

DESIGN AND ACCESS STATEMENT

Address:
23 Healey Street

APPLICATION NO.4

Date:
March 2016

This statement is to accompany a householder planning application for alterations to a dwelling house.

The proposals applied for are as follows:

- New 3rd floor, set back from front and rear elevations.

Justification:

In order to fully describe the justification behind each proposal the statement should be read in conjunction with the drawings submitted. It should be noted that the property is not listed and does not lie within a conservation area.

1. New 3rd floor, set back from front and rear elevations

The new roof extension is created by the removal of the existing valley roof, and the lowering of the ceilings to the 2nd floor. This then allows us to create a set back new storey with virtually no visibility from Healey Street or Grafton Crescent. The principal of development of this nature has been approved by the planning inspector at no.14 Healey Street (APP/X5210/D/12/2168834).

The rear roof slope will be clad in slate as per the existing valley roof materiality, and features 2 velux rooflights. At the front the new storey is heavily set back from the parapet so as there is no sign of the extension from street level. This setback elevation consists of slate, glass doors and a flat roof only accessed for maintenance.

In the previous Appeal Approval at no.14 the inspector concluded that there had already been sufficient alterations to the existing roof scape on the even side of Healey Street, in order that it could not be treated as an unbroken roof scape.

In the case of the odd numbers of Healey Street, there is in fact a greater degree of alteration to the existing roofs than on the even side. No.25 has had the valley roof removed completely and replaced with a flat roof and a large

rooflight. No.15 has had a partial dormer created above the staircase, therefore altering the original valley roof form significantly.

Given these instances, the odd side of Healey Street does not consist of an unbroken roof scape, especially given no.23 sits next to no.25, and the alterations proposed would no be visible from the street.

Conclusion:

The new 3rd floor is set back to the levels previously approved at appeal for no14 Healey Street and provides the necessary space required for the owner on a house that is not within a conservation area

Access:

The applicant does not propose any changes to the access arrangements to the property.

Best Regards,

Tom

Tom Rutt
Director of TR Studio