

DESIGN & ACCESS STATEMENT

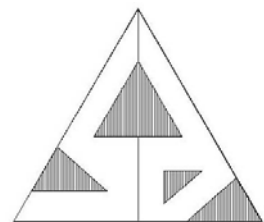


PROPERTY:
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London
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CLIENT:
MR MURTHY

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PROPOSAL

Enlargement of loft space by adding mini rear dormer. Removing the dilapidated side dormer and replace like for like side dormer to match the position / size / appearance and material.

Planning permission is sought for to enlargement of the existing loft conversion by erection of a new dormer to the rear. Also the existing side dormer to be replaced to the same size and position

The main planning consideration as per previous application is the impact of the proposal on the character and appearance of the host building and the surrounding Parkhill Conservation Area. Hence the proposal is modest in size and not changes proposed to the side of the property.

The Parkhill Conservation Area Appraisal advises that dormer windows may be allowed at the rear.



Forms / Designs / Roofscape / Context:

The design has taken into account all the councils policies and precedent from similar (under planning) developments in obviously comparable location in character, period style, density and size of dwelling. The design also keeps in character with its neighbourhood in roofscape, scale and materials.

Design / Materials / Massing / Composition:

By refurbishing the existing side dormer is creating an opportunity to improve, upgrade and make more efficient use of the window and helping in heat lost and saving energy. The rear dormer due to its size and position fully confirms to the predominant style and character of the street. The design ensured that the enlargement

of the loft space avoids any alterations to front and side exterior that would make it unfit within its setting on the existing streetscape.

Privacy / History / Amenities / Policy:

This proposal does not disturb the privacy of the immediate resident neighbours in any concern and there is no issue of overlooking, over bearing or shadowing.

Architectural Proposal

The proposal has been designed to look like it belongs to the original house married to the existing roof profile. The new rear dormer respects the architectural style of the existing house and surrounding areas. The construction, external finish to wall, window, the roof and materials matches existing originals.

Design appraisal:

The proposed design is creating good habitable space for the dwelling. It also enhances the character, use and value of the property internally and externally. This has helped the client to upgrade the property by better insulation, energy efficient lighting and central heating to required building regulations standards which has reduced the use of energy, carbon emission and loses, which in turn makes the property more sustainable.

There is no question of bulkiness or any over development on site, but these alterations are actually enhancing and repairing the established pattern of development of the street scene and character of the area. All exterior materials are of similar of the existing and of the surroundings.

Conclusion:

The proposal is to harmonise with the scale and architectural styles of the original building, the character of the area. The dormer is well subordinate to the original house, retaining symmetry and rhythm and avoiding the terracing effect in the street scene. To maintain continuation matching of materials, roof form proportion and door position has been maintained. The proposal is designed to fully comply with UDP.