

**Loft Conversion Upper Flat
Planning Statement**

12.12.2016
Rev A



Introduction

This Planning Statement supports the application for a loft conversion and associated works to the upper flat at 26 Agamemnon Road.

The Site

26 Agamemnon Road is a three-storey mid-terrace property which backs onto a what was a reservoir, now defunct.

The property has been split into two flats, one occupying the first and second floors. The other occupying the ground floor with sole use of the rear yard. The whole building - including lower and upper flats, is the property of the same owner, who currently resides in the upper flat.

The existing rear-outrigger is three storeys high. The rear garden is backed by tall trees which line the old reservoir beyond.

Existing photos of the property are included on this and the following pages.



Aerial view from west

The Proposal

The proposed works consist of a loft conversion of the existing loft space at second floor level with a new dormer on the rear roof sloped.

The rear dormer will be faced in fibreglass with a double glazed casement windows next to a trapezoidal double glazed window.

The new loft conversion will significantly improve the living accommodation for the flat. Velux style roof-lights are proposed to front and rear sloped roofs to bring natural light into the new bedroom, en suite and stairwell.

The proposed rear dormer is part width so the impact of the new rear volume on the neighbouring properties will be minimal. It will read as a secondary element to the original building



Aerial view from south



Street frontage



Existing rear elevation



Existing rear outrigger