

40 Swains Lane Proposed Loft Conversion
Design & Access Statement

31st March 2017

1.0 Introduction

This statement describes proposals to form dormers on the side and rear roof slopes and to insert roof lights into the front and side roof slopes of a two storey semi-detached house which forms part of a group of houses on the south side of Swains Lane which were built in around 1913.

2.0 Description of proposals

The house is a two storey semi-detached house of traditional construction. Its elevations are of facing brickwork (soft reds to the front elevation, flettons to the side and rear); the front elevation incorporates a two storey splay sided bay, the upper part of the front elevation being finished in painted dashed render. The roof is pitched and hipped and is weathered with plain clay tiles.

The design seeks to provide additional accommodation for a growing family who are long term residents. The following is proposed:

1. The conversion of the loft space to form habitable accommodation consisting of a bedroom and bathroom.
2. The introduction of roof windows to the front and side roof slopes.
3. The formation of a dormer on the side elevation to accommodate the upper stairwell.
4. The formation of a dormer on the rear elevation to accommodate windows for the proposed bedroom and to increase useable floor space.

Roof windows

The proposed Velux windows will be conservation type and will be installed flush with the existing roof tiles. Proprietary blinds will be provided internally to prevent light pollution.

Side dormer

The proposed side dormer will retain and continue the lines and design of the existing three section stairwell window (a valuable original feature in the property) using similar materials including painted timber frames and obscured glazing to match the existing leaded light obscured glass windows. The cheeks, face and roof of the dormer will be clad in sheet lead fixed in accordance with the recommendations of the Lead Sheet Association. Lead is a high quality traditional material of discreet appearance that is in keeping with a property of this age and type; its use will avoid the need for unsightly fascias and gutter boards. The roofs of the dormers will have slight backfalls to avoid unsightly eaves guttering and pipework on the front face of the dormer.

Rear dormer

The proposed rear dormer will be of similar construction to the side dormer but the window unit will be narrower than the first floor window below to maintain proportions. It will

incorporate inward opening casements with clear glazing and a fixed glass balustrade panel at low level.

3.0 Access

Access to the property is unchanged by these proposals. The existing staircase is retained and the proposed staircase between first and second floor levels will comply with Building Regulations.

4.0 Local precedents

Dormers

Side and rear dormers have precedents at 28, 30, 32, 36 and 42 Swain's Lane (buildings of similar age and forming part of the same development) and also in many other adjoining buildings on the north side of Swain's Lane and in neighbouring streets. A wide range of styles and forms have been adopted, many of which are at variance with current design guidance, as can be seen in the following photographs.



Side dormers on south side of Swains Lane viewed from the street



Side dormers on north side of Swains Lane viewed from the street



Rear dormers on south side of Swains Lane viewed from adjoining property in St Alban's Road

Rooflights

Rooflights are also widespread and can be seen on the roof slopes of 32, 36 and 44 Swains Lane and many other buildings in the vicinity.

