

Design and Access Statement.

1250 - Design, Access Statement - 10
Rectory Road, Havant PO9 1RJ- Rev 01

Introduction

The Design and Access Statement has been prepared on behalf of my client as part of the planning application for a loft conversion, erection of two side dormers and a hip to gable roof alteration to the rear elevation.

The format of the statement is derived from guidance issued by the Government as Department of Communities and Local Government, and by the Commission for Architecture and the Built Environment.

Planning Proposal

Under the planning application, we are proposing a loft conversion, erection of two side dormers and the change of roof from hip to gable to the rear elevation.

Conservation Area & Listed Building

The site is not within any conservation area and is not a listed building.

Background & Need

Our client has enlisted our help to convert the loft to create more space within his home. Our clients current one bedroom flat has outgrown him, and his family's needs. The proposal of completing a loft conversion, erection of two side dormers and hip to gable roof will create much needed extra space.

The erection of two side dormers will also create needed head height within the current loft. This proposal offers:

- Additional master bedroom
- Additional ensuite
- Use of storage space within the loft
- Overall further space for the client's family

Having lived in the property for some time, the client has evaluated that the current space no longer suits his needs. As the client lives in the top floor flat, there is an opportunity to utilize the loft space for additional room. The loft conversion will free up space on the ground floor to allow the client to have a separate living and bedroom area.

Location

The site is within a well-established residential area and forms part of a series of flats and houses found extensively across surrounding roads.

As seen below, various other houses and flats within the location have been originally constructed to feature dormers in different shapes and sizes, as well as the gable ends. As a result, our application aims to respect the original features on the property itself and neighboring properties within the street scene.



As can be seen in the following 3D aerial image, the original features constructed within the street are evident.



Existing Photographs



Rear facade - Existing



Front elevation - Existing



Existing hallway -
Proposed location of
staircase.



Neighboring Properties

All the properties in the immediate area are all similar appearances, the proposed materials will match the existing property and surrounding properties.



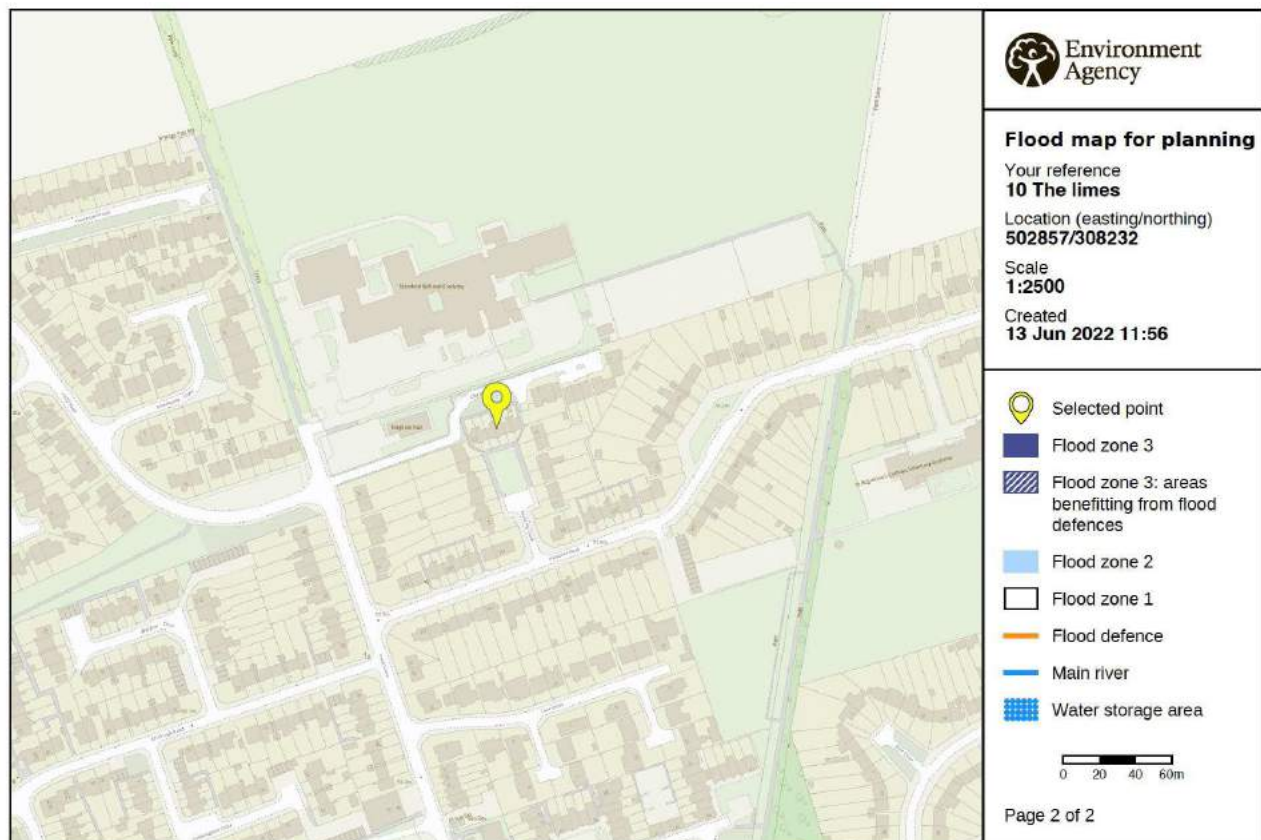
Both properties feature gable ends.



This neighboring property features dormers.

Flood Risk Assessment

The site location is in flood zone 1 which is classed as an area with a low probability of flooding. The proposed development will not cause any adverse effect or increase flooding in the local area. As seen in the map the site is outside of any major flood risk zones.



© Environment Agency copyright and / or database rights 2021. All rights reserved. © Crown Copyright and database right 2021. Ordnance Survey licence number 100024198.

Scale, Massing and Materials.

The proposal seeks to change the current roof from hip to gable. This will create the much-needed head space the client desires, it will also allow for further space internally. The addition of two side dormers is also to provide further head height.

We are taking influence from the existing building and are matching the materials throughout. As the proposal will see the erection of two side dormers, we will ensure obscure glazing is used on side facing windows.

By using the existing space in the loft, we have proposed the addition of a sizable bedroom, with a walk-in wardrobe and ensuite, this will free up space on the ground floor. The dormers have been designed to create necessary space for our client and his family.

Overlooking and Rights to Light.

There will be no additional concern or issues of overlooking or rights to light for the neighboring properties. This is due to the obscure glazing proposed on the windows featured across both dormers. We have proposed a set down position from the current ridge height and a setback position from the current eaves, this has all been designed in such a way to not adversely impose the surrounding neighbors and to limit the shadow overcast.

The proposed window positions have been considered to not impact the neighbors and cause any overlooking issues. Additionally, we have created a proposal which will not see our client compromising their privacy either.

Conclusion

The proposal will seek to improve our clients overall current space within the home, while creating additional space that aims to free up space on the ground floor. This will allow for a better definition between rooms and the creation of a dedicated bedroom and living area. The proposed two side dormers and change of hip to gable roof will provide the much-needed head space within the loft conversion. We have taken inspiration from the existing property and neighboring properties to match the scale and massing and materials.

