

A Proposal for an Attic Conversion

at

**9 St James's Road • Emsworth
Hampshire • PO10 7DN**

Design and Access Statement

14th June 2016

Context and Introduction

No.9 St James's Road is a traditional 1930's detached three-bedroom property set in an extended plot between St James Road to the East and Bridge Road to the West. The property was extended and remodelled during 2009 (Planning Ref: 08/57427/002) to provide rear extension and new master bedroom suite above.

This application seeks to alter and adapt the existing roof space in the main portion of the house to accommodate a fourth bedroom and en-suite shower room, which would be accessed by a new staircase located above the existing stairwell. The remainder of the existing roof space would be kept for attic storage.

Amount

Apart from rehanging the family bathroom door, and new stairs leading to the attic bedroom, the layout of existing house remains intact and unaltered.

To facilitate the new attic bedroom, we propose to construct a new pitched roof running north south across the existing roof between two gable end walls faced in matching face brickwork.

Gross External Area for the existing property = 158.39 sq m.

Gross External Area for the proposed attic extension = 43.31 sq m, i.e., an increase of 27%.

Layout

The site is long narrow, and the existing 2 storey house sits at the eastern end of the site with access directly off St James's Road. The remainder of the plot is given over to garden with a summer house at the western end.

To achieve the desired additional accommodation without increasing current properties footprint, have suggested a modest second floor attic bedroom with en-suite shower room. As previously mentioned, the proposed attic conversion will take the form of a low level, second storey extension by means re-structuring the roof space and incorporating an additional but minimal raised roof structure.

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The existing chimney stack within the attic will be reduced in width to better facilitate the new bedroom space and will likewise be raised in height to sit comfortably with the new proposed ridge (running south to north).

Three new windows are proposed; a stairwell window to the south, a bathroom window to the north (which is not overlooked or overlooking neighbouring windows) and one small window to the West to add a little natural light into the attic store area. In addition, we propose three small roof windows serving the new roof space; one facing East (onto St James's Road) and the remaining two facing West (onto the garden).

The new accommodation will be accessed by a new staircase above the existing stairwell, starting from outside the existing first floor bathroom. The existing doorway to the bathroom will be re-positioned slightly and hung inwards, to accommodate the new stair. Appropriate fire doors will be instated where required.

Scale

The proposal is for a low, second-storey attic extension under a pitched roof, taking the existing pitch and form but creating a new roof space counter-ways across the existing central roof. The roofline of the newly structured roof has deliberately been kept low so as to minimize impact from the street level and neighbouring properties.

Appearance

The proposed alterations are kept deliberately low key in nature and it provides continuity in the way it alters the existing building by means of repeated elements in a simple and un-fussy manner.

The proposed alterations will be constructed in materials to match the existing building exactly in the choice of roof tiles bricks, mortar and joinery. The new windows will be detailed to match the existing units.

Landscaping

There is no particular landscaping element to this project.

Access

Access to the site already exists from St James's Road and remains unchanged.

Conclusion

We believe these alterations are a sympathetic solution to achieving the desired additional accommodation without detracting from the character of the existing 1930's property.

In considering the above we trust that this application will be supported.

Trevor Pullen
Pullen and Wells Architects
14th June 2016