

Design and Access Statement supporting application to change from flat roof dormers to pitched roof dormers at Applewood Grove, Widley, Waterlooville

Background

- 1 The approved development detailed flat roof dormers because same were necessary on block A (flats 1-4) due to the proximity of the dormer roof line head to the hip line - a pitched roof would have 'over dominated' the hip in visual terms and have created an untraditional construction detail. This was well considered and appropriate on that block



Image block A flats 1-4 (P8070125)

Reasons for change

2. Notwithstanding the above such an approach was found to be less successful on blocks B (flats 5-8) and C (flats 9-10) for the following reasons:
 - A In these cases the larger roof areas above the dormers were disproportionate to the 'weight' of the flat dormer roofs and created the potential to cause a poor outcome in visual terms
 - B The flat roofs were found not to be self cleansing whereas the pitched roof are - thus improving the health and safety regime
 - C Pitched roof dormers are the vernacular design in the local area
 - D In the case of the dormer window changed on the west elevation of flat 9 in favour of a velux window - the two dormers approved close to one another were impossible to construct

Design considerations

3. The changes in design terms are considered amicable with the local character where similar windows and pitched roofs occur in street scenes. The images below show pitched roof details as seen close to the site



4. The revisions do not change any building lines and/or roof lines, do not change any window sizes and complement the approved roof gables within the design
5. No window positions are changed from the approved drawing and therefore no question of any change to privacy arises
6. The changes are not considered material

Access considerations

7. There are no access considerations