



57 Villiers Avenue  
Surbiton  
KT5 8BE

9 June 2021

Dear Sirs,

## **Design and Access Statement for 10 Park Road, TW12 1HB (resubmission)**

This is a resubmission of the application 21/0722/HOT, which was refused on the basis that the proposed rear dormer would not appear subservient to the original building.

The proposals have been updated to take into account the officer's report — the scale of the dormer has been reduced, and the size of the windows in the rear wall of the dormer has also been reduced. The dormer is now set back from the boundary, allowing a section of original roof slope to be retained and the existing chimney stack to be visually unaffected. This mirrors what has been done to the attached building (8 Park Road). The windows have been made smaller, and although the guidance states that '*dormer windows should be smaller than that of windows of the floor below*', we believe that it is more important in this case to match what was done next door and to return some of the symmetry to the pair of buildings. To the western side, the dormer will be tied in with the existing roof slope of the outrigger, making it less visible from the road.

### **Design proposals:**

The application is for forming a roof extension to a single family dwelling in the High Street (Hampton Hill) conservation area. The main driver for this project is that the existing roof is in need of repair or replacing, and the client would like to upgrade an existing room in the roof by extending the space into a rear dormer. The other half of this semi-detached house has already done a similar extension under permission 10/3359/S192.

### **Use**

The existing building on the site is a single family dwelling, and the proposed use will be the same.

### **Layout**

No changes are proposed to the internal layout. There is, in fact, an existing room-in-the-roof, and as such no new accommodation will be provided.

### **Scale**

The dormer extension will be no higher than the existing ridge of the house. It has been set back from the shared boundary with 8 Park Road in order for the dormer to be secondary to the original roof.



### **Landscaping**

No changes are proposed to the landscaping, since the application is for a dormer extension.

### **Appearance**

The roof of the house will be replaced with tiles to match the existing, and the same tiles will be used to clad the vertical walls of the dormer. Rainwater goods will be selected to match existing.

### **Access – Vehicle and transport links**

No changes are proposed to vehicular or transport links.

### **Inclusive access**

The project space is accessed through an existing house and two flights of stairs, and as such we do not believe that inclusive access is affected.