

**design
access
heritage
statement**

**30A
clarelawn avenue**

**patrick
rosie +**

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1 Introduction

This document has been written to support the planning application for a dormer loft conversion at No. 30A Clarelawn Avenue.

This document includes the design and access statement and it explains in photographs, drawings and words how the proposal has been developed in terms of design, massing, layout, scale and appearance.

In writing this statement and devising the proposals we have taken into account the site area, in particular paying close attention to the unusual nature of the plot, the local precedents and the relevant planning policies.

2 Site and surroundings

Clarelawn Avenue is a quiet residential street. The property (No. 30A) in question is a 3 storey, single family dwelling.

The properties immediately surrounding No. 30A are of a similar type. There are many properties along Clarelawn Avenue with various types of loft extensions, most notably the immediate neighbour at No. 30.



Existing Front Elevation

3 Design Concept

Our brief was to design a loft conversion which is appropriate to its context, making use of the existing building and local precedent to create a home which meets our clients needs whilst sitting comfortably amongst its neighbours.

The proposed design achieves a family home of appropriate size given the plot and location, maintaining a bulk and scale that will sit comfortably with its neighbours, notably No. 30, which the design largely mirrors .



Proposed Rear Elevation

4 Bulk, Scale and Mass

The proposed extension has been sensitively designed to mitigate impact on the amenity space of nearby dwellings. The massing and dormer height will very similar to the existing extension at No. 30.

The proposal would meet the cubic volume requirements for permitted development.

5 Precedent

The image below shows neighbouring properties with similar extensions.



6 Landscaping

The proposed design will have no impact on landscaping.

7 Daylight and Overlooking

The proposal will have no unusual overlooking or impact on daylight.

8 Transport

There are no changes proposed to the vehicular access to the site.
There is cycle storage provided as per the current arrangement.

9 Refuse

No changes proposed.

10 Access

No changes proposed.

11 Summary

The existing dwelling house needs improvement to meet the needs of family life to secure it's future use. The proposal is an appropriate response to the setting.

The principle of development is entirely justified, as directly comparable works were permitted on the immediate neighbour which is of a similar size and design.

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