

**design
access
heritage
statement**

**30A
clarelawn avenue**

**patrick
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Contents

Architect's Statement

1. Introduction
2. Site and surroundings
3. Design Concept
4. Bulk, Scale and Mass
5. Ground floor
6. Landscaping
7. Daylight and overlooking
8. Transport
9. Refuse
10. Access
11. Summary

1 Introduction

This document has been written to support the planning application for a proposed dormer extension to the garage No. 30A Clarelawn Avenue. The proposal involves alterations to the garage to create an artist studio space.

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.

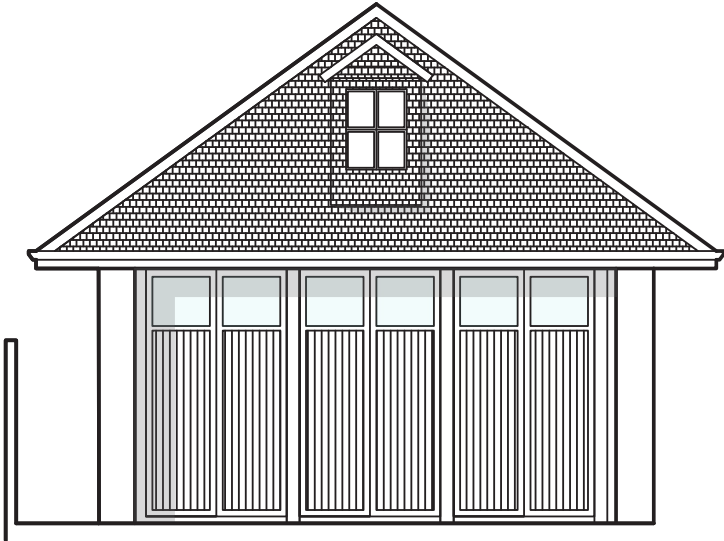
The properties immediately surrounding No. 30A are of a similar type. There are many properties along Clarelawn Avenue with various types of extensions.



Existing Front Elevation

3 Design Concept

Our brief was to design use the current garage space as an artist studio. The proposed dormer would bring in daylight which would improve the space for an artist's studio.



Proposed 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 building height will very similar.

5 Precedent

The image below shows neighbouring properties with similar extensions.



6 Landscaping

The proposed design will have a negligible change. The proposal does not involve the removal of trees.

7 Daylight and Overlooking

There proposal is in a sheltered location and will have no increased impact on daylight or overlooking.

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 garage space will have minimal visual difference. The proposal is an appropriate response to the setting.

In light of the significant findings of this statement, we respectfully request that permission is granted.

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