

Design & Access Statement

This statement relates to the householder application for a loft conversion including dormer to the rear elevation and one Velux roof window to the front elevation at **82 London Street Pocklington YO42 2JP**

London street is located close to the centre of Pocklington and is within the Pocklington Conservation Area. The street comprises of old and new properties including flats, terraces and town houses. 82 London Street is a semi-detached town house dating to the late 1800's / early 1900's. The properties to the side and rear are modern. The property shares a single storey extension to the rear with 80 London street. To the side is a driveway & garage that is not within the ownership of 82 London Street. The property has two bedrooms to the first floor, a living room and dining room to the ground floor with a kitchen and bathroom within the single storey rear.

Proposal:

The occupant and owner, Mrs Lisa Cassel, proposes to convert the loft area into a much needed third bedroom in order to accommodate a growing family. In order to create a usable space, a very modest dormer is proposed to the rear roof plane. To carry out the planned works, alterations to the stairs are also required and, a conservation type Velux roof window to the front roof plane is planned to allow natural light on the new staircase. A bathroom is also planned on the first floor with a new obscure glazed window to the rear elevation. This will allow space on the ground floor to create a family sized kitchen.

Design:

The dormer will have tiled side walls and a grey GRP roof. The window will be brown timber effect PVCu double glazed to match the existing windows to the rear elevation.

The bathroom window brown timber effect PVCu double glazed to match the existing windows to the rear elevation and will be obscure glazed. It will have a cast stone cill and swept head detail to match.

Appearance:

The proposed materials will match the existing.

Access:

The proposal does not affect access to the property.

Site photographs:



Front elevation



Front / side elevation



Rear elevation