

# ***DESIGN & ACCESS STATEMENT***

**PROJECT:** Proposed rear dormer window and 2 No rooflights to rear roof slopes plus internal alterations to provide a new en-suite shower room.

**LOCATION:** 12 Clarence Road, Berkhamsted, Hertfordshire, HP4 3BQ

**DATE:** 14<sup>th</sup> June 2021

## **The existing site and property**

The existing property is an end-of-terrace Victorian dwelling built in 1897 and close to the centre of Berkhamsted. The property has a distinctive front dormer bay window set within the front roof slope that was built as part of the original construction, there is also a side window at 2<sup>nd</sup> floor level set between the front and rear chimney stacks.

The property has an existing single storey side and rear extension with a part flat/part pitched roof which was given consent in 2014.

The property is in the Berkhamsted Conservation Area and is on a road with an Article 4 Direction.

## **The proposed works**

It is proposed to add an en-suite shower room to the 2<sup>nd</sup> floor bedroom and improve natural light into the existing stairs and 1<sup>st</sup> floor landing. To achieve this 2 new rooflights are proposed on the rear roof slopes to bring natural light to the proposed en-suite and to existing stairs at the centre of the property.

A new rear dormer is also proposed at loft level to replace floor-space lost by the proposed en-suite and to maximise the usable area in the 2<sup>nd</sup> floor bedroom.

The proposed rooflights will match the existing rooflights at the rear of the property which received planning consent in 2014. The proposed rear dormer is semi-recessed into the rear roof slope, with a dressed lead sill and lead cladding to the cheeks. The dormer is show with a slate tiled roof and terracotta ridge and hip tiles, to match with and compliment the existing roof finishes. The dormer windows are a pair of white-framed sash windows which match with the existing house windows.

These proposed changes will provide improved family living accommodation for this property.

The materials and forms of the proposed additions have been chosen to match and compliment the original Victorian property.

## **Impact of the proposal on the neighbouring dwellings**

It is considered that the proposals will have no effect on the light levels of the neighbouring dwellings. The proposed development will not cause any significant loss of privacy or overlooking to the adjoining owners.

## **Conclusion**

The proposals provide an appropriate additions to update the property while retaining the original character of the house in the Conservation Area setting and with no significant impact on adjoining owners.