

CLIENT: Mr D. Stoddard
CONTRACT: Extension & Alterations to 65 Cowpe Road, Cowpe
JOB No:

Design Statement

The current property is described as a three-bedroom dwelling, with a bedroom, en-suite, and small sitting area at first floor level within the roof space. Due to adherence to the existing ridge height of the property the rooms within the dormer roof space are seriously compromised in that the floor to ceiling height is no greater than 1.84m. It is thought that the first-floor accommodation was provided by the previous owner at short notice to house a live-in carer, unfortunately this was done without much design and practical consideration for any long-term use, there are also some practical issues with the existing dormer roof resulting in some constructional damage and internal water staining which the current owners are keen to resolve. The owners have persevered with the current arrangement for several years but have realised that something must be done with the property to put right the wrongs and to meet their needs for the future.

Rear view of the existing property showing the dormer and the conservatory



The proposal is to demolish the impractical existing conservatory to make way for a new two storey extension and to remove the existing leaky dormer roof accommodation all together and replace this with pitched slate roof as the original. The proposed rear extension will increase the ground floor accommodation by 10.3m². The existing conservatory provided 17.6m². The proposed first floor accommodation will provide 16.5m² of usable floor space compared to 19.3m² of floor space at a maximum of 1.84m in height. To accommodate the proposed bedroom and en-suite at first floor level we are proposing to increase the ridge height over this section of the roof by 1.1m above the ridge line of the existing property. 65 Cowpe road is surrounded on three sides by property of considerably more height and which is closer to the road and is therefore far more impactful than the proposed increase in ridge height for the rear extension. The design of the proposed roof references similar changes in ridge line level as already exists on the property.



Note the existing ridge height running parallel with the road is raised higher than the ridge height over the existing ground floor bedroom accommodation. Also see Existing Southeast Elevation on drawing number 21-08-05.



A further proposal is to replace the existing flat roof entrance hallway at the front of the dwelling with a new slate pitched roof and canopy to form a new main entrance, this has a net reduction in floor area of 4.5m² from that proposed by the new entrance but will look considerably better than the existing flat roof entrance hallway.