

## Design & Access Statement

Construction of rear dormer extension and addition of one rooflight to the rear roof slope.

*27 Aysgarth Road, Dulwich, London, SE21 7JR*

- **Area**

The property is an Edwardian two-bedroom terraced house located on a residential road within Dulwich Village Conservation Area.



- **Existing Property**

The property consists of dining/ living area on the ground floor and two bedrooms on the first floor. The bathroom and kitchen are within the two-storey outrigger to the rear of the building.

Attached to the rear of the outrigger at ground floor level is an existing single storey lean-to.

The roof space of the main part of the property is currently used for storage with access via a loft hatch located at the hallway. There is currently one roof window on the rear pitch above the stairs landing.

- **Planning History**

The property has been granted a Certificate of Lawful Development (Reference: 19/AP/622) for rebuilding the existing lean-to extension within the original footprint and massing, replacing plastic roof with slates and installing new windows, rooflight and doors throughout.

- **Proposal**

The proposal seeks permission to extend into the loft to accommodate an extra bedroom and a shower room. The dormer materials have been chosen in keeping with the existing building with sash windows and lead flat roof and dormer cheeks. As per the guidelines, the width of the dormer does not exceed half the width of the roof and the height of the dormer does not exceed half the height from eaves to ridge. The design of the loft conversion will provide a good size bedroom with a comfortable head height of at least 2.1m.



*New elements in orange.*

- **Access**

There is no change to the access to the building. The proposal does not alter the quality or quantity of parking spaces available to the property.

- **Trees and Hedges**

No trees or hedges will be affected by this proposal.

- **Sustainability**

The building works will be detailed, designed and built for sustainability, longevity and robustness. The loft conversion and extension will meet the building regulations requirements for thermal performance and will undoubtedly be an improvement on the existing.