

20 FALCONER ROAD
DESIGN & ACCESS STATEMENT
PLANNING APPLICATION

20 FALCONER ROAD,
FLEET, HAMPSHIRE,
GU51 1LE
03.08.2023



PROPOSED FRONT ELEVATION

SKYLOFTS

Westmead House, Farnborough, Hampshire, GU14 7LP

1.0 INTRODUCTION

This Design and Access Statement has been prepared to accompany the planning application for the proposed works at 20 Falconer Road. Local and national planning guidance has been adhered to and appropriate design solutions have been considered.

2.0 THE SITE

The application site is located at 20 Falconer Road, Fleet, Hampshire, GU51 1LE. The property comprises a two storey mid terrace dwelling, located on the North side of Falconer Road, a residential road within the Elvetham Heath development comprising dwellings of multiple different styles.

The existing property is of brick and block construction with a truss roof construction finished with plain clay tiles.

The application site is not located within a conservation area, area of outstanding natural beauty or green belt and is not a listed property.

2.1 LOFT SPACE ASSESSMENT

The property shows no signs of roosting, nesting or any animal activity in the loft space.

3.0 PROPOSAL

The proposal is for a stepped in rear dormer loft conversion to include two bedrooms and an additional shower room to the property. The current internal layout of the property will be adjusted to accommodate a new permanent staircase access to the loft conversion. Roof light windows are proposed for the front roof slope to provide natural light and ventilation to the proposed bedroom.

Our brief is to develop the property into a high-quality dwelling to accommodate modern family living. It is our aim that the works will be to a high standard and will enhance the existing property.

3.1 LAYOUT

The proposed loft conversion would include a double bedroom to the rear of the property, a shower room opposite the staircase and another bedroom in the front roof slope. The proposed changes to the first floor layout of the property will remove the storage cupboard on the first floor landing to accommodate the new staircase. Fire separation will be included at the ground floor level in accordance with Building Regulations: Part B - Fire Safety.

3.2 MATERIALS

The proposed roof alterations would consist of steel and timber floor construction and timber dormer construction. The dormer will be finished in plain clay hanging tiles to closely match the colour and style of the surrounding area. The flat roof will be finished in a dark coloured roofing felt.

As part of the works we will upgrade all fascia and soffits as well as improve and upgrade the levels of insulation to the existing ceiling, new external walls, new internal walls, flat roof areas and pitched roof areas and will be adequately insulated to meet Building Regulations: Part L - Conservation of Fuel and Power in New Dwellings.

3.3 CHARACTER & APPEARANCE

The proposed roof extension would be located at the rear of the property and would not be visible from Falconer Road. With the use of matching materials, the roof extension would achieve a coherent design in context of the existing dwelling.

The new roof light windows on the front roof slope will be double glazed uPVC units and the new windows to the rear will be double glazed uPVC units replicating the existing windows.

3.4 ACCESS

Access to the loft is via a new permanent staircase that will be located above the existing ground to first floor staircase to maintain the existing circulation space and will be in a matching style and colour scheme to ensure continuity throughout the dwelling.

4.0 SUMMARY

The proposal demonstrates a considerate and detailed design approach to renovating the property and developing the loft space. We will construct a high quality roof extension and upgrade/improve existing external features of the property that are in need of attention. We believe the proposal as submitted will improve the property, enhance the existing character of the site and demonstrates a carefully considered design practice.



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