



## Supporting Design Statement. REV 1st

**Project No:** LS15- 3100  
**Client:** Mr Zielinski  
**Address:** Flat 4. 114 Victoria Road  
Morley,  
Leeds,  
LS27 8LL

### **Introduction.**

This statement has been produced by CK Architectural in conjunction with the client in support of a Full Planning application for the conversion of a Loft space into bedroom accommodation.

### **Client Brief.**

Following the refusal of a previous Permitted Developments application to convert the loft space of this existing flat into bedroom accommodation. (REF 23/06042/CLP) CKA were briefed by the client to prepare a high quality, Velux loft conversion to the unused loft area above this first floor flat.

### **Existing Site & Location.**

The plot sits on the junction of Victoria Road and Victoria drive. The existing properties on these roads are an eclectic mix of traditional period styled houses, 60's/70's style houses and bungalows that utilises a mixed pallet of materials.

The existing property is a first floor flat, within a formerly large detached property constructed of traditional stone walling with grey tile roof. All set within its own ground containing decorative gardens and off street vehicle parking.

The property is located within an urban residential are that is designated as a Regeneration Priority Area.

### **Planning History.**

The property is a first floor flat, converted from a formerly large detached property, with the present owners having owned the property for a short number of years. A Permitted Developments application REF 23/06042/CLP was submitted earlier this year (2023) and subsequently rejected due to the absence of permitted development rights.

### **Use**

The proposal is intended to make beneficial use of the existing loft space above the flat, to create additional bedroom space for the owner / occupier's growing family.

### **Scope of works**

- Construction of a new floor within the loft space.
- Formation of a new stairwell within an existing single bedroom.
- Construction of new internal timber frame walls within the loft space
- Alterations to the existing (1<sup>st</sup> floor) hallway.
- Installation of new Velux rooflights.
- Thermal Insulation upgrades.

### **Design.**

The proposal is domestic in nature and intended to tie in with the local / adjacent properties by means of scale, design, form and the choice of materials. The proposed external alterations are minimal in nature and intended to be sympathetic to the existing building.

### **Form.**

The form of the existing property will remain, except for the insertion of 6 new velux rooflights.

### **Appearance.**

The existing external materials are intended to be fully retained, with new selected materials being intended to pay respect to the existing property and blend into the background of the existing.

The pitched roof velux windows have been sized and located to provide adequate internal lighting levels, without being obtrusive to the external appearance.

### **Scale**

The proposal is within the volume of the existing building, hence negating any significant impact on the size, scale and volume of the building.

### **Conclusion**

The proposed design is of a well considered and high quality nature intended to enhance and coordinate the property into its location in such a way as to not detract from the existing building or the street scene. The scale and form have been carefully considered to have the minimal impact on the building and wider street scene.

Taking all or the above into consideration, it is hoped that this submission / proposal will be well received and will garner the support of the planning team.