

HERITAGE STATEMENT

Loft Conversion with Rear Dormer and Front Roof Windows at -

**29 Nearton End
Swanbourne
MK17 0SL**

1. Introduction

This Heritage Statement looks at the environmental effects of:

The proposal to add a dormer and roof windows into the existing roof

2. The Existing Property

The property is a semi detached property with a brick finish and tiled roof. The property is not noted as being of special architectural interest.

3. Proposed Works

- Provide additional accommodation to the existing roof space
- Add roof windows to the existing front elevation
- To add a dormer to the rear elevation which has been sympathetically designed to sit within the existing roof to avoid any effect of dominance
- Ensure alterations use good quality, high grade materials and are sympathetically designed

4. Reason for the Proposed Alterations

To create additional living accommodation.

5. Appraisal

The concept for the changes is to make the alterations alongside the original architectural features and character of the property, retaining the integrity and proportions of the existing property.

The new proposals comprise a dormer to the rear and roof windows at the front elevation. These are modest in scale and appearance, are sympathetic to the property and the street scene and will preserve the character of area.

5.1 Design and Appearance

The design, materials and proportions of the windows are immediately sympathetic in style and appearance to those on the surrounding properties and wider area.

5.2 Materials and Finishes

The dormer and roof windows are of a style which replicates and is sympathetic to the style of windows seen throughout the area.

6. Access

Access to the house will remain unaltered and unaffected as a consequence of the proposal.

7. Flood Risk Assessment

All of the proposed works are at high roof level so the works will have no affect on a flood risk.

8. Summary

In our opinion the design comprises a modest and harmonious approach to the conversion of the loft.

Changes to the front are flush to the roof and preserve the area.