

25 Brudenell Mount – Design & Access Statement

The property is a four-storey terrace house containing a three-storey flat, where the proposed works are to take place, in addition to a separate basement flat (25 Back Brudenell Mount) that is not affected by the proposed works.

The aim for the proposed works is to create more floorspace and allow for more light into the two back bedrooms on the second floor of the property with the addition of a rear dormer. All factors have been carefully considered as to why the addition of a rear dormer is acceptable:

- There are many examples of existing dormers on Brudenell Mount and Back Brudenell Mount where the proposed rear dormer faces – 11 out of 15 properties on this street have at least one dormer. Due to this we feel as though the addition of a dormer on a street where dormers are already in abundance does not impede on the amenity of the surrounding area. Examples include 27 Brudenell Mount, which is neighbouring the property, 21 Brudenell Mount, 19 Brudenell Mount.
- The materials used to clad the front and cheeks of the proposed dormer (plain concrete tile – Sandtoft light grey) are in accordance with the existing roof in addition to other existing dormers on the same street, in particular the dormer on 27 Brudenell Mount where a similar tile is used.
- In terms of any overlooking issues out onto the back of Brudenell Mount, no new viewpoints have been created with the addition of a dormer that don't already exist with the existing windows.



Picture 1: Existing dormers across Brudenell Mount.



Picture 2: Existing dormers on Back Brudenell Mount.



Picture 3: Dormer on 27 Brudenell Mount.