

Woods Design

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DESIGN AND ACCESS STATEMENT FOR CHRISTOPHER PALMER AND LYNDA DUGGINS 6 PARKHAYES, WOODBURY SALTERTON EX51QS

PROPOSAL FOR FRONT PITCHED ROOF DORMER FORMING ROOF SPACE CONVERSION OVER A GARAGE AND REPLACEMENT GARAGE DOOR

DESIGN AND ACCESS STATEMENT

A roof space conversion over a Garage to a detached house.

DESIGN

The proposal is to provide a roof space conversion in similar materials and design taking into consideration the views and opinions of the adjacent or nearby owners.

The 2 separate Garage doors will be replaced with a single roller shutter door.

The design, construction and materials used is similar to numerous other roof space conversions within Parkhayes.

The proposed dormer will be placed on a large expanse of sloping roof above the Ground Floor Garage and will help to make the property more attractive, as well as to utilise presently an unoccupied void.

The potential to increase the thermal insulation properties of this presently uninsulated roof space will be beneficial.

An opportunity will also be taken to provide solar panels to the south facing elevations together with battery storage to reduce the environmental impact of the property.

USE

The proposed use is to enhance the existing facilities afforded and to provide additional and more user-friendly accommodation for this family home.

AMOUNT

The existing gross cubic capacity has been increased by converting the roof by the provision of dormer window on the Front Elevation.

The exact size of the Dormer window is 15.26 cu. m.

LAYOUT

The roof space conversion provides additional living accommodation.

Fencing and landscaping will be unaltered under this proposal.

SCALE

The positioning of windows gives a well-balanced feel to the elevations and shows both direct and indirect relation to the existing building and will not allow overlooking of nearby properties within 22.0m.

APPEARANCE

The architectural design, materials and siting are all intended to ensure that the dormer sits comfortably within the existing building and its context.

The materials used will be of a similar nature to other properties within the vicinity to help blend new building but still give the building its own identity.

ACCESS POLICY

It is our policy to ensure that all development is of inclusive design and will not create environmental barriers to employment, services, education or public transport. Therefore, all design will be informed by Approved Document M (2004), BS8300 and accredited service specific guidance.