

11 March 2024

### **Brief Design and Access Statement**

#### **Relating to:**

Conversion of the existing roof space into a habitable roof with rooflights to front and rear roof slopes and a new window on the flank elevation.

**At 30 St Thomas' Road, Luton LU2 7UY for Mr & Mrs Calver**

Project ref: 2023.022

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#### **Description of Existing House**

Brief design and access statement to support a Lawful Development application for the conversion of an existing roof space into a habitable roof with rooflights to front and rear roof slopes and a new window on the flank elevation at the application site, 30 St Thomas' Road, Luton LU2 7UY.

The application site comprises a semi-detached two-storey dwelling located on St Thomas' Road.

The surrounding area is predominantly residential and is varied in terms of form, proportion and appearance.

There are no heritage or policy constraints on the site, nor is the site within a Conservation Area.

Existing survey drawings are enclosed with the planning application.

## **Planning**

The application site has never been extended and is therefore the original footprint.

Many houses in the borough have suffered from unseemly alterations.

The street has a diverse style of detached and terraced houses creating a unique street scene.

## **Brief**

The applicants wish to extend their home to meet modern family needs and provide additional bedrooms for their growing family.

## **Design**

The significant external changes proposed include the following:

1. New rooflights to front & rear slopes
2. New window to second floor landing on flank elevation

## **Access**

The existing street access will be retained, with a new internal stair to the second floor.

The new proposals will comply with the Building Regulations current at the time of commencement.

Existing refuse arrangements will continue.

There is ample space available to store bicycles.

The application will not cause any increase in the number of cars to be parked on site and the existing car parking and turning facilities are adequate.

## Appendix

List of documents submitted with the application

<b>Drawing no.</b>	<b>Scale</b>	<b>Drawing title</b>
<b>S01</b>	1.1250 at A4	Site location plan
<b>S02</b>	1.100 at A3	Existing plans
<b>S03</b>	1.100 at A3	Existing elevations
<b>C01</b>	1.100 at A1	Proposed plans, section and rear elevation
<b>DAS</b>	NTS	Design and Access Statement

ends