Design and Access Statement

1. Project Overview

This project proposes a loft conversion with a gable design at the front and a flat roof at the rear. The extension will provide additional living space, including a bedroom, storage, and enhanced usability of the loft area, while ensuring the design integrates harmoniously with the existing house and its surroundings.

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2. Design Considerations

The external walls of the loft extension will be finished in white render, matching the existing house walls, to ensure visual continuity.

The rear flat roof will feature black UPVC rainwater gutters, seamlessly integrated with the drainage system of the existing extension, ensuring functional efficiency and consistency in materials.

The rooflights on the front slope will be flush-mounted, protruding no more than 0.15m, complying with standards set in GPDO.

The side-facing window will be a fixed frosted glass design (non-opening), ensuring privacy for neighbouring properties.

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3. Impact on Neighbours

The design minimizes potential impacts on neighbours by:

Utilizing frosted glass on the side window to ensure privacy.

Avoiding any significant changes to the front elevation, preserving the street-facing appearance.

Ensuring the design aligns with the proportions and style of the existing house and surrounding properties.

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4. Drainage System

The loft’s flat roof drainage will be managed via black UPVC gutters, which connect to the existing extension’s drainage system. This avoids the need for additional downpipes, maintaining a clean and unified appearance.

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5. Design Features Summary

Exterior Finish: White render for walls, matching the existing house.

Roof Design: Gable at the front, flat at the rear. Pitched roof with clay tiles, Dusty Red.

Rainwater Management: Black UPVC gutters integrated with the existing system.

Windows: Frosted, fixed side window; flush-mounted skylights.

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6. Access Statement

The loft conversion will not alter the primary access to the property, which remains through the existing front door. Internal access to the loft is achieved via a staircase, designed in accordance with building regulations to ensure safety and accessibility.

Conclusion

This proposed loft conversion enhances the functionality of the property while maintaining harmony with its surroundings. The design prioritizes visual integration, effective drainage management, and minimal impact on neighbouring properties, aligning with planning policies and community expectations.