



#### DESIGN AND ACCESS STATEMENT

The proposal is for the conversion of the existing roof void into habitable space, this will include the installation of three number conservation style roof lights to the existing front elevation pitch , a new hipped roof dormer window to the rear elevation and a new powder coated , patent glazing section to replace an existing window over the stair hallway , in addition a flat rooflight is proposed to the existing crown roof. The dormer is proposed to be tile pitch as existing roof with lead cheeks and flashings . All new windows and roof lights to match existing windows. Due to the size and complexity of the existing house roof the proposed interventions have negligible impact upon the existing street elevation or adjoining properties , the new dormer being almost hidden by existing pitches and roof volumes, the orientation of adjoining properties make the new patent glazed window / roof virtually unseen except from the very rear of the adjoining plots and the existing site is heavily wooded to the rear making it invisible during summer months.

The proposal is a loft conversion of an existing property , therefore access conditions will remain as status quo.