

**DESIGN & ACCESS STATEMENT FOR:**

**CONVERSION OF ROOF SPACE TO HABITABLE USE  
TO INCLUDE A REAR DORMER,  
2 X ROOF LIGHTS AND GABLE END WINDOW  
at 7 Hastoe Close, Hayes UB4 9RW**



August 2023

## THE SITE

### Locality

The site is located in Hastoe Close which you enter from Kingsash Drive. The neighborhood contains a cluster of similar houses of a like size, period and style.

The site is not set within a conservation area.

### Setting

The property No. 7 is a two-storey end-terraced house located at the very end of Hastoe Close. It is in the corner of the cul-de-sac with public open space to the east.

Some of the houses in the neighbourhood have been modified in the past and have a loft conversion. Most relevant properties are No. 23 Wilstone Close and No. 3 Hastoe Close. Property at 23 Wilstone Close has got an approval for conversion of the roofspace to provide habitable accommodation incorporating a rear dormer window and front rooflight (planning reference 62771/APP/2007/2354). Property at 3 Hastoe Close has received an approval for Conversion of roofspace to habitable use to include a rear dormer, 2 front roof lights and gable end window (planning references 73063/APP/2020/362).

### Planning History

There is no planning application associated to this property.



## THE PROPOSAL

### Introduction

This statement accompanies the proposal for a rear-facing roof extension, two roof lights at the front roof slope and gable end window.

### Design/ Scale/ Character/ Proposed Materials

The proposed loft conversion aims to significantly improve the functionality of this otherwise compact property and increase the overall area of internal usable space. At first floor level, the layout will be slightly altered to accommodate access to the loft. Master bedroom will be moved to the top floor. Proposed rear dormer volume is 10.59m<sup>3</sup>.

Two new roof windows will be introduced to the front elevation roof slopes of the property. A good quality of light in this newly created space will be secured by a nice sized window in the dormer rear wall. Existing side window will be resized and one additional will be introduced to serve the new staircase. Both of them will be partially obscured.

The proposal is to be constructed using traditional methods with vertical roof tiles as finish material to blend into the main roof.

### Amenity of Neighbours

Proposed design will not result in loss of privacy, outlook or daylight to the adjoining properties. The design of roof extensions is not creating a dominant appearance out of proportion with the rest of the building. It is lower than the height of the main ridge and sits well above the eaves. New roof extensions will not cover more than two thirds of the original roof.

### Access

The proposal incorporates internal stairs between first and second floor levels to provide access to the new loft space, located directly over existing stairs.

### Trees

The proposal will have no effect on existing trees.

### Traffic

There are no changes to traffic or pedestrian access to this scheme.

### **Conclusion**

The careful design of this proposal has resulted in a solution that significantly improves and coordinates both the inside and outside of this property without creating a harmful impact on the immediate neighbours and the street as a whole. The proposal is entirely within Policy DMHD 1, both in terms of the design and added volume. We therefore urge you to support this application.