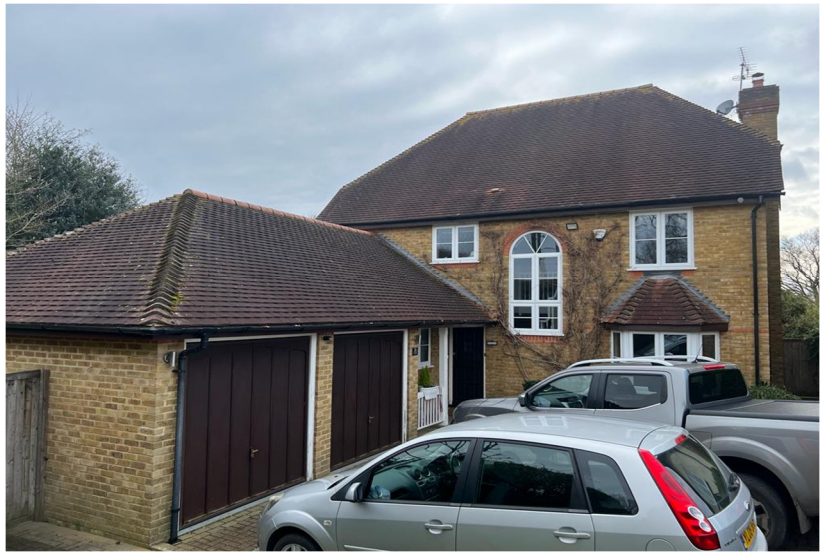
Design and Access Statement – 24 Countess Close

2023

Proposed rear facing dormers with conservation rooflights to front and rear elevations



For Mr & Mrs Byrne, 24 Countess Close, Harefield, UB9 6DL

1.0 Introduction

1.1 This design statement accompanies an application to form a loft conversion including two rear facing dormers windows and a front facing velux window

1.2 24 Countess Close is situated in the Harefield Village Conservation Area therefore we have considered design elements of this proposal which may affect the conservation area and the wider street scene of the property.

1.4 It should be noted that this property sits in very much 'tucked away' location in this residential road, therefore there is little impact on proposals to this property, especially from the rear elevation.

1.5 We have ensured that our design does not detract from the character of the property, which we hope has been demonstrated in our application and the accompanying drawings. This scheme is fairly simple and does not harm in any way the character of either the main house, nor the adjoining properties. The proposed dormers are sub-ordinate to the main roof and have been designed to have minimal impact on the roof profile.

1.5 As this is a proposal for roof dormers, aspects such as the social and economic contexts are of limited applicability.

2.0 Site Context

2.1 The application site, of 24 Countess Close situated in the Harefield Village conservation area was constructed around the 1980's where there are similar houses in the cul-de-sac. The first section of Countess Close was built in the 1960s. The rear part of countess close was developed further in the 1980s and no 24 backs onto woodland therefore is quite a secluded site with minimal overlooking.

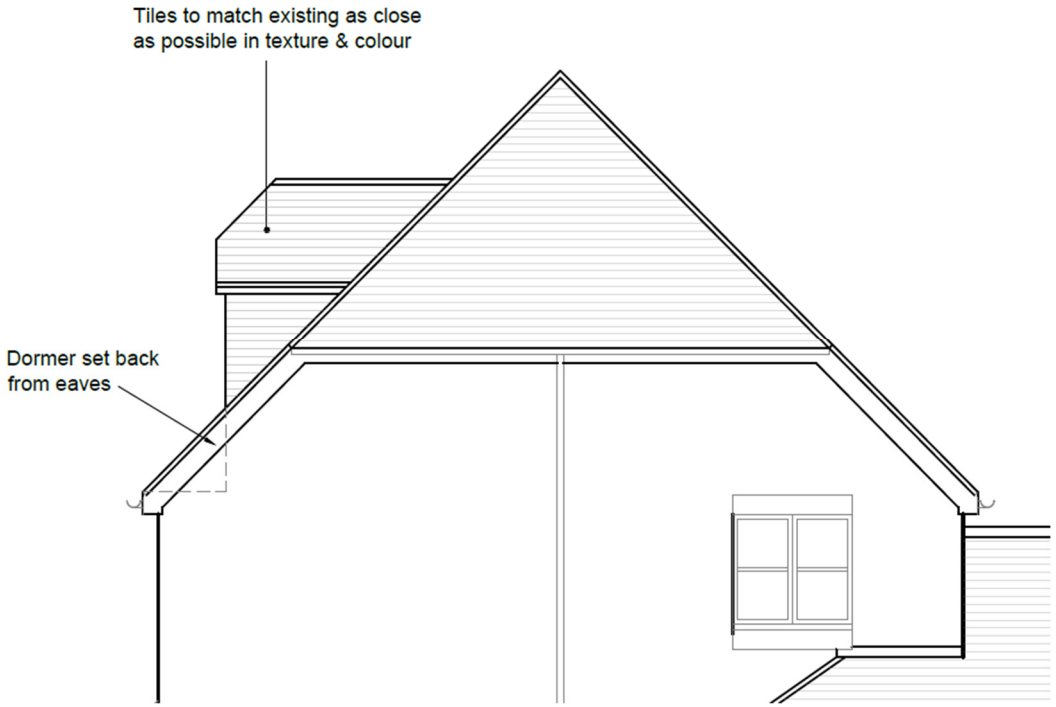
2.2 The site is well located and is therefore well connected with different modes of transportation available to occupier's including bus and train over ground services located nearby that offer great links to Ruislip and the centre of London.

3.0 Design Evolution

3.1 We are proposing to add two roof dormers to the rear pitch of the roof. These will be set back significantly from both the eaves and the ridge so they appear sub-ordinate to the main roof and do not detract from its original form.

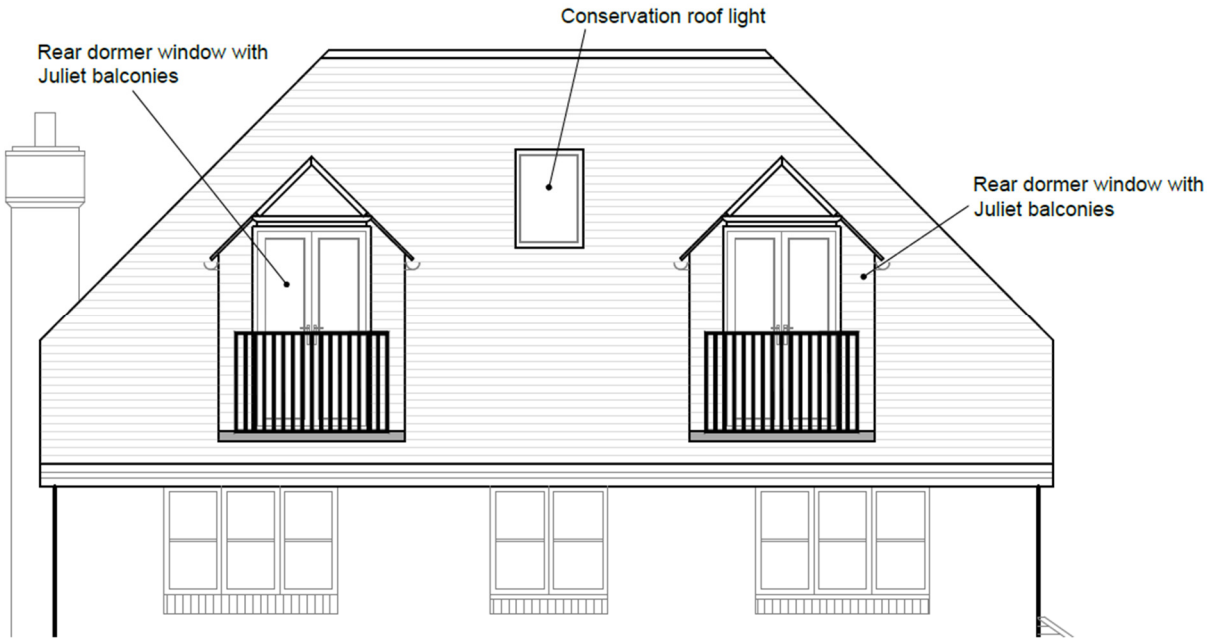
3.2 We have also added side facing tile hung finish and smaller 'hipped' roofs to provide minimal impact on the roof and to keep the dormers as small as possible but also provide added natural light and space into the loft space

3.3 The two dormers will have Juliet type with metal railings though set back to avoid any overlooking and impact on the neighbouring property (No22)



3.4 The image to the left shows the set back dormer windows to the rear pitch, demonstrating the minimal impact on the roof.

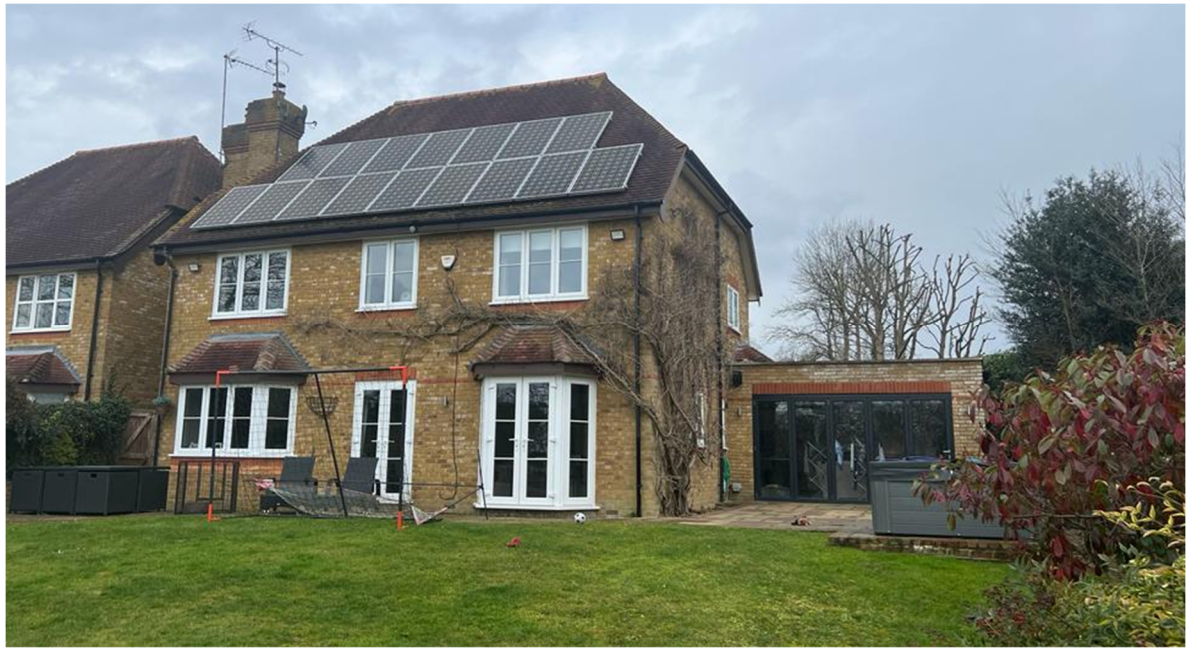
3.5 We have also include roof lights to the front and rear pitches of the roof, though these will be conservation style rooflights, therefore are specifically designed for conservation areas and will have limited impact on the roof appearance



3.6 The image above shows the rear elevation. Note the large set back from the main ridge. The dormers have pitched roofs to the side and rear in order to be sympathetic to the existing design of the main roof, having 'dutch' gable to each side.

3.2 The railings and doors will be set back as shown on the plans, therefore will not have any impact on the neighbouring property and will not caused any overlooking.

3.3 The existing solar panels will be re-located onto the flat roof to the side extension, as shown in the image below.



4.0 Access

4.1 There will be no changes to the access at 24 Countess Close.

5.0 Conclusion

5.1 In conclusion, due to the set back of the proposed dormers, they will have very limited impact to the surrounding area and will not cause any overlooking or over bearing to the neighbouring property so their amenity will not be impacted.

5.2 Due to the smaller size of the dormers, they will not harm the original form of the main roof and the additional rooflights will also have little impact on the roof itself.

5.3 We trust that Hillingdon can therefore support this application