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DESIGN & ACCESS STATEMENT

**64 Rodney Gardens, Pinner, HA5 2RP
Loft Conversion**

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Prepared by ES ARCHITECTURE LTD



57 CHESTER ROAD, WATFORD, HERTFORDSHIRE WD18 0RG.

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1.0 Context

The site comprises of a three-bedroom detached bungalow at Rodney Gardens, Pinner, HA5 2RP. The bungalow sits on a generous plot with front driveway and rear garden.

1.1 Design

The proposal is to build a loft conversion with internal alterations typical of the immediate area including a Juliet balcony and Velux rooflights. The ground floor changes include opening up the living room and creating a downstairs WC separate from the existing Bathroom for guests. The loft consists of an en suite bathroom with master bedroom. It also enables access for accessible loft storage to the front of the property.

The exterior design is to replace the existing loft dormer and replace the existing hipped roof to the rear with a gable end. This should increase the loft floor space that it would have very little impact from the design of the house from the street. This type of loft conversion has been recently granted on several houses on the street including neighbouring properties.

- Materials

All materials will be those of the existing property. All new render will match into the existing dwelling. The tiles of the loft conversion will be of hung slate to match the existing roof. All windows and Juliette balcony will be aluminium/ upvc to match the existing building. The balcony rails will be glazed.

All other materials required will be to match the existing.

1.2 Access

There is access to the property directly from the Rodney Garden road. The property also has access for 2 vehicle as an existing garage to the

front of the property. The proposal will not change or effect any existing access.