

Planning Permission Application AN/143/12 Proposed rooms in the roof
23rd January 2012

Design and Assess Statement

1. Amount

The existing bungalow consists of one double bedroom at the front of the property, one single bedroom at the rear, living and dining room at the rear looking over the garden with a separate kitchen and bathroom. This is indicated on drawing 101.

The proposal is to provide two new double bedrooms in the current roof space with built in cupboards and the master bedroom having an en suite shower room. Placing the bedrooms on the upper floor allows the ground floor to be adapted to provide a large kitchen/dining room at the front of the property and a new study at the rear. The living room would remain in its current location looking out on to the garden with the new staircase located at the back of the room. The plan is indicated on drawing 110.

2. Layout

The existing layout is indicated on drawing 101 and described above. The proposal is indicated on drawing 110.

3. Scale

The rooms in the roof proposal is completely within the current roof line of the existing bungalow and therefore the scale of the property will not change in relation to its context.

4. Landscape

There are no proposals to change or enhance the landscape as it is not affected by the proposals.

5. Appearance

This is the only bungalow in the area of Surrey Wharf and it abuts two houses on the south side. The existing external materials are red stock brickwork walls, red plain tiles with bonnet hips and white painted timber windows.

The only change to the external appearance would be the new roof light windows. There will be two in each of the bedrooms, one in the en-suite shower room which is obscured and one at the top of the stairs to allow light into the

back of the living room on the ground floor. Note this roof light over the stair is raised 1700mm above the first floor level to prevent looking out from inside and the obscured window in the shower room is to prevent overlooking as well as looking out.

The roof lights in the main bedroom at the front of the property are to be the heritage version and standard roof lights are proposed elsewhere. The existing roof tiles will be salvaged and used to make good the roof where the new roof lights have been installed.

As part of the application, new UPVC mock sashes will be installed in the existing bay window at the front of the bungalow, in the kitchen on the north side and in the new study at the rear of the property. There are UPVC windows in the adjacent properties.