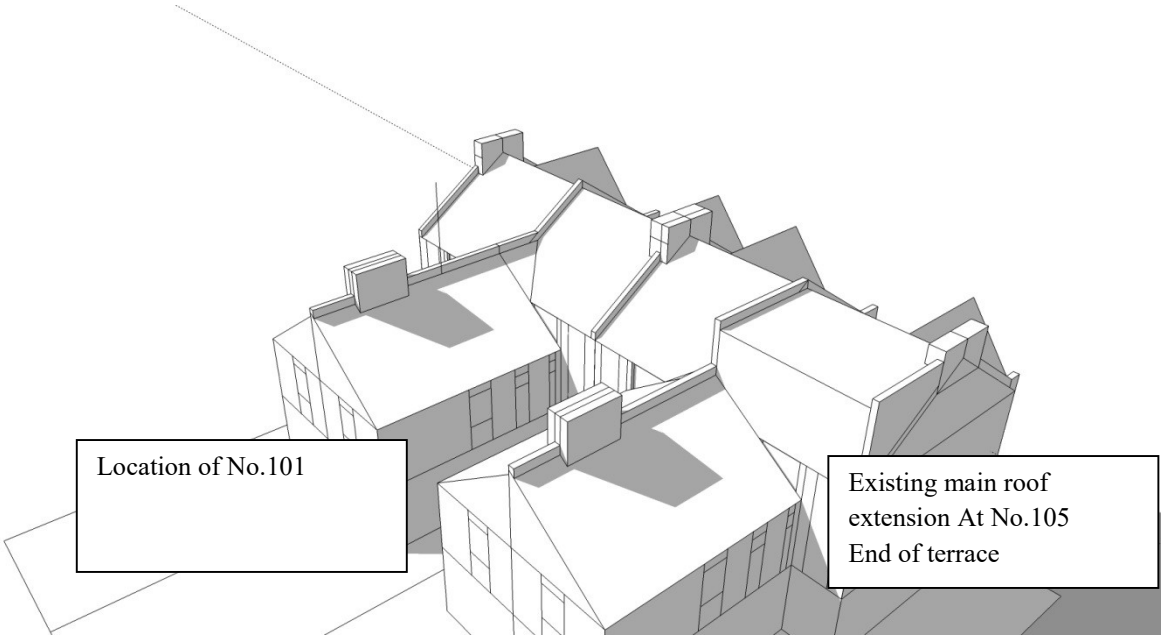
Design and Access Statement for Upper Flat 101 Weston Park

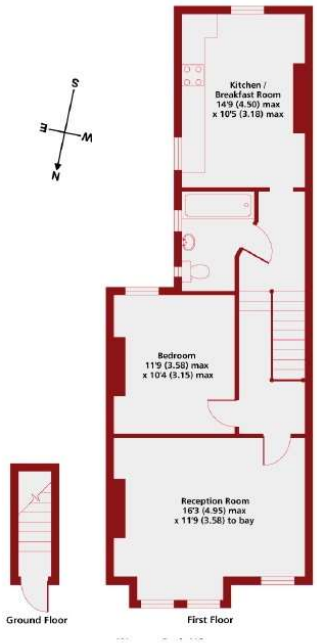
Access: There is no alteration to the access on the ground floor, street or pavement.

See also Pre-App PRE/2014/0068 for advice, which has been followed in this application.

Design:

The applicant's flat is the upper part of No.101 in a small terrace as shown below, iso from the South East

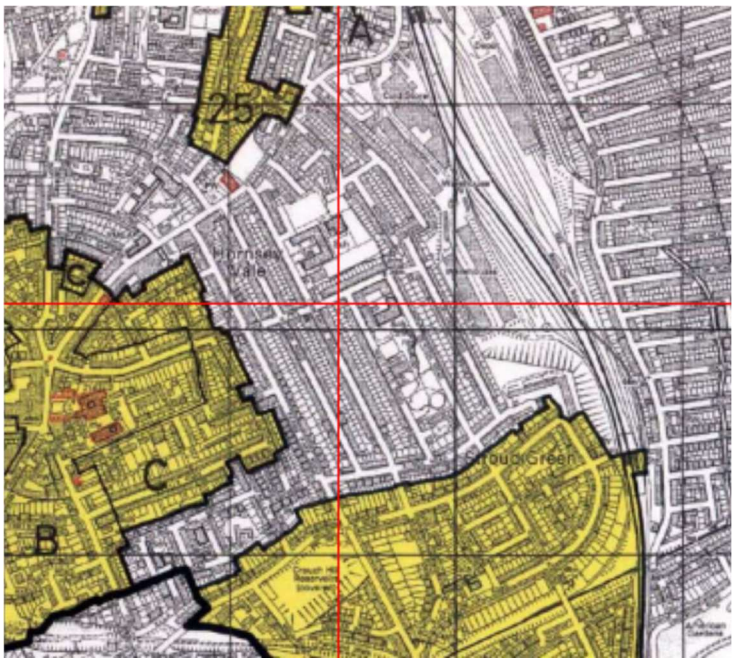




The Front of the House is shown below and this view remains unchanged



The site is located by red lines in the map below, yellow areas are conservation areas. The site is not in a conservation area.



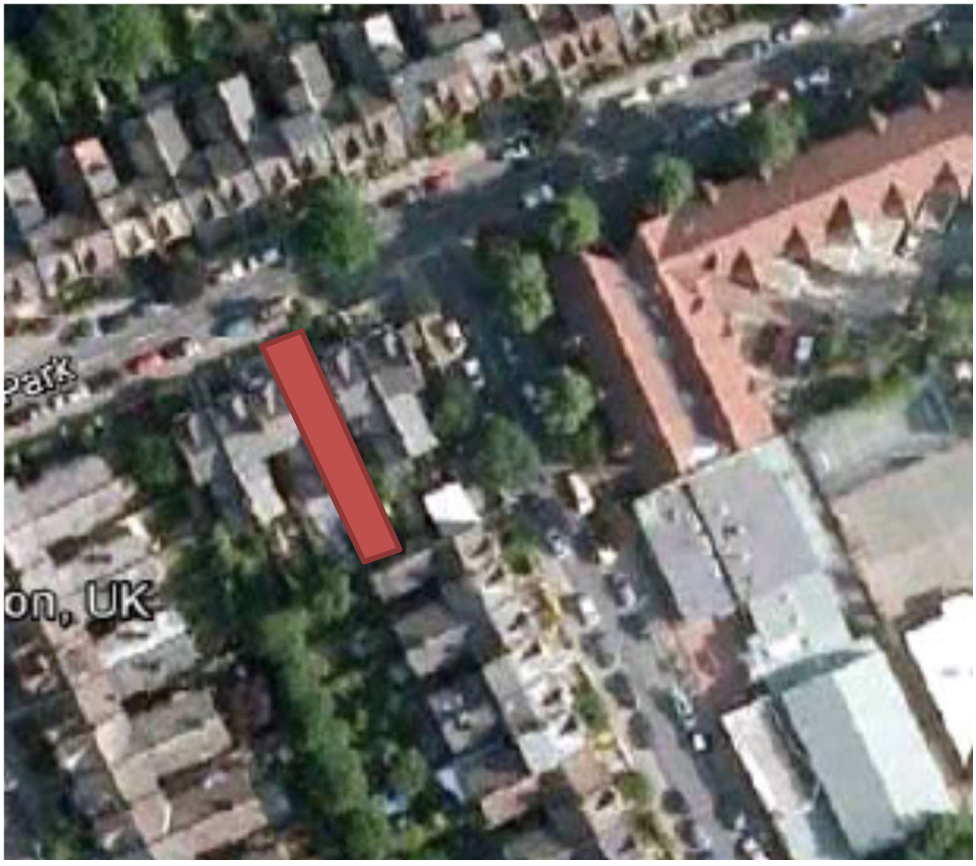
The setting of the front is shown below



And the side road is shown below



A roof top view is shown below with the site shown by a red rectangle



Last year the applicants of this planning application received a response from their pre app enquiry by way of a report written in June 2014, I believe.

The applicants and their architect have considered the advice given in that document and have also appraised the area and have updated the information available at the time of both the pre app enquiry and also the response given. That information update appears to change the context in which this application must be judged:

- One part of the update is the realisation observed during a site visit by the planning office, that gardens visible from the window of the existing kitchen, has similar oblique views as if from the proposed terrace; these would be avoided altogether by a timber fence around the terrace, which has now been added to the scheme applied for.
- Another part of the update is the reduction of the outrigger roof so that it is now subservient to the main roof, again conforming to the suggestions made by the planning office in Pre-App PRE/2014/0068.
- Another part of the update is the comments below in relation to other applications in the area indicating that the proposal is in fact quite a common solution to the design issues in the area when taking account of the alterations the applicants have made to the pre-app application in this current scheme for which permission is sought.

The scheme relates to an existing one bedroom first floor flat, part of a two storey terrace house configuration, dated around 1900, characteristic of this section of Weston Park.

The proposal is to form a new rear dormer roof to accommodate a new bedroom, utility room and a roof terrace using a method quite commonplace in the local area. The proposal does seek to retain the full width and full height extension, with an extension above the rear outrigger projection and comments noted, including the fact that there are now a large number of similar extensions including an adjacent property to the East, the roof to the outrigger has been reduced in height so as to make it subservient to the main roof. As such, the massing and design of the new dormer is neither innovative nor out of place in the area, nor in any way dominant over the existing character of the street, similar schemes receiving consent in 2015.

In addition, it was noted during a site visit by the planning office that the views of the rear of the property are, in fact, more that somewhat limited, given an end of terrace party wall sits right opposite the proposal, with peripheral views of the rear of the building much reduced by roofscape, adjacent terraces and garden fences. This correlates to the very restricted amount of overlooking from the proposed terrace into gardens of any sort, and in order to further reduce the possibility of overlooking we discussed a timber clad screen which the applicants have now added to the proposal, that encloses the roof terrace.

Alterations made to the original scheme are the lowering of the outrigger roof to make it subservient to the main roof and the provision of a timber fence to the perimeter of the proposed terrace.

Dr. Bill Thompson architect

Sunday, 01 November 2015