

Design and access statement for 8 Causton Road

The proposal is to add a new loft conversion to an existing first floor self contained flat resulting an additional bedroom and bathroom

Externally the appearance of the works will be in keeping with the council's policy i.e. a set in dormer taking no more than 50% of the roof area with maximum glazing to the facade and tiled dormer cheeks

Dormer windows will be lead clad again in keeping with the character of the area.

To the front the proposal is for 3 medium sized Velux windows and one small velux over the stairs all to match others on the street.

Access

Access from the street is as existing via the original front door and stairs.

There is no scope for altering this area due to the constraint of the building structure and layout.

The staircase will be constructed above the existing one and meet all the requirements of the building regulations with regards to rails and headroom.

At present there is no requirement to comply with part M of the building regulations for the new stairs and the existing building structure would have to be altered to accommodate this.