

DESIGN & ACCESS STATEMENT.

Mrs C. Harland, 60 Iburndale Lane, SLEIGHTS.

Mrs Harland first contacted me with a view to produce drawings to design an increased area in her existing attic room at the above address. On inspection of the area during a site visit Mrs Harland envisaged a new front dormer to match the existing rear dormer in order to create the increased space, but as I knew this may be controversial I suggested that a new larger dormer to the rear of the property may be a better solution.

As the headroom to the existing room is restricted I have designed the dormer to start at the gable with the dormer cheek being constructed by building up the existing gable in matching stonework, the front of the dormer will also be formed by extending the existing stonework from eaves level, this will form a more pleasing structure than a upvc clad dormer. The flat roof will be covered with a fibreglass surface and the windows will be upvc double glazed to match the existing, the remaining dormer cheek will be constructed of timber and be clad in a suitable matching material.

The area created internally will be more than double the existing space and will provide a room suitable for a variety of uses that will have a higher headroom over a larger area.

The proposed dormer will be to the rear of the property and overlook fields, it will mainly not be visible from Iburndale Lane, only the small stone built dormer cheek will show.

NO  
15 AUG 2014