

LIND | STUDIO

Design and Access Statement

Application for Householder Planning
Permission for loft conversion and rear
extension to 18 Lake Drive, Middleton,
M24 1WB

Project Reference:

18 Lake Drive, Middleton

Prepared for:

Mr Stephenson

Revision:

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Planning Submission

1. Introduction & Context

18 Lake Drive is a red brick semi-detached dwelling located in Middleton, M24 1WB.

The property is not listed and the site is not located within the Lake District National Park nor a Conservation Area.

2. Use / Amount

This application seeks approval for a loft conversion with dormer windows to the front and rear of the property forming two additional bedrooms. On the first floor a small rear extension is proposed to form an ensuite to the first floor master bedroom.

3. Layout & Scale

The property currently has a two storey side extension with a flat roof that is in need of repair. This proposal seeks approval to replace the flat roof area with a gable end pitched roof following the ridge height and pitch of the existing hipped roof, forming two further bedrooms in the converted loft space.

Two dormer windows are proposed to the front aspect of the property, along with a larger single dormer to the rear. Alongside this, two roof lights will allow further light into the bedroom and ensuite.

At the rear, a small first floor extension is proposed to form an ensuite for the master bedroom.

4. Design & Appearance

As part of the roof conversion the existing roof covering will be renewed in black roof tiles, with black upvc windows and dormer cladding to match.

The materiality of the raised gable elevation and rear extension is proposed as red brick to match existing.

Rainwatergoods will be replaced to match existing.

5. Access

The application will not affect the existing vehicular or pedestrian access to the property.