

Design Statement

Property Address:
2 Flint Cottages
Luton Road
Great Offley
SG5 3DR

Date of Issue:
December 2024

On Behalf of:
Mr & Mrs Jackaman

Prepared by:
Mr Alexander Hopkins

1.0 Introduction

The purpose of this statement is to support the planning application submitted for 2 Flint Cottages, Luton Road, Great Offley, SG5 3DR. The applicants have a pressing need to create more space to accommodate working from home arrangements and to provide the flexibility of an additional bedroom for future needs and for visitors. Given the restricted floor plan size of the dwelling and the immediate site area available, the most practical way to achieve this goal is to utilise the loft/roof space and the potential for limited expansion to the rear of the dwelling.

Hence, this document outlines how the applicants' goals can be achieved without adverse impact on either the amenity of neighbours, or the appearance of the setting.

2.0 Details of Existing Situation and Proposed Development

Existing Property and Context

The existing property is a two-storey 2-bedroom terraced house which has had the benefit of a previous small front porch addition and single storey rear kitchen extension. It is set within an unusual plot in that the rear garden space around the dwelling is very limited but opens into a more spacious site via an access path to the rear of the property.

Due to ad-hoc extensions and alterations over the years, there is little consistency to the terrace of houses the property sits within, and each dwelling now appears unique in its appearance and form. For example, numbers 1, 2 and 5 have all had front porch additions of various styles and forms; number 4 has been formed via an amalgamation of two properties (3 and 4) into a single larger dwelling which is different in appearance to the other dwellings and features a substantial solar PV panel array on the front roof slope and a rear extension; number 6 has had a significant front extension and double-storey side extension. Number 1 has had the benefit of a single storey rear extension, which was evidently carried out in tandem with the rear extension at number 2 at some stage in the past.

A further consideration is that numbers 1 and 2 are currently set at a lower ridge level than the rest of the terrace. Given this varied architectural setting, there is no significant overarching character or theme to the terrace which requires preservation in its current state, and variations to the application property could therefore be made without negatively affecting the street scene. With this situation in mind, the proposed development consists of the following components:

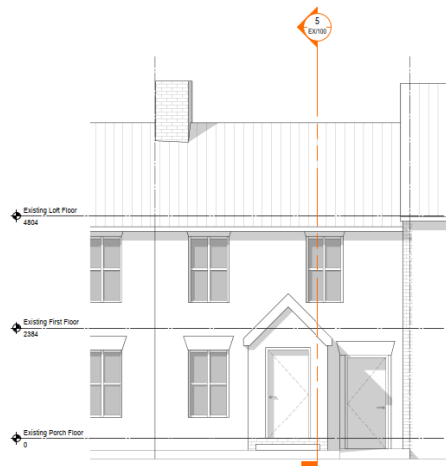
Works to Raise Existing Roof and Chimney

Firstly, due to the limited headroom in the existing loft, it is proposed to raise the roof of the dwelling so that it aligns with the ridge, eaves and pitch of 4 Flint Cottages adjacent. This will serve to create sufficient headroom to convert the loft to habitable space for the applicants.

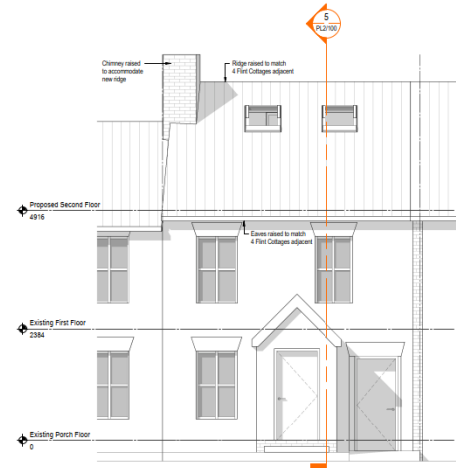
Externally, the dwelling would then appear as a natural continuation of the rest of the terrace as it will have a consistent roof height and pitch with numbers 4-6. To provide natural light to the loft space, it is proposed to install 2no roof lights in the front roof slope. Again, as other properties in the terrace have features such as solar PV panels on the front roof slope, a minor addition such as two low profile roof lights would not do any harm to the character of the terrace and will appear as an in-keeping alteration.

In tandem with the increase in roof ridge height, it will be necessary to slightly raise the existing chimney stack (which remains in use) with a few additional courses of brickwork to ensure that the chimney discharges sufficiently above the roof ridge to meet the minimum requirements of the Building Regulations for safe usage.

As shown in the drawing excerpts overleaf, these changes will not have a significant impact on the appearance of the dwelling and will generally preserve its existing character:



Existing Front Elevation



Proposed Front Elevation

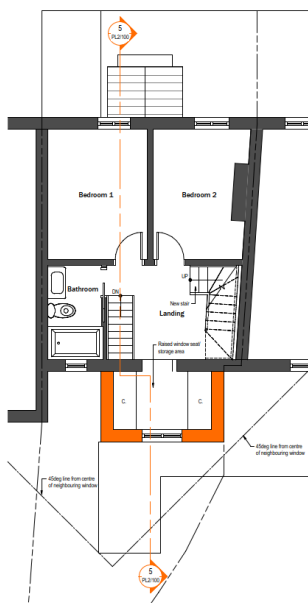
Rear Dormer Addition

Again, to achieve sufficient headroom for a usable room in the roof space, it is proposed to construct a rear dormer. Due to the small footprint of the building, it is proposed to extend this dormer out partially over the existing ground floor rear extension at first and second floor level, essentially as an upper floor rear extension. This will allow the formation of an ensuite shower room to the new loft bedroom.

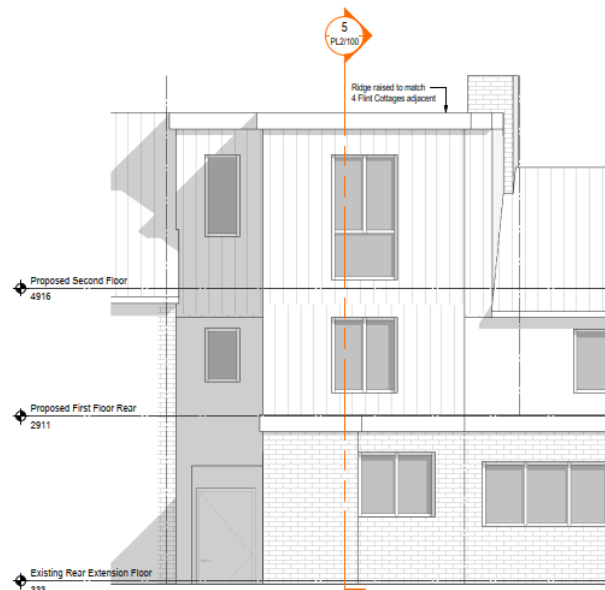
This rear addition would not generally be visible from the street scene at the front due to the higher elevation of 4 Flint Cottages, and due to the existing chimney stack obscuring the dormer from street view on the side of 1 Flint Cottages.

At the rear, this addition would not adversely affect either neighbour in terms of overbearing or loss of daylight, by ensuring that the extension would sit modestly behind a 45-degree line drawn from the nearest neighbouring first-floor windows, as shown in the excerpt below. In the case of 4 Flint Cottages, which has a deeper rear building line than the application property, the extension would be roughly in line with its rear wall.

We therefore assert that the proposed extension and alteration work will not have an undue impact on neighbours, or the appearance of the wider area.



Proposed First Floor Plan



Proposed Rear Elevation

Materials

In terms of materials, we would aim to achieve a palette which is harmonious with and complementary towards the existing buildings in the terrace. We would therefore propose grey slate style tiles for the front pitched part of the roof, which would then read as a continuation of the main terrace roof from number 4 adjacent.

For the rear dormer extension, it is proposed to use a sheet metal cladding (i.e. Zinc) in an Anthracite grey colour. This would sit well against the slate tiles of the adjacent roof as well as appearing neutral and inobtrusive against the various other existing surrounding façade materials which include red/brown facing brick, knapped flint and white render.

Proposed fenestration would have powder-coated aluminium frames in Anthracite grey to match the cladding and roof tiles.

3.0 Conclusion

In summary, our assertion is that the alteration and extension work proposed is reasonable in scale to ensure it has no adverse impact on neighbours. These works will enhance the use of the dwelling for the occupant family by making it suitable for their needs with the space they require, avoiding the need for them to otherwise move house.

The street scene has also been considered in the design to ensure that the development fits in with its surroundings without adversely affecting the character of the existing dwelling and/or terrace. The changes proposed would be read as a natural continuation of a terrace which has evolved over time.

We therefore feel that this proposal could reasonably be granted planning permission.