

Planning Statement

This is a supplementary document focused on the impact of alterations to a roof to create a loft conversion, involving a raised ridge, the subject of a planning application. This is to be read in conjunction with the submitted drawings

**Proposal: Loft conversion using a rear 'L' shaped dormer roof extension,
plus two roof lights to the extended front slope.**
37 Archdale Road
London
SE22 9HL

Drawing ref: 2024/03/04/007



FRONT ELEVATION

SITE

Mid-terraced house situated at 37 Archdale Road, London SE22 9HL. The house is not in conservation area, not a listed building nor a building of townscape merit (BTM).

PROPOSAL

This application is for the construction of a loft conversion using an 'L' shaped dormer plus two roof windows to the front slope, including extending the front slope to raise the ridge height, to provide additional residential accommodation.

DESIGN

The headroom within the existing loft space is inadequate for a habitable room and the proposal includes extending the front slope so that greater height is created at the rear.

The size and position of the proposed dormers have been designed to reduce the appearance of bulk, also being less visible from the front and clad in tiles to match the main roof.

There has been several similar proposals approved by Southwark in Archdale Road and in streets nearby.



REAR ELEVATION



FRONT TERRACE

Summary:

The proposed loft rooms will be assessed via an extension of the existing internal staircase, and accessibility to the existing ground floor and first floor will be unaffected. Access to the rooms by door and means of escape in the event of fire will comply with current building regulations.

No trees or hedges will be removed, and existing parking arrangements will be unaffected.

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MSB DESIGN