

NF-PALOMA.

**73 Norfolk Street
Glossop
Design and Access Statement**

The property, which is a 3 bedroom, mid terrace, stone built dwelling which has an existing loft conversion forming the 3rd/Master Bedroom.

Access to the bedroom is via a full timber staircase and there is no proposal to alter this arrangement.

Natural light and ventilation to the room is via a Velux roof window on the rear pitch of the main roof.

The proposal is for the addition of a relatively small dormer window to the rear elevation of the property this being sited above the upper purlin and the ridge, this being approx one third of the overall height of the roof.

The roof light provides sufficient natural light however ventilation is somewhat restricted during wet weather. Vertical glazing as provided by the proposals would allow ventilation at all times except during the worst weather.

Also headroom is sufficient along the centerline of the room, under the ridge, however this rapidly reduces to either side and although the room is usable the additional floor space with full headroom provided by the proposal would greatly improve the usage.

The proposed dormer overlooks an area of parkland bounded by Norfolk St, Lord Street and Fauvel Road and although there are no such dormers on any property on Norfolk St at least 2 properties on Lord Street have dormers both of which are more extensive than the one proposed here and one which is on the front elevation and overlooks the same parkland.

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