Design Statement – Rannoch, Eccles Road



The alterations proposed at Rannoch, Eccles Road include the conversion of the exisitng roof space with the addition of rear dormers to maximise the usable space. The proposal also includes a side extension with an habitable roof space and dormers to the front and rear elevations. The existing narrow front door is to be relocated to the existing protruding front gable to provide a large entrance hall with a glazed gable detail to maximise natural light. As there is ample car parking space to the front of the property it is also proposed to convert the existing integral garage to form an additional habital room.

To ensure that the original identity of the host dwelling is not lost the proposed side extension has been kept to a modest size in relation to the original dwelling and the ridge height has been dropped to establish a clear seperation between the new and existing constructions.

Eccles Road comprises of a number of dwellings with very different styles and sizes. The two properties either side of Rannoch are very difference in appearance, materials and size as shown by the photographs below.





Acklam, Rannoch and Wingate

The proposed alterations are inkeeping with the character of surrounding buildings as there are already properties with pitched roof dormers and side extensions along Eccles Road.



Neighbouring properites with similar extensions and dormer windows

Not only are the proposed dormers inkeeping with other properties in the area but care has also been taken to allign the proposed dormers with the existing and new openings at ground floor to provide a good quality and balanced design.

The size of the site is capable of providing a good level of amenity to a larger dwelling with a car parking area ample for 3 or more parking spaces to the front and a large garden area to the rear. Although the extension is proposed to be built close to the Northwest boundary there is still at least 3.8 meters of clear space and landscaping to the Southeast boundary which maintains the detached and open qualities of the property.