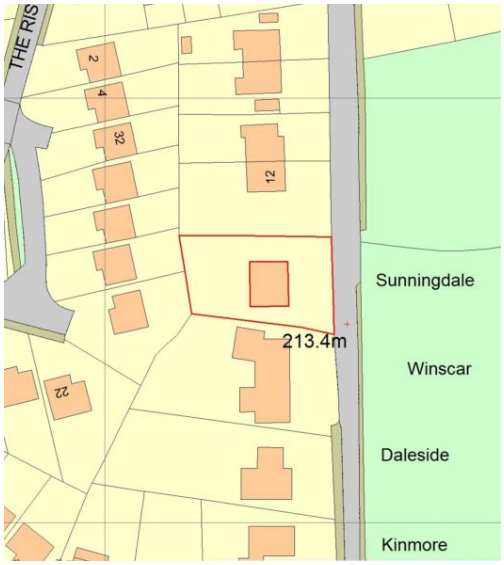
Plans & Design

Design Statement – Sunningdale, Linglongs Road



The alterations proposed at Sunningdale, Linglongs Road, Whaley Bridge include raising the existing eaves height and extending the roof back to raise the ridge height. This will maximise the available headroom within the loft space and allow it to be converted into a habitable space. There will also be the addition of dormers front and back, to further increase the usable space. The proposal includes a side extension with an habitable roof space above which will form a gable to the front and rear elevations. To take advantage of the view over the fields to the front of the property, a juliet balcony is proposed to the front gable of the side extension.

The original identity of the host dwelling is replicated in the proposed dormers as they mirror the same proportions as the front bay windows and have been set back from eaves level to show seperation from the main dwelling also providing a balanced design. The proposed side extension creates a break with the main roof line by forming a valley with the new roof, this helps to establish a seperation between the new and existing forms.

Linglongs Road comprises of a number of dwellings with very different styles, proportion and construction. The photographs below confirm how the properties either side of Sunningdale are very difference in appearance, materials and size.






Daleside, Winscar, Sunningdale and No 12&11Linglongs Road

The proposed alterations to Sunningdale are inkeeping with the character of surrounding buildings as the blue slate roof will compliment the slate roofs either side. There are already a number of properties on the road with a front facing gable which the proposed side extension has replicated.



Proposed alteration to Sunningdale

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 at least 2 parking spaces with a further parking space within the proposed garage allowing for the required 3 spaces for a 4 bed property. There is a large garden area to the front and rear of the property which will not be significantly reduced by the proposed extensions.

The extension is proposed to be built at least 1.8m back from the north boundary line with the spacing to the south boundary to remian, this maintains the detached and open qualities of the property and is inkeeping with the spacing of other properties on the road.