

196 CrackenEdge Lane Dewsbury

WF13 1RY

Design and Access Statement

April 2024



Design Statement

The proposed Loft design for 196 CrackenEdge Lane addresses several critical points, which we believe are best addressed through the option of two dormers.

1. **Relate to the Appearance of the House:** The dormers are designed to complement the existing architectural style of the house, ensuring they blend seamlessly with the current aesthetic.
2. **Designed in Style and Materials Similar to the Appearance of the Existing House and Roof:** The materials and style chosen for the dormers match the existing house and roof. This includes using similar tiles and finishes, ensuring a cohesive look.
3. **Not Dominate the Roof or Project Above Roof Line:** The dormers are designed to be proportionate and do not dominate the roof structure. They sit comfortably within the existing roofline without projecting above it.
4. **Be Set Below the Ridgeline of the Existing Roof and Within the Roof Plane:** The dormers are strategically set below the ridgeline of the existing roof, ensuring they remain within the roof plane. This design choice maintains the overall integrity and shape of the roof.
5. **Be Aligned with Existing Dormer Windows on Neighbouring Properties in the Same Roof Plane Where Relevant:** The alignment of the dormers considers the placement of existing dormer windows on neighbouring properties. This ensures a uniform and harmonious appearance within the neighbourhood.

Conclusion

By addressing these points, the proposed dormer option maintains the character and aesthetic of 196 CrackenEdge Lane while enhancing its functionality and appeal.