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19/06/25

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30 Forest Road Design and Access Statement

Attention Finlay Gardner & Louise Prew - Re: AWDM/0300/25 30 Forest Road

Following email correspondence from Finlay and my phone call with Louise on the 13th June, I am writing to confirm our design decisions to date on the application, and outline the significant efforts we have now made to consider alternative designs and reduce the building height.

I would also like to draw attention to the late feedback we received on this application - we are due to start building work on the 21st July, so prompt feedback would very much be appreciated.

Existing GRP Flat Roof Design Proposal (Drawings 1A & 2A)

- Allows 2.4m internal ceiling height, in line with advised accessibility building regs guidelines, and manageable with adjacent existing ceiling heights of 2.7m
- Considered rainfall management via parapet wall details with no overhang on boundary wall
- Parapet allows skylight detail to be concealed from natural ground viewing level
- Proposed building height at 3.8m, lower than the existing conservatory apex at 4.2m
- The roof is on the East facing elevation of the property, so has no impact on the adjoining properties (28/28A) amenity to sunlight, and therefore no impact on cast shadows
- The design was discussed with our neighbour in the ground floor property prior to application, who is in support of the design due to existing accessibility issues to the main shared roof. I understand a formal comment on the application to this effect may have now been submitted
- Critically, the flat roof design allows for access and maintenance to the main roof structure and guttering directly above the existing conservatory. This is currently inaccessible and in a poor state of repair with leaking guttering, slipped tiles, and exposed rafters with flaking paint. Contractors have advised they would not be willing to access this area of the roof via the front of the property due to the risk of breaking further tiles, and it is problematic to access from the rear due to the elevated ground floor level and decking.

Alternative Mono Pitch Options

We have explored mono pitch designs where the fall runs to both the East and South facing elevations. Unfortunately these are not practicable for the following reasons:

- Due to the first floor window sill and assuming a 12.5 degree roof pitch (Marley tile min pitch), we are unable to achieve sufficient internal head height with the East facing fall design, where the outrigger wall is to be knocked-through, and steel installed.
- In order for the South facing fall option (to boundary, as proposed by Finlay), to clear the first floor window sill we need to reduce the internal ceiling height from 2.4m to 2.1m, this is too significant a compromise - original building ceiling heights are 2.7m
- The required detailing at the eaves to achieve a gutter and venting which also avoid overhangs on the boundary has been deemed problematic by our structural engineer, due to potential water ingress over time
- Zinc has been discounted due to corrosion concerns, visual impact, and maintenance access issues
- The mono-pitch design with fall to the boundary makes access to the main roof extremely problematic and likely dangerous. It would also likely result in scaffolding needing to be erected in the neighbours garden to achieve a horizontal surface, onto which a ladder could then be placed to access the main roof above. Our neighbour has expressed significant concern with this.

Revised GRP Flat Roof Design (Drawings 1B & 2B)

Alternative flat roof constructions have been explored to reduce the build-up, however we have been advised to avoid a hybrid roof design (insulating between joists as well as above) whereby interstitial condensation will likely be problematic due to the room adjoining a kitchen space, and having no practical solution for venting the roof. We therefore need to assume conventional warm roof construction with sufficient insulation.

- Via consultation with our structural engineer, we have been able to reduce the rafter height from 170mm to 145mm - 25mm reduction
- The fall has been reduced from 1:30 to 1:80 - 60mm reduction
- Internal ceiling height reduced from 2400mm to 2335mm - 65mm reduction

Summary

The revised design amounts to a **height reduction of 150mm**.

Finally, I would like to also draw attention to the up-issued existing plan drawing, whereby the current conservatory roof height and pitch has now been measured with greater accuracy. The resulting measurements show that the lower edge sits at 2450mm and the apex is at 3275mm. With the revised measurements, this further supports that the resulting change with the design proposal is even less significant than previously illustrated.

Best regards

James Gadd