

**DESIGN & ACCESS STATEMENT FOR THE ALTERATION TO ROOF DESIGN  
AT JUST HOUSE, COOPERS LANE, NORTHAW, POTTERS BAR, EN6 4NJ**

- 1.1.1 This is a Design and Access Statement in support of the Planning Application being submitted for the alteration of the roof design creating a space at second floor level.
- 1.1.2 This statement is to provide details of the thought process for this submission.
- 1.1.3 The application site is within the Green Belt and the junction of Coopers Lane with Judges Hill and Well Road. In this particular junction there are only three detached properties; Jupiter House opposite and Spinney Cottage which is adjacent in Well Road.
- 1.1.4 To the west of the site is Leggatts Park Farm, to the north is Spinney Cottage and to the south is Northaw Place. To the east however is Well Road which at this point merges with Judges Hill and both merge with Coopers Lane.
- 1.1.5 The recent planning permission granted on this property for a Games Room – Planning Ref: 6/2018/2678/HOUSE has a pitched roof to match the other roofs adjacent to this area. In building this it will create a hollow space between several pitched roofs creating a virtually unseen void.
- 1.1.6 This becomes quite obvious on inspecting Drg. No. AR/A3/006 Existing Roof Plan and Drg. No. AR/A3/009 Existing Section B-B. This space of course is completely wasted and furthermore creates minor problems, specifically the construction and rain drainage of the small roof between the two roof ridges seen on the section.
- 1.1.7 On the Existing Roof Plan Drg. No. AR/A3/006 it is quite clearly shown that the flat roof floor area for this extension is 5.5m long x 0.65m wide = 3.575 sq.m.
- 1.1.8 It is of course on the second floor and is surrounded by roofs. We are proposing to connect the ridge of the roof above the games room and the existing roof above the main house. This new roof will not rise above any of the existing peaks and will therefore not be seen. This is more obvious in comparing the Existing Sections B-B on Drg. No. AR/A3/009 and Proposed Section A-A on Drg. No. AR/A3/012.
- 1.1.9 The minute variation of the proposal becomes further evident in comparing the Existing Eastern, Western and Northern elevations on Drg. Nos. AR/A3/007 and 008 with Proposed Eastern, Western and Northern elevations on Drg. Nos. AR/A3/013 and 014. In comparing the roof lines of each pair of elevations one will notice the minor difference. If one simply looks at the elevations this is not noticeable at all.
- 1.1.10 The proposal is simply so minor in elevational terms that it will not make any difference to what has already been approved but will resolve the problems highlighted in point 1.1.6.
- 1.1.11 We therefore respectfully request that planning permission be granted with any conditions the Planning Office feels are necessary.