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**DESIGN STATEMENT**

**SITE: THE STABLES  
WEST TOEWN COURT  
KINGSLAND  
HEREFORDSHIRE  
HR6 9SE**

**RE: CONVERSION OF LOFT SPACE TO FORM HOBBY ROOM.**

The site is located within West Town Court which has been recently converted into numerous separate dwellings.

The loft does not cover the whole property but only to the left hand side of the rear elevation. The client requires the conversion for a hobby room.

Internally a new stairs will be installed and conversion of loft space will be done to comply with Building Regulations. The conversion will not effect the external views and 1 no ground floor window on side elevation to be replaced with a fire escape window (Note this will not change the look of the window and all that will done is the side fixed pane will be hinged to create a bigger opening size).

There will be no change to the appearance of the roof and no changes to the look of the property externally.

When the development was refurbished to create living accommodation provisions were made within the development for Bat roosts. The stables does have within the roof spaces areas for Bat Roosts but these are away for the loft space we propose to convert.

We realise the site is sensitive and a previous application was withdrawn earlier in the year which had the inclusion of a roof window. This is now not part of the scheme and will be in line with the conversion next door at The Dairy.