

STRIDE TREGLOWN

**PARISH OFFICE -
HOLY CROSS**
DESIGN SUMMARY

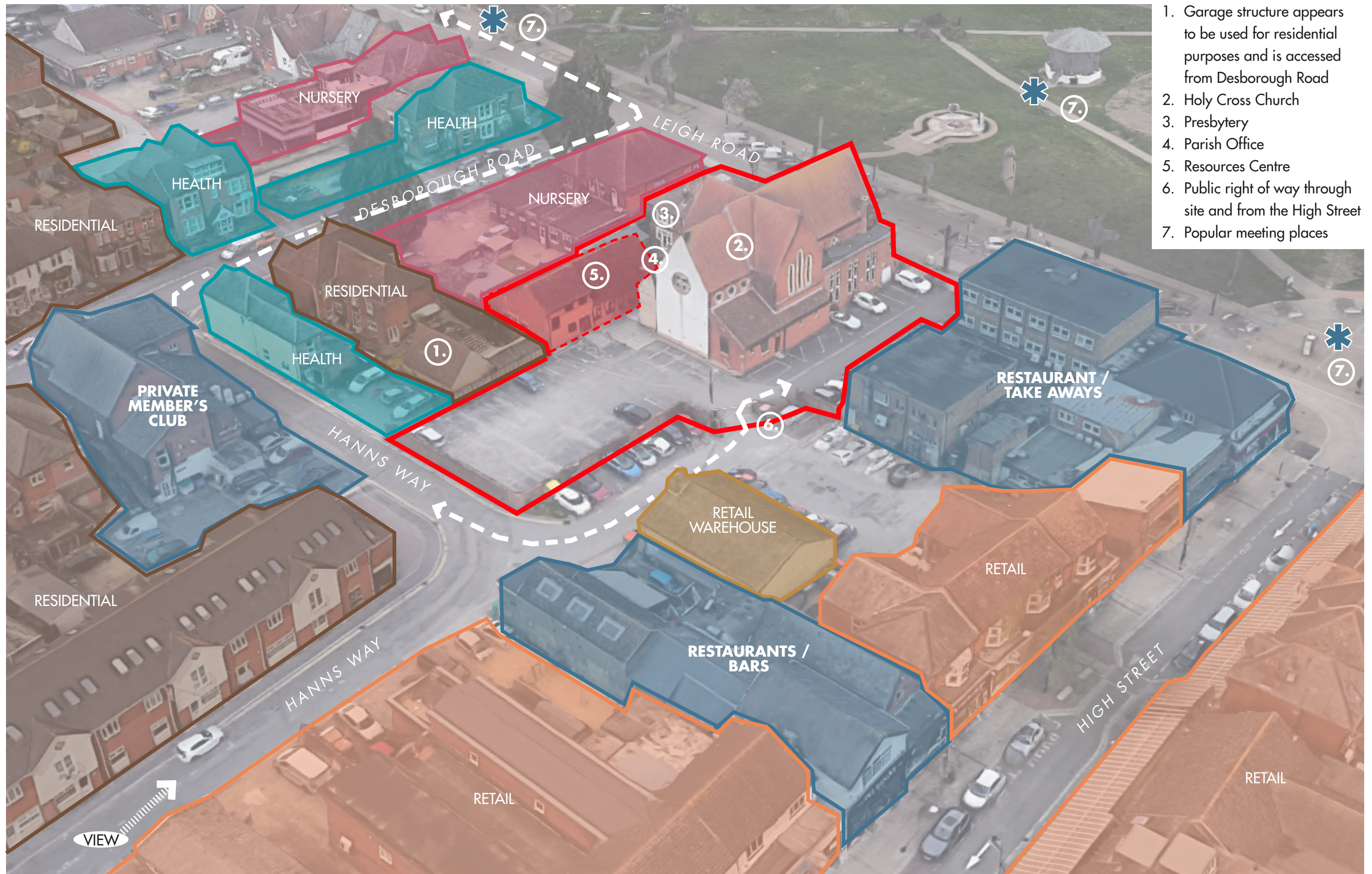
MARCH 28TH 2024





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THE SITE





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In terms of its external appearance, the proposed development is limited to a new fire door at ground floor, and a dormer added to the existing roof. Both elements are on the rear (west) side of the building.

The dormer allows an existing store room to be converted into two new offices. The existing first floor office is reduced in size to provide three offices in total, all of approximately equal area.

Due to the proximity to the boundary, the dormer has been designed to mitigate potential overlooking whilst still providing adequate light and ventilation for the offices.

The mitigation measures are:

- A chamfered frame around the sides and above the windows (which will also provide shading to the windows)
- Windows to be top hung and restricted to 300mm opening - to provide ventilation but restrict views out
- Obscure film to be applied to the lower half of the window, meaning that there will be no clear glazing to the dormer offices below 1.5m from finished floor level

As can be seen in the aerial view (Google Maps), adjacent properties also have windows overlooking the same area. The ground floor windows already have a view over the fence to the west. The proposed first floor rooms will be occupied by a small number of staff, and by obscuring and restricting the proposed windows, the potential issue of overlooking has been mitigated.

