

Clarification of plans for garage loft conversion

Intentions regarding the accommodation

The intention of the living space which the conversion will provide, is to provide additional space for our growing family, and space for relatives to come and stay. We have a toddler, and are looking to get an au pair / nanny for him, so in the short term we envisage the space for that purpose. We also have relatives abroad (Greece and Italy), and want to be able to provide space for them to come and visit. In the longer term, it will hopefully be very useful as a teenager/young adult space, and/or a granny flat.

The External stairs

To make less of a potential impact on neighbours, we suggest rotating the external stairs, so that they go up from the back of the property. In this position, for much of the incline of the stairs the neighbour's house (no. 2) would be hidden by their garage. Where it would come into view, we propose to box in the stairs from that point to the landing on the top, so there will be no view to no. 2. (Note that the garage is at a lower height than the house of no. 2.)

I attach photos leading from where the stairs would start in this position, and from a little way up the stairs. This shows that the neighbour's window(s) comes into view as you go up the stairs. (A photo from the top position is not shown because of access difficulty, but clearly without boxing the front of the neighbour's house would come more into view.) I know my neighbours very well, and have discussed this potential development with them, and they had no objection. Nonetheless, it seems courteous to put the stairs in this new more discrete position.



The staircase we would go for would be a wooden one like this, or similar:

http://www.stairplan.com/external_staircase.htm

The dormers

The concern seems to be the look, and to be in keeping with other examples in the neighbourhood. In this instance, however, the dormer is at the rear, and there are no near neighbours with anything like a significant view of the back of the property (see photos). We also, of course, want the development to look nice, and have included the same dark wood cladding as on the house. It would be a shame to lose the unbroken interior ceiling height for the sake of something that wouldn't be of concern to anyone.



As a possible amelioration to the design, however, I attach a sketch which gives the outline of two dormers, but keeps some height in between them, and all of the non-window space would be cladded with the dark wood.

