

35 Victoria Grove

Design & Access Statement

The existing house is situated along Victoria Grove in Bridport Town. The property is in a Conservation Area and in an Area of Outstanding Natural Beauty.

The existing main property is a fine and substantial period town house understood to have been built in the mid-19th Century and one of only 5 with attractive brick elevations under a slate roof.

The site on which the property is built steps down to the rear. The garden slopes down to lane at the end of the garden, with sections of terracing. The rear is not visible from the main street, although there is public access across the bottom of each garden to a dead end. All the houses extend to the lane which acts as the boundary, the other side of which are industrial buildings.

To the rear of the house, there is a typical Victorian side return which has been used as the kitchen. This part of the building is in dire need of renovations with single skin walls and an uninsulated leaky roof, the pantry end has subsided away from the main building in the past. There is a half story/mezzanine WC abutting the main building with a flat roof. The roof and walls of this have cracked and are allowing serious water ingress which has rendered the space unusable.

For further information please see Beauchamp's survey Ref. 5554/SS/LC, 4.2 Subsidiary Roofs, 4.5 Walls and attached photographs.

We are seeking to renovate the side return and half landing WC making a kitchen that is fit for purpose and sympathetic to the existing house.

The proposal aims to improve the current living space, primarily by opening the rear kitchen to create an open plan kitchen/dining room which in turn opens into the garden. The new extension is of a simple, modern design. It is to be finished in brick and timber, harmonious with the local vernacular. Glazed roof lights allow good levels of daylight to reach into the kitchen. It will be insulated to modern standards to be energy efficient.

The replacement development will have limited impact on the adjoining owners. Where there is deemed to be an impact the relevant notices will be served. There are no overriding constraints which would unduly influence design, i.e. important views, features worthy of retention or protection and no physical features such as underground services, drainage systems etc that need to be protected. Care will be taken to avoid any harm to the neighbouring property and a structural engineer appointed to oversee the work.

Front façade of house.



Existing side return roof.



Rear view of property and end of side return.



Brief Heritage Statement

Although 35 Victoria grove sits within the wider conservation area of Bridport it is not a listed building nor is it one of historical importance. The proposed work seeks to improve a building which has been considerably neglected for some time. The proposal will vastly improve the U value of the property and the general living conditions internally.

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