

18th of December 2020

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED ALTERATIONS AND A SINGLE

STOREY REAR EXTENSION

AT

“SPRINGFIELD”, SHIPTON ROAD,

SHIPTON GORGE, BRIDPORT, DORSET. DT6 4LT.

“Springfield” is a detached 2 bedroom bungalow. The property has a pitched gable ended main roof with two lower gable ended roofs fronting onto the road which is at a higher level to the south-west, and a pitched gable end to the rear elevation. The roofs are covered with interlocking concrete tiles with matching ridge and hip tiles. The external walls are finished externally in painted render. The original building was constructed in the 1950’s and the original doors and windows have since been replaced with PVCu units in a white finish. The property has been extended in the past which included a single storey side



extension to the south-east forming a garage with a covered area in front to the road frontage. Due to the shape of the south-east boundary the garage roof has a raked running fascia which creates an interesting and vernacular appearance. The site has a gradient running from the south-west down to the north-east so the rear garden has a number of level terraces in order to provide usable garden areas. The terraces are linked by paved steps.

Amount. The proposed scheme will involve the removal of the two timber sheds to the rear of the garage and the subsequent erection of a single storey rear extension. The extension will be constructed off the existing concrete blockwork to the south-east elevation. A new foundation will be excavated and formed to the north-east so that the new gable end can be constructed off this and a series of lintels will be built off the new masonry wall and taken into the existing north-east gable end of the garage at a low level. The new north-west facing wall will be constructed off these lintels. The new roof will be constructed in the same manner as existing garage and will also have a raked running fascia to the south-east and a clipped hip arrangement to the north-east to match that of the road frontage.

Layout. The proposed scheme works well with the existing layout, providing additional amenity space which will be used as a Garden Room.

Scale. The scale of this scheme is sympathetic to this setting. The gradient of the site allows the rear extension to be constructed at a lower level and with this the desired subservient quality is easily achieved.

Landscaping. The scheme has little scope for any landscaping. The existing garden is well maintained with many established plants and shrubs.

Appearance. The proposed extension will take on the simple form of a single storey pitched roofed addition. The use of painted render will match the existing and continue the existing plinth arrangement. The new tiled roof with the clipped hip arrangement and the raked running fascia will create a visual link between the new and existing elements. The two Velux roof lights to the south-east elevation are set at a high level with the sill being 2825mm above the floor level so that it is not possible to look out. The small covered area to the north-west will be screened by the new full height masonry wall and there will not be an overlooking element down on to "Conifers" to the lower level to the north-east. The new door and window to the north-west elevation look out onto the new covered area and down onto the lower rear garden so again this will not impact the privacy of the neighbouring properties. The proposed scheme is a simple and honest addition which will quickly and successfully blend in with its surroundings with minimal visual impact.

The Access Component. This scheme will not affect the current access arrangement.

The site is just outside the conservation area, so will have no impact on the conservation area.