

Bole Field Farm
Proposed Alterations to Access and Two New Dormer Windows
Design & Access Statement

5 March 2021

The proposal illustrated in the accompanying drawings is for alterations to the existing residential development at Bole Field Farm.

Alterations to Existing Roof for Access

Alterations to the existing vehicular access to the rear of the property to provide the minimum height and width for fire appliances. The current access through the north range of the complex provides sufficient width but is not high enough to provide the necessary access for fire fighting equipment.

It is, therefore, proposed to create a blank gabled opening from the eaves of both north and south sides of the north range where the minimum height of 4000mm can be achieved for a clear width of 2600mm. The roof to the new gables will match the pitch of the existing roof and be finished in tiles to match existing and have sloping valley gutters where it meets the existing roof. The ridge of the new gables is kept below the ridge of the existing roof to maintain its line as the dominant roof with the new roof being subservient to it.

The underside of the altered opening will be finished with timber boarding to the profile of the end gables.

Alterations to Roof to Provide Two New Dormer Windows

As can be seen from the existing section, dwg No 524BF.P106, there is insufficient headroom at first floor level to provide for a bathroom and habitable bedroom at first floor level to this dwelling.

In order to locally raise the ceiling height it is proposed to provide two separate dormers of a traditional form where the external brick wall will be raised, incorporating two window openings to each dormer, and the existing roof continued at a shallower pitch, in the same concrete roof tiles, to form a raised eaves.

The size and form of the proposed new dormers is the minimum necessary to provide sufficient accessible space to make both rooms habitable and provide for a bathroom to the property at first floor.

The dormers take a traditional form and maintain the dominant ridge line of the existing roof.

The new windows will match the joinery of existing painted timber ground floor windows.