



Saybridge Lodge, Spriggs Lane, Blackmore, Essex, CM4 0JW  
DESIGN & ACCESS STATEMENT

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Issue 1

Associated Documents & Drawings  
00 Site Location & Block Plan  
01 Existing Floor Plans  
02B Existing Elevations & Section AA  
03B Proposed Floor Plans  
04F Proposed Elevations  
05 Proposed Block Plan

## 1.0 Setting & Context

This site is a residential property located to the North-East of Blackmore Village on Spriggs Lane. Immediately surrounding the site to the South and West and across Spriggs Lane on the East are agricultural holdings, meaning that there are no neighbours within view of these three directions. To the North is the properties only neighbour, separated by a large hedge.

The site consists of a main dwelling with separate garage to the North and two further outbuildings to the South, all of masonry construction. As well as a pond to the South-East of the main building and large garden to the West.

The proposals only relate to the outbuilding highlighted red in the image below. The house is not listed and there are no listed properties within 300m.



## 2.0 Existing Building & Site

The building is a masonry outbuilding with a red brick external finish and clay tile pitched roof with two barn style doors to the South, a large garage door to the East and is currently being used as a storage/ office space. It has a semi-converted first floor with limited head space and two small South facing dormer windows. See Whitworth drawings 01, 02. The building is late C20th century with minimal architectural detailing, although a semi traditional approach has been taken with its appearance.





Photos of the existing dwelling.

### 3.0 Proposals

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The proposals comprise the change of use of the outbuilding from storage to one-bedroom annexe with new flat roof dormer extension in existing roof space to accommodate additional headspace on the first floor. A kitchenette, living/ dining space and single bedroom will occupy the existing outbuilding space.

New dormer extension external to be grey standing seam cladding and existing clay roof tiles to be made good where necessary. The external walls will have a horizontal weatherboarding finish.

The proposed conversion of the existing outbuilding sits within the same footprint as existing and carefully considers materials and window positions on the ground and first floor

to maximise lighting whilst consciously framing picturesque views of its surroundings. See Whitworth drawings 03B, 04F.

#### 4.0 Appearance

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The site is currently well maintained, in good structural condition and is weather tight. As the proposals do not encroach past the existing footprint there is no risk of causing harm to biodiversity or disturbing wildlife consequently. There will be no need to remove any trees either.

The proposal is designed specifically with vernacular barn style architecture in mind. The sympathetically chosen materials include a brick plinth with horizontal weatherboarding, shutters to all windows and doors, oak framed cart lodge style entrance and timber framed balcony. This is combined with more contemporary materials such as standing seam cladding and large window openings. See Whitworth drawings 03B, 04F.

Existing & Proposed Materials:



Brick Plinth  
(Proposed)



Timber Horizontal  
Weatherboarding  
(Proposed)



Oak Frame  
Balcony &  
Entrance  
(Proposed)



Grey  
Standing  
Seam  
Cladding on  
Dormer  
Extension  
(Proposed)



Clay Tile  
Rood Finish  
(Existing)

#### 5.0 Use

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The proposed converted dwelling will be used as supplementary accommodation but in association to the main dwelling.

#### 6.0 Scale, Amount & Layout

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The proposal changes the use of the outbuilding to a 1-bedroom annexe within the existing footprint. The visual impact on the landscape will be small but positive. No floor area is added, no change in eaves or ridge height. Small addition of the balcony.

#### 7.0 Access

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Vehicular access to the site will be via the already established access using the private secondary drive from Spriggs Lane, south of the main entrance. See Whitworth drawing 00.

Pedestrians can access the site from the main dwelling via an existing path.