

DESIGN AND ACCESS STATEMENT
FOR
PROPOSED ALTERATIONS AND EXTENSIONS
TO
NETHERCOTE, UNION STREET,
BISHOP'S CASTLE, SHROPSHIRE

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Site and Context:

Property lies within the Bishop's Castle Conservation Area on the eastern side of Union Street which partly wraps around the front garden. The site is elevated above road level by approximately 1.6m with a stone retaining wall built up tight against the roadway with no pavement of footpath between the two.

Privacy to the front garden is afforded by an evergreen hedge set back beyond the driveway entrance splay and gates which are themselves set 4m back from the road.

To the north of the property is another mid to late 20th century bungalow and to the south a pair of semi detached 19th century two storey rendered cottages under slate roof. These properties set down below Nethercote at road level meaning that their eaves is only about 1.2m above Nethercote's external paving level. There is no garden or open area to the rear of either cottage, the space occupied by a lean-to rear extension the roof of which is below the Nethercote paving level.

The Property:

Nethercote is a mid 20th century (1960's/1970's) three bedroom bungalow with an attached/integral single garage constructed using decorative stone effect blockwork under an interlocking concrete tile roof. The original bungalow has subsequently had a small lean-to conservatory added against the south elevation and at a later date a small dual pitch Dining Room addition also on the south elevation. The original windows and doors (presumed to be timber) have been replaced with double glazed white uPVC units in approximately 2014 and lastly photovoltaic panels have been installed on the East and West roof slopes at a later date again, refer to elevations.

Proposals:

Alterations and Extensions to Bungalow:

The proposed alterations to the property are fairly minor consisting of:-

- 1) An Entrance Porch, to enlarge the current draft lobby;
- 2) Replacement of the polycarbonate sheeted roof over the Conservatory with an insulated flat roof to cut down solar gain/overheating in this room;
- 3) The conversion of part of the existing garage to create an en suite shower room off the main Bedroom and
- 4) The erection of an open veranda along the rear/East elevation.

Alterations to external paving/site works:

External site works include:-

- 1) The enlargement of the driveway parking and turning area as turning a vehicle around on site is difficult and almost impossible when one other car is parked.
- 2) The widening of the driveway and gateway.
- 3) The creation a raised timber deck outside the Dining area, level with or marginally below the bungalow ground floor level thus 380/390mm above the present external paving level.

Materials:

Porch:

Roof: Concrete interlocking tiles to match the existing
Walls: Decorative stone effect blockwork to match existing (if a good match can be obtained) and lapped timber boarding.
Windows: White uPVC to match the existing
Door: White uPVC to match the existing
Rainwater Goods: White uPVC to match existing

Veranda:

Roof: Translucent polycarbonate sheets
Posts: Timber.
Rainwater Goods: White uPVC to match existing

Replacement Roof over Conservatory: GRP or Rubber membrane

External Hard standing:

Driveway: Tarmac
Decking: Treated timber

Impact on Conservation Area:

It is considered that the minor alterations and extensions will have little impact on the present bungalow and no adverse affect on the character of the area nor will there be an adverse impact on the adjacent/neighbouring properties.

Foul and Storm Water Drainage:

The present bungalow is connected to the mains foul sewer via an inspection chamber in the adjoining property to the north. The present system is combined however the proposal is to separate the storm water from the foul drainage and to collect the rainwater via an underground tank for use for both the garden and for the flushing of WC's.

Access and Parking:

Whilst one internal parking space is to be lost due to the conversion of the single garage the enlarged driveway and parking area will enable three vehicles to park with an ample turning area enabling vehicles to exit the site in a forwards direction. At present vehicles have to reverse down a narrow driveway between low retaining walls if there is already one vehicle parked on the drive.

The widening of the entrance drive and gates will allow easier access for vehicles including emergency vehicles. The proposals will improve road safety avoiding vehicles having to reverse out onto the roadway where the site boundary retaining walls impede visibility in both directions.

Sustainability:

The proposals include the replacement of the oil fired boiler with an air source heat pump sited on the east side (rear) of the dwelling, refer to floor and block plans for its proposed location.

Replacement of the current conservatory roof with an insulated flat roof will reduce the excessive solar heat gain in this room whilst reducing heat loss during the colder months and weeks.

Additional roof insulation will be installed as part of the scheme to improve the thermal performance of the building as required whilst installing the air source heat pump. The present bungalow has an inner timber framed leaf with 100mm thickness fibre insulation fitted between the frame studs.

The improvement works will include replacement electrical installations with all new lights being replaced with low energy LED lighting.

Rainwater harvesting will separate the roof drainage from the foul (currently combined) with the stored water used for both garden use and for the flushing of W.C's.

Signed. 

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