



Design & Access Statement

Location: 20 Orchard Road, Upper Poppleton, York, YO26 6HF

Proposal: Dormer Loft Conversion And Gable Extensions

Introduction/Use

This design and access statement is produced for the renovation and extension to 20 Orchard Road, Upper Poppleton on behalf of Mr Clark. The works consist of a new dormer and extensions to both gables. The property is currently a single storey bungalow. The existing property is in a residential estate in the centre of Poppleton accessed from Orchard Road. The plot is a corner plot of Orchard Road and Dikelands Lane with access for pedestrians and for vehicles from Orchard Road. The property is currently a 2 bedroom detached bungalow property. The application seeks to increase this to 4 bedrooms by way of loft conversion and dormers. Similar extensions to both ground floor and lofts have been carried out on nearby buildings.

Amount

The proposal is for new dormer along with gable extensions. Dormers to the front will be tile hung. The gables are extended to provide a larger living room space and a double garage. This increases the ground floor footprint to mimic others within the area.

The dormer will create space within the existing loft for a further master bedroom. No further overlooking of neighbours property will be created than that that already exists from the ground floor windows.

The plot as a whole is substantial enough for this type of extension and the build footprint is not increasing significantly.

Layout

The position of the proposed extensions are to the gables while the loft conversion is throughout. The site is largely bordered by planting and 1.8m fencing. The North rear is shadowed by the neighbouring property. The east gable faces neighbouring secondary windows and is extended 2m closer to the boundary. The front and west gable are the most apparent facing the street scene. These are sheltered by hedges of around 1.6m high. There is ample garden space to the frontages. The proposal will leave ample exterior open space for a typical dwelling of this type in this area.

Scale

The ground floor extensions are typical for this type of dwelling in the area. Dormers are subservient to the main roofline and minimised to the frontage. The scale is reduced 2 storey and consistent with others in the street scene.

Landscaping

The boundary treatment will remain as existing to the front and rear. The close boarded 1.8m fence and hedging will remain to the rear. The frontage will remain largely as hedging with the open hardstanding to maintain the parking area.

Appearance

The proposed extension will be primarily brick and tile to match the existing. The dormers will be tile hung to match the those of neighbouring properties. Windows will be uPVC to match the styles and proportions of the existing while been suitable for escape purposes.

Access

The site lies on Orchard Road, approximately 200m from the centre of Poppleton. The site is accessed from Orchard Road for pedestrians and vehicles. The property is on an easy walking route to the village centre and close to public transports main spine routes into York Centre. The bus stop is 150m from the property on Long Ridge Lane. There are ample shops and amenities within walking distance.

Emergency and other service vehicles can enter the site at the front on primary access from Orchard Road.