

DESIGN AND ACCESS STATEMENT

WOOLCOMBE COTTAGE, ST MARY'S LANE, UPLYME, LYME REGIS, DT7 3XH

SITE CHARACTERISTICS

St Mary's Lane is a quiet single lane of a rough and bumpy nature. Mature trees and shrubs line its verges. Woolcombe Cottage is accessed from the north end just off the Lyme Rd.

EXISTING SITE/PROPERTY

Woolcombe Cottage is a 3/4 bedroom two storey property situated just off the Lyme Rd. The land steeply drops from the road down to the property. As such there is limited space to extend the current property without losing valuable flat amenity space. The parking area is located off St Mary's Lane and behind this is a disused crumbling stone building (shown on the block plan). Currently the house has a septic tank. This application proposes the replacement of this to a new sewage treatment plant for both the main house and the ancillary outbuilding.

PROPOSED OUTBUILDING

Rather than lose some of the limited flat outdoor space by extending the main house this proposal is for a detached outbuilding in order to create a home office/ occasional bedroom for family and visiting friends.

EXTERNAL MATERIALS

Walls	- live edge larch/Douglas fir (see photographs)
Roof	- merlin grey profiled steel sheeting (see photographs)
Windows/	- grey coloured aluminium
Doors	- grey coloured aluminium

LAYOUT AND SCALE

The proposed outbuilding will sit in the north end of the site directly below the car parking area and as such will not be visible from any public space since the parking area is approximately 5m above the proposed site for the outbuilding.

AMOUNT

In terms of size the proposed outbuilding has an internal footprint of 29m². There is also a decking area of 31m² in order to provide a level outdoor seating area.

APPEARANCE

The proposed dwelling would be clad in larch, which would be left to grey over time. The roof would be a merlin grey profiled roof commonly seen on this type of building in the area. The building will appear somewhat rustic and in keeping with surrounding buildings of similar scale and size.

LANDSCAPING

The proposed outbuilding will sit in an open section of the garden and will use screw piles for the foundations in order to protect any nearby shrubs and trees. No additional landscaping will be required once completed.

ACCESS

The access to Woolcombe Cottage will remain unchanged as this building is for the ancillary use of the owners.

DRAINAGE

This proposal includes the replacement of the old septic tank for a new cleaner sewage treatment plant which will connect both the main house and the proposed outbuilding.

PHOTOGRAPHS



roof sheets



Live edge Larch cladding