HPK/2013/0622

Plans & Design

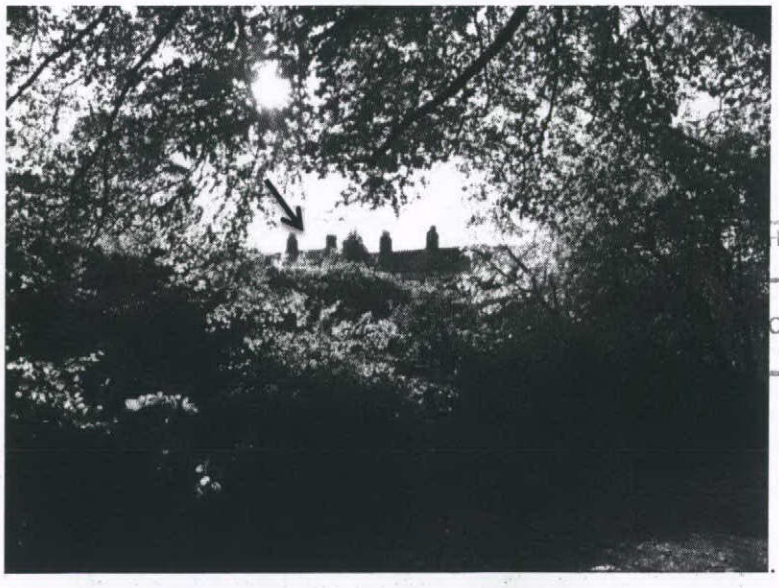
Design and Access Statement

2 Shepherd Cottages is an end terrace stone built dwelling situated in the small hamlet of Whitehough. Part of a block of two terraces, it also neighbours a further detached block of 3 terraces.

The property is accessed from the road and has a small garden to the front with direct access round to the rear by a private path to the side of the property. There is no vehicular access to the site. The rear of the property includes a large garden which extends out behind the neighbouring terrace with boundaries to the pub car park, fields to the rear and neighbouring land on both sides.

The cottage comprises of 2 bedrooms and a small bathroom at first floor. The proposed rear dormer will increase the living space to accommodate a further bedroom within the loft space. Unfortunately the existing loft space does not offer enough space for a bedroom without the dormer extension.

As the property is within a conservation area special attention has been made to reduce the visual impact of the proposed dormer. The property backs onto open fields which adjoins the nearby tramlines and public footpath. The photo below shows the view of the property from the public footpath which is shielded by trees and shrubbery. The photograph was taken in late October so foliage will increase and further shield the property in the summer months.



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To minimise the impact of the dormer on the existing property it is proposed to step the dormer in from the edge of the roof, the party wall and the rear eaves. Materials appropriate to the main dwelling will be used as the dormer is to be clad in hung blue slate to match the existing roof covering. The rear UPVC oak effect window will minimised its impact as the dark shade will be sympathetic to the blue slate.