

Design, Access and Heritage Statement

Introduction:

The site is a substantial plot situated to the south of High Street and is within the Epworth Conservation Area which was originally used as a tan yard with drying sheds.

'Shangri-La' is a detached bungalow with detached outbuilding built in 1963 after which a portion of the site was sold in 1986 on which two further bungalows were erected.

Since then, the bungalow has been extended to the front with a flat roof En-suite bathroom extension and PVCu porch and to the rear with a PVCu Conservatory.

Design Proposals:

The existing bungalow is constructed in a mixture of red and buff facing brick with a double roman concrete tile roof. The doors and windows consist of brown and white PVCu.

It is proposed to demolish the flat roof extension, rear conservatory and side chimney stack and to provide an infill extension with front porch as detailed on the accompanying drawings the existing roof tiles are to be removed and replaced with a flat interlocking tile.

Materials:

The existing bungalow and extension are to have colour through render to dpc level and new high-performance doors and windows installed throughout. The existing roof tiles will be replaced with grey low-profile tiles. All materials to be subject to agreement with Planning.

Access:

The site is substantial in area with the bungalow set well back from High Street and there are no proposed changes to existing access arrangements as part of the development.

Heritage:

The existing bungalow is of no architectural significance, and the proposals will enhance its appearance.