

**ALTERATION AND REFUBISHMENT OF THE FLAT ATTACHED TO THE NATWEST BANK ,
AT No.75 BROAD STREET CHIPPING SODBURY, BRISTOL BS37 6AD**

For Mr Jim Fannon

Job No. 789A

19th January 2021

DESIGN AND ACCESS STATEMENT

The Context

The building is located on Broad Street in Chipping Sodbury and it was until about 2 years ago the National Westminster Bank that occupied the entire building. The site lies within the Chipping Sodbury Conservation area and the building is listed.



Aerial view of the rear of the site

No.77

No.75

The Building

The building is a late 18th century/early 19th century grade II listed with later additions and alterations. The main 3 storey structure is constructed of pennant rubble stonework with a tiled roof and faced with render on the street frontage and the rear. Fire escape from the upper floors is via some existing metal stairs onto the flat roof of the former bank.

The Proposal

It is proposed is to alter and refurbish the existing upper three floors of No.75 which consist of a self-contained 4 -bed maisonette .

The Design

The proposal does not involve creating any additional floorspace.

Accessibility

The access off Broad Street to the existing maisonette will be unaltered. It is proposed to form a new access and escape route for the dwelling at the rear of property where there is an existing escape window. The head of the existing escape window is only 1700mm above floor level. It is therefore proposed to create a dormer in the roof to accommodate a full height door opening so that this can be used as the access via the existing external fire escape stairs to the flat from the car park at the rear.