



**117a and 117b High Street
Portishead
Bristol**

Proposed Rear Extension and General Alterations

**DESIGN & ACCESS STATEMENT
November 2020**

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1.0 Introduction

This Statement supports a planning application for the erection of a single storey rear extension, to a recently completed two-bedroom dwelling known as 117b High Street, Portishead, together with some additional minor alterations within the property curtilage as listed below:

- Installation of external lighting to gatehouse
- Erection of stone wall
- Installation of oak fascia over doors
- Erection of timber fence
- Installation of satellite dish
- Installation of TV aerial
- Solar panels and velux reconfiguration
- Internal layout alterations
- Installation of black iron guttering

This design and access statement focuses on the proposed extension to the former milking shed known as 117b High Street. Further details regarding associated minor alterations within the site are detailed in accompanying drawings and heritage statement.

The property sits within an area off the main high street, accessed via a private road to the side of 117 High Street Portishead. The dwelling was completed as part of a development involving the conversion and alteration of three buildings previously used for storage, into two residential dwellings and access gatehouse. More recently, a further successful planning application was made for a new dwelling to the south of 117b High Street.

2.0 Context

The property sits within a gated site, located off the High Street in Portishead to the rear of No. 117.

Originally a milking shed, 117b High Street was part of an agricultural premise. The wider site comprised three structures that have undergone conversion/alteration in line with a recently approved planning application. Now complete, the three existing formerly derelict structures now form two residences and a gatehouse.

As noted above, a further successful planning application exists at the gated site for the erection of a two-bedroomed dwelling.

These structures are predominately stone faced, with individual timber details.

The structural form of 117b High Street comprises a long thin 'L' shape building, which although successfully converted would benefit from the additional area to improve circulation and overall layout.

3.0 Planning History

Site has been subject to a small number of planning applications and associated Listed Building applications, as follows:

Ref: 15/P/1090/F

Description: Demolition of existing single storey garage/store building to permit vehicular access to site

Status: withdrawn

Ref: 15/P/1091/LB

Description: Demolition of existing single storey garage/store building to permit vehicular access to site

Status: withdrawn

Ref: 18/P/2998/FUL

Description: Full Planning Permission

Description: Proposed conversion of existing two storey hay barn to form 1no. dwelling; conversion of single storey shed building to form 1no. dwelling and alteration of existing garage to form gatehouse

Status: Approved

Ref: 18/P/2999/LBC

Description: Proposed conversion of existing two storey hay barn to form 1no. dwelling; conversion of single storey shed building to form 1no. dwelling and alteration of existing garage to form gatehouse

Status: Approved

Ref: 19/P/1728/NMA

Description: Non material amendment to application 18/P/2998/FUL (conversion of existing two storey hay barn to form 1no. dwelling; conversion of single storey shed building to form 1no. dwelling and alteration of existing garage to form gatehouse).

Status: Approved

Ref: 19/P/1105/LBC

Description: Non material amendment to application 18/P/2998/FUL (conversion of existing two storey hay barn to form 1no. dwelling; conversion of single storey shed building to form 1no. dwelling and alteration of existing garage to form gatehouse).

Status: Approved

Ref: 19/P/2786/FUL

Description: Erection of a detached dwelling.

Status: Approved

4.0 Use and Amount

4.1 Existing Use and Amount

The existing building comprises a two-bedroomed dwelling set over one floor with parking areas to the front and sizable garden area to the rear. The approach to the dwelling is via a private road leading from the main high street, then through a gatehouse structure into the settlement area.

The former milking shed is to the north of the settlement, with the front facing south. The location of the proposed extension is to the rear of the property, and cannot be seen from the front.

Further north of the dwelling directly adjacent to the rear garden is a funeral director business. An extension to the business premises has recently been permitted which will extend most of the way along the rear boundary to 117b High Street.

4.1 Proposed Use and Amount

It is proposed to construct the new extension within the rear garden at the northern edge of the site. The extension will be a single storey with a low-level flat roof, containing two bedrooms, bathrooms and associated circulation areas.

The extension will not be visible from any aspect aside from within the rear garden itself. Overlooking to or from adjacent premises will not be possible.

5.0 Layout and Design

The footprint of the new building has been carefully considered to prevent any encroachment to neighbouring boundaries and to ensure the size of the extension is balanced against the existing building.

6.0 Scale and Massing

To ensure the existing building remains dominant, the extension will sit below the existing roofline to the rear of the building.

7.0 Materials

It is proposed to complete the exterior with random pennant stone rubble from within the site as far as possible, and to incorporate the existing rear boundary wall into the structure. The roof will be flat, finished in grey membrane to ensure the addition remains subservient in terms of mass and appearance. Windows, doors, external timberwork and rainwater goods will all be selected to match existing.

8.0 Landscaping and Ecology

This application does not affect measures previously approved for the site.

9.0 Access

9.1 Existing Arrangements

The current site access is via an access road from High Street. The access road curves into the site and entrance is made through the newly formed gateway, formerly a garage structure.

9.2 Proposed Arrangements

This application does not affect measures previously approved.

10.0 Sustainability

10.1 Factors

To supplement the local authority core requirements for sustainable construction the design team have taken into account the main issues that contribute to the proposed developments overall sustainability.

Daylight

The proposed development will make good use of glazing to help maximise the use of daylight to all occupied areas, thus reducing the requirement for artificial lighting.

Lighting

All internal lighting will be low energy fittings. In order to be classified as a low energy light fitting, the fitting must have an efficiency of 60 lumens per circuit watt or higher.

In addition, all external security and safety lighting will be fitted with daylight and movement sensors.

Heating

The proposed heating and domestic hot water supplies are likely to be fed from a high efficiency gas-fired boiler feeding a wet system.

Ventilation

Due to the location of the development being within a coastal semi-rural area, it is not expected that a mechanical ventilation system will be used to provide fresh air to the occupied areas.

Water Usage

Where possible, sanitary fittings should be specified to minimise water use within the building. This can be achieved through the use of low flow rate fittings and low flush toilets

Materials

Where possible, it is proposed that construction materials will be purchased from sources that minimise carbon emissions and/or come from sustainable sources. The environmental policy and sustainability policy for each manufacturer shall be carefully considered before orders are placed.

Where possible, timber should be sourced that has Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification PEFC certification. This is to ensure that the timber is legally and sustainably sourced.

Management

The site is self-contained, and aside from the necessary site traffic, works should have little impact on the neighbouring community.

The site is fairly remote in comparison to those located in built-up areas. It is proposed that the site will be secured using appropriate site fencing.

Hours of construction should be contained to 7.30am to 6pm, Monday to Friday. 8am to 1pm during Saturdays and no construction activities on Sundays and Bank Holidays.