

Design & Access Statement
1 bedroom Studio Apartment
298A North Street, Bristol, BS3 1JU

1. Context

298 North Street is a Mixed Use property. The front of the Ground Floor is currently Use Class A3/D1 and is used as a Restaurant/Bar and Language School(NB: Prior to Use Class changes 1st September 2020). At First & Second Floor is a 2 bedroom apartment, which is Use Class C3 and is currently rented.

At the rear of the Ground Floor is an area which is Use Class C3 Residential, located within a single storey structure with a flat roof. This is currently un-occupied. It is accessed from an internal corridor and opens out onto the rear garden..

The rear garden is currently split into two levels, the main garden area towards the rear boundary has a level which is 1.3m higher than the area immediately outside the rear door.

To the sides of the Ground Floor single storey structure, the boundary walls are built up to a high Parapet.

Along the garden boundary with 300 North Street, the neighbouring property has built a large single storey extension which runs along the full length of the garden. Along the garden boundary with 296 North Street, there is a brick boundary wall with a timber fence on top. The height of the fence is at a similar height as the current flat roof. The result is that the lower garden area is enclosed from both adjacent properties.

2. Proposal

Design

The proposal is for the creation of a 1 bedroom studio apartment within the rear Use Class C3 area, and within a rear extension which would infill the area between the rear of the storage space and the higher level of the rear garden.

The new apartment would be accessed via a new entrance door from a communal stair lobby. The proposal for the extension allows for the existing flat currently over the store to be extended in the same plane.

Rear doors from the apartment would access a small area of lower garden, with steps to access the higher area. Doors & windows would match the main building, and horizontal timber cladding would also match the exterior of the building at First Floor.

Waste & Recycling

There is currently no Waste and recycling storage facility on the site. Waste and recycling is put out at kerb side on the day of collection from the restaurant & the apartment on the upper floors. It is proposed that a similar arrangement is included for the proposed Ground Floor apartment.

3. Summary

The proposed apartment will be achieved with a small intervention and alteration to the existing Ground Floor area. The roof is to continue in the same plane as the existing, resulting in no additional height impact on neighbouring properties.

The neighbouring properties are currently obscured by extensions within their own curtilage, or high boundary walls and fences. The additional single storey extension will have minimal visual impact from the gardens of both adjacent properties.

4. Existing Site Photos



1. Rear Elevation view including rear garden with higher ground level and single storey area.



2. Single storey Use Class C3 area with flat roof. Boundary with no.300 North Street with roof line of extension within no.300 visible.



3. Rear garden with higher ground level. Boundary with no. 300 North Street and extension within no.300 running continually along boundary.



4. Rear garden with lower ground level. Boundary with no. 296 North Street



5. View towards rear boundary from lower garden area.