

**66 Malvern Road
St George,
Bristol**

Design and Access Statement for
Single Storey Side & Rear Extension

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Introduction

This statement seeks to describe the development proposals and the design process that has been undertaken, and should be read in conjunction with the application documents.

Site Description

The site currently forms part of a development within East Bristol created circa 1930's

The property is a semi-detached house with attached garage

To the rear of the property is a garden measuring approximately 25 metres in length.

There is off street car parking to the front of the property that will not be affected by the proposals

Surrounding Area

The site is situated in the St George area which is located in East Bristol and forms part of the City and County of Bristol

The immediate and surrounding areas consist mostly of residential dwelling houses

The local building styles are predominately single and two storey residential, semi detached and detached dwellings dating from around the 1930's with external envelopes consisting of a facing brick & render with concrete tiled roofs.

All of the houses in the area face directly into the road. Residents car parking is mainly in the form of on and off-street parking.

Amenities within the proximity of the site include local shops nearby with local pubs and restaurants within walking distance, local schools are many and within easy reach.

The Avon ring road and main roads through the city ensures easy access to all motorways, Bath and Bristol

Site Constraints

The site is located in Malvern Road

The rear elevation cannot be viewed from the road.

The proposed development will be partly constructed from the existing ground floor footprint
It will not compromise existing overlooking of any residential development in the vicinity.

Site History

The owners want to take this opportunity to develop it into their dream family home with an extension that will facilitate the needs of their growing family

This will enable the best use of space within their budget

The site, as far as can reasonably be ascertained has been used for residential purposes since its construction.

The Proposal

The proposal consists of a ground floor side and rear extension that will provide increased living space and also provides a downstairs shower room & WC

A water butt and composting bin are to be provided in the garden to harvest rainwater and reduce household waste.

The materials chosen for the design will be render spar finish and concrete roof tiles all chosen to match their own and existing properties in the locality.

All the proposed windows have been proposed as low maintenance upvc. Using these materials the scheme will sit well within the area, adding a little variety whilst at the same time being sympathetic to surrounding vernacular.

Access

Malvern Road, is a residential road, main bus routes can be accessed within five minutes walk

Existing drainage that was used for the conservatory will be utilised to provide surface water run off the new proposed roof and the addition of a soakaway

Conclusion

The property, whilst semi-detached has minimal living areas, and a small kitchen, the extra ground floor area proposed will enable a larger kitchen and dedicated dining area space that will be created developing the dwelling into a true modern family unit.

Careful placement of windows has ensured complete privacy of neighbours. The scheme, through its layout and design style, will incorporate already established features and reflect on similar extensions in the vicinity, the proposals will enhance the built area.