

Design & Access Statement for a
Full height window and additional rooflights
at
13 Allington Road, Southville, Bristol, BS3 1PS



View of rear of 13 Allington Road.

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INTRODUCTION

This application seeks approval for a full length window (in place of an existing window) and 2No. new rooflights at the rear of 13 Allington Road. The front elevation will be unaffected by the proposals. The property already has approval for a loft conversion (Ref: 18/01820/H) and single storey side return extension (18/05652/H). The proposed works will complement the additional and changes already approved.



Satellite view of Allington Road

THE SITE & LOCAL CONTEXT

- The application site is situated in the Bedminster Conservation Area. The site is located within the inner urban neighbourhood of Southville close to a range of shops and services in Bedminster and within walking distance of the city centre. The area also has easy access to local public transport, with regular bus services to all areas of Bristol and beyond from Coronation Road (A370). It is also only a short distance from Temple Meads railway station.



The site location in Southville.

- The south of Allington Road (odd numbers) comprises of mid-Victorian terraced properties of a comparable age and style. Generally of 3-4 bedrooms with bathrooms to the front, (as indicated by the soil and vent pipes to the front elevations) and two storey projections at the rear.
- The front elevations of the properties feature single storey bay windows, painted rendered walls with squared edged dressings, and clay double Roman tiled covered roofs separated with brick parapet walls, which provide a strong local character.
- The overall uniformity of character and appearance in all these respects is a fundamental characteristic of the Bedminster Conservation Area.
- According to Environment Agency mapping, the site is within Flood Zone 1 which is not at risk from flooding from either tidal or fluvial sources.
- Due to the typography of the sites, most have narrow terraced gardens, with raised patio areas to the rear, which are close to first floor level.

PROPOSALS

- The application seeks to lengthen the existing window to the rear bedroom, by lowering the cill, to create a full length window with top opener.
- It also seeks to add 2No. Velux rooflights over the same rear bedroom to increase natural light and the feeling of height and space.
- Further details are provided on the submitted plans and elevations

CONCLUSION

The drawings show that the proposed alterations are very minor, and simply seek to improve the natural light for the rear bedroom in this mid-terraced property. The rooflights will be located so that they do not provide any opportunity of overlooking the neighbours, and therefore there will be no impact on the neighbours. We hope the local planning authority finds this agreeable and is able to recommend the proposals for approval.