

Design, Access and Heritage Statement:

Site address: 15 Culverwell Road, Bristol. BS13 9EY



Development description:

Double and single storey side / rear extension.

Existing property:

Site details: 2 Storey end terraced house constructed circa 1950. The surrounding area is of similar styles and types of dwellings. Large gardens to side and rear with double garage and 2 off street parking spaces to the rear. The large side garden is open to the street and offers little privacy.

Application details:

Planning permission is sought for a double and single storey extension to the side and rear to form an enlarged living space at ground floor and much needed additional bedroom space.

Design:

The overall design approach is to create a sympathetic extension that fits the local and wider context. The terrace has been extended in line with Bristol City Council design guidelines and the 3.0m rear extension is 0.5m shorter than the 3.5m deep guideline allowance for rear extension.

Refer to proposed elevation drawings for details of the materials to be used. The proposed materials are to match the existing materials, render, roof tiles, white upvc doors, fascia boards rainwater goods to match the existing.

The garden boundary walls will remain as existing.

Scale:

The scale of the proposed extension is in proportion to the existing dwelling, the extension would not compete with or dominate the appearance of the host property and is an improvement in terms of look over the existing layout / elevations. The side garden is 8.7m at its widest point next to the front of the house and 8.1m wide next to the rear of the house. The proposed 3.5m wide side extension takes up less than half of this available width so sits comfortably within the plot leaving well over 4.0m of side garden.

Appearance:

Appropriate materials have been selected to create a design that will enhance and blend in with the host property.

Layout:

The new footprint of the extension is of adequate size to accommodate the required functions of the property and provide a much needed larger home for the family who are currently living in cramped conditions.

The extension has been designed so that it sits appropriately in relation to the plot and the boundaries.

The extension will provide the occupiers with an enlarged dwelling with additional habitable space to accommodate their future needs.

The 3.0m rear extension will have minimal impact on the adjoining neighbour and replaces an existing 2.9m deep structure to the rear of the existing property.

Access:

Access to the property will be unaffected. There is no adverse effect on parking or amenity space as a result of the proposed works, the existing parking arrangements are unchanged, 2 off street spaces and 2 garage spaces.

Waste & Recycling Storage:

No changes to the existing facilities on the site are proposed.

Summary and Conclusions:

The proposal outlined above will provide the owners with a home that will meet the needs of their family, whilst minimising any impact upon neighbouring properties and the surrounding environment.

In summary the proposal represents a sustainable well designed solution that will improve the quality and appearance of the existing house.

It is with this in mind that we seek the approval of the scheme by Bristol City Council.

Additional images

