



91 Burley Crest
Downend
Bristol

Proposed Extension and Subdivision to Create New Dwelling

DESIGN & ACCESS STATEMENT
April 2021

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1.0 Introduction

This Statement supports a planning application proposal to provide a dwelling within on existing developed land. The proposal comprises:

- Construction of double storey rear extension and subdivision of existing property to create an additional two-bedroom dwelling, together with necessary amenity areas, cycle and bin storage.

2.0 Context

The site is located towards the southern edge of Downend, close to the neighbouring village of Mangotsfield in South Gloucestershire. The proposed dwelling location occupies an existing building, currently forming part of 91 Burley Crest. The host property comprises a four-bedroomed dwelling with a large garden area and off-street parking to the front.

The existing property is large, with a very large garden area. It is thought that this area is excessive and underused, and could be better utilised.

Currently, the site does not have any distinguishing features, predominantly hard-surfaced to the front with overgrown garden area to the rear.

The site is flanked on the southern boundary by a detached property, with the existing property and others to the north. Opposite the site, to the west, sits a row of detached and semi-detached houses. Garden areas are to the east. The surrounding properties are a mixture of styles, sizes and ages, providing a mixed vernacular to the immediate area.

3.0 Planning History

Individually, the site was subject to a recent application to extend the existing host property, approved, ref PK20/24201/F.

Prior to that, the site benefitted from an approval to erect a detached garage, ref K1890

4.0 Use and Amount

4.1 Existing Use and Amount

Aside from providing garden area, the large site does not have any ancillary beneficial use. The site would benefit from the modest development proposed.

4.1 Proposed Use and Amount

It is proposed that a modest two-storey rear extension is provided to the existing extended dwelling, from which the new two-bedroom dwelling can be formed. At the rear of the building, above average amenity areas will be provided together with bin and cycle storage as necessary. It is envisaged that the dwelling will be a 2-bedroom, 3-person structure with floor areas in excess of the national minimum standards.

The existing building will be provided with new bin and cycle storage facilities and will retain large amenity areas.

5.0 Layout and Design

Whilst there are limitations in the area that can be developed due to existing site size and shape constraints, it is considered the area proposed will be adequate for the purpose envisaged. The dwelling will not extend beyond established building lines and due to the proposed placement, mass and shape, will not cause undue overbearing to the adjacent buildings.

Variation in building styles and historical alterations and additions are presented in the vicinity of the site, with development having taken place at various stages since the area was originally established. To ensure the proposed dwelling merges with its surroundings, a gable style appearance has been taken from the existing and adjacent properties. With a dual pitched roof and gable ends, the design seeks to blend as far as practical.

6.0 Scale and Massing

The existing surrounding buildings are of a various heights and scales throughout the immediate area, with predominately two-storey structures presented.

To appear subservient to the existing building to the north, the proposed additional extension to the rear will be set in from the boundary, and will maintain a low roofline.

7.0 Materials

The existing neighbouring buildings contain a mixture of materials, with render predominately represented in the immediate vicinity of the site, this has been chosen as the main finish material.

Again, to mimic other properties around the development, white PVCu framing will be used for all openings, with windows represented in a casement style to suit the overall appearance.

The roof will be finished with brown coloured profiled tiles, with white UPVC gutters and rainwater pipes to match adjacent existing.

8.0 Landscaping and Ecology

Existing landscaping is of a domestic nature only, but where available, will remain as currently presented or improved where practical.

9.0 Access

9.1 Existing Arrangements

Transport links within the area are substantial with established bus routes close to the property. Several public transport links are available within a few minutes' walk of the site. With convenience shopping available close to the site and a number of supermarkets less than a mile away, the site is considered highly sustainable due to its location.

The existing frontage provides parking for a number of vehicles.

9.1 Proposed Arrangements

It is intended that the proposed dwelling will benefit from the immediately available transport links as noted above.

As noted above, the existing frontage provides parking for a number of vehicles, with just one of these spaces required for the proposed development. The existing host property will retain adequate parking facilities.

10.0 Sustainability

10.1 Sustainability Summary

With generously sized glazed areas, the proposal aims to maximize natural light and ventilation to the dwelling, with energy efficient light fittings and controls to be provided. All sanitary fittings will provide reduced flow or low-capacity flushing.

10.2 Energy

Due to the need to match surrounding buildings, it is proposed to use standard masonry construction with a high-grade insulation to maximise heat retention. The design is intended to surpass the minimum elemental u-value standards.

Lighting is to be provided using low-energy fittings throughout the property. External lighting is to be fitted with motion and daylight sensor control.

Alternative energy sources could be considered for this site. Among recommendations for consideration due to suitability would be the following options.

Ground-source heat pump
Air-source heat pump
photovoltaic panels

Both CHP and District Heating solutions do not ideally suit this proposal being a singular unit. Similarly, the small-scale development does not lend itself favourably to biomass. With a low level of overshadowing, photovoltaic panels could be considered to be the most applicable solution to provide a good level of energy reduction if renewable energy is to be used by the developer.

10.3 Water

Water-butts could be used at the rear rainwater downpipe position. The butt sizes should be 210L, and the harvested rainwater will be used for external washing down existing hard surfaced areas and maintaining planting where possible.

Low flush and low-flow appliances will be utilised in the sanitary installation.

10.4 Materials

Materials used in the construction will be sourced from local suppliers (Stowells, Tarmac Topblock, etc), promoting localism and preventing lengthy delivery journeys.

10.5 Surface Water Run Off

Permeable surfaces around the proposed dwelling will remain. The site is fairly level, and is elevated in comparison to the surrounding area, and consequently not considered to be situated within a flood risk area.

10.6 Waste

An area within the site boundaries will be designated for storage of domestic recycled material and general waste storage.

10.7 Pollution

Heat will be provided using a gas fired boiler, sized appropriately to work with maximum efficiency for the size of the property. Insulation products without Global Warming Potential will be specified.

10.8 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 bounded naturally on three sides, with the remaining aspect to be secured using appropriate site fencing.