

DESIGN AND ACCESS STATEMENT

Incorporating:

RESOURCE EFFICIENCY AND ENERGY STATEMENT

To Accompany a Full Planning Application for the Demolition of an Existing Building and the Erection of a Detached Two-Storey 3-bedroom Dwellinghouse at:

21, LODWAY

PILL

BRISTOL

BS20 0DQ

Prepared for:

Mr T Worley

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1. INTRODUCTION

Collier Reading Architects have been commissioned by the applicant to submit a full planning application for the demolition of an existing stone outbuilding and erection of a detached two-storey, 3-bedroom dwelling house.

A previous application – **referenced 12/P/1417/F** - on the site was made in 2012 for the proposed construction of 1 no. detached two-storey dwelling and conversion of the existing stone building into 1 no. dwelling, in which planning permission was granted. However, the applicants did not implement the consent on the outbuilding and so far, is now deemed lapsed. Despite this, the application warrants that the existing outbuilding can be developed into residential use. However, the applicants are now proposing the demolition of the existing outbuilding to allow for the construction of a 3-bedroom house, and so far, conforming with the previous application to change its use to residential.

The proposed site is not within a conservation area, nor is it a listed building.

The proposed development is located within the service village of Pill, a predominately residential area. Defined by North Somerset Council, a service village provides services beyond their immediate locality and so far, serve between 1 to 3 parishes. The village of Pill is located adjacent to the M5, a major motorway which links the South West to the Midlands, and so far, providing excellent links to the rest of the region and country. Shirehampton train station is also within a 6-mile radius of the property, thus, providing swift connections into Bristol City Centre, which could pose an incentive for many to use public transport and live within the area of Pill. Therefore, the site is within a prime sustainable location, providing key access routes and accessibility to public transport.

The existing stone outbuilding is believed to have been constructed in the late 19th century and presumed to originally function as storage. The outbuilding is now used as a store and within an ill state of repair (as shown in the image below), which has incentivised the proposal which sets to demolish the existing outbuilding to enable the erection of a more sustainable dwellinghouse that is more in keeping with the neighbouring properties.



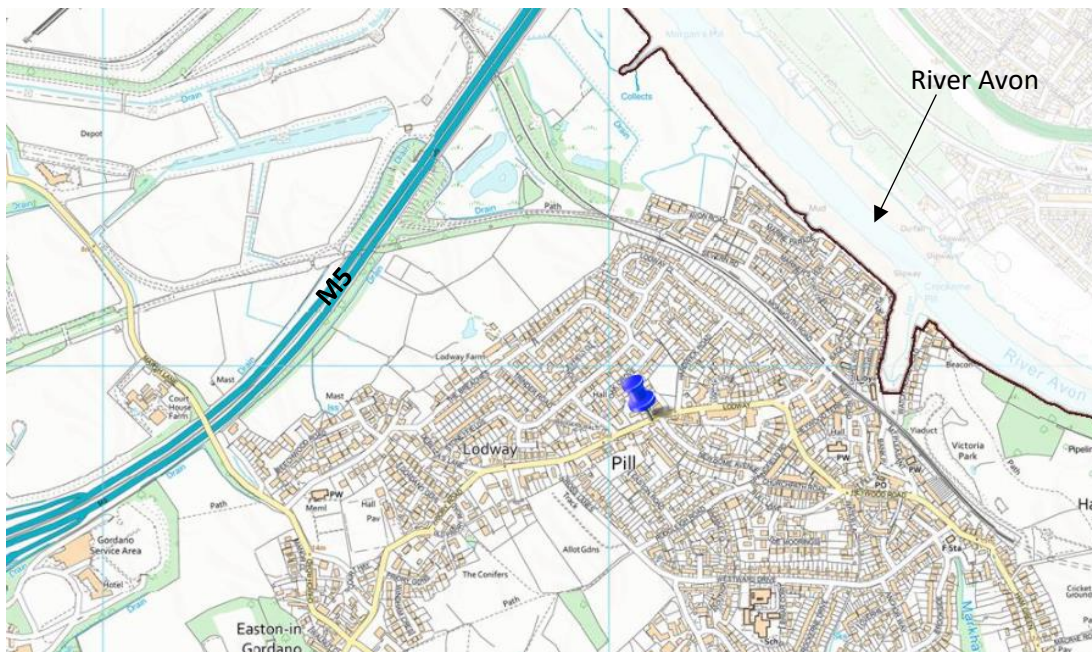
Front elevation of the existing stone outbuilding (to the left).
Image Sourced: Collier Reading Architects.

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The neighbouring properties have been subject to gradual amendments over the years to meet the modern living standards of its occupants. Thus, the majority of properties have been finished with render.



Site Boundary at 21, Lodway in Pill. Image Sourced: <http://map.n-somerset.gov.uk/dande.html>



The site in relation to the River Avon and M5 motorway. Image Sourced: <http://map.n-somerset.gov.uk/dande.html>

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1.1 Justification and Design Concept

The proposal is for the demolition of an existing stone outbuilding and erection of a detached, two-storey, 3-bedroom dwelling house. Such a proposal will make excellent use of the plot of land where the dilapidated outbuilding currently sits, as well as, contribute to the provision of new housing within the North Somerset District.

Demolition of the property has been proposed due to its ill state of repair, and the desire to propose a more sustainable and sympathetic dwelling which is more in keeping with the neighbouring properties; The majority of which are typically finished with render opposed to exposed natural stone.

The proposal sets out to develop a 3-bedroom detached house, complete with 2 off-street car parking spaces and front garden. Thus, offering an adequate family home within the village.

The proposal will reflect that of the neighbouring properties by utilising similar building materials such as render, which the majority of surrounding properties are finished with. The proposal will also integrate the sustainable resource, timber cladding, which will improve the sustainability of the proposal as well as improve the aesthetic and overall finish of the property.

2. PLANNING POLICY

2.1 National Planning Policy Framework (NPPF)

The NPPF is framed as a positive, responsive and enabling document, seeking to facilitate sustainable development and growth, support and secure sustainable economic growth and ensure the planning system complies with the guidance set out by the NPPF as a means of achieving sustainable development. Therefore, significant weight is placed on the need to support economic growth through the planning system. Applications for sustainable development should be approved wherever possible, consistent with an overarching approach that demands 'a presumption in favour of sustainable development'. It advocates a proactive, creative and solution-seeking approach to planning.

The achievement of sustainable development is ensured through the provision of key planning policies within the NPPF, which underpin the plan-making and decision-taking process in the planning system. The planning system is required to adopt a proactive approach to development within each area, favouring the construction of sustainable development whilst also taking into consideration the local circumstances of the area as a means of reflecting the local character, needs and opportunities of each area.

The NPPF states that the planning system should operate in a positive, responsive and creative manner to enable sustainable development and facilitate growth. Sustainable communities can be characterised as places where people want to live and work.

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The NPPF promotes high quality and inclusive design, indivisible from sustainable development. Good design should contribute positively to making places better for people. Planning decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; establish a strong sense of place, and create attractive and comfortable places to live, work and visit; respond to local character and history, and reflect the identity of local surroundings and materials, that is visually attractive as a result of good architecture and appropriate landscaping.

Good design and protection and enhancement of the environment are critical components of central government guidance, as identified in the NPPF.

This proposal optimises the development potential of the site, whilst taking into account the density of the site surrounds and will provide a well-designed scheme that sits comfortably within the site and will be in keeping with the appearance and massing of surrounding buildings; Ensuring the enhancement and preservation of the local character and distinctiveness. Thus, it is considered that the proposal aligns with policy set out by the National Planning Policy Framework.

Local Planning Policy

North Somerset Council Core Strategy

Vision 6 Service Villages Vision

By 2026 the Service Villages will become thriving rural communities and a focal point for local housing needs, services and community facilities. They will become more self-contained in terms of providing jobs and serving the local and surrounding community for all their day-to-day needs, whilst protecting their individual character.

The proposal which is located within the service village of Pill will contribute to the local housing needs by providing one 3-bedroom dwelling house. In conjunction with this, it will provide job opportunities throughout the development phasing of the property as well as fulfil the villages housing needs, and so far, meet the criteria set out within **Vision 6**.

Priority Objective 1

Deliver sustainable housing development across North Somerset to meet housing needs, through the provision of a minimum of 20,985 new homes by 2026.

The proposal will contribute to the provision of new housing within North Somerset by providing one 3-bedroom dwellinghouse.

Priority Objective 10

To ensure that sufficient parking is provided in new developments to meet the needs of users in a safe and well-designed environment, while public parking in town, district and local centres contributes to their continued vitality, and provides for 20 choice in transport modes.

The proposal will provide 2 off-street parking spaces, which will be accessed via the entrance shared with no. 21A and no. 23 (which are located adjacent to the existing outbuilding). And so far, will meet criteria set out in **Priority Objective 10, policy CS11, DM28** and standards set out by the North Somerset Parking Standards (2013) SPD.

CS11: Parking

Adequate parking must be provided and managed to meet the needs of anticipated users (residents, workers and visitors) in usable spaces. Overall parking provision must ensure a balance between good urban design, highway safety, residential amenity and promoting town centre attractiveness and vitality. New developments must seek to maximise off street provision, assess where on-street provision may be appropriate, demonstrate that buses, service and emergency vehicles are not restricted, and ensure that the road network is safe for all users.

In accordance with **policy CS11, DM28, Priority Objective 10** and **North Somerset Parking Standards (Nov 2013)**, the proposal has been designed to ensure the provision of off-street parking to accommodate for 2 vehicles. The parking spaces will be positioned in front of the proposed dwelling, which is set back from the road. Off-street parking will ensure maximum safety as it will protect the vehicles and its passengers from on-coming traffic. It is also a desirable specification to be provided with households, as provision of parking in close proximity to the dwelling is preferred.

CS12: Achieving High Quality Design and Place-Making

North Somerset Council is committed to achieving high quality buildings and places across all of North Somerset, in particular to support comprehensive regeneration at Weston-super-Mare. High quality architecture and urban design will be sought from development demonstrating a robust design process to generate solutions that have clearly considered the existing context, and contribute to social, economic and environmental sustainability. As part of a comprehensive place-making strategy new development should function well, supporting sustainable land uses and seek to improve the image of the area. Poor design standards in individual buildings and larger schemes are not acceptable.

Proposals of all scales will be required to demonstrate sensitivity to the existing local character already established in an area and should take the opportunity to enhance the sense of place and local identity through a well thought out design. Where the existing design characteristics are not considered of a high quality, new development should actively aim to enhance the area through good design. Schemes must be based on a thorough site appraisal.

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The proposal has been designed with consideration of the neighbouring properties and character of the local area. Thus, the property has been designed to utilise similar building materials to neighbouring properties whilst integrating modern aspects of design; This will ensure the proposal meets criteria set out in **policy CS12**, as it will demonstrate aspects of high-quality design, such as, the provision of timber cladding and bi-fold doors. The use of timber cladding will enhance the overall finish and aesthetic of the property whilst also improving the sustainability of the property, as timber cladding is deemed a sustainable resource.

Area Policies

CS32: Service Villages

New development within or adjoining the settlement boundaries of the Service Villages of Backwell, Banwell, Churchill, Congresbury, Easton in Gordano/Pill, Long Ashton, Winscombe, Wrington and Yatton which enhances the overall sustainability of the settlement will be supported where:

- *It results in a form, design and scale of development which is high quality, respects and enhances the local character, contributes to place making and the reinforcement of local distinctiveness, and can be readily assimilated into the village;*
- *It has regard to the size, type, tenure and range of housing that is required;*
- *It will not cause significant adverse impacts on services and infrastructure and the local infrastructure is sufficient to accommodate the demands of the development*
- *It results in high quality sustainable schemes which is appropriate to its context and makes a positive contribution to the local environment and landscape setting;*
- *It does not result in significant adverse cumulative impacts (such as highway impacts) likely to arise from existing and proposed development within the wider area;*
- *The location of development maximises opportunities to reduce the need to travel and encourages active travel modes and public transport; and*
- *It demonstrates safe and attractive pedestrian routes to facilities within the settlement within reasonable walking distance.*

The proposal has been designed with consideration of the local character by using a render finish, which will reflect that of the neighbouring properties. And so far, be in keeping with the local character. It will also integrate contemporary and sustainable aspects of design in order to achieve a high-quality and sustainable design and thus accord with **policy CS12** and **development management policy 32**. This has been achieved by the utilisation of sustainable resource timber cladding which will enhance the aesthetic and overall finish of the property. In addition, the proposal is for the erection of a 3-bedroom dwelling house, thus, contributing to the provision of new housing within North Somerset, and according with **Vision 6** and **priority objective 1** of the North Somerset Core Strategy 2017. The proposal will act as an adequate family home.

In addition, the proposal is within a prime sustainable location, providing key access routes to the rest of the county and neighbouring counties, via the M5 motorway which is a 6-minute

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drive from the property. In addition, the property is in close proximity to public transport including Shirehampton train station, which provides fast connections to the city of Bristol (circa 30 minutes). And so far, acting as an incentive for many actively employed individuals whom may work within Bristol but prefer to live outside of the busy city.

Therefore, the proposal meets criteria set out in **policy CS32** as it promotes the use of public transport and strives to be in keeping with the neighbouring property as a means of enhancing and preserving the local character.

North Somerset Development Management Policies

DM28: Parking Standards

Development proposals should meet the council's standards for the parking of motor vehicles and bicycles. For any use not covered by these standards, provision will be assessed according to individual circumstances, having regard to the transport objectives of the council. Regard will be given to the provisions of any submitted Travel Plan.

The proposal provides adequate provision of parking, in accordance with the North Somerset Parking Standards SPD, **Policy Objective 10** and **core strategy policy CS11**. Guidance set out in the SPD states that 2-3-bedroom units should conform to providing 2 car parking spaces, which the proposal has adopted.

DM32: High Quality Design and Place-Making

The design of new development should contribute to the creation of high quality, distinctive, functional and sustainable places where opportunities for physical activity and recreation are maximised.

The design and planning of development proposals should demonstrate sensitivity to the local character, and the setting, and enhance the area taking into consideration the existing context. Design solutions should seek to enhance local distinctiveness and contribute to the creation of a sense of place and identity.

The proposal has been designed to be in keeping with the neighbouring properties as a means of enhancing and preserving the character of the local area. This has been achieved by adopting a render finish to the property, reflecting that of the neighbouring properties. The proposal will also integrate contemporary aspects of design, such as timber cladding. Timber cladding is deemed a sustainable resource and will enhance the overall finish of the property; thus, the proposal conforms with policies **CS32** and **CS12** which advocate sustainable design.

DM37: Residential Development in Existing Residential Areas

Any proposal for new dwellings on infill, backland plots, garden land or other sites within predominantly residential areas will only be permitted if it does not adversely affect the character of the area.

Proposals will be permitted provided:

- *the siting of the building(s) on the new plot(s) and layout respects the existing street scene;*
- *the plot sizes of both the new and existing property are in keeping with nearby properties;*
- *gardens are an appropriate size for both the proposed new and existing dwelling; and*
- *the design, form, scale and building materials are in keeping with the area;*
- *parking standards should be met for both the existing and proposed properties;*
- *it would not harm the street scene and local area. This includes the loss of characteristic boundary features, original estate layout landscaping or visually important trees; and*
- *the living conditions of the occupiers and adjoining properties would not be prejudiced.*

The proposal sets out to construct a detached 3-bedroom dwelling house which will be designed in accordance with the relevant local policies and with consideration of the character and distinctiveness of the local area. The scale of the property will be similar to that of the existing stone outbuilding, therefore, will not adversely impact on the existing streetscape along Lodway. The proposal has also been designed to be in keeping with the neighbouring properties and therefore, will enhance and preserve the character of the local area. It has also proposed to integrate modern aspects of design which will accord with policies **DM32 and CS12**.

Supplementary Planning Documents

North Somerset Parking Standards (Nov 2013) sets out the requirement for new development parking provision within the county. As set out in the SPD, residential development criteria, 1 parking space is required per residential unit (as shown in the table below).

In this instance, the proposal sets out to provide 2 additional car parking spaces, in accordance with the criteria set out by North Somerset Parking Standards which require 2 parking spaces for 2- and 3-bedroom units. The proposal is for a 3-bedroom dwellinghouse, thus, the proposed parking complies with policy set out in the SPD.

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Residential Standards

Development	Description	Minimum number of car parking spaces	Required number of cycle parking spaces
C3 General residential (including residential caravans)	1 bedroom unit (1 unit only)	1 space per unit	1 space per unit
	1 bedroom units (2 or more units)	1.5 spaces per unit	1 space per unit
	2 and 3 bedroom units	2 spaces per unit	2 spaces per unit
	4+ bedroom units	3 spaces per unit	2 spaces per unit

'Appendix A: Car and Cycle Parking Standards' in North Somerset.

Image Sourced: <https://www.n-somerset.gov.uk/sites/default/files/2020-03/Parking%20standards%20supplementary%20planning%20document.pdf>

Principle of Development

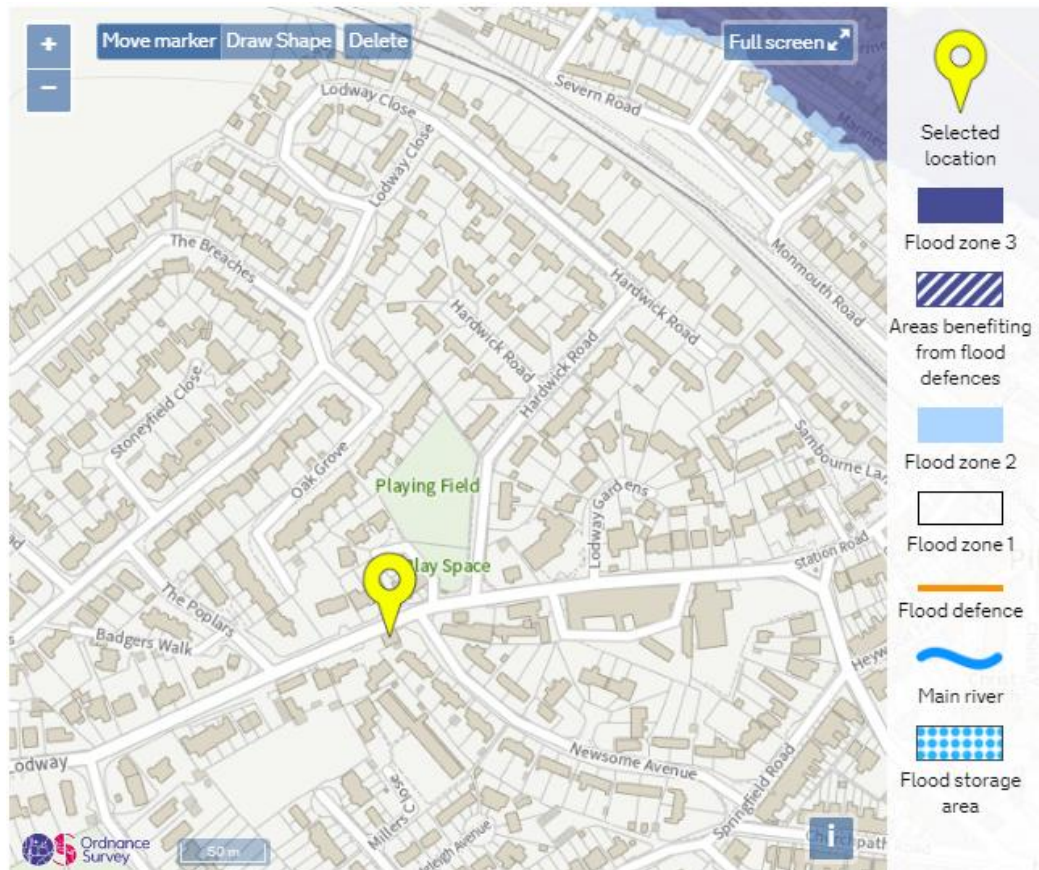
The proposal meets the criteria set out within the national and local development plans. The proposal has been designed in a sympathetic manner and strived to be in keeping with the neighbouring properties by utilising similar building materials. It has also strived to maximise the safety of parking by proposing 2 off-street car parking spaces in accordance with guidance set out within the North Somerset Parking Standards SPD.

Therefore, we consider that the proposal has been approached in a respectful manner, with consideration of the relevant policies and so far, is acceptable in principle.

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3. FLOOD RISK ASSESSMENT

The proposal is located within Flood Zone 1 (as shown in the flooding map below); therefore, a flood risk assessment is not required.



Flooding Map at 21, Lodway in Pill.

Image Sourced: <https://flood-map-for-planning.service.gov.uk/confirm-location?eastings=352051&northings=175863&placeOrPostcode=BS20%200DQ>

4. ACCESS

Vehicle access will be provided from Lodway (the adjacent road) through the existing access that will be shared with the adjacent properties, known as no. 21A and no. 23. As determined from previous applications, the visibility splays are adequate. In addition, each property which is accessed via the shared entrance have their own driveways and thus space to safely turn their cars. Furthermore, the entrance is approximately 6 metres in width, therefore, allowing 2 cars to pass through the entrance at one time. With this in mind, the current traffic flow along Lodway should not be impeded by vehicles entering the site.

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In addition, due to the sufficient turning space on the site, any vehicles associated with the construction of the proposal will be accommodated on the site, and so far, will not impact significantly on the traffic flow along Lodway or the highway infrastructure.

Pedestrian access into the property will be provided on both the front and rear elevations via entrance doorways.

5. LAYOUT

The ground floor of the property will comprise of a separate utility located at the rear of the property, complete with a back door which opens out onto the rear courtyard. There will also be a large lounge located to the front of the property which is accessed from the hallway in the centre of the ground floor. The hallway will include the staircase which provides access to the first floor, and a separate WC located under the staircase. A porch is also proposed at the front of the property. The ground floor will also include an open plan kitchen/dining area complete with bi-folding doors which will open out on to the front garden. This will maximise the natural daylight entering the property whilst enhancing the open plan feel to the kitchen/diner.

The first floor will comprise of family bathroom, 2 double bedrooms, one of which complete with a built-in wardrobe, and the master bedroom which is complete with en-suite and built-in wardrobe. The master bedroom will look out onto the front garden. There will also be a large landing space at the top of the stairs, which provides access into all 3 bedrooms and family bathroom.

6. SCALE & APPEARANCE

The proposed development is for the demolition of an existing stone outbuilding and erection of a 3-bedroom dwellinghouse.

The front elevation will be finished with both render and timber cladding to enhance the overall finishing of the property and be in keeping with the neighbouring properties, complying with policies **DM37, DM32, CS32 and CS12**. The west end of the elevation will include 2 proposed large windows on both the ground and first floor, these will be separated by timber cladding which will be applied between the two windows and under the ground floor window. The centre of the elevation will be largely be comprised by the porch which accommodates the main point of access into the property. The front of the porch will include the entrance doorway and 2 new full length uPvc windows which will maximise the natural daylight entering the porch. The roof of the porch will match that of the main roof by using clay roof tiles. An additional window will be proposed to the east end of the elevation, on the first floor; This will maximise the daylight

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entering the master bedroom. Bi-folding doors are also proposed to the east end of the elevation, which will provide access into the open plan kitchen/diner and thus, enhance the open plan feel of the room when the doors are open.

The side elevations will have a render finish. One of which will comprise of a proposed window on the first floor which will maximise light entering the lounge. The window will look onto the road, known as Lodway.

To the rear elevation, there will be 2 new windows proposed to the east end of the elevation, one on the first floor which will maximise the natural daylight entering the rear bedroom, and one window on the ground floor which will maximise the light within the separate utility room. To the centre of the elevation, there will be 2 small windows proposed, one on the first floor and one on the ground floor which will maximise the light within the downstairs WC.

7. LANDSCAPING

The external areas of the proposed dwelling will be refreshed, specifically to the front and rear of the property. There will be a small patioed courtyard located to the rear of the property which can be accessed via the utility room. A gate is also proposed at the rear of the property, which will provide access into the courtyard from the neighbouring property.

To the front of the property, a patioed area will be proposed in front of the bi-folding doors. In addition, 2 car parking spaces are proposed to the front of the property, providing off-street parking and according with guidance set out within this document.

8. RESOURCE EFFICIENCY & ENERGY STATEMENT

Sustainability Principles to be utilised where appropriate:

Construction:

- Sourcing materials locally and ensuring that indigenous construction materials are employed wherever possible
- Source labour locally
- Use of recycle/reused or renewable materials where practical.

Occupation:

- using natural daylight as much as possible
- solar shading with coated glass
- low energy lighting
- economic use of floor space
- dual flush toilets

9. CONCLUSION

This proposal seeks consent for the demolition of an existing stone outbuilding and the erection of a detached two-storey, 3-bedroom dwelling house, complete with 2 car parking spaces.

The previous application on this site was granted planning consent for the conversion of the existing stone outbuilding into no. 1 dwelling. However, the proposal seeks to demolish the outbuilding first to then make room for a 3-bedroom dwelling. As mentioned within this document, this has been justified due to the ill state of repair of the building and that a more sustainable and well-designed property could be developed, which will be in keeping with the neighbouring properties.

The scale of the proposal will be of similar size to the demolished outbuilding, as shown on the accompanied drawing labelled **6329 100A**, therefore will not have an adverse impact on the existing streetscape.

The design of the proposed development strives to tie in with the neighbouring properties whilst integrating modern aspects of design; This has been achieved by proposing a render finish (much like the surrounding properties) and integrating timber cladding, which will enhance the overall finish and aesthetic of the property.

Although the previous consent acquired for the site is now lapsed, the site has been deemed suitable for a dwellinghouse. Therefore, we consider this proposal to be acceptable in principle.