

MWD/1631

Wednesday, 17 March 2021

Design & Access Statement for 2 new dwellings 74 Air Balloon Road Bristol BS5 8LF**Side Front and Rear Elevations of 74 Air Balloon Road BS5 8LF**

74 Air Balloon Road is one of a pair of traditional cottages on the south side of Air Balloon Road between two modern residential schemes. It is currently disposed as a two bedroom house with a side entrance where it had been a cottage with an entrance off the street on the front elevation.

It is proposed to reinstate the original entrance on the front elevation, and with only a slight increase of the footprint create three dwellings, two one bed and one studio in the roof space.

Each dwelling will benefit from their own portion of the substantial rear garden as open space for recreation or growing and although the vehicular rear access has been lost in previous ownership agreements there are excellent public transport links and cycle parking is easy to provide to the rear in Covered Racks.

- 1 Within 200 m there are two bus stops which serve the services 37, 44, and 45. The nearest is a full shelter with raised kerbs and live bus information.
- 2 Within a seven minute walk on Bell Hill Road there are two more similar bus stops serving 35, 42 and 43 services.
- 3 Cycle lanes are not consistent throughout the area, but the roads are generally wide enough for safety, and Air Ballon Road continues straight to the centre of the city.

- 4 The nearest railway station is Lawrence hill, 30 mins walk away, connecting to the nation network via Bristol Temple meads, but also connecting through the local network to Easton, Stapleton, Redland and Clifton on out to Shirehampton and Pill
- 5 Within half a mile there are many local facilities: Pre School, Infants School, GP Surgery, Pharmacist Methodist Church, and on Bell Hill Road Tesco Metro, Hairdressers, a number of Takeaways and other assorted retail outlets.
- 6 Between the site and Bell Hill Road there is a substantial allotment, though with the size of the rear garden to 64 this may not be relevant.

Under the governments push for more dwellings this seems an ideal site.