

DESIGN & ACCESS STATEMENT

JUNE 2021

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1.0 Introduction

The project description is offered as “alterations to 3 Anchor Close including opening up of rooms, garage conversion, replacing/widening windows and the addition of garden decking”. The following documents are included in the submission and are to be read in conjunction with each other. The level of documentation is considered proportional to the project size.

Design and Access Statement: This document, providing a project overview and justifying the planning proposal. It is prepared in accordance with the planning policies listed in Section 2.

Works Schedule: Prepared to catalogue the proposed works to the existing building. Drawings: PA-01 Local Plan, PA-02 Block Plan, PA-03 Existing Plans, Elevation and Sections, PA-04 Proposed Plans, Elevations and Sections.

The author is the resident of 3 Anchor Close and has sought professional advice from Francesco Miniati of Original Field of Architecture Ltd in Oxford. This helped to define the brief and ensure the design proposed respects the character of the existing setting.

2.0 Planning

PLANNING HISTORY

The following planning history is considered relevant to this application;

- 8 Anchor Close - 21/01993/CP – Replace an existing steel balcony – Pending Consideration
- 3 Keel Close BS58DG - 19/04432/H – Insertion of two new windows – Approved

PLANNING POLICY

This house is located in the Avon Valley Conservation Area.

In the preparation of this proposal the Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014), supplementary documents were considered and addressed in the design process. The submitted design successfully incorporates all planning requirements to represent a high quality well balanced proposal.

The main local policy issues that were followed when writing this proposal are summarised below.

1. Policy BCS21: Quality Urban Design
2. Policy BCS22: Conservation and Historic Environment
3. Policy DM19: Development and Nature Conservation
4. Policy DM26: Local Character and Distinctiveness
5. Policy DM30: Alterations to Existing Buildings
6. Policy DM31: Heritage Assets
7. SPD2: A Guide for Designing House Alterations and Extensions (2005)
8. PAN2: 24. Avon Valley Conservation Statement (1993)
9. PAN15: “Responding to Local Character – A Design Guide” (1998))
10. PPS5 “Planning for the Historic Environment” and the accompanying “Historic Environment Planning Practice Guide”.

In each case the proposal meets the specific criteria set out in these policies, with the design responding to its context in terms of proportion, character and appearance within the conservation area.

This design statement demonstrates that the proposal is consistent with the urban grain and reinforces the existing pattern of development in the area. The design creates an improvement over the existing condition. The massing and form of the proposed changes respects its relationship to neighbouring properties to ensure it will not be overbearing.

3.0 Site Description

3 Anchor Close is a two-story detached house, built in 1998 as part of a modern development. It is situated in Avon Valley Conservation Area. The development is of brick construction with a mixture of Timber and uPVC windows and doors.

The building is accessed to the North of the property over a shared driveway. The garden surrounds two sides, the South and East of the property. The South garden views the river and borders with a public towpath, a vibrant strip for dog walkers, runners and cyclists. The house is built on a gradient, where the retaining wall divides the higher garden and the lower towpath.



Figure 1 - Front of 3 Anchor Close



Figure 2 – Birds Eye View Looking East (Extract from Bing Maps - Not Current)



Figure 3 - Birds Eye View Looking North (Extract from Bing Maps - Not Current)



Figure 4 – Path View, looking East

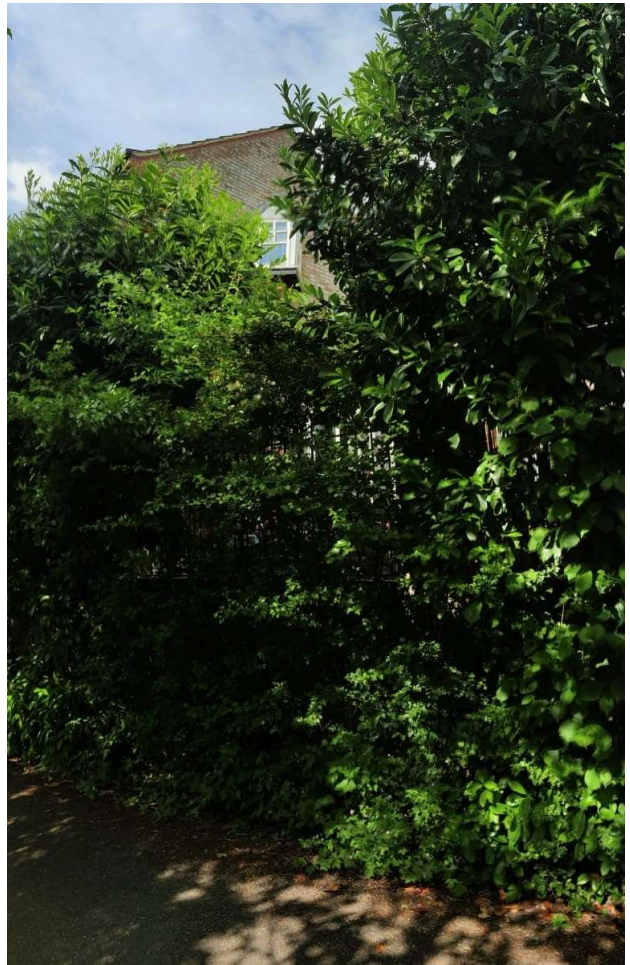


Figure 5 – Path View, looking North

4.0 Design

BRIEF

In the advent COVID-19, the home has become increasingly important place to live and work. Like many others, this home suffers from pre-existing issues, like lack of storage, lack of function and underutilized space. 3 Anchor Close has the potential to become an enjoyable environment, by improving the layout and making the Avon River a feature of the home.

The project design objectives are listed below;

- Create an open plan living environment that is more suitable for home office and family living.
- Utilise the south garden at the rear of the house to provide indoor/outdoor living area, connecting the house to the river Avon.
- Improve the thermal performance of the existing building.
- Upgrade the services including heating and electrical.
- Retain and reflect the character and appearance of the existing building and avoid a disproportionate home extension.

ORIGINAL BUILDING

External modifications to the House will be carried out with sensitivity and careful consideration of the environment. Materials and detail of proposed works in the original building will match existing elements. For further details refer to Appendix 01 - Works Schedule.

INTERIOR CONVERSION

Whilst offering utility, the qualities of the ground floor are poor with a distinct lack of openness, low ceilings, and lack of light from the river. The design addresses these shortcomings by firstly moving the downstairs toilet and secondly by converting the garage. The use of bi-fold doors creates a seamless transition to outside decking area. The result is an open plan indoor/outdoor modern living space that is integrated with the river Avon.

Although a three-bedroom and three-bathroom house is attractive for the property market, it does not offer a practical or enjoyable living space for a young family with home working needs. This is solved by removing the en suite in bedroom one to create a spacious double bedroom. By knocking through bedrooms two/three the space is converted into a flexible home office and spare second bedroom.

WINDOW UPGRADE

Windows will be upgraded in a consistent style to neighbouring property's in this housing development. See **LOCAL SETTING** section. The following windows will be added and altered.

- Windows facing the river will be upgraded to energy efficient double glazing in a frameless dark grey aluminium style.
- Windows facing the street will be upgraded to energy efficient double glazing and retain the original white sash style.
- A window will be added to the east kitchen wall. This will maximize the view of the garden and river (similar to planning application - 3 Keel Close). To keep in line with the style of the property, the red brick detailing on top of the window will be copied.
- The second bedroom window will be widened in line with the living room doors below. The dormer will be re-sized in proportion and the detailing's in the roof will be maintained.
- The first bedroom and south kitchen windows will be widened to the same width as the living room.
- The garage door will be filled by a brick wall in a consistent style of the Close.
- A garage ceiling window will be added to the North face. The north face was chosen to limit light pollution to the river and prevent overlooking to the neighbouring first floor balcony.
- The rear entrance of the garage will be widened to fit bi-folding doors.

LANDSCAPING AND DECKING

Due to its shape, the south facing garden is an underutilised space. The proposed wood decking will replace existing steel steps and provide an interactive relationship between internal and external living spaces of the property. The decking is raised 1000mm from the garden level, to the same level as the indoor living spaces.

The decking will be set back 750mm from the existing boundary wall as to not overwhelm the area. Green growth will be promoted surrounding the retaining wall that borders with the Avon cycle/walkway. This will enhance the riverside environment.

LOCAL SETTING

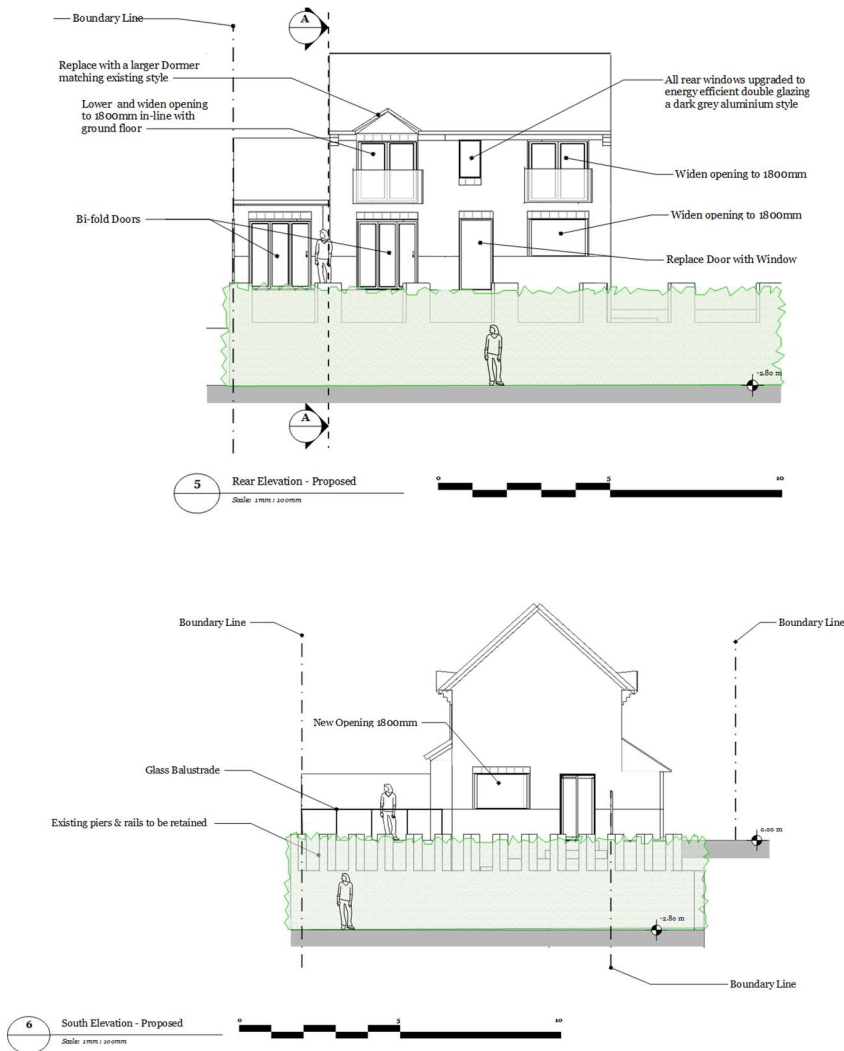
The changes proposed to 3 Anchor close aim to blend with the local neighbourhood. Images of similar style homes along the public towpath can be provided. A variety of materials and styles are employed, but the appearance of the windows and decking doesn't feel detrimental to the character of the area.

RELATIONSHIP TO NEIGHBOURS

The level of amenity and privacy of the adjacent neighbours is unaffected by the proposal.

RELATIONSHIP TO TOWPATH USERS

Whilst the shrubs and bushes on the tow path provide some privacy, the living room is overlooked by the towpath.



It is possible to look up from the towpath and into the living room window, especially in winter months when foliage is minimal, Figure 6. The construction of the decking at ground floor level will break this line of site, creating privacy for both the residents and the towpath users, Figure 7.

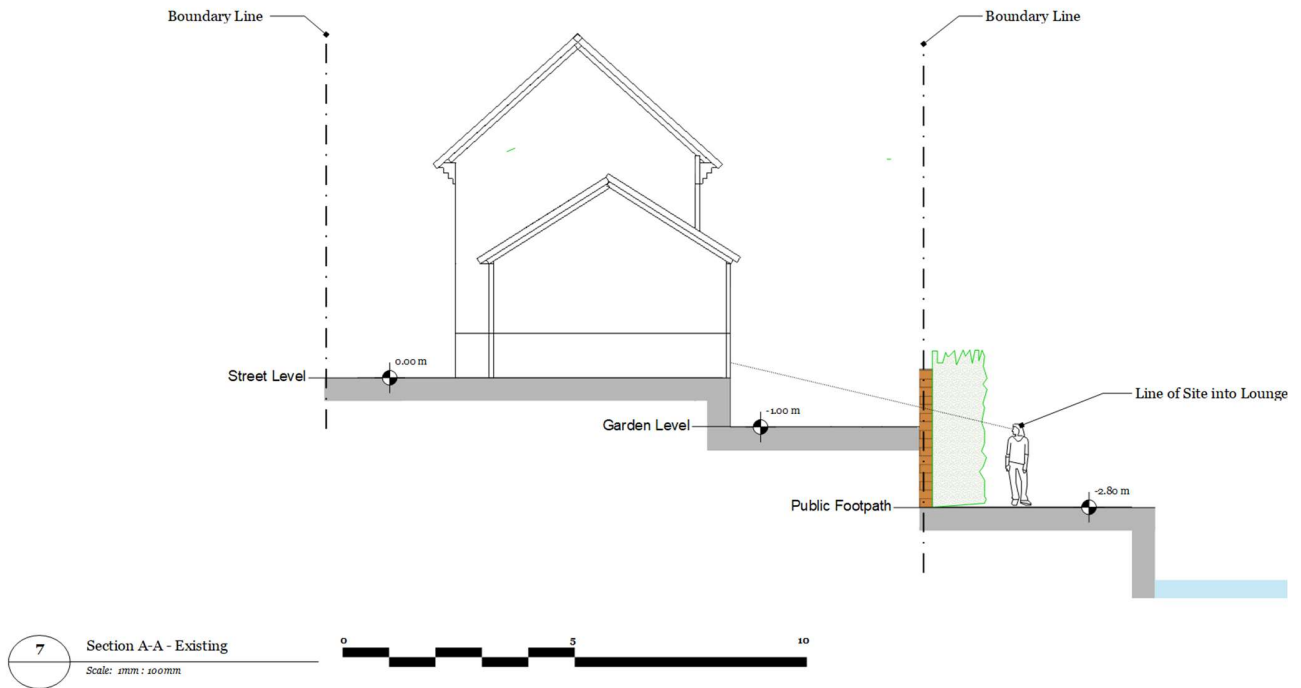


Figure 6 - Section A-A showing existing line of site into the Lounge

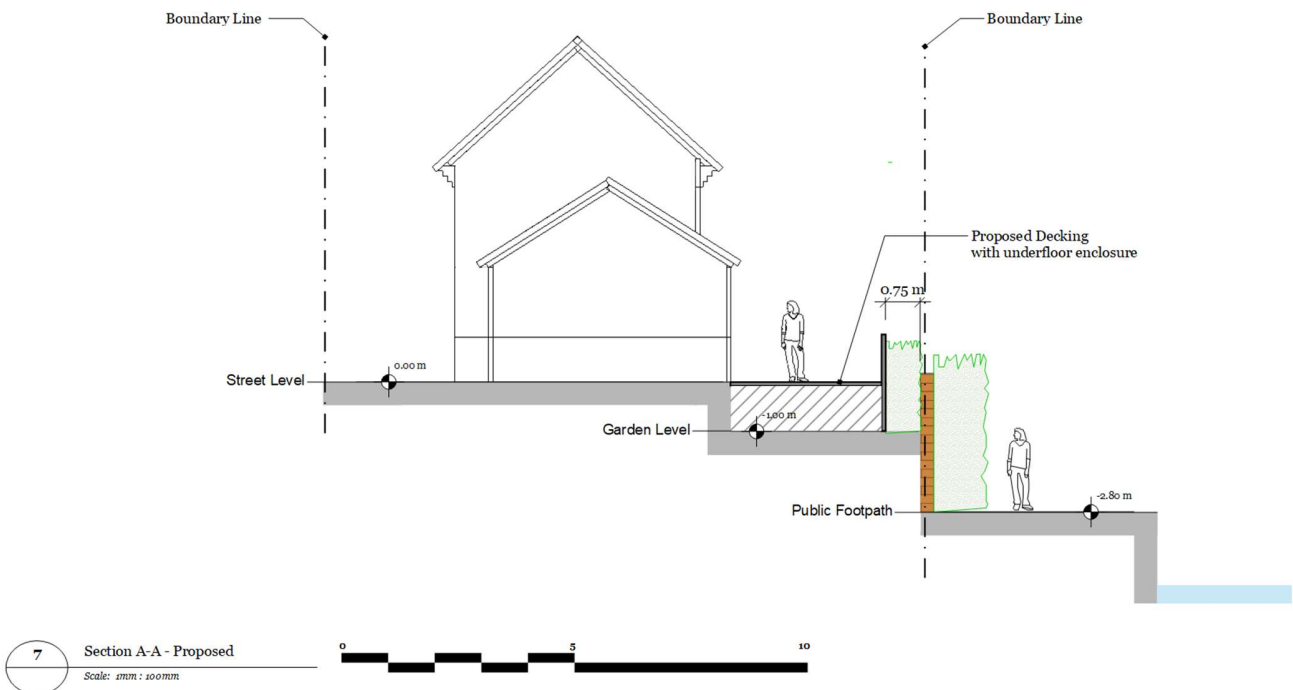


Figure 7 - Section A-A showing proposed decking

5.0 Sustainability

The energy and environmental rating of the house is D. The design will incorporate sustainable features and energy saving initiatives to improve the thermal energy rating, including;

- Upgrade to cavity wall and roof insulation.
- New efficient heating and electrical systems.
- New energy efficient double glazing.
- The proposed new garage conversion will include a new cavity wall, which will be built in accordance with building regulation requirements.

6.0 Access

INCLUSIVE ACCESS

The proposed alterations are intended to maintain, or slightly improve, the existing level of access. The downstairs toilet has moved next to the main entrance. The decking will be constructed at the same level as the living space, allowing wheelchair access.

REFUSE

There are no proposed changes to the existing bin storage provision, where they are stored in a designated area in the front garden.

FLOODING

The proposal does not impact flood risk.

TREES

There are no existing trees on or adjacent to the site affected by the proposed works.

7.0 Summary

The information provided in this statement demonstrates that the proposed works represent a well-balanced and sensitive enhancement of a building in a conservation area. The proposal is consistent with local and national planning policies. The proposal also ensures the longevity of a building by bringing it up to modern living standards. For the reasons outlined in this submission are requested to approve the Planning Consent application for this proposal.