

Proposed New Detached Residential Dwelling

**Land at
16 Springfield Road
Mangotsfield
Bristol
BS16 9BN**

Design & Access Statement

Prepared by

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Introduction

This document is prepared in support of an application to South Gloucestershire Council for Full Planning Approval for a new detached 2 bedroom residential dwelling to the side plot of 16 Springfield Road, Mangotsfield Bristol BS16 9BN

The existing property on the plot is a semi-detached ex council constructed dwelling set within an extremely generous rear and side garden plot which for the most is laid to lawn to the side with a more landscaped formal garden to the rear.

The existing dwelling on the site is a 3 bed 2 storey home under a pitched concrete interlocking tiled roof covering under rendered elevations with side access to the rear and has over recent years enjoyed the addition of a large flat roof rear extension to create a large open plan kitchen/dining area with bi-fold doors opening onto the garden.

The property currently enjoys a minimum of 2 parking spaces via a concrete drive line set on the side plot with an existing vehicular dropped kerb onto the highway.

Frontage to the side plot consists of a mature privet hedge line in excess of 2M high with 1.8M high fencing panels to the boundary of the adjoining plot No. 2 Springfield Avenue.

16 Springfield Road sits within a large council estate development built after the war within the area of Mangotsfield and sits in the ward of Emerson's Green and constituency of Kingswood. There is an eclectic collection of properties on the estate with a number now in private ownership brought about by the right to buy initiative.

It is noted that within 200 yards of the property, there have been 2 recent infill development at No's 9A and 11A which we feel establishes a precedent for a sub-plot development as we are applying for.

Proposals

The applicant seeks approval to develop into the side garden plot to build a 2 bedroom attached dwelling set within its designated boundary as detailed on the assorted survey and proposal drawings accompanying the application.

Design

The property adopts a typical open plan ground floor layout (to level entry threshold via the front door and cloakroom) with a traditional 2 bedrooms (1 double and 1 single) with family bathroom to the first floor.

The private amenity space is split via a rear courtyard garden area accessed via a single glazed door ideally suited to washing line etc with larger side garden area which will be laid principally to lawn with a further patio area directly outside of the patio sliding doors.

This side plot will also provide provisions for a timber shed for garden and cycle storage provisions.

It is to be noted that the minimal private amenity space requirements are exceeded for the existing property No 16 and proposed property No 16A.

Externally, it is considered particularly important to maintain and continue the current street scene and as such, elevations have been detailed in simple matching self-coloured rendered elevations under a hip ended pitched roof finished with Double Roman through coloured concrete interlocking tiles with half round mortar bedded ridge and hip capping's.

The projecting rear kitchen extension has matching elevations under a gable ended pitched roof.

Window and doors will be white upvc high thermal performance units incorporating espagnolette high security locking devices.

Parking

Parking provisions will split to create 2 designated spaces for No 16A utilizing the existing enlarged drop kerb line and with a new drop kerb to the frontage of No 16 to provide 3 number parking spaces to No 16. All parking bays will be 2.4M wide x 5.5M long.

Landscape

The sub-division of the plot is logically split as shown with the introduction of a feather edge 1.8M high fence with continued side access to the rear of No 16 with the introduction of a vertical boarded gate as shown. The walkway will be a clear 1M finished between the face of the existing and new dwelling.

The new rear garden areas will utilize the existing fence line to No 2 Springfield Avenue and be divided from No 16 rear garden by the introduction of a 1.8M high feather edge boarded fencing line. The rear courtyard garden as noted above will be hard paved with the side plot laid to lawn and parking pays finished using brick pavers with slotted drainage channels in compliance with LA Highways requirements.

Refuge and Recycling

A specific rebate has been created within the side garden feather edge fence line to the front of 16A to suit the positioning of wheelie bin/s and various recycling containers giving easy access to the street line for collections.

Utility Services

Wessex Water foul water sewers drain lines are known to pass through this site as indicated on the attached Wessex Water extract from their local records.

The position of the property based upon the laser TOPO of the manholes and anticipated drain lines suggests the new dwelling is clear of these pipes however, it is understood that formal approval to build over or in close proximity may be required from Wessex Water in due course.

In terms of water, gas, BT and electric, these are all readily available within the area and will be connected subject to the necessary applications in due course. Meters will be housed within slim line hinged boxes recessed within the facing brickwork cavity walls with a water meter fitted to the new incoming mains water supply.

Flood Risk

The site is not thought to sit within a designated flood risk zone and as such, no specific measures have been considered or incorporated within the design.

Partially Disabled Provisions

The property will enjoy a level entry threshold to the front door and the design includes a ground floor cloakroom accessible within the ground floor open plan layout.

Geologic Assessment

The area as confirmed by the Coal Authority report attached which was compiled in 2018 confirms that there are no associated risks of mine shafts in the area and as such, traditional build techniques re foundations and slab are anticipated subject to Building Control approval.

Environmental Impact

The planned build will clearly meet the very latest thermal obligations regarding heat loss and the conservation of fuel coupled with a high efficiency gas combi boiler central heating set up and this is substantiated by way of the attached SAP calculation documents.

In terms of materials, the approach will still be to build using traditional techniques ie cavity masonry walls, insulated concrete slabs etc however, wherever possible, a conscious effort will be made to source materials from sustainable suppliers such a SFC relative to timber based products.

Suitable sanitary and kitchen appliances will be incorporated into the build to ensure water use is kept minimal to conserve this precious natural resource.

A major carbon offset will clearly be the introduction of Solar Photovoltaic panels to the side South facing roof slope with the clear aim to offset electrical costs and to offer back energy to the National Grid.

Planning Policy

In making this submission for what we consider to be an environmentally sustainable development, we have referenced the National Planning Policy Framework Feb 2019 (NPPF) for guidance and draw the officer's attention to the following extracts stated within this document which we feel gives good reason for approval .

Item 2 states that sustainable development consists of 3 over arching objectives being social, economic and environmental and it is clear that the framework outlines a presumption in favor of sustainable developments to meet the ever increasing demand .

Item 47 states that Local Authorities are advised to actively approach decisions on proposed developments in a positive and creative way with decision-makers at every level seeking to approve applications for sustainable development where possible.

Under Delivery of sufficient homes, item 68D states that Local Authorities should work with developers to encourage the sub-division of large sites where this could help to speed up delivery of new homes.

Summary

It is very much hoped that the proposed development will supported by the Planning Officer on behalf of the local authority in that it is considered an asset to the immediate locality and greater community as a whole in that it sits seamlessly into the street scene onto a very appropriate existing residential plot.

Care has been taken to plan a well proportioned property, which by modern day developer standards is generous in terms of plan living, and garden area/s without any detriment to the existing dwelling No. 16 which will enjoy the benefit of an additional designated parking space and large rear garden with the scheme adopted.

Photo Montage



Street view of No 16 Springfield Road



Photo of exiting dwelling No 16 Springfield Road



Photo of side plot/drive taken at existing dropped kerb



Photo of side plot/garden taken at existing dropped kerb