

## Design and Access Statement

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Project	Proposed double storey extension to No.4 Willow Drive, Redland, Bristol	Job number	2133
Client	Mr and Mrs P Manson	Date	December 2019



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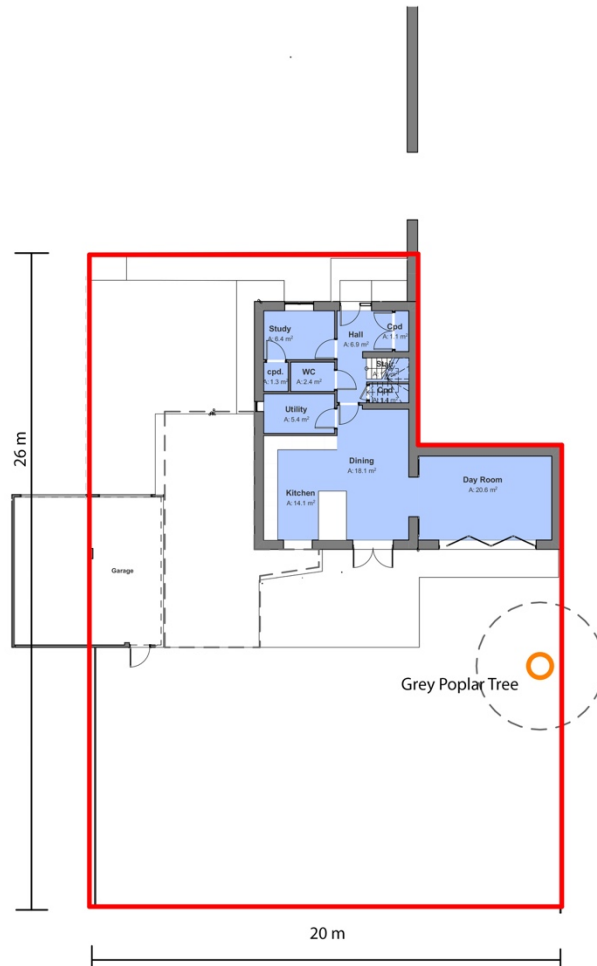
## A. Location

1. Bay Willow Drive is a cul-de-sac development to the rear of properties to Grove Road and Elm Lane.



2. The property, no.4 is an end-of-row detached property of 3 storeys.
3. The ground floor consists of a natural stone base, with a 2-storey render box over.
4. The roof is a mono-pitch metal roof with a projecting angled eaves to the south side for the 3 storey and a flat roof on the ground floor day room, with trapezoidal balconies to first and second floor rooms.
5. The property has commanding views over the city to the South.
6. The property is built on a sloping site and is set down 1 metre from the properties to the north, including Malvern House.
7. The garden slopes a further 1.2 metres down to the boundary with the properties in Shrubbery Cottages. These are set down a further 1.5 metres, so that the garden to No. 4 Bay Willow Drive is set at approximately first floor level in relation to the properties to the south.
8. The properties at 3 & 4 Bay Willow Drive are separated by a single storey garage block.

9. The plot size is approximately 26 metres wide and 20 metres deep. The rear garden is 16 metres deep from north to south and 20 metres wide from east to west.
10. The house lies centrally within the plot, with the garage to the west, the day room covering the east side and a grey poplar tree to the east.
11. The development plot is to the west side of the property, where it is recessed back approximately 4 metres from the north face of the building. The plot is 6 metres wide and 4 metres deep.
12. The land to the north-east is in the ownership of Malvern House and has permission for a double garage with flat roof.



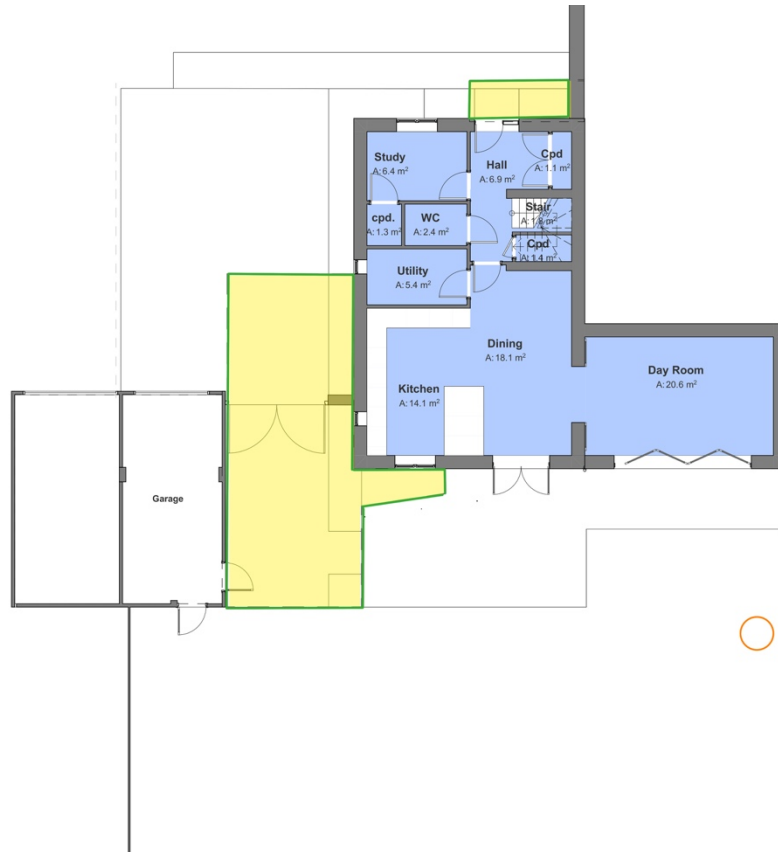
13. The site has been subject to three previous planning applications. One of which was rejected on appeal. The other was withdrawn after it became apparent that it was to be recommended for refusal. The final one approved a single storey building, which is now the day room to the east side.
14. The recessed part of the garden to the side of the property to the east is shaded by both the grey poplar tree and the house and has an undulating profile.



## B. Proposal

15. The proposal is to erect a two storey extension between the house and the garage, to the west side of 4 Bay Willow Drive and the addition of a porch to serve as entrance to the Hall ( shaded yellow in diagram below)





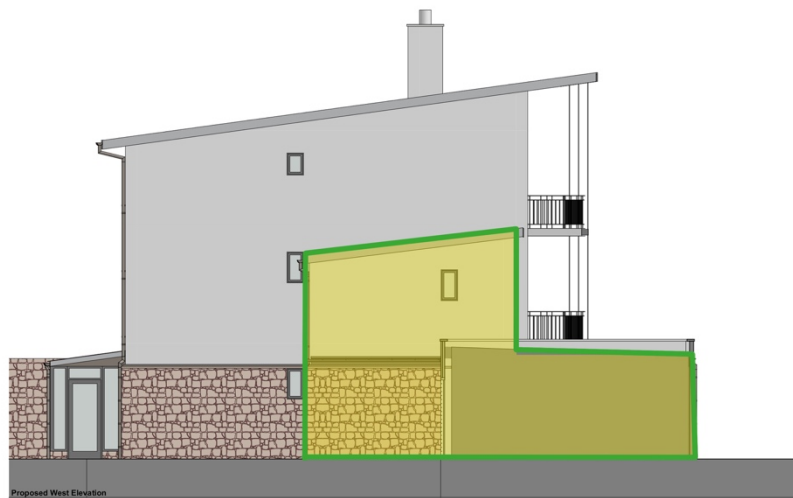
16. This will be a ground floor living room off the kitchen to the full width of the existing garden driveway adjacent to the garage, and an ensuite annexed to the master bedroom on the first floor.
17. The new extension will complement the existing building. It is designed to sit behind the main elevation, as a secondary addition to create relief across the façade.
18. The external materials of the extension would be natural stone at ground floor level, to form the site boundary. (This will reinstate the original intent for the boundary treatment.)
19. The Link to the extension will be a light frame construction so as not to compete with the stone walls and also serve its function as a passageway to the Living room. Additionally, the glazed window would allow sufficient South light into the Kitchen.
20. The materials for the construction of the link and the living room emphasize the contradiction between robust and light weight design elements. The choice of stone and glass facade match the existing development and highlights the difference of material as different spaces.



21. The First-Floor extension is an annexed Ensuite to the first-floor master bedroom. It has minimal impact on the overall look of the property, since it blends in with the first floor exterior, if seen from the North or South side.



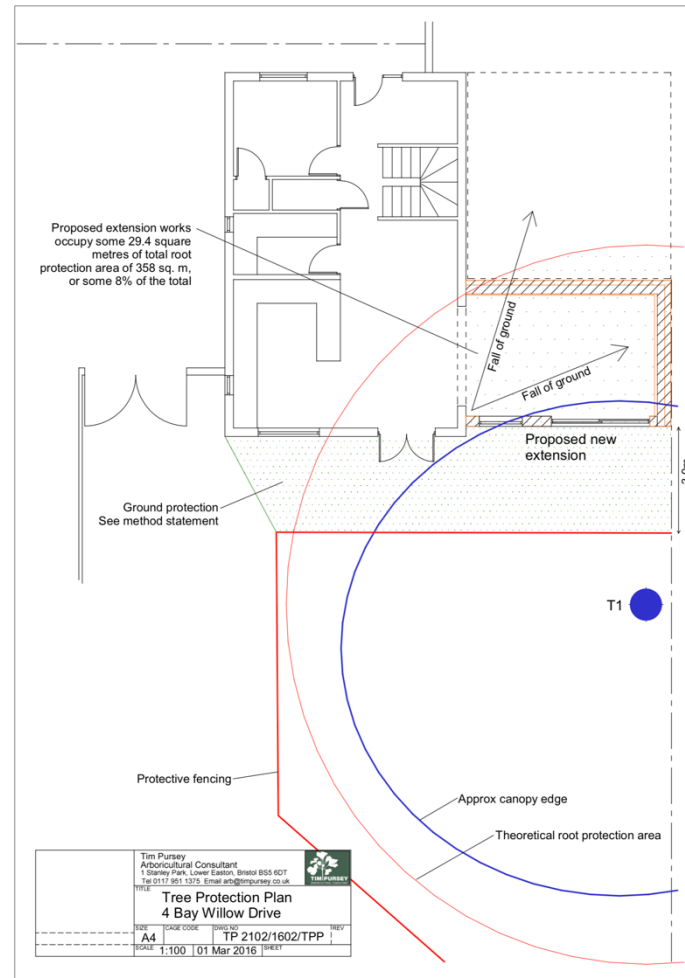
22. The façade of the first floor addition is set back on the flat roof of the ground floor to minimise the impact the ensuite .
23. The West facade of the ensuite extension is the home to a window, which is no different from the windows of the west facade of the original building. Emphasis is put on reflecting the original facade so as not to create a sense of a foreign element. The roof offers the same slope as the third storey roof and does not affect the view towards the building. The first-floor facade does not impose on the garage part as well.



## C. Previous planning history

24. The extension is to the west of the building away from the Poplar tree. A tree survey undertaken in 2016 for Application 16/02377/H indicates that a proposal site should be outside the root zone.





25. Growth of the applicant's family meant that additional space is a necessity to accommodate the various activities of a growing family.

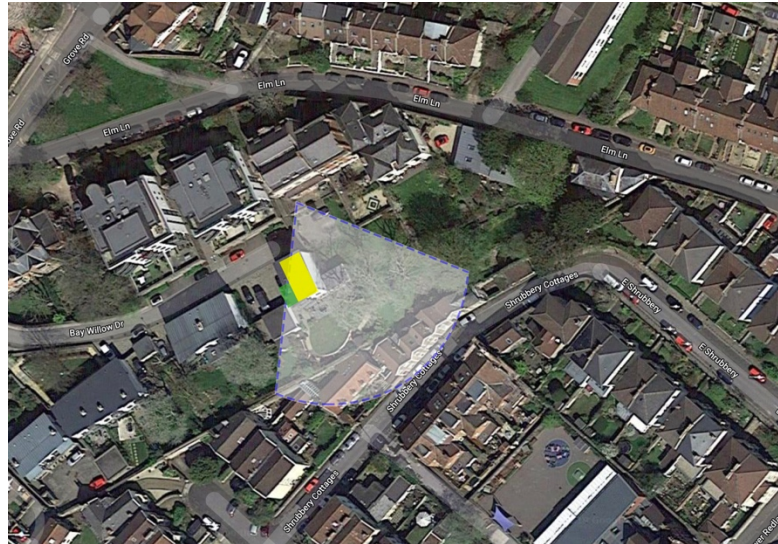
26. Other properties in Bay Willow Drive have been extended.

27. In June 2016, application 16/02377/H for the day room was permitted.

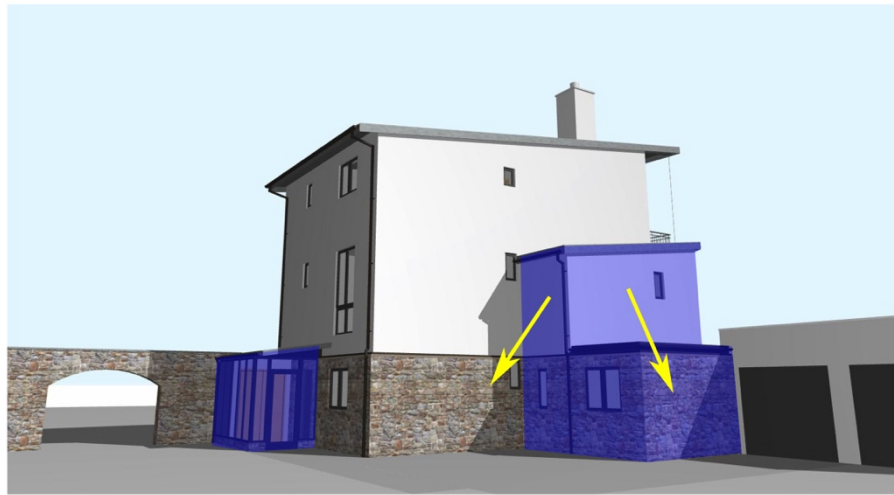


**D. Setting of the listed properties**

- 28. The setting of the proposed extension has been carefully considered to ensure that it does not impact on the neighbouring properties, including Malvern house and Redland Villa.
- 29. The properties on Bay Willow Drive step down from the hill from Elm Lane and the neighbourhood forms an important feature of skyline when viewed from the city.



- 30. The impact on the historic curtilage of Malvern House might have been argued as marginally detrimental, but on the whole the group of buildings forming Bay Willow Drive makes a positive contribution to the city skyline, and this must have been the conclusion of the original planning committee when granting the approval.
- 31. Due to the form of this extension, it will have minimal impact on the setting of the listed building which is 21 metres to the north of the proposed extension.
- 32. There is minimal overlooking from the proposed extension towards the road and on the property on the West, because of the absence of windows in the first floor on both facades facing the street



## E. Conclusion

33. We propose a modest extension to the property in a location that will have minimal impact on neighbouring or adjacent properties.
34. The construction of the extension will have minimal impact on the neighbouring garage and the road.
35. The form of the extension responds to the style and scale of the existing property but with references to the adjacent listed property in respect of the side extension.