





HOKO THE HOMEOWNER'S ARCHITECT

## DESIGN, ACCESS, & HERITAGE STATEMENT

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111 Westbury Lane Coombe Dingle BS9 2PX

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## 1.0 SITE LOCATION & HISTORY

No 111 Westbury Lane is a two storey semi detached house in the Sea Mills Garden Suburb located in Coombe Dingle the south side of Westbury Lane roughly one third of the way along from the junction with Shirehampton Road. It is a typical WDA5 property of the area and from the street it has a double storey side extension from circa 1975. Originally built in the 1920s, it is located in Character Area 2A of the Garden Suburb – North of the Crescent section.



*Satellite Location Image*



*Ordnance Survey Map*



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## 1.1 SITE PHOTOGRAPHS



*Aerial view rear*



*Aerial view front*



*Rear*

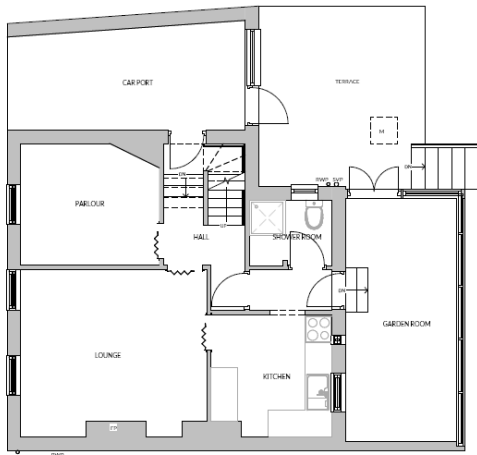


*Front*

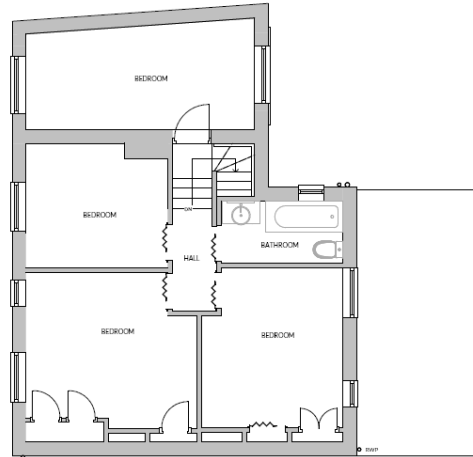


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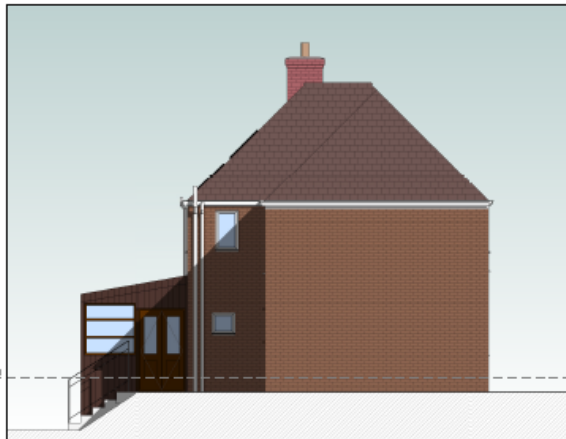
## 2.0 EXISTING DRAWINGS



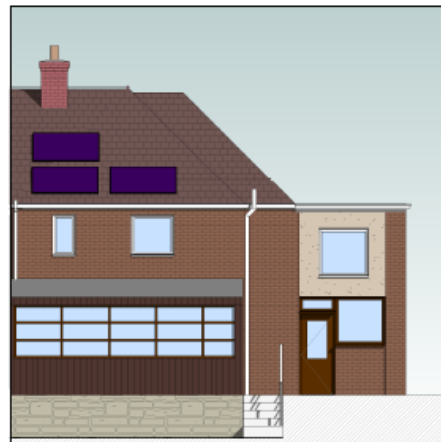
1 GROUND FLOOR PLAN  
1:50



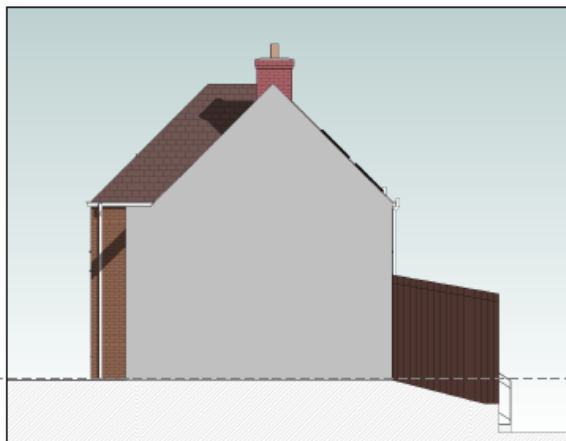
1 FIRST FLOOR PLAN  
1:50



A ELEVATION A  
1:100



B ELEVATION B  
1:300



C ELEVATION C  
1:100

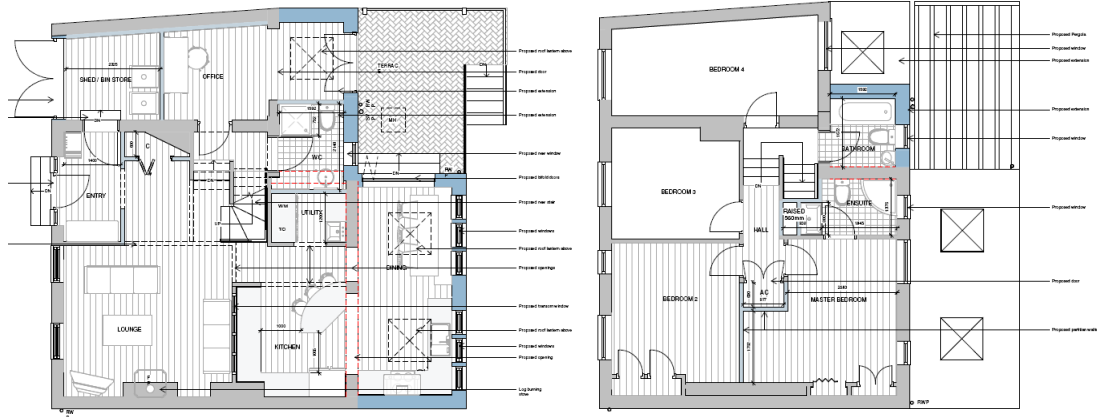


D ELEVATION D  
1:300



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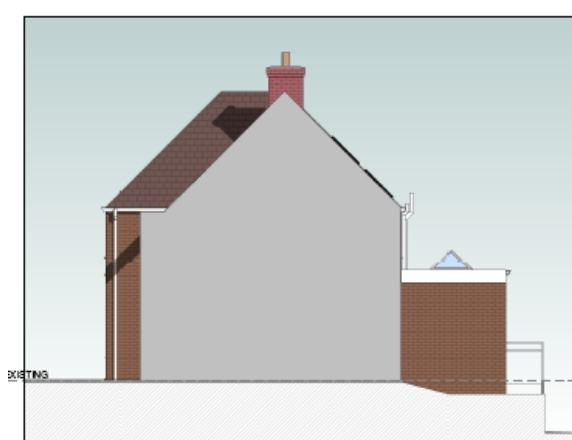
### 3.0 PROPOSED DRAWINGS



**ELEVATION A**  
1 : 100



**2 ELEVATION B**  
1 : 100



**ELEVATION C**  
1 : 100



**4 ELEVATION D**  
1 : 100



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## DESIGN, MASSING, & MATERIALS

### 4.1 DESIGN

The proposal is to remove the existing uninsulated timber single storey rear garden room and replace it with a flat roof single storey extension in the same location but of modern construction to house the relocated kitchen/diner. The proposed replacement extension will sit substantially within the same footprint, the eave height aligning with the top of the existing at the slope. A new front entrance will be created to facilitate encapsulating the open carport and make it less awkward visually and more in character with the surroundings. The overall purpose is to create a new kitchen/diner within the rebuilt space in support of rescuing the existing worn property, creating an open plan living arrangement at the ground floor, consolidating the utility functions, and creating a fit for purpose dwelling within the general confines of the current footprint so that the garden, setting, and street access are untouched. Additionally, a partial rear infill two storey extension is proposed with stepped down flat roof to encapsulate the open corner and leverage the former open carport as usable internal living space.

The existing garden room appears unplanned and home built. It is marginal space and its location makes the interior rooms of the house dark. The proposed new flat roofed single storey replacement extension will have lanterns for daylight along with a bifold door at the dining area, thus bringing daylight back into the original dwelling. The replacement extension will be clad in brick to match the house with high performance windows and doors. Also as part of this project, the incongruous pebble dash at the street façade above the carport void will be replaced with brick cladding to match the rest of the house. Existing rainwater goods (gutter, drain, and downpipe) will be modified and/or replaced to accommodate the new structure.

### 4.2 MASSING

Conceptually this proposal is simply replacing the pent roof form with a flat roof box in the same location. The property immediately adjacent to the east has a gable roofed 1-1/2 storey extension constructed within the last decade; this proposal will in essence maintain the massing of the current form but in a more integrated manner. The new corner infill extension floor will add approximately 2m<sup>2</sup> of net gross floor area to the building by infilling the dead zone at the south east corner, and the single storey flat roof allows the form to step down thus maintaining a subservient approach to the existing house. The flat roof further maintains the continuous red tile gable and hipped roof forms that are a character defining feature of this zone. The overall plot coverage remains virtually unchanged as does the amount of impervious surface and rainwater runoff.

The proposed renovations and modifications will not block any light or view from any adjacent properties, nor will it remove any existing hedges, trees, or landscaping.



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#### 4.3 MATERIALS

The proposed material palette will substantially match the existing. Brick cladding of the same texture as the house is the primary material. Roofing will be membrane. Doors and windows will be high performance insulating glazed.

Brick cladding



Casement window (door sim)



Lantern







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## 5.0 ACCESS

There will be no alteration to the existing access from the public highway.

## 6.0 RELEVANT PLANNING POLICY

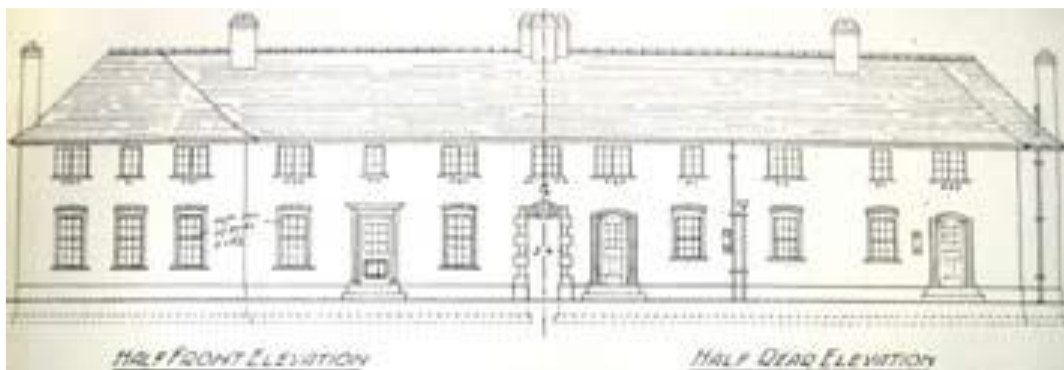
The subject property is located within the Sea Mills Conservation Area, zone 2A North of the Crescent. It is not in an SSI, AONB, does not have any Article 4 directions, is not in the green belt, and is not subject to any TPOs. Bristol Local Plan policy BCS-22 which references the Sea Mills Conservation Area General Enhancement Objective no 6 include principles P11-P29 from the Conservation Handbook.

## 7.0 RELEVANT PLANNING HISTORY

There are no records of any planning consents for this property. The immediate neighbour to the east (no 109) however had an extension approved in 2014. Application 14/03960/H was for a side garage extension with rear decking.

## 8.0 HERITAGE IMPACT STATEMENT

The immediate context of the property falls within Area 2A and is not specifically referenced in the Character Appraisal, which indicates that it is a non-contributing property within the wider district. It is on the south side of Westbury Lane which forms the northern edge of the sub district, Area 1 lying directly opposite and wrapping around 2A to the west. Most of the character defining elements of Area 2A relate to the streetscape, street layout, green spaces, and plantings, which pertain to the front elevations and public vantage points. There are also no specific references in the Opportunities, Threats, Strengths, or Weaknesses table of the Appraisal for this character area that pertain.



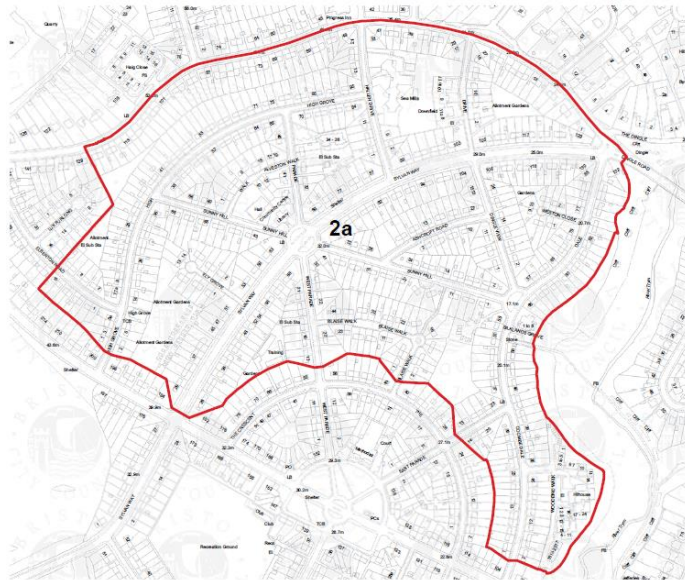


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Per the Appraisal:

*7.1.2c This area has an unblemished red roofscape, which is a significant part of its character. Apart from some 2-storey extensions, the original simple square or rectangular roof forms mostly remain, with no dormers.*

This proposal maintains the unblemished red roofscape both from any public vantage point but also from any private views from adjacent neighbours.



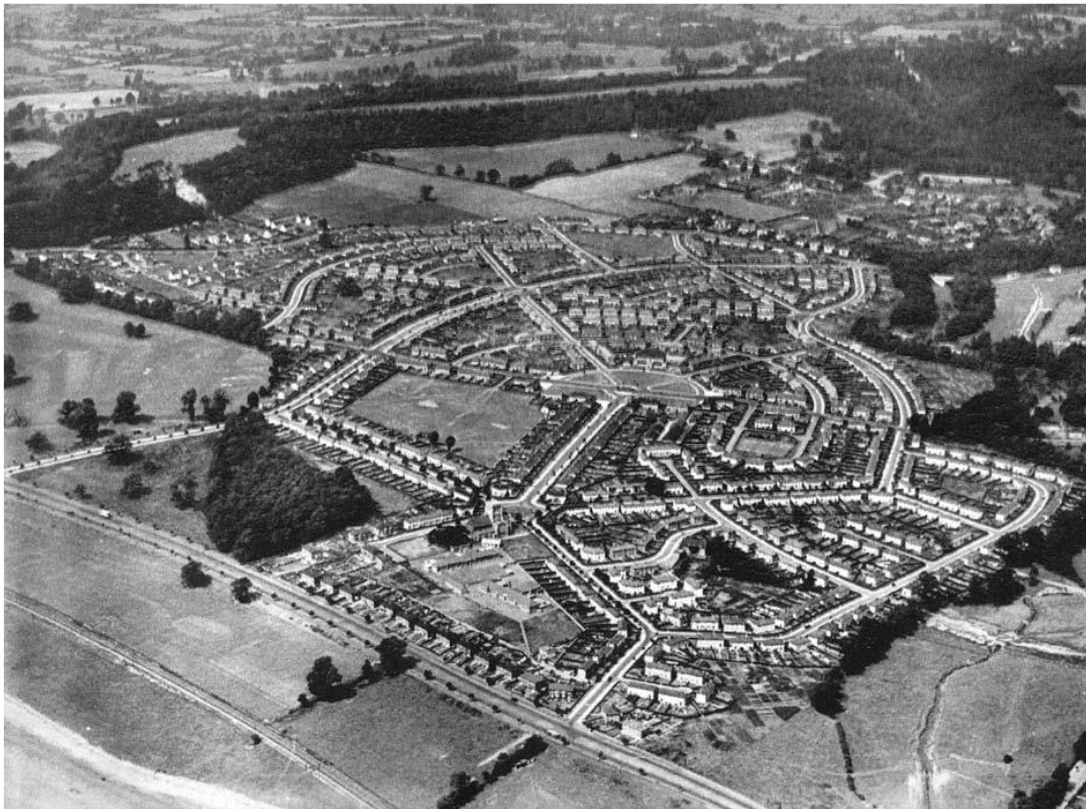
This proposed renovation and modification to the existing extension will improve a worn property that has become dated and neglected. Replacing the pebble dash with brick and enclosing the carport will remove an incongruous element and help to blend in more harmoniously with the surroundings. The modest roof alteration will be more in keeping with the neighbouring context without disrupting the character defining features of sloped red roofscape. Per the appraisal:

*7.1.2h Other than the main through-routes, and occasional traditional brick houses in High Grove and Compton Drive, the remaining houses are mainly Parkinson PRC type. A number of the original Parkinsons were demolished and sympathetically rebuilt in the 1990s; though others have recently been repaired in a finish which is out of character with the rest of the Garden Suburb*



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The new rear corner infill extension cannot be seen from the road, and as there will be no visible modification to the roof it will have no impact on the setting or characteristics of the conservation area. It is not listed, is not a contributing element, and is at the extreme northern edge of the district boundary. There are no negative public impacts as there is no exterior street view (of the rear) and a nett positive public impact in that the existing inappropriate carport will be addressed to look more in keeping with the rest of the neighbours in terms of form and finish.





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