

Design Statement for alterations to

7 Parsonage Road
Long Ashton
Bristol
BS41 9LL



Current front aspect of the host dwelling.

Prepared by Tamsin Roberts

On behalf of Space Plus Architectural Design

Introduction

The host dwelling is a semi-detached dormer bungalow with flat roof dormers to the front and side roof slopes.

The dwelling is located at the end of a cul-de-sac in the Settlement Boundary for Long Ashton, but is not within the Conservation Area.

The surrounding properties have been altered in many different ways, and gables form a common characteristic of both the original houses and the alterations made. Examples of these can be seen in the Photo Appendix at the end of this document.

Relevant Policies

The site is affected by the following constraints:

- Within Settlement Boundary for Long Ashton
- Coal Authority Development Low Risk Area
- Within Bat Zone B

National Policy

National Planning Policy Framework (NPPF) (2021)

National Planning Policy Guidance (NPPG) (from March 2014)

The Development Plan

North Somerset Core Strategy (NSCS) (adopted January 2017)

The Sites and Policies Plan Part 1: Development Management Policies (adopted 19 July 2016) (S&P1)

The Sites and Policies Plan Part 2: Site Allocations Plan (adopted 10 April 2018) (S&P2)

The Long Ashton Neighbourhood Plan (NP) ('made' November 2015)

Other Material Policy Guidance

Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours (adopted January 2013)

Residential Design Guide (RDG2) Section 2: Appearance and Character of house extensions and alterations (adopted April 2014)

North Somerset Parking Standards – Supplementary Planning Document (adopted November 2021)

North Somerset Landscape Character Assessment SPD (adopted September 2018)

North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: SPD (Adopted January 2018)

Design

The proposals in this application seek to modernise the design of the property, and remove the flat roof dormers which do not offer a pleasing aesthetic from the street scene.

The front dormer face will be moved forward slightly (750mm) and a new pitched roof formed over. This will project above the highest point of the existing roof. The small side dormer, which provides a small shower room, will also be rebuilt to offer a better space internally, with a new pitched roof over.

Whilst the pitched roofs of the dormers will extend above the existing roof, the flat roof area adjoining next door (No. 6) will not be altered, therefore retaining the existing relationship between the two semi-detached dwellings. Impact on the adjoining and surrounding houses has been taken into full consideration during the design process.

The current dwelling has 2 bedrooms on the ground floor and a study/third bedroom on the first floor. The alterations will help to increase the size of the study to enable this to become the master bedroom with en-suite, and will turn the unused roof space into a study with the addition of rooflights to the existing front and rear roof slopes. This will therefore not increase the number of bedrooms. The alterations will create a better proportioned family home as the young children grow.

There is little to no insulation in the current dormer walls and flat roofs, making the whole first floor a very cold space. There is no opportunity to add insulation to the flat roofs without severely compromising the internal headroom. This is why pitched roof dormers were seen as best design solution. Adding the insulation to the whole roof space during the works will much improve the eco credentials of the dwelling.

The dormers will be finished in render to match the wall finish of the existing dwelling.

Access & Parking

The application does not propose to alter the existing vehicular access. The number of parking spaces will remain the same.

Conclusion

The alterations to No. 7 Parsonage Road, Long Ashton, have been designed to comply with local and National Planning Policy. The proposals will improve the overall aesthetic of the dwelling, while improving the internal space for the owners. We hope that the Planning Officer finds the proposals agreeable and is able to the application for approval.

Photograph Appendix



Above and below: The current front aspect of the host dwelling.





Above and below: The current rear aspect of the host dwelling.





Above: No. 9 Parsonage Road



Above: No. 10 Parsonage Road



Above: No. 11 Parsonage Road



Above: No. 13 Parsonage Road