

**DESIGN & ACCESS AND HERITAGE STATEMENT – LAND TO REAR
OF 53 SPRINGFIELD ROAD, BRISTOL, BS6 5SW**



The purpose of this Design & Access Statement is to explain in further detail the design principles as set out in the accompanying drawings and any information relating to the guidelines in the Council's UDP and national housing policies.

1. – CONTEXT:

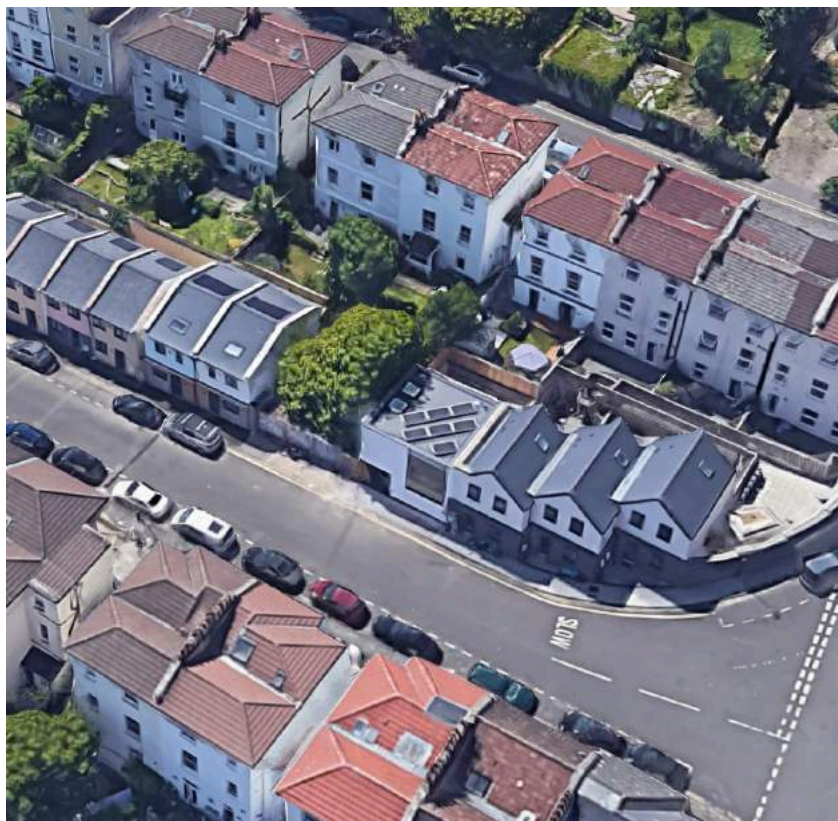
53, Springfield Road is a 3 storey semi-detached townhouse dwelling, in which the proposal sits in the land to the rear of. There is a mix of materials down Sydenham Road (the road which fronts the new development), including predominantly painted render, brickwork and natural stone. There are currently a range of properties down Sydenham Road from Victorian townhouses (with predominantly render finish), garage buildings built from a range of materials as well as more recent developments in the rear gardens of neighbouring properties. Existing buildings include the more modern, unsympathetic Sydenham Place block of flats (opp. 83 Sydenham Rd.).

The adjacent properties 60-64 are built in a similar style to that of the proposed.

Sydenham Road is currently a no-through road. Many of the existing properties have been converted into multiple flats.

The site sits within Cotham and Redland conservation area.

Site as viewed from the North:



Site as viewed from the South:



Site (as viewed from the East:



Site as viewed from Sydenham Road:



2. – THE PROPOSAL:

The proposal is to demolish the existing garages, excavate the site and build two no. three bedroom (1 double and 2 single bedrooms) residential dwellings. Each will have a ground floor level courtyard (13.5 m²).

Bin storage is provided via a lockable cupboard accessed via the front elevation and bike storage will be available via 2 vertical bike racks in the secure inner vestibule. See below images of bike racks;



Due to the Conservation area, we aim to conserve and enhance the appearance of the street.

3. - DESIGN RATIONALE:

Materials: The materials chosen for the proposed development compliment the existing adjacent building stock. Powder coated Aluminium windows will be used with timber plank front doors which will soften the appearance externally. The new materials facing the street have been chosen to compliment the existing recent developments.



Semi-coursed natural stone

(Purbeck pictured)



Bath Stone capping



Slate tiles

Heritage Statement: The site has not been designated as an important archaeological site nor is it a listed building. The site is in the Cotham & Redland Conservation Area, and therefore the works will respect, restore and enhance the asset and its surroundings.

Following research into the Historic Environment Record the site appears to have no other heritage status.

Parking Provision: The property will not have any off road parking. The property has an abundance of residents parking, along Sydenham Road and the surrounding roads. In addition the property will be perfectly located to take advantage of the local public transport links.

Character and Appearance: The rear of the site will be very well screened from both the street and also from the rear garden of 53 Springfield Road. The properties either side will also be protected by screening as shown on plans.

The materials selected for the elevations facing the street scene reflect the palette of the existing.

Tree Mitigation:

TBC

Core Strategy Policy & Local Policy

BCS5 (Housing Provision)

The proposed development will contribute to the intended provision of housing stock in Bristol.

BCS13 (Climate Change)

DM1 (Sustainable Development)

All materials, where possible are to be of high quality and from a sustainable source. Whilst not adhering to any accreditation from BRE, we aim to specify materials that rate highly in terms of sustainability.

All glazing will meet the standards of the current building regulations, where necessary heat loss calculations will be carried out to ensure specification meets the requirements of the building design.

All electrical and heating/ ventilation works and appliances will be of high efficiency.

Water usage will be reduced through the use of SUDS for external surface water run off and internally by using low water usage sanitary items.

PV panels are to be installed on the south west facing roof slope of the residential units.

The site is perfectly located for the local public transport, distance to city centre as well as facilities of the local shops, cafes and other public services, making this development highly sustainable.

For more information see accompanying energy statement.

BCS15 (Sustainable design and construction)

PV panels are to be utilized on both units to maximize the energy efficiency of the development.

Waste levels during the construction will be minimized through good quality design.

Low water usage fittings will be incorporated into the buildings and surface run off from hard standings will be dealt with by incorporating SUD's.

See Arboricultural report to see the measures taken to maintain the biodiversity of the site as it stands.

BCS16 (Flood risk and water management)

The development will be designed in a manner that meets the requirements for the flood risk as identified in the Sustainability Statement.

BCS18 (Housing type)

DM4 (Accessibility)

The surrounding area has a mix of property types, including many split residential buildings containing a number of flats.

This development will add two new, high quality, self-contained residential dwellings to the area, providing more diversity of housing.

The properties will be built to suit Part M of the building regulations, ensuring that the property is wheelchair accessible.

BCS21 (Quality Urban Design)

DM21 (Private Gardens)

DM23 (Transport Development Management)

DM27 (Layout and Form)

DM29 (Design of New Buildings)

Carefully designed to improve the street scene and to respect the fundamental architectural principles of scale, height, massing and alignment of the adjacent street scene. The proposal reflects the shape and form of neighbouring properties, while carefully preserving their privacy and amenity. To ensure this the boundaries will have 1.8m high fencing and additional planting to the rear boundary with 53 Springfield Road.

The rear garden of the host dwelling will be partially retained, leaving a good sized amenity space and will be planted with a variety of plants , bushes and trees (see accompanying Arboricultural report).

The development includes ample bike storage space so will reduce the impact on existing street parking.

The new retaining wall with fence above to the boundary with 53 Springfield Road, green screening planted behind fence for additional privacy.

BCS22 (Conservation and the Historic Environment)

DM26 (Local Character and Distinctiveness)

The proposal aims to enhance the currently developing street scene of Sydenham Road by contributing two new dwellings that sit well with the adjacent buildings. This will help enhance the current street identity and therefore the conservation area (in which the site sits) as a whole.

Local Precedent:

18/06511/F | Proposed excavation to existing site at the rear of 55 Springfield Road and erection of x2 proposed two bedroom, three person, dwelling houses accessed via Sydenham Road. | 55 Springfield Road Bristol BS6 5SW

15/01329/F | Erection of 4 No. single dwellings houses in place of garages to the rear gardens of existing terraces. | 57 & 59 Springfield Road Bristol BS6 5SW

14/03732/F | Erection of 2 x semi-detached townhouses on land at rear of 79 Springfield Road. | Land Rear Of 79 Springfield Road Bristol BS6 5SW

14/02059/F | Construction of two storey dwellinghouse. | To The Rear Of 71 Springfield Road & Fronting Onto Sydenham Road Cotham Bristol BS6 5SH

13/02107/F | Demolition of an existing treble garage block and the erection of a detached 3/4 bed house. | Garage Block Rear Of 81 Springfield Road Bristol BS6 5SW

12/00158/F | Two storey dwelling at rear of 51 Springfield Road. | 51 Springfield Road Bristol BS6 5SW

11/01386/F | Erection of a pair of semi-detached houses. | Land To Rear Of 73 Springfield Road Bristol BS6 5SW