



W O T T O N
D O N O G H U E
A r c h i t e c t s

WOODRISING,
BLEADON

& DESIGN
& ACCESS
STATEMENT

Woodrising,
Hillside Road, Bleadon,
Weston-Super-Mare BS24 0AA

Planning Application Submission to:

North Somerset Council,
Town Hall, Walliscote Grove Road,
Weston-super-Mare, BS23 1UJ

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1.0 INTRODUCTION

This Design and Access Statement relates to a new design for a detached house to replace a fire destroyed dwelling no longer suitable for occupation, addressed at Woodrising, Hillside Road, Bleadon, Weston-Super-Mare BS24 0AA. The site, measures approximately 0.12 hectares and is located at the end of a cul-de-sac, Hillside road within a residential development located south, outside of Weston-Super-Mare.

This application seeks full planning permission for the redevelopment of the site comprising of the demolition of the existing house and construction of a new dwelling in its place.

This following document provides an explanation of the brief, the site context and design rationale. It should be read in conjunction with the planning statement, submitted plans and elevations and supporting consultant reports.

2.0 SITE LOCATION

The site is located within a small residential development within the village parish Bleadon. This is within a rural setting largely made up of residential buildings and some local amenities including a church, a pub and a village hall. The village is largely rural in character, defined by its cottages and narrow lanes lined with low stone walls.

Our applicants site is located on Hillside Road, north to the main Bleadon village settlement. Hillside Road is a cul-de-sac lined with mostly bungalows which appear to be from the mid-20th century. Due to the sloped topography, the immediate neighbouring buildings to the west of Woodrising appear to be bungalows from the main road and to the rear the bungalows grow to be 2-3 storeys houses.

Main access roads connecting to our site are via Roman Road and Bleadon Hill from where a bus stop is located approximately 200m walk with services to Worle, Hutton and Weston-Super-Mare.

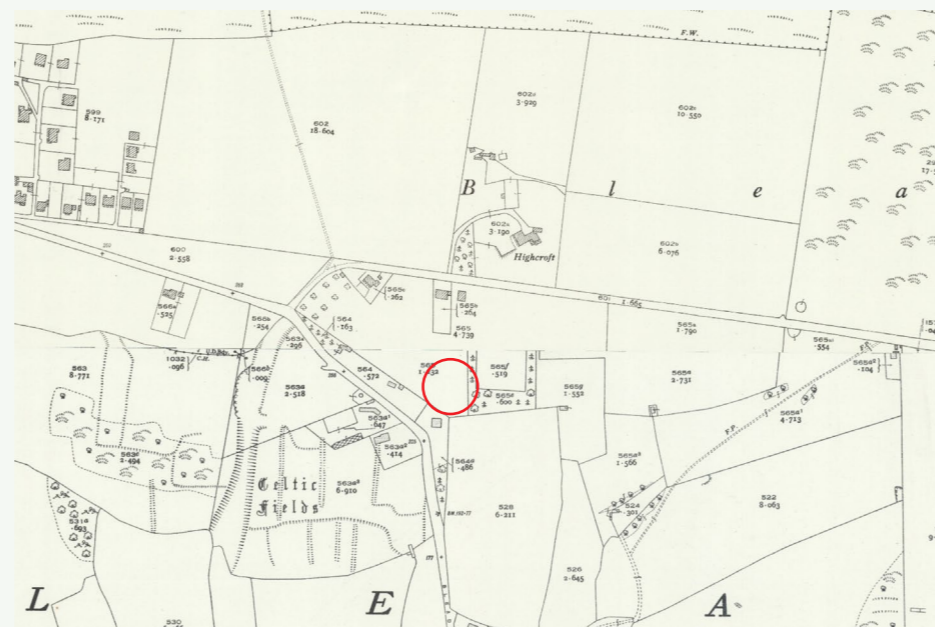


2.1 SITE HISTORY



1894 - 1903 Ordnance Survey

At the turn of the 20th century the area is seemingly devoid of any buildings, and Hillside Road doesn't appear to exist yet.



1921 - 1943 Ordnance Survey

Buildings are beginning to pop up along the main roadsides, most notably the Hillcote development to the north-west. The trees/woodland along Celtic Way appears to have been cleared to make room for some small dwellings.



2022 Ordnance Survey

More houses have been placed in the area, particularly along Roman Road. Woodrising still doesn't appear here, but what appears to look like Hillside Road is indicated on the map, the dotted lines suggesting that it was possibly still just a track path at this point in time. Some houses are also shown along this.

The house is not located in a conservation area and is not listed as a heritage asset.

2.2 SITE ANALYSIS

Existing Woodrising site (outlined in red in the adjacent image) is occupied by a detached dwelling, partially destroyed by a fire in 2019. According to North Somerset's planning map, it is not situated within a Conservation Area nor is it within a Greenbelt. It is however within the Mendip Hills, Area of Outstanding Natural Beauty.

The site's topography slopes down from north to south and has vast southerly views across the Somerset countryside towards Brent Knoll Hill. The existing rear garden steps into two levels to accommodate for the change in levels.

To the east of the site is a small, dense wooded area and to the west is the neighbouring property, Treelands; a detached property not dissimilar to the existing bungalow.

Most of the buildings in the immediate vicinity along Hillside Road are of little architectural value, particularly in terms of materiality and stylistic composition. However there is something to be said for the uniqueness of each design, and how they respond to the challenging topography.

Typical elevational materials prevalent in the area can be summarised as predominately with shades of magnolia / white render and localised use of red brick to frame entrances, and use of white UPVC window frames each with tarmac driveways.

The primary Woodrising elevation appears to show a bungalow with a dormer, but from the rear the change in topography allows the house to become a two-storey building. Within the site boundary to the north east there is a detached double garage opposite. (Refer to existing site photos overleaf).



2.3 SITE PHOTOS

Existing Woodrising, appearance of a 60's bungalow from street, with 3 storeys to the rear. Building materials consist of red brick, cream render and white upvc windows.



View of front elevation. Existing with brick base and porch detailing with upper cream coloured render



View of front elevation. Large mansard north facing window, white UPVC windows and flat concrete tiles



View of rear elevation. Existing garden retaining walls requiring repairs



View towards end of Hillside Road, a cul-de-sac. Woodrising in distance.

Woodrising,
Hillside Road, Bleadon,
Weston-Super-Mare, BS24 0AA



Rear elevation. Wide glazed windows facing south to views. Prefabricated steel framed terrace, block/brick retaining walls creating a divide between house and garden level.



Rear elevation of Woodrising from lower garden level. Shows the trees closest to property within the landscape.



Front of double garage. Neighbours property is significantly higher on an upper level with wide overhanging eaves.



South side of double garage (opposite woodrising). On an elevated position than the main house. Brick base with render above and side windows. Northern neighbour shown beyond on elevated landscape.



Neighbouring Greenhurst, located directly north of Woodrising. Garage shown at bottom right. Neighbouring property is elevated with large overhanging eaves.



Neighbouring Treelands, located directly west of Woodrising. House has a mansard roof and concrete tiles, render and brick facade. Boundary with combination of low concrete walls and timber fence. Level tarmac driveway with rubble edge.



View south towards Brent Knoll from garden towards neighbouring agricultural land.



Rear elevations of neighbouring west properties show dwellings have internal arrangements spread across 3 floors.



View south west from applicants garden. Roof of Bramble Bank in shot have mansard windows with single ply lead roof over. Roof predominately slate roof tiles with concrete ridges.



Tall dense trees to east of garden with timber boundary.



Area between Woodrising and Treelands, with concrete slabs and open plant edge

2.4 NEIGHBOURING / CONTEXT PHOTOS

Architectural style / appearance and details of neighbouring properties - an eclectic mix of styles of architecture with a wide range of materials used.



Son Ventura along Hillside Road: pitched glazed contemporary entrance, single storey appearance, concrete roof tiles and chimney, white render facade.



Sirius along Hillside Road: recessed entrance with flat roof porch, pitched elevation, thin profile roof verge, brick footing and render facade, corbel detail & large unobstructed windows facing street.



Herm along Hillside Road. Brick base and detailing with render above, white UPVC windows, flat tiles and roof-lights.



House along Hillside Road. Timber windows with wire glass, Tudoresque pitched porch, rendered facade with brick chimney & detailing and flat tiled mansard roof. Noticeably 2-3 storey house with corbel detailing.



Ayton along Hillside Road. Cream render building with elements of brick, recessed arched porch, single storey in appearance, corbel detail, thin verge detail with concrete flat tiles.



Upland Way along Hillside Road - recently re-clad with timber-effect weatherboarding, white UPVC windows and slate tiles



Italian Renaissance inspired 2-storey home along Roman Road, with external timber shutters, set back ground floor with arched structure



Mid-century bungalow with large dormer along Roman Road, UPVC windows and clay tile roof



1.5 storey stone dwelling along Roman Road. Stone facade with corbels, thin verge detail, white UPVC windows and tarmac driveway and low height external stone walls.



Found along Celtic Way. Access to Woodrising's immediate south west neighbour. House has slate tiles, brick chimneys and dormer windows



House along Roman Road with white render facade, large windows facing street, glass balustrade and slate tiled roof.



House along Roman Road 1.5 storey dwelling with areas of large glazed roof-lights, solar panels, car port dormer window and slate tiled roof

2.5 VILLAGE CONTEXT PHOTOS

Architectural style / appearance of historic buildings and details within Bleadon Village.



Local dwelling found close to Bleadon church. Cottage dwelling built from natural traditional materials of rubble stone with timber porch overhang, red clay tiles and hardwood door.



Timber lintels, brick chimney red roof tiles, rubble stone boundary walls, white UPVC windows. .

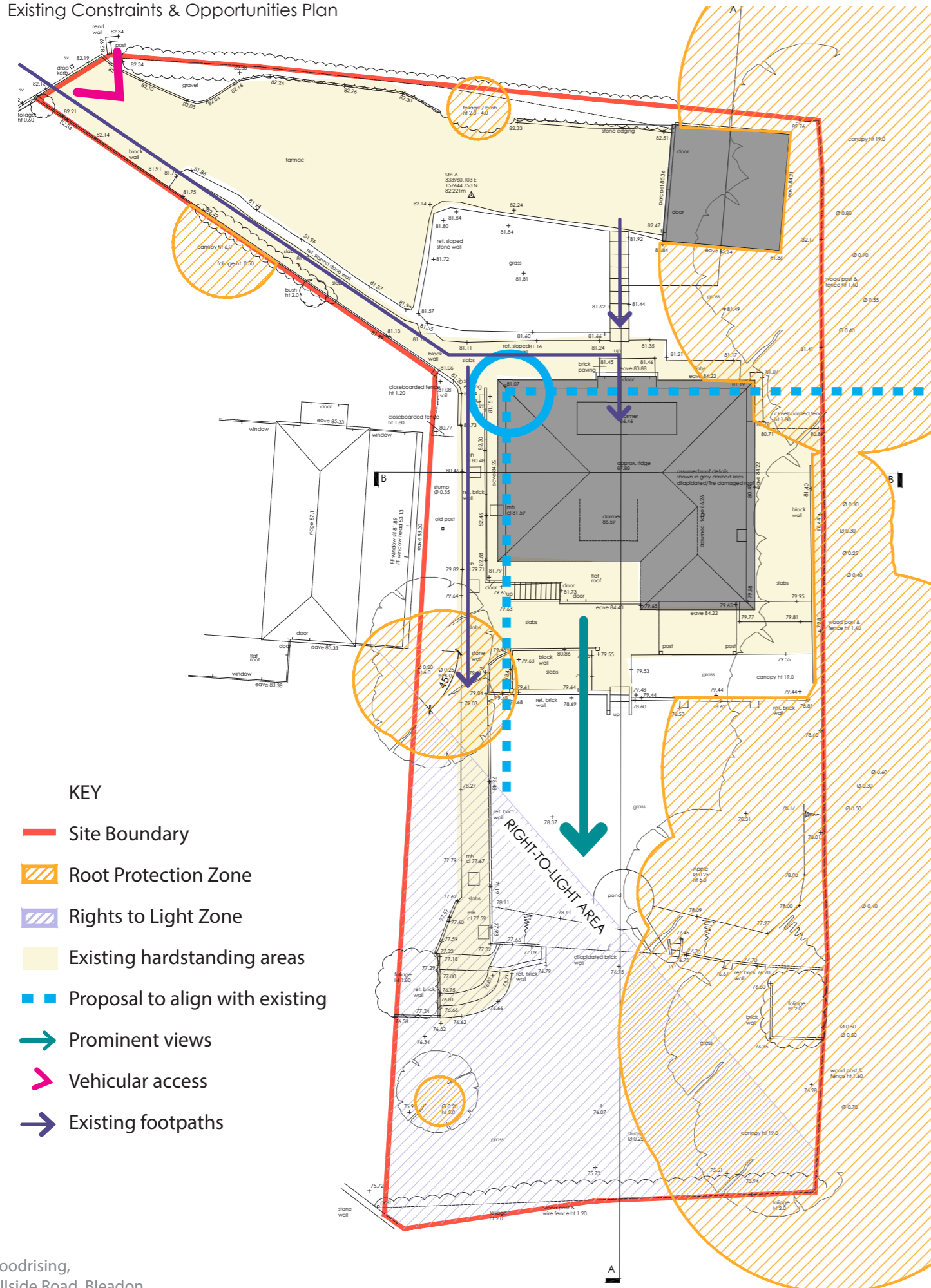


Grade II Listed building White rendered stone with corbelling detail to eaves. Windows with timber cills & lintels and white window frames.

Streets found within Bleadon Village, showing a range of buildings 1- 2 story, predominantly pitched roofs in a range of degrees, clad in stone or render, some with red brick elements such as quoin details or window surrounds and chimneys.



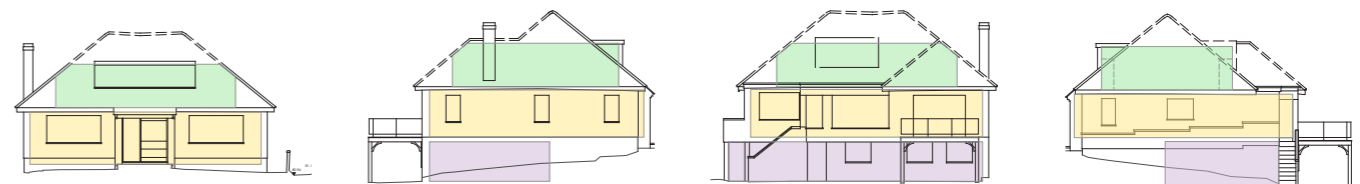
Existing Constraints & Opportunities Plan



3.0 DESIGN APPROACH

Design approach to the new proposed family home has been carefully considered alongside the constraints and opportunities of the site. These are listed below:

- Proposal is aligned with existing footprint to the north and west sides, including ridge height. Ensuring privacy to neighbouring Treelands property is respected.
- Neighbouring Rights To Light has been noted on the constraints plan opposite and will remain respected within the designs.
- Existing building and site aspect has direct and expansive southerly views south across the Somerset countryside towards Brent Knoll hill. This was the primary driver for this project. Therefore design requirements to create external terrace spaces at garden and ground level to make the most of views out south.
- To make the most of the south views out, main accommodation spaces are located on the south elevation and internal circulation and service spaces to the north.
- Design proposal is to respect and be modest fronting onto the street maintaining the appearance of a bungalow form its external main northern aspect, whilst making the most of the change in topography opportunities to the rear southern aspect.
- Existing landscape has suffered neglect and contains large swathes of hard landscaping around the existing house. Proposals would reduce the amount of external hard concrete surfaces to replace where applicable with permeable paving, whilst repair existing retaining walls.
- Introducing the use of natural building materials within the proposal improving the appearance and durability of our subsequent proposal.
- Increasing head-height/usable space across all three floors, within a similar footprint to the existing.



EXISTING NORTH ELEVATION

EXISTING EAST ELEVATION

EXISTING SOUTH ELEVATION

EXISTING WEST ELEVATION

Study of Existing Fire Damaged Woodrising House

3.0 PROPOSAL

USE

A new build 4no. bedroom family home spread across three floors set within the existing landscape. Proposal replaces a fire damaged detached dwelling, accommodation of which was similarly spread across three floors.

SCALE

Proposal of dwelling is to be built to the same height as the existing and footprint to align with the north west corner to ensure proposal is no closer to the neighbouring property, Treelands. Our proposal remains a similar scale to the existing with the exception of extending further round the rear of the site. Pitch of proposal is similar to existing and the neighbouring property.

To achieve an appropriate head-height across all three floors the proposed ground slab is lower within our proposal. This allows an increase to the amount of usable space when compared with the existing. (Refer to proposal images over with green line denoting position of exiting outline.)

Doing so provides our applicant with a usable kitchen and living space at lower ground level, allowing for direct level access out onto the rear garden.

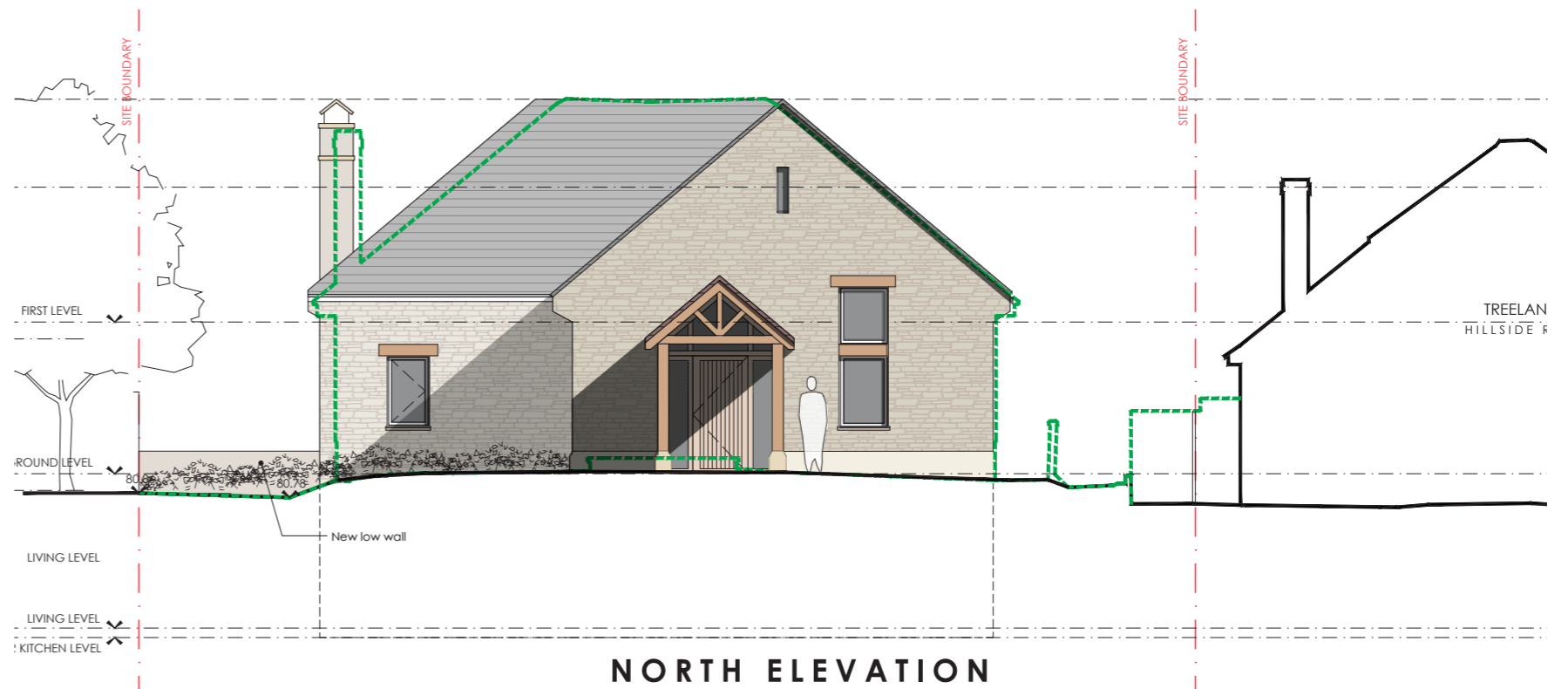
AMOUNT

The GIA of the existing dwelling is circa 240m². The proposal is approximately 313m². This demonstrates that the replacement dwelling does not exceed the 50% of the GIA of the existing house as per policy requirements (Policy DM44). The proposal therefore falls below the threshold of additional buildable space allowed which has been calculated to be max approx 360m². Please refer to planning consultant report for further information.

LAYOUT

Layout of the site is to remain largely the same. With a front and rear garden and existing paved footpath along the west boundary allowing for access from the upper level driveway/ front garden to the rear garden at a lower level.

--- EXISTING BUILDING AND TOPOGRAPHY FOOTPRINT



NORTH ELEVATION
Proposed north elevation has similar outline to existing



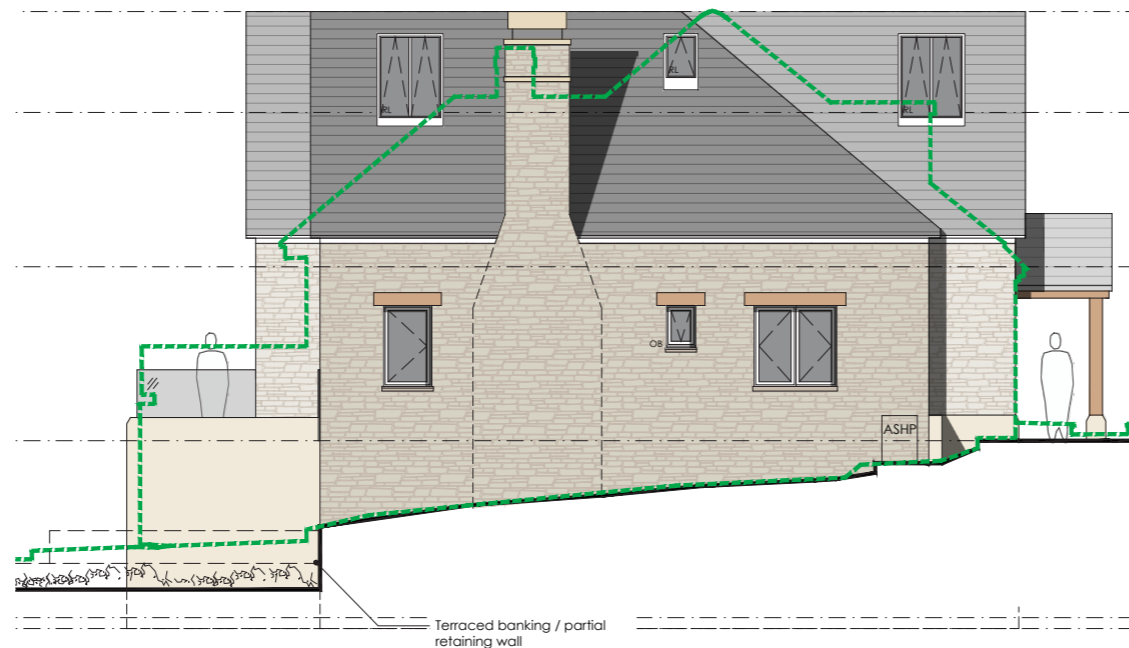
SOUTH ELEVATION
Proposed south elevation is built further into ground. Topo to east and west to remain similar to existing

Topography to east and west elevations to remain similar to existing

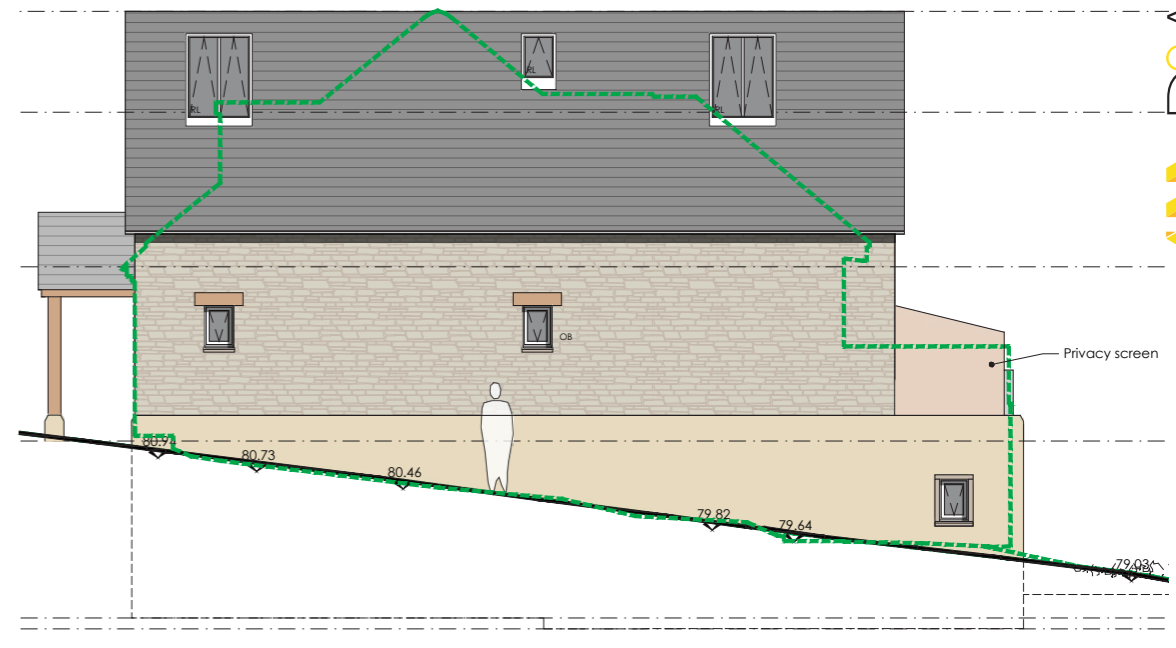
ACCESS

Vehicular access will remain as existing from the north west of the site, retaining access to the existing garage. Retaining walls supporting the main driveway require maintenance, as part of the works, the extent of tarmacked driveway will be slightly enlarged to aid with vehicular movement within the site.

Access to the site will remain as existing as will access to the house. This is via stepped paving perpendicular to the existing house, down to the ground floor of the proposal. Alternatively there is and will remain to be level sloped access from Hillside Road along the west boundary.



EAST ELEVATION

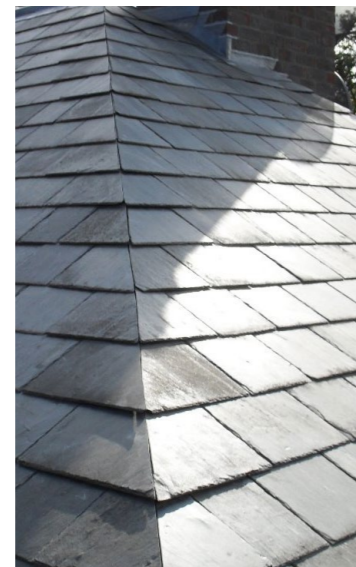


WEST ELEVATION

APPEARANCE & MATERIALS

The use of natural materials will be used to create a design that is traditional in appearance and clean and crisp in detail and fenestrations. Although the materials chosen differ from those used in the immediate neighbouring properties, these materials are long lasting, low maintenance and similar to that found in the oldest buildings found in Bleadon village.

The design of the building will remain 1.5 storeys from the street similar to the neighbouring properties. With rubble stone at ground and first floor and dressed stone used as the footing at entrance level, line of which goes along west elevation and frames the 'pop-out' dining space at lower level.



Slate tiles



Dressed stone window surrounds



Rubble lias stone - similar to stone sourced locally



Timber porch & stone base



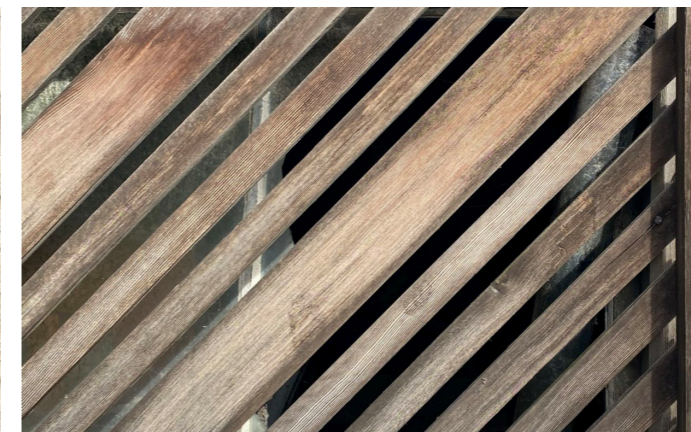
Conservation-style roof-lights



Stone corbels



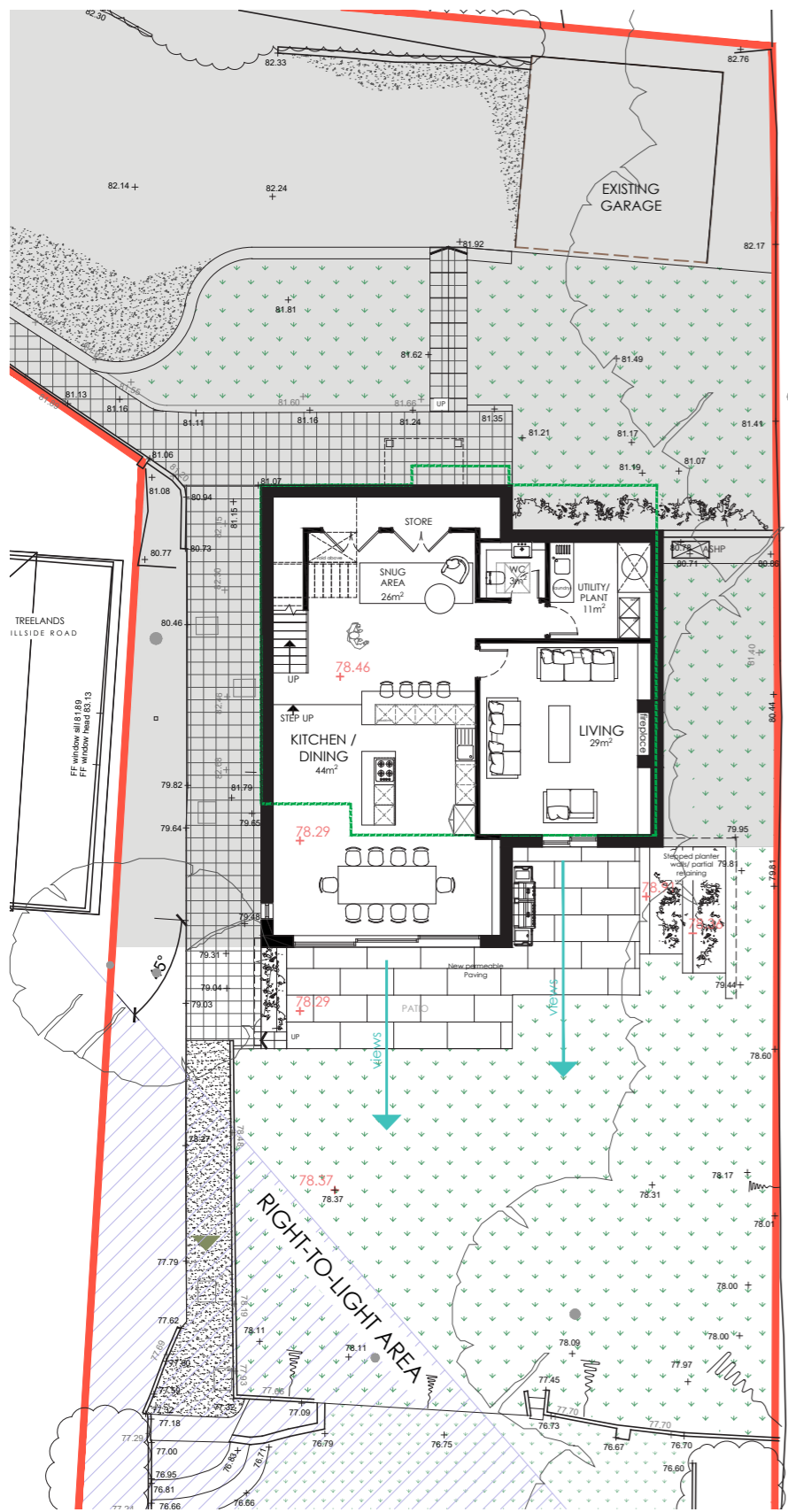
Timber lintels & hardwood doors



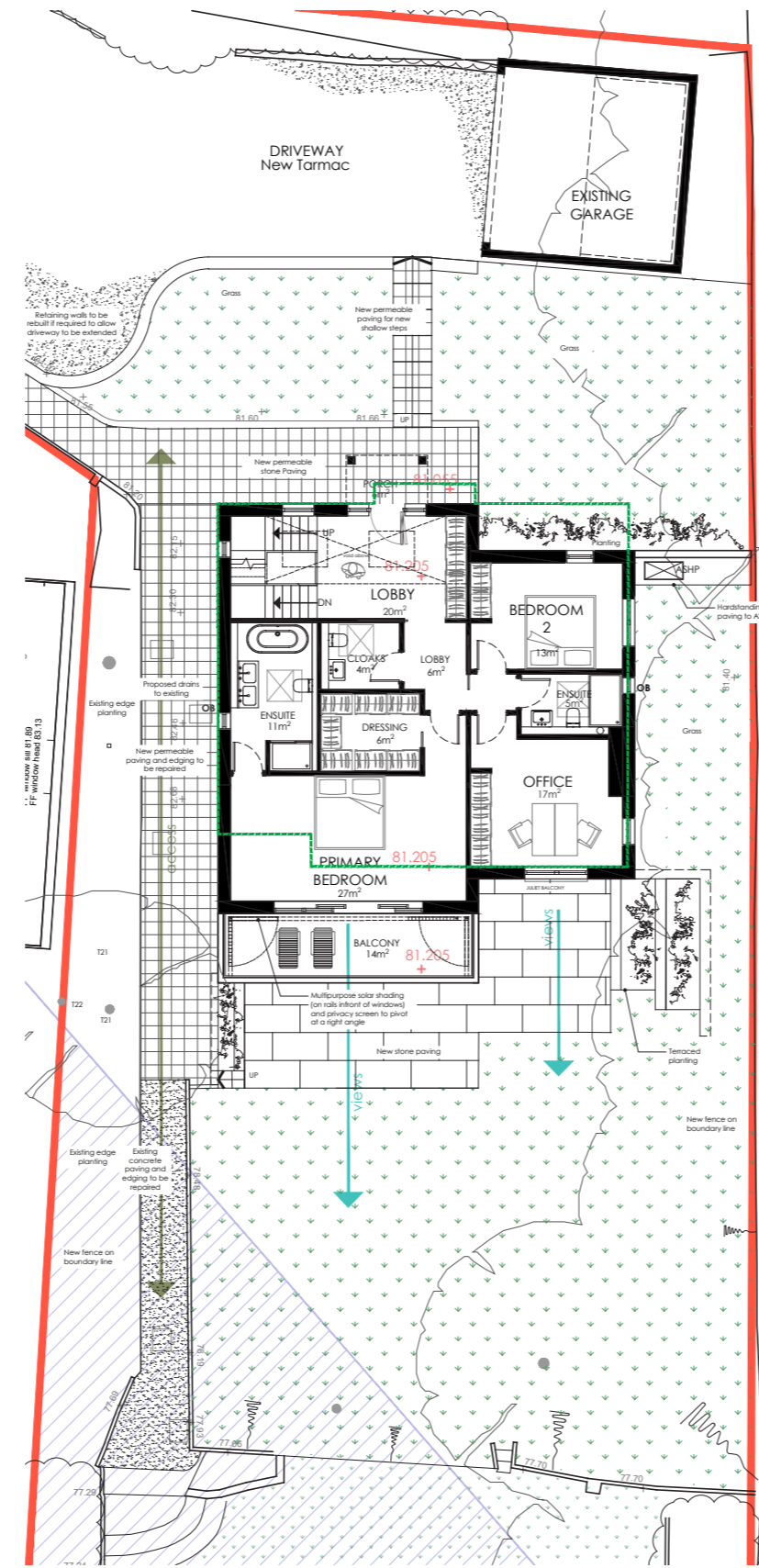
Timber screens for solar shading



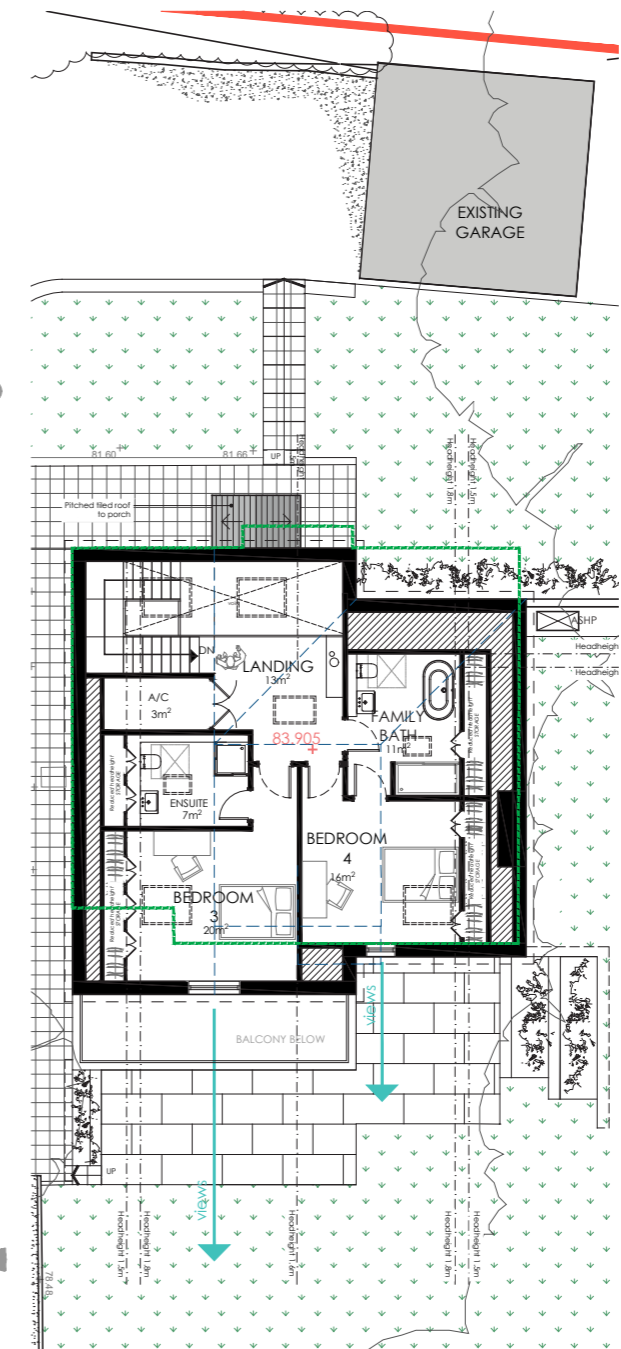
Hardwood casement windows



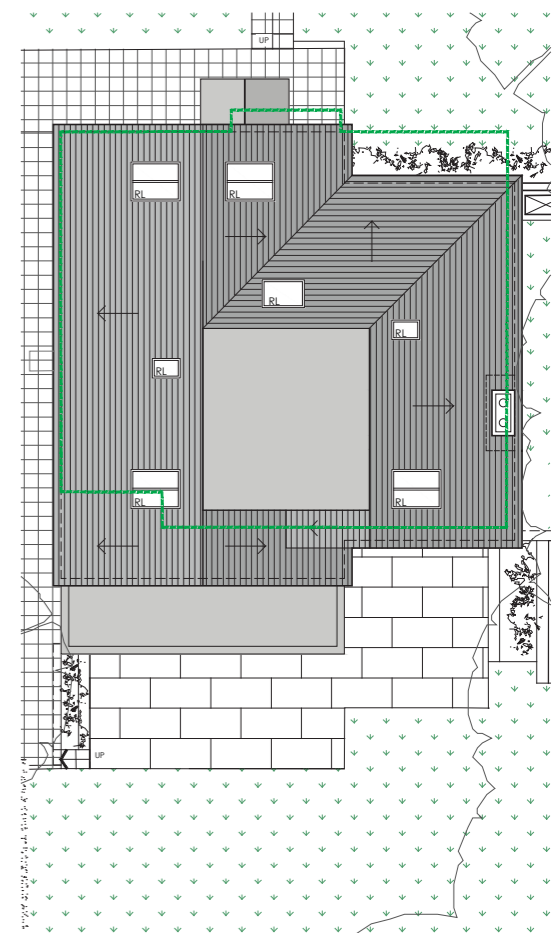
LOWER GROUND FLOOR
GIA CIRCA 128m² / 1378 sq. ft



GROUND FLOOR
GIA CIRCA 115m² / 1238 sq. ft



FIRST FLOOR
GIA CIRCA 70m² / 753 sq. ft



ROOF CONFIGURATION

- KEY**
- SITE BOUNDARY
 - EXISTING FOOTPRINT
 - + 79.85 PROPOSED INDICATIVE LEVELS

SUSTAINABILITY

To achieve required u-values and sustainability targets an Air Source Heat Pump will be installed as well as designing the external fabric to high levels of fabric insulation and air tightness. Refer to ThermEnergy relevant reports for further information.

LANDSCAPE

To reduce the amount of run-off surface water the proposals is to replace the existing concrete paving slabs with permeable paving making it a safer alternative to reduce the puddles and slippages along the sloped topography.

We have also proposed the removal of the concrete hardstanding to the east of the site to be returned to a permeable/grassed area.

To reduce the extent of new retaining walls as a result of lowering the proposal, a series of stepped terrace works will be built reducing the risk of falling from heights.

ARBORICULTURE

The site is located on the edge of a woodland stock zone within the Mendip Hills AONB . Within our site boundary there no TPO trees. There are however approximately 6no. trees within/on the boundary. To provide privacy to the Treelands property on the west trees along this boundary will be retained.

To the east there is a series of B/C category trees with canopies that encroach onto our side. Given the extent and approximate proximity of the root protection zones, the arboriculturists, Bosky Tree have been appointed to provide relevant arboricultural reports. Please refer to these for further information.

ECOLOGY - BATS & BIRDS

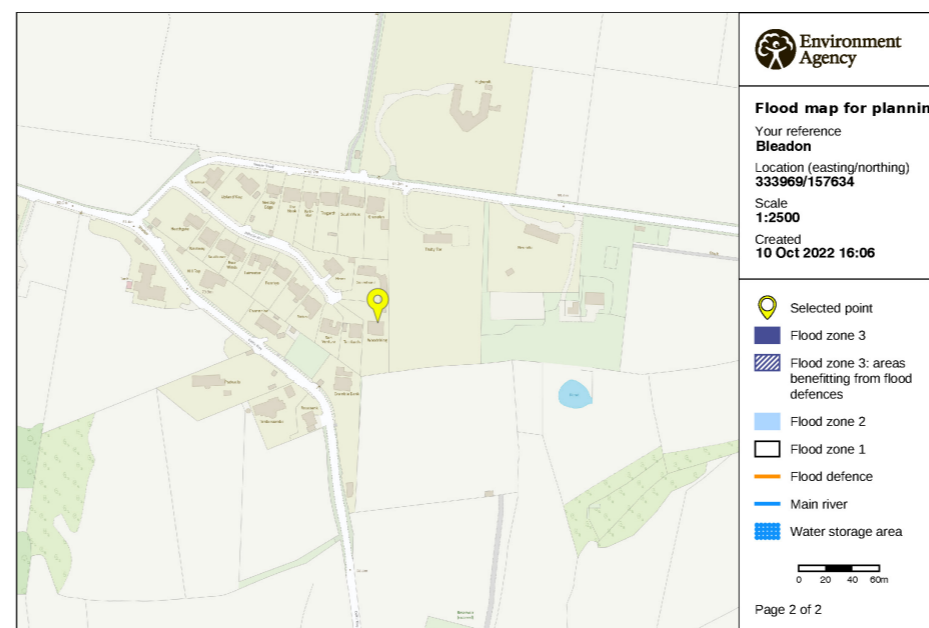
The site falls within North Somerset and Mendip Bats SAC Consultation Zones B & C. The majority of the dwellings demise is located in zone C.

A bat and bird scoping report of the site was carried out by Nash Ecology October 2022. Refer to relevant reports for further information.

FLOODING & DRAINAGE

The site is located within flood zone 1 with a low probability of flooding, therefore a separate flood risk assessment is not required. It is however located within an Inland water area. For this reason we have introduced permeable paving and seek to repair/strengthen the existing retaining walls.

Existing drainage systems will be used for the proposal and surface water will be appropriately drained to ensure that the proposed development does not increase the risk of flooding elsewhere.



4.0 SUMMARY

We believe the proposals are sensitive to the setting and would not cause any detrimental harm to the neighbours or surrounding.