



Design and Access with Heritage Statement

Beauty Time
134 Main Road
Cleeve
Bristol
BS49 4PW

June 2023

Issue 01



Introduction

This design and access statement has been prepared in support of a 'Prior Approval: Change of use – commercial/business/service to dwellinghouses' application for the property at 134 Main Road, Cleeve, BS49 4PW.

The proposed development is submitted as following:

Change of use application from Class E (Beauty Time) to Class C3 (Dwelling House).

This Statement should be read in conjunction with the submission package that includes architectural drawings demonstrating the approach adopted by the Architect in close liaison with the client. The full list of supporting plans accompanying this application are detailed below.

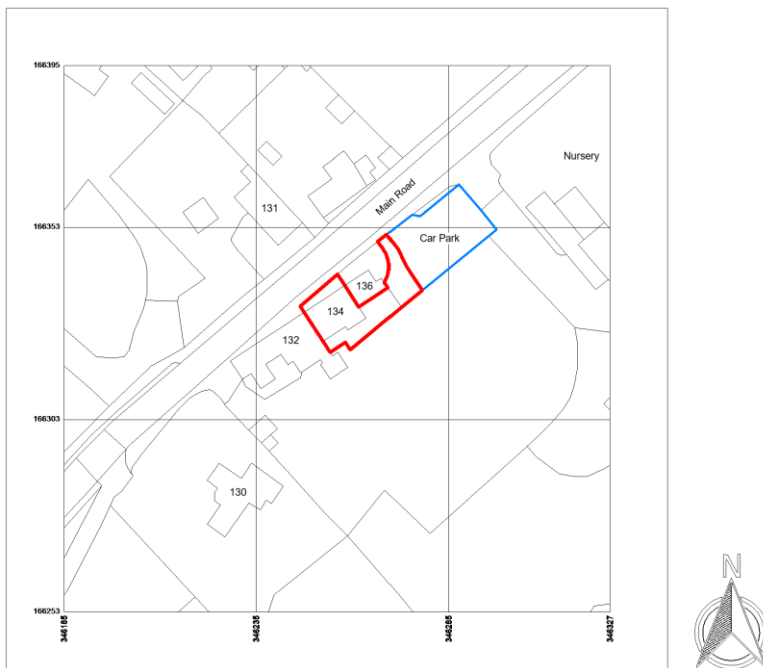
0100 - Location Plan
0110 - Block Plans
0150 - Existing Plans
0160 - Existing Elevations
0200 - Proposed Plans
0300 - Proposed Elevations

The Applicant

Maria Mason purchased 134 Main Road 16 years ago and carefully refurbished the property from what was the post office to its current use as Beauty Time, which provide a range of health treatments. Maria is relocating the business within North Somerset and is therefore looking to convert the property as part of this application back into a dwelling house.

Location

Beauty Time, 134 Main Road, Cleeve, Bristol, BS49 4PW



Location Plan NTS, refer to drawing 0100

The Site, Context and Heritage Statement

The property is not listed and is not on designated land, for example a conservation area. 134 Main road is centrally located within a Victorian run of properties facing onto the main highway. Viewed from the road, No.132 (dwellinghouse) adjoins on the right hand side and No.136 (dwelling house) adjoins on the left hand side.

Prior to its current use a Beauty Time, the property was not only the village post office but also the post masters 3 bedroom home.

The property has a small walled courtyard area at the front with gate leading directly onto the pavement. At the rear is a landscaped seating courtyard space and a garden / planting area.

The terrace is pretty in appearance with thick stone external walls, clay pantiles, traditional style windows / doors and low level stone boundary walling.

Vehicular access and parking is currently via the main tarmac carpark to the left, when viewed from the road. Visitors enter the building through the front door off the main road, while staff can use the rear gate.

The Proposal

The existing ground floor consists of a reception area, waiting room, kitchen, bathroom, therapy rooms and storage. At first floor are therapy rooms, a bathroom and storage. Refer to drawing 0150.

The proposed change of use will accommodate at ground floor a living room, kitchen, dining room, bathroom, bedroom, home office and storage. At first floor there will be bedrooms, a bathroom and storage. Refer to drawing 0200.

Due to the properties historic dwelling use, the property is very simple to convert with no removal of walls, floors, ceilings or roofs needed to accommodate the changes.

Externally the 'Beauty Time' sign facing the road would be removed so the property in appearance terms visually looks domestic.

The proposal also includes for a new timber fence to be erected to section off the existing tarmac car park and create an allocated, private driveway for 134 Main Road. The fence line follows the historic position of where a driveway was previously located on the site. The timber fence will stop well short of the road ensuring driver visibility is not affected.

Conclusion

It is of the architects opinion that the proposed change of use as part of this application will have no detrimental impact on the existing property, neighbouring properties, street scene or wider area views. The change of use back to a dwelling house is in keeping with its historic use, the adjoining neighbouring properties and both the local / wider area.

The property would provide a fantastic dwelling for a family as a high level of refurbishment has been carried out by the applicants, bringing it well in line with modern living standards.