

Battleaxes, Bristol Road, Wraxall, BS48 1LQ

Design and Access Statement

Part 4 of 6

STUDIO
HIVE
ARCHITECTURE



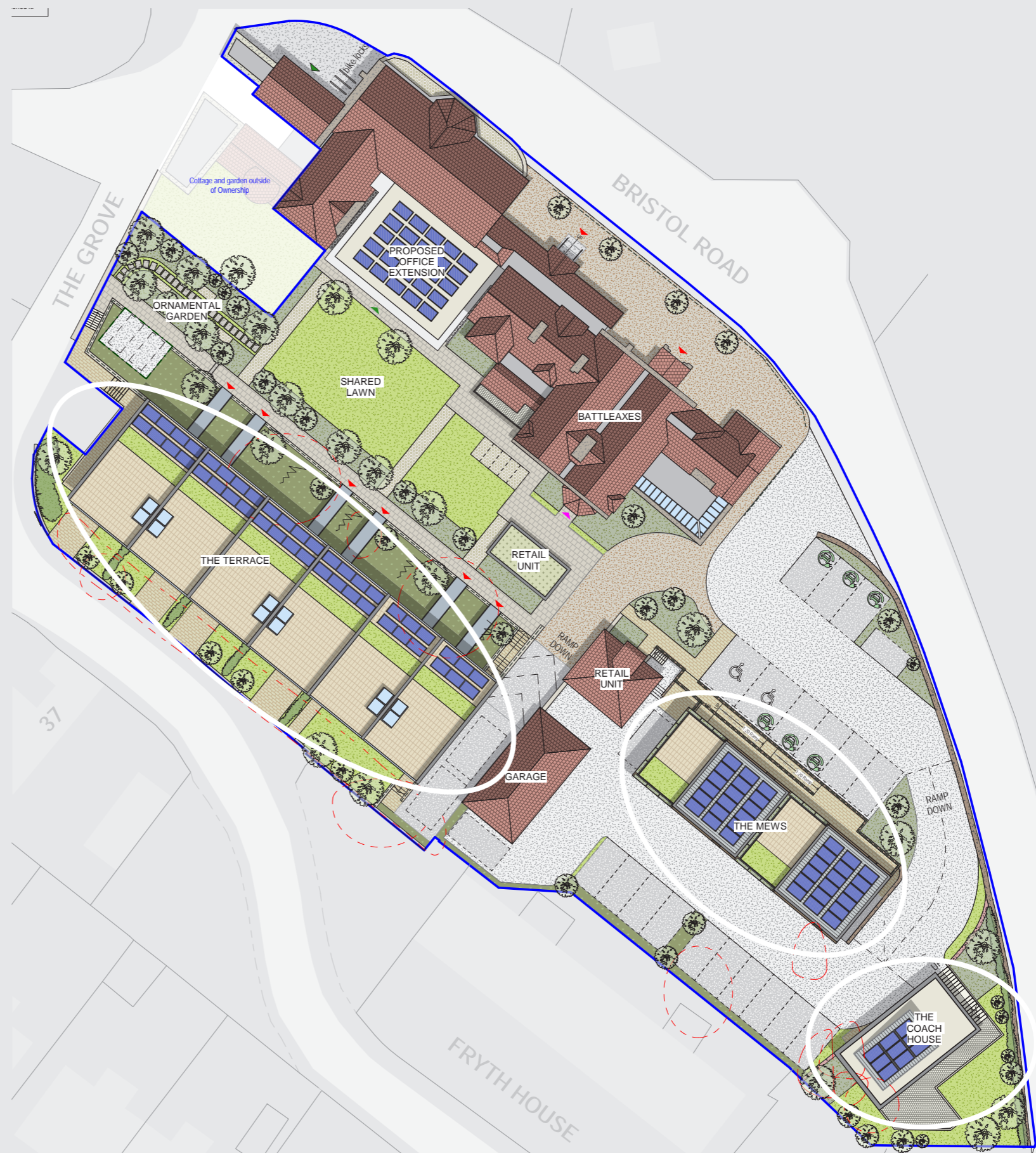
11 Proposed Housing Introduction

Our proposals include a contemporary housing scheme on the south side of our site on what is currently the lower car park; The Terrace.

It will provide a terrace of six new town houses all of which will be built to high environmental and sustainable standards. They will be extremely well insulated and cheap to run. These new homes have been carefully designed to achieve an efficient, flexible plan for future residents which can 'adjust' as family requirements change over the years.

The Mews and The Coach House, although smaller will be built to the same exacting environmental standards and will employ traditional materials albeit within a modern form.

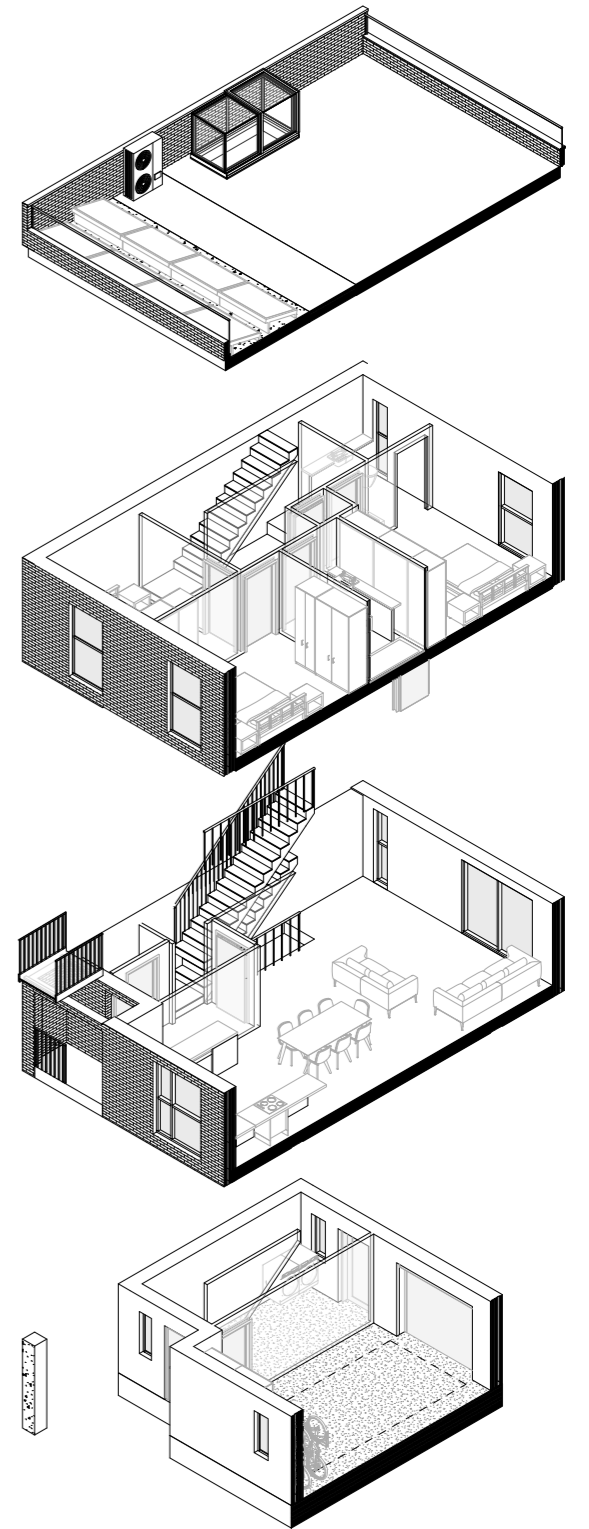
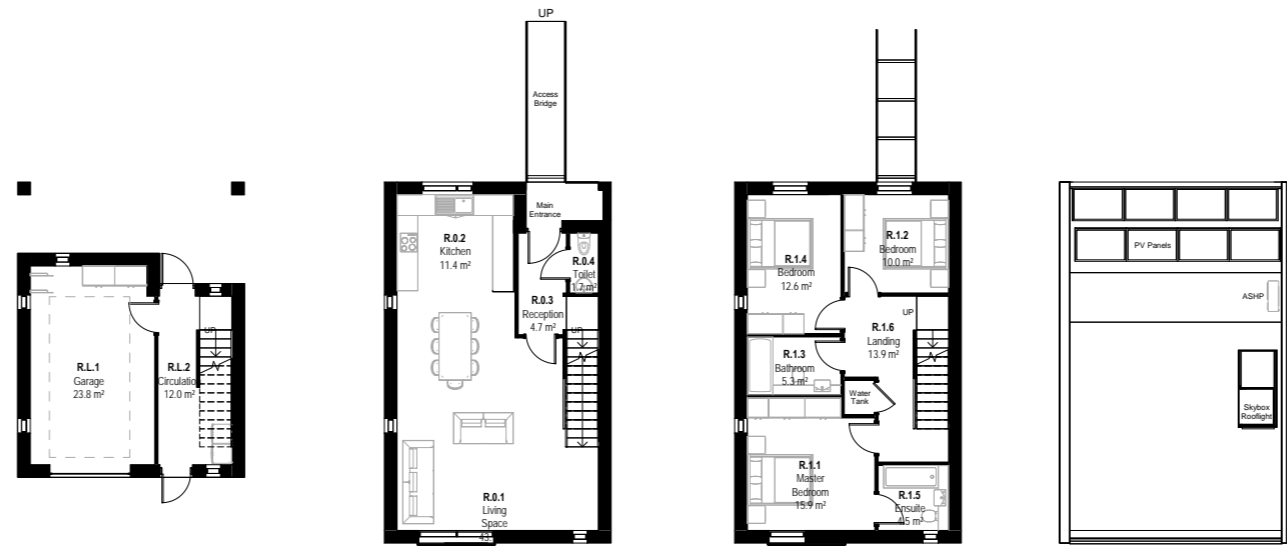
The new homes will be integrated into the landscape with The Terrace and The Mews sitting between levels of the existing car parks. They are designed to take advantage of the existing change of level across the site.



Masterplan.

Do not scale from this drawing. Refer to drawings to scale submitted in support of the application.

11 Proposed Housing The Terrace



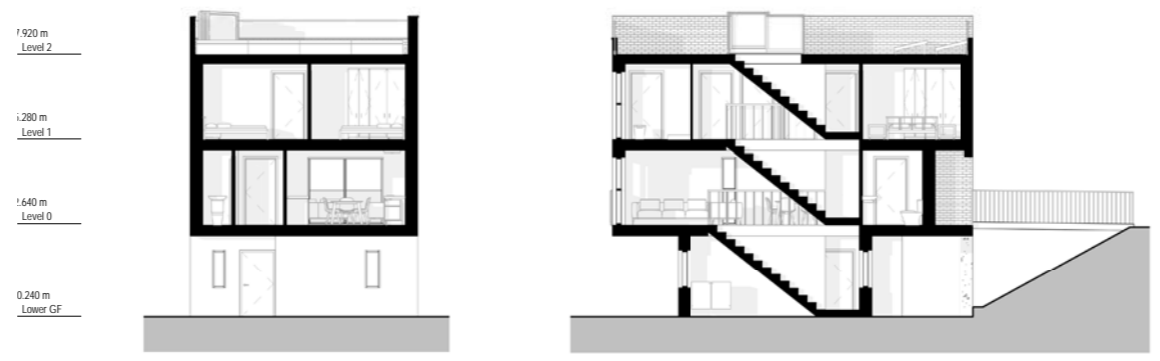
The Terrace houses are purpose designed for this site. There are six in total of which four have integral garages at ground level. The remaining two have a 'flexible room' on the lower ground floor in place of a garage.

All houses have the main reception floor at the upper ground level which is accessed from a bridge which springs from the Battleaxes upper terrace. Each bridge will take visitors across the planted bank between upper and lower levels of the site; this is shown on the section drawings on this page.

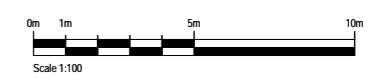


On the upper ground floor is the main living space which also includes a kitchen and dining space. It is open from front to back and will provide fine views across the North Somerset countryside.

The first floor contains three double bedrooms and two bathrooms (one being an en-suit). Finally, the roof terrace is reached via a glass enclosure at roof level.



Materials are both traditional and local. We have chosen a pale facing brick which has an interesting degree of variation in colour and texture. The lower ground floor is faced in stone to match The Battleaxes and many of the historic buildings and walls in the area



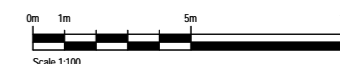
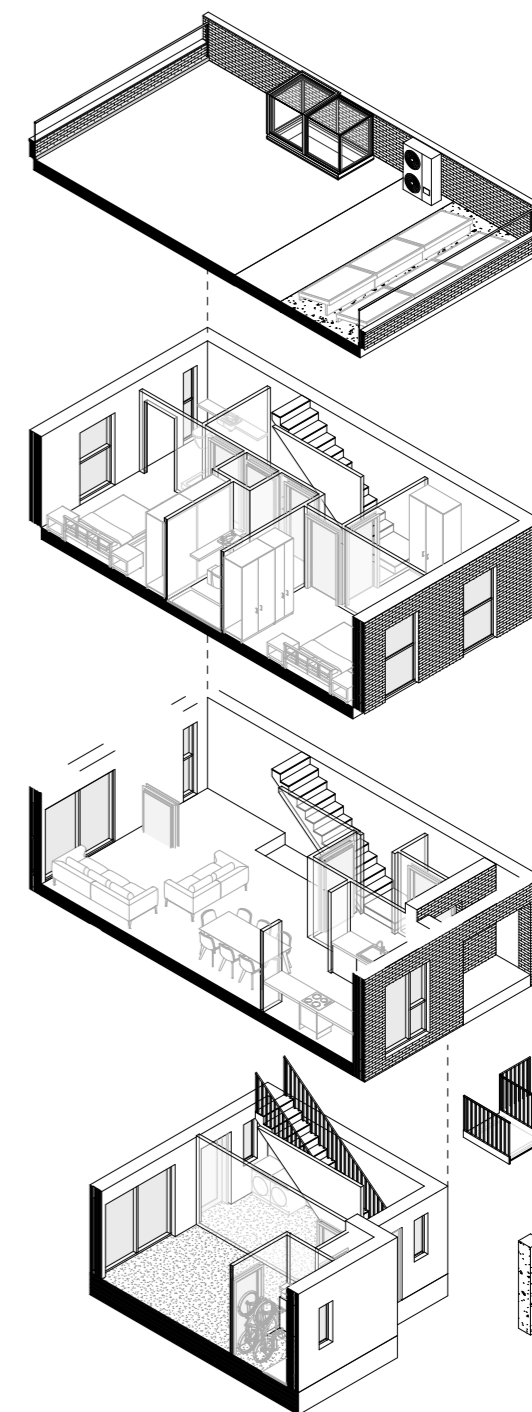
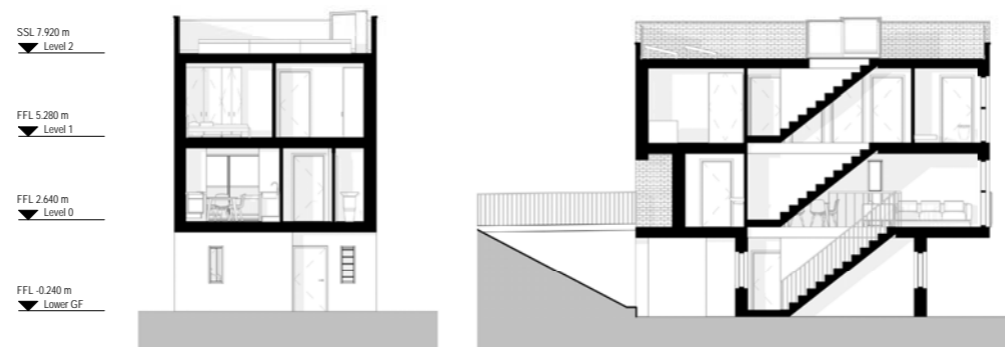
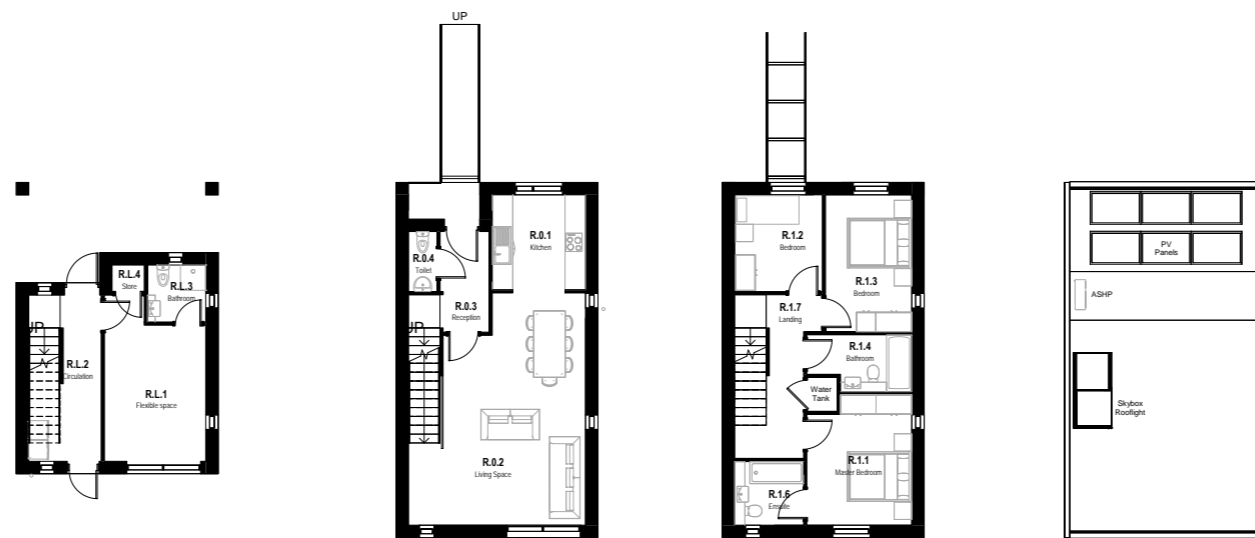
*The Terrace houses, proposed drawings.
Do not scale from this drawing. Refer to drawings to scale submitted in support of the application.*

11 Proposed Housing The Terrace (Type 02)

This sheet illustrates a mirror image of the previous house (end condition) which includes a 'flexible room' at lower ground level in place of the garage.

This room could be used as an additional bed room or play room or living room. It is the sort of space which allows future flexibility for changing family needs.

Otherwise the plan is similar to the four houses which have garage parking at lower ground floor level.



*The Terrace houses (mirrored), proposed drawings.
Do not scale from this drawing. Refer to drawings to scale submitted in support of the application.*

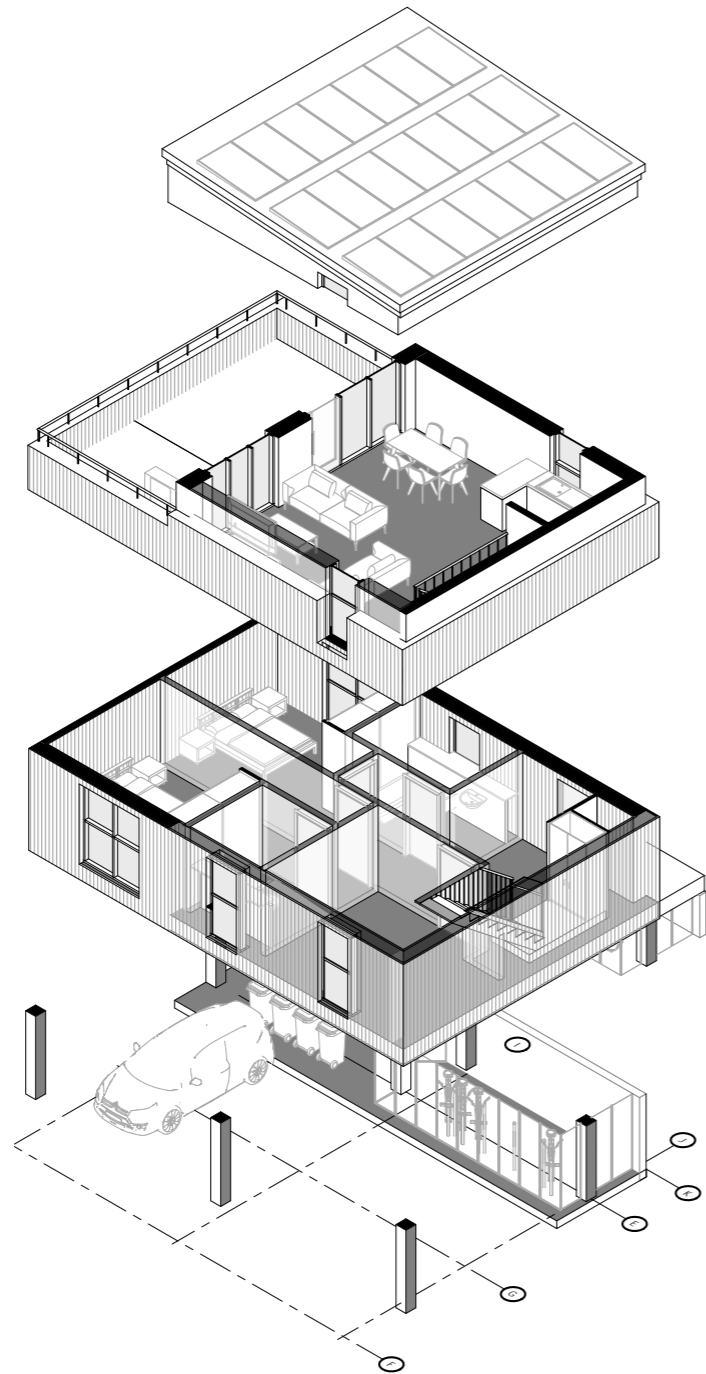
11 Proposed Housing The Mews

The Mews is a composition of two dwellings both of which are purpose-designed to both fit the site and to ensure that adequate parking provision is provided. The Houses are accessed from the upper terrace which provides access to two bedrooms and a flexible room or 'Visitable Room' under Part M of the Building Regs.

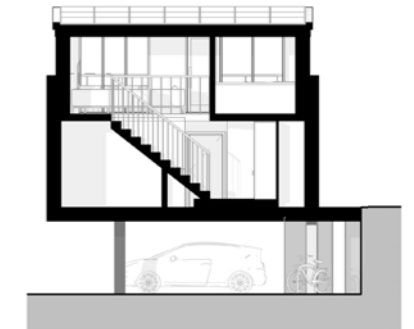
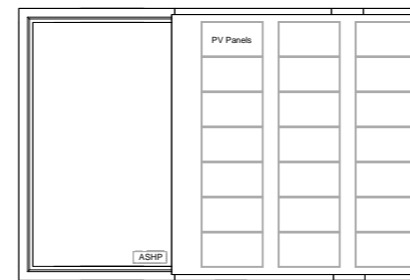
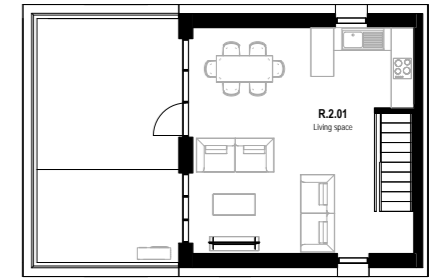
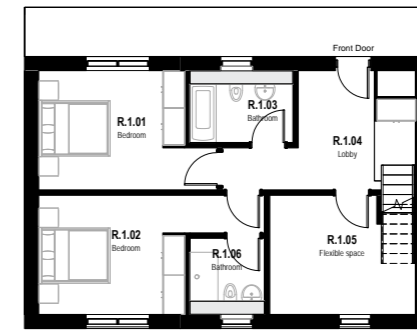
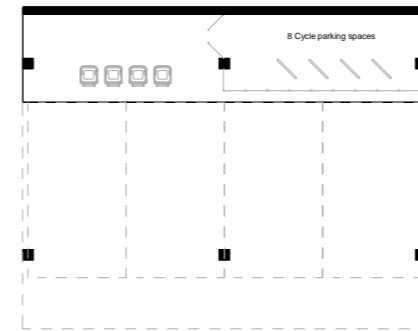
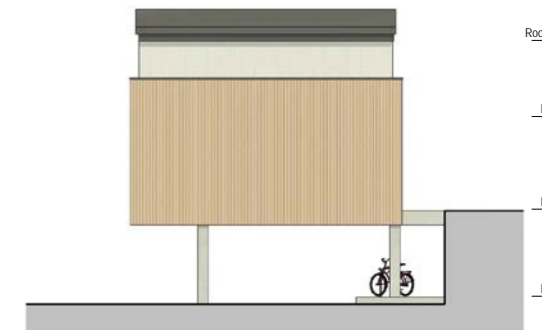
The living space is at first floor level which also includes a kitchen and dining area. This space opens up onto a roof terrace.

The area below, at lower ground floor level is open and provides four parking spaces under each house. There is also space for a caged cycle store and bin store.

Externally, the entrance floor is clad in timber (Cedar) with aluminium windows and flashings. The first floor living space is clad in zinc with a low pitch incline on which are mounted PV cells.



SSL 7.250 m
▼ Roof Level
SSL 5.080 m
▼ Level 2
FFL 2.440 m
▼ Level 1
FFL -0.040 m
▼ Level 0



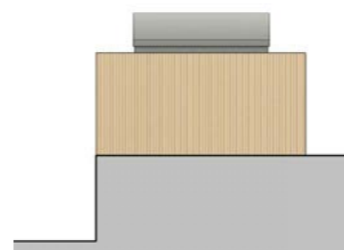
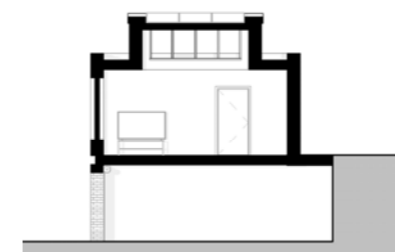
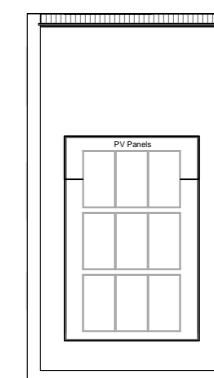
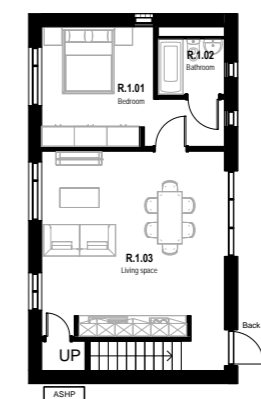
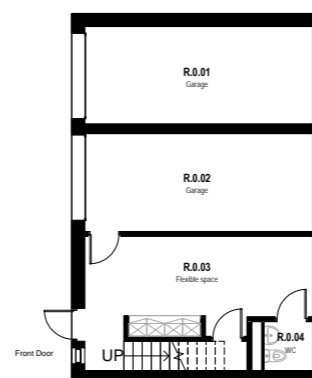
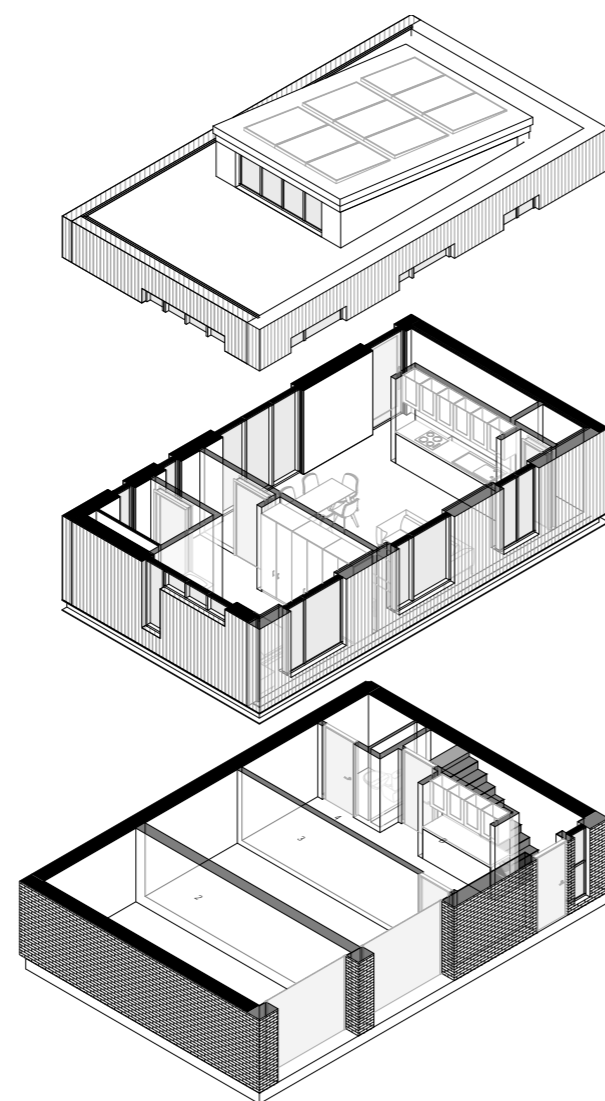
The Mews houses, proposed drawings.
Do not scale from this drawing. Refer to drawings to scale submitted in support of the application.

11 Proposed Housing Coach House

The Coach House is specifically designed for this unique position at the east of the main site. It is designed to appear as a single storey dwelling from the Bristol Road with its lower storey is built into the existing bank providing parking, utility and a flexible space at lower ground level

The upper level has a large living and dining area which opens out onto a garden level terrace. A single bedroom and separate bathroom is off this main space.

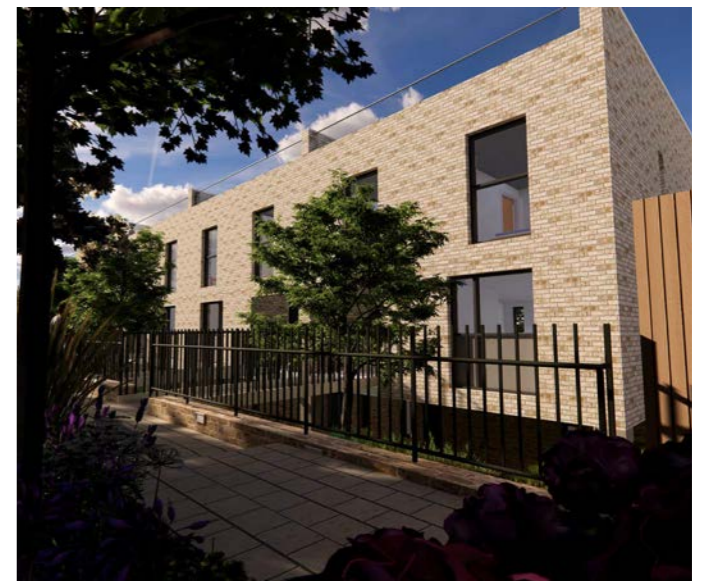
Materials are modest and designed to blend into the landscape. The lower level is faced in pale brick (as used on The Terrace) with the upper storey clad in narrow gauge timber (Cedar) with a small zinc clad 'pop up' over the living space which is designed to provide additional light as well as an inclined plain for a photo-voltaic array.



Coach House, proposed drawings.

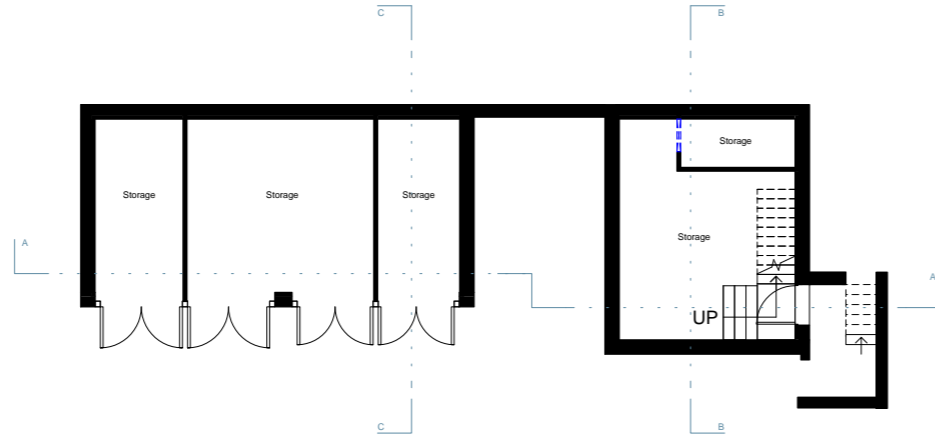
Do not scale from this drawing. Refer to drawings to scale submitted in support of the application.

11 Proposed Housing Visualisations

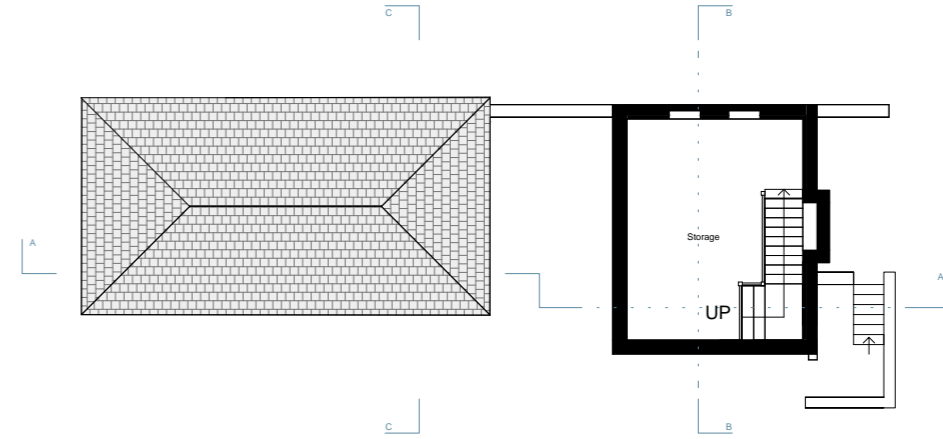


12 Ancillary Buildings Existing

The site has two outbuildings currently not utilised and used as storage.



1 Existing Ground Floor Plan
SCALE 1 : 100



2 Existing First Floor Plan
SCALE 1 : 100



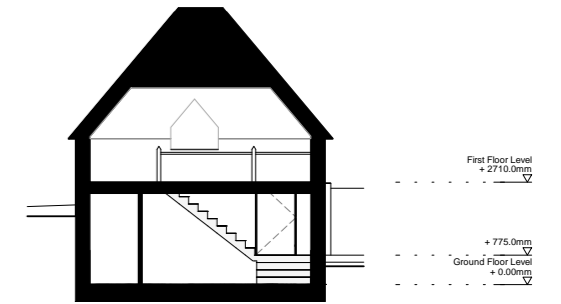
3 Existing SE Elevation
SCALE 1 : 100



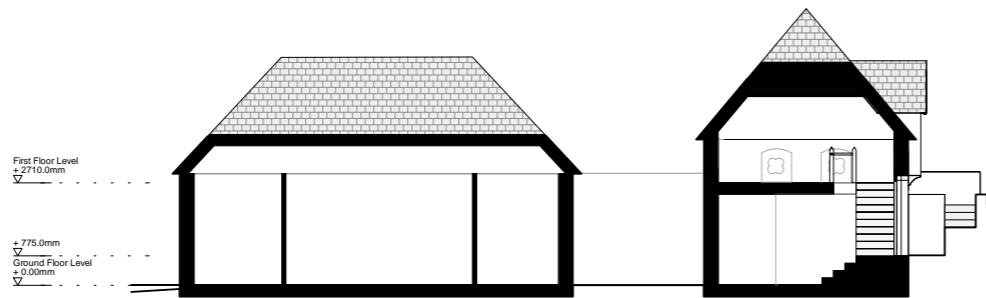
4 Existing NE Elevation
SCALE 1 : 100



5 Existing SW Elevation
SCALE 1 : 100



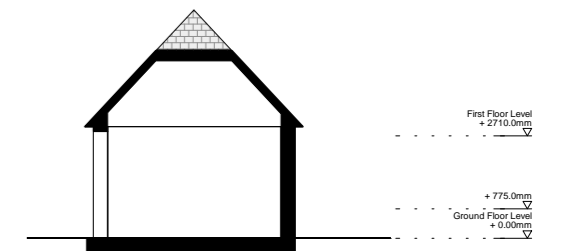
6 Existing Cross-Section B-B
SCALE 1 : 100



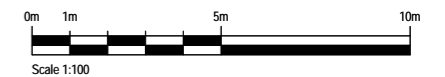
7 Outbuildings - Existing Long Section A-A
SCALE 1 : 100



8 Existing NW Elevation
SCALE 1 : 100



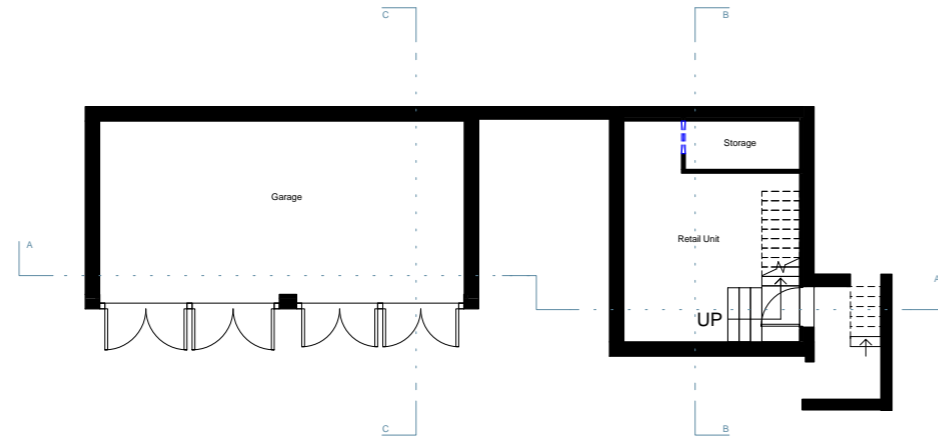
9 Existing Cross-Section C-C
SCALE 1 : 100



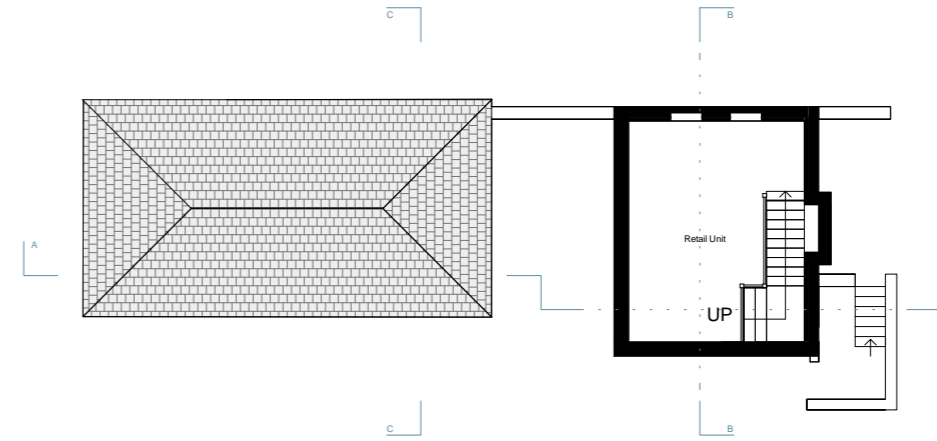
11 Ancillary Buildings Proposed

Within one of the existing barns we plan a small flexible retail space to support the local economy for use by local crafts people. Light work will be carried out to ensure the building has good natural lighting with the addition of heritage conservation roof windows.

The larger 'barn' will serve as a 'garage' and has been incorporated within the parking strategy (see drawing /90111).



1 Proposed Ground Floor Plan
SCALE 1:100



2 Proposed First Floor Plan
SCALE 1:100



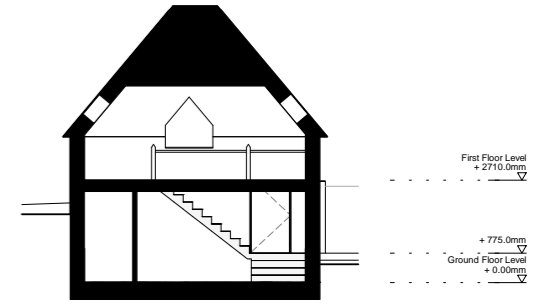
3 Proposed SE Elevation
SCALE 1:100



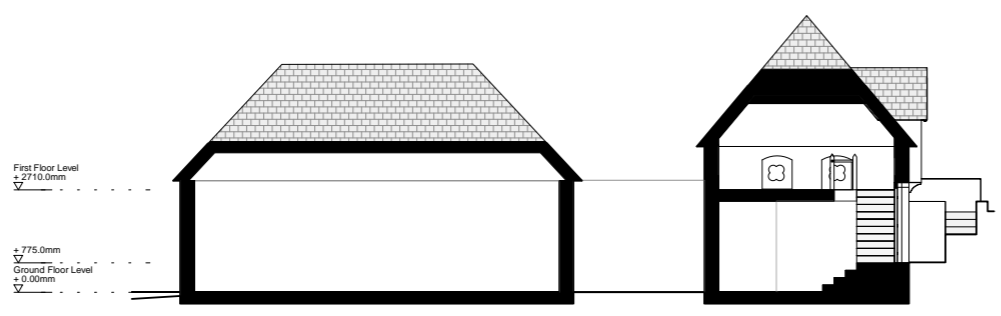
4 Proposed NE Elevation
SCALE 1:100



5 Proposed SW Elevation
SCALE 1:100



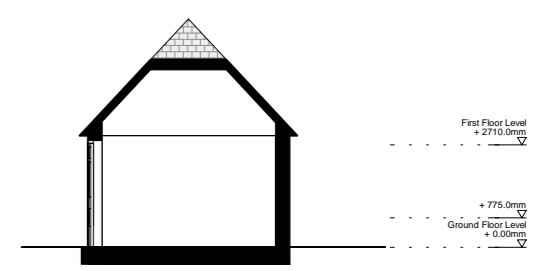
6 Proposed Cross-Section B-B
SCALE 1:100



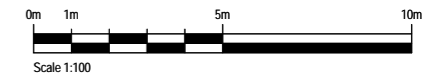
7 Outbuildings - Proposed Long Section A-A
SCALE 1:100



8 Proposed NW Elevation
SCALE 1:100



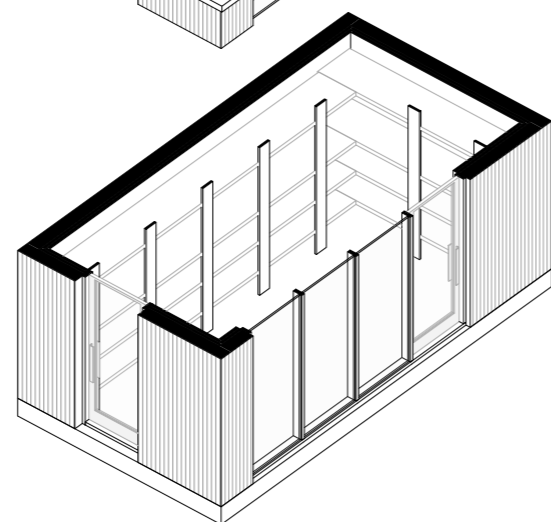
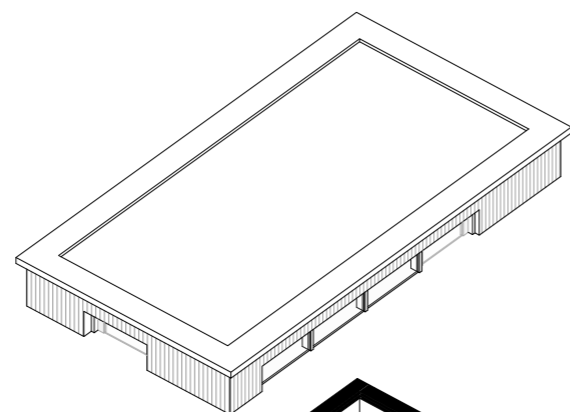
9 Proposed Cross-Section C-C
SCALE 1:100



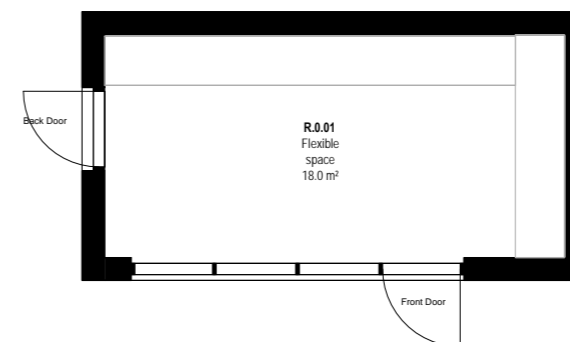
12 Ancillary Buildings Proposed Retail Unit

A proposed retail pod will be located adjacent to the entrance to the lower ground floor entrance to serve as an ancillary space to the F&B.

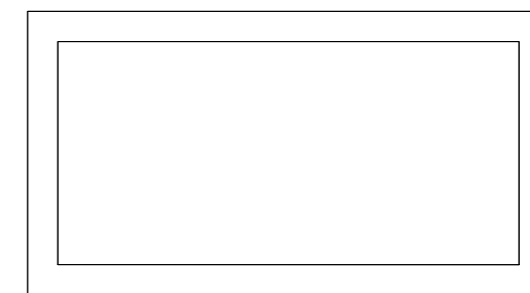
The lower level of the pub particularly has a poor level of accessibility, to tackle this and ensure that all members of the community can be provided with the same service an accesible retail unit is proposed.



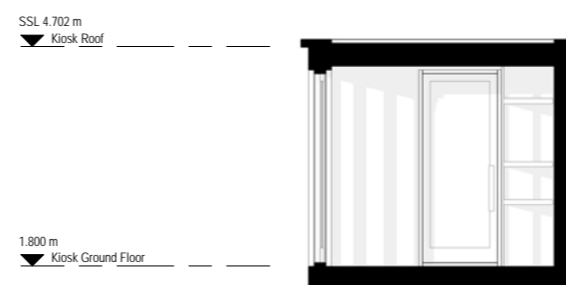
3 Exploded Axonometric
SCALE 1:50



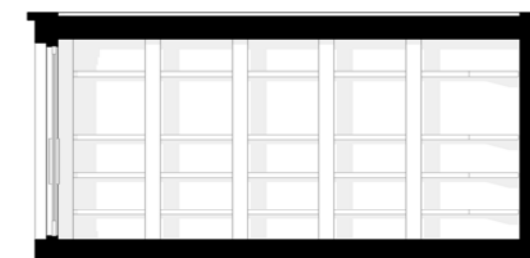
1 Ground Floor Plan
SCALE 1:50



2 Roof Plan
SCALE 1:50



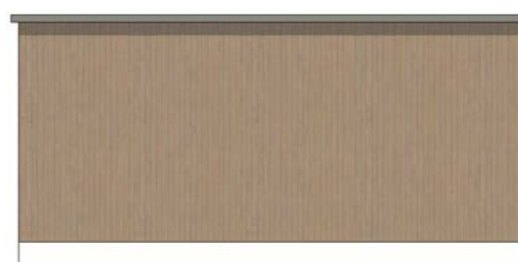
5 Cross Section
SCALE 1:50



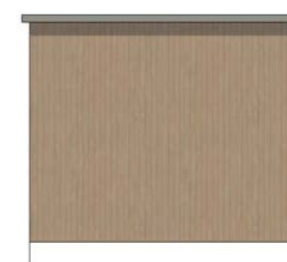
6 Long Section
SCALE 1:50



7 East Elevation
SCALE 1:50



10 South Elevation
SCALE 1:50



9 West Elevation
SCALE 1:50



8 North Elevation
SCALE 1:50

