

Design and Access Statement

**Proposed Single Storey Rear
Extension at Brick House, 21 Horse
Street, Chipping Sodbury, Bristol,
BS37 6DA**

October 2023

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Site: Whittaker Gregory & Co, Brick House, 21 Horse Street, Chipping Sodbury, Bristol, BS37 6DA

Description: Proposed single storey rear extension.

This statement has been set out as suggested in the publication entitled *“Design and Access Statements: How to write, read and use them”* published in 2006 by the Commission for Architecture and the Built Environment.

I. Introduction

David James Ltd have been instructed by Miss V. King to prepare the following Design and Access in support of a planning application at Brick House. The site is centrally located in Chipping Sodbury at grid reference X (Easting) 372952, Y (Northing) 182190.

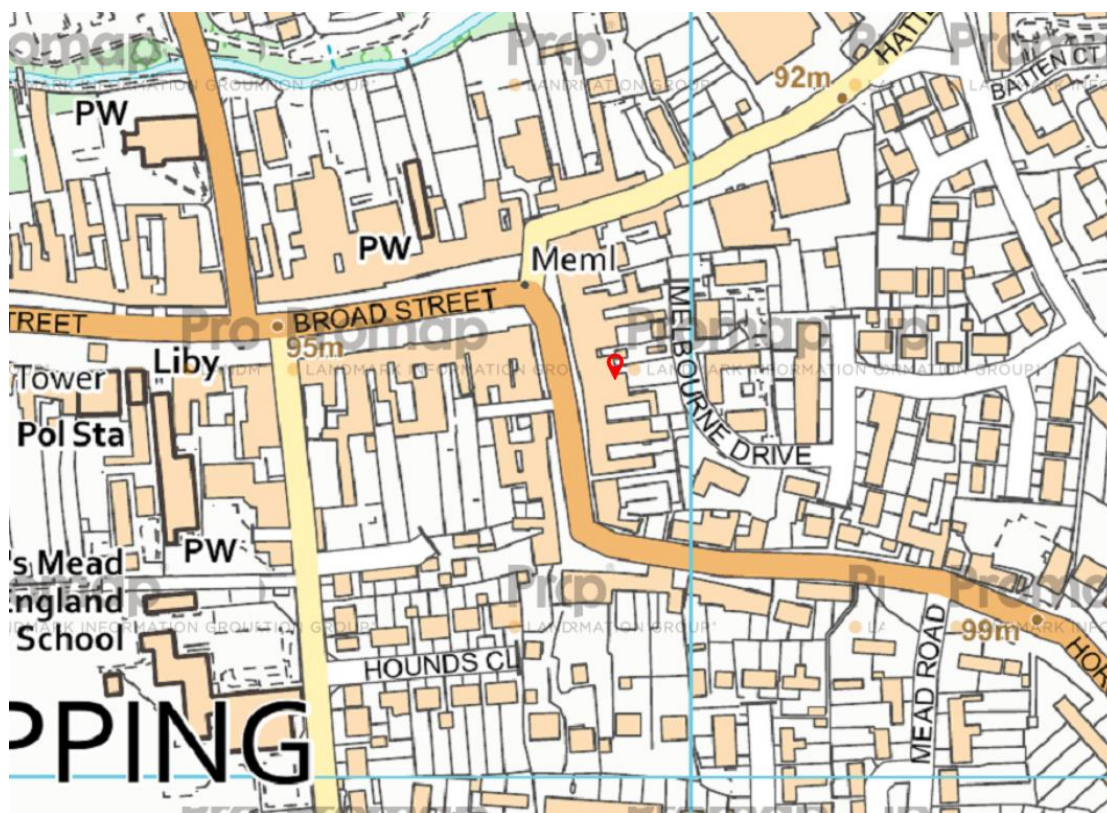


Fig 1: Site location plan.

The applicant is seeking to demolish an existing rear extension to the building which incorporates a storage room and a w.c. and replace this with a larger single story extension which is to be used as a Yoga Studio (Class E). The main building is constructed of brick (front) and rendered walls (sides and rear) with a tiled pitched roof over. To the south side of the building there is a single storey flat roof extension with a mix of natural stone and rendered walls and links into the rear pitched roof extension.

The purpose of this report is to identify and report upon planning considerations in terms of the design & access and heritage concerns in respect of the above application.





Fig 2: Aerial view of site.

2. Applicant

The applicant is Miss V King, Brick House 21 Horse Street, Chipping Sodbury, Bristol BS37 6DA.

3. Background

The site is located off Horse Street (B4060) in the centre of Chipping Sodbury. The land immediately north, south and west of the proposed site forms the built environment of the town centre, whilst the space immediately to the east (rear) of the site is used as a private car park for the property with the residential street Melbourne Drive providing access to the rear of the property. It is acknowledged that the site lies within a medieval market town and conservation area of Chipping Sodbury. The site falls within the Ward of Chipping Sodbury and the parish council of Sodbury.

There are currently no outstanding planning applications according to the South Gloucestershire Council website, however, the following applications have previously been submitted and determined:

Planning Ref	Date	Description	Decision
PK10/1439/F	14.06.10	Erection of single storey rear extension to form store and w.c.	Approved with Conditions

P19/10793/F	20.08.19	Erection of single storey rear and side extensions to facilitate change of use of building from agricultural to 1 No. dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with associated works.	Approved with Conditions
P86/1172	31.01.86	Change of use of part of ground floor of premises from retail to office.	Refusal of Full Planning (Appeal Allowed)
N19/1/ADV	12.07.79	Display of non-illuminated double sided hanging sign 28ins. x 18ins. to read, Leicester Building Society with motif.	Advert refused
N19/ADV	12.09.74	Display of an internally illuminated double-sided, projecting sign, 2ft. x 1ft. 4ins., to read SONY appointed dealer - red, blue, green and purple strips, and black lettering on white background.	Refused
N95	15.08.74	Erection of two storey extension to existing shop and offices.	Approved with Conditions

4. Planning Policy

The proposal has been considered against the development criteria and planning policy relevant to the site and is considered to comply fully with the provisions set therein. The section below provides a summary of the key policy and guidance deemed relevant.

The following policy has been carefully considered whilst preparing this application. The South Gloucestershire Core Strategy 2006-2027, the Policies, Sites and Places Plan (PSP) 2017 and the National Planning Policy Framework (NPPF) are the main planning documents which guide development choices and decisions in South Gloucestershire. The Core Strategy was adopted on 11th December 2013, the PSP on the 8th of November 2017 and the NPPF updated on the 19th of June 2019.

Policy CS5 – Settlement Boundary.

Under the policy is set out in CS5 development there is a presumption in favour of development where the proposal can be demonstrated to falls within the settlement boundary defined in the Local Plan providing that the proposal be commensurate with the locality in terms of form, character and landscape and cumulatively acceptable when considering any other developments identified with the Local Plan.

Policy PSP17 Heritage Assets and the Historic Environment

Development proposals should seek to protect a heritage asset and wherever possible enhance or better reveal their significance and pay attention to opportunities to enhance negative elements pertaining to the asset or within a conservation area.



5. Proposal

The proposed scheme seeks to demolish and replace the current single storey rear extension to the rear of the building (east) which is used currently for storage and incorporates a w.c within the structure. The proposal seeks permission to demolish this and construct a larger extension similar in design to the existing which incorporates a larger open plan space which will be used to host yoga classes (Class E). Internal alterations are also proposed by removing non structural internal walls on the ground floor to the south of the building to create a large room. The new extension will visually be similar in design to the existing single storey element with rendered walls with a pitched roof element finished with interlocking tiles and an extension of the existing flat roof on the south side of the building. There will be 4no. rooflights on the pitched roof with 3 no. flat roof rooflights and a lantern rooflight on the flat roof to provide light into the existing internal room and the new studio room. A fire escape door will also be provided on the new extension on the north side of the building.



Fig 3 – Existing Rear Elevation & Ground Floor Plan



Fig 4 – Proposed Rear Elevation and Ground Floor Plan



Fig 5 – Existing and Proposed 3D Images of the Rear (east) & Side (north) Elevations

It is considered that the proposed works will have a negligible impact with regards to the overall proposed design against the current look of the building and how the structure sits within the



townscape, and is therefore, concluded that the design statement along with the submitted drawings all demonstrate that the proposal is in accordance with the relevant planning policy and permission should be granted.

6. Conservation Area and Historic Buildings

The site lies within the conservation area of Chipping Sodbury. Whilst Brick House isn't listed itself there are a number of buildings on Horse Street in the immediate area which are.

- No. 11 Portcullis Hotel is a c17 two storey building to the north of the proposed development approx. 30m and is Grade II listed.
- 13-17 Horse Street is a c14 Hall House subdivided into 3 cottages immediately to the north of the proposed development and is Grade II listed.
- 23 & 25 Horse Street is a mid c18 three storey building immediately to the south of the proposed development and is a Grade II listed building
- 27 Horse Street is a mid c18 three storey building to the south of the proposed development approx. 20m south of the proposed development and is Grade II listed.
- 29 Horse Street is a mid c18 three storey building to the south of the proposed development approx. 30m south of the proposed development and is Grade II* listed.

Due to the closely built up nature of the properties on Horse Street, the proposed development would only be seen by the listed buildings immediately neighbouring Brick House and the residential properties on Melbourne Drive. It is deemed that the proposed development will have minimal impact on the listed buildings surrounding Brick House.

7. Use

The proposed usage of the new extension will be as a Yoga Studio, planning Class E.

8. Amount

The existing GIA is 400m² and the proposed GIA is 427.5m² (comprised of). The site area is 540m².

9. Scale

The proposed size of the extension has an external footprint of 6.3 x 9.56m and will have a proposed eaves height of 2.80m and a ridge height of 4.75m

10. Landscaping

There are no proposed changes to the existing landscaping.

11. Access/traffic movements

The site is accessed off Melbourne Drive via an existing entrance into the existing car park. Currently, Melbourne Drive has a speed limit of 20MPH and the existing egress onto Melbourne Drive has very good visibility in both directions, it has been possible to demonstrate a vision splay in excess of 20m each way.



12. Flooding

Flooding is likely to become a significant issue for towns and villages on the western margin of South Gloucestershire if the current trend of global warming continues. A considerable amount of land on the western fringe of the area acts as a functional floodplain and the rivers pose a serious flood risk to surrounding area. Practically all the borough drains into the Severn except for a small area to the far east which drains into the Thames. Flooding from surface water is a particular problem closely linked to river levels.

The site at Horse Street poses a very low risk of surface flooding as it falls within Flood Zone 1 as defined by the EA. Areas deemed to be in flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000 year chance. The scheme utilises existing surface water drainage within the site which demonstrates compliance with policy PSP20.

Signed:

Ian Mills HNC, BSc (Hons).

Architectural Technician

Dated: 20th October 2023

