



22 Glebe Road, Design and Access Statement
Loft extension and garden room.

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01 Introduction & History

This statement has been prepared to provide supporting information in relation to a householder planning application for the extension and alteration of the existing dwelling.

The property has been in continuous ownership in excess of 15 years and has undergone previous extension and alteration to cope with modern changing standards of living.

The client seeks to convert the existing loft with a hip to gable extension and rear dormer to coincide with the need for a re-roof to provide a new nursery at SF level with the addition of a garden room predominantly for garden storage.

22 Glebe Road is an end of terrace Victorian cottage. It is not listed but is in a conservation area.



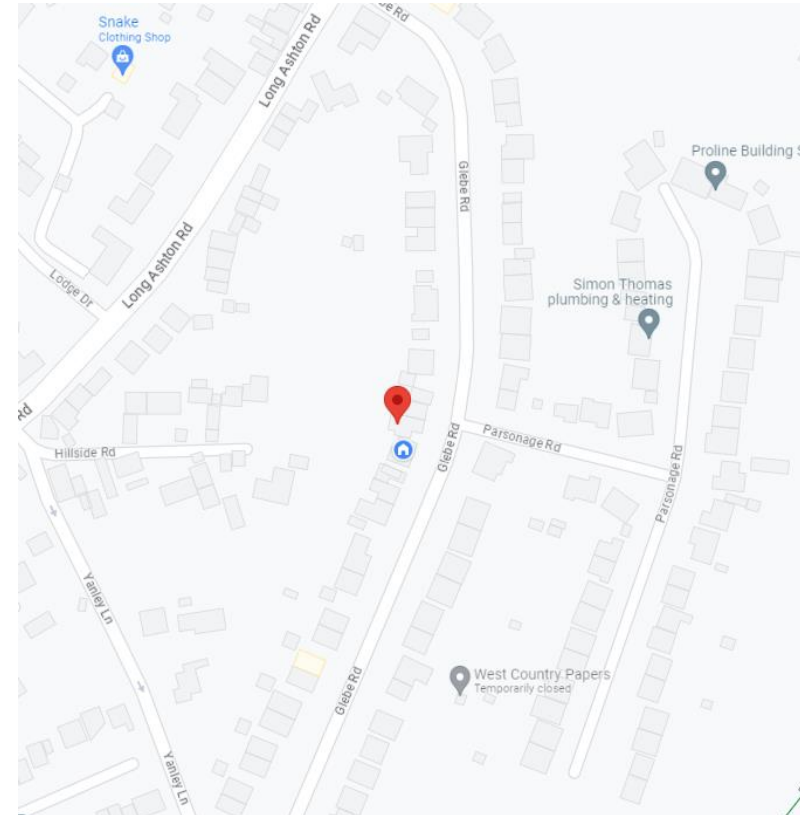
Google Street View

02 Location and context

Long Ashton is a suburb west of Bristol and Glebe road is a fairly prominent road at the start of the village.

There is no strong vernacular to Glebe Road and the houses are of different shapes and styles including a mix of gables and hips.

The materiality is predominantly painted render however number 22 has a distinctive render over brick design that is mimicked to the eastern side of the road to the older Victorian properties.



Google map

02 Location and context cont.



#8 Gable roof



#12 Gable roof



#22a Gable roof

03 Previous Planning

The property has undergone previous extension alteration as follows. Application 18/P/5158/FUH replaces the extension previous approved under 06/P/1129/F

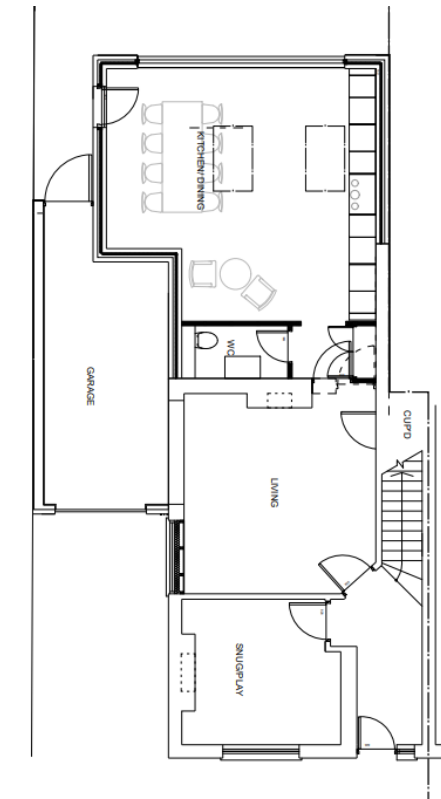
- [Proposed 2 storey rear and side extensions with alteration to existing dwelling](#) Ref. No: 18/P/5158/FUH | Status: Approved
- [T1 - Sycamore - fell to ground level](#) Ref. No: 21/P/1013/TRCA | Status: No objection (unconditional)
- [Erection of a single storey rear extension with rear conservatory](#) Ref. No: 06/P/1129/F | Status: Approve with Conditions
- [Erection of a two storey rear extension and a rear conservatory](#) Ref. No: 05/P/2943/F | Status: Withdrawn

04 Existing

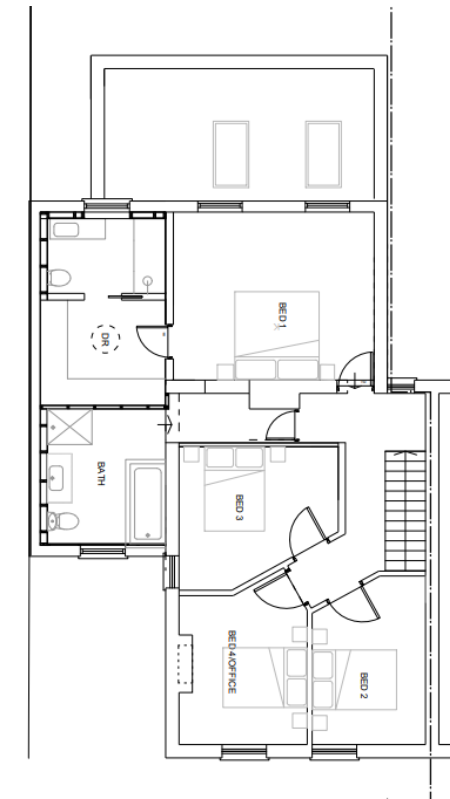
The existing building use is a dwelling with 4No. bedrooms, 2No. bathrooms, 2No. reception rooms, a play room, and garage. The 4 bedrooms are all situated on the first floor.

The dwelling has undergone previous alteration and extension since its construction in the early 1900's.

The materials are of a traditional pallet, with walls a mix of brick, rendered masonry, render to rear with single play and traditional clay tile roofs. Windows and doors are a mix of PVC and Aluminium.



Ground



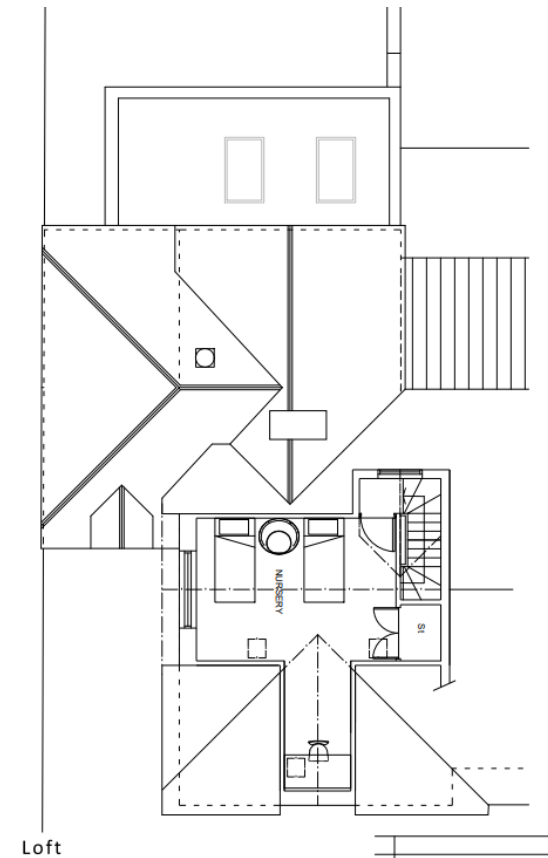
First

05 Proposals

The proposals seek to provide a second floor to the dwelling to facilitate a fifth bedroom.

The existing roof form will be altered from a hip to gable arrangement with a new rear dormer to provide adequate stair head height.

Detailing and materials will mimic and blend with the existing with a contemporary apex window to mimic below.



06 Proposed materials



Painted render to match with black timber detail



Black rainwater goods to match



White Aluminium doors



Clay tiles

07 Scale

	GF	FF	SF
Existing dwelling	100	80	0
Proposed dwelling	100	80	25
Additional area	0	0	25

08 Sustainability

As part of the proposals the intention is to reduce running costs and improve the energy efficiency of the property. The proposals seek to upgrade the existing roof insulation to a PIR type friction fitted between the rafters and upgrade the tiles to a more robust low maintenance alternative.

09 Access

Existing access arrangements are to remain unchanged

10 Ecology

With the exception of the new roofs that were constructed in 2020 all existing roofs were overhauled in sept 2012 and were re-roofed, tiles stripped and relayed with monier pest guards added (bird and bat) with new fascia's and soffits.

As part of the proposal, to propose a net ecological benefit to the scheme 2No. sparrow boxes will be installed below the roof overhang to the East elevation.

11 Photomontage



EXISTING FRONT



EXISTING REAR



PROPOSED FRONT



PROPOSED REAR