

15 Lime Road, Hanham
BS15 3AR
Design and Access Statement
October 2023



Figure 1: Front 15 Lime Road (October 2023)

1.0 Introduction

This Design and Access Statement has been prepared by Shu Architects to support the proposed development at 15 Lime Road, Hanham, Bristol.

The application is for additional living accommodation. Comprised of widening an existing single storey extension and a new second storey extension to rear. In addition, a loft conversion including two traditional dormer windows to the front elevation and a flat roof dormer to the rear.

This report should be read in conjunction with the existing and proposed plans and elevations by Shu Architects.

2.2 Setting

15 Lime Road is a semi-detached house in Hanham, Bristol. Hanham is a suburb east of Bristol made up predominately of family homes. Lime Road is a cul-de-sac sitting between Avon Valley Park and the playing fields of Dundridge Park. Many of the properties on the road have benefitted from both single storey and two storey rear and side extensions in recent times (fig 2 and 3).

15 Lime Road is a semi-detached 3 bedroom family home located on a generous plot with a 27m long, narrow garden and driveway, with space for three vehicles, to Lime Road (fig 4-7). There are neighbours immediately to the north and south. To the east the garden is enclosed by a neighbouring garden and playing fields. The only property to the south is 16a Conham Hill and is approximately 50m from the rear wall of the existing single storey extension to 15 Lime Road. This view of this property is obscured by mature trees (fig 5).

2.1 Planning History

The dwelling has not be subject to any previous planning applications. It has, however, had a single storey extension within permitted development rights for householders.

Applications to neighbouring properties of note

PK05/3489/F

5 Lime Road

Erection of single and two storey side extensions to form additional living accommodation. Approved with conditions.

K7270

1 Lime Road

Single storey side and two storey rear extension, erection of garage. Approved



Figure 2: Aerial view from South East show rear of 15 Lime Road - labelled (Obtained from Google Earth October 2023)



Figure 3: Aerial view obtained from South West showing front of 15 Lime Road - labelled (Obtained from Google Earth October 2023)

2.3 Design Statement
Views of existing property



Figure 4: View of front of house (October 2023)



Figure 5: View from the garden (October 2023)



Figure 6: View towards playing field and 16a Conham Hill (October 2023)



Figure 7: View towards playing field and 16a Conham Hill (October 2023)

3.1 Design Statement

The proposal seeks increase living accommodation of the dwelling to better suit the growing family occupying it.

The proposal widens the existing single storey rear extension to provide a more open kitchen diner space that connects to the garden and patio via generous bi-fold doors, creating indoor/outdoor living accommodation.

The proposed new second storey extension sits above this and provides peaceful and private study looking out over the garden. It extends 4m from the original rear wall of the dwelling and is the width of the single storey extension, inclusive of the proposed widening.

There are no windows to the north and south (side) elevations of the proposed second storey extension to protect the privacy of both occupants and neighbours.

In addition to the rear alterations, a conversion to the loft is also proposed to provide an additional bedroom. To the front elevation, two traditional dormer windows are proposed to provide additional light and space to the loft conversion in the style described in the Householder Design Guide (South Gloucestershire Council, 2021) and similar to the neighbouring property 21 Conham Hill (fig. 8). To the rear an additional flat roof dormer is also proposed; this within the scope of Permitted Development Rights for Householders. In local area many properties have implemented their permitted development right and provided additional living accommodation with a full width flat roof dormer to the rear (fig. 9 and 10).

3.3 Materials

In keeping with the materials of the existing dwelling and nearby properties the proposed second storey extension will be finished in render whilst the flat roof dormer will be finished in a wood effect fibre cement cladding system. The traditional dormer windows to the front elevation will be finished in render to match the front façade and pitched roof finishes in clay tiles to match the existing main roof of the dwelling. The existing property has both uPVC windows and rainwater pipes which will be matched in the proposed works.

3.0 Access Statement

The property has a generous 3 car driveway at the front of the property via Lime Road (fig 3). To the side is the main entrance to the house via a porch and a gate to access the rear garden directly. Both pedestrian and vehicle access to the site will remain unchanged. The quantity of parking spaces on the private driveway will not be affected.



Figure 8: View of traditional dormer windows to front of 21 Conham Hill (Obtained from Google Earth, October 2023)



Figure 9: View of flat roof dormer to rear of 22 Lime Road from public lane (Obtained from Google Earth, October 2023)



Figure 10: View of flat roof dormer windows to front and rear of 23 Lime Road (Obtained from Google Earth, October 2023)