

Design and Access Statement

Application by: Western Building Consultants Ltd

Proposal: Demolition of the existing conservatory at the rear and erection of a new single storey rear extension and a double storey side extension above the existing garage to form additional living accommodation for a growing family.

Site: 126 Ellicks Close, Bradley Stoke, BS32 0EU



Fig. 1 – Front elevation of property.



1.0 Introduction

1.1 This Design and Access Statement has been prepared by Western Building Consultants on behalf of their client; the owner of 126 Ellicks Close, Bradley Stoke, BS32 0EU. It has been produced to support the proposal of demolishing the existing conservatory at the rear and erecting a new single storey rear extension and a double storey side extension above the existing garage to form additional living accommodation for a growing family.

1.2 This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of the application.

1.3 This Design and Access Statement should be read in accordance with the plans submitted with the application.

1.4 Purpose of the Statement

In May 2006, the Government formally amended the planning application process as set out in 'Guidance on Changes to the Development Control System' (June 2006) to require the submission of a Design and Access Statement to support most planning applications. In a circular 01/2006, a Design and Access Statement is defined as a short report to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way. This document has been prepared in the context of the circular guidance. As such this document demonstrates how the physical characteristics of the scheme have been informed by the rigorous process of the assessment – involvement – evaluation – design.

2.0 Overview of Site

2.1 The site is located in South Gloucestershire. 126 Ellicks Close is part of an area of detached and semi-detached dwellings.

2.2 The surrounding area is mainly residential, characterised by diverse sized, one storey and two storey dwellings in the immediate surroundings.

2.3 Characteristic materials in the area are: Render, brickwork, pan tiled/ concrete tiled roofs and UPVC guttering and down pipes.

2.4 The site is located in Bradley Stoke.



3.0 Site Planning History

3.1 The application site is not located inside any Conservation areas.

3.2 South Gloucestershire City Council online planning records indicate one planning application for developments at 126 Ellicks Close, Bradley Stoke, BS32 0EU.

Application Reference: PT04/1558/F

Description of Proposal: Erection of 1.83 metre high boundary fence.

Decision: Approve with conditions

Decision Date: 01/06/2004

4.0 Proposal

4.1 It is proposed to demolish the existing conservatory at the rear and erect a new single storey rear extension and a double storey side extension above the existing garage to form additional living accommodation for a growing family.

4.2 The proposed design will make good use of the land and will be complementary to the already existent dwellings.

4.3 The scheme will not have any major impact on the immediate or wider context.

4.4 Past planning applications for similar or larger scale works have been approved for other dwellings in the area. The details of these are as follows:

Site Address: 154 Ellicks Close, Bradley Stoke, BS32 0EU

Application Reference: P21/08107/F

Description of Proposal: Erection of two storey side extension to form additional living accommodation.

Decision: Granted with conditions

Decision Date: 08/03/2022

Site Address: 170 Ellicks Close, Bradley Stoke, BS32 0EU

Application Reference: P19/3703/F

Description of Proposal: Erection of two storey rear/ side and first floor extension over existing garage and single storey rear extension to form additional living accommodation.

Decision: Granted with conditions.

Decision Date: 24/05/2019

Site Address: 188 Ellicks Close, Bradley Stoke, BS32 0EU

Application Reference: PT16/4377/F

Description of Proposal: Erection of two storey side and single storey rear extensions to provide additional living accommodation.

Decision: Granted with conditions.

Decision Date: 16/09/2016



5.0 Design

5.1 The overall design approach is to create a sympathetic addition to the area with carefully considered form and materials which complement the existing buildings and context.

5.2 Scale - The development was designed to follow the dimensions of the existent dwellings in the vicinity.

5.3 Appearance - The materials to be used have been chosen to be sensitive to the surrounding area and match similar schemes in the immediate context.

5.4 The materials chosen will be of high quality, ensuring a design finish to the development that will benefit the local character of the area.

5.5 The proposed materials include external materials to match the existing dwelling and the dwellings in the vicinity.

Landscaping and access

5.6 The design seeks to minimise the effect on the immediate and wider landscape.

6.0 Summary and Conclusions

6.1 The proposed design and layout of the build is of a reasonable size to accommodate the required functions of the property. The proposal is of a design which takes into consideration its immediate context, to create an appropriate solution that respects the locality. It is with this in mind that we seek the approval of the scheme by South Gloucestershire City Council.

6.2 The proposed works have been carefully designed following the National planning Policy Framework and framework guidance of the South Gloucestershire Core Strategy and Local Development Plan.

6.3 In summary, there are no identified adverse impacts, and which could be considered to significantly or demonstrably outweigh the benefits of the proposed work to this property.

7.0 Photographic Schedule



Fig. 2 – Side elevation of property.



Fig. 3 – Rear Elevation of property.