

## **Design and Access Statement**

### **58 Hillside Road, Portishead, BS20 8JR**

#### **Introduction**

The application is for a second storey extension to the property, achieved by elevating the roof structure of the existing bungalow. Also, to replace the existing conservatory with a two storey side extension which steps back from the neighbouring boundary at the second level.

#### **The site and surroundings**

Number 58 is located in the Redcliffe Bay area of Hillside Road, Portishead, on the northwest side of the road, overlooking the Bristol Channel. There has been a lot of recent property redevelopment in the Redcliffe Bay and Nore Road areas which demonstrate a significant amount of variation and self-expression.

The immediately surrounding houses are a mix of different types and designs; including flat roof bungalows, striking recently refurbished multi-floor houses and 50-year-old dormer bungalows.

As the name suggests, Hillside Road is on the side of a hill, sweeping down to almost sea level. The property is near the bottom of the road – with the houses to the south side being increasingly elevated.

The site itself is also steeply sloping, so the existing bungalow is split level. There is a large rear garden which runs down to the coast path and a good-sized front garden, with off-street parking for four cars, including the garage.

#### **Design and Access**

The proposed extension has been designed to create a modern, sustainable dwelling that brings a 1970s bungalow into the modern era with up-to-date efficiency credentials. It has been designed to complement the immediate area and be appropriate to the location. Measures have been taken to protect the amenity of the neighbouring properties.

The proposed extension is on the existing property footprint, converting to a four-bedroom dwelling – similar to, or smaller than, recent redevelopments in the vicinity.

The front of the property remains within the perceived building line, some distance from the road and stepped back from No.60 (and in line with No.56). The gradient of the road and the site mean that the property is somewhat 'sunken' and the curbside view is discreet.

The proposal incorporates a pitched roof. The ridge is rotated by 90 degrees to provide a sea view and maintain/increase the view for properties on the southside of Hillside Road. This also enables the use of solar panels on the southwest roof face. Visual impact of the garage and side extension are to be softened with sedum roofs. The immediate neighbours are engaged with the proposals, and no adverse comments have been received.

Proposed windows on the sides of the building are to be obscured and the proposed balcony and decking area at the rear have been appropriately screened to avoid overlooking neighbours, as per building regulation requirements.

A selection of photographs of recently developed properties in the area with similar characteristics is included at the end of this statement.

### **Construction and Sustainability**

The proposal is designed to reduce the requirement to purchase new materials and, wherever possible, existing material will be retained and reused. As far as possible, new materials will be sustainable and thermally efficient. The project uses Sip panels, wood, zinc and triple glazing (as directed by SAP calculations). There will be minimal use of concrete and mortars to reduce the carbon footprint. Materials have been chosen to blend and complement the characteristics of neighbouring properties. .

Solar panels will be installed on the southwest roof face. A rainwater harvesting system is proposed to service the domestic sanitary. An underfloor heating system will be installed on both levels. A mechanical ventilating and heat recovery system will be fitted through the house. Provision for a car charging point is proposed.

### **Parking and highway safety**

There are already four off-street parking spaces including the existing garage. It is considered on-site parking provision is adequate for the size of dwelling.

### **Biodiversity**

There are no negative impacts or interference with semi-natural habitats or wildlife corridors resulting from this proposal. The garage and two small flat roofs will be covered in sedum to promote biodiversity. Siimilarly, the garden will be planted with a variety of plants to encourage bees, insects and birds.

### **Other considerations**

The property is not sited in a Conservation Area and there are no listed building issues.

### **Community safety**

This proposal will have little or no effect on the general security of the area.

### **Flooding**

The proposed development is not located within a designated flood zone.

### **Services**

The house will be connected to the public drainage system. There is a proposed rainwater harvesting system as described above.

### **Conclusion**

The proposed extension to No.58 has been designed to revitalise an old property whilst having minimal impact on the amenity of the neighbouring properties. The modern, sustainable design complements and enhances the existing area and would accord with the local distinctiveness of mixed and varied styles of housing. It has adequate off-street parking provisions.

Views of the rear of the 58 Hillside Road, showing wide variety of house designs in the area



**Recent developments of 60 Hillside Road and 27 Waterside Park, with extensive developments of the rear of the properties**





**Use of zinc cladding at 18 Beach Road West**



**Distinctive development near curbside – 103A Nore Road**



**Glazed gable – 82 Hillside Road**



**Glazed gable and balcony – 393 Nore Road**





## Comparable housing in Nichols Road

