



Design, Access and Heritage Statement

Single storey rear extension, 20 Blenheim Road BS6 7JP

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1. Introduction

This Design and Access Statement has been prepared on behalf of Ms Stephanie Von Hinke as the owner of the property.

The report is submitted in support of a Planning Application to build a single storey rear extension.

It should be read in conjunction with the associated documents:

- (10) 01 Site Location and block plans
- (10) 02 Existing ground floor plan
- (10) 03 Existing elevations
- (10) 04 Proposed ground floor plan
- (10) 05 Proposed elevations



Aerial view

2. Site

20 Blenheim Road is an Edwardian eight-bedroom, 3-storey semi-detached property located in the Downs Conservation area in North Bristol.

The house sits on a corner plot at the junction with The Quadrant. The front elevation is set back from Blenheim road behind a generous front garden.

The elevations are finished in semi-coursed pennant stone with ashlar limestone window surrounds and quoins. There is a mix of painted timber and Upvc replacement sash windows; the roof is covered in double roman clay tiles.

The house comprises a 3m wide single storey rear extension set against the party wall which projects into the garden by approximately 4m. The extension is damp and in need of complete modernisation; it currently represents the only access between the house and the garden.

Beyond the rear extension lies a 6m long detached garage. The rear garden extends approximately 20 meters to the south-east alongside The Quadrant and terminates with a vehicular access gate and a car port.



20 Blenheim Road, rear elevation



20 Blenheim Road, existing rear extension



20 Blenheim Road, existing kitchen window



The rear extension and garage

3. Proposals

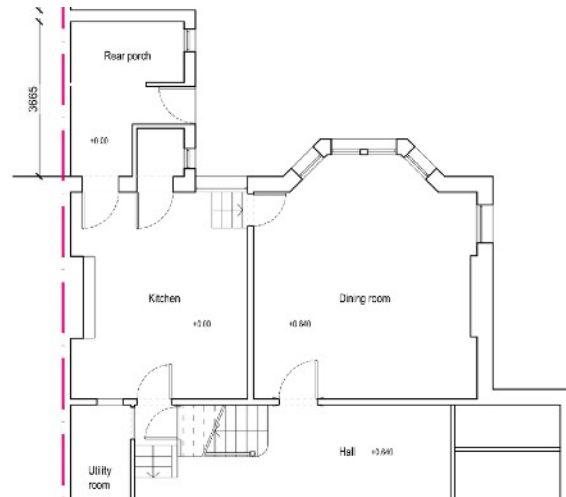
The applicants have recently purchased the property and are planning to refurbish it to make it their enduring family home.

Specifically they would like to open up the kitchen and rear dining room and enlarge the existing kitchen window to provide direct access between the house and the garden.

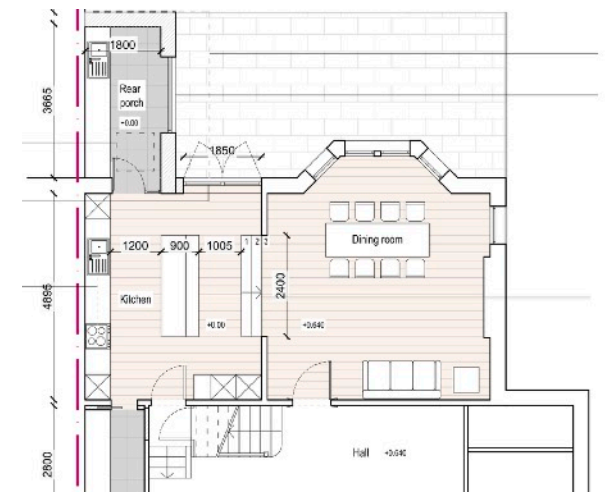
They are proposing to remove the existing low quality extension and rebuild it on a narrower footprint, thus enabling the widening of the rear kitchen window.

The new window will have a bath stone surround to match the existing and 'Crittall' style steel casements. Compared to standard aluminium windows these have slender sight lines and are divided into smaller windows panes, providing a similar appearance to historic sash windows.

The new rear extension will be a simple render construction with a flat roof and 'Crittall' style patio doors to match the one proposed on the main rear elevation.



Existing GF plan (extract)



Proposed GF plan (extract)



Existing elevation



Proposed Elevation

4. Impact on the Conservation Area

Policy BCS22 and DM31 requires development to safeguard or enhance heritage assets such as conservation areas.

Policy BCS21 states that development should contribute positively to an area's character and identity, creating or reinforcing local distinctiveness.

Policy DM30 states alterations to existing buildings will be expected to respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene.

The proposed extension will replace a low quality construction with a simple, timeless design with high quality materials and detailing. The new extension will be lower and smaller than the existing one and will be only partially visible from the public realm.

The kitchen window alterations respect the proportions of the existing facade and will provide improved living conditions and a better house layout.

Overall, the proposed alterations are considered to make a positive contribution to the setting and significance of the Conservation Area, as encouraged by the National Planning Policy Framework.