

Design, Access & Heritage Statement

Site address: 39 Elberton Road, Bristol. BS9 2PZ

This statement should be read in conjunction with the application form and supporting drawings.



Image Courtesy of Google maps

Development description:

Single storey rear extension including new roof over existing single storey rear extension.

Existing property:

2 storey 4 bedroom semi detached property which has previously benefited from a double storey side extension and a rear single storey extension. This site falls in the conservation area of Sea Mills.

The property is situated on a large plot and has off street parking gardens to the front and rear. The site is surrounded with mostly properties of a similar nature, semi detached and terraced. Many of the properties in the immediate area have benefited from extensions.

The site is situated within a long-standing residential neighbourhood with a nearby range of social and community facilities. Public transport is available within a short walking distance.

There are no listed buildings within view, or proximity of the site.

Application details:

Planning permission is sought for a single storey rear extension. New roof over existing single storey rear extension to ties the roofs together more coherently

Design:

The overall design approach is to create a sympathetic extension that fits the local and wider context.

Refer to proposed elevation drawings for details of the materials to be used. The proposed materials are to match the materials of the host building, matching roof tiles to pitched roofs, single ply roof, render finish to the walls, white windows and doors.

The property is set within an area of similar buildings and the work is in keeping with the style of the surrounding buildings.

Scale:

The scale of the proposed extension is in proportion to the site. Most of the existing footprint of the building is unchanged, the extension would not dominate the street scene and fits well within this plot and the adjoining buildings. The extension will be set well away from neighbouring properties and not cause loss of light or be over bearing.

Appearance:

Appropriate materials have been selected to create a design that will enhance and blend in with the host property. The design reflects the existing style of the street scene and is in keeping in terms of design.

Layout:

The new extension is of adequate size to accommodate the required functions of the property and provide much needed additional space for the family. The extension has been designed so that it sits appropriately in relation to the plot and the boundaries. Vehicular access to the existing parking space will remain as existing.

Overlooking & Overbearing effect: There will be minimal overlooking to any neighbouring properties and no more than that of the existing windows.

Landscape:: The proposed works will include re-landscaping of the garden outside of the new extension with new paths and soft planting. The vehicular and pedestrian access also will remain as existing.

Access:

Access to the property will be unaffected. There is no adverse effect on parking or amenity space as a result of the proposed works as the existing parking spaces are being retained. There are also additional spaces available on the main highway which can be used for visitors.

Waste & Recycling Storage:

No changes to the existing facilities on the site are proposed.

Local Heritage:

The development will not have a physical or visual impact on listed buildings, locally listed heritage assets or nearby monuments.

The scheme looks to offer an improvement to the appearance of the Conservation Area. There are many examples of large double and single storey extensions within the immediate area.

Summary and Conclusions:

The proposal outlined above will provide the owners with a home that will meet the future needs of the occupants, whilst minimising any impact upon neighbouring properties and the surrounding environment.

In summary the proposal represents a sustainable well designed solution that will improve the quality and appearance of the existing house.

Additional site photographs below:



