

Design and Access/Heritage Statement

Re: Planning application for a garage and retrospective application for change of use of land to garden at 3 Butts Orchard, Wrington, Bristol, BS40 5DR.

Design and Access Statement.

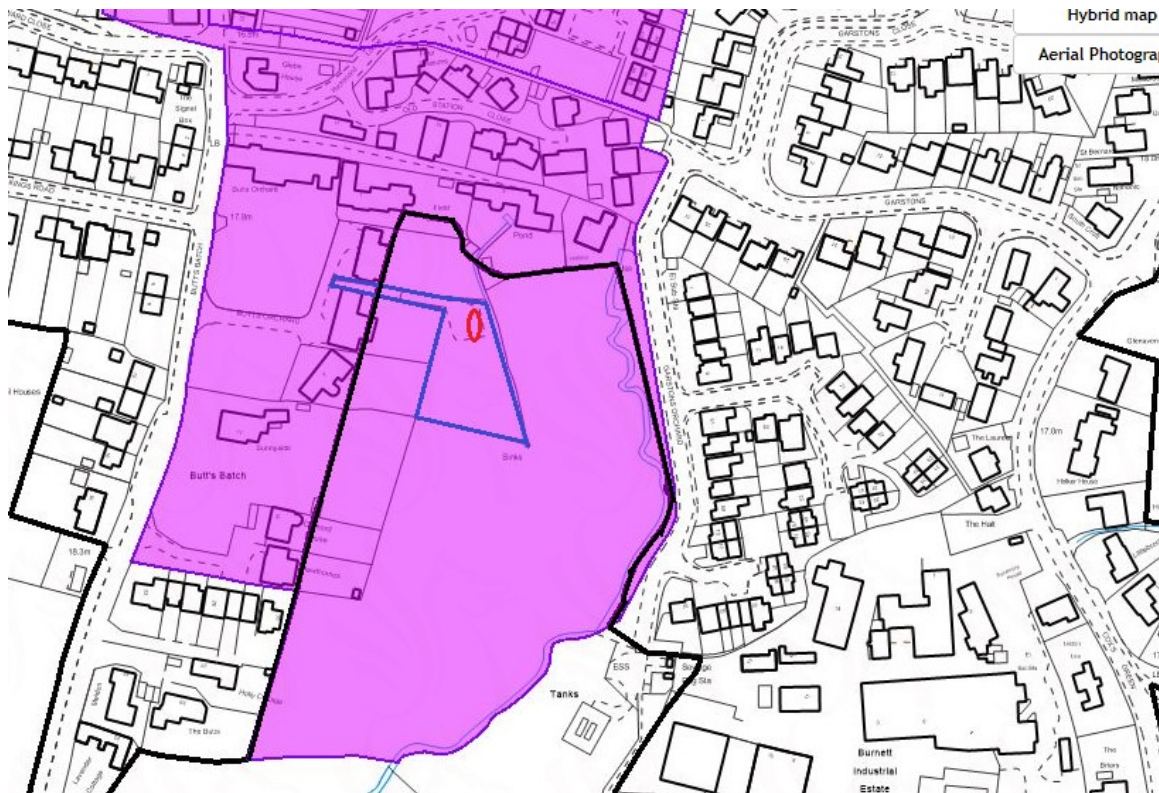
The statement has been prepared to show the process that has led to the development proposed in the planning application enclosed as required by The General Development Order 1995 as amended 10th August 2006 in that a Design and Access Statement to accompany planning applications of this type.

Introduction:

The proposal is to regularise the change the use of a small area of land to the rear (east) of No. 3 Butts Orchard to garden use. The area is outside the Green Belt and settlement boundary and inside a Wrington Conservation area. My clients bought a derelict and overgrown plot of land approximately 1200m² together with the access to the plot that runs along the side of their property a couple of years ago. They proceeded to clear the debris and now keep the grass cut on a regular basis. The area comprises of a mixed pattern of development of a variety of mainly 2 storey houses and includes Butts Orchard to the North West that is a Grade 11 Listed Building.

The plot of land as outlined in red on the Location Plan - Plan No. 2078/23/01 is 'land locked' there being no access other than the access drive to the north of No. 3. Its use many years ago was agricultural (probably, as the name suggests, an orchard) and attached to Butts Orchard just to the north. Being just 0.12ha (0.3 acre) it is not of a size to be suitable for modern day agricultural.

Heritage:



The plot highlighted in blue with the site of the garage in red, the conservation area purple.

The Wrington Conservation Area includes the older properties off Station Road and beyond but also the 1980's development of The Glebe, Butts Orchard built in the 1990's and more recently properties of Old Station Close. The use of the land highlighted in blue above and the traditionally built garage will have no greater impact on the Conservation Area than the aforementioned developments. It is noted a 2 bedroom dwelling has been approved on the open green space immediately to the west of the properties forming Butts Orchard, Planning Ref 22/P/2649/FUL and a large garage with first floor in the garden of Butts Orchard, Planning Ref: 20/P/1216/FUL. This garage is 87m² plus a first floor albeit within the roof space, the garage and garden store proposed herein is 10m² smaller at 77m²

Proposal:

It is proposal is to change of use of the plot of land to the rear of Butts Orchard to garden for the benefit of the applicants and build a 3 bay oak framed garage with garden store as shown on Plan No. 2078/23/02. Access is via the drive to the north of the property. There is absolutely no intention to build a dwelling on the site

Design Concept:

The proposed plot, now garden has no greater impact on the surrounding area than when overgrown and a garage on the plot will be read as part of the built environment being closely associated with the buildings of Butts Orchard. The garage will be of traditional construction, an oak frame with a clay tiled roof and timber clad walls

Amount of development:

As mentioned above the plot of land 1200m² and the garage is 77m².

Layout:

The layout of the plot is unchanged by the proposal and the garage on the plot is close to the access drive.

Appearance:

The appearance of the garage is of an oak framed building with clay tiled roof and timber cladding to the walls and of traditional construction.

Flood Risk Assessment:

The building is in Flood Risk Zone 1 the least risk from flooding see Flood Risk Map submitted.

Landscaping:

No trees or hedges are affected by the proposal. There is a hedge to the east and trees to the south of the proposed garage are unaffected by the proposal.