

DESIGN & ACCESS STATEMENT

This report is prepared in support of the Full Planning
Application for:

Proposed Conversion of existing garage

To new annexe

At 15A Rossiters Lane

St George

Bristol

MADDOX DESIGN LTD
Architectural Design Consultants

December 2023

MADDOX DESIGN LTD

15A Rossiters Lane

CONTENTS

1.0 Introduction

2.0 The Site

3.0 The Location

4.0 Landscaping

5.0 The Proposal

6.0 Planning History & Constraints

7.0 The Design

- External Appearance & materials
- Boundary Treatment
- Refuse & Re-Cycling
- Access
- Parking

8.0 Sustainability

- Energy
- Materials
- Water
- Land Use
- Health & Well-Being

MADDOX DESIGN LTD

15A Rossiters Lane

1.0 INTRODUCTION

1.1 This document is prepared in accordance with Government Circular 01/06 (DCLG)

1.2 This document accompanies the Planning Application submitted for:

Proposed detached annexe to the rear garden at 15A Rossiters Lane St George

1.3 This statement also aims to address and respond to the relevant Town & Country Planning Issues set by National, Regional and Local Planning policy.

1.4 This statement is structured to explain how the physical characteristics of the scheme have been formed and evolved.

2.0 THE SITE

The property is an end of terrace situated in a large plot with a detached double garage to the south east

3.0 THE LOCATION

The site is in St George with vehicular and additional pedestrian access from Clyde Gardens

4.0 LANDSCAPING

The rear garden is currently laid to lawn with a garden path connecting the rear of property to the garage

MADDOX DESIGN LTD

15A Rossiters Lane

5.0 THE PROPOSAL

USE

This proposal seeks convert the detached garage to an annexe for use for a dependent relative and to be in relationship with the existing property

6.0 PLANNING HISTORY & CONSTRAINTS

A range of planning policies exist at National, Regional and local level and have been examined during the consideration of these proposals. Both Central Government and Bristol City Council have produced a range of other supplementary documents, which update or embellish key policy initiative.

The policy guidance most applicable to the development are contained in:

Bristol Local Plan.

Bristol Framework Core Strategy

Investigations on the Bristol City Council Planning website show that there is one recent planning application for this property

17/00978/H | Proposed Detached Garage to the Rear of 15A Rossiters Lane Bristol BS5 8TN Approved

We also understand:

The site is close to employment, services and open space.

The site is not in Green Belt.

The site does not contain any Listed Buildings or structures.

7.0 DESIGN

The proposal does not require any increase in footprint and will rely on conversion of the existing structure

The garage door facing the lane is to be blocked up for security and a new double door installed in lieu of a window and with face brick quoins to match

This will give a more open outlook to the garden and give additional access between the host property and the annexe

MADDOX DESIGN LTD

15A Rossiters Lane

External Appearance & Materials

The proposed appearance of the Annexe relates to the extg garage structure
Face bricks to match existing will be used to block up the garage door and to create
quoins around a new door aperture

The new double doors will be grey finished to match the extg fenestration

Boundary Treatment

The boundaries will be as currently installed

Refuse & Re-Cycling

There will be no changes to the current refuse and re cycling storage as the new
annexe waste will be accommodated in the existing host property arrangement

Access

Independent pedestrian access can be achieved from Kingscote Park or alternatively
through host property

The site being on a major road access for service vehicles and the emergency services
is not considered to be an issue

Parking

In essence the extg property is 3 bedroom with an additional bedroom in the proposed
annexe. The applicant has 2 parking spaces adjacent to the site

The applicant also owns No 13 Rossiters Lane which is a 2 bedroom property with a
parking space all annotated on the site plan

8.0 SUSTAINABILITY

Energy

The development will include low energy lighting with appropriate temperature controls,
and suitably efficient white goods.

Materials

Liaising with the appointed Contractor could ensure construction materials are sourced
locally, and that suppliers operate recognised Environmental management systems.

Water

A basic level of efficient water use will be achieved through specification of efficient
fittings and sanitary ware.

MADDOX DESIGN LTD

15A Rossiters Lane

Land Use

The site is on previously developed land and low in ecological value.

Health & Well-Being

The design has window/door areas capable of providing good natural lighting, pleasant internal environment and reduced need for artificial lighting.