



Architectural Planning & Detailing Specialists

Building Plans By Design Limited

Planning And Design & Access Statement

172 Raleigh Road, Ashton, Bristol

**Removal Of Existing Garage and Yard To
Create A New Two Bedroomed Dwelling**



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**Removal Of Existing Garage and Yard To
Create A New Two Bedroomed Dwelling**

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1.0 Introduction

This full planning application is to create a new modern build dwelling in the heart of Ashton a suburb of Bristol. The existing building has a shop on the corner and 4 flats inside it. To the rear of the property is a yard and a garage. There is a strip of land along the side of the property that currently hold the Bins for the flats etc. There are a few flower boxes out and it is concrete.

The garage is currently in use. The yard is only accessed from the top flat.



Location Plan from Google Maps

2.0 Planning History

The planning history is below is taken from the Bristol City Council Planning Website, this is for all properties listing at this address over the next three pages.

Property History

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172 Raleigh Road Bristol BS3 2AR

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Address **Property History (10)** Constraints (1) Map

Planning Applications (10)

- Alterations and extension.
Ref. No: 50/05238/U_U | Status: GRANTED
- Extension of flat over shop and store extension.
Ref. No: 52/00369/U_U | Status: GRANTED
- Use property for light industrial purposes for the manufacture and wholesale distribution of table tennis equipment and toys.
Ref. No: 69/03668/P_U | Status: Application REFUSED
- Form retail haberdashery shop in existing office at rear of hairdressers shop.
Ref. No: 71/03536/U_U | Status: GRANTED subject to condition(s)
- Room in roof.
Ref. No: 82/00414/U_S | Status: GRANTED subject to condition(s)
- Concrete staircase.
Ref. No: 83/01871/U_S | Status: Application REFUSED
- Conversion of existing upholstery shop/workshop to two bedroom flat. (Ground floor level).
Ref. No: 88/01809/F | Status: GRANTED
- Application for a Certificate of Lawfulness relating to the use of the property, other than the shop, as a self-contained part first floor and second floor maisonette and a self-contained second floor flat.
Ref. No: 06/01910/CE | Status: Certificate of Lawfulness BE ISSUED
- Prior Approval for a change of use from Class A1 (retail) to Class C3 (dwelling).
Ref. No: 18/03383/COU | Status: Prior Approval GIVEN
- Conversion of ground floor commercial premises into residential one bedroom ground floor flat.
Ref. No: 21/06636/H | Status: Application Withdrawn

Property History

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Address **Property History (7)** Constraints (1) Map

Planning Applications (7)

- Alterations and extension.
Ref. No: 50/05238/U_U | Status: GRANTED
- Extension of flat over shop and store extension.
Ref. No: 52/00369/U_U | Status: GRANTED
- Use property for light industrial purposes for the manufacture and wholesale distribution of table tennis equipment and toys.
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- Conversion of existing upholstery shop/workshop to two bedroom flat. (Ground floor level).
Ref. No: 88/01809/F | Status: GRANTED

Property History

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172C Raleigh Road Bristol BS3 2AR

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Address **Property History (7)** Constraints (1) Map

Planning Applications (7)

- Alterations and extension.
Ref. No: 50/05238/U_U | Status: GRANTED
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Ref. No: 88/01809/F | Status: GRANTED

Property Address

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172D Raleigh Road Bristol BS3 2AR

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Address	Property History (0)	Constraints (1)	Map
Full Address:	172D Raleigh Road Bristol BS3 2AR		
Property Number:	172D		
Street:	Raleigh Road		
Town:	Bristol		
Postcode:	BS3 2AR		
Ward:	Southville		
Parish:			

3.0 Design Approach

The design of the proposed new dwelling has been set to meet the minimum standards set by Bristol City Council for space, to enhance the road by bringing a modern sustainable building that will be energy efficient for the future.

We have chosen to make the property a two bed with its own private yard to create a really nice modern property for the rental market. It is hoped that a young family would take the property for the long term and make it feel like their home.

To help achieve a long-term family tenant within the design we have tried to make the dwelling open and light with its own yard that could be made to be lovely. This property should be very easy to live in.

The property has been designed to be energy efficient. The walls have been constructed using an ICF system called Nudura. There is an external and internal skin of EWS with a concrete core of 150mm. There will be 120mm PIR in the lower slab and PIR roof insulation on top of the flat roof to achieve the energy SAP calculations required to meet the current statutory requirements.

Sedum trays have been added to the roof to enhance ecology. The existing yard is hard surfaced, as the sedum will provide biodiversity providing conditions to enhance more ecology.

To the front of the property a boundary wall has been designed to reflect the detail of the rest of the road, this will also provide a small outside space where flower boxes can be used to brighten the garden and attract more ecology.

The rear yard will have to house the bins however there will still be enough space to accommodate a small area that can be planted, vegetable boxes maybe used here by a tenant looking for sustainable living.

The roof has a few solar panels on to help provide some renewable electricity, there is also an air source heat pump to heat the property. The Nudura ICF system will make this minimal and some people rarely turn it on as the ICF is so efficient.

4.0 Materials

Roof

Sedum trays that are 45x39x8.5cm they sit on top of the flat roof below them. The flat roof will be designed to drain the roof with or without them there to protect the building. These smart boxes that have sedum in them lay on the roof. There are different species of sedum and to mix and match some can add to eco biodiversity.

The trays give an instant sedum solution.



Walls

Timber Clad

Abodo Vulcan Flatsawn or equivalent timber clad to the top section of the building

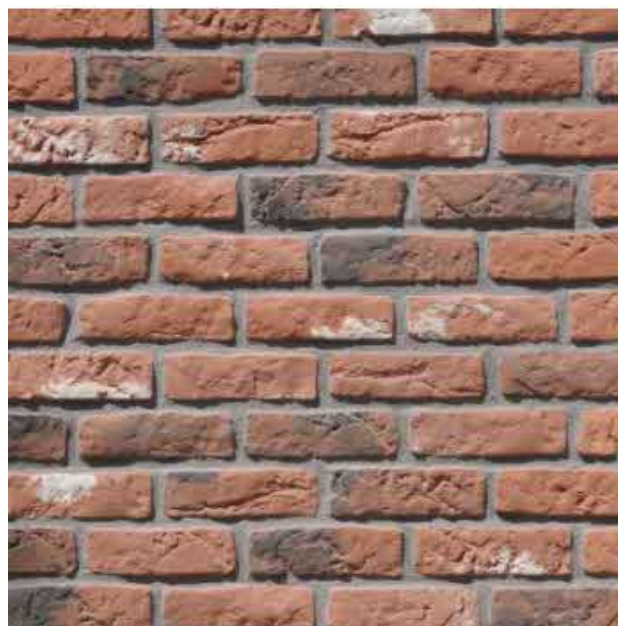


Abodo® Vulcan Flatsawn

Abodo Vulcan Flatsawn cladding stands out as a top-tier, clear-grade cladding option and an ideal alternative to short-

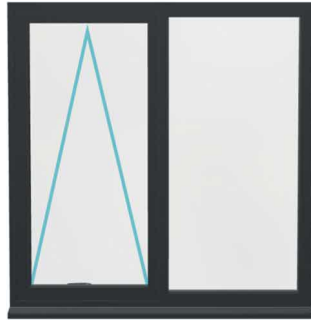
Brick Slip

Decorative Loft Brickslip with a grey mortar this can be used for the front boundary wall as well in a brick form.



Windows

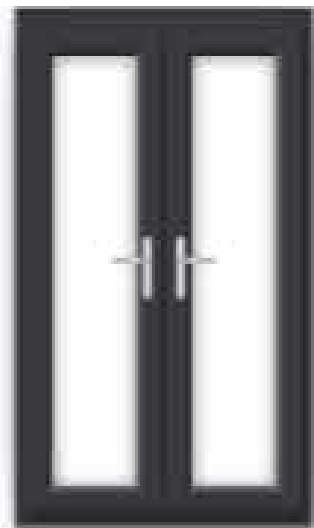
Grey Upvc Windows



Doors

Orange Composite Front Door, with vision panels and chrome plated bar and letter box with security dead locks.

French Doors Grey Upvc with Chrome Handles



5.0 Planning Policy

Bristol City Council has adopted the local plan it has set out that has taken much consultation. The current planning policy encourages brown field infill developments that are sustainable and create biodiversity.

This dwelling has been designed to be extremely environmentally friendly minimising heavy building materials that are more traditional in the UK.

This application will provide a new two-bedroomed property in an easy accessible area of Bristol within less than a 5 minute walk to the local shops and 20 minutes to the centre.

The planning policies of Bristol City Council are to encourage new developments like this one that is sustainable and easily accessible by foot or bike. This application provides this.

6.0 Photographs



The front elevation – The Garage to the existing building wall.



Looking at an angle at the site and the existing building at 172 Raleigh Road



Looking at an angle at the site and the existing building and down the road



Looking at an angle at the site and the existing building and down the roads



Looking at an angle at the site and the existing building and down the roads