



Design and Access Statement

Proposed Porch Replacement, Window Alteration and Lower Level Decking

**At
25 Spring Hill
Weston Super Mare
BS22 9AR**

Design and Access Statement – 25 Spring Hill, Weston Super Mare

We are writing this Design and Access Statement in support of the planning application for the proposed changes at 25 Spring Hill, Weston Super Mare, BS22 9AR

Introduction:

The property at 25 Spring Hill, is a detached dwelling constructed probably between 1940 and 1960. The proposed porch replacement is designed to improve the overall aesthetic of the property whilst also improving the flow of pedestrian access into the main house.

Design Rationale:

The design of the proposed porch has been carefully considered to complement the existing architecture and respond to the local context. The choice of materials, colours, and proportions has been made to ensure a seamless integration with the original structure. The porch replacement is designed to enhance the overall visual appeal of the property. The drawings show that a window is to be replaced with a bifolding door to improve airflow and integrate outdoors with indoor living. We propose a decking at lower level stepped down from the front of the dwelling due to existing site constraints and topography. We propose that balustrading/guarding be installed at the edge of the existing retaining wall as soon as possible as it is currently a considerable health and safety issue, this has been included as part of this application. (refer to drawings).

Scale and Massing:

The scale and massing of the proposals have been carefully calculated to ensure that it does not adversely impact the surrounding properties or the street scene. The height and roof type have been selected to complement the existing dwelling and neighbouring structures, whilst also being considerate to the neighbours.

Access:

The proposed extension does not alter the existing access to the property, it does however encourage use of the front door which is not currently utilised due to health and safety concerns. (falling from height)

Impact on Neighbours:

Consideration has been given to the impact of the proposed alterations on neighbouring properties. we do not consider the proposals to cause any adverse affect.

Materials and Sustainability:

The materials proposed for the extension have been chosen for their durability, compatibility with the existing structure, and sustainable qualities. All construction must meet the current building regulations which having been reviewed in 2022 now ensure that the construction will be very energy efficient.

Trees:

No trees are to be removed or pruned as part of the proposed changes.

Boundary Treatments

All to remain 'As Is'

Ecology:

The proposed works will have no impact on the local ecology – particularly bats. However, there will be a brief given to the eventual builder to note any impact on protected wildlife habitats (such as the bats), so that if any are found all works will be immediately and Natural England contacted on (0300 060 3900).

During the survey of the existing property, we found no evidence of bats or any other protected species and it is unlikely that any of the structure where the proposed works are carried out are suitable for such.

Conclusion:

In conclusion, the proposed changes 25 Spring Hill have been carefully considered and we feel that the proposed changes enhance the living space while respecting the character of the surrounding area.

Yours sincerely,

Ricky Tomlinson MCIAT
Studio 63 Architecture