



STACEY
ARCHITECTS

Design & Access Statement

LA ROSA, LAKE ROAD PORTISHEAD

December 2023

INTRODUCTION

This Design and Access Statement has been written in support of the full householder planning application at La Rosa (formerly Courtlands) Lake Road, Portishead, BS20 7JA for minor amendments to improve the appearance of the frontage.

BACKGROUND

The brief to Stacey Architects was to update the external appearance of the outside of the bungalow to give it more presence on the street and some internal alterations to modernize the living spaces and make the most of the views over Lake Road.



Image 1 – The front of the existing bungalow with large parking area to street frontage



Image 2 – Aerial photograph - site shown with red line

SITE & CONTEXT

The property is a single storey, 3 bedroom, private dwelling within the Lake Grounds area of Portishead. The existing bungalow was built in the 1970's and is red brick with hung tiled details, typical of that era. The house has had replacement white PVCu windows.

The house is single storey but elevated from Lake Road with a double garage underneath. There is a large, paved parking area to the front with vehicle access off Lake Road. To the rear is a small, steeply terraced garden, which is mostly paved.

Lake Road has been developed in the 20th Century as individual plots facing onto the Lake Grounds. Each house being detached and very different from the next and there is no dominant style or established building line.

In the Portishead Neighbourhood Plan 2023, the Lake Grounds are Identified as a character area of the Town. We have consulted this document during the design process.

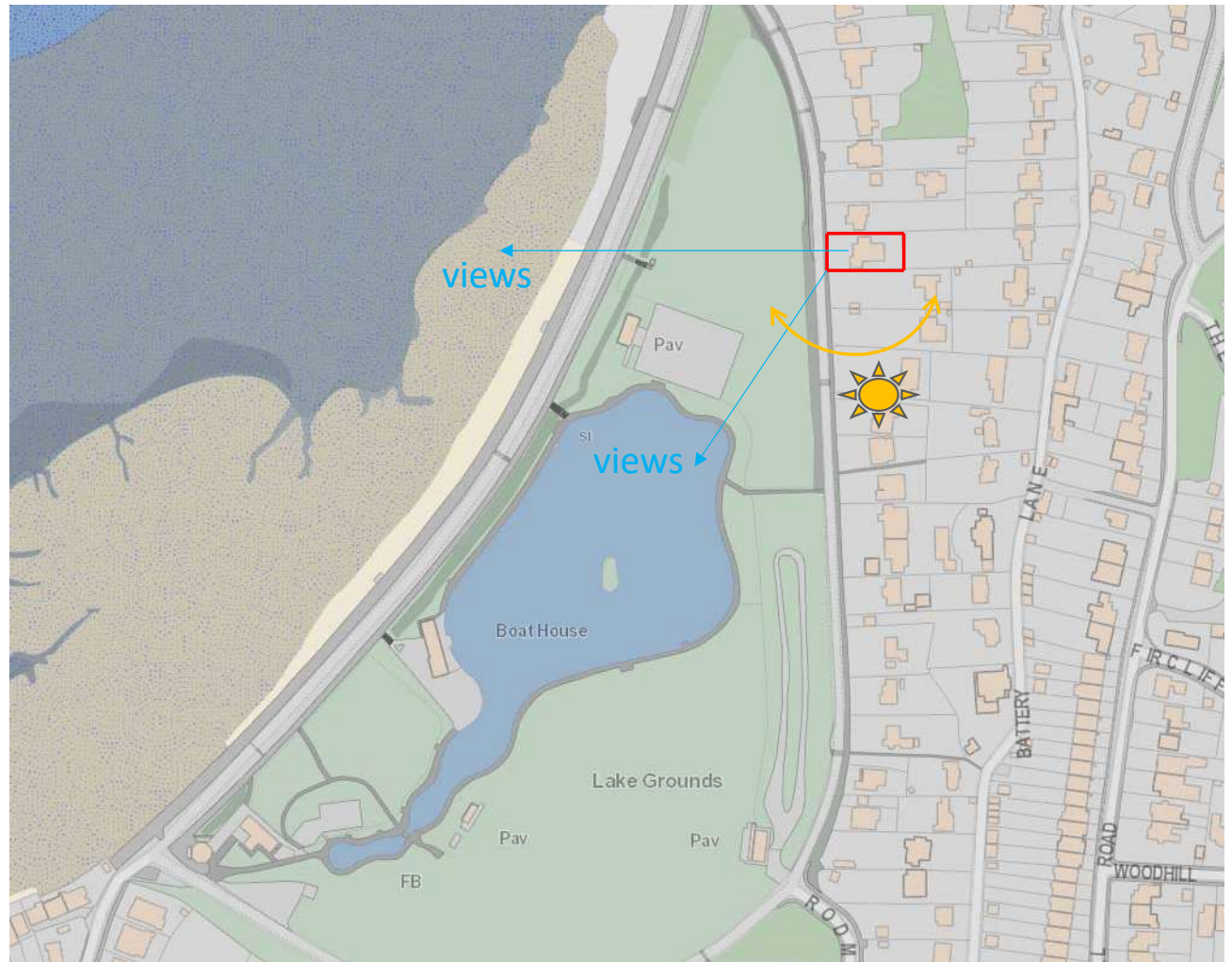


Image 1– Site Analysis

SITE & CONTEXT

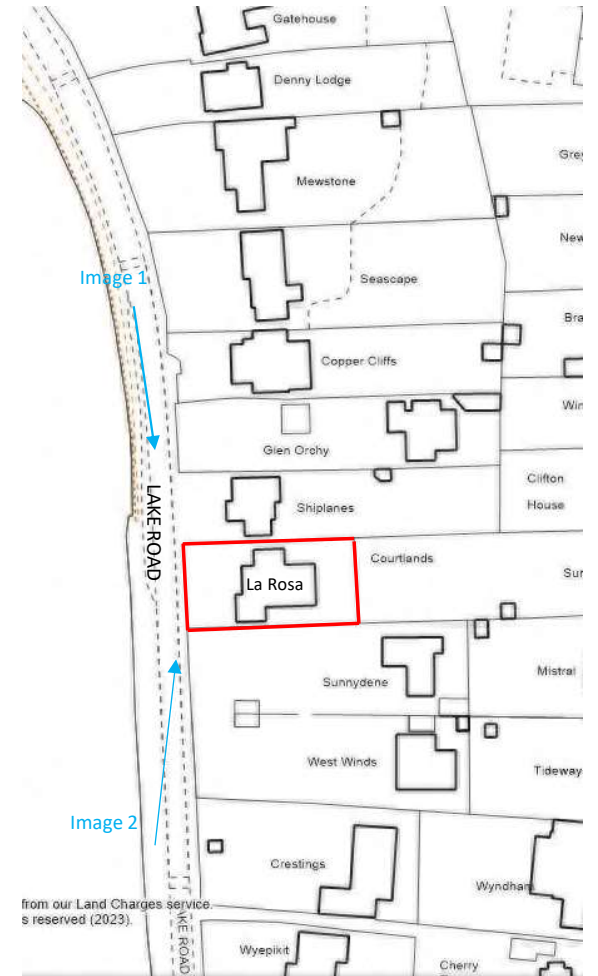


Image 1 Lake Road looking south



Image 2 Lake Road looking north

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SITE & CONTEXT



Copper Cliffs



Shiplanes

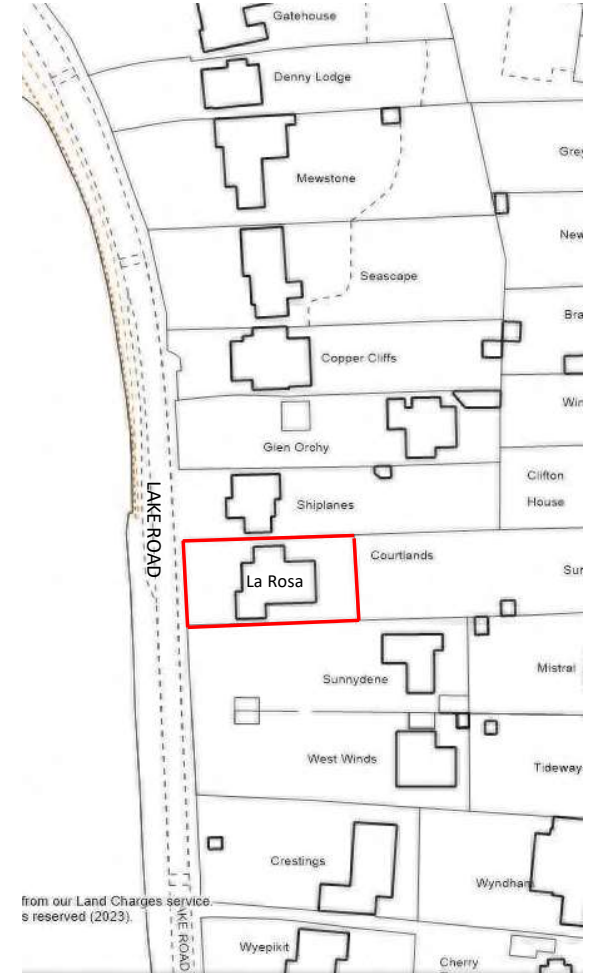


La Rosa (applicant site)

Sunnydene

Westwinds

Crestings



from our Land Charges service. s reserved (2023).

SITE & CONTEXT

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Above photographs showing the variety of styles along Lake Road

PROPOSAL – DESIGN PRINCIPLES

The applicant wants to make alterations to the appearance of the house to modernise it and make it more attractive from the street. The double garage sits below an external terrace which is an existing external seating area accessed off a sunroom at the front of the house.

The proposals are to better integrate the sun room into the kitchen/dining area which will be opened up into an open plan space. The terrace is south and west facing which benefits from the sun, but there is potential for summer overheating of the house in this area. The proposals are to create a timber pergola structure over the terraced area which can provide shade in the summer months and also offer a bit of privacy. The design of this feature also adds detail to the front of the house and with the glass balustrade, dark grey windows and dark grey cladding, updates the overall appearance.

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Image 1 – Existing street view



Image 2 – Street View of proposals

PROPOSAL – DESIGN PRINCIPLES

More Views from the model



Image 4 – Street View of proposals- showing entrance porch

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Image 3 – Existing street view

PROPOSAL – DESIGN PRINCIPLES

More Views from the model



Image 5 – Face on street view

PROPOSAL – DESIGN PRINCIPLES

More Views from the model



Image 6 – South elevation view