



RIDGE

**BRIGHTER PLACES – DERWENT
HOUSE, PATCHWAY
DESIGN AND ACCESS
STATEMENT**

January 2024



**DESIGN AND ACCESS STATEMENT
BRIGHTER PLACES – DERWENT HOUSE**

January 2024

Prepared for

Brighter Places
Eden House
10 Eastgate Office Park
Eastgate Road
Bristol
BS5 6XX

Prepared by

Ridge and Partners LLP
Tower Wharf
Cheese Lane
Bristol
BS2 0JJ

Tel: 0117 244 2500

Contact

George Minchin MRICS
Senior Building Surveyor

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1. INTRODUCTION

Ridge & Partners LLP have been instructed by Brighter Places to prepare and submit a planning application for the proposed sprinkler installation at Derwent House, Derwent Close, Patchway, Bristol, BS34 5AD.

This Design and Access Statement has been prepared as part of such Planning Application to indicate the design intent of the proposals and to assess the potential impact of the scheme, in line with the requirements of the Town and Country Planning (Development Management Procedure) Order 2015.

This document should be read in conjunction with the application form and all drawings.

2. SITE ANALYSIS

2.1. Site location



Fig 1 Map indicating the location of the site in relation to the surrounding area.

The subject property is located within Patchway, a town Northwest of Bristol. The surrounding area is predominantly residential land, forming the Northern fringe of Bristol urban area. The site is accessed just off Coniston road which is locate just of the A38 (Gloucester Road).

2.2. Site Description

The site consists of several purpose built residential blocks of flats, with Derwent House itself being constructed in circa 2009.

The building is three-storey and is of timber frame construction with brickwork and composite cladding, with a pitched roof. The building consists of a total of 6 flats, with 2 flats on each floor.

There is also parking for the building located immediately in front of the building.

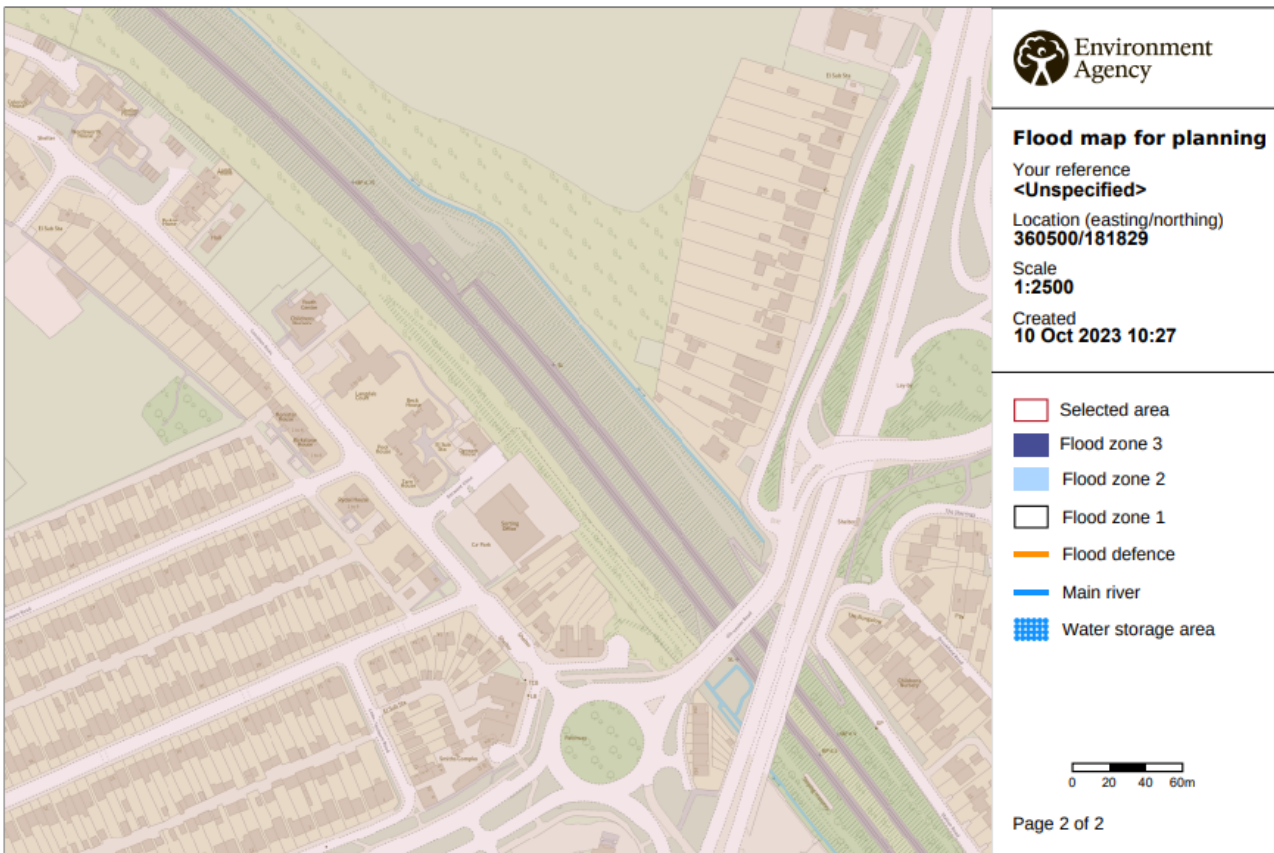
The building is not listed nor is it located within a Conservation Area.

2.3. Flood Risk

The building is located within Flood Zone 1 and does not meet the criteria required under this for undertaking a Flood Risk Assessment as part of application.

The site has a “Medium” flood risk from surface water however, the development will not increase this risk as there is no further impermeable area being requested as part of the application.

The site has a “Very Low” flood risk from rivers and the sea.



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Fig 2 Map from the Environment Agency showing the Flood Risk zone of the site.

2.4. Planning History of Site

No planning history could be found of the site utilising the Local Authorities public records.

3. DESIGN ANALYSIS

3.1. Reason for Proposed Works

Following an external wall survey, it was found that there were several deficiencies in the provision cavity barriers to the building, meaning the building could not obtain a satisfactory EWS1 certificate. The works to provide new cavity barriers throughout the external walls of the building is not economically viable for the Client and therefore, a new sprinkler system must be installed throughout the building. There is insufficient water pressure to the existing water main and therefore a new sprinkler tank and pump set will need to be constructed in order to provide an uninterrupted water supply to the new sprinkler system.

3.2. Use of Site

Brighter Places own the site and it is used as housing association flats.

There is no proposed change of use associated with the works.

3.3. Amount of Development

There is minimal development proposed as part of the scheme, with the construction of the sprinkler tank, pump and concrete base being the only development proposed.

Externally there will be no visual change the elevations of the building, and there will be minimal change internally.

3.4. Layout of Site

There is no change to the layout of the site.

3.5. Scale of Buildings

The scale of the existing two storey building will remain as existing, with no increase in building footprint envisaged. However, a new sprinkler tank will be constructed as per the below:

3.6. Landscaping

Please refer to figure 2 below and drawing 5018969-RDG-XX-ST-PL-B-0102 for the proposed site plan. The only change to the site and landscaping will be the provision of a new concrete base for the sprinkler tank, taking over an existing parking bay, and new bollards fitted around this to prevent collisions from parking vehicles. The new tank and pump enclosure will both be constructed of GRP.

Please see below for a proposed site plan and proposed dimensions of the tank and pumphouse.

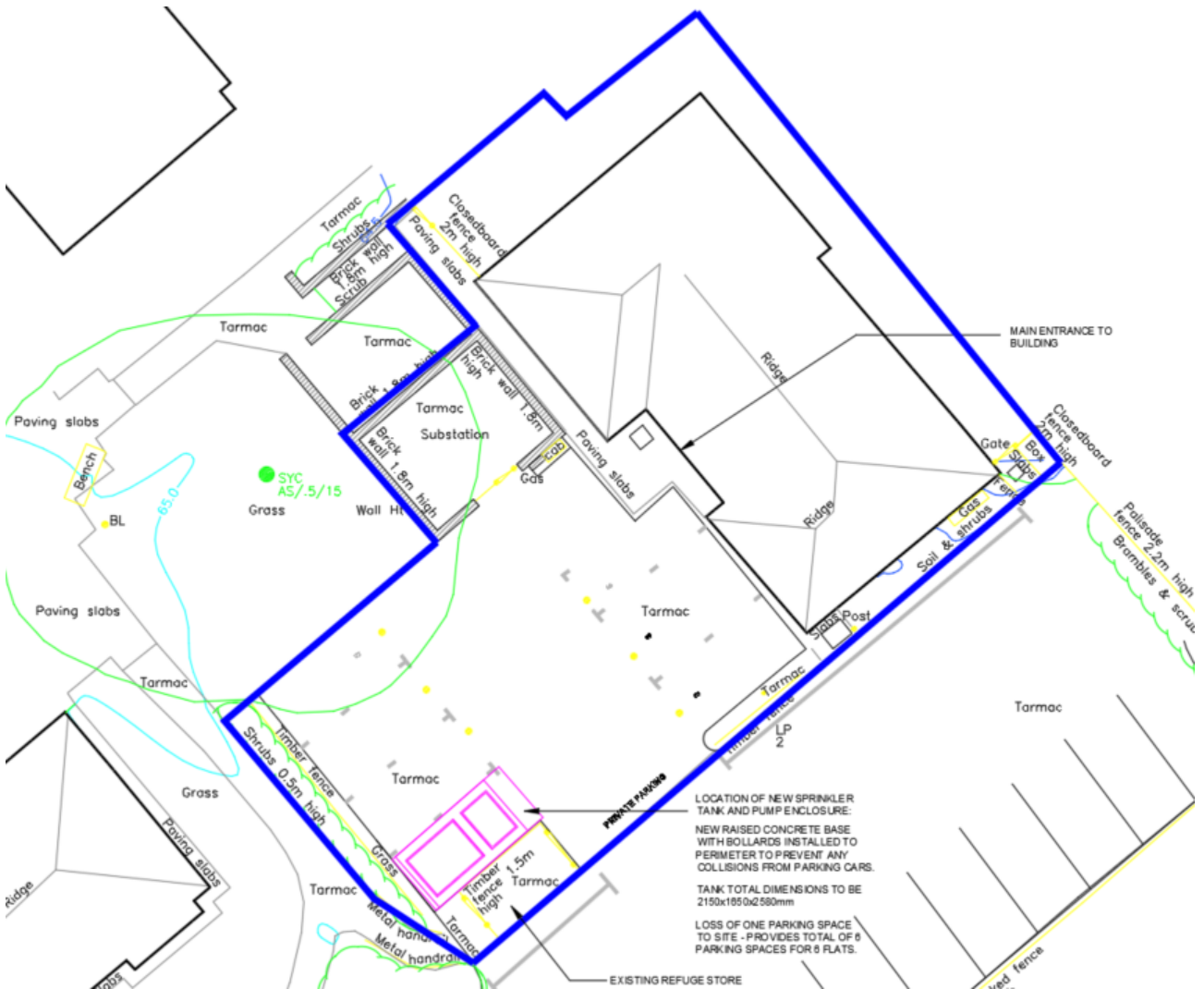


Fig 3 Proposed site plan (5018969-RDG-XX-ST-PL-B-0102)

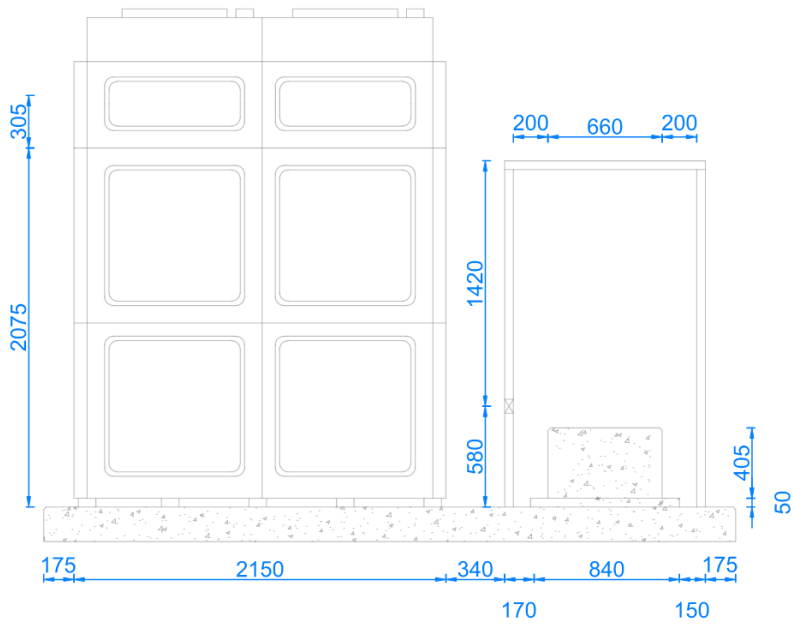


Fig 4 Elevation view of new tank and pump enclosure.

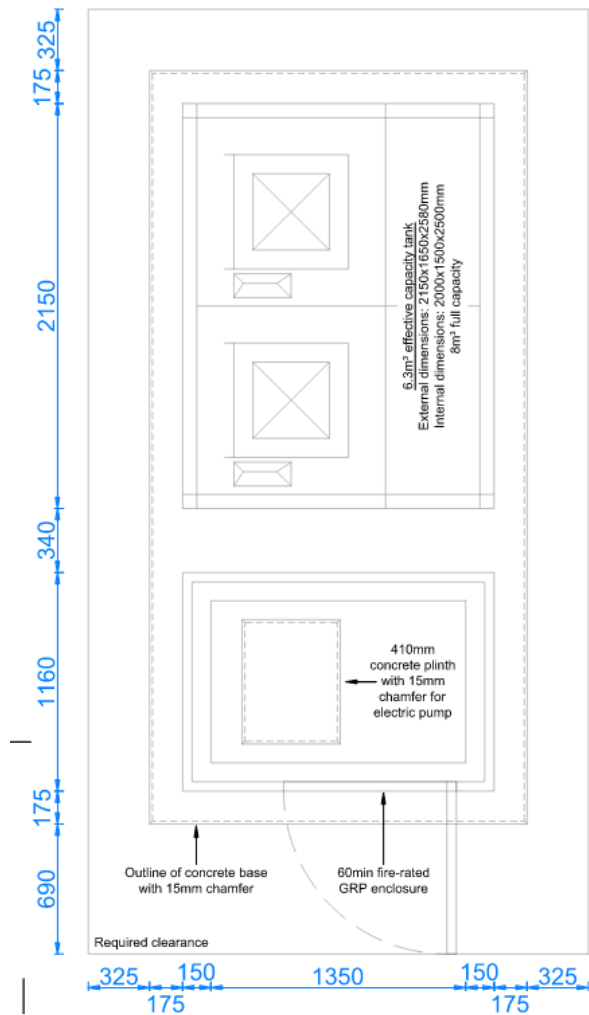


Fig 5 Plan view of new tank and pump enclosure.

4. ACCESS AND MOVEMENT

4.1. Inclusive Access

There is no change to access routes into or around the building as part of these works.

4.2. Vehicle and Cycle Parking and Public Transport

There are currently 7no. designated parking spaces to the building on the building owners land. As part of this application the total number of parking spaces will be reduced to 6, in order to create space for the new tank and pump.

The existing access to the car park and site will remain the same, with no alteration proposed.

Refer to the site plan for further information on this.

5. CONCLUSION

- The works required to bring the proposal in to use are considered necessary, in order to satisfy Building Regulations and are limited to the building and the associated parking area.
- The project will be delivered once planning permission has been obtained.
- In summary, it is considered that the proposed work is consistent with national and local policies. The proposal will have no negative impact upon existing occupiers, nor would it negatively impact upon the setting of the area.



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