

BRO ARCHITECTURE
DESIGNING YOUR DREAMS

Our Ref: SH/BRO/201223-PH

Site Address: Burwalls Lodge, Bridge Rd, Bristol BS83PD.

Proposal: Window and Door Replacement

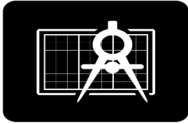
Design and Access Statement



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1. Site:

1.1 The site is located on the edge of Leigh Woods near the west end of the Clifton Suspension Bridge. Burwalls Lodge stands within the wider site of Burwalls House, a 2 Ha area containing the Grade II listed house, stable block annexe as well as the lodge, which is curtilage listed. The site including the house is undergoing major redevelopment including the introduction of five flats within the main house and an additional six dwellings in the grounds. These latter are currently under construction.

1.2 The Lodge is currently owned by my client although consents existed for alterations and additions (14/P/2575/F and 14/P/2576/LB) by way of a side extension and changes to the external look of the building.

1.3 While substantial changes to the setting of the main house and outbuildings have occurred both in the early 1900s and in the 1970s as well as the major development now completed in terms of numerous new build houses.

2. Historical Context.

2.1 The site as a whole, once the redevelopment is complete, will comprise the Grade II listed Burwalls (1872 by Architects Foster and Wood), the Coach House/stables building and the six new houses as well as Burwalls Lodge which occupies the extreme south east corner of the site.

2.2 The various consents concerning the Lodge where all granted and works where completed prior to my clients purchasing the Lodge.

2.3 The existing gates to the house now give access to a tarmac drive leading to new parking for the new houses and flats. This drive forms the western edge of the curtilage of the separately owned Lodge the north and west sides of which are to be marked by a metal 'estate fence' installed as part of the redevelopment works now on site.

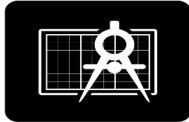
3. Application proposals.

3.1 Burwalls Lodge is a Victorian two storey brick house with stone dressings and a plain tile roof in a loosely gothic style, built on a sloping site. The rear (east side) elevation and part of the lower storey are formed in stone rubble masonry. The Lodge has a decorated timber porch and barge-boards, elaborate corbelled chimney stacks and decorative ridge tiles. Unusually the brickwork is of two distinct types; most of the ground floor is orange/red while the upper levels and the chimney stacks are a darker purple/red. The change is not at a consistent level as if the contractor ran out of the original brick and completed the building with a reasonable but not exact match. It is proposed to match new brickwork to the lower level bricks that adjoin it.

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3.2 The existing consents referred to above comprise two extensions to the rear of the house; one single storey with a roof terrace, the other a two storey addition. There is also a new driveway with parking for two cars at the rear of the house.

3.3 The proposals contained in this application are substantially similar in content, of similar scale and footprint, on the same part of the site although there are differences in detail outlined below. By way of comparison, the consented proposals drawing is attached with this application.

3.4 As in the consented proposals, various alterations to the existing building are proposed (with the equivalent changes in parenthesis).

3.5 North east Elevation.

3.5.1 Foul drainage and Rainwater goods to be removed and retained.

3.5.2 Ground floor windows and stone dressings to be removed carefully for re-use.

3.5.3 The existing lower ground floor windows and doors to be removed to allow construction of a new single storey extension at lower ground floor level. (all the above exactly as currently consented).

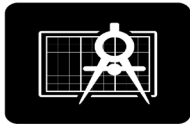
3.6 South east Elevation.

3.6.1 The existing ground floor door and canopy to be removed (as consented). Doorway to be replaced by new window with re-used stone dressings and glass canopy to be refurbished and reinstated over new doors to terrace.

3.6.2 The existing stone steps from the above door down to garden level to be carefully dismantled and reused. (as consented though not included in the statement).

3.7 North west and South west Elevations.

3.7.1 No change.



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4. Proposals.

4.1 This application is to replace the existing front door with a like for like in terms of style, the all windows within the lodge will be replaced again with a material to match and maintain the look of the existing windows.

4.2 Please see attached the drawings and window specifications to show the profile and details of each window.

5. Planning Policy.

5.1 Current consents exist for alterations and additions. Although the site is in the Green Belt, an exemption exists for Re-use of buildings including limited extension. The extension proposed in this application is almost identical in footprint to that consented while its lower profile and blending into the site levels reduce the impact on the surrounding landscape. In any event, the extension is virtually invisible from the public parts of the site, the roof terrace and the gravel drive blending into the grass hillside.

5.2 Parking. Access to the Burwalls site is via the existing gates. The gravel drive has parking for two cars at the rear of the house.

5.3 No trees are affected by the proposals.

5.4 Access. Access to the house remains through the level entrance via the front porch. The existing stair to the first floor is retained and a new stair laid out to ambulant disabled dimensions gives access to the lower ground floor which can also be accessed from the garden. Access to the new back door from the parking has no steps.

5.5 NPPF. NPPF states that extensions in the Green Belt should 'not result in disproportionate additions over and above the size of the original building'.

5.6 Heritage considerations. The use of high quality, durable natural materials including natural stone, matching Imperial dimension brickwork, metal windows, and clay tiles will ensure that the proposed extension is both fitting and appropriate to the existing building and the surrounding landscape.

6. Conclusion.

Based on previous granted applications to Burwalls Lodge these are minimum changes.