

# 1 Shortwood Road

17.01.24

Design, Access and Heritage Statement



## INTRODUCTION

The property is a semi-detached house, adjoining a shop (3 Shortwood Road) with flat above. The flat above the shop is accessed by foot via the shared access laneway to 1 Shortwood Road.

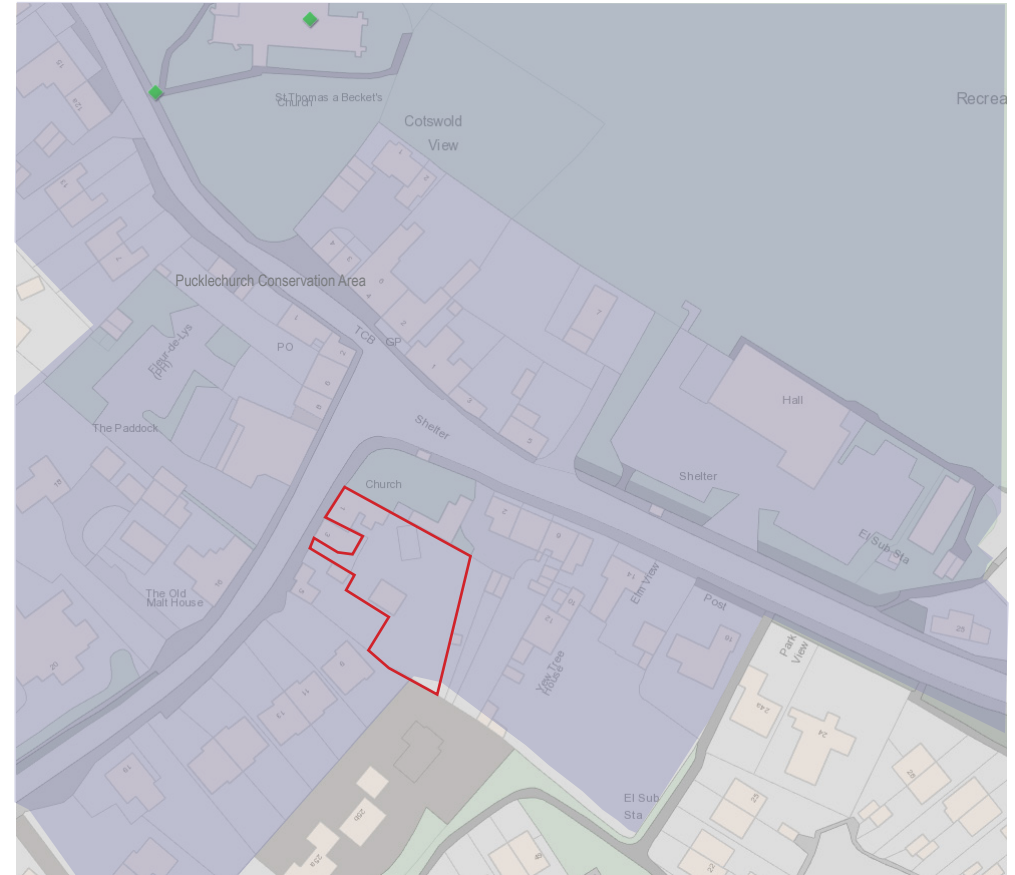
The property is not Listed but lies just inside the border of Pucklechurch Conservation Area.

*The Pucklechurch Conservation Area was designated in 1975 as a way of safeguarding its special architectural and historic character. It is an ancient settlement with royal connections, dominated by the 13th century Church of St Thomas à Becket and containing an attractive and rich variety of predominantly stone built houses, ranging in size from substantial free standing manor and farmhouses in large grounds, to terraces of modest vernacular cottages, interspersed with extensive open spaces and small greens*

## CONTEXT

*The village has an attractive mix of commercial, residential and small industrial/workshop buildings in both classical and vernacular architectural styles. It possesses a surprisingly large number of fine high status dwellings of 16th to 19th century date, interspersed with small, modest vernacular workers cottages, workshops and shops. The majority of buildings are two storeys in height, with gabled roofs and with ridges parallel to road.*

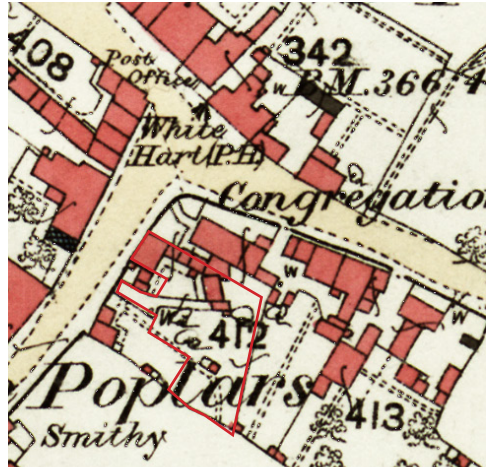
(Source: South Gloucestershire Supplementary Planning Document : Pucklechurch Conservation Area)



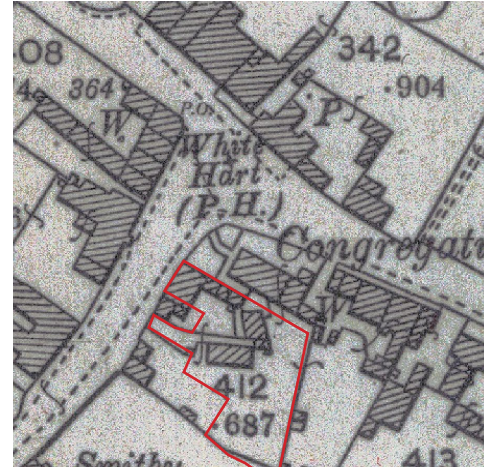
Know Your Place map © NTS  
Conservation Area in Purple

# HERITAGE

1 Shortwood Road is located on the main road through Pucklechurch and lies in the southern part of Pucklechurch Conservation Area.



1844-1888 OS map - KnowYourPlace© NTS



1894-1903 OS map - KnowYourPlace© NTS



2019 OS map - KnowYourPlace© NTS



# PLANNING HISTORY

N44/1

Thu 17 May 1979

Erection of porch and garage.

APPROVED

P90/2695/C

Wed 05 Dec 1990

Demolition of existing derelict cottage and works of demolition to facilitate the erection of two storey rear extension.

APPROVED



Aerial imagery with host property outlined in Red  
Source - Google Maps 2023

## LAYOUT

The proposals set out in the application seek to introduce a new boundary wall to create privacy for the rooms that are in direct view of the flat roof above 3 Shortwood Road. The layout of the garden will remain largely the same but with the gate to the driveway moving to accommodate the width of the new wall and to meet future needs. The wall will be constructed to be in keeping with the existing materials used on the house.

## PRIVACY

The height of the wall will not impact the flat above 3 Shortwood's privacy as there are no overlooking windows and will be tapered to be less prominent on the elevations so as to minimise their visual impact to the street and neighbouring properties.

## ACCESS

There will be no changes to the existing access other than the slight movement of the existing gate to allow for the width of the new wall.

## APPEARANCE / DESIGN

The walls will be constructed to be in keeping with the existing materials used on the house and in the surrounding area.

## SCALE

The scale of the project will be limited to 2 sides of the site that borders 3 Shortwood Road and the connecting wall to the garage.



In time, plants would grow up the walls



Wooden door and stone wall precedent



Stone alcove precedent

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## IMPACT

### **Impact of the proposals on the Conservation Area:**

Since the proposed site will not be visible from the public highway, it will have a minimal impact on the Conservation Area but presents a more considered design and use of materials when considered against other developments within the immediate area.

## CONCLUSION

The property sits within the Pucklechurch Conservation area, however the proposed development would not adversely impact it nor impact the significance of the property itself. The proposals seek to adapt the garden in such a way to add privacy that is needed from 3 Shortwood Road as there is currently no privacy from within the property.

The proposals represent sensitive and considered design which improve the quality of the home for the applicant without impacting the local conservation area. We believe the proposed development represents a considered approach and is therefore worthy of support by South Gloucestershire Council.

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