



STACEY
ARCHITECTS

Design & Access Statement

Amendment Application

47 THE AVENUE, CLEVEDON

January 2024

INTRODUCTION

This Design and Access Statement has been written in support of an application to amend the planning consent for the remodeling of 47 The Avenue, Clevedon, BS21 7DZ (planning ref – 22/P/2797/FUH). The proposal comprises an extension over an existing bungalow to create a 2 storey single dwelling house.

The amendments comprise of the following;

- Replace the proposed zinc roof cladding with fibre cement slates.
- The ridge height has been reduced.
- Replace the zinc wall cladding with render to match the rest of the house.
- Remove the roof over the rear balcony.
- Remodel the windows to the existing garage.
- Minor alterations to internal layout.



Image 1 – Aerial photograph - site shown with red line

AMENDMENTS

Roof material and height

Image 1 shows the consented scheme which has a zinc roof. Image 2 shows the amended proposal with a fibre cement slate roof to make the design more in keeping with its neighbours. The zinc cladding has also been removed from the side elevations and replaced with render to match the rest of the house.

The ridge height has also been reduced (see image 4).



Image 1– Planning consent with zinc roof and side wall.



Image 2– Amended scheme with fibre cement slate roof. The image also shows the remodelling of the windows to the side of the garage



Image 3– Exemplar precedent with white render walls and fire cement roofing slates

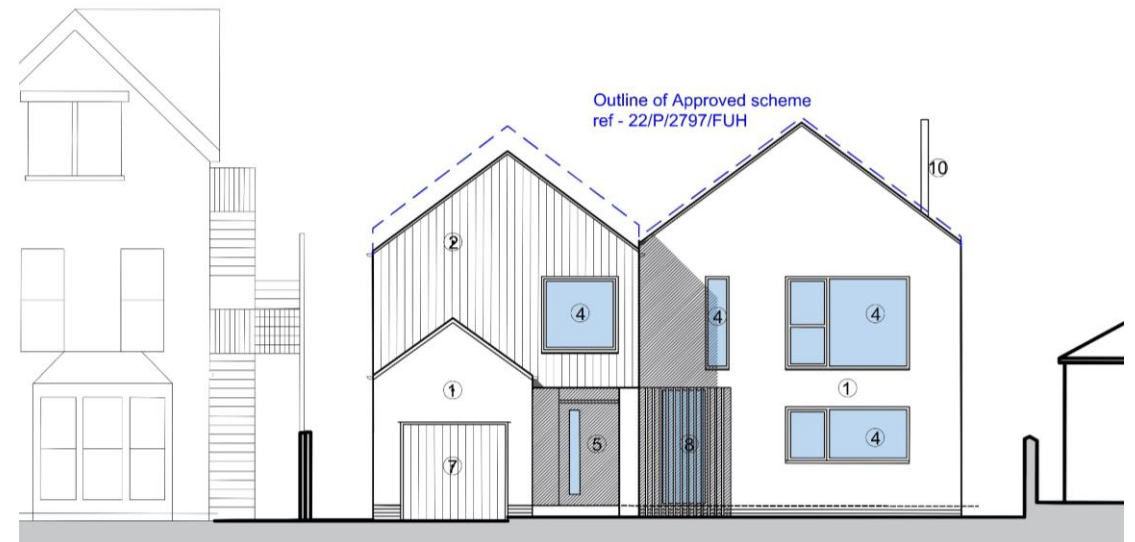


Image 4– Reduced ridge height - outline of planning consent shown with blue dashed line

AMENDMENTS

Roof over balcony removed

The roof over the rear balcony has been removed with the revised roof having the same footprint as the existing. This reduces the impact of the upper floor extension on the neighbouring house (no 49).

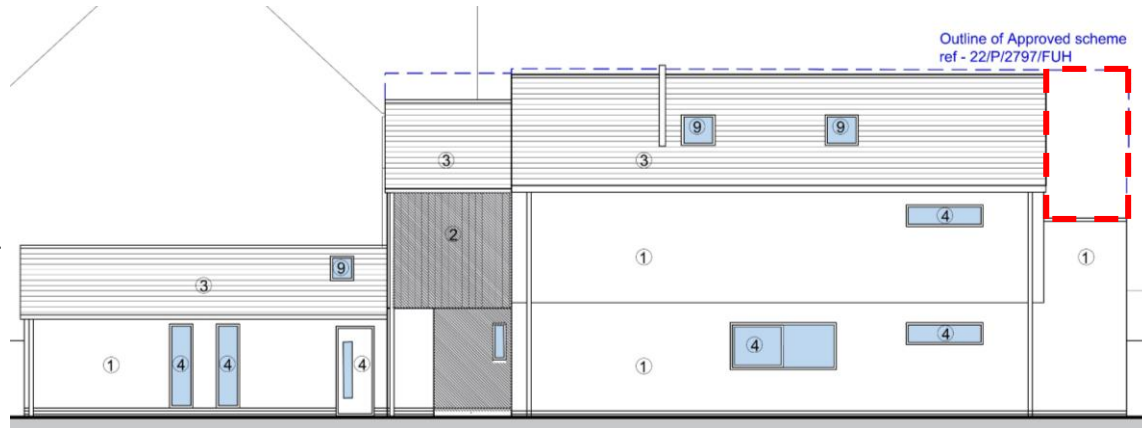


Image 1 – Side elevation, as viewed from no 49 site, with removed roof shown in red dashed line.

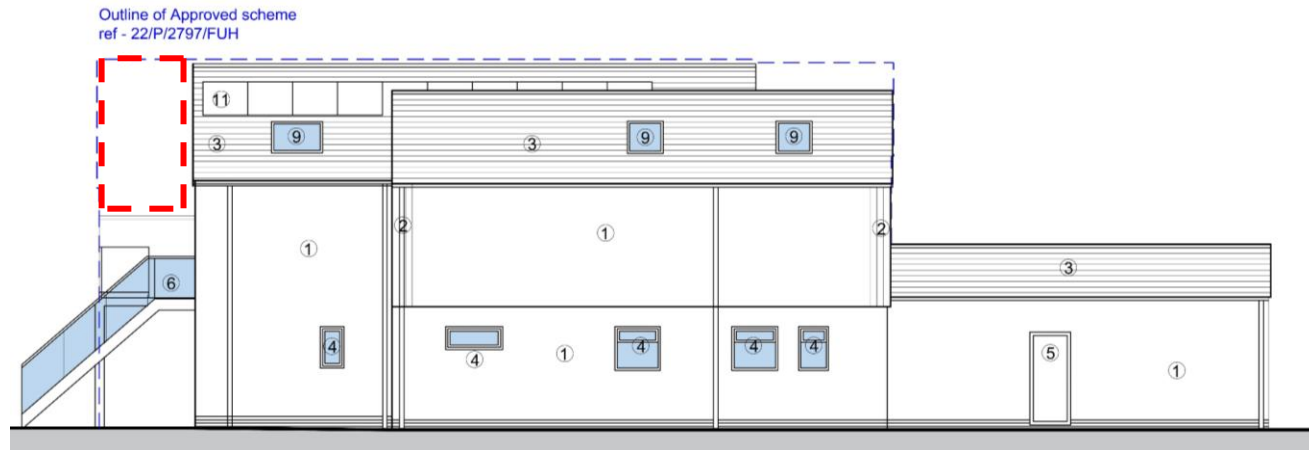


Image 2 – Side elevation with removed roof shown in red dashed line.

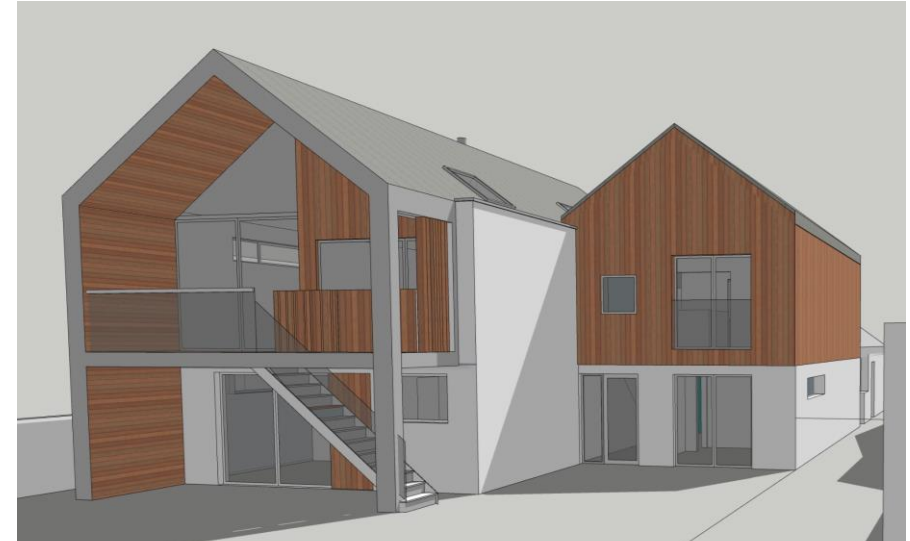


Image 3– Approved rear view with roof over balcony which is added to the rear of the original house



Image 4– Amended proposal with balcony roof cut back to the existing building line