

DESIGN, ACCESS & HERITAGE STATEMENT

PROJECT

Replacement garage and rear extension, rear dormer & fenestration alterations

ADDRESS

23 Southfield Road, Westbury on Trym, Bristol, BS9 3BG

PLANNING SUBMISSION

24/01/24

REVISION

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The Existing

Introduction

23 Southfield Road is a two-storey semi detached property, with a basement. It is set back from the street and located within the Westbury-on-Trym Conservation Area. Moon Design have prepared this application on behalf of the applicant. The main proposals are for a replacement garage and rear extension. A rear dormer is also proposed along with fenestration alterations throughout the property.

The Site & House

The site is approximately 587m² and slopes down towards the rear garden to the south-west. The house itself is 20th century, with a tiled hipped roof and front gabled bay window. A single storey garage is set back from the front elevation to its south side. To the rear, a tiled lean to extension projects beyond both the line of the house and garage. Access to the lower rear garden level is via a series of steps and an intermediate landing level. Garden storage is located beneath the extension as well as access through to the basement cellars beyond.

History

The house first appears on the 1921-1943 OS 25" Rev. Edition map. This period sees the infilling of many of the remaining house plots in the area. The immediate run of houses to either side of the applicant property, nos. 19-27, and the three houses opposite, nos. 16-20, are all constructed during this time.

From its first appearance, both a side and rear extension are visible on 23 Southfield Rd, as can be seen by the map opposite. As a result they are considered to be part of the original design of this house. The proposed designs recognise this and look to keep a similar overall footprint and massing as the existing.



2012 aerial



Rear elevation



1921-1943 OS 25" Rev. Edition map

The Proposal

Replacement Garage & Rear Extension

The existing garage is of poor build quality. It has a series of drainage issues as well as a sloping internal floor which makes it tricky to use or re-purpose. Rebuilding it from the ground up was decided upon as the best option. This also allows the rear wall to be pulled back in line with the main house. This simplifies the interface between these two elements, greatly improving the overall composition at the back.

The rear extension is also proposed to be rebuilt. It will have the same roof profile as the existing, but with part of its volume cut away and given back as part of a terrace. This also creates a good amount of roof overhang which protects the larger areas of glazing introduced. The end of the terrace is aligned with its adjacent neighbour's terrace at no. 25 (20/05521/H). The balcony also allows access to the garden further improving the flow and connection of the spaces to the rear.

Rear Dormer & Fenestration Alterations

The house has a large loft which is currently solely used for storage. The proposals look to convert this to accommodate two double bedrooms with ensembles. Two rooflights at the front, two at the side, and one at the rear over the stair will allow lots of light into these new spaces. A low-pitched dormer to the rear further makes the most of the views and the available head height.

At the front of the house, the applicant is looking to drop the low brick walls to either side of the arched door surround. This will allow for a more traditional set of double painted timber doors to be set deeper into the reveals. The applicant is also looking to upgrade the rest of the upvc windows and doors throughout the house to match through in a painted timber finish.

Conclusion

The proposals in this application have all been carefully considered to have no impact on either neighbour.

The extensions are much more sympathetic and appropriate for the house and the painted timber windows and doors will be a huge improvement over the current upvc frames.

In summary, this application's proposals are seen to be suitable and proportionate and will further enhance the character of the surrounding Westbury-on-Trym Conservation Area.



Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation