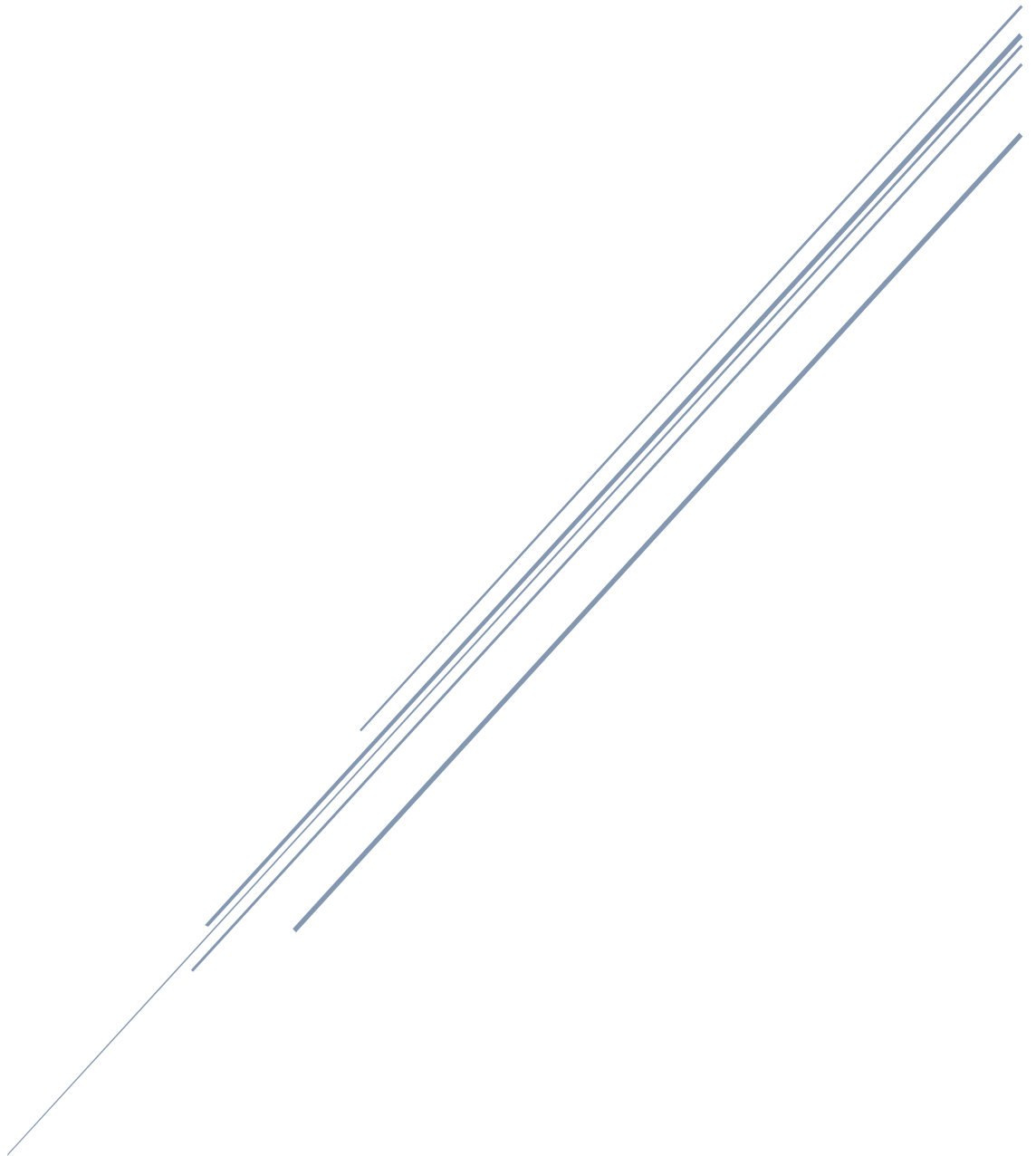


# CONCEPT DESIGN SOLUTIONS

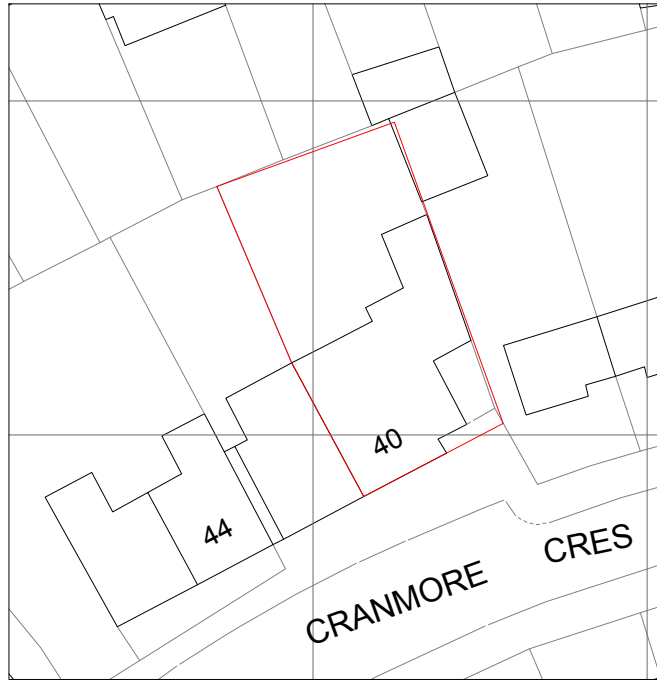
Design & Access Statement



Mr. D Hoang  
40, Cranmore Crescent, Southmead, Bristol

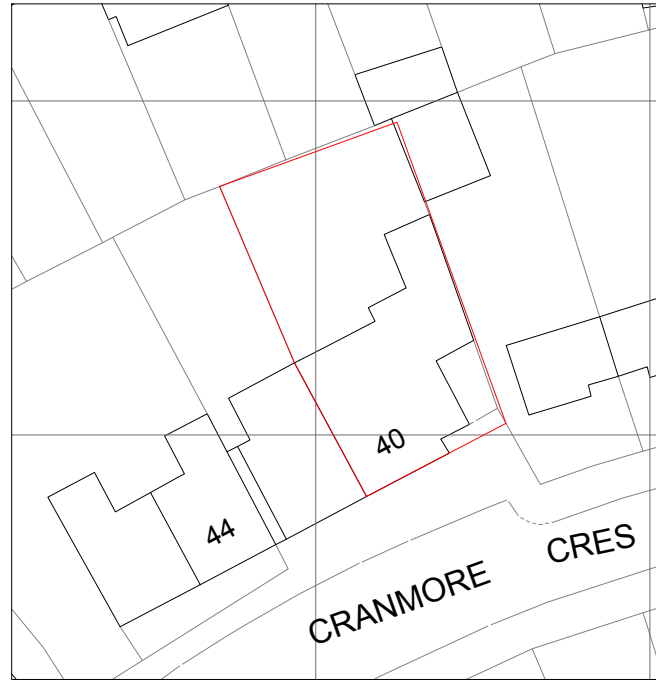


Property Address	40 Cranmore Cres
Customer	Mr D Hoang
Our Ref.	CDS1349
Inspection Date	08 December 2023
Report Date	18 December 2023
Prepared by	A McLurg B/Eng (Hons) a.mclurg.cds@gmail.com



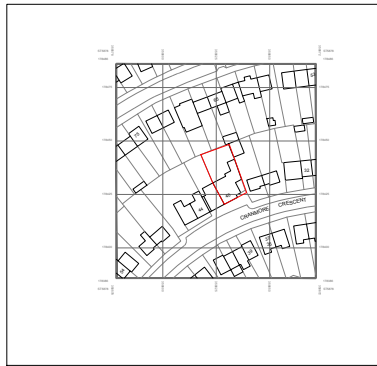
EXISTING SITE PLAN

SCALE: 1:200 @ A1



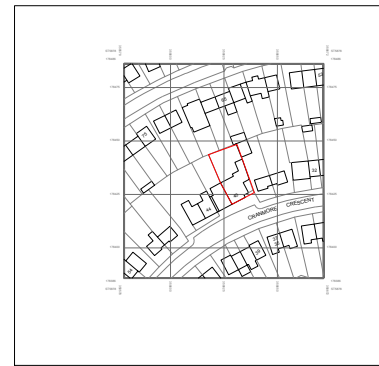
PROPOSED SITE PLAN

SCALE: 1:200 @ A1



EXISTING BLOCK PLAN

SCALE: 1:1250 @ A1




PROPOSED BLOCK PLAN

SCALE: 1:1250 @ A1

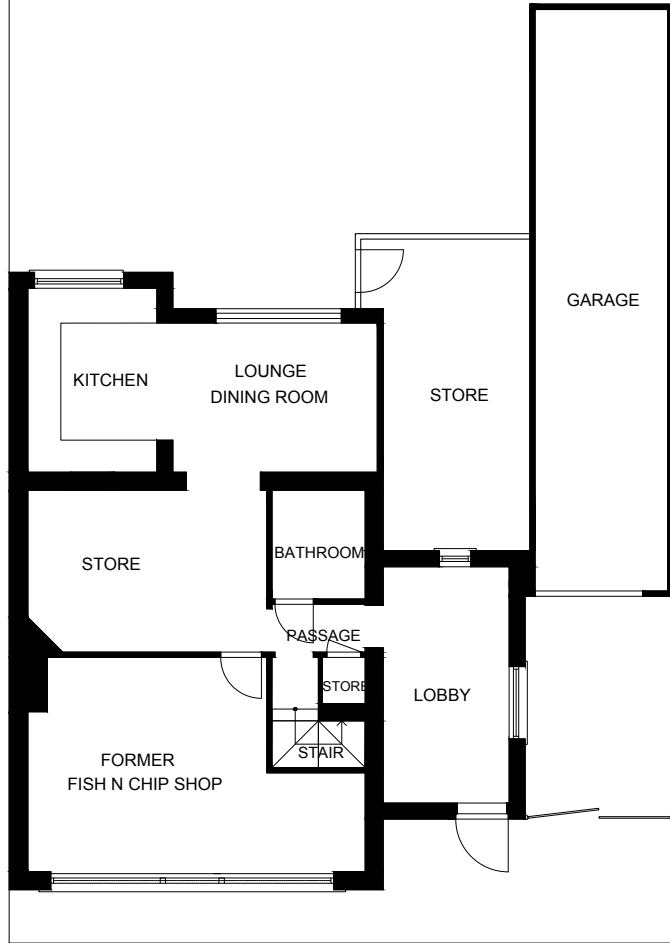
General Notes

No.	Revision/Issue	Date

Firm Name and Address:  
  
**Concept Design Solutions**  
 19, Westacre Close  
 Westbury on Trym  
 Bristol  
 BS10 7DQ TEL: 07895 908 120

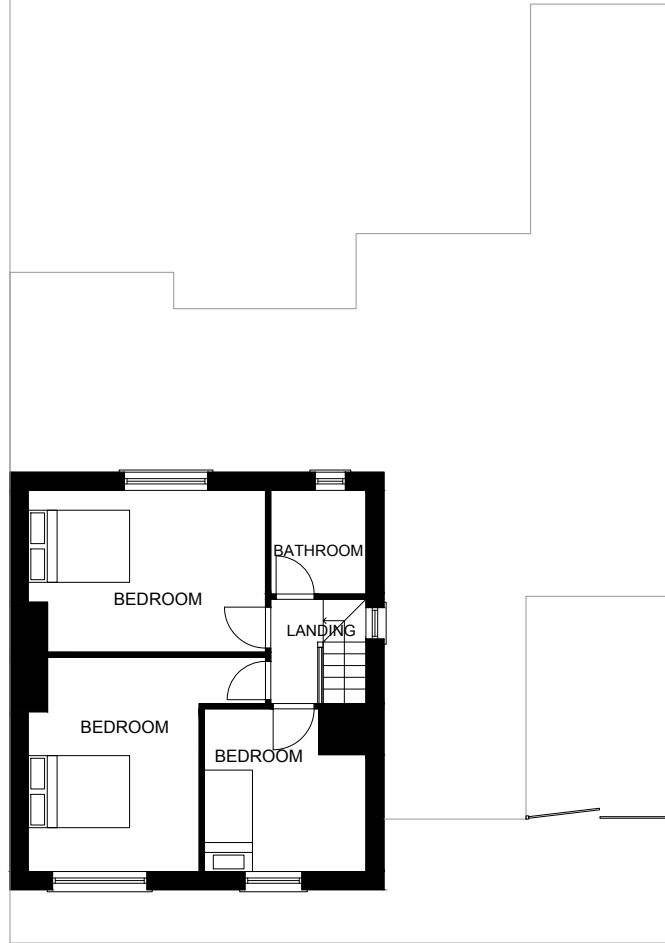
Project Name and Address  
 Mr D Hoang  
 40, Cranmore Cresnet  
 Southmead  
 Bristol

Project CDS1349	Sheet
Date 10.12.2023	001
Scale 1:200/1250	



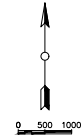
GROUND FLOOR PLAN | AS EXISTING

SCALE: 1:50



FIRST FLOOR PLAN | AS EXISTING

SCALE: 1:50

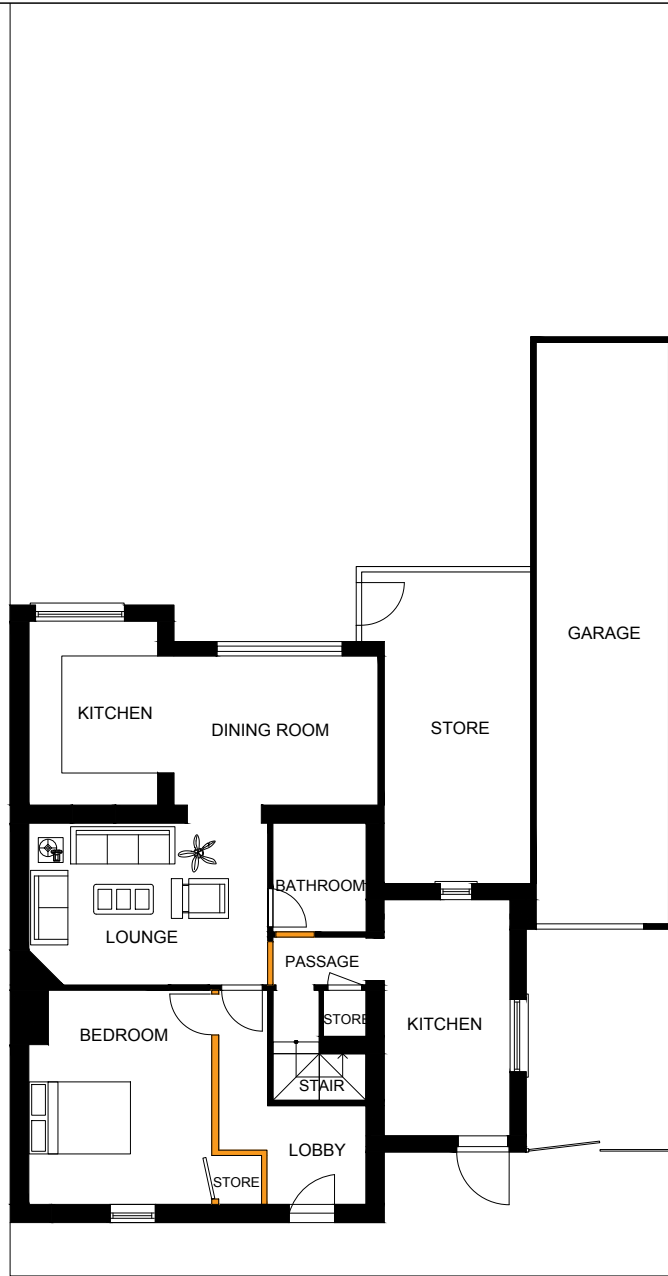


General Notes		
No.	Revision/Issue	Date

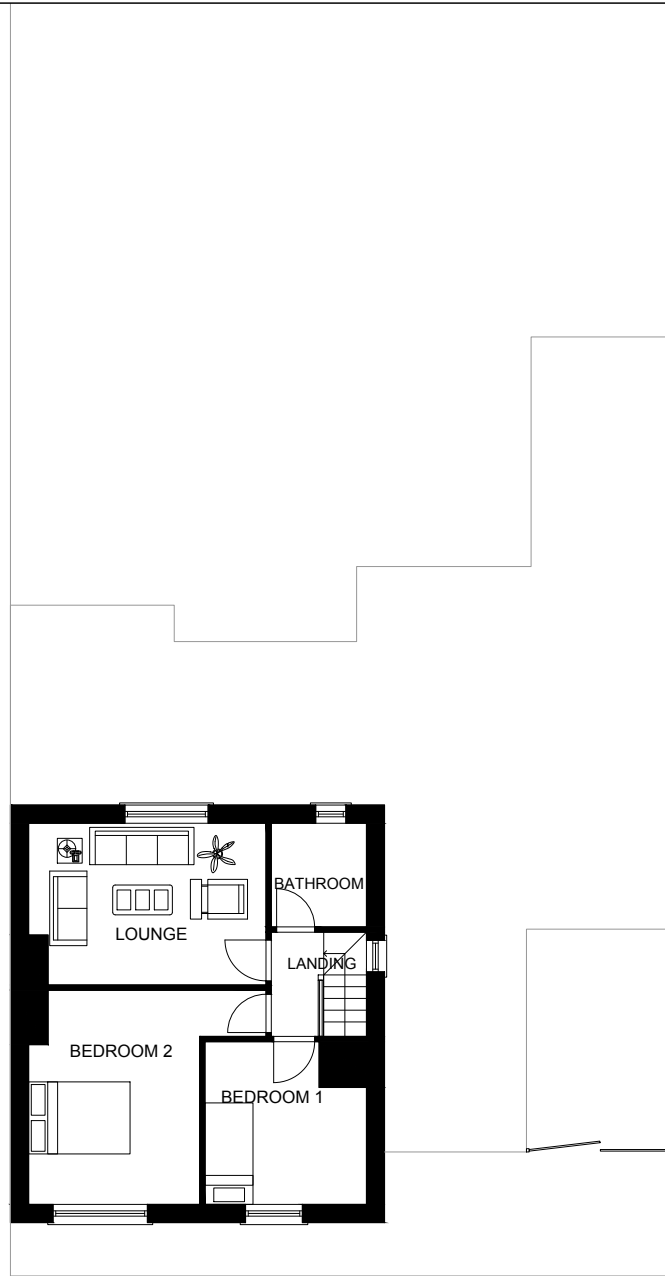
Firm Name and Address  
**Concept Design Solutions**  
 19, Westacre Close  
 Westbury on Trym  
 Bristol  
 BS10 7DQ TEL: 07895 908 120

Project Name and Address  
 Mr D Hoang  
 40, Cranmore Crescent  
 Southmead  
 Bristol

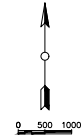
Project	CDS1349	Sheet
Date	08.12.2023	002
Scale	1:50	



**GROUND FLOOR PLAN | AS PROPOSED**  
SCALE: 1:50



**FIRST FLOOR PLAN | AS PROPOSED**  
SCALE: 1:50



General Notes

No.	Revision/Issue	Date

Firm Name and Address:  
  
**Concept Design Solutions**  
 19, Westacre Close  
 Westbury on Trym  
 Bristol  
 BS10 7DQ TEL: 07895 908 120

Project Name and Address:  
 Mr D Hoang  
 40, Cranmore Crescent  
 Southmead  
 Bristol

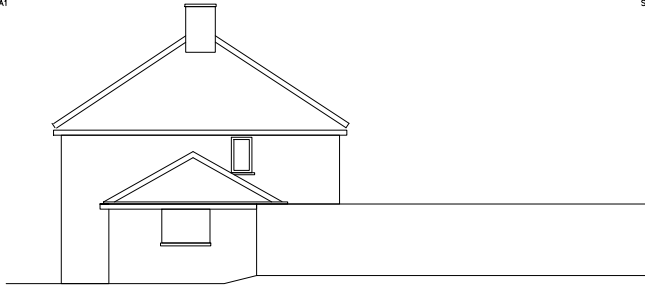
Project	CDS1349	Sheet
Date	08.12.2023	003
Scale	1:50	



EXISTING FRONT ELEVATION  
SCALE: 1:75 @ A1



EXISTING REAR ELEVATION  
SCALE: 1:75 @ A1



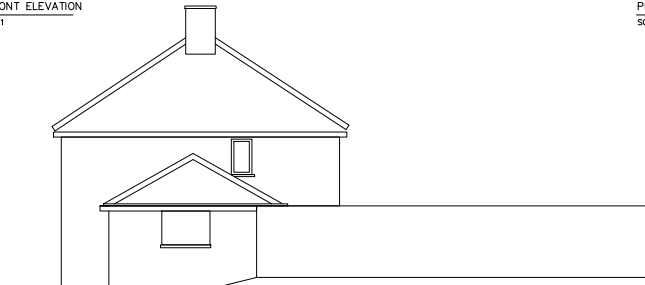
EXISTING SIDE ELEVATION  
SCALE: 1:75 @ A1



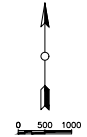
PROPOSED FRONT ELEVATION  
SCALE: 1:75 @ A1



PROPOSED REAR ELEVATION  
SCALE: 1:75 @ A1



PROPOSED SIDE ELEVATION  
SCALE: 1:75 @ A1



General Notes

No.	Revision/Issue	Date

Firm Name and Address:  
  
**Concept Design Solutions**  
 19, Westacre Close  
 Westbury on Trym  
 Bristol  
 BS10 7DQ TEL: 07895 908 120

Project Name and Address  
 Mr D Hoang  
 40, Cranmore Crescent  
 Southmead  
 Bristol

Project	CDS1349	Sheet	004
Date	10.12.2023		
Scale	1:75		

## Introduction:

40 Cranmore Crescent is a post war end of terrace property in the Southmead suburb of Bristol. The property was designed as a commercial property and was formerly a fish and chip shop with owner accommodation above, one in a rank of four shops that used to serve the estate. The existing property is characterised by good quality brickwork and its traditional facade elements, such as the brick detail strip running along its facade. These details will be used within the ongoing design of the property.

The building typology presents plenty of opportunity for extension, with a large surrounding plot to the front and side and In front of the property.

The existing building suffers from traditional levels of external insulation standard to houses of this period, a problem not uncommon within buildings of this type. The proposal will look to build up its external wall insulation on the proposed design to improve the environmental performance of the building, taking it to modern standards as well as sealing the existing cavities to prevent further insulation problems.

## Purpose of report:

The report requests that a change of current usage from commercial to residential be granted to the ground floor of this property to maximise the investment of the current owner and bring the property up to date as the existing commercial usage is no longer viable.

## Inspection Date, Site Conditions and Limitations

The property was visited on Friday the 8, December 2023 and the weather was bright and dry during the period of the visit. The ground floor of this property is currently uninhabited but the upstairs owner accommodation is and is given over to a single residential unit. Access is available to the property from the street. The exterior of the building was viewed from pavement level to the front and from the garden at ground floor level to the rear. Access was available to all internal areas of the building apart from the roof space. There is no loft ladder installed for access.

## Brief Description of the Property

Cranmore Crescent is characterised by post war semi-detached properties that have been extended to the front, side and rear. These have been finished in a range of materials and finishes and create a checkered tapestry of styles, some more sympathetic to the existing building than others. The adjoining properties, 42, 44, and 46 have recently completed extensions to the side or rear of the existing building with a granted change of usage application enabling the turning of each property into two separate apartments. The current owner is looking to expand on the qualities of the existing building and neighbouring properties. These local extensions have provided the basis for the dimensions proposed in the scheme.

40 Cranmore Crescent will look to retain the architectural quality of the existing brick, along with the existing brick details, looking to incorporate these into the proposed design. This will help ground the scheme within the streets historical style, whilst unlocking the full potential of the property for years to come.