DESIGN AND ACCESS STATEMENT
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08.01.2024

SITE ADDRESS:
125-127 Shirehampton Road, Bristol, BS9 2EA

DRAWING REFERENCES:
0101/01   Site and Location Plan
0101/02   Existing Layout
0101/03   Proposed Layout

1.0 CONTEXT

Introduction

1) This application is for the construction of a single storey ground floor extension at rear and internal alterations.

Site description

The site is 343.5m² and contains a shop on the ground floor, single storey rear extension and an outbuilding.

2.0 DESIGN

Scheme & Layout

Single storey rear extension:

1) New extension's gross external area will be 62.8m².

2) New extension will provide an aditional space to the shop, and staff room.

Scale and Appearance

1) The key elements of the existing building will be maintained.

2) The proposed single storey rear extension will have flat felt roof with eaves height to match the existing single storey extension.

3) The external walls will have finished render to match the existing extension.

4) The new external door and windows will be UPVC double glazed. Form a new timber gate to the existing rear boundary wall for emergency access only.

Landscaping

1) There are around four parking spaces to the front of the property.

2) There will be still 31.7m² amenity space on-site at rear.

3.0 ACCESS

1) Access to the shop is from Shirehampton Road.

2) The refuse and collection or other service or utility requirements will be as existing. The proposal meets Building Regulation requirements in relation to fire access.

4.0 CONCLUSION

1) The proposal is considered sympathetic and in keeping with the character of the existing building.

2) The proposal will massively improve the existing overgrown back garden and it is considered beneficial to both staff and neighbouring properties.

3) The proposed extension will not have any negative impact to the street scene with regard to its setting.

APPENDIX

Photos

REAR ELEVATION

SIDE ELEVATION

FRONT ELEVATION