



**Land at the rear of The Grange
Hanham
Bristol
BS15 3HQ**

Proposed Construction of Mews House

**DESIGN & ACCESS STATEMENT
February 2024**

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1.0 Introduction

This Statement supports a planning application proposal to provide a dwelling in a courtyard setting, to the rear of The Grange, located within Grange Court, Hanham. The modest one-bedroom dwelling built over two floors together with necessary amenity areas, cycle and bin storage.

2.0 Context

The site is located towards the centre of the well-established residential area of Hanham in Bristol. The site occupies a vacant peninsular on the entrance to Grange Court, facing directly onto High Street (A431).



The proposed site currently forms part of a disused, gravelled, vacant area. It is thought that this area should be better utilised.

Currently, the site does not have any distinguishing features, predominantly loose-surfaced with no landscaping. The site also contains a garage at the end of a block which will be removed to create the carport contained within the project.

The site is flanked on the southern boundary by a row of garages, with other dwellings to the north. To the east, is The Grange. Garden areas serving High Street properties are to the west. The surrounding properties are a mixture of styles, sizes and ages, providing no clear vernacular to the immediate area.



View into the site from the adjacent parking area.

3.0 Planning History

Individually, the proposal site does not have any available planning history. Any planning history attached to the site comprises alterations undertaken within The Grange, which during recent history has seen the property undergo a number of changes between commercial and residential.

4.0 Use and Amount

4.1 Existing Use and Amount

The area is not used as part of The Grange accommodation, and is not utilised for garden or storage area. The site does not have any ancillary beneficial use. The site would benefit from the modest development proposed.

4.1 Proposed Use and Amount

It is proposed that a modest two-storey dwelling will be constructed at the site, together with adequate amenity areas, including bin and cycle storage as necessary. It is envisaged that the dwelling will be a 1-bedroom, 2-person structure with floor areas in excess of the national minimum standards.

5.0 Layout and Design

Whilst there are limitations in the area that can be developed due to existing site size and shape constraints, it is considered the area proposed will be adequate for the purpose envisaged. The dwelling will not extend beyond established building lines and due to the proposed placement, mass and shape, will not cause undue overbearing to the adjacent buildings.

Variation in building styles and historical alterations and additions are presented in the vicinity of the site, with development having taken place at various stages since the area was originally established. To ensure the proposed dwelling merges with its surroundings, a gable style appearance has been taken from the adjacent properties to the south and east. With a dual pitched roof and gable ends, the design seeks to blend as far as practical.

6.0 Scale and Massing

The existing surrounding buildings are of a various heights and scales throughout the immediate area, with predominately two-storey structures presented immediately adjacent the proposed site.

To appear subservient to the existing building to the south, the proposed dwelling is to be set over two floors, with the first floor contain mostly within the roof structure. This will ensure the height of the structure is reduced to prevent any overbearing impact on its surroundings.

7.0 Materials

The existing neighbouring buildings contain a mixture of materials, with render predominately represented in the immediate vicinity of the site, this has been chosen as the main finish material.

Again, to mimic other properties around the development, timber framing will be used for all openings, with windows represented in a casement style to suit the overall appearance.

The roof will be finished with brown coloured profiled tiles, with white UPVC gutters and rainwater pipes to match adjacent existing.

8.0 Landscaping and Ecology

There are no notable landscaping features in the development site, but where available, will remain as currently presented or improved where practical.

9.0 Access

9.1 Existing Arrangements

Transport links within the area are substantial with established bus routes close to the property. Four public transport links are available within 50 metres of the site. With high street shopping available within minutes' walk and a supermarket directly opposite, the site is considered highly sustainable due to its location.

The existing garage is currently used for storage. A generous amount of excess parking is available within Grange Court for existing residents.

9.1 Proposed Arrangements

It is intended that the proposed dwelling will benefit from the immediately available transport links as noted above.

For the one-bedroom dwelling, a single space will be provided by a car-port located within the development. This will be in place of a garage located at the end of the existing block.

10.0 Sustainability

10.1 Sustainability Summary

With generously sized glazed areas, the proposal aims to maximize natural light and ventilation to the dwelling, with energy efficient light fittings and controls to be provided. All sanitary fittings will provide reduced flow or low-capacity flushing.

10.2 Energy

Due to the need to match surrounding buildings, it is proposed to use standard masonry construction with a high-grade insulation to maximise heat retention. The design is intended to surpass the minimum elemental u-value standards.

Lighting is to be provided using low-energy fittings throughout the property. External lighting is to be fitted with motion and daylight sensor control.

Alternative energy sources could be considered for this site. Among recommendations for consideration due to suitability would be the following options.

- Ground-source heat pump
- Air-source heat pump
- photovoltaic panels

Both CHP and District Heating solutions do not ideally suit this proposal being a singular unit. Similarly, the small-scale development does not lend itself favourably to biomass. With a low level of overshadowing, photovoltaic panels could be considered to be the most applicable solution to provide a good level of energy reduction if renewable energy is to be used by the developer.

10.3 Water

Water-butts could be used at the rear rainwater downpipe position. The butt sizes should be 210L, and the harvested rainwater will be used for external washing down existing hard surfaced areas and maintaining planting where possible.

Low flush and low-flow appliances will be utilised in the sanitary installation.

10.4 Materials

Materials used in the construction will be sourced from local suppliers (Stowells, Tarmac Topblock, etc), promoting localism and preventing lengthy delivery journeys.

10.5 Surface Water Run Off

Permeable surfaces around the proposed dwelling will remain. The site is fairly level, and is elevated in comparison to the surrounding area, and consequently not considered to be situated within a flood risk area.

10.6 Waste

An area within the site boundaries will be designated for storage of domestic recycled material and general waste storage.

10.7 Pollution

Heat will be provided using a gas fired boiler, sized appropriately to work with maximum efficiency for the size of the property. Insulation products without Global Warming Potential will be specified.

10.8 Management

The site is self-contained, and aside from the necessary site traffic, works should have little impact on the neighbouring community.

The site is bounded naturally on one side, with the remaining aspects to be secured using appropriate site fencing.