

CONTEXT
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Design and Access Statement

45 Salisbury Gardens, Bristol BS16 5RF

0849 March 2024

Contents

1.00 Context	3
2.00 Planning History	3
3.00 Executive Summary	3
4.00 Design	3
5.00 Accommodation	3
6.00 Scale	3
7.00 Materials	3
8.00 Streetscape Precedents.....	4
9.00 Access	5
10.00 Photos	5

Drawing Register

0849 L – Location Plan

0849 EX 01 – As Existing Floor and Roof Plans

0849 EX 02 – As Existing Elevations and Section

0849 PR 01 – As Proposed Floor and Roof Plans

0849 PR 02 – As Proposed Elevations and Section

1.00 Context

The site is a semi-detached two-storey four-bedroom house in east Bristol in the South Gloucestershire. The home is orientated from front to back along a near west-east axis. The house is finished in roughcast with a red tiled roof.

2.00 Planning History

PK11/0099/F | APPROVED: Wed 12 Jan 2011 | Validated: Wed 12 Jan 2011 | Status: Decided: Erection of a rear conservatory.

PK02/0446/F | APPROVED: Fri 08 Feb 2002 | Validated: Fri 08 Feb 2002 | Status: Decided: Erection of attached garage and utility room

PK01/1809/F | APPROVED: Fri 22 Jun 2001 | Validated: Fri 22 Jun 2001 | Status: Decided: Erection of first floor extension to bungalow to form a 2-storey dwelling house.

3.00 Executive Summary

To construct a ground floor extension and new floor on existing garage.

4.00 Design

The aim of this proposal is to enhance and update the current residence located at 45 Salisbury Gardens. The design endeavours to improve functionality and optimize space utilization, all while highlighting the unique qualities of bespoke architecture.

5.00 Accommodation

On the ground floor, the proposal looks to create a new large kitchen and living space that has an enhanced relationship with the rear garden. On the first-floor a new bedroom and en-suite are proposed as well as increasing the size of the existing family bathroom.

6.00 Scale

The proposed development will adhere to the existing building lines and remains within the appropriate scale seen in neighbouring properties.

7.00 Materials

The palette of materials that have been selected will match existing ones found on site. See planning drawings for more information.

8.00 Streetscape Precedents



5 Chesterfield
Road



43 Chesterfield
Road



78 Coronation
Road



33 North View

9.00 Access

This application will not affect the existing access to the site.

10.00 Photos



Above: Front façade on Salisbury Gardens.



Above: Rear facade from the garden.