

20 Melbourne Road

Design & Access Statement

Feb 2024



Project Information

PROJECT ADDRESS:

20 Melbourne Road,
Bishopston,
Bristol
BS7 8LB

CLIENT:

Rosie Davies

JOB REFERENCE:

2323

DOCUMENT TITLE:

Design and Access Statement

REVISION STATUS:

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Site Location



1. Site Photos



Front of the property.



Living room



Dining Room, looking towards utility and kitchen



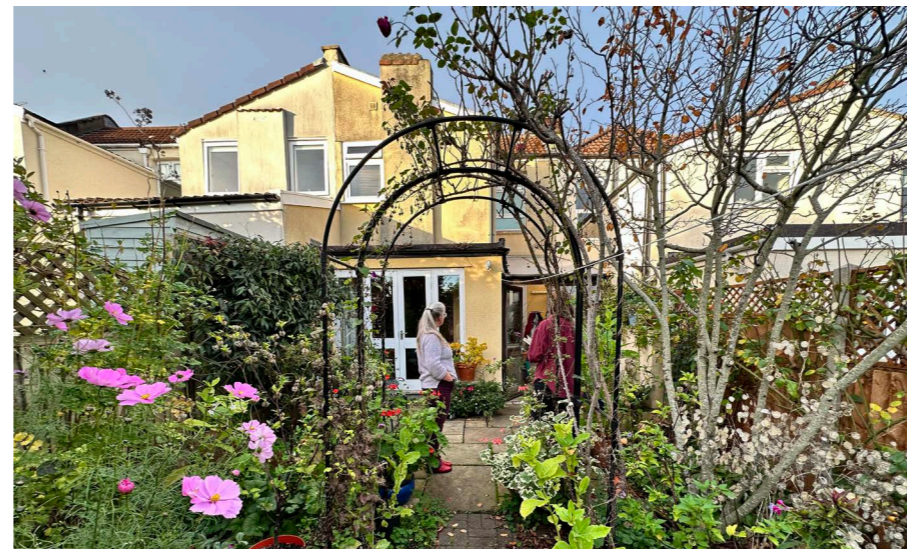
View to back garden from first floor bathroom



Utility room



Kitchen



Rear of the property

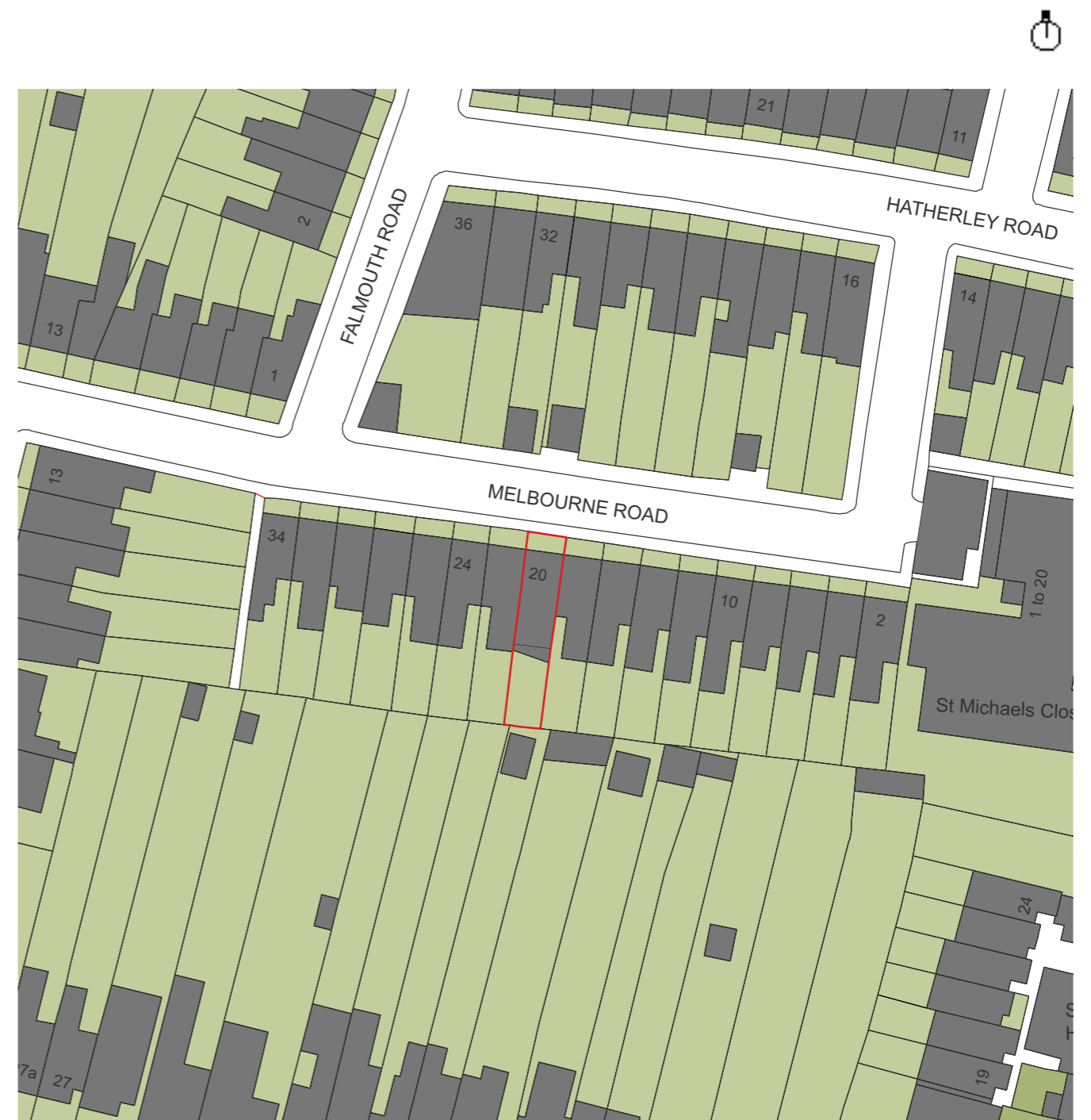


Back garden

2. Existing & Proposed Block Plans



Existing Block Plan



Proposed Block Plan

3. Design and Access

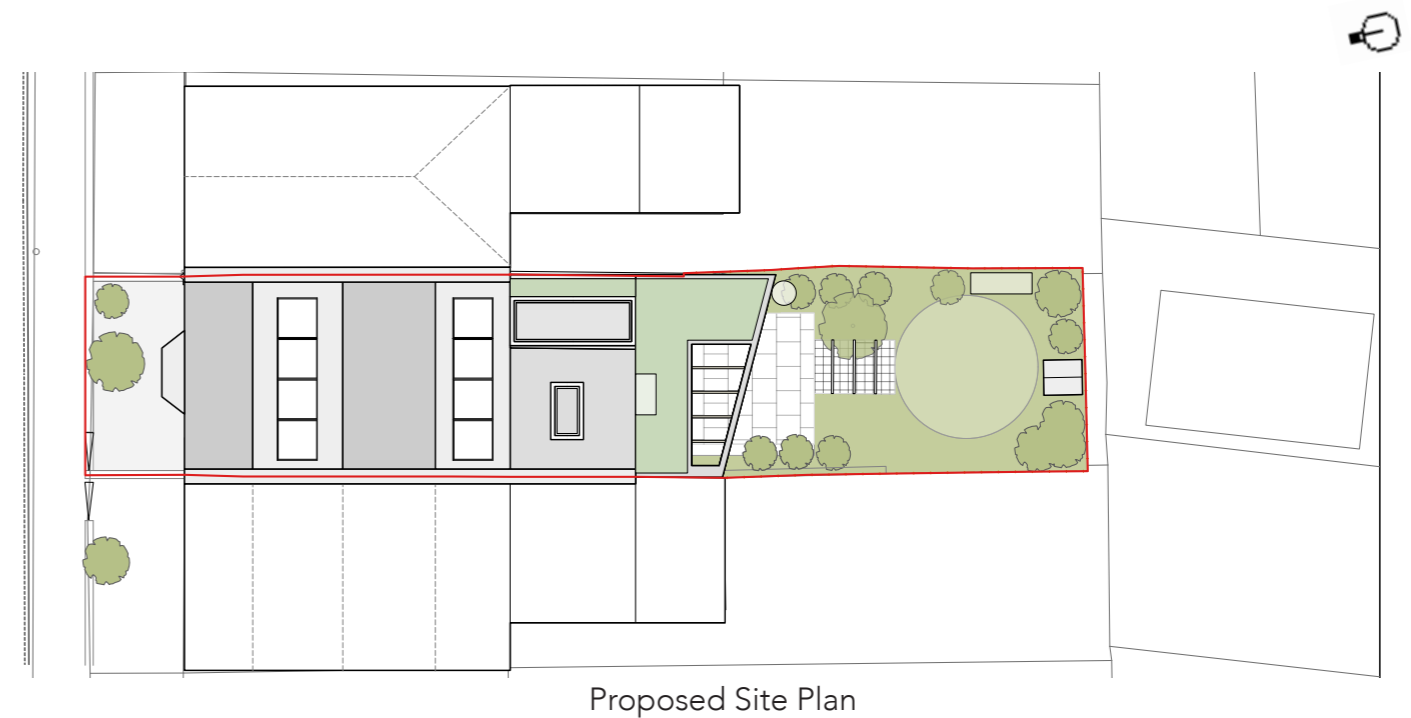
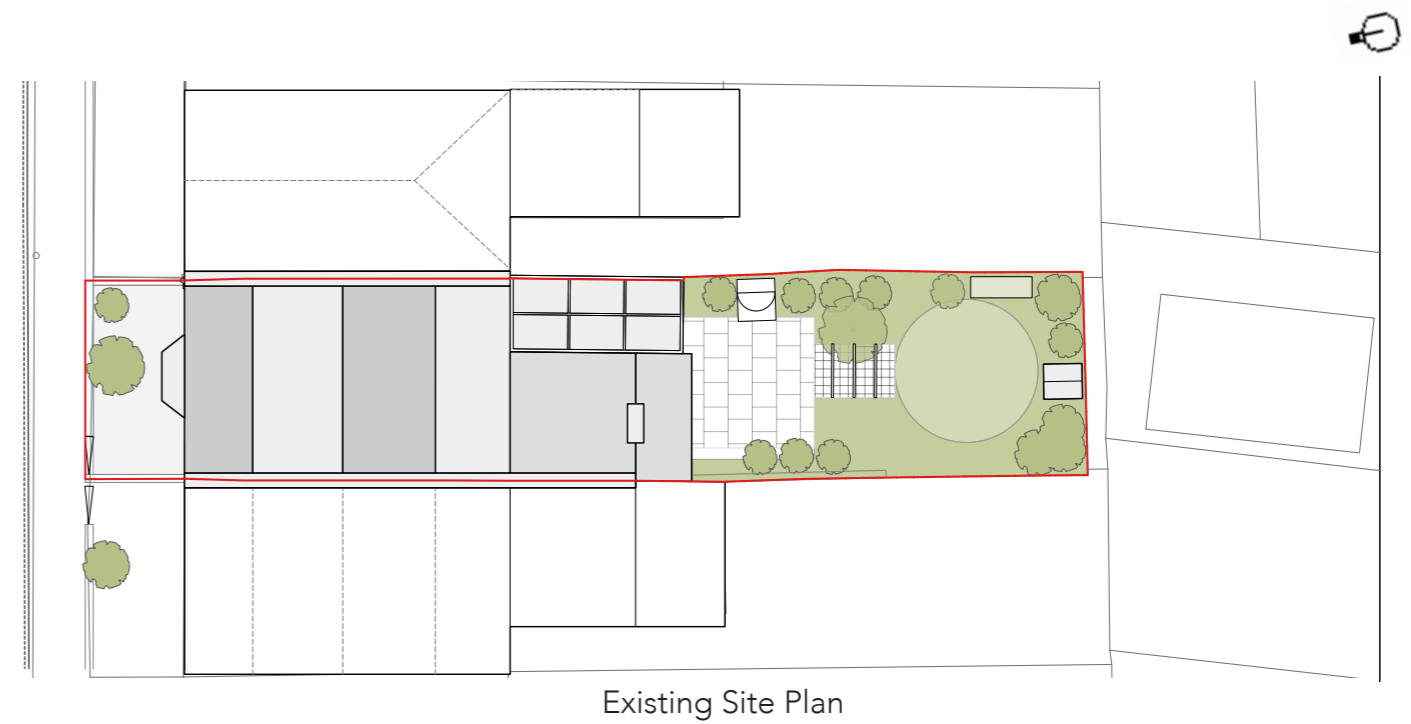
1.0 Use

The planning application describes the following works to the above property:

Proposed works to terraced house, including replacement single-storey rear extension, internal and external wall insulation, and internal refurbishment.

The intention is to replace the existing low quality utility and kitchen rear extensions with a new single-storey extension to the same footprint, with an upgraded thermal fabric and a rooflight to improve natural light in the centre of the plan. The internal works include the provision of a ground floor shower room, the removal of the central chimney breast and the redundant chimney to the rear. The proposals include the refurbishment of the first floor bathroom and the provision of a new rooflight, to improve natural light to the space. The existing roofs are to be repaired as part of the works.

Insulation will be retrofitted to the internal face of the existing front walls, and the external face of the existing rear walls. External wall insulation will have a render finish. Existing windows will be retrofitted with trickle vents, to improve ventilation.



2.0 Amount & Scale

The following breakdown lists existing and proposed gross internal floor areas:

EXISTING: 97m² (GF - 55m² & FF - 42m²)

PROPOSED DEMOLITION: 10m²

PROPOSED REPLACEMENT EXTENSION: 8m²

The proposed works will not be visible from the public realm, and the rear alterations are modest and represent an improvement in aesthetic quality from the existing.

3.0 Appearance

The replacement extension will be finished externally in a light-coloured lime render, to relate to the existing materials. The existing rear walls will be re-rendered as part of the works. The roof to the extension will have a sedum finish, to improve biodiversity, which represents an aesthetic and environmental improvement on the existing. Timber will be used for the soffit and exposed rafters to the external canopy and for external garden storage.

An external canopy to the rear will provide shading and shelter over an external garden sink and potting area.

4.0 Layout

The replacement extension will provide an open plan kitchen, dining and living space, which will have a stronger connection to the existing rear garden. The



Proposed Interior View

works include the provision of a new ground floor shower room. As proposed, the existing ground floor sitting room could be converted into a bedroom in future, or retained as a cosy winter living space.

5.0 Landscaping & Access

The landscaping to the front is to remain unchanged. To the rear, a single step down to the patio is proposed. A new external sink and potting area with gardening storage is proposed below the canopy.

6.0 Trees and Hedges

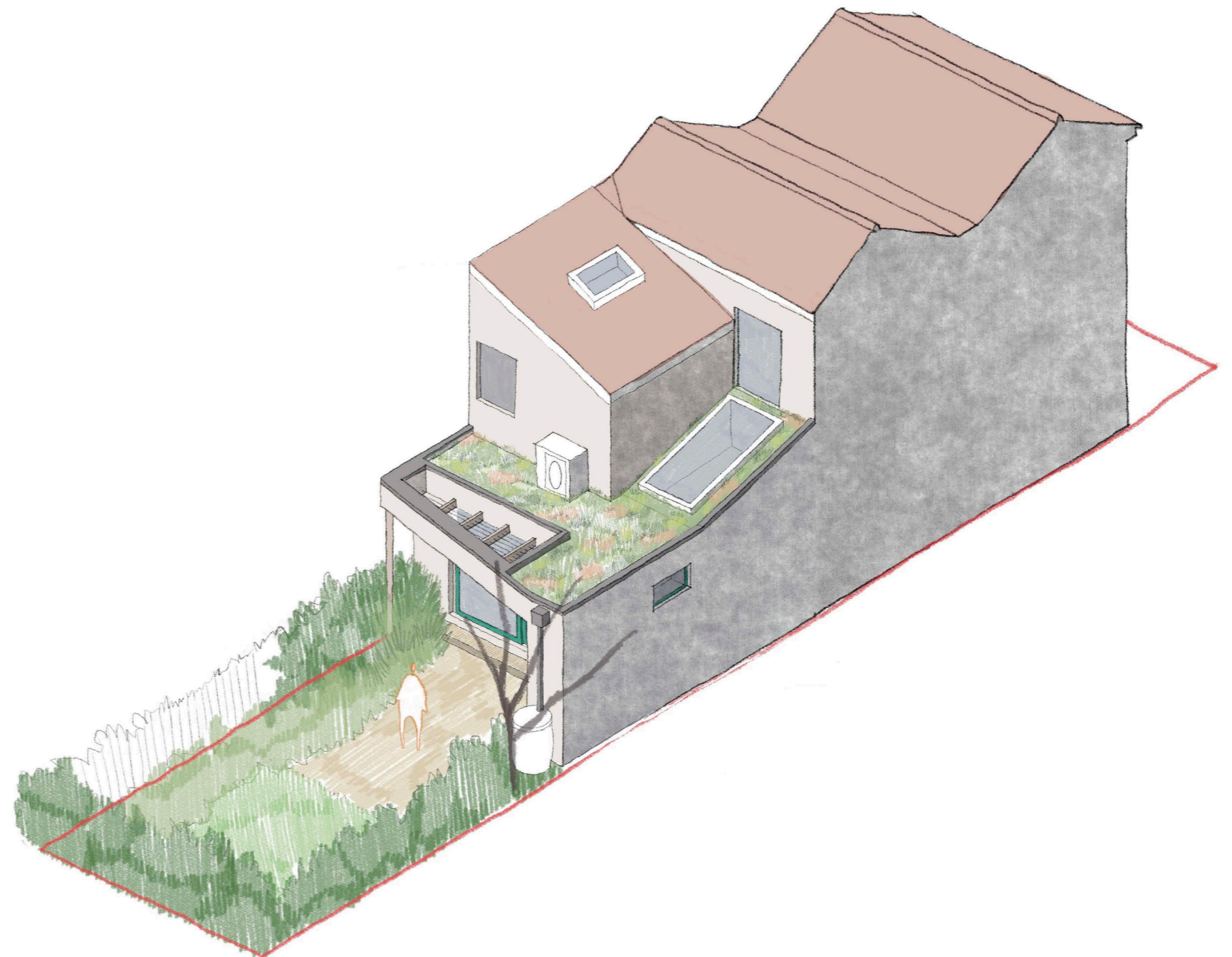
No significant trees are proposed to be removed.

7.0 Sustainable Development

The proposals represent a significant improvement of the fabric of the house. The existing thermally poor and highly-glazed utility to the south east will be demolished and the proposed replacement extension will be constructed with a high-performing fabric which will meet or beat building regulation standards of insulation. The existing front and rear walls will be retrofitted with internal and external wall insulation respectively, which will also address existing damp problems to the front. The existing floor construction is to be upgraded by retrofitting insulation. The proposals also include new PV panels on the south-facing plane of the existing roof to the rear of the building and a wall-mounted air source heat pump to the rear.

8.0 Flooding

According to the Environment Agency's flood map the site is in Flood Zone 1 and has a low probability of flooding.



Concept Design Axo Sketch

The canopy has been reduced in size since this drawing was produced to further improve the visual connection to the garden from the living spaces.