

**No.8 Walsingham Road  
Bristol BS6 5BT.**

**DESIGN and ACCESS Statement**

Dated: March 2024

# Contents

## 1.0 Existing Site

Location Plan

1.1 Site And Existing Photographs

1.2 Context

1.3 Planning History Considered

1.4 Planning Policys Considered

## 2.0 Proposal Summary

## 3.0 Proposed Design

## 4.0 Neighbourly Consultation

## 5.0 Residential Amenity

## 6.0 Access

## 7.0 Conclusion

### Contact:

Harvey Langston-Jones RIBA  
Modern Architectural Practice Ltd  
37 Pottery Lane  
London W11 4LY  
020 75982160  
h@langstonjones.com

**Location Plan**



No. 8 Walsingham Road.

# 1.0 Existing Site

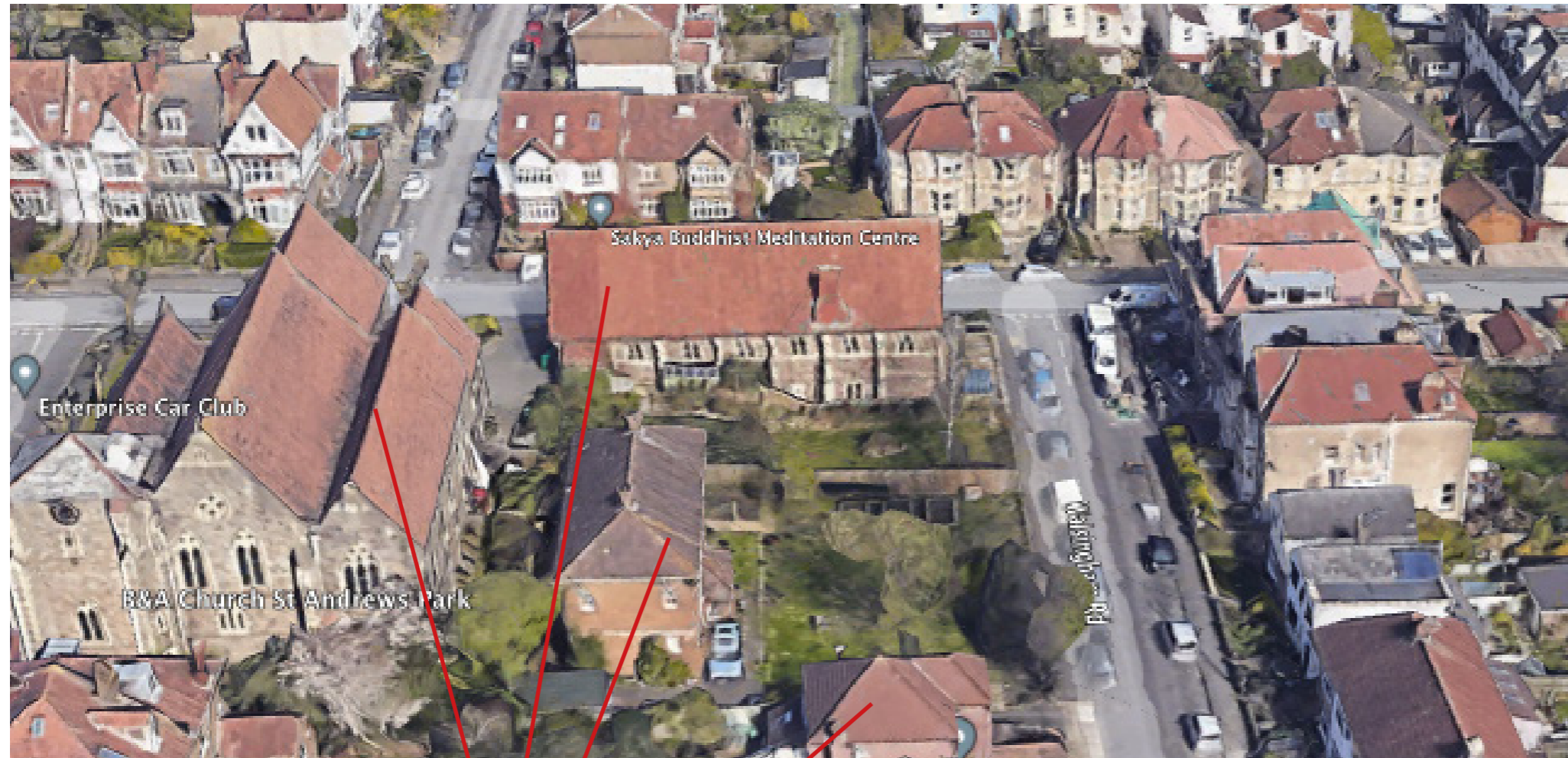
## 1.1 Site And Existing Site Photographs

The site covers an area of approximately 893 m2 and comprises of a detached two storey five bedroom dwelling with a separate garage. The house is the only building in the area which is heavily set back from the main road on a sloping site. The rear of the building is obscured by the church and therefore cannot be seen.

The house is not 'listed' nor in a 'conservation' area, and was probably built in the 1930s. The house and garden was formerly known as St. Bartholomew's Vicarage located next to St. Bartholomew's church and was sold as a dwelling.

The house is constructed out of brick, with a concrete tiled roof, whilst the garage building is finished with painted render and a metal corrugated roof. The site perimeter is formed of timber fencing installed at various heights. The sides of the site are timber fenced to an approximate height of 2.3m high. The rear of the site is finished with a brick wall and open metal fencing. Whilst the front has a perimeter brick wall (approximately 1m high) adjacent to Walsingham Road.

The house and garage is located in a large south facing garden with mature planting and extensive lawn. There is a tarmac single driveway located on the south west boundry (no. 12 Walsingham Road side) which links the front gate to the rear corner where a single car garage occupies.



St. Bartholomew's Church

St. Bartholomew's Hall

8 Walsingham Road

12 Walsingham Road

Ariel View Of The Side Of The House And Garage Looking Towards The Church and Church Hall.



Main view from the house to Walsingham Road

View of the side of the house from Walsingham Road.



Entrance and driveway to No.8 Walsingham Road.

Main view from the public path onto the house and garden.



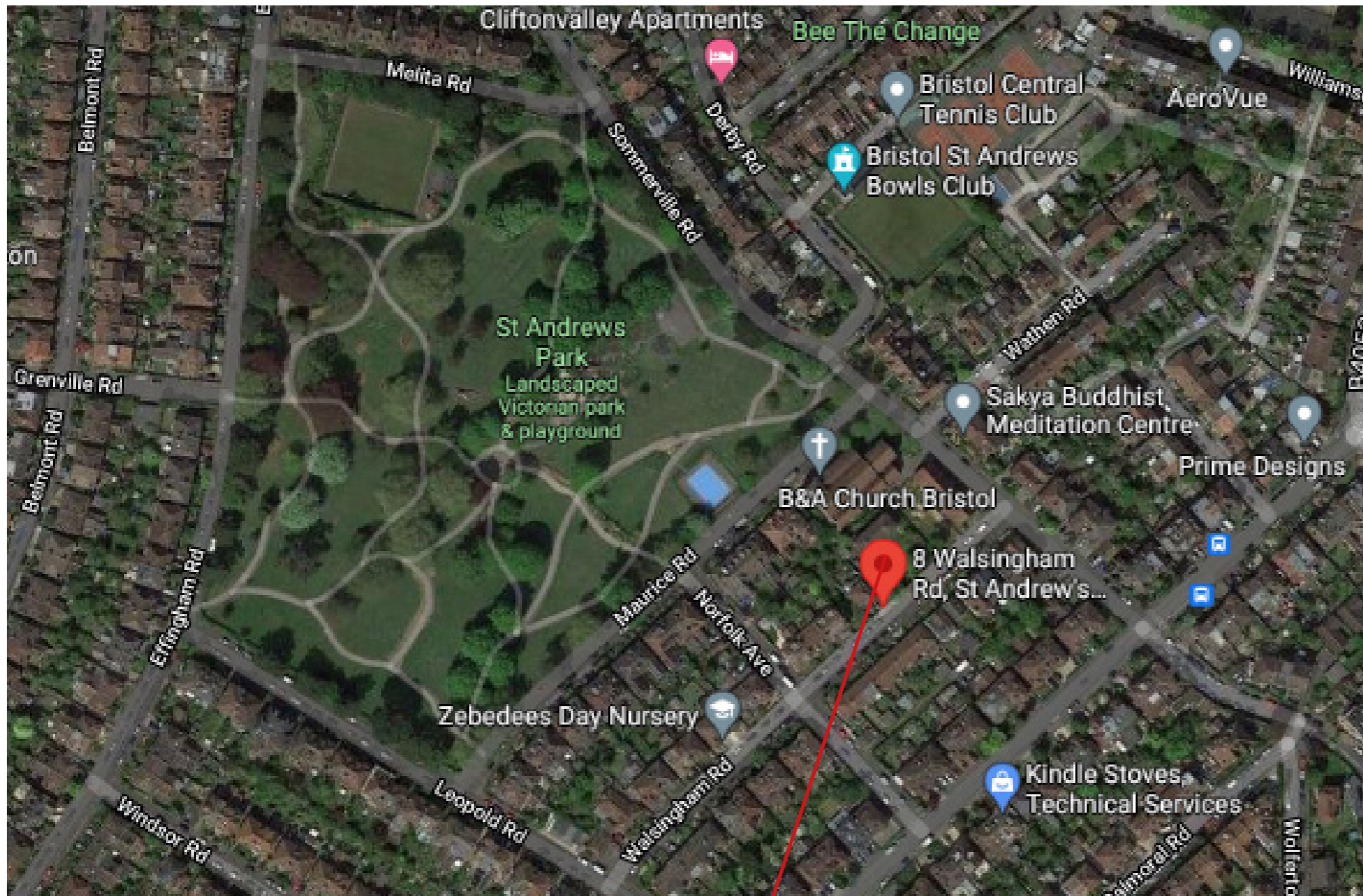
## 1.2 Context

This area is mainly comprising of residential two to three storey houses. Some the houses have converted either lofts to accomodate additional rooms, or have benefited with side and rear extensions.

There is no predominant style of architecture on the street and the neighbouring area is eclectic in character. Nearby there is a mixture of houses constructed out of brick, render, of faced with natural stone. This includes substantial pairs of Victorian semi detached three storey properties, and a 1980s three storey detached dwelling. In the middle of Walsingham Road there is an early post war terrace with a Victorian terrace opposite.

Most of the houses have a small forecourt garden and large rear garden. The site at No.8 Walsingham road is the exception where there is a large garden at the front and a rear paved area at the back.

The landscaped gardens and playground of St. Andrew's Park is the nearest public amenity and is a few minutes walk from the site.



No.8 Walsingham Road.

No.4 Walsingham Road.



No.9 Walsingham Road.

No.12 Walsingham Road.



No.20 Walsingham Road.



No.16 Walsingham Road.

## 1.3 Planning History Considered

### No. 8 Walsingham Road

- a)** The first planning application for this site and this goes back to 2013, which was: 13/02900/F
- Change of use from dwelling house (Use Class C3) to non-residential institute (user Class D1) and related alterations to improve accessibility and wc facilities. The application was granted APPROVAL but not implemented.
- b)** The second planning application was made on the 27th August 2021 which was:
- 21/04694/H or alternative reference PP-10040418- Alterations to the house to include single storey ground floor extensions to front, side/rear and a roof extension.

The application was WITHDRAWN on the 22nd November 2021 as more time was required to develop and carry out the revisions recommended by the Planning Officer Ms Kirsty Smith. The points discussed by the Planning Officer for recommendation were the following:

- 1) The main addition located at the front of the house is to be symmetrical.
  - 2) A new raised roof was acceptable although they would object to large dormers at the front of the house.
  - 3) The proposed double garage and study is acceptable although they have to be slightly set back from the front of the house.
  - 4) A low brick wall of approximately 1m high at the front perimeter of the site would be acceptable along with brick piers forming the automated metal gate.
- c)** The third planning application (no. 22/04072/H ) was refused on the 1st February 2023 which was for 'Single storey ground floor extensions to front, side/rear and a roof extension on the building'.

The decision for refusal was mainly based on the dominant large roof and front extension not be comfortably and sufficiently subservient to the main building.

No. 8 Walsingham Road, Bristol BS6 5BT.

- d)** A CLOPUD application (23/04949/CP was not issued on the 1st February 2024 for the replacement windows and raised terrace in front of the house. These elements are now included within this application. The Council confirmed that the following works were Permitted Development:

Demolition of the existing detached garage, construction of single storey garage (side extension), removal of side and rear windows and doors at ground floor. Replacement of windows with doors on the ground floor front elevations and the relaying and extension of the driveway. Whilst these are not shown as part of the application, some Permitted Development works that are required to facilitate the implementation of the application proposal are shown for information only.

### No. 7B Walsingham Road

**APPEAL DECISION** Ref:APP/Z0166/D/15/3137332 for the proposed removal of the existing porch, addition of a two storey side extension and a single storey rear extension, alterations to windows and doors throughout.

The initial application 15/04331/H dated 23rd August 2015 was refused on the 12th October 2015. The appeal decision was allowed and planning permission granted on the 18th february 2016. The main issue in the appeal was the effect of the proposed on the character and appearance of the host dwelling, its neighbour and the street scene.

After visiting the site and area the appeal Inspector did not consider that the proposal would have had an adverse effect on the main dwelling or No.7A building.

- 1) It would therefore be in broad alignment with policy BCS21 of the Bristol Development Framework Core Strategy (2011) (CS) that seeks to deliver high quality urban design.
- 2) The increase in building volume size to the side of the existing host building would meet requirements of policy DM30 of the Bristol Local Plan- Site Allocations and Development Management Policies (2014) (SADMP) that requires alterations to existing buildings by means of its scale, form and proportions.



## 1.4 Planning Policies Considered.

Consideration has been given to the proposal against relevant policies in the 'Development Plan' and any material considerations for the effect of the proposed extension. These will be covered in detail in the Planning Statement compiled by Julie Laming of Planning Ventures. The following have been referred to:

Policy BCS21- 'Urban Quality Design' Provides that new development in Bristol should deliver high quality urban design.

Policy DM26- 'Local Character and Distinctiveness' of the Site Allocations and Development Management Policies Local Plan (SADM-PLP) provides that the design of development proposals will be expected to contribute to local character and distinctiveness by:

- a) Responding appropriately to the height, scale, massing, shape, form and proportion of the existing buildings, skylines and roofscapes.
- b) Reflecting locally characteristic styles, rhythms, patterns, features and themes taking into account scale and proportion.

Policy DM27- 'Context' provides that the height, scale and massing of the development should be appropriate to the immediate context, site constraints, character of adjoining streets, and the location within the townscape.

Policy DM30- 'Alterations to Existing Buildings' provides that extensions and alterations to existing buildings be expected to respect the scale, form, proportions, materials, details and the general character of the host building and the broader street scene.

The policy also acknowledges (at paragraph 2.30.4) that there will be instances where the existing building is architecturally unremarkable, and that in such circumstances it might be appropriate to significantly remodel the appearance of the building. The design approach adopted should draw on analysis of local character and distinctiveness and should consider impact upon the wider street scene.

The policy requirements of SPD 2: A Guide for Designing House Alterations and Extensions and the Urban Living SPD: Making Successful Places at Higher Densities, have been taken into account.

## 2.0 Proposal Summary



Aerial view of the existing house and garden.

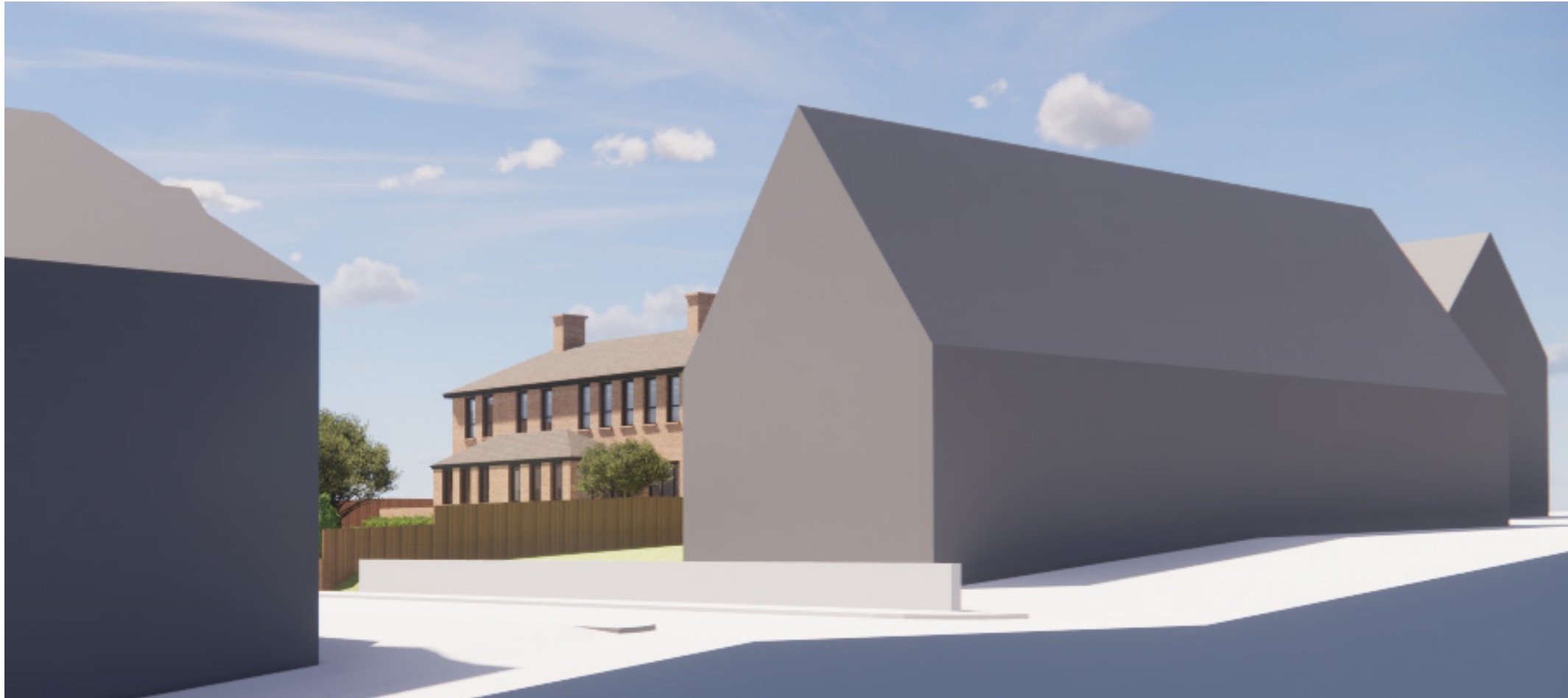
The south facing sloping site is located near the corner of Walsingham Road and Sommerville Road where the house is heavily set back from the road by a distance of about 20.5m. In comparison other houses along Walsingham road are set back from the road by about 4.5m. The rear of the existing house is not visible from Maurice Road.

The planning application is for the following:

- Two storey side extension.
- Small single storey rear extension.
- Single storey front extension.
- New raised terrace and landscaping.
- Replacement windows.
- Metal open railings on the front boundary wall.
- Brick gate pillars and automated gate.
- Bin store with associated seating area.

The percentage sum of the proposed front, side, and rear extensions amount to about 30% of the existing building area and thus demonstrates that these additions are limited and essentially subservient.

### 3.0 Proposed Design



Concept Corner Block Study.

The detached house and garden is uniquely located on a sloping site set back from Walsingham Road, and, enclosed on two sides by St. Andrew's Park Church (along Maurice Road) and the Parish Hall (along Sommerville Road).

The main challenge is that the proposed design must respect and support the form of the main house in shape, rhythm of window patterns and materials, whilst being subservient to the main building in a traditional manner. To achieve this the following design changes have been proposed:

#### a) Entrance

Relocating the rear main entrance of the house to a new location at the front of the building, as is the tradition for most of the houses along Walsingham Road and the area. This is a Permitted Development and not part of the application but shown to better understand how it affects the changes to the front of the building.

#### b) The Front 'Pavilion' And Raised Front Terrace

The existing front single storey extension forming the end of the Living Room is enlarged. This has the effect of creating a 'pavilion' symmetrical to the main building, whereas the previous asymmetrical structure appeared visually awkward and out of proportion to the main house. Brick walls, a hipped roof form, similar window size and rhythm gives the front of the building a renewed gravitas.

cont.



Block study of the proposed house within the context.



Block study of the proposed house extensions within the site context.

Existing trees removed from the view for a clearer understanding of the proposed alterations to the building.



It is proposed that there be a raised terrace either side of the front pavilion with a low brick wall spanning from the entrance courtyard across to the barbecue area on the opposite side. As the site has a steep gradient towards the street, the raised terrace courtyard will provide a safe level surface making it easier for the family's elderly visitors to enjoy when coming in and out of the building through the courtyards.

#### d) The Double Storey Side Extension

The extension incorporates a home Office/ Study off the existing Kitchen on the ground floor and a large en suite Bathroom off the main Bedroom on the first floor.

The double storey side extension is set back from the front of the main building and is faced with brickwork with a hipped roof retaining part of the same building vocabulary.

#### e) Materials - Walls, Windows, And Doors

The existing house is of brick construction and it is proposed that the additions are to be of a light coloured brick to compliment the existing colour.

It is proposed that all the existing timber doors to the house be replaced with slim profiled metal frame doors with double glazed window panels.

The existing timber doors and single glazed sash windows are to be replaced with slim metal framed double glazed casements. This is to improve the thermal properties of the house as 'air source heat pumps' will greatly improve the thermal properties of the existing house.



## 4.0 Neighbourly Consultation

The adjoining neighbouring properties owners were consulted on all the previous applications and both always gave positive comments:

Mr and Mrs Sampson of No.12 Walsingham Road have commented by email- "We have had a good look at your revised plans and can see no problem with them from our perspective. It looks as if it will be an amazing house and we fully support the proposal. We hope that you get the go-ahead soon."

Reverend Massey (Vicar- B&A Church) of 160a Gloucester Road- They supported all the earlier applications.

Previous planning applications raised no objections from any neighbours.

## 5.0 Residential Amenity

The proposed building extensions would only extend at the front and side of the existing house which is heavily set back from Walsingham road. There are no rear extensions to the existing house and as such it would not cause any overshadowing onto existing neighbouring buildings, or have an overbearing impact on the main garden.







Existing trees removed from the view for a clearer understanding of the proposed alterations to the building.



## 6.0 Access

The main access onto the site is through the front gates adjoining Walsingham Road and this route remains unchanged. However it is proposed that the private driveway is widened and the existing tarmac surface is replaced with permeable tarmac which is more sustainable.

## 7.0 Conclusion

Having drawn on the Council's policy requirements the proposal would not have a material impact on daylight and sunlight to neighbouring residential properties, and nor would it result in overshadowing of adjoining gardens as it is unusually setback so far from the road.

The scale of the proposed extensions in relation to the existing house and garden appear modest and subservient in form to the main building. The house being heavily set back from the road is barely noticeable especially as the landscaped bushes and trees screen the front of the site acting as a visual buffer to provide privacy.

