

# DESIGN, ACCESS & HERITAGE STATEMENT

## PROJECT

Proposed single storey rear extension with other minor alterations.

## ADDRESS

37 Fernbank Road, Bristol, BS6 6PX

## PLANNING SUBMISSION

11/03/24

## REVISION

-



## The Existing

### Introduction

37 Fernbank Road is a semi-detached property located in Redland, Bristol. It is located in the Cotham and Redland Conservation area and is not listed. The property falls within the West Redland character area.

Moon Design have been appointed by the applicant to prepare this planning application for a proposed rear/side extension. The proposal also includes various smaller alterations such as dormer window reconfiguration and proposed skylights. Although the application site is located within the Cotham and Redland Conservation Area, it is important to note that the works are largely concealed from the public realm. The only works subject to planning consent which can be seen from the public realm include refurbishment of the existing front facing dormer and alteration to its fenestration.

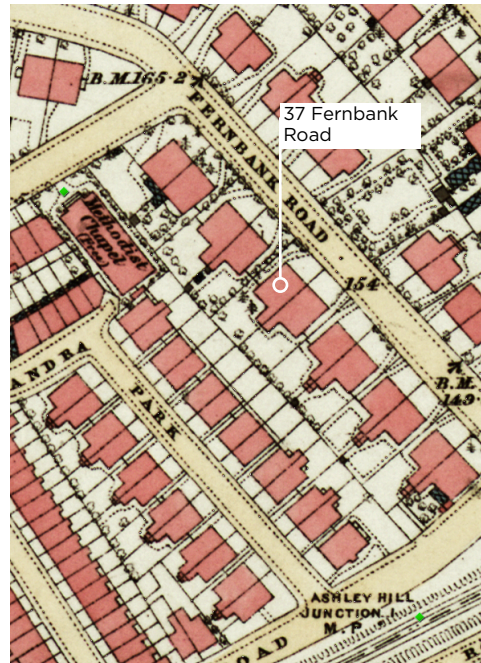
To ensure conformity with local and national planning policies, the proposed rear extension has been carefully considered and the changes are compatible with the properties existing scale and proportion and do not lead to negative impacts on neighbouring amenity.

### Planning History

The only relevant applications in connection with this property relate to works to maintain trees on the site.

### The Site & Property

The property is part of a semi-detached pair which is similar in style and layout to neighbouring properties on the street. The property has a tiled hipped roof, with the exterior elevations finished in random red rubblestone, with ashlar Bath stone window surrounds and quoins. This rubblestone has led to significant staining of the ashlar window dressings and quoins, which reduces the overall quality and appearance of the property. Fenestration on each elevation follows a similar style, made up predominantly of 2/2 timber sash windows. A side passageway is maintained along the site's north west boundary which provides access to the garden at the rear.



1844-88 OS 25" 1st Edition

### History

The house first appears on the 1844-88 OS 25" 1st edition map as shown above, and was not present in the 1855 Ashmead map.



Aerial view of site & context

## The Proposal

The proposed alterations can be summarised as follows:

1. Proposed ground floor rear extension with projecting pressed metal canopy over and sliding door providing level access to terrace.
2. Replacement door and transom to existing central window within rear facing bay.
3. Proposed skylights to side elevation and flat roof over as shown.
4. Proposed timber front door to side elevation with sidelights either side to create new vestibule and reduce heat loss to entrance hall.
5. Existing ashlar window dressings and quoins are to be cleaned and restored at the rear and side elevations.
6. New rubblestone faced wall to replace existing fence to rear curtilage, to be in keeping with adjoining boundary wall.
7. Gate pier to wall at front of property to be moved over to allow access for 1 no. additional off street parking space. (See supporting plans).

The above changes are proposed to provide the applicant with additional light and outlook onto their garden curtilage at the rear, while improving the connection between their house and garden.

Bristol Local Plan Policy DM30 and the Bristol SPD2 guidelines require that any alterations respect the form, siting, materials, details and character of the original property and its curtilage, as well as to safeguard the amenity of neighbouring occupiers.

The proposed alterations have been carefully considered with respect to the above design criteria. As such the proposed extension will respect the relationship between the lower ground floor openings and will remain subservient to the host building and its more prominent features. The introduction of the proposed windows and doors will maintain alignment with existing fenestration and will provide a balanced elevation.

Existing stone quoins within the outrigger will remain unobstructed by the proposal, this set back further demonstrates subservience to the host building. Furthermore, while the proposed new door to the existing bay will be formed in timber to match the character of the neighbouring windows, the proposed extension will be treated as a modern intervention so as to not to create a harmful pastiche to the original property.

In order to create a new room partition at 2nd floor, the fenestration within the existing front facing 20th C. dormer is proposed to be altered. This will more closely match the dormer fenestration within the neighbouring dormer at No.39.

No new windows will directly face another house's habitable room windows, nor will they provide any increased overlooking to neighbouring amenity over that which already exists. The nearest and most prominent facing rear neighbours' windows are at No. 19 Alexandra Park, and sit at 20m away. These are also largely screened by a boundary wall and mature trees. No overlooking or amenity impact issues will therefore arise.



EXISTING REAR ELEVATION  
South West



EXISTING FRONT ELEVATION  
North East



EXISTING SIDE ELEVATION  
North

Existing drawings



PROPOSED REAR ELEVATION  
South West



PROPOSED FRONT ELEVATION  
North East



PROPOSED SIDE ELEVATION  
North

Proposed drawings

## The Proposal

### Conclusion

In summary, the proposed extension intends to widen the existing outrigger at ground floor level, in order to provide the occupiers with enough space to create a dining area with improved access to their garden. This new space, combined with the opening up of the main kitchen, will enhance the applicants outlook and light levels in the middle of the plan.

In addition, the proposal seeks to unify the more modern extension with the original house through the alignment of windows. The siting, scale, form, and appearance of the proposed alterations respect the host building and the local context.

The decorative ashlar stone details will be cleaned and restored in order to improve the overall appearance and renew exterior materials.

Due to the siting of the proposed new openings, the amenity of the host premises and neighbouring occupiers properties remains wholly unaffected.

The applicants purchased this property because of its aesthetic value and its setting within the conservation area. As such, they have carefully considered the above proposal in order to protect these qualities and to provide a high quality scheme which will enhance the overall appearance of their family home.

The proposed works are limited to a small single storey extension and a new door to the bay at the rear. The proposed works relate to the least visible areas in the buildings envelope from the public realm, as such the proposal will have no impact the Conservation Area. The changes are compatible with the host building's scale and are congruous to the patterns of development nearby. In light of this it is therefore hoped that this Householder planning application will be considered favourably.



Proposed Rear Extension



Existing property from rear curtilage