

David Cahill

Design Consultants Ltd

Unit 2 Office 4 Tower Lane Business Park Warmley Bristol BS30
8XT

Tel 01179 618888 Fax 0117 9618889

E/Mail address davidcahilldesign@btopenworld.com

Design and Access Statement

Proposed Residential Development at 41 Bristol Road Frenchay
Bristol

Introduction and Environment

This statement is in support of the planning application for a residential development at the rear of no 41 Bristol Road for 2no detached houses and associated access and parking.

The existing property comprises single storey bungalow in a very large plot and extends between from Bristol Road to the southeast to Old Gloucester Road to the north west and has access from Bristol road but currently does not have access onto Old Gloucester Road.

The property has a detached garage to the north and a large number of trees some of which are covered by tree preservations orders, and we have included a tree report as part of the application. The current boundaries are formed with stone walls on Bristol Road and Old Gloucester Road and fencing on the north and southern boundaries

To the North are No 47a Bristol Road and Elwyn Lodge and Two Summers both on Old Gloucester Road and these comprise large detached two storey houses

To the East on the opposite side of Bristol Road are two storey terraced houses with brick elevations and pitched gabled roofs

To the South is Old Gloucester Lodge and no 35 Bristol Road and these are large, detached houses

To the West on the opposite side of Old Gloucester Road are open fields

There is a wide variety of materials in the vicinity of the site including, render and brick and tile hanging and with tiled roof. Windows are predominantly white pvc u

The site is located on the development boundary but does have good access to public transport on Bristol Road

There are also local schools and parks within walking distance and therefore the site can be assumed to be in a very sustainable location and within an urban area.

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Means of Access

The existing bungalow has access onto Bristol road and this will be retained and the parking for no 41 will not be affected by the proposal .

The proposed development will be located at western end of the property will form a new access onto Old Gloucester road and the existing stone boundary wall will be realigned to provide the visibility splays

The splay to the north will provide 2.4x 31.0m to the kerb line and to the south will provide 2.4x 21.0m to the kerb line and 38.5m to the centre of the road. Traffic speeds along Old Gloucester Road are low so do not envisage any issue with these splay lines

The central access will provide each house will have 3 parking spaces each all being 2.4x4.8m with manoeuvring and turning space between to allow cars to enter and exit in forward gear.

Each house will be provided with garden shed to provide covered and secure cycle storage.

Each house will be provided with bin store and there is space for these to be left by the entrance on collection day without being on the highway.

The site can be accessed by a fire appliance on Old Gloucester Road and be within 45m of any part of the building therefore no need to enter the site

Access will comply with the building regulations in regard to disabled access

The site is well located to public transport with bus stops on Bristol Road giving good access to Bristol City Centres and Downend Centre

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The Proposal

The application is a full application for 2no 4/5-bedroom detached houses with associated access and be fronting onto Old Gloucester Road and will be close off from the rest of no 41 Bristol Road

Density

In the site location where a lot of properties fronting onto Bristol Road have sub divided their garden to provide houses fronting onto Old Gloucester Road and this proposal is of a similar nature.

Layout

The proposed is in the form of a detached two storey houses with private amenity space to the east which exceed your authorities' standards.

The two houses have been set back to reduce any impact on Two Summers to the north and Gloucester Lodge

The main aspects will be to the east and west which will not cause any overlooking issues to adjoining properties

Appearance

The proposed is to have a two storey with accommodation within the roof space and is of a similar height to the existing properties either side

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The proposed materials will be brick and tiles that will match the existing used in the area and grey pvc u windows and doors

There are PV panels on the southern slope of the roof and will be in conjunction with air source heating

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Sustainability and Drainage

All drive will slope away from the adopted highway. There will be PV panels used in conjunction with air source heating to reduce the carbon reduction

Foul drainage will consist of gravity system discharging to the existing sewer in the rear garden of No 41 and storm water will be to soakaway in the rear garden and permeable finishes to the drive and parking areas.

Each plot will be provided with a 7.0kw car charging points

Conclusion

The proposal is presenting a similar proposal to other properties along the Old Gloucester Road and consist of 2no detached house.

The proposal provides covered and secure cycle storage that complies with your standards

The proposal provided bin storage for each house next to the site entrance for ease of access on collection day.

The proposed off street parking complies with your authorities standards

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The proposal incorporated private amenity spaces which exceed your authorities standards

I trust this proposal meets with your approval

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