

# Design and Access Statement

Land adjacent to: 28 Becket court, Pucklechurch, Bristol, BS16 9QG

New Two bedroom dwelling on 2 floors.

Relevant Drawings and Documents to Support This Application:

- 024-243-01 Site Plan and Foul Drains.
- 024-243-02 Proposed Floor Plans.
- 024-243-03 Existing Elevations.
- 024-243-04 Proposed Elevations.
- 024-243-095 Design and Access Statement. (this document)
- 024-243-055 Location and Block Plans.

## Site Details and Amenity:

1. 28 Becket Court is a three-bedroom property occupying an end plot with a generous area of 382m<sup>2</sup>.
2. The plot will be divided with the existing house retaining a rear amenity area of 88m<sup>2</sup> (after the new 3m permitted development rear extension) and a front area of 54m<sup>2</sup>, which will include 2 parking spaces.
3. The proposed house will have a rear amenity area of 66m<sup>2</sup> and a front area of 40m<sup>2</sup>, which will include 1 parking space.
4. The proposed house will have an internal ground floor area of 51.2m<sup>2</sup> and first floor area of 35.2m<sup>2</sup> totalling 86.4m<sup>2</sup> overall.
5. This is generous in standard terms but the property is designed for maximum mobility for wheelchair access including a first-floor permanent wheelchair lift from the hallway to first floor landing.
6. Bedrooms are designed to allow for wheelchair mobility.

### **Privacy and Overlooking:**

7. There are no overlooking windows.

### **Cycle Store:**

8. There is an existing secure summer house suitable for cycle storage and general storage as well.

### **Refuse Bin Storage:**

9. Two new ventilated bin stores will be provided for the host and proposed house at the front. (see appendix 2)

### **Design:**

10. The house will fully match the host and surrounding properties with concrete interlocking tiles and brick external walls.
11. The windows will be light Oak coloured uPVC to match the host property.
12. Entrance door will be 3 point locking secure composite doors in Royal Blue.

### **Daylight and Sunlight:**

13. There are no daylighting or sunlighting issues.

### **Boundary Treatments:**

14. All boundary treatments will remain unchanged.

### **Drainage:**

15. Foul drainage will connect to existing main line at the front of the host property.
16. There is insufficient space to allow soakaway surface water drainage at the front of the property.

17. Surface water drainage at the rear will connect to a new soakaway, subject to percolation testing and agreement with building control.

**Flood Risk:**

18. The property is not in a flood zone.

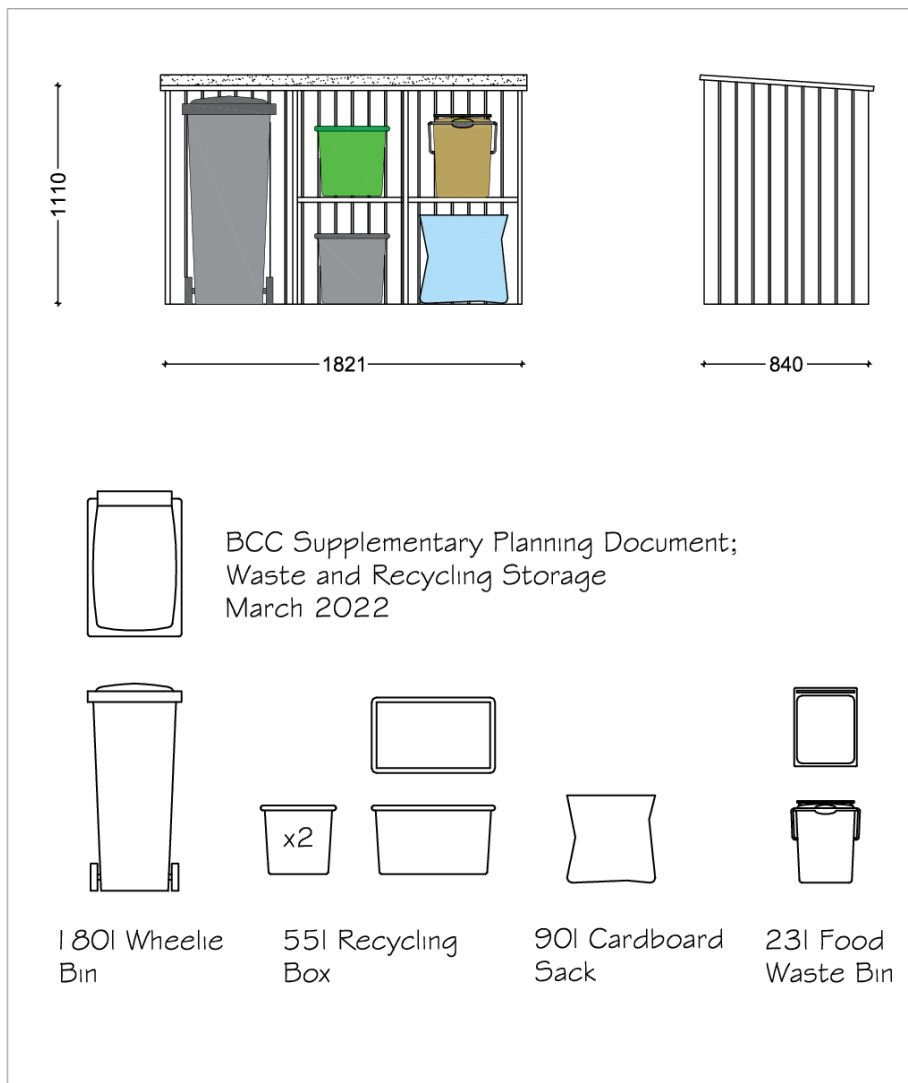
**Coal Mining:**

19. The property is within a coal mining reporting area but is not within a high-risk area.

End.

John Edwards  
024-234-095

## Appendix 2 – Bellus Wheelie bin and Recycle Store



# Design and Access Statement

Land adjacent to: 28 Becket court, Pucklechurch, Bristol, BS16 9QG

New Two bedroom dwelling on 2 floors.

Relevant Drawings and Documents to Support This Application:

- 024-243-01 Site Plan and Foul Drains.
- 024-243-02 Proposed Floor Plans.
- 024-243-03 Existing Elevations.
- 024-243-04 Proposed Elevations.
- 024-243-095 Design and Access Statement. (this document)
- 024-243-055 Location and Block Plans.

## Site Details and Amenity:

1. 28 Becket Court is a three-bedroom property occupying an end plot with a generous area of 382m<sup>2</sup>.
2. The plot will be divided with the existing house retaining a rear amenity area of 88m<sup>2</sup> (after the new 3m permitted development rear extension) and a front area of 54m<sup>2</sup>, which will include 2 parking spaces.
3. The proposed house will have a rear amenity area of 66m<sup>2</sup> and a front area of 40m<sup>2</sup>, which will include 1 parking space.
4. The proposed house will have an internal ground floor area of 51.2m<sup>2</sup> and first floor area of 35.2m<sup>2</sup> totalling 86.4m<sup>2</sup> overall.
5. This is generous in standard terms but the property is designed for maximum mobility for wheelchair access including a first-floor permanent wheelchair lift from the hallway to first floor landing.
6. Bedrooms are designed to allow for wheelchair mobility.

### **Privacy and Overlooking:**

7. There are no overlooking windows.

### **Cycle Store:**

8. There is an existing secure summer house suitable for cycle storage and general storage as well.

### **Refuse Bin Storage:**

9. Two new ventilated bin stores will be provided for the host and proposed house at the front. (see appendix 2)

### **Design:**

10. The house will fully match the host and surrounding properties with concrete interlocking tiles and brick external walls.
11. The windows will be light Oak coloured uPVC to match the host property.
12. Entrance door will be 3 point locking secure composite doors in Royal Blue.

### **Daylight and Sunlight:**

13. There are no daylighting or sunlighting issues.

### **Boundary Treatments:**

14. All boundary treatments will remain unchanged.

### **Drainage:**

15. Foul drainage will connect to existing main line at the front of the host property.
16. There is insufficient space to allow soakaway surface water drainage at the front of the property.

17. Surface water drainage at the rear will connect to a new soakaway, subject to percolation testing and agreement with building control.

**Flood Risk:**

18. The property is not in a flood zone.

**Coal Mining:**

19. The property is within a coal mining reporting area but is not within a high-risk area.

End.

John Edwards  
024-234-095

## Appendix 2 – Bellus Wheelie bin and Recycle Store

