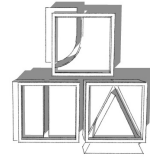


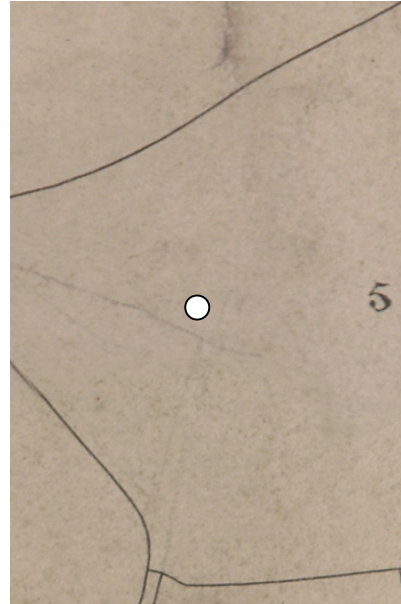
# DESIGN AND ACCESS STATEMENT: The Bungalow, Strawberry Lane, St Georges NEW GARAGE/ANNEX



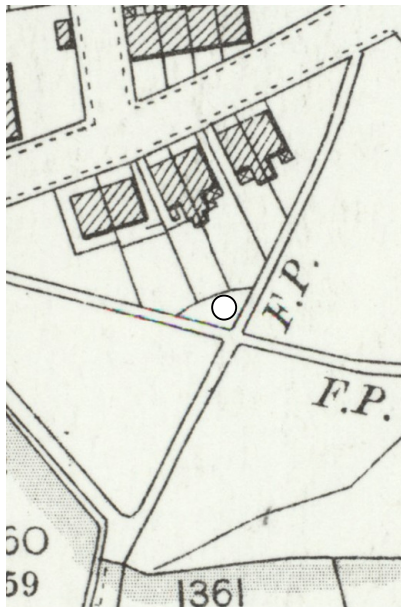
For Matt and Laura Neale  
V3: 27.11.2023



Extract from 1746-1803 map (Know Your Place)



1840's Tythe Map (Know Your Place)



1894-1903 OS map (Know Your Place)



2012 Aerial Photo (Know Your Place)

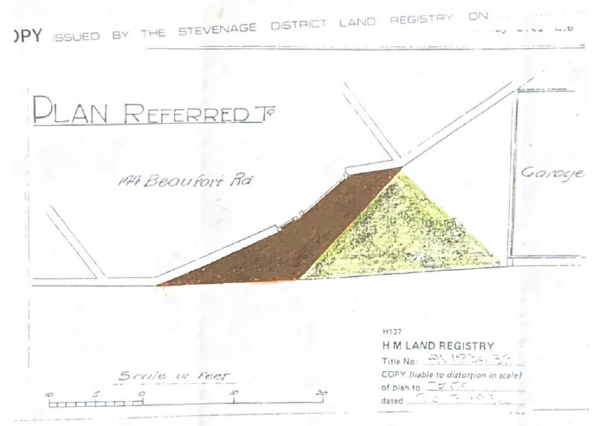
## Background

Evidence from old maps on the 'Know Your Place' website indicates that the site of a former garage, bordered by two footpaths was established soon after the construction of three semi-detached Victorian villas on Beaufort Road in the triangle of land left over after the construction of a retaining wall at the bottom of

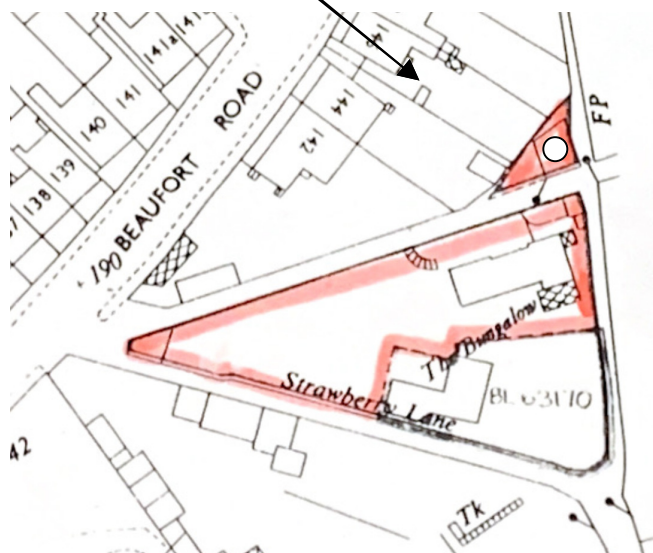
their rear gardens. This assumption is supported by an Ordnance Survey map dated 1894 – 1903, an aerial photograph dated 1946 and an old land registry drawing, whose date is unfortunately illegible. This plan shows the site of a garage and its relationship to the pedestrian rear access to the garden of 144 Beaufort Road. There is an area shaded yellow indicating a possible right of way to access the garage, although it is not known whether this was established.



1946 Aerial Photo (Know Your Place)



Historic Land Registry Plan (from deeds)



Land Registry Map from 1967, Title Number: AV245122

Later Land Registry plans (1967 & 2003) show the site as part of the ownership of the adjoining bungalow, split in two by a footpath track running through to provide access to allotment gardens. The original base of the demolished garage is discernable within this triangle of land.



14<sup>th</sup> March 2003 Title Plan Ref: BL71900



Photo of original garage dated 2002



### **Planning History**

An application to rebuild the garage on its original base (02/00269/H) was approved in 2002, but was never implemented.

### **Footpath Developments**

The footpath on the eastern boundary of the site has been upgraded, with the installation of concrete steps and a galvanised steel handrail by Bristol City Council. At around the same time the site owner constructed a concrete blockwork retaining wall running parallel with the new steps to help stabilise the ground.

Contemporary photo of site from footpath  
Looking East towards the allotments



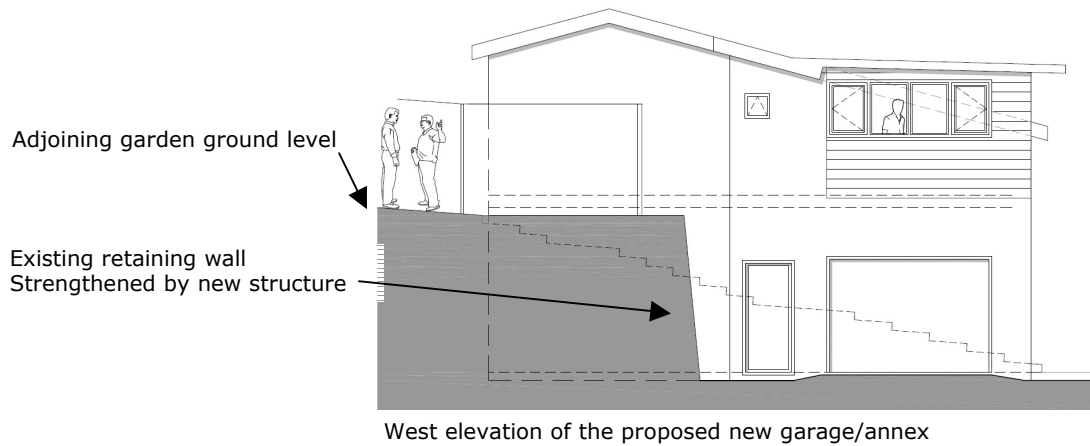
Photo of site showing block wall and footpath steps behind



Photo of footpath steps and block wall

### **Relevant Planning Policies**

Local Plan Policy BCS21 states (4.21.11) that 'The built environment should be designed to deliver safe, secure, attractive, healthy, comfortable and convenient places in which to live, work, play and spend time.'



### Proposals

It is intended to construct a two-storey structure containing a garage on the ground floor and an annex to 'The Bungalow' on the first floor. The existing bungalow is short on living and craft space, which would conveniently be positioned over the garage, car maintenance also being a hobby interest of the building owner. The new building would be located on the site of the former garage and incorporate the existing block wall into its structure. The north side of the garage would provide additional support to the stone retaining wall to the rear of 144 – 146 Beaufort Road, which is in need of strengthening.



Corner of the concrete blockwork wall built by the owner to provide additional support to footpath steps



Section of existing garden retaining wall, part of which would be strengthened by walls of proposed new garage/annex

### Use

The site is currently used for off-street parking and a material store. Security is a reoccurring issue and Heras fencing has been put around the old garage site.

### Amount

The existing site area is 47.9 m<sup>2</sup>. The proposed new garage would create 36.6 m<sup>2</sup> of accommodation (GIF) on each floor, giving a total of 73.2 m<sup>2</sup>.

### Scale

The proposed garage/annex, built into the side of a steep change in ground level responds to the scale of the surrounding topography, which slopes down to the banks of the River Avon. The extra storey on the garage avoids creating a temptation for passers-by to clamber over the roof, with all the opportunities for damage and injury that could entail.

### Appearance

The proposed new garage walls would be finished with a robust, roughcast render to match the existing and an area of stained timber boarding. The new roof would be a red/brown interlocking tile to match surrounding houses laid at a pitch of 15 degrees. There would be a section of flat roof with a dark grey single layer membrane. New windows would be white uPVC. The new access door would be painted steel and the 'up and over' garage door also painted steel.

### Overlooking

There are no windows proposed in the walls facing the back gardens of 144 – 146 Beaufort Road. The first floor windows positioned on the south elevation would look out onto the roof of the bungalow, around 7 metres away and approximately 4.8 metres below eye level. West elevation windows face the track leading up to Beaufort Road and have oblique views of houses approximately 30 + metres away.



Section through footpath showing new garage/annex in relation to other buildings.

### Overbearing

The base of the new structure would be considerably lower than the adjoining gardens. This reduces the apparent height of the new structure as viewed from the adjoining back gardens. The roof eaves would appear approximately 3 metres above the boundary ground level, which is about ground level at the rear of the houses facing Beaufort Road.

### Landscaping

There would be no change to the garden landscaping of the bungalow, the area of the site around the new building would be finished in permeable gravel.

### Boundary Conditions

The existing garden retaining walls to adjoining properties would be strengthened by the use of a masonry diaphragm external wall construction.

### Access and Parking

No alterations are proposed. Currently there is space on site for two cars.

### Drainage Strategy

The existing drainage runs for the house appear to run to a public sewer in the adjoining footpath (no definitive drawing is available from Wessex Water) and will be utilised for the proposed new garage/annex.

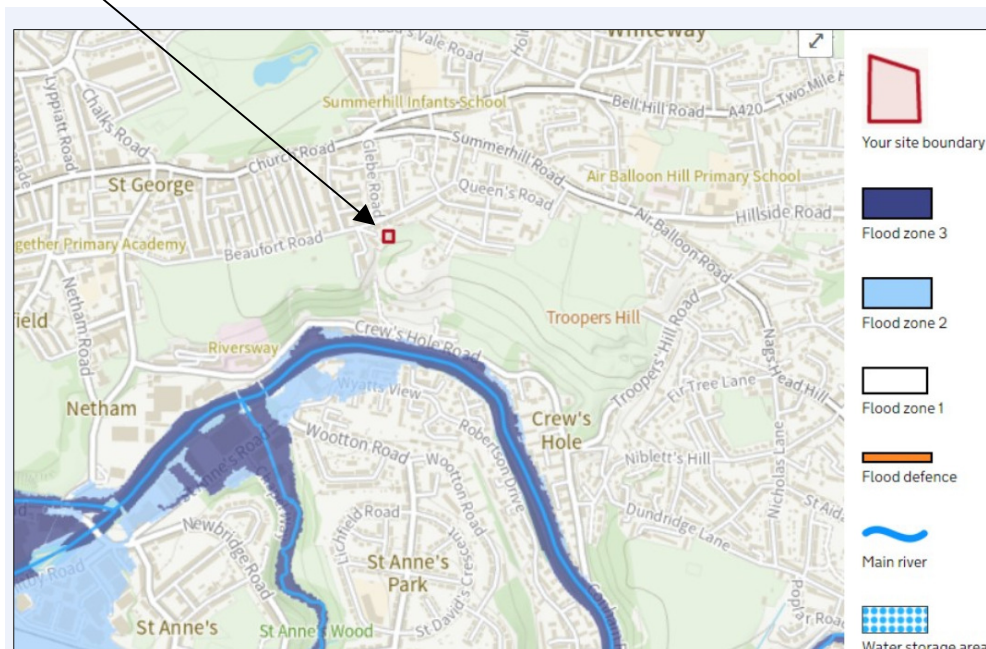
Storm water discharging from the new roof will run to a soak-away 5,000 mm away, subject to percolation tests.

### Environmental Considerations

The new garage on the ground floor would be un-insulated, whereas the first floor annex would have high insulation levels, as required under current building regulations and, where possible, improved upon.

### Flood Risk Assessment

Based upon the available information available from the Environment Agency website, the application site is deemed to be of very low risk from flooding (Zone 1).



Flood risk map (Environment Agency Website)