



DESIGN & ACCESS STATEMENT

BPB-24-008

126 Church Farm Road, Bristol, BS16 7BF

BPB
ARCHITECT

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This Statement has been prepared by BPB Architect Ltd on behalf of their clients; Mr & Mrs Gardner, the home owner's of 126 Church Farm Road.

This statement will set out the rationale for the proposed rear single-storey extension to the property.

The proposed works will create a larger kitchen and dining area that connect to the rear garden areas in a coherent and functional manner.

This statement will explain the key design principles of the scheme and should be read in conjunction with all drawings submitted as part of the application.

REVISION	NOTES	DATE
-	Client Issue	12.04.2024



The site is located within the residential ward of Emerson's Green, a parish within South Gloucestershire.

Emerson's Green is located approximately 7 miles northeast of Bristol. The area was developed from farmland into a large residential housing estate in the 1990's and early 21st Century.

The area is primarily a residential area, with easy access of a wide variety of local amenities.

The site and existing house is in close proximity to the A4174 Ring Road which provides easy access to the M4, M5 and M32.

The area is well connected to Bristol and Bath city centres via public transport networks.

Topographically the site and surrounding area can be considered as being flat.

The site is within the established settlement boundary and outside of the Green Belt.

The site is not within a Conservation Area and there are no Listed Buildings in the vicinity of the site.

The site falls within an area of Article 4 designation. As such permitted development rights have been removed for the properties in this area.

Numerous houses in the area have rear single-storey extensions, conservatories, loft conversions, and single/two-storey side extensions.



Front elevation



Rear Elevation

The 543.6sqm site comprises a two-storey 99.5sqm footprint detached 5 bedroom home with a 30.1sqm single storey garage located to the rear / side of the house.

The house and garage are accessed from Church Farm Road.

The site forms a corner plot within the residential housing estate. The site features a small front garden area and a larger rear garden that is south west facing to enjoy the evening sun. The site can be accessed from both the front (east) and side (south) elevations.

The ground floor plan is a simple rectangle in footprint with a two storey projecting element to the front elevation that creates a symmetrical appearance to the front elevation.

The rear elevation is a simple arrangement with an existing single storey rear extension that allows for a dining area connected to the kitchen.

The house is clad with red brick on all four elevations, with some yellow brick bands to break up the massing.

White uPVC windows have stone cills and lintels.

The roofs are clad with red double roman tiles.

PLANNING POLICY

National Guidance

- National Planning Policy Framework July 2021
- National Planning Practice Guidance

Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
- CS4A Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS8 Improving Accessibility
- CS29 Communities of the East Fringe of Bristol

South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017

- PSP1 Local Distinctiveness
- PSP8 Residential Amenity
- PSP11 Transport Impact Management
- PSP16 Parking Standards
- PSP38 Development within Existing Residential Curtilages
- PSP43 Private Amenity Space Standards

Supplementary Planning Guidance

- Design Checklist SPD (Adopted) August 2007
- Householder Design Guide SPD (Adopted) March 2021
- Traditional Rural Buildings (Barn Conversions) SPD (Adopted) March
- Residential Parking Standard SPD (Adopted) December 2013

PLANNING HISTORY

We have checked the South Gloucestershire planning portal and there are no historic online planning records relating to the property.

There has been a number of successful planning applications for rear single-storey extensions within this area.

These precedents set a strong case that the proposed works would be acceptable in principle.

Those closest are:

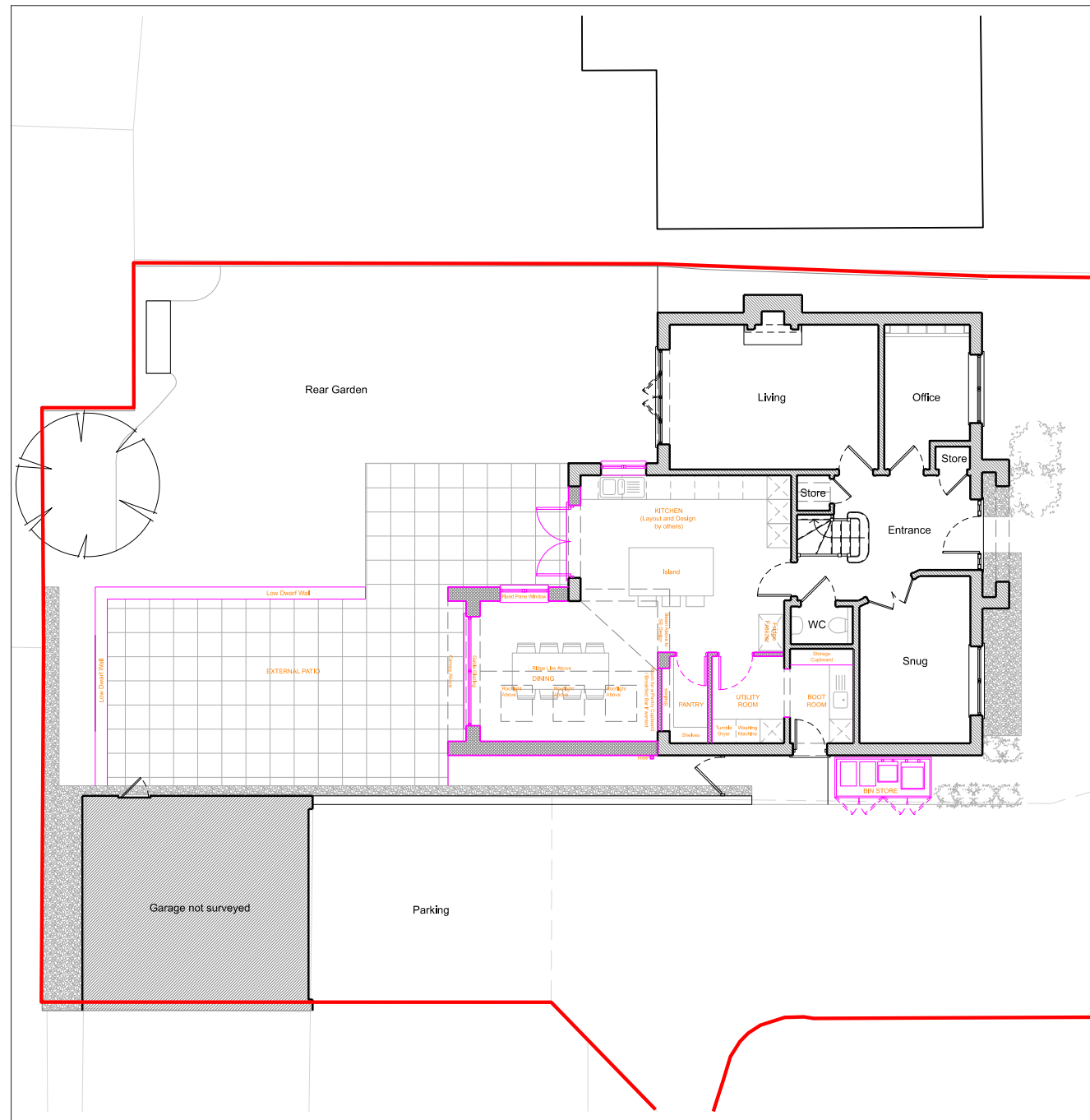
53 Church Farm Road
P22/02460/HH *Approved*
 Erection of a single storey rear extension and partial garage conversion to form additional living accommodation.

46 Church Farm Road
PK07/0506/F *Approved*
 Erection of rear conservatory

56 Church Farm Road
PK02/0045/F *Approved*
 Erection of rear conservatory

144 Church Farm Road
PK00/3237/F *Approved*
 Erection of rear conservatory

50 Church Farm Road
PK00/1103/F *Approved*
 Erection of rear and side conservatories



Proposed Ground Floor Plan

Using the CABE (2006) guide as a template the following section will explore the proposed design.

USE / LAYOUT / LANDSCAPING / ACCESS

The existing use of the site is as a Dwellinghouse. The proposals do not seek to change this use class.

The primary goals that have shaped the proposed design and layout are as follows:

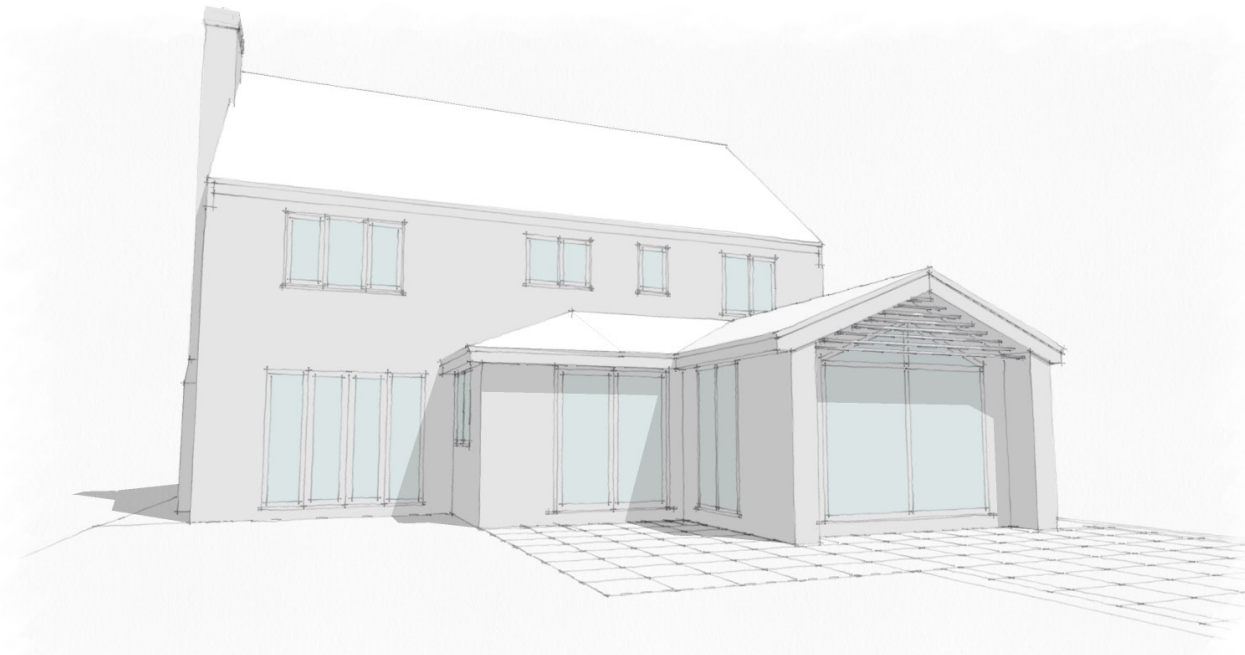
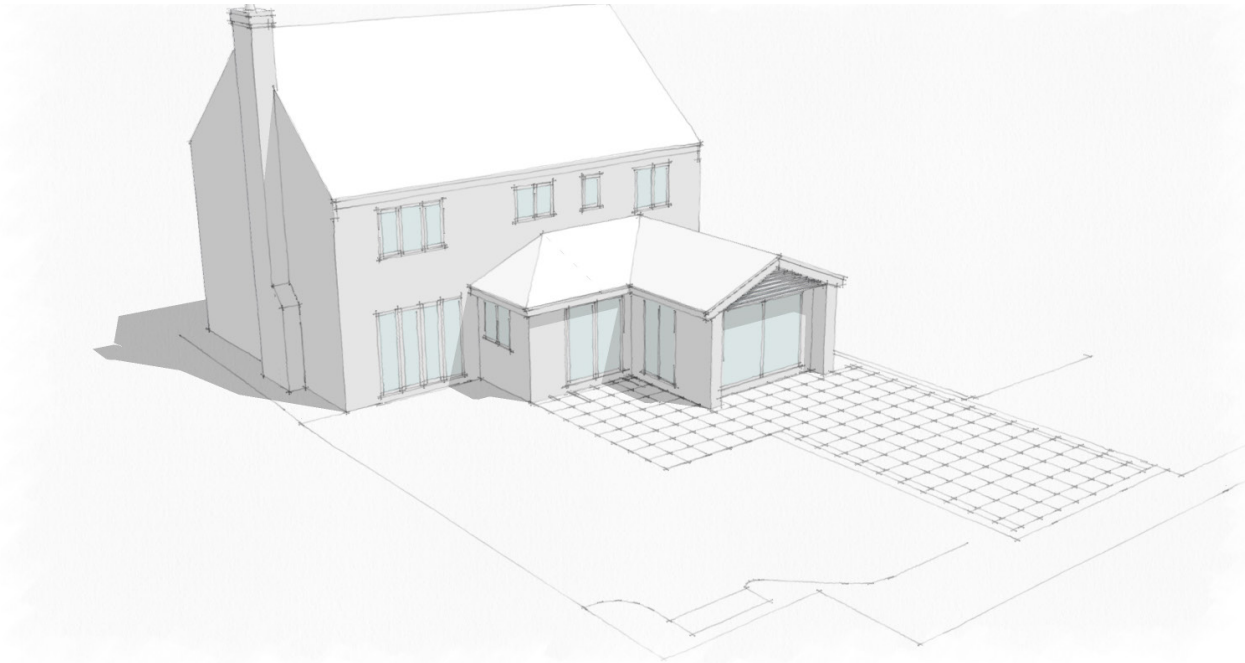
1. Larger kitchen better suited for the size of home;
2. Larger Utility Room and Boot Room into the house
3. Larger dining area that is suitable for larger family gatherings
4. Space between kitchen and dining areas needs to flow in a logical and functional manner
5. Better access to the garden;
6. Logical Position for the Bin Storage
7. Revised garden layout to take advantage of the evening sun

These goals have been achieved through a larger single storey rear extension that creates additional floor area for the larger kitchen and dining areas.

The extension has been positioned along the southern brick boundary wall to further enclose the garden area and create more of a courtyard affect to the rear garden patio area.

The bin store has been located to the side of the house with easy and convenient access from the existing side door and existing driveway.

The garden will have a series of low dwarf retaining walls and steps to connect the patio level to the slightly raised rear garden areas.



AMOUNT / SCALE

To facilitate the proposed layout the existing single storey rear extension will be extended to the side and rear.

The proposed eaves height will match the existing eaves height on the single storey extension. The proposed ridge height will match the existing height of the current single storey rear extension.

The internal floor and ceiling heights will match the existing ground floor levels. The new ceiling / roof above the dining room will feature a vaulted ceiling.

In total the existing to proposed areas on the ground floor (excluding the garage) are as follows:

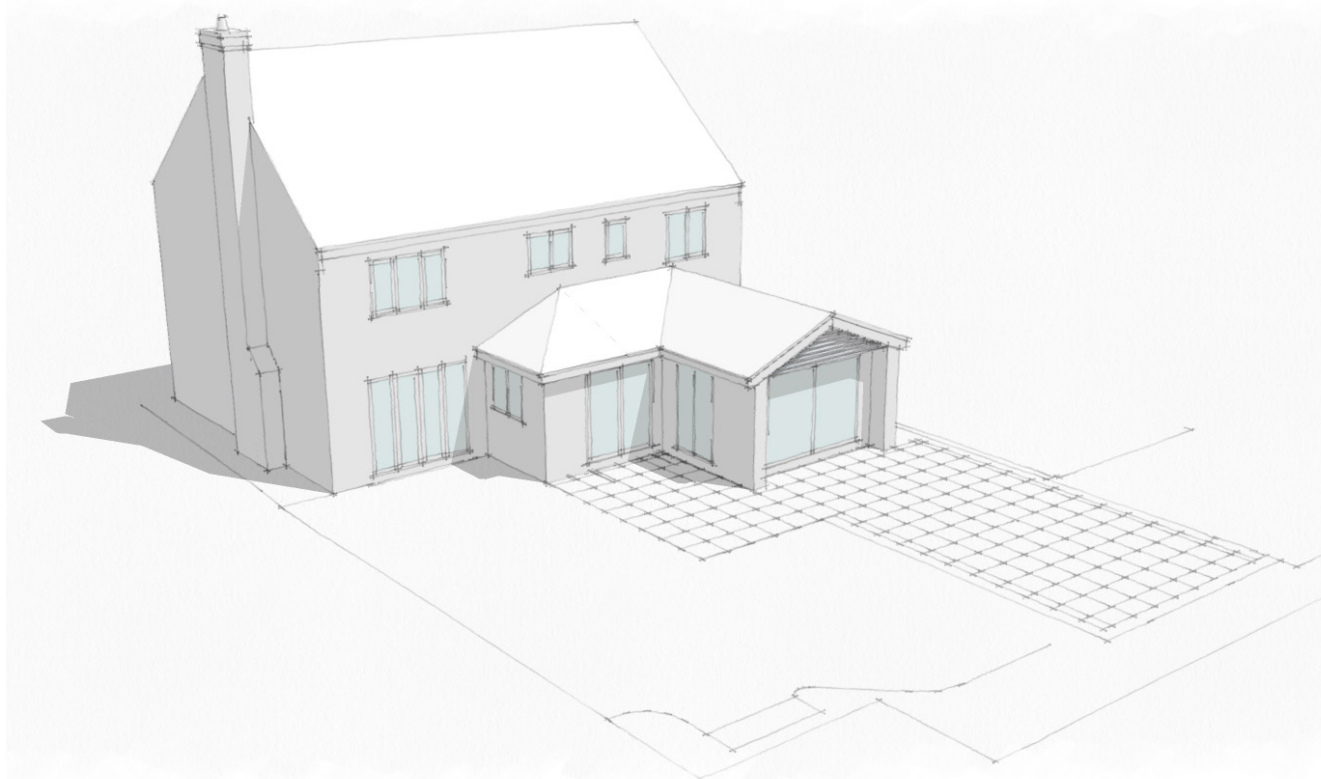
Existing GEA	99.5 sqm
Existing GIA	84.0 sqm
Proposed GEA	118.7 sqm
Proposed GIA	101.1 sqm

This would increase the footprint by 19.2sqm, an increase of c.16.% and the internal area by 17.1sqm, an increase of c.15%.

APPEARANCE / MATERIALITY

The proposed materials are:

- Brickwork and brickwork details to match main house
- Timber cladding to soffit and recess of dining room window
- PPC aluminium windows
- PCC aluminium Brise Soleil to gable glazing
- Roof tiles to match main house



This statement has been written to support the proposed works at 126 Church Farm Road which seek to create a larger single storey rear extension to facilitate a larger kitchen and dining area.

The proposed single storey rear extension will be of a high quality design that is sympathetic to the existing character and appearance of the existing house and local context.

Being single storey in scale minimises any potential for the proposed extension to be considered as overbearing to neighbouring properties. There is no increase in overlooking or loss of privacy with this proposal.

The proposed layout allows the house to connect to the rear garden in a functional and logical manner.

The proposed scheme is planning policy compliant.

We believe local planning precedents support the proposed works, and the works are relatively minimal in scale/amount and should be granted consent.