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Design & Access Statement

195 Passage Road Henbury BS10 7DL

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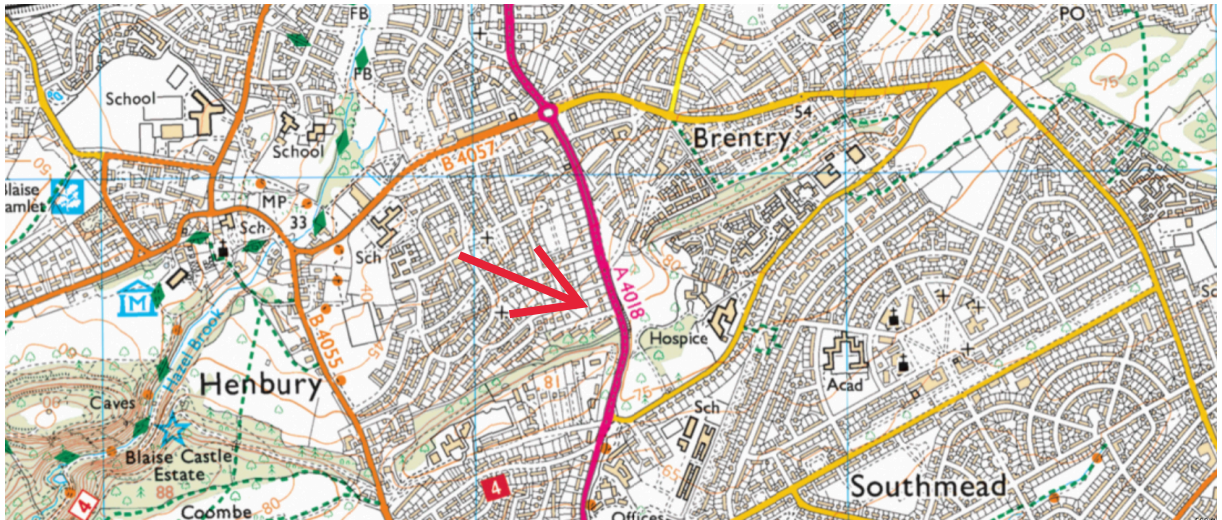


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1.0 SITE LOCATION AND HISTORY

No 195 Passage Road is a detached two storey 1930's dwelling located between Henbury and Brentry on the A4018, which is a divided dual carriageway. It is in a low density area of similar larger houses set in very generous plots and is surrounded by plenty of open space including the Monsdale Drive allotments and Brentry Hill Park. This proposal is to add a granny annexe to the house set in a portion of the front and side garden.



OS Map



Satellite Image



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2.0 EXISTING CONDITIONS



Streetview

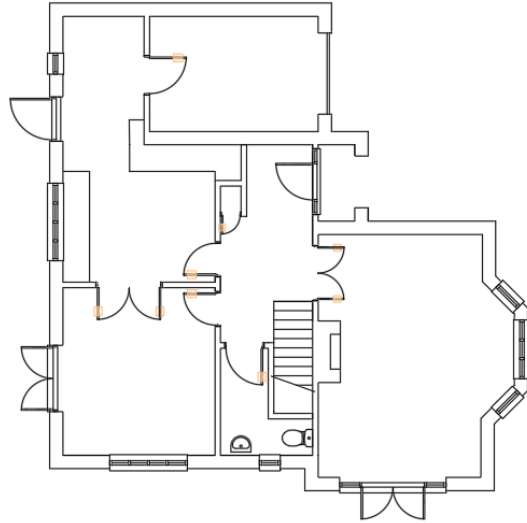
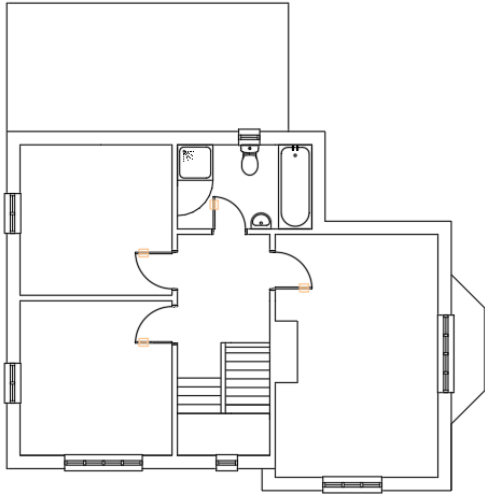


Existing conditions



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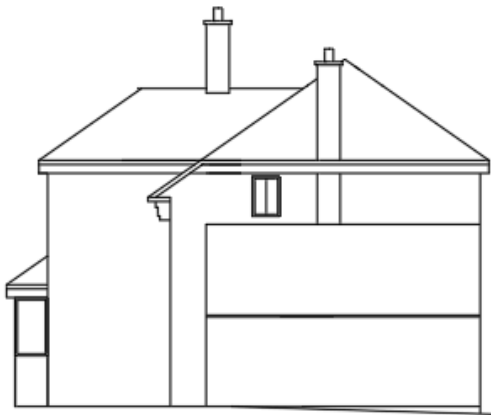
Existing Plans



Existing Eastern Elevation



Existing Southern Elevation



Existing Northern Elevation



Existing Western Elevation

Existing Elevations

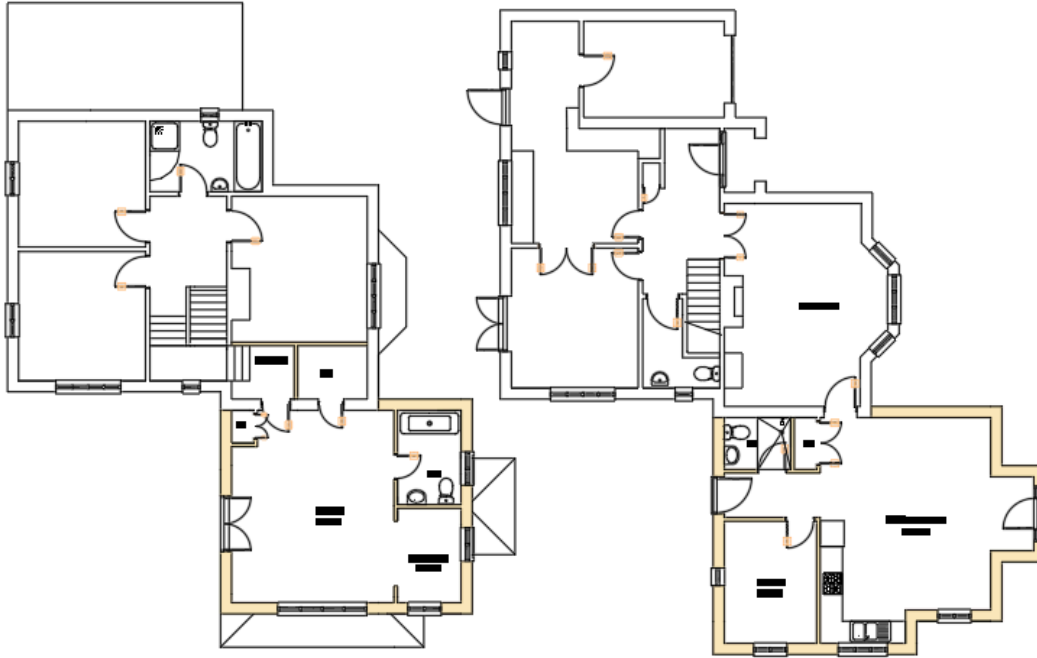


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3.0 PROPOSED DRAWINGS



Proposed First Floor Plan

Proposed Ground Floor Plan



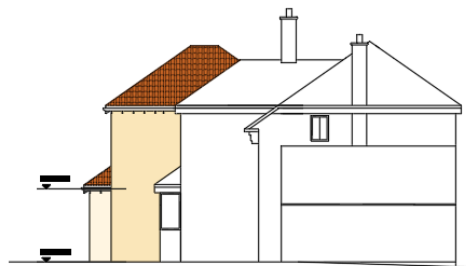
Proposed Eastern Elevation



Proposed Southern Elevation



Proposed Western Elevation



Proposed Northern Elevation

Proposed Conditions



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4.0 DESIGN, MASSING, AND MATERIALS

4.1 DESIGN

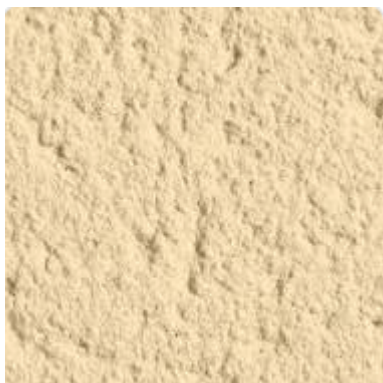
The proposal is to add a two storey extension to the south east of the existing house to create a master bedroom suite on the first floor and an expanded kitchen/dining space at the ground floor. The immediate use will be to accommodate the homeowner's elderly parent. By extending to the south east into the current lawn, the present circulation patterns of the property both internal and external will be maintained. The proposed extension comprises 46m² at the ground floor and 38m² at the first floor. A separate entrance will be created to the drive, and a half flight of stairs springing from the current landing will give access to the first floor. Overall coverage on the plot will increase from 10.5% to 12.6%. Hardstanding will increase slightly to provide a new walkway from the existing drive. Existing drainage and services will be extended. Rainwater goods will be modified to suit the new extension. The extension is sited such that it is nearly impossible to see from Passage Road which is 40mph as well as Dragonswell Road owing to the mature treeline and landscaping that wraps the corner. The streetscape will be unaffected and the overall neighbourhood unchanged.

4.2 MASSING

The proposed massing will replicate the existing dwelling and be separated by a transverse gable roof so that the ridge line will be lower than the main house and the extension can appear connected but recessive. The roof will be hipped to match the current dwelling and the ground floor projections will also have hipped roofs to further integrate with the existing vocabulary. Rafter tails will be articulated to remain in keeping with the original dwelling.

4.3 MATERIALS

The proposed material palette will match the existing render, tile, and uPVC fenestration.



Render



Roofing



Fenestration

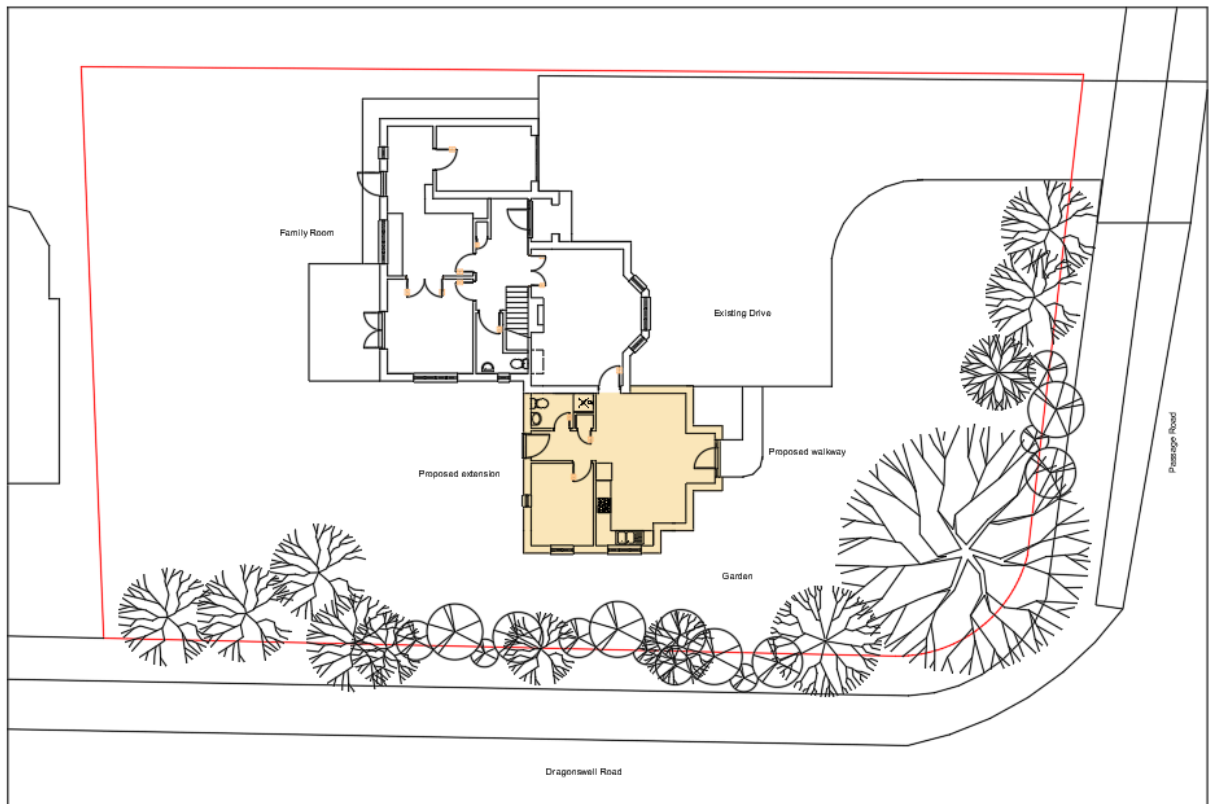


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5.0 ACCESS

There is no change to the existing access from the public highway. The current driveway configuration provides space for up to six or more vehicles.



6.0 RELEVANT PLANNING POLICY

The site has no overlay restrictions or policy directives on record.

7.0 RELEVANT PLANNING HISTORY

There is one application on file for this property (03/02953/H) which was consented but never constructed.

8.0 CONCLUSION

This extension to an established dwelling will create functional living space for a growing family along with solving an immediate short term need to allow the homeowner to care for an ageing parent. The setting, neighbourhood, and plot can readily support the additional area without any negative impacts on the surroundings. This proposal should find favour with planning as a result.