



DESIGN & ACCESS STATEMENT



3 Orchard Close, Felton, Bristol, BS40 9YS

Proposed extension to existing building

April 2024

Prepared by ArchiWest Ltd

ARCHIWEST
Architecture and Heritage

CONTENTS PAGE

- 1 Introduction
- 2 Location
- 3 Existing building
- 4 Planning History
- 5 Ecology
- 6 Design Proposals
- 7 Access
- 8 Summary
- 9 Site Photographs

1. Introduction

This design Statement supports the Planning Application for extension works to 3 Orchard Close, Felton. The proposed works include a two-storey rear extension and single storey extension with roof terrace over the footprint of an existing conservatory. The property is not listed nor in a conservation area.

2. Location

The site is located 8km south west of Bristol City centre on the eastern edge of the village, approximately 1.5km off the main A38 route between Bristol airport and Felton Common in North Somerset.

Felton is a village in the civil parish of Winford, originally part of the hundred of Hartcliff with Bedminster. Predominantly residential, the village buildings mainly consist of post-war housing developments, with post-medieval farmhouses and later cottages peppered throughout.

3. Existing Building

Orchard Close is an early 21st century cul-de-sac development of 12 detached houses. Number 3 is a rendered double fronted house, with a lean-to porch, double-glazed uPVC windows, and a cement pantile roof with a single chimney on the west gable. The generous four-bedroom family home has a large double aspect sitting room, a mid-sized kitchen with separate dining room, and a rear conservatory with views over the neighbouring fields.



4. Planning History

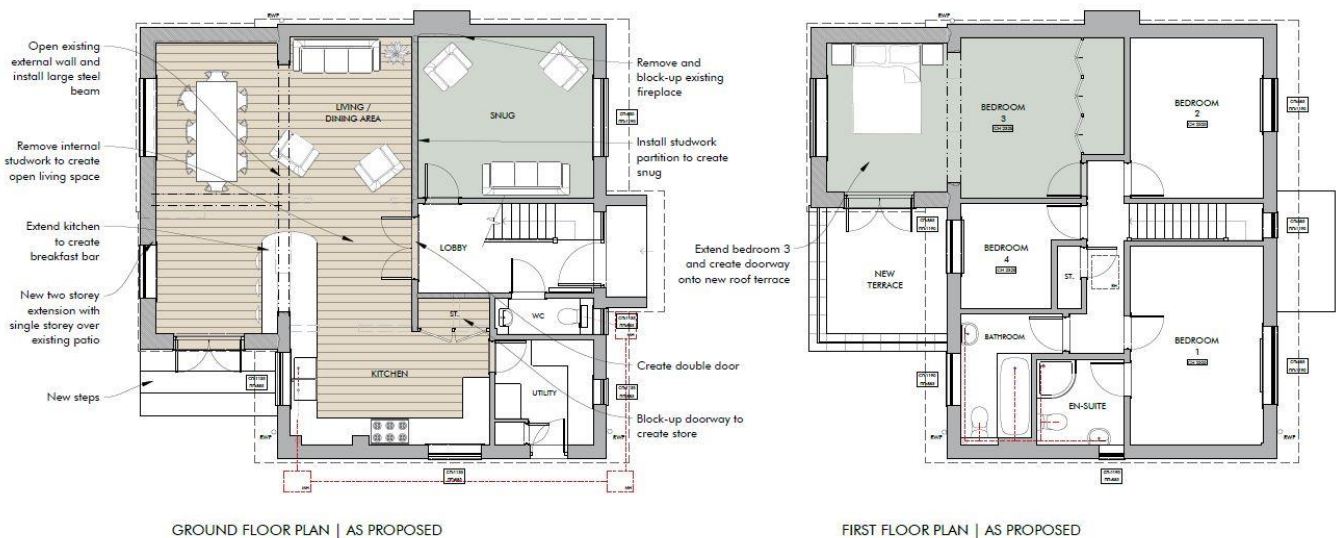
There are no previous planning applications since construction.

5. Ecology

The local ecology should not be affected significantly by these proposals.

6. Design Proposals

The proposed works include a two-storey extension to the rear south facing elevation, which would provide a large open plan kitchen/dining/living area and increase the size of the third bedroom.



7. Access

There are no proposed alterations to access from or to the public highway.

8. Summary

These proposals seek to extend 3 Orchard Close to provide a larger open-plan ground floor space in line with modern living. The south facing dining area will make to most of the open countryside views and sunny garden.

9. Site Photographs



Existing South Elevation (above)

Existing North Elevation (below)





Existing East Elevation



Existing view looking north-east