



Design & Access Statement

0537-MRM-RP-A-3051-01

44 Hambrook Lane, Bristol, BS34 8QD

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This statement is to support the planning application for the renovations and extensions works to an existing dwelling, 44 Hambrook Lane, Stoke Gifford, Bristol, BS34 8QD.

The statement looks at the proposal in detail and covers the following topics;

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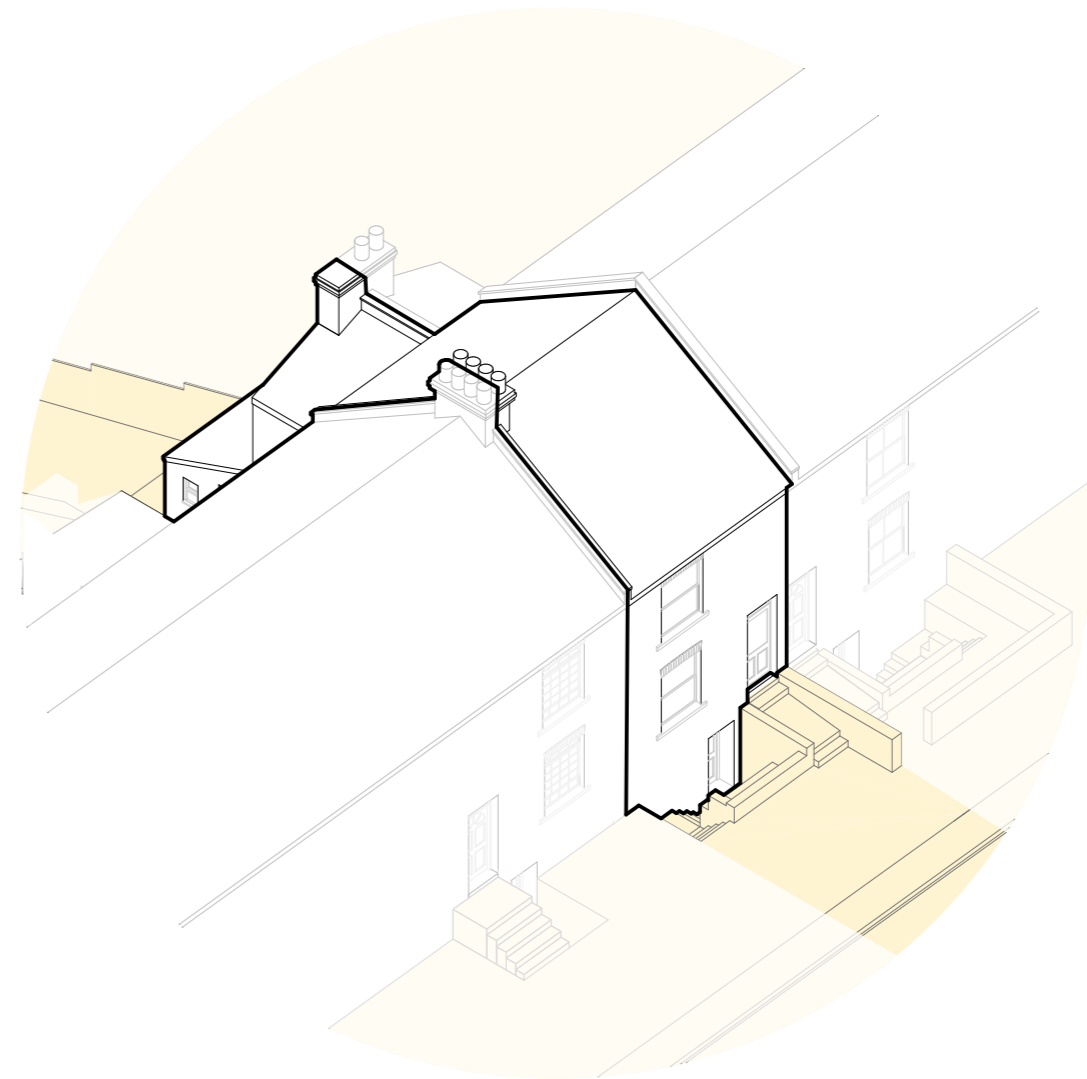
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4.0 Summary



1.0 Introduction

Applicant	Sophie Joyce
Location	44 Hambrook Lane, Stoke Gifford, Bristol, BS34 8QD
Agent	Marraum
Type of Application	Householder planning application
Description	Renovation and single storey rear extension works to a three storey terraced single occupancy dwelling



2.0 Context

44 Hambrook Lane is a 3 storey mid-terraced property in a residential area on the outskirts of the parish of Stoke Gifford, South Gloucestershire. It is flanked by further dwellings located along Hambrook Lane to the East and West. To the south sits the site of the planned new neighbourhood 'East of Harry Stoke' CS27. The north of the property is banded by the railway line with the nearby Bristol Parkway stop. Beyond this is a designated safeguarded area for economic development CS12, and the Parkway North park and ride site.

The property is within a Locally Listed (PRN 18970) post medieval terrace of 4 late 19th century buildings. The listing is due to association with a former brickworks - originally built to house brickworks employees. The property is of stone construction with brick used for door and window heads and quoins to articulate party walls. The large majority of proposed alterations are internal and it is considered will have no adverse impact on the features and character of the terraced streetscape and its setting.

The property is not situated within a Conservation Area, Area of Outstanding Natural Beauty or flood risk area.

Hambrook lane has seen a considerable amount of development, ranging from small scale alterations and extensions, to complete demolitions replaced with multiple new-builds. There are a mix of built architectural characters in the area with no fixed local vernacular, different materials being used and dwellings of varying sizes.

The proposals illustrated in this application seek to enhance the existing property to better suit the needs of the occupants whilst improving its overall aesthetic.



Principal elevation

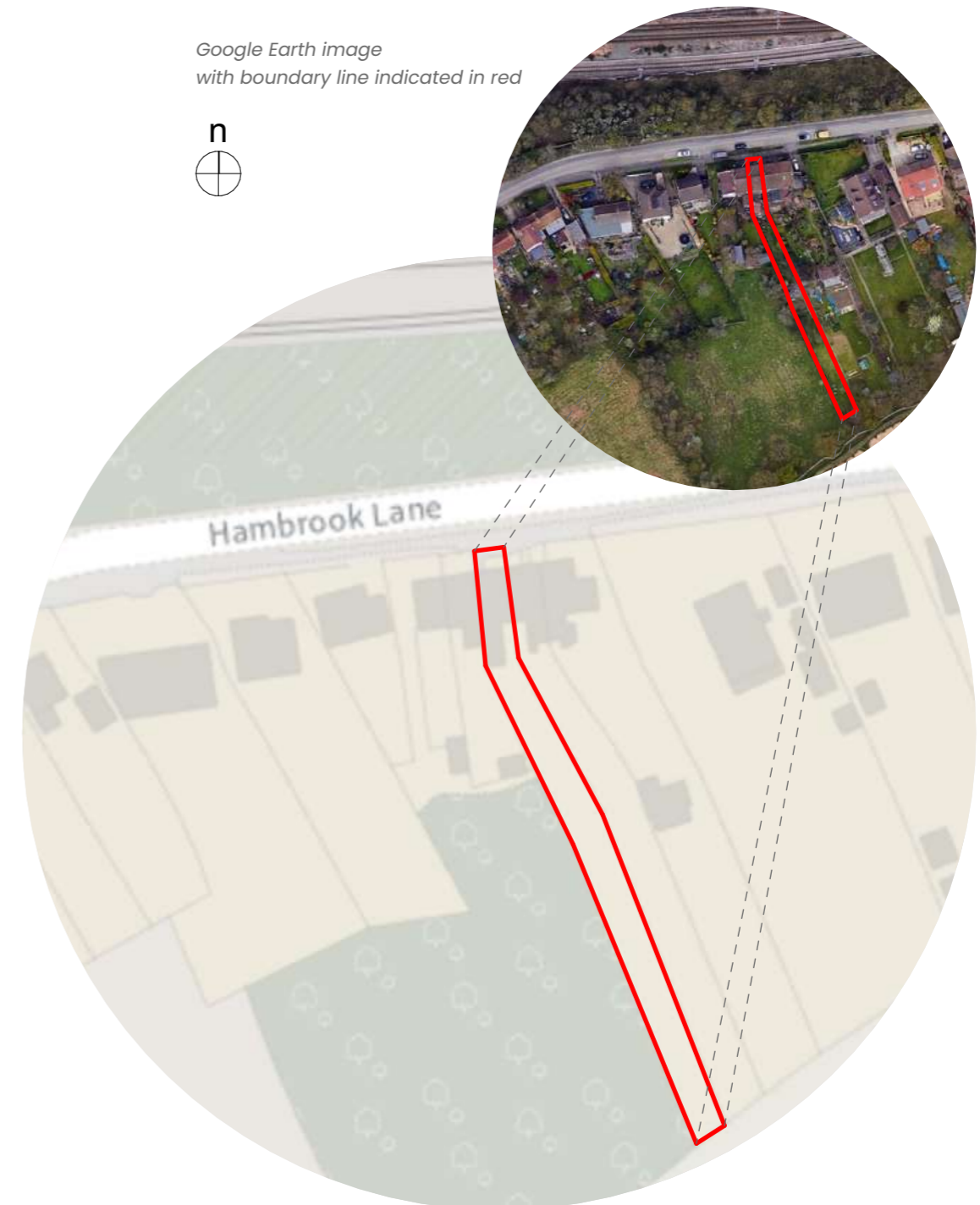


Side elevation



Rear elevation

Google Earth image
with boundary line indicated in red



3.0 Design and Access

3.1 Use

The existing use class of the property is residential C3. There will be no change of use to the property as part of this application.

3.2 Amount

Gross internal floor area (GIFA)	Existing	Proposed
Lower ground floor	48.8	49.5
Ground floor	no change	
First floor	no change	
Percentage increase of lower ground floor footprint:	1.4%	
Proposed increase to ridge height:	No change to existing ridge height	



Visualisation of the proposal



Visualisation of the proposal

3.0 Design and Access

3.3 Layout

The proposal seeks to rationalise and improve the flow, configuration and functionality of the internal spaces to better suit the needs and lifestyle of the occupants.

At lower ground floor level an entrance hall and shower room will be accommodated at the front of the property, leading on to an open-plan kitchen, dining and living space, linking directly to the garden at the rear of the property. A proposed roof-light to this ground floor living area seeks to bring significantly more natural light into the space.

At upper ground floor level, the existing central bedroom will be replaced with a more practical full bathroom, while the displaced existing bedroom will be relocated to the rear of the property with a proposed window looking out over the rear garden.

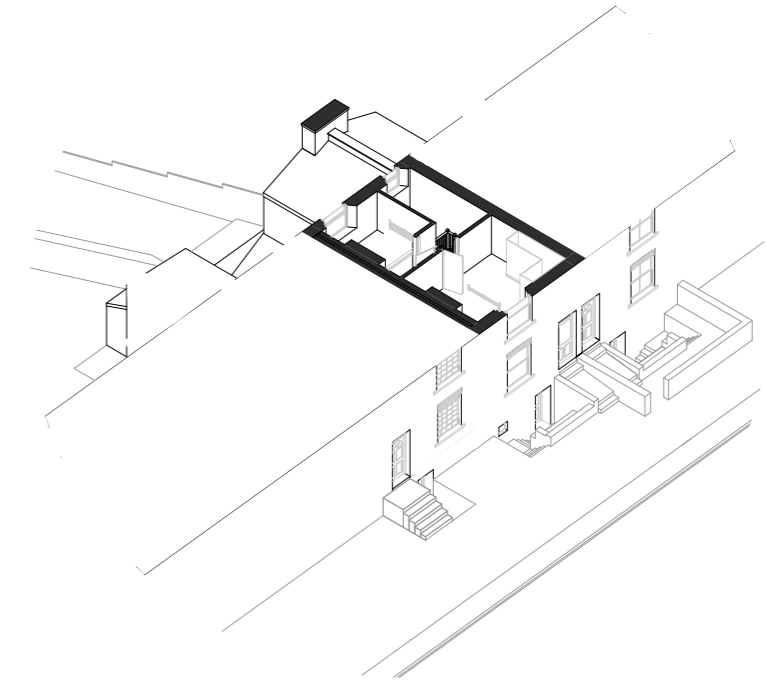
First floor level remains home to two bedrooms, with a slight internal wall reconfiguration to accommodate the mirroring of the staircase throughout.

The proposed renovations seek to enhance the overall aesthetic to the rear of the property.

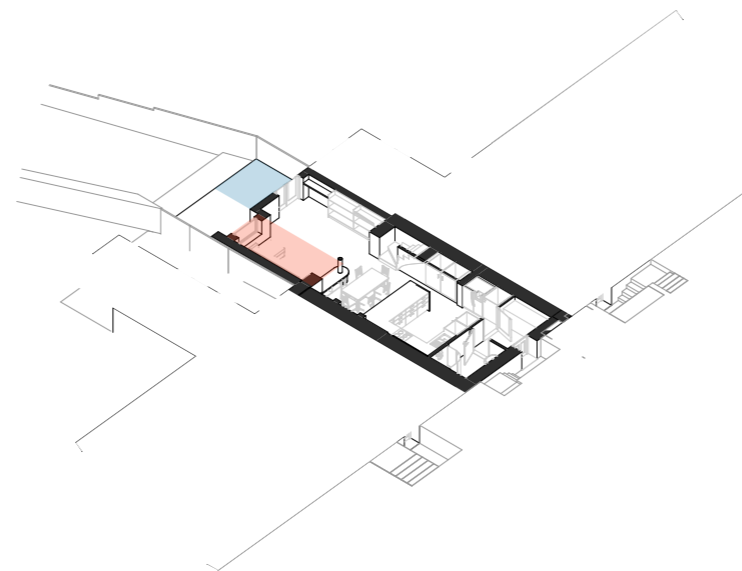
3.4 Scale

The proposed renovations involve the demolition of the existing rear single storey extension, and the creation of a new rear single storey extension to accommodate the proposed reconfigured open-plan Living/Kitchen/Dining space.

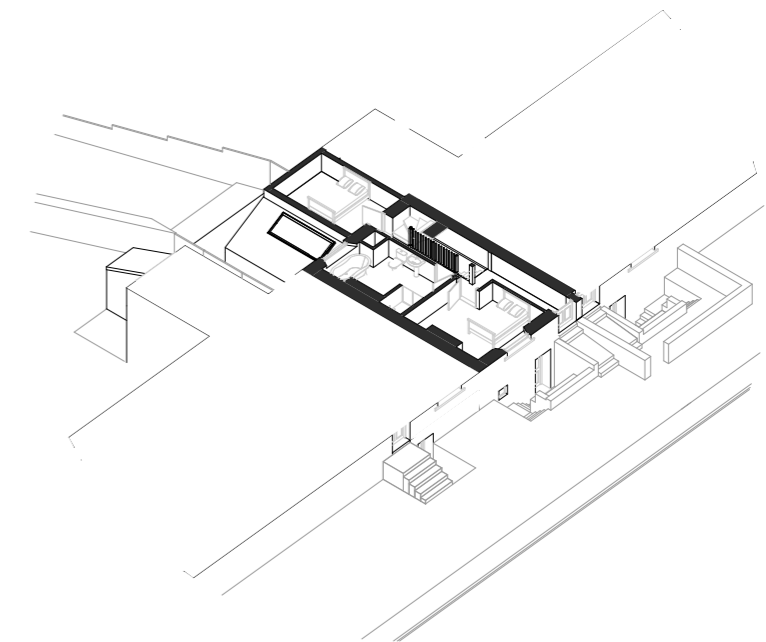
There will be no increase to the overall height of the building.



Proposed first floor



Proposed lower ground floor - extension indicated with red, demolition in blue



Proposed upper ground floor

3.0 Design and Access



Example of paving

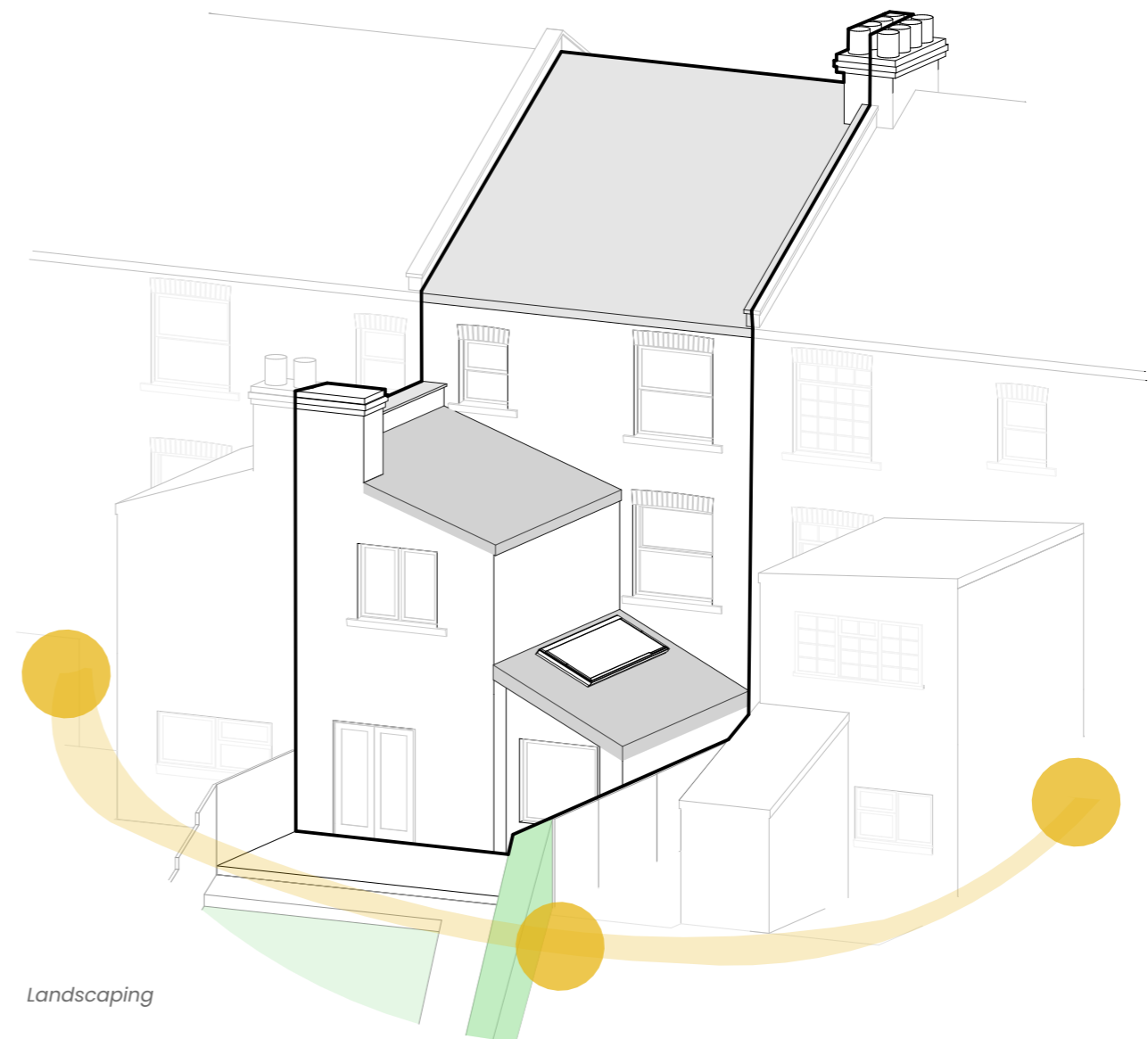
3.5 Landscape

This proposal seeks to enhance the garden space that is already established for outdoor leisure at the property. The area of hard landscaping will be retained and rationalised, with access to the garden being via the open-plan living space - improving the functional relationship between indoor and outdoor spaces.

44 Hambrook Lane lies on the border of a green and amber Great Crested Newt Risk Zone (ObjectID 327 and 157 respectively). The substantial rear garden of the property will remain unchanged, with the proposed small scale rear extension being sited on existing hardstanding.

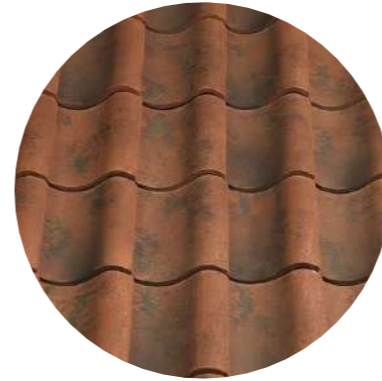
3.6 Access

The existing access is to be retained.



Landscaping

3.0 Design and Access



Example of roof



Example of walls



Example of windows

3.7 Appearance

The existing palette of materials is;

- stone, brick and render
- tiled roof
- uPVC doors and windows

The proposed works add a tiled roof at the lower ground rear extension (to match existing roof tiles) and aluminium windows/doors to the existing materials palette.

3.0 Design and Access

3.8 Sustainability

As a practice that has established a track record for innovative and sustainable design, the proposal has been conceived with a sustainable mind-set from the outset.

The proposal has the following credentials:

- Extending the life span of an existing property
- Use of natural materials
- High levels of insulation
- Specific low energy fixtures and fittings
- Recycling of materials throughout the demolition and build



4.0 Summary

This document should be read in conjunction with the submitted plans to supply further details about the renovation and single storey rear extension works to the three storey terraced single occupancy dwelling. This scheme looks to work with the site's surroundings in form, function and material choice.

The Marraum team trust this proposal is sympathetic and carefully considered design, in line with current planning policy. We trust this proposal will be well received and look forward to any feedback.

