

16 Kinsale Rd, Bristol BS14 9HB



Design & Access Statement

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1. INTRODUCTION

This Design and Access Statement has been prepared to accompany a planning application for the conversion of a garage into a studio flat at 16 Kinsale Road, Hengrove.

2. SITE AND SURROUNDING CONTEXT

The Application Site

The site is located in Hengrove, South Bristol.

The Surrounding Context

The area around Kinsale Road consists of semi-detached housing, in a mainly affluent neighbourhood. The site is approximately five miles from the centre of Bristol and has local shops nearby.

Site Description

The overall site occupies an area of 0.035 hectares and is rectangular in shape. The main house is a semi-detached property with three two-bed flats and a one bed flat. There is a driveway alongside the house leading to an unused grey rendered garage at the rear.



1 Ariel View showing site

3. PROPOSAL

The proposal is for a studio flat with a single mezzanine bedroom on the footprint of the existing garage.

4. PLANNING HISTORY

Ref. No: 09/04018/F – Conversion of part of ground floor from office to 1 no. two-bed self-contained flat. - Granted

Ref. No: 09/02839/F – Conversion of part of ground floor from office to 1 no. two-bed self-contained flat. - Refused

Ref. No: 07/00431/F – Conversion from offices and one flat to offices and four flats (three, 2-bedroom and one, 1-bedroom). Two storey side extension, single storey rear extension and two dormer windows to rear roof plane. - Granted

Ref. No: 96/02104/F – Change of use from retail to commercial/office use with self-contained flat over. New double garage in the rear garden. - Granted

Ref. No: 88/02638/F – Erection of rear lounge extension at first floor level including balcony. - Granted

5. PLANNING POLICY

In writing this document, reference has been made to:

The Site Allocations and Development Management Policies Local Plan 2014

Policy DM21: Development of Private Gardens the Core Strategy sets out the approach to providing new homes to 2026. Delivery of the new homes can mainly be secured through the development of a mix of sites across the city and has not been based on the assumption that development of significant amounts of garden land will be required. However, development of garden land may be appropriate where it would contribute to sustainable forms of development. Where such developments occur, they can make a limited but useful contribution to the overall supply of new homes.

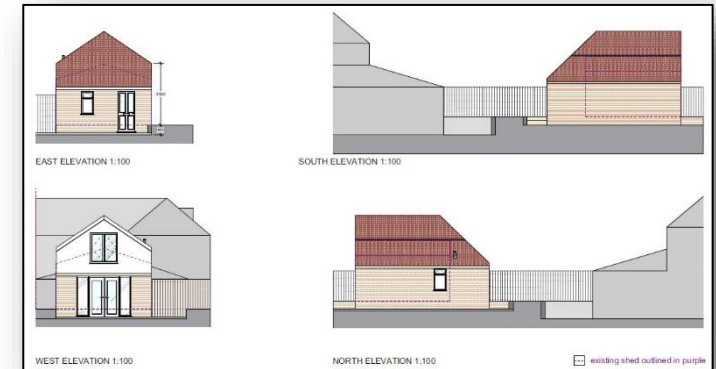
The area of land behind the existing house has enough space for a small studio flat that would suite a couple.

Policy DM30 Extensions and alterations to existing buildings will be expected to: respect the siting, scale, form, proportions, materials, details and the overall design and character of the host buildings, its curtilage and the boarder street scene and retain and/or reinstate traditional or distinctive architectural features and fabric...

The design retains the house's materials using similar tiles and render. While the scheme is slightly taller than the garage, the new building is lower in the ground in order to keep the scale similar in size to the original garage.

Policy DM32: Recycling and Refuse Provision in New Development Recycling and refuse storage is a practical requirement common to all development occupied by people. However, poorly sited or designed recycling and refuse storage provision has the potential for considerable adverse impacts on the visual appearance of an area as well as its general amenity, for instance by odours and obstruction of footways. An untidy proliferation of bins in streets and forecourts is often one of the most visible signs of higher residential densities when development is poorly designed, particularly when houses are subdivided.

The scheme has been designed with an appropriate bin disposal area, shown on drawing 9755.02 Proposed Plans



Proposed Elevations



Existing Garage

6. PLANNING ASSESSMENT

The principal considerations with respect to this application are:

- i) *Creation of a studio flat on the footprint of an unused grey rendered garage:*
- ii) *The creation of a sustainable house, with insulation values compliant with Part L of the building regulations.*
- iii) *Minimal impact on the area, since the site is small and not visible from Kinsale Road.*

7. PREAPPLICATION 22/01606/PREAPP

Comment: Refuse storage and collection:

There is now sufficient bin storage to the existing house. The converted studio flat has bin-storage to the north elevation with collection being at the end of the drive.

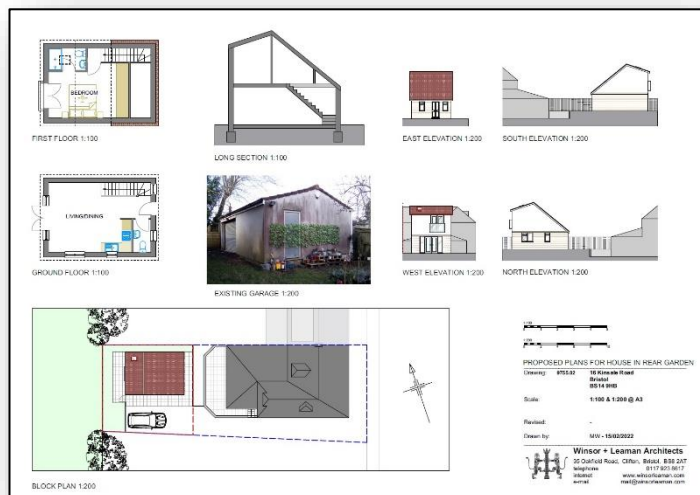
Comment: Excessive height, scale and composition:

The building is substantially smaller than the original pre-application drawings and is also set 0.5 metres into the ground.

The roof is traditional and smaller matching those nearby while maintaining a 38m² floorplan that satisfies National Space Standards.

Comment: Trees

An arborist will assess the trees to see if any should be removed.



Pre-application drawing



Current application drawing

8. DESIGN PRINCIPLES AND CONCEPTS

Scale

The overall design is in accord with the current area and the building is lowered by 0.5m to accommodate the mezzanine floor above the living area

Layout

The design layout creates a bathroom, living/dining area and a mezzanine bedroom with storage, accessed by a paddle ladder that conforms to Building Regulations.

Appearance

This sensitive enlargement of the existing garage uses similar materials – render, brick and tiles that match the existing house.

9. ACCESS

The site is accessed from Kinsale Road with room for a single car to park.

10. CONCLUSIONS

The re-modelling of this grey rendered garage is in keeping with the character of the area and creates an attractive studio flat with a small patio garden.