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# **BLEADON Rectory Erection of two new attached dwellings**

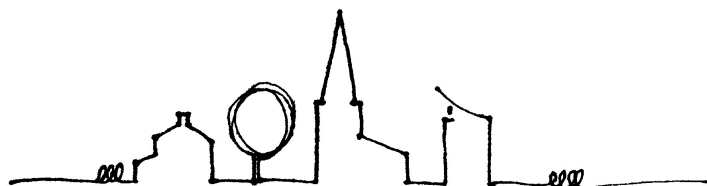
**Job No: 0512**

## **Design & Access Statement REV A**

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## **1. Introduction**

- 1.1. This proposal seeks approval for two new semi-detached dwellings in the garden to the south of the Rectory at Bleadon, North Somerset as well as new vehicular access from Coronation Road. The applicant, The Diocese of Bath and Wells own the Rectory and the land in which they wish to develop.
- 1.2. Pre-application advice was sought from North Somerset District Council in April 2017 for a single dwelling. Application number: **17/P/1182/PRE**.
- 1.3. An application for a single dwelling was made in October 2018, but was subsequently withdrawn following comments from the Parish Council which requested a larger number of smaller dwellings to be considered. This revised application responds directly to this request.

## **2. The Site**

- 2.1. The site is located in Bleadon on Coronation Road, approximately 75 metres east of the Church of St. Peter and St. Paul and to the north of the Village Hall.
- 2.2. The site houses three buildings, which are; the existing Rectory, the Parish Office, and a Garage. The existing Rectory dwelling is located to the north of the site and has vehicular access from Coronation Road as well as Rectory Lane. The existing Rectory also has pedestrian access via a gate from Coronation Road. The existing Parish Office is located to the north east of the site on the corner of Coronation Road and Rectory Lane and has pedestrian access via a gate from Coronation Road. The existing Garage is located to the north west of the site and is accessed from Rectory Lane. The site has a large garden set on two levels to the south with pedestrian access via a gate from Coronation Road. The erection of two new dwelling houses are proposed in this garden to the south of the site.

## **3. Planning in principal**

- 3.1. Detailed pre-application advice was sought from North Somerset District Council in April 2017 in which information was given on planning policy relating to this project.
- 3.2. The site falls within the settlement boundary for Bleadon where residential development is acceptable in accordance with policy CS33 of the Core Strategy and policy H/7 of the North Somerset Replacement Local Plan. Bleadon is defined as an infill village in this policy where small scale developments are therefore acceptable in principal.
- 3.3. Policy CS12 of the Core Strategy and policy DM32 of the North Somerset Site and Policies Plan (Part 1) require sensitive design consideration for new developments, which include consideration for the character of the surrounding area, the size and design of proposed developments. The design has taken these policies into consideration and has proposed two dwellings that fit into the existing context of the area and surrounding buildings through use of soft and hard landscaping, levels, form, scale, height, massing, detailing, colour and materials.
- 3.4. Policy DM32 and DM37 of the Sites and Policies Plan (Part 1) states that the design and layout of development should not prejudice the living conditions for the occupiers of the proposal or that of adjoining occupiers through loss of privacy, overlooking, overshadowing or overbearing impact. The proposed dwellings have been designed in such a way as to meet the criteria within these policies through the use of appropriate orientation and window locations.

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#### **4. Design**

- 4.1. The proposed dwellings are two identical two storey attached properties, with a pitched roof and gable ends on the north and south elevations. A porch is proposed to the east elevation which gives access to the two properties separately. The individual accommodation comprises of; a kitchen/dining space, sitting room, and WC on the ground floor; and two double bedrooms, a single bedroom, and a family bathroom on the first floor.
- 4.2. The materials used for the dwellings are to match the surrounding buildings. The exterior walls are to be finished in painted render, clay tiles on the roof, black UPVC rainwater goods, and timber/aluminium windows and doors. The porch on the east elevation is also to have clay tiles on its roof.
- 4.3. Landscaping will include a permeable “no-dig driveway” with planting to the north of the site where a new fence will be introduced. A new brick retaining wall is to extend from the existing retaining wall and sweep around the root protection zone of T1 to allow adequate space for a “no-dig driveway” to access the site.
- 4.4. Photovoltaic panels are proposed on the west slope of the roof to contribute to the energy consumption of the dwelling. Calculations are set out in the energy statement renewables report showcasing how the proposed dwellings are to meet the North Somerset Council Core Strategy Policy CS1 & CS2 Delivering Sustainable Design and Construction. The dwelling will be constructed in excess of building regulation guidance relating to thermal retention and the insulation of walls, roofs and floors.

#### **5. Trees & Ecology**

- 5.1. Following the advice provided by the pre-application report, an arboricultural assessment of the site has been undertaken which found two trees within the vicinity of the dwellings that were “trees of moderate quality with an estimated remaining life expectancy of at least 20 years”. It is recommended that these trees are retained, and the root protection zones avoided. This proposal shows the dwellings located outside both of these root protection zones. A “no-dig” solution driveway is proposed to limit any impact of the root protection zone of T1. The removal of the south hedge also forms part of this proposal, in which the arboricultural report categorises as “trees of low quality”. A copy of this report has been submitted as part of this application.
- 5.2. An ecology survey was undertaken by a qualified ecologist, in which “no evidence of wildlife species protected under the European or the UK legislation was found within the land.” A copy of this report has also been submitted as part of this application.
- 5.3. As advised by the ecological report, nesting passerine birds utilising the habitat will be considered during the scheduling of works. Vegetation clearance will take place between September and February, therefore avoiding the nesting season.
- 5.4. A further reptile survey will be undertaken before works start on site.
- 5.5. Reasonable avoidance for amphibians and reptiles will be followed during construction on site. A qualified ecologist will be present on site should the need to remove overgrown vegetation or compost heaps arise.

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## **6. Heritage & Archaeology**

- 6.1. The proposed dwellings are to be located opposite the Grade II Listed village cross. The retention of trees on the site boundary to Coronation Road and proposed new soft landscaping will minimise any impact from the proposed dwelling.
- 6.2. Following the advice from the pre-application report, an archaeology assessment was undertaken which included digging trenches on site. The report concluded no significant archaeology was found on site. A copy of this report has also been submitted as part of this application.

## **7. Highways, Access and Parking**

- 7.1. This proposal for two dwelling houses meets North Somerset parking standards with the allocation of two parking spaces per unit and two cycle spaces per unit situated within the cycle stores. A new vehicular entrance is proposed through widening the existing pedestrian gate on Coronation Road.
- 7.2. The layout of the driveway allows space for cars to manoeuvre on site and turn around to exit the site in forwards gear. The proposed construction is a “no-dig” solution and will be permeable to rainwater. No other hard surfaces are proposed on the site.
- 7.3. The existing boundary wall to Coronation Road will be reducing in height from 950mm to 600mm, allowing vehicles exiting the site to view well in excess of 30 metres in each direction. The layout of Coronation Road and the village centre will naturally calm traffic speeds to below the local speed limit. The boundary wall will also been splayed at the point of entry to the site to allow drivers to view pedestrians on the pavement when exiting.
- 7.4. A bin store shared by both dwellings is to be located to the entrance of the site and will be sufficient to allow the provision of refuse waste and recycling.

## **8. Conclusion**

- 8.1. The case has been made for the erection of two new semi-attached dwellings in the garden to the south of Bleadon Rectory. Pre-application advice was sought in April 2017, and a proposal has been made based on this advice and concerns subsequently raised by the Parish Council. This application seeks permission for this proposal.

## **9. Photographs**

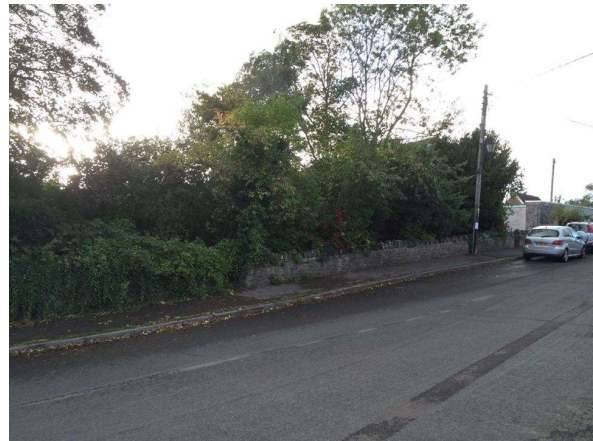


Photos of the immediate surroundings

Left: view of the site from the east – the proposed access point is to the right of the trees \* partially obscured by the parked library bus.

Below left: view from the site entrance looking south – the driveway to 15 Coronation Road is in mid-view.

Below right: view form the south entrance looking north – good visibility.







Views from within the site:

Above left: looking north towards the Rectory the floor level of which is approximately 1.6 meters above the site of the proposed dwelling, this separation will increase the privacy between the development and the Rectory.

Above right: looking east towards Coronation Road. The site entrance is to the left of the tree.

Below left: looking south from the garden of the Rectory. The boundary onto the access to 15 Coronation Road is heavily obscured by shrubs, the large yew trees lie within the village hall site beyond.

Below right: looking west towards 15 Coronation Road. The proposed dwelling is approximately 29 meters away from the flank wall of this property.

