

# Design & Access Statement

30 Coronation Road, Bleadon, Weston-Super-Mare

January 2020



Prepared by:

Western Building Consultants

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# 1.0 Introduction

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## **1.1 Design and Access/ Planning Statement**

This Design and Access Statement has been written to form part of a detailed planning application on behalf of our Client, Raymont Property Development Ltd. They are seeking planning permission to demolish the existing detached dwelling, workshop, and outbuilding and replace with 4no. new semi-detached dwellings, with associated external works around the site.

The scheme has been created by Western Building Consultants, working together with specialist consultants, to design a deliverable proposal for the redevelopment of a brownfield site.

### **Purpose of the Statement**

In May 2006, the Government formally amended the planning application process as set out in 'Guidance on Changes to the Development Control System' (June 2006) to require the submission of a Design and Access Statement to support most planning applications.

In a circular 01/2006, a Design and Access Statement is defined as a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way. This document has been prepared in the context of the circular guidance. As such this document demonstrates how the physical characteristics of the scheme have been informed by the rigorous process of assessment – involvement – evaluation – design.

The statement sets out a contextual appraisal of the site as a basis for considering the site's opportunities and constraints, design principles associated with the scheme, and the design of the detailed proposal.

## 1.2 The Existing Site

The site is located in the village of Bleadon, which is approximately 30 miles west of Bath, approximately 24 miles south-west of Bristol and approximately 4 miles south of Weston-Super-Mare.

The site is located in Coronation Road, towards the north of the village.

To the north of the site, the road bends to the east and becomes Shiplate Road. There is also a left turn at the bend in the road which leads to a Celtic Way, which runs in line with Coronation Road. Celtic Way and Shiplate Road both border the Mendip Hills Area of Outstanding Natural Beauty. To the south of the site Coronation Road bend to the west, where it becomes Bleadon Road.

Immediate opposite the site on the west side of Coronation Road is the flat roofed, single storey Parish Church Room. Elsewhere immediately around the site is predominantly occupied by 2 storey dwellings in either detached or semi-detached arrangements with pitched roofs, with one 3 storey property to the east of the site located on Shiplate Road.

To the south-east of the site is the church of St Peter and St Paul, which is Grade I listed building, constructed in the 14<sup>th</sup> Century.

Beyond the immediate site boundaries, residential properties populate the village, with the Queen Arms pub on Celtic Way to the north. To the south is located Bleadon Youth Centre, Horticultural Society and Bleadon Coronation Hall, all accessed from Coronation Road.

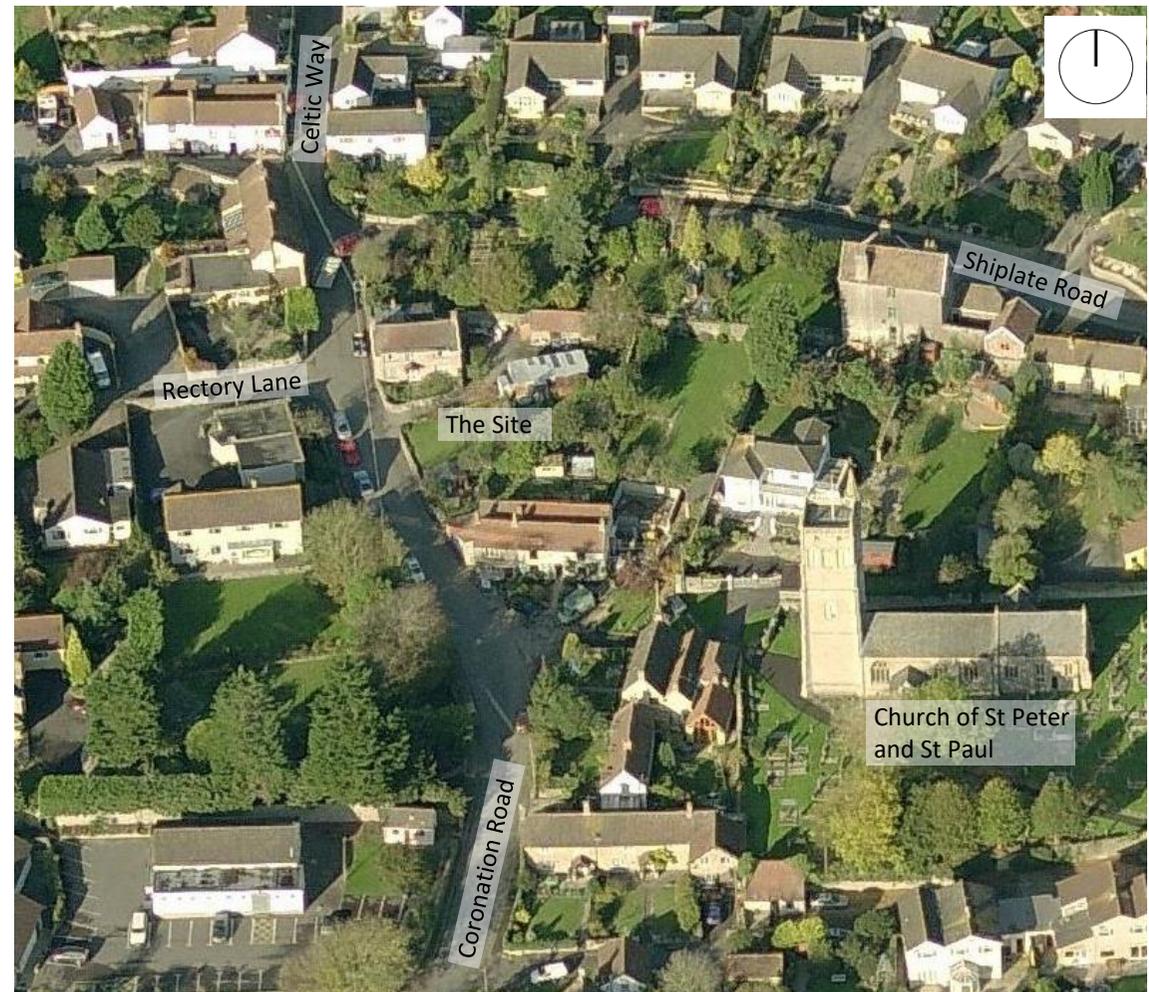


Image courtesy of Bing Maps

## 1.3 The Existing Buildings

Number 30 Coronation Road is comprised of the house itself (Wallflower House) located in the north-west corner of the site, a workshop in the centre of the site, and outbuildings in the north-east corner.

Wallflower House comprises a floor area of 165.23m<sup>2</sup> over ground and first floor of the property (the ground floor is 83.71m<sup>2</sup> and the first floor is 81.52m<sup>2</sup>), the detached workshop has a floor area of 54.97m<sup>2</sup> and is single storey and the outbuildings to the north-east of the site are also single storey and have a floor area of 25.52m<sup>2</sup>. The total floor area of the buildings that currently occupy the site is therefore 245.72m<sup>2</sup>, and the total footprint of land currently occupied by buildings on the site is 164.20m<sup>2</sup>.

Wallflower House itself is positioned with the side gable facing Coronation Road, and with an inclined access drive into the site running past the front entrance to the property, and leading up parking spaces adjacent to the detached workshop where the land is more level, and to rear gardens beyond.

There is currently space to comfortably park 2 cars on the site, with a turning space adjacent to the main house.

Wallflower house itself is comprised of pebbledash render external walls, with red brick chimneys. The roof coverings are double roman clay tile for the main pitched roof, a bituminous felt roof covering for the dormers and flat roof, and a translucent polycarbonate covering for the lean-to. The external doors are uPVC (white) and the windows are a mix of uPVC (white) and aluminium (white). The rainwater goods are uPVC (white).

The workshop walls and roof is comprised of corrugated sheeting (steel / bituminous) with windows a mix of timber framed and translucent polycarbonate sheets. The workshop doors are timber and the rainwater goods are uPVC (white).

The outbuildings are comprised of a mix of natural stone and red brick walls, with clay pantile pitched roof. The doors are timber, the windows are timber framed and the rainwater goods are uPVC (white).



## 2.0 The Vision

### 2.1 Design Vision - Key Principles

Our Client's brief and vision is to provide high quality new dwellings to this brown field site in Bleadon.

It is believed there is an opportunity to improve both the number and quality of housing stock on the site whilst also improving the visual streetscene in this location.

New, purpose built dwellings would be designed to respect the architectural styles of the adjacent buildings. The intention is to balance the aesthetics, the thermal and environmental performance and the wellbeing of the occupants in the design, creating new homes designed to suit contemporary family life.

Further detailed principles are:

**Environment:**

Environmentally aware architecture throughout, from first concepts, generated from site analysis.

**Orientation:**

Orientation of dwellings to maximise visibility through the site, to rooflines beyond.

**Envelope:**

New building materials, from local sources, which reflect the surroundings.

**Entrances:**

DDA compliant entrances for each dwelling, whilst accommodating a sloping site.

**Lifestyle:**

New dwellings, built as family homes for a contemporary lifestyle.



Image courtesy of Google Maps

## 3.0 Contextual Analysis

### 3.1 Streetscape, Scale and Materials

Materials used in the locality are mostly clay as a roof covering, with external wall materials including natural stone, reconstituted stone, and render.

There is an architectural detailing feature in the area of stonework with red brick surrounds/quoins/insets.

The existing streetscape of Coronation Road and the surrounding area has a mixed scale and style generally 2 storeys in height. There are a variety of architectural designed building frontages, with differing proportions, appearance and style. However, the predominant feature of the street is the residential / domestic appearance, and the areas of glazing on nearby buildings generally reflect the domestic building usage.



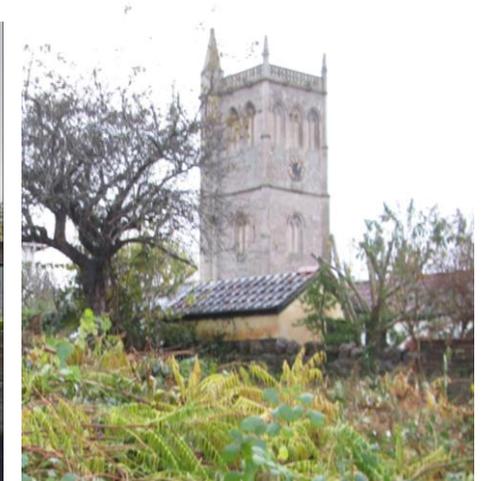
Image courtesy of Google Streetview



Image courtesy of Google Streetview



Image courtesy of Google Streetview



The Church of St Peter and St Paul as viewed from the site.

### 3.2 Boundaries

The site area shown by the red line occupies approximately 748m<sup>2</sup>.

### 3.3 Topography

The portion of Coronation Road adjacent to the site has a gentle slope up towards the northern end, and the site also has a slope from the entrance up to the rear. Currently the land on the site is graded so that the steepest part of the gradient is at the entrance.

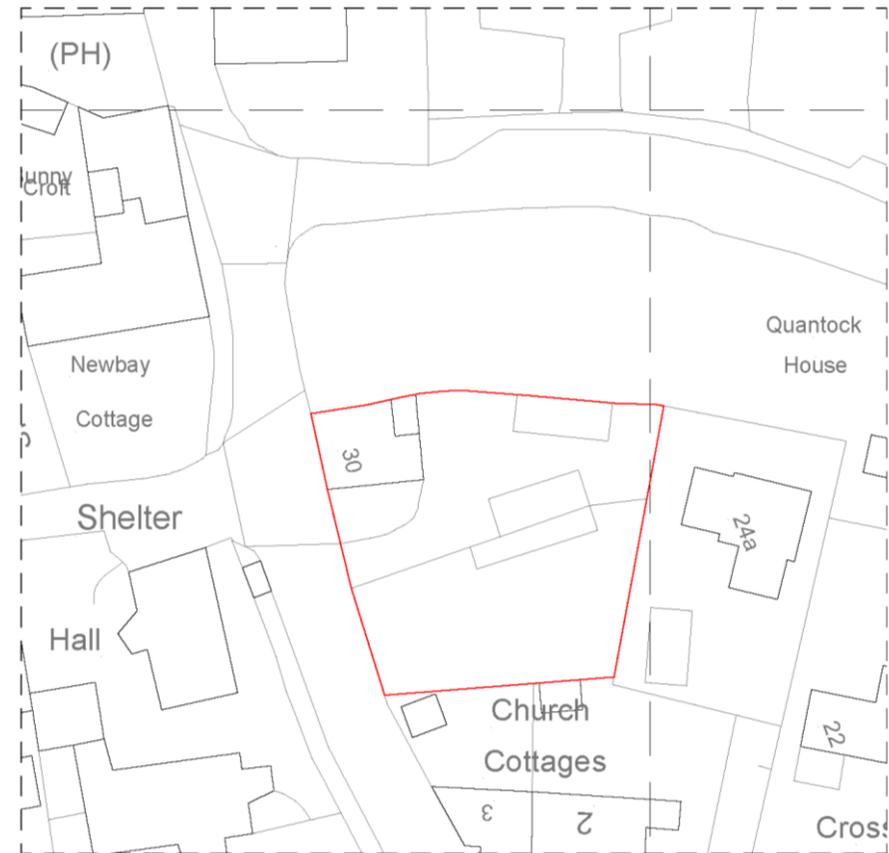
Across the site the level difference is approximately 2.8m with the highest point in the eastern side of the site the lowest in the western side (at the entrance).

All roadways bounding the site are adopted.

Land belonging to the adjacent Quantock House borders the site to the north and to the east and south of the site are further residential properties with associated gardens, sheds and outbuildings. Coronation Road borders the site to the west.

A topographical survey has been undertaken and is included within the planning application drawings for reference.

Flood Map research through the Flood Map For Planning resource has revealed that the site is in Flood Zone 1: an area with a low probability of flooding.



The Site

## 4.0 Design Development

### 4.1 Use

The existing building is used for residential purposes (Use Class C3) and no change of use is proposed with this application .

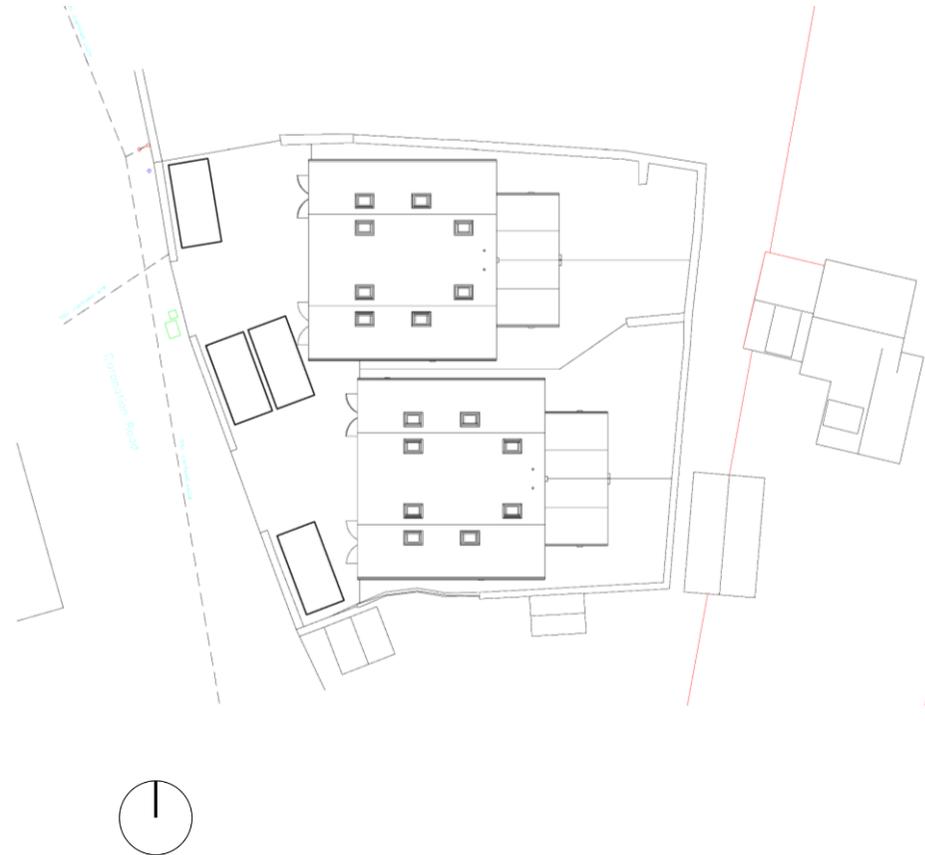
### 4.2 Amount

Walflower House currently provides 3 bedrooms.

After interrogation of national space standards, it has been established that the site has the potential to accommodate 4no. dwellings and for all 4no. houses to have 3 bedrooms. As a brownfield site, 30 Coronation Road therefore has the opportunity to provide an additional 3 homes in the area.

Walflower House comprises a floor area of 165.23m<sup>2</sup> over ground and first floor of the property (the ground floor is 83.71m<sup>2</sup> and the first floor is 81.52m<sup>2</sup>), the detached workshop has a floor area of 54.97m<sup>2</sup> and is single storey and the outbuildings to the north-east of the site are also single storey and have a floor area of 25.52m<sup>2</sup>. The total floor area of the buildings that currently occupy the site is therefore 245.72m<sup>2</sup>, and the total footprint of land currently occupied by buildings on the site is 164.20m<sup>2</sup>.

The proposals seek to replace the existing detached dwelling with 4no. new semi-detached dwellings, by demolishing the existing dwelling, outbuildings and workshop. The combined total footprint of the proposed 4 dwellings is 284.32m<sup>2</sup>, which is only 120.12m<sup>2</sup> above the current floor areas of all buildings on the site, while the proposals seek to provide 3no. additional dwellings on the site..



### 4.3 Layout

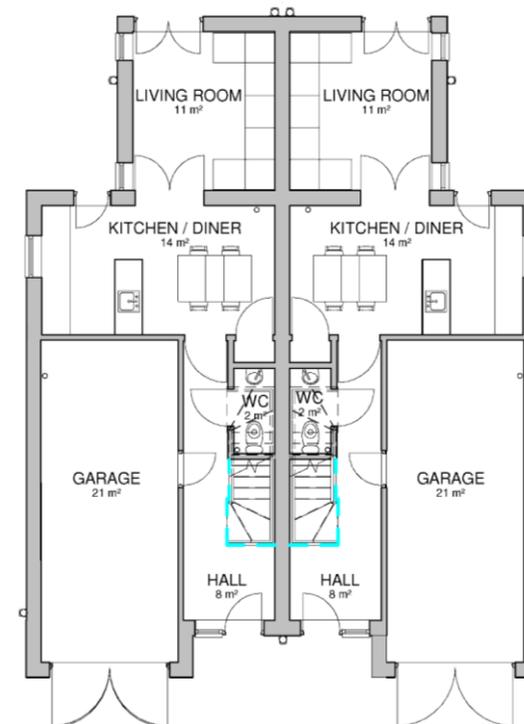
The buildings have been designed utilising traditional housing layouts with contemporary additional and features that offer a functional arrangement of spaces which are connected by generous and well lit circulation area.

On the ground floor, the principal entrance is from the front elevation facing Coronation Road, where a level threshold will afford Building Regulation Approved Document M compliant access. From here, a hallway with space for coats and boots storage gives access to an under-stair WC, the kitchen at the far end, and also direct access into the integral garage. Towards the rear of the house is the open plan kitchen / dining space which has an external door accessing the rear garden. From this open plan space are double doors leading into the living room, which positioned at the rear of the property. This living room is proposed to have areas of glazing to afford natural light and ventilation into the space, as well as additional external doors that open to the rear garden.

At first floor level, 2no. double bedrooms with built-in wardrobes are accessed from a central landing space. In between the bedrooms is positioned a family bathroom and separate airing cupboard also accessed from the landing.

From the first floor is an additional staircase up to a third double bedroom located in the 'loft' space at second floor level. This bedroom also benefits from built-in wardrobes and an additional bathroom located to the rear of the house, with storage accessed from the landing in between the bedroom and bathroom. This upper storey is designed with rooflights to the bathroom, landing and the bedroom in order to provide light and ventilation while avoiding overlooking and keeping the amount of glazing on the elevation at this upper level to a minimum.

The size of the dwellings, the internal and external spaces provided and the number of occupants have all been designed to national space standards.



#### 4.4 Scale

The existing buildings on and around the site are predominantly 2 storey dwellings, generally with pitched roofs. There are exceptions, in particular the Church of St Peter and St Paul, which can be seen from the site.

The mass of the buildings is generally dictated by their house type, with detached and semi-detached typically appearing along Coronation Road.

In keeping with the locality and with direct reference to the nearby buildings, the proposals are for 4no. semi-detached dwellings. Both of these are to have accommodation over 3 storeys, however the upper storey is to be positioned in the 'loft' space, thereby keeping the overall scale of the building as a 2-storey dwelling, as is the style of the street.

It is intended to orientate the buildings to their gables face Coronation Road in order to both keep the apparent scale and massing of the buildings minimised, to help with providing views through the site, as well as to present a pleasing elevation to Coronation Road.

#### 4.5 Landscaping

Externally, the site falls towards the west (towards the entrance). It is proposed to introduce paths around the houses to provide access for occupants all around their homes. In between the houses and the existing site boundary perimeter walls it is proposed to introduce 1.8m high fences with gates to each property, through which the occupants have access to their rear gardens.

The integrated garages within the building footprint are designed to accommodate a car and cycle storage and have been designed in accordance with North Somerset Parking Standards, and one further parking space per dwelling is provided in front of each dwelling.

The front of the properties will have low stone walls, where possible built from existing low walls that are proposed to be demolished as part of the works, with new to match existing as required.

A front entrance of permeable pavements is proposed to lead up to the building envelope, which will give accessible access to the dwellings and provide surface water drainage. A limestone paved path will lead around each property to a rear garden which is proposed to be predominantly grass.



#### 4.6 Appearance

It is intended to create dwellings that integrate the neighbouring properties to create a harmonious overall appearance. To achieve this, the buildings are designed to be orientated to reflect the neighbouring properties and incorporating a selection of natural materials arranged in a contemporary arrangement. The materials palette has been chosen based on, and is intended to integrate with, the buildings currently on the site as well as other building in the street.

The architectural language and choice of materials have been selected to ensure the new development is appropriate for and sensitive to the existing character and architectural styles identified in the immediate setting.

##### External Walls –

##### Front Elevation-

The front facades are proposed to be constructed from a balanced composition of natural rubble stone, Bath stone ashlar, and Ivory colour render. The use of these materials is intended to compliment each other within the wider context.

##### Side and Rear Elevations-

The side and rear facades are proposed to be finished in render, colour 'Ivory' to complement and match the materials used elsewhere on the building.

##### Clay tile roofing–

The majority of roofs along Coronation Road are red clay tiles. It is proposed to continue the style of the area with the use of double roman clay tiles.



Bath Stone  
image courtesy of  
<https://bathstone.com>



Rubble Stone Wall  
Image courtesy of <https://www.anbentonweatherstone.co.uk/products/purbeck-rdom-walling-on-flat>



Ivory Render  
image courtesy of [www.k-rend.co.uk](http://www.k-rend.co.uk)



Double Roman Clay Tile  
image courtesy of  
[www.weinerberger.co.uk](http://www.weinerberger.co.uk)

#### External Doors and Windows –

It is proposed to use dark grey framed aluminium double glazed windows, with timber external doors used on the front and rear elevations. Examples of these are shown in the adjacent precedent images.

#### Rainwater goods-

It is proposed to use dark grey aluminium rainwater goods, to complement the window frames.

#### Fascias and Soffits-

The roofs are to have dark grey aluminium fascias and verges

#### Entrance Canopy-

Additionally, the front elevation is proposed to have a canopy over the entrance. The buildings are designed such that the portion of the building with the entrance and bedrooms above is recessed slightly from the adjacent part of the building which houses the integral garage and bedrooms above. The canopy is therefore proposed to extend out to meet the building line of the garage. The canopy is designed with a dark grey fascia to compliment the roof fascias and verges.

#### Soffits-

The soffits of both the canopy and the main roof are to be clad with timber.



Canopy with aluminium fascia and timber soffit

image courtesy of <https://www.houseofcanopies.co.uk/disability-range-c5/metal-door-canopy-type-l-dda-act-compliant-p33>



Dark Grey Aluminium Frames

image courtesy of [www.uws.co.uk](http://www.uws.co.uk)



Timber External Door

image courtesy of [doormaker.co.uk](http://doormaker.co.uk)



Dark Grey Aluminium Rainwater Goods

image courtesy of <https://www.marleyalutec.co.uk/products/aligator-gutter-systems/>

#### 4.7 Access

On the ground floors, the principal entrance is from the front elevation facing Coronation Road, where a level threshold will afford Building Regulation Approved Document M compliant access.

Externally, the site falls towards to west (front) of the houses. The paths around the houses provide access for occupants all around their homes.

From the paths around the side of the properties, there are gated 1.8m high fences to the front driveway with dedicated a dedicated car parking space for each house. Each property will also benefit from an integral garage with internal door into the ground floor hallway of the house.

#### 4.8 Vehicular Access and Car Parking

Car parking for 6no. Spaces will be retained on the site, with one external dedicated car parking space per property in front each property and one further space per property provided through the introduction of an integral garage to each house. The existing access arrangement will be altered from one site entrance to two, in order to provide each pair of semi-detached houses with their own driveway leading from Coronation Road.

Vehicle spaces and garage sizes have been designed in accordance with North Somerset Parking Standards.



Excerpt from North Somerset Parking Standards- Showing Garage Dimensions

## 5.0 Conclusion

In conclusion the proposal for 30 Coronation Road in Bleadon has been designed in appearance, layout and scale to compliment and enhance the surrounding context.

The project will provide 4no. dwellings on a brownfield site in the village of Bleadon. The car parking has been designed to achieve North Somerset Parking Standards and access to the principal entrances and the car parking will be improved to separate the driveways between the semi-detached properties.

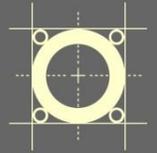
The proposal seeks to incorporate the following principles:

- To create a high quality development
- To provide attractive, well managed amenity space for the occupants.
- To create an architectural identity which enhances the existing industrial heritage of the site.
- Parking provision on the suitable for the proposed number and size of dwellings.

The principles will help deliver a sensitive regeneration of the site. They will facilitate the delivery of a high quality, sustainable development.

It is believed the proposals are an improvement on the current, existing building and the redeveloped site will enhance the natural and built landscape, within the capacity of the available infrastructure.





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