Design & Access Statement
Proposed Houses, Old Flowerpot Inn, Kingswood
INTRODUCTION

This Statement has been prepared to accompany a full planning application for the erection of 4 new dwellings on land to the rear of the Old Flowerpot Inn in Kingswood, Bristol and should be read in conjunction with the associated drawings and documents.

This application is being submitted at the same time as an application to change the use, adapt and extend the former pub building to create a new children's nursery.

THE SITE

The application site comprises the northern part of the garden to the rear of a former public house in Kingswood, on the eastern outskirts of the city of Bristol.

To the east of the site is Station Court, a recent development of new homes; To the west, over a 1.8m high brick wall, are the rear gardens to terraced houses along Honey Hill Road; To the north is the rear garden of 15 Honey Hill Road; while, to the south, is the former public house.

The topography of the application site is effectively flat, though it is set down by 900mm from Station Court.

CONTEXT

This part of Kingswood is characterised by dense Victorian urban development, comprising terraced housing on narrow plots interspersed with commercial industrial units and some recent housing.

The overriding residential building type is terraced with steep, tiled, pitched roofs, pennant stone or render walls with regular fenestration.

USE & AMOUNT

The site lies in the curtilage of the former public house and the proposal is to construct four 2-bed, three-storey dwellings to the the northernmost section of the site, allowing space to the rear of the pub, for use by the nursery.
FORM & SCALE

The form of the proposed buildings are similar to those along Station Court. Houses will be semi-detached so that access to rear gardens is possible for all dwellings.

The internal area of each house is 72.5m² which exceeds the minimum area for a 3-person, 2-bedroom house in the National Space Standard.

SITE LAYOUT

The proposed houses are to face and be accessed from Station Court with rear gardens (meeting the 50m² minimum area), approximately 1m lower, facing east.

Car parking areas sit alongside the end houses and in a dedicated parking area to the south for the central two houses.

APPEARANCE & MATERIALS

The design appearance seeks to fit with the dwellings seen along Station Court, with reconstructed stone walls and double Roman tiled roofs incorporating lead clad flat roofed dormers.

Windows and doors will be UPVC, as will rainwater goods, eaves and soffits,

LANDSCAPING

Rear gardens will have a timber terrace to the rear of each house at floor level with steps leading down to a soft landscaped garden.

Perimeter fences between and around gardens will be 1.8m high close boarded timber.

TRANSPORT

Units 1 and 4 each have 2 car spaces while units 2 and 3 have a space each.

Cycle parking will be accommodated in secure sheds to rear gardens.

INCLUSIVE ACCESS

The houses will have a level threshold entrance and access within the property, including doorways, corridor widths and bathroom facilities will all comply with the latest Building Regulations requirements.
REFUSE & RECYCLING

A secure area for the required refuse and recycling containers is to be provided to the rear of the houses; with access for collection via the street.

DRAINAGE

Foul drainage will be connected to the adjacent mains drain and surface water, subject to adequate percolation tests will drain to soakaways in the rear gardens.

CONCLUSION

The proposal will provide a sympathetic addition to the area, designed to blend with the setting and provide a modest sustainable development of much-needed further small dwellings within Kingswood and the wider economic context.