

**LAND ADJACENT TO
36 BATH ROAD
BRADFORD-ON-AVON
2834 DS 01 REV A
DESIGN & ACCESS STATEMENT**

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This Design & Access Statement has been prepared by Angus Meek Architects on behalf of the applicant in support of a full planning application submission to Wiltshire Council for the part demolition of existing commercial garages and associated storage buildings and erection of two self-build dwellings (use class C3) including parking, landscaping and associated works

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AERIAL PHOTOGRAPH OF SITE & CONTEXT

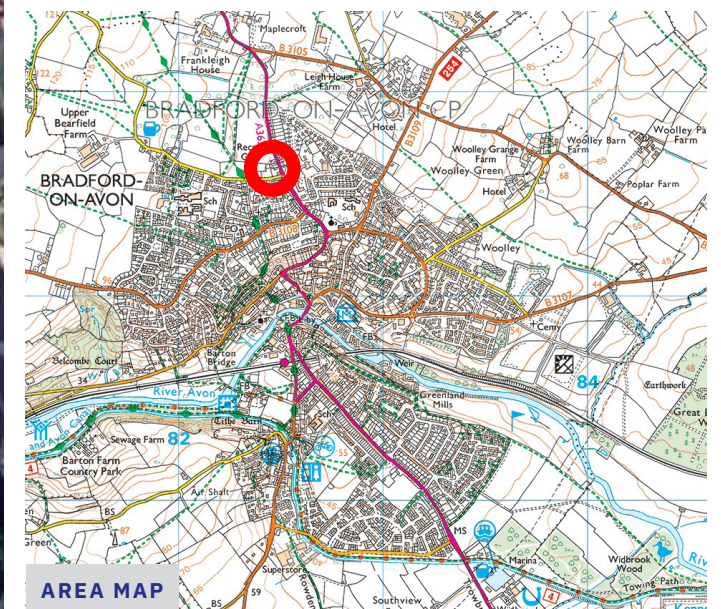
The site is located on land associated with and adjacent to 36 Bath Road, Bradford-on-Avon, BA15 1SR. It is situated just outside the Bradford-on-Avon Conservation Area and within the Greenbelt. The redline area is 1,563sqm (0.156 hectares).

The site is located to the west of Bath Road between a converted farm building to the north and two dwellings to the south. The dwelling on the junction of Bath Road and Ashley Road (the Old Post Office) is Grade II listed.

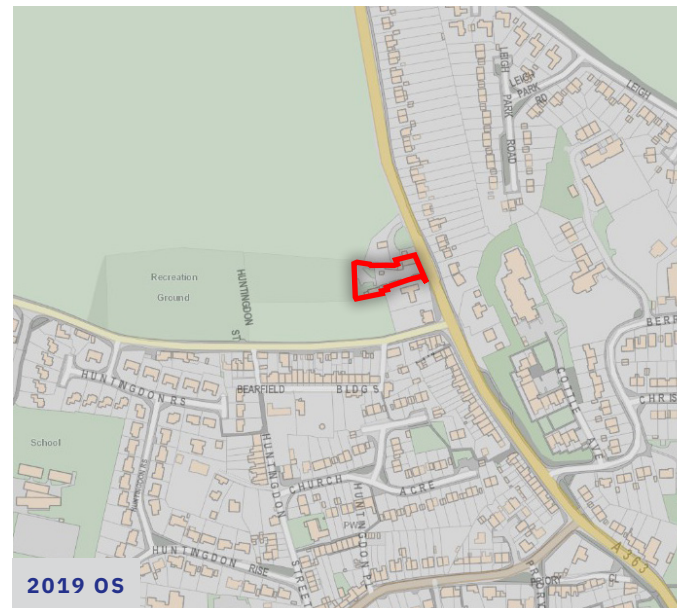
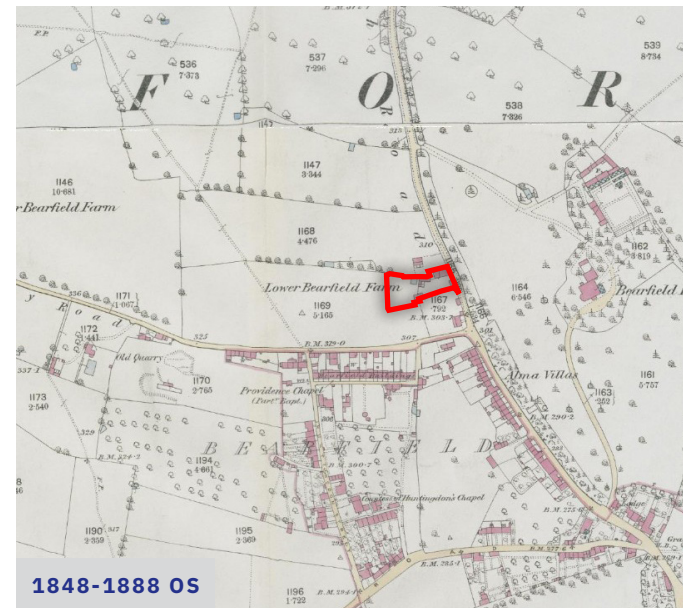
To the east of the site, there is a ribbon of typical 1940's dwellings extending a further 200m north on the Bath Road.

To the west and southwest is the Bearfield Recreation Ground and adjacent paddock, which are designated as Local Green Space in the Bradford on Avon Neighbourhood Plan.

The site is currently made up of a range of eclectic outbuildings consisting of old farm buildings, late 20th century commercial garages, timber and metal sheds, stables, and shipping containers, all in various states of decay and disrepair. The apparent, unregulated development of these buildings over time has led to a lack of a cohesive design language for the site.



AREA MAP



SITE HISTORY

The site was mainly used as agricultural land since the 1840's, with some of the older stone buildings dating from the late 19th century. As shown on the maps from 'Know your Place' Wiltshire, Bradford-on-Avon began to grow toward the site between the 1840's and 1880's. Then from the mid-20th century, a ribbon of housing development extended up the east side of Bath Road as the town began to expand again.

The dwelling at 36 Bath Road was built in the 1960s as a bungalow, but more recently was extended upward to form a two-storey dwelling.

CONTEXT

The dwellings in the area adjacent to site generally reflect the history of the town. The more historic dwellings have rubble stone walls with ashlar stone detailing around timber windows and clay pantile pitched roofs. Chimneys and parapet verge details are common along with other architectural features such as catslide lead dormer windows.

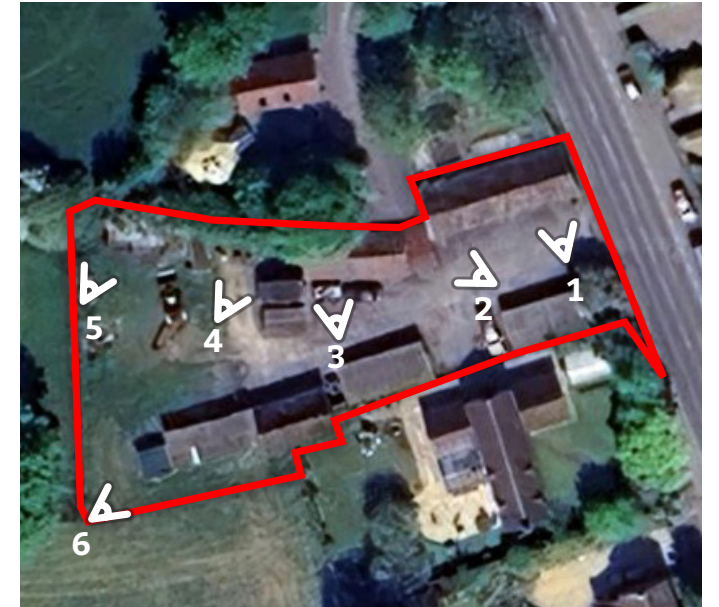
More modern dwellings use coursed stone and/or render for the walls with roof finishing typically concrete roof tiles. Windows are often PVCu in a variety of mock heritage styles.

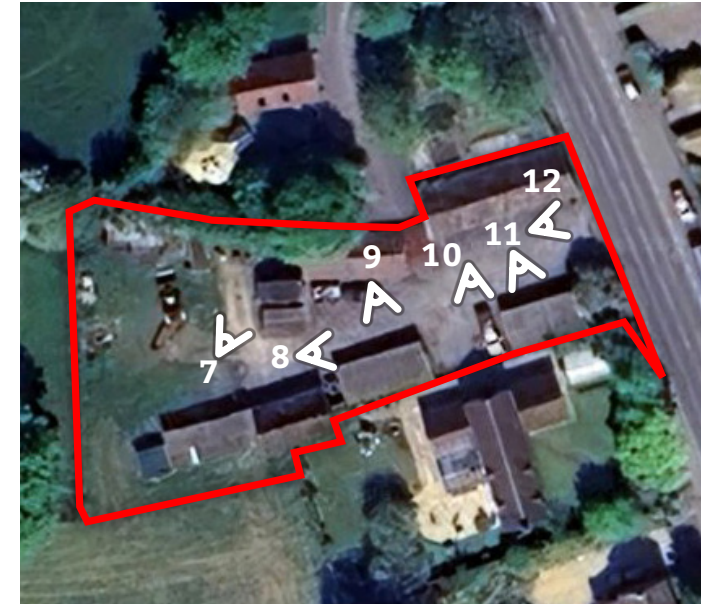
Stone boundary walls with cock and hen capping feature prominently in the area and also form the eastern boundary of the site.

Dwellings in the immediate area, to the north of Ashley Road, are typically larger, and either semi-detached or detached, usually with larger garden areas, with on-plot parking.

The photos to the left provide some examples of development in the local area.

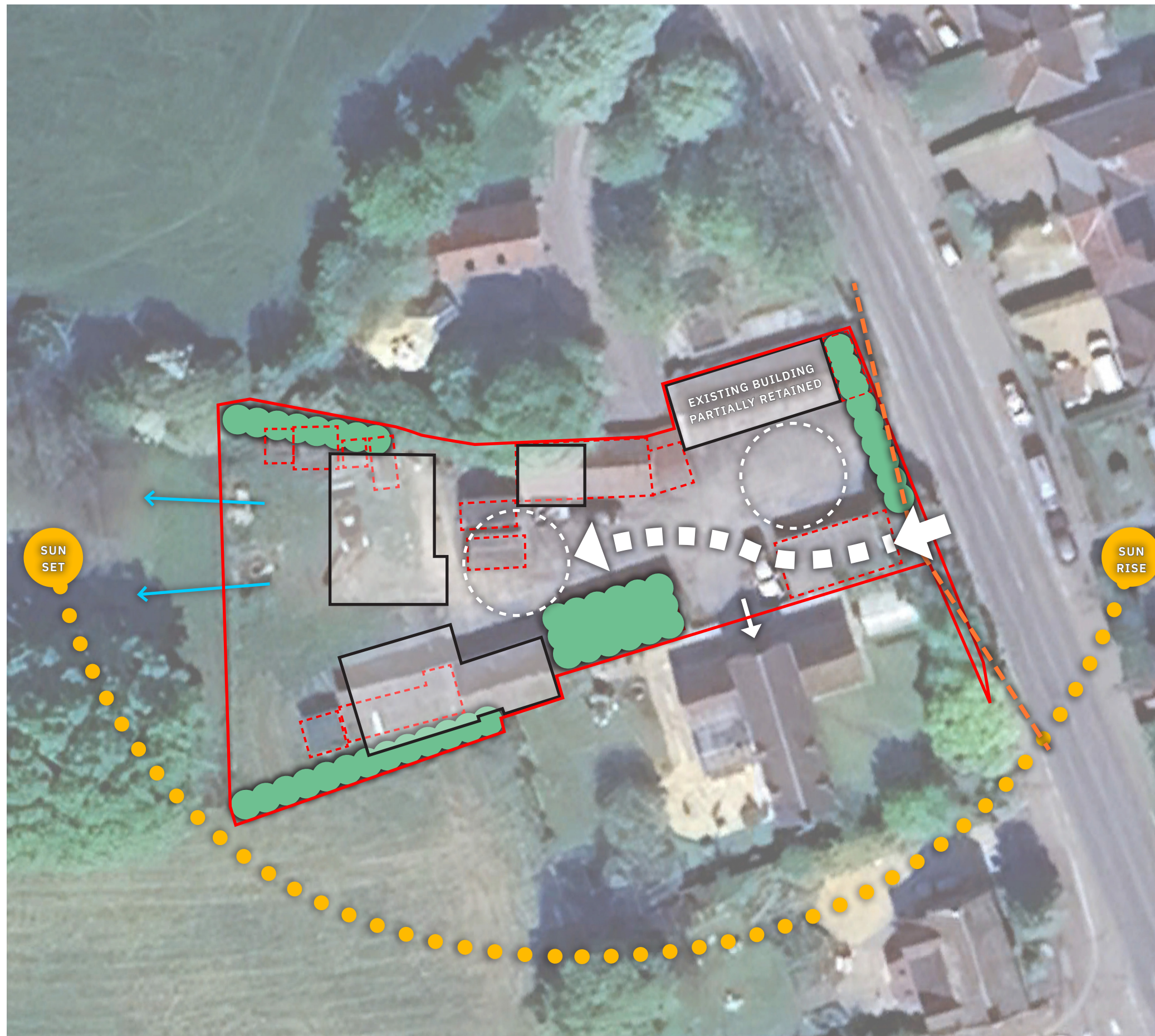








SITE CONSTRAINTS & OPPORTUNITIES



CONSTRAINTS

- Existing Access/Visibility to Bath Road
- Existing buildings of varying size and condition
- Busy road - noise pollution
- Retained access requirement for 36 Bath Road

OPPORTUNITIES

- Improvement of Site Access and Visibility
- Redevelopment of existing greybelt site
- Retention and refurbishment of existing carport outbuilding at street frontage to provide on-plot parking
- Removal of smaller, ramshackle outbuildings, including timber and metal sheds and shipping containers
- Increase in soft landscaping, ecology and biodiversity
- Enhanced views to the west
- Proposed dwellings to be located away from road frontage
- Maintain edge of settlement vernacular;
- Shared access with existing dwelling (no.36)

 ENHANCED LANDSCAPING

— VISIBILITY SPLAY INCREASED

 RELOCATED ACCESS POINT

← RETAINED ACCESS TO NO.36



VEHICLE TURNING

--- BUILDING / STRUCTURE TO BE DEMOLISHED

— PROPOSED BUILDING FOOTPRINT

← KEY VIEWS FROM SITE



SITING

The dwellings are sited to the rear of the site. This reduces the risk of noise pollution from Bath Road, allows for retention of access and parking for no. 36 Bath Road, as well as allowing for adequate turning areas on site.

Post and rail fencing and landscaping provides visual separation between the shared front courtyard and the more private parking area at the front of the new dwellings.

ACCESS

As part of the development proposals, the visibility of the access is to be improved. To achieve this, the following steps are proposed:

- It is proposed to relocate the existing access to the south to optimise visibility
- the existing northern barn/garage will be part-demolished with the removal of one vehicle bay, allowing the end wall to be rebuilt set back from the road, allowing for increased visibility to the north.
- Existing vegetation and stone wall to the south will be reduced to a maximum height of 600mm within the visibility splay area to increase visibility to the south.

LAYOUT

Plot 1 is proposed as a 4-bed, two storey dwelling with an overall GIA of 234 sqm. The ground floor benefits from a large open-plan kitchen/dining/family room as well as a snug, office, utility, wc, and pantry. At first floor, there are 4no. double bedrooms, 3no. ensuites and a family bathroom, as well as ample storage and a covered balcony. Externally there is a free standing external store and space for up to six parking spaces.

Plot 2 is proposed as a 4-bed, two storey dwelling with overall GIA of 160sqm, and a separate 25sqm external store. The ground floor benefits from a large open-plan kitchen/dining room as well as a separate living room, wc and utility. At first floor, there are 3no. double bedrooms 1no. single bedroom, an ensuite and a family bathroom. Externally, there are five parking spaces associated with the dwelling.

Both dwellings benefit from private rear gardens with views out to the west.



PLOT 1 - FRONT ELEVATION



PLOT 1 - REAR ELEVATION



PLOT 2 - FRONT ELEVATION



PLOT 2 - REAR ELEVATION

MASSING

Both dwellings feature double gables, reflecting some traditional houses in the local area, whilst serving to reduce the overall massing of each plot and create visual interest.

Varying eaves heights and the grouping of dwellings and external stores around a central courtyard draws from traditional farmyard/rural massing.

APPEARANCE

The proposed appearance seeks to reflect the local area and create a traditional farmhouse/rural aesthetic with natural stone walls, ashlar stone detailing at window and door openings, metal clad cat-slide dormers and profiled roof tiles. The metal cladding and blackened timber cladding materials are used in key areas to express more contemporary features, particularly the rear of Plot 1.

Fascias and soffits are to be black, to match with the proposed colouring of the windows /door frames.

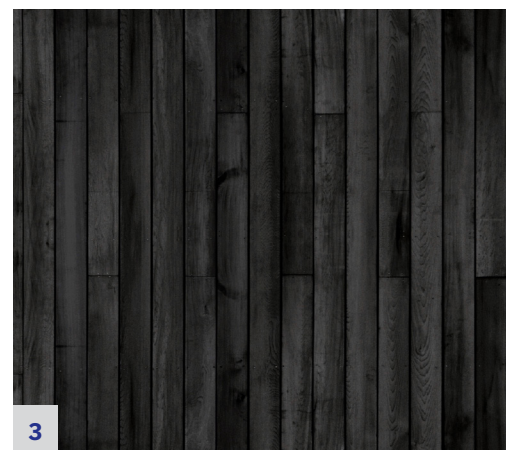
Its considered the design proposals will dramatically improve the appearance of the site by demolishing and/or refurbishing existing buildings/sheds/shipping containers. The proposed dwellings will provide a more cohesive development drawing upon a traditional rural aesthetic and layout, whilst utilising high quality materials.

MATERIALS

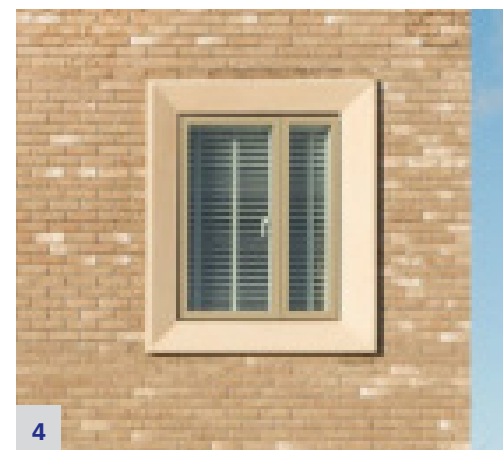
1. Natural stone
2. Traditional profiled roof tiles
3. Blackened timber cladding
4. Feature ashlar stone detailing at windows
5. Metal cladding at dormers



1



3



4



5



ARBORICULTURE

The mature trees adjacent to the site are unaffected by the proposed dwellings. Soft landscaping at the front of the site is to be removed to allow for the relocation of the site access. A number of new trees are proposed to be planted on the site to offer replacement and enhancement, to be informed by detailed soft landscape proposals in due course.

DRAINAGE

The site is within Flood Zone 1 and is at low risk of flooding, it is proposed that surface water run-off is drained via SUDs.

ENERGY

It is proposed that the proposals will be built to adhere to Local Authority's energy reduction targets. The design takes a fabric first approach with thermal elements specified to perform beyond the minimum standard while also utilizing low and zero carbon technologies such as ASHP and PVs. Please refer to Fenton Energy's Energy Statement under separate cover.

ECOLOGY & BIODIVERSITY

The site is within the Bath and Bradford on Avon Bat Special Area of Conservation consultation zone and a bat survey and preliminary ecological appraisal has been undertaken by All Ecology and are included in the application under separate cover.

While the site is not subject to Biodiversity Net Gain requirements as it is a self build site less than 0.5ha, the proposed scheme provides opportunities to increase biodiversity by reducing hardstanding and providing new landscaping, an area of green roof and new trees.

HIGHWAYS

A Transport Technical Note has been provided by Ridge. As noted in the report, to allow for increased visibility, the existing barn will be reduced by one bay and the existing stone wall and landscaping will be reduced in height to max 600mm above ground level within the visibility splay extents. Please refer to Ridge's technical note for more information.

