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ARCHITECT'S DESIGN STATEMENT

In Respect of Proposed Off Street Parking Space
for

New Separate Dwelling in a Converted Building
At

The Railings, 5a Frome Road Bradford on Avon, Wilts, BA15 1LB

1.00 SUMMARY

1.01 This document presents an explanation of, and justification for, a proposed off street parking space for the new separate dwelling as approved 21 March 2024, planning reference **PL/2024/01233**, at The Railings, which is not a Listed Building.

2.00 EXISTING SITE

2.01 The site is in the town of Bradford on Avon.

2.02 The site of The Railings has an area of 927m², of which 105m² is the site of the recently approved converted building. It is proposed to allocate an additional 26m² to the site of the converted building to provide an off street parking space. The new building is yet to be given a postal address by the local authority. For the purpose of this application we will refer to it as 5B Frome Road.

2.03 The site is located within a Conservation Area.



View of Site from South West

We know from a deed of 1869 that the land on which The Railings now stands was sold by the Great Western Railway Company to a local carpenter, Steven Missen in 1859, who subsequently sold to builder William Long in 1863.

In 1869 William Long sold to John Moore who appears to have been the gentleman owner of 36 St Margaret's Street. Part of the consideration for this sale being the construction of two walls. Firstly an ashlar wall to the Southern boundary of the site, to separate the site from other land in the ownership of Mr Long. Secondly a retaining wall to the Northern boundary with the railway. The description of both walls, yet to be built, when prescribed in the deed of 1869 correspond closely to the walls we see today.

Following 1869 the site appears to have been used as a garden for 36 St Margaret's Street, named as Prospect Villa on the OS map of 1887, which shows a large glass house parallel to the Frome Road boundary. Perimeter paths, a grotto in the south eastern corner and a stable building shown on the 1869 conveyance plan, hard up against the boundary with Frome Road are likely the features we still see today. This stable is likely to be the building we find in the South West corner of the site, which appears contemporary with the Northern and Southern boundary walls. Although not mentioned in the deed, the walls which bound St Margaret's Street and the Frome Road also appear to be contemporary with the Northern and Southern boundary walls.

Around 1920 Devonía, a bungalow was built on the site.

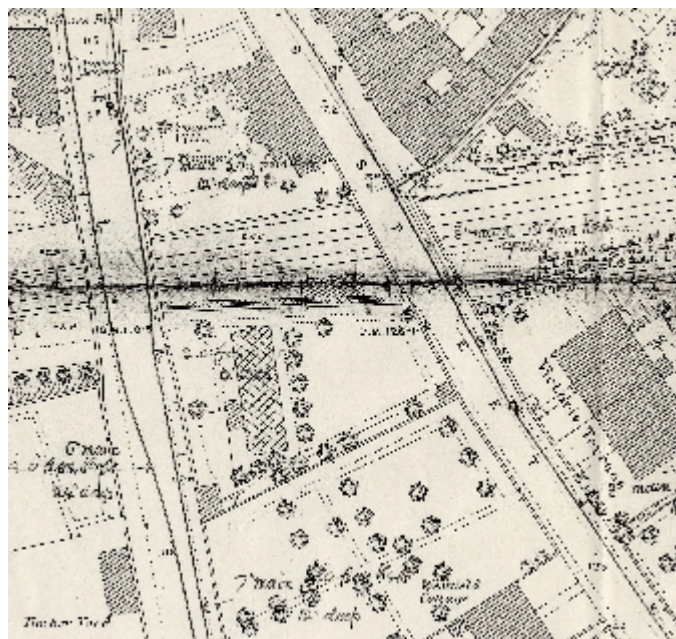
The former stable was extended and converted into a car garage sometime after the Second World War, with a garage door opening formed in the wall fronting Frome Road.

The Railings was built in 2009 and stands on the site of Devonía. Planning reference 08/01855/FUL

In 2012 the stable building was remodelled and extended to be used as an ancillary building within the grounds of the Railings. Planning reference W/10/01858/FUL

Extract from Ordnance Survey plan of 1887

As can be seen from the 1887 map the stable building predates the adjacent Iona Terrace, of houses 6 to 10 Frome Road, which appear on the 1899 map.



4.00 **DESIGN AND ACCESS STATEMENT** ... format & scope as proposed by Design Council best practice guide 'Design and Access Statements'

4.01 **DESIGN**

4.01.01 **USE** ... The new parking space will provide off street parking for 5B Frome Road.

4.01.02 **AMOUNT** ... The new parking space will provide off street parking for a single car.

4.01.03 **LAYOUT** ... The proposed parking space will be provided with a mechanical turntable which will allow cars to leave site in forward gear.

4.01.04 **SCALE** ... The existing boundary wall at the front of the site is sufficiently high to dominate the new opening.

Photograph as existing



4.01.05

LANDSCAPING ... There are a number of trees on and adjacent the site. The locations of these trees are shown on 2095/005. With the exception of T11 all of these trees have been planted by the applicant since 2012 following completion of the house at the Railings, in order to improve the amenity of the house and contribute to the street scene. The trees shown on plan are as follows....

TREE	SPECIES	HEIGHT m	NO of STEMS	DBH mm	SPREAD m	LIFE STAGE	COMMENTS
T1	New Zealand Broadleaf	4.0	4	120	3.5	Juvenile	
T2	Strawberry Tree	4.0	2	90	3.5	Juvenile	
T3	Evergreen Oak	8.0	1	190	4.0	Juvenile	
T4	Silver Birch	9.0	1	200	4.0	Juvenile	
T5	Amelanchier	3.0	5	40	1.5	Juvenile	to be removed
T6	Silver Birch	7.0	1	100	4.0	Juvenile	to be removed
T7	Copper Beech	3.0	1	95	2.0	Juvenile	to be removed
T8	Silver Birch	9.0	1	230	4.5	Juvenile	to be removed
T9	Copper Beech	4.5	1	150	3.0	Juvenile	
T10	Norway Maple	4.5	1	120	2.8	Juvenile	
T11	Viburnum Tinus	4.5	Multiple	90	3.3	Mature	

4.01.06

APPEARANCE ... The existing boundary wall at the front of the site is sufficiently high so that access to the parking space will be by way of a new opening in the wall, whereby the visual line of the existing coping will be maintained. Trees T5, T6, T7 and T8 are to be removed to allow construction of the parking space, as can be seen from the photographs above, the trees remaining will maintain the enhancement to the street scene contributed by their planting from 2012 onwards.

4.02 ACCESS

4.02.01 Following discussions with Miles White Transport Consultants it became clear that safe access to an off street parking space would be possible for this site. The attached report 5B FROME ROAD, BRADFORD ON AVON PROPOSED OFF-STREET PARKING SPACE ... sets out how this can be achieved.

5.00 PROPOSED DESIGN

5.01 Given that all access to the site from Frome Road, as now proposed, is by way of a single opening in the boundary wall, the previously permitted personnel gate opening is not required. We submit that the proposed alterations to the existing boundary wall will have no significant effect on the street scene.

6.00 CONCLUSION

While it was possible to make the case for a one bedroom Studio apartment in this location. The provision of a single parking space for the apartment in the centre of the town is in line with current Wiltshire parking standards without the need for special consideration to be made.

7.00 ASSOCIATED DRAWINGS & DOCUMENTS

2095/005 Site Plan ... As Proposed

2095/006 Block Plan

2095/007 Location Plan

25090 5B Frome Road, Bradford on Avon Proposed
Off-Street Parking Space

Miles White Transport
Consultants

David Cryer 21 February 2026