



8 Druid Stoke Avenue Bristol BS9 1DD

PLANNING DESIGN AND ACCESS STATEMENT

Prepared by Your Design Bristol | February 2024

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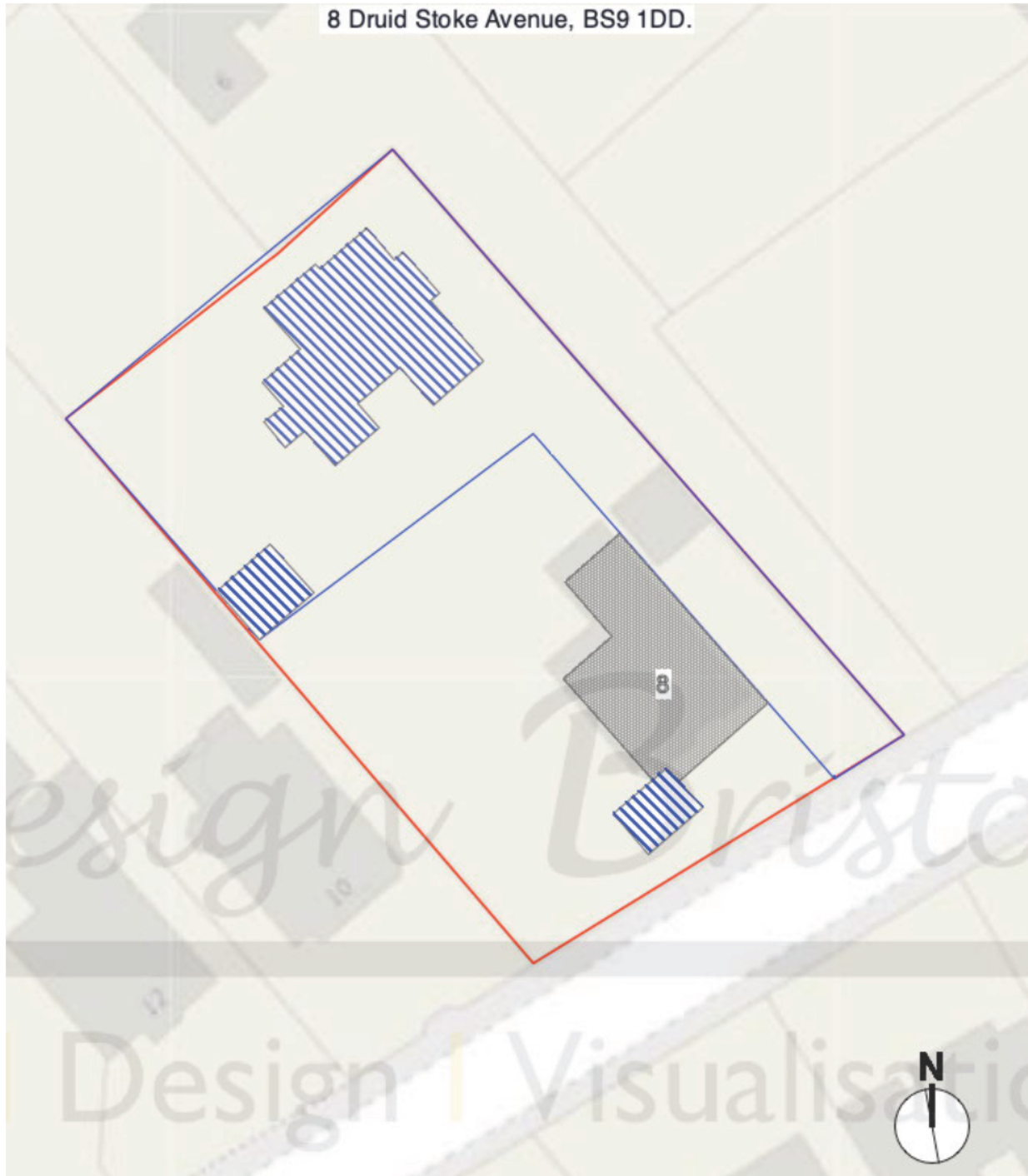
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1. Introduction

- 1.1 This statement has been prepared to support the application for a planning application to create a new dwelling over three floors.
- 1.2 This document sets out the context for the proposal by setting out the background of the site and surrounding area in terms of relevant planning and planning policy.
- 1.3 This statement explains and justifies how the proposed development is acceptable in terms of the land use, the client's requirements and council policy and the NPPF.
- 1.4 The new dwelling will provide a well designed and energy efficient home and provide a sustainable addition to the local community.
- 1.5 OS Extract Existing



1.6 OS Extract Proposed



2. The Site and Surrounding Area

- 2.1 The application site comprises a large garden space with an existing dwelling on the land. The current site in total is 2279m² including the garden, dwelling and garage.
- 2.2 The plot is on Druid Stoke Avenue in Stoke Bishop on the outer city suburb of the north-west of Bristol
- 2.3 The proposed new dwelling is in Stoke Bishop in an area that is characterised by detached dwellings of varying size and style, many of the surrounding dwellings have been subject to numerous extensions and developments.
- 2.4 The dwelling will be erected over three floors, basement, ground floor and first floor.
- 2.5 The application is site is not located within a Conservation Area and approximately 65 metres from the Sea Mills Wood Site of Nature Conservation Interest.



- 2.6 The site itself does not have any listed buildings on but nearby the site of Druid Stoke Lodge which is Grade II Listed.

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1282301

Date first listed:

04-Mar-1977

Date of most recent amendment:

30-Dec-1994

List Entry Name:

DRUID STOKE HOUSE

Statutory Address 1:

DRUID STOKE HOUSE, 29, DRUID STOKE AVENUE

Location

Statutory Address:

DRUID STOKE HOUSE, 29, DRUID STOKE AVENUE

The building or site itself may lie within the boundary of more than one authority.

District:

City of Bristol (Unitary Authority)

Parish:

Non Civil Parish

National Grid Reference:

ST 55680 76033

Details

BRISTOL

**ST57NE DRUID STOKE AVENUE, Stoke Bishop 901-1/53/1992 (South West side) 04/03/77
No.29 Druid Stoke House (Formerly Listed as: DRUID STOKE AVENUE No.29 XIV School,
Druid Stoke House)**

II

House. Late C18, early C19. Stucco with limestone dressings and tile hipped roof. Late Georgian style. 2 storeys and attic; 7-window range. Symmetrical front has cornice and parapet, full-height canted bays have C20 6/6-pane sash windows separated by a later canted porch with round-arched doorway flanked by slender windows. Right-hand wing, probably former stable block. INTERIOR not inspected.

Listing NGR: ST5568076033

Legacy

The contents of this record have been generated from a legacy data system.

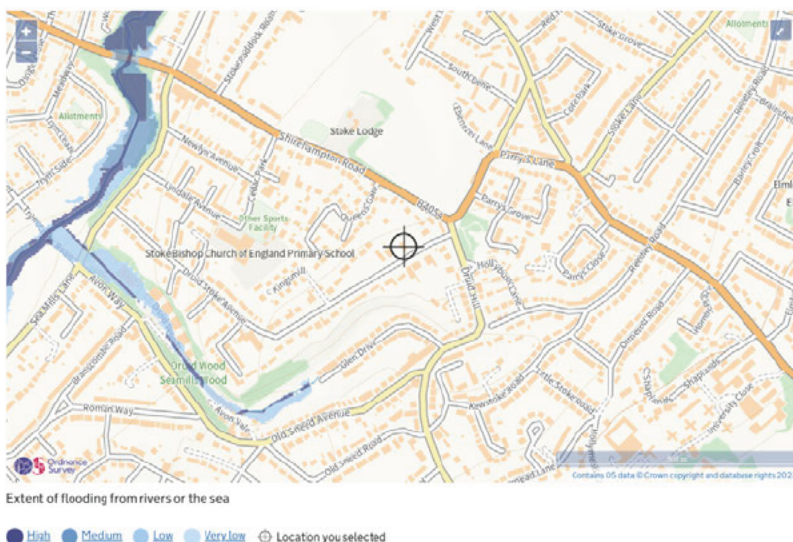
Legacy System number:

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Legacy System:

LBS

2.7 The application is in a Flood Zone 1, which makes it at the least risk to flooding.



3. The Proposal

3.1 This Statement supports a planning application for the following development.

“To create a new house comprised over three floors, a basement with gym and office space, ground floor with kitchen, living space, utility, master bedroom with an ensuite and dressing room, a second bedroom, with an ensuite, first floor with two bedrooms with a family bathroom.”

3.2 The new dwelling will be of good design and sustainable construction, will provide a well-functioning family house with valuable at home working space, it will be sympathetic to the local character of the area.

3.3 The current plot of land 1098m² provides good space allowing for capacity of a new structure, garden and garage space and driveway.

3.4 Off street parking for two vehicles externally and two vehicles in a garage.

3.5 Two Electric vehicle charging points will be installed.

3.6 Construction and design has been developed using materials available locally and with a view to make the dwelling as sustainable and “off grid” as possible. Rain water will be re used where possible and where this is not possible, a crate system will be used to soak the water back into the ground. Air source heat pumps will be used to heat the dwelling in line with Bristol City Councils drive to be a greener city and in addition, thermos dynamic will be installed to heat the water, a system that requires very little energy and works 24hrs a day. Solar energy will support the energy usage throughout the dwelling as well as assist charging electric vehicles. The sedum roof will provide the wild flower bed suitable for insects and bees, along with a visually low impact roof to its surroundings.

The basement will provide a good work from home space which has the ability to open doors for fresh air as well as use lower ground floor space that has little to no visual impact, a home gym and shower room provides a good healthy environment. Each of the rooms have wide windows wells allowing a door and large window which provides natural light and fresh air.

The ground floor has a spacious entrance that provides privacy to the ground floor and provides a good size coat and bag storage area, the entrance leads directly to the kitchen and open plan dining / living area, this has been designed to create the maximum light with tall windows and the use of roof lights. There are two bedrooms on the ground floor, the master bedroom incorporates a large bedroom, walkthrough dressing area and private bathroom, bedroom two incorporates an en-suite bathroom.

The first floor comprises of two further bedrooms, a family bathroom, a space for sitting and finally a services room to house the utilities such as the thermos dynamic system, AHU and solar system converter panel.

Externally a large garden set mostly to grass, a drive and garage, and planting surrounding the property.

Proposed Visual of the new dwelling



4. Planning History

Reference No. 16/03543/F Proposal. Construction of 1 no. new 4 bed house
Address. Land Adj 19 Druid Stoke Avenue Bristol BS9 1DB
Decision. Granted Date. 01/09/2016

Reference No. 87/01599/F Proposal. Erection of detached house and garage.
Address. Land adjoining 17/17A Druid Stoke Avenue, Bristol.
Decision. Granted Date. 21/08/1987

Reference No. 22/03051/H Proposal. Erection of double storey side extension and changes to the fenestration of the existing annexe.

Address. 28 Druid Stoke Avenue Bristol BS9 1DD

Decision. Granted Date. 20/09/2022

Reference No. 06/05246/H Proposal. Demolition of existing garage, construction of two storey extension comprising guest suite on upper floor with new garage on ground floor.

Address. 30 Druid Stoke Avenue Bristol BS9 1DD

Decision. Granted Date. 02/02/2007

5. Planning Policy

As stated in the NPPF Achieving sustainable development:

Paragraph 7

The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030.

"a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and

adapting to climate change, including moving to a low carbon economy.”

- 5.1** The proposal respects the existing structures in the area and represents good design and as stated in the NPPF ‘will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development’.
- 5.2** The National Planning Policy Framework (NPPF) published by the Government in 2021 and replaces the suite of Planning Policy Guidance notes and Statements. It now forms the main National Planning Policy Framework against which planning policy and planning applications are considered. It therefore has significant weight in the determination of planning applications.
- 5.3** The key aim of the NPPF is to deliver sustainable development in the form of facilitating growth to meet the challenges and needs of society. A key theme of the NPPF is the presumption in favour of sustainable development and *“proposed developments that accord with an up-to-date Local Plan should be approved.... unless material considerations indicate otherwise.”* (Paragraph 12)
- 5.4** The NPPF sets out twelve core planning principles, the relevant ones of which are summarised below:
- Proactively drive and support sustainable development to deliver homes that meet the country’s needs;
 - Secure high quality design and good amenity standards;
 - Encourage the effective use of land and buildings;
 - Actively manage patterns of growth to make the greatest possible use of public transport, and cycling.

PSP38

8.8 The National Planning Policy Framework states that planning policies and decisions should aim to ensure that new development functions well, adds to the overall quality of the area, responds to local character whilst not preventing or discouraging appropriate innovation and is visually attractive, as a result of good architecture and

appropriate landscaping. Policy CS1 of the Core Strategy also promotes high quality design.

The Council has identified sustainable development as a core principle underpinning all the things we do, where sustainable development is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Policy BCS21

- New development in Bristol should deliver high quality urban design. Development in Bristol will be expected to:
- Contribute positively to an area's character and identity, creating or reinforcing local distinctiveness.
- Promote accessibility and permeability by creating places that connect with each other and are easy to move through.
- Promote legibility through the provision of recognisable and understandable places, routes, intersections and points of reference.
- Deliver a coherently structured, integrated and efficient built form that clearly defines public and private space.
- Deliver a safe, healthy, attractive, usable, durable and well-managed built environment comprising high quality inclusive buildings and spaces that integrate green infrastructure.
- Create a multi-functional, lively and well-maintained public realm that integrates different modes of transport, parking and servicing.
- Safeguard the amenity of existing development and create a high-quality environment for future occupiers.
- Promote diversity and choice through the delivery of a balanced mix of compatible buildings and uses.
- Create buildings and spaces that are adaptable to changing social, technological, economic and environmental conditions.

6. PLANNING JUSTIFICATION

- 6.1 This section sets out the main reasons behind our proposal in terms of its appropriateness for both the council policies and meeting the client's needs.
- 6.2 When considering the approach to design of the proposal, it was imperative the design would not create visual impact or out of character dwellings.
- 6.3 The proposal would not be inappropriate to the surroundings and the design of the build would supply the increase for need of suitable housing.
- 6.4 Planning should make effective use of land while safeguarding and improving the environment and ensuring safe and healthy living conditions, the land to build on will create a better living space with improved light and openness to the property.
- 6.5 The proposal will ensure that no loss of privacy or overlooking of the neighbours.
- 6.6 The proposal will ensure that the property will meet the needs and aspirations of its residents and maintain the balance of the community.
- 6.7 High quality design and sustainability are maintained throughout the entire property so as to create a "Building for Life" this will respect the existing buildings and properties in the area.
- 6.8 The land to build on is 1098m² and the proposal will make efficient use of the land and infrastructure.

7. ACCESS



- 7.1 Druid Stoke Avenue is accessed from the B4054 from the North, Stoke Hill from the Southeast, and Sea Mills Lane from the West.
- 7.2 Old Sneed Park Nature reserve is to the Southwest and the surrounding area provides plenty of green open spaces including Sea Mills Recreation Ground and Blaise Castle.
- 7.3 Primary Schools are within walking distance along with local shops.
- 7.4 Bus connections to central areas are conveniently located.

8. SUMMARY

- 8.1** This statement is to support the planning application to create a new dwelling on a 1098m² site on Druid Stoke Avenue. The site is located in an area with established residential houses and the home will be of attractive high quality design, the idea behind which is to impact the neighbouring homes views as little as possible, with the main living areas being single storey. This sensitively designed home, with the flat “green’ roof’ and solar panels will also offset the impact to the environment in a beneficial way, enhance the community and provide a sustainable family home.