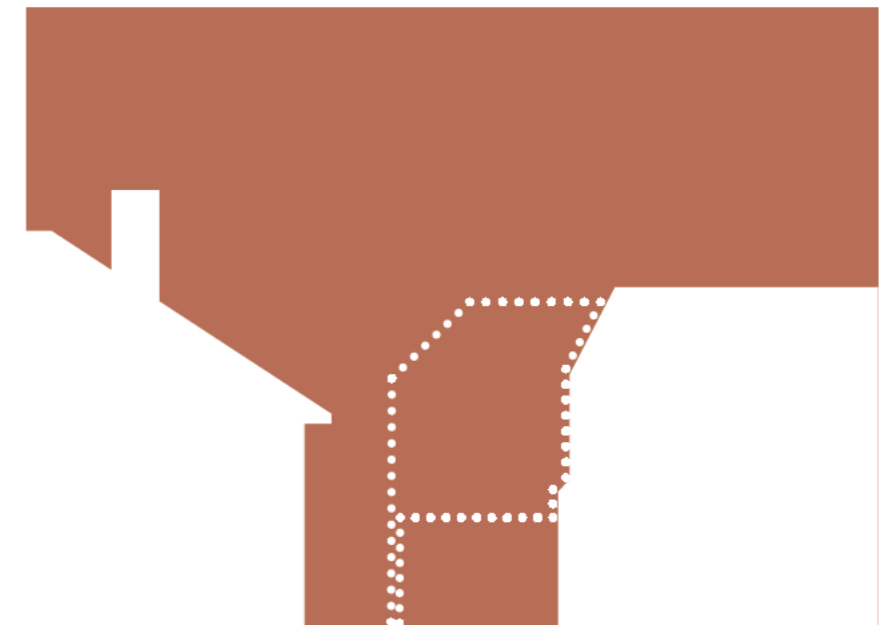


# 43 Ambleside Avenue

## Planning Statement

July 2024



PROJECT ARCHITECT OF THE YEAR  
RIBA SOUTH WEST  
AWARD  
2021

SMALL PROJECT OF THE YEAR  
RIBA SOUTH WEST  
AWARD  
2021

WINNER  
RIBA SOUTH WEST  
AWARD  
2021

barefoot architects

# Project Information

## PROJECT ADDRESS:

43a Ambleside Avenue (Land Adajcent to 43)  
Southmead,  
Bristol,  
BS10 6HB

## CLIENT:

Mr Tom Upton

## JOB REFERENCE:

2413

## DOCUMENT TITLE:

Design and Access Statement

## REVISION STATUS:

Issue 1      Date: July 2024

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# Site Location



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# 1. Introduction

**1.1** This Planning Statement has been prepared by Barefoot Architects, on behalf of the applicant Tom Upton and supports a full planning application for the erection of a single dwelling adjacent the existing dwelling at 43a Ambleside Avenue, Southmead, Bristol, BS10 6HB.

**1.2** This Statement considers Section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires that all planning applications be determined in accordance with the development plan, which in this case is comprised of the Bristol Core Strategy (2011) and the Site Allocations and Development Management Policies Local Plan (2014). The National Planning Policy Framework 2021 (the Framework) and the Council’s adopted supplementary planning documents, including the Urban Living SPD, have also informed this application and Statement.

**1.3** The Statement should be read in conjunction with the plans and technical documentation submitted as part of this application, as seen in *table 1.3*

**1.4** In the context of the adopted policies and guidance it is concluded that the proposal accords with the Councils development plan and the Framework, and that the material considerations set out in this Statement should weigh in favour of approving the scheme.

*table 1.3:*

Document Title	Document Referenece Number	Author	Scale/Paper Size
Design and Access Statement		Barefoot Architects	A3
Energy and Sustainability Statement		Cook Brown energy	A3
Site location plan	2413-P-001	Barefoot Architects	A3 @ 1:12500
Existing block Plan	2413-P-101	Barefoot Architects	A3 @ 1:500
Existing Elevations	2413-P-050	Barefoot Architects	A3 @ 1:100
Existing Site Plan	2413-P-123	Barefoot Architects	A3 @ 1:100
Existing Plans	2413-P-126	Barefoot Architects	A3 @ 1:100
Proposed Block Plan	2413-P-110	Barefoot Architects	A3 @ 1:500
Proposed Site Plan	2413-P-125	Barefoot Architects	A3 @ 1:500
Proposed Plans	2413-P-124	Barefoot Architects	A3 @ 1:100
Proposed Ground Floor Plan	2413-P-120	Barefoot Architects	A3 @ 1:50
Proposed First Floor Plan	2413-P-121	Barefoot Architects	A3 @ 1:50
Proposed Second Floor plan	2413-P-122	Barefoot Architects	A3 @ 1:50
Proposed Roof Plan	2413-P-127	Barefoot Architects	A3 @ 1:50
Proposed Elevations	2413-P-153	Barefoot Architects	A3 @ 1:100
Proposed Front Elevation	2413-P-158	Barefoot Architects	A3 @ 1:100
Proposed Section	2413-P-154	Barefoot Architects	A3 @ 1:50
BNG Exemption	2413-P-130	Barefoot Architects	A3 @ 1:100

## 2. Site description and Context

**2.1** The application site relates to land to the side of 43 Ambleside Avenue, Southmead in north Bristol, which extends to approximately 0.03ha. The land this application relates to currently includes a wrap-around extension and lean to. The neighbouring / original property also previously had permission for a two-storey side extension, however this was never built out. The property includes an existing vehicular driveway. The site is bounded by fencing and brickwork and the topography of the site is predominately flat. The areas surrounding the site are predominately residential.

**2.2** Ambleside Avenue is situated within a sustainable location. The property is in close proximity to various shops, open green space, cafes, restaurants, leisure opportunities and other key local amenities such as Southmead and Henbury

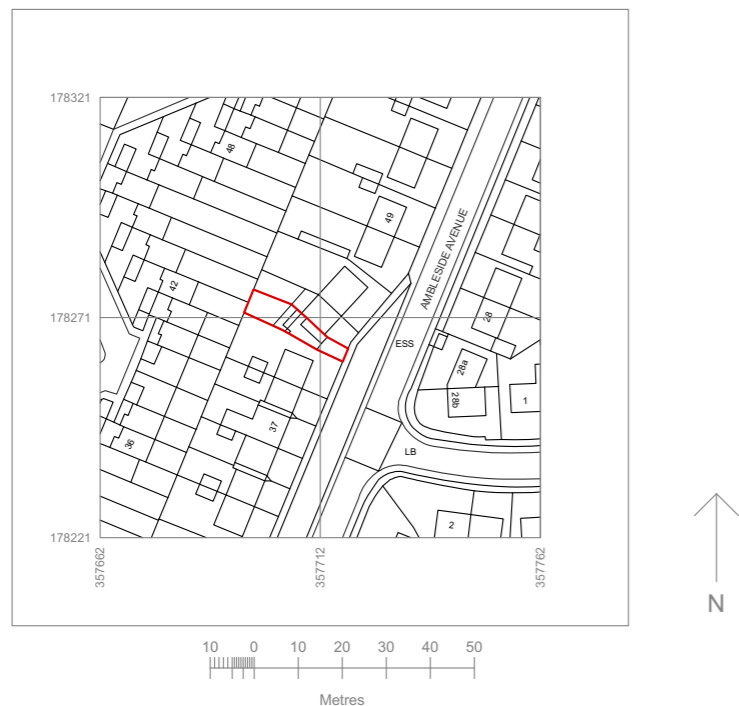
Family Practice and Southmead hospital. Furthermore, the site is approximately 550m from the local Aldi and Tesco Express on Greystoke Avenue to the east. There are well-performing local primary and secondary schools, located nearby (including Bristol Free School, Little Mead Primary Academy, Baddocks Wood Community Primary and Elmfield School for Deaf Children).

**2.3** The site is also within close proximity to a regular bus route link on Greystoke Avenue to Shirehampton, the City Centre and the surrounding local areas.

**2.4** Ambleside Avenue is subject to a 30mph speed limit, and the site already benefits from safe and adequate access onto the highway network. There is also adequate off-street parking in the area.

**2.5** The site is not situated within, or impacted by, any Areas of Outstanding Natural Beauty, Green Belt designations, nor a Conservation Area protecting special architectural character.

**2.6** As set out by the Environmental Agency flood mapping, the site is located within Flood Zone 1, and is therefore at a very low risk of flooding.



### 3. Planning History

**3.1** Table 3.1 sets out the planning history which directly relates to the application site.

**3.2** Whilst the above application was never built out, the proposed new house sits broadly in line with this approved application in terms of scale and massing.

**3.3** Table 3.3 sets out the recent planning history within the surrounding area which is considered relevant to this application.

**3.4** A recent proposal to deliver a three-bedroom, two storey house with bedroom in the roofspace at 37 Ullswater Road (19/05082/F) was refused at application stage and dismissed at appeal. The Council’s reasons for refusal in that case related to the proposal harm to the symmetry of the existing street scene, in part as this proposed a 6.6m wide property, attached to a 5.5m wide semi-detached house. This was deemed excessive and contributed to a ‘cramped overdevelopment’ which would appear ‘incongruous’ and harm the character and appearance of the area.

**3.5** A key difference between this application and the Ullswater proposal is the relationship with the neighbouring rear gardens; the new dwelling on Ullswater would substantially overlook an odd-shaped rear garden which would have an overbearing impact and result in a loss of sunlight which is not the case at the site adjacent to **43 Ambleside**.

**3.6** In contrast to the Ullswater proposal, a scheme on the side of 23 Gosforth Road which included the delivery of a two

storey, one bedroom house with accommodation in the loft space was approved in May 2019 (reference 19/01089/F). That design was presented as subservient to the host dwelling, being set back at the front and with a rear extension mirrored on the host.

**3.7** Consideration of the above applications has informed the proposed scheme on this site which has sought to deliver a new dwelling in keeping with the scale and materials of the local area which maintains suitable residential amenity for both the proposed and surrounding dwellings.

**3.8** Images submitted in the Design and Access Statement demonstrate that the proposals would not appear at all incongruous, nor overdeveloped in the context of the street scene. The character and appearance of the area would be unharmed.

table 3.1:

Application Number	Description	Decision
06/03449/H	2-Storey side extension	Granted (subject to conditions)
Date Validated: Wednesday 16 <sup>th</sup> August 2006		Decision date: Thursday 5 <sup>th</sup> October 2006

table 3.3:

Application Number	Address	Description	Decision
19/05082/F	37 Ullswater Road, Bristol, BS10 6DH	Proposed 2-Storey side extension to accommodate a 3 bed single dwelling house	REFUSED 4 <sup>th</sup> March 2020
19/01089/F	23 Gosforth Road, Bristol, BS10 6DN	Erection of a 2-Storey one bedroom house with accommodation in the attic on the land to side of the existing dwelling.	GRANTED (Subject to conditions) 16 <sup>th</sup> May 2019

## 4. Proposed Development

**4.1** The application seeks full planning permission for the construction of a 2.5 storey three-bedroom home on the land adjacent to 43 Ambleside Avenue, which is an existing semi detached house. The proposed dwelling incorporates a 300mm set back between the new first and second floor and the existing front facade of number 43 to ensure that the new house will be **visually subservient to the existing house.**

**4.2** As part of the proposal, the existing wrap-around side extension and lean to are proposed to be demolished to allow for the construction of this single dwelling, with the footprint to the side of the property largely following the footprint of the buildings to be demolished. Whilst the two-storey side extension previously permitted in October 2006 was never built out, the proposed new house sits broadly in line with this approved application in terms of scale and massing, and therefore should be deemed acceptable in planning terms.

**4.3** The proposed development has sought to create a high-quality living environment for future occupiers, including generous outdoor amenity space, and an improved internal layout over the previous consent for a 1 bedroom, 3 storey home.

**4.4** The new dwelling presents a modern addition that is sympathetic to the neighbouring and 'host' dwelling and also wider street scene. It will follow the existing building line on Ambleside Avenue and addresses the street frontage positively.

**4.5** There will be provision for 1 no. car parking space and

space for a secure covered bike store which will be provided to the front of the new house to accommodate two bikes. Furthermore, secure recycling stores will be provided to the front of the new house which are designed to accommodate 1 no. 240 litre wheelie bin with adjacent shelving for recyclable materials.

**4.6** This proposal includes an allowance for services/insulation between the existing gable end of number 43 and the proposed new house as well as a 3.5m rear 'extension'.

**4.7** Further details of the design of the proposed scheme are set out within the supporting Design and Access Statement.

## 5. Planning Policy Context and Assessment

**5.1** In this section of the Planning Statement, we refer to and provide an assessment of the proposal against the policies of the Framework and the Development Plan for Bristol City Council.

**5.2** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan covering the site comprises the adopted Bristol Core Strategy (2011) and the Bristol Site Allocations and Development Management Policies (2014).

National Planning Policy Framework (July 2021)

**5.3** A revised version of the Framework was published in July 2021, seeking to set in place a supportive approach to development, with the emphasis being on positive planning for economic growth based on sustainable development. The following Sections and Paragraphs are of relevance to this application.

**5.4** The Framework sets out the parameters that must be met in order for new development to be classified as sustainable, with the key principles noted throughout the document.

**5.5** Paragraph 2 of the Framework states: "Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The

National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements."

**5.6** Paragraph 47 states that: "Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise."

**5.7** With regards to the implementation of the Framework policies and the specific weight to be attached to development plan policies, paragraphs 212 to 217 provide guidance noting that plans may require reviewing to reflect policy changes within the Framework and this should be carried out expediently.

**5.8** Paragraph 8 sets out the three dimensions to sustainable development, which are:

**5.8.1.** "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;

**5.8.2.** 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

**5.8.3.** an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

**5.9** Paragraph 11 of the Framework sets out the following sustainable requirements for decision-taking:

**5.9.1.** "Approving development proposals that accord with an up-to-date development plan without delay; or

**5.9.2.** Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

**5.9.2.1.** The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

**5.9.2.2.** Any adverse impacts of doing so would



significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

#### Chapter 5 – Delivering a Sufficient Supply of Homes

**5.9** The Government’s clear aim of significantly boosting the supply of housing is set out in Chapter 5 of the Framework. Within this, Paragraph 67 makes clear that local planning authorities should use their evidence base to ensure their Local Plan meets the full, objectively assessed housing needs. In relation to the 5-year supply, it requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements, with an additional 5% to 20% buffer depending on past performance of delivery.

**5.10** Paragraph 69 sets out the merit of small to medium sites being brought forward, as they can often be built out quickly to meet the housing need. It also notes that in order to promote the development of a good mix of sites the Council should “support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.”

#### Chapter 11 – Making Effective Use of the Land

**5.11** This section of the Framework sets out how all decisions should promote the effective use of the land, whilst ensuring that suitable living conditions can be provided, and improve the environment within which it is situated.

#### Chapter 12 – Achieving Well-Designed Places

**5.12** The scheme, subject of this planning application, has been prepared in accordance with paragraph 130 and will be appropriate to the local area and of high-quality design. The Paragraph states the following:

Planning policies and decisions should ensure that developments:

- 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;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support

local facilities and transport networks; and

- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

Bristol Core Strategy (2011)

**5.13** Policy BCS3 states that social, economic and physical regeneration will be promoted in the Inner East and Northern Arc with the purpose of creating mixed, balanced and sustainable communities. In the Northern Arc the emphasis will be on:

- Encouraging higher density and mixed forms of development in the most accessible locations;
- Making more efficient use of under used land;
- Promoting improved access and linkages to neighbouring areas.

**5.14** With development to include the provision of around 3,000 new homes.

**5.15** Policy BCS5 states that the Core Strategy aims to deliver new homes within the built-up area to contribute towards accommodating a growing number of people and households in the city and states that development of new homes will primarily be on previously developed sites across the city. The policy again sets out the proposed delivery of 3,000 new homes within Bristol’s northern Arc, but also 4,200

new dwellings set to be delivered on small unidentified sites across the city.

**5.16** Policy BCS13 expects development to contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions through measures including high standards of energy efficiency and patterns of development which encourage walking, cycling and the use of public transport.

**5.17** Residential developments are required to provide sufficient space for everyday activities and to enable flexibility and adaptability by meeting appropriate space standards. The Council's Space Standards Practice Note is to be interpreted with reference to the Government's Nationally Described Space Standards, which the proposed scheme has been designed to achieve and which a future reserved matters application will clarify.

**5.18** Policy BS14 sets out how development in Bristol should "include measures to reduce carbon dioxide emissions from energy use in accordance with the following energy hierarchy:

5.18.1. Minimising energy requirements;

5.18.2. Incorporating renewable energy sources;

5.18.3. Incorporating low-carbon energy sources"

**5.19** Development will be expected to provide sufficient renewable energy generation which will result in the reduction

of carbon dioxide emissions from residual energy use in the buildings by at least 20%.

**5.20** Policy BCS15 relates to Sustainable Design and Construction which is integral to new development in Bristol. The policy sets out how developments should address various key issues including maximising energy efficiency and integrating the use of renewable and low-carbon energy, consideration of waste and recycling during construction, conserving water resources, allowing flexibility and adaptability in terms of layout and facilitating future refurbishment and retrofitting, and consideration of opportunities to incorporate measures which enhance the biodiversity. New development will be required to demonstrate as part of a Sustainability Statement how the above issues have been addressed.

**5.21** Policy BCS21 seeks to achieve quality design, with all new development expected to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness.

Site Allocations and Development Management Policies (2014)

**5.22** Policy DM1 states that the Council will take a positive approach: "that reflects the presumption in favour of sustainable development ... Bristol City Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the city".

**5.23** Policy DM23 stipulates that development should not give rise to unacceptable traffic conditions.

**5.24** Policy DM26 states that the design of development proposals will be expected to contribute towards local character and distinctiveness by:

5.24.1. Responding appropriately to and incorporating existing landforms, green infrastructure assets and historic assets and features; and

5.24.2. Respecting, building upon or restoring the local pattern and grain of development, including the historical development of the area; and

5.24.3. Responding appropriately to local patterns of movement and the scale, character and function of streets and public spaces; and

5.24.4. Retaining, enhancing and creating important views into, out of and through the site; and

5.24.5. Making appropriate use of landmarks and focal features, and preserving or enhancing the setting of existing landmarks and focal features; and

5.24.6. Responding appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and setbacks from the street, skylines and roofscapes; and

5.24.7. Reflecting locally characteristic architectural styles, rhythms, patterns, features and themes taking account of their scale and proportion; and

5.24.8. viii. Reflecting the predominant materials, colours, textures, landscape treatments and boundary treatments in the area.

**5.25** Policy DM27 expresses that the layout, form, pattern and arrangement of streets and buildings should contribute towards to creation of quality urban space and that the height, scale and massing of development should be appropriate to the immediate context, site constraints, character of adjoining streets and spaces. Development should provide a coherent, interconnected and integrated built form that relates to its immediate context.

Bristol's Urban Living SPD

**5.26** This SPD refers to the need to optimise density through sensitive urban infill schemes, informed by a clear understanding of context. The SPD includes a series of questions to consider when designing a scheme to optimise the space, raise design quality and deliver high quality homes.

## 6. Planning Considerations

**6.1** This section provides our reasoned justification for the delivery of this sustainable proposal.

### Principle of Development

**6.2** The property is located within a predominantly residential area and falls within Bristol's Northern Arc, which as set out in Policy BCS3 is a priority focus for development. The policy looks to encourage a more efficient use of land and higher density development in the most accessible locations.

**6.3** The proposed dwelling would largely follow the footprint of the host dwellings existing wrap around extension and lean to (to be demolished) and broadly sits in line with the previously approved two storey extension (not built) in terms of scale and massing, as well as the consent for a new dwelling.

**6.4** The proposed intensification of the residential use on site does support the delivery of Policy BCS3 and Policy BCS21 as this new dwelling would represent an efficient use of land which falls within an area that is predominately residential in character. The site is also in close proximity to a wide range of local amenities and benefits from good links to public transport.

**6.5** Paragraph 69 of the Framework notes the merit of small to medium sites being brought forward, as they can often be built out quickly to meet the housing need. It also notes that in order to promote the development of a good

mix of sites Councils should "support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes."

**6.6** We also understand Bristol is currently unable to demonstrate a five-year supply of deliverable housing sites and as a result of the last housing delivery test are required to deliver a buffer of sites for 20% more homes than are needed to meet their five-year target. Whilst modest this small windfall site, will contribute towards this housing target in a sustainable, residential location.

**6.7** Policy BCS18 refers to the provision of a mix of housing types and tenures. The proposed dwelling will include 3-bedrooms arranged over 2.5 floors, with the internal design looking to make the most efficient use of space.

**6.8** Whilst the Southmead ward overall does have a large number of houses as opposed to flats and a significant number of 3-bedroom properties, as acknowledged within an Officers delegated report granting an application for two 3-bedroom properties on Southmead Road (21/00306/F), the addition of a further 3-bedroom property cannot be considered harmful to the mix, as the impact would be limited. The Case Officer goes on to state that "the wider benefit the additional housing brings and that is required in terms of the need to supply new homes as per the objectives of the NPPF is welcomed". There is an ongoing citywide need for new homes in Bristol and this proposed development would make a positive contribution towards the housing supply.

**6.9** Policy BCS21 aims to ensure that all new development in Bristol achieves high standards of urban design. Policies DM26-28 require development to contribute to the character of an area through its layout, form, public realm and building design.

**6.10** The proposed development is in keeping with the character of the surrounding area, taking its design cues from the 'host' dwelling, existing wrap around extension (to be demolished), and the surrounding area. The roof pitch, materials and detailing also reflect the properties within this location such that there will be no demonstrable harm to the character of the area or street scene when viewed in context at street level from a range of key views.

**6.11** The site has a reasonable depth to allow for a new dwelling to be delivered alongside no. 43 without significant adverse impacts on the amenity of either the new dwelling or its neighbouring properties. Furthermore, the solar orientation entails that it will not overshadow neighbouring dwellings, nor give rise to any harmful overlooking, or overbearing.

**6.12** The proposed dwelling would be subservient to the host dwelling, presenting a modern addition that is sympathetic to the host and wider street scene. It will follow the existing building line on Ambleside Avenue and address the street frontage.

**6.13** The elevations supporting this application demonstrate the proposed brick appearance of the new house. The ground

floor front elevation of the proposed dwelling is designed with brick to match the overwhelming sense of material use on houses on the street. The property is designed with a ridge height to mirror the neighbouring homes extension and has a narrower elevation than the existing house. The rhythm of the street has a number of homes positioned in comparative proximity to one another thereby Preserving Residential Amenity and character.

**6.14** Policy BCS15 relates to Sustainable Design and Construction which is integral to new development in Bristol. This application is supported by a detailed Sustainability and Energy report (submitted alongside this application), which sets out the proposed measures to ensure sustainable design features are integrated into the development and the development meets the requirement to reduce CO2 emissions as set out in BCS14 and referenced in para 6.27 of this Statement.

**6.15** Policy BCS18 sets out that residential development should provide sufficient space for everyday activities and to enable flexibility and adaptability by meeting appropriate space standards. In relation to future occupiers' amenity, the proposed development would meet the nationally described space standards providing adequate living and storage space; further details are provided in the Design and Access Statement. It is considered that this application represents a significant improvement in respect of this policy over the previously consented scheme.

**6.16** Policy BCS21 states that new development should

safeguard the amenity of existing development and create a high-quality environment for future occupiers. Buildings should be adaptable to changing social, technological, economic, and environmental conditions. As experienced by many during the recent national lockdown, the need to provide a range of house types, scales and forms of accommodation is acute.

**6.17** The proposed dwelling will provide a high-quality living space including significant natural light, ventilation, and space to allow for home working, and generous outdoor garden space with bike storage. These will be provided without change to the host / neighbouring building, which will retain a good quality level of garden space that has already been enclosed by a close boarded fence, and is fully in keeping with its neighbours.

**6.18** Given the existing residential nature of the surrounding area it is considered that the small scale proposed development would not lead to any unacceptable increase in noise and disturbance. The construction period would also not be significant enough to result in harm to residential amenity.

**6.19** It is considered that the proposed development would create a high-quality living environment for future occupiers, including generous outdoor amenity space. The proposed development would not result in any unacceptable impacts upon residential amenity and is considered to accord with policies BCS15, BCS18 and BCS21. Transport and Highways Impacts.

**6.20** Policy BCS10 states that development should be designed and located to ensure the provision of safe streets. Development should create places and streets where traffic and other activities are integrated and where buildings, spaces and the needs of people shape the area.

**6.21** Policy DM23 states that development should not give rise to unacceptable traffic conditions and will be expected to provide safe and adequate access onto the highway network. With regard to parking, the policy states that this must be safe, secure, accessible and usable.

**6.22** As Bristol City Council has recently made changes to encourage more and safer cycling across the city, such travel is becoming increasingly accessible. The application site is within a sustainable location, within close proximity of a bus route link on Greystoke Avenue which provides access to neighbouring district centres, and is within close walking distance of local services, amenities and publicly accessible green spaces. A secure covered bike store will be provided to the front of the new house to accommodate two bikes in line with the Councils requirements.

**6.23** The scheme also proposes 1no. parking space for the proposed new house. Alterations to the dropped curb will NOT be required for this as it has already been completed by the previous owner of this site.

**6.24** There is sufficient space for both a parked car, a clear pedestrian route and planting and bin store to the front of each house.

**6.25** Secure bin stores will be provided to the front of the new house. The store has been designed to accommodate 1no. 240 litre wheelie bin with adjacent shelving for recyclables.

#### Sustainable Design and Construction

**6.26** Policy BCS14 sets out that development in Bristol should include measures to reduce CO<sub>2</sub> emissions from energy use by minimising energy requirements, incorporating renewable energy sources and low-energy carbon sources. Development will be expected to provide sufficient renewable energy generation to reduce CO<sub>2</sub> emissions from residual energy use in buildings by at least 20%.

**6.27** As shown in the supporting Energy and Sustainability Statement, the proposal meets the requirements of both the National Planning Policy Guidelines and Local Plan Policy BCS14. This has been demonstrated by modelling the proposed dwelling in Sketchup and providing calculated figures for the predicted energy demand, CO<sub>2</sub> emissions, the reduced energy demand and CO<sub>2</sub> emissions after renewables. As shown, assessing the proposed development with low carbon technologies, such as Solar PV Panels, provides a saving of 755 CO<sub>2</sub> tonnes/year was achieved, equating to a 67.17% decrease in CO<sub>2</sub> beyond the baseline emissions. This has been supported through the installation of an air source heat pump and photovoltaic panels.

**6.28** Policy BCS15 sets out that sustainable design and construction should be integral to new development in Bristol. Consideration of energy efficiency, recycling, flood

adaptation, material consumption and biodiversity has been considered as part of the sustainability and energy statement.

**6.29** As set out in the Design and Access Statement, the design has taken a fabric first approach which maximises the performance of the embedded building materials, followed only then using additional building services systems. The use of natural, renewable materials, such as timber frame proves effective in reducing the environmental impact of the construction of this new dwelling.

**6.30** The client has chosen a system supplying underfloor heating and a low temperature radiator system, ASHP system, hot water will be supplied via a well-insulated hot water cylinder to low use faucets. Low energy lights will be fitted throughout, and the development will use low SFP extract fans to the kitchen and bathrooms.

## 7. The Planning Balance

**7.1** The application site is located within an existing residential area situated in the Northern Arc of Bristol. The proposal will make an efficient use of land through the addition of a small scale three-bedroom dwelling, sympathetic and subservient to the surrounding dwellings.

**7.2** The contribution of a modest dwelling in this location will make a valuable addition to the variety of local housing supply, contributing to the overall delivery of housing within Bristol. As highlighted in Paragraph 69 of the Framework Councils should “support the development of windfall sites through their policies and decisions – **giving great weight** to the benefits of using suitable sites within existing settlements for homes.”

**7.3** The proposal provides internal and external living space that is compliant with the nationally described space standards, and which gives flexibility for home working. The site is sustainably located for access to local shops, leisure facilities, education, health services and public green space and will also deliver a highly efficient living space.

**7.4** It is considered that the proposed dwelling represents a sustainable form of development that fully accords with the development plan, including the policies of the Framework and Bristol’s Core Strategy and as such we respectfully request that the Council actively engages with the applicant, and approves this scheme.

## 8. Contact Details

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