GARAGE AT REAR OF 115 HAMPTON ROAD, BRISTOL
CHANGE OF USE TO **COMMERCIAL OFFICE: USE CLASS E (g)**

DESIGN, ACCESS AND HERITAGE STATEMENT

prepared on behalf of

Penlane Ltd
by

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[redacted]

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The existing detached, single garage at 115 Hampton Road is to the rear of the property. It has vehicle access from Auburn Road and pedestrian access from the rear garden of the house.

The garage is no longer in used for a car, but one corner of the building contains a cycle store for the tenants of the house. The rest of the building is used as a store.

The owner and applicant, Penlane Ltd, is a property management company. It owns and lets a number of residential properties throughout the Clifton and Redland areas of Bristol. The company employs a small maintenance team who require a convenient office/maintenance base for administration, tool storage and as a welfare facility. They currently have no such local operational base from which to service properties.

Therefore Penlane Ltd seek permission for a Change of Use for the part of the garage (which is not a cycle store to) to commercial office use, Use Class E(g). The Planning Statement gives evidence that there are no suitable premises to rent in the area, therefore the use of the garage as an operational base is proposed.

The property is not Listed, but it is in the Whiteladies Road Conservation Area.

This Design, Access and Heritage Statement explains how the proposed development:

1. Is a suitable response to the site and its setting

2. Is adequately accessed by prospective users

3. Does not harm the conservation area

The level of detail is proportionate to the complexity of this application.

How the proposed development is a suitable response to the site and its setting

The proposed development has a positive impact on the host house, in that the cycle store is significantly improved. The existing basic cycle store provision is replaced by cycle storage which complies with Bristol Trasport Development Management Guide to Cycle Parking (2022). The proposed development also has a positive impact on Auburn Road. The appearance will be almost the same, except the aging timber up-and-over garage door will be replaced by a new timber double door, and timber clad side panel. The new timber door assembly will be similar to a garage door in overall appearance.

How the proposed development is adequately accessed by prospective users

Vehicle access from Auburn Road is changed to a pedestrian access which removes the safety issue of cars backing out into the road. A separate Transport Report assesses the issues of transport and access in greater detail. Access to the cycle store is widened from a single to a double door which makes using the cycle store much easier.

How the proposed development does not harm the conservation area

There are minimal physical changes to the existing building, so there is negligible impact on the visual appearance of the building. The changes which can be seen from the public realm are the replacement of the garage door, as noted above, and the installation of two conservation rooflights. The door in the South side of the building from the garden, which is changed from a single door to a double door, is not visible from the highway. Non of these changes to the external appearance of the building harm the conservation area. The small-scale, 'back lane' feel of the East side of Auburn Road is not changed.