



SIMON COOPER DESIGN
IDEAS | DESIGN | VISUALISATION

Number 1 Clyde Road. BS6 6RL
Replacement of Dilapidated Extension &
Covered Walkway With New

Design Access / Heritage Statement December 2020

1.0 Introduction

Simon Cooper Design is acting on behalf of Mr & Mrs Kendall of Number 1 Clyde Road, Redland, BS6 6RL, in the design and submission of a householder planning & demolition application in a conservation area. This is for the removal of an older outdated dilapidated single skin extension at the rear of their property and the removal of a corrugated plastic lined timber framed covered side walkway replacing them both with much improved structures that both enhance, upgrade, and protect the building.

The purpose of this statement is to outline the key design considerations behind the scheme / proposal and should be read in conjunction with the submitted documents, details and the existing site photographs which are enclosed with this application. The scheme was designed based on permitted development guidelines and neighbours have been consulted with amendments made for them to fully back the proposed scheme. The property is however in a conservation area and advice was sort from Bristol City Planning and a householder application with demolition in a conservation area was suggested by the department as the best way to obtain a suitable way forward and to move on with the build as soon as possible.

The submission's drawings & documents comprise of the following information:

L_OS_001	–	OS Plan	A4 @ 1:1250
N1CR_EE_BE_001	–	Existing Ground Floor Plan & Elevations	A1 @ 1:50
N1CR_PE_BE_001	–	Proposed Ground Floor Plan & Elevations	A1 @ 1:50
L_DAHSD_001	–	Design Access / Heritage Statement	A4 @ NTS

2.0 Site and surroundings

Number 1 Clyde Road is in Redland and is a mid to late Victorian (circa 1870) semi-detached dwelling. It sits at the beginning of Clyde Road and close to the junction of Hampton Road, with its principal bay elevation facing Clyde Road.

The principal street elevation consists of coursed rubble stone, with bath stone jambs and detailing. The windows are painted timber sashes, and the side and rear walls of the house are rendered and painted. The link from the front of the house to the rear is an old, corrugated plastic lined roof and timber framed side covered walkway with the rear of the property having a single skin extension (circa 1960) attached to the main building. The main roof of the property is pitched and is clad in concrete interlocking tiles.

The proposal is driven mainly by the dilapidated state of covered side walkway and the outdated, dilapidated and energy deficient rear extension. Water ingress is happening in various places and the need to replace and update the tired existing structures is overdue. There are three main elements to this proposal. They are:

1. Remove and replace the existing extension with a modern / updated contemporary energy efficient replacement.
2. Remove and replace plastic roof covered walkway with new and replace roof above entrance porch.
3. Repaint the rear and side elevation of the house to change over from the current magnolia coloured paint to a soft dove grey.

3.0 Reasons for replacement

The side walkway is a failing structure. It exhibits widespread damp that appears to be causing problems for the main building and its substructures. Mould and moss have penetrated some of the plastic roof coverings and the roof timbers have started to rot. Left untreated further damage will be caused by the natural

elements and it could possibly become dangerous due to its current state. The damp and water ingress has also started to damage the stone porch area and badly repaired flat roof above this area. This urgently needs attention before more damage is accrued.

The current extension which was added in and around the late 1960's has an old deteriorating felt flat roof and was constructed of single skin masonry. It is damp, feels cold and is definitely not at the level that would satisfy current building regulations. There are also signs of mould and water ingress and in its current condition does not create a healthy environment or support a respectable habitable space to live or exist in. My clients have realised that something must be done now to prevent further ingress of water and to protect the main building from the natural elements and to improve their home.

4.0 Proposal & Solution

It is proposed that the failing side covered walkway structure be replaced with a solid / properly roofed replacement structure making it watertight and protecting the building from the natural elements. It will not change dramatically in size if at all and will be roofed in zinc cladding with the addition of Velux rooflights to help bring natural light the corridor below. The area above the entrance porch which has a damaged flat roof will be re-roofed in zinc below the parapet line, any damaged stonework will be repaired / re-painted, and an additional roof light will be added to let natural light down into the entrance area.

The current extension will be taken down and replaced with a more contemporary structure bringing it up to a current level of building regulations, energy conservation and it will also help bring additional much needed natural light into this area of the property where it is lacking. The building has been designed using permitted development guidelines and is in fact slightly smaller in depth than the existing structure it replaces. The new structure uses modern building materials like many of the modern extensions of today, but we feel the contrast and the style will work very well and juxtaposed against the original property. The client has no intentions of any over development to their property and the design has replaced like for like sizes where possible and added new materials where needed to enhance the lifestyle of the inhabitants thus enabling, enhancing, and protecting the life of the older building for many years.

This statement is to be read in conjunction with the drawings, documents and photographs which form part of this application.