



**117a and 117b High Street
Portishead
Bristol**

Proposed Rear Extension and General Alterations

**Heritage Assessment
November 2020**

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1.0 Introduction

This Heritage Statement supports a planning application for the erection of a single storey rear extension, to a recently completed two-bedroom dwelling known as 117b High Street, Portishead, together with some additional minor alterations within the property curtilage as listed below:

- Installation of external lighting to gatehouse
- Erection of stone wall
- Installation of oak fascia over doors
- Erection of timber fence
- Installation of satellite dish
- Installation of TV aerial
- Solar panels and velux reconfiguration
- Internal layout alterations
- Installation of black iron guttering

The site is located within an area off the main high street, accessed via a private road to the side of 117 High Street Portishead. Numbers 117a and 117b were completed as part of a development involving the conversion of three redundant structures to two residential dwellings and gatehouse.

This report has been produced to provide a detailed assessment of the likely impact on nearby structures within the vicinity of the proposed extension and above-named alterations. The report also considers all other built heritage assets potentially affected by the proposed allocation. This report is based on information and material available at the time of writing and is intended to inform and support documents relating to the planning application. It is not intended to be submitted as a standalone assessment.

This report addresses the requirements of the National Planning Policy Framework (NPPF) which require the applicant to explain the significance of the particular heritage assets likely to be affected by development and demonstrate the impact that development proposals will have upon that significance.

The current national policy system identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

The NPPF defines a heritage asset as: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets. The NPPF is clear that the significance of heritage assets can arise from their archaeological, architectural, artistic or historic interest.

When considering the development, consideration of the benefit of the proposal should be weighed against any impact, particularly where the perceived impact is not substantial. NPPF Paragraph 200 states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

2.0 Context

117a and 117b High Street are located to the rear of No. 117, and is part of a site listed by virtue of association with No.117 High Street, which was listed at Grade II in August 1981. The properties were originally within the curtilage of No. 117, but has since been split into separate ownership.

This site was the subject of a recent successful planning application for conversion and alteration. This application resulted in the creation of two residential dwellings and access gatehouse. The dwellings have now been completed and have been signed-off by building control inspectors. These new dwellings have retained most of their agricultural appearance with windows, doors etc added as necessary.

117a and 117b High Street are predominately stone-faced buildings, with individual timber details. Having been in a state of disrepair, the completed works are deemed to be of benefit to the structures, whose condition would no doubt have worsened with time.

The site is within the Court Farm conservation area.

To the east of the property are the playing fields of St. Peter's Primary School, to the south a courtyard and parking, to the west is No.117 High Street (listed as the Farmhouse) and adjacent to the north is a Funeral Director's.

A section of the site remains vacant, but has been granted planning approval for a new two-bedroomed dwelling.

3.0 Designations

As noted above, the buildings are listed by association from being within the curtilage of the former farmhouse, No.117 High Street, Portishead. The application site is also within the Court Farm Conservation Area.

The listing reference for the farmhouse is: 1291033

Listing extract:

“Dated 1700. Traditional low farm house in painted rubble. Double Roman tiled roof. Two storeys. Five windows; ground floor 3-light, first floor 2-light with wooden mullions. Gabled dormer to north end with datestone.”

117b High Street is now separated from the original curtilage of the former farmhouse, and is not designated separately.

4.0 The Site

4.1 Existing and Former Uses

The site has changed significantly most notably through the split in ownership of the site and the development of an adjacent car park to the south. The cartographic evidence shows the gradual expansion of the town and a useful insight into the development of the application site.

The 1740 map of Portishead shows the site was only occupied by the farmhouse, which is dated 1700 and this remains the case on the 1840 enclosures map.

The first map on which the property is depicted is the first edition OS map of 1888. The map shows the layout of the former farm yard and that the ancillary buildings were originally more extensive than is the case today with a further range, which would now be located on the adjacent school playground.

The yard which contains the structures now known as 117a and 117b High Street, was formerly sub-divided into a number of smaller pens/yards however most of these walls have been lost.

The former tractor shed (now entrance gateway to the settlement) is shown on the 1888 OS map. By 1904, there had been some changes to the yard, including the erection of a large barn to the east of the tractor Shed, which itself had been extended along its eastern side and which appears to have been replaced on a similar footprint to the existing timber frame and tin lean-to.

The 1921 OS map shows the only significant change to the immediate location was the expansion of the school to the south of the application site. Although not part of the application site, the OS maps also show what appears to have been a regulated water course along the northern and eastern boundaries of the orchard to the east, the source of which may have been the pond at Court Farm opposite.

By the 1920s this water channel appears to have been largely infilled.

Today the application site has been physically separated from the farmhouse by the erection of a close boarded fencing, although it shares an access off the High Street.

The most significant change has however taken place since the 1960s when Portishead developed and expanded. The character of the surrounding landscape is now defined by mixed development and as such is more akin to a semi-urban townscape rather rural farmstead.

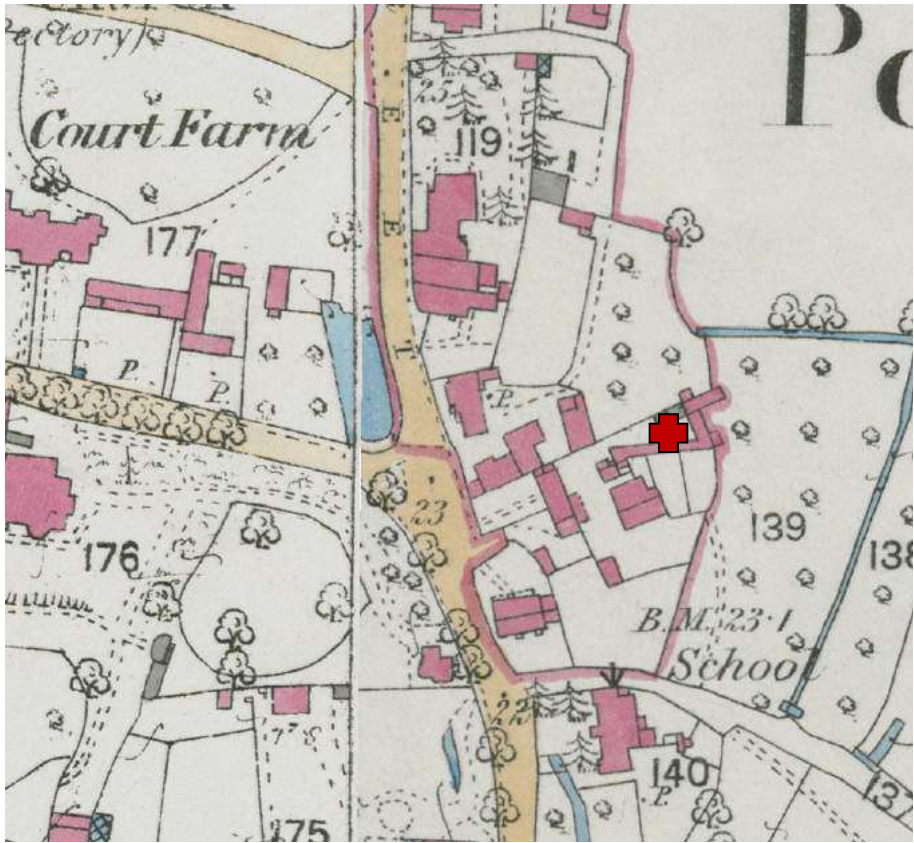
The former barn, being the closest structure to the proposed development area, is built in local pennant stone with clay single Roman roof tiles. The barn sits around 9.5m to the north-west of the proposed development.

117a is a former barn, and 117b is a former Milking Shed, constructed using local pennant stone with clay pan tile roofs, the buildings particularly 117b High Street have undergone substantial alteration from when first constructed. Many of the original openings have been modified and infilled with brick or timber.

Map extracts are included below tracking the development progress of the site, as available for this area. In each map extract, a cross has been added to identify the approximate proposed location of 117a and 117b High Street.



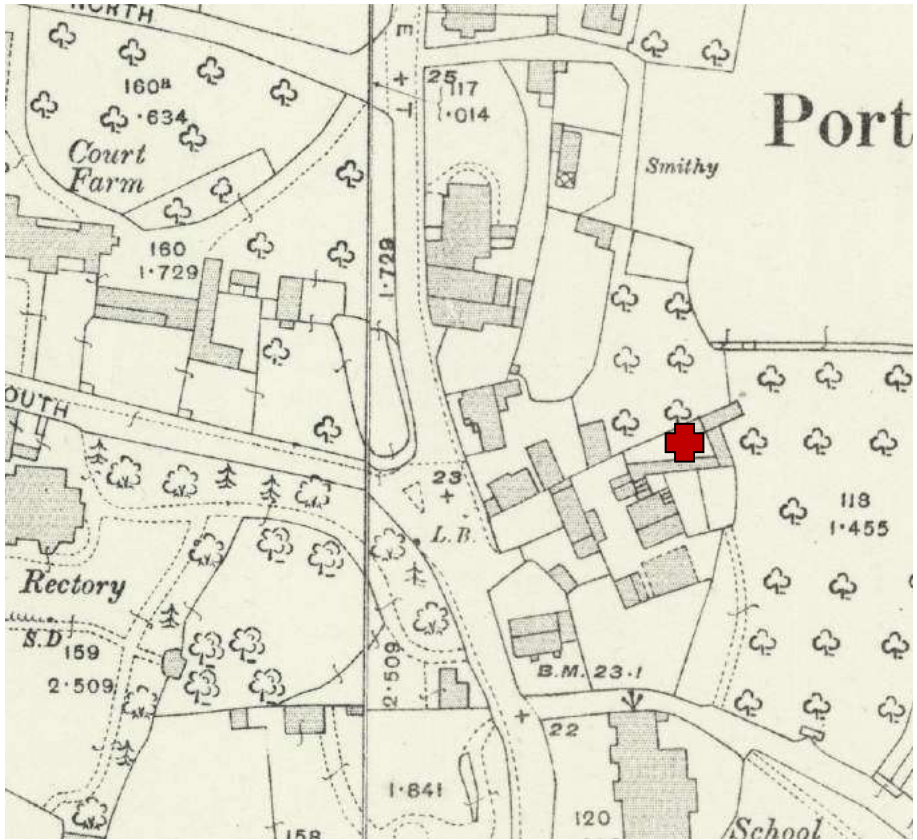
Map extract (not to scale) circa 1840



Map extract (not to scale) circa 1888



Map extract (not to scale) circa 1904



Map extract (not to scale) circa 1921

The two later map extracts show the presence of a structure adjacent to the former tractor shed and barn. No detail exists to indicate what this structure was used for or how it looked.

4.2 Proposed extension and alterations

It is proposed to construct the proposed extension to the north of the dwelling, adjacent to the funeral director's premises. The extension will be single storey with a low-level roof which will not be visible from the front of the dwelling.

The extension will provide valuable area that will aid the successful usage of the former milking shed as a dwelling. Whilst it has been possible to successfully convert the existing building, the narrow form will be enhanced by the addition.

With materials utilised from spoil within the overall site, particularly excess pennant stone, the aim is for the new extension to blend into the existing structure.

To ensure the existing building remains dominant, the extension will sit below the existing roofline to the rear of the building.

The associated alterations listed are minor by virtue and are considered necessary to enhance, protect and compliment the converted buildings to prolong their successful usage.

4.3 Schedule of works:

- Extension to existing building

Existing walls and recently re-formed roof to be dismantled and set aside for reuse where indicated in the attached plans. New insulated cavity walls comprising dense block internal skin and random stone rubble exterior face to be constructed over a 1m deep concrete mass concrete foundation. Internal floor to be 150mm hardcore base with sand blinding and membrane, with 100mm reinforced concrete slab over. 100mm insulation to be laid over the slab and finished with 75mm screed or timber floating floor. Roof construction to be grey GRP roof finish over a timber joist structure. Fascias and rainwater goods to black cast iron to match the existing building.

- Installation of external lighting to gatehouse

Supply cabling to be face fixed, with no continuous chasing into stonework. Light fittings to be fitted to exterior of stone wall using bracket supplied with suitably sized screws drilled and plugged into stone surface.

- Erection of stone wall

Excavation and footing to be in accordance with good practice for soil type. Wall to comprise concrete block core with stone facing to match adjacent buildings

- Installation of oak fascia over doors

Untreated oak beam to be screw-fixed into treated timber bearer fitted to web of structural steel beam. Screws to be black stainless-steel square-head coach screws. Top of beam to be fitted with code 4 lead, sealed beneath stone opening with black coloured mastic

- Erection of timber fence

Timber fence to be 100x100mm timber posts with horizontal rails and vertical timber palisades to match existing. Timber fence to be free-standing and not fixed to the existing building

- Installation of satellite dish

Satellite dish to be proprietary item with galvanised arm and bracket fixed to exterior of stone wall using bracket supplied with suitably sized screws drilled and plugged into stone surface.

- Installation of TV aerial

Television aerial to be proprietary item with galvanised arm and bracket fixed to exterior of stone wall using bracket supplied with suitably sized screws drilled and plugged into stone surface.

- Solar panels and velux reconfiguration

Solar panels are existing on site. Reconfiguration of installation to comprise the same materials and manner of fixing as previously approved

- Internal layout alterations

Layout alterations to 117b High Street to comprise removal and/or repositioning of newly installed timber stud partitioning fitted to newly installed floor and internal roof treatment, with no fixings to historic fabric. Reinstatement of openings to form approved store area to comprise re-use of salvaged random rubble reconstructed with a lime-based mortar to match adjacent existing

- Installation of black iron guttering

Black 100mm diameter cast iron guttering to be fixed to timber fascia using proprietary brackets and black stainless steel screws

5.0 Proposed Materials to extension

It is proposed to complete the extension exterior with random pennant stone rubble from within the site as far as possible, and to incorporate the existing rear boundary wall into the structure. The roof will be flat, finished in grey membrane to ensure the addition remains subservient in terms of mass and appearance. Windows, doors, external timberwork and rainwater goods will all be selected to match existing.

6.0 Assessment and Statement of Significance

It is clear that the buildings are of interest, however, the architectural significance of the setting has been compromised by the division of the curtilage from the former farmhouse, together with the level of alteration through the site and erection of modern structures close to the area and creation of car parking areas to the south.

The significance of the former milking shed is minimal compared with the adjacent former barn. 117b High Street provides little architectural interest with any architectural detailing being modest and of little value.

The assessment of the site has shown the primary significance is now within the built form and the visible contribution the building has with the surrounding town. The relationship the former milking shed had with the farmhouse has been weakened due to the division of ownership.

As part of a collection of buildings, the site has been somewhat compromised by the changes to the wider landscape and surrounding buildings.

The proposed extension and listed alterations would provide a greatly beneficial enhancement to the dwellings, with no detriment to the adjacent buildings including the farmhouse. The extension in particular will not be visible to any buildings adjacent or nearby.

7.0 Conclusion

This report sets out a series of key issues that are important considerations in assessing the scheme. The key findings include the following:

- The former farmhouse site has been crudely divided due to a separation of ownership and this has had an obvious impact upon the setting and the relationship of the ancillary outbuildings to the farmhouse, including the former milking shed.
- The alterations recently undertaken will help to preserve the character of the site and its contribution to the wider conservation area.
- The scheme looks to add value to the dwelling through the addition of a subservient and proportionate section of beneficial accommodation.

The listed alterations and minor enhancements that will ultimately benefit the usage and protection of the buildings.