

## Heritage Statement

38 Wellington Park, Clifton, BS8 2UW



Our clients property is a semi-detached house with render finish, situated on Wellington Park.

The proposal is to demolish the existing lean-to at the front of the property so that a porch can be erected, the widening of the vehicular access at the front and the erection of a single storey side extension, in keeping with the construction of the rest of the dwelling. This will greatly improve the living space and layout for the current residents who have recently purchased the property.

The property is in need of improvement and modernisation and these proposals will greatly improve the front and side façade, from its current state of disrepair.

This is a resubmission of application 20/02653/H which was granted on the 21 August 20, however our clients now wish to slightly increase the size of the porch and were advised to submit another application by the case officer, Sam Brown.

The property is located within the Whiteladies Road Conservation Area, where the residential dwellings are generally set back behind medium to large size individual front gardens. The property is to the west of Whiteladies Road and is in an area of domestic residences.

Due to the location within a conservation area, the design has endeavoured to enhance the character and setting of the area, as stated in Core Strategy policy BCS22.

We have reflected the predominant materials currently used on the property within the design, and the proposed porch and extension are in keeping with the existing and surrounding buildings.

In respect of the design and impact in the character and appearance of the proposal, it meets the relevant policies within Bristol City Councils Site Allocations and Development Management Policies.

**DM26:** Local character and distinctiveness

**DM30:** Alterations to existing buildings

**DM31:** Heritage Assets

The design, form and proposed materials of the extension compliment the original dwelling and respond appropriately to the local scale and character of its surroundings and therefore will not affect the setting of the Conservation Area. Due to the density of the urban area the proposals are not visible or will have a detrimental effect on any public viewpoints or neighbouring properties.

No trees will be removed or harmed as a result of the proposal and is designed in accordance with Part II (Conservation Areas) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

There will be no adverse impact to the character or appearance of the property, or the surrounding areas.

It is therefore believed that the proposal does not have a significant impact on the Heritage Asset.