

DESIGN & HERITAGE STATEMENT

First floor flat

21 Downleaze

Sneyd Park, Bristol, BS9 1LU

This document should be read in conjunction with the following drawings:

- 1020-009 - Site Location Plan
- 1020-007 - Ground Floor Plan
- 1020-001 - First Floor Plan
- 1020-008 - Alterations Plan
- 1020-002 - Proposed Plan
- 1020-005 - Sections As Existing
- 1020-006 - Sections As Proposed

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1. INTRODUCTION

21 downleaze is one of a pair of semi detached houses designed by Henry Dare Bryan c.1891 and listed grade II which was subdivided into 3 flats in the 1970s.

This application is for minor alterations and improvements to the first floor flat, and involves alteration to non-original elements installed as part of the properties conversion to flats circa 1972 (Planning reference 72/04697/U_U). None of the original architectural features present within the application property are to be altered or removed and moreover, there are no external alterations proposed as part of this application.

This statement has been carried out to Level 3 as described in "Understanding Historic Buildings - A Guide to Good Recording Practice" published by Historic England.

2. PHOTOGRAPHS



Fig 1 - Front door for First Floor Flat, 21 Downleaze (Both the wall and doorway are a non-original feature).



Fig 2 - Front Door of First Floor Flat, 21 Downleaze to be relocated to the wall to its right.



Fig 3 and 4 - Front doorways for top floor flat and ground floor flat (both doorways are a non original feature and were added in the 1970s conversion).



Fig 5 - View of ground floor flat door immediately below the proposed location of the first floor relocated door.



Fig 6 - Internal hallway of First Floor Flat showing non-original stud wall at end of hall.



Fig 7 - False ceiling covering up original coving that was added in the 1970s conversion within the internal hallway. Proposed plans will not impact on the corincing.



Fig 8 : View of bedroom inside first floor flat. The walls to the left and rear of the photograph and doorway were built in the 1970s. The coving and skirting was also added in the 1970s conversion. It is proposed to build a new stud wall here to form the new entrance lobby.

3. ORIGINAL LAYOUT OF BUILDING AND ALTERATIONS MADE IN 1970s CONVERSION

The following images are taken from the planning application to turn the original building into three self-contained flats in 1972 . The full application can be viewed in the archives at Bristol City Council. Ref. No: 72/04697/U_U

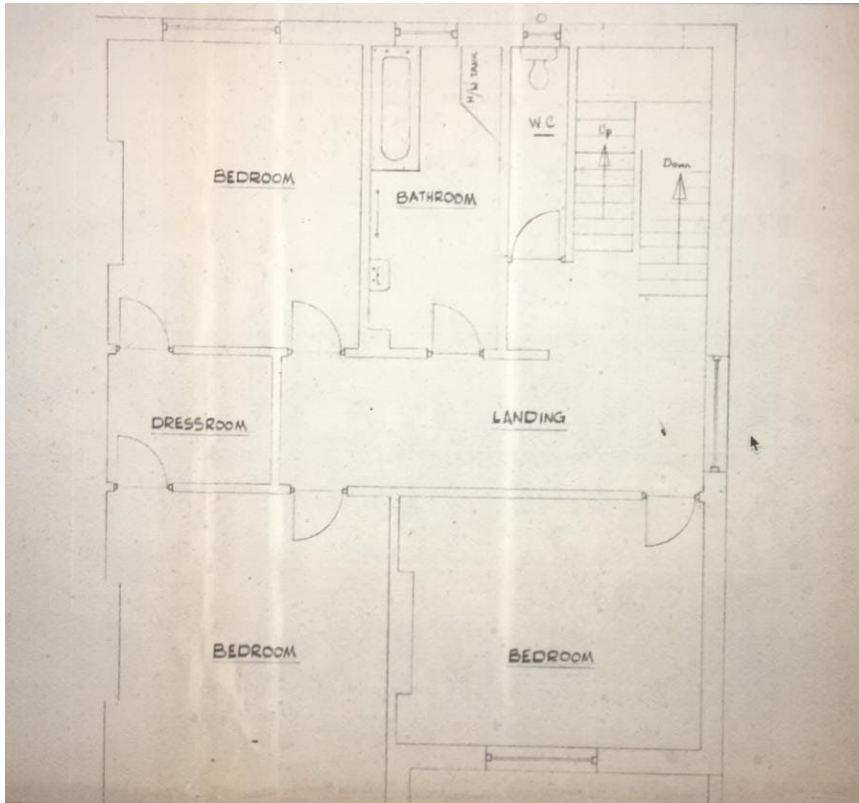


Fig 9 - Shows original layout of first floor of 21 Downleaze. The proposed new entranceway is where the original entrance to the W.C was located. As can be seen from the plans there was no original partition located on the landing between the landing and communal staircase, and no partition within the landing itself.

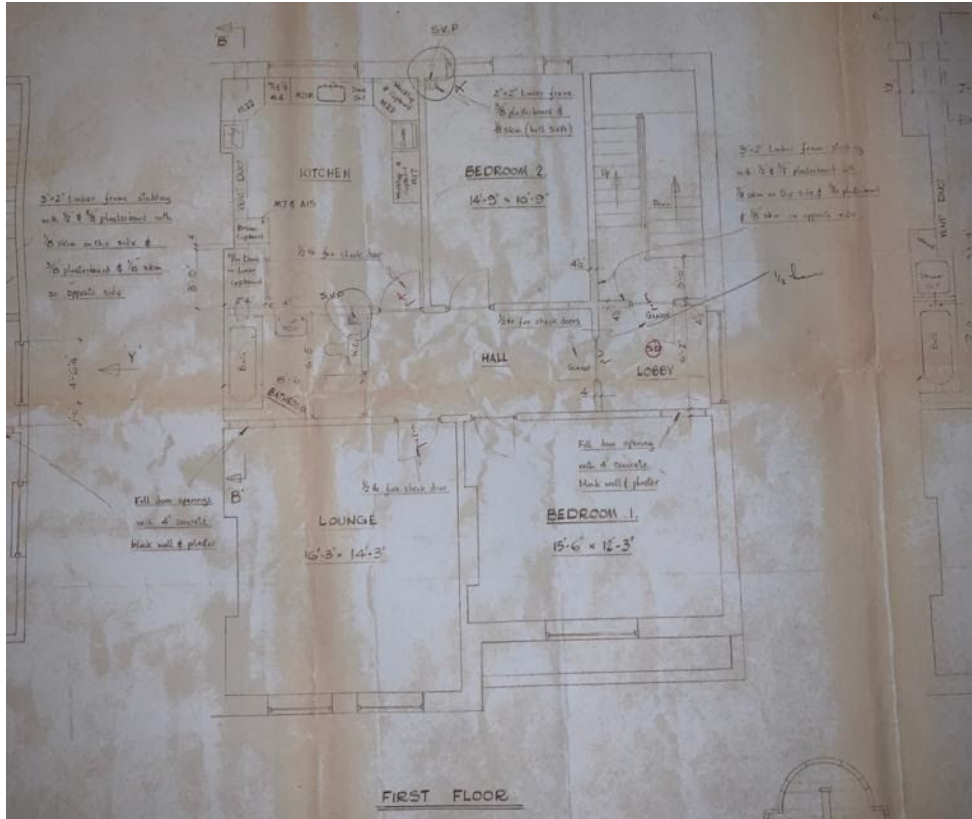


Fig 10 - Shows planned layout of the first floor into a self contained flat. The plans show where the new partition wall was added between hall and the lobby, and the new wall and doorway added between the lobby and the communal staircase. The plans also show where the original entrance way into the W.C was blocked off in the conversion.

4. AUDIT OF ARCHITECTURAL FABRIC

	Current status	Proposed plans
Entrance Lobby to Flat 21	<p>Skirting - non original skirting added in 1970s, painted.</p> <p>Cornicing - original cornicing runs both lengths of hallway, however a large section nearest the window was broken in 1970s conversion and covered by a false plaster ceiling.</p> <p>Architraves - non original painted 1970s timber.</p> <p>Flooring: acrylic carpet</p> <p>Rose - none.</p> <p>Door - non original pressed hardboard 6 panel, painted.</p> <p>Walls - painted wallpaper over plaster. External wall and southern walls are original, Remaining walls are 1970s stud walls</p>	<p>Skirting - maintain existing skirting. Match existing skirting in the new partition wall and where doorway is filled in.</p> <p>Cornicing - maintain all original cornicing.</p> <p>Architraves - removal of 1970s Architraves</p> <p>Flooring: engineered oak floor</p> <p>Rose - none.</p> <p>Door - infill flat entrance door, new door to internal hallway</p> <p>Walls - All original walls to be kept. Stud wall to be moved further into flat. Entrance door to be infilled</p>
Bedroom (and location of new entranceway)	<p>Skirting - non original skirting added in 1970s, painted.</p> <p>Cornicing - non original cornicing added in 1970s painted.</p> <p>Architraves - non original painted 1970s timber.</p> <p>Flooring: acrylic carpet</p> <p>Rose - none.</p> <p>Door - non original pressed hardboard 6 panel, painted.</p>	<p>Skirting - keep existing skirting. Any new skirting to match existing</p> <p>Cornicing - keep existing cornicing. Any new cornicing to match existing</p> <p>Architraves - keep all existing architraves. New entrance door architrave to match existing entrance door architrave. Other new doorways to match existing internal architraves.</p> <p>Flooring: mix of wool carpet</p>

	<p>Walls - Original walls with wallpaper and painted. One section is non-original stud wall with plasterboard.</p>	<p>and engineered oak flooring.</p> <p>Rose - none.</p> <p>Door - Add new front door in keeping with heritage of building (6 panelled victorian style). Keep existing internal door.</p> <p>Walls - all original walls to be kept and re-painted. Non-original stud wall with plasterboard to be partially removed to make way for new entranceway. New stud wall and plasterboard to be added to create partition between bedroom and new lobby.</p>
<p>Communal hallway</p>	<p>Skirting - non original skirting added in 1970s, painted.</p> <p>Cornicing - some original cornicing has been kept within the hallway although large sections are missing.</p> <p>Architraves - non original painted 1970s timber.</p> <p>Flooring: acrylic carpet</p> <p>Rose - none.</p> <p>Door - non original pressed hardboard 6 panel, painted.</p> <p>Walls - Mix of original walls and new stud partition walls added in 1970s.</p>	<p>Skirting - all repairs to skirting to match existing</p> <p>Cornicing - cornicing will not be impacted by the works.</p> <p>Architraves - new architrave will match existing.</p> <p>Flooring: acrylic carpet to be kept.</p> <p>Rose - none.</p> <p>Door - new door to be added. 6 panel door in victorian style in keeping with the heritage of the building.</p> <p>Walls - repairs to walls to be made to match existing. No original walls will be impacted by plans.</p>

5. STATEMENT OF SIGNIFICANCE

The National Planning Policy Framework (NPPF) requires the significance of any heritage asset affected by proposals to be described including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

The definition of significance is: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage assets physical presence but also from its setting.

The significance of built heritage assets are defined as follows:

Exceptional significance: architecture of the very highest national (and international) significance.

High significance: original features that contribute to the historical and architectural interest of the heritage assets; or non-original features that are of sufficiently high quality that they maintain a high degree of architectural or historic interest.

Moderate significance: original features which contribute to the historical and architectural interest of the heritage asset, but which are not in themselves (or as a group) of particular importance; or non-original features which contribute to maintaining the overall architectural or historic interest of the asset.

Low significance: features, original or later, which make a minor contribution to the historic and architectural interest of the asset.

Neutral: features of little or no interest, which do not contribute positively to the historic and architectural interest of the asset. This can include original fabric where this is of minimal special interest and is located in an area that has undergone notable change.

Detracts: features that obscure or detract from the significance of the heritage asset.

An assessment of the archaeological significance or potential of the site has not been undertaken owing to their being no proposed excavation on site.

The building is listed grade II and in a conservation area.

Assessment

Plan Form

The first floor originally comprised five rooms and a landing off the main staircase. These rooms were accessed after turning perpendicular at first floor level following its flight straight on from the ground floor entrance, toward the side of the building. More recently, the property has been subdivided to form three self-contained flats, one residing on each level.

As part of the sub-division of the property, the first floor flat, subject to this application for listed building consent, experienced reconfiguration in order to separate it from the communal hallway.

The original wall between the WC and bathroom was removed to create one large room, and the original entrance onto the communal staircase was blocked off with a timber stud partition.

A stud partition was added between the communal staircase and the landing along with a new entranceway into the self contained flat. A second stud partition was added to create a 'lobby'. A false ceiling was introduced in the 'lobby' area.

The proposal seeks to alter these non-original stud walls including:

- Relocating the main entrance way so that it leads into one of the original entrances to the first floor and blocking off the existing entranceway.
- Relocating the stud wall between the lobby and the hall to create a larger space. This space will become a new room after the relocation of the existing entrance door.
- The addition of a stud wall within the bedroom will create a new entrance lobby. A new door will be added to the stud wall to access the bedroom and the existing door into the internal hall will be kept.

The proposal does not seek to alter those elements that constitute the original heritage asset in any way, only seeking to enhance them further, providing a better flat in both organization, facilities and providing the 'upgrade' it greatly needs.

Exterior

No alterations are proposed for the exterior.

English Heritage's Conservation Principles Policies & Guidance defines the heritage value of a place using a number of different criteria as follows.

Evidential Value

Evidential value derives from the potential of a place to yield evidence about past human activity.

The building has been subdivided from a single dwelling into self-contained flats and the alterations to the partitions have not previously and do not propose to cause any harm to the heritage asset.

Historical Value

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

The external appearance and architectural intention of the building will not be affected in any way.

Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

The architectural features have been assessed and recorded in the attached Audit of Architectural Fabric. The previous conversion has removed or concealed elements of the historic fabric. This proposal seeks no further concealment or detriment to the heritage asset.

Communal Value

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

As the building is occupied by private flats it has little communal value but the impact of the external appearance on the area is maintained.

Conclusion

It is considered that the minor alterations and improvements to this flat will not affect any items of heritage significance and only alter those more recently introduced, non-original elements comprising stud walls and false ceilings.

6. DESCRIPTION OF PROPOSED WORKS

It is proposed to carry out a general improvement and upgrading to the flat as follows:

Entrance Lobby:

- Move stud wall to create larger room
- Block existing entranceway to communal hallway to form new room.
- Remove false ceiling.
- Existing cornice to be carefully protected. No fixings into cornice.
- All new skirting and corning to match existing.

Bedroom:

- Add a partition wall to create a new lobby.
- All new skirting and corning to match existing.
- Existing area of bedroom is 12m² which will be reduced to 9m² in the new arrangement

Communal hallway:

- Replace existing front door into the flat with high quality 6 panel door in keeping with the heritage of the building.
- All new skirting and corning to match existing

7. CONCLUSION

The proposed works have been carefully considered and designed. The level of the detail provided in the application is proportionate to the importance of the listed building and sufficient to understand the potential impact of the proposals on its significance.

The proposals will not cause any harm to the heritage asset. They will, in fact, sustain and enhance the significance of the heritage asset through careful removal and reconfiguration of previously installed, non-original elements.

The proposals comply with both National and Local Policy and are anticipated to receive a positive response.