

**Heritage, Design and Access Statement for Extension to
2 Frome Place, Stapleton, BS16 1DJ
1 February 2021**



Introduction

The two storey cottage is located within the Stapleton and Frome Valley Conservation Area of Bristol in a cul-de sac off Broom Hill which connects with Blackerry Hill via the Frome Valley.

The row of cottages on Frome Place were built pre 1880 , the original shop at the end of the terrace was demolished post 1965 for road widening and No 2 is located at the Broom Hill end of terrace. Buttrressing walls on the end gable remain from the demolition works.

The two storey cottages on the cul de sac are constructed from thick random stone walls exposed on the front elevations ; Nos 4 to 7 have yellow and red brickwork detailing around windows and front door. Nos 2&3 have a projecting masonry canopy detail over windows and the front door. Roofs are tiled.

The rear elevations have been rendered. Windows are a mixture of pvcU and timber.

The original cottage had two rooms at first floor and two at ground floor with a single storey out house now re -purposed as a kitchen. The other cottages in the terrace have been extended onto the gardens to increase the limited floor space to meet modern standards.

Design

The proposed extension to provide a dining area in the cottage is a simple infill between the side of the kitchen lean-to at No 2 and the existing single storey rear extension at No 3.

The new floor level in the extension has been raised to accommodate the existing underground drainage pipes serving the terrace and a flat roof is proposed over the small extension in order to keep the roof profile below the ridge line of the existing kitchen roof.

The new works will not be visible from the side elevation facing Broom Hill. The front of the house will not be altered in any way and the character of the conservation area will be preserved.

The materials used in the proposed extension are chosen to match the existing rear elevation and to be sympathetic to the existing cottage.

Access

The extension allows the opening up of the ground floor kitchen and to provide a dining area not currently available to the owners thus improving the sustainable use of the dwelling.

Summary

The proposal would improve the existing cottage for the current applicant and prepare it for a further lease of life by improving living spaces and accessibility, extending its potential for sustainable use with minimum adverse impact on surrounding properties and the wider area. Alterations have been designed sympathetically to enhance the existing property without adversely affecting the conservation area.



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