

**66 Malvern Road  
St George,  
Bristol**

Heritage Statement

FEB 2021

## **Introduction**

The bottom of garden of the property sits adjacent to the Northern boundary of the Avon Valley Conservation Area which is delineated by the stone wall of the Avon View cemetery along Beaufort road where it falls to the river beyond Crews Hole road

The Avon Valley Conservation Area consists of land abutting the River Avon from New Brislington Bridge at the Netham up to Foxes Wood encompassing the Brislington House Estate.

## **Site Description**

The site currently forms part of a development within the St George area initially created circa 1930's. The property is a semi detached house with a 100' garden to the rear

## **Surrounding Area**

The site sits adjacent to an area that was historically a model 18<sup>th</sup> century settlement with many historical attributes and examples of industry of that time that included coal mining, quarrying and lead mining activities during the 18<sup>th</sup> and 19<sup>th</sup> centuries, footpaths from Troopers Hill and local railway lines took raw materials to the river Avon and the industrial hub of Bristol city centre and beyond

The local building styles are predominately two storey residential, semi-detached and detached dwellings dating from around the 1880's to the present day with external envelopes consisting of a facing brick, render & stone appearance with concrete, pantilled and slate roofs.

## **Site Constraints**

The site is located in Malvern Road, St George an East Bristol Suburb

The rear elevation cannot be viewed from the road, thus preserving the existing street scene

The proposed development will be constructed from the existing ground floor it will not compromise existing overlooking of any residential development in the vicinity.

## **The Proposal**

The proposal consists of a small ground floor side and rear extension that replaces a disproportionate addition to the kitchen and dated square bay, it will utilise

materials chosen to match the existing house and existing properties in the locality, with its design being subservient to the original building and sympathetic to the character of the conservation area, whilst still maintaining a large garden so that the charm of the estate will be maintained. The proposed garden room living area will allow the occupants unparalleled views to their landscaped garden and Avon Valley Estate. Using these materials and designs that include a low level roof, the scheme will sit well within the area whilst at the same time being sympathetic to surrounding vernacular and preserving and enhancing the character of the Conservation area that sits at the bottom of the garden