

# **HERITAGE STATEMENT**

## **PROPOSED REFURBISHMENT AND REPAIRS**

AT

Double Cottage  
Nos 4 & 5 Blaise Hamlet  
Hallen Road  
Henbury  
Bristol  
BS10 7QY

National Trust  
Gloucestershire and Somerset  
Unit 3, The Hubbard Wing  
Pill Road, Abbots Leigh  
Bristol, BS8 3RJ

# HERITAGE STATEMENT

## INTRODUCTION

This Heritage Statement is in support of the application submitted by the National Trust for Listed Building Consent to carry out refurbishment and repair work at Double Cottage, 4-5 Blaise Hamlet, Hallens Road, Henbury, Bristol, BS10 7QY.

Paragraph 128 of the National Planning Policy Framework states that planning applications associated with heritage assets should be supported by a description of the significance of the assets concerned. Similarly, English Heritage's Conservation Principles requires that proposals for alterations to a heritage asset, should be supported by sufficient information to allow assessment of any impacts on the significance of the heritage asset. This Heritage Statement draws together information regarding the history of Blaise Hamlet, provides an assessment of its significance and offers an evaluation of the impacts associated with the proposed project on the heritage values of the site.

This document takes into account online guidance provided by Bristol City Council relating to Bristol's Heritage and in particular 'Our Inherited City – Bristol Heritage Framework 2015 – 2018' and guidance on Heritage Statements 'Our Inherited City – Heritage Statement Guidance 2020 and The Bristol Development Framework Core Strategy, Section 4 Policy BCS22 – Conservation and the Historic Environment.

<https://www.bristol.gov.uk/documents/20182/0/Our+Inherited+City+-+Bristol+Heritage+Framework/d429a15b-ce0f-4048-92a0-da30a9ba9536>

<https://www.bristol.gov.uk/documents/20182/239165/Heritage+statement+guidance+2020.pdf/d04b00f8-7a34-620d-eb17-29c77157b660>

[https://www.bristol.gov.uk/documents/20182/34540/Core%20Strategy%20WEB%20PDF%20\(low%20res%20with%20links\)\\_0.pdf/f350d129-d39c-4d48-9451-1f84713a0ed8](https://www.bristol.gov.uk/documents/20182/34540/Core%20Strategy%20WEB%20PDF%20(low%20res%20with%20links)_0.pdf/f350d129-d39c-4d48-9451-1f84713a0ed8)

## UNDERSTANDING THE HERITAGE ASSET

This section of the document indicates which parts of the property are designated heritage assets, then sets out an overview of the site's historical development and provides an assessment of the site's heritage values.

### ADDRESS OF PROPERTY

Double Cottage (4-5) Blaise Hamlet, Hallen Road, Henbury, Bristol, BS10 7QY.

Grid Reference ST 55946 78866



## DESIGNATIONS AND HISTORIC ENVIRONMENT RECORD (HER)

The following designations apply to 4-5 Blaise Hamlet:-

- **The National Heritage List for England**
  - Grade 1 Listed. Name: BLAISE HAMLET, DOUBLE COTTAGE List Entry Number: 1202260
- **Historic England**
  - Monument Number 198213. BLAISE HAMLET GROUP
  - Monument Number 1086904. PICTURESQUE VILLAGE GREEN AT BLAISE HAMLET
  - Monument Number 1086900. LANDSCAPE GARDENS AND LANDSCAPE PARK TO BLAISE CASTLE
- **National Trust**
  - NT HB SMR number 111653. 4-5 BLAISE HAMLET
- **Parks and Gardens UK**
  - Blaise Hamlet City of Bristol

## HISTORIC DEVELOPMENT OF BLAISE HAMLET

John Scandrett Harford, A Bristol Banker, purchased the Blaise Castle Estate in 1789. In April 1807 for £6.00 he added "All that close piece or Parcel of Land called Greens containing by Estimation Six Acres situate, lying and being in the Parish of Henbury" upon which Blaise Hamlet was to be built. It was unusual in-being a detached, virgin site with an idiosyncratic layout (Nash had recommended Harford to have the cottages in "a retired spot and not in a row") unlike 18<sup>th</sup> Century picturesque estate cottages such as Milton Abbas. However, in both cases the Landlord and Tenants continue to be housed according to their station.

The first recorded entry in Harford's expenses for the design of the cottages is made in 1810. The cottages were built in 1811-12. Nash himself pegged out the site and designed several of the cottages. The plans were drawn up and the construction supervised by George Stanley Repton (Hmphrey Repton's son). There was also possibly a local consultant architect, one Jason Foster, who is mentioned in Harford's accounts in 1812. Names of some of the likely craftsmen etc. are recorded in Harford's rough cash book of 1812 (John Dunn for measuring, James Hoare for plumbing, Benjamin Ford, carpenter, James Tillett for stone tiles, Hutchins & Co. for bricks. William Lee, who built another cottage on the Blaise Estate, may have acted as Mason).



Map of Blaise Hamlet

Immediate influences for the Blaise Hamlet cottages were likely to have been Loudon's Treatise of 1806 and Price's writings which are reflected in the porches and trees of the hamlet. It was unusual at this date for cottages to have their own Privys, Ovens and Coppers. The lean-tos, porches, wash-houses, loggias, etc. are the common characteristic features of the place and were a deliberate device to add to the picturesque effect. There was much vigorous improvisation actually, on site.

Another characteristic feature, the massive chimneys with specially made moulded bricks, were likewise not included in Repton's first set of drawings. These were first mentioned in a letter to Harford dated 9th August 1810 and were Nash's idea.

The perfection of Blaise Hamlet is that it is a painterly concept that actually works. Nash's brilliance is that visual and community cohesion is reached yet the cottages are irregularly set and generously spaced. The cottages border a green and are all of rubblestone, with a little brick. The porches and dormers are built to a common scale. The picturesque variety lies in the diversity of ornamental brick stacks and window types.

## DESCRIPTION OF THE PROPERTY

4-5 Blaise Hamlet comprises a 2 storey 3 bay cottage and is of traditional construction with solid coursed rubblestone walls set under a series of pitched and hipped roofs covered with stone tiles and pantiles. There are two three-shafted ornamental brick stacks rising from coursed stone flues with dogs tooth detailing below capping oversailing course and fitted with ochre colour clay chimney pots. External joinery is predominantly painted timber with painted timber doors and single glazed casement windows.

Internally the property is set over 2 floors with Dining Room, Sitting Room; Kitchen and Hallway on the ground floor with stairs in the Hallway rising to the first floor comprising landing with access to the 3 bedrooms and the bathroom. On the ground floor to the rear and accessed from outside there is a cloakroom and store.

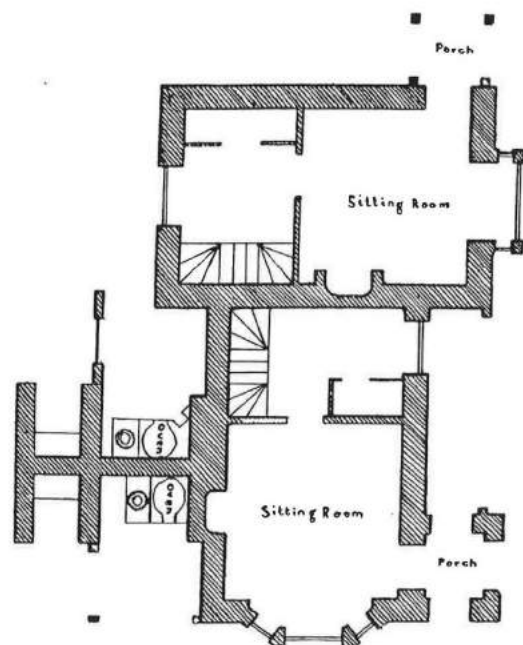


## HISTORIC DEVELOPMENT OF 4-5 BLAISE HAMLET

1811

4/5 Blaise Hamlet, Henbury

Taken from 'Nine Lithographic Views of Blaise Hamlet' c.1826



DOUBLE COTTAGE

The property was built about 1811 as two cottages - Omega and Pond although referred to as Double Cottage. An original plan by Repton showed a different arrangement of the staircases and service areas including a pantry to No. 5 which was never built.

The final arrangement shows two similar units of a large living room/ kitchen with stairs at the opposite end from the entrance. The service areas are back to back, built onto the north-west wall of No. 4. Despite the thoughtful provision of a separate privy/ bake/ wash house, there were no intercommunicating doors. The only access was through the front door which must have proved inconvenient in inclement weather.

It is not clear when the little loggia at the back on No. 4 was built up and a fuel store added, but some care has evidently been taken to match the rubblestone work and windows.



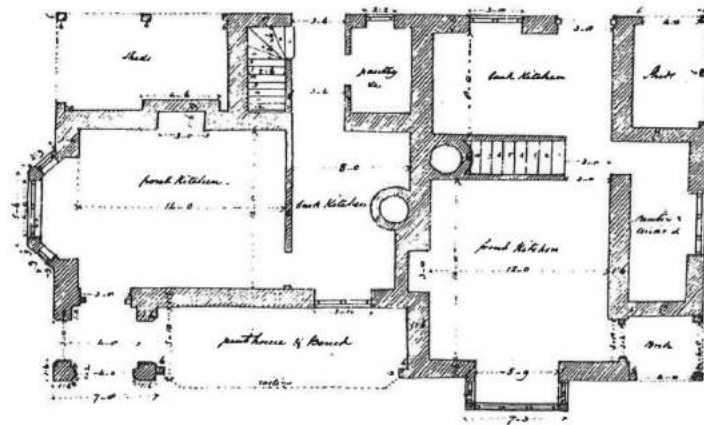


Plate 38. Blaise Hamlet, Double Cottage: a plan from the *Pavilion Notebook*. It differs from the dwellings as built in the placing of stairs, the arrangement of offices and by the presence of a pantry behind the north porch.

*100/ The Pantry is not in the Cottage the same as  
there is in the present cottage in this book!*



*Elevation to the South.*

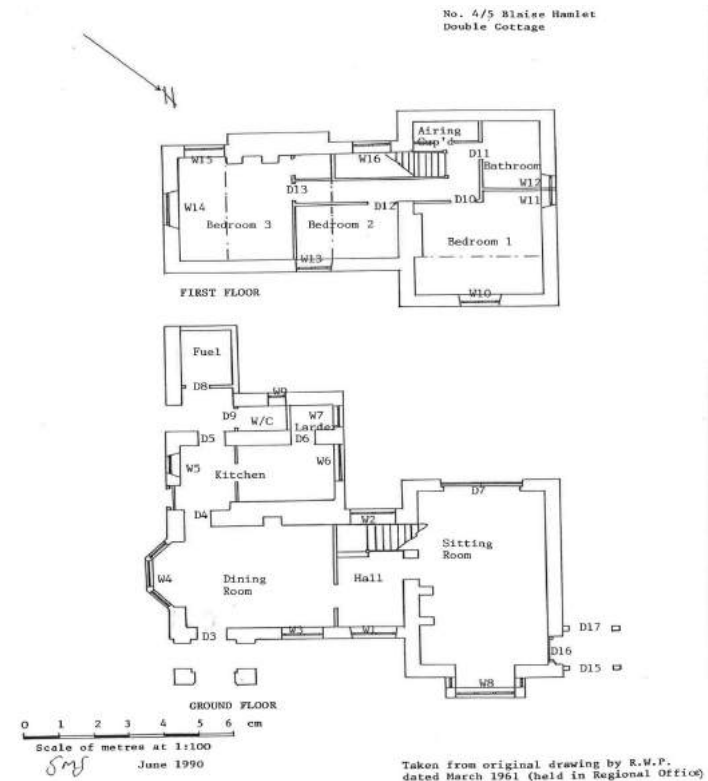
Plate 39. Blaise Hamlet, Double Cottage: an elevation from the *Pavilion Notebook*. Apart from lacking its decorative chimneys, the drawing is very close to the cottage as built. The south porch has a finial. A bay window has been omitted.

Taken from 'John Nash & the Village Picturesque' by Nigel Temple

## 1961 ALTERATIONS

The property was converted into one residence in 1961 by forming a passageway beside the fireplace of No. 5. The original staircases were removed and a new one put in roughly between the partitions of the old ones. It appears that the interior of the property was 'heavily modernised' with very few original features visible today.

Further works have been undertaken to the property since with the installation of modern kitchen and sanitary fittings and modern fire surrounds with the one in the Sitting Room thought to date to the 1980's.



Current Plan and Layout of the Property

## PROPOSED WORKS AND IMPACT ASSESSMENTS

The property has been vacant since 2019. While in reasonably good condition, the property is now starting to show signs of wear and tear and the property is in need of refurbishment and modernisation, with little work having been done for a good number of years. In its current form and condition the property fails to meet the minimum requirements of the MEES Regulations and as such cannot be re-let in its current condition. The proposed work are for the general refurbishment and modernisation of the property to include the broad elements of work set out below:-

### DESCRIPTION OF PROPOSED WORK

The proposed work comprises of the following elements:

#### 1. External Repair and Redecoration:

Impact Assessment – **Low**

The proposed programme of external repair will consist of the following main items of work:-

- a. General repointing and repairs to chimney stacks – The ornate brick and stone chimney stacks are a key feature of the property. The brick / stone and pointing to the stacks is starting to deteriorate with weathering to the brick and stone. The proposed works will see the chimney stacks fully scaffolded to enable a full inspection of the structures followed by localised repairs and repointing. The stacks have also been subject to movement with a significant lean to the stacks to the west side of the roof. This movement was subject to a Structural Engineers inspection and report in 2011 and again in 2013. While movement appears to be static the proposed work will allow for closer inspection of the structures.



View of the central chimney stacks showing twist to the brickwork and weathered pointing.



View of the rear chimney stack showing the significant lean to the brick section of the stack.

- b. Re-felt and battening to the rear roof slope – The rear roof slopes are covered in clay Pantiles which are showing signs of age with cracked and weathered tiles. Part of the roof has previously been stripped and the tiles reinstated on a modern breather membrane, which is starting to break down with holes visible in the membrane. There is no roofing membrane under the Pantiles to the rear hipped section of the roof and daylight is visible around the roof tiles from within the roof space. The hip externally has been previously replaced with a mortar capping which is not in keeping with the character of the building. The proposed work will see the entire rear roof slope stripped and re-felted and battened and the existing clay Pantiles reinstated. Reclaimed ridge tiles will be reinstated to the hip to replace the mortar capping.



View of the rear hipped roof showing the mortar capping to the hip.



View of the rear hipped roof from inside the roof space showing lack of felt to the underside of the roof tiles.

- c. General repairs to roofs to replace missing or damaged tiles and repointing of ridges. There are a number of missing, cracked and weathered stone tiles to the front and side roofs slopes. The proposed work will see these replaced or repaired and made good. There has been some water ingress around the dormer windows to the front and side elevations and further exploratory works and repairs will be undertaken locally in these areas to ensure that the roof is wind and watertight.
- d. General repairs to rainwater goods including replacing missing or damaged sections of gutters / downpipes. The existing gutters and downpipes are generally suffering from a lack of maintenance with leaking joints and weathered and peeling paintwork, there are some sections of missing gutters and a number of brackets are either missing or are broken. The proposed works will see the guttered and downpipes generally repaired and overhauled. Missing and broken sections of gutter and downpipe will be replaced in cast iron to match the existing.

- e. General repairs to fascias and bargeboards and other external joinery prior to decoration. The exterior of the property has not been decorated for a good number of years and as such the external joinery is starting to suffer with some fairly significant areas of decay, in-particular to the bargeboard around the Dovecote to the front elevation. The proposed works will see a programme of joinery repairs to replace or repair sections of damaged woodwork. Repairs will be kept to a minimum to preserve as much as the original fabric as possible.



Decay to the bargeboard and timber forming the Dovecote.



Weathered and peeling paintwork to the window to the front dormer.

- f. General repairs to windows and doors externally prior to decoration. As with other external joinery the windows and doors externally are suffering from a lack of maintenance with weathered and peeling paintwork and decay to the timber. The proposed works will see a programme of timber repairs prior to redecoration.



- g. General repointing and repairs to external walls. Whilst the external walls are in generally good condition there are some areas of weathered and eroded pointing and some previous repairs have been undertaken using inappropriate cement-based mortars which is now causing damage to the softer stone. The proposed works will see a programme of careful external repointing using an appropriate lime-based mortar to match the colour and texture of the original mortar. Areas of hard cement-based mortar pointing will be carefully removed and repointed in lime.
- h. Full external redecoration. The property has not been decorated for a number of years and the painted surfaces are now in a poor state of repair with weathered and peeling paintwork. The lack of regular redecoration and maintenance has also lead to decay to the timber joinery. The proposed works will see a full programme of external redecoration to match the existing colours.

The proposed programme of external repair and redecoration is considered to be of **Low Impact**. The lack of repair and maintenance over recent years has had a significant impact on the property which is now in need urgent repair and maintenance. The lack of repair is also now starting to detract from the visual appearance of the building both individually and within the wider setting of the rest of Blaise Hamlet and will only help to preserve this important heritage asset. Not undertaking the proposed works will have a far greater impact and the scope and extent of repairs are therefore considered to be in proportion.

- 2. **Replacement of kitchen and bathroom facilities:** The current kitchen and bathroom facilities are dated and showing signs of age and wear and tear, and it is intended to replace the kitchen and bathroom fittings.

#### **Impact Assessment – Low**

The replacement of the existing kitchen and bathroom fittings is considered to have a **Low Impact** and will not affect the historic value of the property. No alteration to the existing structure or layout of the building is proposed and wherever possible all plumbing and waist pipework will follow existing service routes to avoid the need to form new opening in wall and partitions and through the floor structures.

3. **Fitting of secondary glazing:** The windows are currently single glazed and offer little in the way of thermal performance. To improve the thermal comfort it is intended to install secondary glazing to all of the windows in the property.

**Impact Assessment – Low**

The installation of the new secondary glazing is considered to have a generally **Low Impact**. Secondary glazing has been installed in a number of the other Cottages at Blaise Hamlet. The new secondary glazing units will have a white powder coated profile frame which will be screwed to the reveals, sill and head of the existing window opening. The frames will be designed to sit discretely behind the frame of the existing timber windows so as not to be seen from the outside so will not distract from the historic value or external appearance of the property.

4. **Upgrade of heating:** The property is currently heated by means of elderly night storage heaters which are old and inefficient. It is intended to replace these with modern Dimplex Quantum electric heaters which are more efficient to run.

**Impact Assessment – Low**

The installation of the new heating system is considered to have a **Low Impact**. The new heaters will be installed in the same location as the existing heaters and will utilise existing cable runs to avoid disturbance to the historic fabric of the building. The installation of more efficient means of heating will help to combat some of the issues with damp and condensation which are partly attributable to the current heating being ineffective and expensive to run.

5. **Replacement of modern glazed internal doors:** The internal doors between the Hallway and Sitting Room and the Hallway and the Dining Room are modern hollow core glazed doors. These are not particularly in keeping with the property and it is proposed to replace these doors with framed ledged and braced doors.

**Impact Assessment – Low**



6. **Removal of fireplaces in the Sitting Room and Dining Room:** Open fireplaces are retained in the Sitting Room and the Dining Room. The open fire in the Sitting Room has a tiled hearth with a circa 1980's faux stone tile surround and mantel shelf which is totally out of character with the property. The open fire in the Dining Room is probably slightly earlier circa 1960's and has a reconstituted stone surround and glazed tile hearth. The recent change in legislation to smokeless fuels has made open fuel appliances such as this undesirable and the burning of solid fuels on an open appliance such as this presents a health and safety risk to both the occupants and the building. The proposed work will see the fireplaces in both the Sitting Room and the Dining Room decommissioned, with the surrounds, hearths, and fire back and grates etc removed and the openings blocked up. Ventilation will be provided to prevent the risk of condensation forming in the flues. Other fireplaces within the property have also been removed and the openings blocked up.

**Impact Assessment – Low**



The fireplace in the Sitting Room with faux stone tile surround.



The fireplace in the Dining Room with reconstituted stone surround.

7. **General Internal Repair and Decoration Work:** It is proposed to decorate the property throughout. This will include the removal of woodchip or other non-vapour permeable wall coverings back to the original plastered finish. Wall and ceiling surfaces will be filled and prepared prior to redecoration using appropriate breathable paints. The windows and doors will also be overhauled to ensure that they are in good working order and where necessary repainted along with other timber joinery. There are some areas of damp and perished wall plaster which will be removed and replaced with appropriate lime-based plaster.

### **Impact Assessment – Low**

For the reasons set out above it is considered that the work proposed in this application will have minimal impact on the features and characteristics that make this building significant. Consequently, following completion of works the property will remain of high historic and architectural significance.

## **DESIGN AND ACCESS STATEMENT**

### **SCALE AND APPEARANCE**

The work to the exterior of the property will not affect the scale or appearance of the property with matching, like for like materials used where elements are repaired or replaced. Internally, the scale of the proposed work is very minor and essentially involves the updating of existing fixtures and fittings. Other than the removal of the open fireplaces in the Sitting Room and Dining Room no other changes to the internal layout are proposed and the scale and appearance will remain unchanged.

The introduction of new secondary glazing will improve comfort levels for occupants and is in line with Government guidance to make buildings more energy efficient. Although the use of powder coated aluminium is not a traditional material, the use of this material has significant design advantages over other materials as it allows the frames to have a much slimmer profile thereby minimising impact on the appearance of the building.

## **LAYOUT**

The proposed work has no bearing on the layout of the property which will remain unchanged.

## **ACCESS**

This proposal creates no change to the access of the premises in any way either during or after completion of works.

## CONCLUSION

### CONSERVATION PRINCIPLES AND THE NATIONAL PLANNING POLICY FRAMEWORK

Conservation Principles has established criteria for new work and alteration against which are tested all development proposals affecting the national collection of heritage assets managed by English Heritage. These criteria are listed in paragraph 138:

- There should be sufficient information comprehensively to understand the impacts of the proposals on the significance of the place
- The proposals must not materially harm the values of the place but should seek to reinforce or further reveal them
- The proposals should aspire to a quality of design and execution which may be valued now and in the future
- The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future

When determining planning applications, local authorities are required to test proposals against the policies listed in Section 16 paragraphs 184 - 202 of the National Planning Policy Framework. These include, inter alia, the following which are regarded as being particularly pertinent to this particular application:

- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- In determining planning applications, local planning authorities should take account of:
  - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
  - the character of new development making a positive contribution to local character and distinctiveness.

Consistent with of the Bristol Development Framework, Section 4 - Conservation of the Historic Environment, Policy BCS22 and the requirements of the National Planning Policy Framework, the information contained in this statement provides a proportionate overview of the building's heritage significance, the nature of the work proposed and also the work's likely impact on the heritage significance of the property.

For the reasons set out in this statement the proposed work in terms of its scale and impact are considered to be low and is essentially consistent with updating facilities and improving comfort levels for residents. Importantly, refurbishment work will not materially affect the building's high heritage significance but will rather protect and conserve the building for future generations.

The work is therefore generally consistent with The Bristol Development Framework, Section 4 – Conservation of the Historic Environment, Policy BCS22 sets out that

- Development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including:
  - Scheduled ancient monuments;
  - Historic buildings both nationally and locally listed;
  - Historic parks and gardens both nationally and locally listed;
  - Conservation areas;
  - Archaeological remains.

It is therefore hoped that Bristol City Council will look favourably on this application for Listed Building Consent.

**Refer to Drawings numbers (4-5/202101/01 to 13)**

**Statement Prepared by**

**Dan Raymond DipSurv MRICS**

Senior Building Surveyor

National Trust

11<sup>th</sup> May 2021