

Conservation and Heritage Statement

Project	Proposed double storey extension to No.4 Willow Drive, Redland, Bristol	Job number	2133
Client	Mr and Mrs P Manson	Date	December 2019



1. In accordance with National Planning Policy Framework (NPPF) where planning applications affect a heritage asset, a description of the significance of the asset and the contribution of the setting to that asset is required.
2. The application property lies at the end of a cul-de-sac, Bay Willow Drive, and is located to the rear of Malvern House, No. 47 Elm Lane, which is a Grade II Listed building.
3. The property is part of a larger development of 8 properties that were constructed in 2005 on the site of former University buildings. Planning was also originally granted as part of this development for a further dwelling in the grounds of Redland Villa (35, 37, 39 Elm Lane).
4. Subsequent development of apartment buildings No's 49 and 51 Elm Lane have been completed, together with alterations to Malvern House to create separate dwellings.
5. No 4 Bay Willow Drive is a detached property with a distinct modern appearance in keeping with the adjacent properties



6. The property is within the historic Westbury-on-Trym parish.
7. There are a number of listed assets in the immediate area, which include Malvern House (41-47 Elm Lane), Redland Villa (35,37,39 Elm Lane), and Belle Vue (19, 20 Grove Road).
8. All of these are Grade II Listed by nature of their size, age and character within the Whiteladies Road conservation area.

9. There is a bank of trees with TPO designation running to the south of the property. There is a single tree, a grey poplar, in the grounds of the property, which forms an important element of the tree group.



10. The boundary line of the property extends part of the way across the rear garden of Malvern House extending into the historic curtilage approximately 8 m. The gardens to 4 Bay Willow Drive are subdivided from Malvern House by a 1.8 m high close boarded fence following the slope of the site.
11. There is an unbuilt permission for a garage associated with Malvern House that adjoins the east side of No 4 Bay Willow Drive. Although we understand that the current occupants do not wish to build this approval out, the permission is existent and any future occupier could construct the garage adjacent to No. 4 Bay Willow Drive without further permission.
12. The site slopes from the rear of Malvern House down to the rear boundary of the property, over a distance of approximately 42m the slope is 2.5 m.
13. Malvern House is a substantial Georgian property which has been significantly adapted over time. Originally facing East-West, a significant structure was added to the east side which has an elaborate decorative brick and stone facade in contrast to the simple Georgian style facade to Malvern House. The property has a side extension to the west which is typical of a property of this period.
14. Redland Villa has an ad-hoc feel to the street elevation to Elm Lane; it was constructed as a number of separate properties over a number of years but is now occupied as 3 separate houses / apartments.
15. Belle Vue, No 19 Grove Road, and Castle Belle Vue, No 20 Grove Road, is a substantial redstone villa with bath stone dressings, forming 2 semi-detached properties at the junction of Grove Road and Elm Lane. Access to the cul-de-sac leading to Bay Willow Drive has been taken from Grove Road adjacent to No. 19, Belle Vue and across its historic garden.

16. The whole development of Bay Willow Drive is of a high architectural level; each property consists of a white render box above a natural rubble stone base below a mono-pitch metal faced zinc roof. Balconies to the south side give exceptional views over the city.
17. The properties to Shrubbery Cottages to the south are mews-style cottages with minimal gardens and primary windows to the south, so are not significantly overlooked from the properties to Bay Willow Drive to the north.
18. The site is adjacent to the Queen Victoria House / Grove House site and the listed monument in the grounds.
19. It is recognised that there is considerable historic context in the vicinity of the property. This report focuses on the impact on Malvern House, as it is the amenity and setting of this property that is directly affected by the proposals.
20. An Archaeological watching brief report was prepared by BARAS in 2004 (report no. BRSMG CMAG.2004.0054 Her. No. 21957). This report was prepared during construction of Bay Willow Drive. It found no evidence of development on the site prior to 1825. This is the assumed date for the construction of Malvern House. During the excavations it was noted that there was no evidence of any Roman remains or evidence of the 19th century garden associated with Malvern House.
21. The history of Malvern House and the adjacent properties forming Belle Vue was established in the desk top study prepared by BARAS (Her. No. 20264 dated 2000, ref 283/2000).
22. Malvern House was described as of two storeys plus attic with a slate mansard roof.
23. The elevations are rendered and the south-east facing elevation has stone quoin pilasters.
24. On the east side of the building is a 2 / 3 storey block of brick with limestone dressings which links to Redland Close. On the south-west facing elevation is a canopy supported on cast iron columns.
25. Malvern House has had a number of private owners in its early history before becoming a Home for Incurables between 1912 - 1939. It became part of Redland College during the war. The remaining properties, Redland Close and Elm House, became part of the college after 1945.
26. The College became part of Bristol University in the latter part of the 20th Century, and the buildings were disposed of to the developer, Cabot Homes, when they became surplus to requirements.

27. Planning permission for the development of the 8 properties forming Bay Willow Drive (and the further single property in the grounds of Redland Villa (35,37,39 Elm Lane) was granted in 2001 with construction of the 8 commencing in 2005.



1. Character analysis

2. The property and grounds forming Malvern House changed very little between its construction in 1825 through to its inter-war use as a Home for Incurables, and latterly as Redland College.
3. The gardens fell into disrepair during its use as Redland College and latterly as part of Bristol University. Modern extensions were made to the west of the property in 1953 and 1955.
4. The red brick linking building between Malvern House and Elm House was not constructed until sometime between 1900 and 1912.
5. Malvern House is, in effect, single aspect, with the north side consisting of a blank rendered facade.
6. The south side of Malvern House consists of a 3-storey facade with mansard roof over.
7. The property has a 3-storey side extension to the west in render with slate pitched roof behind a parapet. This was the original entrance at ground floor level and is a typical early Victorian feature on villa houses.

8. The garden space to the south side of the property consists of an upper terrace leading down to a paved parking court, leading to a lower garden area.
9. The ground floor rooms to the south elevation of Malvern House are set above the ground level to No. 4 Bay Willow Drive. There is a difference of around 1 metre between the two properties.
10. It is clear from the original development of Bay Willow Drive that the amenity of Malvern House has been compromised. No 4 Bay Willow Drive extends partially over the property line created by the facade of Malvern House, and the garden extends to two-thirds across the facade with the lower garden to Malvern House offset from the main house.
11. A stone boundary wall to the west side of Malvern House intersects with the external wall of No. 4 Bay Willow Drive, and the main body of the house projects into the original garden space of Malvern House by approximately 1.5 metres.
12. The house still commands views out over the city, particularly from the principal rooms at first floor level. This is the significant aspect of its setting and we realise that this should be protected to avoid further compromising the importance and stature of this Listed building.

