

THE APPLICATION SITE

Site Address: Tesco Express, 140-142, Cheltenham Rd, Cotham, Bristol BS6 5RL,
United Kingdom

Is the development site (please tick appropriate boxes)?

- A listed building
- A building of local interest
- A scheduled monument
- A site of archaeological interest
- Within the Durham City World Heritage Site
- Within a designated conservation area
- Within a registered historic park or garden
- Within a registered battlefield
- Adjacent to one of the above

THE NATURE OF THE ASSET

Please describe the history, character and appearance of the heritage asset. You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available.

The Tesco express was opened as a Tesco in April 2011 and is a within the Conservation Area

THE EXTENT OF THE ASSET

Please describe the development site, and its relationship to its surroundings. For example the building's position in the street scene, or the potential for archaeological interest which may extend beyond a scheduled monument.

The Tesco express was opened as a Tesco in April 2011 and is a within the Conservation Area

THE SIGNIFICANCE OF THE ASSET

Please describe the archaeological, architectural, artistic or historic importance of the asset. This should include for example the age, phases of development, layout, appearance, particular features or characteristics, materials and construction or potential for archaeological remains.

The western boundary of Montpelier where it abuts the Cotham, Redland and Gloucester Road Conservation Area. Consisting of the busy main route of Cheltenham Road and the pockets of industrial development and open space behind it. The busy nature of the route and the scale and types of buildings are noticeably different to the rest of the Conservation Area.

From the Ashley Road junction up to Bath Buildings, there is a commercial nature. The first properties were contemporary with the area around Picton Street. These were originally residential but converted to shops in the late 19th century, with shopfronts built out over front gardens. A number of traditional shop frontages remain in this stretch .

Further north, there are a mix of building styles and ages from the Regency villa at no. 174 to the late 19th century Colston Girls School. Beyond the School is a group of attractive Victorian shopfronts.

Cheltenham Lane is one of Montpelier's few surviving mews, which retains traditional Pennant setted street surface and a collection of coach-house and mews style buildings.

Dominant Characteristics

Scale

Two to three storeys plus attic on traditional terraces • One or two storeys in mews areas and larger plots behind Cheltenham Road • Cheltenham Road buildings generally address street forming strong building line • Local landmark buildings occupy larger plots with distinctive roofscape

Proportions & Architectural Treatment

• Vertical emphasis • Window heights diminish up elevation • Mansard or pitched roof with single dormers set behind parapet on main streets • Traditional timber shopfronts directly addressing street

Material Palette

• Stucco render (sometimes painted), red brick, pennant rubble • Limestone and red brick dressings

THE PROPOSED WORKS

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.

Proposal to install 3x fascia sign, 1x projecting sign, 2x Vinyl

THE IMPACT ON THE ASSET

Please describe the impact your proposals will have on the archaeological, architectural, artistic or historic interest of the asset or its setting. This may include for example loss or concealment of key features or historic fabric, blocking key views, impact on relationships between buildings etc.

Proposal to install 3x fascia sign, 1x projecting sign, 2x Vinyl

APPLICATIONS FOR DEMOLITION

If you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the Local Planning Authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 133 of the National Planning Policy Framework.

SOURCES OF INFORMATION

Please confirm which of the following sources you have consulted (tick boxes)

- The County Durham Historic Environment Record
- Keys to the Past website The
- National Heritage List
- National Planning Policy Framework The
- current local plan
- Conservation Area Character Appraisal (if available)
- County Durham Landscape Character Assessment
- Historic ordnance survey maps