



Date : 22nd August 2022

Ref# : 2212_GV_HS

Applicants: Greenview,
Purton,
Berkley,
GL13 9HP

Dear Sirs,

HERITAGE STATEMENT FOR THE CREATION OF A SINGLE STOREY REAR EXTENSION AT
GREENVIEW, PURTON, BERKLEY, GL13 9HP

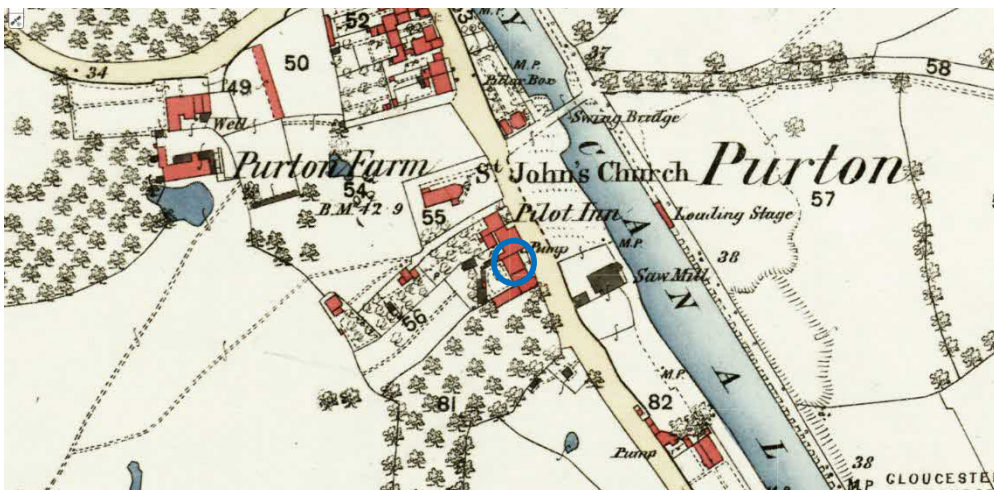
The National Planning Policy Framework (NPPF) states at paragraph 128 that:

‘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’.

Application Site and Setting

This modest-sized mid-terrace property appears to have been built during the 19th century, the earliest map we can find it appearing on dates from this period (see blue circle):

Fig. 1 - ‘1844-1888 OS 25” 1st edition (courtesy of Bristol Council’s ‘Know your place’ maps):



Enhance Architecture Ltd



T:
E:
W:



Company no. 10906318

The reason for this Heritage Statement having been requested seems to be due to the property's proximity to the Grade 2 listed building at the end of the same terrace. The listing is as follows:

SO 60 SE HINTON PURTON

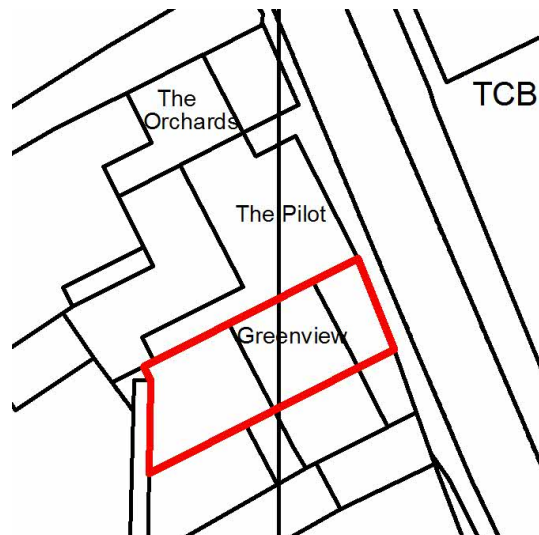
1/248 The Orchards

House on end of terrace. Late C18. Brick, slate roof, brick end stacks with stone cappings. Single range with rear outshut and C20 rear extension at right angles, 2 storeys. 3 windows, 16-pane sashes with stone keystone and voussoirs. 2 similar on ground floor and central doorcase up one stone step with attached unfluted Doric columns, open pediment, decorative radial fanlight and 6- panel door, upper 4 fielded, lower 2 flush.

Listing NGR: SO6919404160

As is clear from the below OS map excerpt, the application property – 'Greenview' - is separated from the listed building in question – 'The Orchards' - by the property named 'The Pilot':

Fig. 2 – OS map excerpt:



Due to the width of the plot belonging to The Pilot, together with a further development which appears to have been constructed very close to The Orchards but within its curtilage, to the rear of The Pilot, there would be very limited – if any – views of the proposed single storey rear extension and roof dormers from the Listed Building and it is very unlikely that they could be viewed together from anywhere else. As such they will have little to no impact on The Orchard's setting.

Notwithstanding the above, the proposed rear extension and dormers have an attractive and sympathetic design and will be tying in aesthetically with the extension and dormers recently approved and constructed at the adjoining dwelling on the southern boundary - Riddleford Cottage.

As such it is our view that the proposed works are very much subservient to the host property, will bring a greater homogeneity to the terrace, and so would only serve to enhance the property and its context.

To close, and with reference to the opening paragraph, hopefully we have demonstrated that the proposals will have little to no impact on Heritage Asset's significance.