

# **12 HOPE SQUARE, HOTWELLS. BRISTOL**

## **Design, Access and Heritage Statement**



NOVEMBER 2023

## INTRODUCTION

Willmore Iles Architects have been appointed by Geoff Crocker to support him in submitting planning application for proposed window maintenance and replacement to 12 Hope Square, Hotwells, Bristol, BS8 4LX.

## THE APPLICATION

The proposal seeks to repair and replace the existing timber sash windows on the front elevation of the building with the new high quality timber sash windows to match the original horned 6/6 sashes including individual slim line heritage double glazed units.

A planning application for the above proposal has been submitted to Bristol City Council on 11 October 2023, reference number- 23/03943/H.

On the 18 of October the Local Authority requested additional information to be submitted in support of the application in order for it to be registered and reviewed.

- The Design, Access and Heritage statement
- Existing floor plans and elevations
- Proposed floor plans and elevations have been submitted in support of the application.

## THE SITE

The site is located at 12 Hope Square in Hotwells. The building forms part of a Grade II listed terrace, built in 1765 in early Georgian Style and restored in 1972 (according to the Historic England listing). The building is a five storey mid terrace building and is a residential dwelling for the applicant.

The site is located in Hotwells - at the base of the south Clifton slope, immediately north of Hotwell Road. This is an area characterised by buildings of early Georgian brick architecture that relate to the Hotwells Spa period of the early to mid 18th century.



8-15 Hope Square- photograph taken from Historic England website



**SITE CONTEXT**

**Conservation Area**

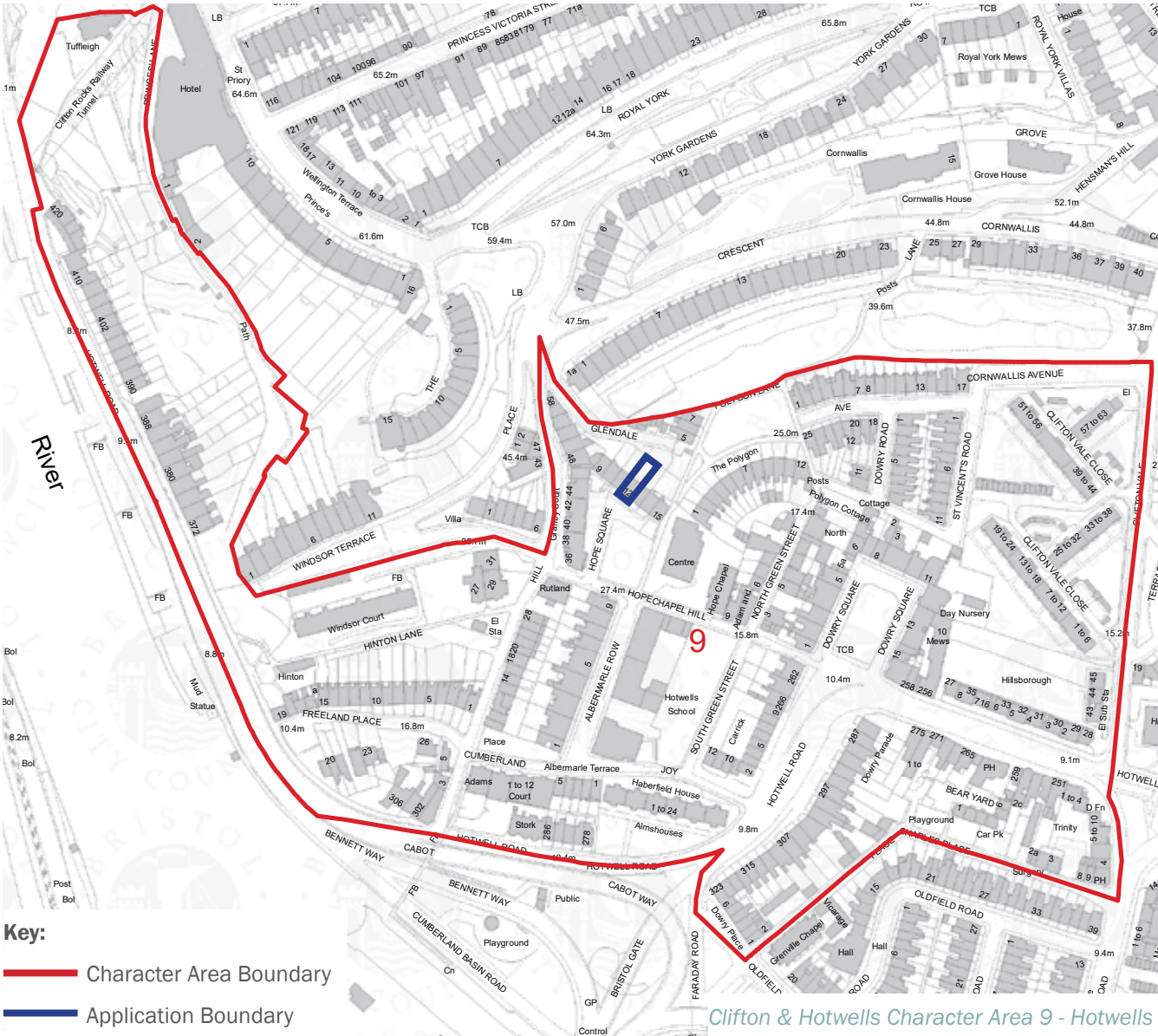
The site falls within the Clifton and Hotwell Conservation Area, within the Character Area 9 - Hotwells. The

‘The Clifton and Hotwell Conservation Area Located in the west of the city of Bristol, immediately east of the Portway, north of the Floating Harbour and west of the city centre. The conservation area centres upon the development of terraces, crescents and streets that rise from Hotwell in the south before meeting the open landscape provided by Avon Gorge and Clifton Down to the west and north. The area is characterised by its dramatic climb from 10m above sea level at the lowest point alongside the Floating Harbour, reaching up to 90m at the highest towards Clifton Park’ as described in the Clifton and Hotwells Character Appraisal & Management Proposals document.

In the wider context the Clifton and Hotwell Conservation Area is ‘composed of imposing formal Classical terraces, areas of grand Victorian villas, interspersed with intimate mews, artisan and shopping streets’.



Clifton & Hotwells Conservation Area Building Ages



- Key:**
- Character Area Boundary
  - Application Boundary

Clifton & Hotwells Character Area 9 - Hotwells

## PLANNING HISTORY

The table on the right provides details of the planning history of the 12 Hope Square property available from the Bristol City Council planning portal - the planning applications are predominantly for the tree works.

## PLANNING POLICY CONTEXT

Policies relevant to the proposals:

### National Policies:

- National Planning Policy Framework
- Planning (Listed Buildings & Conservation Areas) Act 1990

### Local Policies:

- Bristol Development Framework Core Strategy (Adopted June 2011)
- Site Allocations and Development Management Policies (Adopted July 2014)
- Clifton & Hotwells Conservation Area Character Appraisal
- BCS22 Conservation and the Historic Environment

Application Received	Reference	Decision	Proposal Description
23 November 2021	21/06299/VC	Preservation Order NOT REQUIRED	Magnolia - Reduce height by 2m to clear windows, down to old points. Reduce crown by 1m to shape.
18 September 2017	17/05187/VC	Preservation Order NOT REQUIRED	Ash- Reduce crown spread by 4m back to the boundary. Birch and Magnolia - Reduce back to the boundary by 1m
17 February 2010	10/00652/VC	Preservation Order NOT REQUIRED	Reduce crown of a Cherry by 30-40%, situated to rear and reduce an Evergreen Magnolia to main crown line, situated to front.
08 March 1996	96/00496/L	GRANTED subject to condition(s)	Alteration of room layout and reinstatement of period features.
13 September 1995	95/01950/V	Tree application approved	Reduce height of Magnolia Grandflora, reduce lateral growth and back growth from windows.
08 September 1992	92/02027/V	Tree application approved with condition	Prune and thin beech tree.

*12 Hope Square planning history*

## LISTING

NUMBERS 8 TO 15 (CONSECUTIVE) AND ATTACHED FRONT BASEMENT AREA RAILINGS

Heritage Category: Listed Building

Grade: II

List Entry Number: 1202301

BRISTOL

ST5672NE HOPE SQUARE, Clifton 901-1/13/875 (North side) 08/01/59 Nos.8-15 (Consecutive) and attached front basement area railings (Formerly Listed as: HOPE SQUARE Nos.9-15 (Consecutive))

GV II

Includes: No.46 GRANBY HILL Clifton. Terrace of 8 houses. c1765. Restored 1972. Brick with limestone dressings, party wall stacks and slate and interlocking tile mansard roof. Double-depth plan. Mid Georgian style. Each of 3 storeys, attic and basement; 2-window range. Three and a half pairs to N side of square, one attached to the W side. Each pair has pilaster strips to a moulded parapet coping; left-hand doorways with ashlar surrounds, consoles to pediments with recessed bed moulds, and 6-panel doors with glazed top panels. Rendered basements with single sashes; windows to the right of the doors have 5 stepped voussoirs to horned 6/6-pane sashes, and dormers. No.8 has a entrance in the rendered basement, level with the ground in the square, and an entrance in Granby Hill. A single-window left-hand section attached to No.9 has a semicircular-arched doorway to a passage through to Granby Hill. INTERIOR: entrance hall, rear dogleg stair with stick balusters, panelled shutters and 6-panel doors. SUBSIDIARY FEATURES: attached wrought-iron basement railings, and to raised Pennant flagged areas in front of Nos 9 & 10. Similar design to Albemarle Row (qv). Completely restored with some new interiors 1972.

Listing NGR: ST5684772709





## EXISTING CONDITION

The 12 Hope Square is an early Georgian style building with a two window range. The windows are single glazed, single hung with traditional box sash windows and timber sliding sashes, recessed within the window reveal and painted white. The timber sashes are 'six-over-six' type, meaning there are six panes of glass on the upper sash, and six panes of glass on the lower sash. The top floor windows are an exception - with 'four-over-four' sash window type. Externally, the windows on ground, first and second floors are crowned with keystones.

The windows show signs of deterioration and are in need of repair and replacement. There are clear signs of water infiltration which resulted in several areas of rot within existing windows, as well as swollen and cracked woodwork. Additionally, the property suffers from draughts due to gaps forming in the window, which over time will impact on the rest of the property.

## COMPLIANCE WITH PLANNING POLICIES

Clifton & Hotwells Conservation Area Character Appraisal document notes:

While regular maintenance has been carried out on the windows over the years and the specialist advice was sought on the repair (in line with section 7.2.11 of Clifton & Hotwells Conservation Area Character Appraisal document) the water damage and diminished performance has got to a state that replacement and repair are required. The replacement of windows is also required to provide an adequate thermal and acoustic internal comfort.

Bristol Supplementary Planning Document 'A guide for designing house alterations and extensions (SPD 2)' notes City Council's commitment to promoting sustainable development and minimising the adverse environmental

impact of development and ensuring the prudent use of natural resources.

In particular, in section 5.3 *Sustainable Design and Construction* notes draught proofing of windows and doors, as well as double/triple glazed windows will contribute to protecting the environment and improving the energy efficiency of the houses.

It is important to note the replacement windows will be high quality slim line heritage double glazed timber sash windows matching the original detail of the windows in terms of glazing patterns and method of opening, in line with section 7.2.12 of Clifton & Hotwells Conservation Area Character Appraisal document.

*Photographs showing deteriorated state of the windows*

1. Split and rotten cills
2. Rotten base rails
3. Single glazed units



1



2



3

## DESCRIPTION OF PROPOSALS

High quality replacement and refurbishment of the existing timber sliding sashes to no.12 Hope Square.

The windows to the basement, ground, first and second floors, will be replaced with new timber sliding sash windows to match the original horned 6/6 sashes installed in the existing sash boxes, with new weights and draught-proofing.

The profile of the glazing bars which subdivide the slim line heritage double glazed units, will be an exact match the original windows.

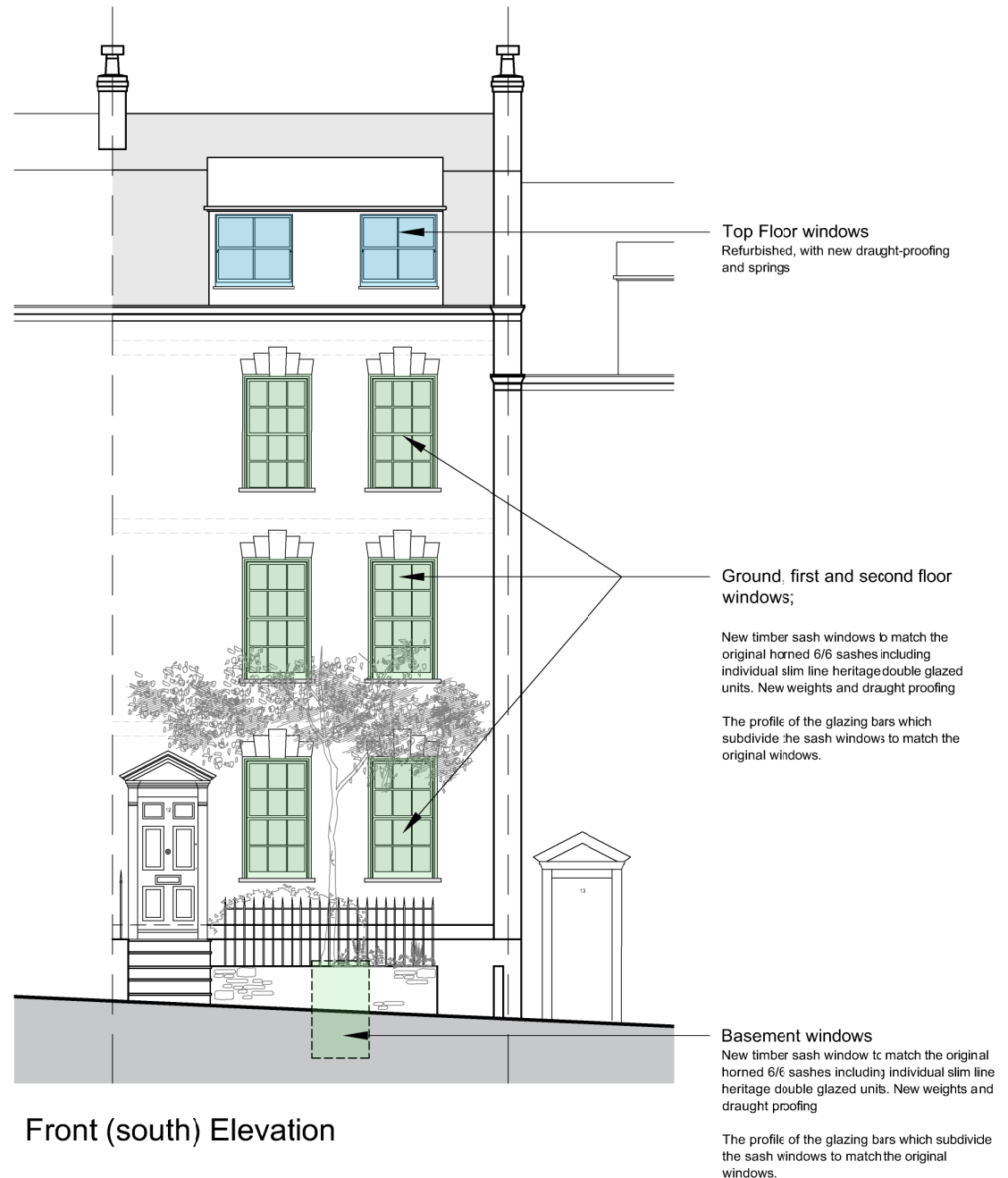
The windows on the third (top) floor will be refurbished with new draught-proofing and new springs.

All exterior decoration will match the colour of the existing windows.

The refurbishment works are important to ensure that problems of decay are not allowed to flourish. Additionally, the improved performing windows will provide energy savings and noise reduction which are all very important factors for the well-being of the occupiers and future longevity of the property.

The chosen window supplier 'Bristol Sash Window Services' has two decades of industry experience with an extensive portfolio of heritage work, for local councils, English Heritage and the National Trust. Their track record showcases their commitment to preserving and enhancing the historical significance of listed buildings.

See Appendix for proposed detailed drawings



Front (south) Elevation



## HERITAGE STATEMENT

The following document supports the planning application submitted to Bristol City Council on behalf of the current resident of 12 Hope Square Geoff Crocker. The site is located within Clifton and Hotwells conservation area and the building is grade II listed.

This Heritage Statement aims to describe the heritage of the existing building and its characteristics, and how the proposed development will impact upon this heritage.

This Heritage Statement considers the historic background to the area, but focuses on the built heritage impacts of the proposed scheme. Archaeological impacts have not been considered as the proposal does not involve ground works.

## LOCAL PLAN POLICY

The 'Bristol local Plan – Site Allocations and Development Management Policies – Adopted July 2014' outline the policies pertaining to existing buildings and heritage assets. It states '*Alterations, extensions or changes of use to listed buildings, or development in their vicinity, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.*'

Development within conservation areas is 'expected to preserve or enhance those elements which contribute to their special character or appearance'.

The proposed high quality repair and replacement works, seek to preserve the character of the no. 12 Hope Square and the heritage asset in its surroundings.

The National Planning Policy Framework (2012) requires that heritage assets are conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

The proposal would ensure that the window replacement and refurbishment would be completed sensitively and to a high standard, increasing the longevity of the building, and maintaining the historical elements of importance.

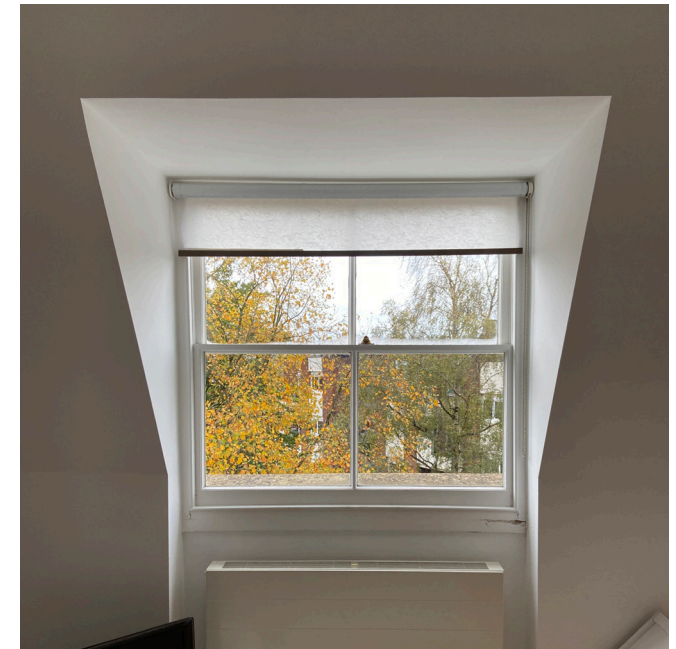
## HERITAGE IMPACT

The proposed window replacement and window refurbishment to 12 Hope Square will have no heritage impact to the exterior of the building as the replacement windows will match the originals and will remain in keeping with the character of the surrounding conservation area. This includes no proposed changes to the keystones (5 stepped voussoir), exterior sills or any other external works.

No internal historic features of special architectural or historic interest will be lost. This includes the existing window casing, jambs, stools and reveals which will be maintained as original.

Overall, the heritage assessment concludes that the proposed development is well considered and would improve the integrity of the building and the wellbeing of its users.

The development will have no heritage impact to the collection of listed buildings and surrounding conservation area, maintaining the setting and significance of the heritage assets in the locality and meeting relevant planning policies and frameworks.



*Existing sash windows at third floor - to be refurbished*



*Existing sash windows at Second floor - to be replaced*



## CONCLUSION

The proposed repair and replacement of windows will safeguard the heritage value of the property, reduce damage and increase the building performance to protect the heritage asset for the future.

The proposed design of the new windows will be high quality timber sash windows to match the original horned 6/6 sashes and therefore will retain an identical aesthetic of the building, resulting in no change to the current character of the building and or Clifton and Hotwells conservation area.

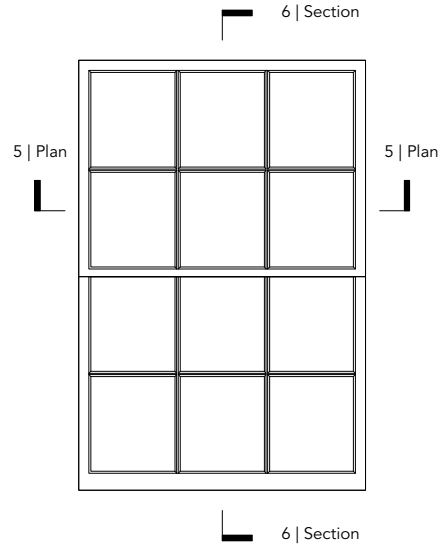


*View of the front of 12 Hope Square showing the windows subject for replacement*

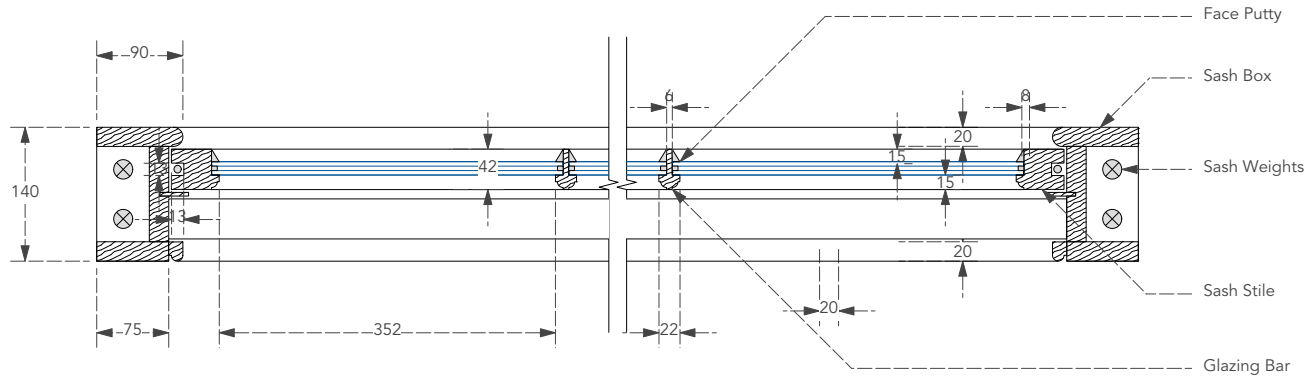
## **APPENDIX**

### **1. Proposed Sash Window Details**

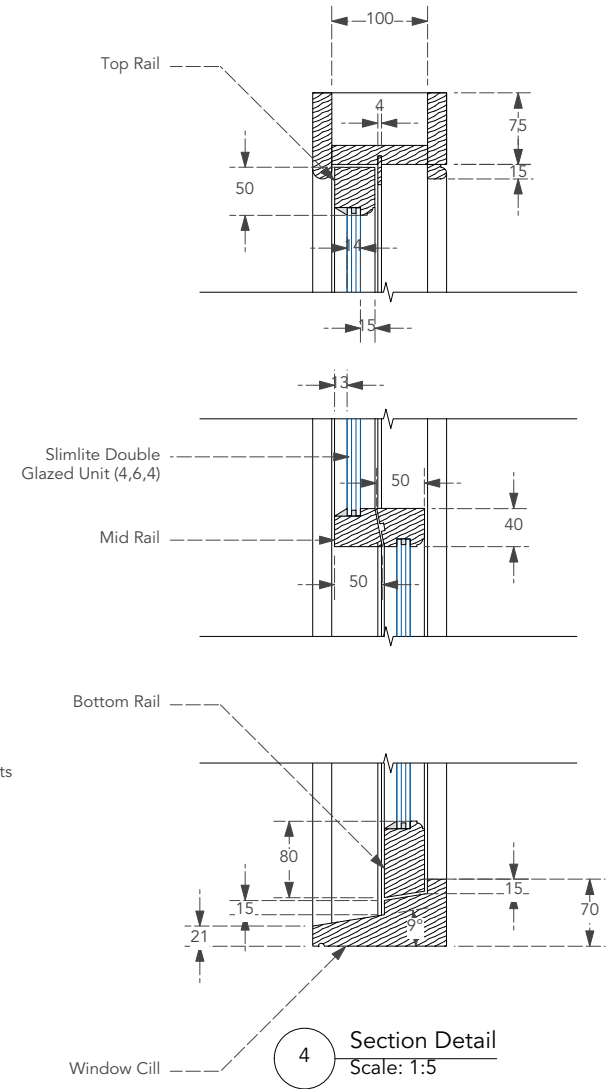
### **2. Proposed Sash Window Elevation**



2 Key  
Scale: 1:20



3 Plan Detail  
Scale: 1:5

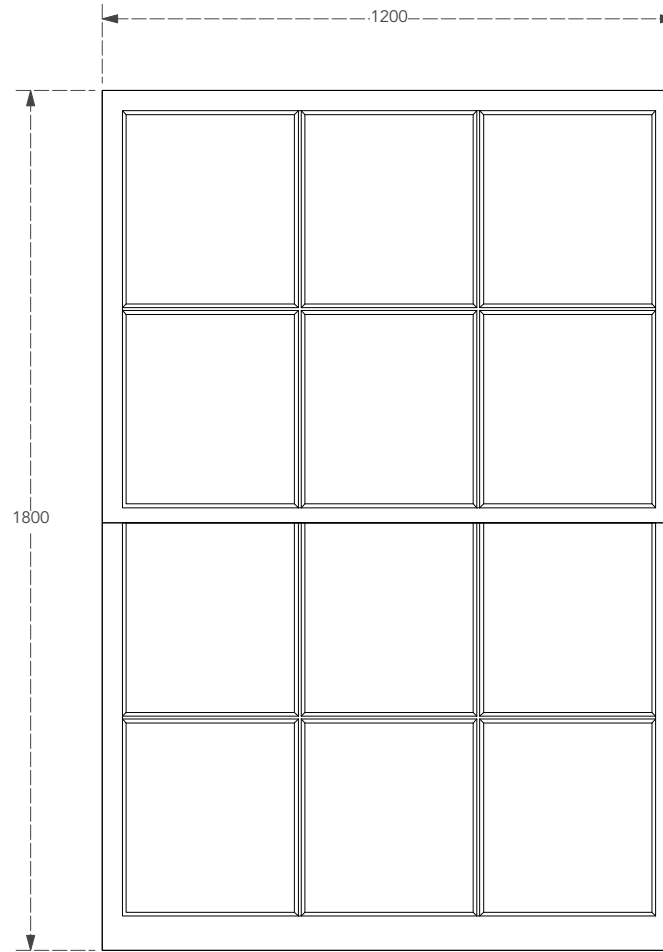


4 Section Detail  
Scale: 1:5

Notes / Revisions  
A Glazing bar arrangement revised

PROJECT				Sash Window Details			
				DRAWING			
				Proposed Sash Window Details			
PURPOSE OF ISSUE				For Approval			
				PROJECT No.		P43	
DRAWN BY		JB	DATE	10.10.22	DRAWING No.		P43   02
					Rev	-	Scale: 1:5 @ A3





1 Sash Window Elevation  
Scale: 1:10

Notes / Revisions

PROJECT		Sash Window Details			DRAWING			Proposed Sash Window Elevation		
PURPOSE OF ISSUE		For Approval			PROJECT No.			P43		
DRAWN BY	JB	DATE	10.10.22	DRAWING No.	P43   01	Rev	-	Scale:	1:10 @ A3	