

## **Heritage Statement for Application 23/04284/LA**

This statement has been prepared in support of the application noted above. The application proposes the replacement of existing timber windows, french doors and rear entrance door to the property at Garden Flat, South Parade Mansions, 49 Oakfield Road, Bristol BS8 2BA

It should be noted that the proposed works are solely with respect to the extension made to the property in 1987 when the whole of the Listed Building of South Parade Mansions was refurbished and split into flats. The relevant permissions for these works were gained under application numbers 3864F/87C and 3863L/87C.

The principal features of the property referred to in the Historic England listing are all at the front of the building. These are the balconies and railings along with certain windows and the entrance doors. In fact, the Historic England listing defines the curtilage of the property as including only the elements in existence prior to 1948 which suggests that this newer section may be outside the controlled area.

### **Basis of Proposed Works**

The proposed works have been put forward with full concern with respect to the current 'look and feel' of the existing timber windows and doors. The Georgian look of the windows and doors with multiple panes within each item have been replicated exactly in numbers. i.e. 6 panes per casement window, each window with one fixed and one opening unit; 15 panes for the rear entrance door (please note that the existing door had been modified previously to introduce a cat flap - it is the intention of this proposal to reinstate to the original design of 15 panes); 10 panes per door for each of the two french doors.

By retaining the designs exactly as featured in the existing units, we believe that the proposal retains full respect for the existing features of the building and fully maintains the heritage elements such as they exist in the rear portion of the property.

The proposed works would enhance the condition of the property and ensure better ongoing condition as there would be reduced requirement for maintenance in the form of painting and wood repairs. At the same time, as stated in the Design and Access Statement, the overall energy efficiency of the property will be substantially enhanced. This will serve to preserve the interior features of the property that could be affected by drafts and higher humidity arising from the current windows and doors.

The scale drawings supplied with this application show both existing and proposed views and demonstrate that there is no material change to the look of the property. The only changes are minor in that the frames and bars of the replacement units are marginally wider than the existing units. This will result in an average reduction in window area of approximately 3%. Whilst there is no public access to the rear of the property so no public view is affected, other owners who have access to the rear car parking space would not discern any significant change to the limited view they have available.