



13 HOPE SQUARE

Hotwells, Bristol, BS8 4LX

Design, Access and Heritage Statement

3 November 2023

1.0 Summary

This submission is for Householder Planning and Listed Building Consent for the replacement of the flat roof on an existing small rear extension to 13 Hope Square, Hotwells, Bristol, BS8 4LX.

The building is a five storey Grade II Listed Georgian townhouse including a self contained apartment at lower ground floor level. The property was built in c.1765 according to the Historic England listing.

The proposal relates only to the small single storey extension at the rear of the property which appears to have been added between 1947 and 1965. The extension is not included in Historic England's listing nor does it appear to have any features of historical significance.

This proposal seeks to replace the roof of the extension which is in need of repair. As part of the works to repair and improve the extension the roof height will be raised by approximately 400mm to improve the internal ceiling height. A small rooflight will be added to help bring natural light into the interior spaces. The rear door will also be replaced, which will be in keeping with the character of the existing building.

2.0 Listing Description

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. c.1765. 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 an 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.

3.0 Planning History

Permission was granted in February 2023 to demolish the existing rear extension and construct a replacement single storey extension including some landscaping works. See application no: 22/03669/F. Upon tendering the project for construction the clients have found the work to be cost prohibitive thus are now seeking to make the repairs and improvements to the existing extension outlined in this application.

The house has no other significant planning history associated with it. Applications available online include:

02/00919/LA | Installation of handrail to front elevation at basement level (May 2002).

00/02122/LA | Installation of a boiler flue to rear elevation (June 2000).

4.0 Relevant Planning Policy.

Clifton & Hotwells Conservation Area Character Appraisal

Planning (Listed Buildings & Conservation Areas) Act 1990

National Planning Policy Framework – February 2019

Bristol Local Plan Comprising Core Strategy (Adopted June 2011)

Site Allocations and Development Management Policies (Adopted July 2014)

5.0 Current Use and Condition

The existing extension contains a small WC and lobby providing through access from the main house to the rear garden. The wall and ceiling construction is significantly different to that of the main house's envelope, with external walls no more than 200mm thick and a roof approximately 130mm thick. The wall adjacent to the neighbouring property is painted blockwork, and it is assumed rendered blockwork on the other two walls. Taking into account the thicknesses, it is likely entirely uninsulated. The existing bitumen felt roof has degraded over time, leading to holes that compromise the weather-tightness of the existing extension. This has led to damp issues in the lower ground floor portion of the extension, likely through water ingress down the wall adjacent to the neighbouring property.

5.0 Proposal

The proposal is to replace the roof of the extension adding insulation and a small roof light. In order to increase the internal floor to ceiling height, which is currently less than 2.1m the roof will be raised slightly, with the walls being built up in blockwork, rendered and then painted to match the existing. The overall height increase of the roof at the rear eaves externally will be approximately 350mm as shown on the drawings.

The rear door will also be replaced with a similarly styled timber panelled door with glazing panels painted white, in keeping with the character of the existing building.

6.0 Photographs of Existing Extension

