

Heritage Statement

12 Old Sneed Road
Stoke Bishop
BS9 1ET

Our clients property is a semi-detached residence on Old Sneed Road in Stoke Bishop.

The proposal is for the erection of pitched dormers to the side and rear elevations of the property to facilitate a loft conversion.

Whilst the property is not listed, it does fall within the Sneyd Park Conservation Area.

Due to the location within a conservation area, the design has endeavoured to enhance the character and setting of the area, as stated in Core Strategy policy BCS22.

In respect of the design and impact in the character and appearance of the proposal, it meets the relevant policies within Bristol City Councils Site Allocations and Development Management Policies.

DM26: Local character and distinctiveness

DM30: Alterations to existing buildings

DM31: Heritage Assets

The design, form and proposed materials of the dormers compliment the original dwelling and respond appropriately to the local scale and character of its surroundings and therefore will not affect the setting of the Conservation Area.

Conservation velux rooflights are also proposed to the front elevation so as not to cause harm to the Conservation Area.

The proposal will not have a detrimental effect on any public viewpoints or neighbouring properties and there will be no adverse impact to the character or appearance of the property, or the surrounding Conservation Area.

No trees will be removed or harmed as a result of the proposal and is designed in accordance with Part II (Conservation Areas) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

It is therefore believed that the proposal does not have a significant impact on the Heritage Asset.