

HERITAGE, DESIGN & ACCESS STATEMENT



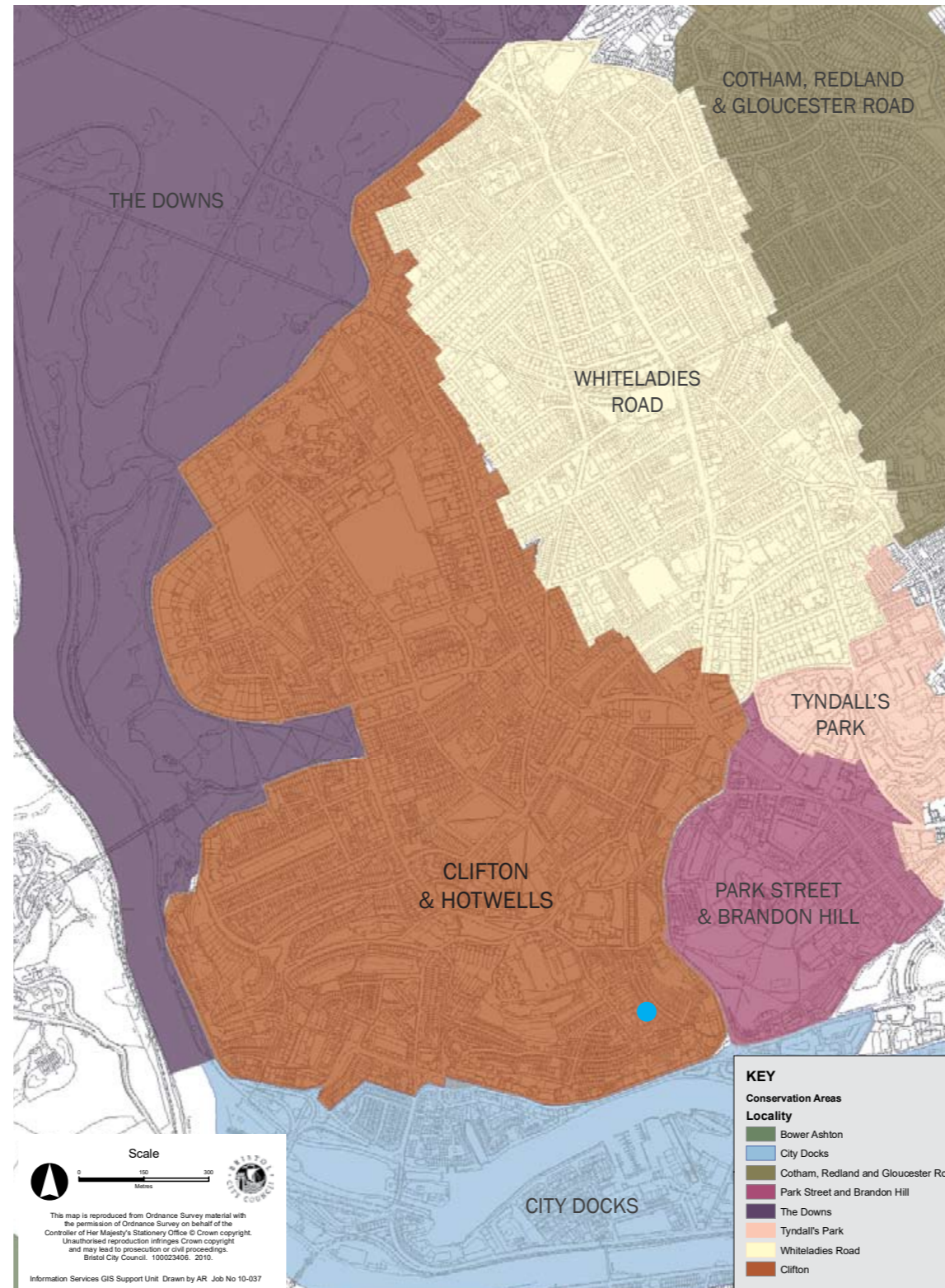
LOCATION & CONTEXT

Bellevue Crescent is at the south-eastern edge of the Clifton & Hotwells Conservation Area, within Character Area 7 'Clifton Wood Slopes'.

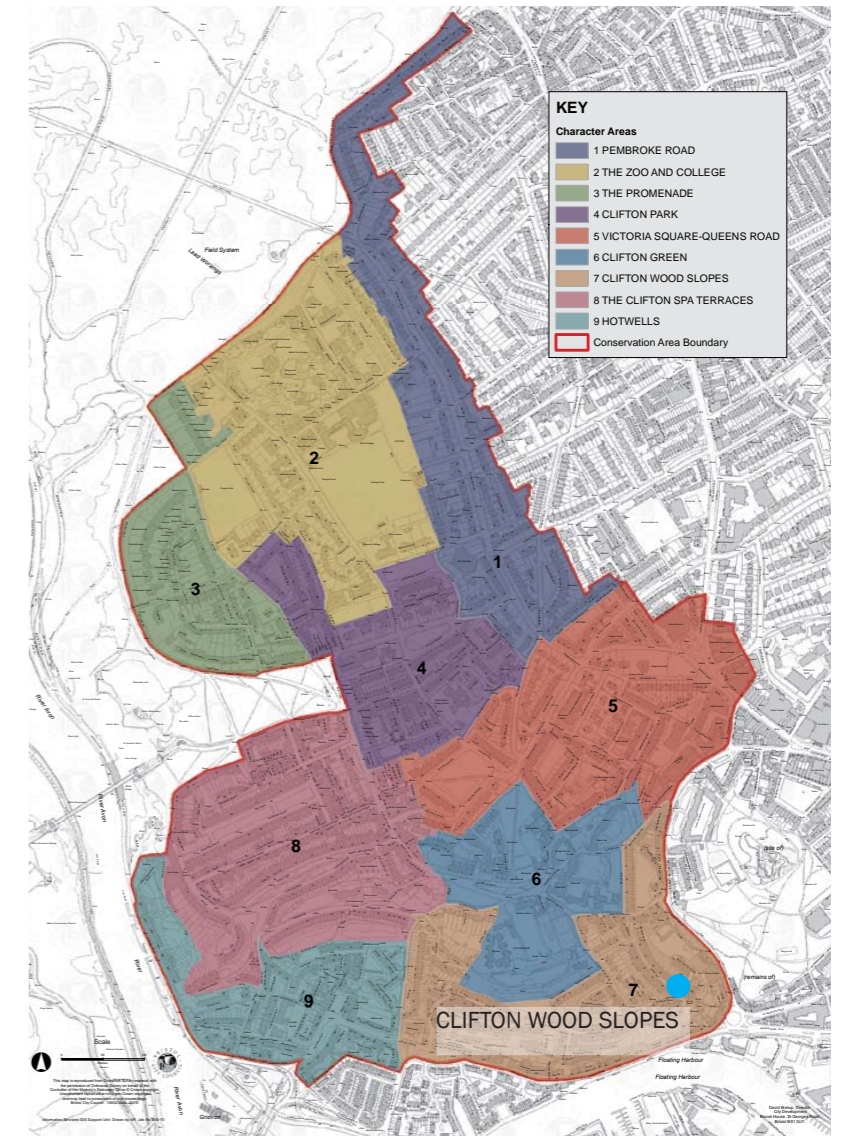
The property, No 61, is on the west side of the street and is part of a row of four storey Victorian terraced town houses. The terrace follows the steep topography above the harbour.



Site Location Plan - 1:1250



Scale
0 100 200
Metres
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Information Services GIS Support Unit Drawn by AR Job No 10-037



Character Areas Map - NTS
extracted from Clifton & Hotwells: Character Appraisal & Management Proposals, June 2010

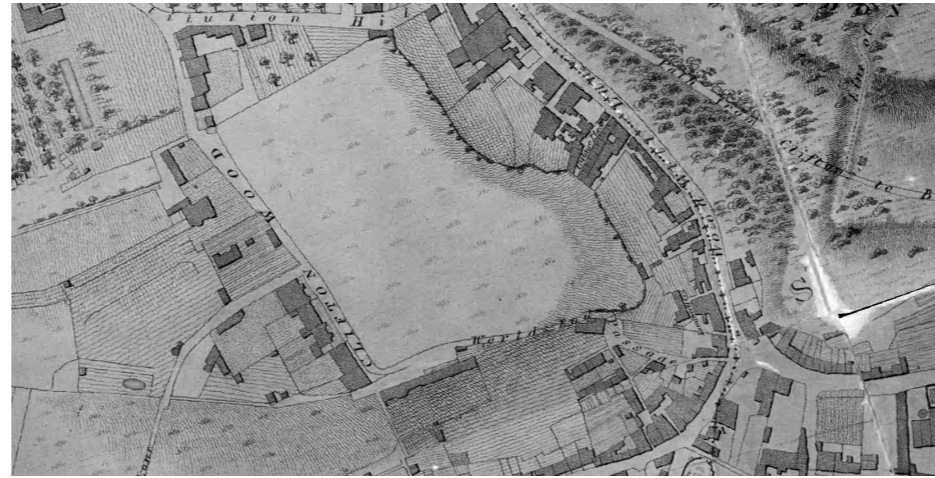
● The Site

Conservation Area Context Map - NTS
extracted from Clifton & Hotwells: Character Appraisal & Management Proposals, June 2010

LOCATION & CONTEXT

Bellevue Crescent first appears on the 1880 map. Previously the site was a large open space with steep sloping banks down towards Jacob's Well Road & Hotwell Road.

The houses on Bellevue Crescent are unlisted but deemed *character buildings*, having value within the overall townscape context and make a positive contribution to the character of the area



1828 map



1880s map



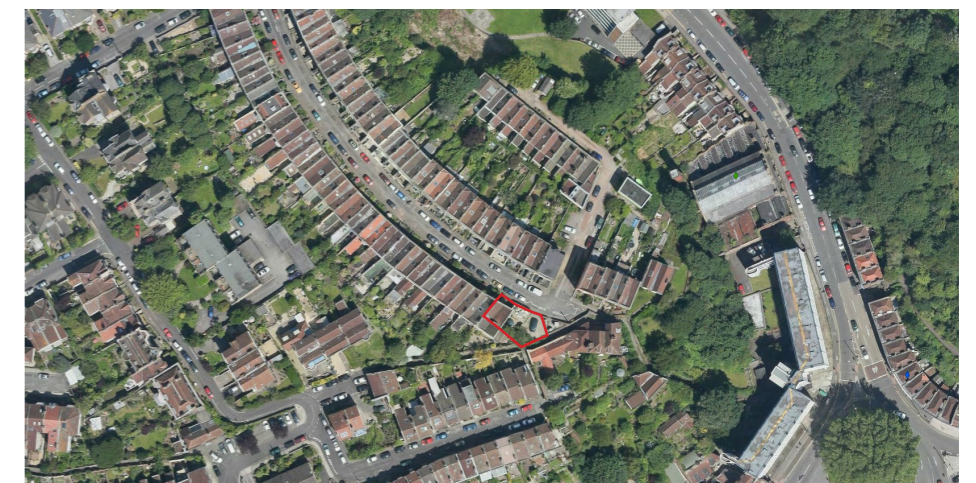
1855 map



1900s map



1874 map - Bellevue Crescent & semi-detached houses on Cliftonwood Road



Current satellite photo



1949s photo of No. 36 Bellevue Crescent / Glentworth Road

HERITAGE STATEMENT

A contemporary design approach will compliment the existing building and improve the living accommodation. The impact at the highest street level will be minimal, due to the existing tall street wall, but the benefits to the applicants will be significant.

The design of the extension has been influenced by both neighbouring houses. The simple form with clean details and carefully chosen materials ensure it sits well in the context of the terrace. The scale means it is clearly subservient and will be in keeping with the local character.