

HERITAGE STATEMENT

50 Downend Road, Bristol, BS16 5AW

Proposed Loft Conversion with Rear Dormer – January 2024



Fig 1. Existing Front Elevation

1. INTRODUCTION

The long term owners wish to increase the living space of their family home with an additional bedroom and en-suite for their growing family in an area which they are very fond of. This statement is prepared in support of a planning permission application for a loft conversion with rear dormer at 50 Downend Road, Bristol.

1.1 Planning history

A previous application 17/03524/H was granted in 2017 for two rear dormer windows and a new pitched roof on the existing front garage. The pitched roof on the garage was built and certified in accordance with the regulations in 2019. The two rear dormers have not been built due to

constraints of the layout - the low head height between the two dormers result in access constraints and use of the space.

1.2 Site survey

A full site survey was carried out to establish existing plans, floor levels, elevations & ridge and eave heights.

1.3 Description of property

The property is semi-detached with a garage to the front of the house. It has an existing ground floor extension to the rear elevation.

The external appearance of the house is rendered with some wooden cladding to the front elevation. The fenestrations are uPVC.

This property was built in the 1960's; this pair of semi-detached property (48 and 50 Downend Road) replaced a set of 3 cottages. They are substantially stepped back from the other houses on the street which allows for a large drive to park vehicles.

The properties in the nearby vicinity have relatively long gardens for the area, the houses to the rear of the property are located around 200ft away.

2. LOCATION

2.1 Conservation area

This property is located within the Stapleton and Frome Valley Conservation Area. The conservation area enhancement statement describes:

'Architectural features include pantile and slate roofs, random stone walling, painted and rendered walls and red brick walling.'

In terms of the architectural features, the dwelling house has a tiled roof and is rendered. There is random stone walling along the boundary.

2.2 Proposal

The proposed loft conversion allows for a functional bedroom and en-suite. The dormer will be located on the rear elevation and will not be visible from the street. The windows will be uPVC to match the rest of the fenestrations in the house.

The rooflights visible from the front elevation are unchanged from the granted application 17/03524/H.

3. DESIGN & ACCESS

3.1. Amount and Layout

Top Floor/Loft conversion: The addition of stairs to the top floor will have a rooflight above at the front elevation. On the proposed top floor there will be space for a master bedroom with en-suite. There will be dormer windows to the rear.



Fig 2. Existing rear elevation (showing neighbouring dormers 38 & 42 Downend Road)

3.2. Scale

The proposed rear dormer is set back further from the eaves than the proposed design 17/03524/H granted in 2017 for 50 Downend Road, this will reduce the overall mass of the dormer from the previous design.

3.3. Landscaping

There is no landscaping proposed as part of the scheme.

3.4. Appearance

The local area is residential and the proposed design is considered sympathetic to this. There are various examples of properties that have had dormers approved in the area such as that at

42 Downend Road (14/00201/H) - see Local Precedent Survey for more examples and details. (It is also noted, but not included in the Local Precedent Survey, that there are various front and side dormers along Downend Road within the conservation area).

The rear elevation, with the rear dormer, will be sympathetic to the neighbouring houses. The proposed rear dormer is reduced in depth from the granted application 17/03524/H for 50 Downend Road and will be even less visible to neighbouring properties.

Materials that are good quality will be used and will match those of the existing building.

3.5. Use

The dwelling will be used as a family home (for the applicant). The mass of the dormer is smaller than the proposed design in granted planning permission 17/03524/H however it allows for a more livable space without the restricted head height.

4. ACCESS

4.1. Access to the site

Access to the site will remain the same.

5. CONCLUSION

The proposed extension to 50 Downend Road would make a positive contribution to the area and provide a spacious family home which will not adversely affect the neighbouring properties. There are already various extensions, dormers and varying roof layouts in the area.

The rear dormer will not cause loss of light to neighbours and will be even less overbearing than the granted application for 50 Downend Road (ref: 17/03524/H). The rear dormer will not be visible from the road and the houses at the rear of the property are located over 200ft away due to the length of the gardens.

The changes on the top floor will allow for a master bedroom and ensuite that will create a more user friendly layout for the growing family (the applicant). This is a long term family home, their children attend the local school and the owners are very fond of the area.

Good quality materials and modern construction techniques will be used and in adherence to current building regulations and policy whilst remaining sympathetic to its surroundings.

The houses on the other side of the back gardens are substantially far away. There are examples of properties that have had dormers approved in the area such as that at 42 Downend Road (14/00201/H). The proposal would therefore fit in with the local area and would not stand out of place.