

Bristol City Council
Development Management
College Green
Bristol
BS1 5TR



Dear Sir or Madam

25th January 2023

FULL PLANNING APPLICATION AND HERITAGE STATEMENT FOR EXTERNAL ALTERATIONS.

We are instructed by Mr and Mrs McGurrell to submit a full planning application for the extension of the existing dwelling house at 27 Old Sneed Avenue, Bristol, BS9 1SD. Accordingly, please find attached:

- Application forms (duly completed);
- Site Location;
- Existing Floor Plans;
- Existing Site Plan and Elevations ;
- Proposed Floor plans ;
- Proposed Site Plan and Elevations; and
- The application fee payable to Bristol City Council.

Set out below is a heritage impact assessment of the proposals:

Heritage Impact Assessment

This assessment has been prepared by Three Magnets Planning on behalf of the applicant, who is seeking permission for the extension and enlargement of No 27 Sneyd Park Avenue. An assessment of heritage impacts is required due to the site's location in the Sneyd Park Conservation Area.

This brief assessment should be read in conjunction with the other documents submitted with this application. It sets out the policy and guidance context, the heritage asset considered, the description of the proposed development and analysis of the impact of the proposal on the significance.

Policy & Guidance

Planning for the historic environment is a key part of the National Planning Policy Framework (NPPF) (2023). When a proposal affects a heritage asset, the NPPF (2023) states the following at Paragraph 200:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include,

heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

Regarding local policy, the Core Strategy and Development Management policies include the relevant heritage policies for consideration. Policy BCS22 states that *“Development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including ... Conservation Areas”*.

Policy DM31 Heritage Assets goes on to state that *“Development within or which would affect the setting of a conservation area will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance”*.

Existing Heritage Assets

The site is located within the Sneyd Park Conservation Area. The site is within the boundary as the South side of Sneyd Park Avenue is within the Conservation area, whilst properties on the North side of the road are outside the Conservation Area.

Bristol City Council do not currently have a Conservation Area Character Appraisal for Sneyd Park, but do have a Conservation Area Enhancement Statement. These statements were created in 1993 to describe the character of Bristol's conservation areas and are currently being replaced with Conservation Area Character Appraisals.

Sneyd Park Conservation Area Enhancement Statement

The below paragraphs are quotes and our summary of the key contextual elements of the Enhancement Statement and set out the important characteristics and planning considerations:

The north of the conservation area is characterised as *“In the inter-war period development to the north of the Victorian houses occurred. Larger than average semi-detached and detached houses were constructed. Many were influenced by the ‘Arts and Crafts’ style and were typical in style to many of the speculative suburban buildings in north-west Bristol although the density of development was somewhat lower than in other areas”*. It goes on to say that *“The demand for housing in the post-war period created an intensive period of development. Initially many of the large houses were either converted into flats or redeveloped at a higher density with new blocks of flats. Then properties with large gardens sold off plots for smaller housing”*.

The Conservation Enhancement statement summarises the following planning issues that are relevant to the proposal:

Land Use

“Continuing pressure for new housing in the area has led in the past to the loss of original houses, the further sub-division of large gardens and the development of existing open land for residential use. This would increase the density of development and diminish the open character of the Conservation Area”.

“There is a need to retain the residential character of the area”

Townscape

“Further loss of original large detached houses would damage the character and appearance of the Conservation Area, which is dependant on a balance between landscaped settings to plot coverage by development”.

“The sub-division of large gardens into plots for smaller houses, if left unchecked will damage the historic pattern and character of building in the Conservation Area”

“The layout, form and design of new housing developments, particularly with their open plan layouts, has in the past been out of keeping with the essential character of the area”.

“Recent housing development on previously open land has intruded into views across the Conservation Area. Further insensitive housing development on open land, particularly in the Avon Valley and Avon Gorge would threaten the scenic value of this landscape feature of national significance”.

Enhancements

The Conservation Enhancement statement summarises the following key enhancement that are relevant to the proposal:

“Sub-division of large gardens will only be considered in those parts of the Conservation Area where the character and pattern of development will not be significantly affected”

“The City Council will resist the demolition of original large detached houses in this Conservation Area, as they are essential to the character and appearance of the area.”

“The layout, form, design, landscaping and means of enclosure in new residential developments in the Conservation Area needs to respect the traditional forms characteristic of the area”

“Non-residential uses out of character with the area will be resisted”.

Details of the proposal

The proposal involves external alterations to the existing building, including:

- Two storey side extension (east side);
- Upper floor extension above existing garage (west side);
- Enlargement to existing single storey rear extension (south side);
- Alterations to existing roof arrangement.

Analysis of the impact of the proposal on the significance

The proposal seeks to secure permission for two extensions to the existing building to improve the property and facilitate the enlargement of the property to a large five-bedroom family home. The proposal does not result in the loss of a detached dwelling or subdivision of its plot which may be considered harmful to the character of the conservation area.

The design of the proposal has sought to maintain the majority of the existing large rear garden to maintain the low-density character of the conservation area, which is threatened by the loss and subdivision of large detached dwellings in large plots. In this sense the enlargement of the existing dwelling to form a large detached house that maintains its generous plot very much reflects the existing valued character of the conservation area.

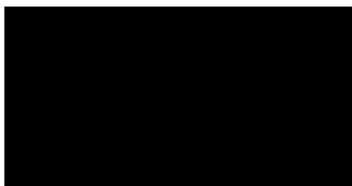


The architect (Martin Lawford) has carefully designed the two extensions to read as integral and well-designed additions. The two-storey eastern extension has taken its design cues from the adjacent property at no 25, which has previously been enlarged to make it a double bay fronted detached property. The western extension to create an upper floor above the garage maintains its set back and height from both the building line and roof ridge to continue the presentation of a slightly subservient extension to the main house. Roof alterations are proposed to seamlessly draw the new elements together and provide a united elevation that reflects both the original dwelling and the character of other large detached dwellings in the Sneyd Park Conservation Area.

The proposed changes should be considered positively as they do not represent a scheme that undermines the character of the Conservation Area. It is therefore considered that the proposed development does not cause an adverse impact upon any special character and appearance of the Sneyd Park Conservation Area and should be approved.

Please do not hesitate to contact me should you require any further information

Yours sincerely



Paul Jobson
Director
BA (Hons) MTP MRTPI

