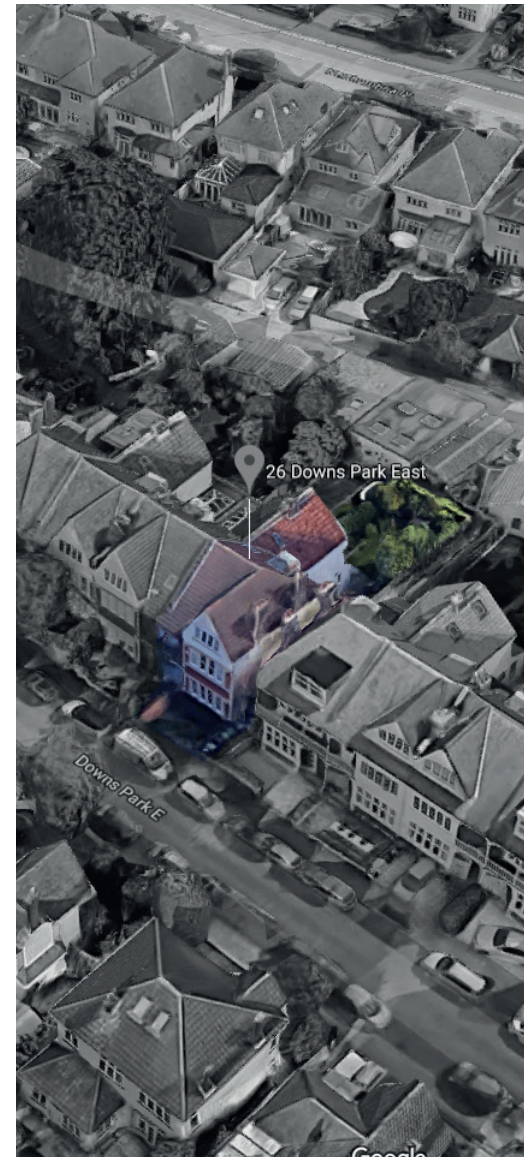


# 26 Downs Park East

Heritage Statement 26.01.2024



# INTRODUCTION

This application is for a single storey rear extension and outrigger dormer extension to no. 26 Downs Park East including some minor internal reconfiguration and re-cladding of existing rear dormer. The property is located within the The Downs Conservation Area. There is existing planning consent associated with the site dating back to 2019 but consent has now lapsed (19/05667/H). Cryer & Coe Architects have been appointed by the applicant to prepare proposals which would see:

- Reinstate Planning consent for a ground floor extension to the rear/ side of the property to accommodate an open plan kitchen/ dining space.
- Propose a new box dormer to rear outrigger to create a new bathroom and re-clad the existing rear dormer to match in materials.
- Insertion of a boiler flue to the rear first floor elevation.



View of Downs Park East - Source Flickr by Paul Townsend

# HISTORY

## Setting

The application site sits within the northern sector of The Downs Conservation Area which, in its entirety, is divided into six distinct areas.

The site in question sits within area 2 which is predominantly residential as opposed to the Downs which is an expansive plateau of open parkland, defined by the Avon Gorge and Westbury Road to the west and east with the slopes of Clifton and Stoke Bishop to the south and north.

The northern sector is a more intensely developed area of diverse terraces around Westbury Park and Downs Park. The central sector (The Downs) is short grass land with some low shrubs edged along principal roads by avenue trees. This generous open area is enclosed by substantial buildings predominantly villas and institutional buildings dating from the Victorian and Edwardian period.

## Locality

To the north of the application site, the edge of Sneyd Park is lined with grand rubble stone Victorian Villas with mature frontages and

boundary walls, while further along, an area of largely open space with substantial villas in extensive grounds which has unfortunately been overlaid in recent years by small scale infill buildings. However, as its apex, St. Monica's, still retains its original garden forms to the north end of the Downs. Beyond St. Monica's, the high walls of rubble stone with trees behind enclose the road and define more private areas of open land leading to the village of Westbury-on-Trym.

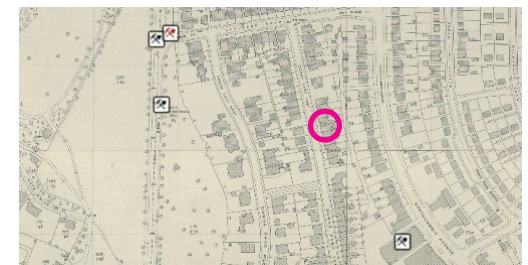
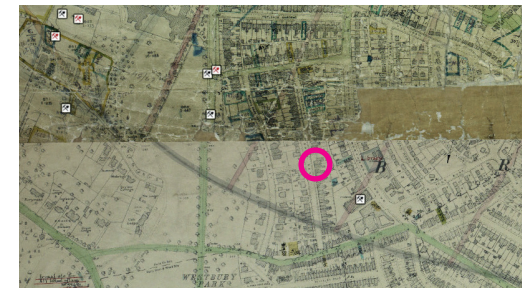
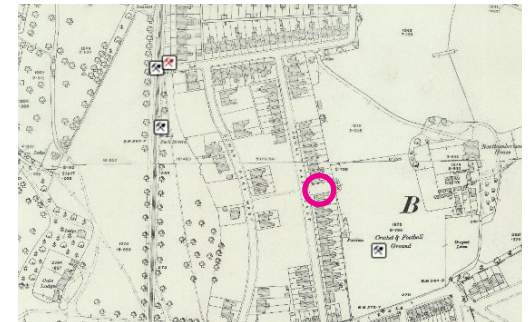
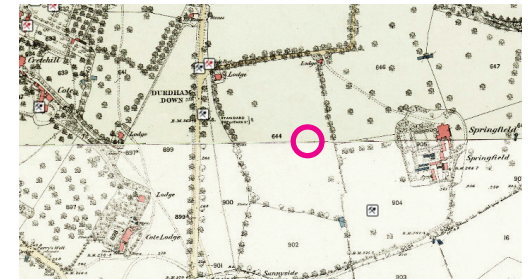
Source - The Downs, Bristol Location Plan

Bristol City Council sets out key enhancement objectives for The Downs Conservation Area:

- Preserve the quality of space along the edge of The Downs.
- Restrict development of car-parking.
- Villas and large Victorian buildings rely their effect on a range of quality materials, i.e. natural lias and pennant, rubble and dressed stone. This extends to their outbuildings and boundary walls. This character should be strengthened, maintained, and original features retained and repaired.

Source - The Downs, Bristol Location Plan

Proposals seek to respect these objectives and development will therefore have no impact on its locality in light of these objectives.



Historic mapping  
 Top to bottom  
 1844-1888  
 1898-1939  
 1949  
 1947-1965  
 Source - Know your Place

## ASSESSMENT OF SIGNIFICANCE

From historical mapping analysis, the property dates back to somewhere in the region of 1893 - 1921 being 3 storeys and of an Edwardian architectural style. The street-scape is predominately semi-detached residential properties of similar Edwardian style although the street does exhibit terraced as well as detached massing including development that dates to the mid 20th century.

The house is likely constructed in the traditional manner of it's time being solid wall with brick facing and rubble or brick backing. Ashlar stone is used as door and window detailing (sill, head and mullion) as well as defining the corner quoin detail. Render is used to treat the principal elevation gable as well as the side and rear of the property. The ground and first storey windows are single pane 1 over 1 timber sash windows, however, the third storey consists of uPVC windows that are designed to mimic the original windows.

The rear of the property is largely hidden from public view and is detailed to a lesser standard featuring single or two pane uPVC windows which follow no proportion or rationale. . Furthermore, this elevation features a typical 20th Century eave detail and UPVC gutter detail which is also carried around to the principal elevation.

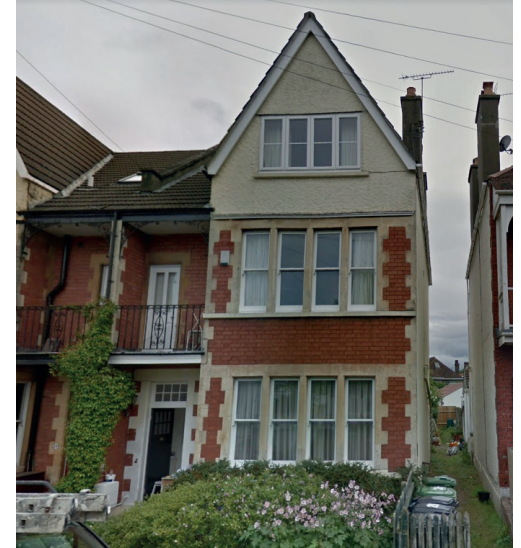
The clay tile roof construction is of 20th century and accommodates a small rear box dormer and skylights.

## EXTERNALS

The house remains largely unchanged from the date of construction. The existing lean-to located toward the end of the rear elevation (proposed to be removed) is evident on historical mapping dating from 1898-1939. It is difficult to pin point if this architectural element was part of the original plans for the house. However, it would seem plausible due to the thickness of the intermediary wall (separating Kitchen from lean-to) that this wall was in fact external and a structural opening created to serve the lean-to.

## INTERNALS

Currently, the property is a 4 bed semi-detached house.



Front elevation



Rear elevation

## PLANNING HISTORY

A previous Planning application was submitted for a ground floor rear/ side extension and granted by the Local Authority in 2019 (19/05667/H). The extent of new development on ground floor remains the same with a minor alternation to rear door design/ specification.

## PROPOSALS

Cryer & Coe Architects have been appointed by the applicant to prepare design proposals for:

### Ground Floor

New ground floor side/rear extension (6.8m) which would facilitate an open plan kitchen/ dining space with improved outlook on the rear garden through a series of double glazed doors.

### Second Floor

Propose a new zinc box dormer to rear outrigger to create a new bathroom and re-clad the existing rear dormer to match.



Existing Kitchen, Ground Floor



Existing Hallway, Ground Floor

# IMPACT

## Impact of the proposals on the Conservation Area

The external proposals to the rear of the property are largely hidden from public view due to its mono-pitch form where the lowest point of the roof (eaves) meets the shared side access separating no. 24 & 26. By virtue of the distance from the street, narrow side access (restricting views) and similar scale extension of no. 24, the proposal will have negligible impact on the Conservation Area.

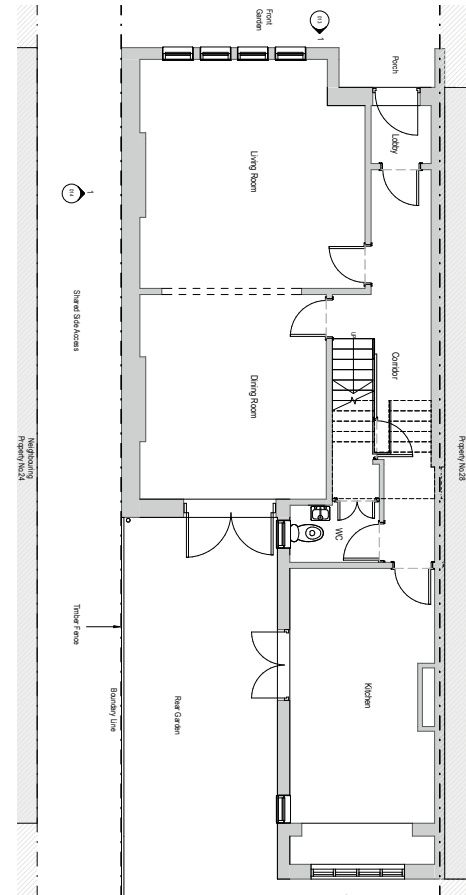
The proposed materials will align with the existing and will therefore have a neutral impact on the Conservation Area.

The new dormer does not overlook neighbouring properties and due to its location, concealed from the public realm. Materials used are typical and considered appropriate for roof alteration in Conservation Areas.

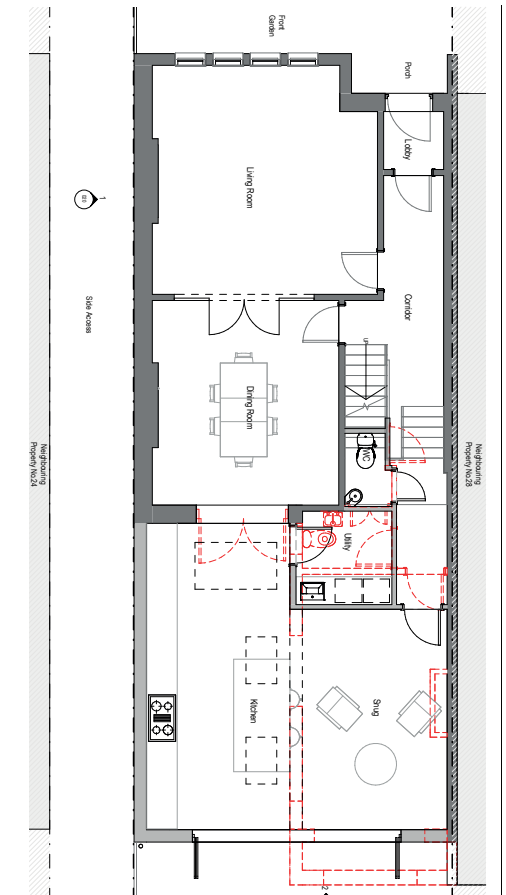
# CONCLUSION

The property sits within The Downs Conservation Area. However the proposed development would have no adverse impact on it. The proposals seek to adapt the house in such a way to meet the present and future needs of the family with improved accommodation and better connectivity to the external areas commensurate with modern living.

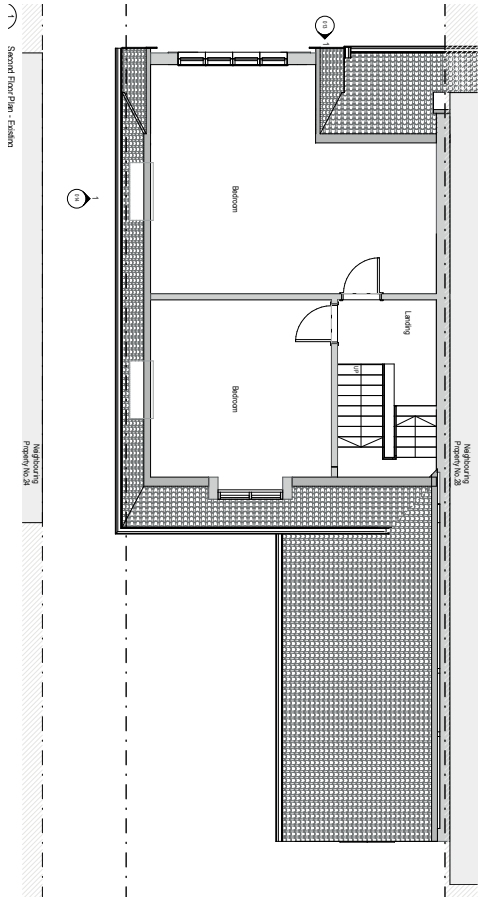
We would offer that the proposals represent sensitive and considered design which improve the quality of the home for the applicant without impacting on the area or immediate neighbouring properties. We believe the proposed development represents a considered approach.



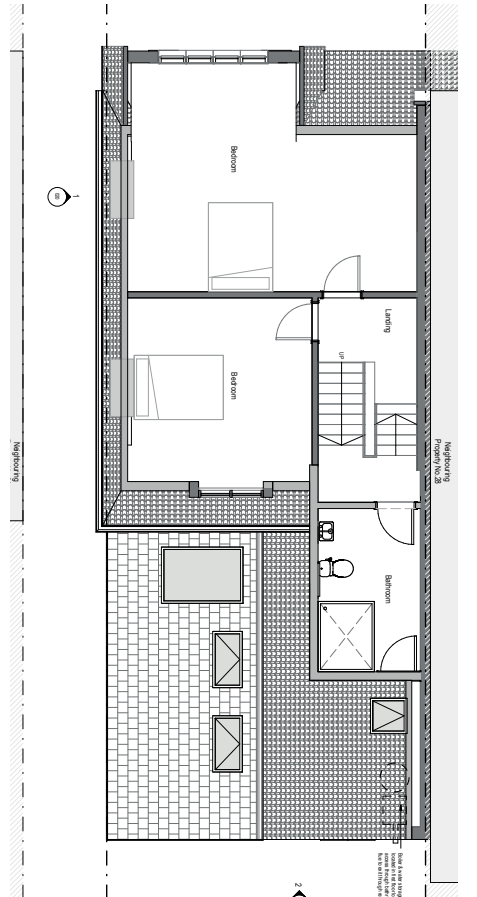
Existing ground floor plan (NTS)



Proposed ground floor plan (NTS)



Existing second floor plan (NTS)



Proposed second floor plan (NTS)

---

Cryer & Coe  
10 - 12 Gloucester Rd  
Third Floor  
Bristol  
BS7 8AE  
cryerandcoe.co.uk  
hello@cryerandcoe.co.uk  
01173634034