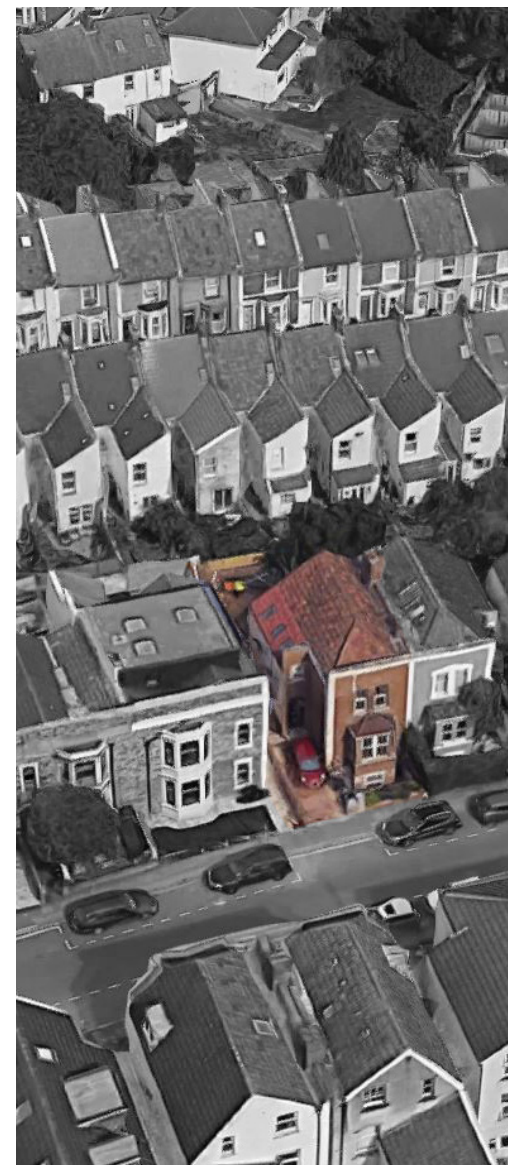


No. 28 Stackpool Road

Heritage Statement

06.02.24



INTRODUCTION

The semi-detached property is found on the northern side of Stackpool Road dating from the mid 1800's and situated within the designated Bedminster Conservation Area.

The Conservation Area incorporates the historic approach route into Bristol along East Street / Bedminster Parade, and the related back land areas. Also included is the early Regency suburb south of Coronation Road; the early 19th century York Road terraces; and the pre-1880s villa development in the Stackpool Road environs....In addition to their date of construction, there is a quality and distinctiveness to individual streets given by architectural details and views across the city. The area itself resulted from the population overflow from neighbouring Bedminster which joined suburbs on the surrounding hills e.g. Windmill Hill and Totterdown in the 1870's. In 1855 Mount Pleasant Terrace and Hebron Road were fairly isolated; by 1874 Stackpool Road, Greville Street, Milford Street, Langton Park had been laid out.

The Stackpool Road area covers the hillside that rises from North Street in the south towards Coronation Road in the north. The area is characterised by its tightly packed Victorian terraces that represent the significant expansion of Bedminster in the late

19th century. At its summit, where Merrywood Road / Stackpool Road / Bealey Road converge, is a complex of quality Victorian institutional/community buildings; which are prominent local landmarks. Away from this, the area is united by a strong building line and consistency of scale and plot rhythm. Streets have individual character through varied use of architectural details.

(source Bedminster Conservation Area Character Appraisal Adopted 12 December 2013)



View of the house looking east
(sixth from left) - dated 1973

SITE CONTEXT

The road comprises residential properties typically semi-detached with several properties having undertaken a variety of extensions and improvements through both planning applications and within permitted development rights.

The immediate neighbouring property at no. 30 was delivered by the same Agent - Cryer & Coe architects.

ASSESSMENT OF SIGNIFICANCE

Although a well maintained and largely untouched example of late 19th Century design, the house is not believed to have any significant merit. The house sits amidst similar semi detached properties built as part of the construction of all the properties on Stackpool Road.

However over time through various additions and modifications the majority of these properties have been updated with the majority of original features and proportions lost to the works.

PLANNING HISTORY

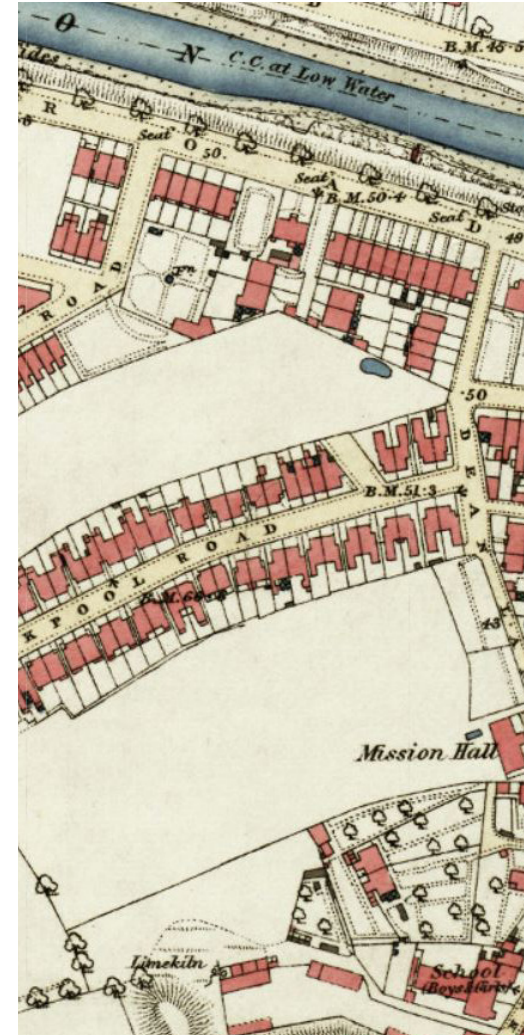
22/01440/H - Granted
Loft conversion.

19/01066/H - Refused
Loft conversion.

15/01864/F - Withdrawn
Proposed conversion of existing basement storage area as a self-contained flat, with associated external alterations.

15/01854/F - Withdrawn
Proposed roof extensions to 26 and 28 Stackpool Road.

19/01066/H - Refused
Loft conversion.



Historic mapping
1898 - 1939
Source - Know your Place

DESIGN STRATEGY

The application is for the installation of a raised balcony walkway and stepped access to the lower garden area from the main communal level of the property. The small balcony would give access from the kitchen and dining area down to the rear garden without impacting on neighbouring amenity or privacy.

The walkway is only wide enough to give access to the stairs, not to position a table and chairs on.

The proposals also include for the reworking of the forward bay window replacing the more recent pitched roof construction with a style closer reflecting that of the neighbouring property at no. 26. This would be a flat roof design with timber detailing to the fascia and soffit and will better reflect what is believed to be a more historic design at no. 26.

This scheme improves the architectural quality from public views on Stackpool Road with no impact on public views had from the installation of the balcony walkway.

IMPACT

Impact of the proposals on the Conservation Area

The proposals will improve the overall presentation of the property on the street and offer a positive improvement. The proposals will have no impact on the Conservation Area.

Impact of the proposals on the Historical Significance

The proposals do not have a detrimental effect on the historical significance of the host building.

CONCLUSION

The property sits within the Bedminster Conservation area, however the proposed development would not adversely impact it nor impact the significance of the property itself. The proposals seek to adapt the house in such a way to meet the present and future needs of the family with improved access to the garden and improving the quality of the existing bay window design.

We would offer that the proposals represent a sensitive and considered design which improve the quality of the home for the applicant without impacting of the area or immediate neighbouring properties. We believe the proposed development represents a considered approach and is therefore worthy of support by Bristol City Council

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