



**Land at the rear of The Grange  
Hanham  
Bristol  
BS15 3HQ**

**Proposed Construction of Mews House**

**STATEMENT OF SIGNIFICANCE  
January 2024**

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## **1.0 Introduction**

This Statement supports a planning application proposal to provide a dwelling in a courtyard setting, to the rear of The Grange, located within Grange Court, Hanham. The modest one-bedroom dwelling built over two floors together with necessary amenity areas, cycle and bin storage.

## **2.0 Location And Setting**

The site is located towards the centre of the well-established residential area of Hanham in Bristol. The site occupies a vacant peninsular on the entrance to Grange Court, facing directly onto High Street (A431).

The proposed site was formerly part of the estate belonging to The Grange. This site along with other portions of the estate have been given over to development, with houses constructed facing onto Grange avenue, and more recently a block of three storey dwellings constructed within Grange Court itself. A new dwelling was recently approved and has been constructed to the north.

The Grange, the adjacent listed building, is within sight of the proposed development. The Grange is a 19th Century structure, that is currently split into a number of flats. The main part of the building fronts onto Grange Court with the sides and rear of the building facing onto car parking areas. The north elevation faces towards the development site.

As viewed from High Street, the proposal site is flanked by houses and accompanying garages to the west, and three-storey properties across the junction to the east.

## **3.0 History**

Individually, the proposal site does not have any available planning history. Any planning history attached to the site comprises alterations undertaken within The Grange, which during recent history has seen the property undergo a number of changes between commercial and residential.

## **4.0 Items of Significance and impact of development**

As can be identified from the photograph below, the proposal is adjacent to the listed building. It is considered that the degree of separation should not affect its current setting. However, it is also considered that the current surroundings could be greatly improved, and the construction of the mews house in this location would provide a better setting than currently presented.

The photograph identifies the location of The Grange in the centre of the image. As can be seen, to all elevations there is historical development. To the east there is a block of three storey properties. To the south, there is a row of garages, and to the north, there are dwellings constructed facing onto High Street, including a very recent addition. The red line identifies the proposal site alongside the existing garages..



Windows to The Grange are located on all sides, including towards the development site. It is considered that the works will improve the views from the listed building and the adjacent area.

Therefore, it is considered that the improvements will have a positive impact on the location, with no detrimental impact on The Grange.