

Development Management
Bristol City Council

Our ref: PR02321

Your ref: PP-12851043

Date: 1st March 2024

Sent via the Planning Portal

Dear Sir/Madam,

Insertion of front and rear conservation rooflights.

11-13 High Street, Westbury-on-Trym, Bristol. BS9 3BF

INTRODUCTION

On behalf of our client South West Estates Management Ltd, we submit an application for external works to the above address. This letter should be considered a proportionate Heritage, Design, and Access Statement.

The application is submitted for the insertion of 16no. Velux conservation rooflights (8no. to the front and 8no. to the rear of the roof planes), equally dived between Nos.11 and 13.

The following documents accompany this application: -

- Drawing no. 4264.PL.01 – Site Location Plan
- Drawing no. 4264.PL2.13 – Existing Third Floor Plan
- Drawing no. 4264.PL2.14 – Existing Roof Plan
- Drawing no. 4264.PL2.15 – Existing Elevations
- Drawing no. 4264.PL2.23 – Proposed Third Floor Plan
- Drawing no. 4264.PL2.24 – Proposed Roof Plan
- Drawing no. 4264.PL2.25 – Proposed Elevations
- Drawing no. 4264.PL2.30 – Conservation Rooflight Details

SITE, LOCAL CONTEXT, AND HERITAGE

The application site is almost completely covered by the building, and was last used as a Class E bank (Nat West), complete with associated office, storage, meeting, and staff space. It is understood that the bank closed in August 2023 and the space has remained vacant since then.

The building itself is a three-storey (with attic) mid-terrace property located on the west side of the B4055 High Street, within the Westbury-on-Trym Town Centre. The bank use operated across the entire building, with the double-shopfront onto High Street, and a rear access via the car park off Westbury Court Road, from where the property is serviced. There is an existing access to the rear of the first floor, via an external staircase.

The site is located within the Westbury-on-Trym Conservation Area but is not nationally or locally listed. The site is part of the Westbury-on-Trym designated primary shopping area. The site is in Flood Zone 1 (lowest probability), and at very low risk from surface water flooding.

With regards to the Westbury-on-Trym Conservation Area Character Appraisal (the "Appraisal"), the War Memorial, within the centre of the roundabout, opposite the site, is the closest landmark building/structure, with the immediate area defined as the 'Commercial core'. Within the Commercial core, the application site is part of a group of character buildings, forming the curved road edge to this section of High Street. More specifically, the Appraisal does not mention the detail of rooflights, focusing on roof form and roof tiles (which remain unchanged with the current proposals).

The significance of the conservation area is derived through its unique rural village character, and defined by its small vernacular cottages and narrow country lanes contained within a green valley setting. The River Trym, which partly gives the area its name, winds through the ancient core, reinforcing the village aesthetic.

PLANNING ANALYSIS

The rooflights are proposed to make the third-floor (attic) space more attractive, and ultimately, more usable. The ultimate goal is to see the property back into use, which will have knock-on benefits for both the sustainability of the conservation area, and the town centre i.e., activity levels. The proposal will help facilitate this.

Their specific design, appearance, and placement are in accordance with the suite of local design policies BCS21 and DM30. The insertion of the rooflights would have no material impact on the

residential amenities of nearby occupiers. Similarly, there would be no traffic and transport implications, as no floor space is affected.

The National Planning Policy Framework places great importance on the preservation of heritage assets, as do local policies BCS22 and DM31. The rooflights are heritage conservation specification, and are not an uncommon feature within the vicinity of the site. Moreover, the rooflights would not diminish the importance or appearance of the two gable features that adorn the fronts of both No.11 and No.13, albeit they are not matching in size.

Overall it is considered that the proposed rooflights would have a neutral impact on both the architectural integrity of the host property, as a character building, and the character and appearance of the Westbury-on-Trym Conservation Area.

CONCLUSION

The proposals are wholly minor and would be appropriate for the property. They would have no adverse impact on heritage assets, and would ultimately create a more attractive level of accommodation for future use of this vacant site. As such, we hope the application can be supported without undue delay.

If any further information is required, please contact us as soon as possible so that we are able to provide this prior to a decision being made.

Yours faithfully,

Stokes Morgan Planning Ltd