



Date : 15<sup>th</sup> March, 2024

Ref# : 2405\_81SDL\_HS

Applicants: Kevin & Lisa Harbridge  
81 Southwood Drive,  
Coombe Dingle,  
BS9 2QR

Dear Sirs,

**HERITAGE STATEMENT FOR THE MODIFICATION OF THE SEMI-DETACHED HOME AT  
81 SOUTHWOOD DRIVE, COOMBE DINGLE, BS9 2QR**

The National Planning Policy Framework (NPPF) states at paragraph 128 that:

*'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'.*



*Fig. 1 – View of 81 Southwood Drive from the street (courtesy of Google)*

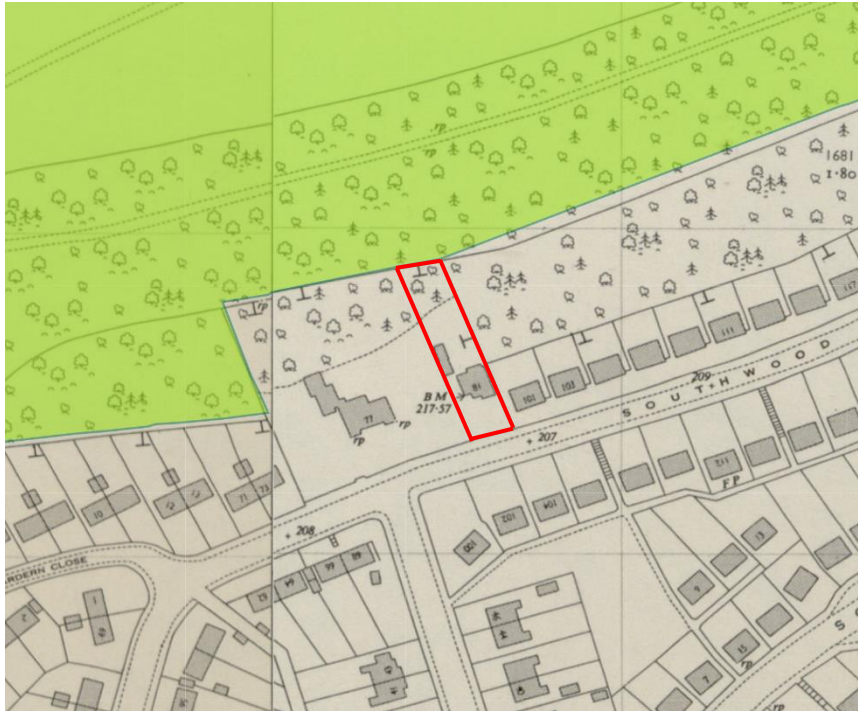
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## Application Site and Setting

This large 4-Bedroom semi-detached home was built in the mid-1940s. The first time it appears is in a 1946 aerial photo in which the road and landscaping are still under construction. The earliest map it appears on is shown below in Fig. 2, which dates from 1947. The site is in the Avonmouth & Lawrence Weston ward of Bristol, and is adjacent to the Kingsweston And Trym Valley Conservation Area which runs along its northern boundary.



*Fig. 2 - '1947-1965 OS National Grid – limited coverage' map (courtesy of Bristol Council's 'Know your place' maps) The green hatch to the north highlights the adjacent conservation area.*



*Fig. 3 – A view of the property's rear elevation*

We note that the conservation area the property is adjacent to is to the rear, at the end the property's sizable garden. The proposals however will have little to no impact on the conservation area as it has limited visibility from there due to the dense woodland immediately beyond the property's curtilage.

The proposals are also very modest with just the removal of the rear chimney and ground level alterations to rear and side elevations being proposed, as per the attached drawings.

On the rear elevation the existing Kitchen window is to be replaced with a set of bi-folding doors with a marginally higher lean-to roof above, while the existing French doors with flanking windows will be reduced to a Kitchen window matching the existing one.

On the side elevation the front door will be moved slightly and replaced with a new solid door with tall fix glazing unit, and the existing WC window will be moved slightly to fit the new internal layout.

Most of the changes to the property will be internal and will lead to a much-improved flow and functionality, in keeping with contemporary lifestyle preferences.

As will hopefully be evident from the plans and elevations provided, the modifications proposed would only enhance the contribution the property makes to the streetscape and the broader neighbourhood, to the extent that they will be at all visible from the public domain.