

9 & 10 Upper Berkeley
Place, Bristol

Design, Access & Heritage
Statement

Document Control Record

Version	Date	Prepared by	Checked by
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Appendix A – Pre-Application Advice

1.0 Introduction

1.1 Summary

This document has been prepared by Kendall Kingscott Ltd on behalf of Queen Elizabeth's Hospital and relates to proposed works to the Grade II listed 9 and 10 Upper Berkeley Place, Bristol.

9 and 10 Upper Berkeley Place form part of a row of fine Regency town houses of which the school own and occupy buildings 2 through to 10. Substantial internal reconfiguration and a rear extension was undertaken in 1956 with internal access between 9 and 10 being formed.

9 and 10 form part of the Junior School with all areas being in use during term time. The buildings are currently experiencing water ingress and essential remedial works to the pitched roofs including the replacement of clay pantiles throughout are required to address damp penetration and safeguard the heritage asset. The intention is to undertake the works during the summer holidays of 2024 to ensure student safety.

As part of this report a condition appraisal of the building demonstrates the existing condition.

This document forms part of a formal Listed Building Consent application and should be read in conjunction with all supporting plans and documents.

This report has been prepared in light of the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990 (section 72).

1.2 The Applicant

Queen Elizabeth's Hospital is an independent boys school located in Clifton, Bristol and was founded in 1586. The school accepts boys from ages 7 through to 18 and also has a co-educational Sixth Form which accepts girls aged 16 to 18.

The main school building was built in 1847 and is located on Berkeley Place, Bristol. The school began as a boarding school, however since 2008 it has existed as a day school.

Queen Elizabeth's Hospital purchased 9 and 10 Upper Berkeley Place in 1875.

The Junior School opened in 2007 and is located within the terraced Georgian town houses located on Upper Berkeley Place (housed within 6 through to 10) with rear internal access to the main school.

Prior to the Junior School opening, substantial internal reconfiguration was undertaken in 1956 to allow for 9 and 10 Upper Berkeley Place to be used for boarding.

1.3 The Design Team

Client

Queen Elizabeth's Hospital

Berkeley Place

Clifton

Bristol

BS8 1JX

Lead Designer

Kendall Kingscott Ltd
Glentworth Court
Lime Kiln Close
Stoke Gifford
Bristol
BS34 8SR

1.4 Supporting Statement

Kendall Kingscott Ltd were appointed by Queen Elizabeth's Hospital to assist in the remedial repairs required to ensure 9 and 10 Upper Berkeley Place are watertight.

9 and 10 Upper Berkeley Place form part of a Grade II listing (a single listing applies to numbers 1 through to 10) and are located within the Park Street and Brandon Hill Conservation Area. The buildings date to 1787 and were designed by Thomas Paty with substantial internal reconfiguration being undertaken in 1956.

9 and 10 form part of a row of late Georgian Regency town houses with a double-depth plan, each building comprises of three storeys with an attic and double basement. The buildings are constructed from brick with a decorative finish to the front elevation and Tyrolean render to the rear.

Each property has a three-window range with limestone cambered heads with five stepped voussoirs and a canted ground-floor oriel with pilaster jambs to cornices. Doors to the front elevation have semi-circular arches and bracketed pediments.

The properties comprise of a clay pantile mansard roof with 4 casement wide dormers to the front elevation which are noted as being restored during the 20th century in the listing designation.

Extensive alterations to the roof configuration appear to have been undertaken during 1956, with the rear elevation having been built up to the mansard line and a pair of monopitch slopes constructed up to the ridge line supported by a steel fink truss.

To the front elevation the mansard arrangement remains with the upper section of the roof structure formed using a steel fink truss. It is assumed that the lower slopes are formed in a traditional cut timber arrangement.

Properties 2 through to 5 Upper Berkeley Place have a double mansard roof structure, with it being likely this was the original roof structure to 9 and 10 Upper Berkeley Place prior to 1956.

Works undertaken in 1956 also include the rebuilding of the party walls which extend above the roof line along with the chimney stacks where partial rebuilding in modern materials (of the time) are visible. Planning application drawings from 1956 also show evidence of the rebuilding of the parapet wall. The rear section of the parapet wall and the party walls have been finished in Portland cement-based render.

Along with the works outlined above a rear extension was also undertaken in 1956. The extension has a flat roof at 3rd and ground floor level with an asphalt roof covering.

This application describes the existing condition of the buildings and proposes how sympathetic works will be undertaken to replace the existing pitched roof coverings and associated rainwater goods including leadwork to the pitched and dormer roofs and associated side cheeks on a material and profile like-for-like basis.

Essential remedial repairs are required to the timber sash windows to the front elevation and casement dormer windows along with redecoration of the brickwork to the front elevation.

Works also include the removal of defective Portland cement-based render to the rear of the parapet wall and reinstatement with a breathable lime render along with localised render repairs to the party walls that extend above the roofline and repointing to chimney stacks including any flaunching repairs, if required.

This document combines the Heritage Statement and Design and Access Statement, recognising the overlap between these requirements of the Listed Building Application.

1.5 Current Use

The Junior School is housed within 6 through to 10 Upper Berkeley Place and has rear internal access to the main school.

The proposed works will not affect the ongoing use of the buildings and will ensure they are safeguarded, and the heritage assets retained for future generations.

1.6 Consultation

A pre-application ref: 24/00272/PREAPP was submitted on 19th January 2024 with formal acknowledgement being received on 26th January 2024. A site visit with David Martyn, Senior Conservation Architect of Bristol City Council was undertaken on the 12th March 2024 who confirmed he was “*satisfied that the proposed mansard roof works will pose little harm to the protected architectural and historic character of the two Listed buildings.*”

It was also confirmed that following “*inspection, and assessment of the 1950s planning drawings*” the Local Authority were “*satisfied that the majority of the building fabric behind the facades is post- WWII. The remaining significance stems from the retained Georgian facades and the general form and appearance of the mansard roof from Upper Berkeley Place.*”

The intention to replace the roof materials on the principal facades on a like-for-like basis is supportable subject to agreement on the intended roof tile.”

They also recommended that a lime-based mortar be used to the rear of the parapets of the main façade which has been incorporated into this scheme, at present the existing is Portland cement-based render.

“Overall and based on the information submitted and informal discussions undertaken, it is considered that the proposal represents a sympathetic and sensitive approach to refurbishment of the listed buildings which would not introduce significant harm to the historic fabric or the special interest of the heritage assets, including to the wider conservation area.”

The full pre-application advice can be found in Appendix A.

The proposed works have also been discussed with the adjacent property owner at 11 Upper Berkeley Place.

2.0 Site Location & Photographs

2.1 Site Location

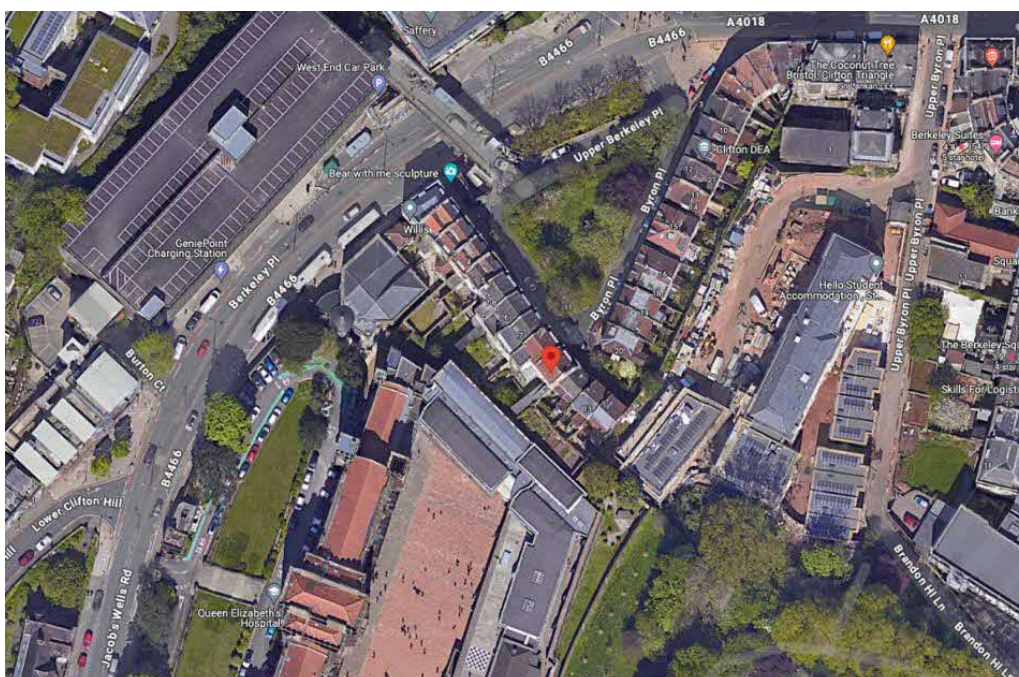
Upper Berkeley Place is located within Clifton, an inner suburb of Bristol and the Park Street and Brandon Hill Conservation Area. 9 and 10 Upper Berkeley Place form part of a Grade II listing (a single listing applies to numbers 1 through to 10) and are located within a row of late Georgian Regency town houses. Please refer to the Heritage Impact Assessment for further details of the Conservation Area and Listed Building status.

The properties are situated at the junction where Byron Place and Upper Berkeley Place meet opposite a private communal garden with the adjacent properties predominately being of residential use.

At the lower end of Upper Berkeley Place (adjacent to no. 1) is a secondary access to the NCP West End Car Park.

Upper Berkeley Place is a narrow highway with permit holder parking at designated times. Access is gained from Berkeley Place (B4466) onto Bryon Place which later merges into Upper Berkeley Place.

The rear of Upper Berkeley Place forms the main campus for Queen Elizabeth's Hospital.



2.2 External Site Location Photos

9 and 10 Upper Berkeley Place occupy a prominent position at the junction where Upper Berkeley Place and Bryon Place meet. The buildings face onto the public highway with a paved entrance leading from the pavement to the entrance doors. Attached basement area wrought-iron railings and gates are located to the front elevation immediately adjacent to the pavement.



Figure 1 - Bryon Place looking towards 9&10 Upper Berkeley Place



Figure 2 Upper Berkeley Place looking up to 9&10



Figure 3 Corner of Bryon Place & Upper Berkeley Place



Figure 4 Looking down Upper Berkeley Place towards NCP Car Park

3.0 Planning & Design Statement

3.1 Flood Risk

Upper Berkeley Place lies within a flood risk zone 1 area and therefore has a low probability¹ of flooding from rivers and sea.

3.2 Ecology

A Preliminary Roost Appraisal has been undertaken by Stark Ecology to survey external and internal areas of 9 and 10 Upper Berkeley Place in accordance with the Bat Survey Guidelines, published by the Bat Conservation Trust.

The areas were examined externally for any features that are suitable for bats to use for shelter or as points of access / egress to areas within. Internally the areas were inspected for evidence of bats such as droppings, feeding remains or bats themselves. No evidence of roosting bats was observed in the loft spaces of either property and there are no external crevices that could be suitable for bats to use as a roost. No further surveys for bats are required before the roof works are undertaken.

Please refer to the Ecology Report submitted as part of this application.

3.3 Landscaping

No landscaping works are proposed as part of these works.

3.4 Planning History

Substantial internal reconfiguration and a rear extension was undertaken in 1956 with internal access between 9 and 10 being formed.

Extensive alterations to the roof configuration appear to have been undertaken during 1956, with the rear elevation having been built up to the mansard line and a pair of monopitch slopes constructed up to the ridge line supported by a steel fink truss.

To the front elevation the mansard arrangement remains with the upper section of the roof structure formed using a steel fink truss. It is assumed that the lower slopes are formed in a traditional cut timber arrangement.

Works undertaken in 1956 also appear to include the rebuilding of the party walls which extend above the roof line along with the chimney stacks where partial rebuilding in modern materials (of the time) are visible. Planning application drawings from 1956 also show evidence of the rebuilding of the parapet wall.

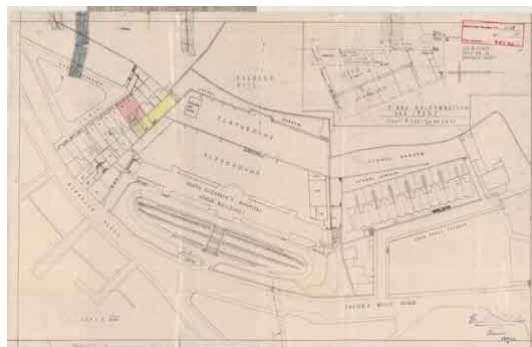


Figure 5 Drawings submitted with 1956 Planning Application

¹ [https://flood-map-for-planning.service.gov.uk/flood-zone-results?polygon=\[\[357694,173360\],\[358123,173353\],\[358110,172980\],\[357693,172968\],\[357694,173360\]\]¢er=\[357908,173164\]&location=bs8%25201js](https://flood-map-for-planning.service.gov.uk/flood-zone-results?polygon=[[357694,173360],[358123,173353],[358110,172980],[357693,172968],[357694,173360]]¢er=[357908,173164]&location=bs8%25201js)

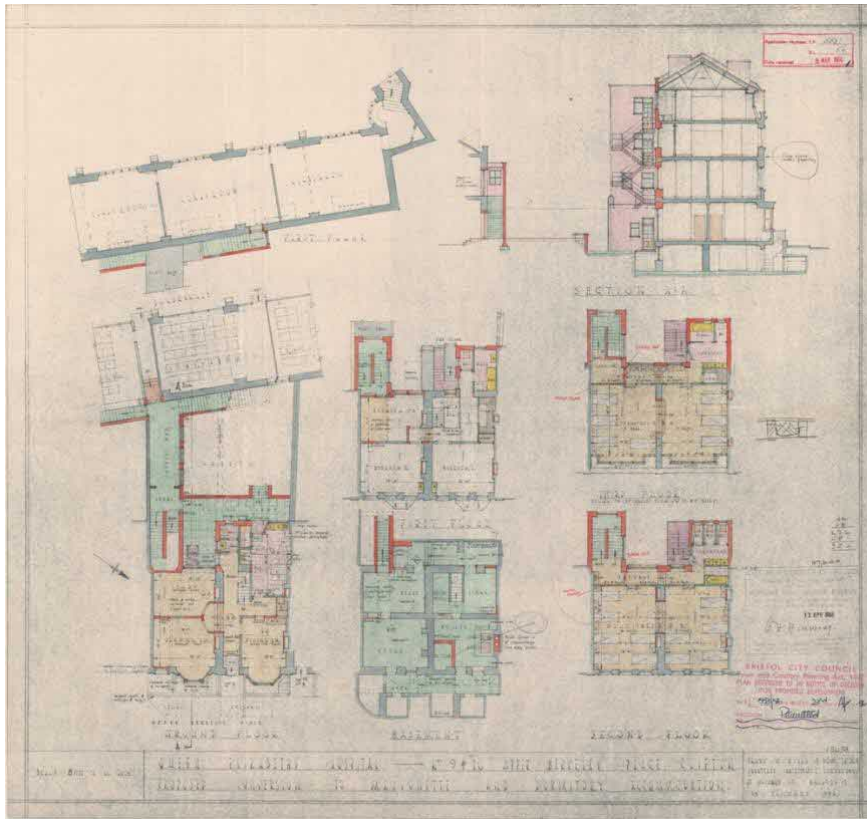


Figure 6 Drawings submitted with 1956 Planning Application

3.5 Planning Policy

National Planning Policy Framework

In accordance with Section 16 of the national guidance within the National Planning Policy Framework (NPPF) the proposed works consider the significance of the designated heritage asset and are sympathetic in their nature to ensure no harm. As outlined above substantial alterations were undertaken in 1956 and the proposed works relate to these areas, therefore any loss to building fabric is clearly justified.

Bristol Core Strategy (2011)

In accordance with the Bristol Core Strategy 2011 within Policy BCS22 and the adopted Site Allocations and Development Management Policies within Policy DM31 the proposed works seek to ensure that the heritage assets are safeguarded for future generations and the internal building fabric is not subjected to further water ingress.

Bristol Local Plan Site Allocations & Development Management Policies (2014)

The proposed works will ensure the buildings continue to contribute positively to the area's character and identity in accordance with Policy DM26 (Local Character & Distinctiveness) and Policy DM27 (Layout and Form).

This application describes the existing condition of the buildings and proposes how sympathetic works will be undertaken to replace the existing pitched roof coverings and associated rainwater goods including associated leadwork to the pitched roof and dormer roofs along with side cheeks on a material and profile like-for-like basis. In accordance with Policy DM30 the proposed works will retain the traditional distinctive architectural features of 9 and 10 Upper Berkeley Place.

Planning (Listed Building and Conservation Area) Act 1990

In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the proposed works have been designed in a way to ensure no elements of special architectural or historic interest will be lost.

The works have been designed in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and special attention has been paid to ensure the proposed works will preserve the character and appearance of the building within the context of the Conservation Area.

3.6 Amount

As part of the proposed remedial works there is no new floorspace or development to consider.

3.7 Scale

As there is no additional floor area proposed the scale of the buildings remain unchanged.

3.8 Layout

No layout changes are proposed.

4.0 Design Proposals – Appearance and Alterations

4.1 Existing Condition

Extensive alterations to the roof configuration appear to have been undertaken during 1956, with the rear elevation having been built up to the mansard line and a pair of monopitch slopes constructed up to the ridge line supported by a steel fink truss.

To the front elevation the mansard arrangement remains with the upper section of the roof structure formed using a steel fink truss. It is assumed that the lower slopes are formed in a traditional cut timber arrangement.

The existing roof is comprised of a traditional cut timber structure with a steel metal fink truss. Generally, the roof timbers appear to be in a fair condition, however these should be checked for defects and their structural integrity confirmed when the works are undertaken, and closer inspection is possible. A non-breathable bitumen underlay is currently in place.

The roof coverings are clay pantiles fixed to timber battens which were both installed in 1956. Pantiles are generally in a poor condition with numerous cracked, slipped or missing tiles leading to water ingress.

Four casement wide timber dormer windows are located to the front elevation of both 9 and 10 Upper Berkeley Place. These are noted within the designation listing as having been restored during the 20th century. Leadwork to the dormer roofs and cheeks is generally in a poor state of repair.

Rainwater goods to the front elevation are a combination of uPVC and painted cast iron gutters, downpipes and hoppers which are also in a poor state of repair.

Works undertaken in 1956 appear to include the rebuilding of the party walls which extend above the roof line along with the chimney stacks where partial rebuilding in modern materials (of the time) are visible. Planning application drawings from 1956 also show evidence of the rebuilding of the parapet wall. The rear section of the parapet wall and the party walls have been finished in Portland cement-based render. There is evidence of failed render to both the party walls and rear section of the parapet wall.

The external façade of the front elevation is generally in a fair condition but would benefit from renewal of the decorative finish to the brickwork, particularly at the parapet wall level due to the presence of the Portland cement-based render to the rear which is prohibiting the moisture from dissipating. Timber sash windows to the front elevation are also showing evidence of localised rot and are in need of remediation.



Figure 6 - 10 Upper Berkeley Place



Figure 7 - 9 Upper Berkeley Place



Figure 8 - Chimney to 10 Upper Berkeley Place



Figure 9 - Party Wall between 9&10 Upper Berkeley Place



Figure 10 - Chimney to 9 Upper Berkeley Place



Figure 11- Rear Elevation of 10 Upper Berkeley Place



Figure 12 - Internal Water Ingress



Figure 13 - Internal Water Ingress



Figure 14 - Roof Void to 9 Upper Berkeley Place



Figure 15 - Evidence of Moisture Ingress to Roof Void

4.2 Proposed Works

It is proposed that the roof tiles be stripped along with timber battens, fixings and bitumen felt underlay to both the front and rear elevation pitched roof areas of 9 and 10 Upper Berkeley Place. The stripped materials are to be replaced on a material and profile like-for-like basis with the exception of the bitumen felt underlay which should be replaced with a breathable underlay. It is also proposed that ventilation tiles are incorporated into the new roof coverings and located sensitively in order to reduce visibility from ground level.

Generally, the roof timbers appear to be in a fair condition, however these should be checked for defects and their structural integrity confirmed once access is in place, and closer inspection is possible. If required, localised timber repairs to the cut timber structure will be required, as previously outlined, substantial reconfiguration works were undertaken to the roof area in 1956 and these timbers are not original.

All associated leadwork to the pitched roofs will require replacement in accordance with the above works, this includes leadwork to the cheeks and roof of the dormer windows.

Rainwater goods to the front elevation are to be removed and replaced with powder coated aluminium heritage gutters, downpipes and hoppers to match the profile of the existing.

Where existing pre-cast concrete copings are loose, they will be re-bed and secured.

Works also include the removal of defective Portland cement-based render to the rear of the parapet wall and reinstatement with a breathable lime render.

Localised render repairs are also required to the party walls that extend above the roofline. These have been rendered with a Portland cement-based render, assumed to have been installed in 1956 and localised repairs will be undertaken on a material like-for-like basis.

Works also include the repointing of chimney stacks including any flaunching repairs, if required.

It is assumed, where chimney stacks were rebuilt in 1956 that cement based mortar was used, therefore repointing will be undertaken on a material like-for-like basis.

Existing windows are to be retained and localised timber repairs undertaken. Repairs are required to the front elevation dormer casement windows and sliding sash windows to the external façade. Proposed works include the replacement of cills to all 8no casement dormer windows of both 9 and 10 Upper Berkeley Place along with the cills to the sliding sash windows to the external façade, these include: 1no second floor, 2no basement and both canted ground floor oriel windows which comprise of 3no sliding sash windows each. 1no glazing pane to the first floor also requires replacement.

In addition to the above works, it is also proposed that the front elevation external façade is redecorated to match the existing colour.

It will be necessary to undertake fire stopping works to the party walls between 9 and 10 Upper Berkeley Place, the party wall in this location appears to have been rebuilt as part of the alterations in 1956 however there are some redundant penetrations that would benefit from fire stopping.

At present there is approximately 200mm of mineral quilted insulation laid between existing ceiling joists within the roof void, it is proposed that the existing is to remain in-situ and be supplemented with an additional 100mm thick cross laid mineral wool quilted insulated.

It is also proposed that retractable ladder access is also installed to the roof void hatches of both 9 and 10 Upper Berkeley Place and lighting be installed to the void areas to enable maintenance within the roof void.

5.0 Access Statement

5.1 Ground Floor Access

No alterations to access are proposed as part of these works.

6.0 Heritage Impact Assessment

6.1 Listing Description

Below is a copy of the listed description provided by Historic England.

<http://historicengland.org.uk/listing/the-list/list-entry/1202654>

Heritage Category: Listed Building
Grade: II
List Entry Number: 120 2654
Date First Listed: 08-Jan-1959
Statutory Address: Numbers 1 to 10 (Consecutive) & Attached Railings, Upper Berkeley Place
District: City of Bristol (Unitary Authority)
Parish: Non-Civil Parish
National Grid Ref: ST 57816 73106

6.2 Details

BRISTOL

ST5773SE UPPER BERKELEY PLACE 901- 1/9/317 (South West side) 08/01/59 Nos.1- 10 (Consecutive) and attached railings (Formerly Listed as: UPPER BERKELEY PLACE Nos.1- 10 (Consecutive))

GV II

Terrace of 10 houses. 1787. By Thomas Paty. Brick with limestone dressings, party wall stacks and pantile mansard roof. Double- depth plan. Late Georgian style. Each of 3 storeys, attic and double basement; 3- window range. A regular stepped terrace has pilasters to overlapping cornices and parapet, and a first- floor sill band. Left- hand doorways, right- hand to No.1, have semi- circular arches and bracketed pediments, metal fanlights and 6- panel doors; Nos 8 & 10 have 6/6- pane sashes in the doorways. Canted ground- floor oriels to Nos 3 & 4 and 7- 10, with pilaster jambs to cornices. Windows have cambered heads with 5 stepped voussoirs, to 6/6- pane sashes. Dormers, Nos 7- 10 restored C20, wide with 4 casements. The right- hand return of 3 storeys, 3 basements; 3- window range, blind to the upper 3 with stepped voussoirs. INTERIOR: most have been extensively modernised and interconnected. An original entrance hall with panelled semi- circular arch to a rear dogleg stair with stick balusters and column newels, fireplaces, panelled shutters, 6- panel doors. SUBSIDIARY FEATURES: attached basement area wrought- iron railings and gates with urn finials. A standard Thomas Paty design, used at Berkeley Square and elsewhere.

Listing NGR: ST5781673106

6.3 Legacy

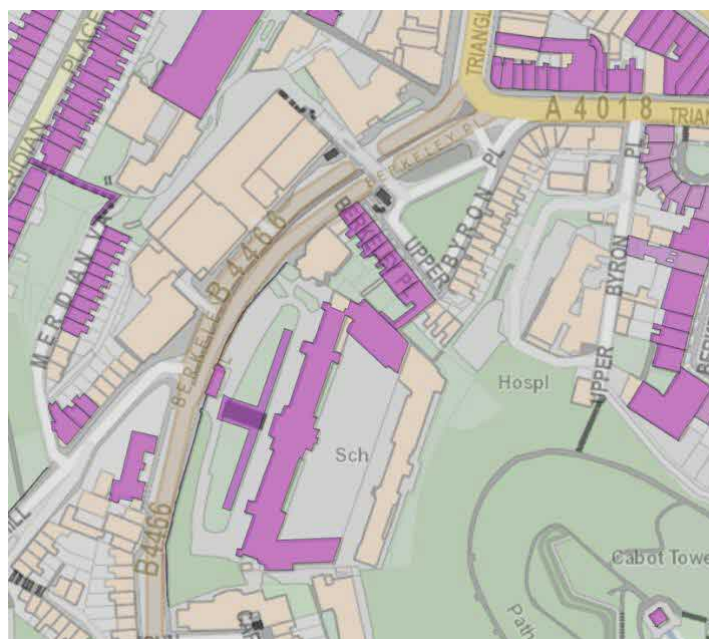
The contents of this record have been generated from a legacy data system.

Legacy System number: **380759**

Legacy System: **LBS**

6.4 Bristol City Council Listed Building Record

Bristol City Council Mapping showing Grade II and Grade II* Listed Buildings in the vicinity of Upper Berkeley Place (not to scale).



<http://maps.bristol.gov.uk/kyp/?editio n=>

6.5 Heritage at Risk Register

9 and 10 Upper Berkeley Place do not appear on Historic England's 'Heritage at Risk' Register.

<http://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?search=upper+berkeley+place&searchType=HAR>

6.6 Designated Conservation Area

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance (Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act).

Upper Berkeley Place is located within the Park Street and Brandon Hill Conservation Area (Conservation Area 10).

The information presented below has been extracted from the Park Street and Brandon Hill Character Appraisal and Management Proposals.

General Identity and Character

The character of Park Street and Brandon Hill Conservation Area can broadly be defined in two parts: by its planned urban streets, dominated by high-quality townscape; and by its spacious and verdant character, which Brandon Hill is central to. Over-arching these two elements is a dramatic local topography, that marks the Conservation Area as one of Bristol's most well-known and interesting districts.

Conservation Area within the Wider Settlement

Park Street and Brandon Hill lies immediately north of the Floating Harbour, towards the heart of Bristol, sandwiched between Clifton to the west, College Green to the east, and Tyndall's Park to the south west.

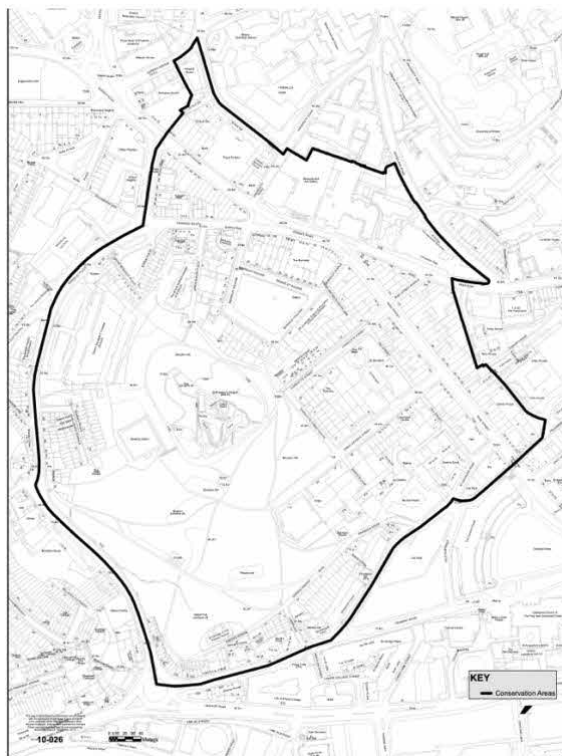
The perimeter of the Conservation Area is dictated partly by the proximity of other Conservation Areas that abut it on all sides. The Whiteladies Road Conservation Areas lies to the north; the Clifton and Hotwells Conservation Area to the west, the Tyndall's Park Conservation Area to the north east; the St Michael's and Christmas Steps Conservation Area to the east; the College Green Conservation Area to the south east and the City Docks Conservation Area to the south.

Date of Designation

Park Street and Brandon Hill was designated as a Conservation Area on 19 February 1975.

Standing Historic Fabric

The Park Street and Brandon Hill Conservation Area has a rich architectural heritage, dating from the 18th century onwards. Interspersed between grand Georgian terraces and Regency villas, Victorian terraces and shops, and Edwardian public buildings and monuments. There are few buildings from after 1914; these are largely as a result of post - WWII rebuilding, and generally less successful in design terms.



<http://www.bristol.gov.uk/files/documents/2935-park-street-and-brandon-hill-character-appraisal/file>

6.7 Assessment of Heritage Significance

The significance of 9 and 10 Upper Berkeley Place is assessed against 4 values, which are defined by Historic England as:

Evidential value: the potential of a place to yield evidence about past human activity.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for who in their collective experience or memory.

6.8 **Evidential Value of the Building: Medium**

Externally the front elevation of the building provides evidence of the development and prosperity within the area during the Georgian period giving insights into construction methods, values and social priority of the past.

Internally the building has been substantially altered and gives little insight into past human activity or prior uses.

The proposed works therefore attempt to use materials on a like- for- like basis to avoid any negative impact on the evidential value of the building.

6.9 **Historical Value of the Building: Medium**

The historical value of the front elevation façade derives from the example it provides of a building of the period and purpose. The substantial internal reconfiguration to accommodate its current use has less historical value.

The works proposed do not appear to have any impact on the historic value of the building.

6.10 **Aesthetic Value of the Building: High**

The significance of the building is derived primarily from the aesthetic quality of the architectural detailing and the symmetry of its design. The front elevation external façade dates from 1787 and is a fine example of a late Georgian terrace.

The proposals look to maintain the existing proportions and therefore the aesthetic value of the structure.

6.11 **Communal Value of the Building: Medium to High**

The communal value of the building derives from its role within the community as an independent Junior School since 2007. It is an integral part of life at the Queen Elizabeth's Hospital and is well- established with former pupils now moving on from Senior School and securing places at top Universities.

9 and 10 Upper Berkeley Place was acquired by the school in 1785 and was subsequently converted to provide boarding accommodation for students at the school before being converted to the aforementioned Junior School.

The proposed works intend to enable to Junior School to maintain the communal value offered by the Queen Elizabeth's Hospital.

6.12 **Summary**

9 and 10 Upper Berkeley Place are important parts of the streetscape of the surrounding area and are one of the many listed buildings within the locality.

The significance of Grade II listed 9 and 10 Upper Berkeley Place is derived primarily from the retained Georgian façade and the general form and appearance of the mansard roof from Upper Berkeley Place. The majority of the building fabric behind the front elevation façade is post- WWII.

Substantial internal reconfiguration and a rear extension was undertaken in 1956 with internal access between 9 and 10 being formed.

Extensive alterations to the roof configuration appear to have been undertaken during 1956, with the rear elevation having been built up to the mansard line and a pair of monopitch slopes constructed up to the ridge line supported by a steel fink truss.

To the front elevation the mansard arrangement remains with the upper section of the roof structure formed using a steel fink truss. It is assumed that the lower slopes are formed in a traditional cut timber arrangement.

Works undertaken in 1956 also include the rebuilding of the party walls which extend above the roof line along with the chimney stacks where partial rebuilding in modern materials (of the time) are visible. Planning application drawings from 1956 also show evidence of the rebuilding of the parapet wall.

Proposed works are sympathetic and pose little harm to the protected architectural and historic character of the Listed Buildings. The significance of the external retained Georgian façade will not be altered by the proposed works and the general form and appearance will remain as existing.

7.0 Conclusion

7.1 Conclusion

The proposals to 9 and 10 Upper Berkeley Place present an opportunity to address maintenance issues and ensure the buildings are watertight. The proposed works will safeguard the important heritage assets for future generations.

The works are considered sympathetic to the buildings and will have no detrimental impact on the heritage significance of the listed buildings or listed buildings within the vicinity.

A delay to undertaking these repairs will likely result in further deterioration of the building fabric and risks potential timber rot to the existing roof structure which could have a detrimental effect on the historical integrity of the buildings.

Appendix A

Pre -Application Advice



Ms. Palmer
Glentworth Court
Lime Kiln Close
Stoke Gifford
Bristol
BS34 8SR

officer: Patrick Boxwell
phone: 0117 352 6175
email: patrick.boxwell@bristol.gov.uk
our ref: 24/00272/PREAPP

date: 13th March 2024

Dear Ms. Palmer,

Pre application no: 24/00272/PREAPP
Site address: 9 - 10 Upper Berkeley Place, BS8 1JS

I write in relation to your submission for pre application planning advice. Officers have been consulted in relation to design and heritage considerations pertaining to the site, and a conservation officer has undertaken a site visit. Please find below comments and relevant considerations should your client be minded to proceed with a full application.

Site background

9-10 Upper Berkeley Place form the end-of-terrace units to an 18th Century terrace of 3 storey (plus loft and basement) houses to the south-western side of Berkeley Place in Clifton. The host terrace is Grade II listed and situated within the Park Street and Brandon Hill conservation areas. The units are in use as a Junior school.

Listing entry:

ST5773SE UPPER BERKELEY PLACE 901-1/9/317 (South West side) 08/01/59 Nos.1-10 (Consecutive) and attached railings (Formerly Listed as: UPPER BERKELEY PLACE Nos.1-10 (Consecutive))

GV II

Terrace of 10 houses. 1787. By Thomas Paty. Brick with limestone dressings, party wall stacks and pantile mansard roof. Double-depth plan. Late Georgian style. Each of 3 storeys, attic and double basement; 3-window range. A regular stepped terrace has pilasters to overlapping cornices and parapet, and a first-floor sill band. Left-hand doorways, right-hand to No.1, have semicircular arches and bracketed pediments, metal fanlights and 6-panel doors; Nos 8 & 10 have 6/6-pane sashes in the doorways. Canted ground-floor oriels to Nos 3 & 4 and 7-10, with pilaster jambs to cornices. Windows have cambered heads with 5 stepped voussoirs, to 6/6-pane sashes. Dormers, Nos 7-10 restored C20, wide with 4

casements. The right-hand return of 3 storeys, 3 basements; 3-window range, blind to the upper 3 with stepped voussoirs. INTERIOR: most have been extensively modernised and interconnected. An original entrance hall with panelled semicircular arch to a rear dogleg stair with stick balusters and column newels, fireplaces, panelled shutters, 6-panel doors. SUBSIDIARY FEATURES: attached basement area wrought-iron railings and gates with urn finials. A standard Thomas Paty design, used at Berkeley Square and elsewhere.

Listing NGR: ST5781673106

Proposal

Pre application advice is sought in relation to the below works:

Proposed works to replace the pitched mansard roof pan tile coverings to 9 & 10 Upper Berkeley Place, Bristol on a material and profile like for like basis.

Works will also include renewal of the timber battens securing the roof tiles and felt underlay. Partial timber repairs may also be required to rafters due to localised water ingress.

Works will also include relining of parapet gutters, renewal of lead flashings, renewal of render to the rear of the parapet wall and party wall stacks. Timber repairs required to dormer windows to front elevation.

The works will also include 2 areas of flat roofs which also require waterproofing replacement and thermal insulation upgrade - both these roofs are later additions using modern building materials. Waterproofing works also required to basement.

No drawings have been submitted, however a site visit has been requested and carried out by a conservation officer in order to discuss the above scope of works.

Planning policy

Applications for planning permission are assessed against relevant national and local planning policy and adopted planning guidance documents. In this case, these include:

National Planning Policy Framework (2023)

Bristol Core Strategy (2011)

Bristol Local Plan Site Allocations & Development Management Policies (2014)

Park Street and Brandon Hill Character Appraisal (2011)

Planning (Listed Building and Conservation Area) Act 1990

1. Design, Character & Heritage

- Policy

Section 16 of the national guidance within the National Planning Policy Framework (NPPF) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with any harm or loss requiring clear and convincing justification.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Authority is also required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The case of ***R (Forge Field Society) v Sevenoaks DC*** [2014] EWHC 1895 (Admin) (“Forge Field”) has made it clear where there is harm to a listed building or a conservation area the decision maker “must give that harm considerable importance and weight.” [48].

In addition, to the above the adopted Bristol Core Strategy 2011 within Policy BCS22 and the adopted Site Allocations and Development Management Policies within Policy DM31 seek to ensure that development proposals safeguard or enhance heritage assets in the city.

Policy BCS21 (Quality Urban Design) of the Core Strategy advocates that new development should deliver high quality urban design that contributes positively to an area's character and identity, whilst safeguarding the amenity of existing development.

Policy DM26 (Local Character & Distinctiveness) and Policy DM27 (Layout & Form) of the SADMP outlines that all development is expected to contribute positively to an area's character and identity. It is outlined that this should be achieved by responding to the existing built environment. In particular, development should respect the local pattern and grain of existing buildings and respond to the local scale and character created by height, massing, shape and form, proportion, building lines, set-backs from the street, skylines and roofscapes. Policy DM30 states that alterations to existing buildings will be expected to retain and/or reinstate traditional or distinctive architectural features and fabric.

- Discussion

No drawings or supporting documents have been submitted as part of this enquiry, however a conservation officer visited the site on 12th March 2024 and based on discussions on site as well as the description of proposed development above, the officer made the following comments:

“Following our site visit 12.3.24 we are satisfied that the proposed mansard roof works, infilling of the 20th Century rear basement floor window, and alteration to rear flat roof details will pose little harm to the protected architectural and historic character of the two Listed buildings.

Following our inspection, and assessment of 1950s planning drawings, we are satisfied that the majority of the building fabric behind the facades is post-WWII. The remaining significance stems from the retained Georgian facades and the general form and appearance of the mansard roof from Upper Berkeley Place.

The intention to replace roof materials on the principal facades on a like-for-like basis is supportable subject to agreement on the intended roof tile. We recommended the use of a breathable lime-based mortar to the rear of the parapets of the main facades to allow moisture to dissipate; this would be a change from the existing and inappropriate Portland cement render.

The flat roofs on the 20th century rear elements make little contribution to the buildings significance, and the replacement of the bitumen flat roofs with plastic membrane would not be overlooked and would have little change in general appearance.”

Overall and subject to assessment of a full suite of existing/proposed plan, section and elevational drawings as well as a full heritage statement, it is not considered that the proposals raise substantial concern in this regard.

2. Existing and Proposed Amenity

- Policy

Policy BCS21 (Quality Urban Design) of the Bristol Core Strategy advocates that new development should deliver high quality urban design. With regards to amenity, it is outlined that new development is expected to safeguard the amenity of existing development. In particular, development should give consideration to matters of neighbouring privacy, outlook and natural lighting.

Policy DM29 (Design of New Buildings) of the SADMP states that new buildings should ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight. Amenity Impacts to Existing Neighbouring Dwellings.

- Discussion

Given that the enquiry is for like-for-like replacement of the roof it is not considered likely that works would introduce harmful loss of light, loss of outlook, overshadowing, overbearing or sense of enclosure to any surrounding residential properties.

Other matters

While it appears unlikely based on the information submitted, it is not clear whether the proposed works would introduce any significant changes to the capacity or day to day operation of the existing school. If so, however, it is advised that potential impacts pertaining to access and highways safety be considered as part of any future full application.

Community Infrastructure Levy (CIL)

The proposed development would not be liable for CIL but the completion of a CIL liability form is a validation requirement. Please refer to the following website for further details regarding CIL: <https://www.bristol.gov.uk/planning-and-building-regulations/community-infrastructure-levy>

Bristol’s CIL charging schedule can be found at the following address:

<https://www.bristol.gov.uk/documents/20182/33588/CIL+Charging+Schedule.pdf>

The site is located within the Bristol inner charging zone for CIL and residential development is liable at a rate of £70 per m2 within this area.

Procedural Matters

It is advised that applications are submitted electronically via the Planning Portal:

<https://www.planningportal.co.uk/>

The following Council webpage contains details of both the national and local List of planning application validation requirements:

<https://www.bristol.gov.uk/planning-and-building-regulations/make-a-planning-application>

If you do decide to proceed with a planning application and associated listed building consent application, the following documents are specifically required for assessment of a full application:

Site location plan

Existing and proposed planning drawings (block, site and floor plans, elevations and sections)

Design, access and heritage statement including further details regarding use of materials as discussed above

CIL liability form

Conclusion

Overall and based on the information submitted and informal discussions undertaken, it is considered that the proposal represents a sympathetic and sensitive approach to refurbishment of the listed buildings which would not introduce significant harm to the historic fabric or the special interest of the heritage assets, including to the wider conservation area.

The views given are current at the time of giving the advice, but changes in the planning circumstances can occur, and will need to be taken into account when any subsequent application is determined.

Please note that the above advice represents an informal opinion of an officer of the council who has no power to bind the council by the views expressed.

Yours sincerely

Patrick Boxwell
Planning Officer

