

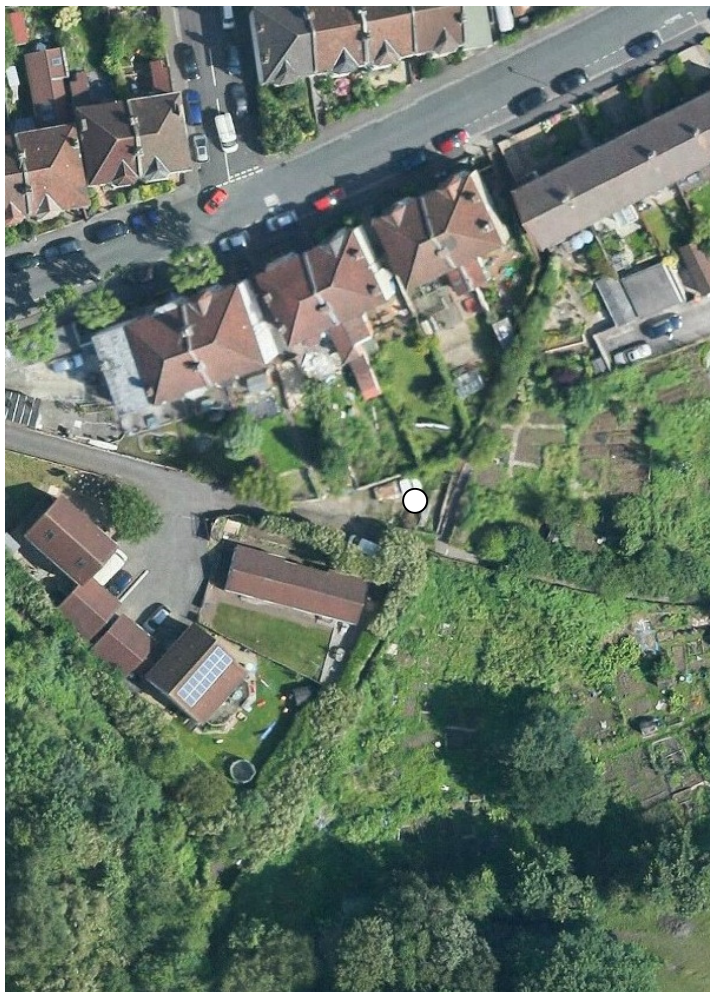
# HERITAGE ASSET STATEMENT: The Bungalow, Strawberry Lane, St Georges NEW GARAGE/ANNEX



For Matt and Laura Neale  
V1: 20.12.2023

## **Introduction**

This statement sets out the justification for the proposed new garage/annex in terms of its impact on the historic environment. It should be read in conjunction with the submitted Design and Access Statement, which traces the development of the land adjacent to the site of The Bungalow in Strawberry Lane. The current householder application relates to re-building on the site of a previously demolished garage, the principle of which was approved in a previous application (02/00269/H). The new structure would be in a prominent position at the junction of two footpaths and is designed to respond to the character of the Avon Valley Conservation Area.



2012 Aerial Photo (Know Your Place)

### Conservation Area Character

The Bristol Local plan describes the land around the site, noting that 'The plateau forming the cemetery ends at the southern perimeter where the land falls steeply down to the river beyond Crews Hole Road. **Strawberry Lane** and Lamb Hill form pedestrian links from Beaufort Road through the pleasant, steeply sloping and wooded gardens of Crews Hole to the riverside, and also provide access to Troopers Hill, where industrial archaeological artefacts remain from the coal-mining, quarrying and lead-mining activities of the 18th and 19th Centuries'.

The Avon Valley Conservation Area (1980) was selected for its 'secluded riverside charm enhanced by an 18th Century settlement pattern'. Predominant architectural features are pantiled and slate roofs, random stone walling, painted, rendered walls with timber window frames and doors, generally proportioned and detailed in the cottage vernacular of the period.

The garage that stood on the site before the Conservation area was created in 1980 did not conform to this general description, being of fairly rudimentary corrugated iron construction.



Photo of original garage dated 2002

Since the original garage disintegrated, the site has been used as a hard standing for vehicles associated with the bungalow. Heras fencing was installed in an attempt to prevent fly tipping, with limited success.

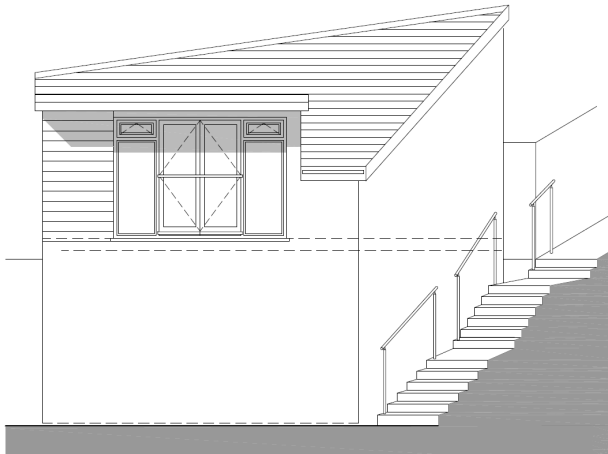
The site is prominently in view for pedestrians using the footpaths connecting Beaufort Road, local allotments and the River Avon.







There is a fall across the site of 2,400 mm. A single storey building was considered, but rejected, as the roof would be at a tempting height for BMX and other adventures.



The proposed new building would create a more satisfactory visual experience for pedestrians negotiating the adjacent footpaths at this junction. The presence of windows 'eyes on the street' would also help to deter anti-social behaviour.

### **Relevant Planning Policies**

Guidance in the Bristol Local Plan regarding development in the Avon Valley Conservation Area states:

1. The City Council will apply Principles P11–P19 in the Conservation Handbook to extensions and alterations to traditional buildings within the Conservation Area.
2. New buildings should complement the scale and character of the Conservation Area and conform to Conservation Principles P2–P10.

The original garage cannot be considered a traditional building. The proposed new replacement building, however, responds to the steeply sloping terrain. Its rendered walls and tiled roof complement the surrounding local materials.

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CB: **JIA**