

# THE HOUSE DESIGN AND BUILD

## Design & Access Statement & Heritage Statement

**Address:** 8 Hill Road, Clevedon, BS21 7NE

**Ref:** L21-19-DAS-P1

**Proposed works:** Upgrade and enhance existing commercial space. New zinc mansard roof added to the existing banking hall with ornate windows to match existing. New external cast iron staircase to the front and side elevation. New stone porch added to the rear and to match host property. Roof lights added.

### 1. Introduction

1.1 This Design & Access and Heritage Statement has been prepared by The House Design and Build Ltd on behalf of Mr Poulter.

1.2 This document should be read in conjunction with the following supporting information

- Application drawings
- Application Form and Ownership Certificate
- Community Infrastructure Levy Form

### 2. The Site and Local Context

2.1 The property lies within the Clevedon Conservation Area and the purpose of this statement is to provide North Somerset Council, consultees and the public confirmation that the proposed development will have no affect on the character of the local area.



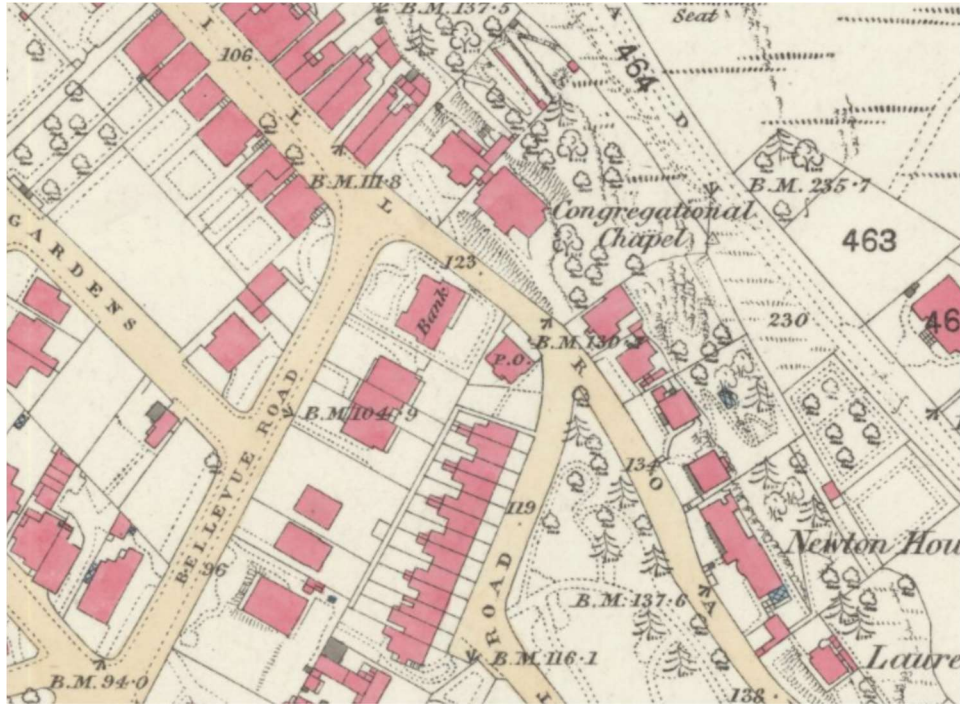
*Image taken from n-somerset.gov.uk*

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2.2 The layout of the conservation area is a series of irregular street grids. The buildings on Hill Road are predominantly large townhouses built in 1870 as part of Elton Family development program headed by Sir Arthur Hallam Elton, the 7<sup>th</sup> Baronet and High Sheriff of Somerset 1957. This development including properties on Albert Road, Bellevue Road, Elton Road and Victoria Road. The properties are regularly spaced in relation to each other and are set back behind medium to large sized front gardens.



Map circa 1820 - 1840

2.3 The buildings within the area are formed predominately in Victorian architecture and are constructed in stone consisting of decorative stone quoins, stone window surrounds and tiled roof tiles. The elevations include interesting and varied Victorian architectural motifs with boundary walls constructed using local stone

2.4 The site is within Flood Zone 1 and therefore is not at risk of river or tidal flooding.

2.5 The site has excellent transport links via bus services which connects to the town centre, surrounding towns and villages.

2.6 The building stands as a detached Victorian property and was historically used as a bank. The property is currently used as commercial premises for various businesses.

2.7 The property can be accessed via Hill Road using the tarmac carpark to the rear or pedestrian access to the front.

2.8 The site is bounded by stone walls and will be retained and protected throughout the proposed works.

2.9 The proposed development causes no harm to the local character or distinctiveness of the property and has no impact on local Archaeology Sites, Listed Buildings, Registered Historic Parks and Gardens or Heritage Sites.

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## 3. The Proposals

3.1 The applicant is seeking to refurbish and reinstate this historical property in the heart of Clevedon and create valuable new commercial space. Due to Covid and the changes within the office environment the property is largely unused and has been neglected for a number of years.

3.2 The front façade (West elevation) is largely unaffected by the proposed works as this is the key façade of the development. New doors and windows will be installed within the lower ground floor of the banking hall which will match the existing architectural features. A new cast iron staircase will be installed to improve access and escape. The rear elevation (East Elevation) includes a new entrance which will be detailed and finished in stone to match the host property. A series of new windows and doors will be added at the lower ground level which will improve access/ escape and enhance the amount of natural daylight.

3.3 The new roof of the banking hall will be finished in zinc to form a strong contrast with the existing stonework. The zinc will be finished to a very high standard to maintain the rich heritage of the property. The windows around the ground floor of the banking hall will be lowered to the original cill level to reinstate this historical feature.

3.4 All damaged timber sash windows will be replaced with new timber sash windows to maintain the original characteristics of the building as well as improving security, thermal and sound performance. All external stone works, stone quoins, window surrounds, decorative timber motifs and soffits will be cleaned and restored thus protecting the heritage of the property and maintaining the existing street scene.

3.5 New external stone corning will be added to form a seamless connection between the existing and proposed. The window and doors have been designed to provide symmetry across all floors and will be formed in timber with stone surrounds thus in keeping with the host property and in accordance with DM32 the North Somerset Sites and Policies Plan (Part 1).

3.6 All boundary walls will be maintained and protected throughout the site.

3.7. All new planting will be carefully designed to enhance the green spaces and support surface water drainage in accordance with DM10. Refer to drawing no. L21-19-(00)-106-P1 Proposed - Ground for more detail.

## 4. Car Parking

4.1 The existing carpark will be maintained and protected.

## 5. Waste and Recycling

5.1 No change to the waste and recycling strategy

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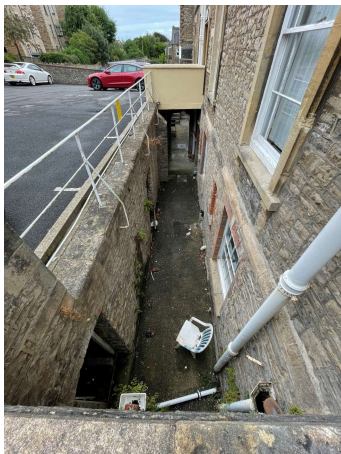
## 6. Site Photos



Views of the front elevation and garden



Views of the rear elevation and car park



View of rear passage



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Existing windows to Banking Hall. New windows to be installed and cill lowered to original size.



View of existing pedestrian access



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Dilapidated external staircase



View of rear passage

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## 7. Conclusion

7.1 This statement provides sufficient information to prove that the proposed works will have a positive impact on the property and cause no harm to the buildings identity or streetscape thus aligned with the national and local planning policy. The design maintains the uniformity of the property and protects key features and detailing.

7.2 By approving this application this will enhance this historical building into a prime commercial property within the local community. Soft landscaping and low-level planting will be introduced throughout the scheme which in turn will enhance the curtilage and visual aspect for not only the occupiers but also the surrounding neighbours.

7.3 All new commercial spaces have been carefully designed and will be constructed using the latest building materials delivering high quality architecture within the urban area of Clevedon.

7.4 This scheme will create valuable new commercial space which will boost the local community and attract new people to the vibrant and growing Hill Road area. There is a lack of good quality work space within Clevedon and this is the perfect location to upgrade and enhance.

7.5 We trust the above statement is clear and provides clear justification for the proposed works. However, if you have any doubt or require any further clarification then please contact us directly and we will be happy to assist.

Yours sincerely

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