

1 HILL ROAD, CLEVEDON, BS21 7LN – HERITAGE AND DESIGN STATEMENT

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## 1 HILL ROAD, CLEVEDON

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## 1 HILL ROAD, CLEVEDON

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### Context

This Heritage and Design Statement has been compiled to support a Full Planning Application for the addition of roof windows to the property, for the replacement of existing windows, and a replacement entrance door.

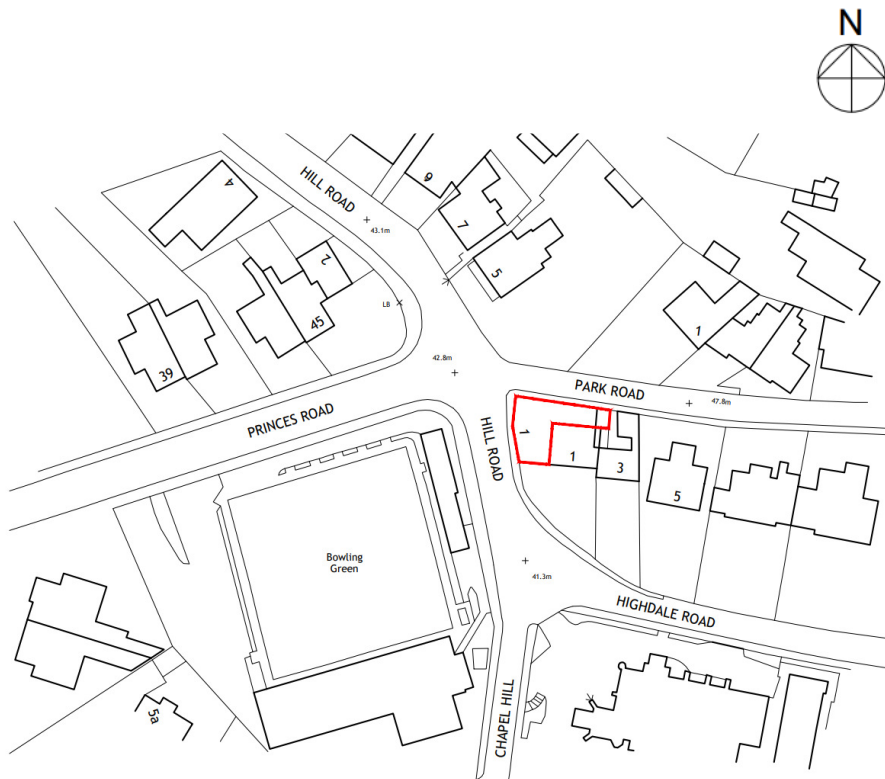
1 Hill Road is a two-storey property in Clevedon, North Somerset. It is currently used as a shop/commercial unit incorporating Showroom, Office, Tea point and W.C. at Ground Floor, and a Showroom at First Floor. Both the Ground Floor and First Floor are occupied by Harry Powell Kitchens & Bathrooms which have been at the premises for a number of decades.

In January 2024 a Prior Approval Application was approved for the conversion of the first floor retail showroom to 1 no. 2 bedroom dwelling.

The property is stone faced with a slate tiled roof, with a large glazed shop front to the Ground Floor and residential sized windows to the First Floor. The building is located within the Clevedon Conservation Area.

# 1 HILL ROAD, CLEVEDON

## Context



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SITE LOCATION PLAN (NTS)



SITE PLAN (NTS)

# 1 HILL ROAD, CLEVEDON

## Site Photos



1. Side Elevation of 1 Hill Road



2. Front & Side Elevation view of 1 Hill Road



# 1 HILL ROAD, CLEVEDON

## Site Photos



3. Side Elevation view from Park Road



4. Side Elevation/Rear Elevation view from Park Road

1 HILL ROAD, CLEVEDON

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Proposal



5. Side Elevation view from Park Road showing entrance

## 65 YORK ROAD

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### Design

#### **Roof Windows**

The proposal is for 3 roof windows to be added to the East Elevation roof, and one roof window to the West Elevation roof. The East Elevation roof faces the rear of the property, the West Elevation roof faces Hill Road.

The proposed roof windows would be heritage conservation roof windows. Designed to be in keeping with buildings in Conservation Areas, many can be found in the local vicinity.

#### **Replacement Windows**

The South and East Elevations currently have sliding timber sash windows at First Floor which are in poor condition. There is also a one present on the Ground Floor of the South Elevation. The proposal is to replace these windows with new, into the existing structural openings. The proposed windows are heritage UPVC windows, designed to replicate timber windows in Conservation Areas. The frames and rails are designed to match traditional timber sash windows.

The North Elevation currently has 2no. windows in poor condition. One window is divided into small glazed panels by glazing bars. The proposal is to replace this with a heritage UPVC window as described above, which reflects the existing window design. The other existing window is a fixed single glazed window, this is also to be replaced with a heritage UPVC window that reflects the existing design. A third window would match this window, and is to be added within an existing opening that is currently boarded up.

#### **Replacement Entrance Door**

A new timber entrance door is proposed, to replace the existing timber entrance door. This would be of a similar vertical timber slat style.



## 65 YORK ROAD

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### Conclusion

The proposed windows will replace existing windows that are in poor condition. The proposed heritage UPVC windows are designed for Conservation Areas, and will reflect the existing windows and mimic the frames in width and style. They will enhance the look of the building and make a positive contribution to the Conservation Area.

The proposed roof windows will be heritage conservation roof windows, designed for use in Conservation Areas. They are present on buildings in the local vicinity, and will make a positive contribution to the Conservation Area.