



———— 16-17 Royal York Crescent ————
Design, Access & Heritage Statement

Revision B

Date: 7th May 2024



This is a Householder Planning Application and Listed Building Consent for the alterations to the internal layout of the Ground Floor Flat of a Grade II* Listed Terraced House. The applications also include a single-storey rear extension following the demolition of the existing dilapidated conservatory. This will significantly upgrade the quality of construction at the rear, and improve the overall thermal performance of the property. The internal alterations will rationalise the interior layout, by removing the modern partitions and false ceilings. The new layout aims to reinstate the original spaces, traditional detailing and historic mouldings.

Planning Application for a Single-storey Rear Extension and Internal Alterations to the Ground Floor Flat of a Grade II* Listed Terraced House

Please read in conjunction with the following documents:

Existing Drawings

- 210-EX01 SITE PLAN
- 210-EX02 GROUND FLOOR PLAN
- 210-EX03 SECTION (1 of 2)
- 210-EX04 SECTION (2 of 2)
- 210-EX05 ELEVATIONS

Proposed Drawings

- 210-PL01 SITE PLAN
- 210-PL02 GROUND FLOOR PLAN
- 210-PL03 SECTION (1 of 2)
- 210-PL04 SECTION (2 of 2)
- 210-PL05 ELEVATIONS

Site Analysis



Location

Flat 1, 16-17 Royal York Crescent
Clifton

Flat 1, 16-17 Royal York Crescent is located in Clifton Village within the Clifton & Hotwells conservation area. The property sits as part of a prominent Georgian terrace of 46 houses, Grade II* listed in its entirety, which contributes significantly to the character of the area.

The crescent hugs the contours of the land and exploits the steep topography of Clifton to gain panoramic views over the city; equally it forms a key part of views into the conservation area.

The four storey houses front onto a raised promenade, with a basement level below and have mostly been converted into self-contained flats. Vehicular access runs in front of the raised promenade, bordered by garages to the north and York gardens to the south.



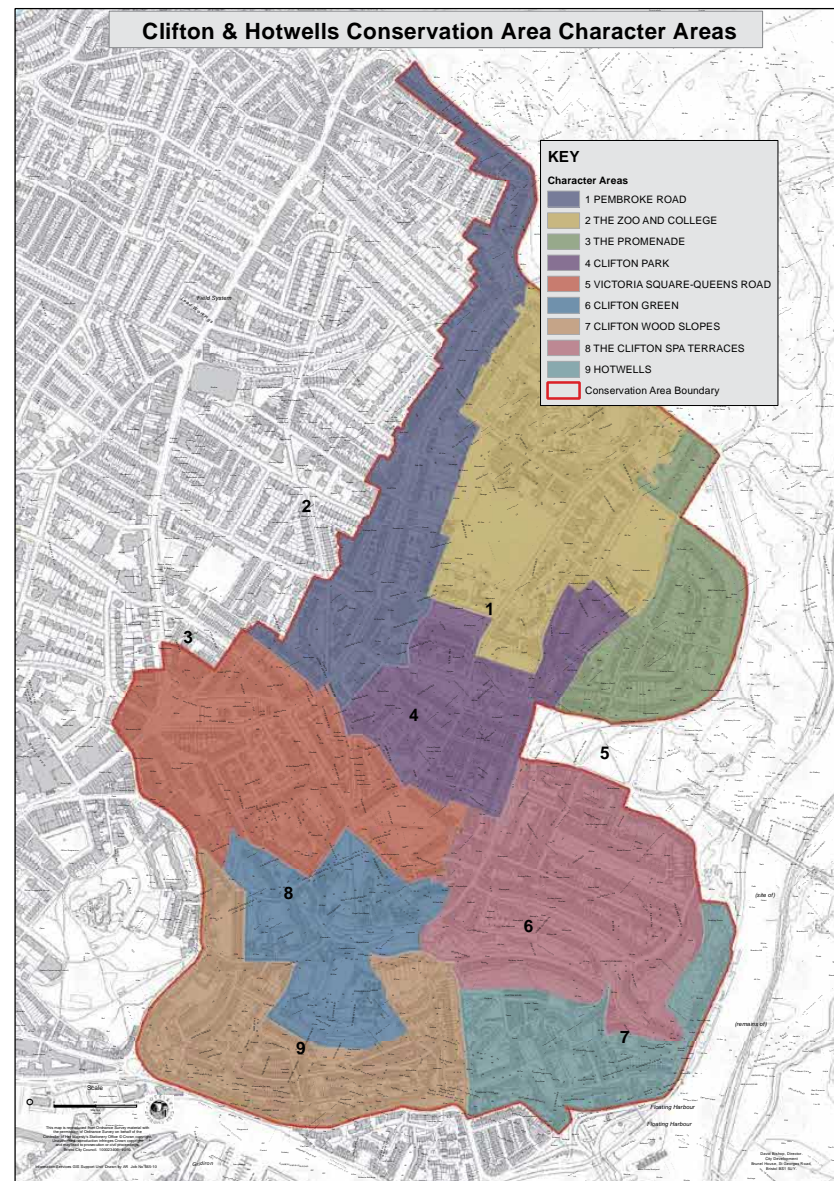


The front façades are uniform, constructed of rendered brick with limestone dressings, featuring three bays of windows and tented balconies.

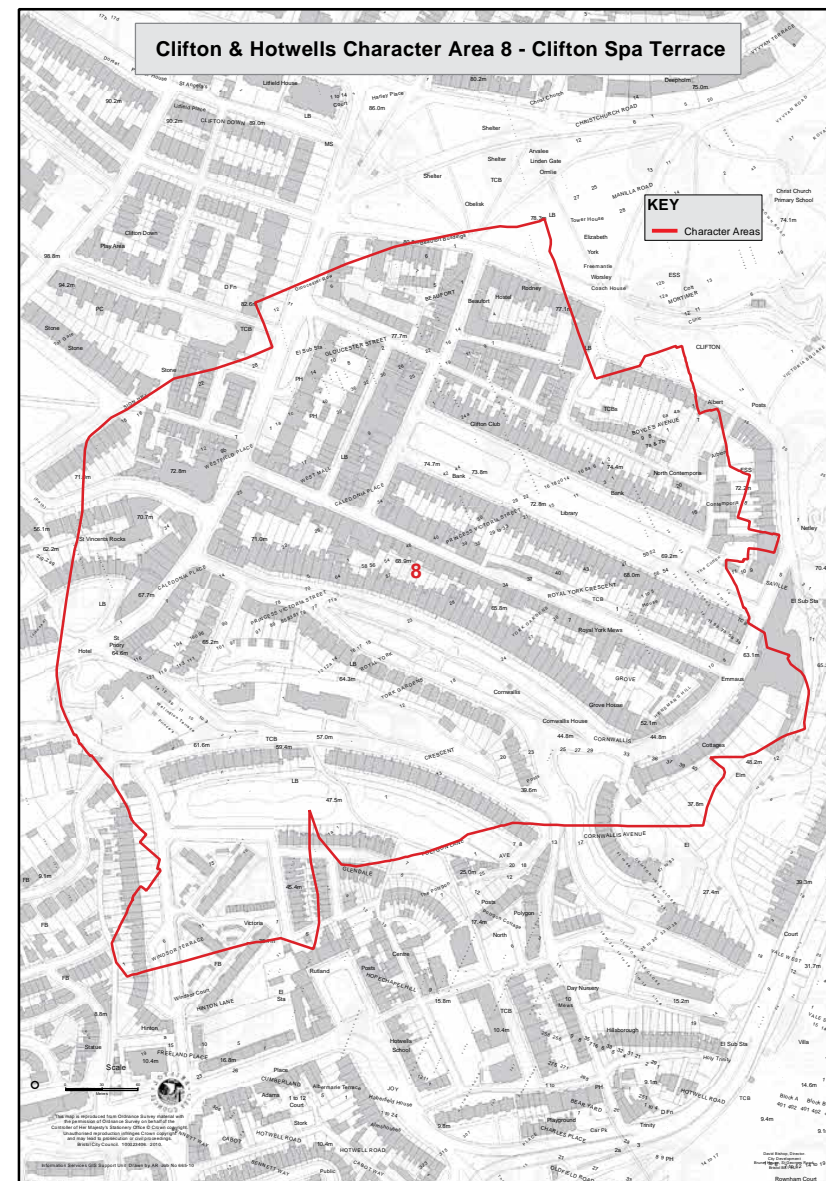
No.16-17 deviate slightly from the pattern of houses on Royal York Crescent; being double fronted with a balcony spanning across 6 bays, it appears as though they were intended to be paired to form one large house. Flat 1 is located on the ground floor at the level of the raised promenade, with a private garden to the rear.

Clifton & Hotwells Conservation Area

Character Area 8: Clifton Spa Terraces



Clifton & Hotwells Conservation Area



Character Area 8 - Clifton Spa Terraces

Scale & Proportions

- Domestic buildings: terraces, semi-detached villas and occasional detached townhouses, mews.
- Typically 2-3 storeys over basement plus attic.
- Properties tend to directly address the street, some on raised pavements, some with basement lightwells.

Architectural Treatment

- Pitched, gable or mansard roofs or roof concealed behind parapet.
- Regency, Classical Style, some late Victorian Baroque style.
- Window heights diminish up elevation.
- Stone detailing.
- Fine ironwork details including balconies, canopies and area railings.

Material Palette

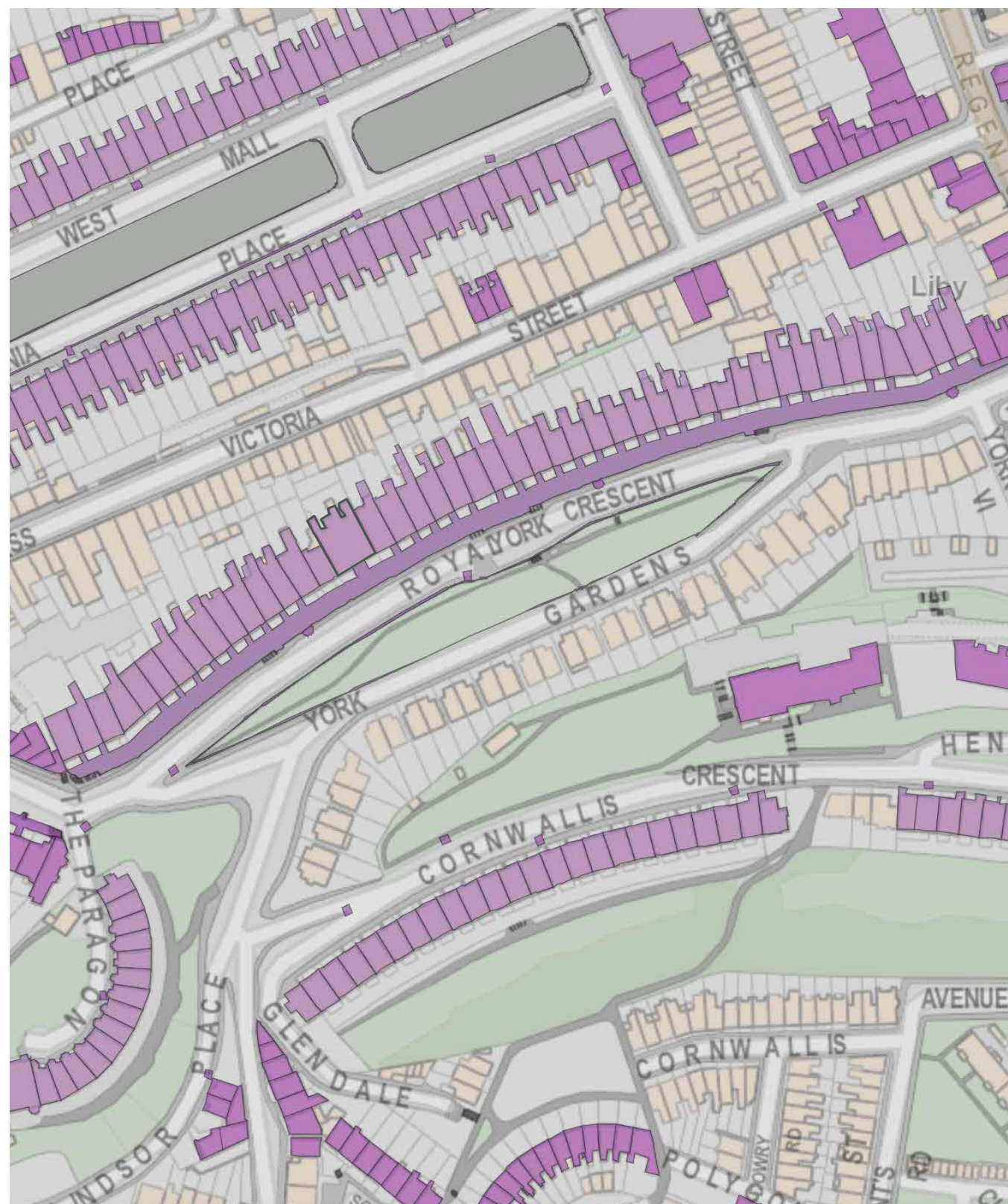
- Main façades: limestone ashlar; Pennant with limestone and terracotta details.
- Boundary treatments: Pennant sandstone with Bathstone gate piers; wrought iron area railings.
- Joinery: timber sashes and panelled doors.
- Roof coverings: natural slate; clay double-Roman tile, brick chimney stacks with clay pots.

Listing

ROYAL YORK CRESCENT, Nos.1-12, 12A AND 14-46 and attached front basement area, terrace railings and gates (Formerly Listed as: ROYAL YORK CRESCENT Nos.1-12, 12A AND 14-46)

GV II*

Terrace of 46 houses. Developed by James Lockier from 1791, probably by William Paty, stopped 1801, restarted 1809 and completed 1820. Brick, now rendered, with limestone dressings, ashlar ground floor to the right-hand 3, with party wall stacks and slate and pantile double mansard roofs. Double-depth plan. Late Georgian style. Each of 3 storeys, attic and basement; 3-window range, 4 windows to the 2 houses at each end of the crescent section. A very long shallow crescent with straight 3-house end sections, and the middle pair broken forward; articulated by giant pilasters through first-floor sill band, cornice and parapet. Left-hand doorways to left of centre, right-hand doorways to the right, have semicircular arches with moulded surrounds, teardrop fanlights to Nos 1, 3 & 43-46, most plate glass, varied doorways most with fluted pilaster jambs, and doors with 6 raised panels to varied early and mid C19 patterns. No.16 joined with No.17, the doorway replaced by a window, with a barlysugar downpipe to the party wall. No.2 has an Ionic distyle-in-antis porch. No.46 has tall Ionic columns to a first-floor timber balcony. 5 stepped voussoirs to originally 6/6-pane sashes, plate-glass replacements; most first-floor windows extend to the floor. Later first-floor timber tented balconies have cast-iron brackets and flat stanchions, wrought-iron pointed-arched railings with quatrefoils to Nos 1, 4, 22, 27-32, 41 & 43-5, No.33 is Grecian, Nos 2, 12, 20 & 40 late Victorian cast-iron, and the rest wrought-iron lattice with cast-lead ornament. Later dormers with the parapet cut or reduced; full attic storeys to Nos 3, 19, 20 & 25. INTERIOR: features include entrance hall divided by a semicircular arch to open dogleg stairs with stick balusters and a curtail; first-floor rooms linked by folding doors; panelled shutters and 6-panel doors; stone fire surrounds. SUBSIDIARY FEATURES: attached wrought-iron front basement area railings and gates with urn finials. Reputed to be the longest terrace in Europe. Completed externally before the crash, but fitting out took nearly 30 years. Forms a most significant element of the important view of Clifton from across the Avon. (Ison W: The Georgian Buildings of Bristol: Bath: 1952-: 228; Gomme A, Jenner M and Little B: Bristol, An Architectural History: Bristol: 1979-: 219; The Buildings of England: Pevsner N: North Somerset and Bristol: London: 1958-: 448).



Map of Listed Buildings

History

Context



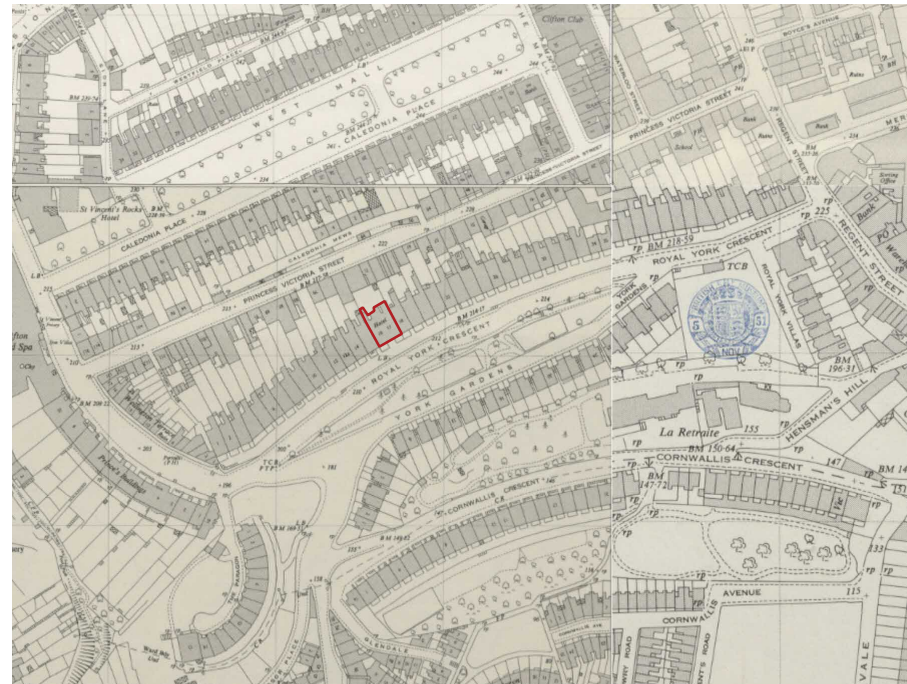
1746-1803



1828



1855



1947-1965

Construction of Royal York Crescent commenced in 1791, but a collapse in the building trade in 1793 as a result of the French Revolutionary wars left the development unfinished, until finally completed in 1820.

Terraces such as Royal York Crescent changed the shape of Clifton, which became a prosperous residential suburb of Bristol by the mid 19th Century, centred around the hot springs.

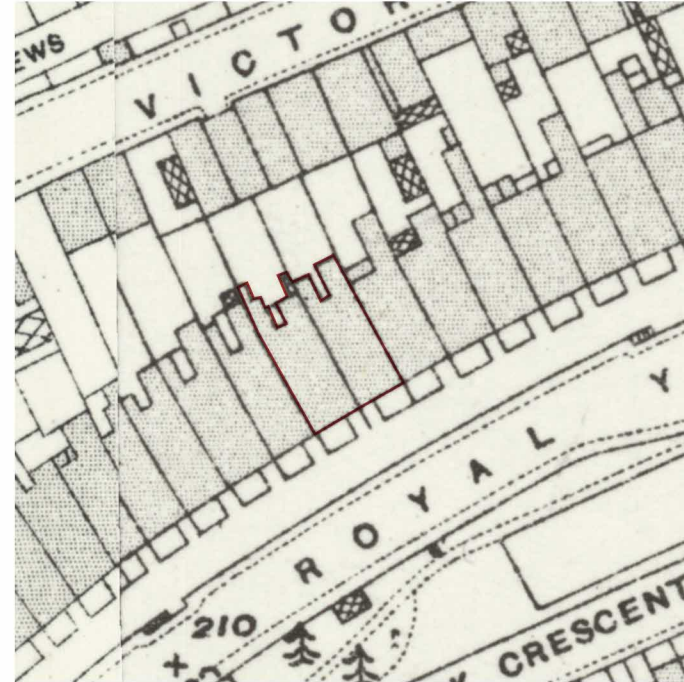
In the early 20th Century, Clifton continued to house the wealthy middle classes, yet the reduction in family sizes and servants after WW1 caused many of the large houses, including Royal York Crescent, to be divided into flats, let out for low rents.

History

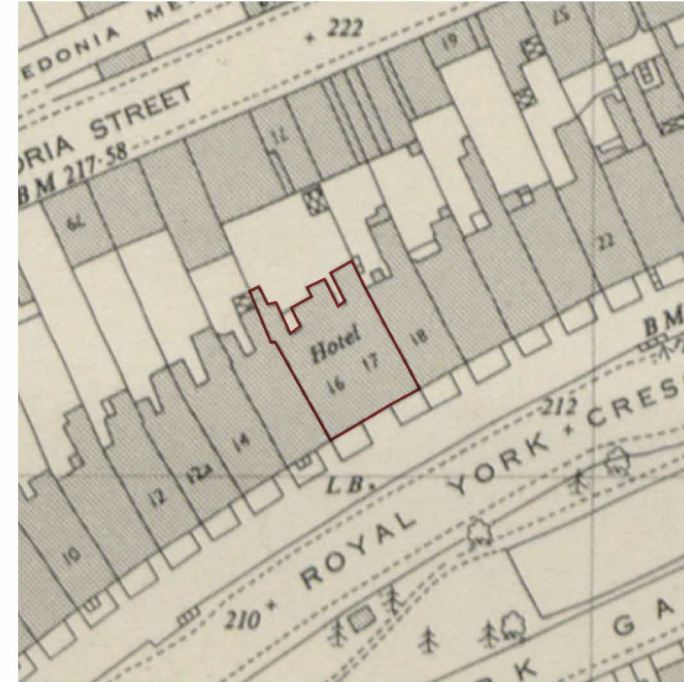
16-17 Royal York Crescent



1855



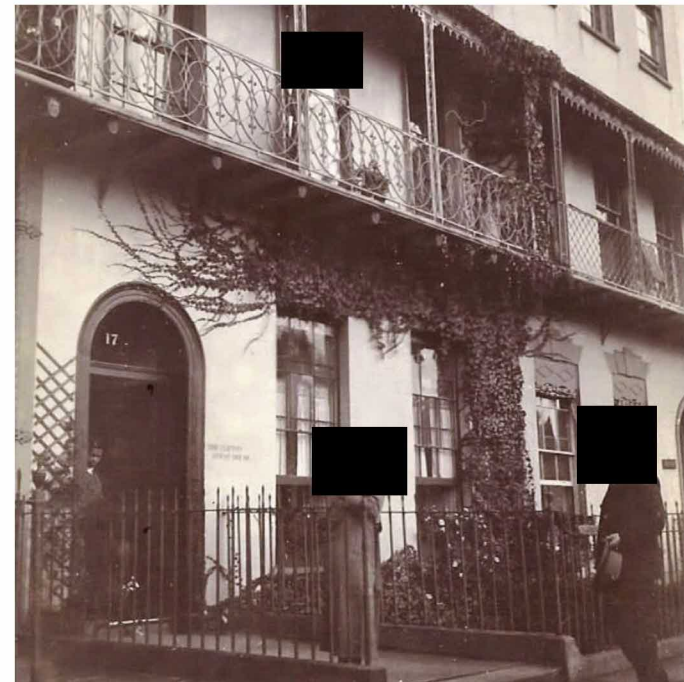
1898-1939



1947-1965



1836



1911 - Clifton Guest House

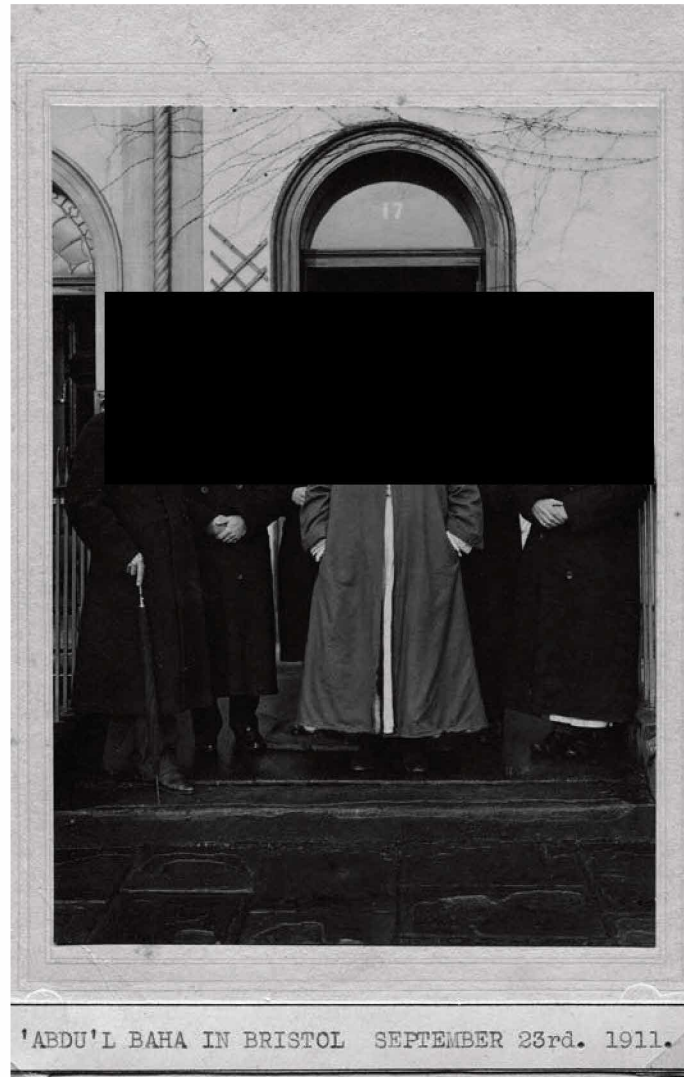


1955 - Cambridge House Hotel

In 1912, No.16&17 were both owned by Wellesley Tudor-Pole, until 1914 when No.16 was sold. During this time, No. 17 was known as the Clifton Guest House. No. 16-17 came into the same ownership once again in 1917 by James Valentine Palmer, and became the Cambridge House Hotel. The building remained as a hotel until the late 1950s. It is assumed that the building was converted into flats in the 1960s.

History

Front Elevation Modifications



1911 - Photograph of No.17 as the Clifton Guest House



1918 - Postcard of No. 16-17 as Cambridge House Hotel

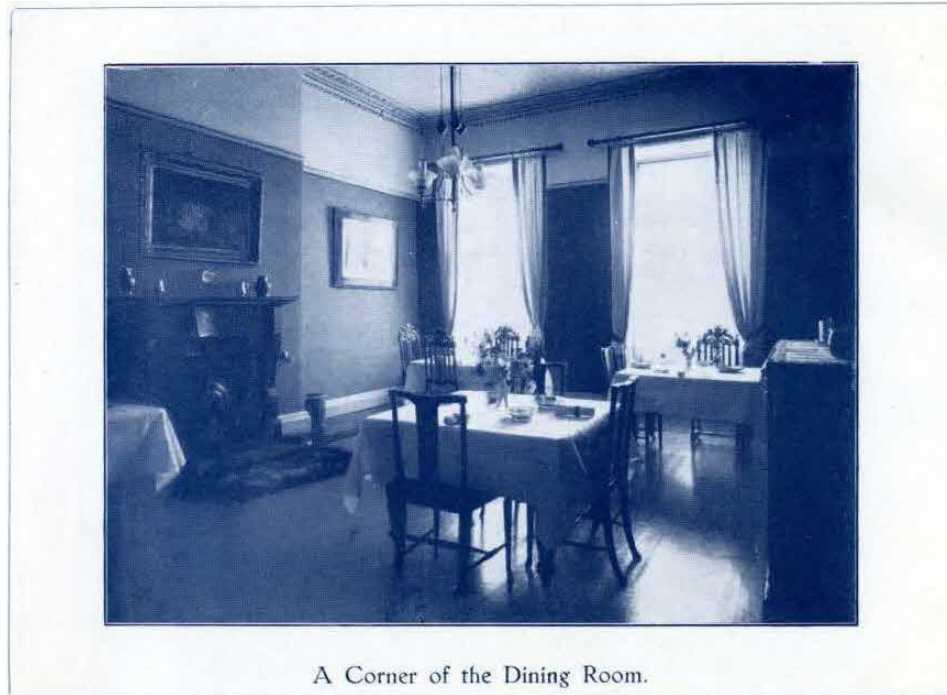


1955 - Photograph of No. 16-17 as Cambridge House Hotel

Originally, there were two front doors providing separate access into No.16 and No.17. When No.16 and 17 were joined to form a hotel in 1917, the entrance into No.16 was removed and replaced with one large entrance to No.17. The doors were later replaced with an arched window and a set of double doors providing access to the hotel through No.16, as can be seen in the 1955 photograph. This door opening to No.16 has since been replaced with a window and the arched window has been replaced with the current front door into No.16 and No.17.

History

Layout

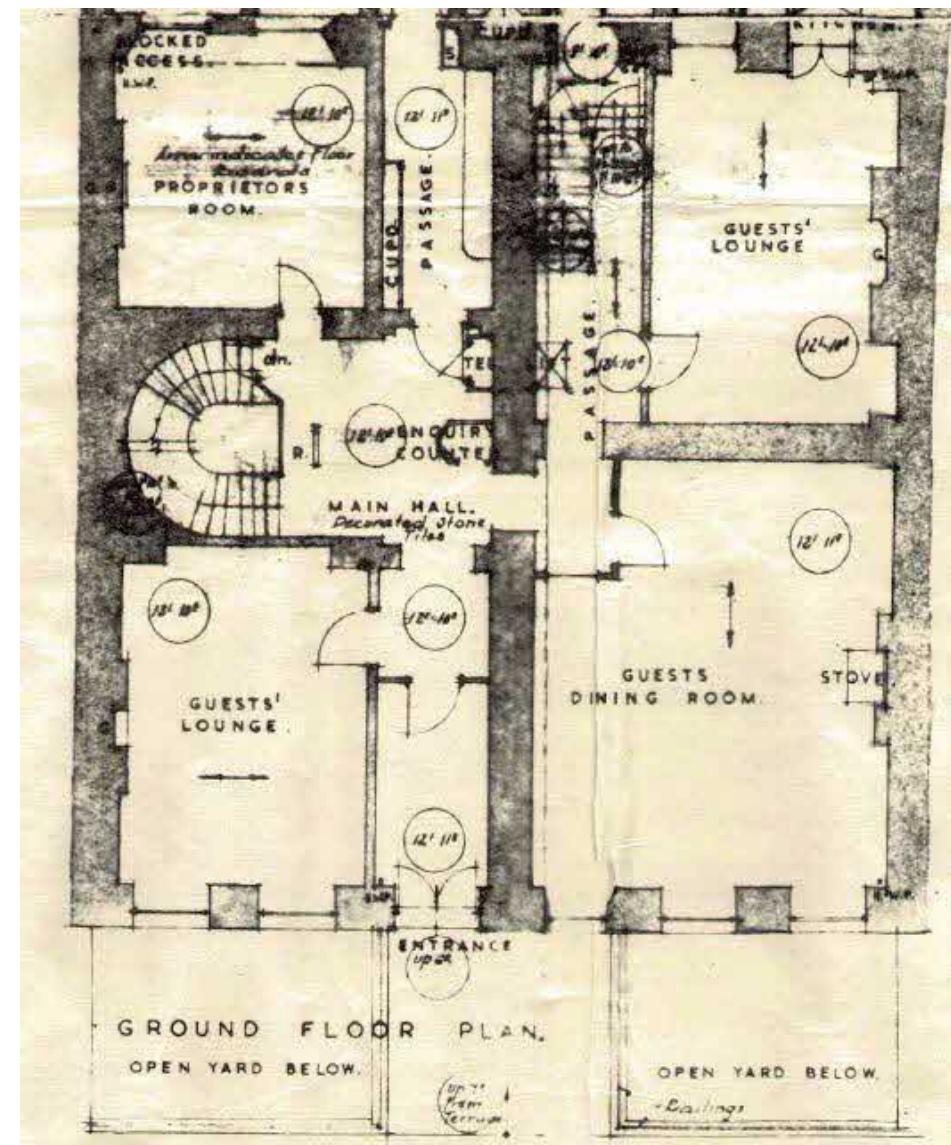


A Corner of the Dining Room.



A Corner of the Guest House Smoking Room.

circa 1911 - Brochure of No.17 Clifton Guest House

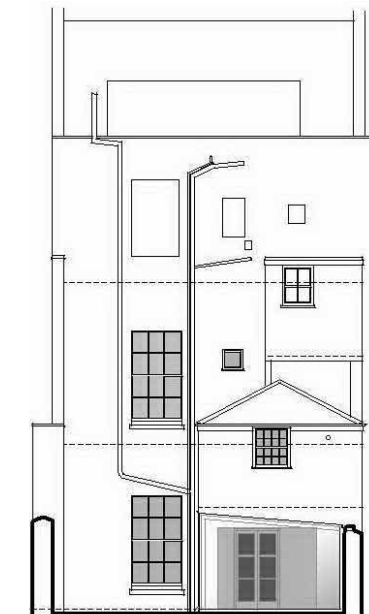
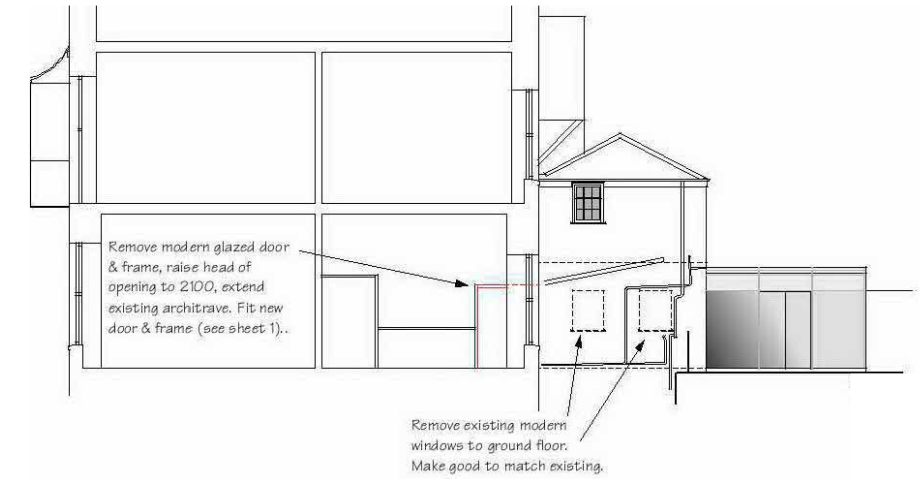


1955 - Survey drawings of Cambridge House Hotel

The original layout would have been of two reception rooms, with the main hallway leading from the front door to the staircase. It is assumed that the 1911 Dining Room is the current Sitting Room in Flat 1. It can be seen in the 1955 survey drawing that the original wall between the sitting room and hallway was removed, although this has now been reinstated as the partition between the communal corridor and Flat 1.

Local Precedent

31 Royal York Crescent REF: 07/02098/F & 07/02099/LA

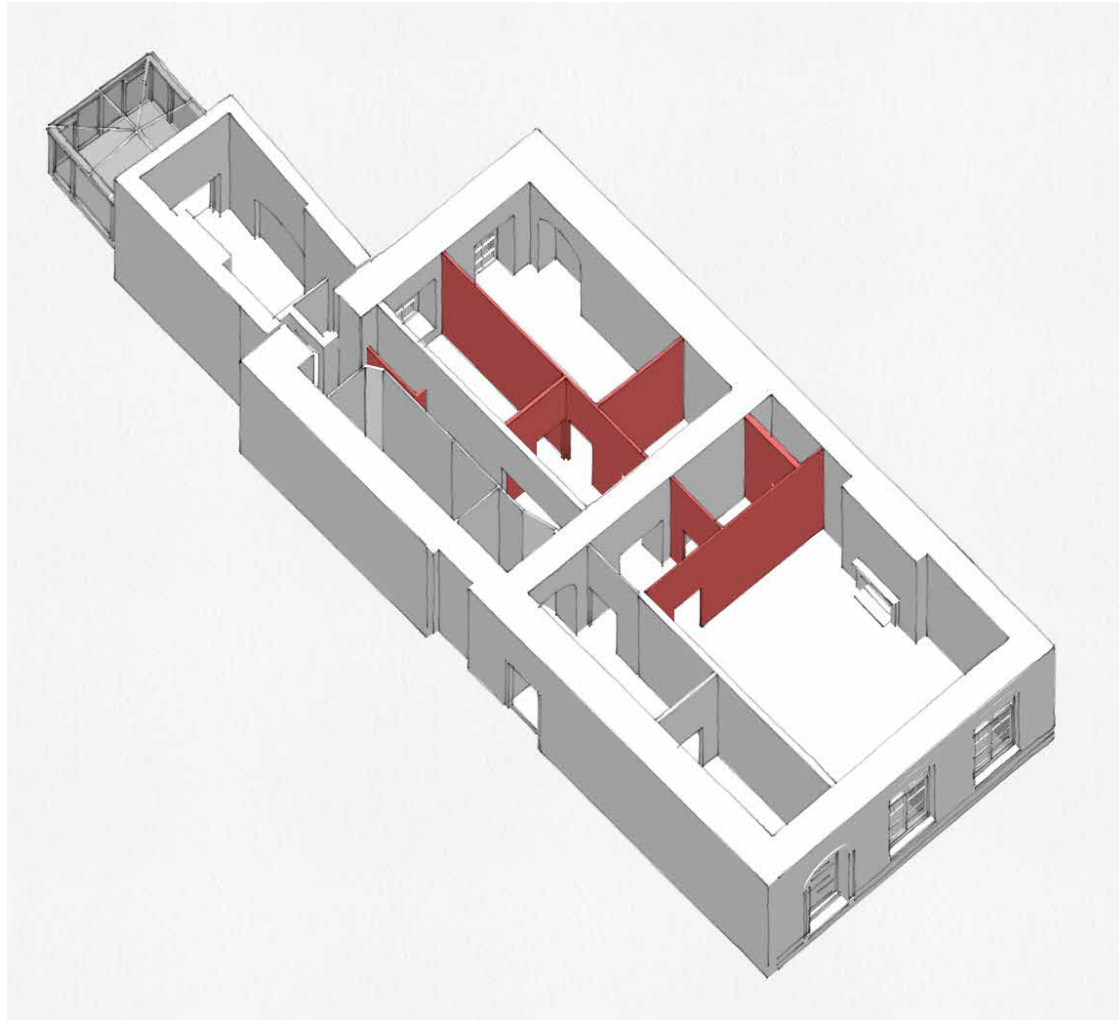


Planning permission and Listed Building Consent was granted in 2007 for this structural glass single storey rear extension at 31 Royal York Crescent. This proposal is very similar to our proposal for Flat 1 16-17 Royal York Crescent, with a kitchen area located in the outrigger part of the house, and a new glazed dining area extension at the rear. The scheme features a fully glazed roof, north elevation and east elevation, with a solid westerly party wall between no.31 and the neighbouring property at no.30.

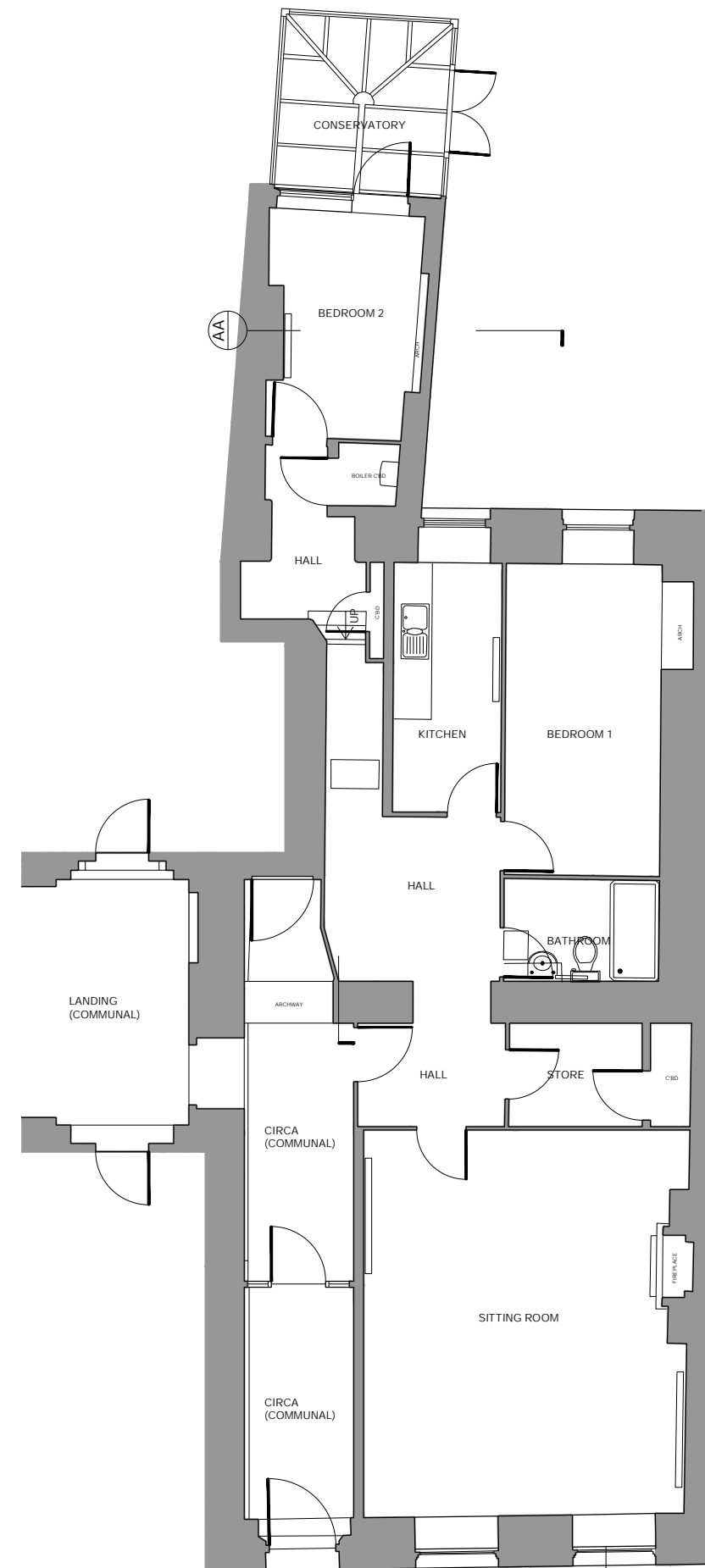
———— Existing Building ————

Layout

Modern Partitions



Since its conversion into flats, the ground floor has gained several modern partitions and suspended ceilings, although the cornicing at the original ceiling level has been retained. The photograph of the guest house smoking room (pg.13) suggests there was a second arched alcove in the Bedroom, which has now been in-filled.



Existing Ground Floor Plan 1:100 @ A3

Existing Building



Existing Front Elevation 1:100 @ A3



Existing Rear Elevation 1:100 @ A3



Existing narrow kitchen with false ceiling.



Front Sitting Room with original floor-ceiling height, cornice and ceiling rose.



Entrance hall with false ceiling and modern partitions on right hand side.



Existing bedroom with original floor-ceiling height and cornice. Modern partition on left hand side with no cornice. Original arched alcove with architrave detail.

Proposals

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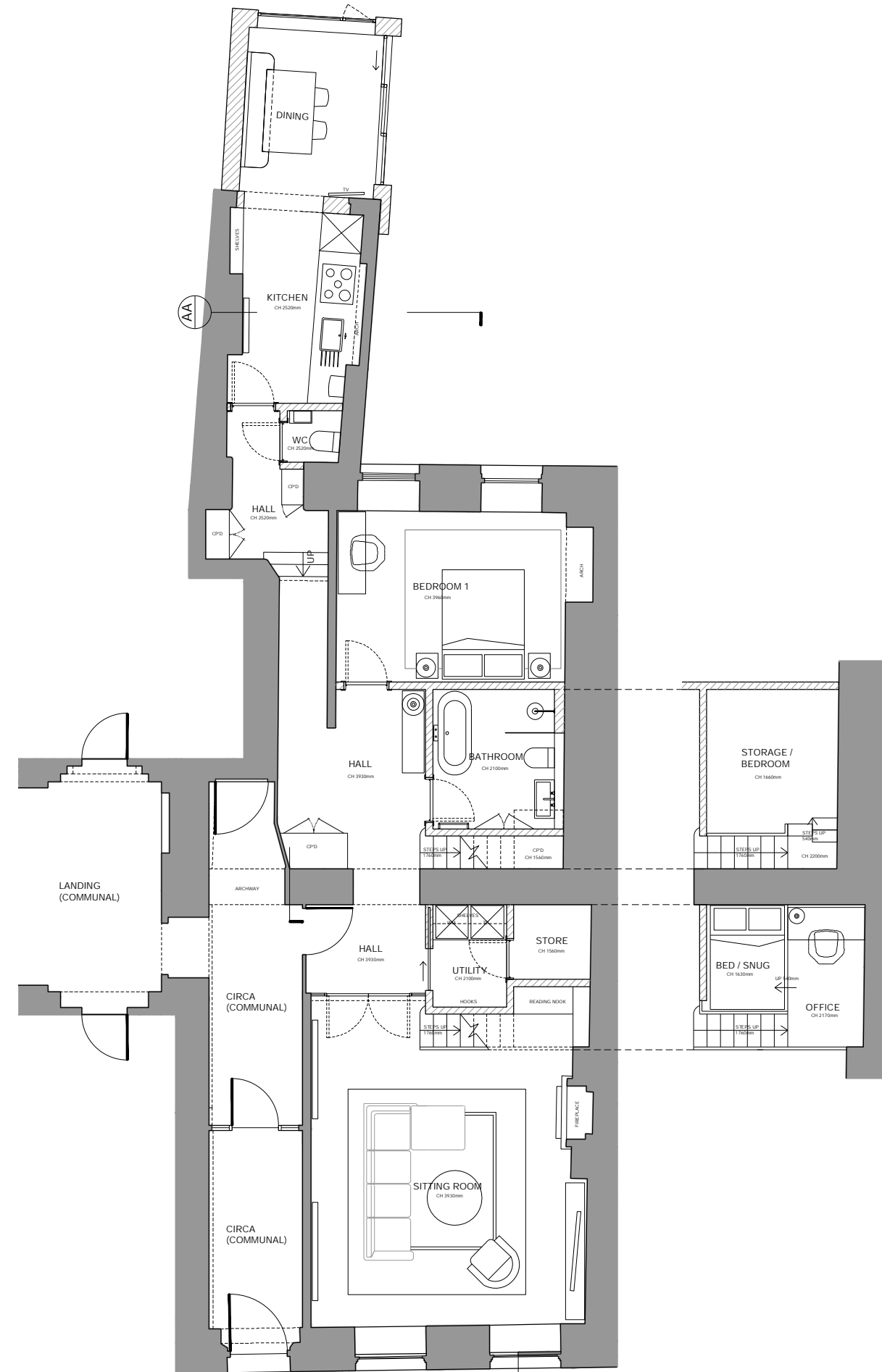
Layout



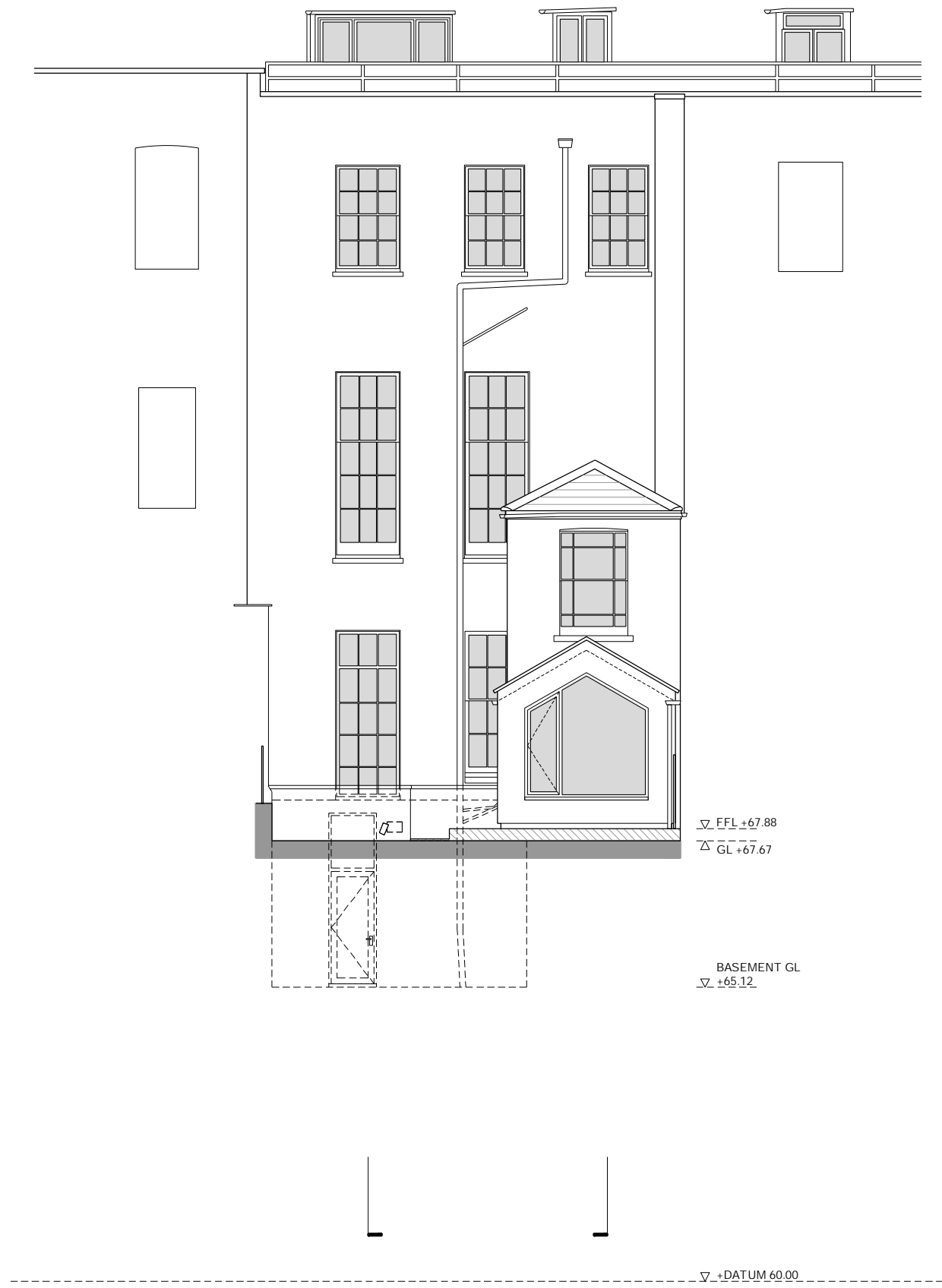
- Mezzanine level + 1760mm (full head height above)
- Mezzanine level + 2300mm (full head height below)
- Utility
- Bathroom
- Reading Nook

Proposal Summary:

- Single storey rear extension to provide new kitchen/dining area with views into the garden and improved thermal performance.
- Internal alterations to create rationalised layout and reinstate historic spaces and detailing. Original walls retained, and existing modern partitions removed.



Proposed Ground Floor Plan 1:100 @ A3



Proposal

The proposal aims to reinstate much more of the original 19th century internal spaces where possible, while working within the constraints of the property to accommodate a fully functioning 21st century apartment.

This is achieved by removing the existing modern partitions and false ceilings. The proposed layout will feature original floor-ceiling heights throughout the Sitting Room, Hallway and Bedroom 1, retaining the original alcoves, cornices and other detailing.

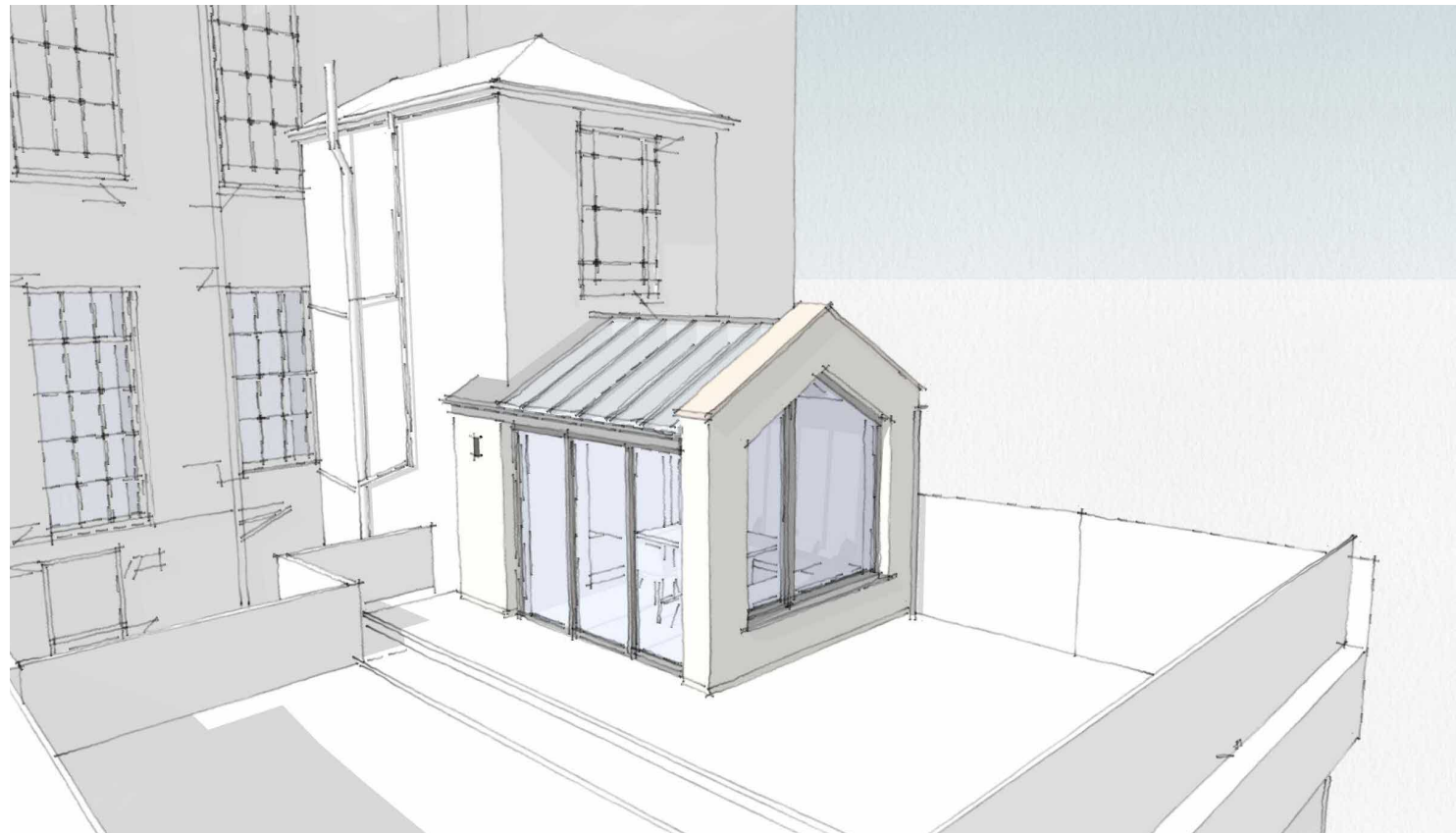
Mezzanine levels have been proposed to provide additional amenities expected of a 21st century home - guest sleeping area, study space, storage space - while keeping full-height partitions to a minimum in order to reinstate the proportions of the original rooms. The proposed mezzanines are split to create two levels, which provides the required head height in the required spaces.

The proposed rear extension will replace the dilapidated existing conservatory, providing a higher quality structure while still clearly appearing as a lightweight, contemporary addition. This will allow for a new Kitchen and Dining area to be located at the rear, transforming the property's connection to the rear garden. The relocation of the kitchen is essential for the function of the apartment, as the garden is currently accessed through the bedroom, and there is no space for dining in the existing kitchen.

Materials

The new extension will primarily be glazed, with glass sliding doors, a glass roof, and large window at the end. The bookend wall will be clad in a light coloured external render to match the character of the main house and respond to the wider context of the terrace. Ashlar stone parapet copings will feature at the top of the wall. Where the extension abuts the main house, the roof will be finished in a suitable dark grey roof covering.

Proposed Rear Elevation 1:100 @ A3



Amount

Existing GIA= 94.22m² Proposed GIA= 94.32m²

Scale

The proposed scale of the extension is appropriate for its position at the rear of the property, and not out of proportion with the surrounding outbuildings and site. The proposed footprint remains largely the same as the existing conservatory.

Use

The flat will remain in single occupancy residential use.

Access

The proposed works do not affect the existing access arrangements.

Landscape

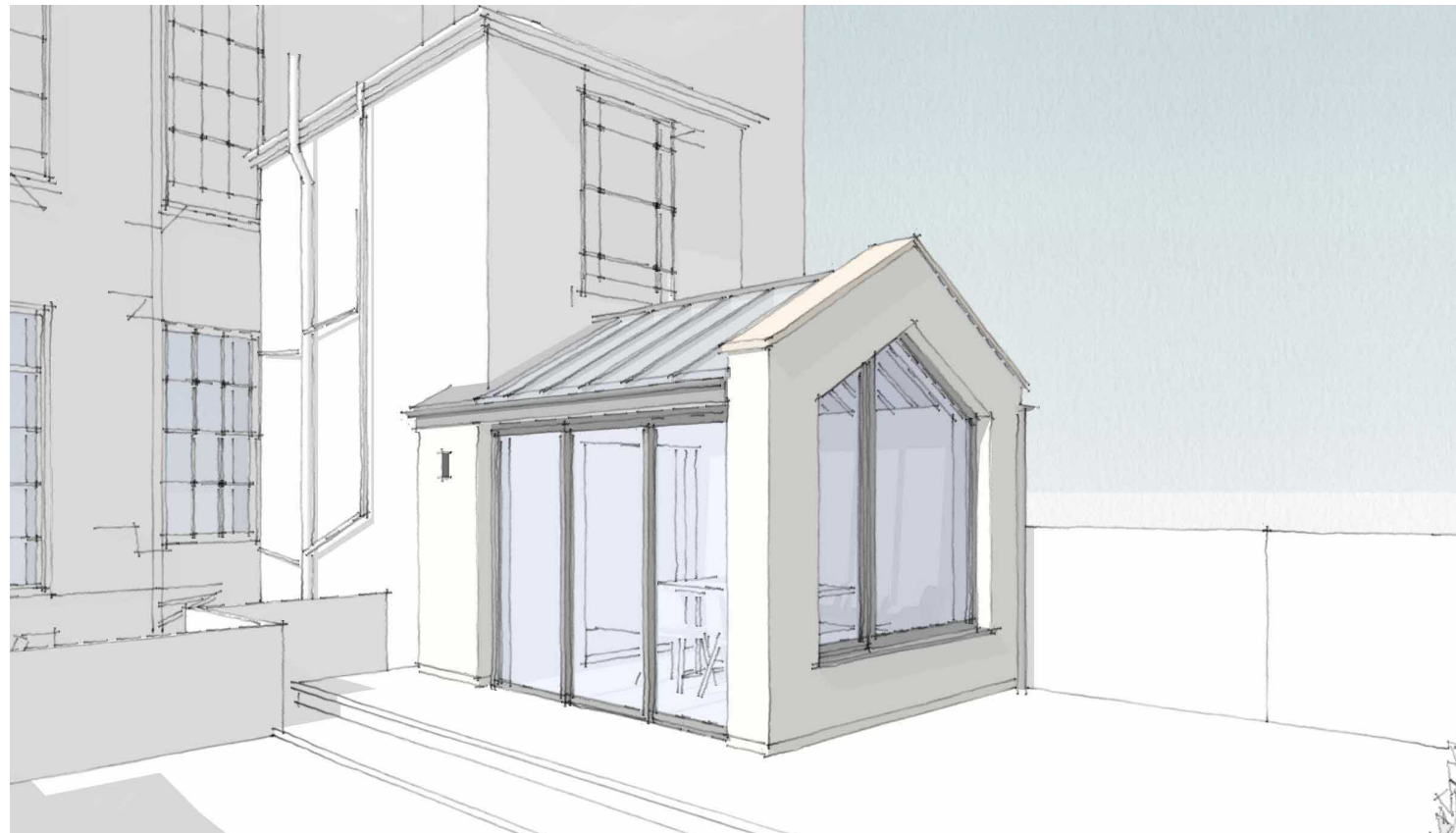
Some minor landscaping works will be required to suit the new extension including a new small patio area, lawn and planting beds.

Sustainable Design Approvals

The proposal will comply with and in some instances exceed the requirements of the latest Building Regulations. This will improve the thermal performance of the property and reduce operational energy.

Buildability

With no access to the rear other than through the property, the proposed extension will be constructed using lightweight timber frame construction. This will minimise the need for heavy machinery, wet trades, and will also reduce the impact on neighbouring properties. Beam sizes and all building materials will be carefully considered to ensure they can be transported and stored responsibly.



Glazing & Light Emittance

Whilst the proposed extension has some large areas of glazing, these are significantly less than the existing glass conservatory. The openings proposed are all necessary to the design in terms of reducing harm to the heritage asset and improving occupants' wellbeing, as they allow light and views deep into the plan, through to the original building. We have calculated the existing and proposed areas of glazing below which clearly shows an overall glazing reduction of 1.8m². We feel this proves the new extension is an improvement in terms of reducing the amount of glazing and therefore reducing light emittance.

Existing Conservatory

Area of vertical glazing = 12.14m²

Area of roof glazing = 8.51m²

Total area of glazing = 20.65m²

Proposed Extension

Area of vertical glazing = 9.77m²

Area of roof glazing = 9.10m²

Total area of glazing = 18.87m²

Sunlight/Daylight Tests

25° and 45° daylight/sunlight tests have been carried out on the proposed rear elevation (see drawing 210_PL05_Proposed Elevations) to ensure the new extension has no detrimental impact on daylight/sunlight levels to neighbouring properties.

Conclusion

In summary, the proposal aims to improve the appearance, performance, and quality of this property, while responding sensitively to its Grade II* listed status. The minor internal alterations will create an apartment well suited for modern day living and the future needs of the owners. The positioning of the proposed extension results in little impact to the surrounding properties and does not extend into the garden by any considerable amount more than the existing conservatory.

Heritage Impact

Our proposal looks to sensitively refurbish and retain the historic fabric, while making alterations to the existing modern additions in order to rectify previous insensitive alterations and enhance the access, use and quality of living spaces inside.

Proposed Works (Item by Item)	Significance of Historic Fabric	The impact of the proposed work(s) on the historic fabric/area:
1) Removal of existing internal modern partitions to create new internal layout to suit the needs of future owners and present day living.	The existing modern partitions divide the original front and rear rooms of the ground floor, providing a poor layout with little sensitivity to the original proportions. These walls are of low historical significance.	The existing modern partitions will be carefully removed to prevent any subsequent damage to the property. New partitions will be constructed to suit the new layout, and aim to result in a closer representation of the original layout of the property. Skirting boards will be retained along the original walls, and new matching skirting boards will be fitted along the new internal partitions. This will have a positive impact on the historical significance.
2) Removal of existing false ceilings to Hallway, Bathroom, etc., to create new internal layout and mezzanine levels.	The existing false ceilings are located below the original ceilings across most of the apartment. They conceal various historical features including original openings and traditional cornices/mouldings. The false ceilings therefore do not respond to the character of the original property and are of low historical significance.	The false ceilings will be carefully removed to prevent any subsequent damage. Original cornices will be restored and retained at high level along the original walls. The new Hallway, Sitting Room and Bedroom will feature the original floor-ceiling heights, meaning these spaces will exhibit the original proportions the property has to offer. This will have a positive impact on the historical significance.
3) Removal of existing rear conservatory, including resizing opening between proposed Kitchen and Dining areas. New modest rear extension constructed to create new dining area.	The single storey existing conservatory at the rear of the property is in a state of disrepair. It is of modern construction and has no connection to the historical significance of the property. Visually, there is currently a clear distinction between the original house, and the modern conservatory at the rear.	The existing conservatory will be carefully demolished and removed. The scale, proportions and materiality of the proposed extension sensitively responds to the main house, and will also help to better connect the flat to its rear garden (both visually and physically). The proposed extension is effectively the same footprint as the existing conservatory, and will have little impact on the historical fabric of the property and neighbouring properties. The new extension will read as a new addition onto the rear of the property, so that the legibility of the original building is retained. The proposed extension will illustrate the continuation of the building's evolution, and help give the property a new lease of life for the years ahead.
4) Radiator in front Sitting Room to be relocated to opposite wall to suit new internal layout. Pipework to redundant position to be capped off and wall made good.	The existing radiator pipe feeds are thought to run under the floor. The existing radiator has no historical significance.	This will result in both Sitting Room radiators being located along the same wall, creating a more rationalised room layout. Pipe feeds will be installed to suit new layout, located under the floor as per the existing radiators. These works will have little impact on the historic fabric.
5) Removal of existing Kitchen and refurbishment of Bathroom.	The existing Kitchen and Bathroom are both within the main part of the property. The Kitchen is to be relocated into the existing rear outrigger. The Bathroom will remain in the existing location. All Kitchen and Bathroom fittings are of no historical significance.	All existing fittings, sanitaryware, tiles, etc are to be carefully removed. Services located within existing Kitchen will be redundant, and are to be capped off/removed accordingly. Bathroom services, drainage runs will be examined, with the intent to reuse these where possible in order to minimise the impact on the historic fabric.
6) Relocate boiler and electrical consumer unit to suitable new locations.	The boiler and electrical consumer unit are both currently located in the rear outrigger area of the property.	These will be repositioned to suit the proposed internal layout but remain in close proximity to their current locations to ensure connections, flues etc., are straightforward to install and no significant opening up/impact will occur on the rest of the property.
7) New WC with and external soil pipe installation to rear of property.	The WC will be formed via the installation of the new internal partition walls. The external soil pipe will be located on the east elevation of the rear outrigger, together with a number of existing pipework/rainwater goods located against this wall.	No original historic walls will be affected. The east external wall to the rear outrigger will need to accommodate the new soil pipe connection, but this will sit among a number of other pipes/rainwater goods and will therefore not harm the appearance of this wall externally.

Existing photos



Original cornice above existing hallway



Original sitting room cornice in existing store room cupboard



Original sitting room cornice in existing store room



Existing opening between bedroom 2 and conservatory



Original arched alcove in bedroom 1



Existing sitting room radiator to be relocated

Existing photos



Existing conservatory - no meaningful connection to rear garden. This is clearly a modern addition to the property and is in a poor condition.



Existing white uPVC conservatory - poor quality of space internally.



Existing white uPVC conservatory - opening resized to create new widened access through to new extension.



Existing side elevation to rear outrigger. Pipework to be rationalised.



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