



## HERITAGE STATEMENT & DESIGN AND ACCESS STATEMENT

10 Dowry Square, Bristol. BS8 4SH  
Version 4: 31.03.22

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## 1 INTRODUCTION AND GENERAL INFORMATION



*Fig.1: No.10 & 11 Dowry Square (No.10 is to the left)*

### 1.1 INTRODUCTION

#### 1.1.1 Parties

This document covers proposed works to No 10 Dowry Square, Hotwells, Bristol BS8 4SH (Fig 1). It has been prepared for the owners, Mr. Iain Boyd & Mrs. Emma Howard Boyd by Mark Hines Architects Limited.

#### 1.1.2 The Site – 10 Dowry Square, Hotwells, Bristol, BS8 4SH

Although the application site comprises a single dwelling in the northern side of Dowry Square, it was built concurrently with No 11 Dowry Square (shown above to the right of No.10) which is of a similar design.

#### 1.1.3 Pre-application advice

Due to the nature of the proposed works the contents of this application have not been subject to pre- application consultation with the local planning authority.

### 1.2 SCOPE AND PURPOSE OF THIS DOCUMENT

This document is intended to provide supporting information to assist in determining an application for planning and listed building consent.

### 1.2.1 Associated Drawings

All the works are detailed in the drawings accompanying this document as listed in the appendix. These are to scale and take precedent over written text where detailing extent of work.

### 1.2.2 Limitations

This document should only be used for statutory consent purposes.

## 2.0 THE CONTEXT

### 2.1 LOCATION



Fig. 2 Site location

Dowry Square sits in an area of Bristol known as Hotwells, where Clifton Down meets the river Avon as it emerges from the Avon Gorge. Hotwells is approximately one mile (1.6 km) west of Bristol city centre lying just north of the Floating Harbour and the River Avon. To the north and some 300 feet (91 m) higher, is the suburb of Clifton.

No.10 Dowry Square (circled) lies in the northeast corner of the square. The square is part of a small amount of important surviving planned urban development, in an otherwise fragmented part of the city.

## 2.2 HISTORICAL CONTEXT

*Note: This information is based on extracts from the comprehensive “Historical Appraisal Design and Access Statement & Impact assessment for internal alterations and renewal of services” by Harrison Brookes Architects, dated February 2018.*

### 2.2.1 Early development of the area

As the name suggests, the Hotwells area has long associations with warm water springs that were renowned for their sweetness and alleged healing properties but were very awkward to access. By 1686, large sections of Clifton were owned by the Society of Merchant Venturers of the City of Bristol, who realised that the area had commercial potential. Some 10 years later in 1695, they leased substantial lands to several Bristol merchants with a view to developing a spa. From that point onwards the area began to develop as a health spa with the creation of Hotwells house, baths, pump houses and Hotels.

By the early 1700's with the increasing popularity of the Spa the demand for accommodation was increasing and the area below Clifton was seen as a potential site for development. In 1721 John Power a local landowner sold part of his estate for building to Thomas Oldfield (Gentlemen) and George Tully a Quaker house-carpenter and Surveyor who had only six years previously completed his apprenticeship to the Bristol carpenter John Price.

### 2.2.2 The Design And Construction Of Dowry Square

Due to the topography of the site, which is surrounded by rising ground to the north and west, Tully was forced to design a square which nestles into the elbow of the downs and was configured to have houses on only three sides. The southerly side was open allowing light to fill the square and affording views down towards Cumberland basin. Unlike most squares of the time Dowry Square is not defined by roads entering on all corners as the surrounding land was simply too steep for this. In essence, it is a cul-de-sac square.

The square is laid to a fall with the north side uppermost. Due to the steepness of the hill behind there are no gardens as such to these buildings, whereas the buildings to the east and west sides originally had extensive gardens.

Once laid out it took Tully decades to complete the buildings in the square. The first building to be built was the central building in the north terrace (now known as No 9) as such architecturally this is deemed to be the most important building. Work on this commenced in 1723 and was followed by the construction of No 6-8 Dowry Square (NW corner) which were completed for sale in about 1727.

Stylistically these are very similar, however it was not until 1746 that work commenced on No 10-11 after Tully sold the site to Richard Matthews (gardener) who also purchased other parts of the square.

The first reliable mapping data showing the square is from circa 1828 (Ashmead). Understandably this shows the square complete as it would have been in existence for over 100 years by this time. Notably it shows the street numbering differently from today's numbering.

By 1855 the numbering had changed to today's configuration making document cross referencing slightly easier but quite when the numbers changed is unknown and this has proved problematic when trying to trace the history of the building.

It is unclear if 10 Dowry Square was designed by Tully or if Matthews or whether a third party had a hand in the design. What is clear is that it matches No 9 in terms of storey heights and string courses but has markedly different fenestration with shallow arch headed sashes with planted masonry margins and cills supported on corbels. It is most likely that Tully sold the plot with some elements of the design in place but not the full details. This was a common practice at the time and can be seen in the designs of Georgian buildings throughout Bristol and Bath.

It would appear that Matthews also bought land on the east side of the square as he is also attributed to No 12. Matthews' estate was advertised for sale in April 1750 when it was described as consisting of "three extraordinarily well-build good Dwelling-houses; two of which were built in 1746 and the other just finished." The last reference appears to be associated with No 12.

No 10 and 11 were built as a single entity with No 10 comprising a range of 4 windows and No 11 being slightly smaller with 3 windows fronting the square but being significantly larger on plan as it returns around the corner.

Tully's original intent was to build lodging houses across the site to provide accommodation for visitors to the springs which were believed to provide health benefits. However as works progressed and the popularity of the springs intensified the nature of the buildings in the square changed to reflect the new demands and he built the York Hotel in the southeast corner of the square and the Clifton dispensary at no 12 Dowry Square.

### 2.2.3 The Early historical evolution of the square

Looking through the various archival records the square evolved in the 1700's into a centre for medical research with clinics and treatment centres. Unfortunately, the change in street numbers on more than one occasion, combined with the linking of some properties has made tracking individual use slightly complicated. What is certain is that by

1798 Thomas Beddoes (physician) moved his clinic from Hope Square to Dowry Square where it remained until 1812. Records suggest that the clinic, which researched several diseases including scurvy and tuberculosis, was located in No 6 and 7. However proceedings from an early medical journal on anaesthesia make an interesting observation which is worth recording but cannot be relied upon;

“The larger house now No 10 Dowry Square was the hospital, the ground floor being used as an out- patient clinic. Throughout the life of the institution, it was intended that the upper rooms should provide accommodation for out in in patients, but funds never permitted this part of the scheme to be implemented. Beddoes desired to make these rooms into a series of airtight chambers, where patients might lie for a considerable time in an atmosphere impregnated with one or other gases. He had formed the opinion that disease could only be affected by prolonged inhalation; hence can into being his best remembered treatment.”

Unfortunately, there is no reference to this entry but if it predates 1828 then we must assume that it relates to what is now number 9. This would make sense as No 9 is the biggest house in the terrace.

#### 2.2.4 Archival Search

There is little that we can say with certainty about the years after the buildings original construction as records are sparse, conflicting, or focused on the individuals who were resident in the area. What is set out below is what we know from various records in the public domain and are readily accessible.



## TABLE OF ARCHIVAL DOCUMENTS

DATE	DESCRIPTION	SOURCE
1721	Site bought by George Tully	
1746	Undeveloped site sold to Richard Matthews (gardener)	
1746-7	No 10 and 11 built in a slightly different style to No 9 1750 No10 and 11 put up for sale	
1775	There are a number of entries in the street directory of this time for Dowry Square but none for No 10 or No 9 is listed as Charlotte Mariez (Dove House) and No 12 as Captain Hamilton (press gang captain for admiralty)	<i>Bristol Street Directory 1775</i>
1828	Ashmead map shows No 10 with the house number 11	
1841	William Norman Mason	<i>Bristol Poll Book 1841</i>
1848	William Norman Lodge housekeeper	<i>Hunts Exeter &amp; Bristol Directory</i>
1851	Charles Maundy Teacher of languages	<i>1851 Census</i>
	M Maundy Mathematics and Literature	<i>Mathews Directory 1851</i>
1855	Ashmead maps record No 10 as being listed with the house number 10	
1853	Wheelchair stand recorded outside No 10	<i>Chilcot Directory 1853</i>
1857	Wheelchair stand recorded outside No 10	<i>Chilcot Directory 1857</i>
1861	Mary Ann Vowles Lodge Housekeeper	<i>1861 Census</i>
	Mrs Mary Ann Vowles Lodge Housekeeper	<i>Post Office directory 1863</i>
	William Hazard Medical Galvanist lodger	<i>Mathews Directory 1864</i>
1871	Mary Ann Vowles Lodge Housekeeper	
	William Hazard Medical Galvanist lodger	<i>Mathews Directory 1871</i>
1874	No rear extension	<i>Mapping Evidence</i>
1881	Rear extension shown	<i>Mapping Evidence</i>
1881	William Vowles (37) Steam Packet Agent Listed with wife daughter and 3 lodgers	<i>1881 Census</i>
1883	William Vowles Medical Galvanist	
1901	Sarah Newbery (32) Living on own means Listed with a daughter and three sons between 2 and 10	<i>1901 Census</i>
1911	Charlotte Arnold (76) Widower	<i>1911 Census</i>
1914	No 9 as 1902. No11 John Daley	
1940's	Building falls into major disrepair	
1957	Building owned by Evelyn Freeth, Head of Bristol Architecture School	
1957	Major works made by Peter Ware, architect living in No.11	
1957	Partial demolition of rear extensions of No.10 and No.11.	<i>Plans and photographs</i>
1959	Building listed	
2018	Extensive repairs and conservation works by current owner	<i>LBA Application/Works</i>

## 3 HISTORICAL DEVELOPMENTS

### 3.1 19<sup>TH</sup> CENTURY MAPS

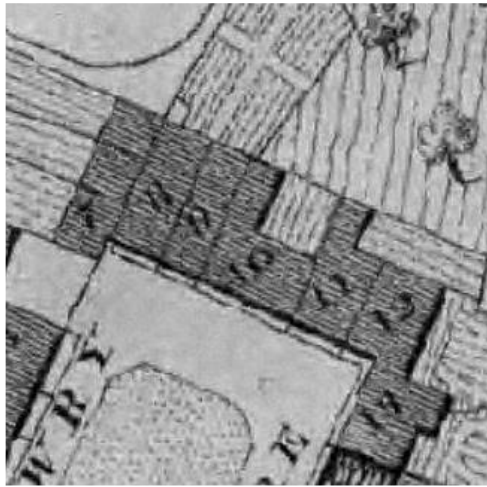


Fig. 3 (1826)

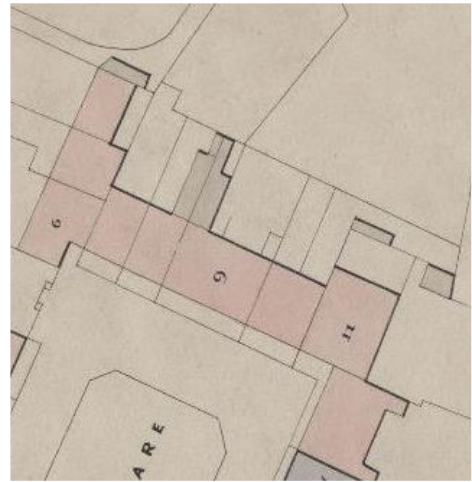


Fig. 4 (1855)



Fig. 5 (1874)



Fig. 6 (1885)

#### 3.1.1 1826 Ashmead map (Fig 3)

The Ashmead map of Bristol from 1826 is the first reliable detailed map of Dowry Square. There was a large extension on the west side of the building (shown as No.11 on the plan). The rear of the house is shown as parallel to the rear of the current No 11 (shown as No.12 to the east). Both appear deeper than the central building (labelled as No.10 to the west).

This should be treated with caution. Typical house plans of the time would have placed the service areas such as kitchens and outhouses off the halls / primary stair. Other fabric evidence suggests that this was the case.

#### 3.1.2 1855 Ashmead map (Fig 4)

The 1855 map distinguishes buildings as habitable (pink) and not habitable (grey). The form of the building was more accurately recorded but No 10 no longer has a service wing and the alignments of the rear of No 10 and 11 differ. The detail of the outbuildings to No 8,9 and 11 suggest that these were observed plans and therefore have a degree of accuracy no present in the earlier maps. The rear extension to No.10 either missing from the drawing or has been removed.

#### 3.1.3 1874 Ashmead map (Fig 5)

The 1874 Ashmead map is an updated version of the earlier map. Looking at areas outside of Dowry Square, new buildings and some extensions have been added. The garden of No 10 doglegs around the garden of No 11 and contains an outbuilding.

#### 3.1.4 1885 Ordnance survey town map (Fig 6)

In this map we can see that there is a major extension to the rear of the building with steps to an upper garden. The adjoining houses to the north of the square all have large extensions. No 11 was significantly extended to the north up to the boundary line with the garden of No 10. Unfortunately maps of this period don't convey the nature of the extensions but early photographic evidence below gives us some idea of the nature of this extension. It was most likely constructed by the Vowles family.



Fig. 7: View from the North (rear) elevation of No.10 Dowry Square

### 3.1.5 Rear 19<sup>th</sup> century extensions

The rear extension to the building comprised of three adjoining buildings ranged over two floors providing ancillary accommodation- perhaps a service or kitchen block at ground floor and servants accommodation at first floor. This can be seen in Fig 7 & 8 which show the rear extensions pre-demolition and part way through demolition. Based on the existing area maps, date of construction of these extensions is between 1874 and 1885.

Fig 7 shows a small, hipped roof, designed to maintain daylight to the stair. The larger central part of the extension has a hipped roof, small paned windows and a chimney serving fireplaces on the north wall at ground and first floor. A single storey outbuilding with a pitched roof lies to the north (Fig 8). It appears that the rooms were connected at first floor level. This image shows that the building was in poor condition with holes in

the roof, and damage to the central tower to No 9 (Fig 7). It is possible that this could be bomb damage but it is more likely that the buildings are simply run-down post WWII.

### 3.2 THE 1957 WARE WORKS

By the 1950's, the building was practically derelict and clearly suffering from structural movement at the rear. The building was repaired by local architect Peter Ware for E. Freeth (an architect and Chair of Bristol School of Architecture).



Fig. 8 (pre-1957)

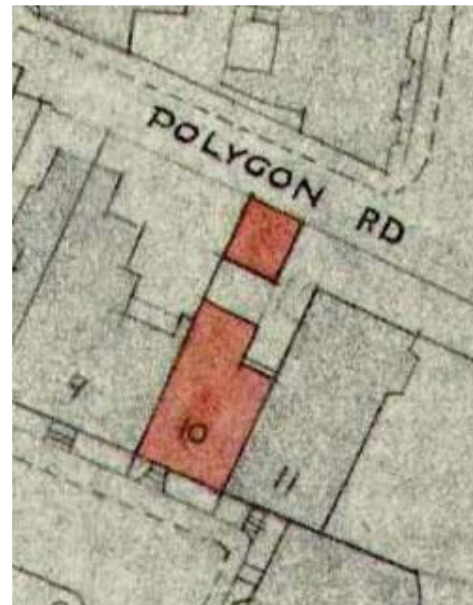


Fig. 9 (1957)

The 1957 site plan produced by Ware, shows that the central building in the rear extension range had been demolished prior to the application.

The ground floor works were primarily concerned with tidying up of the former extension area and converting the most northerly building into a garden room and garage. For ease of reference, the ground floor works included the following;

- Form entrance lobby
- Clean off all floorboards
- Reform kitchen floor with Korkord
- Form new window to kitchen
- Produce new drainage layout.
- Form new coal store to rear cloakroom
- Form new partitions to rear extension
- Reconfigure windows to rear extension

- Block window to rear extension
- Modify 2 No windows to kitchen
- Modify openings in garden room building
- Form new floor structure in garden room
- Form new door and window in garden room
- Form new garden staircase
- Repave rear garden area.
- Reform stone cornice to the existing single storey extension, boundary, and garden room wall.

A new flat roof to the single-story rear extension was proposed, with a full height, twelve-light access door and stair above to give access to the outside. This arrangement was subsequently modified with a nine-light window with dado stair panelling below. A new garden room (with a garage above) was also shown. These works appear to have been generally executed as shown on the drawings. Ware lived and worked in the adjacent No.11.

### 3.3 KEY POST LISTING (1959) WORKS

- *Basement:* There is no apparent change in the basement since the works in the 1950's.
- *Ground Floor:* A new conservatory has been added between the between the garden room and the service room. This appears not to have been consented but sits on the line of the former building, the conservatory dates from 1970's
- *First Floor:* The existing first floor is as drawn in 1957.
- *Second Floor:* Since the primary works carried out in 1950's a number of minor changes have occurred most notably at second floor level where the third bedroom has now become a bathroom.
- *Third Floor:* The existing third floor is as drawn in 1957 although the bathroom has been re-fitted and the bath replaced with a shower
- *Garage:* This was extended (1970's) to provide space for a larger car.

### 3.4 RECENT PLANNING PERMISSION & LISTED BUILDING CONSENT APPLICATIONS

- 11/03512/LA A retrospective application for the replacement of a 1960s/70s chimney that was in a dangerous condition. The application was submitted following an enforcement complaint and Listed Building Consent was granted in September 2011.

- 11/02687/LA Listed Building Consent for conversion of the basement to a self-contained one bedroom flat was refused in September 2011 because ‘the proposed development would result in unacceptable fragmentation of the heritage asset as well as loss of historic fabric that would result in harm to its heritage value and significance and would be contrary to policy BCS22 of the Bristol Core Strategy (2011) and the advice within Planning Policy Statement 5: ‘Planning for the Historic Environment’ (2010).’
- 11/02688/F Planning Permission for conversion of the basement to a self-contained one-bedroom flat was also refused in September 2011.
- 18/00735/LA Listed Building Consent for Internal and external alterations, upgrading of some thermal elements and renewal of services. Regularisation of various works carried out c.1950s onwards (e.g., steel work and 1no. rear rooflight). February 2018. These alterations were by coordinated by local conservation practice Harrison Brookes Architects were most recently carried out to repair the fabric of the building and to update the heating, electrical installation, bathroom and kitchen facilities to a modern standard to ensure the long-term maintenance of the historic fabric and to facilitate its future as a family house. remodel the interior and limited measures to improve the thermal performance of the building. The works included;
  - Basement: Re-opening of the former rear windows and insertion of fixed windows with surrounds and glazing bars similar to those of the adjoining house. Externally the ground level was lowered to the previous level to form a light well, matching neighbouring house. Re-instatement of an internal door providing access to the rear basement room from the hall for fire safety.
  - *Ground Floor*: Installation of underfloor heating in the kitchen. The conservatory received replacement glazing, (arch timber heads removed), redecorations, new concrete pavers.
  - *First Floor*: Installation of a wood burning stove in the drawing room fireplace.
  - Second Floor: Removal of the 1950s inserted partitions in order to re-configure the bathroom and storage. Incorporation of the existing old doors into the re- configured stud partitions. Installation of underfloor heating in the new bathroom.

### 3.5 THE SQUARE TODAY

The Ordnance survey map from 2022 (Fig 10) shows the north side of the square today. Nos 8, 9 and 10 retain extensions from earlier periods of development.

Fig 11 shows an ariel view of the north side of the square. The various extensions can be seen clearly.



Fig. 10 (2021)

Fig. 10 (2021)

No.10 Dowry Square (shaded grey) retains a large garden, which steps up to the rear access road (Polygon Road).

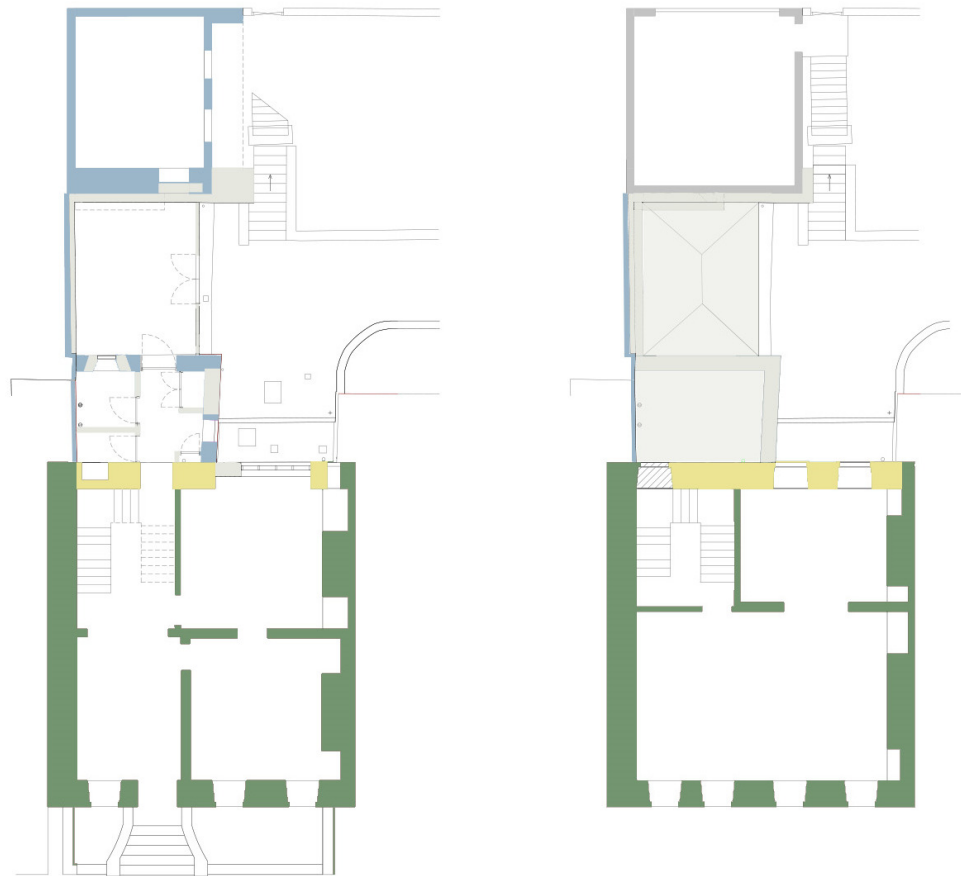


Fig. 11 Google Earth Aerial view (2021)

Fig. 11 (2021) No.9 is the largest building in the square with a substantial extension. It lies in the centre of the northern perimeter of the development. The replacement tiles, conservatory and garage roof of No.10 (to the right of No.9) can be clearly seen.



## 4.0 SUMMARY OF SIGNIFICANCE



- Significance**
- Very high significance
  - High significance
  - Significant
  - Some significance
  - No significance

Fig. 12. Fabric Significance

### 4.1 INTRODUCTION

Using Historic England's Conservation Principles, 10 Dowry Square can be seen to have Historical, Aesthetic and Evidential Communal/Associative value.

## 4.2 SIGNIFICANCE

Using these principles, the significance of the building can be summarised as follows;

### 4.2.1 Front (South) elevation and plan form (original house only): High Significance

The designer of the building is unknown. The attributing of the building to George Tully is possibly incorrect. It is known that the building plot was sold by Tully prior to being developed. The importance as a key part of the principal elevation of Dowry Square and as such it contributes significantly to the street scene. The south elevation plays a significant role in contributing to the character of the area. In particular, the grouping of buildings around the external south elevation, doorcase and railings to the square.

The front (south) elevation appears unchanged from the original design with the possible exception of the loss of some metalwork features either side of the front door. These were most likely oil lanterns and snuffers. The only other deviation from the original elevational treatment is the introduction of sub cills to the basement windows, which are unsightly and awkward, and the replacement of some of the original sashes with Victorian and 20th Century casements (attic rooms).

The plan form of the building is intact, bar the modern interventions, except for the first floor where an original partition dividing the front room has been taken out at some point. The repair works of the 1950's, including the insertion of RSJs, had a major impact on the historic fabric but on the whole, it would appear that these have been fairly sympathetic. Many of the original Georgian fittings such as panelled walls, shutters and some fireplaces have been retained, while other features including fireplaces have been removed.

### 4.2.2 Rear (North) Elevation: Significant

The rear (north) elevation is significant. It has been altered with the various reconfigurations of the rear ancillary buildings and works to the windows. The full extent of the changes is obscured by a mid-20th Century render. There have also clearly been some structural repairs and adjustment to the fenestration.



Fig.13. Existing rear extensions

#### 4.2.3 Rear extension: *Some Significance*

These are the generally the least significant parts of the fabric and includes the small single story rear extension with short sections of remaining Victorian wall (c.1874-81), heavily modified by Ware in 1957. The various rear extensions have provided ancillary space in different forms to support the main house and has been subject to demolitions and substantial alterations over the years. Perhaps this is not surprising- as domestic technology and social change have forced change. The rear extension has some limited significance as an archaeological evidential record of these changes.

#### 4.2.4 Conservatory: *No Significance*

The conservatory (c.1970's) is of little architectural merit. However, No.10 Dowry Square can also be seen as part of an ongoing narrative of conservation in Bristol from the 1950's to the present day- through the building's association with the respected conservationist architect Peter Ware, Gordon Freeth (ex-head of the Bristol School of Architecture and the current owners Emma Howard Boyd and Iain Boyd (a previous chairman of the Society for the Protection of Ancient Buildings (SPAB) & Mrs. Emma Howard Boyd who has commissioned experienced architectural conservation practices (and ex SPAB scholars) Harrison Brookes Architects and Mark Hines Architects to carry out work.

## 5.0 DESIGN OBJECTIVES AND PROPOSALS

### 5.1 INTRODUCTION

Following the recent completion of upgrading works to the interior, the aim is to remove the existing flat roofed single-story extension and conservatory and construct a new service wing. The works are necessary for the following reasons;

- the conservatory has reached the end of its useful life, is no longer fit for purpose and is in extremely poor condition. In 2018, over 50% of timber and glass was replaced as a temporary waterproofing measure. However, the conservatory still leaks, and allows rainwater to penetrate the interior
- the conservatory is single glazed and thermally inefficient, and consequently is only usable half the year
- the existing single story solid walled rear extension is poorly constructed with no insulation in the walls, floor, or ceiling
- the current area is too small to meet practical needs for storage or laundry
- the ground level is higher to No.9 and the extension suffers from damp ingress, which has led to timber decay and had adversely affected wall finishes
- visually, the extension obstructs a first-floor window and the “ideal” position of the ground floor kitchen windows on the original house

### 5.2 BRIEF DESCRIPTION OF THE PROPOSALS

#### 5.2.1 Uses

A new service wing will provide ancillary residential accommodation to support the home.

#### 5.2.2 Ground floor

The ground floor will consist of an accessible shower room, cupboard space for a washing machine and dryer, storage, and an orangery (garden room).

#### 5.2.3 Upper floor

A small quiet space (which is acoustically separate from the main house), will be provided to allow for home working. The 1950's first-floor stair landing window, originally a door, will be replaced with a full height glazed door, which will open into a small mezzanine area which overlooks the orangery. Access to the new upper level will replicate the Ware scheme of 1957, from the existing staircase landing. The mezzanine will have a solid balustrade with sliding, folding doors above to create privacy. A continuous rooflight against the party wall will run the full length of the extension and allow light and ventilation to the rear of the room.

### 5.3 EXTERNAL MASSING & BUILDING FORM

The form of the new service wing has been carefully considered to minimise its visual impact on the surrounding buildings and respond to the scale of both the original house and the garden. The small, two-storey structure will be transparent to create a direct relationship with the outside.

The roof of the extension aligns with the height of the existing party wall- this means that the extension is hidden from view and maintains daylight to the neighbouring garden.

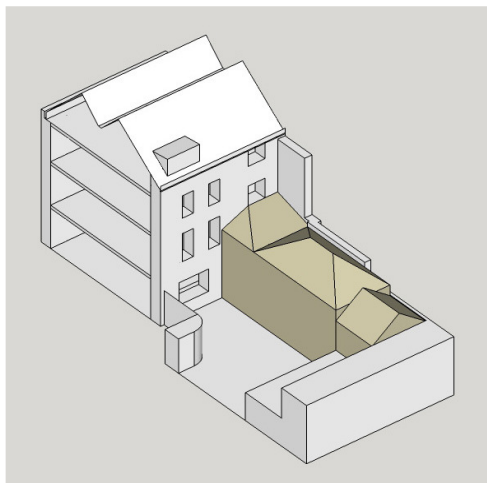


Fig.14 19<sup>th</sup> Century massing

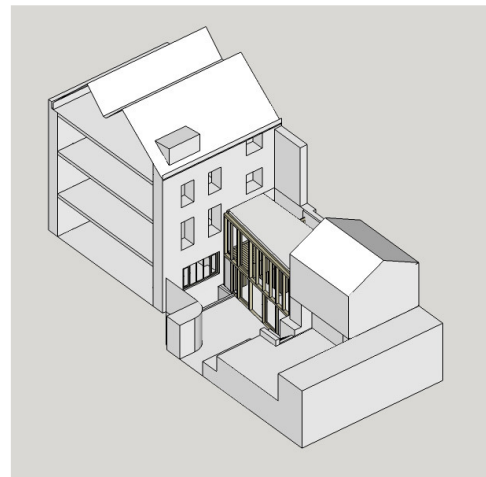


Fig. 15 Proposed massing



Fig.16 Historic precedent exists for two storey rear extensions to most of the dwellings along the north side of Dowry Square and in the surrounding area.

The very simple form of the proposed extension (with a continuous, unbroken eaves line) has been inspired by other extensions in the area.

Due the substantial scale of these houses, two storey extensions always appear subservient to the original dwellings.

## 5.4 EXTERNAL APPEARANCE



*Fig.17 View of proposed extension from rear garden.*

The transparent nature of the proposed extension and thin structural timber frame creates a visually lightweight structure and will maximise daylight penetration. The unbroken, horizontal eaves line reflects the Georgian character of the building. The proportions and spacing of the timber mullions of the upper part of the building are closely spaced to rhyme with the vertical Georgian proportions of the original windows.

The pinkish hue of the Douglas Fir timber in its initial state will echo the pink colour of the stone retaining walls in the garden. This will eventually weather naturally to a silver-grey colour.

The single ply membrane roof will be a lead grey colour and covered with paving slabs, which will create an attractive finish when viewed from above.

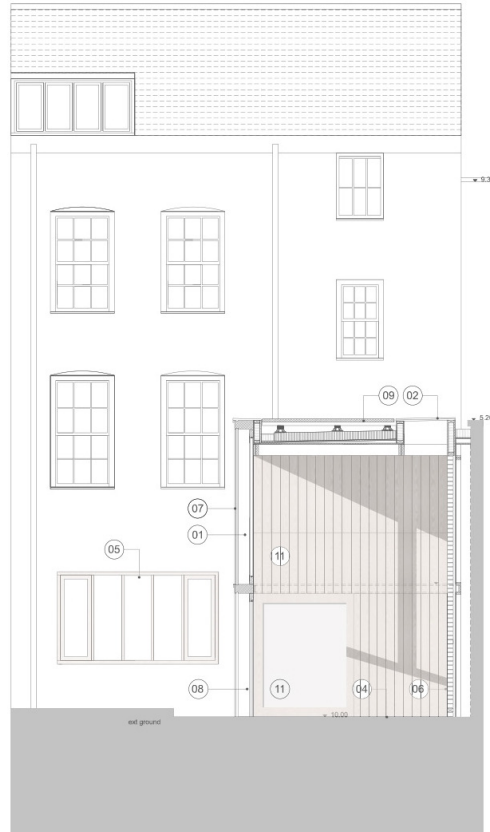


Fig.18 Proposed section

The building is very carefully designed to be hidden from view and is a similar height to the existing party wall. The flat roof minimises the volume of the new building and impact on the neighbouring property.

The ground floor kitchen window will be replaced with a 5 light mullioned timber window, with two opening casements. This will be centred between the first-floor windows above to create a symmetrical relationship

**Proposed works**

- 01 Douglas Fir timber frame
- 02 New rooflights
- 03 White glass
- 04 New concrete floor slab with paving slab finish
- 05 New painted timber window
- 06 Farefaced brick with limewashed finish
- 07 Fixed double glazed units
- 08 Sliding glazed timber door
- 09 Single ply flat roof with paving slab finish
- 10 Glazed timber door
- 11 Vertical timber boarding
- 12 Mirror
- 13 PV Panels

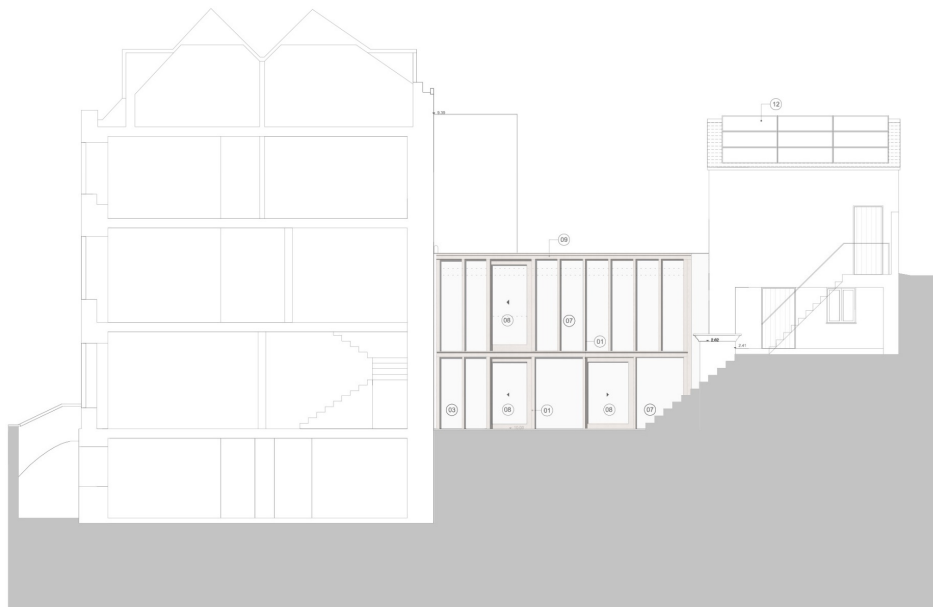


Fig.19 Proposed rear elevation. The extension is subservient in scale to the existing buildings. It is level with the site boundary walls and therefore not visible from the street.

## 5.5 INTERNAL MATERIALS

Durable materials will be chosen which have a long-life expectancy. Internal finishes will be appropriate for a service wing - natural, simple, robust, and unfussy to create a light, bright interior.

New brick walls in Flemish bond (with snap-headers) and flush pointed lime mortar joints allows insulation to be installed whilst retaining some of the character of the existing space. Similarly, paving slabs will be used on the floor. These will be complemented by a ceiling of exposed Douglas Fir joists and boards, with matching joinery used for doors and vertical timber cladding.



*Fig.20 Internal finishes are simple and practical- fair faced brick, Douglas Fir boards and paving slabs*



## 5.6 MATERIALS PALETTE

The images below indicate the three primary materials used. A limewash or traditional bagged finish will be applied to the walls and white pigmented oil (like a traditional limewash) to timber to tonally unite the materials.



01



02



03

Fig.21 Proposed Primary Materials

**01 Joinery: (external timber frame, ceilings, exposed rafters, internal boarding)**

Douglas Fir finished internally with white pigmented oil (similar to a traditional limewash finish)

**02 Walls (Orangery):** Wienerberger Marziale brick. Finished with traditional limewash/bagged slurry coat

**03 External roof and floor:** Paving slabs (smooth texture with pink/grey hue - colour/manufacture tbc) over lead grey coloured single ply membrane roof.

## 5.7 ENERGY

Opportunities for adding wall insulation in the original house are extremely limited. The proposed service wing is an opportunity to improve the overall thermal performance of the house by reducing heat loss from part of the currently uninsulated north façade. New brick linings allow insulation to be installed in the walls and the highly insulated floor will be topped with a limecrete slab to minimise cement content.

The light filled interior will have pale coloured finishes to maximise daylight and reduce the need for artificial lighting. Walls and floors have a high level of thermal mass to reduce the possibility of overheating in the summer and slowly release heat in the winter to help warm the home and reduce fuel bills.

The extension will be heated with an in screed electric underfloor heating system. Conduits for future cabling and an electric vehicle charging point will also be provided. Solar PV panels will be installed on the roof of the existing garage above the line of the existing tiles and the small projecting garage wall at first floor removed and made good to reinstate the original extension wall line.

A rainwater harvesting tank will be located below the garage floor level for garden use.

Although not forming part of this application, the extension has been designed to allow potential future renewable (electric) heating arrangements and energy saving measures to be implemented. This may include the installation of a renewable heating system (such as a continuously enabled heat pump that exploits the thermal mass of the house) which could be linked to a new underfloor heating or large panel radiator system and future smart energy grid.

## 5.8 IMPACT ON SIGNIFICANCE

The remodelling of the rear extension is part of historical process which has been going on for nearly 300 years of many of the substantial Georgian homes in the area.

These properties often have just two rooms per floor and additional service accommodation was soon needed after their construction. These houses have been extended over the years as social, technical, and service requirements have changed. The construction and remodelling of several types of rear extensions have allowed the original houses to continue in use and the plan forms of the house to survive comparatively unaltered.

The proposed changes have been carefully considered to minimise their impact on the existing significant fabric.

The proposed service wing is substantially lower in overall height than the previous 19<sup>th</sup> century additions. The rear of the property was substantially remodelled by Ware in the 1950's and the proposed removal of the stair window, single-story extension and conservatory affect the least significant parts of the fabric. It could be argued that the rear party wall and the lower garage wall has some limited archaeological significance and therefore these will be retained behind new brick linings as evidential record of changes. The repositioning of the ground floor kitchen window to create a symmetrical relationship with the first-floor windows above is a clear benefit over the existing situation.

The construction of a new service wing and installation of photovoltaic panels will reduce energy costs and improve the overall thermal performance of the building, without having to consider more substantial interventions that would affect the more significant fabric of the original house.

*In conclusion, the benefits of the new service wing outweigh the loss of small amount of existing fabric of limited or no significance and continue the historic precedent of allowing the original house to function in a manner in line with the technical, social, and cultural demands of its time.*

## 6.0 APPENDIX

### 6.1 1959 LISTING DESCRIPTION

Description: NUMBER 10 AND ATTACHED BASEMENT AREA RAILINGS AND PIERS, 10, DOWRY SQ.

Grade: II\*

Date Listed: 08-Jan-1959 most recent amendment: 30-Dec-1994 English Heritage

Building ID: 1280221

OS Grid Reference: ST5702972656

OS Grid Coordinates: 374938, 165555

Latitude/Longitude: 51.3885, -2.3615

#### 2.6.2 Listing Description

ST5772NW DOWRY SQUARE, Hotwells 901-1/14/1427 (North side) 08/01/59 No.10 and attached basement area railings and piers (Formerly Listed as: DOWRY SQUARE No.10)

Attached house. c1746. By George Tully. Built by Richard Matthews. Limestone ashlar and render over brick, brick gable and party wall stacks and a pantile double-pile roof. Double-depth plan. Early Georgian style. 3 storeys, basement and attic; 4-window range. Part of an attached pair with a rusticated ground floor, moulded ground- and first-floor bands and a moulded coping. A good doorway set between the outer windows, a centrally placed window to the right, has fluted Ionic pilasters to a pulvinated frieze, segmental pediment and a 6-panel door. Segmental-arched windows have keyed architraves with sill blocks to 6/6-pane sashes; 2 hipped dormers. INTERIOR: entrance hall with a good open-well stair, panelled doors and shutters. SUBSIDIARY FEATURES: attached entrance walls, capped piers and wrought-iron basement area railings. Dowry Square was laid in 1720 by Tully and building continued until 1750. The sides had brick 5-window central houses and 3-window flanking ones, most now rendered and altered. (Gomme A, Jenner M and Little B: Bristol, An Architectural History: Bristol: 1979-: 205; Ison W: The Georgian Buildings of Bristol: Bath: 1952-: 157).

## 6.2 APPLICATION DRAWING LIST

DRAWING NO	TITLE	DATE
MHA-D-0075-0001	Location Plan	23.03.22
MHA-D-0075-0002	Existing Plans	31.03.22
MHA-D-0075-0003	Existing Elevations	31.03.22
MHA-D-0075-0004	Proposed Plans	31.03.22
MHA-D-0075-0005	Existing & Proposed Roof Plan	31.03.22
MHA-D-0075-0006	Proposed Elevations and Section	31.03.22
MHA-D-0075-0007	Proposed Long Section	31.03.22