

About us

The PG Group

Developer

The PG Group are based in Bristol with an extensive portfolio stretching throughout the South West and deliver quality design-and-build, new-build, restoration and refurbishment buildings over a diverse range of projects. With combined in-house expertise of over 150 years in the industry, the team's experience covers the full spectrum of property development; from large scale regeneration and mixed use developments to bespoke individual homes.

Hansom Hall

The PG Group successfully converted the former Empire Boxing Club and Gym from a state of disrepair into 22 unique homes that incorporate much of the original building's historical features.

The site was originally designed by the same architect as Clifton College Chapel, however a long period of vacancy and lack of repair meant the condition of the building had significantly deteriorated. The PG Group have lovingly restored the spaces which benefit from vaulted ceilings, wooden panelling and other period features. The mix of 1 and 2-bed apartments and 3 and 4-bed houses have been designed to the top contemporary standards and maintain an element of Hansom Hall's appealing historical character.



Hansom Hall, Bristol

Allford Hall Monaghan Morris

Architects

We make buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand. We believe in making places as well as buildings that work over time and have lasting qualities intrinsic to their architecture. Projects that reinvent and refresh heritage buildings and sites form a key part of our work. We are experienced in building upon the special qualities of the existing building fabric to create modern environments.

The Vincent

The Vincent is a collection of 65 later living apartments designed for independent living for people over 60. The one, two and three bedroom apartments are distributed between the refurbished Queen Victoria House and two new build blocs

The existing Queen Victoria House, a four storey detached property, was built by William Larkins Bernard in 1886 for the Waynflete Private School for Boys. It has been used as a convalescent home, a maternity hospital, and more recently offices. It is set in grounds that include a car park and lawns with a Grade II listed obelisk.



The Vincent, Bristol



Burderop Park



Wyck Hill House



Newland Manor



Tithe Barn

BNP Parabis

Planning Consultants

The BNP Paribas Real Estate planning team in Bristol have a wealth of experience in managing planning and listed building consent applications on development sites that include heritage assets. The importance of applying great weight to a heritage assets conservation, sits at the heart of the advice we provide.

www.realestate.bnpparibas.co.uk/

Avalon

Planning & Heritage Consultants

Avalon Planning & Heritage is a specialist town planning and heritage consultancy based in Exeter and operational across the South West. Heritage Director Nick Bishop is a full member of the Institute of Historic Building Conservation and has worked in the heritage sector for over 15 years, including a spell as Historic Places Advisor at Historic England.

www.avalonplanning.co.uk

IJLA Ltd

Landscape Architecture

IJLA Ltd are a landscape design company working on projects internationally and in the UK, within all sectors including hotels, beach resorts, embassies, marinas, mixed use developments, business parks, headquarters, education, healthcare, and residential.

www.ijla.co.uk

GE Consulting

Ecology & Arboricultural

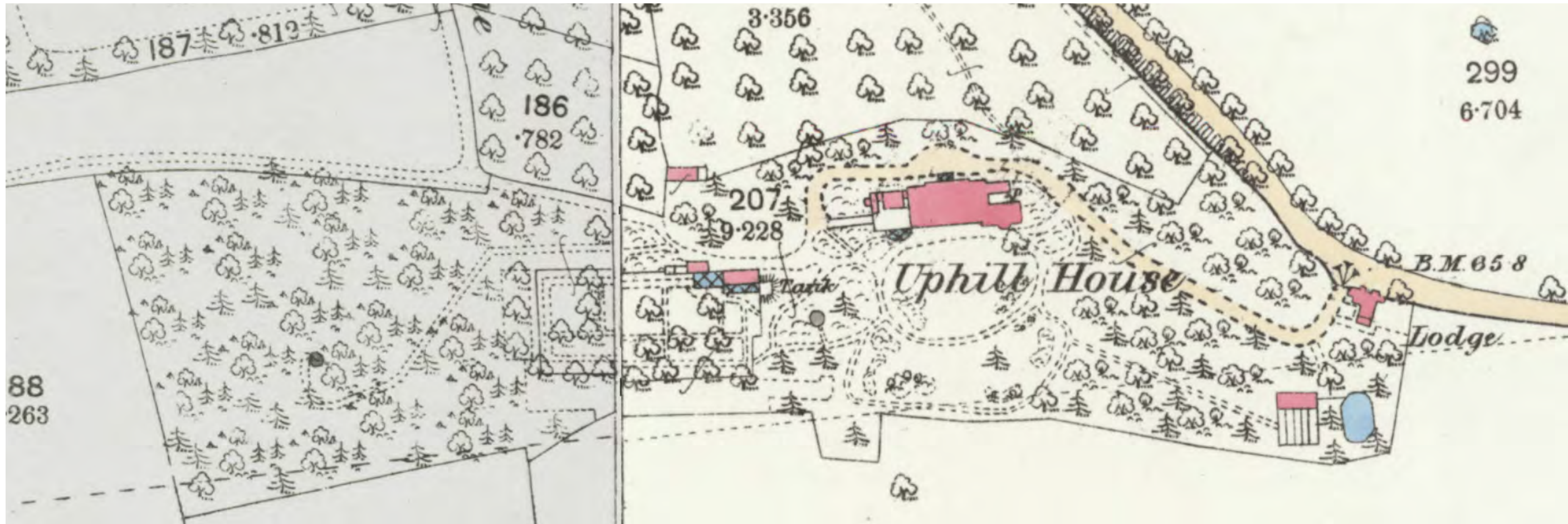
GE Consulting is a mid-sized consultancy offering a comprehensive range of ecological and arboricultural services. GE have an in-house team of 30 committed staff with an expertise that includes all mainstream ecological receptors, arboricultural surveys and advice.

www.ge-consulting.co.uk

History of site

Uphill Grange is a Grade II listed former country house. Our research has dated the central Georgian range to the 1790s, but much of the interior fit out dates to the late 1880s and early 20th century when the building was successively extended and remodelled. The interiors retain attractive features from all three periods, including an Edwardian entrance hall and stair, and a variety of interesting fireplaces. The surrounding gardens were laid out in the Victorian period and include a coach house and parts of former kitchen garden.

The building was put to use for residential care between 1951 and 2019, with a new west wing built in 1987. The mansion is now vacant. It urgently requires repair, refurbishment, and a sensitive use which will secure its future.



1878-88 Grounds incl. path networks



Photo: Mansion south elevation from the 1951 sales particulars



Photo: Mansion north elevation - c. 1990



◀ Mulberry 'dead' tree
Previously recorded as 'dead tree', this gnarled mulberry tree is to be retained as a valuable historic garden asset

THE ATTRACTIVELY TIMBERED PLEASURE GROUNDS

are an outstanding feature of this property and form a most delightful setting.
They comprise large and well-kept Lawn suitable for Tennis or Croquet, with flower borders and Rockeries enclosed and sheltered from the East and West by fine specimens of Cedar, Mulberry, Oak and other well-established trees.
Flowering Shrubs; delightfully shaded walks through Shrubberies and Rose and Wild Gardens with winding gravelled paths.
The whole is tastefully laid out and prolifically planted with cultivated and wild flowers

Extract from the 1951 Uphill Grange sales particulars



Photo: Mansion south elevation - c. 1990

- 1790 — First evidence of a structure at Uphill Grange; constructed by Simon Payne.
- 1843 — Charles Henry Payne acquires the Grange and makes additions to the east & west.
- 1887 — Alterations including addition of glazed porch entrance, extension of west range to the south, and addition of a south-east wing.
- 1906 — Extensive alterations to east range, works to porch & ground floor entrance hall / stair, and fireplaces in the central range.
- 1951 — Sale and change of use into an orphanage.
- 1983 — Grade II listing given
- 1986 — Change of use to care home with associated alterations including the introduction of western range as seen in present day
- 2019 — Became vacant

Planning context

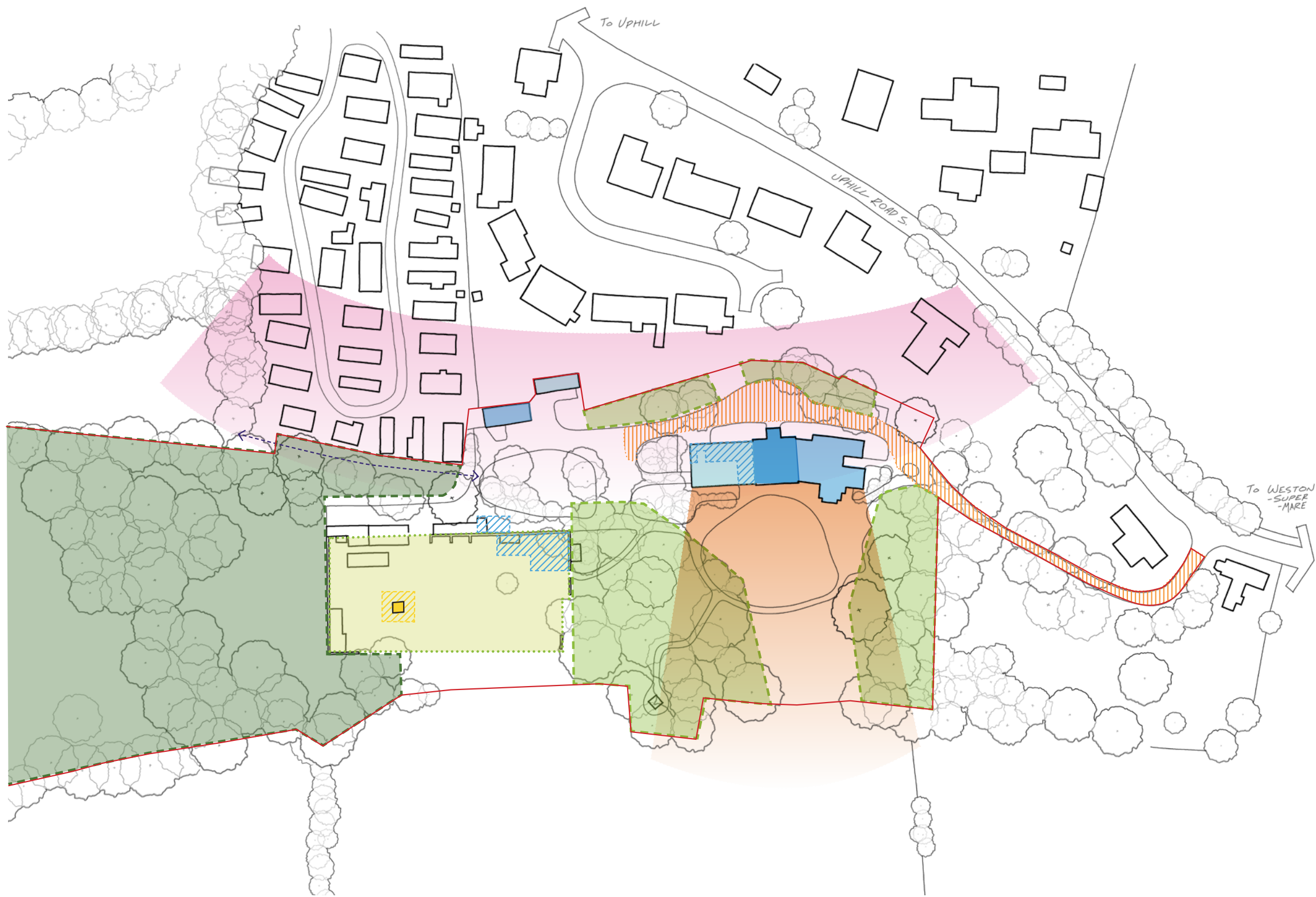
Planning history and official designation

Uphill Grange is Grade II listed. National and local planning policy place great weight on the conservation of listed buildings and finding a long term sustainable future for them.

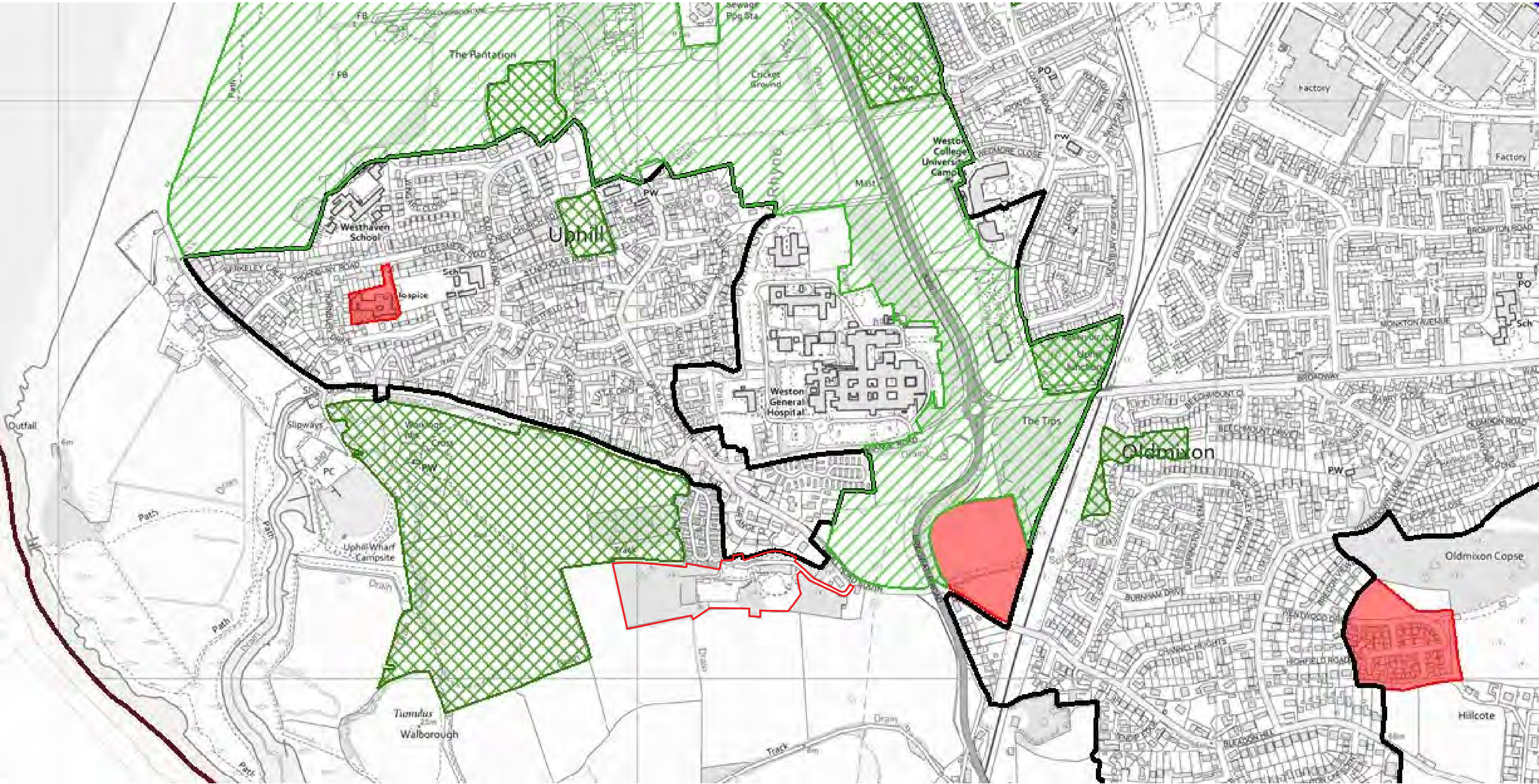
The site also includes an unregistered park and garden, a blanket Tree Preservation Order and the wooded area to the west is designated as a Wildlife Site.

Uphill Grange sits outside the development boundary for Uphill but abuts it on its northern boundary.

All of the above planning considerations have shaped the development proposals. Limiting impact on, and enhancing, the heritage and ecological sensitivities of the site have been at the core of the design evolution. The development proposals are considered to be in full accordance with national and local planning policy. The amount of new development proposed is the minimum required to restore the listed building and grounds.



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|---|--|---|
| BUILDINGS | VIEWS | LANDSCAPE |
| Original House - 18th Century (Grade II Listed) | Desirable views across Bleadon Levels from Uphill Grange and Gardens | Dense areas of tree coverage (Blanket TPO across site) |
| Position of former buildings on site shown on 1885 map | Neighbouring dwellings - Sensitivity of proposed development overlooking | Original extent of Walled Garden |
| 19th Century Additions | | Wildlife Site / Site of Nature Conservation Interest - Policy DM8 |
| Mid 20th Century Additions | | ACCESS |
| A well with stone enclosure - indicative 3m easement zone | | Site Access, historic approach prevails - approx 3.5m wide at narrowest point |
| | | Pedestrian Access between Site and Uphill Nature Reserve |



- Uphill Grange (Site)
- Strategic Gaps
- Settlement Boundaries
- Local Green Space
- Proposed Residential Sites

Heritage context

Our plans have been drawn up following comprehensive research into the site's history and significance by heritage specialists Avalon Planning & Heritage. The scheme is designed to deliver a viable, heritage-led use for the site, with the listed mansion converted in a sensitive manner, the curtilage-listed coach house and bungalow brought back into use, and the walled garden reimagined for new homes and allotments. The separate wings to the mansion lend themselves well to use as apartments, and the internal layouts have been designed to reinstate and make best use of the most attractive historic rooms.

The scheme will deliver comprehensive repair of the historic buildings across the site, and a full condition survey has already been carried out to establish restoration priorities.

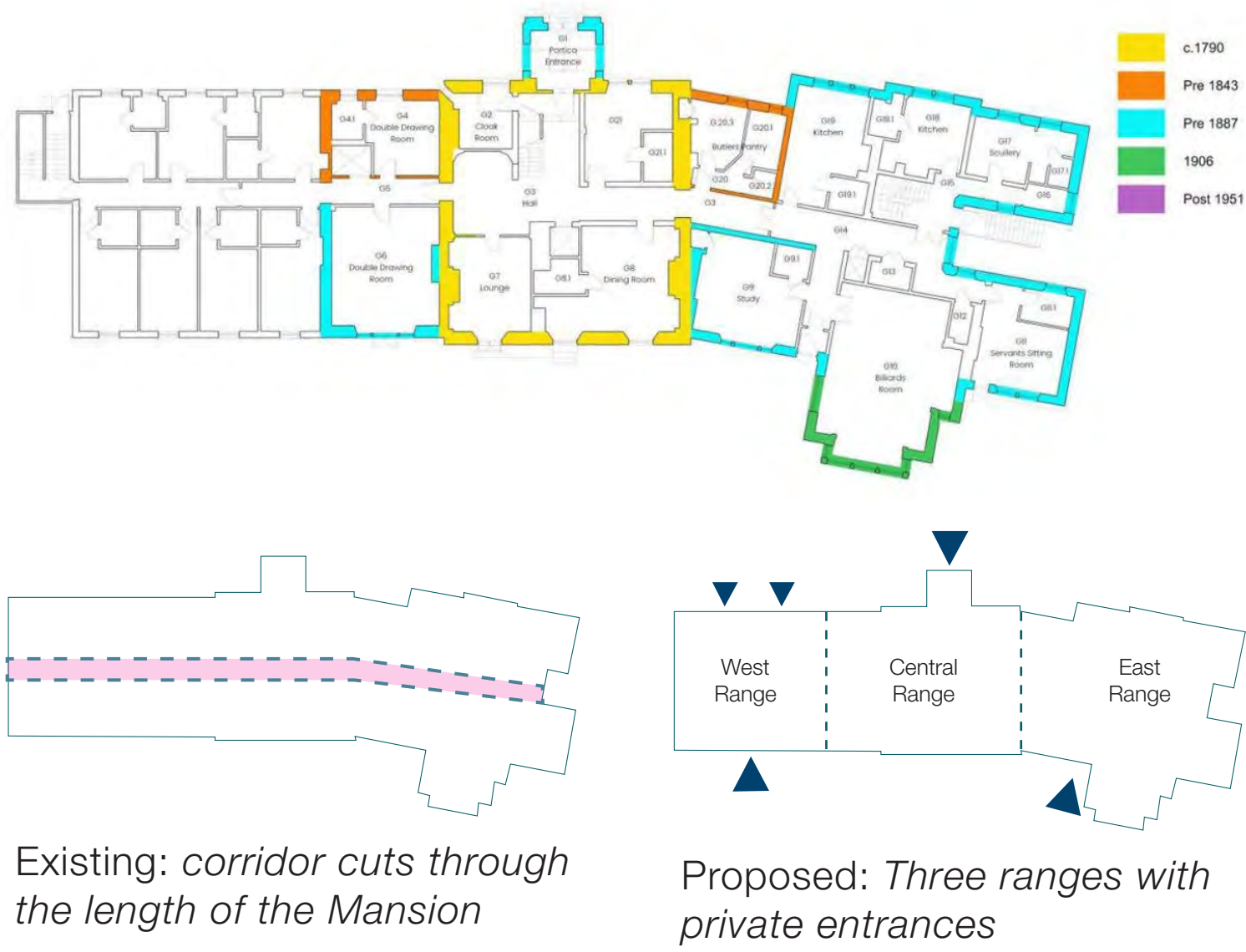


Photo: French doors to gardens



Photo: Portico Entrance with mosaic floor detail



Photo: 'Billiards' room with Inglenook fireplace



Our vision

Our proposals are based on our estate-wide vision for Uphill Grange; shaped by understanding the site sensitivities, we aspire to develop a strategy that carefully balances preservation and addition with ecology.

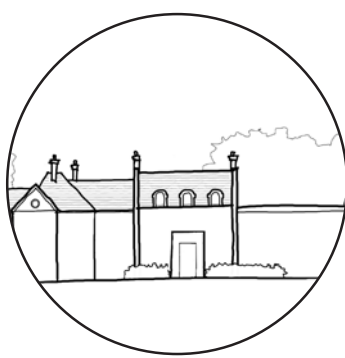
Underpinning our vision are the following principles:

- 01** To secure a **long-term sustainable future** for the Grade II listed heritage asset, Uphill Grange.
- 02** To adopt a **heritage-led** approach providing high quality homes for a new community.
- 03** To ensure new dwellings are appropriate in scale to **minimise any perceived harm** to the significance of the listed building and key views.
- 04** To conserve the unregistered park and garden, committing to protecting the existing woodland and **enhancing the ecological value** of the site for the long-term.

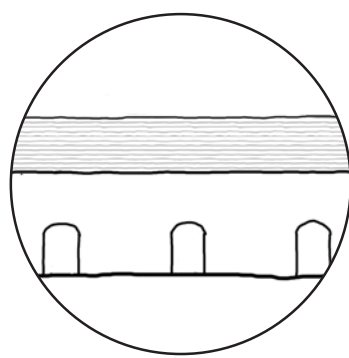


Illustrative view of restored Mansion House

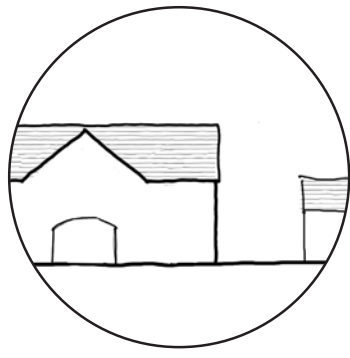
Summary of proposed accommodation



15 apartments in refurbished Mansion



10 new homes in walled garden



1 dwelling in refurbished Coach House and Bothy

Summary of public benefits



Saving Grade II Listed building



Provision of new homes in a family friendly setting



Retention of most valuable & healthy trees



Enhanced biodiversity



Ecology & landscape

In order to preserve the characteristics of this special site, the design team have been guided by two main principles:

- Respect the history and nature of the Site with the listing significance, matured landscape and trees through appropriate design interventions;
- Preserve and enhance the ecological value of the Site, ensuring that the planting strategy creates meaningful habitats. This includes taking extra care to preserve as many valuable trees as possible.



Illustrative view of approach to restored walled kitchen garden



Woodland management



Badger setts



Lesser Horseshoe Bats



Brown Long-eared Bats



Bat boxes



Dedicated bat roosts



Evolving sketch of proposed landscaping strategy



Estate railings



Hard and soft boundaries



Grass pathways



Dug hoggin pathways

Sustainable homes

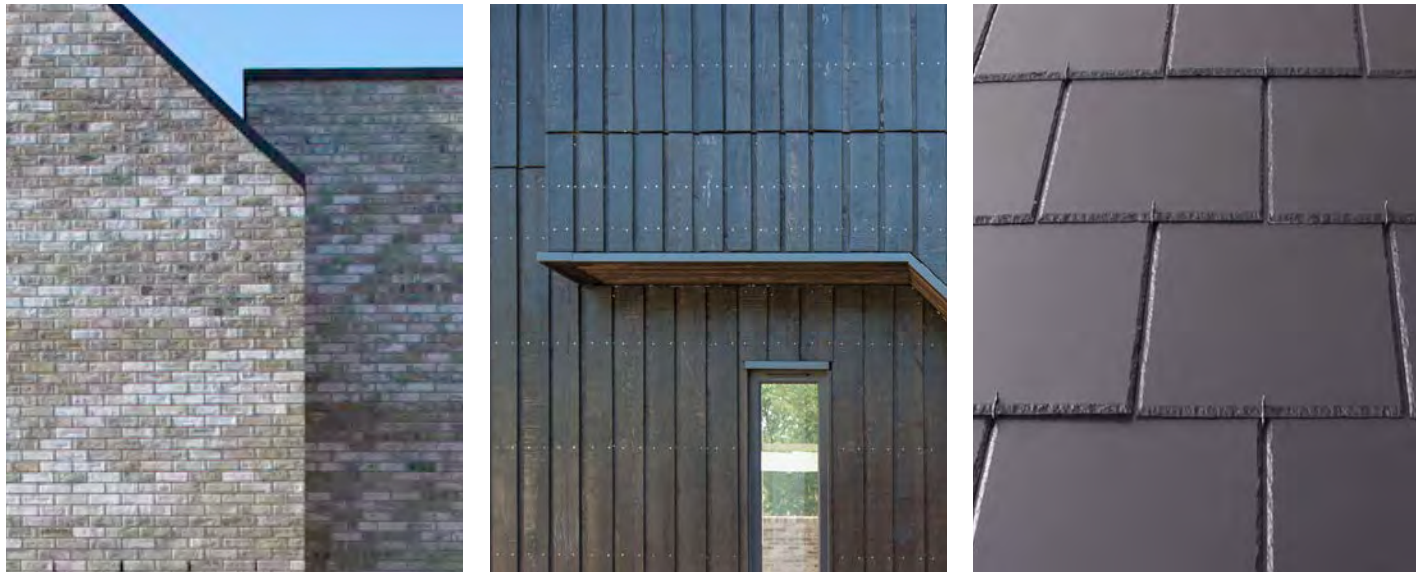
A combination of new and refurbished homes will be delivered across the estate to create a new community, and bring life back to Uphill Grange. In addition to the sensitively designed apartments within the refurbished Mansion, we are proposing to build 10 new homes that will be a mix of two bed and three bed, each with gardens. Our designs for the new homes utilise sustainable design principles to create homes that have a positive environmental and social impact, but are also comfortable to live in. Passive design strategies have been adopted in our designs for the new build homes, using orientation, roof pitch design and low carbon materials to reduce operational energy demands.



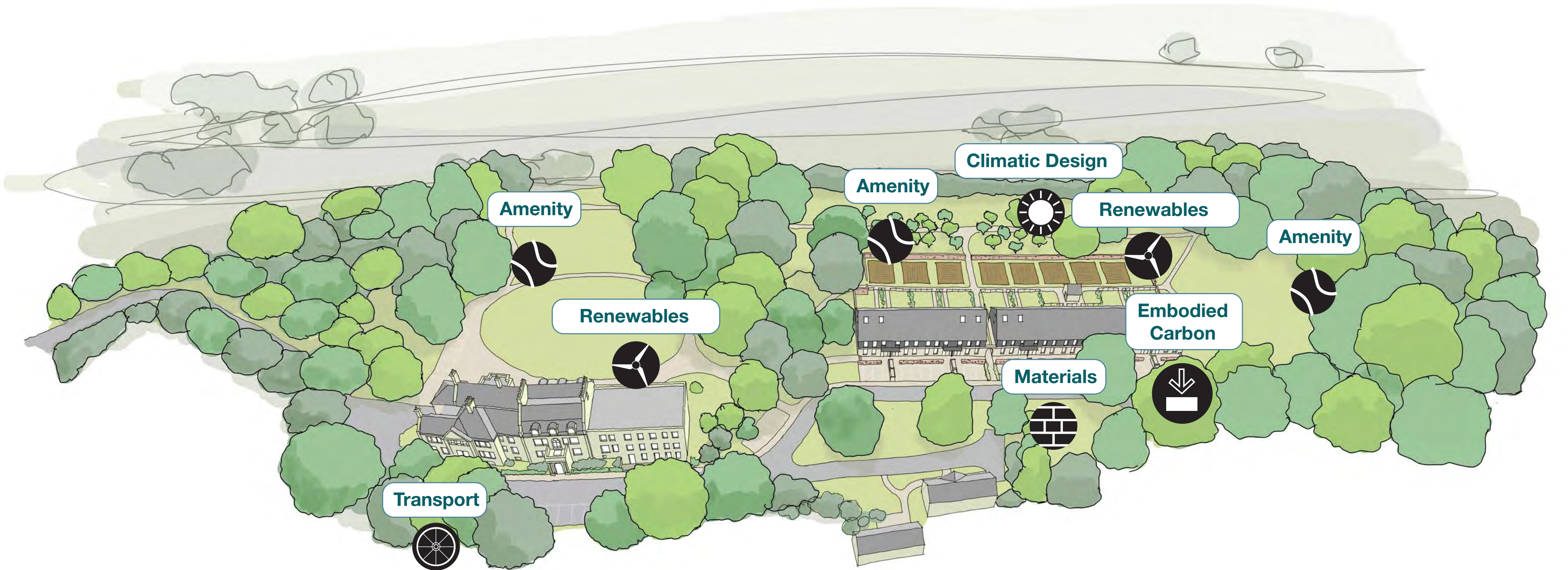
Illustrative view of homes within restored walled kitchen garden



PV array as the roof finish to south



Tonal range of materials sympathetic to heritage setting



- Climatic Design**
 - Utilise tree shading (Passive cooling)
 - Explore passive influences on the walled garden (thermal mass / sheltering)
- Materials**
 - Adopt a re-use / retrofit approach
 - Use local materials where possible
- Embodied Carbon**
 - Re-use existing resources on site
 - Choose low intensity new build construction methods
- Renewables**
 - Commit to providing 15% (minimum) of estate wide energy demands from renewable sources
 - Install Solar PV's & heat pumps for all new build homes
- Transport**
 - Provide secure cycle parking for all residents
 - Invest in 100% provision for future electric car charging
- Amenity**
 - Improve allotment facilities
 - Expand the orchard
 - Connect to woodland walks
 - Encourage use of natural play area