



COLLEGE GREEN

39-43 COLLEGE GREEN, BRISTOL

DESIGN & ACCESS STATEMENT

MAY 2024

Louis de Soissons for **ESP**

1 INTRODUCTION

1.1 CIRCUMSTANCES

This Design and Access Statement has been prepared in support of an application by Empiric Bristol CH Limited for planning permission to make minor alterations to the ground floor layout of 39-43 College Green to provide student facilities at entrance level.

39-43 College Green, overlooks the Marriott Royal Hotel. The site comprises part of the College Green Secondary Retail Frontage and lies within the College Green Conservation Area. 39-43 College Green is not subject to statutory Listed Building Status and is noted as a neutral building in the College Green Conservation Area description.

The existing building is 5 storeys high, with a basement below which extends backwards from the main building footprint to the small mews street Mark Lane behind. The building provides student accommodation on the 1st to 4th floors (total 84 beds), with communal amenity space at basement level.

The ground floor of the building comprises 3 commercial units: currently occupied by a restaurant, shop and 1 vacant retail space.

The student accommodation facilities at ground floor currently solely comprise of the entrance lobby. Staff are located in the basement, which restricts their interaction with students and visitors. The proposals seek to convert a rear portion of the adjacent commercial unit to provide a new reception, staff office areas and more accessible internal refuse stores, which removes the requirement for external bin storage.

The upper stories (1st - 4th) and basement of the building do not form part of this application.

The street frontage is proposed to remain unchanged aside from new signage (subject to separate advertisement consent application) to preserve the Secondary Retail Frontage.

The D&AS is provided by virtue of Article 8 of the *Town and Country Planning (Development Management Procedure) (England) Order 2010* (as amended).



AERIAL VIEW OF 39-43 COLLEGE GREEN (OUTLINED IN RED) AND SITE CONTEXT

Change of use of part ground level of the existing building to provide a new reception, staff areas, internal refuse storage and associated works serving the Student Accommodation.

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1 INTRODUCTION

1.2 PURPOSE

The purpose of the D&AS is to explain the principles and concepts that have shaped the design of the proposed minor alteration works to the existing building to create ground floor reception, staff areas and internal bin storage.

The D&AS should also be read alongside:

- Planning Statement & Heritage Statement, by Rapleys
- Fire Statement, by Semper
- Employment and Skills Statement of Intent (ESP)
- Economic Statement (ESP)

1.3 STRUCTURE & CONTENT

Following this Introduction (1), the D&AS is presented in sections:

- THE SITE (2) assesses the site of the proposed new building. Location, form and fabric, use and access are covered.
- OBJECTIVES (3) summarises the background to the project before setting out the brief and the principles which have shaped the design.
- DESIGN (4) describes the new building and the reasoning behind its design, and how it has been shaped by consultation. A clear response to context is demonstrated, with reference to planning policy and its impact on the significance of heritage assets. The structure of the D&AS reflects the 2006 CABE (superseded by Design Council) publication *Design and access statements: How to write, read and use them*.

1 INTRODUCTION

1.4 THE CLIENT + DESIGN TEAM

ESP

Empiric Student Property (ESP) are one of the largest student landlords in Britain, renting out 8,000+ beds in towns and cities across the country under its Hello Student brand. They offer premium, high quality accommodation which attracts students from the growing pool of postgraduate and returning undergraduates, whose premium accommodation requirements are relatively under-served by the PBSA market.

Hello Student, ESP's operating brand, has become one of the most effective, responsible and recognisable in the sector. In the 2023 Global Student Living Index, Hello Student® outperformed all benchmarks for student satisfaction, exceeding the average for university and private halls.

ESP have brought together a team of industry leading consultants, who are working together on a number of high profile student accommodation schemes for ESP across the country.

DESIGN TEAM

Axiom Project Services

Acting as Project Managers and Cost Consultants for the project, Axiom bring a wealth of experience in the management and delivery of student accommodation sector schemes.

Louis de Soissons

LDS are experienced architects with a high quality portfolio of successful student accommodation schemes. LDSL have worked with Empiric for a number of years designing and delivering exemplar PBSA schemes around the country.

Rapleys

The Bristol based office of Rapleys bring local planning expertise to the team, with their wide range of experience in Bristol and nationwide securing successful planning outcomes for purpose-built student accommodation schemes.

Parrish Consultancy

Acting as MEP Consultants for the project, Parrish Consultancy utilise over 35 years of experience in the design & build sector to provide cost effective and build-able MEP solutions. They have worked with Empiric for a number of years designing and delivering energy efficient and sustainably serviced PBSA schemes.

Semper Fire Engineers

Skeletal Consulting Engineers Structural Engineers

Sweco Building Control Consultants



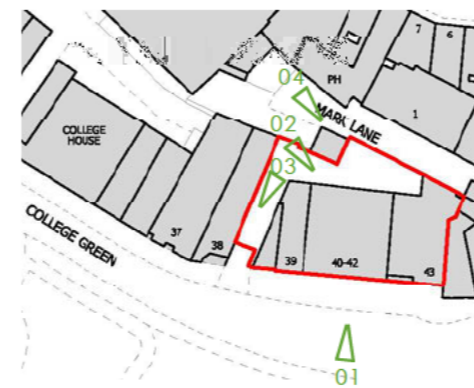
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RAPLEYS





PHOTO 01- COLLEGE GREEN ELEVATION



SITE PLAN PHOTO KEY

2 THE SITE

2.1 LOCATION

The application site is 39-43 College Green, Bristol. It is located in the College Green Conservation Area within central Bristol, overlooking the College Green public park and in close proximity to Bristol Cathedral, Bristol City Council offices, and the city's main shopping area. The immediate surrounding area is mixed use comprising office, retail, restaurant and cafe, and leisure uses.

2.2 USE

The basement and 1st-4th floors are occupied by the student accommodation. The ground floor comprises 3 commercial units: 1 restaurant, shop and 1 vacant retail space.

2.3 ACCESS

The site's city centre location means it has excellent pedestrian and cycle links, and connections to the wider public transport network. Bristol Temple Meads station is approximately 1.2km to the south east. A number of bus services serve the site providing direct connections to the wider Bristol area including Cribbs Causeway.

There is level access into the building from the pavement, through the main entrance doors on College Green. However the existing building levels and lift location means there is stepped connection to the lift. The retail units have separate entrances along the main frontage, accessed directly from College Green. Rear escape routes from the secondary stair core, and commercial units, emerge in Mark Lane.

2.4 CONTEXT

Refer to the accompanying Planning & Heritage Statement by Rapleys for detailed information regarding the Planning Context of the site.

2.5 HERITAGE

Refer to the accompanying Planning & Heritage Statement by Rapleys for detailed information regarding the Heritage setting of the site.



PHOTO 02 - REAR YARD ELEVATION



PHOTO 03 - SIDE ELEVATION



PHOTO 4 - MARK LANE ELEVATION

PHOTOGRAPHS OF EXISTING BUILDING

4 DESIGN

4.1 DRAWINGS

Please refer to the Planning Drawings submitted for approval under this application, see appended Issue Sheet.

4.2 STRATEGIC ARRANGEMENT

The existing ground floor arrangement provides solely entrance and circulation for the student accommodation, with staff and amenity spaces in the basement, and residential bedspaces on 1st-4th floors above. The existing refuse stores are external.

The proposals seek to improve connection and interaction between staff, residents and visitors - providing reception, staff office and internal refuse storage areas at ground floor level.

The adjacent commercial unit is reduced in size to a commercially viable GIA for a small retail space. Refer to Economic Statement and Planning & Heritage Statement for more information.

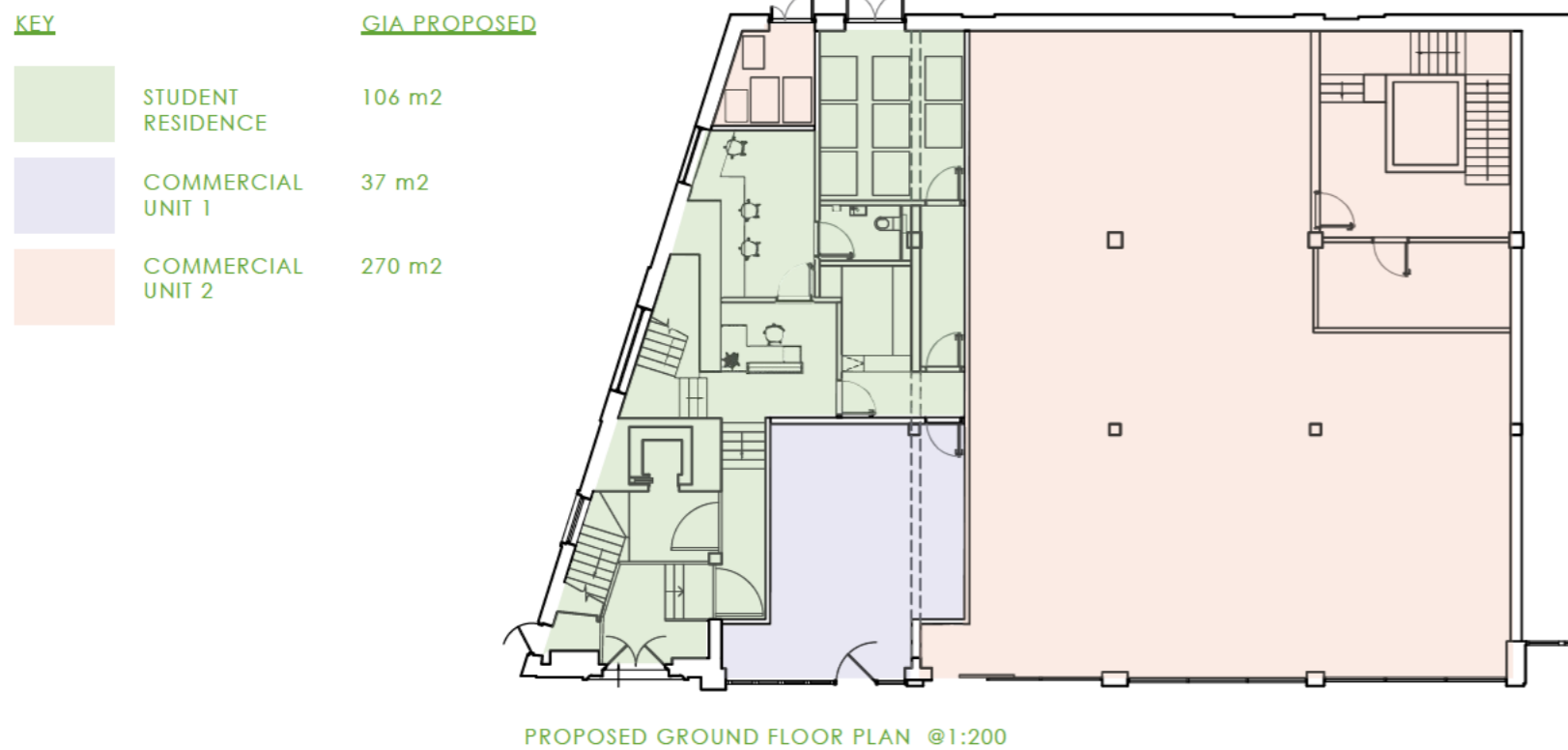
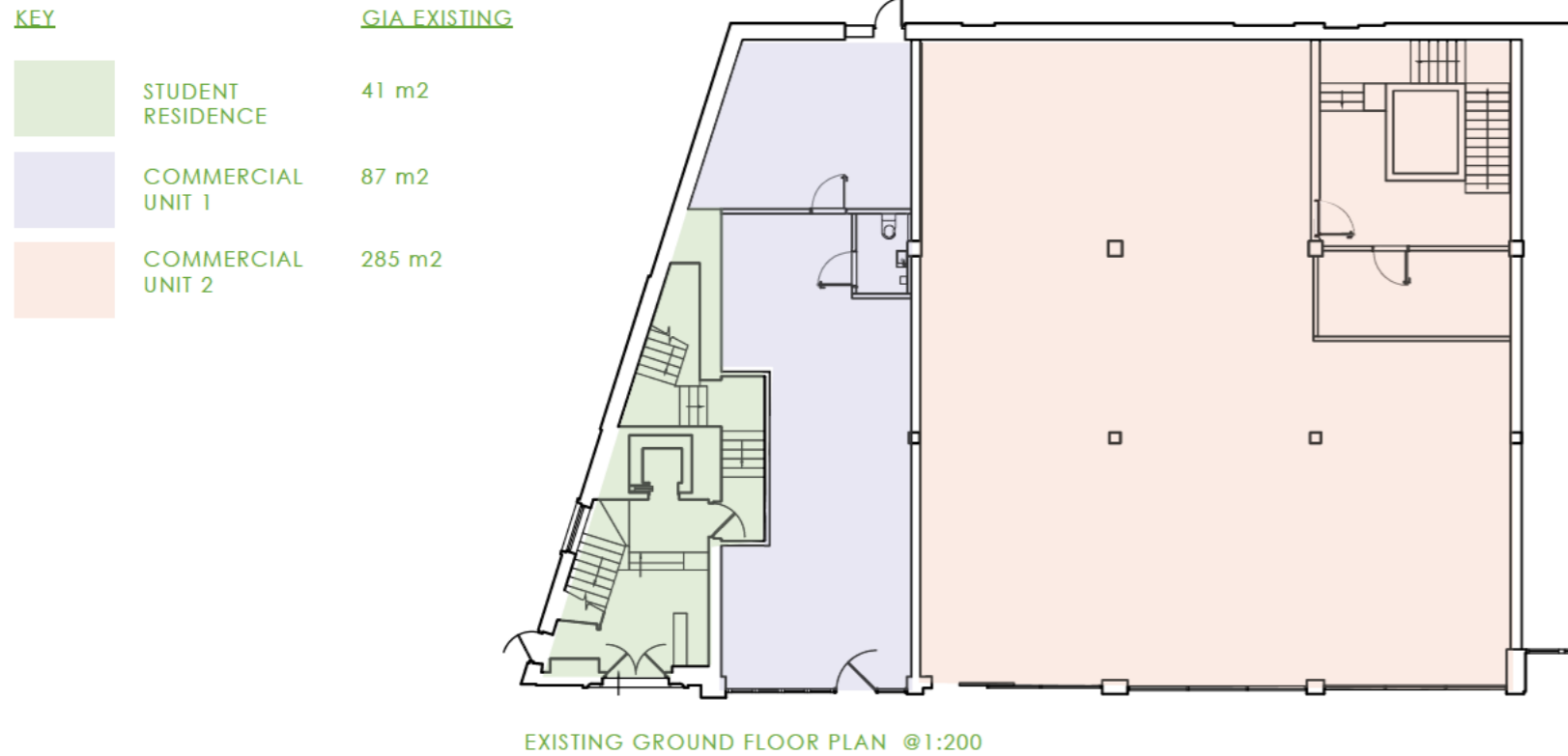
4.3 PLACEMAKING

The prominence of the building's location on College Green gives it an important role in the placemaking and vitality of the local streetscene. The retail uses and frontages are to remain unchanged. The proposed change of use and refurbishment of the existing building offers the opportunity to both preserve and enhance the sense of place the building provides to its setting.

A separate, future Advertisement Consent Application will cover proposed changes to building signage.

4.4 USE

The proposals seek permission for an enhanced spatial offering for the student accommodation at ground floor level. This will enable much needed management and support functions to be provided at ground floor level, to better serve staff and residents.



4 DESIGN

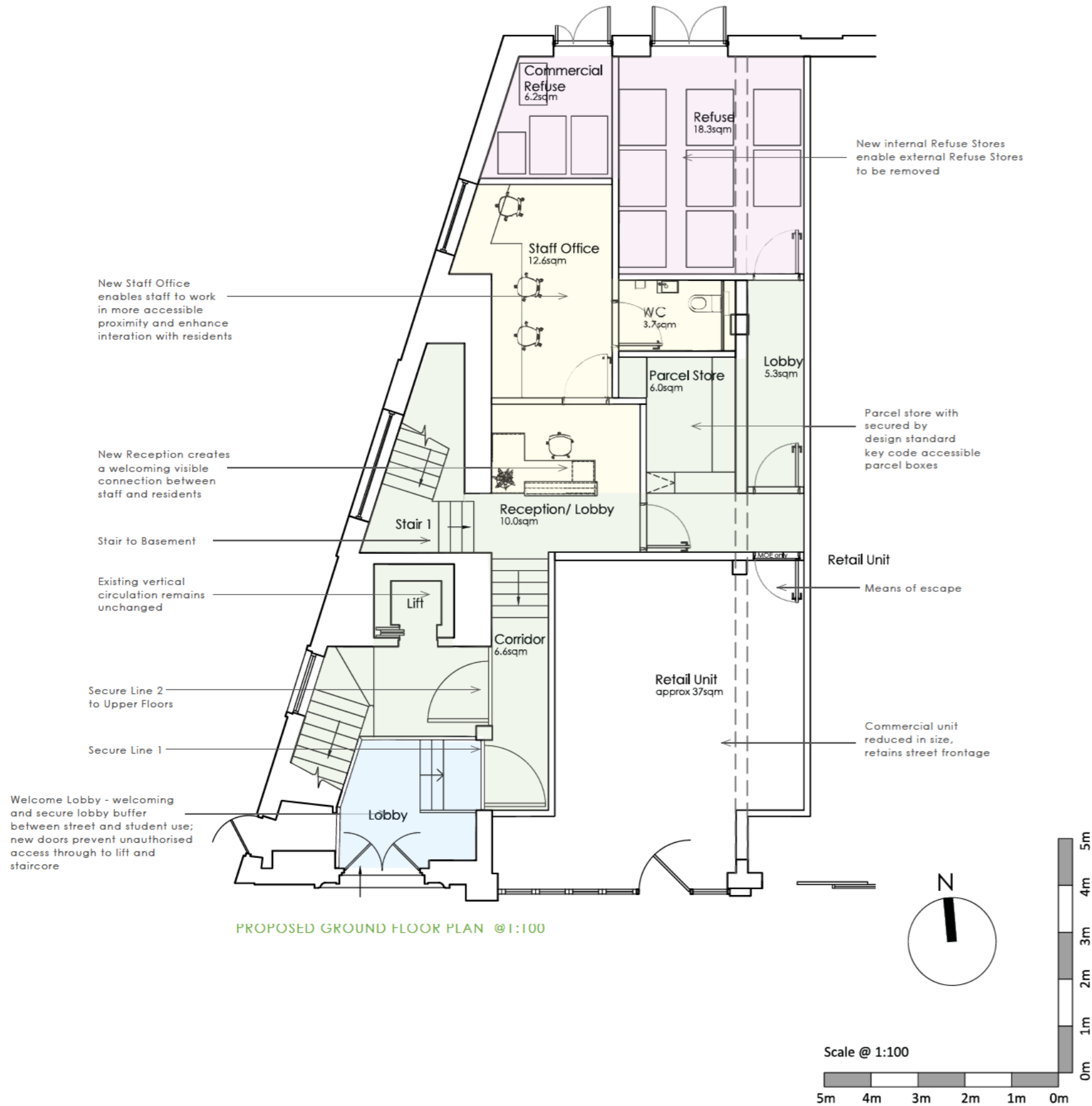
4.5 PLAN: LAYOUT & AMOUNT

The new proposed Ground Floor layout serving the Student Accommodation provides a secure Welcome Lobby, creating a buffer between the street and internal areas.

A security door then provides access through to the new Reception area, with Staff Areas beyond. The existing circulation down to the Amenity spaces at Basement level is retained. A new Parcel Store and Refuse Store provide further support areas serving the residents, and mean a much reduced requirement for refuse storage in the rear yard.

The existing access arrangements to the upper and lower floors remain unchanged.

At basement level, the existing staff office area is to be repurposed to create additional communal study space.



4 DESIGN

4.6 SCALE & APPEARANCE

The proposals seek to retain the existing external appearance of all the building elevations, aside from new signage (subject to separate Advertisement Consent Application).

The principle aim is to retain the existing appearance of the building, respecting its Conservation Area location and Secondary Retail Frontage.

To enhance the natural daylight and ventilation amenity to the new staff spaces behind the Reception, two new windows are proposed in the side elevation. A third window is proposed to bring natural light to the basement stair.

On the rear elevation, the proposals seek to reopen an existing bricked up doorway to provide double doors to the new student refuse store; a second new door opening is also proposed to serve the commercial refuse store for the existing, retained commercial units. These doors will be vented.

4.7 SAFETY & SECURITY

The new internal doors at the main entrance will be designed to Secured by Design standards SR5.

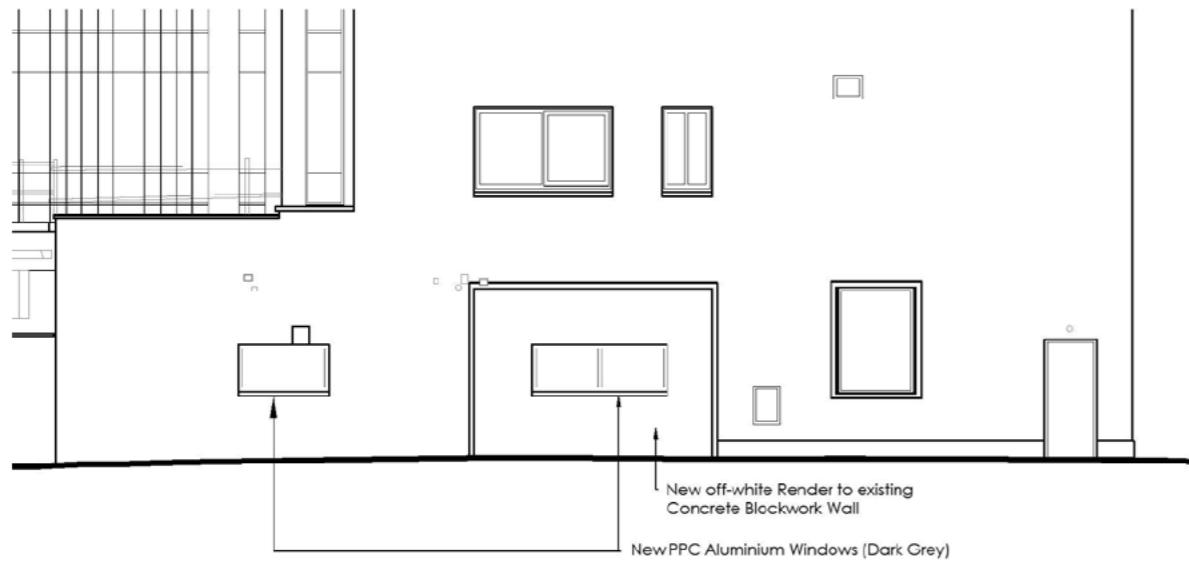
The new communal parcel boxes will be designed to Secured by Design standards, TS009:2019

CCTV - the existing CCTV system will be adapted to cover the new ground floor areas.

Lighting levels in the area are good, with street lighting and surrounding active frontages. The Reception will remain lit 24 hours a day. The glazed entrance doors will ensure all activity is visible.



EXISTING & PROPOSED FRONT (COLLEGE GREEN) ELEVATION (EXCERPT)



PROPOSED SIDE ELEVATION (EXCERPT)



PROPOSED REAR ELEVATION (EXCERPT)

SCHEDULE OF PROPOSED REFUSE & RECYCLING STORAGE

Summary of Refuse & Recycling store requirements based on Bristol City Council's "Waste & Recycling Storage & Collection Facilities" design guidance, updated March 2022. Reference to paragraphs 7.3.1 - 7.3.5 and tables 4 & 5. Container volume calculations based on "Student blocks / Large HMOs" category "table 5, pg. 22.

Material	Standard container size (l)	Student block volume per bedspace (l)	Studios x 84 bedspaces	No. of containers required
Plastic / Cans	360	11-25	924-2100	3 - 6
Glass	240	3	252	1
Paper	240	1	84	1
Card	1100	16	1344	2
Food	140	2	168	2
Refuse	1100	39	3,276	3



COLLEGE GREEN ELEVATION

4 DESIGN

4.8 REFUSE & RECYCLING

Two new internal refuse stores are proposed at Ground floor level, for the Student Accommodation and a separate Commercial refuse store serving 1 of the 3 commercial units - Providing the necessary storage requirements for waste and recyclables for these entities. This means a much reduced requirement for external refuse storage in the rear yard.

4.9 ACCESS

There are no proposed changes to the existing access strategy for the building, which is constrained by the existing building levels. The main entrance has a stepped threshold. The Welcome Lobby enables visitors with impaired mobility to be met by staff who will assist their further needs. This will be covered within the Access Statement and Management Strategy for the building.

Once the lift lobby level is accessed, there is lift access to each main floor level, 1st-4th and Basement.

Management of accessibility needs: In the initial communication with students, the management team gather information about any specific accessibility requirements they may have. This includes details about mobility aids, hearing or visual impairments, allergies, or other specific needs. These then inform the detailed Management Plan for the academic year / residents.

4.10 SUSTAINABILITY

The proposed changes are focused on improving the social sustainability and wellbeing of residents and staff occupying the building. The mechanical and electrical services to this area will be installed to ensure they are energy efficient and sustainable. Air Source Heat Pumps will provide the heating, with LED lighting installed throughout. Ventilation will be via natural ventilation where possible with mechanical heat recovery used in areas without openable windows. The area will be considered within a SBEM BRUKL report being prepared.

4.11 SUMMARY

The proposed conversion of part of the ground floor at College Green to provide ancillary staff and support areas serving the student accommodation is a fantastic opportunity to enhance and improve the connection between residents and staff, reduce the need for external refuse storage whilst preserving the Secondary Retail Frontage of the existing building.