

Heritage, Design & Access Statement

Proposed Conversion and External Alterations

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Prepared on behalf of:

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01 Introduction

1.1 Purpose

This Statement supports proposals to convert and alter no. 20 Whiteladies Road from Class E offices/clinic into a large house in multiple occupation. The Full Planning application has the following description of development:

'Change of use from Class E offices/clinic to a sui generis HMO (students and/or professionals) with an infill extension and external alterations including, replacement front and rear elevation windows.'

The statement provides the evidence base that has been used to gain an understanding of the building and its significance as well as that of the wider context. It explains the proposals and then considers the potential impact. This follows guidance in the National Planning Policy Framework (para. 200) which requires applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

The requirement also makes it clear that *'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

As well as referring to national and local conservation related policy, the preparation of the statement has followed the guidance published by Historic England and its predecessors.

There is recent planning history for the property with planning permission granted for the building's renovation. These works to alter the building's exterior, including infilling an existing lightwell.

02

The Site & Context

2.1 Location and Context

The property sits on the west side of Whiteladies Road within an inner-urban context on the edge of Bristol City Centre (figure 1). It is centred on National Grid Reference ST 57784 73665.

The local townscape is hugely mixed in character and comprises large period buildings (now converted to commercial uses) in groups or terraces. Contrasting these are facilities such as the Army Reserve Training Centre, the Wessex Water Reservoir and the former petrol filling station, now a Toolstation retail unit.

The older properties would have originally been residential villas or townhouses, but as Bristol expanded in the latter half of the 19th century, these were converted into commercial uses with many having extensions built over their front gardens and shopfronts introduced.

The quality of the local built environment and number of historic buildings, many of which are listed (figure 2), has evidently justified it being included within the Conservation Area. However there is evident a mixed character of buildings within the area immediately around the application site and no discernible prevailing character.

The older properties are designed in a neo-classical style with ornamental Bathstone and rendered facades whilst the buildings within the army training centre are almost entirely built from brick.



Figure 1. The site location at the west side of Whiteladies Road.

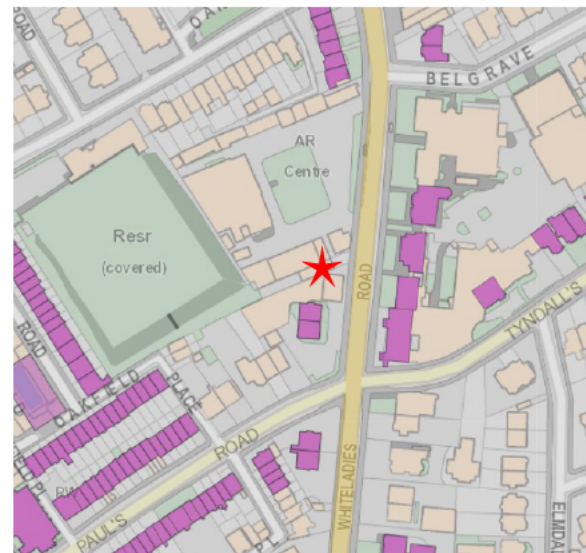


Figure 2. Map highlighting the site and listed buildings (purple) in the local area.

2.2 20 Whiteladies Road

The building dates from the latter half of the 19th century and was originally built as a dwelling, most likely associated with reservoir that it backs onto.

The building is set back several metres behind an open frontage creating a forecourt which via a dropped kerb and Pennant paved crossover allows vehicles to enter. Running beneath the building is an undercroft that allows vehicles through to the rear of the site and a gated entrance into a Wessex Water reservoir site. Associated with this a 450mm drain that runs directly across the site (figure 3). There is a covenant on the Land Registry Title Deeds that restricts the use of vehicles on the site and there is an easement associated with the drain.

The building rises to 3 storeys with a large opening at ground floor level and above paired arched sash windows with stone surrounds. The elevation is modern cementitious render applied during the extensive renovation works in 1985, which has been struck with the point of a trowel to give the impression of ashlar stonework. The façade was not originally designed to be rendered as several of the bath stone features have lost their original profile due to the depth of the new render. Above the windows is a gable which hides the concrete tiled pitched roof. Set within this is a block of Bathstone in which is inscribed '76', this likely to a date stone referring to 1876 when the building may have been constructed or enlarged. Mapping shown on page 5 as figures 4-8 charts how the site has evolved over the past 150 years.

The rear of the building has been extended with a series of additions but which now appears as a single flat roofed block appended to the original building. Between the two at first and second floors is a lightwell. The additional has a functional appearance being simply rendered and having upvc windows.

Behind the building is a large, elongated courtyard that leads up to the gated entrance of the reservoir. Windows within buildings that sit on the northern boundary and are within the army training centre directly face into the space.

Internally, the accommodation is arranged over three floors and comprises a series of office spaces and ancillary accommodation. There are windows in the front and rear elevations, and in adding the rear extension, a lightwell has been create into which further windows face.

The building is in a poor condition and is in need of considerable expense to bring it up to current occupational standards, including a thermal upgrade.

A series of images on page 4 show the building fronting Whiteladies Road and its immediate setting.

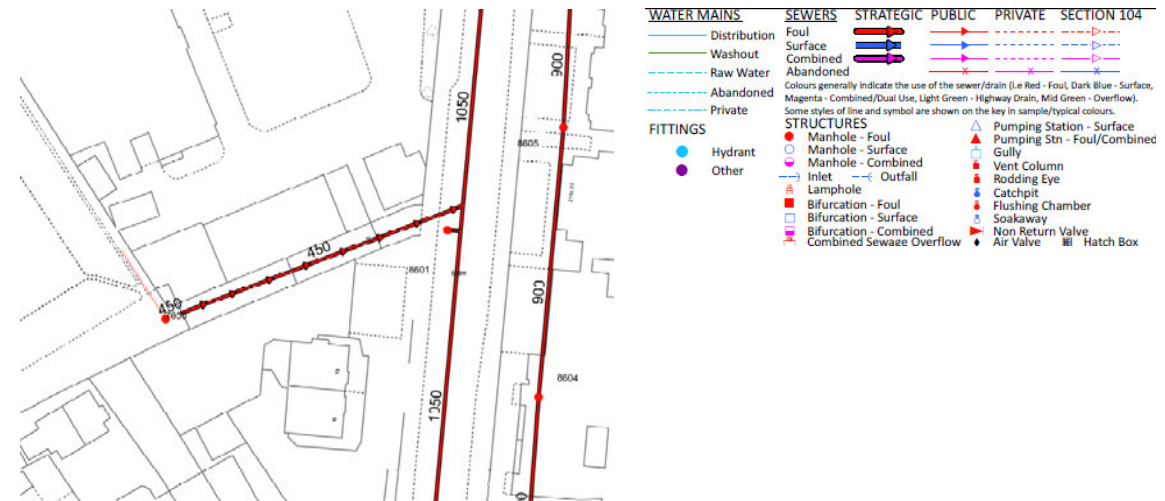


Figure 3. Extract from the Wessex Water Network Map showing the 450mm foul pipe extending from the reservoir site across the site and beneath the building to connect with the main sewer on Whiteladies Road.



Photos 1-6. No. 20 Whiteladies Road shown in context adjacent to Toolstation and the Army Reserve Centre. An undercroft beneath the building provides a direct link to the reservoir site at the rear of the site.



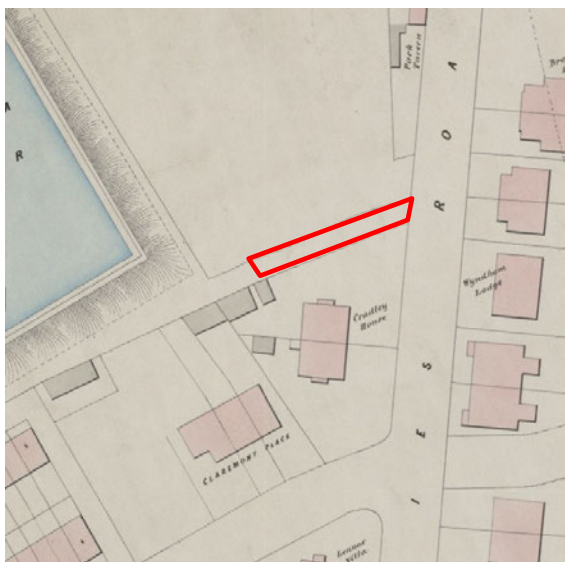


Figure 4 – Extract from Ashmead's Town Plan of Bristol of 1855 showing the site undeveloped but with access from Whiteladies Rod through to the reservoir.



Figure 5 – Extract from Ashmead's Town Plan of Bristol of 1874 showing the site developed with a small dwelling.

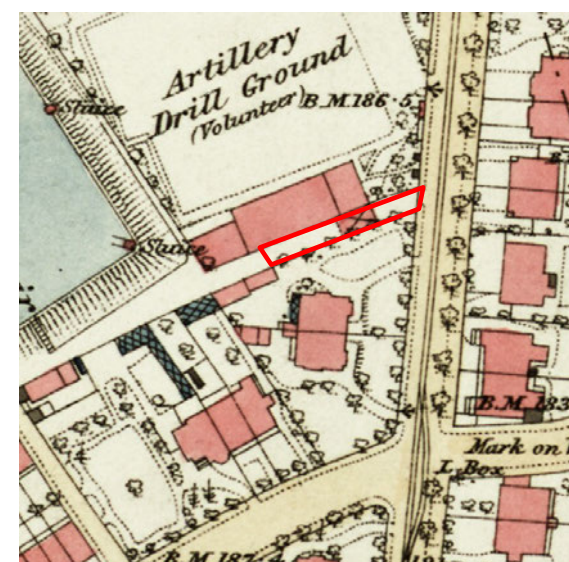


Figure 6 – Extract from the 1st ed. of the Ordnance Survey map c.1884.



Figure 7 – Extract from the 3rd ed. of the Ordnance Survey map c.1884 with the property unaltered.

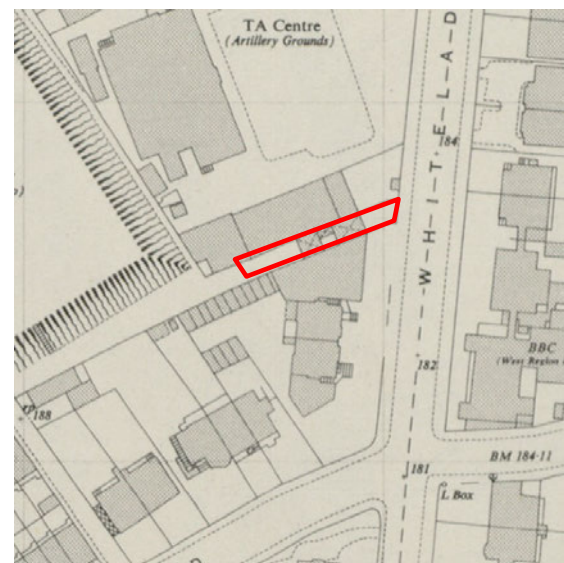


Figure 8 – Extract from the Ordnance Survey National Grid map c.1950 with the building extended.

2.3 Heritage Protection

Conservation Area

The Whiteladies Road Conservation Area was first designated in April 1976. There is no up to date appraisal but instead, the Council relies upon its interim Enhancement Statement which dates to c.1993 and which is out of date. Nevertheless, the document provides an outline of the character of the area with Whiteladies Road described as:

"Whiteladies Road, the second area, conveys the impression of a gently curving road, built to a grand design, ascending between the 'town', represented by the Queens Road area, and the 'country' seen in terms of The Downs. It is generously proportioned but varied in character, with highly ornamented, large-scale, villa-type buildings set back from their boundaries, contrasting with the informal small-town character of the continuous shopping frontages in the Blackboy Hill section. There is also a more dense terraced element linking the two. It is also distinguished in parts by being lined with mature plane trees.

Although the visual scene is one of architectural variety, there is an overall unity deriving from the predominant use of Bathstone and Brandon Hill rubble." (paras. 4 and 6)

Under the heading 'Key Issues – Townscape' the statement then acknowledges:

"The broad character of the area remains largely intact and consists of large-scale terraces and some detached villas in traditional materials. This character has been marred by some post war reconstruction, particularly where petrol filling stations, car showrooms and garages have been erected." (para. 14).

03

Proposed Development

3.1 Conversion and Development

The applicants are seeking consent to convert and alter the building to create a large house in multiple occupation, a *sui generis* planning use to be occupied by students in full-time education and/or professionals.

As with the extant planning permission, the lightwell will be infilled. Also, the modern timber sliding sash windows installed in 1985 on the front elevation are to be replaced with new painted timber traditionally designed double glazed sash windows. The proposed bedrooms all have windows looking to the front or rear of the building.

The building will be completely renovated and upgraded to current standards and best practice. The inner walls will be lined with thermal insulation and cold-bridging will be addressed.

The bedrooms will look out over the front or rear of the building and most will have an ensuite bathroom. On the first floor is an open plan kitchen/diner/living room. The size of all study rooms and communal areas are in excess of those set out in the Bristol City Council's *Room Size and Amenity Standards for Licensable Houses in Multiple Occupation under Part 2 of the Housing Act 2004 (2023)*.

On the roof will be two solar arrays comprising 8no. panels and at the rear of the site will be an air source heat pump that will provide hot water and space heating.

A dedicated refuse store is provided at the rear of the building and on days of collection the bins can be moved to the front of the site and the back edge of the pavement until being emptied whereupon they will be returned to the store.

New landscaping in the form of hedge and shrub planting in planters will be introduced running parallel of the boundaries either side of the forecourt to soft the appearance of the frontage.

Within the rear yard a cycle store will be erected that will provide secure and weather-tight storage for 4no. bicycles.