

DESIGN, ACCESS & HMO STATEMENT

1. INTRODUCTION

- i. This statement has been written to support the application for a first floor and second floor extension to 10 Melvin Square, Knowle West, Bristol, BS4 1LZ, and side extension to 1 Ilminster Avenue. The application is for a change of use of residential flats to two HMO Units, 16 bed, 16 persons (**Suis Generis**).
- ii. The Design proposal has already been granted for the development of 7 residential flats.
- iii. This statement is not a full desk study and is only intended to consider items that are relevant to the assessment of the proposals.
- iv. This statement should be read in conjunction with the application forms, drawings and the following assessments and statements.

2. DESIGN PRINCIPLES

i. BRIEF

- a. The applicant seeks to increase the residential density of the plot and maximise efficiency and land use.

ii. SITE HISTORY AND DESCRIPTION

- a. The application site is located in the Knowle West area of Bristol and is approximately 530sqm.
- b. The property at 10 Melvin Square is a triangular shape comprising a single-storey retail store with a two-storey, 3-bed flat upstairs which has been formed from an existing pair of semi-detached houses. Adjacent, at 1 Ilminster Avenue is an existing semi-detached house and large store to the rear, which is to be incorporated into the proposal.
- c. The site benefits from road frontage and green amenity space in the square opposite. The site is well connected to a local centre of shops, houses and a school.



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- d. According to the Flood Risk Map available from Bristol City Council, the development site is not located within any flood zone
- e. The topography of the site generally slopes up towards 1 Ilminster Avenue - thus there is a level change of approx 0.9m.
- f. The existing houses on the site are semi-detached properties of the early 20th Century.
- g. 10 Melvin Square has been part-extended under a previous Planning Application ref 15 02617 /F. (Single storey extensions to enlarge the existing shop and one storey extension over the existing house to create additional living accommodation).
- h. In 2020, a planning application was made to redevelop the site with a new building mainly covering the triangular footprint to create 6 residential flats ref. 20/01745/F. The Appeal Inspector agreed to the principle of redeveloping the site however the application and following appeal was refused due to the dominant visual impact of the proposal and the failure to create a well-designed layout. Please refer to the appeal response letter ref. APP/Z0116/W/20/3272674.
- i. In 2023, a planning application was granted which redeveloped the site with a retail store on the ground floor and two levels of residential accommodation above. The first floor incorporated a residential link to 1 Ilminster Avenue at first floor only. The scheme comprises a total of 7 flats. Application ref: 22/02320/F

iii. PLANNING POLICY

- a. The National Planning Policy Framework requires all development to be sustainable in that it meets the needs of the present without compromising the ability of future generations to meet theirs. This sustainability has three dimensions, economic, social and environment. If development satisfies these dimensions then presumption should be in favor.
- b. Policy BCS20 of the Core Strategy encourages new development to ensure optimum efficiency in the use of such land especially in identified centres.

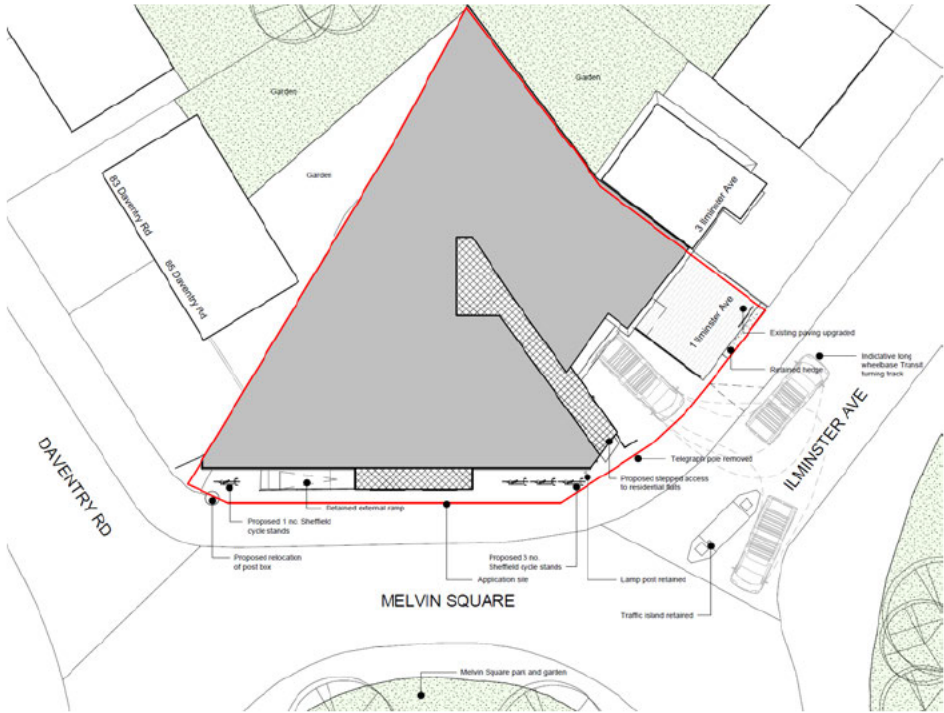
See Planning Statement for further policy relevant to the development proposal.

iv. USE & SITE LAYOUT



3D External View

- a. The proposal seeks to redevelop the site with two Houses of Multiple Occupation (HMO) Units to include 16 bedrooms, 16 persons (**Suis Generis**) .



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Site Plan

- b. The building will mainly compromise the existing triangular footprint with a retail store on the ground floor and two levels of HMO accommodation above. The first floor will incorporate a residential link to 1 Ilminster Avenue at first floor only.
- c. Access to the HMO units is directly from the street via a separate entrance door and stairwell on the southern side of the retail store.
- d. The ground floor of 1 Ilminster Avenue incorporates 16x cycle spaces for residents and a staff area for shop.
- e. The proposal helps address the need for higher density housing within Bristol. A detailed description can be found in Bristol City Council's 'Bristol's Housing Strategy' document.
- f. Beneath the residential link, the existing loading bay is retained to access the rear shop store.

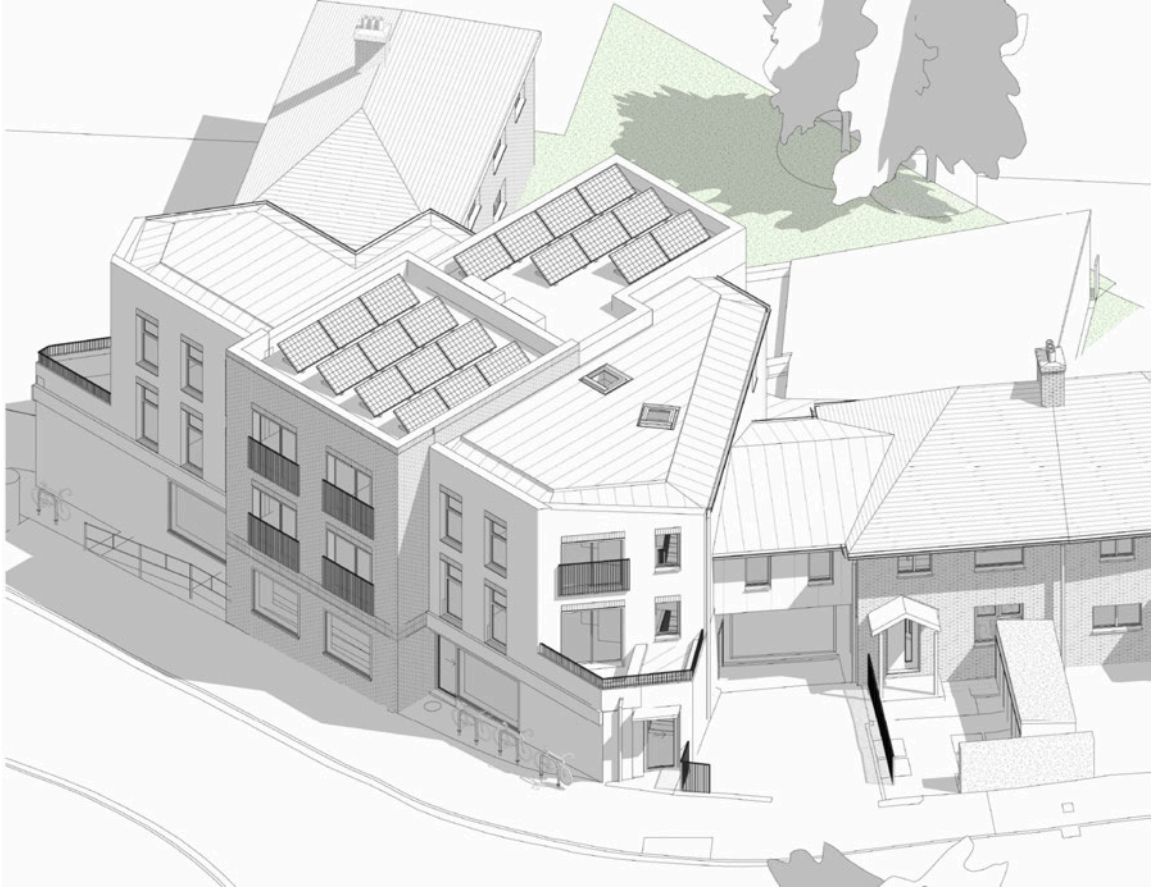
v. AMOUNT AND SCALE

- a. The proposal provides 16 bedrooms with ensembles. This number is appropriate for the massing and is economically viable.
- b. The rooms have been designed to be compliant with the Guideline Minimum Room Size Standards for HMO Development, as well as the Bristol City Council standards for licensed properties under Parts 2 and 3 of the Housing Act 2004 (May 2017).
- c. All 18 bedrooms will be used for single occupancy.
- d. All bedrooms are combined bedrooms and living rooms, as they all exceed the 9m² minimum requirement (for single bedrooms). Each bedroom also has an ensuite.
- e. The upper floors step back to line with the existing streetscape, and the triangular edges chamfer to reduce the overall mass and prevent overbearing the public realm of the existing square and streetscape. The proposal also seeks to reduce in volume towards neighboring properties by using tapered roof; it is therefore believed to be of appropriate massing, and would not harm the living conditions of the occupiers of the adjoining properties.



Site First Floor Plan

vi. DESIGN & APPEARANCE



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Proposed 3D Axonometric

- a. The main block uses a mix of brick and a render finish to match those of the existing property and surrounding area. As a result, the proposal is believed to complement the character and appearance of the local area townscape.
- b. The design keeps 1 Ilminster Avenue readable from the street as the semi-detached property it is. Between the main block and house is a metal clad 'link' element that floats over the loading bay. This link sits comfortably within the existing streetscape.
- c. All habitable rooms have been designed with windows which do not directly overlook neighbors and are operable to allow natural ventilation.
- d. The chamfered edges on the main block have been designed as corner balconies which directly face the green amenity space. In addition, all living spaces have juliet balconies. These design aspects increase the desirability of the proposal and change the window rhythm to create a facade of visual interest.



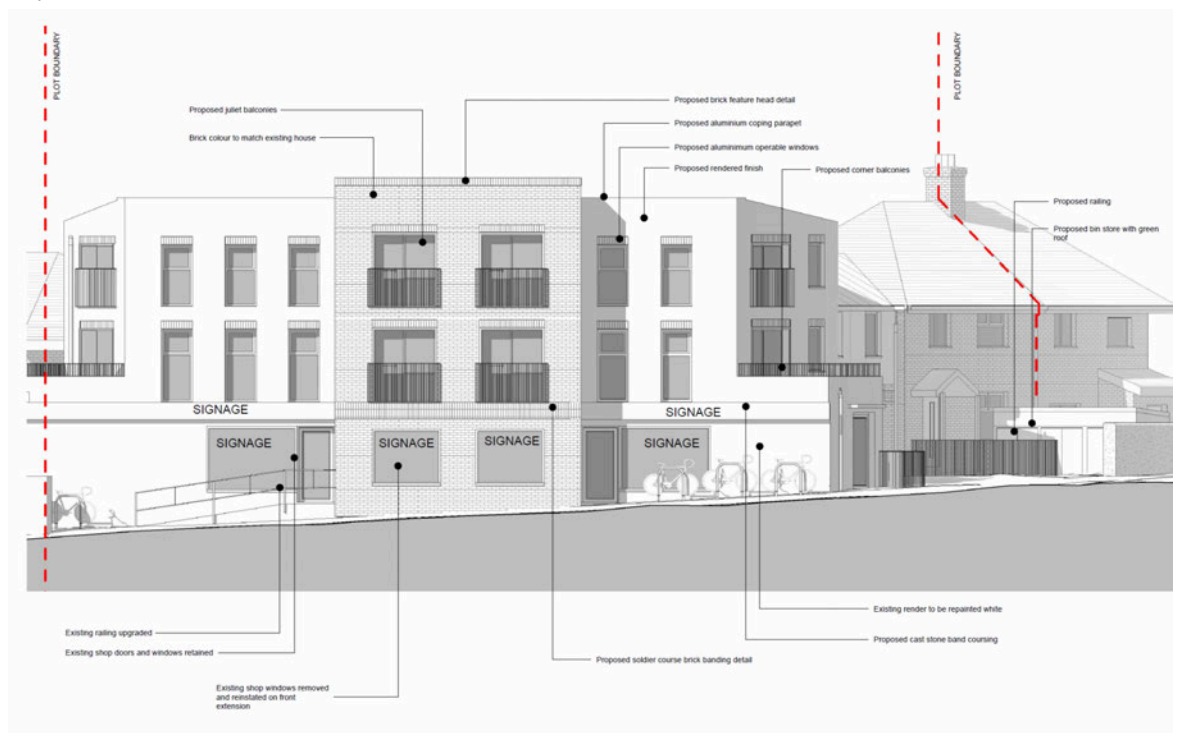
External View - Juliet Balconies

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- e. The facade responds to a modern flatted development (Carpenters Place) situated on the opposite end of the green, which is also 3 storeys high. The facade is split into 3 elements with the central element the most prominent.



Carpenters Place - Facade



10 Melvin Square - Proposed Facade

vii. ENVIRONMENT & SUSTAINABILITY

- a. Photovoltaic solar panels and an Air Source Heat Pump will be installed on the roof to assist in the reduction of carbon dioxide emissions by 20%. Please refer to the energy statement supporting this application.

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- b. Provision has been included for refuse and cycle storage. Both of which have been designed to a suitable size for the proposed facility - in accordance with Bristol Waste and Recycling Policy and Cycle Parking Provision, and are located in safe and convenient locations for both occupants and collection operatives.
- c. The green roof design of the refuse store is ecologically supportive of the site and conceals the element within the existing hedge on 1 Ilminster Avenue, reducing the visual impact on the neighbors.



3D View - Proposed refuse store concealed behind existing hedge

3. ACCESS

i. VEHICULAR AND TRANSPORT LINKS

- a. The proposal is considered 'car free' which is suitable given the location of the site on a local centre in a developed area, with local amenities and well connected bus routes.
- b. Secure and covered cycle storage provisions have been included to promote sustainable methods of transport in accordance with the Bristol Local Plan - Site Allocations and Development Management Policies. The SADMP document requires a minimum of 1 space per bedroom therefore cycle storage for 16 no. bikes is to be provided.
- c. Temporary vehicle access is to the loading bay only. It is proposed to reuse the existing driveway of 1 Ilminster Avenue - thus does not affect the existing highway.

ii. INCLUSIVE ACCESS

- a. The proposal has been specifically designed not to exclude persons of any disability, race, gender or age and will comply with Approved Document M.
- b. Due to the existing site constraints, lift access cannot reasonably be achieved to the HMO units above and therefore a suitable stair has been

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provided.

- a. The proposal has been specifically designed not to result in unacceptable harm to neighboring occupiers by virtue of noise, air quality or light pollution.

4. HMO STATEMENT

- i. A Threshold Assessment for this site shows the concentration of HMO properties does not exceed 10% of the total dwelling stock of the neighbourhood area.
- ii. A Sandwich Assessment of this site is not relevant as there are no HMO properties within 100 metres.

5. CONCLUSION

- i. The proposal seeks to obtain approval to convert residential flats into 2 HMO Units with 16 beds (16 persons). The design proposal has already been approved for conversion to 7 residential flats.
- ii. The design, form and materials in the proposal respond and enhance the existing streetscape and result in a visually attractive and usable space that is safe and functions well over time.
- iii. The proposal would make more efficient use of land already developed and in a local centre and adds 16 single occupancy bedrooms to the provision of new housing which has been shown to be under-delivered in Bristol recently.
- iv. The proposal has passed both Sandwich and Threshold Assessments.
- v. It is considered that no aspect regarding the relevant policies, including internal living space, cycle and car parking, refuse and recycling storage and outlook and privacy, is non-compliant, but we welcome the opinion of the Planning Officer should they feel otherwise.
- iv. If any further information is required please contact 3bd Architects who are the agents for the project that are acting on behalf of the client.