

Proposed Development:

Land to the rear of 9 Priory Road, Bristol, BS8 1PY

Heritage, Design & Access Statement

Planning Consultants

Aspect360 Ltd
45 Oakfield Road
Clifton
Bristol
BS8 2AX



M: [REDACTED]
E: info@aspect360.co.uk
www.aspect360.co.uk

Project Architects

105 West Architects
107 Lower Redland Road
Redland
Bristol
BS6 6SW



T: 0117 373 7596
E: info@105west.co.uk
www.105west.co.uk

Project Ref. F003 April 2025

Prepared on behalf of:

Eastman Developments Ltd

Introduction

1.1 Overview

This Statement supports a full planning application and proposals to develop a Use Class small house in multiple occupation on the brownfield site. The application has the following description of development:

"Partial demolition of boundary wall, altered access and construction of a two storey residential dwelling for use as a Use Class C4 house in multiple occupation."

The statement should be read in conjunction with the drawings and documents information listed in the covering letter.

1.2 Location

The site is located at the rear of no. 9 Priory Road, towards the northern end of Elmdale Road between its junctions with Tyndall's Park Road and Priory Road. It is centred on National Grid Reference ST 57928 73599.

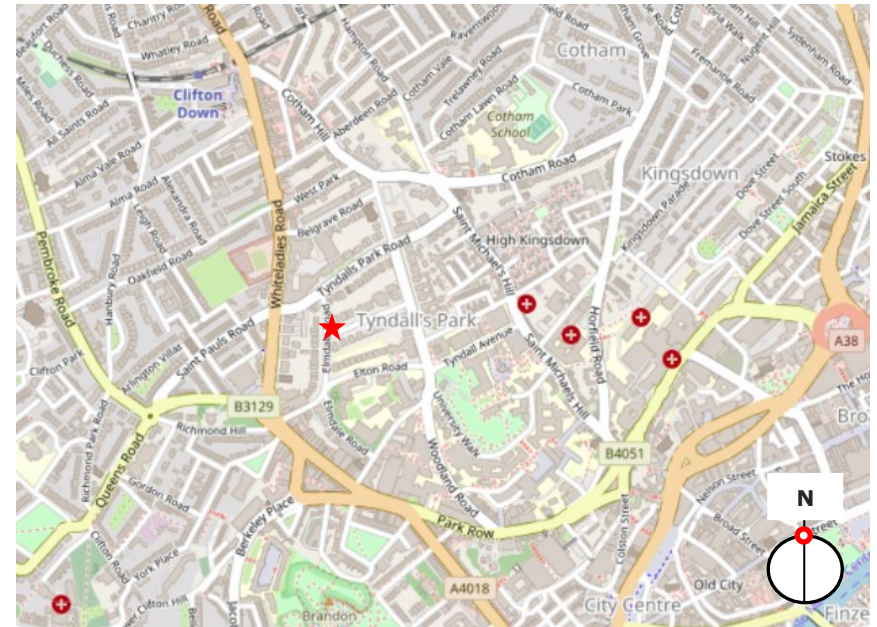


Figure 1. The site location (red star) on the northern edge of Bristol City Centre, between to the West End and Whiteladies Road shopping areas.

The Site & Context

2.1 Local Context

Historically forming part of the Tyndall's Park Estate, as the city prospered and demand for housing grew the estate was sold for development. This initially took place along the key routes such as Whiteladies Road and Queen's Road, but Tyndall's Park Road and Priory Road followed. The road was fully developed by the late 1870s. By the 1880s (figure 3) the area was more extensively developed and had become a suburban neighbourhood.

The context now characterised by large period domestic buildings ranging from two to four storeys. The majority date from the latter half of the 19th century when the area was suburbanised.

As referred to above, the period buildings comprise a mix of large detached or paired properties that sit within landscaped grounds with front and rear gardens. Most buildings have been converted from their original use as family houses to either flats, offices, and/or educational use as part of the University of Bristol or amalgamated to form the regional BBC Headquarters.

Priory Road is characterised by the large villas that are set back from the road frontages behind boundary walls and front gardens. By contrast, Elmdale Road is much less defined as villas only line the western side of the road whilst on the eastern side are the side boundary walls of the end properties that front either side of Priory Road or Elton Road.

Contrasting with the prevailing character of buildings, there are several more modern infill buildings dating from the 20th century.

There are no listed buildings within the vicinity of the site, but the quality of the built environment and townscape has resulted in it being designated as part of the Whiteladies Road Conservation Area.

There is no up to date character appraisal for the conservation area but instead, the Council relies on an outdated interim Enhancement Statement from 1993. The document provides an outline of the character of the area with it described as a:

"...combination of mainly domestic qualities: solidly built, substantial villas and terraces in local Brandon Hill, and Bathstone with interesting and varied elevational use of classical architectural motifs; well-constructed boundary walls in local stone complementing the buildings..." (para. 3)

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).

2.2 Access

The site is located on the edge of the city centre. As such, it is highly accessible to everyday needs and is within easy walking distance of the range of shops and services within the West End and Whiteladies Road shopping areas. The University of Bristol Precinct and BBC are major institutions on the doorstep of the site.

The area is pedestrian friendly and publicly available electric scooters and bicycles are available for hire.

There is also an excellent range of public transport services available locally with bus services running along Whiteladies Road and Queens Road with routes to the city centre and northern suburbs. Clifton Down Railway Station is also a short walk (less than 10 minutes) with the Severn Beach line connecting with Bristol Temple Meads Station and the National Rail Network.

2.3 The Site

The rectangular site measures approximately 110sqm and comprises an enclosed self-contained parcel of land at the rear of no. 9 Priory Road. Its frontage and access face the eastern side of Elmdale Road where there is a dropped kerb, Pennant stone crossover and opening into the site framed by brick piers.

The site is enclosed on three sides by loosely coursed Brandon Hill Grit stone boundary walling (north, east and west) and a timber fence on the southern side. The rear wall is partly retaining as the adjacent property, no. 10 Priory Road (University of Bristol) is approximately 1.2m higher than the application site. The site also shares boundaries with land at the rear of no. 6 Tyndall's Park Road, and amenity space at the rear of and no.9 Priory Road (sub-divided into a number of self-contained).

Within the site is a sloping insitu-concrete hardstanding where there is space for two vehicles to park in tandem. Adjacent to this on the southern side is a modern brick retaining wall and raised area which extends to the site's southern boundary where timber fence provides the boundary with the rear of no. 9 Priory Road, a period building that has been converted to flats.

Towards the front of the site within the raised area is a small Holly Tree. Adjacent to this and within the rear garden of no. 9 Priory Road is a mature Tulip tree which dominates the Holly. There is also a small Horse Chestnut tree within the space at the rear of no. 10 Priory Road.

As shown in figure 3, the site was historically developed with a coach house and greenhouses associated with no. 9 Priory with an access from Elmdale Road. At some point in history the original site was separated, the buildings demolished and eventually the smaller parcel of land fell into the ownership of the applicants.

Images of the site and context are included as photos 1-11.



Figure 2. Extract from Ashmead's Town Plan of 1874 showing the site originally within the curtilage of no.9 Priory Road.



Figure 3. Extract from the 1879-88 Town Plan showing the site developed with a coach house and green houses with an access from Elmdale Road.



Photo 1-4.

The site's frontage as seen from Elmdale Road. The access has dropped kerb and Pennant stone crossover with the entrance framed by Cattybrook brick piers.

The Holly tree can be seen to the right of the entrance in an elevated position but it appears as a diminutive feature when seen in the context of the much larger Tulip tree adjacent to it that is within the rear of no. 9 Priory Road.

The site sits adjacent to the land at the rear of no. 6 Tyndall's Park Road which has planning permission to be developed with a two-storey dwelling.





Photo 5. The access has dropped kerb and Pennant stone crossover with the entrance framed by Cattybrook brick piers.



Photos 6-7. Views from within the site and its stone boundary walls and small brick retaining wall to the side of the hardstanding. The timber fence is the boundary with no. 9 Priory Road.

03 The Proposals

3.1 Land Use and Amount

The applicants are seeking planning permission to clear the site, demolish and rebuild the front boundary wall, fell the small Holly tree, and develop a two-storey house in multiple occupation with 5no. bedrooms. The dwelling will be occupied by individuals seeking shared accommodation and/or students in full-time education. The accommodation will comprise an open plan living room, dining area and kitchen, and 2no. bedrooms on the ground floor and 3no. bedrooms on the first floor. The gross internal floor area will be 115.5m². The rooms have been designed to comply with Bristol City Council's Room Size and Amenity Standards for Licensable Houses in Multiple Occupation (HMOs) under Part 2 of the Housing Act 2004 (July 2023).

3.2 Demolition, Access & Development

The existing front boundary wall will be partly demolished, the position of the site entrance adjusted and the wall rebuilt. The existing brick and stone will be salvaged and used in the re-built wall.

The north and west stone walls will be retained and along the southern boundary shared with no. 9 Priory road a new retaining wall will be built on top of which will be a new fence. Part of the new building will also form part of the boundary.

The site will be accessed via a new gated entrance with the painted timber doors opening into a private amenity space. The dwelling will be entered via door within its north elevation.

3.3 Layout and Form

The building sits at the back edge of the pavement and has an L-shaped plan form (figure 4) with the main portion of the block extending along the northern boundary. At its rear, the building spans the full width of the site with it extending to abut the boundary with no. 9 Priory Road.

Designed to appear as a contemporary-style coach house, the building will have a subservient built form with its height and scale kept purposely low. As seen from the frontage, the first floor is set back from the 'boundary' front wall. The first-floor accommodation is partly within the void created by the slope of the pitched roofs. The section of the building has a flat roof.

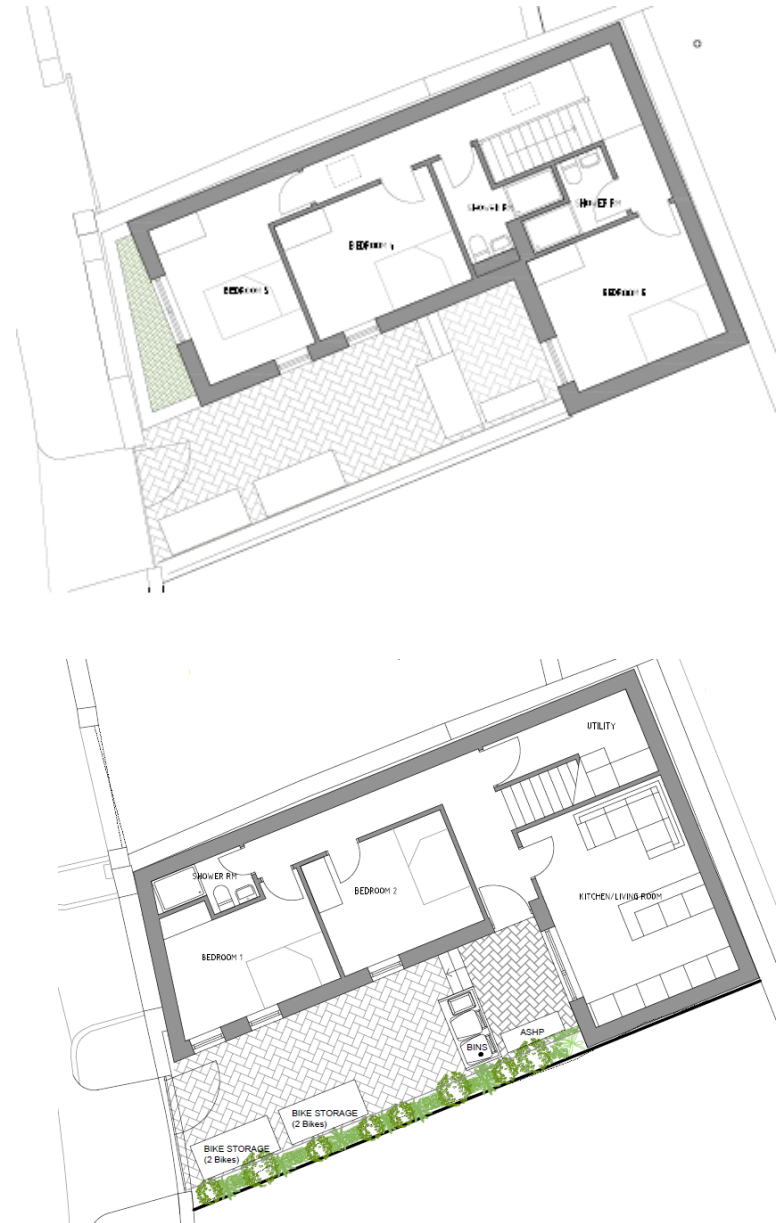


Figure 4. The proposed plans for the 5-bed HMO

3.4 Design and Appearance

Reflecting the traditional coach house design, the predominant facing material will be rubblestone, however, to give the building a more contemporary appearance portions of the facades will be clad in a black metal profiled cladding (figures 5 and 6). Windows, doors and rainwater goods will also pick up on the contemporary appearance, all of which will be black powder coated aluminium. The pitched roofs will be covered with a black metal profiled cladding.

3.5 Sustainable Design

The development has been designed with a high degree of thermal efficiency and air tightness so that it will exceed the minimum requirements of the Building Regulations.

Accompanying the application is a Sustainability & Energy Statement which details the residual carbon emissions saving achieved with use of 4x 380W solar panels and the corresponding 29% reduction in residual carbon emissions. An air source heat pump will heat the internal space.

3.6 Refuse and Recycling

The residents will be provided with a refuse and recycling store with provision of:

- 2no. 180 litre bins for general waste
- 2no. 55 litre bins for drying recyclables
- 1no. 25 litre bin for organic waste.

3.7 Cycle Storage

Given the location and highly accessible location, the development will be 'car free'. However, a secure and weather-tight cycle store will be provided as illustrated on the proposed site plan. Provision is made for 4no. bicycles in two bike boxes.



Figure 5. The proposed rebuilt boundary wall, gated entrance, and first floor that is set back from the front wall.



Figure 6. The proposed south elevation with its metal cladding and profiled metal sheet roof.

Design Review

4.1 Justification

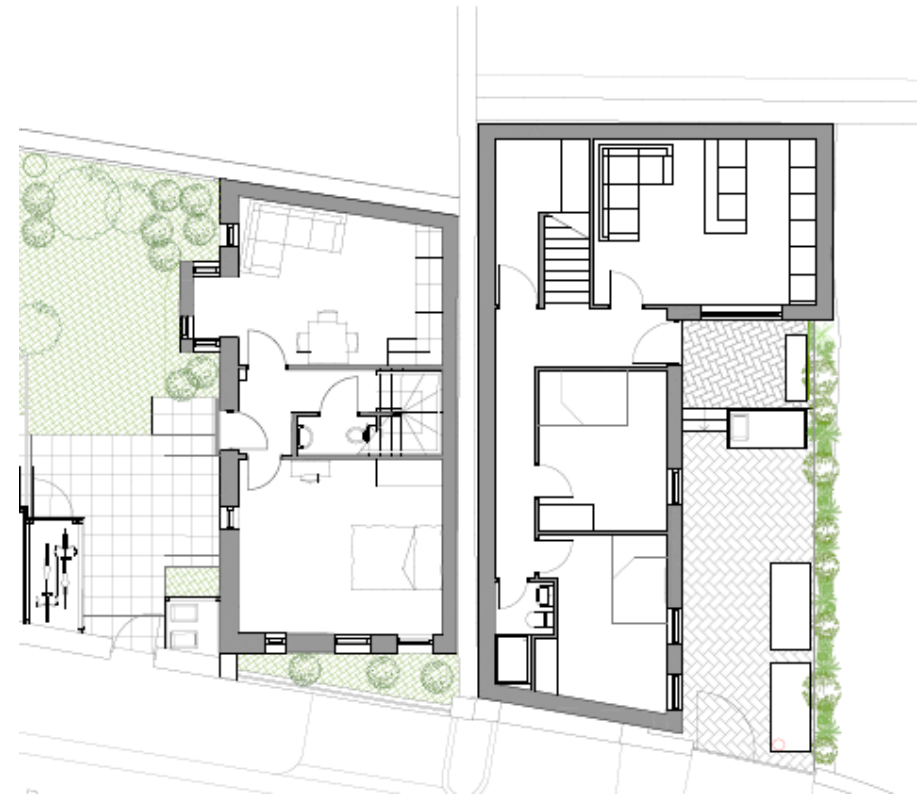
The existing site is currently unused. While preparations are underway for its development, this will take the form of either the extant fallback housing scheme or the newly proposed house in multiple occupation (HMO).

The design proposals closely resemble the previously approved planning permission, including the revised scheme, with the only significant difference being the positioning and arrangement of windows on the southern elevation.

Following the recent planning approval for a dwelling on the adjacent site at the rear of No. 6 Tyndall's Park Road (Figure 7), the applicants aim to pursue a complementary development. While adopting the design principles of the consented scheme, this proposal introduces a distinct architectural approach. The resulting building will harmonize with its neighbour, and together, the two developments will positively enhance the street scene. Figures 7 and 8 illustrate how the two sites will appear from the road when developed.

This brownfield site benefits from a highly accessible location, situated on the doorstep of the University of Bristol precinct. It is ideally suited for students, who will benefit from close proximity to university faculties, welfare and pastoral services, local shops, amenities, and public transport connections.

The design approach ensures efficient use of the land and aims to deliver high-quality accommodation. The layout and window placements are carefully considered to maximize natural daylight and sunlight throughout the day. The central courtyard will receive direct sunlight and provide private amenity space for residents, creating a desirable and comfortable living environment.



Figures 7 and 8. The proposed HMO dwelling (right) as will be seen alongside the consented dwelling at the rear of no. 6 Tyndall's Park Road.

The sustainable design credentials of the development have been addressed through a range of measures, including, inter alia, a 'living' green roof—functioning as a form of sustainable urban drainage—and the installation of solar photovoltaic (PV) panels to generate renewable electricity.

An additional benefit of the proposal is the improvement in passive surveillance and pedestrian activity afforded by the first-floor front elevation window. This enhanced visibility will help address perceptions of crime and improve the overall sense of safety, aligning with the objectives of the National Planning Policy Framework (NPPF), particularly paragraphs 58 and 69. Furthermore, the redevelopment is expected to deter the persistent graffiti that currently blights the site.

In summary, consistent with the extant planning permission, the proposed dwelling will represent a modest and sympathetic addition to the street scene, contributing positively to the character and appearance of this part of the Conservation Area.