

Proposed Development at:  
Rear of 6 Tyndall's Park Road, Cotham, Bristol, BS8 1PY

Heritage, Design & Access Statement

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Project Ref. PR0969 April 2025

Prepared on behalf of:

Mr R. Bendle

# 01 Introduction

## 1.1 Overview

This Statement has been prepared and supports a Full Planning application and proposals to develop a Use Class C4 small house in multiple occupation (HMO), intended for individuals wishing to share accommodation, including students in full-time education.

The application is described as follows:

*"Demolition of boundary wall and construction of a two storey Use Class C4 small house in multiple occupation with associated provision of amenity space, refuse and cycle storage."*

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

## 1.2 Location

The site is located at the northern end of Elmdale Road near its junction with Tyndall's Park Road (Figure 1). It sits within the defined Bristol Central Area and City Centre, as well as being adjacent to the University of Bristol Precinct. It is centred on National Grid Reference ST 57931 73609.

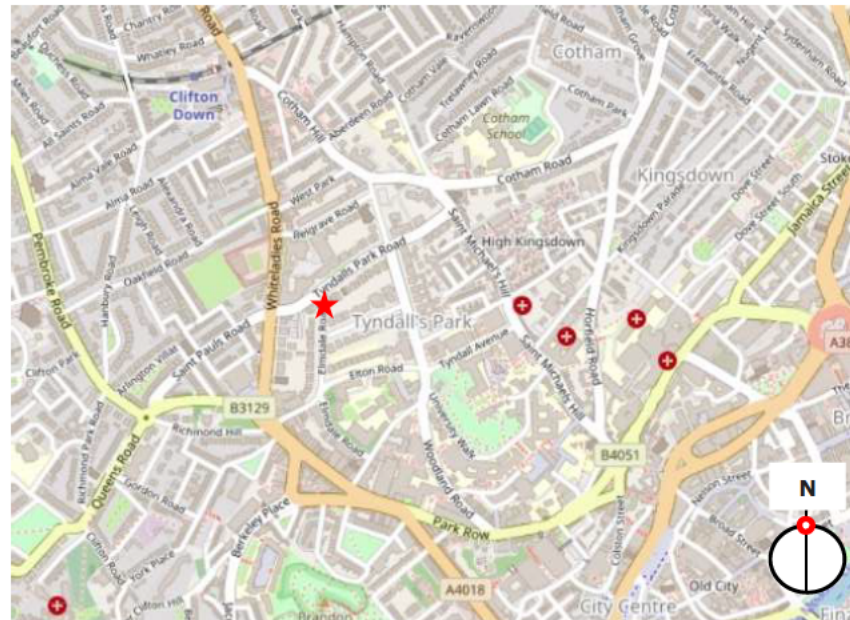


Figure 1. The site location (red star) on the northern edge of Bristol City Centre, between to the West End and Whiteladies Road shopping areas.

## 02 The Site & Context

### 2.1 Local Context

The local area is characterised by large, domestic-scale buildings ranging from two to four storeys in height. The majority of these buildings date from the latter half of the 19th century, a period when the area underwent significant suburbanisation.

Historically, the area formed part of the Tyndall's Park Estate, with Royal Fort House — located at the hill's summit — serving as its centrepiece. Today, Royal Fort House sits at the heart of the University of Bristol precinct. As Bristol prospered and demand for housing increased, portions of the estate were gradually sold for development. Initial development concentrated along Whiteladies Road, Tyndall's Park Road, and Queen's Road, before spreading into adjacent areas through the creation of side roads. Tyndall's Park Road was fully developed by the late 1870s.

The 1874 Ashmead Town Plan of Bristol (Figure 2) illustrates large residential villas fronting Tyndall's Park Road, including No. 6, identified as 'Inkerman House.' By the 1880s, the area had evolved into a well-established suburban neighbourhood.

The local townscape is now defined by large detached and paired villas, typically situated on generous plots with front and rear gardens. Many of these original family houses have since been converted for alternative uses, including flats, offices, and educational facilities associated with the University of Bristol. On the northern side of Tyndall's Park Road, several properties have been amalgamated to form the BBC South West Headquarters.

The local townscape is now characterised by the large detached and paired buildings with most set in large plots with front and rear gardens. The 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. On the northern side of Tyndall's Park Road a number of properties have been amalgamated to form the BBC South West Headquarters.

Tyndall's Park Road exhibits a consistent and strong architectural style, characterised by substantial four-storey Bathstone-fronted villas set back from the road behind large front gardens. In contrast, Elmdale Road has a less coherent character: while villas line the western side, the eastern side predominantly features the side boundary walls of properties fronting Priory Road or Elton Road. Many of these buildings have been incorporated into the University of Bristol precinct.

There is also evidence of later infill developments, including 20<sup>th</sup> century houses and outbuildings. A notable example is the modern rendered and timber-clad student housing development at Prince Rupert House, located in a backland position off Tyndall's Park Road but visible from the public realm.

While there are no listed buildings in the immediate vicinity, the quality of the built environment and townscape has contributed to the area's designation within the Whiteladies Road Conservation Area.

Although no up-to-date conservation area appraisal exists, Bristol City Council relies on the interim Enhancement Statement dating back to 1993, which is now somewhat outdated. Nevertheless, this document offers a useful outline of the area's character, describing it 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)

The interim statement further notes under 'Key Issues – Townscape':

*"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 highly accessible to everyday amenities, being within easy walking distance of the shops and services located in the West End and along Whiteladies Road. The regional shopping centre at Cabot Circus is also within walking distance.

Public transport provision in the area is strong. Bus services operate along Whiteladies Road and The Triangle, offering convenient connections to the city centre and the northern suburbs. Clifton Down railway station is also within a short walk (less than 10 minutes) and provides services along the Severn Beach Line, linking Bristol Temple Meads Station to Severn Beach.



Figure 2. Extract from Ashmead's Town Plan of 1874 showing the original curtilage of no.6 Tyndall's Park Road.



Figure 3. Extract from the First Edition of the Ordnance Survey c.1881 showing further development within the neighbourhood.

## 2.3 The Site

The site comprises an enclosed, roughly square parcel of land situated at the rear of No. 6 Tyndall's Park Road, fronting the north-eastern side of Elmdale Road. The plot measures approximately 141sqm in area.

Access to the site is provided via a pair of double timber gates framed by two large entrance piers, located towards the southern end of the frontage. A dropped kerb facilitates vehicle access into the site.

The site is enclosed on three sides — east, west, and south — by rubblestone boundary walls, with a timber fence forming the northern boundary. It shares boundaries with No. 6 and No. 8 Tyndall's Park Road, as well as No. 9 Priory Road.

The boundary wall fronting Elmdale Road is constructed from loosely coursed Brandon Hill Grit — a local, very hard sandstone. Major sections of this wall were rebuilt during the 20<sup>th</sup> century. A particularly large three to four metre rebuilt section in the middle may indicate the location of a former opening. Additionally, a four metre section adjacent to the rear of No. 9 Priory Road has been demolished and replaced with a 20<sup>th</sup>-century vehicular entrance framed by brick gateposts.

A further 20<sup>th</sup> century pedestrian opening has been created adjacent to the main villa; this has also been poorly detailed with brick quoins that are unsympathetic to the historic character of the wall.

The presence of three gated openings in the rear section of the site, along with the adjacent parking area behind No. 9 Priory Road, clearly detracts from the historic character and appearance of Elmdale Road. Nevertheless, the use of local rubblestone remains a positive feature, contributing to the

prevailing character of the Whiteladies Road Conservation Area.

No. 6 Tyndall's Park Road is currently subdivided into cluster flats, which are let to students. Each flat is self-contained, with bin and bicycle storage provided within the front garden of the property.

The application site itself has been privately rented for car parking and storage purposes for several years. It has not, however, been formally associated with the student accommodation provided at No. 6 Tyndall's Park Road.

Images of the site and its context are included as Plates 1–6 on the following page.





Plates 1-3. View of the site's frontage where it faces Elmdale Road but is enclosed by a rubblestone wall and pair of painted timber entrance gates. The site adjoins land at the rear of 9 Priory Road which has an open vehicular access.



Plates 4-6. The enclosed site at the rear of 6 Tyndalls Park Road which has a gravel surfaced used for car parking.

## 03 The Proposals

### 3.1 Land Use and Amount

The proposal is for all intents and purposes the same building design as per the extant planning permission with the differences being in the configuration of the interior so the applicant can create a Use Class C4 small house in multiple occupation with 3 bedrooms. The interior will have a gross floor area of 72.85m<sup>2</sup>. Internally, 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 Access

The site will be accessed via a new gated pedestrian entrance within the boundary wall fronting Elmdale Road. The door will open into a private amenity space which on its southern side will be the north elevation and entrance door into the dwelling.

### 3.3 Layout, Form and Design

The building is designed with a subservient built form with the height and scale of the building is kept purposely low to achieve the diminutive scale with the first floor accommodation being partly within the roof space.

On the frontage, the building is set back from the back edge of the pavement behind a low stone wall which has railings atop. This creates a small area of defensible space but continuity in the boundary wall which extends along Elmdale Road.

The dwelling will benefit from a private amenity area that comprises a mix of soft and hard paved areas, the latter with permeable paving. The area is separated from the rear of no. 6 Tyndalls Park Road with a new fence and rear wall of the building.

### 3.4 Design and Appearance

The design intent is for the building to appear externally exactly as the extant planning permission with the building appearing as a contemporary interpretation of a traditional coach house. The facing materials (rubblestone and timber) provide a link to the traditional character of the area while the modern design of windows, doors and rainwater goods provides the building with a contemporary appearance.

On the Elmdale Road elevation the lower level windows have deep reveals whilst at the first floor level the pair of glazed door are set behind a small balcony with a glazed balustrade. As well as providing a small amount of external space it also provides passive surveillance over the street.

The building's timber clad north elevation the ground floor oriel window provides visual interest, but also assist with addressing privacy issues by avoiding direct over-looking into the dwelling from the rear elevation windows within no.6 Tyndalls Park Road. There are no windows in the first floor accommodation looking back to the rear of no. 6.

The following materials are proposed:

- New stone to match existing garden wall;
- Blue semi-engineering brick plinth to dpc;
- Western red cedar cladding;
- Windows: Velfac 200, RAL 7015 'anthracite grey'
- Rain water goods: aluminium, colour RAL 7015; and
- Roof: natural slate and flashings.

The dwelling is designed to have its principal windows facing west over Elmdale Road, but with a good

outlook and more than adequate privacy provided for the future occupiers. The north elevation windows are largely obscure glazed whilst those in the sides of the oriel window allow views out into the amenity area from the kitchen/dining room.

### 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 3no. solar panels and the corresponding 20% reduction in residual carbon emissions.

### 3.6 Refuse and Recycling

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

- 1no.x240 litre bins for general waste
- 2no. x55 litre bins for drying recyclables
- 1no. 25 litre bins for organic waste.

A new refuse store is also provided for the residents of the lower floor flat within no. 6 Tyndalls Park Road.

### 3.7 Cycle Storage

Off-street car parking is not provided but the residents will be provided with communal cycle storage that is both secure and weather-tight, as illustrated on the proposed plans. This provides space for 2no. bicycles.



# 04 Design Review

## 4.1 Justification

The proposal is for a near-identical development to that which already benefits from extant planning permission, albeit with a change in use from a Use Class C3 dwellinghouse to a Use Class C4 House in Multiple Occupation (HMO). The extant scheme remains a realistic fallback option should the latest proposals not be approved.

The design approach makes efficient use of the site and will deliver high-quality accommodation that will provide a desirable living environment. The site's highly accessible location—immediately adjacent to the University of Bristol Precinct—makes it ideally suited for students, who will benefit from the proximity of university faculties, welfare and pastoral services, local shops, and public transport links.

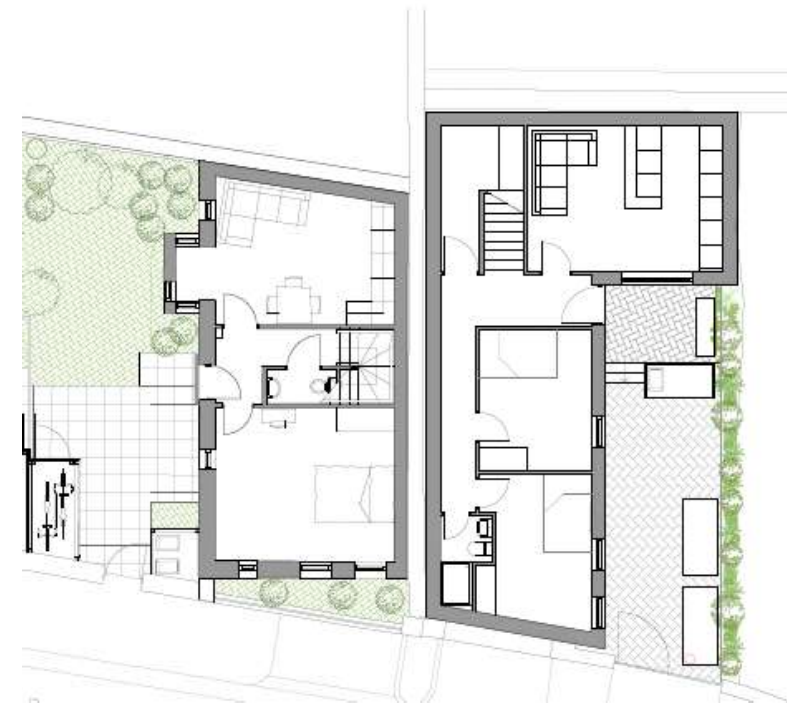
The internal layout and window positioning will ensure a high level of natural daylight and sunlight penetration throughout the day. The proposed courtyard will also receive direct sunlight for much of the day, providing residents with valuable private amenity space.

The development's sustainable design credentials have been carefully considered, incorporating a range of measures including, inter alia, a 'living' green roof—providing sustainable urban drainage benefits—and the installation of solar photovoltaic (PV) panels to generate renewable electricity.

A further benefit of the development is the enhanced passive surveillance within the street and pedestrian activity from the first floor window front elevation

window. This will assist with helping to address the fear of crime and sense of safety, and issue ingrained within the NPPF (paras. 58 and 69). To this end, the redevelopment is also likely to result in an end to the constant graffiti that blights the site.

In summary, in line with the extant planning permission for the site, the proposed dwelling will represent a modest and sympathetic addition to the street scene, enhancing the character of this part of the Conservation Area. When viewed alongside the adjacent development (which also benefits from extant planning permission for a dwelling, subject to a separate HMO proposal), the two buildings will make a positive contribution to the overall street scheme. Figures 4 and 5 illustrate how the two developed sites will appear from the road.



Figures 4 and 5. The proposed development at the rear of 6 Tyndalls Park Rod (left), shown alongside the proposed development rear of 9 Priory Road (right).