

# 2131 : Land to the Rear of 11-13 Whiteladies Road

## Heritage, Design and Access Statement

Demolition of existing Annex and erection of 4no. serviced mews houses (Class C1)

June 2025



Fig 1: Existing building to the rear of 11-13 Whiteladies Road, May 2025



shu architects

## 1.0 INTRODUCTION

This Heritage, Design and Access Statement has been prepared by Claire Humphreys, an RIBA Conservation Architect on behalf of Shu Architects.

The statement has been written to support the full application for the demolition of the existing Annex (fig 1) to the rear of 11-13 Whiteladies Road (fig 2) and the erection of 4no. serviced mews houses, Class C1. These would be managed and operated alongside the hotel apartments to the main property at 11-13 Whiteladies Road. Works will include landscaping and service structures to the rear courtyard.

This supporting statement has been kept to a scale proportionate with the application.

This Heritage, Design & Access Statement should be read alongside the following;

- Cover Letter by Rapleys
- Application drawings by Shu Architects
- Waste Statement by Shu Architects



Fig 2: 11-13 Whiteladies Road viewed from pavement opposite, March 2025



## 2.0 HERITAGE SETTING, SITE & CONTEXT

Nos 11-13 Whiteladies Road is a 3 storey property with a basement that sits to the east side of Whiteladies Road (fig 2). The offices have two parts the Main Building to the front and the single storey Annex to the rear (fig 1). This application concerns the Annex only, which is Class E use.

The application site covers an area of 662sqm. The existing Annex to the application site are built against the boundary walls to the south and east.

The site sits within the Bristol Central Area Plan Boundary and within the Whiteladies Road Conservation Area. The site is not part of a designated shopping frontage.

The immediate area is characterised by the tree-lined street of Whiteladies Road, large period buildings, predominantly arranged as semi-detached properties (fig 4). The properties to the east side of Whiteladies Road have generous plot sizes including large front gardens many of which are now parking courtyards. The properties all vary in height, style and arrangement. However, they can be characterised by their attractive façades, many of which are finished with Bath Stone and painted timber sash windows. The side and rear elevations to the buildings are predominantly render.

Nos 11-13 Whiteladies Road was built between 1855 and 1874 as a pair of residential villas. This can be seen by comparing the two Ashmead maps to Section 3.0. By 1900 there is shown to be several structures on the land to the rear. It is known that many of these villas were converted to offices in the late 19th as Bristol expanded and the neighbouring property of no. 9 is labelled on this map as a bank. On the 1947-1965 OS National Grid plan the Annex is shown as being of a footprint to match the existing building. It is assumed by this time the site was no longer in residential use.

There are several listed buildings to the immediate locality (fig 3) including nos 7 & 9 Whiteladies Road to the south (fig 4). Nos 7 & 9 are Grade II Listed buildings (Historic England reference number 1202690) and were listed in 1994.

The application site includes both the Annex and the rear parking courtyard. It is surrounded by high rubble stone walls and there is no vegetation present (fig 1, 7, 8, 9 & 10). The Annex cannot easily be seen from the wider Conservation Area with only a small glimpse between nos 11-13 & 7-9 Whiteladies Road (fig 5 & 6).

The rear gardens to the neighbouring properties have a variety of modern structures including the 3 storey extension to the rear of 7-9 Whiteladies Road (fig 1), the 2 storey accommodation of Prince Rupert House to the rear of 15-19 Whiteladies Road (fig 10), and the single storey accommodation to the rear of 20 Elmdale Road (fig 7)

In 1989 consent was granted for the demolition of Annex and erection of a 4 storey office extension (fig 11), planning application reference 89/01364/L. This reflects arrangement of the neighbouring rear extension to nos. 7-9 Whiteladies Road (fig 1). However this consent was never implemented.

Subsequent to this in 1990 the Annex was refurbished and converted from a workshop to offices (planning application reference 90/02139/F). This was implemented.

In 2002 a first floor extension to the offices was consent (fig 12), planning application reference 02/022297/F. However, this was never implemented.

We believe the rear Annex to nos. 11-13 Whiteladies Road being hidden from view does not form a key or influential building within the Conservation Area.

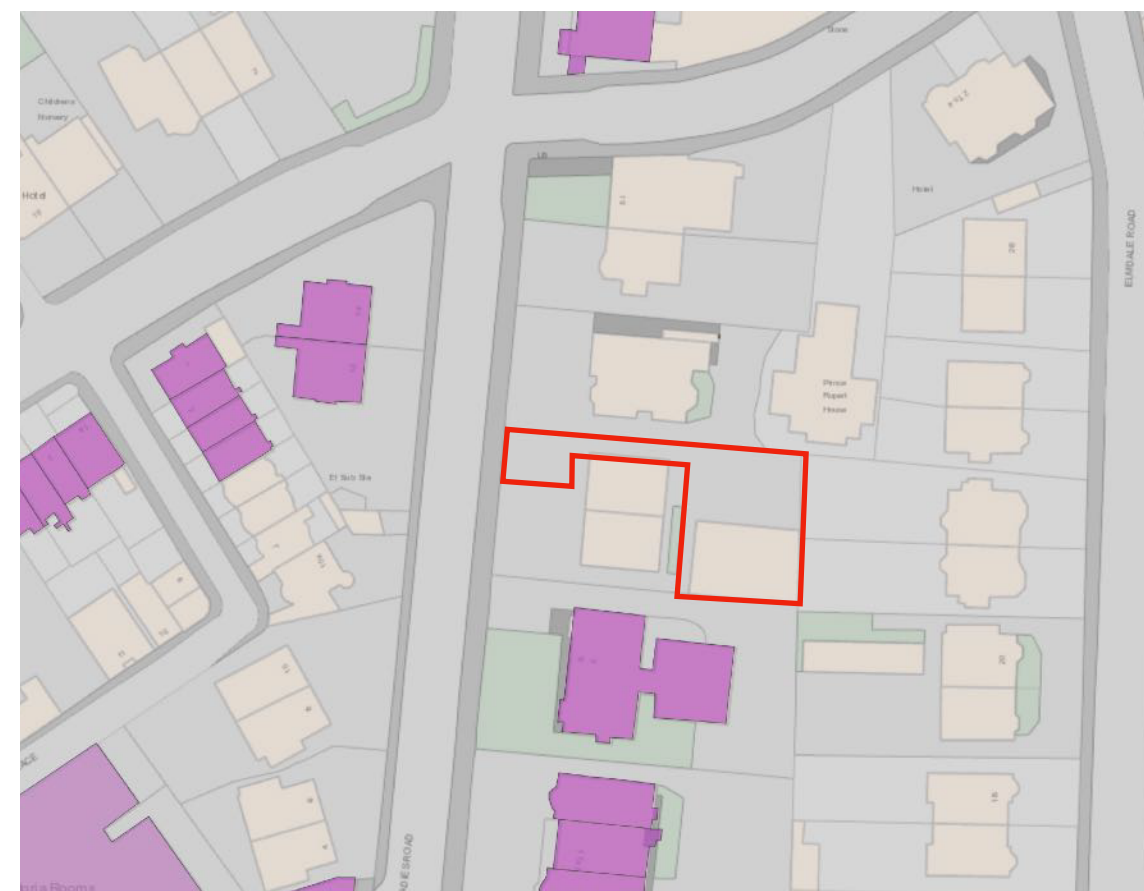


Fig 3: Local area with the nearby listed building shaded in purple and the site application boundary outlined in red (Know Your Place Bristol)



Fig 4: The listed properties of nos. 7 & 9 Whiteladies Road to the right with nos. 11-13 to the centre. Photograph taken March 2025





Fig 5: View of the rear of the properties of 7 to 19 Whiteladies Road from Tyndall's Park Road



Fig 6: View between nos 11-13 & 7-9 Whiteladies Road with the Annex visible in the distance



Fig 7: Aerial view of the rear courtyard with Annex (Google Earth)



Fig 8: View from the rear parking courtyard looking east



Fig 9: View from the rear parking courtyard looking west



Fig 10: View from the rear parking courtyard looking north



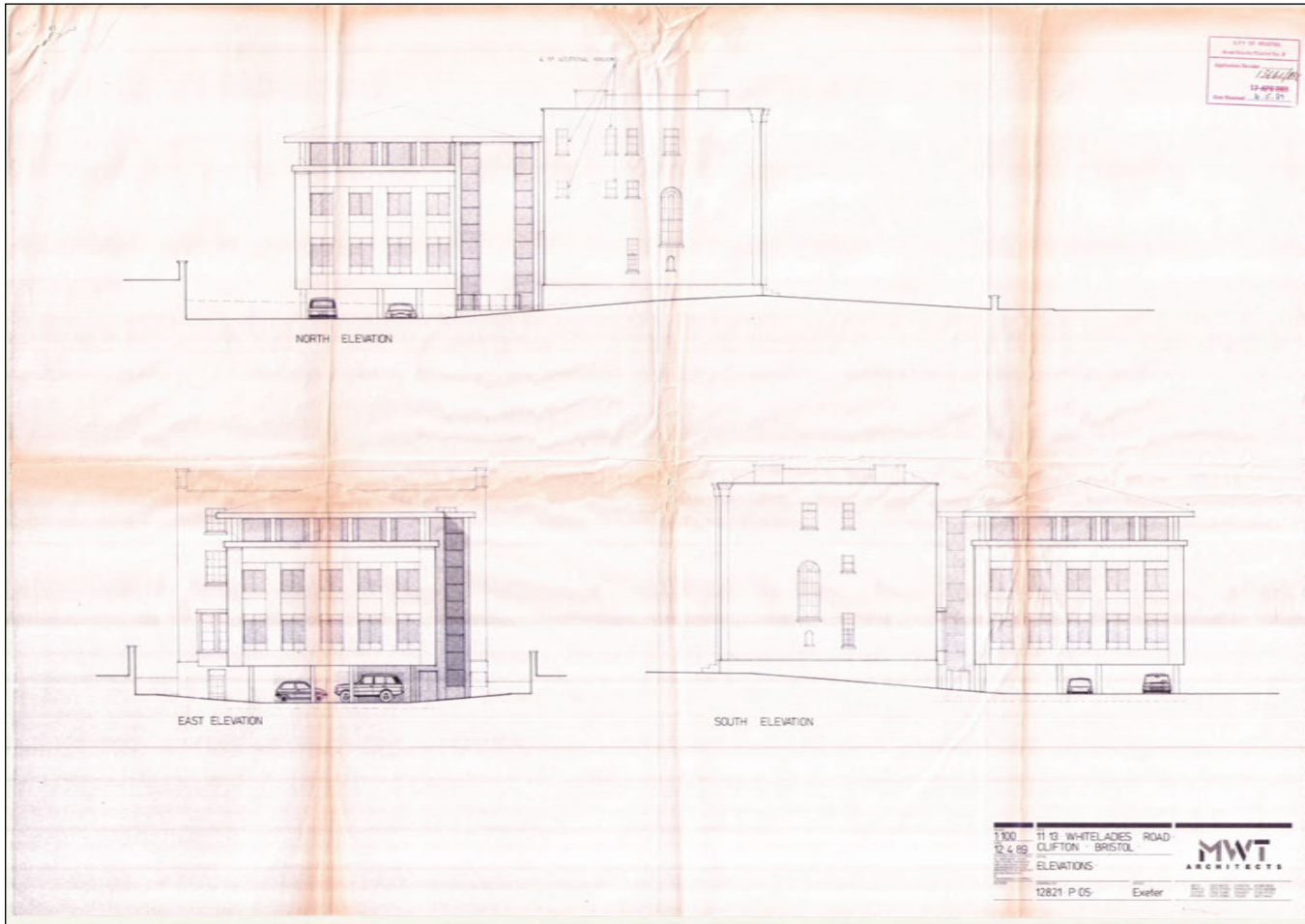


Fig 11: Elevation drawing from consented application for demolition of Annex and erection of a 4 storey office extension. Planning reference 89/01364/L. Never implemented

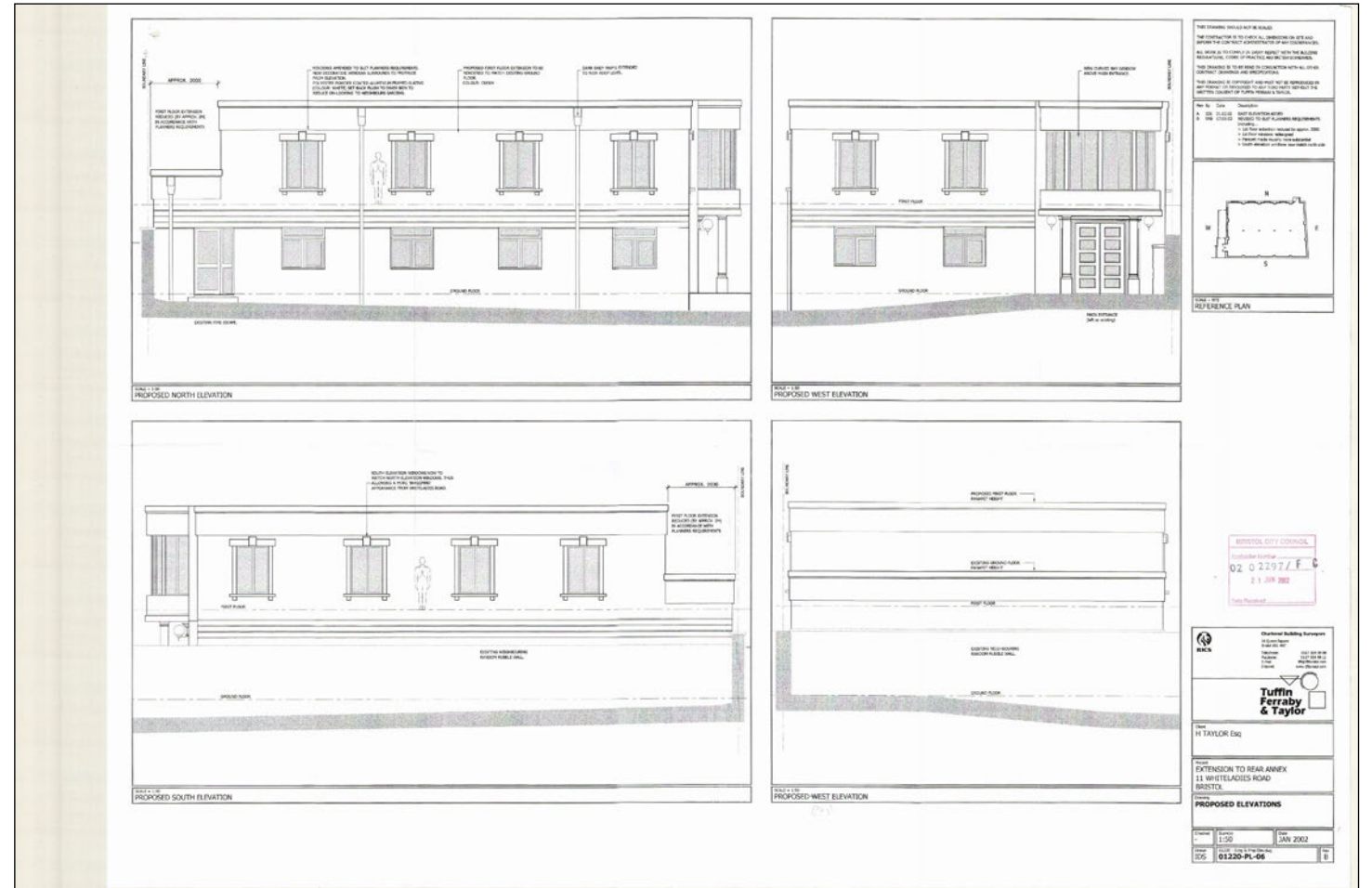
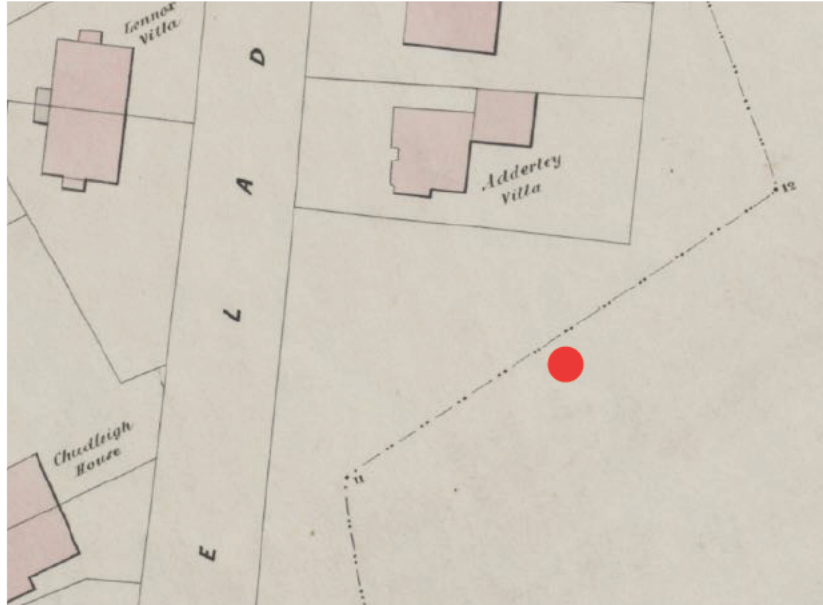


Fig 12: Elevation drawing form consented application for first floor extension to the Annex. Planning reference 02/02297/F/C. Never implemented

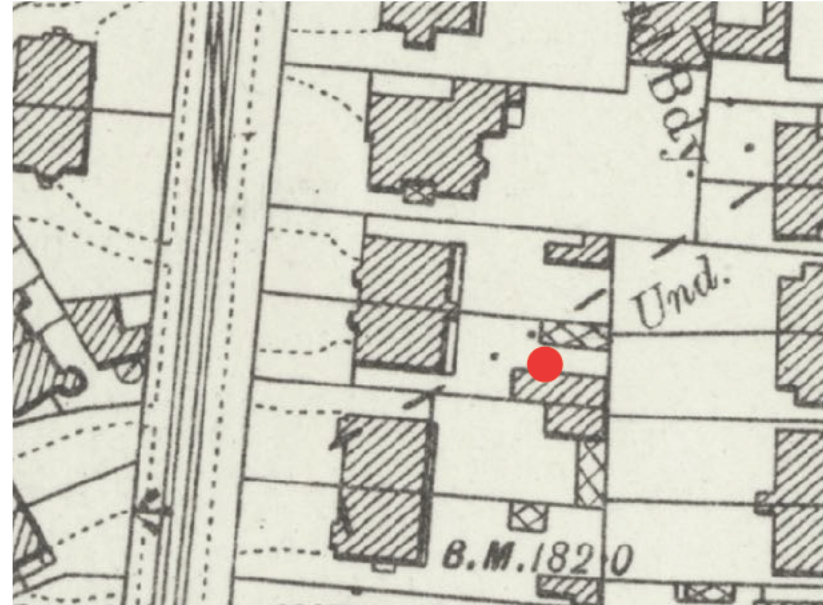


### 3.0 HISTORIC MAPS

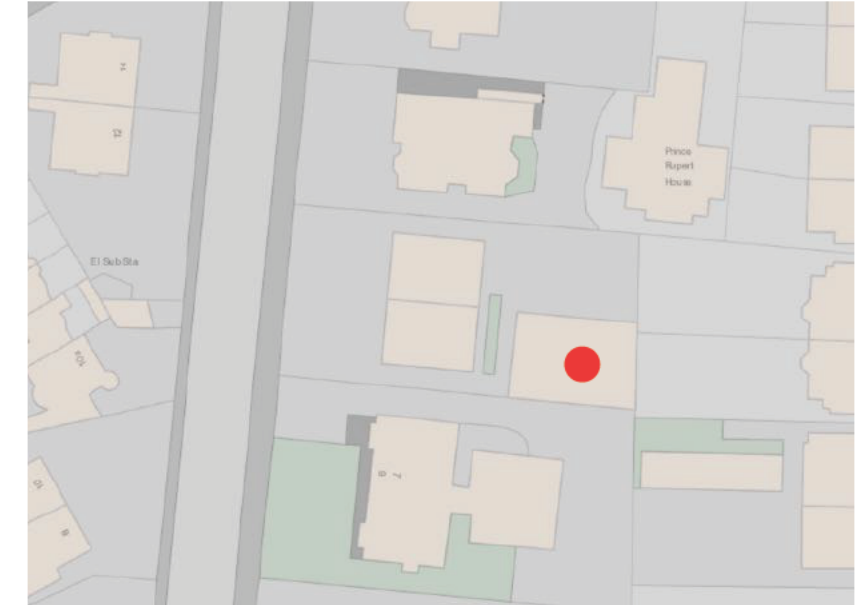
Below are historic maps from Know Your Place Bristol (<https://maps.bristol.gov.uk/kyp/>) with nos 11-13 Whiteladies Road marked with a red dot.



1855 Ashmead



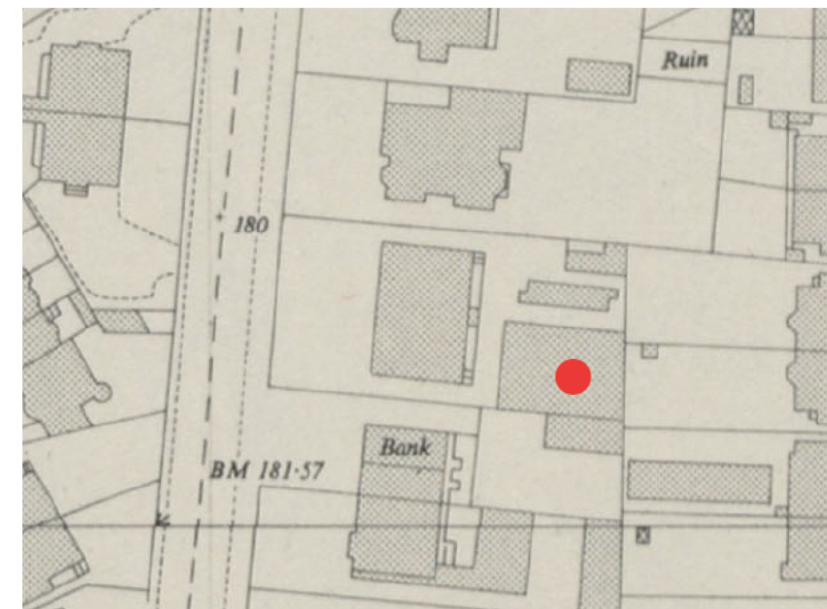
1894-1903 OS 25" 2nd Edition



BCC 2019 Q2 Base Map

1874 Ashmead

1947-1965 OS National Grid





4.0 DESIGN STATEMENT

When consider the design of the serviced mews houses it was important that the houses extend no further into the rear courtyard than the existing Annex. This would allow the view of the rear elevation of 11-13 to be maintained. It would also allow the properties to built off the existing ground bearing slab of the Annex. However, it was also important that the houses were pulled away from the adjacent boundary walls (fig 13). This would reduce any dominance to the neighbouring properties, create small south-facing patio gardens and also allow the original attractive boundary walls to be seen.

A number of options for the roof form were considered and consideration was given to the style of mews structures to the locality (10 & 16a-f). The final proposal is for a low pitched roof form (fig 14). This roof form reduces the impact on the development on the rear garden of 21 Elmdale Road while also reflecting the pitched roof form of the large office extension to the rear of 7-9 Whiteladies Road (fig 1). This also gives an attractive rhythm to the properties within the proposed landscaped courtya d

From these design decisions flowed the proposal for a traditional mews house arrangement. With a two-tone brick facade and a high quality painted timber elevation to the ground floor (fig 14). The wish was to use high quality materials, that would age well over time in a colour palette that complimented the adjacent buildings (fig 15)

Consideration was given to the view of the proposed development from Whiteladies Road (fig 17a-c). The pulling back of the property from the south boundary allowing the view of the rear elevation to no. 21 Elmdale Road to be maintained. The choice of a contemporary area coloured brick to the first reflecting the colour palette of the existing properties to Whiteladies Road.

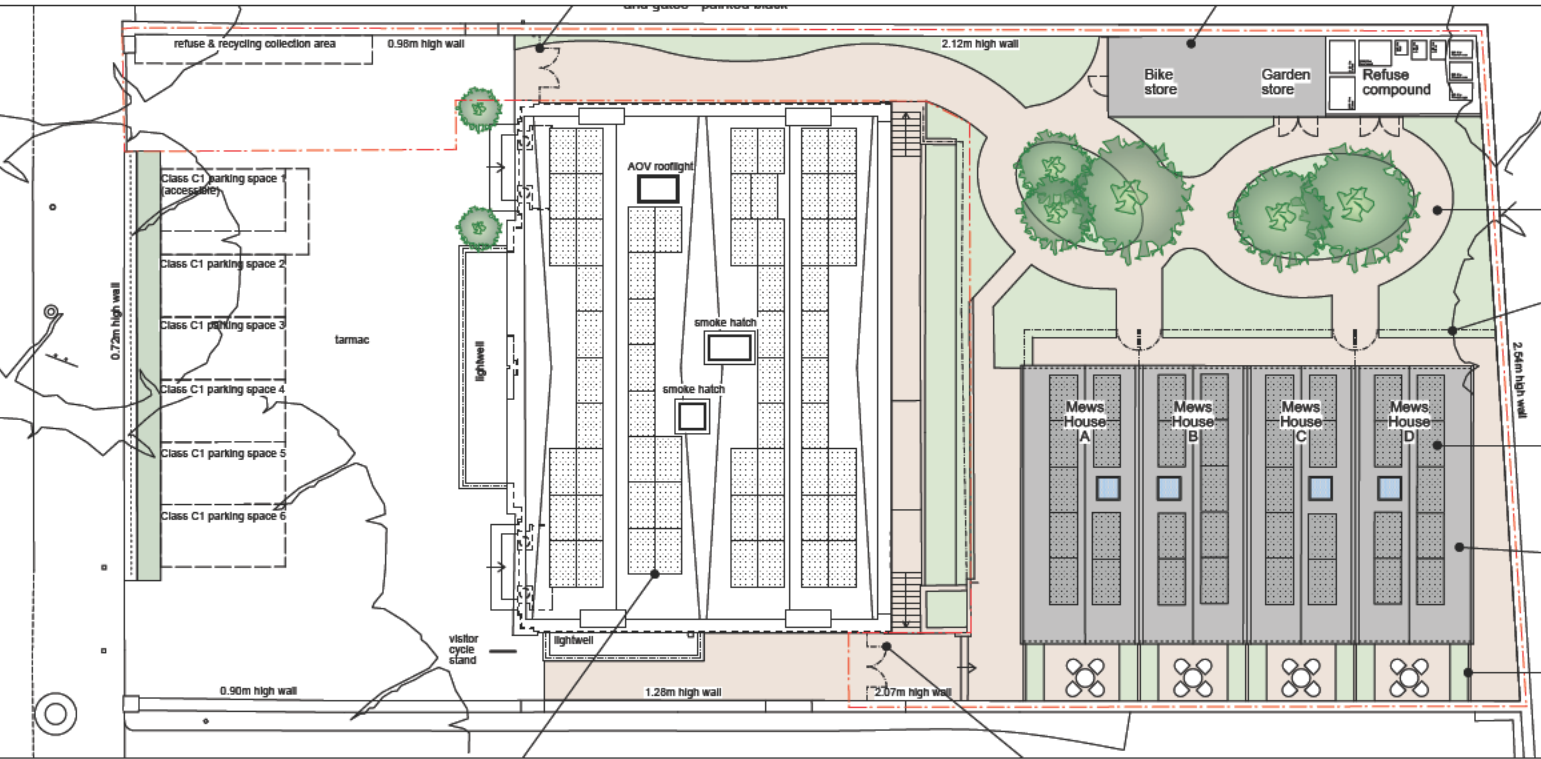


Fig 13: Proposed site plan



Fig 14: Proposed front elevation (north)



Fig 15: Proposed pallet of materials





Fig 16a: Mews house to the rear of no. 10 St Pauls Road



Fig 16b: Mews style houses to 19-8 Sunderland Place



Fig 16c: Mews style house to no. 6 Sunderland Place



Fig 16d: Mews houses to the rear of no. 6 St Pauls Road



Fig 16e: The timber clad structure of Prince Rupert House visible between 15 & 17-19 Whiteladies Road



Fig 16f: Mews style building to there rear of 15 Elmdale Road (Google Earth)





Fig 17a: Photograph of the Annex from Whiteladies Road between nos 11-13 & 7-9

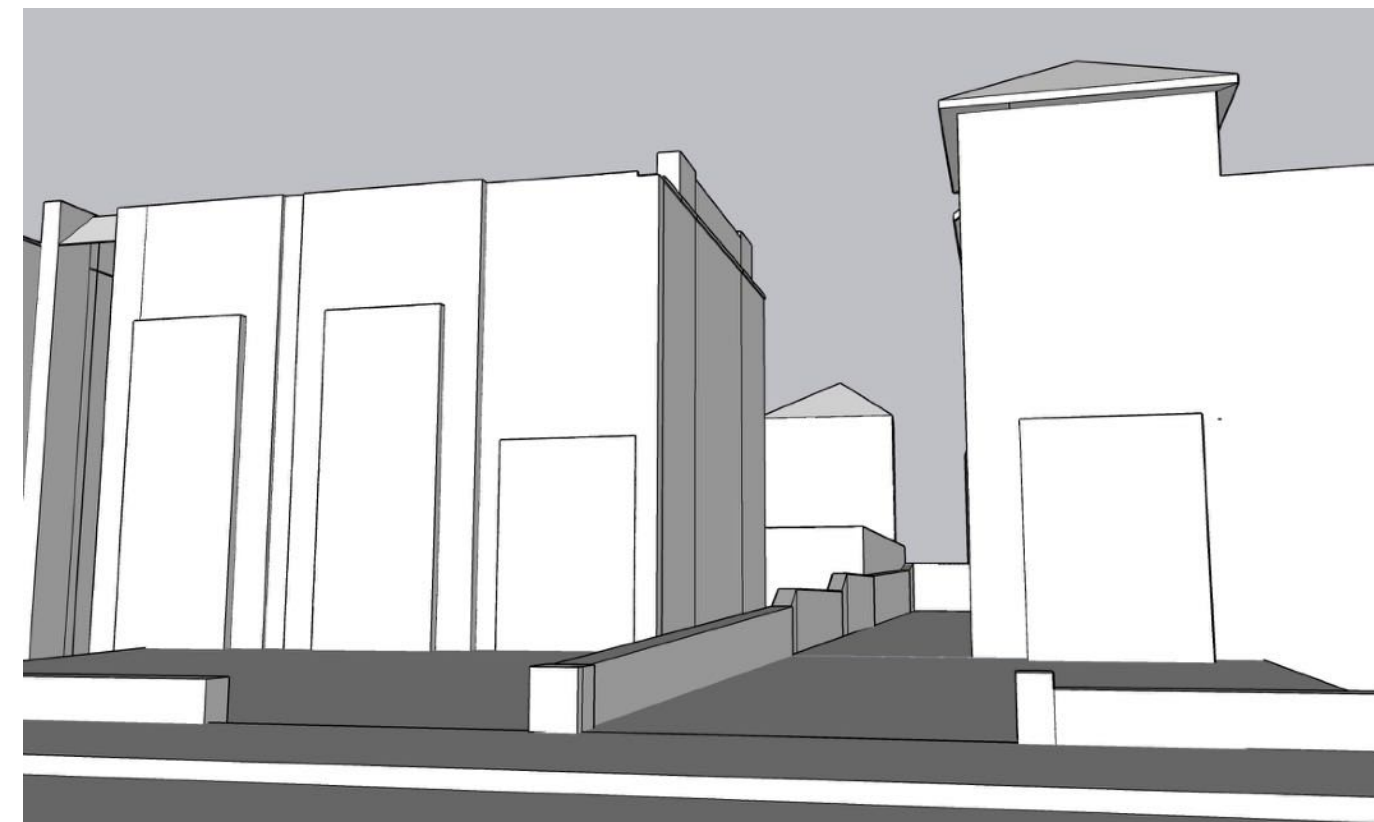


Fig 17b: Simple model showing the massing of the existing Annex



Fig 17b: Simple model showing the massing of the proposed mews houses



5.0 ACCESS STATEMENT

Access to the Site

The proposed development will be managed alongside the C1 hotel apartments to the Main Building. This has two combined vehicle and pedestrian access points from Whiteladies Road (figs 2 & 18). These will both be retained and will allow for ease of drop off by taxis.

Vehicle Parking

The existing site has a rear parking courtyard. However, the space for access and vehicle manoeuvring is limited and considering the highly sustainable location the need for parking is not considered to be required. Therefore the proposal is for no parking for these mews houses but instead to landscape the rear courtyard. There will be 6 no. parking spaces to the front of the Main Building including 1 no. for wheelchair users for the C1 serviced apartments.

Pedestrian Access

The principal pedestrian entrance to the mews houses is via the front north elevation from the proposed landscaped courtyard (fig 14 & 18). Arriving guests will need to access the serviced apartment reception to the Main Building.

Cycle Parking

There is currently no cycle parking on the site. It is proposed to introduce a new secure and roofed cycle store to the rear courtyard. This will accommodate 6 bicycles via 3no. Sheffield cycle stands. This will be for use by the serviced mews houses that form this application and the serviced apartments to the Main Building.

This will meet the requirement in Bristol City Council’s Site Allocations and Development Management Policies document Appendix 2 for C1- Hotels

Cycle parking - one space per 10 bed spaces

There will be a Sheffield cycle stand installed to the front of the Main Building to provide 2 no. visitor parking places.

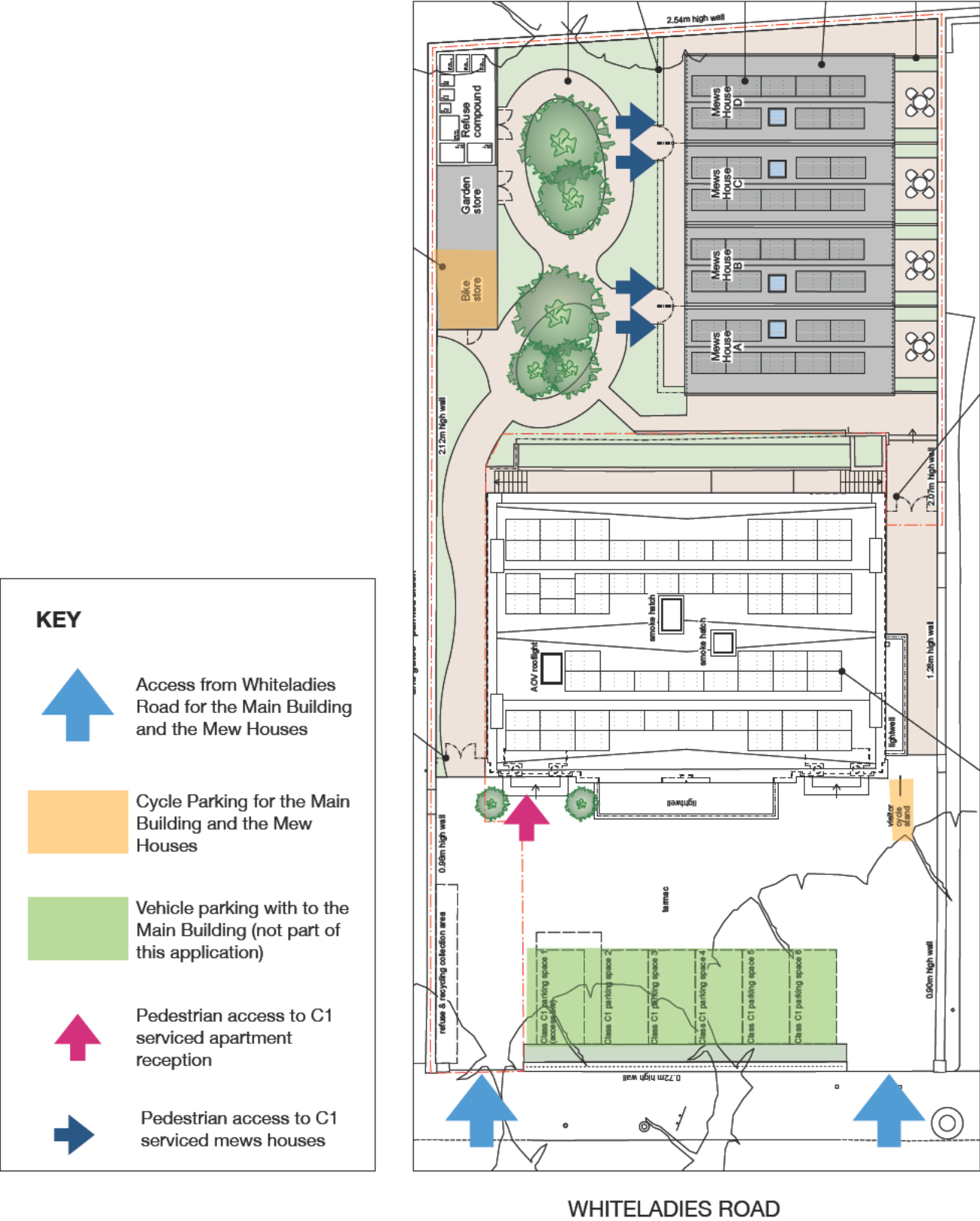


Fig 18: Proposed site plan indicated key access area



## 6.0 HERITAGE IMPACT ASSESSMENT

Nos. 11-13 Whiteladies Road, now in commercial use, was original built as a pair of semi detached residential properties in the Whiteladies Road Conservation Areas. The property has an existing single storey Annex to the rear courtyard.

The proposal is for the demolition of the existing Annex and erection of 4no. two storey serviced mews houses, Class C1. These would be managed and operated in conjunction with the serviced accommodation to the Main Building. It is also proposed the rear courtyard has its parking removed and is landscaped, to include small trees. The landscape courtyard would include bin, bike and maintenance storage for both the proposed mews houses and the Main Building.

There are existing modern developments to the rear of the properties fronting Whiteladies Road, which includes the adjacent two storey Prince Rupert House to the rear of no. 15 and the adjacent 3 storey office extension to the rear of nos. 7-9. We believe the massing and position of the proposal has been carefully considered and that the two storey properties will have a neutral impact both on the adjacent Listed Building and the wider Conservation Area.

We believe the proposed landscaping, which includes small trees, will have a positive impact on the wider Conservation Area, particularly when viewed from Tyndall's Park Road (fig 5).