

110-112 East Street

Heritage, Design & Access Statement

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Fig. 1 Artist impression of proposed development

1.1 Introduction

This Heritage, Design and Access Statement has been prepared by Megan Peeks of Shu Architects, a RIBA Conservation Registrant and Architect.

This report should be read in conjunction with the following:

- Drawings prepared by Shu Architects
- Planning Supporting Statement prepared by Rapleys
- Daylight and Sunlight Impact Assessment Report by Mach
- Internal Daylighting Assessment by Mach
- Flood Risk Assessment by Calibro
- Sustainability Statement and Energy Strategy by JMDC

1.2 Site Setting, Heritage Setting & Significance

1.2.1 Site Setting

The site is located in Bedminster, in south Bristol. It fronts directly onto East Street at the front and Herbert Street to the rear. East Street is a pedestrian and cycle zone, and key bus route linking south Bristol to the City Centre. The road accommodates a number of shops and businesses, providing local amenities in close proximity. Herbert Street is a quieter residential road, characterised by residential high rise block, Northfield House, and recently developed apartment blocks.

110-112 East Street is comprised of the main building fronting East Street, which is a three storey early Victorian property, and a number of single storey rear extensions (Fig 2). The main building is a vacant Public House to the ground floor, and has recently obtained consent to convert the upper floors into 2 no. 5 bed HMO's (23/00686/F). The rear single storey extensions also form part of the Public House.

The majority of the site lies within Flood Zone 2.

1.2.2 Heritage Setting

The site lies within the Bedminster Conservation Area and the main building fronting East Street is identified as an Unlisted Building of Merit (Fig 3). However, the rear extensions are not considered to contribute to the character or appearance of the Conservation Area (Figs 14-18).

As the historic maps (Fig 6) illustrate, this area of Bedminster has developed over time. East Street has historically been a key access route, as illustrated by the initial lines of development and by the route of the previous tramway. This still remains the case today. Terraced housing was historically accommodated on the surrounding streets.

A significant change came in the late 1960's, with the terrace housing to Herbert Street being demolished and replaced with high rise buildings, including Northfield House. The loss of the terrace housing exposed the rear of the East Street properties to Herbert Street. In recent years this backland area has been developed, and 3-4 storey residential properties have been built facing onto Herbert Street. This is helping to reshape the character and restore the residential street frontage.

The site itself has been developed since the early 1800's, and the historic development explains the angular nature of the site. As the historic maps (Fig 6) indicate, there have been buildings the length of the plot since the mid-1800's. It is thought that rear access onto Herbert Street may have facilitated this development. This has included a Public House within 110 East Street. In the early 1900's, Figure 6e indicates that the Public House occupied 110 and 112 East Street. This Public House is currently vacant.



Fig. 2 Aerial view of 110-112 East Street (Google Earth)



Fig. 3 East Street Character Area, with 110-112 East Street identified with a red dot (Bedminster Conservation Area Character Appraisal)

1.2 Site Setting, Heritage Setting & Significance

1.2.3 Significance

The NPPF classes significance (for heritage policy) as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

The Public House is classed as an unlisted building of merit and therefore the main building is considered significant. The arrangement of the front façade (Fig 4) contributes to the heritage asset of the wider Conservation Area, and whilst no amendments are proposed to the front elevation, reinstating this active frontage with a viable commercial unit would enhance the Conservation Area.

As aforementioned, the rear extensions (Fig 5) are not considered to contribute to the character or appearance of the Conservation Area. These elements are considered to have little or no significance. This provides an opportunity to improve the Conservation Area, and the street scape to Herbert Street.



Fig. 4 Front Elevation



Fig. 5 Rear Elevation

1.3 Historic Maps



Fig. 6b
1844-1888 OS 25" 1st Edition
(Bristol's Know Your Place)

1844



Fig. 6d
1894-1903 OS 25" 2nd Edition
(Bristol's Know Your Place)

1894



Fig. 6f
BCC 2019 Q2 Basemap
(Bristol's Know Your Place)

2019



Fig. 6a

1828
1828 Ashmead
(Bristol's Know Your Place)

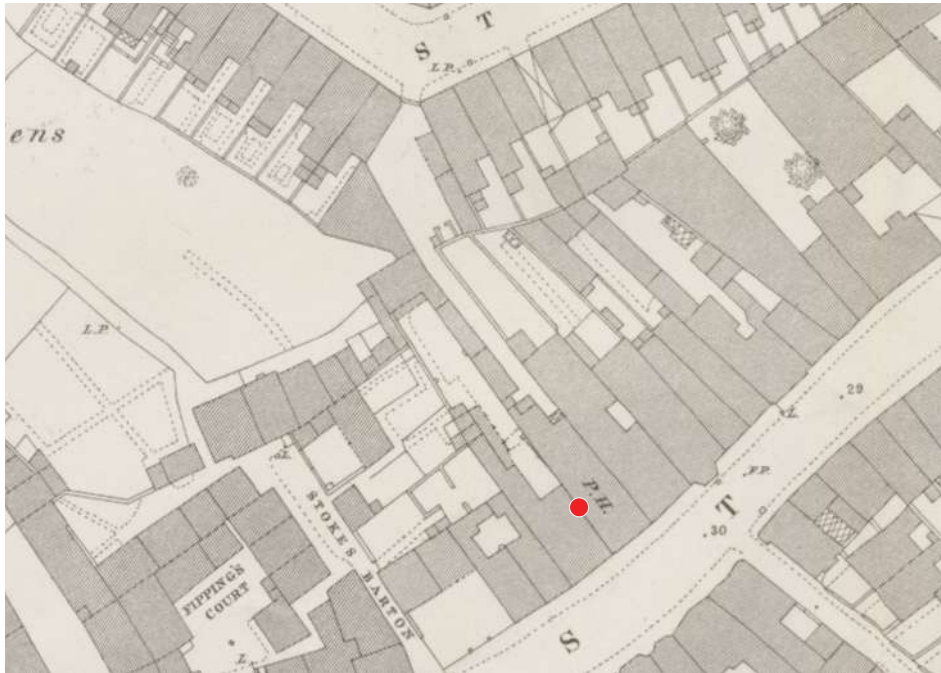


Fig. 6c

1879
1879-1888 Town Plans
(Bristol's Know Your Place)



Fig. 6e

1947
1947-1965 OS National Grid
(Bristol's Know Your Place)

1.4 Surrounding Context

The surrounding site context has informed the proposals presented for this application.

An assessment of the local character has been undertaken. Notable characteristics include:

- Low-medium rise, 3-4 storeys. The scale of the buildings increases significantly north of Herbert Street due to the high rise residential block (Fig 10).
- There is a mix of uses along East Street. Businesses are prominent on the ground floor, creating an active frontage (Fig 7, 8 and 12).
- Herbert Street is characterised by the rear yards of the commercial premises fronting East Street, and residential developments (Fig 11)
- Warden Road is characterised by 3-4 storey terraced housing (Fig 9)
- There is a mix of external materials. Walls are typically brick or render, and stone band courses and frames around windows are common. Roofs are typically tiled. Windows and doors are a mix of timber, uPVC and aluminium.



Fig. 7 124-138 East Street - Grouped buildings of merit (Bedminster Conservation Area Character Appraisal). Vertical banding is a key feature.



Fig. 8 107-117 East Street - Character buildings with unlisted building of merit at each end of terrace (Bedminster Conservation Area Character Appraisal). Horizontal banding is a key feature.



Fig. 9 Typical dwellings along Warden Road - horizontal and vertical banding, and window surrounds are key features.



Fig. 10 Northfield House



Fig. 11 Residential development along Herbert Street



Fig. 12 79-91 East Street - Character buildings (Bedminster Conservation Area Character Appraisal). horizontal and vertical banding, and window surrounds are key features.

1.5 Existing Site Photographs



Fig. 13 Front elevation to 110-112 East Street



Fig. 14 View along the side extensions of 110 East Street



Fig. 15 View of the existing smoking shelter to 110 East Street



Fig. 16 Rear entrance and parking area to 110 East Street



Fig. 17 View from Herbert Street towards 110-112 East Street



Fig. 18 Rear view of 108 East Street with 110 East Street to the right hand side

1.5 Existing Site Photographs



Fig. 19 View along East Street with 110 East Street to the left hand side



Fig. 20 Rear view of 110 East Street from Herbert Street



Fig. 21 Parking area to rear of 2 Warden Road



Fig. 22 Development along Herbert Street

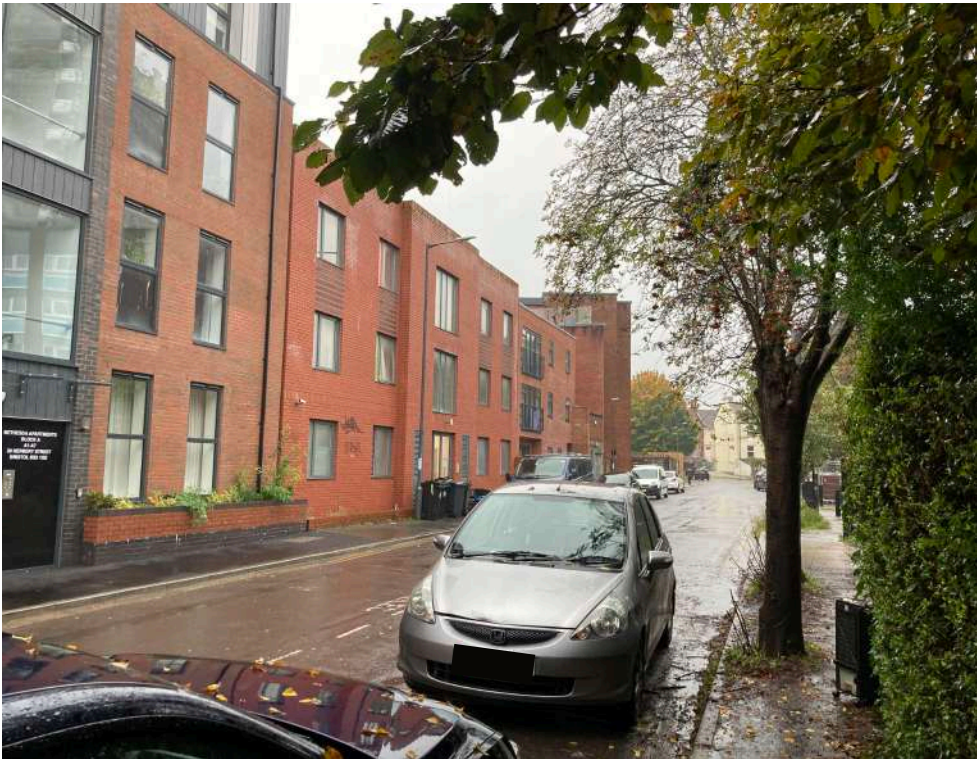


Fig. 23 Bethesda Apartments along Herbert Street



Fig. 24 Rear of 2 and 4 Warden Road

1.6 Planning History

Relevant previous planning applications for the site are detailed below:

24/03395/PREAPP - The pre-app (Fig 25-27) relates to the proposed development in this application. A summary of the comments is outlined below:

- The proposal is principally acceptable
- Loss of the public house requires justification, and this has been provided by demonstrating that there is a diverse range of public house provision within the immediate vicinity.
- There is no objection for the proposed Class E use to the ground floor.
- The provision of a HMO in this location is deemed acceptable as no sandwiching would occur and the percentage of HMO's within 100m of the site is just 7.73%
- The design of the Herbert Street frontage should 'uplift' the street scene, as it is within the Conservation Area. 3D views should be included within future applications to demonstrate this.
- There is a preference for brickwork. The submitted details for the windows should be retained - large windows, louvred panels and gold finish.
- The development should respect the existing building line to Herbert Street
- Sufficient light levels to the future occupiers and the neighbouring occupiers must be demonstrated
- There was concern little outdoor amenity space was proposed
- The bedrooms all met the combined bedroom and living room requirements for HMO's.
- A level access cycle store is required. It would be preferable if more cycle spaces were provided but it is acknowledged that there is no specific minimum for HMO's.

This application strives to address the comments raised.

23/00686/F - Creation of 2no. small houses in multiple occupation for 3-6 people (C4) at first and second floor level. - GRANTED

06/00045/F - Demolition of buildings adjacent to the car park at the rear and construction of a single-storey extension. - GRANTED

05/02277/F - Single storey rear extension to existing public house including external garden area. - GRANTED

05/00182/F - Construction of a two-storey rear extension comprising 4 no. self-contained flats. - WITHDRAWN

04/00026/F - Conversion of upper floors to provide 4 no. self-contained flats (Use Class C3). - GRANTED



Fig. 25 24/03395/PREAPP North East Elevation



Fig. 26 24/03395/PREAPP North West Elevation

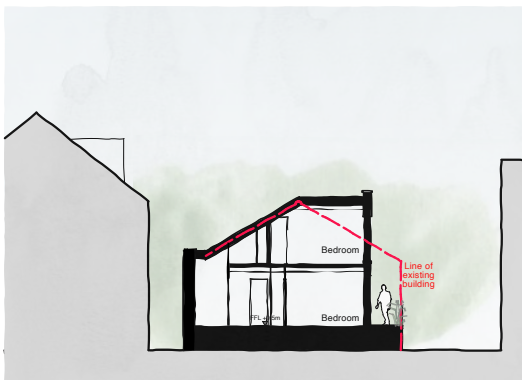


Fig. 27 24/03395/PREAPP Section

2.0 Design Statement

The proposals forming this application include the retention of the main building and the demolition of the existing rear extensions which detract from the character of the site. In place of the existing rear extensions a new 16 bed HMO is proposed. It is considered that this application provides the opportunity to re-address Herbert Street, improving the street scene. Additionally, it is proposed that the Public House becomes a commercial unit (Class E).

2.1 Use and Amount

The proposal includes:

- The change of use of the Public House (sui generis) to a Commercial Unit (Class E). It is considered that this will provide a more viable active ground floor use, contributing to the facilities on East Street.
- The reduction in size of the Commercial Unit, so that it is contained within the main building fronting East Street only. The commercial unit will measure 54m². This responds to the Marketing Report which found that the current commercial unit was considered too large for the viewers requirements.
- The creation of a single 16 bed HMO within a new rear extension. The HMO will measure 500m².

As illustrated in the historic maps (Fig 6), the site has historically been heavily developed. The proposal will continue to develop much of the site, whilst ensuring the scale of the proposals respect the surrounding developments and address the street front satisfactorily.

2.2 Layout and Scale

Analysis and response to the existing site

The layout of the development responds to the opportunities and constraints the site presents (Fig 28). For instance:

- The recent developments fronting Herbert Street are built up to the edge of the street. The proposal mimics this (as far as the site boundary allows) whilst also aligning with the building line of 4 Warden Road. It is considered that this will strengthen the frontage and improve the pedestrian access connecting Herbert Street to Warden Road.
- The existing access onto the site will be retained.
- The adjacent properties and the flats within the main building overlook the development site. To ensure the privacy and daylight is not affected to these rooms, the proposed development will be a minimum of 12m away from existing windows, and no new windows will be positioned looking towards existing windows at the same level.

Furthermore, the scale of the proposal has been dictated by the immediate surrounding context (Fig 29). The terrace houses along Warden Road are 3 storeys (with many also having loft conversions increasing them to 4 storeys). The new residential developments along Herbert Street also range between 3-5 storeys tall. Additionally, Northfield House, opposite the development site, is a high rise residential block. In contrast, the development site is currently single storey to the rear, and is set back from Herbert Street.

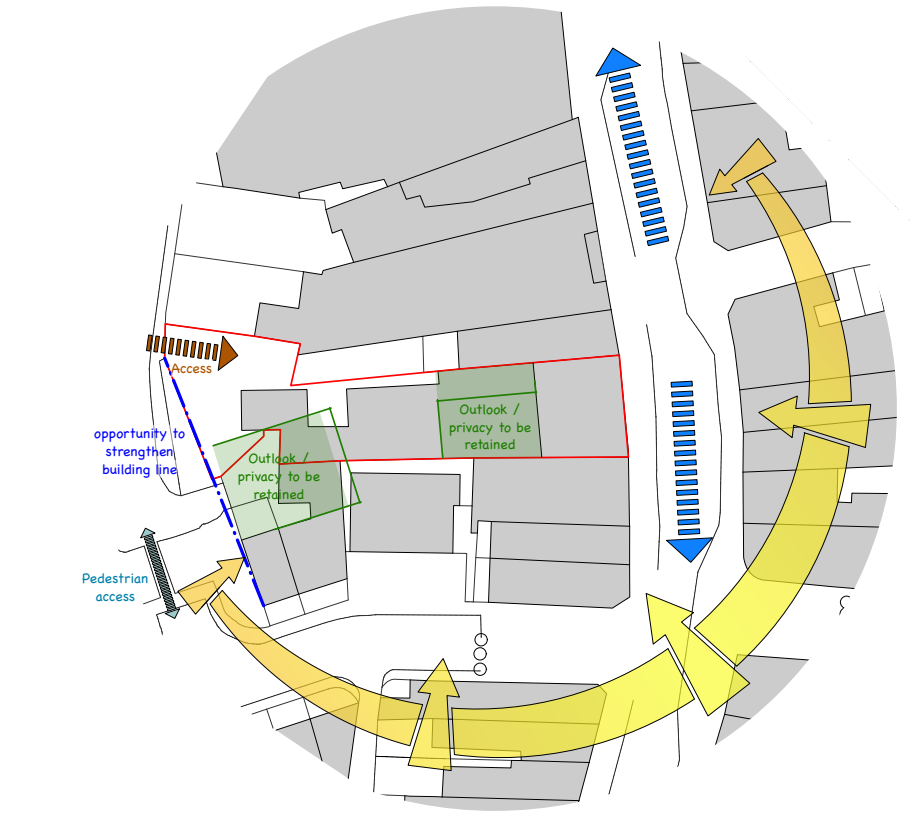


Fig. 28 Opportunities and constraints diagram



Fig. 29a Existing density plan



Fig. 29b Proposed density plan - including application 24-03954-F which is under consideration

2.0 Design Statement

The proposed development responds to the density of the area, and it is therefore proposed to range from 1-3 storeys. This ensures that:

- 1. The development addresses Herbert Street satisfactorily, as it is a similar scale to the recent residential developments in proximity
- 2. The outlook and daylight of the neighbouring occupants is not detrimentally impacted. This is demonstrated in the Daylight and Sunlight Impact Assessment Report by Mach.

Layout and Scale of the Proposed Development

The proposed development can be categorised into 4 distinctive elements (Fig 30):

Main Building: This to be retained

Zone 1: Single storey element closest to the main building

Zone 2: Central two storey element with sloped roof to the south west

Zone 3: One and three storey element facing Herbert Street

Main Building

The main building is to be retained. The upper floors are currently being redeveloped inline with application 23/00686/F. To the ground floor the bin store and cycle store are proposed to be increased in size to improve their functionality. This is due to the layouts approved under application 23/00686/F not including a vented lobby separating the stairs from the bike and bin store, and therefore not complying with fire regulations. Additionally, the bike store was proposed to be very small making it difficult to manoeuvre bikes within it. The bin store will serve the 2 no. flats to the upper floors of the main building.

Additionally, a communal laundry is proposed, this will be used by the flats in the main building, as well as the proposed HMO to the rear.

The ground floor will also accommodate a commercial unit, with access to the basement. This commercial unit will utilise the existing entrance and front onto East Street. There will be no rear access to the commercial unit.

A secondary entrance to the proposed HMO will be via the bike store, adjacent to the laundry (Fig 30). In the case of a flood event, this will be the exit route.

Zone 1

Zone 1 extends 15m away from the main building and is single storey. The scale of this element has been kept low to have a lighter touch on the unlisted building of merit and to ensure the windows of the previously consented first floor HMO are not detrimentally affected by the proposed development.

Zone 1 accommodates 3 bedrooms. Each bedroom is arranged to face onto a new garden, with windows staggered.

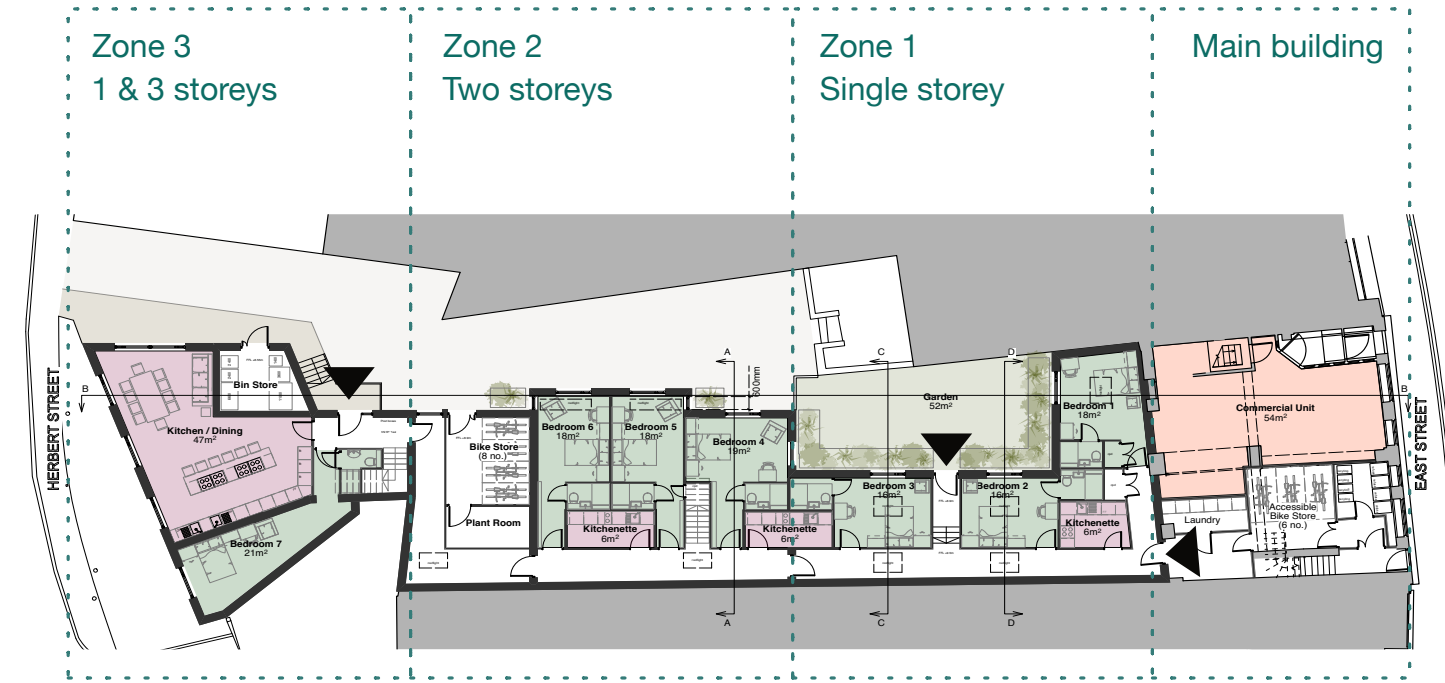


Fig. 30 Proposed Ground Floor Layout with zones indicated

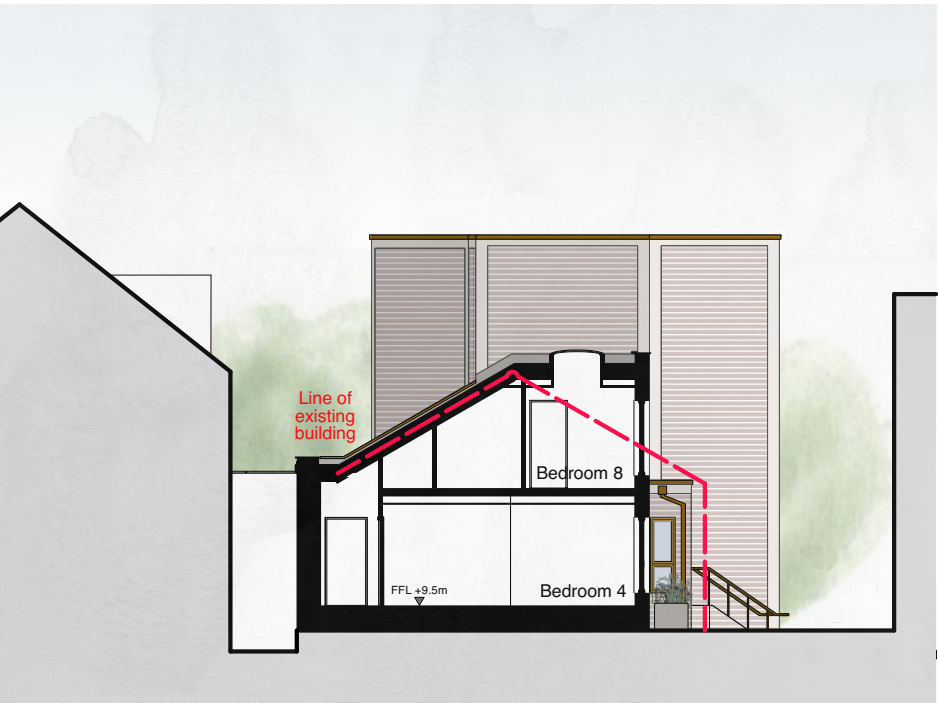


Fig. 31 Section AA through Zone 2

2.0 Design Statement

The garden will have SUDS planters around the perimeter and be planted, improving the biodiversity of the site and the outlook from the bedrooms. Furthermore, all of the bedrooms will have a roof light to maximise natural daylight.

Additionally, there are a number of small kitchenettes positioned throughout the dwelling, with one between bedrooms 1 and 2. It is expected that these bedrooms will still use the main kitchen/dining area in Zone 3, but the kitchenette provides a closer alternative when the occupants would like to use a kitchen for drinks or small meals for example.

Zone 2

The massing of Zone 2 is informed by the scale and form of the existing extension. As shown in Figure 31, there is currently a sloped roof along the boundary to Warden Court. The proposal replicates this massing to ensure the outlook and daylight of Warden Court is not adversely impacted.

This zone accommodates 6 no. bedrooms, 4 kitchenettes, a plant room and bike store.

The bike store has a level access, and is accessed directly from the external courtyard. It is sized to accommodate 8 no. bikes using accessible Sheffield stands.

All of the bedrooms have an ensuite and are sized to exceed Bristol's HMO standards for a combined bedroom and living room for 1 person of 9m², with the smallest being 12.5m² (excluding ensuite).

The outlook and daylight has been maximised to each bedroom. For example, bedrooms 4-6 are all dual aspect and bedrooms 5 and 6 step forward from the storey above, allowing the rooms to benefit from a rooflight as well (Fig 32). All top floor bedrooms will also have a rooflight.

Zone 3

Zone 3 is located to the rear of the site, and addresses Herbert Street. As a result, the massing of this element increases up to three storeys high, to respond to the larger scale development in the immediate vicinity (Fig 10-11, 22-23 & 34-35). The proposed street elevation along Herbert Street (Fig 34) and the aerial view (Fig 35) demonstrates how the scale of the proposal is in keeping with the surrounding context. To the corner, bedroom 7 reduces to a single storey. This is to ensure the two storey element is 12m away from the rear of 4 Warden Road, to minimise any outlook / daylight issues (Fig 28).

The main entrance to the dwelling is located within Zone 3, and is accessed from Herbert Street via steps. The entrance is raised to ensure the internal ground level is protected from floods, and the internal floor level is level throughout the development, from East Street.

Moreover, Zone 3 accommodates 7 no. bedrooms, 1 kitchenette and a large communal kitchen / dining room. The kitchen has been sized to fulfil the requirements for a kitchen being used by 16 people, despite the residents also having access to the kitchenettes throughout the development. Its location within the development also allows the room, and all of the occupants, to enjoy the outlook over Herbert Street and will help to animate the street scene.



Fig. 32 Proposed North East Elevation and Section



Fig. 33 Existing North West Elevation along Herbert Street



Fig. 34 Proposed North West Elevation along Herbert Street



Fig. 35 Aerial view of proposal

2.0 Design Statement

2.3 Materials and Appearance

It is proposed that the development will be constructed from ICF (Insulated Concrete Formwork). This is an energy efficient building method which is quicker to build and has enhanced resilience to floods. The ICF will have a brick finish with rendered surrounds (Fig 36). This responds to the character of the area, and the stone surrounds and banding seen within proximity (Fig 7-9 & 12).

The render surrounds will frame the windows and add vertical emphasis to the elevations. The render will step proud of the brick finish, dress the corners and create a rhythm across the elevation. This will add interest and depth to the facade. Furthermore, the proposed brick finish will be red, to complement the surrounding red brickwork seen within the vicinity.

Large windows are proposed to the bedrooms and communal kitchen / dining area. These will be bronze powder coated, to complement the brickwork and render (Fig 37). To aid compliance with Part O of Building Regulations, a separate opening ventilation panel will be used, adding interest to the facades (Fig 38).

2.4 Landscaping

The current site is covered entirely by either buildings or hardstanding. There is currently no green infrastructure. The proposed development seeks to enhance this by introducing a garden (Fig 30). This will include planting within SUDS planters. This will not only introduce some biodiversity to the site, but also improve the outlook for the residents to the consented HMO's and the proposed HMO, and provide an amenity space for the residents to enjoy.

2.5 Sustainability

The development will take a fabric first approach. ICF is a modern method of construction with a very low carbon footprint. The use of ICF will also help to create an air tight property that exceeds the current building regulations stipulated in Part L1A, and can achieve airtightness to Passivhaus standards. It is proposed that the project will also incorporate air source heat pumps, PV panels and MVHR. The PV panels are proposed on the South West facing roof in Zone 2, and ASHP's will be located on the roof in Zone 1.



Fig. 36 Proposed North West Elevation



Fig. 37 Proposed Material Palette: Brick: AAB Blue Devil Slop Moulded Brown Brick or similar. Mortar: To match render colour. Render: Smooth cream render. Windows: Bronze polyester powder coated aluminium windows.



Fig. 38 Example of louvred windows - St Mary's Student Accommodation, Bristol (Architectural Aluminium and Glass Ltd.),

2.6 Visualisations



Fig. 39 View along Herbert Street looking North East



Fig. 41 Proposed Garden



Fig. 42 Outlook from bedroom 6 side window



Fig. 40 Entrance to the site from Herbert Street



Fig. 43 View along Herbert Street looking South West

3.0 Access Statement

3.1 Residential Access

The proposed HMO will have 2 access routes (Fig 44). There will be a level access from East Street and a stepped access from Herbert Street. The rear access from Herbert Street is proposed to be the main entrance, and will address the more residential character to the rear of the site.

It is proposed that the ground floor will be set at +9.5m, to match the existing entrance to East Street. This will ensure that in the event of a flood, the residents will have a safe access route onto East Street.

An additional exit will be provided to garden, between bedrooms 2 and 3. This provides access for all of the residents within the proposed new development.

3.2 Parking Provision

No car parking provision is proposed for the development, due to the highly sustainable location on East Street with facilities within the immediate vicinity and public transport links within proximity.

Cycle storage is proposed. This accommodates 8 no. spaces within a secure cycle store. This will be accessed from Herbert Street, close to the main entrance (Fig 44). This exceeds Bristol’s Parking Standards which does not specify a minimum provision for HMO’s. The cycle store proposed provides 1 space per 2 occupants.

Additionally, the cycle store to the main building, consented under 23/00686/F is proposed to be increased in size to improve its functionality. The enlarged cycle store accommodates 6 no. large cycle parking spaces. This cycle store will serve the HMO’s within the main building.

All of the cycle storage is proposed to be accessible Sheffield stands.

3.3 Public Transport

The site is close to public transport links. The East Street bus stop is a 1 minute walk away, and is served by numerous bus services including the M1 Metrobus and A1 Airport Flyer. This provides connections across the city, as well as to Bristol Airport. Additionally, Bedminster train station is only a 5 minute walk away.

3.4 Refuse Provision

Integrated refuse storage is proposed, which is sized to accommodate the required bins for a 16 bed development in accordance with Bristol City Councils Refuse Guidance for buildings with 15 or more bed spaces. This will be accessed from Herbert Street (Fig 44).

The bin store consented under application 23/00686/F, within the main building, is proposed to be slightly modified to accommodate a vented lobby. This will ensure the development complies with fire regulations. The capacity of the bin store remains unchanged. This bin store will serve the HMO’s within the main building.

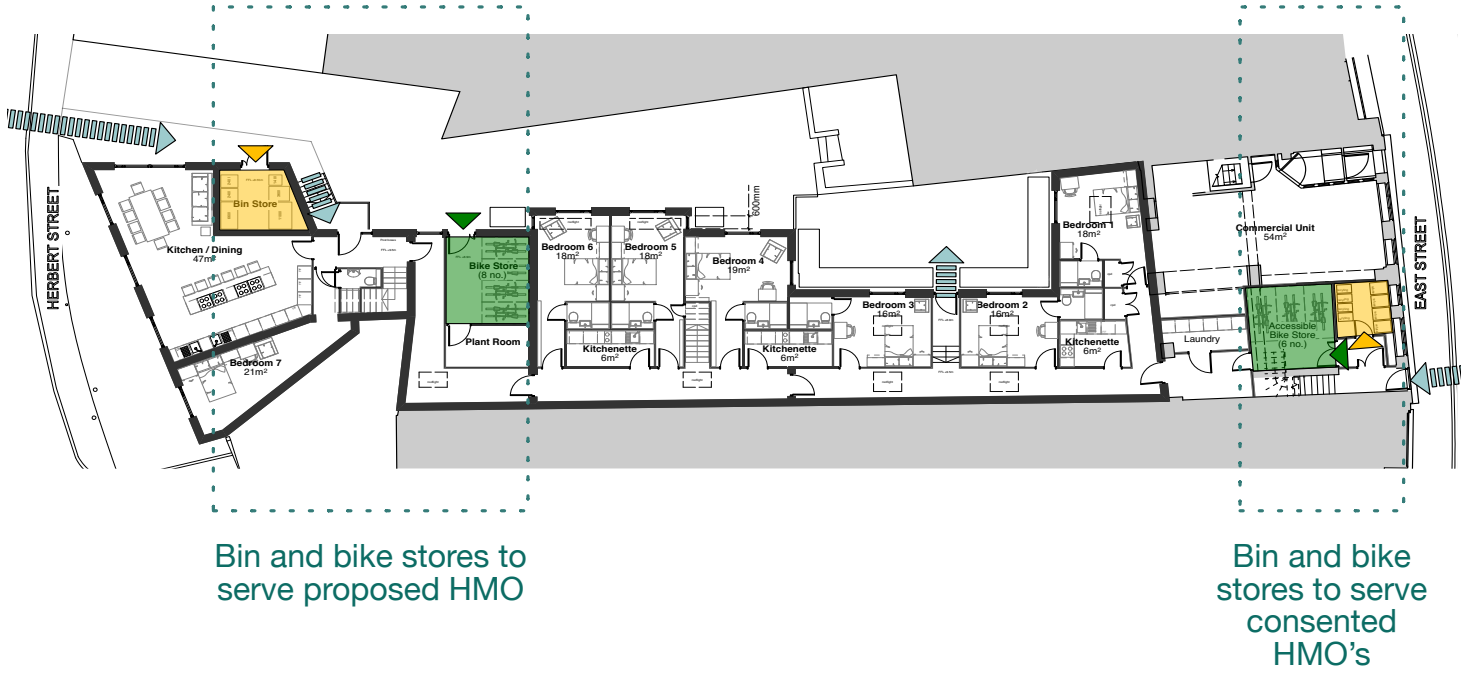


Fig. 44 Access Strategy

4.0 Summary & Impact Appraisal

110-112 East Street is a Victorian unlisted building of merit within Bedminster Conservation Area. Whilst the frontage onto East Street may be considered to contribute to the character of the Conservation Area, the extensions to the rear have little aesthetic value. The Public House is currently vacant, and the upper floors have already obtained consent to be converted into 2 no. 5 bed HMO's. This is currently being implemented.

This planning application relates to the change of use of the vacant Public House, the proposed demolition of the rear extensions and creation of a new 16 bed HMO.

Whilst it is appreciated that the development is for a large HMO, the proposal responds to this and has sized the facilities to suit. For instance, kitchenettes will be provided in addition to the communal kitchen / dining area, and all bedrooms exceed space standards.

The massing of the proposal has been designed in three distinct zones to respond to the immediate surroundings. This ensures the outlook and daylight to the surrounding properties and consented HMO's are not detrimentally affected. Additionally, all rooms within the HMO have sufficient natural daylight. Please refer to the Daylight and Sunlight Impact Assessment Report and Internal Daylighting Assessment by Mach for further information.

Furthermore, the massing of the proposal steps up to the frontage of Herbert Street. This ensures the proposal has a presence within the street scape and addresses the developing building line. It is also considered to contribute to the residential character of Herbert Street. The scale of the development is deemed to be proportionate for the surrounding context, as demonstrated in the street elevations along Herbert Street (Fig 34).

It is recognised that the proposed development is within the Conservation Area, and the design of the proposal should aim to improve on the existing condition. To ensure this is achieved, the design process has been informed by analysis of the character of the surrounding area. This has picked up on stone banding and strong window surrounds. This is reflected within the proposed design in a contemporary way. It is considered that the composition of the elevations, along with the proposed high quality finishes, will ensure the development contributes to the character and appearance of the Conservation Area.

Additionally, the biodiversity and outlook within the site will be improved by the proposed development. Currently the site has no green infrastructure, whereas the proposed development will introduce a garden and additional planting within SUDS planters. This will improve the amenity of the site for all residents.

Overall;

- The proposed development will create a new commercial unit, contributing to the active frontage and vitality of East Street
- The development makes good use of a brownfield site to provide much needed housing in a sustainable location
- The proposed development has been carefully designed to ensure the amenity for neighbouring occupants is not detrimentally impacted
- Future occupants will enjoy naturally lit rooms, which considerably exceed space standards and enjoy the benefits of a large communal space and garden area.
- The design of the development has been carefully considered to ensure it responds to the characterful buildings within proximity and uplifts the setting of the Conservation Area

Considering the above, it is believed that the proposed development will provide much needed housing and contribute to the character of the Conservation Area. It is, therefore, hoped that permission will be forthcoming.