

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

Design and Access Statement

Demolition of existing Annex and erection of 4no. houses (Class Sui Generis)

October 2025



Visualisation of the proposed north elevation to the courtyard

1.0 INTRODUCTION

This 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. houses, Class Sui Generis. This would be ancillary accommodation 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 Design & Access Statement should be read alongside the following;

- Cover Letter by Rapleys
- Heritage Statement by Heritage Planning
- Landscape Proposals by Liz Lake Associates
- Application drawings by Shu Architects
- Waste Statement by Shu Architects



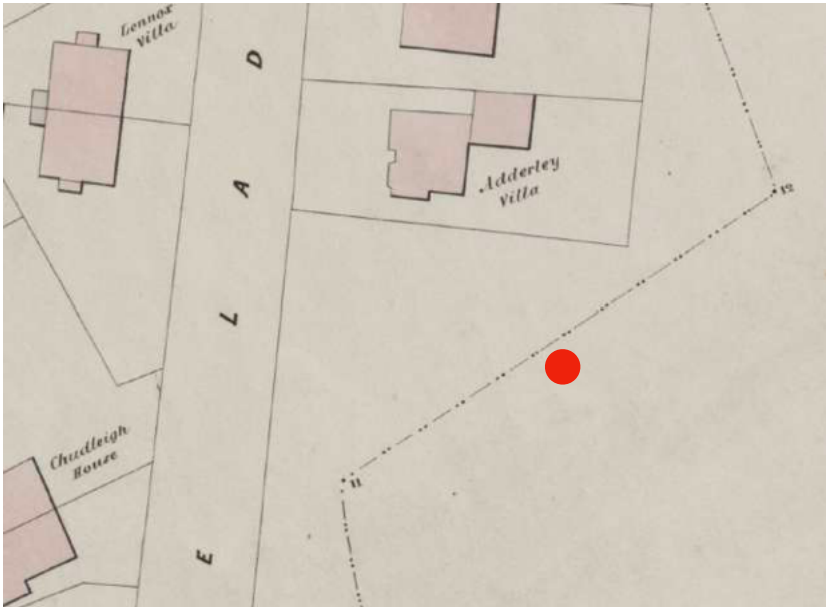
Fig 1: Existing building to the rear of 11-13 Whiteladies Road, May 2025



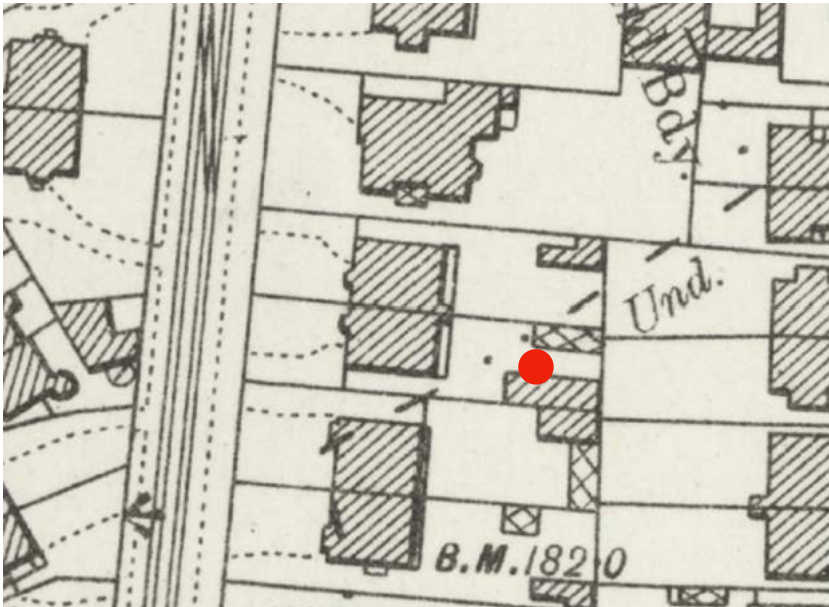
Fig 2: 11-13 Whiteladies Road viewed from pavement opposite, March 2025

2.1 CONTEXT : HISTORIC MAPS

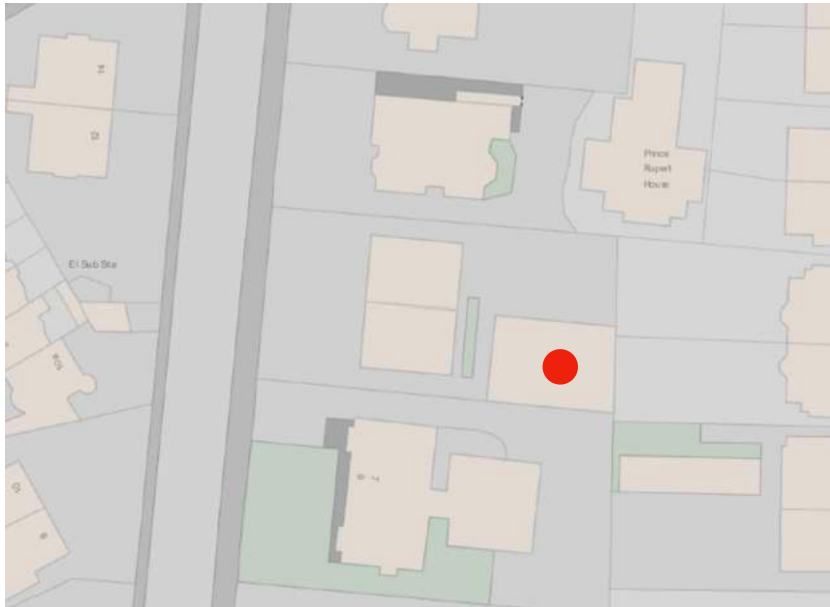
Below are historic maps from Know Your Place Bristol (<https://maps.bristol.gov.uk/kyp/>) with nos 11-13 Whiteladies Road marked with a red dot.



1855 Ashmead



1894-1903 OS 25" 2nd Edition

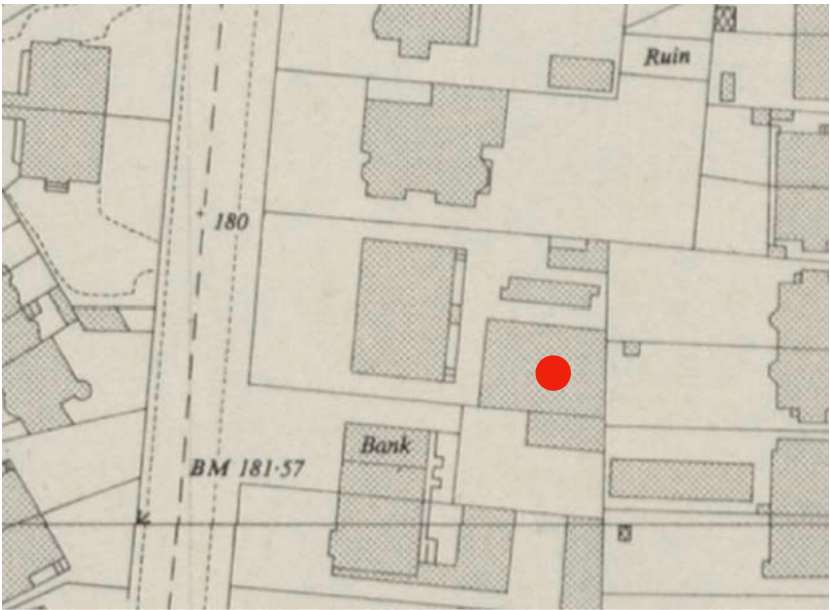
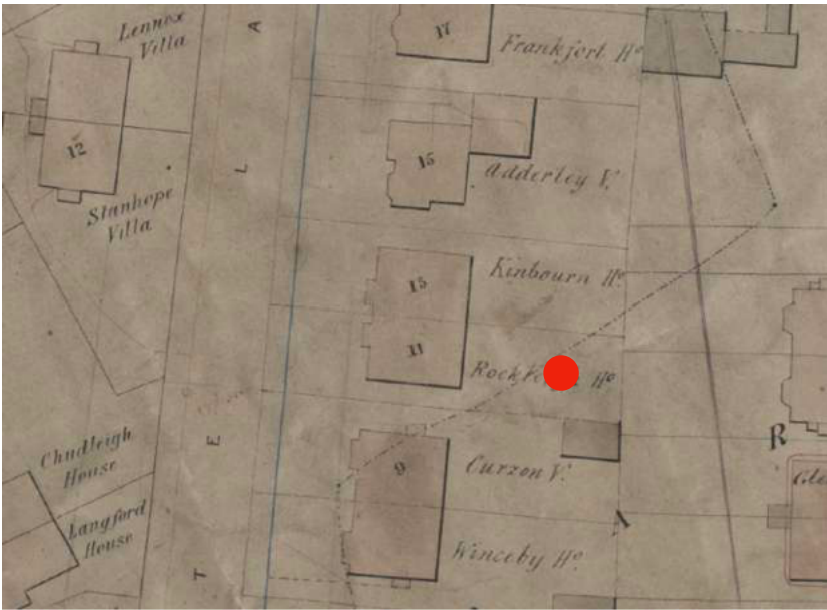


BCC 2019 Q2 Base Map



1874 Ashmead

1947-1965 OS National Grid



2.2 CONTEXT : SITE PHOTOGRAPHS

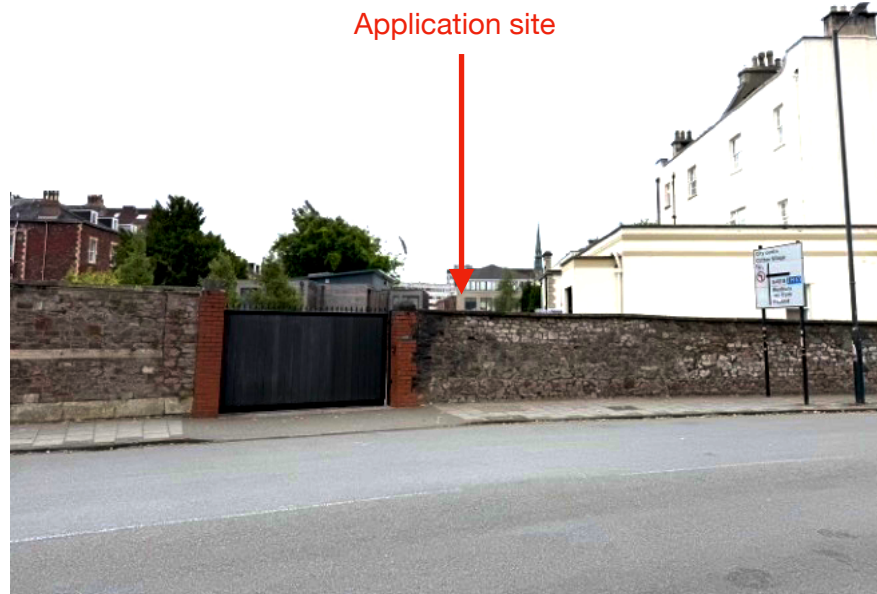


Fig 5: View of the rear of the properties of 7 to 19 Whiteladies Road from Tyndall's Park Road. The existing building to the rear yard is not visible



Fig 6: View between nos 11-13 & 7-9 Whiteladies Road with the application site just visible in the distance and no 21 Elmdale Road behind



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 with Prince Rupert House to the right and no.15 to the left

2.3 CONTEXT : SITE DESCRIPTION & HISTORY

The application site sits to the rear of nos 11-13 Whiteladies Road, a 3 storey property with a basement that sits to the east side of Whiteladies Road (fig 2). The site currently accommodates a car park and a single storey Annex to the rear (fig 1).

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 (fig 1 & 8).

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, which may have been stables. These are orientated along the side boundaries.

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 enlarged and reflects the footprint 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. These are discussed further in the Heritage Statement

The application site is surrounded by high rubble stone walls and there is no vegetation present (fig 1, 7, 8, 9 & 10). The site cannot easily be seen from the wider Conservation Area with only a small glimpse of the existing building between nos 11-13 & 7-9 Whiteladies Road (fig 5 & 6). The Heritage Statement states that the existing rear yard and building which forms the application site makes no positive contribution to the character or significance of the Conservation Area.

The rear yards 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). The figuregram plan to figure 11 shows there is consistency in the position or arrangement of these interventions.

In 1989 consent was granted for the demolition of Annex and erection of a 4 storey office extension (fig 12), 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 13), planning application reference 02/022297/F. However, this was never implemented.

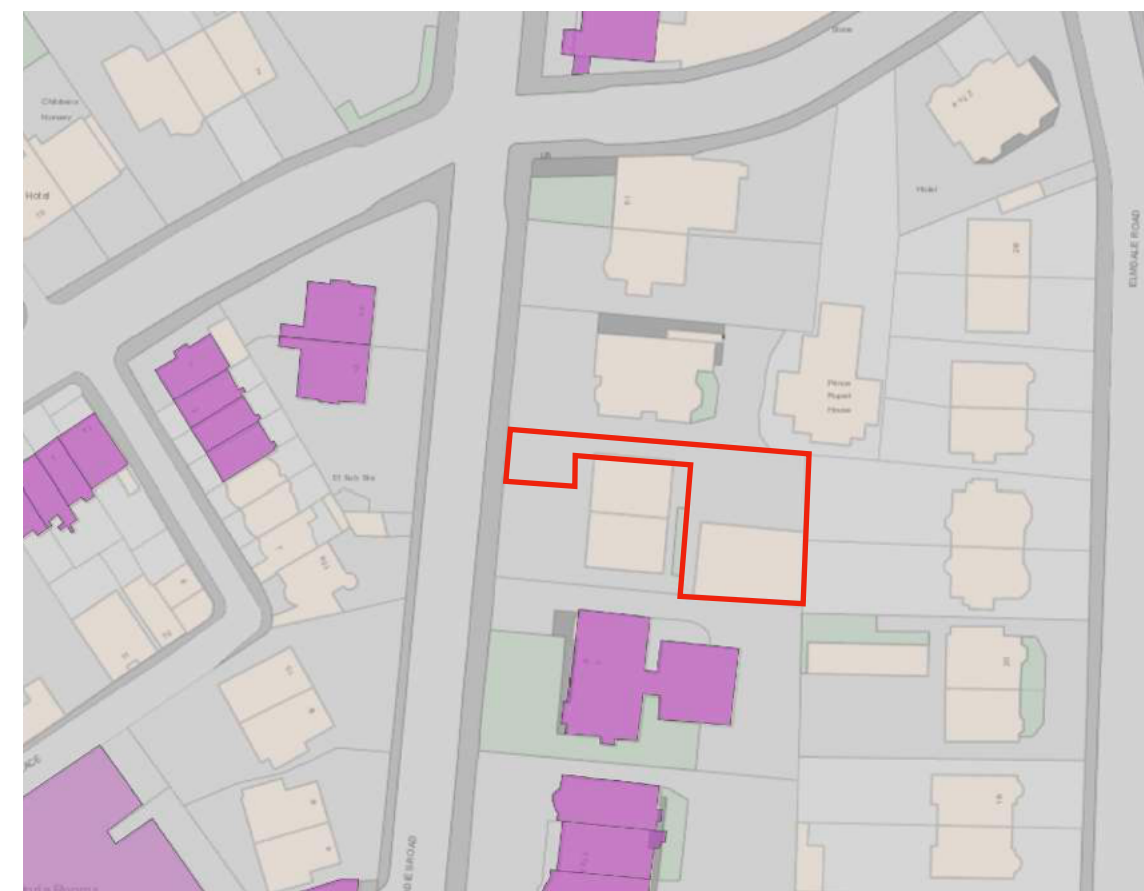


Fig 3: Local area with the nearby listed building shaded in purple and the site application boundary outlined in red (Know Your Place Bristol)



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

2.3 CONTEXT : SITE DESCRIPTION & HISTORY (CONTINUED)



Fig 11: Figuregram plan showing the footprint of the rear yards of the nearby properties with the site outlined in red

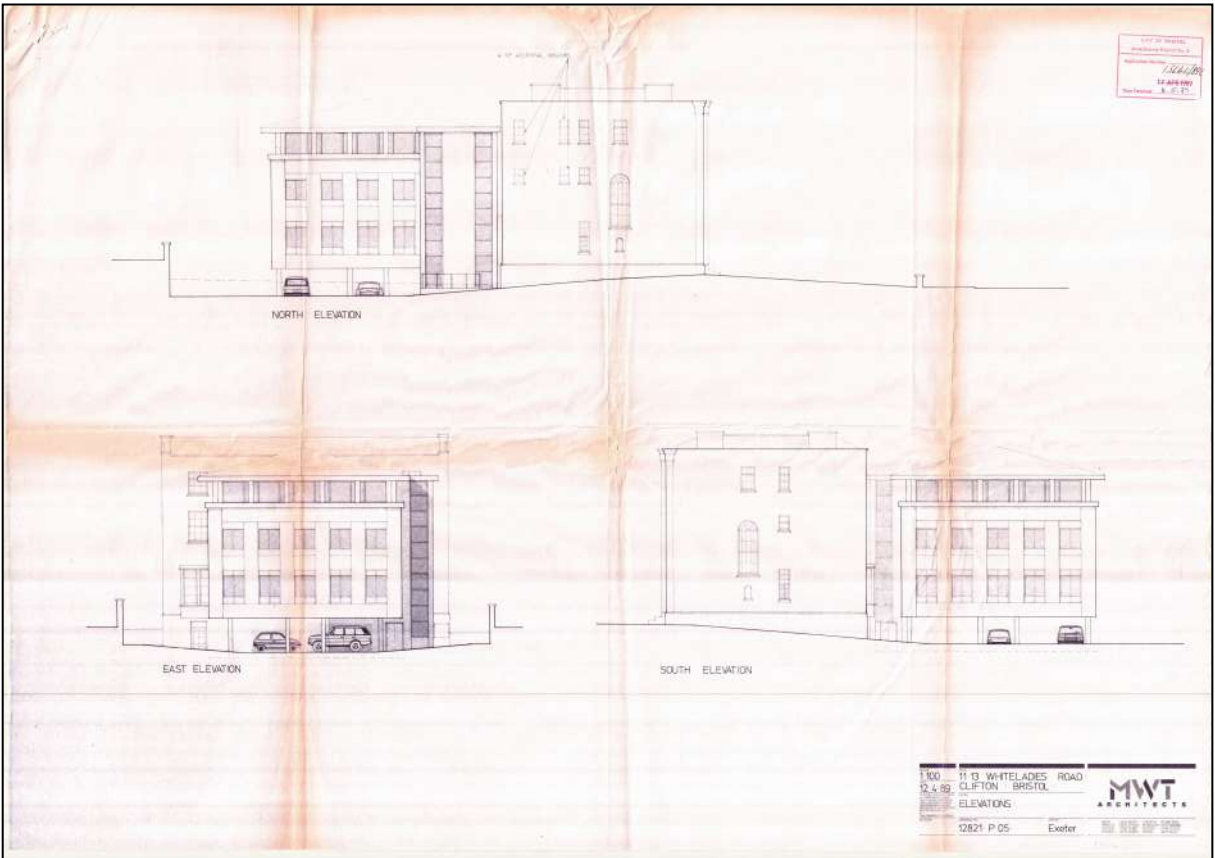


Fig 12: Elevation drawing from consented application for demolition of Annex and erection of a 4 storey office extension. Planning reference 89/01364/L. Never implemented

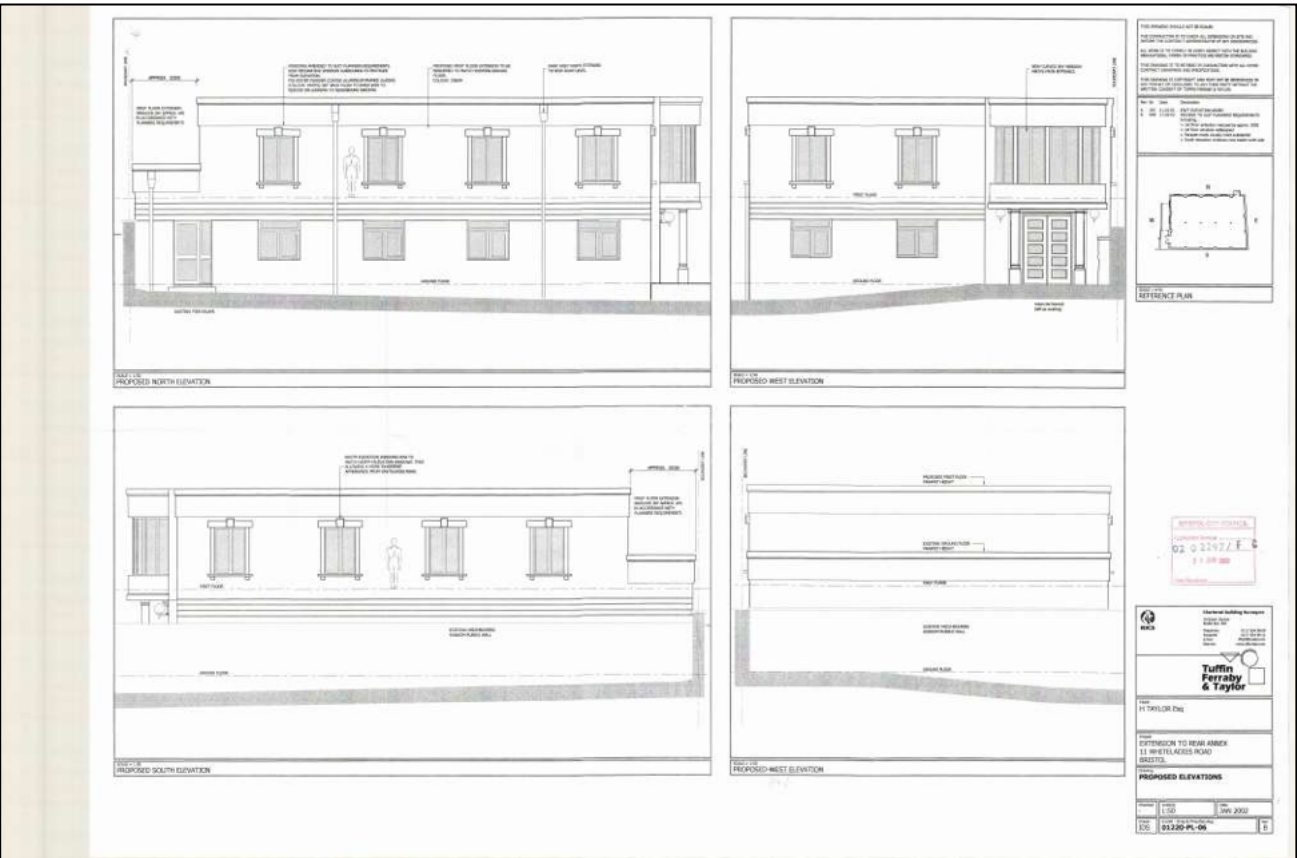


Fig 13: Elevation drawing form consented application for first floor extension to the Annex. Planning reference 02/02297/F/C. Never implemented

3.1 DESIGN STATEMENT : LAYOUT & DESIGN

When considering the design of the houses it was important that the houses extend no further into the rear courtyard than the existing building. This would allow for a generous area of planting and small trees to be introduced to enhance the rear yard.

However, it was also important that the houses were pulled away from the adjacent boundary walls (fig 13). This would create small south-facing patio gardens and also allow the original rubble stone boundary walls to be revealed. Therefore the footprint of the proposed buildings would be less than the footprint of the existing building.

Design feedback from the refused application earlier in the year was considered. The style and design of other infill houses to the Clifton Conservation Area was also considered, refer to Section 3.2. It was felt that the most successful developments were those that used metal cladding or natural masonry finishes. It was felt that, considering the range of styles to the immediate locality of the site as shown in Section 2.2, that metal cladding would not be appropriate. It is therefore proposed the houses utilise rubble stone and dressed bath stone to reflect the rear elevations to Elmhurst Road (fig 14 & 15) and compliment the modern rear extension to 7-9 Whiteladies Road (fig 1).

The eaves have been proposed as a simple parapet with a flat roof above. The proposed parapet height is only 1m higher than the parapet height of the existing building. As can be seen from the wider site elevations the roof level will continue to remain subservient to the surrounding properties, including the modern rear extension to 7-9 Whiteladies Road (fig 16)

Consideration was given to the impact of the proposed development from Whiteladies Road and this has been discussed further in Section 3.3.



Fig 14: Visualisation of the proposed courtyard elevation



Fig 15: The rear elevations to Elmhurst Road

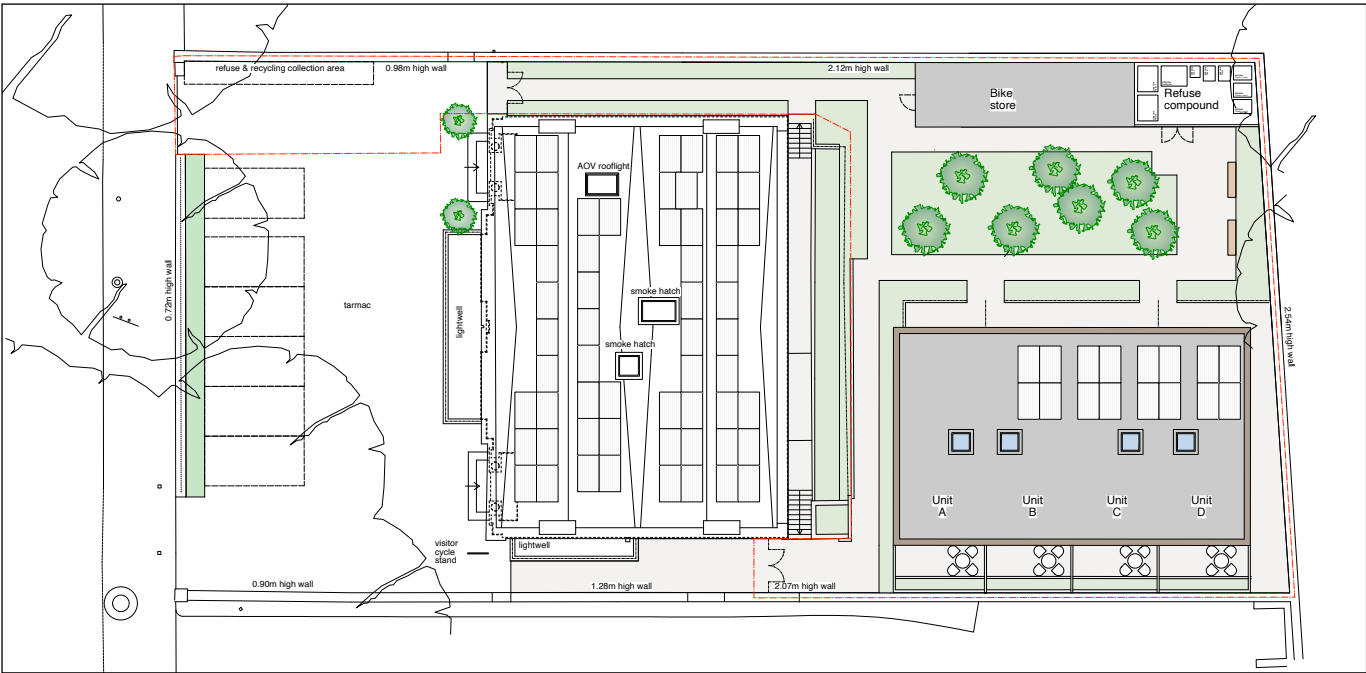


Fig 13: Proposed site plan

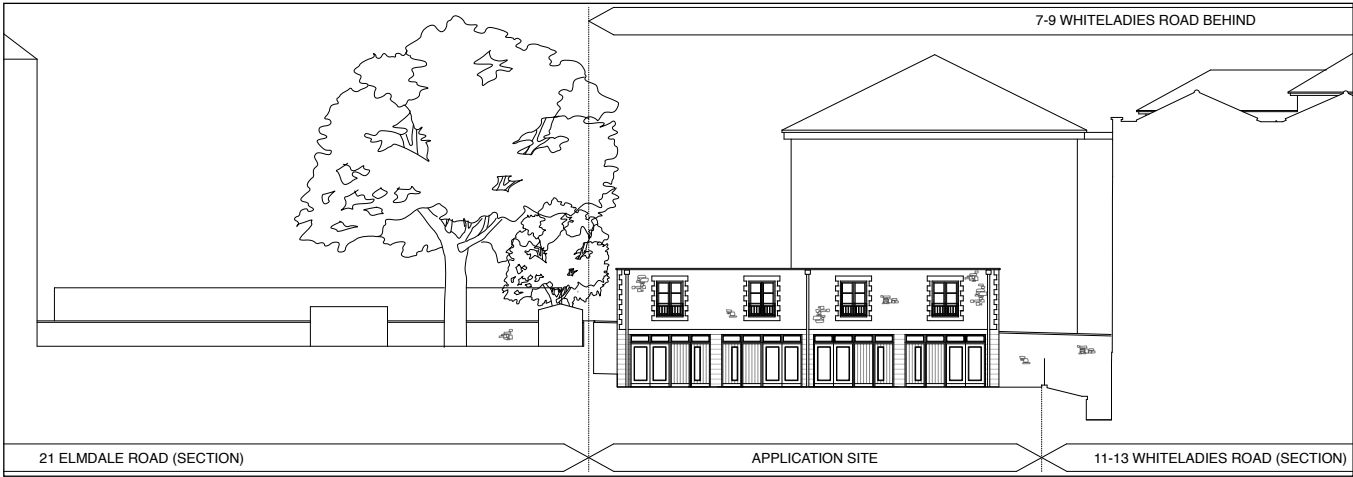


Fig 16: Proposed north & front elevation in comparison to the surrounding existing buildings

3.2 DESIGN STATEMENT : INFILL DEVELOPMENT TO THE WHITELADIES ROAD CONSERVATION AREA

There are numerous infill developments within the Whiteladies Road Conservation Area. The ones highlighted below are in close proximity within the Clifton Conservation Area.

It was felt that the most successful developments were those that used metal cladding or natural masonry finishes. This included;

- the new house to Brighton Mews (fig 17)
- the new house behind a wall to the rear of St Pauls Road (fig 18)
- the older corner house at 8 Sunderland Place (fig 19).

It was felt that timber cladding and light render finished did not age as well over time.



Fig 17: Houses to Brighton Mews



Fig 18: House to the rear of no. 10 St Pauls Road



Fig 20: Houses to the rear of no. 6 St Pauls Road



Fig 19: Houses to 19-8 Sunderland Place



Fig 21: The timber clad apartments of Prince Rupert House adjacent to the site & behind 15 Whiteladies Road

3.3 DESIGN & ACCESS STATEMENT : VIEW FROM WHITELADIES ROAD

The existing building to the application site sits behind 11-13 Whiteladies Road. The majority of the application site cannot be seen due to the high buildings fronting Whiteladies Road. There is a small glimpse of the existing building between nos 11-13 & 7-9 (fig 22)

As can be seen from the photomontage to Figure 23, the pulling back of the building mass from the south boundary allows the view of the rear elevation to no. 21 Elmdale Road to be more visible. The choice of a materials can also be seen to reflect the rear elevation to no 21 Elmdale Road, while siting comfortably with the more historically significant properties fronting to Whiteladies Road.



Fig 22: Photograph of the Annex from Whiteladies Road between nos 11-13 & 7-9



Fig 23: Photomontage showing the massing of the proposed mews houses

4.1 ACCESS STATEMENT

Access to the Site

The proposed development will be managed alongside the accommodation to the main building. This has two combined vehicle and pedestrian access points from Whiteladies Road (fig 24). These will both be retained

Access to Communal Facilities

The PBSA units are ancillary to the units within to the main building fronting Whiteladies Road. It is intended that they will share the Communal Room located to the north east corner which has access from the north facade. This is indicated on the adjacent plan.

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.

Pedestrian Access

The principal pedestrian entrance to the terrace houses is via the front north elevation from the proposed landscaped courtyard (fig 14 & 24).

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 14 bicycles via 7 no. Sheffield cycle stands. This will be for use by the proposed houses as well as those for the apartments to the main building. This will provide 1 space per 4 bed Sui Generis spaces and will therefore meet the requirement in Bristol City Council’s Site Allocations and Development Management Policies document.

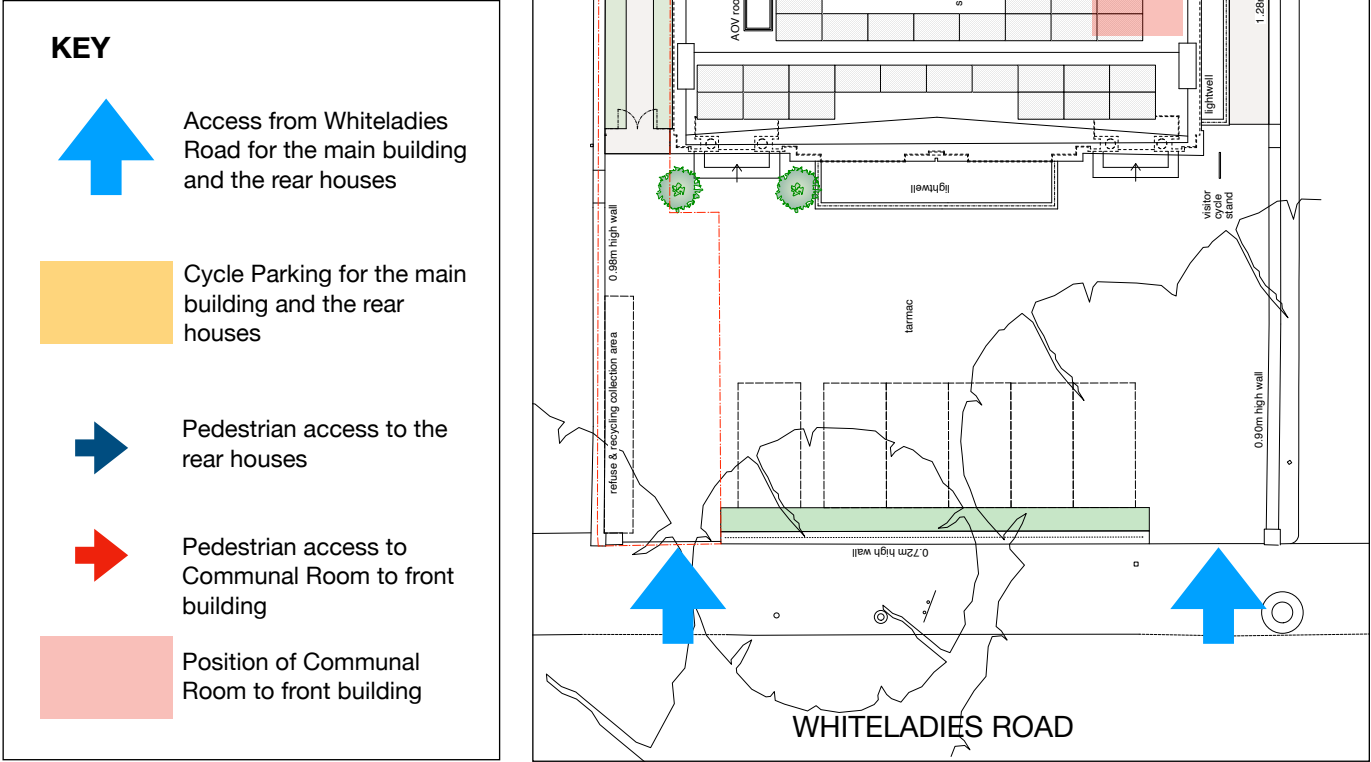


Fig 24: Proposed site plan indicated key access points, cycle parking and communal facilities

5.1 IMPACT ASSESSMENT

Nos. 11-13 Whiteladies Road, was original built as a pair of semi detached residential properties and sits within the Whiteladies Road Conservation Areas. The property has an existing single storey building to the rear yard. The supporting Heritage Statement, which accompanies this application, evaluated the existing building and yard to be of low quality and make no positive contribution to the Whiteladies Road Conservation Area.

The proposal is for the demolition of the existing building and erection of 4no. two storey houses, Class Sui Generis. These would be ancillary to the 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 and bike storage for residents of both the application site and the main building to 11-13 Whiteladies Road.

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. The proposed design has reflected on the style of infill development within the Conservation Area and the impact of views from the public highways.

We believe the massing and design of the proposals has been carefully considered and that the houses will by virtue of the siting and the high quality local materials enhance both the adjacent Listed Building and the wider Conservation Area, particularly when viewed from Whiteladies Road.

We believe the introduction of a landscaping rear courtyard, which will include small trees, will have a positive impact on the wider Conservation Area and improve biodiversity.