

QUEEN'S PARADE HOTWELLS, BRISTOL

2731 DS 01 DESIGN & ACCESS STATEMENT

4TH MAY 2023



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This Design & Access Statement has been prepared by Angus Meek Architects on behalf of Snap Investments Ltd as part of a Full Planning Application submission for the proposed development of 9 residential apartments and 3 commercial units at the site of the former St George’s Church of England Primary School, on the corner of Queen’s Parade and York Place, Bristol.

This statement is to be read in conjunction with the application drawings and following consultant reports:

PLANNING STATEMENT
RAPLEYS

DAYLIGHT & SUNLIGHT IMPACT ASSESSMENT
MACH GROUP

INTERNAL DAYLIGHT & OVERHEATING
ASSESSMENT
MACH GROUP

ENERGY & SUSTAINABILITY STATEMENT
MACH GROUP

TECHNICAL NOTE ON ACCESS
HIGHGATE TRANSPORTATION

SUSTAINABLE DRAINAGE ASSESSMENT REPORT &
STRATEGY
KB2

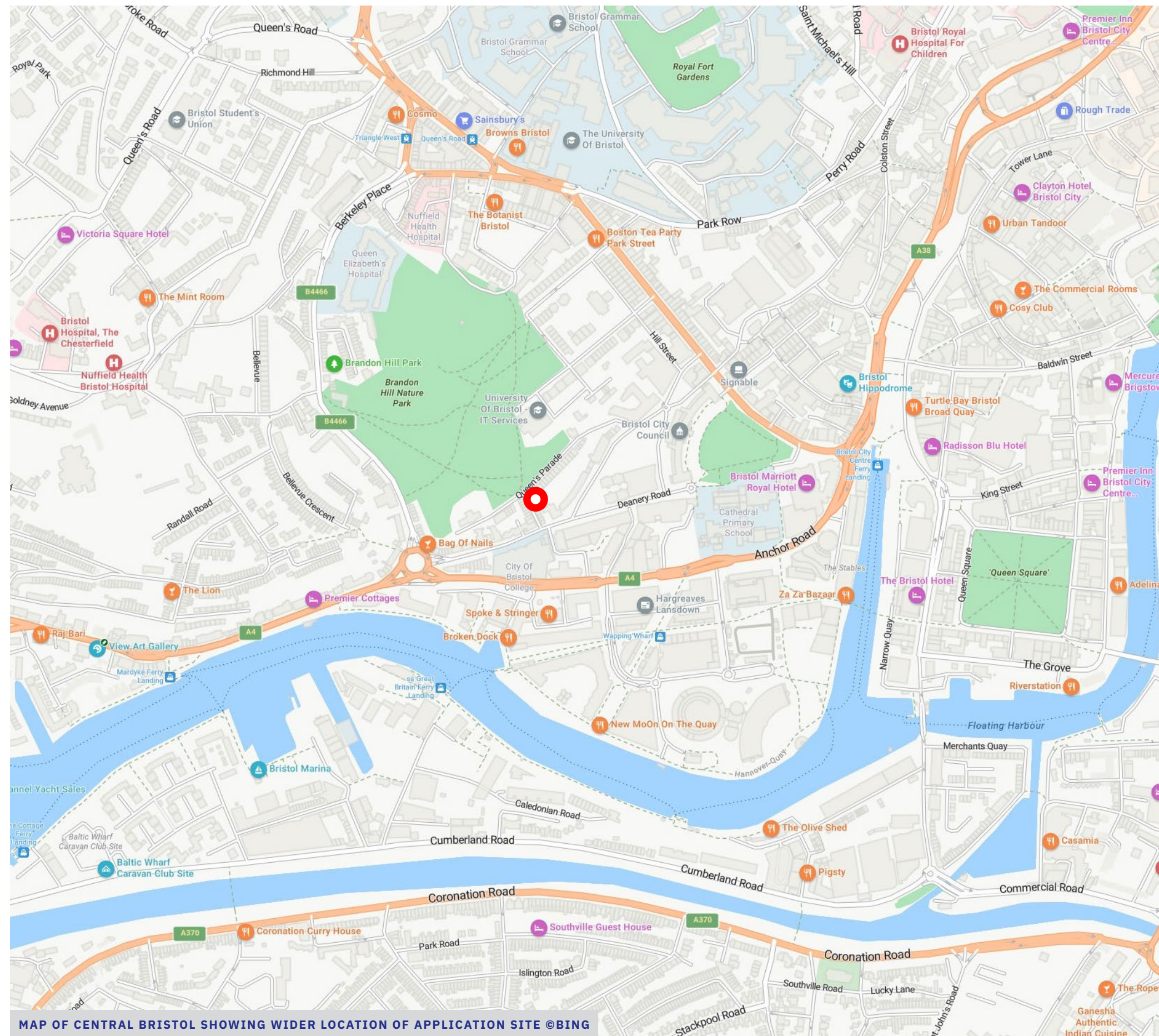
HERITAGE STATEMENT
HERITAGE PLACES

ARCHAEOLOGICAL DESK-BASED ASSESSMENT
BRISTOL & BATH HERITAGE CONSULTANCY LIMITED

PHASE 1 GROUND INVESTIGATION INCLUDING
COAL MINING RISK ASSESSMENT
T&P REGENERATION LTD

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The application site is located in central Bristol, to the west of the city centre. The site is on the corner of Queen's Parade and York Place sandwiched between Brandon Hill to the north and Canon's Marsh to the south.

Whilst the site is in a central location, it is set back from main roads such as Anchor Road and Jacob's Wells Road, with the immediate local context mainly residential in type.

The site lies within the Park Street and Brandon Hill Conservation Area of Bristol.



AERIAL PHOTOGRAPH OF SITE

The application site, circa 0.14 acres in area, is bounded to the north west by Queen's Parade, to the north east by No.14 Queen's Parade, to the south west by York Place, and to the south east by No. 8 York Place.

The site was most recently used as additional education facilities associated with St George Church of England Primary School, which is sited further west along Queen's Parade. On the site exist two vacant buildings comprising a two-storey modern building immediately adjacent 14 Queen's Parade, used for classrooms and toilet facilities, together with a former chapel, which was most recently converted for use by the school. The former chapel is locally listed by the Local Authority. An external courtyard play area with weather canopies occupies the remainder of the site.

The site is located at the western end of a grade II listed Georgian terrace known as 1-14 Queen's Parade. These townhouse buildings front Brandon Hill to the north and are with typical Georgian design features and geometry including window fenestration, as well as consistency of proportions along the entirety of the terrace.

There are two main pedestrian access points to the site, both of which are from York Place with openings through the existing stone boundary wall to the north and south of the former chapel building. There is no vehicular access and the road falls steeply away from Queen's Parade to the north down to St. George's Road to the south, with the surrounding terraced housing staggered to respond to the changing topography.

The site area is relatively level internally, with a high retaining wall boundary to Queen's Parade, which steps down along York Place. The wall is formed of rubble stone wall with red brick capping. The height of the wall is approximately 1.8m from Queen's Parade road level and follows the slope of the road.

To the south of the site exists further three-storey terraced houses along York Place and St. Georges Court, also three-storey which is a residential block formed from within a converted former office block.

The rear block forms part of the south boundary of the site together with no.8 York Place.



12-14 QUEEN'S PARADE & APPLICATION SITE



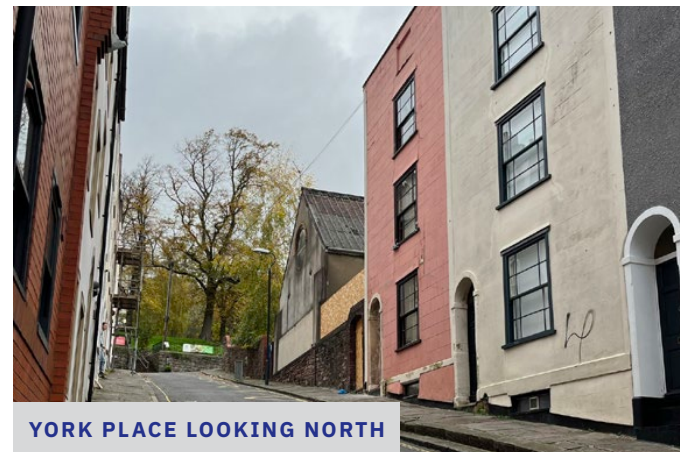
APPLICATION SITE FROM BRANDON HILL



APPLICATION SITE FROM BRANDON HILL



BOUNDARY WALL ON QUEEN'S PARADE



YORK PLACE LOOKING NORTH



APPLICATION SITE FROM YORK PLACE



UPPER SITE ACCESS GATE



INTERNAL COURTYARD LOOKING WEST



INTERNAL COURTYARD LOOKING NORTH



INTERNAL COURTYARD & EXISTING BUILDINGS



INTERNAL COURTYARD & FORMER CHAPEL



DATE STONE LOCATED ON FORMER CHAPEL



INTERNAL - FORMER CHAPEL



INTERNAL - FORMER CHAPEL



INTERNAL - FORMER CHAPEL



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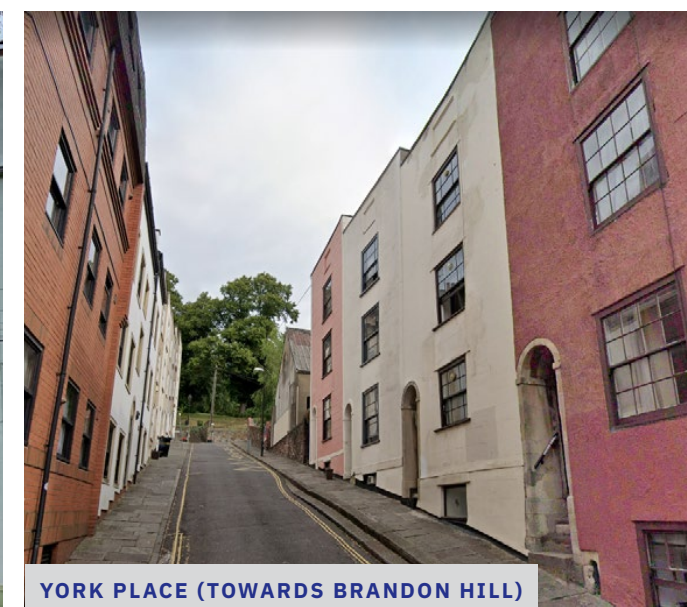
REAR (SOUTH) ELEVATION OF FORMER CHAPEL



OUTBUILDINGS TO REAR OF FORMER CHAPEL



EXTENSION TO REAR OF FORMER CHAPEL



The site lies within the Park Street and Brandon Hill Conservation Area and affects the setting of listed buildings. Accordingly a Heritage Statement has been prepared and is submitted in support of this application.

CONSERVATION AREA

Within the Local Authority Park Street and Brandon Hill Conservation Area Appraisal; Character Area 4 (St George's Road and Jacob's Wells Road) describes the areas surrounding the application site as follows:

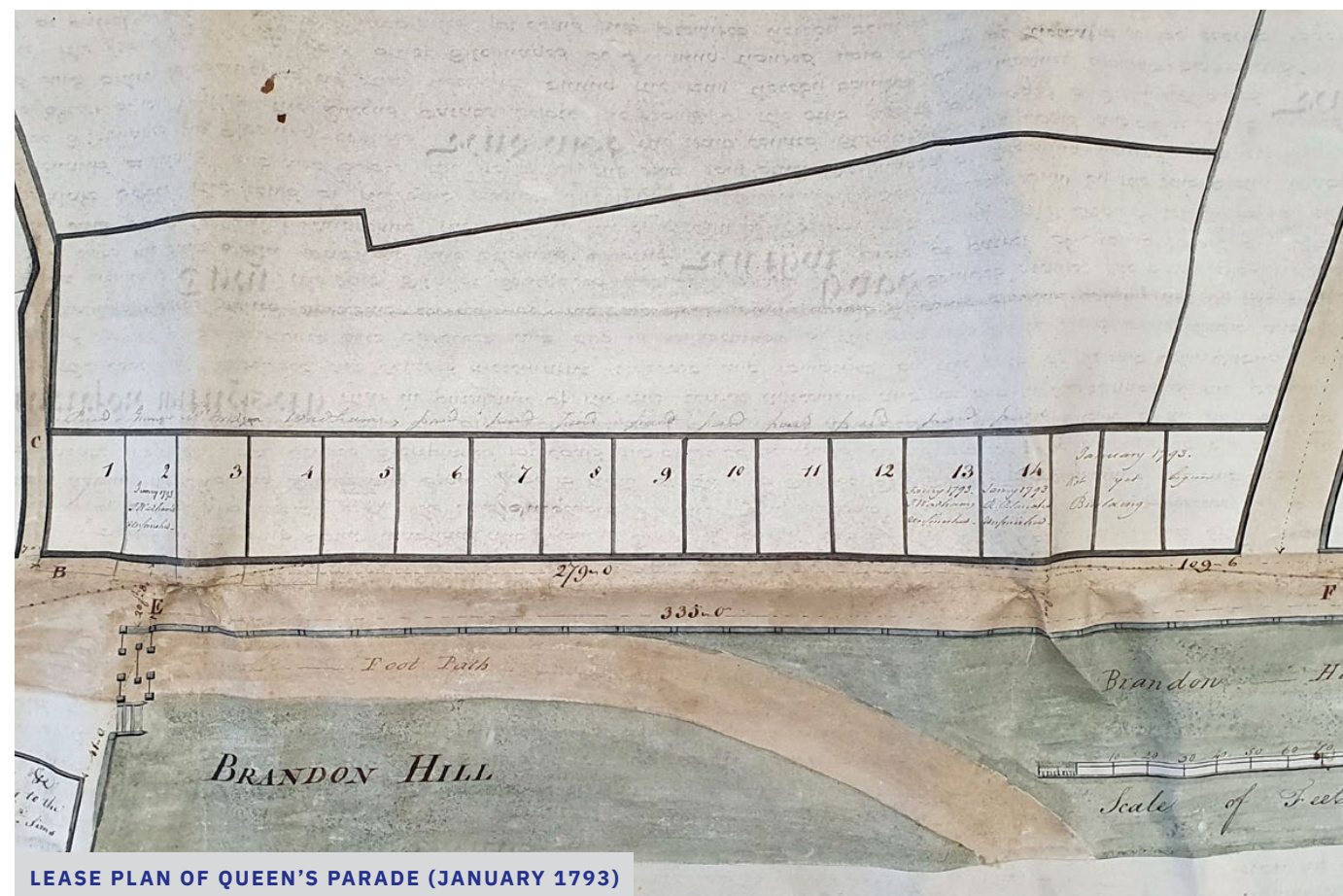
7.1.4i York Place is a quiet narrow street with a terrace of early 19th century townhouses that step up to Brandon Hill. The character instantly becomes a quiet backwater away from St George's Road contained by villas and terraces and providing a mainly Georgian backcloth to views down Brandon Hill.

7.4.4j Queen's Parade fronts the Park (Brandon Hill) and focuses on a composed terrace of 14 houses constructed in 1794. These late Georgian buildings each have a stucco façade with limestone dressings and a pantile roof. Other buildings include the 'Gothick' style Brandon Cottage, once home to the 'Bristol Savages' group of artists, and the late 18th century Brandon House.

7.4.4k At the west end of Queen's Parade is a stretch of traditional Pennant setts and St George's Primary School, a late Victorian building in Pennant stone. Here, the steep drop from Brandon Hill down to St George's Road allows for excellent views over the lower rooftops. The design quality of any new modern roof form is particularly significant, when seen from Queen's Parade.

The Character Appraisal highlights the strengths of this area, most of which are related to the traditional building styles and detailing, which feature heavily on Queen's Parade, as well as quality of materials and views from and to Brandon Hill.

In its present form, the application site does not conform with the pattern of the street scene along Queen's Parade. The vast, blank gable end of 14 Queen's Parade does not provide continuity to the general building line, with the existing stone boundary wall providing a link between the frontage along Queen's Parade and the locally listed former chapel.



LISTED BUILDINGS

The site is adjacent to nationally listed buildings on three sides. The official listings are as follows:

List Entry Number: 1218129 - Grade II

Statutory Address: 1-14, Queen's Parade

List Entry Number: 1282034 - Grade II

Statutory Address: 3-7, York Place

List Entry Number: 1202718 - Grade II

Statutory Address: 8-11, York Place

ORIGINAL DESIGN OF QUEEN'S PARADE

There is substantive evidence that the application site was at one stage originally intended to accommodate 3no. further dwellings as part of the original Queen's Parade development dating from the late 18th century (1786 to 1793).

The lease plan (bottom left) is believed to date from 1793 and shows that the developers of 1-14 Queen's Parade, which at the time are noted as having reached varying states of construction or occupation, intended for three additional plots to be constructed to the west of no. 14, terminating at the corner of what is known as Queen's Parade and York Place today.

It appears that the outbreak of war in 1793 between Great Britain and the French First Republic, and the resulting economic crisis that consumed the construction industry, prevented the terrace from ever being completed in its envisaged entirety. It is believed that this is the reason that no.14, as the final (eventually) completed dwelling to the western end, brings the terrace to an abrupt halt. It is likely that excavation works took place to construct the 3no. additional dwellings hence the level change and construction of retaining wall to the north and west site boundaries.

APPLICATION SITE PLANNING HISTORY

From around 1786 the application site is believed to have been utilised as a builder's yard, first in connection with the construction of 1-14 Queen's Parade, then the latter York Place dwellings, before being leased to various parties as garden/yard space and stables/paddock until 1888 when the Ecclesiastical Commission conveyed the land.

They constructed what is known as the 'former mission chapel' on the site in 1890, which still stands today and is locally listed by the Local Authority (see below). In 1933 the commission appropriated the site as the infant's school annexe site of St George's CE School with the chapel and a new school building adjacent 14 Queen's Parade constructed, which remains in situ today. The school closed in August 2021 making the application site redundant.

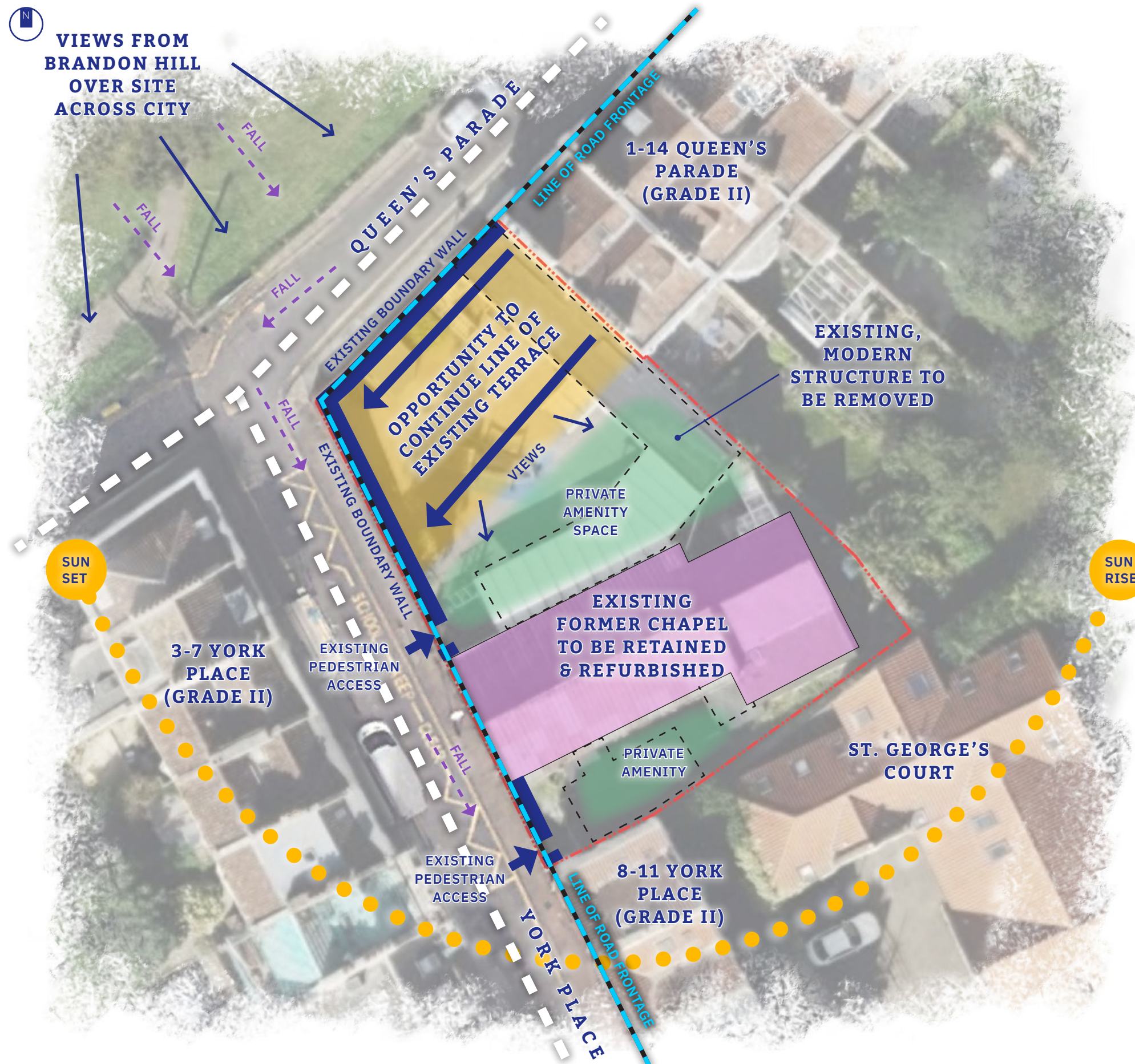
The site has been subject to very few recent planning applications. Two were made during its previous education use, both of which were to replace existing metal windows within the former chapel building with new double glazed aluminium windows (Planning Ref: 12/00634/FB), which were granted.

LOCALLY LISTED BUILDINGS

As above the site contains the Former Mission Chapel, constructed in 1890, which has recently been locally listed by Bristol City Design Group - Local List ID 64.

The building consists of the main building, a smaller side extension to the east, and other more modern additions including toilet block and plant rooms to the south. The distinctive features of the building include large metal framed single glazed windows to the east and south elevations, with smaller vertical windows fronting on to the courtyard. It is understood that the local listing refers primarily to the building's historic use as a chapel as opposed to specific architectural features or design merit.

The Archaeological Assessment & Heritage Statement submitted with the application expand further on the history of the application site and its context.



EXISTING SITE SITE ANALYSIS

CONSTRAINTS & OPPORTUNITIES

The site analysis diagram opposite identifies both constraints and opportunities of the application site when assessed within its physical context. It is considered the key design opportunities include:

- Potential for the continuation of the existing 1-14 Queen's Parade Grade II listed Georgian terrace, which will complete the street scene as originally intended.
- Retention and refurbishment of the existing former chapel building to the south, to secure the future of the locally listed building through adaptive reuse either as residential or commercial space.
- Demolition of school building, existing canopies and recent additions to the former chapel building to open up the site and allow amenity spaces associated with the proposals above.

FLOOD RISK

The site is located within Flood Zone 1 and is considered at low risk of flooding.

LOCAL AMENITIES

The site benefits from a city centre location so is ideally located for access to a whole range of amenities and services, making this a very sustainable location for brownfield development.

RETAIL

Park Street Shops - 480m+
Millennium Square - 650m
St Nick's Market - 975m
Whapping Wharf - 1.1km

HEALTH

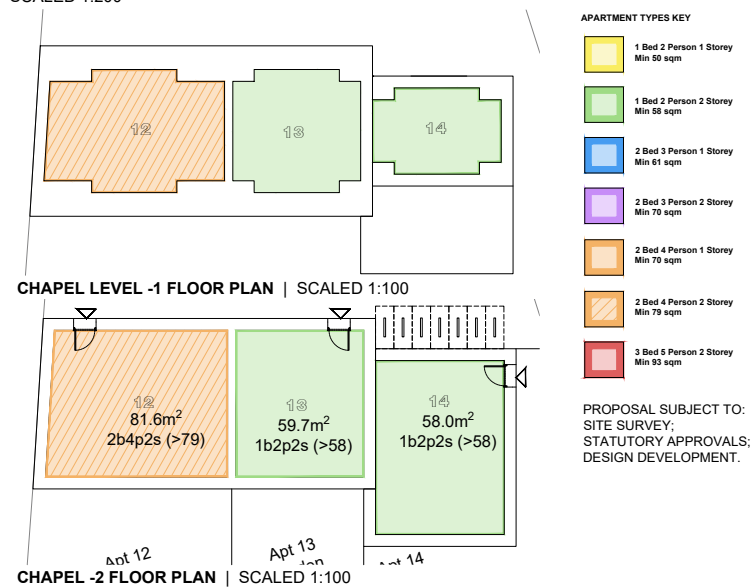
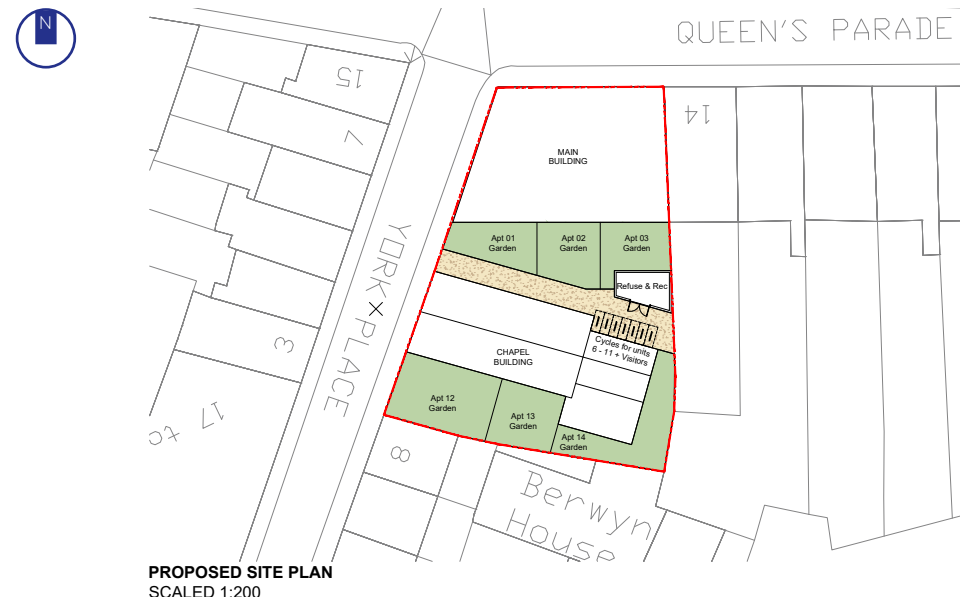
Nuffield Health Bristol Hospital - 800m
Berkeley Centre Health - 450m

SCHOOLS

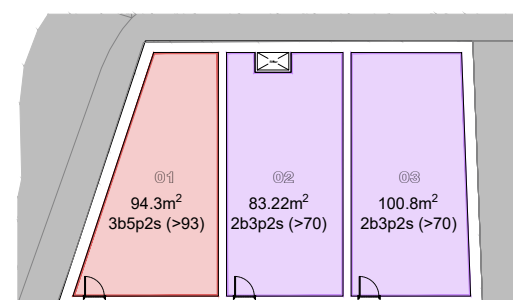
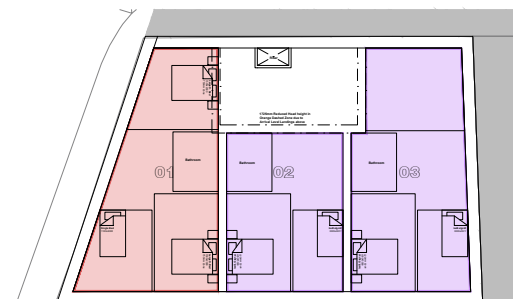
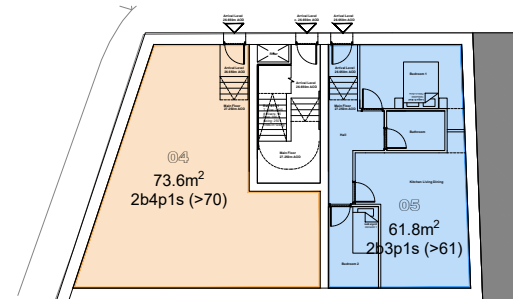
Bristol Cathedral School - 400m

RECREATION

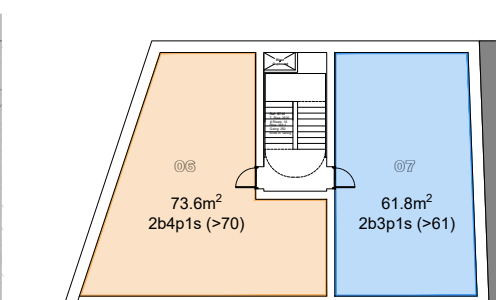
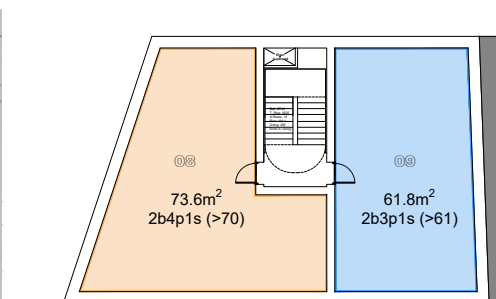
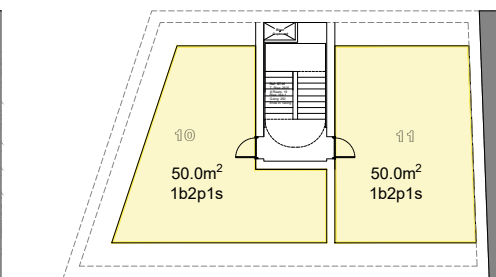
The Three Tuns Pub - 50m
Canon's Marsh Restaurant/Bars - 500m
Brandon Hill Park - 10m
Cabot Tower - 300m
Bristol Museum & Art Gallery - 650m



PREVIOUSLY PROPOSED SITE & CHAPEL CONVERSION PLANS



PREVIOUSLY PROPOSED NEW APARTMENT BLOCK PLANS



INITIAL SKETCH PROPOSALS

An initial feasibility study was undertaken to assess the potential scale of the proposed development. The proposals first looked to maximise this brownfield site to provide a new apartment block fronting along Queen's Parade up to the York Place boundary, with the former chapel building refurbished and also redeveloped to provide residential accommodation. The proposals consisted of 14no. new apartments.

A key element of the design was the continuation of the street scene along Queen's Parade. The new build element would feature repetition of the Georgian bays to give the appearance of the adjacent grade II listed townhouses, with the internal layout providing multiple 1, 2 & 3-bed apartments.

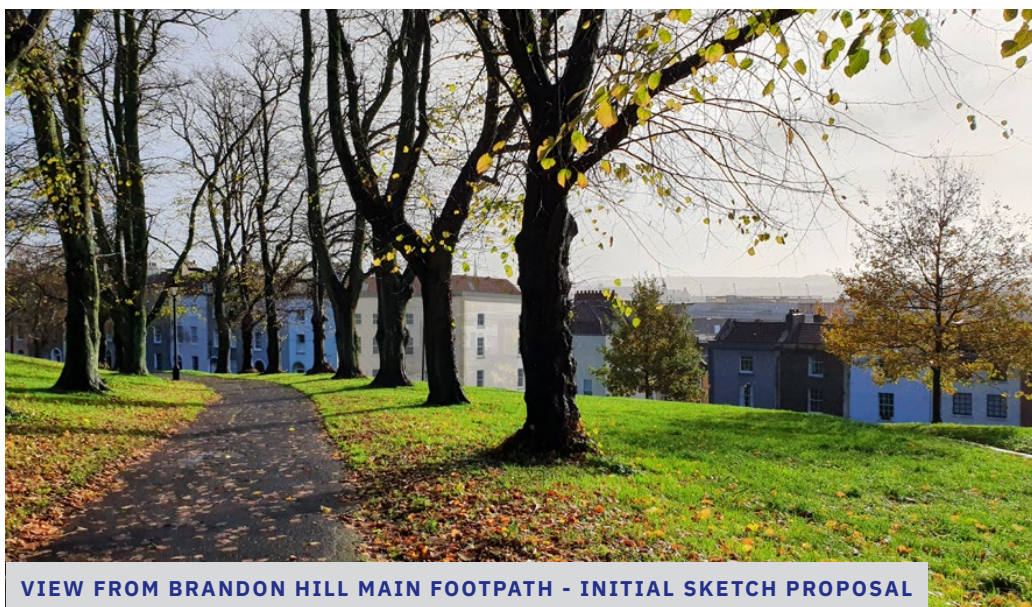
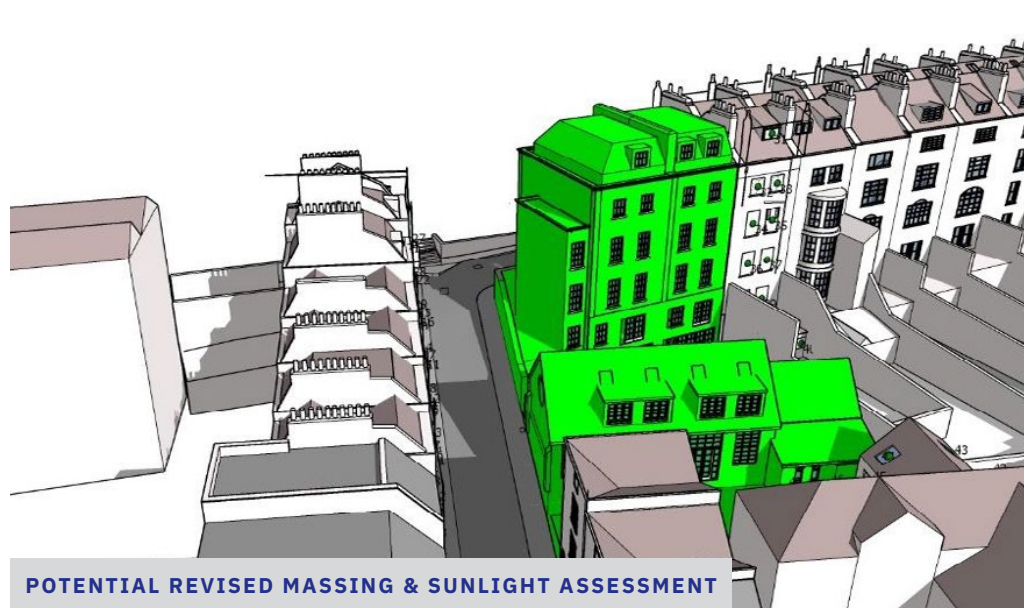
The initial design utilised the existing building line with the main block continuing all the way to the existing boundary wall on York Place. The roof geometry was intended to mimic the adjacent townhouses with a mansard roof introduced in order to utilise the available volume of the uppermost storey.

There is a significant level change between Queen's Parade and the site, so separate, private accesses are provided to the lower floor duplex apartments with their own private external amenity space.

The former chapel building was proposed to be retained and redeveloped as three residential units, with mezzanine floors installed in the vast roof space to maximise the available area. The existing sheet roof finish was to be removed and replaced with a more sympathetic tiled finish to match existing neighbouring buildings, with new dormer windows proposed to the southern elevation, avoiding potential for overlooking in to the private gardens of the adjacent Queen's Parade properties.

The proposed central courtyard provides access to some of the dwellings, and a secure cycle & refuse storage for all apartments.

These proposals were included as part of a public consultation exercise carried out by the application in March 2023. Please refer to separate documents for further information.



The initial sketch proposals were reviewed by the design team including heritage specialist and daylight assessor. It was agreed that the massing of the new apartment block was too large and had the potential to negatively impact views from Brandon Hill and cause third party daylighting issues to adjacent neighbouring properties along York Place

HERITAGE

Whilst there are examples three bay frontages to some properties along Queen's Parade (i.e. no's 7 & 8 in the centre), and no. 1 Queen's Parade at the eastern end is also a wider fronted example, the continuation of the new block up to the York Place boundary (similar to the original plans) was deemed inappropriate from a heritage perspective due to the resulting irregular plan form and the impact on views from Brandon Hill, where established distant views can be seen towards the city including key heritage assets St. Mary Redcliffe Church and Bristol Cathedral. Whilst it has been established that the terrace was always intended to be extended toward York Place, it was considered appropriate to reduce the scale of the 'end bay' to enable reflect the frontages of adjacent Queen's Parade properties (i.e. no's 12,13,14), which allow low level views to be retained along Brandon Hill's primary and secondary footpaths.

Further information and analysis can be found in the supporting Heritage Assessment.

OVERSHADOWING

Following assessment of the massing and it's impact on adjacent properties, it was concluded that the massing of the block was too large and too close to York Place properties reducing internal daylight spaces in those adjacent dwellings below acceptable BRE requirements. To alleviate concerns, the distance between the new apartment block and York Place dwellings could be increased with the design squared off and set back to align with the existing terrace. A lower, subservient bay extension could be added to provide visual interest to the side elevation.

Further information can be found in the supplementary reports provided by Mach Group.



The developed designs sought to respond to initial design team comments including Heritage and Daylight assessments.

The main design changes included:

- Reduction in massing to new residential Queen's Parade block away from neighbouring dwellings along York Place
- Associated reduction in scale of proposals of new Queen's Parade block from 11no. to 9no. apartments
- Lowering of overall height of new Queen's Parade block to reflect the topography of Queen's Parade sloping road level down to the west.
- Redesign of existing former chapel conversion to provide 3no. self-contained commercial office units, as part of a mixed-use development
- Retention of the existing boundary wall at the corner of Queen's Parade and along York Place.

RESIDENTIAL SCHEME

Type	Beds	No Units
Apartment	1 Bed	3
Apartment	2 Bed	6
Apartment	3 Bed	5
Total		14

Total Floor Area 10,707 sq ft



MIXED USE SCHEME

Type	Beds	No Units
Apartment	1 Bed	2
Apartment	2 Bed	7
Sub-Total		9

Office 3

Total 12

Total Floor Area 7,987 sq ft



FEEDBACK QUESTIONNAIRE

Former St Georges Church of England Primary Nursery School

1) Do you support the principle of redeveloping this site as a mixed-use development?

Yes ☐

Support with concerns ☐

No ☐

If you have any comments about the principle of redeveloping the site, please provide below:

2) Do you support the layout and density of the proposed development?

Yes ☐

Support with concerns ☐

No ☐

If you have any comments about the proposed layout and density, please provide below:

3) Do you support the design of the proposed buildings?

Yes ☐

Support with concerns ☐

No ☐

If you have any comments about the proposed design, please provide below:

4) Do you support the conservation of the Chapel building?

Yes ☐

Support with concerns ☐

No ☐

If you have any comments about the proposed layout and design, please provide below:

5) If you have any further comments, please provide them below:

DESIGN DEVELOPMENT PUBLIC CONSULTATION

Following the completion of the developed design, the applicant held two public consultation events on site, within the former chapel building, on Wednesday 15th and Saturday 18th March 2023.

Local residents and stakeholders were invited to attend and discuss their views on the site proposals, which were presented as two options, including both the initial sketch design providing 14no. residential units, with new terrace extending to York Place, and the developed design providing a reduced but mixed use development of 9no. residential units and 3no. commercial units.

The proposals were well received by the local community including Brandon Hill Residents Association, where there was a clear preference for the developed design option of 9no. residential units and 3no. commercial units.

The primary concern from residents was the aesthetic of the main residential block, ensuring it is coherent and consistent with the rest of Queen's Parade terrace. Many residents expressed a desire for additional detailing on the front elevation, including low level windows within the plinth to match existing, a reduction in the mansard roof pitch to closer match the neighbouring properties and clarity on the materials proposed.

The public consultations responses have been duly considered and incorporated into the designs, with the exception of those where it was felt it would have had a detrimental impact on the overshadowing to properties on York Place, for example residents suggested a chimney gable end onto York Place, which is not deemed appropriate in this instance.

All design comments received have been compiled and are included and discussed further as part of the separate Statement of Community Involvement.

The following pages describe the final submitted design proposals that have been informed by the design development process including input from specialist consultants, neighbours, stakeholders, and the local community.



PROPOSED SITE PLAN



DESIGN PROPOSALS ACCOMMODATION

The development proposals comprise 9no. use class C3 one and two bedroom residential apartments together with the refurbishment of the existing former chapel building to provide 3no. use class E commercial office units.

SCHEDULE OF ACCOMMODATION

	BED COUNT	STOREYS	GIA (M²)	GIA (FT²)
APT 01	2 BED 3 PERSON	DOUBLE	70	753
APT 02	2 BED 3 PERSON	DOUBLE	70	753
APT 03	2 BED 3 PERSON	DOUBLE	71	764
APT 04	1 BED 2 PERSON	SINGLE	50	538
APT 05	2 BED 3 PERSON	SINGLE	61	656
APT 06	1 BED 2 PERSON	SINGLE	50	538
APT 07	2 BED 3 PERSON	SINGLE	61	656
APT 08	2 BED 3 PERSON	DOUBLE	79	850
APT 09	2 BED 3 PERSON	DOUBLE	80	861
TOTAL			592	6372
COM 01	-	DOUBLE	51	548
COM 02	-	DOUBLE	70	753
COM 03	-	DOUBLE	92	990
TOTAL			213	2292

9no. total apartments:

7no. 2 bedroom units (min. 61sqm GIA)
2no. 1 bedroom units (min. 50sqm GIA)

SPACE STANDARDS

All apartments meet or exceed the nationally described space standards adopted by the Local Authority, including gross internal areas, bedroom sizes, ceiling heights and built-in storage requirements.

EXTERNAL SPACE & ACCESS

External amenity space is provided to the south of the new residential block with access to gated and secure courtyard area including cycle and refuse storage.

Apartments 1-3 have private garden spaces adjacent to private entrances. Upper floor apartments 4-9 are accessed from Queen's Parade.



PROPOSED QUEEN'S PARADE ELEVATION



PROPOSED YORK ROAD ELEVATION



PROPOSED REAR ELEVATION

DESIGN PROPOSALS RESIDENTIAL

DESIGN

Driven by the appearance of the grade II listed Georgian townhouses known as 1-14 Queen's Parade, the residential proposals are designed as two new bays to provide a fitting addition to the Queen's Parade street scene, with matching proportions and fenestration.

Key terrace features such as sash windows, large recessed entrance doors, fanlights and dressed stone detailing have been incorporated into the design to make the new block appear as if it was part of the original terrace. The lowered parapet and ridge heights aligns with the pattern along the street, with changes in level to suit the road as it slopes down toward York Place.

The existing stone boundary wall is largely retained, from the corner of Queen's Parade down along York Place. Demolished sections of the existing wall will be set aside to be reused within the site as new low boundary walls to the private gardens of apartments 1-3.

The floor plan and layout of the new residential block, as a continuation of the existing Queen's Parade terrace, enables the new dwellings to incorporate spacious, open-plan designs with dual aspect orientation, maximising natural daylight and ventilation opportunities.

The open plan living spaces are predominantly located on the south elevation, benefiting from passive heating in the winter months. The layouts have been reviewed as part of the Overheating Assessment by Mach Group, and further information can be found in their supplementary report.

ACCESS

Apartments 4 and 5-9 on the upper floors are accessed via Queen's Parade. Apartment 4 has direct private access and 5-9 are accessed via a communal entrance onto a central staircase leading up to the second floor. The top floor apartments 8 & 9 are duplex types with private stairways within their hallway leading up to the top floor bedrooms.

The remaining apartments 1-3 have private entrances accessed to the south from the communal courtyard space.



03 - THIRD FLOOR PLAN



02 - SECOND FLOOR PLAN



01 - FIRST FLOOR PLAN



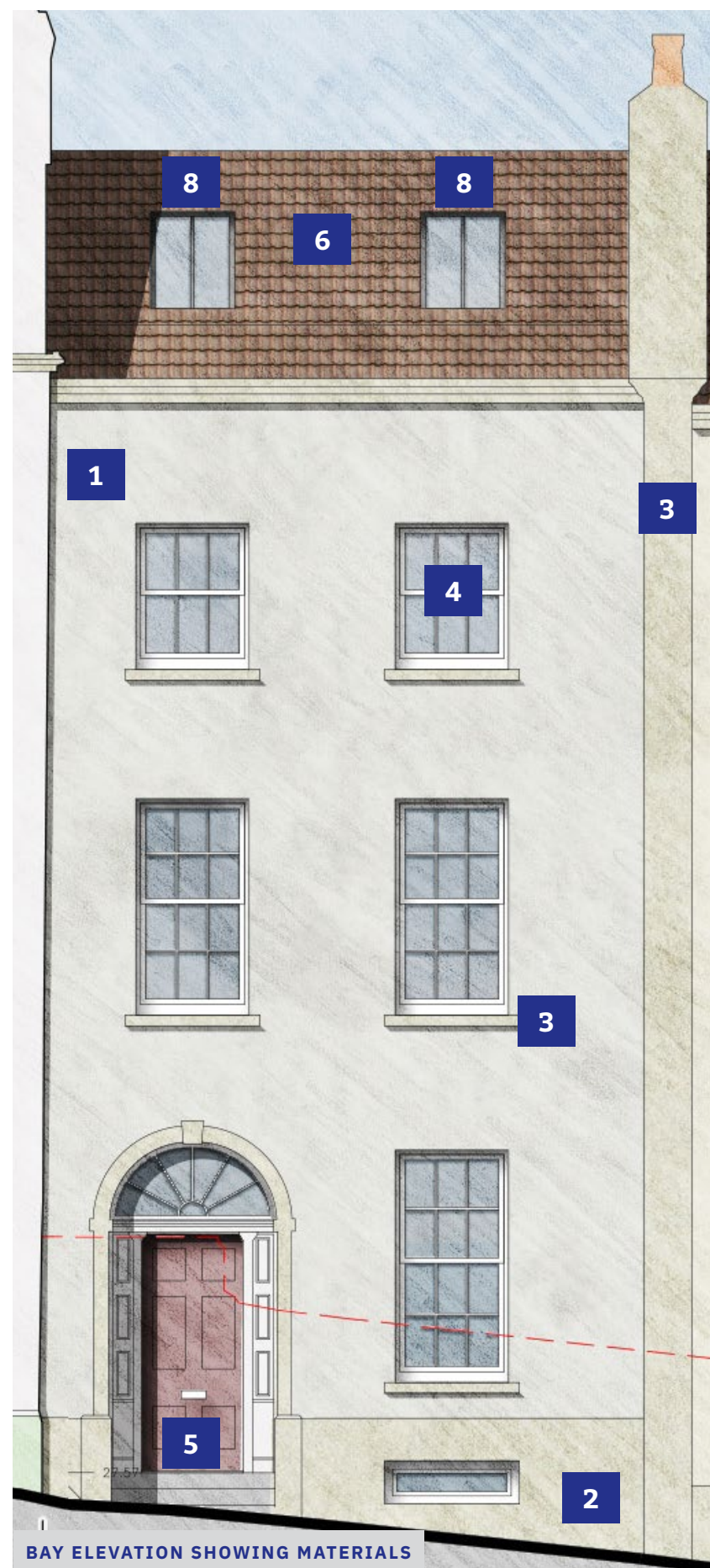
00 - GROUND FLOOR PLAN



-01 - BASEMENT PLAN



-02 - LOWER BASEMENT PLAN



BAY ELEVATION SHOWING MATERIALS

1. PAINTED RENDER WITH TEXTURED FINISH
2. DRESSED STONE PLINTH
3. DRESSED STONE PILASTERS & WINDOW SILLS
4. PAINTED TIMBER SASH WINDOWS
5. PAINTED TIMBER ENTRANCE DOOR & SURROUNDS
6. RED PROFILED ROOF TILES
7. BLACK METAL RAINWATER GOODS (TO REAR)
8. CONSERVATION ROOFLIGHTS WITH CENTRAL BAR



GEORGIAN SASH WINDOWS



STONE DETAILING



ENTRANCE DOOR WITH FANLIGHT

APPEARANCE & MATERIALITY

The material palette draws on the immediate surrounding context of the grade II listed Queen's Parade dwellings, with high quality, modern materials proposed to match and complement the important and significant heritage context.

The proposed new residential apartment block front elevation includes low level dressed stone plinth, at levels to suit the adjacent road and footpath, with set back textured rendered walls above.

Dressed stone details will offer a very high quality finish in contrast to some of the adjacent plots, many of which have over time had the window and plinth detailing painted over, which is of detriment to the visual appearance of the original terrace.

All new windows will be painted white timber, traditional sash, double glazed windows.

The roof will match neighbouring properties and feature red profiled roof tiles. The lower elements of the roof will be clad with lead to form the mansard roof, which will be concealed from street level by the parapet wall.

A central chimney wall will protrude the roof aligned with the pilaster below, with chimney pots to continue the visual appearance of existing terrace. All rooflights will be conservation rooflights with the larger rooflight required to provide ventilation to the stair core in the event of a fire.



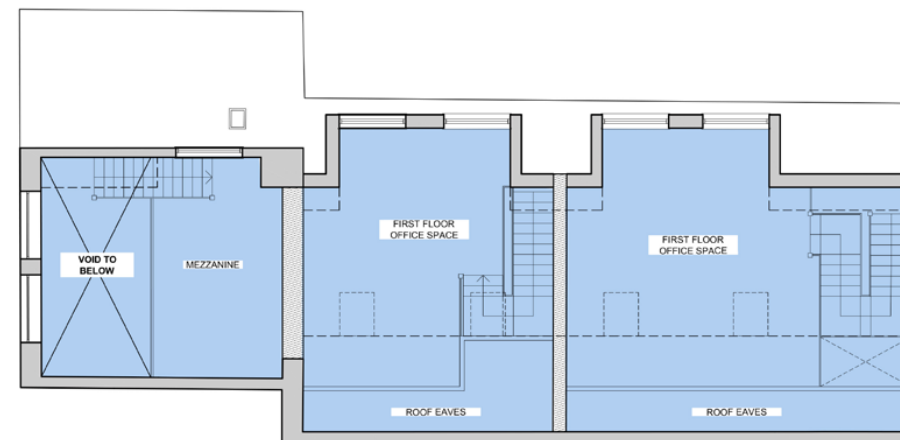
FORMER CHAPEL REAR ELEVATION



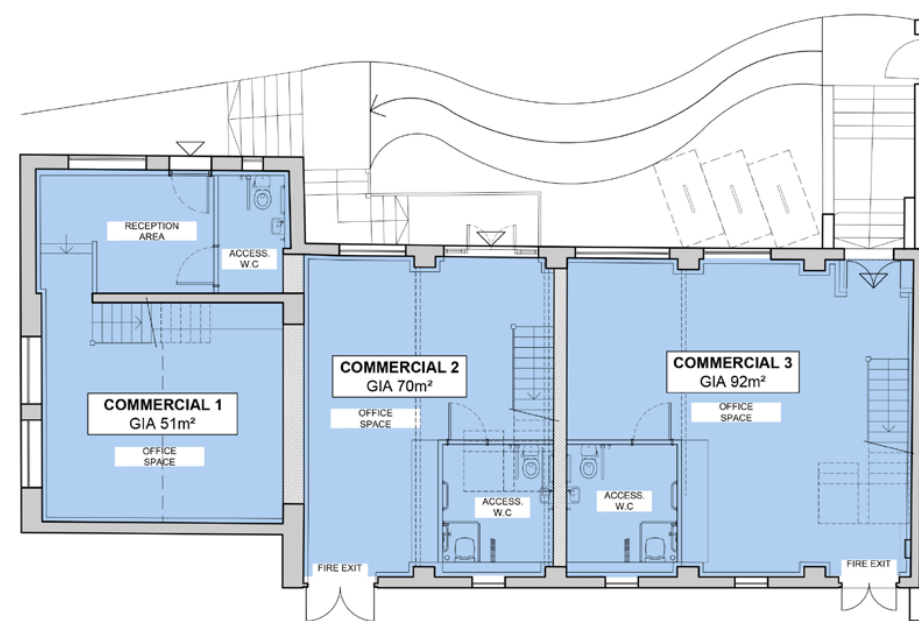
FORMER CHAPEL FRONT ELEVATION



FORMER CHAPEL SIDE ELEVATION



FORMER CHAPEL FIRST FLOOR PLAN



FORMER CHAPEL GROUND FLOOR PLAN

COMMERCIAL REFURBISHMENT

Following the closure of the school premises in 2021, the former chapel, which was most recently used in connection with the site's educational use, has remained vacant and has had numerous break-ins and damage to the building, including vandalism. Refurbishment and reuse of the building and development of the overall site will be of major benefit to the neighbouring residents and the local community, who have expressed concerns about the safety of the site in its current, vacant form.

USE

The applicant has held two public consultation events for the local residents which were well attended and further information can be found within the supplementary Statement of Community Involvement document.

A residential conversion of the former chapel was initially proposed, however a mixed use site is deemed more appropriate following consultation and it is proposed that the former chapel is re-purposed and refurbished as Class E commercial properties, offering a office space for local businesses. This approach which was received well at the public consultation event and will secure the future of the local heritage asset.

MATERIALS

The refurbishment and change of use of the former chapel seeks to have minimal impact on the existing building. The main change is the removal of the existing sheet roof (potentially asbestos), to be replaced with a profiled red tile more in keeping with properties in the local area. New lead-clad dormers are proposed to the southern elevation allowing further floorspace upstairs, whilst not being detrimental to the privacy of the residential units.

The large, existing, single-glazed metal windows will be retained where possible, to be repaired with secondary glazing added internally to ensure the fabric meets current building regulations and a satisfactory thermal environment can be achieved. All new entrance doors will be aluminium, providing secure and robust access points.

External walls will receive a new rendered finish, with existing render to be hacked off and replaced where damaged or worn in order to achieve a high quality, consistent finish to the building.



RESIDENTIAL APARTMENTS VIEW FROM BRANDON HILL



RESIDENTIAL APARTMENTS VIEW FROM QUEEN'S PARADE



VIEW FROM YORK PLACE

HIGHWAYS

A Technical Note on Access has been produced by Highgate Transportation to consider the proposed development in terms of access and transport within and adjacent the site.

The application site is located within the area of the Council's central controlled parking zone, and the proposals are for a car free development with secure, covered parking for 24 cycles (18 for residential use including visitors, and 6 for commercial use).

The existing pedestrian access taken from York Place is to be retained. There is currently no vehicular access to the application site, and none is proposed to be formed as the development will be car free.

The report concludes that the proposed nine residential apartments and three office units will not have an adverse impact on either the capacity or the safety of the local highway network and that the application proposals are therefore acceptable in transport development terms.

REFUSE

The Technical Note on Access considers the development with regards to refuse collection and storage.

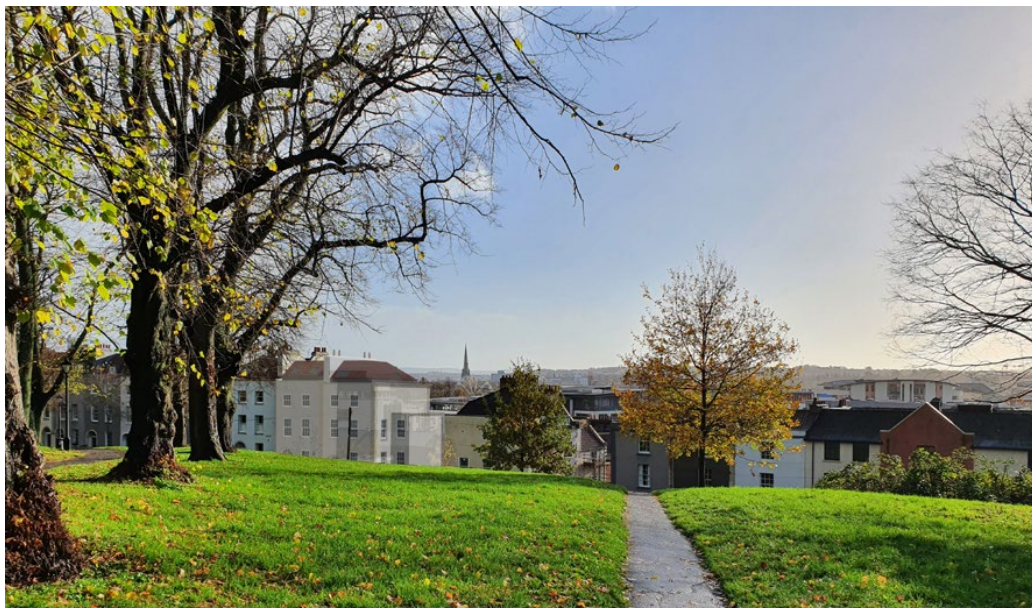
Within the communal courtyard, refuse storage will be provided for each dwelling, which will provide a sheltered area to store recycling boxes and wheelie bins, to suit the requirements of BCC. These bins are suitably located adjacent to the residential site entrance, offering easy access for residents and the council waste collection teams (within 15m).

The proposed commercial units will have separate refuse storage to the south east corner of the site, away from the residential spaces and commercial entrances. A private management company will arrange for the collection of waste and recycling, and in order to provide a level access to the refuse store, the route taken will be through the residential courtyard, utilising the existing entrance and avoiding any steps.



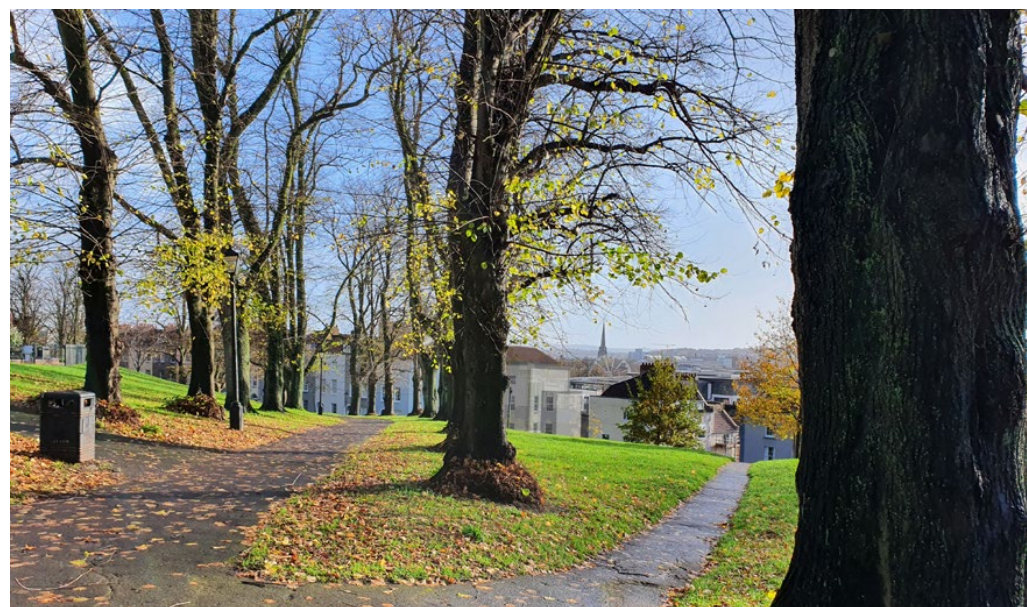
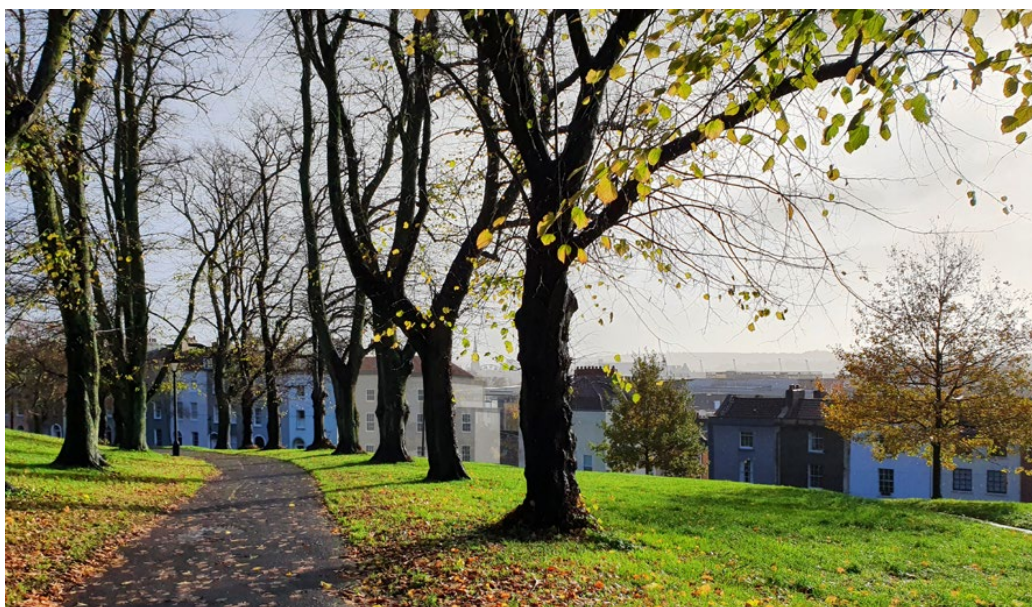
The views to the left show the potential impact of the development upon views looking south over the city from the lower footpaths leading up Brandon Hill. It should be noted that the views provided are taken in the winter months when deciduous trees have dropped their leaves, and are from the lower slopes of Brandon Hill. The impact of the proposed development reduces more and more as you move up through Brandon Hill toward Cabot Tower.

The views indicate that the development proposals will sit well within the context of adjacent existing houses along Queen's Parade and York Place and, when compared to the existing site arrangement, will serve to enhance the street scene.



Views out over the city from the lower slopes of Brandon Hill afford occasional glimpse views of landmark buildings such as St. Mary Redcliffe Church and the Cathedral. The form and massing of the proposals has been specifically designed with these views in mind, with the main residential block massing pulled away from York Place to allow these views to mostly continue. Inevitably some views are lost due to the nature of the application site and development proposals in response however it is considered that on balance the proposals make a positive contribution to the wider conservation area.

Further assessment and analysis of the impact on views from Brandon Hill can be found in the accompanying Heritage Statement.



INTERNAL DAYLIGHT & OVERHEATING
ASSESSMENT OF PROPOSALS

An Internal Daylight and Overheating Assessment Report has been prepared by Mach Group, a summary of which is given below. Please refer to the specialist report for further details.

The report outlines the internal daylight performance and dynamic thermal modelling of the dwellings within the proposed development. This can be summarised as follows:

OVERHEATING

The report details the methodology and assessment of overheating potential within the proposed apartments. The assessment has been carried out against Approved Document O, as required by the Building Regulations. It has been determined that Approved Document O compliance can be achieved in all dwellings with openable windows.

DAYLIGHTING

The results show that all spaces achieve 2011 BRE criteria, while the majority of rooms achieve the more stringent 2022 BRE criteria. All but one of dwellings are dual aspect, with the single aspect dwelling facing south, and as such all dwellings achieve good daylight levels.

THIRD PARTY DAYLIGHT & SUNLIGHT
ASSESSMENT

A Third Party Daylight and Sunlight Assessment Report has been prepared by Mach Group, a summary of which is given below. Please refer to the report for further details.

The report evaluates the daylight and sunlight impact of the proposed development on adjacent properties along York Place and Queen’s Parade (no. 15).

The assessment has been carried out as per the methodology provided within the BRE document “BR209 – Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice (2022)”.

From the assessment, the following has been determined:

- The proposed development has been through an iterative design process to significantly reduce its daylight impact on neighbouring properties.
- It is predicted that most of the assessed windows comfortably pass the BRE recommended guidelines. There are 4 windows which are less than 10% below BRE criteria, however, as discussed in section 4.4 of the report they are not considered as daylight sensitive.
- Therefore, it is predicted that the daylight impact of the proposed development upon the neighbouring properties will be negligible. It is also apparent that the proposed development has minimal to no impact on the adjacent amenity spaces in all of the adjacent properties.
- As such, considering the complexity of the site and surroundings within such locations, and the limitations this could have on the design, it is apparent that the proposed design ensures the least impact on the adjacent properties.

SUSTAINABILITY & ENERGY PROPOSALS

A Sustainability and Energy Statement has been prepared by Mach Group, a summary of which is given below. Please refer to the Statement for further details.

An assessment has been carried out as per the guidance with BCC’s Climate Change and Sustainability Practice Note, in which a fabric first approach minimises the requirement for heating, whilst the proposed air source heat pump will ensure that low carbon heating and hot water can be provided to the scheme.

The table opposite highlights that the target of 20% above building regulations is achievable, in which the savings are made through the building fabric (9%) and air source heat pump (52%).

The improvement is comfortably above the 20% minimum improvement above building regulations as outlined within Bristol City Council planning policy.

The proposed dwellings and office refurbishment have been well designed to cope with and mitigate against the effects of climate change. The energy strategy proposes the installation of air source heat pumps to help offset some of the carbon dioxide emissions associated with these properties, whilst the proximity of local amenities and public transport links should help to reduce car journeys associated with the development.

	Regulated CO2 Emissions (Tonnes per Year)	CO2 Saved (Tonnes per Year)	Saving Achieved On Residual CO2 Emissions (%)
Baseline Part L TER	15.1		
Proposed scheme after energy efficiency measures	13.7	1.4	9.3%
Proposed scheme after energy efficiency measures and CHP (if using)	13.7	0	0%
Proposed scheme after on-site renewables	5.8	7.9	52.3%
Total CO2 reduction beyond Part L TER		9.3	61.6%

In response to the adopted Urban Living SPD the following provides a summary of the elements of the proposal that seek to incorporate guidance and measures targeted by the policy questions:

PART 1

1.1 URBAN INTENSIFICATION

This sensitive development proposal utilises a brownfield infill site in the heart of the city providing accommodation at a suitable density for the 'inner urban' setting. A design-led approach has been followed to establish the site capacity with a key emphasis on minimising any negative impact on key heritage assets such as surrounding buildings and the wider conservation area character.

1.2 VIBRANT EQUITABLE NEIGHBOURHOOD

The proposals offer a mixed-use development, with residential accommodation in the form of 1 & 2 bedroom apartments increasing the mixture of residential accommodation in the area. The retention of the former chapel to be re-purposed for commercial use, which could be community driven and occupied.

1.3 RESPONSE TO EXISTING AND EMERGING CONTEXT

The proposals respond directly to the Queen's Parade street scene with consistent building heights and fenestration, responding to both built form and topography of the area. The use of amplified height or contextual tall buildings was seen as a detriment to the listed building context in this instance.

1.4 PEOPLE-FRIENDLY STREETS AND SPACE

The proposals respond to existing adjacent roads Queen's Parade and York Place, both of which are more quiet, narrow roads with footpaths. Primary usage of these roads is by residents in terms of vehicles, with pedestrians walking by the site to and from Brandon Hill. The application proposals are designed as a car-free development and will not have any significant impact on the surrounding highways infrastructure.

The proposals provide a communal courtyard as well as private amenity spaces for the commercial and

residential properties. Remaining apartments can make use of the vast green space opposite the site on Brandon Hill, making this a sustainable site with plenty of existing green infrastructure.

1.5 COMFORTABLE MICRO-CLIMATE

The orientation of the site provides south facing rooms to all apartments, as well as dual aspect flats utilising natural ventilation. By the very nature of the site, there is limited areas of shade, with the communal entrance matching that of adjacent properties directly off Queen's Parade.

The communal courtyard offers all residents private external space whilst occupants can utilise Brandon Hill opposite for public green space.

1.6 ACCESS, PARKING & SERVICING

The site is located within the Council's central controlled parking zone and the proposal is for a car-free development. The site is considered highly sustainable, with easy access to nearby public transportation.

Alternative sustainable modes of transport are actively encouraged with cycle storage provided in accordance with Bristol City Council's parking standards. Secure storage is provided within the communal courtyard, which provides a safe and sheltered space to access and lock cycles.

Refuse and recycling storage is fully incorporated with private storage areas within drag distances set out in the Manual for Streets.

PART 2

2.1 ATTRACTIVE ENTRANCES

Welcoming, well detailed and recessed entrances are provided directly from Queen's Parade, matching the adjacent listed properties.

Further private access points are provided from the communal courtyard, and within private amenity spaces. Secure gates at the existing site entrance points will be for resident and commercial operative use only.

2.2 INTERNAL SPACES

The large communal staircase has windows at each landing level to maximise natural daylight during the daytime. There is a mix of single storey and duplex apartments to make the development accessible for all residents. Residential spaces have been designed to meet and exceed Nationally Described Space Standards and the layouts offer flexibility in terms of use.

2.3 OUTDOOR SPACES

A communal landscaped courtyard is provided within the proposals and some residential dwellings have private garden spaces. The commercial access will be well landscaped to improve the previously overgrown space offering outdoor space separate to the residential courtyard.

Brandon Hill is located directly opposite offering green space and play areas.

2.4 MANAGEMENT OF OUTDOOR SPACE

The shared courtyard is accessible to all residents and is provided from existing level access from York Place. It will be managed by a private management company including landscaping, and owners of the private gardens have limited space to avoid mismanagement to the detriment of the development.

2.5 CHILDREN'S PLAY SPACE

Whilst it is not possible to provide large amounts of outdoor space within the site, it is ideally located within 100m of the public play area on Brandon Hill as well as large open green spaces.

2.6 ERGONOMIC AND ADAPTABLE INTERNAL LAYOUT

All new apartments meet or exceed the nationally prescribed space standards, providing a mix of one and two-bed apartments. The apartments have large open living/dining/kitchens, which can be adapted to accommodate workspaces for residents who work from home. Larger floor to ceiling heights, typical of Georgian housing has been allowed for to improve daylight and ventilation.

2.7 PRIVACY

The existing levels surrounding the site and along Queen's Parade and the sharp drop in levels towards York Place results in raised levels within the building, creating secure ground floor windows away from immediate street level and improving privacy. Bedroom windows on the front Queen's Parade Elevation are elevated above street level and are screened from Brandon Hill by the tree-lined footpaths.

Apartments will be constructed to meet acoustic attenuation requirements in compliance with Robust Details and Approved Document E.

2.8 NATURAL ILLUMINATION

8no. of the 9no. residential apartments are dual aspect and will benefit from cross-ventilation and southern orientated views, in particular to living/kitchen spaces which are all on the southern elevation. The 1no. single aspect dwelling is south facing minimising any negative impact in terms of natural light.

Further information on the daylight, overheating and sustainable credentials of the design can be found in the supplementary document provided by Mach Group.



RESIDENTIAL APARTMENTS VIEW FROM BRANDON HILL

The application proposals presented within this document seek to provide a mixed use development of the site which is a sensitive and fitting addition to the local area, in particular respecting the Grade II listed Queen's Parade and York Place properties, and the Park Street and Brandon Hill Conservation Area.

The proposals aim to provide an appropriate design response to the detailed heritage appraisal which has been undertaken as part of the design development process.

The proposals seek to complete the west end of the street scene of Queen's Parade, within a prominent location in the centre of Bristol at the foot of Brandon Hill. The building's form and massing enhance and continue the street frontage, complementing the surrounding listed building assets.



RESIDENTIAL APARTMENTS AERIAL VIEW FROM BRANDON HILL



RESIDENTIAL APARTMENTS VIEW FROM QUEEN'S PARADE

