

# 32 STANLEY HILL

TOTTERDOWN

DESIGN AND ACCESS DOCUMENT

December 2020

## SINTAA

Studio Sintaa is a collection of talented architects led by Giacomo Chiarani ARB RIBA, based in Totterdown, Bristol.

Giacomo Chiarani has worked as Qualified Architect for more than 15 years both in Italy and in the UK.

The last 4 years has worked as Senior Architect at Roberts Limbrick Architects a design led company based in Gloucester and Newport.

Giacomo has contributed to the concept and design of the new Hartcliffe residential development in Bristol, where BCC, Roberts Limbrick Architects and Keepmoat worked together to create a sustainable and contemporary scheme.

Giacomo has been an Associate Lecturer at the University of Kent - School of Architecture until 2017. He focused mainly on the history of Sustainable Architecture. He was a Ph.D. candidate under the supervision of Prof. Henrik Schoenefeldt and Prof. Marialena Nikolopoulou.

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# 1.0 INTRODUCTION

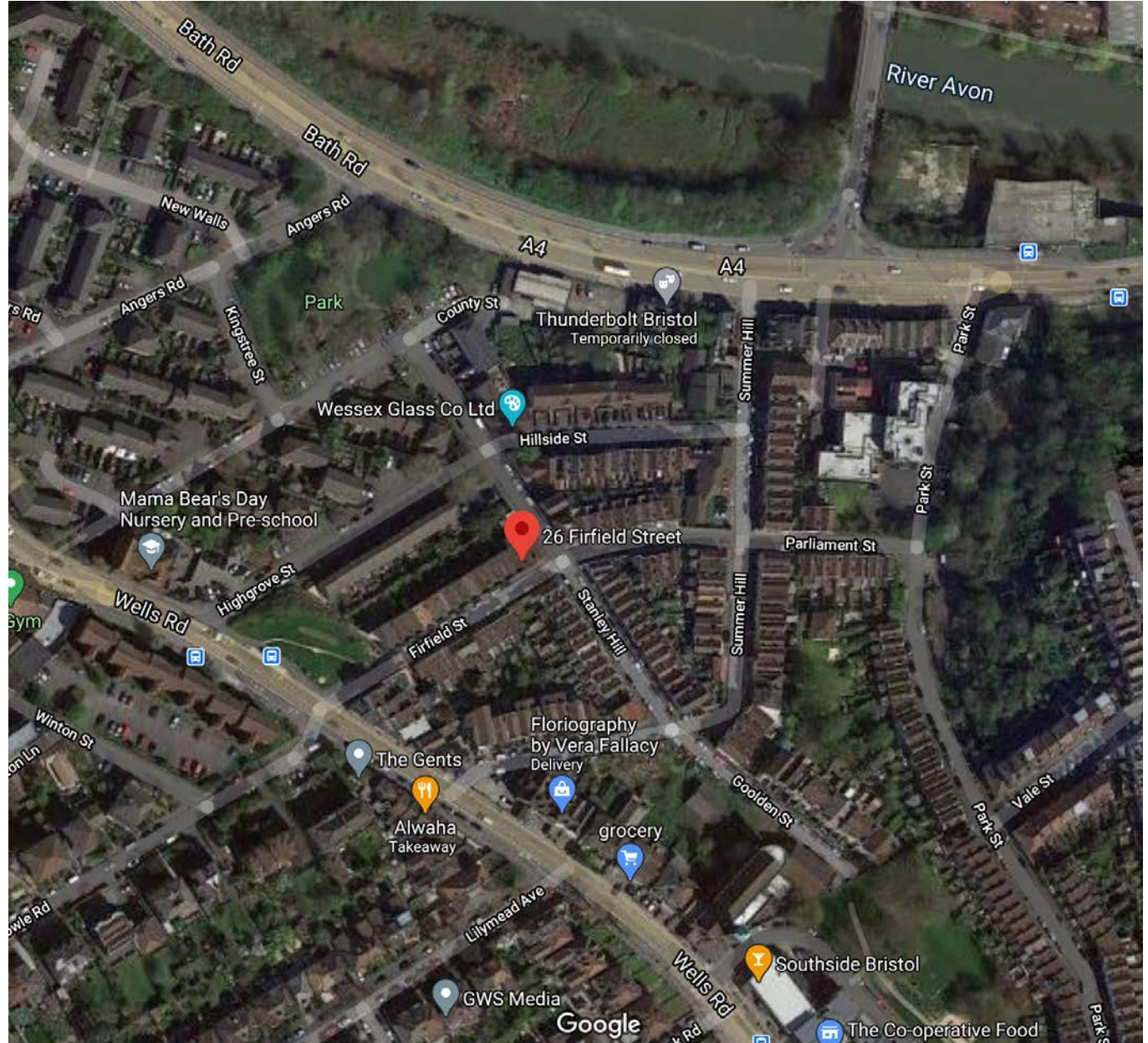
## 1.1 PREFACE

This document has been compiled to support a planning application for the installation of a EWI (external wall insulation) as the front elevation sits on the pavement.

The Design and Access Statement (D.A.S) has been written to explain the principles behind the proposal as well as summarising some of the detailed proposal and discussions that have refined the design.

This D.A.S should be read in conjunction with all the planning information that is to be submitted as part of this application.

This document is arranged into sections, starting with a review of the development context and site characteristics, followed by evolution of the design and consultation process, before moving onto the details for final proposal.







## 1.2 EXECUTIVE SUMMARY

This document is intended to show the site and context have informed the design process and why the elevation will enhance the Totterdown area.

This document is arranged into sections, starting with a review of the development context and site characteristics, followed by evolution of the design and consultation process, before moving onto the details for final proposal.



## 2.0 DEVELOPMENT CONTEXT

### 2.1 LOCATION

The property lies at 32 Stanley Hill. It's a two storeys detached house built in the mid 19th century.

Situated at the end of the Stanley Hill, the house is located close to recent developments. These developments show no particular architectural style and no particular link to the Victorian architecture of the area.

The house had in the past a number of alterations such as the removal of the original chimneys, sash windows and the original verge.

The low end of Stanley Hill is a combination of different styles. Therefore we believe that the proposed elevation should engage with the area but without any pastiche. In particular the simplicity of the details engage well with the simplicity of the neighbours' property.

On the other end of Stanley Hill, a new development is under construction. The elevations show a contemporary style with no particular link to the Victorian Architecture.

As all these old Victorian houses have issue with rising damp and damp penetration from the walls. The EWI is not only an important measure to fight CO2 emissions but also a mean to create a healthier house to live in.





## 2.2 LOCAL ENVIRONMENT



View of 32 Stanley Hill and neighbours



View of 34 Stainly Hill, Front elevation. An external insulated render had been added in the past.



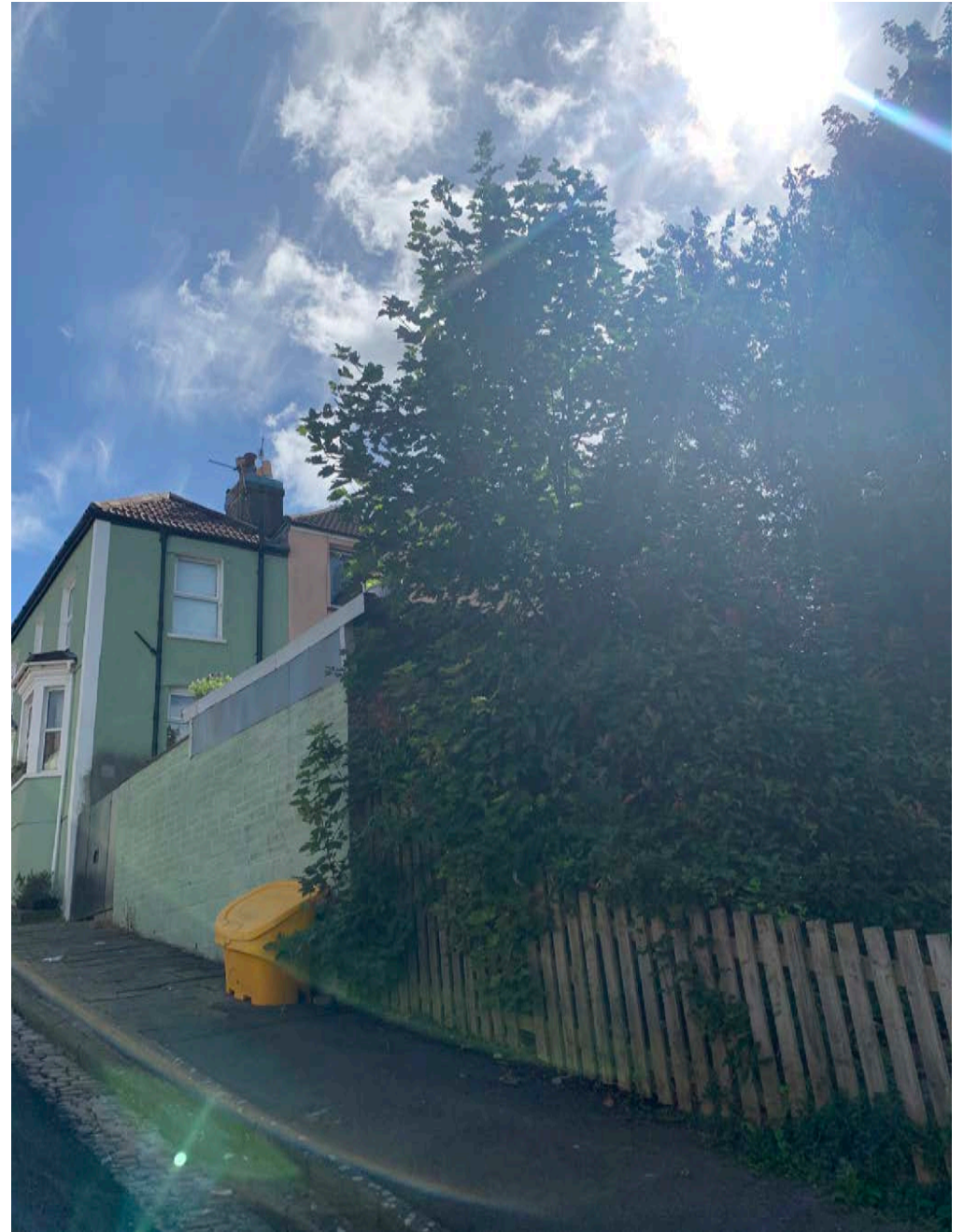


View of Stanley Hill





View of the rear house from 32 Stanley Hill (first floor window)



View of the 28 Firfield St from Stanley Hill





View of the St Mungus centre





View of St.Mungus Centre and Side elevation 32 Stanley Hill.





View of the bottom of Stanley Hill.





View of Stanley Hill/ Higrove St.





View of Stanley Hill



## 2.3 HISTORIC CONTEXT

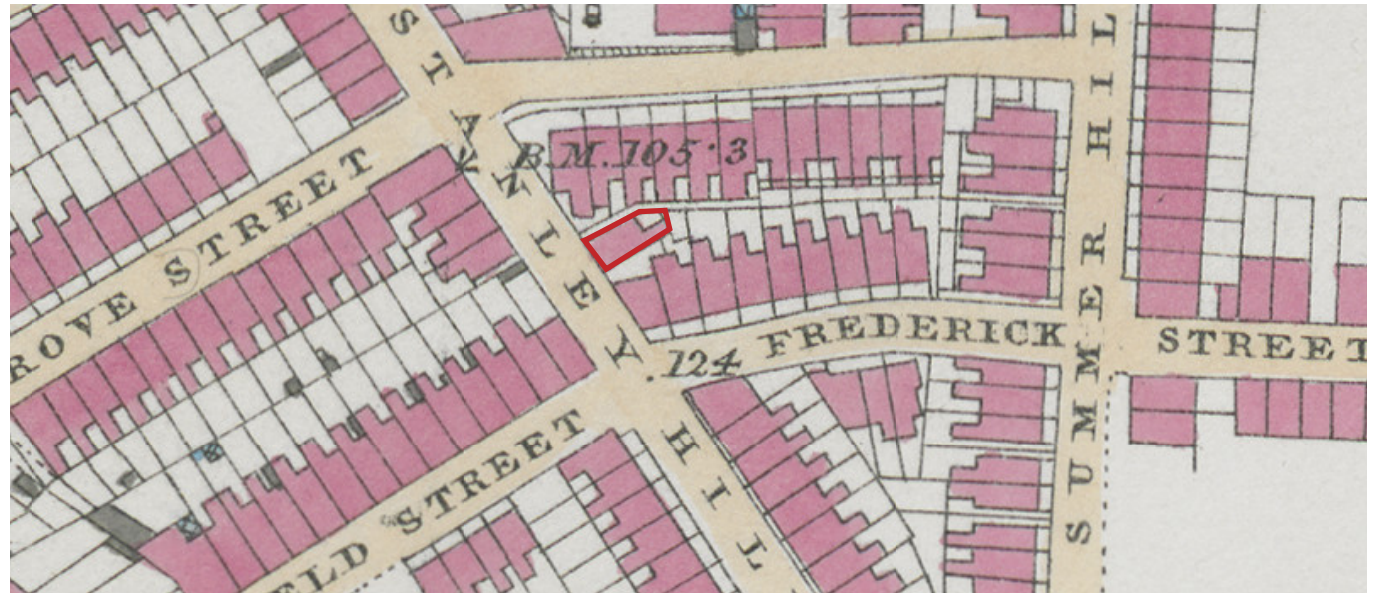
The property lies at the end of Stanley Hill. Stanley Hill partially survived the 1960s Road Plan and has maintained the characteristics of the Victorian expansion of Totterdown. As pointed out in Kate Pollard' *Totterdown Rising*, Pre Road Totterdown was one of the most beautiful, iconic areas of Bristol.

Built in the mid to late nineteenth century to house workers for the nearby railway industry, Totterdown became an area with densely packed shopping and residential area.

The number of postcards collected in Janet and Derek Fisher book "Totterdown Knowle" are an invaluable means to analyse the architecture and history of this important part of the city.

There is no doubt that our job is to maintain and respect the history and Architectural value of cities and on the other hand understand the evolving user need of a quickly adapting society.

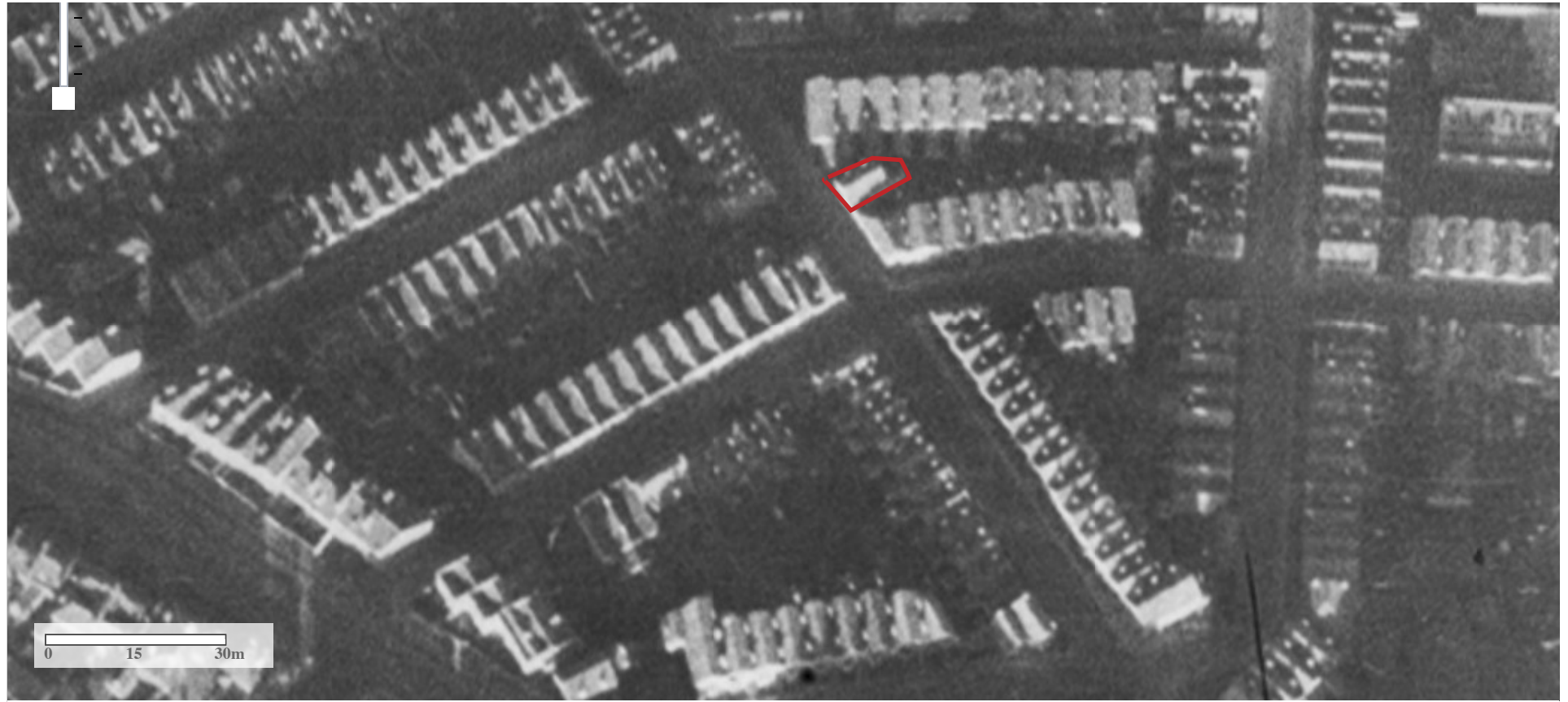
This is the real challenge.



Map 1880-1930 - Courtesy of BCC Know your place



Map 1949 - Courtesy of BCC Know your place



Map 1945 - Courtesy of BCC Know your place



The house had a number of transformations through the decades and not much is left of the original house.

This is a photo taken from a neighbour's garden in 1950s circa



32 Stanley Hill, from 26 Firfield St garden, courtesy of Mark Johnson)





Photo of the site after demolition.



## 2.4 PLANNING HISTORY

There are no relevant planning applications of 32 Stanley Hill.

A number of planning applications submitted for properties in the proximity of the site such as Stanley Hill and Goolden have been granted.

The proposal of this application is therefore consistent and aligned with the following applications.

### 5 FIRFIELD STREET BS4 3AL

First Floor extension over garage.

Reference 93/01985/H

Decision Issued Date: Wed 06 Oct 1993

Decision: Granted

### 39 STANLEY HILL BS4 3BA

Erection of two storey rear extension.

Reference 00/01550/H

Decision Issued Date: Tue 23 May 2000

Decision: Granted

### 42 STANLEY HILL BS4 3BA

Application for certificate of lawfulness for single storey rear extension.

Reference 12/02934/CP

Decision Issued Date: Thu 23 Aug 2012

Decision: Certificate issued.

### 44 STANLEY HILL BS4 3BA

Erection of replacement two storey rear extension and single storey rear extension.

Reference 01/02596/H

Decision Issued Date: Thu 04 Oct 2001

Decision: Granted

### 49 STANLEY HILL BS4 3BA

First floor rear/side extension

Reference 19/02924/H

Decision Issued Date: Thu 22 Aug 2019

Decision: Granted

### JUNCTION COUNTY STREET AND STANLEY HILL

Conversion of existing building into 3 No. self-contained 3 bedroom houses.

Reference 12/01161/F

Decision Issued Date: Tue 15 May 2012

Decision: GRANTED.

### LAND AT JUNCTION OF GOOLDEN STREET AND BATHWELL ROAD BS4 3AN

Construction of a residential development of seven residential units, for the land at the junction of Goolden Street and Bathwell Road.

Reference 17/06260/F

Decision Issued Date: Mon 14 May 2018

Decision: Granted

## 2.5 PLANNING POLICIES

### *Central Area Plan - Not applicable*

### *Bristol Local Plan Core Strategy*

BCS1(South Bristol)

*BCS5 (Housing Provision)*

The division of 26 Firfield into two properties will be in accordance with the Core Strategy goal to deliver 8,000 new homes within the built up area.

*BCS13 (Climate Change)* The proposal will include a rear extension side living wall. A living wall offers numerous benefits at economic, ecological and societal level. Please refer to Section 7.0 Sustainable Design for further details.

*BCS14(Sustainable Energy)*

*BCS15 (Sustainable Design & Construction)*

*BCS16 (Flood Risk and Water Management)*; The site is not within any flood risk zones, refer to the maps within section for a reflection of the potential for the site to flood.

*BCS18 (Housing Type)*

*BCS20 (maybe not applicable)*

*BCS21 (Quality Urban Design)*

*BCS23 (Pollution)*

*PAN1 (Residential Guidelines)*

*PAN14 (Safety and Security)*

*PAN15 (Responding to Local Character - A Design Guide)*

*DM30 - Alterations to Existing Buildings; The policies are consistent with the place shaping principles in Policy 5 of the Joint Spatial Plan*

*High quality design*

I appreciate that alterations of existing houses don't need to follow, however it's good practice to

The alteration and extension meet also the "Guide for Designing House Alterations and Extensions"

B9 House extensions and alterations will be permitted provided they:

- respect the form, sitting, materials, details and character of the original property and its curtilage;
- respect the characteristics of the wider area, particularly where the property forms part of a semi-detached pair, a terrace, or a row; street pattern;
- would not cause unacceptable harm to the amenities of neighbouring occupiers.
- retain adequate car parking within the site.

## 3.0 SITE ANALYSIS

### 3.1 EXISTING BUILDING

The house is a two storeys detached house with access from Stanley Hill.

#### FRONT ELEVATION

The front elevation stands with its neighbouring properties due to the simplicity of details.

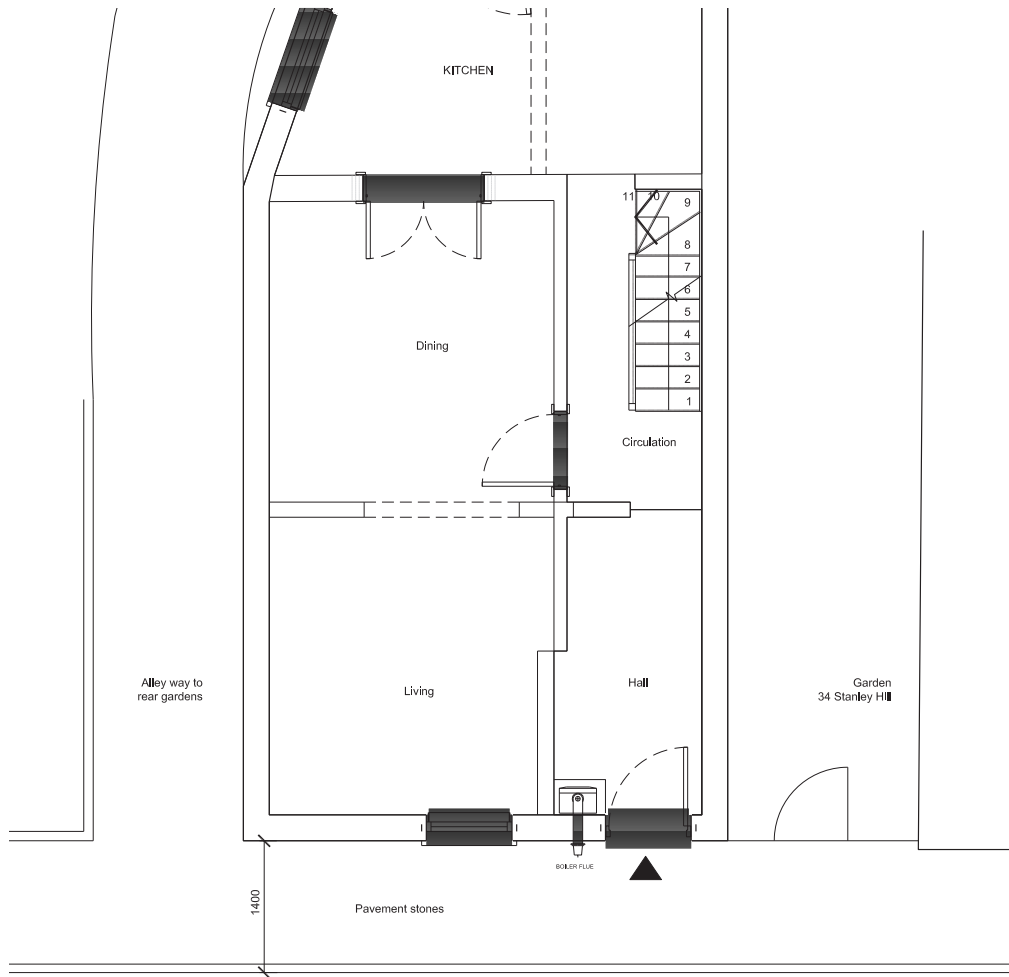
The positions of the ground floor window is off-centre. The asymmetry of the elevation is a strong characteristic of this house.

The verge and roof have 80s and 90's details. The original verge board has been replaced with a plastic board where the dry verge is located. The existing render has a number of bumps and cracks and requires a new render coat to limit the problem of water penetration.

#### SIDE ELEVATION

The side elevation is a simple blank wall with a non even surface. The gutter is in a bad condition and it causes a lot of water damage to the render below.













## 3.2 CONTEXT

The 1960's urban plan changed profoundly the Victorian urban tissue of the roads adjacent Firfield Street.

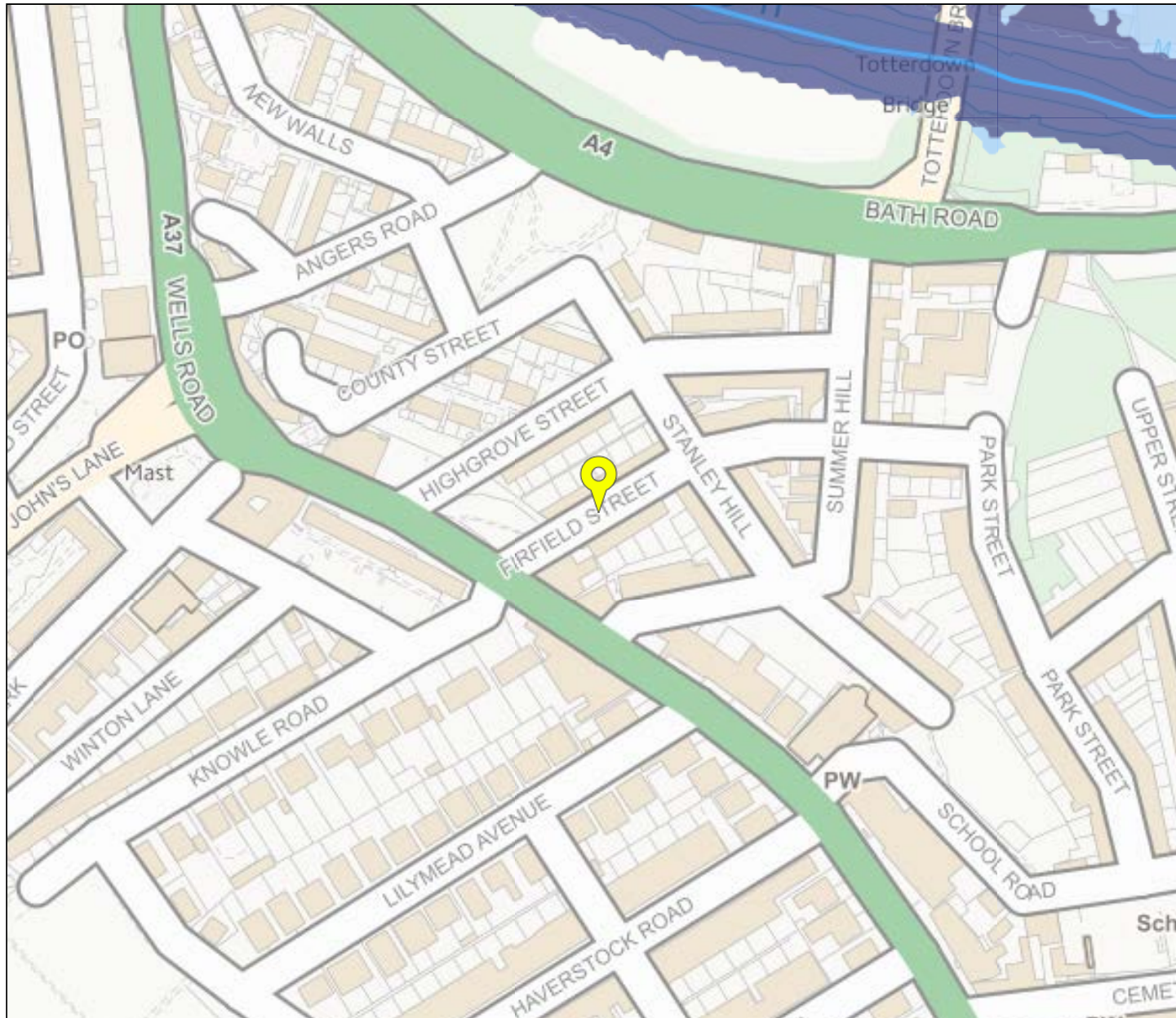
After 1970s the area left a major disconnection between the end of Stanley Hill/Highgrove and the Victorian terraced houses.

In particular the character of the end of Stanley Hill has lost its identity when in 1992 the Council approved the erection of twelve 2 storeys houses under application No.1970M/87S.

Another building that lacks of any architectural value and disconnects to the Victorian terraced houses is the homecare building, built in the 80s/ 90/s adjacent 32 Stanley Hill.

The construction is a post-modern concrete blocks with rose concrete features that creates a corner building that doesn't relate at all to the local Victorian Architecture.













**Flood map for planning**

Your reference  
**26 firfield**

Location (easting/northing)  
**360100/171539**

Scale  
**1:2500**

Created  
**13 Aug 2020 15:07**

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



Page 2 of 2

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Extent of flooding from surface water

[High](#)   [Medium](#)   [Low](#)    [Very low](#)   Location you selected



## 4.0 PROPOSAL

### 4.1 DESIGN DEVELOPMENT

#### 4.1 Overview

The design team undertook a detailed analysis of the existing context and site in terms of form, symmetry and visual balance.

While comprising a collection of varied architectural style and form (Stanley Hill and Highgrove Street), it was acknowledged that the existing Victorian houses had a sense of order and place with a simple palette of materials, colours and composition. It was acknowledged that the proposed EWI must sit subservient to the principal composition and retain a sense of visual balance in terms of colour and proportion.

The design team set a simple set of design criteria which could be listed as follow:

- *The design should not compete or seek to dominate the existing context.*
- *The detail should be clean and unfussy, allowing the existing buildings to retain its place as central composition.*
- *The extension should adopt principles of sustainable architecture.*



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Do Not scale off this drawing, use only figured dimensions and report any discrepancies or omissions to the Architect immediately.

All dimension should be verified on site before proceeding with the work.

All dimension are in millimeters.

rev.	date	description
-	-	-

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**PROJECT**  
 External Wall Insulation

32 Stanley Hill  
 Bristol  
 BS4 3AY

**CLIENT**  
 Giacomo Chiarani & Elena  
 Vilanza Chiarani

**DRAWING**  
 Proposed Front Elevation

**STATUS**

Sketch of the proposal. View from 32 Stanley Hill.





Artistic Impression of the proposed elevation



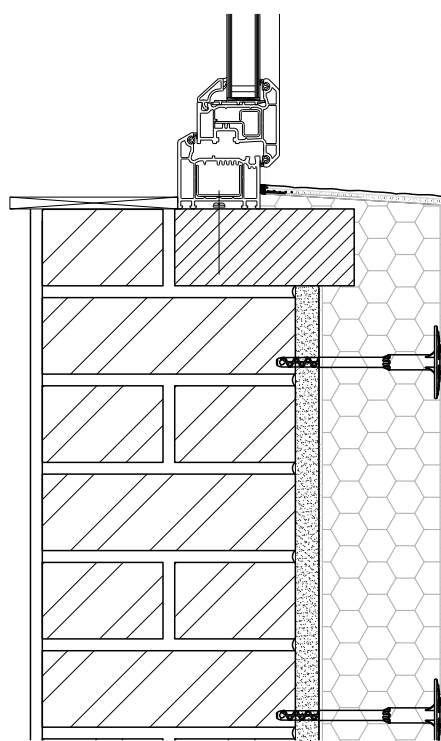
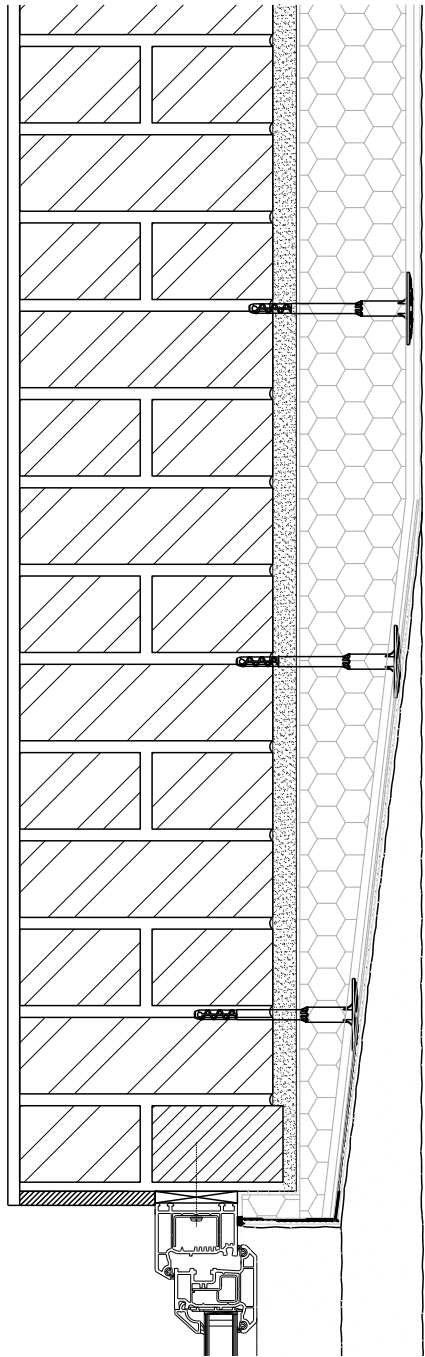


Artistic Impression of the proposed elevation

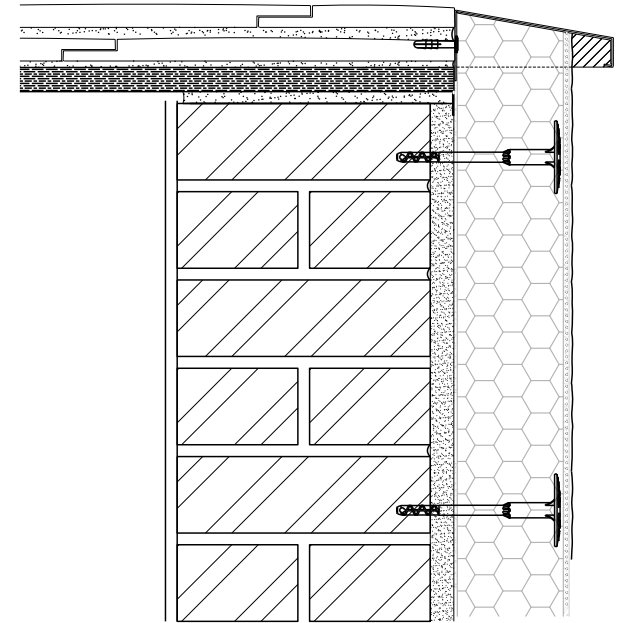




Artistic Impression of the proposed elevation



WINDOW CILL DETAIL



VERGE DETAIL



## 5.4 MATERIALS

It was acknowledged that the existing Victorian houses had a sense of order and place with a simple palette of materials, colours and composition. It was acknowledged that the proposed render should use a smooth render off-white to match the context.



Example of living wall.

## 7.0 SUSTAINABLE DESIGN

### 7.1 General Principles.

The proposal boasts significant environmental sustainability credentials, not only from its location but also due to its architectural design.

The aspiration is to develop a high quality, sustainable design and minimise carbon use.

The site is in a highly sustainable location close to the town centre with excellent pedestrian access to public transport with a number of bus stops only a short walking distance away and Temple Meads train Station nearby. These key transport nodes provide access to rout all over the UK.

Obviously a key requirement has been to refurbish a building that will minimise energy use and running costs in the first instance by maximising natural energy resources and during the detailed design stage further consideration will be given to ensure the efficiency of the building envelope is maximised and construction technologies with low embodied energy materials and highly rated green-guide materials are utilised, as well as exploring options for efficient energy services.

Some of the elements which will need to be considered in detail are as follows:

- High standards of thermal insulation

(90mm) and air tightness;

The use of energy can be significantly reduced through maximising natural or renewable energy and by ensuring high performance in the building fabric.

The existing solid wall structure makes it easier to achieve a highly sealed building envelope with simpler junctions and less thermal movement.

### **GREEN HOME GRANT**

The applicant has successfully obtained a green home grant to carry this work out.

### 7.3 Waste minimisation

It is key that we ensure finite resources are used responsibly by minimising waste, maximising recycling opportunities and by promoting the use of materials with less environmental impact.

Waste Minimisation will be considered in all stages of the development, from construction through to demolition. Some of the measures at all stages have been listed below.

- Use of materials that could be recycled in the future including stone, masonry, glass and aluminium.

- Standard components and opening sizes used where possible to minimise off cuts and wastage.

- High quality robust materials used to minimise need for future replacement and future waste.

- Promote responsibly sourced, low embodied energy and local sourced components where possible to minimise environmental impact and wasted energy use in manufacture and transport.



## **THANK YOU!**

If you have any question  
please contact us:

S I N T A A

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