

141 High Street

Design & Access Statement
08.11.23



Introduction

The purpose of this document is to supplement the Planning Application for 141 High Street. Proposals include a new extension off of an existing building to accommodate 3 no. 1 & 2 bed apartments. Proposals also include a roof alteration to the adjoining existing building accommodating 2 no. 1 bed apartments in the form of a mansard roof.

Pre-Application advice (PRE23/0343), subsequent conversations and a site meeting have informed the basis of design for the proposed development of 141 High Street to date.



1904 Vaughan postcard showing the crossroads between Victoria St, Broad St and High St - KnowYourPlaceSouthGlos©

SITE

Site - context

141 High Street is located in Staple Hill to the north east of Bristol City Centre. It lies on the north western corner of the junction between Victoria Street, Broad Street, Soundwell Road and High Street B4465. The property comprises a shopfront and residential accommodation at ground floor level and residential accommodation at first floor level. Shopfront access is through the street facing main entrance and a rear door to the north of the property provides access to the residential accommodation. A car park for residents and staff is situated at the north of the site and is accessed off Victoria Street.

The site forms the end of a run of six mixed use properties to the west all comprising shop fronts and residential accommodation. These properties vary in materiality, size and form with external finishes ranging from render to rubble stone.



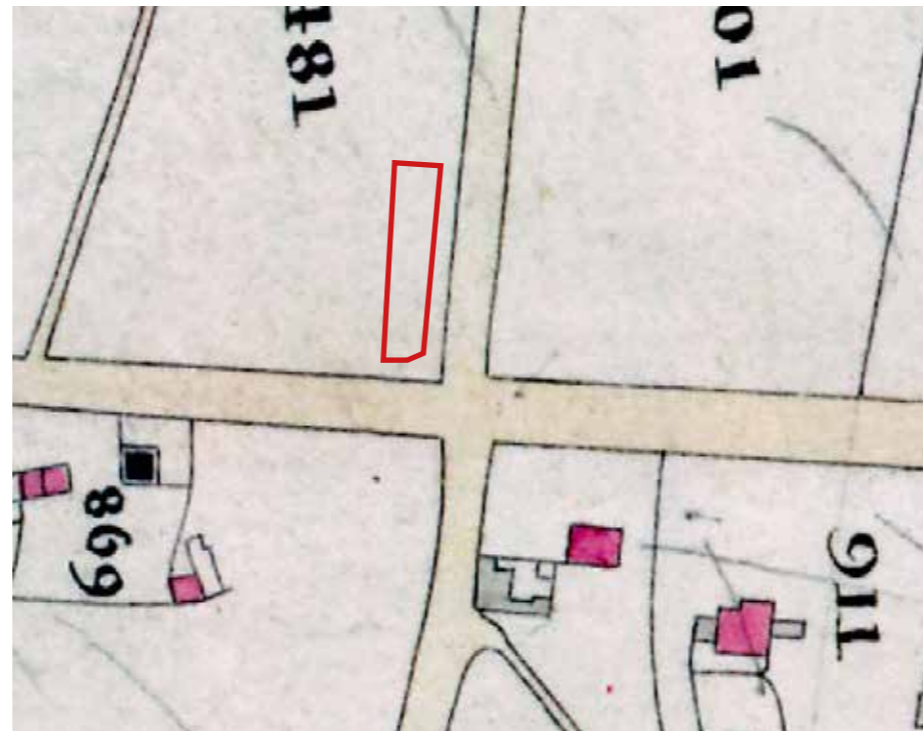
Aerial view of the site looking north west- Google Earth 2023©

Site - history

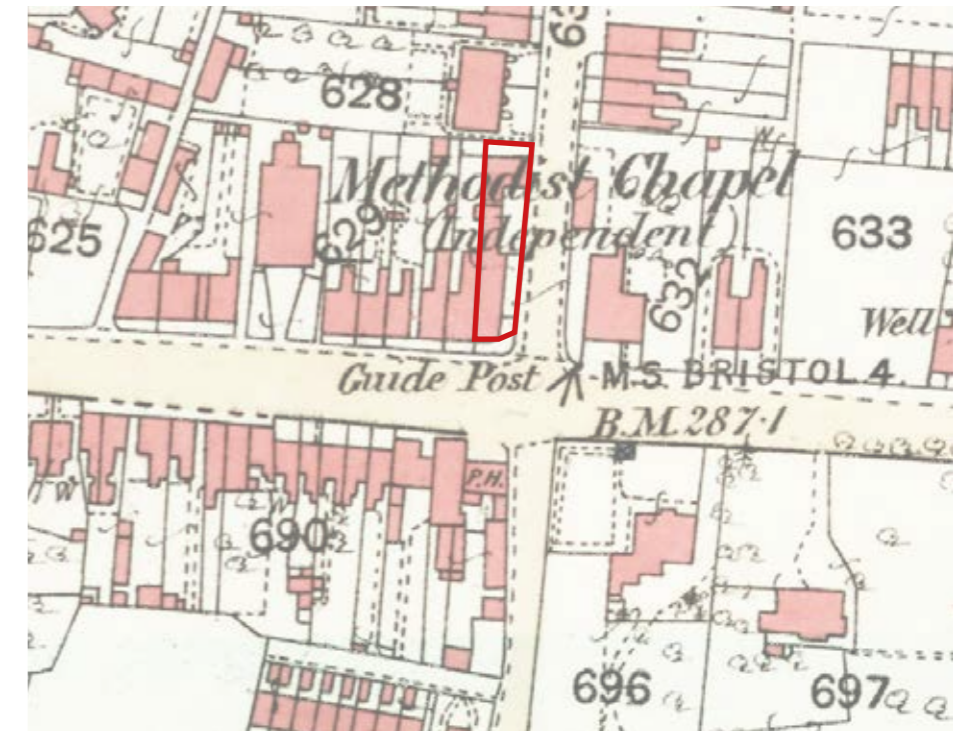
Historic maps show the rapid commercial and residential development of Staple Hill in the latter part of the 19th century.

141 High Street is originally shown to fill almost the entire length of its plot but by the mid 20th century, the rear part of the original building had been demolished leaving the existing front half and an outbuilding at the north of the plot. This outbuilding has since been removed and the entirety of the rear of the plot currently serves as parking provision for 141 High Street as well as access for neighbouring properties.

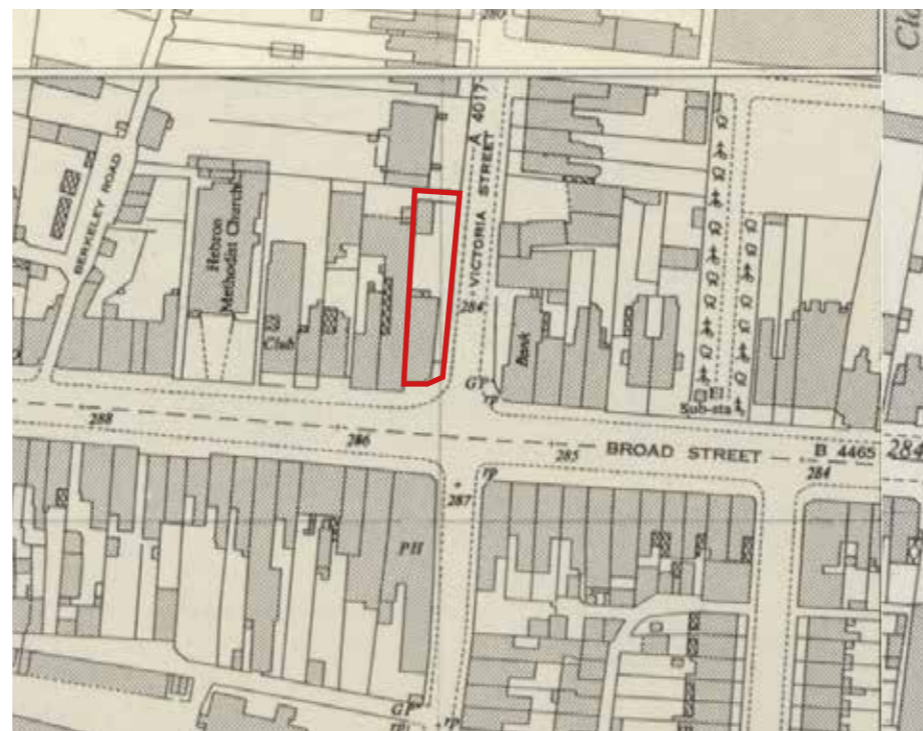
The shop previously housed an insurance firm, but this branch closed in late 2022 and the retail space has been vacant since. The first floor of the building is residential accommodation and is currently occupied.



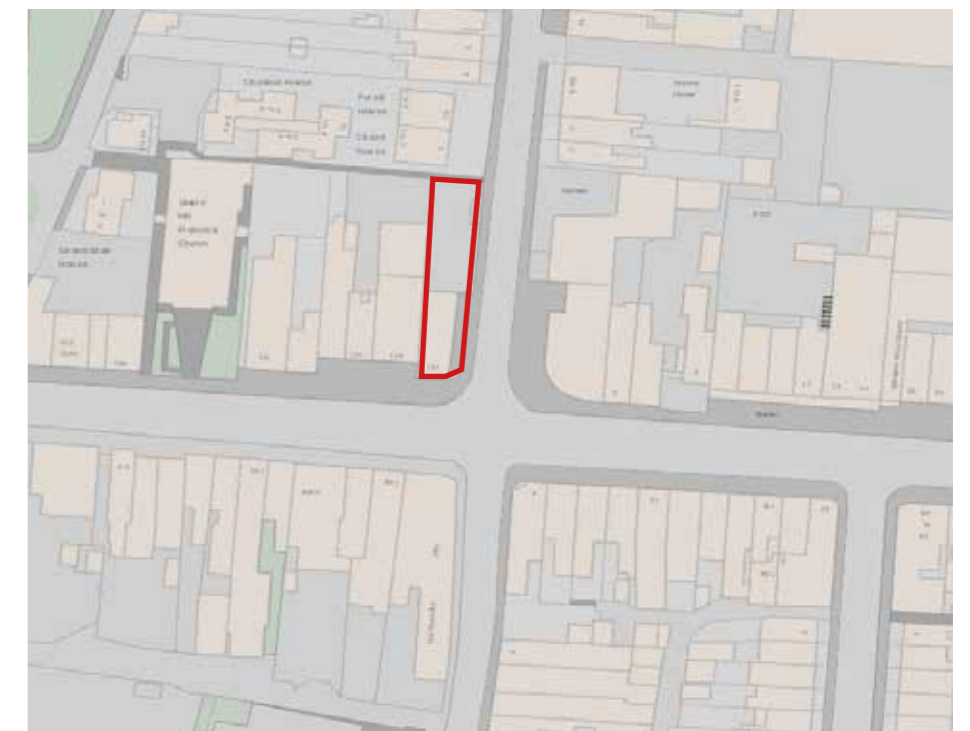
1840s tithe map - KnowYourPlaceSouthGlos© NTS



1844 - 1888: OS Map - KnowYourPlaceSouthGlos© NTS



1947 - 1965: OS National Grid - KnowYourPlaceSouthGlos© NTS



2019 site map - KnowYourPlaceSouthGlos© NTS

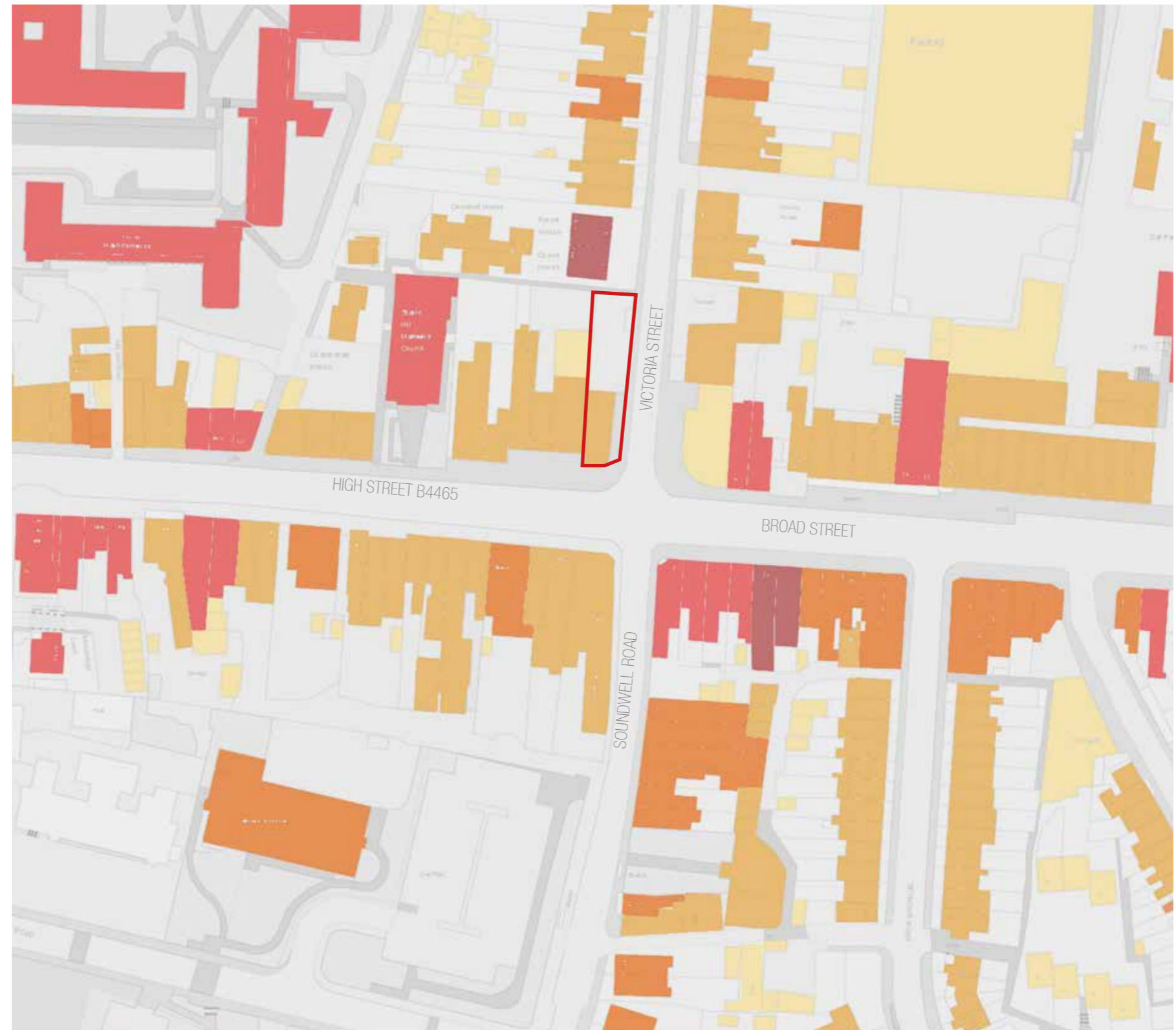
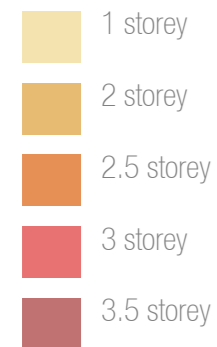


Site - Local building heights

141 High Street is currently two storey, but there are many examples of 2.5, 3 and even 3.5 storey buildings within its immediate vicinity. This would mean that the addition of a third storey onto 141 High Street would not be out of keeping for the area and it would not cause the building to dominate its locality.

The site occupies a prominent corner plot which creates opportunity to design a distinctive architectural development to enhance the streetscape. Furthermore, the bank opposite has recently been purchased and is likely to be redeveloped. Similarly, the retail unit to west is of poor quality, limited architectural merit and has significant potential for redevelopment in the near future.

Key



KnowYourPlaceSouthGlos© NTS



Site - Local precedent - 9 Crossmann Residence, Broad St

9 Crossmann Residence lies approximately 200m east of 141 High Street and is a local example of 3.5 storey residential accommodation with shopfronts and parking and ground floor level.



Street facing southern facade of 9 Crossman Residence- Google 2023©



Street facing south elevation viewed from the High Street



East elevation viewed from Victoria Street



East elevation viewed from Victoria Street



Looking towards the north eastern corner of the property and the car park beyond from Victoria Street - Google 2023©



Looking south towards the car park and rear elevation from Victoria Street - Google 2023©



Looking south at the rear elevation and residential access from the existing car park behind the property

Site - Planning context

The planning history listed for the site is as follows:

Application reference: K4390/1

Application received: Thu 02 Aug 1984

Proposal: Change of use of ground floor from retail and residential to use as a building society branch office, alts. to existing vehicular access

Decision: Approved

Application reference: K4390

Application received: Fri 18 Nov 1983

Proposal: Change of use of ground floor from retail and residential to use as a building society branch office, alts. to vehicular access and construction of car parking spaces

Decision: Approved

Application reference: PRE23/0343

Application received: 7th August 2023

Proposal: Addition of a third storey to the existing building and a three storey extension to form 6no additional apartments. Advice on whether the proposed parking strategy would be acceptable.

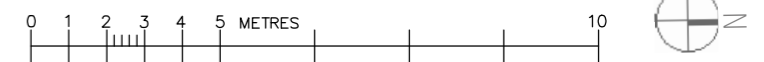
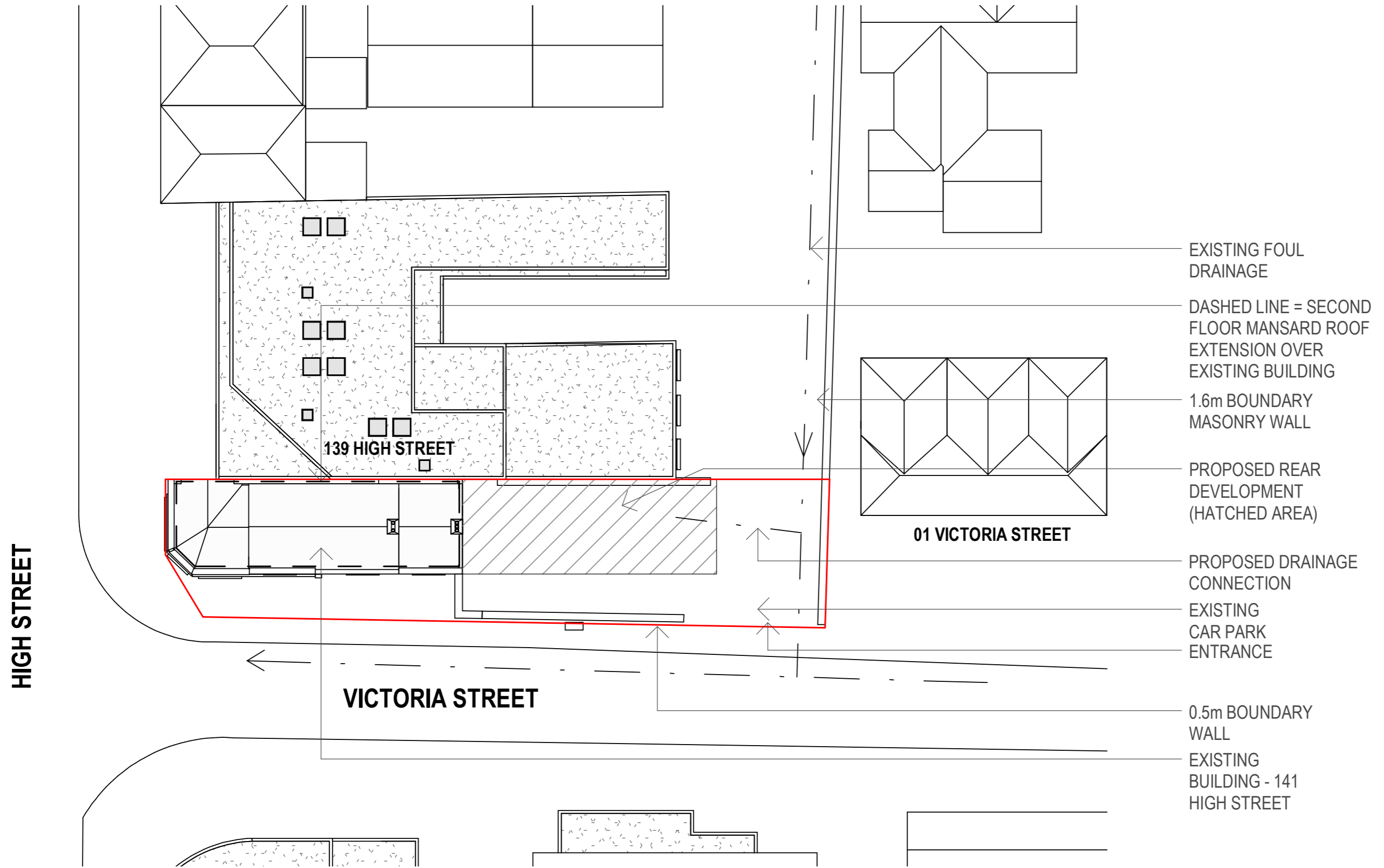
Decision: Supportive

The proposals for the site comply with intentions of the Nation Planning Policy Framework and will contribute to housing needs. We believe the proposals would add to the overall quality of the area, are visually attractive and yet are still respectful of the character and history of the site/ context.

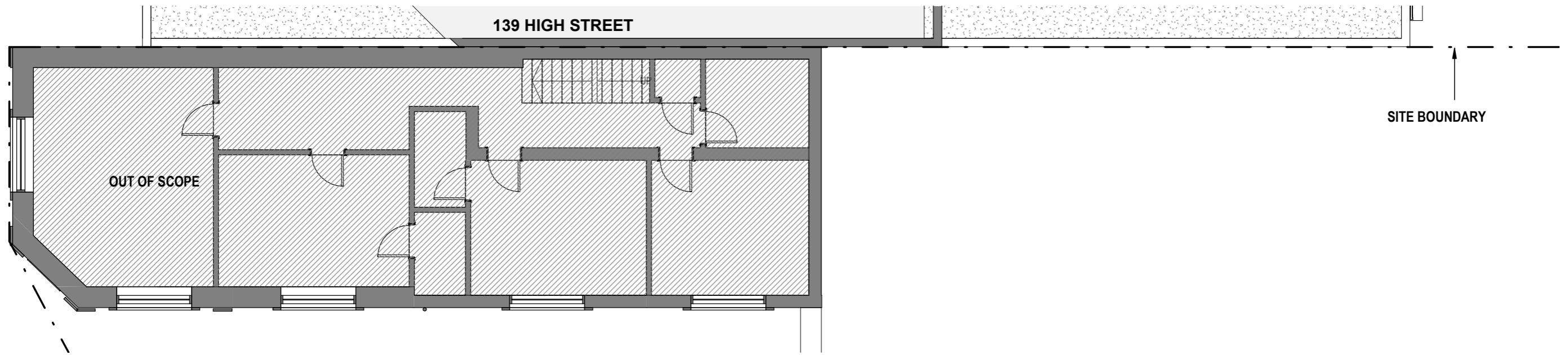
We believe the proposals are also in line with the objectives of relevant local planning policies:

South Gloucestershire Core Strategy

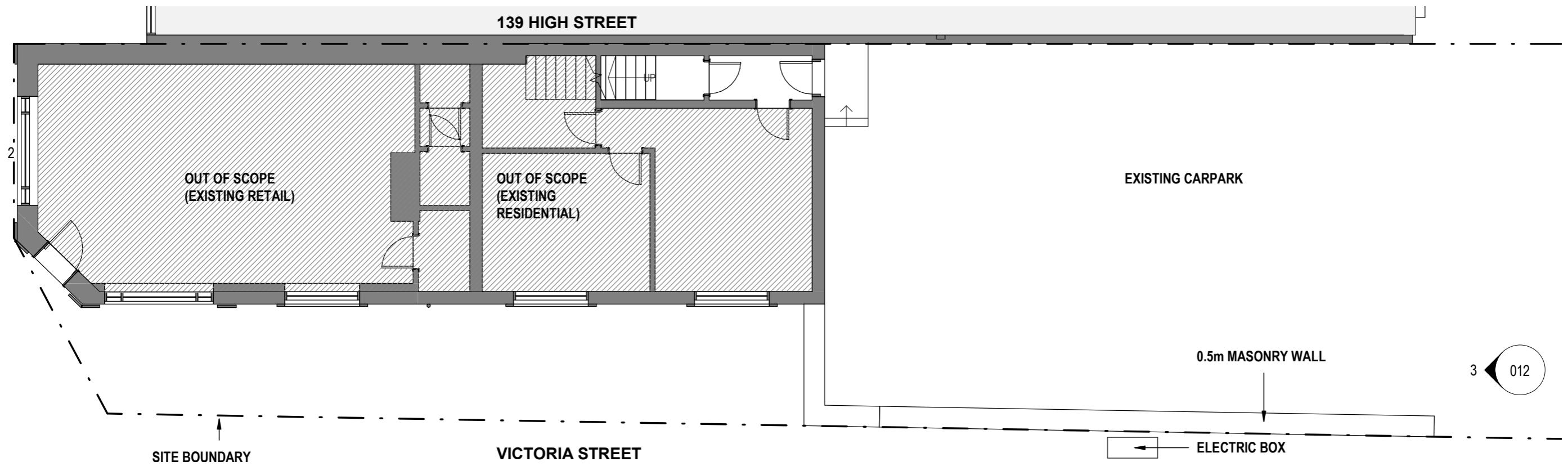
South Gloucestershire Policies, Sites and Places plan



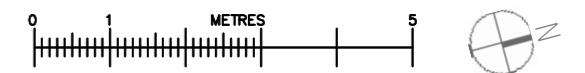
Site - Existing ground first floor plans (NTS)

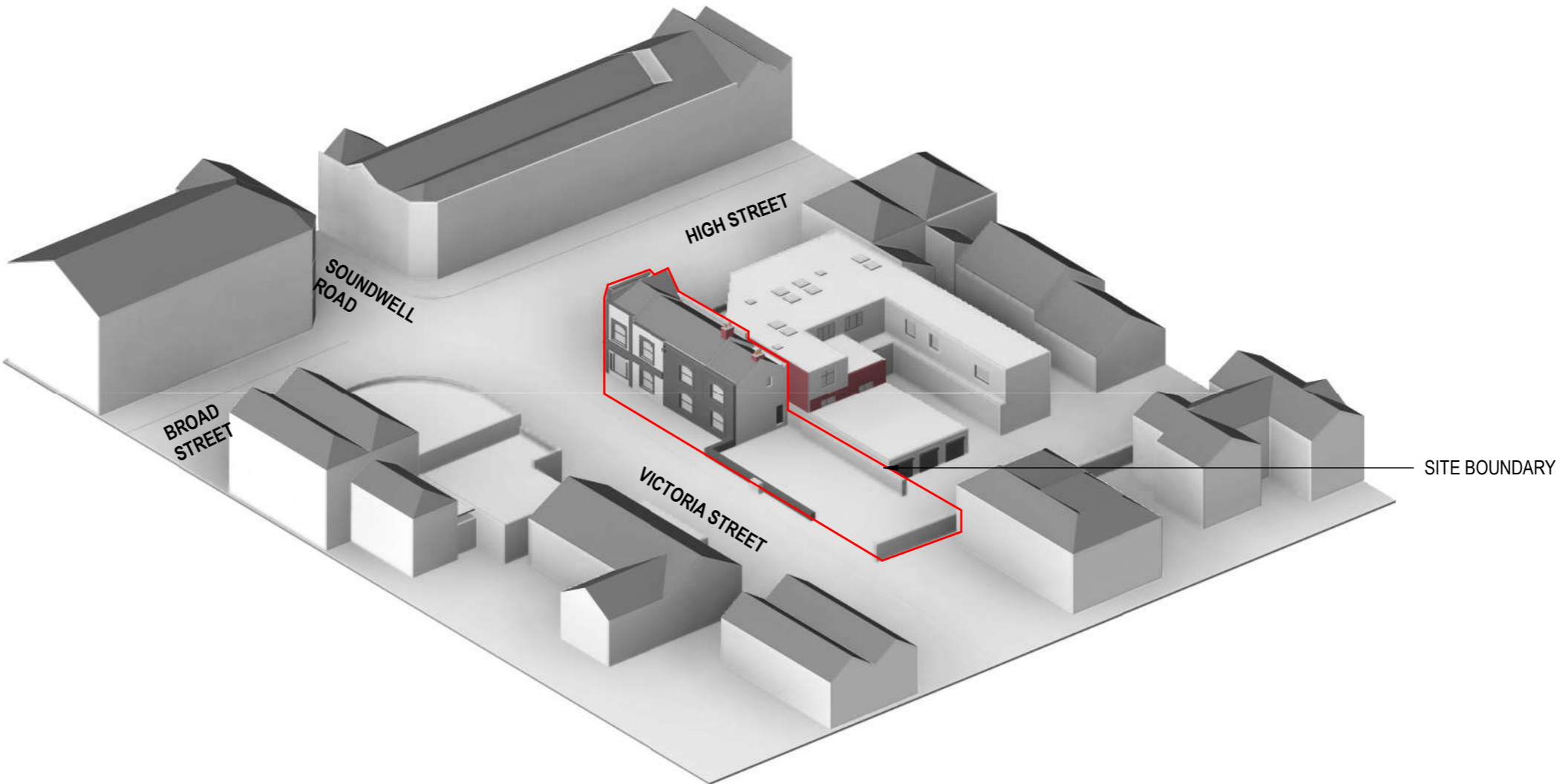


Existing first floor plan (NTS)



Existing ground floor plan (NTS)





Existing 3D view looking south west over the site - NTS

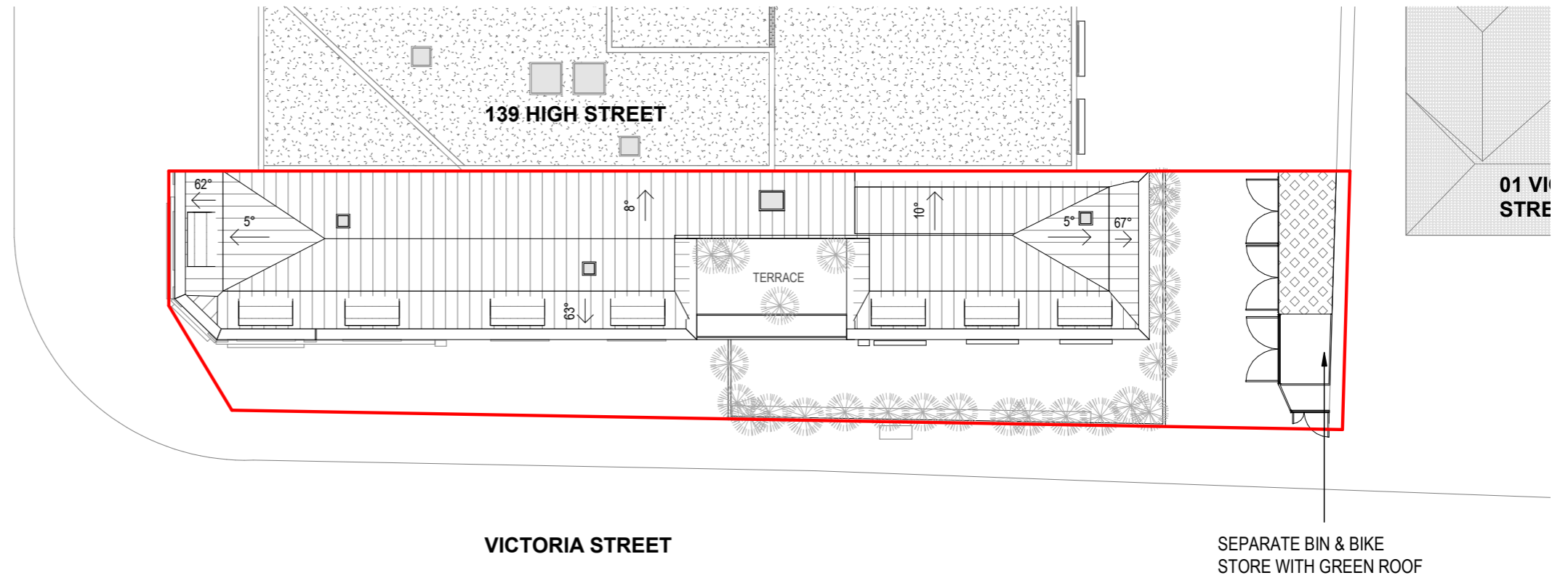
Design

Design - Proposed site plan

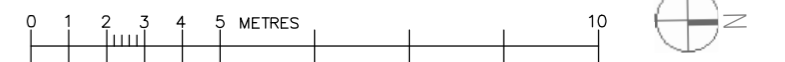
Proposals include 5 no. new apartments for the site through the addition of a third storey across the existing building and a rear three storey extension in the area of the existing car park including cycle storage, refuse and recycling facilities.

Proposals seek to extend the existing low level perimeter wall that previously separated the car park from the road. This would provide more privacy to the ground floor apartment.

Access provision through the site to neighbouring properties remains unchanged by the proposals. The existing shopfront also remains unchanged by the proposals.



Proposed roof plan (NTS)

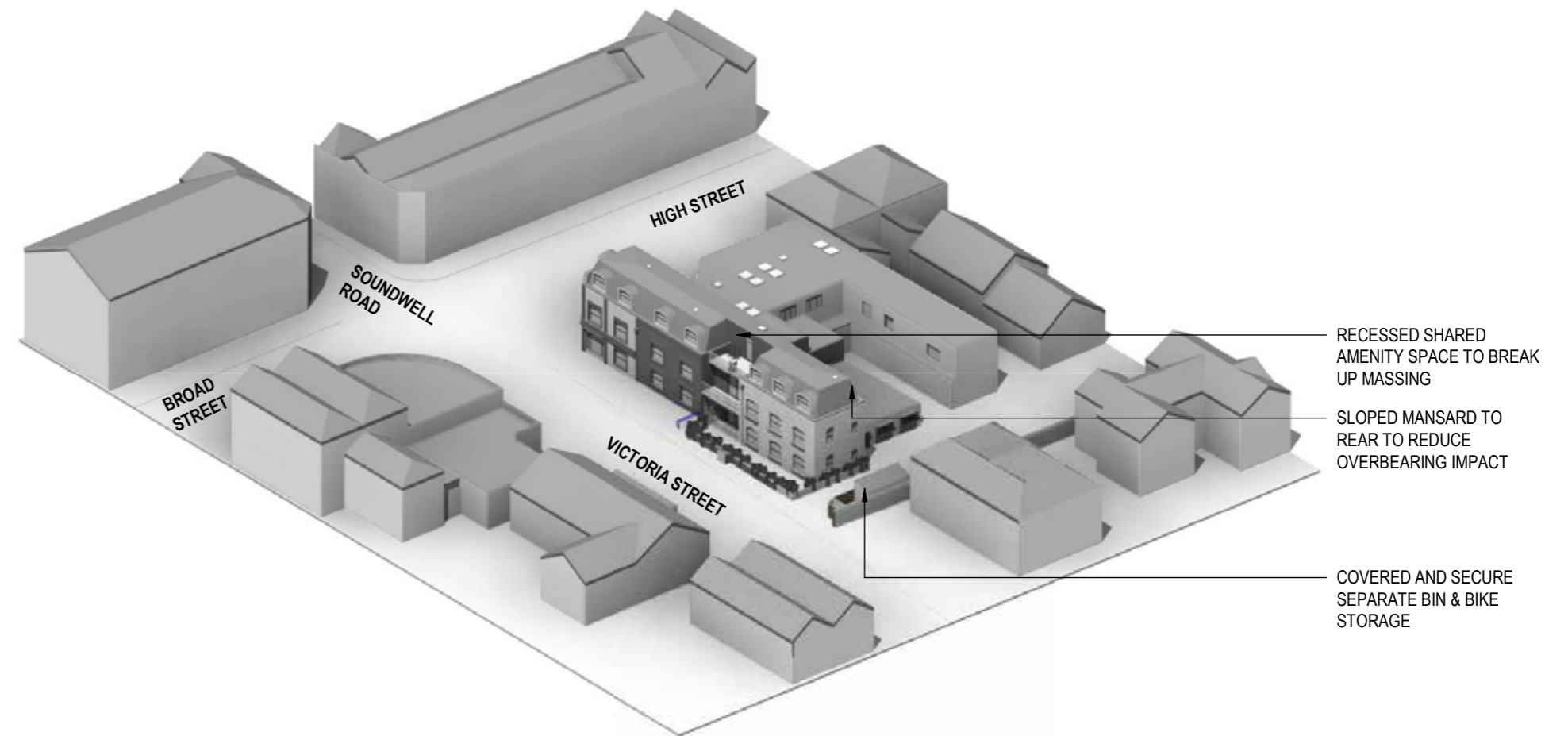


Design - Accommodation schedule

Proposed accommodation:

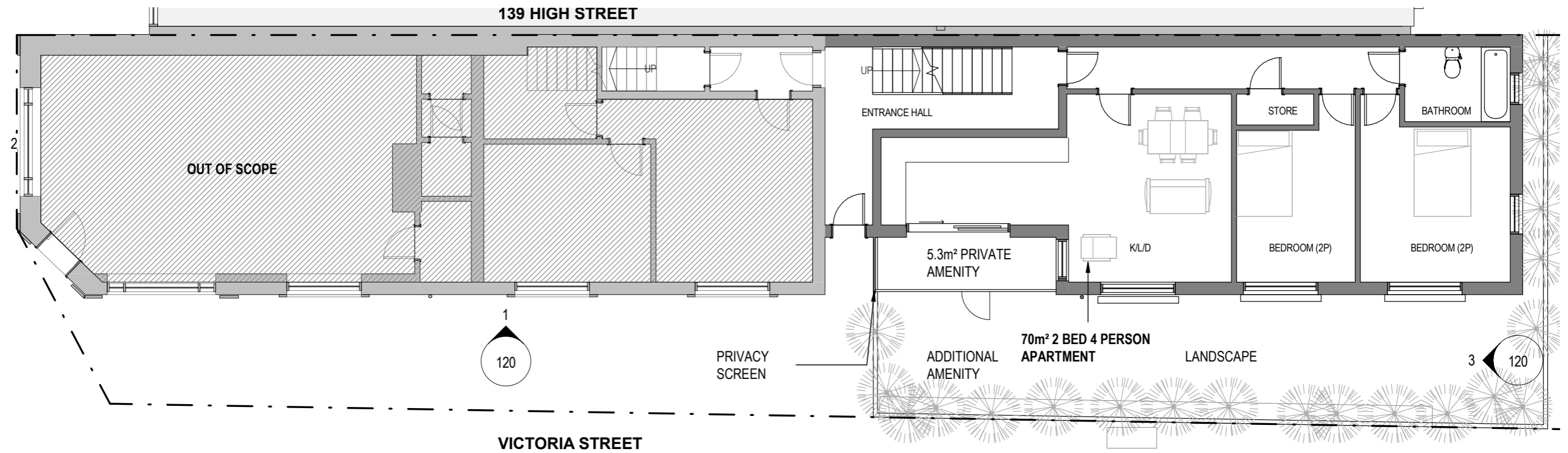
5no. apartment in total:

- Ground floor 1no. 2 bed 4 person @ 70m²
- First floor 1no. 2 bed 4 person @ 71.4m²
- Second floor 2no. 1 bed 1 person @ 37m²
- Second floor 1no. 1 bed 1 person @ 42m²

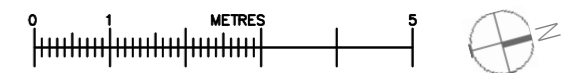


Proposed 3D view looking south west over the site - NTS

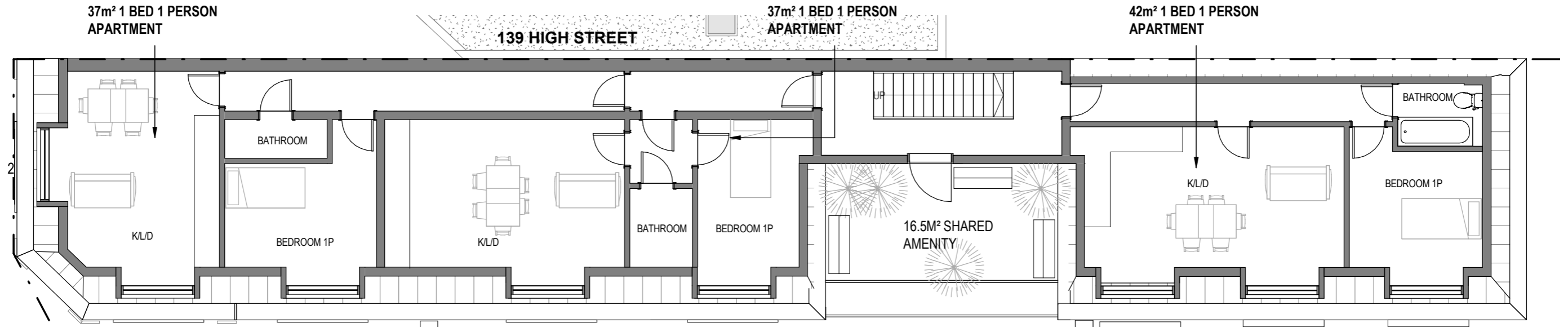
Design - Proposed ground floor plan (NTS)



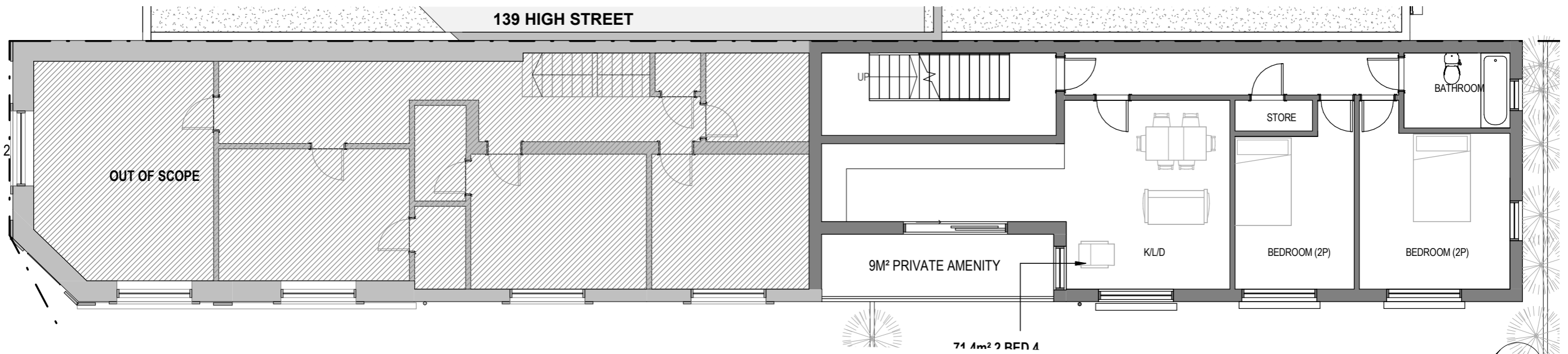
Proposed ground floor plan (NTS)



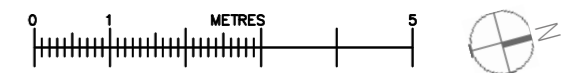
Design - Proposed first & second floor plan (NTS)

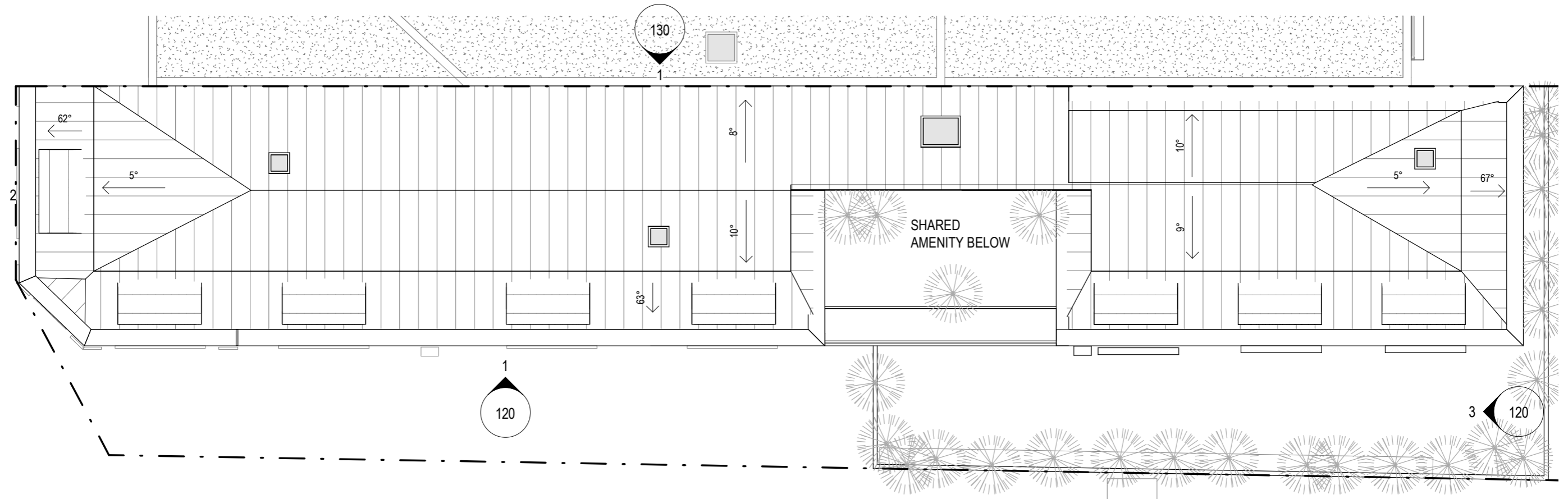


Proposed second floor plan (NTS)

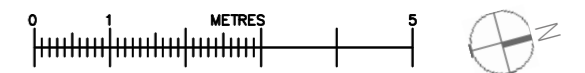


Proposed first floor plan (NTS)





Proposed roof plan (NTS)



Design - Scale, height, mass form and appearance

Scale & height

The overall scale of development reflects that of the immediate context, where in some instances along Broad Street and High Street junction, the buildings fill entire plots and are 3 storeys in height.

Massing

The new extension massing is broken up via recessed balconies and roof top terrace helping to celebrate the new whilst respecting the existing building. This helps prevent a perceived linear mass when viewed from Victoria Street or High Street.

Form

The entire second floor including the new extension and roof alteration to the existing building takes the form of a mansard roof designed to further break up the massing and is based on traditional design.

Appearance

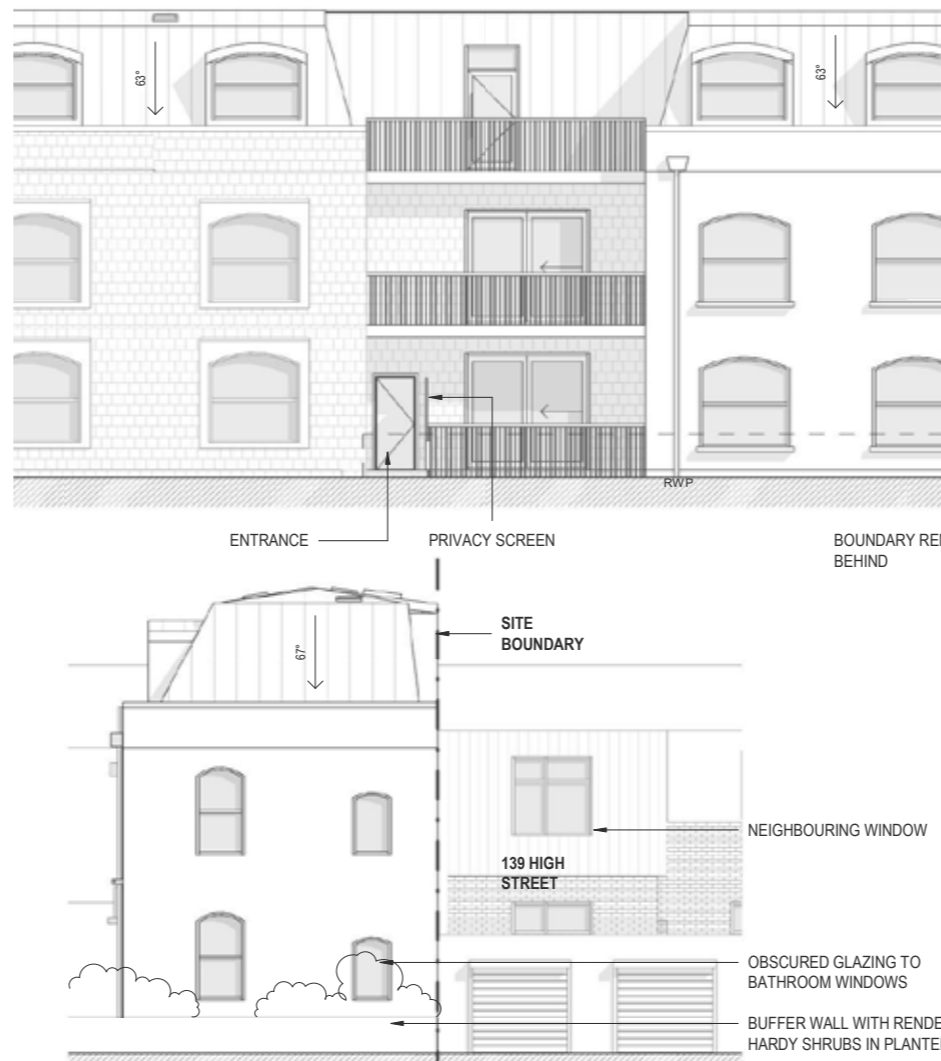
The general principal elevation follows the rhythm of the existing building in both composition, fenestration and detail. Arched windows and mansard roof dormers assist with this visual continuity when comparing the new extension with the existing building.

The north gable elevation sits proud along the streetscape relative to no. 1 Victoria Street and is clearly visible. Efforts have been made to create architectural interest via a returned low level wall and hardy shrubs as well the inclusion of arched windows referencing no. 1 Victoria Street gable elevation. A living wall was a consideration though this option would not be viable due to the north facing orientation of the gable.

Materials

The proposed mansard roof extension over the existing building will be zinc clad to provide a modern contrast to the traditional materiality of 141 High Street. The height of the existing parapet would obscure views of the proposed mansard extension from immediate street level and thus limit its visual impact.

The rear new build extension is proposed to have a render finish across the first and second floors to match the southern half of the existing building whilst the recessed balconies will be stone facade to create a soft visual transition from one building to the next.



Proposed east (top drawing) & north (bottom drawing) elevations (NTS)



Precedent- zinc mansard extension
55 Goldhawk Road - Roz Barr Architects

Design - Amenity

Ground floor

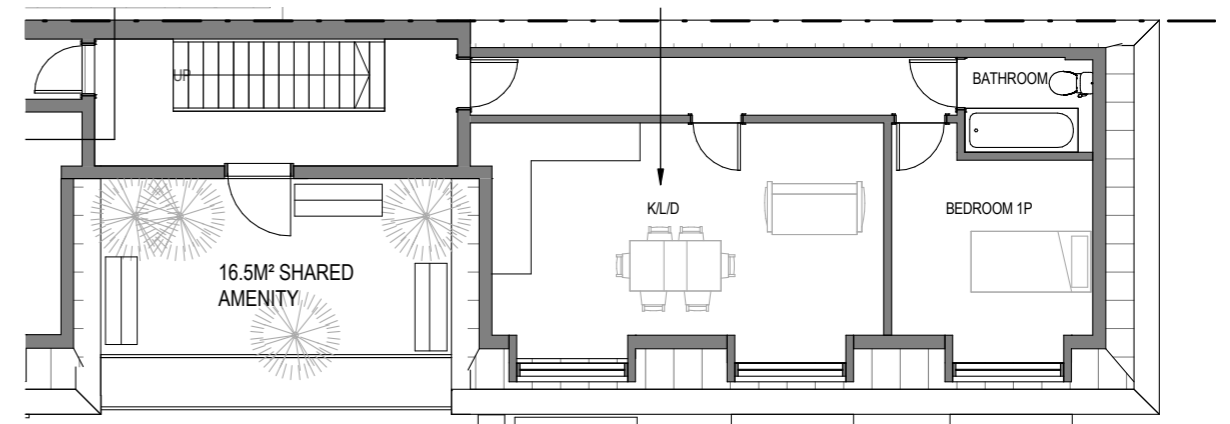
The ground floor 2 bed apartment includes a private, secure and set back amenity area being 5.3m² separated from the shared entrance with a privacy screen. The apartment also benefits from a larger landscaped area facing the street.

First floor

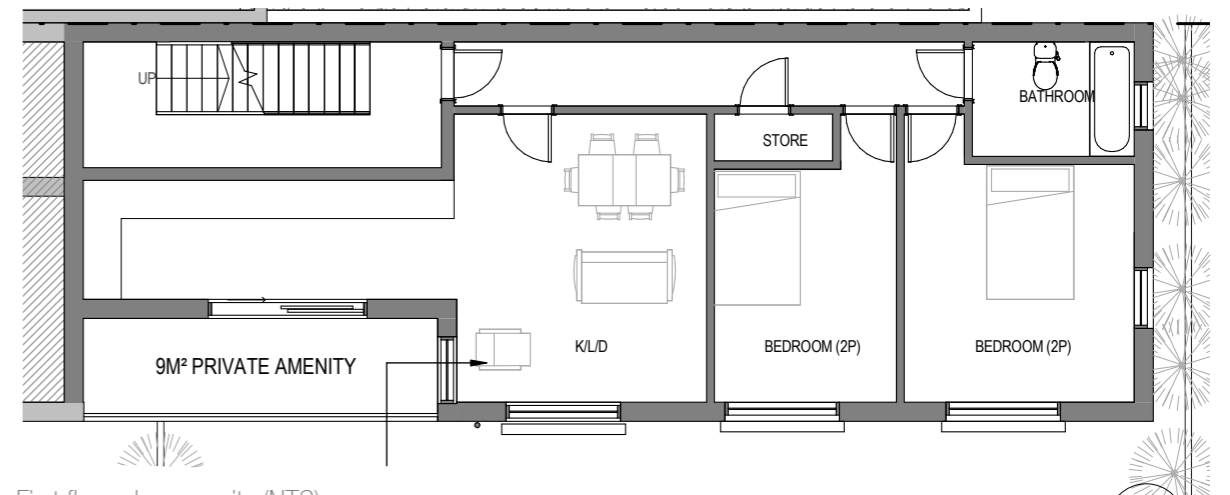
The first floor 2 bed apartment includes a private recessed balcony being 9m² which is 5m²+ as specified by the Local Authority Householder Guide. The terrace above this floor is set back to allow additional light to fall into this amenity space.

Second floor

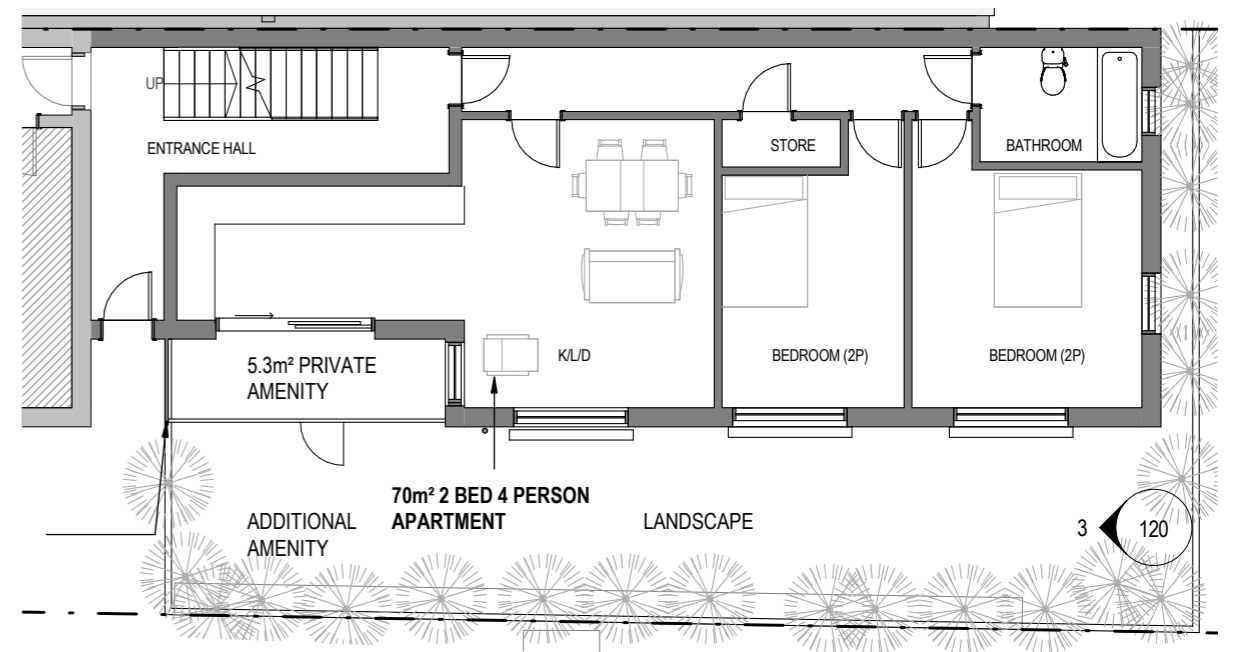
The second floor accommodates 3 no. 1 bed apartments which share a 16.5m² roof terrace accessed off of the main stairwell. This equates to 5m² + per 1 bed apartment. The mansard roof to this area is tapered back to allow additional direct light to enter the area although, given the top floor location, the terrace will benefit from plenty of ambient light throughout the day.



Second floor plan amenity (NTS)



First floor plan amenity (NTS)



Ground floor plan amenity (NTS)



Access - Refuse, recycling, parking & cycling

Refuse & Recycling

Refuse & recycling storage is located within a safe and secure open timber structure located to the northern boundary of the site and accessed off of Victoria Street via an existing private vehicle lane. The layout of which is shown opposite which demonstrates the accessibility of the space provided. The collection point is no more that 10m away from the storage structure itself and easily accessed off of Victoria Street.

The refuse and recycling capacity relative to the amount of occupants is set out in the Local Authority Waste Management Guidelines. Thus, the following has been provided for 5no. bed apartments:

- 10no. 55l recycling bins within stacked shelving
- 5no. 240l refuse bins
- 5no. 23l food waste within stacked shelving

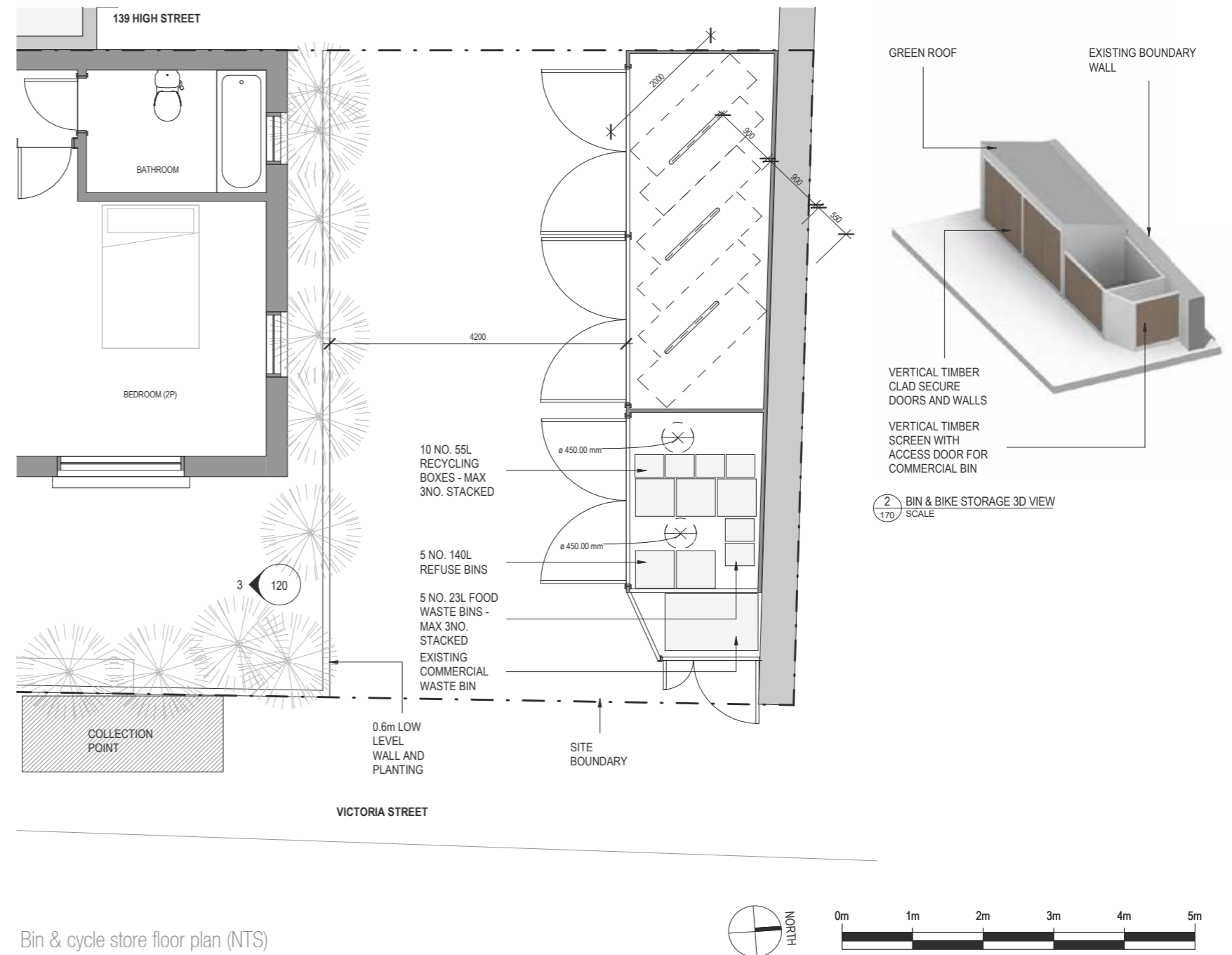
Commercial refuse and recycling remains unchained with dedicated space provided within a timber screen and access door.

Cycling

3 sheffield bike stands are proposed accommodating 6 no. cycle spaces which can be safely and securely stored within the same external timber structure but separated from bins, which includes a green roof. As per the Local Authority Policies, sites and places plan, 1 cycle space has been provided each apartment (including 2 beds rounded down from 1.5 spaces) with 1 space dedicated for visitors.

Parking

Due to the sustainable location of the development, on-site car parking has not been included within the scheme. This is further justified by supporting Transport Statement accompanying this application.



Bin & cycle store floor plan (NTS)

Sustainability

Design considerations are discussed, showing that the location is sustainable. The density and layout of the scheme creates a high level of shared party walls and floors, reducing heat loss areas and thermal bridging; and that orientation and roof design permits solar access.

Although district heating and CHP technologies are considered not viable or necessary, efficiency and renewable measures have been incorporated. The proposed energy strategy is as follows:

Efficiency measures including:

- Highly efficient building form;
- High percentage of shared party floors and walls, minimizing heat loss;
- Good levels of fabric efficiency;
- Use of careful detailing for reduced thermal bridging;
- Low energy fittings including LED lighting;
- Energy labeled white goods where provided;
- Controls on external lighting;
- Controlled fan power with decentralized mechanical ventilation.

Renewable energy:

- All hot water from the use of individual hot water heat pumps for each apartment.

Please refer to energy statement for greater detail.

Overview

This documents supports proposals for 141 High Street including a new extension off of an existing building to accommodate 3 no. 1 & 2 bed apartments. Proposals also include a roof alteration to the adjoining existing building accommodating 2 no. 1 bed apartments in the form of a mansard roof.

This document sets out the basis of design derived from Pre-Application advice which has informed an appropriate response to the site and sets out the development potential for other adjoining properties along High Street.

Sunlight and overbearing analysis is underway and will run in tandem with this application to inform the overarching design principles.

We trust the design has developed in line with recommendations set out when Pre-application advice was sought, and trust the Local Authority will still look favourably on proposals.

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