

**423 WHITEHALL ROAD
BRISTOL**

**2787 DS 01
DESIGN & ACCESS STATEMENT**

OCTOBER 2023



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INDICATIVE CGI OF BEDSPACES



INDICATIVE CGI OF BATHROOM



INDICATIVE CGI OF COMMUNAL SPACES



This Design and Access Statement has been prepared by Angus Meek Architects on behalf of Crossman Acquisitions to accompany a full planning application submission to Bristol City Council for 'Conversion and enlargement of existing building to create a large house in multiple occupation (Sui generis) comprising 20 bedrooms and associated works' at 423 Whitehall Road, Bristol.

This statement is to be read in accordance with the submitted drawings and other specialist consultant reports.

The proposal is for the part-demolition of existing rear structures and the refurbishment and construction of side and rear extensions of the property to provide 1no. HMO (Use class 'Sui Generis') with 20 bedspaces for young professionals.

The following resources have been referenced to inform the current proposals:

- National Planning Policy (NPPF)
- Bristol Local Plan
- Managing the development of houses in multiple occupations SPD
- Site Allocations and Development Management Policies, Local Plan Appendix 2
- Bristol City Council Room Size and Amenity Standards for Licensable Houses in Multiple Occupation (HMOs) under Part 2 of the Housing Act 2004
- Bristol City Council Fire Safety Standards for Licensable House in Multiple Occupation (HMOs) February 2023
- 'Know your place' mapping
- Waste and Recycling Storage and Collection Facilities: Guidance for Developers of Residential, Commercial and Mixed-Use Properties - Adopted December 2010 - Updated March 2022



SITE LOCATION

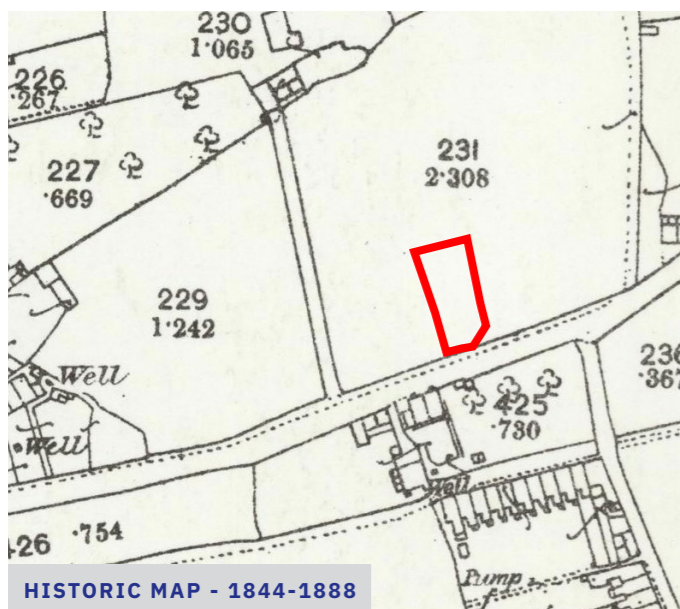
The site is located in north east Bristol, on the intersection of Whitehall Road and Embassy Road, and lies 300m north of St. George Park.

The existing building is an end of terrace with a single storey extension to the side and a one and two storey extensions to the rear, extending to the shared access lane adjacent no.2 Embassy Road. The existing building comprises commercial use (Class E) on the ground floor with a single residential flat (Class C3) on the first floor.

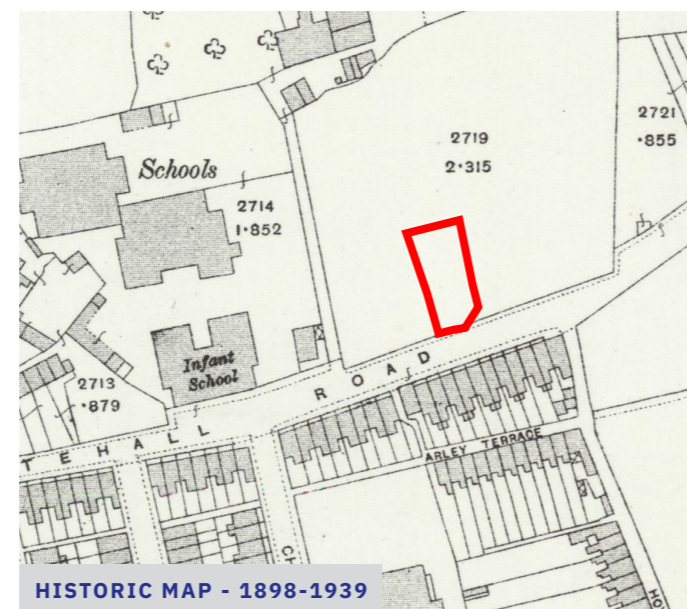
The massing fronting onto Whitehall Road has hipped roofs with profiled red tiles. The rear extensions have grey flat roofs extending toward no.2 Embassy Road. The walls are mostly render with larger glass and timber shop front on the corner of Whitehall Road and Embassy Road.

Surrounding buildings vary in material and style with most buildings to the north of Whitehall Road built in the 40's and later. The majority of the houses to the south of Whitehall Road are two storey Victorian terraces.

The site consists entirely of building mass and hardstanding with an open area to the front of the site and a parking area fronted by a low brick wall to the side of the site accessed from Embassy Road.



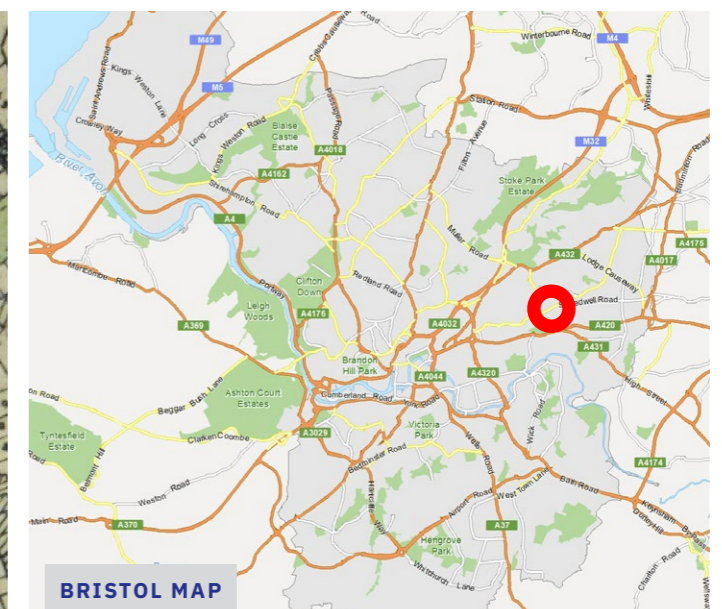
HISTORIC MAP - 1844-1888



HISTORIC MAP - 1898-1939



HISTORIC MAP - 1949



BRISTOL MAP



WHITEHALL ROAD ELEVATION



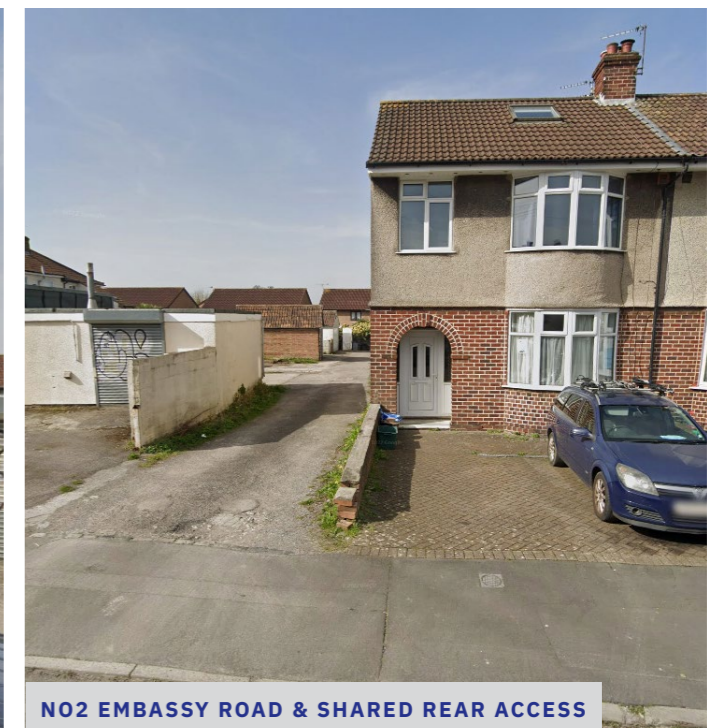
CORNER OF WHITEHALL ROAD & EMBASSY ROAD



EMBASSY ROAD ELEVATION - FRONT



EMBASSY ROAD ELEVATION - REAR



NO2 EMBASSY ROAD & SHARED REAR ACCESS

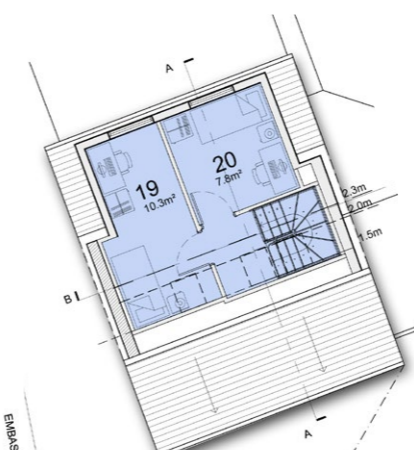


GROUND FLOOR PLAN

- ACCOMMODATION SCHEDULE**
- 20 BEDSPACES
 - GROUND FLOOR- 8 BEDSPACES
 - FIRST FLOOR- 12 BEDSPACES
 - SECOND FLOOR- 2 BEDSPACES
 - 5 SHARED BATHROOMS/SHOWER ROOMS
 - 3 ENSUITE SHOWER ROOMS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SCALE & MASSING

The proposed side and rear extensions increase the massing from single storey to two storeys, which is considered appropriate in the context, with the property being located at the corner of Whitehall and Embassy Road.

The existing loft space is to be converted with a dormer proposed to the rear, reminiscent of many extended family dwellings in the area.

The proposed building footprint broadly maintains the existing coverage of the site, with the exception that the boundary wall adjacent the rear garden of 421 Whitehall Road is partially set back from the boundary, creating a lightwell and reducing the two-storey massing on the boundary.

MATERIALS & FORM

The design seeks to closely reflect the materials and form of the existing terrace and other surrounding residential scale buildings. The two-storey extension to the rear is reflective of the adjacent terrace on Embassy Road with red brick ground floor, render first floor and pitched red / brown tile roof. The front of the building continues the existing ridge line and materials with red brick used in the new infill areas.

LAYOUT

The layout of the rooms ensures natural light and ventilation is provided to each bedroom, kitchen and living space while strategic landscaping helps to maintain privacy and avoiding overlooking. Shared communal areas are located to the ground floor frontage with more private individual accommodation located on the upper floors and to the rear to ensure privacy and reduce any noise impact from Whitehall Road.

ACCOMMODATION

20 bed spaces provided - each min. 6.5 sqm each in accordance with HMO licensing standards:

- Ground Floor- 6 Bedspaces
- First Floor - 12 Bedspaces
- Second Floor - 2 Bedspaces



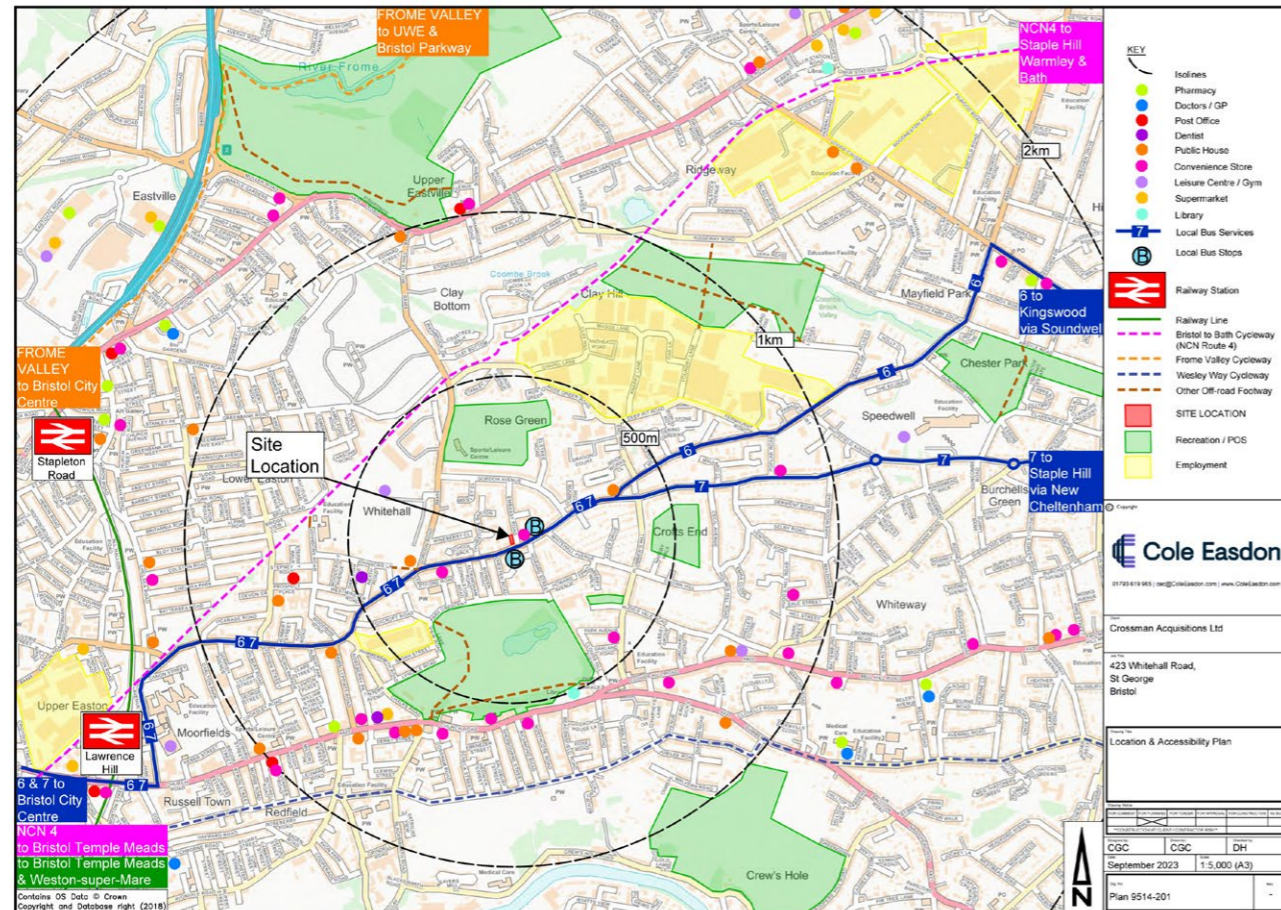
EMBASSY ROAD ELEVATION



WHITEHALL ROAD ELEVATION

	REQUIRED	PROVIDED
ACCOMMODATION		
Room Size	Min. 6.5m ²	Min. 6.5m ²
REFUSE		
Plastic	20L x 20 bedspaces = 400L	2 x 360L bin
Glass	3L x 20 bedspaces = 60L	1 x 240L bin
Paper	1L x 20 bedspaces = 20L	1 x 240L bin
Card	16L x 20 bedspaces = 320L	1 x 1100L bin
Food	2L x 20 bedspaces = 40L	1 x 140L bin
Refuse	39L x 20 bedspaces = 780L	1 x 1100L bin
CYCLE PARKING		
Covered Hangar Style	20 cycle spaces	20 cycle Spaces
CAR PARKING		
Car Parking Spaces	1.5 spaces	3 spaces
BATHROOM / SHOWER ROOMS		
	5 complete bathrooms / shower rooms	1 bathroom, 4 shower rooms, 3 ensuite shower rooms

COMMUNAL LIVING AREAS		
Living / Dining		42m ²
Kitchen 1		12.5m ²
Kitchen 2		12.2m ²
Total		66.7m ²
KITCHEN REQUIREMENTS		
Sinks	One sink with constant hot & cold water, a draining board & tiled splash back for up to 5 occupants - 4 required	4 sinks
Cookers	1 cooker with a 4 ring hob, oven & a grill for up to 5 occupants - 4 required	4 cookers
Worktop	Fixed worktop(s) with a smooth impervious surface for food preparation, min. size 500mm x 1000mm for up to 5 occupants - 4 required	> 4m of worktop
Storage	A 0.3m ³ dry goods storage cupboard other than a sink base unit per occupier	6m ³ of goods storage
Refrigerators	Two worktop height refrigerators with freezer compartments or 1 worktop height fridge & 1 worktop height freezer per 5 occupiers	4 full height refrigerators



TRANSPORT STATEMENT & TRAVEL PLAN

Cole Easdon have provided an Transport Statement in support of the planning application, which considers the traffic, transportation, and highways implications associated with the proposed development, including accessibility of the site by sustainable transport modes, the proposed access arrangement and parking provision and the predicted trip generation.

The conclusions of the TS are:

- that the development promotes sustainable transport by providing a high level of cycle parking and by restricting the number of car parking spaces provided;
- notwithstanding the above a parking survey and review of local Census data has concluded that there is sufficient capacity to accommodate parking for the expected number of vehicles;
- the development lies within close proximity of a number of facilities all within suitable walking and cycling distance;
- a large number of destinations are accessible within a 20-minute walking and cycling distance from the proposed development;
- off-road foot and cycle routes that provide direct links to Bristol city centre, employment opportunities and to Lawrence Hill and Bristol Temple Meads railway stations are located in close proximity to the development;
- frequent bus services are provided from Whitehall Road towards Lawrence Hill railway station and Bristol city centre and to a number of locations towards the east of Bristol;
- sufficient space has been provided for the accommodation and storage of refuse which meets the requirements of BCC;
- it is predicted that only 6 No. and 9 No. two-way vehicle trips are predicted to be generated during the AM (08:00-09:00) and PM (17:00-18:00) peak hours respectively;

- it is expected that the additional traffic generated from the proposed development will have an imperceptible impact on the local highway network.

The Transport Statement is accompanied by a Travel Plan Statement which focuses on reducing car usage amongst residents by means of promoting sustainable modes of transport such as

Refer to separate Transport Statement and Travel Plan Statement documents by Cole Easdon for further details.

ENERGY & SUSTAINABILITY

Fenton Energy have provided an Energy and Sustainability Statements in support of the planning application. These documents seek to demonstrate compliance with BCC Core Strategy Policy BCS13-16.

The Energy Strategy concludes that the development will incorporate improvements to existing thermal elements, and utilise high efficiency new thermal elements, with U-values for the development to exceed baseline Building Regulations Part L requirements in order to reduce CO2 emissions through the building fabric.

It is then proposed to utilise on-site renewable energy via 1.2kWp of roof-mounted solar PV panels to achieve a further 21.8% reduction in CO2 emissions, in line with BCC requirements.

Refer to separate Energy & Sustainability Statement documents by Fenton Energy for further details.

LANDSCAPE & ECOLOGY

There is limited scope for ecology on site as existing as it is completely covered by the existing building and associated hardstanding.

The proposed scheme provides bio-diversity enhancement with two areas of planting/landscaping in the ground as well as multiple raised planters. Surface mounted bird and bat boxes will be installed on the building elevations where deemed appropriate.



SOLAR PV'S



ASHP



CYCLE PARKING



INCREASED BIO-DIVERSITY

