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S T U D I O  
TIVOLI

Royal London Buildings, 42-46 Baldwin St, Bristol  
BS1 1PN  
Design & Access Statement

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July 2023

## 1.0 INTRODUCTION

This Design and Access statement has been prepared by Studio Tivoli on behalf of the applicant, Dudley Taylor Limited, to support the full planning application for alterations to the facade of the existing building, including a new entrance to the office and new direct lift access to the basement.

## 2.0 SITE & SURROUNDING CONTEXT

The site is located in the centre of Bristol and occupies a prominent position at the junction of Baldwin Street and Queen Charlotte Street. It is within walking distance of Broadmead, The Mall Galleries shopping centre as well as Temple Meads railway station.



▲ Location plan extract from Google Maps

### 3.0 EXISTING BUILDING

The Royal London Buildings is a 7 storey office building which provides office accommodation on ground and 5 upper floors, with plant space and a communal terrace on the 7th floor. A coffee shop (Pret A Manger) also occupies the ground floor retail space.

Currently the ground floor houses a reception, a waiting area as well as a communal meeting room and office spaces. Communal showers, WCs and secure bike storage are provided in the basement.

The existing facade fronting onto Baldwin Street is predominantly in Portland stone, whilst the rear facade, much of which can only be seen from a distance by the general public, is of a light brick with colour matching the Portland stone. Windows on the existing facade are generally metal framed, and vary in colours between the ground floor and the upper floors.

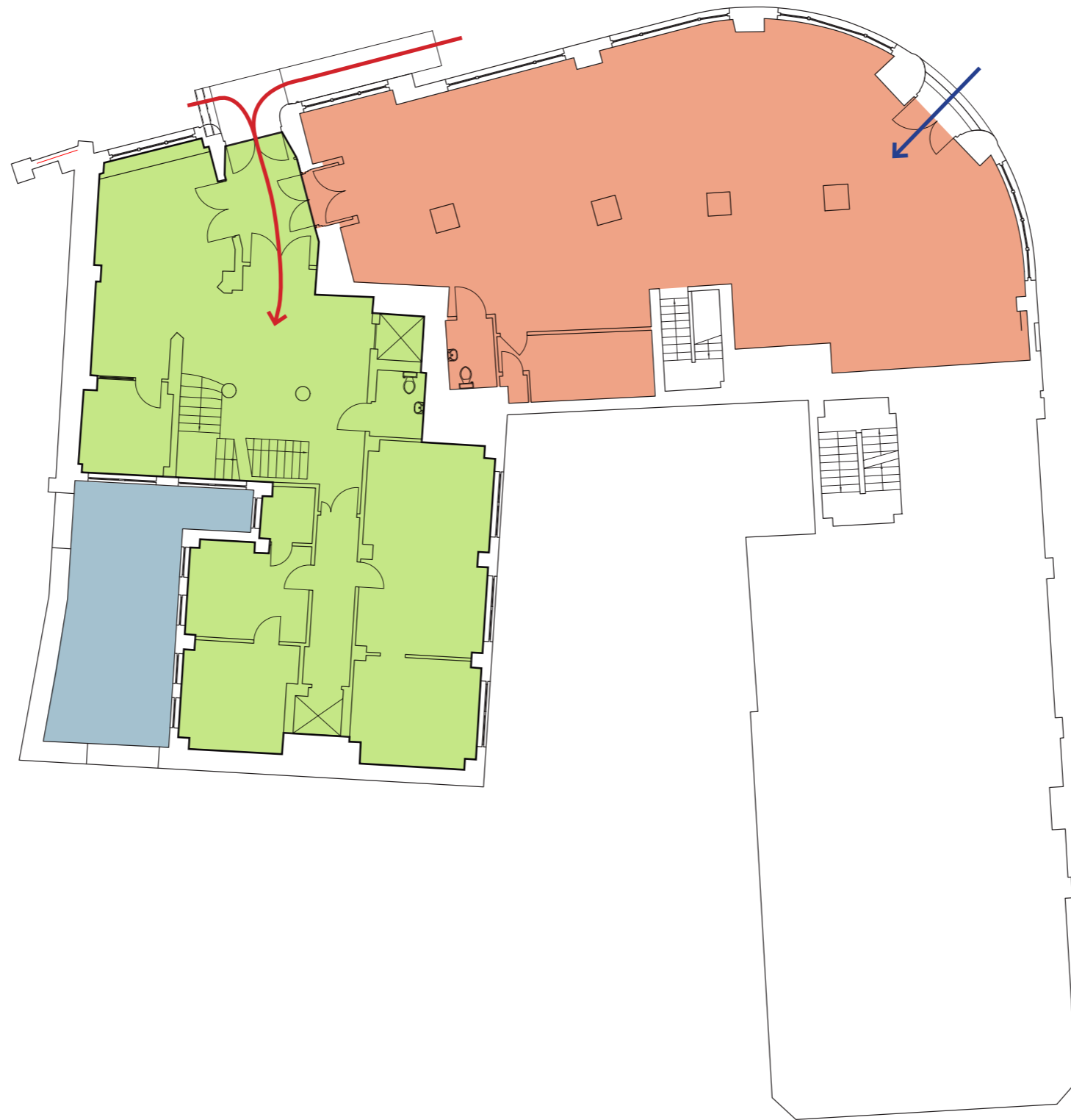
### 4.0 EXISTING ACCESS ROUTES

Currently access to the offices for pedestrian users and cyclists are via the stepped access or ramped access leading to the main double door entrance fronting Baldwin Street. There is no separation between the user types and thus traffic can at times become congested, particularly with an increasing popularity of office users cycling to work.

Access to the existing cycle store and storage to the building is also impractical which can be improved upon.



▲ Existing photo of Royal London Buildings



**Key**

- Office Space
- Retail Space (Pret A Manger)
- External courtyard to Basement
- Current access to Offices
- Current access to Retail

▲ Existing Ground Floor Plan



▲ Existing entrance to the Royal London Buildings



▲ Existing reception and stair access to the upper floors office spaces



▲ Existing reception and waiting area and communal meeting room in the background



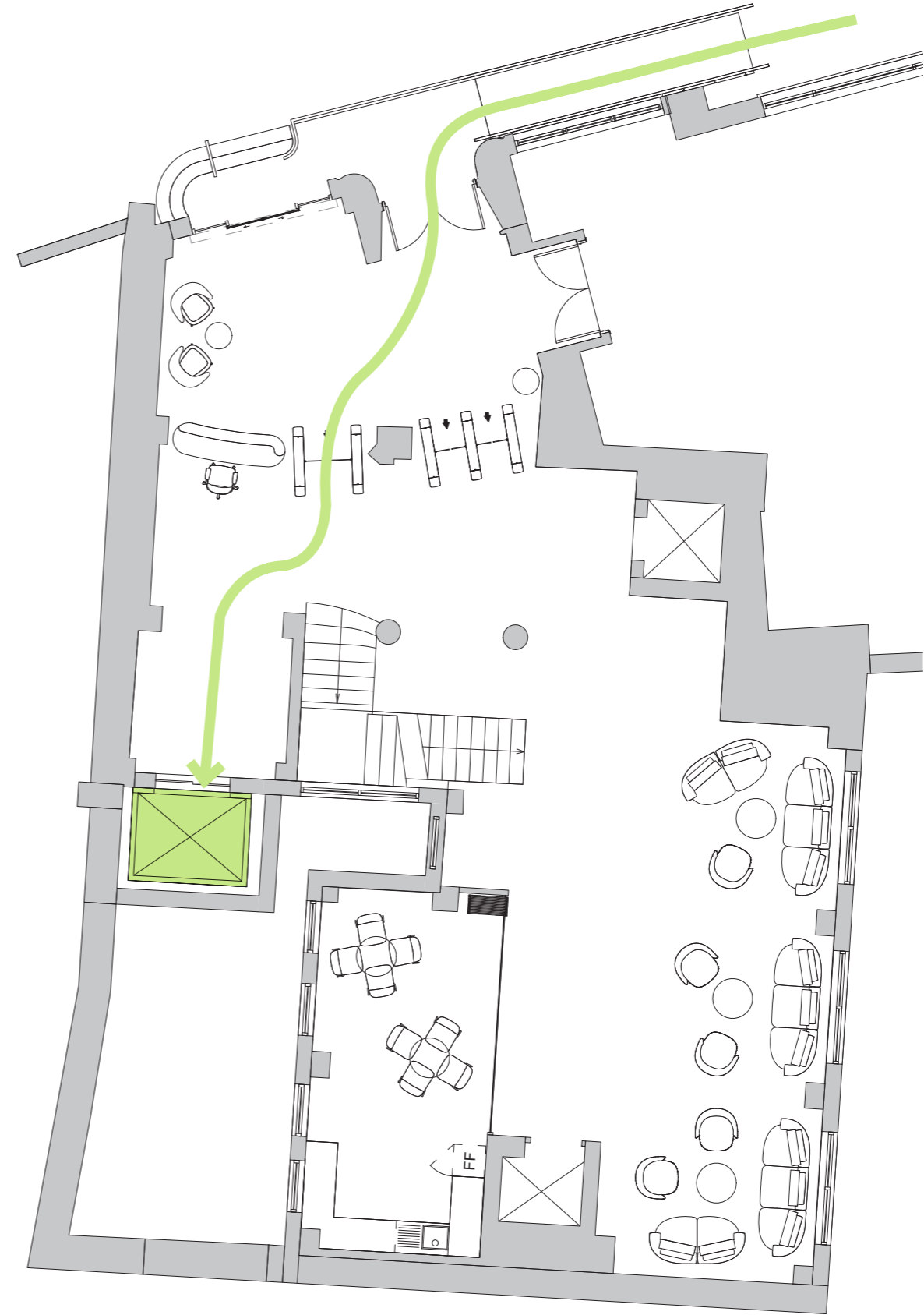
▲ View of the existing entrance area

## 5.0 PROPOSAL

The proposal aims to provide an improvement to the existing offices by offering high-specification renovation in line with Grade A office standards. This includes a reconfigured open plan Ground floor space with reception as well as communal amenity spaces to provide flexibility that draws users back into the workspace.

The access routes for the office users is improved by providing a new dedicated entrance for pedestrian office users with external steps that is more inviting and welcoming. The existing ramped access is retained for cyclists' and wheelchair users' use, with the landing extended to connect to the new steps. A new dedicated cyclists' lift is proposed to the rear of the building which will provide direct access to the basement leading to the cycle stores, greatly improving the circulation and storage of bicycles within the building.

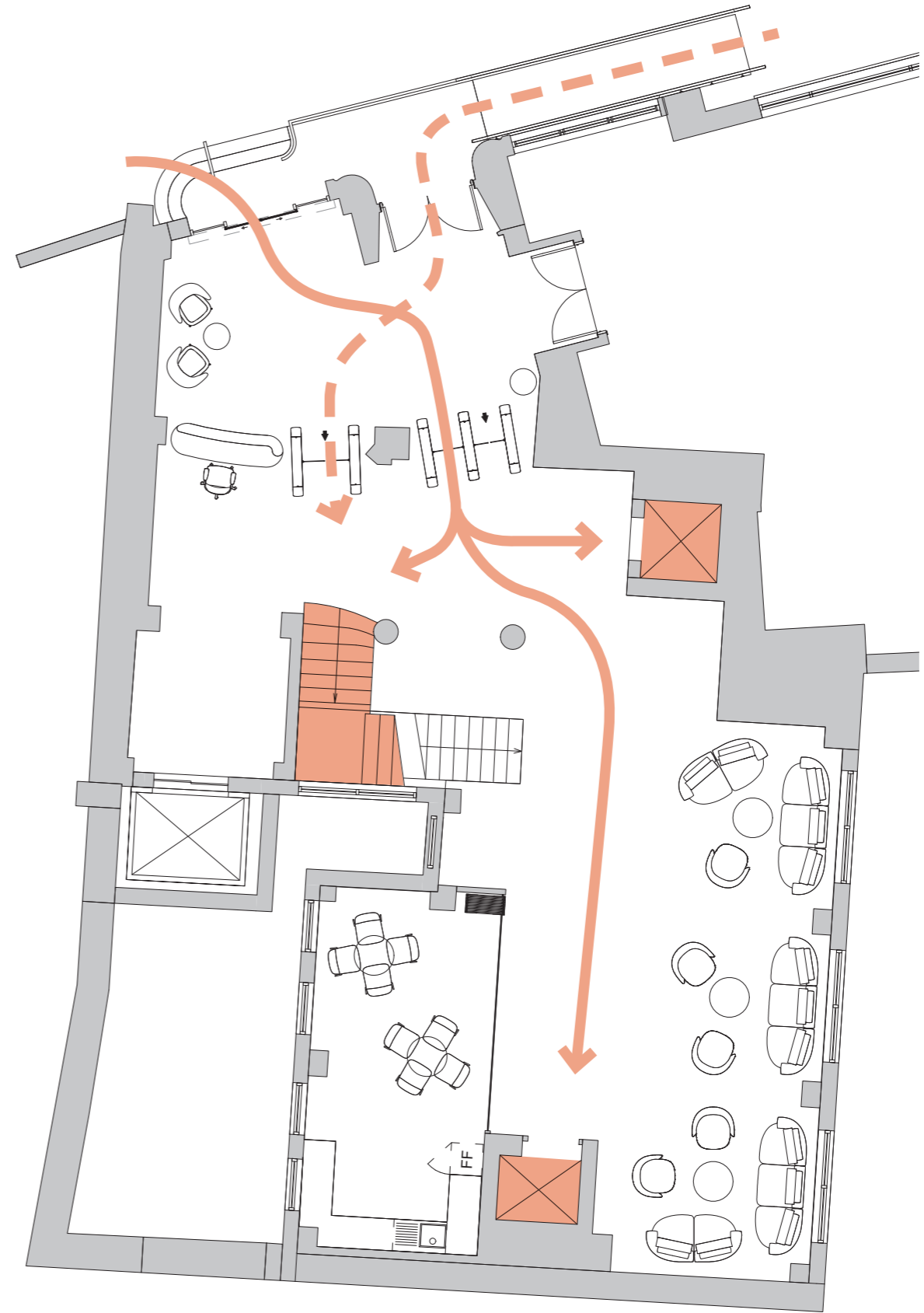
The proposed new entrance includes glazed windows and sliding door, all of which are designed to match the proportion of existing elements such as adjacent windows. The new lift to the rear of the building, although not visible from the street, is proposed to be enclosed with finishes to match the existing facade.



▲ Cyclists' access routes via the existing ramp entrance



▲ Cyclists' access routes to the Basement cycle stores



▲ Pedestrian users' access route via the new entrance doors, and wheelchair users' access route via the existing ramp

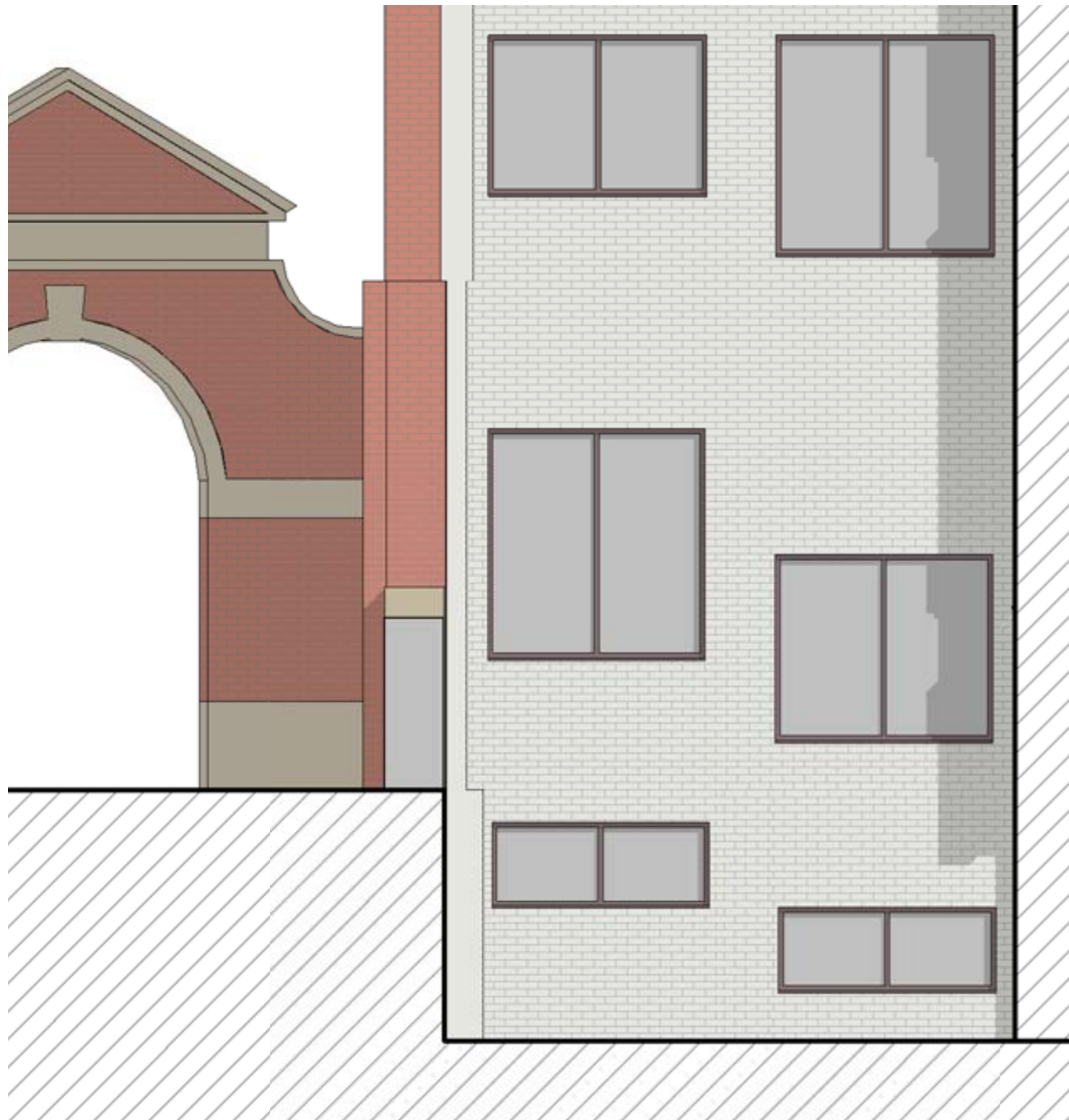


▲ Existing facade with white framed window to the right of the entrance, different from the rest of the ground floor windows

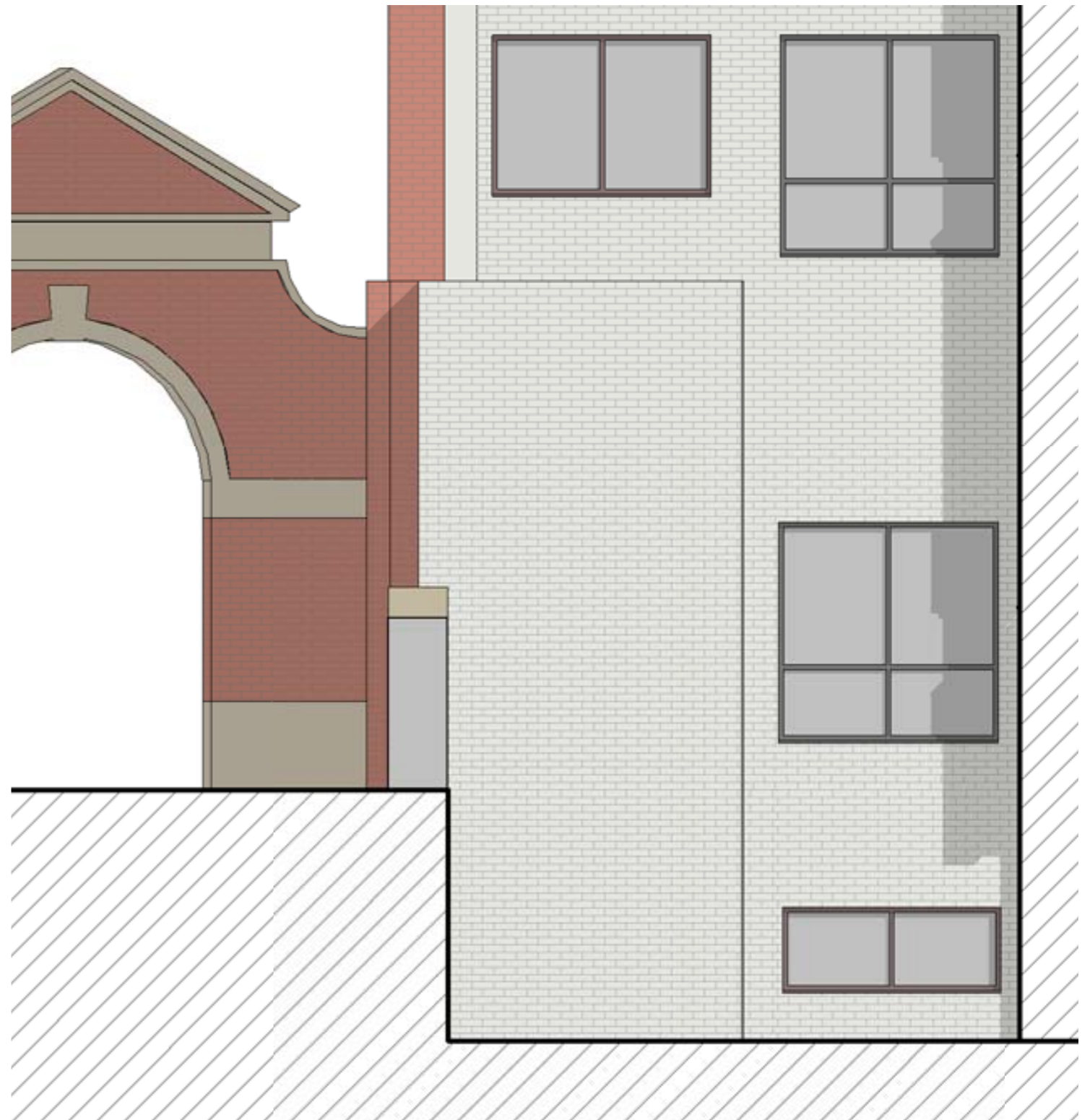


▲ Proposed new entrance sliding doors and steps to the office lobby, with frames and proportion to match adjacent elements





▲ Existing rear elevation with external courtyard



▲ Proposed rear elevation with a new cyclists' lift

## 6.0 CONCLUSION

The proposal aims to provide great improvement to the existing offices with minimal change, assisting with upgrading the office to Grade A standards which responds to increasing demands for high quality offices in the current market.

Whilst some of the relevant changes proposed are internal only (and thus not associated with planning permission), the proposed changes including the external alterations will dramatically improve pedestrian and cycle access, circulation and storage of bicycles within the building.



Thank you for reviewing this document.

For all queries please contact Studio Tivoli.  
[info@studiotivoli.co.uk](mailto:info@studiotivoli.co.uk)

Studio Tivoli  
51-52 Frith Street,  
Soho  
London  
W1D 4SH