



S T U D I O
TIVOLI

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

August 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 extension to an existing office building.

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 from ground to sixth floor with plant space and a communal terrace on level 07. A coffee shop (Pret A Manger) also occupies the ground floor retail space.

Currently level 06 is set back from the primary curved facade to the east and only occupies the western part of the building, with level 07 set back further above. There is no lift access to level 07 and access to the communal terrace is via the staircase on level 06.

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 SURROUNDING BUILDINGS

Bridge House, located opposite The Royal London Buildings across Queen Charlotte Street, is a 1961 office building by Alec French & Partners. Currently the building is taller than the eastern part of the Royal London Buildings, as can be seen in the image referenced later in this document.



▲ Existing photo of Royal London Buildings



▲ Existing Level 06 Plan



▲ Existing Level 07 Plan

Key

- Office & Ancillary Space
- Existing Roof Terrace
- Back of House / Plant Area
- Access to L07 Roof Terrace



▲ Extract from Google Maps showing the surrounding buildings adjacent to the Royal London Buildings

5.0 PROPOSAL

The proposal aims to provide an improvement to the existing offices by extending the building to the east to provide additional office spaces on level 06. The proposed design introduces a setback tier with a complimentary curved facade. The existing curved facade below currently terminates at level 05, the proposed designs echo this form whilst providing a perimeter terrace space offering panoramic view across the city centre. A new glass railing around the perimeter of the terrace is proposed behind the existing parapet to provide edge protection. The proposed extension does not exceed the height of Bridge House across Queen Charlotte Street and the nature of the setback form reflects an architectural approach which is consistent with buildings in the surround area.

The existing communal terrace on level 07 is also proposed to be refurbished and extended over the new level 06 roof with new landscaping as part of this application. A new glass railing will be installed around the perimeter and set back from the main facade. The existing lift shaft to the rear of the building (South) is proposed to be extended up to level 07, with the entrance to the terrace reconfigured, thereby greatly improving the circulation and accessibility to the amenity spaces. The location of the lift is well hidden from view and its minimal increase in height to the massing will not have any significant impact on the neighbouring streetscape nor cause any restricted sight lines.

A canopy above the terrace is proposed, part of which will be retractable and used when desired by the office users. Visual screenings are proposed along the west boundary which faces an adjacent residential property, as well as along the south boundary to promote views out towards the north.

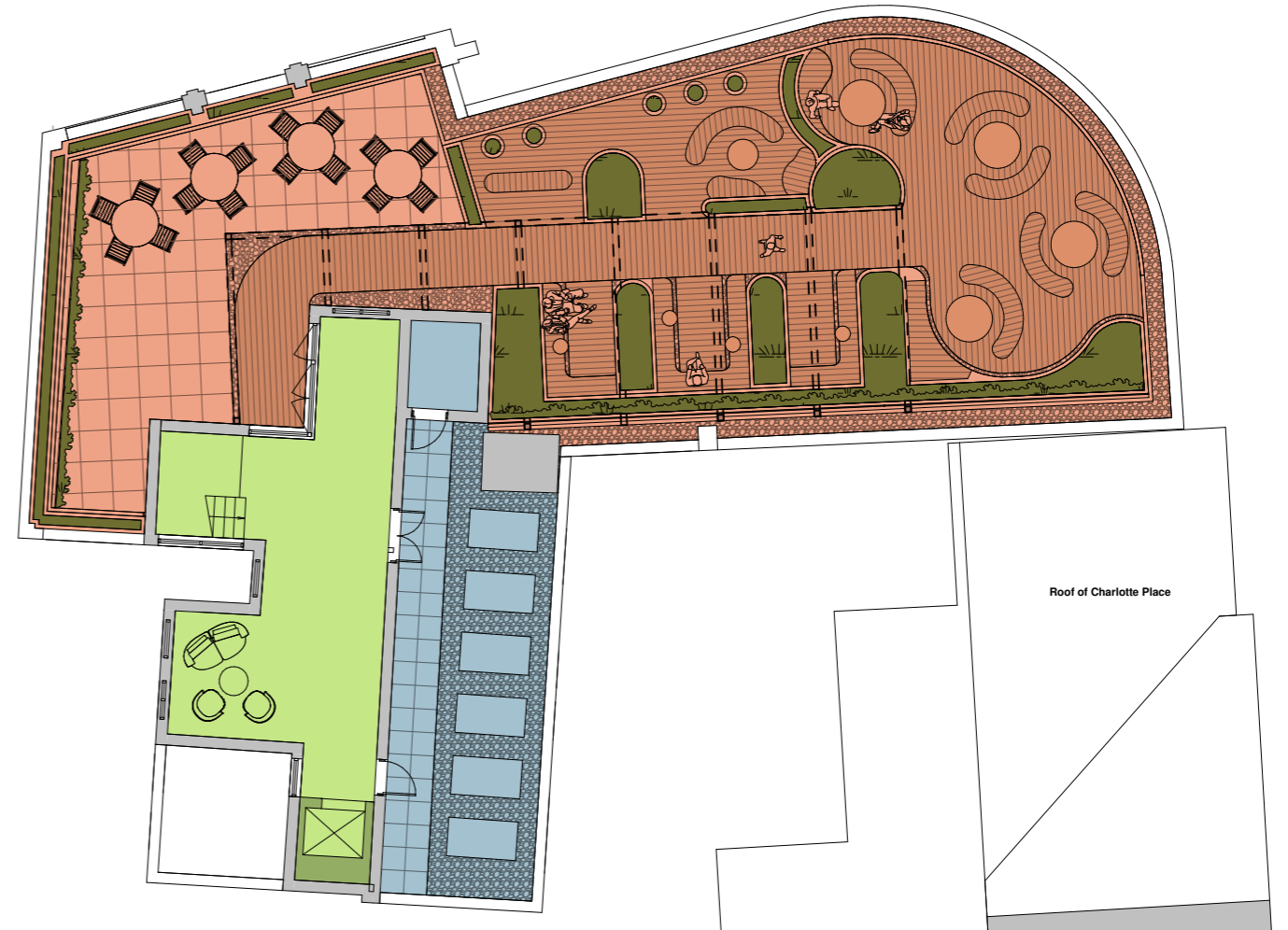
The proposed material for the extension will be in powder coated metal cladding system, in a colour that compliments the existing aluminium window frames. This ensures the extension will have 'light weight' and subserviant aesthetic to the host building. A continuous horizontal band to the top of the extension is proposed which is inkeeping with the characteristics and proportions of the existing building, particularly along the prominent curved facade spanning from Baldwin Street to Queen Charlotte Street.



▲ Proposed East, North and West elevation showing the extension in powder coated metal to compliment the existing materiality



▲ Proposed Level 06 Plan



▲ Proposed Level 07 Plan

Key

- Office & Ancillary Space
- Roof Terrace
- Back of House / Plant Area

6.0 REFERENCE PHOTOS



7.0 CONCLUSION

The proposal aims to provide great improvement to the existing offices by extending the building to provide additional office spaces along the prominent curved facade, and by providing an improvement to the amenity spaces of the offices, offering panoramic view across the city centre. The circulation and accessibility to these amenity spaces is also improved to encourage their uses. These improvements would respond to the increasing demands for high quality offices in the current market.



▲ Illustrative 3D view of the proposal - Refer to A_PL_PR_120 for proposed landscaping

Thank you for reviewing this document.

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