

Design/Access &
Heritage Statement
Queens Court,
Queens Road,
Bristol BS8 1ND

November

2023



For Waterford Investments Limited

1.0 INTRODUCTION

- 1.1 Summary of application
- 1.2 Planning history
- 1.3 Site Description
- 1.4 Building heritage

2.0 SITE CONTEXT

- 2.1 General design principle
- 2.2 External design

3.0 CONCLUSION



Figure 1 – Location of Queens Court, Queens Road, Bristol

1.0 INTRODUCTION

1.1 Summary of application

This planning application involves addition of side gates to the side of the property at ground floor level on the South East side of the building. The property is located in the Clifton Conservation Area and is positioned in a prime spot along this road so quite a prominent building. The changes we are proposing will enhance the appearance of the property and create better security for this currently quite vulnerable part of the property.



Fig 1- Existing view of Queens Court showing debris and refuse bins

There are existing palisade metal gates to the rear of the side of the building, though their position allows for refuse bins and other rubbish and clutter to be left in this area therefore affecting the visual appearance of this building, which can be seen in the image above.

1.2 Planning History

Being in a conservation area, there have been several applications for works on trees, window alterations and additions to the building, plus some previous alterations to the fenestration. Nothing submitted historically will have any impact on our application as ours is not related to any specific applications, or previous works to the building.

1.3 Site Description

As mentioned, the site is located within the Clifton Conservation Area. The property is a purpose-built block of apartments in this desirable area of Clifton. The property is located close to many Listed properties in the local area, therefore consideration has been taken to ensure the current style is not impacted, nor the wider view of the property affected.

1.4 Building Heritage

Queens Court was built in 1937 and designed by architect Alec French. It was built as one of the first luxury purpose built block of flats in the area and cafes and restaurants to the ground floor generally for wealthy local residents.

The building takes up a prominent triangular footprint and is designed with a red brick and stucco facade along with Crittall windows. See historic image below. The work we are proposing which is subject to this application is on the eastern part of the building and away from



Our proposal does not affect the heritage importance of this building. The building is not listed so does not have that protection, however being in a conservation and the clear historic importance of this building, this has been considered in our application.

2.0 PROPOSED DEVELOPMENT

2.1 General Design Principle

The general proposal is to install new metal railings/gate further forward towards the front boundary with pedestrian access to ensure all refuse from the flats is contained within the site boundary but also to allow pedestrian and vehicle access as required. There will also be a dedicated cycle storage area as shown on the proposed site plan. The image below shows the current situation to the side of building with refuse bins and other debris. The Proposed details are also shown in the image below (fig 3).



Fig 2 – View showing side of Queens Court where refuse bins are laid out with no protection from pedestrians

2.2 External Design

The railings will be no higher than 2m and will extend across the side of the property towards the opposite boundary wall. The cycle storage area will have its own entrance to both cycles and refuse will be contained within the site adding further security benefits as well as being a visual improvement to this area.

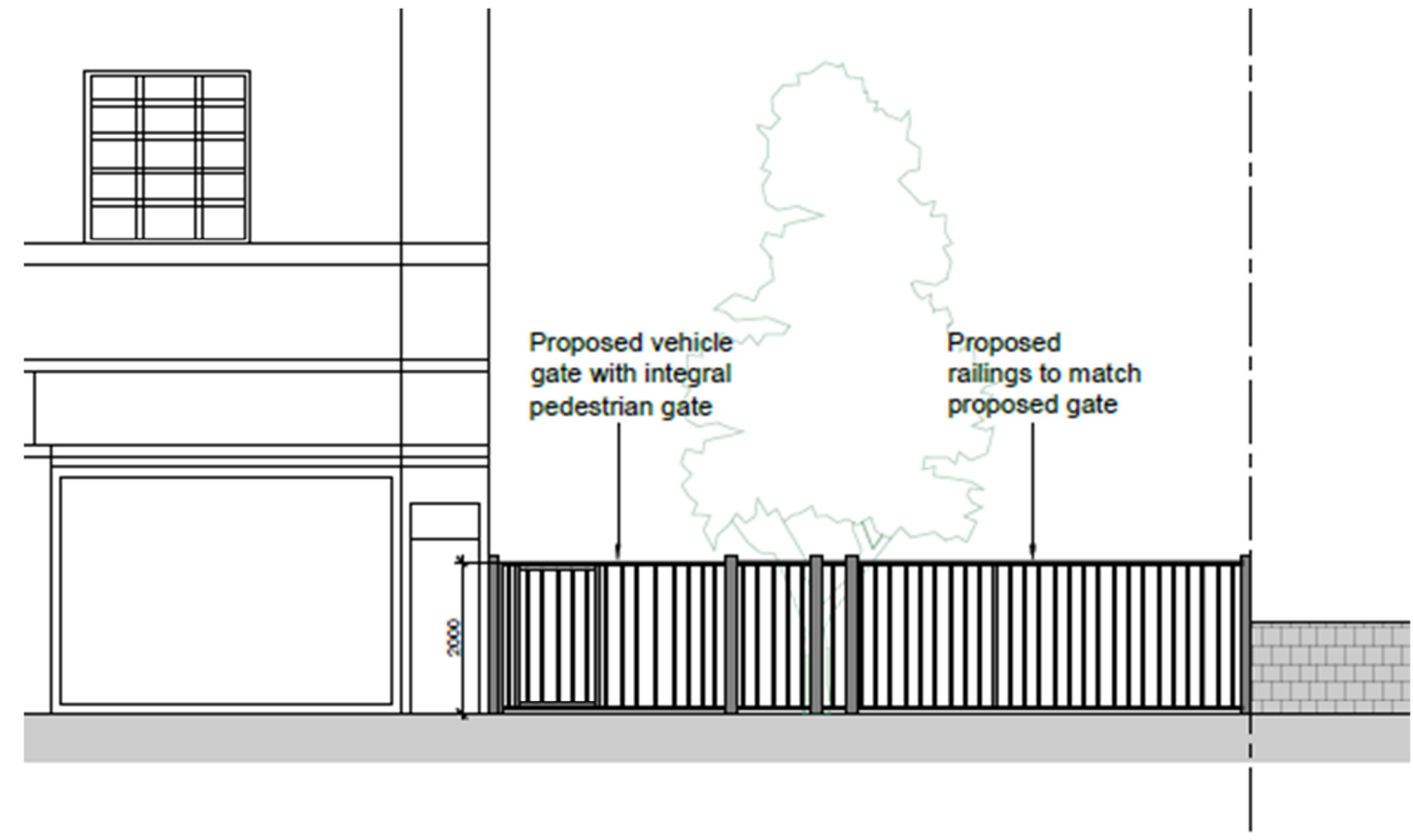


Fig 3 – Proposed view of new railings and gates

3.0 CONCLUSION

Based on the above, there are clearly benefits to the environment and wider public areas with this proposal to enhance both the security and contain refuse and bike storage within the site. The current situation is dangerous and encourages rubbish, vermin and debris being left in this area so harmful to public and the environment.

There is no affect to the wider conservation area that this building sits within, plus the heritage values of the property are also not affected.

We therefore trust that Bristol City Council can support this application.