

CHRISTCHURCH HALL
DESIGN & ACCESS STATEMENT

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1.1 INTRODUCTION

This design and access statement has been prepared on behalf of Crossman (Portland Street) Limited to support their proposals for the redevelopment of Christchurch Hall, Portland Street, Clifton (the property). The proposal provides 9 apartments comprising a mix of 1-bed, 2-bed and 3-bed duplex units with associated servicing and a dual level office space over the ground floor and basement.

This statement should be read in conjunction with the following technical work submitted in support of the application:

- Architectural drawings;
- Planning statement;
- Heritage impact assessment;
- Transport statement;
- Travel plan;
- Sustainability and energy statement;
- Economic statement; and
- Employment and skills statement



Site location in Clifton Village, Bristol

1.2 LOCATION

The property is located in Clifton village, a suburb of Bristol, within 2 miles of Bristol city centre. The property is dual fronted, benefitting from a frontage to Portland Street to the south, and Gloucester Street to the north. Both of these streets connect to The Mall, a principal thoroughfare of Clifton village, providing a range of restaurants, pubs, cafes, shops and amenities and other professional services. The property is also well served by public transport, with numerous bus stops within walking distance of the property, providing connections to the wider Bristol area. Given this, the property is considered to be located in a highly sustainable location.

Due to the property's central location within Clifton village, the existing built-form comprises a mixture of commercial and residential uses.



Site located on Portland Street, Clifton Village, Bristol

1.3 HERITAGE

The property is located within the Clifton Conservation Area, specifically, Character Area 8: Clifton Spa Terraces, as set out by the Clifton Conservation Character Appraisal. The character appraisal identifies the subject building as Georgian (approximate age 1720 – 1811). Given the property's location within a conservation area, any proposal must have special regard to preserving the character or appearance of the area.

Further, The property is also Grade II Listed as part of Carter's Buildings and Carter's Warehouse (List Entry Number: 1202450), meaning that any development proposal must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Please refer to the heritage statement for more information.



7.1.8p Carters Buildings (1790s altered 1850) is a complex of listed warehouse and workers courtyard housing off Portland Street West. This intimate space is unique and in Clifton, with an intimate character that is relatively unaltered. The original Pennant flagged street surface and Windsor lantern remain.



Figure 54a: Carters Buildings, off Portland Street West



Portland Street looking East

1.4 LOCAL CHARACTER & PRECEDENT

Local buildings are largely domestic and retain a Regency, Classical or some late Victorian Baroque styles typical of the core of Georgian and Regency Clifton.

Character Area 8 Clifton Spa Terraces
Predominant Characteristics

Scale & Proportions

- Domestic buildings: terraces, semi-detached, villas and occasional detached townhouses, mews
- 2 or 3 storeys over basement plus attic
- Properties tend to directly address the street, some on raised pavements, some with basement lightwells

Architectural treatment

- Pitched, gable or **mansard roofs** concealed behind parapet
- Regency, Classical Style, some late victorian Baroque style
- Window heights diminish up elevation
- Stone detailing
- Fine ironwork details including balconies, canopies and area railings

Material Palette

- Main facades: limestone ashlar; Pennant with limestone and terracotta details
- Boundary treatments: Pennant sandstone with Bathstone gate piers; wrought iron area railings
- Joinery: timber sashes and panelled doors
- Roof coverings: natural slate; clay double roman tile, brick chimney stacks with clay pots



Mansard Roof: Sion Hill: 205m from site



Mansard Roof: Cornwallis Crescent:
340m from site



Mansard Roof: Sion Place: 24m from site



Mansard Roof: The Mall: 75m from site



Mansard Roof: Sion Place:
13m from site

1.5 THE EXISTING BUILDING

The property is of solid masonry construction with a traditional-style pitched cut timber framed roof. There are a large number of architectural features that contribute to the property's significance which will be preserved as part of the redevelopment of the building. Examples of these features comprise stone dressings, keystones and stone aprons alongside classical-style arched windows, and fine dressed entrances.

The principal façade and entrance is located off Portland Street comprising a three storey, one bay façade, formed of local pennant rough coursed sandstone with Bath stone ashlar alternating rusticated quoins and a continuous stone plinth. A large, rusticated stone dressed arch with coved mouldings and a key stone forms the main entrance. The entrance door and venting above appears to be a late 20th century insert. A continuous stone impost band sits at the junction of ground and first floor level wrapping around the building. The side elevations are more functional and monumental but the design of fenestration and their patterns offer interest. The tall windows do not appear original to the warehouse use, or in line with the quasi-industrial character of the upper floor fenestration.

Over the last forty years, the property has been subject to extensive internal works to facilitate its use by the BBC and more recent the Bristol Old Vic Theatre School. These works have been intrusive in nature, and undoubtedly will have detrimentally impacted upon the historical significance of the property.



Gloucester Street looking South



Portland Street looking North



Portland Street looking Northwest

1.6 EXISTING PLANS

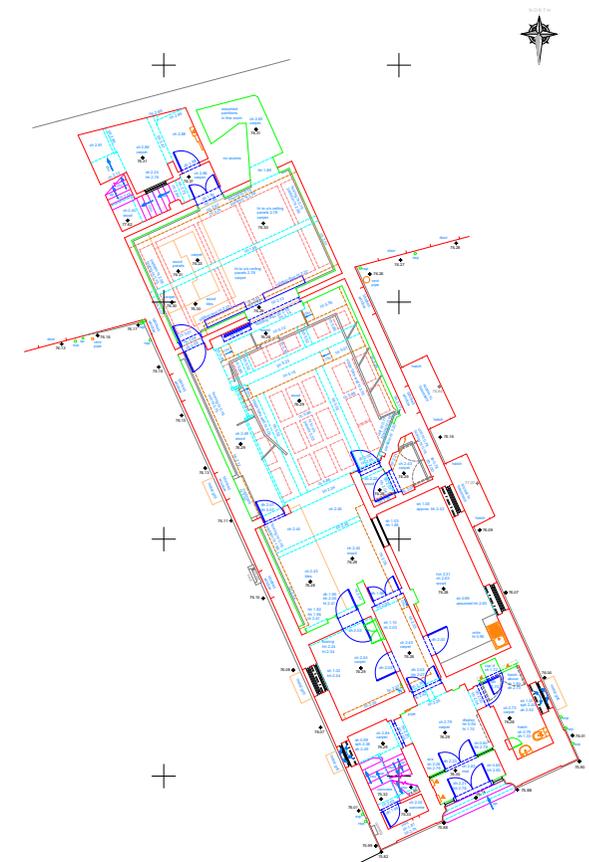
Illustrative floor plans: not scaled to document

The existing building has undergone a considerable amount of internal alteration since its original construction, largely to accommodate the requirements of recent users. The current fit out includes specialist equipment for sound recording, office accommodation and also theatrical use.

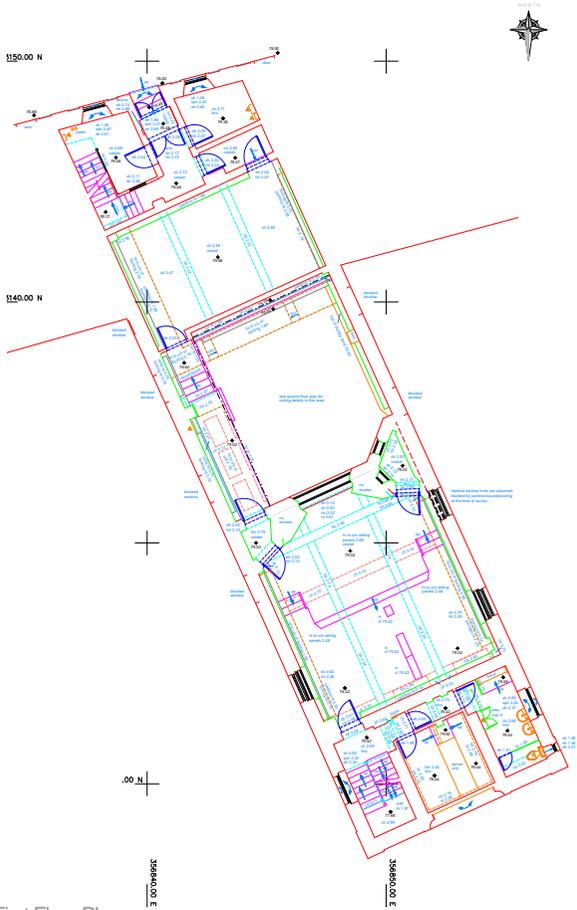
The property spans Portland Street and Gloucester Street with access from both sides and is terraced between residential properties to the Gloucester Street side.



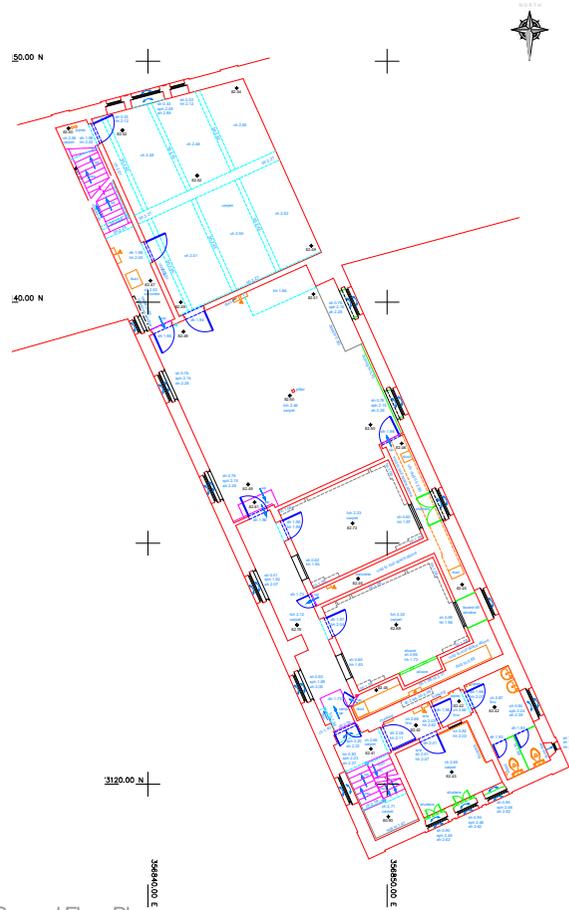
Illustrative floor plans: not scaled to document N
Basement Floor Plan



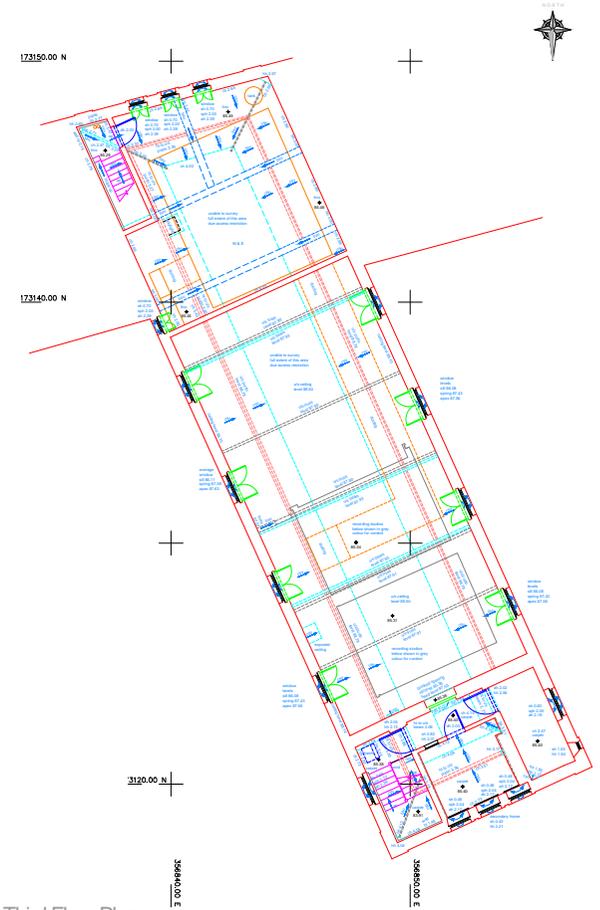
Ground Floor Plan



First Floor Plan
9.



Second Floor Plan



Third Floor Plan

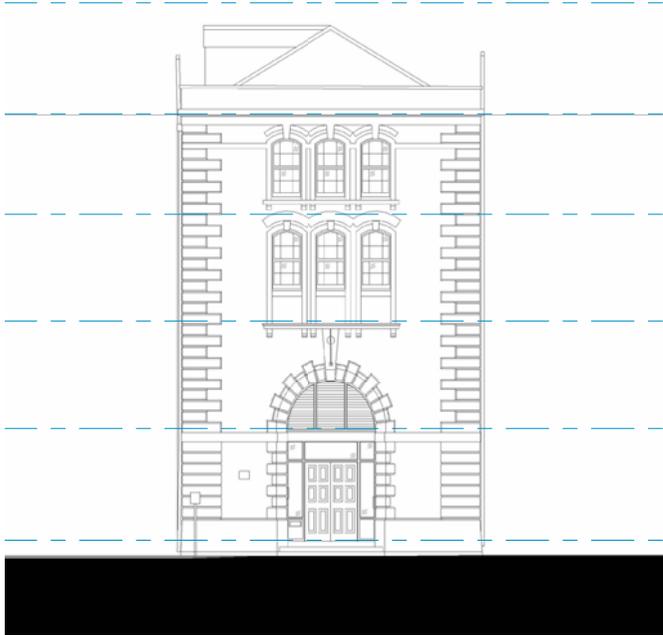
1.7 EXISTING ELEVATIONS



North Elevation



East Elevation



South Elevation



West Elevation

2.0 PROPOSAL

The proposal seeks to redesign the internal layout to accommodate a circa 240sqm dual level office space for use over ground and basement level. Part of the office will be occupied by the applicant, with the remainder being converted into a 'community office hub'. The upper floors will be converted to nine apartments. Each apartment will have access to a communal cycle store and private storage located in the basement.

The development mix will comprise:

Level	Type	Area
B1	OFFICE	97 SQM
00	OFFICE	157 SQM
01	1 BED 2 PERSON	53 SQM
	2 BED 4 PERSON	66 SQM
02	2 BED 4 PERSON	73 SQM
	1 BED 2 PERSON	55 SQM
	2 BED 4 PERSON	71 SQM
03 - 04	2 BED 4 PERSON	74 SQM
	3 BED 6 PERSON DUPLEX	143 SQM
	3 BED 6 PERSON DUPLEX	136 SQM
	3 BED 6 PERSON DUPLEX	112 SQM



Portland Street looking West



Portland Street looking East

2.1 INTERNAL LAYOUT

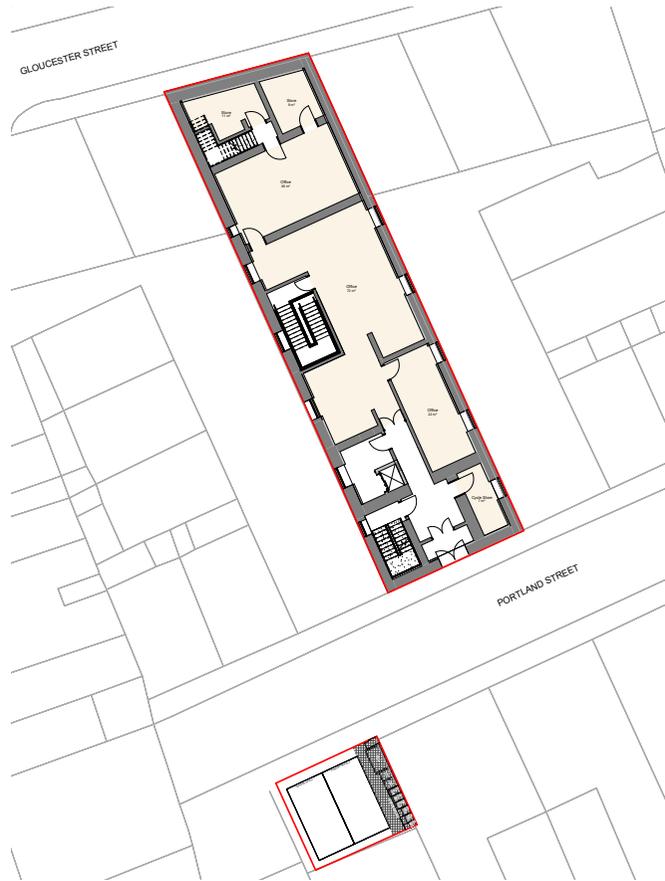
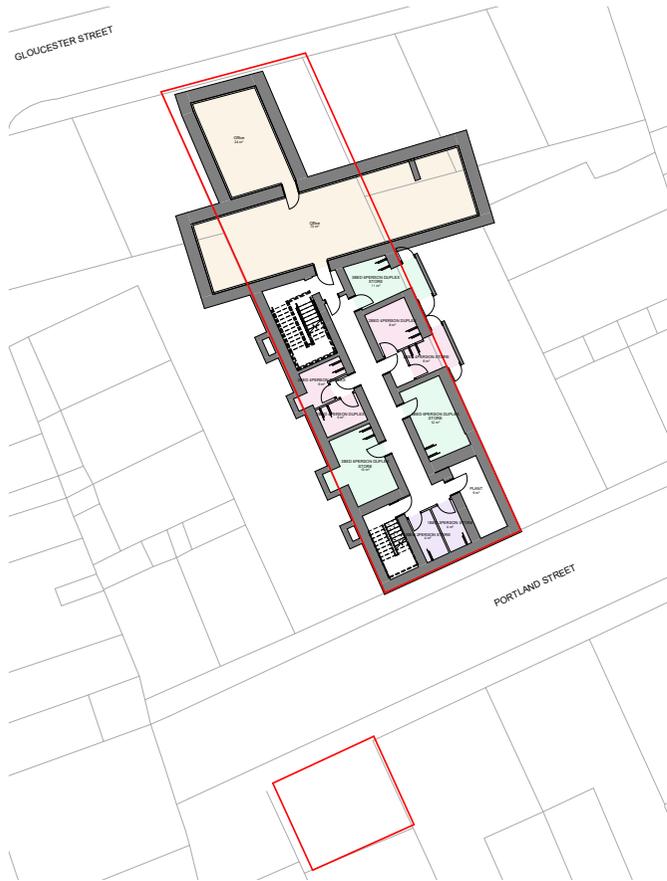
The conversion of use to residential includes the horizontal subdivision of the existing building which has been altered over the years to meet the requirements of the BBC. The internal layouts have been designed within the form and features of the existing building, whilst also providing the necessary interventions to make the scheme viable.

The majority of existing openings and vertical circulation will be retained. Efforts have also been made to reinstate existing features such as a historic opening on Level 03 and existing window openings. Internal intervention predominantly includes the subdivision of the space with internal walls, with some instances of new openings in existing walls where required and lining the external wall for thermal insulation properties. Please note this will be a breathable system to work with the traditional external building fabric.

The adjacent imagery identifies the new build elements in blue.



2.2 PROPOSED PLANS





Second Floor Plan
15.



Third Floor Plan



Fourth Floor Plan

2.3 VAULTED ROOF ACCOMMODATION

Having particular regard to the existing queen post trusses, all of which are being retained, the proposal seeks to convert the existing vaulted open space to residential accommodation. The queen post trusses comprise two inclined rafters and a horizontal tie beam with two vertical posts connected by a horizontal beam, and connected by struts to the rafters. This means where circulation through the roof truss structure takes place in two instances, this occurs centrally with minor alteration to the truss structure to accommodate the required head heights, creating a natural dividing feature between areas of accommodation.

The five existing trusses will be exposed where possible as an aesthetic feature of the space and no longer function as structural components in the new roof.

- There are two instances of where the existing trusses are passed through as part of the circulation of the unit
- A further two instances where reduced head height access through a truss provides loft-type storage for a unit.
- One instance where the existing truss is embedded into the party wall.



Existing truss above second floor pods Existing truss structure model

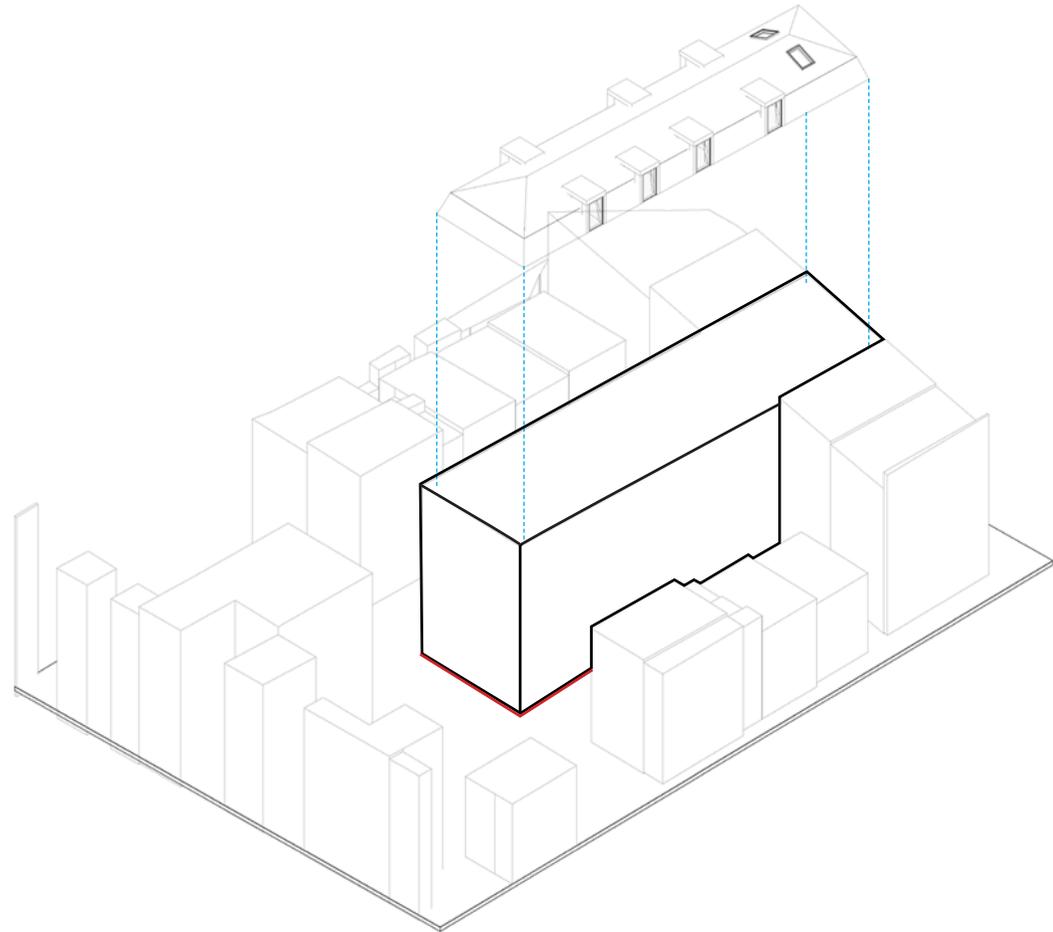
Level 04 Floor Plan

Internal roof conversion precedent imagery

2.4 NEW ROOF

To facilitate the additional the vaulted roof accommodation, the proposal includes the creation of a new mansard roof and secondary dormer windows, thereby ensuring sufficient floor to ceiling heights and also daylight into the accommodation.

The replacement roof and dormers have been designed to be sympathetic to the property, and are of a simple aesthetic reflective of other designs found in immediate locality, which provide a clear precedent. The new roof is setback from the principle elevations which reduce visibility and ensure minimal impact of the historic building fabric.



2.5 PRECEDENTS FOR NEW ROOF DESIGN

These precedents provide design inspiration for the treatment of materiality and architectural style. These precedents represent modern approaches to traditional architectural typologies. They play with simple form and materials that are responsive to their localities and contribute to a sense of character, quality and design excellence.



Precedent imagery: Generic examples of contemporary mansard solutions

2.6 EXISTING & PROPOSED VIEWS

The following imagery and adjacent aerial image show evidence of testing the design within the city model from street level and aerial views.

The modelled testing confirms very minimal impact on the streetscape. The proposed new roof cannot be seen from much of the surrounding routes which includes from Gloucester Street to the north of the site, where the proposed new roof cannot be seen from street level. The included imagery provides graphical representation of the very little notable change to the views from street level along Portland Street where the southern pitch off the roof can only just be seen. Please note none of the proposed new dormers or roof lights are visible from the streetscape until directly outside the building to the south.

The proposed replacement roof and dormers have been designed to be sympathetic to both the existing building, and are of a simple aesthetic reflective of other designs found in immediate locality, which provide a clear precedent and allow the proposal to fit comfortably within the context of the surrounding roofscapes.



Aerial View - From Northeast



Existing

Proposed



View 1 - Looking West along Portland Street at the junction with The Mall
20.

Existing



Proposed



View 2 - Looking West along Portland Street at the junction with The Mall

Existing

21.



Proposed



View 3 - Looking West along Portland Street

Existing

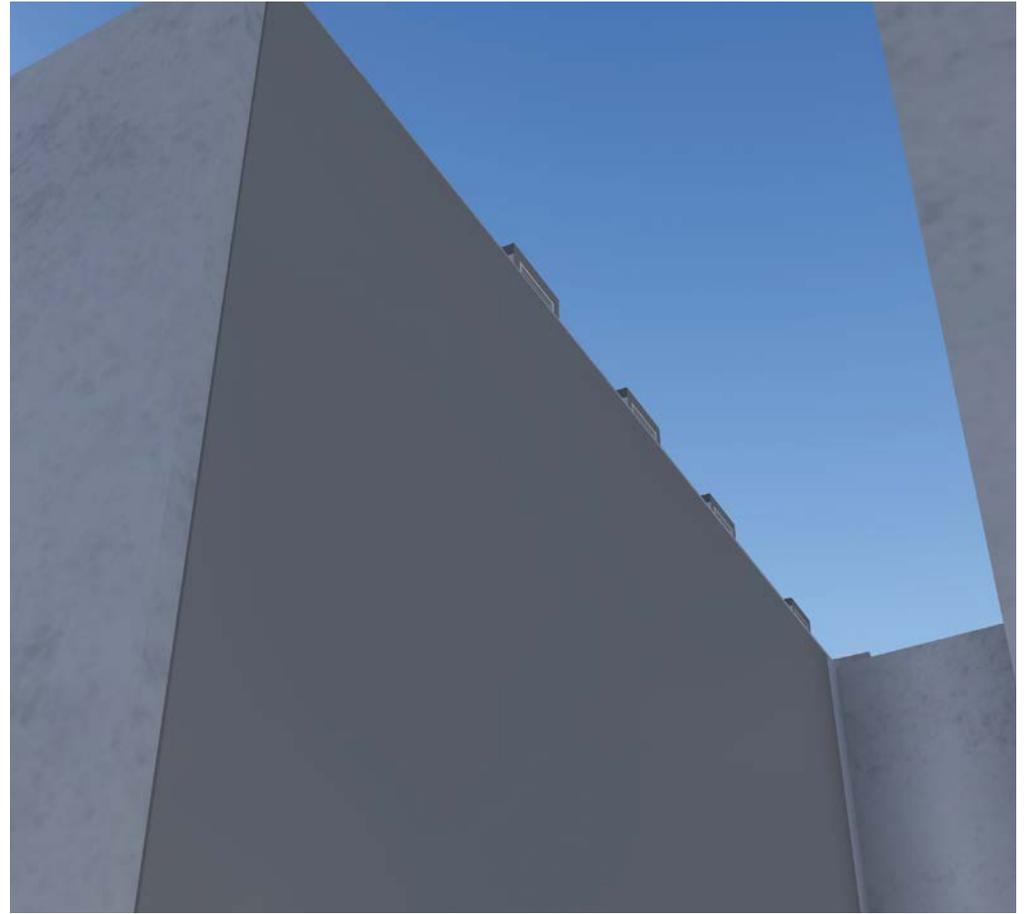


Proposed



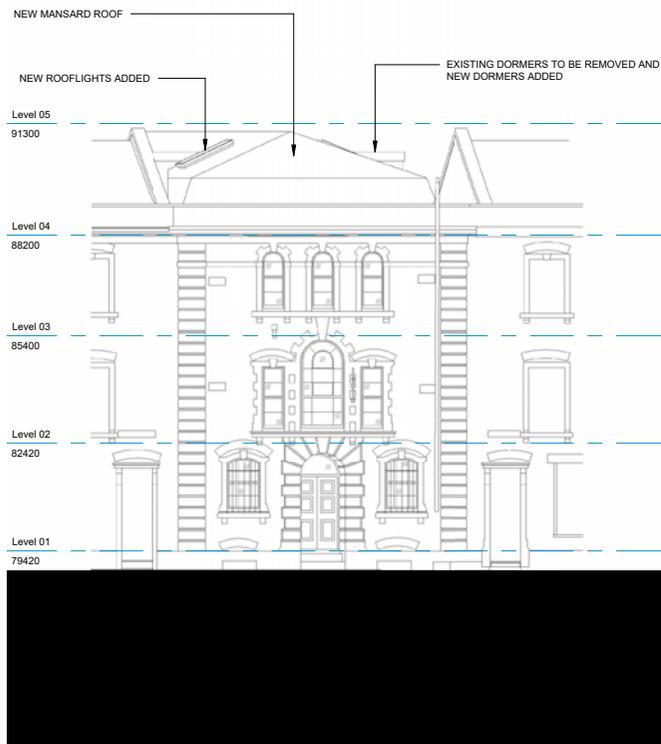
View 4 - Looking North towards the site from Portland Street

Existing



Proposed

2.7 PROPOSED ELEVATIONS

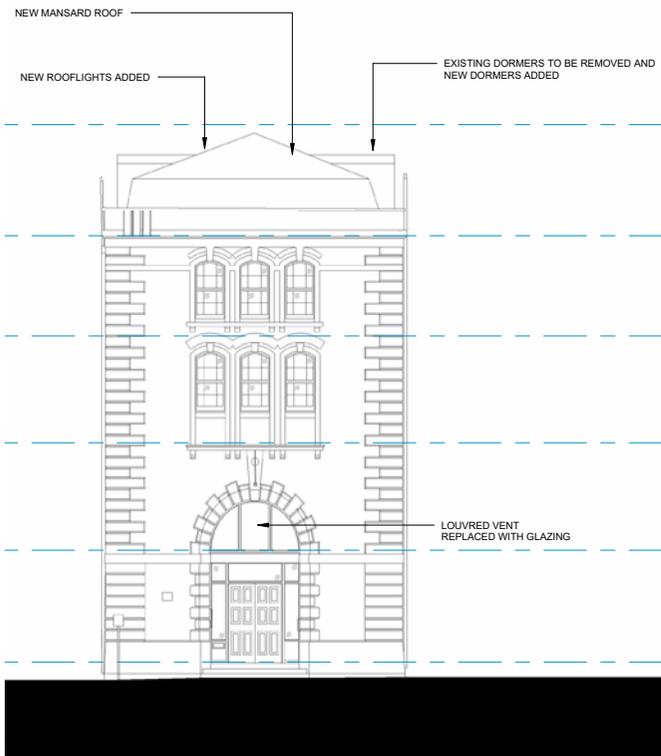


North Elevation



East Elevation

The elevations retain all of their original arrangements and detail. The only material alterations proposed comprise the re-opening of previously blocked windows and the replacement of the roof. However, due to the height of the property, the density of the existing built-form and also the narrowness of Portland Street and Gloucester Street, the replacement roof will not be discernible within the streetscene.



South Elevation

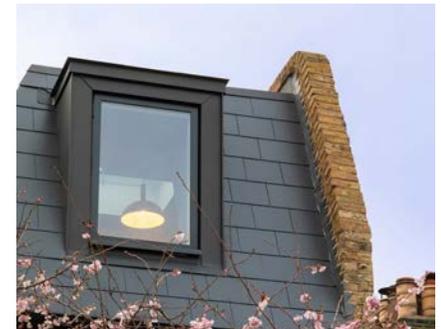


West Elevation

The extension into the roofspace seeks to open the current hipped roof form to allow for sufficient accommodation under the existing ridge height. The hipped roof will be removed and replaced by a mansard roof, whilst retaining the existing structure as an aesthetic feature. The existing roof covering is not considered to be significant to the character of the building given the roof has been recovered with an artificial slate roof covering in recent years and the proposal to move to a mansard style roof is both inkeeping within the area and to the character of the existing building.

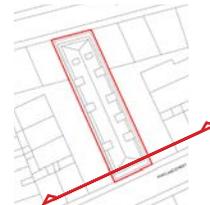
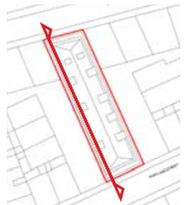
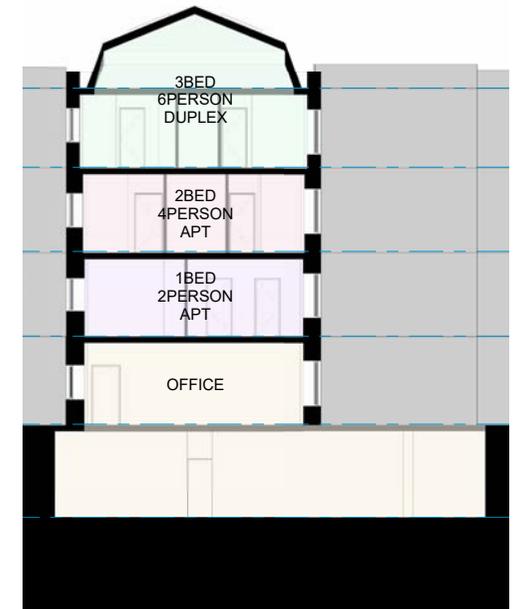
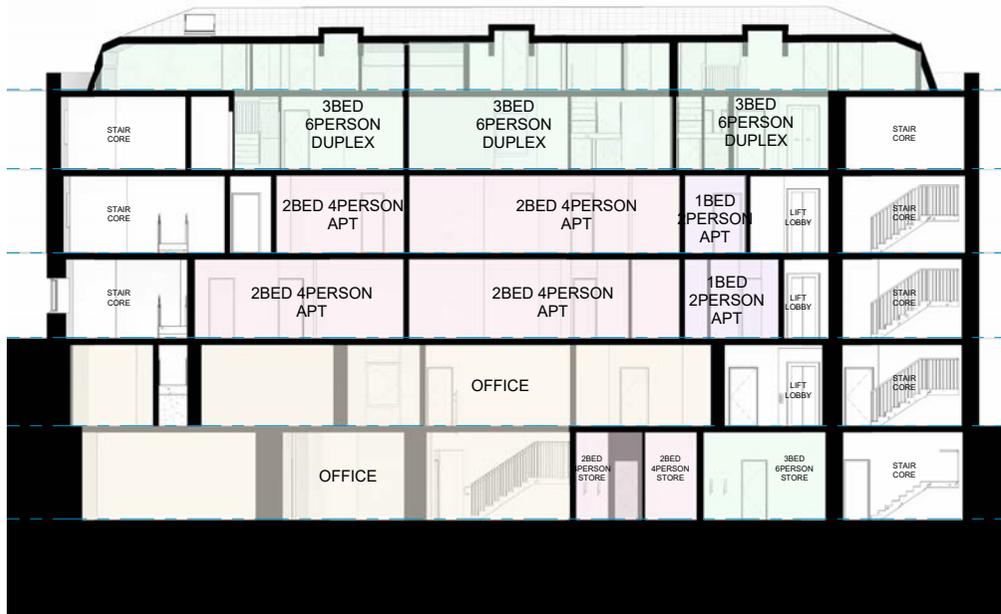
2.8 PROPOSED MATERIALS & PRECEDENT

Given the listed status of the property, works to its external fabric are minimal. The replacement roof will be finished with slate, the dormers will be zinc, and the re-instated windows will match existing, being of timber.



Precedent imagery: Generic examples of contemporary mansard solutions

2.9 PROPOSED SECTIONS



2.10 ACCESS

Car Parking

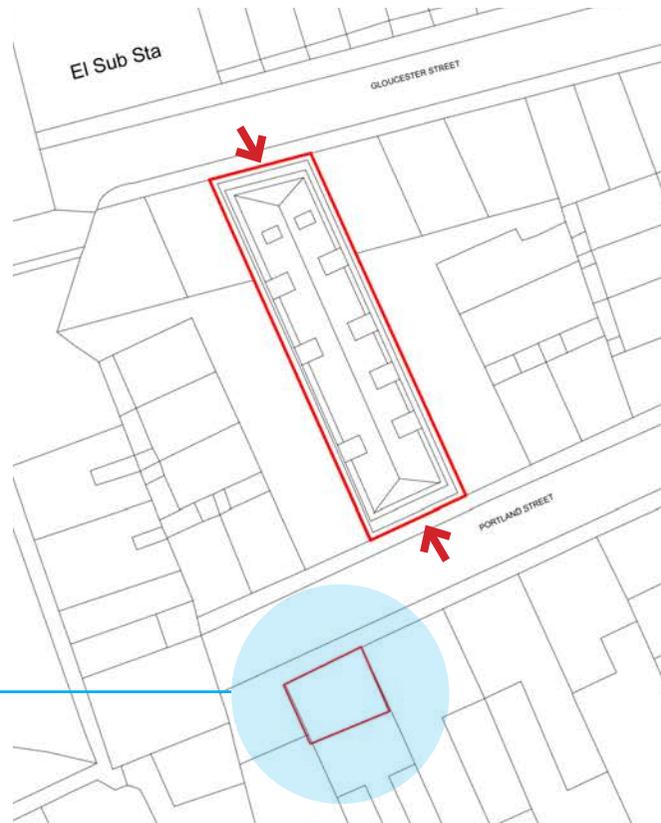
The proposal includes two parking spaces which will be allocated for office use between 0900 and 1800, and which will then be re-allocated to two of the 3-bed duplex apartments.

Cycle Parking

Secure cycle storage with space for 16 cycle parking spaces in total is provided. Each unit has access to a private store comprising vertical wall hangers - one hanger for one bed units and two hangers for the two and three bed units. In addition, The ground floor cycle store has enough space to accommodate around three bicycles (which meets the standards of at least one space per 100m²) for the office staff. The office use will be provided in a separate store located to the right off the main entrance lobby accessed off Portland Street.

Pedestrian Access

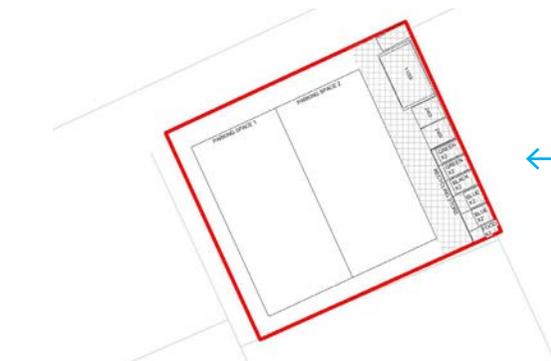
Pedestrian access to the property will remain as existing. The access to the office space and six apartments will be from Portland Street. The remaining three apartments will be accessed from Gloucester Street.



Proposed Site Plan



Cycle Storage



Parking area
28.

2.11 SERVICING

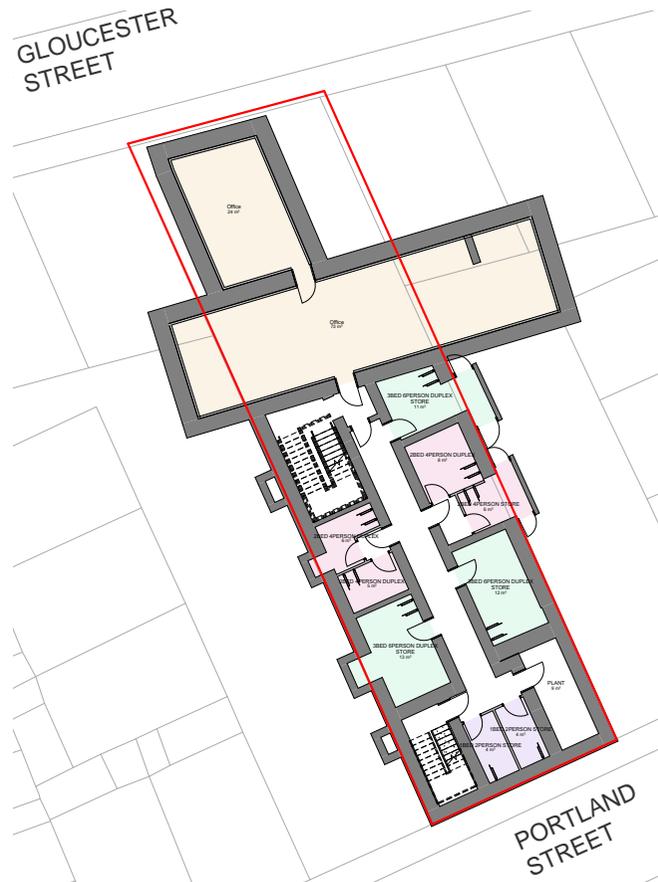
Servicing

The shared plant room is located in the basement. This is accessed off the vertical circulation core accessed off the Portland Street entrance. The proposal also benefits from additional storage for the apartments located in the basement.

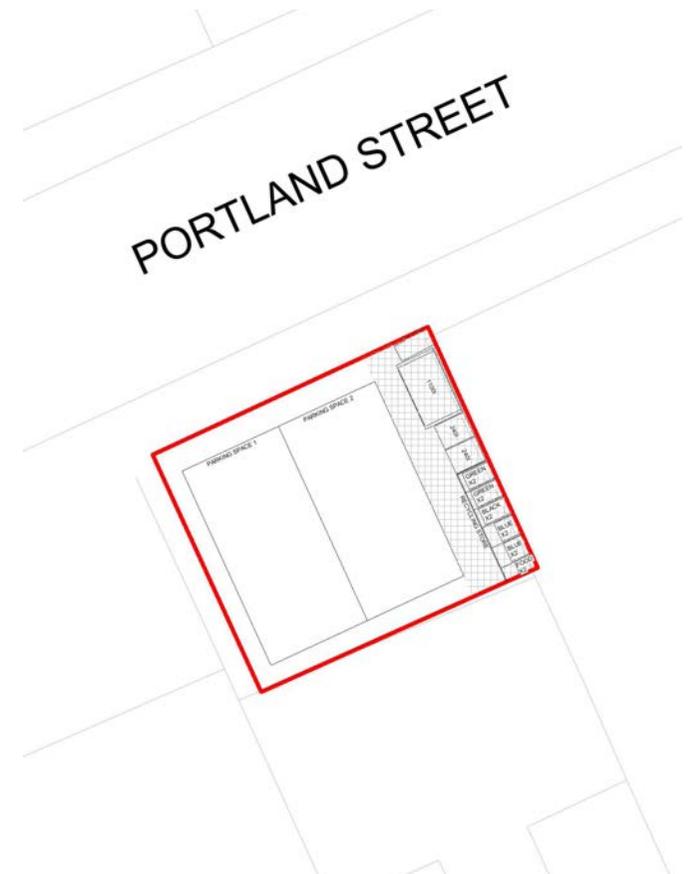
Refuse Store

The waste collection point will remain as existing, being located adjacent to the car parking opposite the Portland Street entrance. The waste collection will comprise:

- 4No. Green recycling boxes for plastic/cans
- 2No. Black recycling boxes for glass & paper
- 4No. Blue sacks for card
- 2No. food waste bins
- 1580l of communal refused storage including a 1100l container and 2No. 240l contains to be shared between residents.



Basement Floor Plan



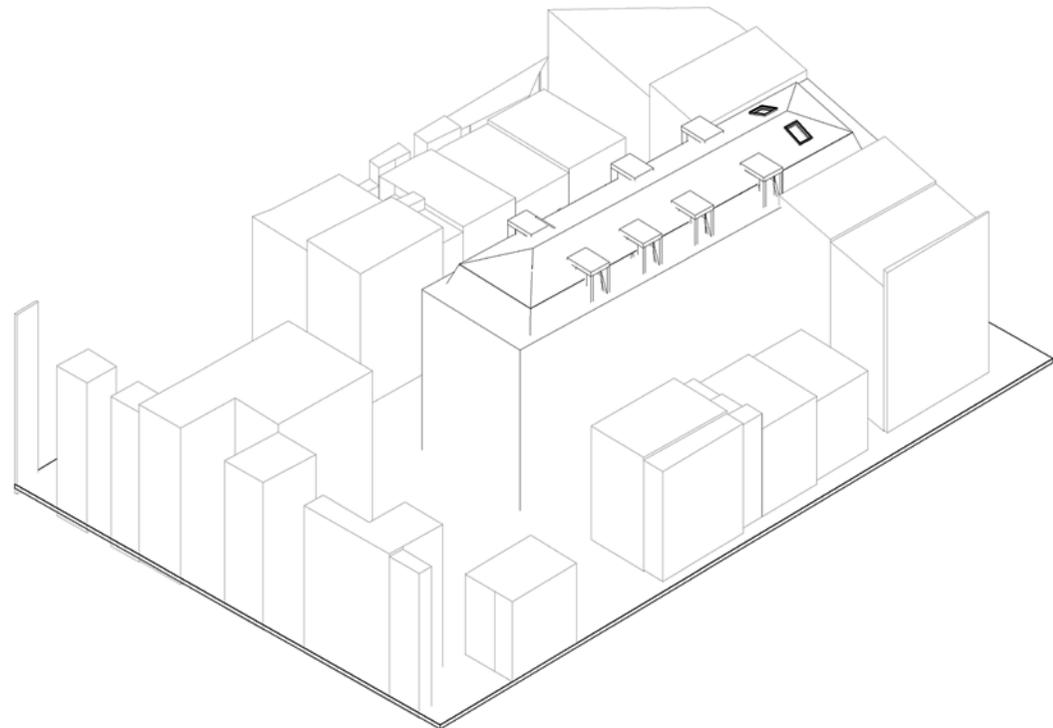
Proposed Site Plan

3.0 SUMMARY

The proposal seeks to provide 9 apartments comprising a mix of 1-bed, 2-bed and 3-bed duplex units with associated servicing and a dual level office space over the ground floor and basement. Having particular regard to the existing queen post trusses, all of which are being retained, the proposal seeks to convert the existing vaulted open space to residential accommodation.

Furthermore, to facilitate the additional vaulted roof accommodation, the proposal includes the creation of a new mansard roof and secondary dormer windows, thereby ensuring sufficient floor to ceiling heights and also daylight into the accommodation.

The replacement roof and dormers have been designed to be sympathetic to the property, and are of a simple aesthetic reflective of other designs found in the immediate locality, which provide a clear precedent. The development proposals provide the opportunity to bring about heritage benefits including the establishment of a viable and sustainable new use, the repair and conservation of the listed building and the uncovering and reinstatement of lost or previous covered features.





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