



# **86-92 & 96-102 STOKES CROFT + CROFT DALE HEPBURN ROAD, BRISTOL**

PRE-APP DESIGN STATEMENT

JANUARY 2020

**ARTURUS**  
ARCHITECTS LLP



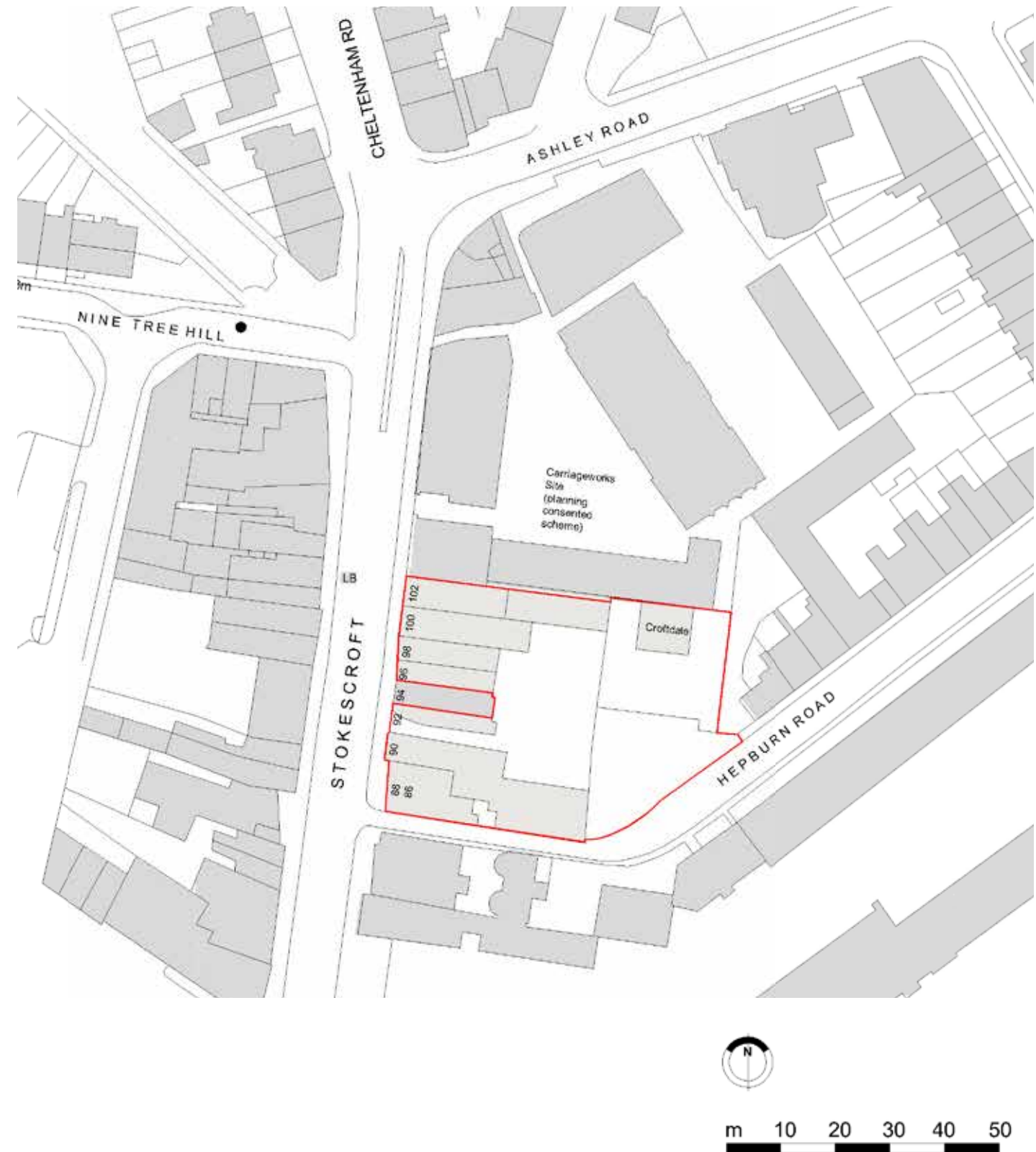
## SITE LOCATION

The site is located on the A38 road leading north from the city centre in the Stokescroft Conservation Area.

Stokescroft was formerly an industrial part of the city with a large Carriageworks once occupying the area north of the site. The road was one of the primary routes to and from central Bristol until the building of the M32. The road is now a busy commuter route from the northern/eastern suburbs to the city centre. Both Stokescroft and Gloucester Road are lined by a mix of commercial and independent retail units which give the area its character.

The area of Stokescroft is known for its independent community and alternative 'lifestyle', independent shops, bars, eateries, artist's studios and businesses. This vibrancy is in contrast to the number of derelict and unused properties, and pockets of crime and anti-social behaviour which have also given Stokescroft its reputation of an eclectic, 'edgy' urban area.

This site occupies a row of 3 storey properties facing onto the main 'Stokescroft' high street as shown on the plan, the rear area (once a single business use for car windscreen replacements, now derelict) with rear access off Hepburn Road. The site also includes 'Croftdale' which is a 2 storey building and locally listed. The rear of the site suffers from vandalism and of negative contribution to the character and appearance of the conservation





## SITE CHARACTER

Historically, the Stokescroft area was in its heyday during the Victorian and Edwardian era when trams brought people into the city, and shops and businesses lined the street. The area suffered extensive damage during the Blitz which also contributed to the demise of the tramway.

The street's character is created by the shopfronts and awnings. The buildings are predominantly 3 storey with a uniform, vertical style of windows and narrow plot widths. The colouring of the frontages (although the photo is black and white) seem to vary along the street. The shop frontages have a traditional styling from the Victorian era which adds further character to the street.

This character is still present in some of the buildings along Stokescroft today, either through renovation or reinstatement of shop frontages and original window styles. This character is enhanced with the use of colour and high quality artists murals and legal graffiti which have become a 'signature' of the Stokescroft area.



Current- Examples of the traditional styled windows and shop frontages, Nos 93-95 Stokescroft



Stokescroft at the beginning of the 1900's



Stokescroft in the 1930's pre-war



Current- Examples of the traditional styled windows and shop frontages



Map from 1885 showing narrow plots off Stokescroft and open aspect of the site at the curve of Hepburn Road. Use of the buildings to the rear is hard to identify and may have been part of the Carriage Works. Possibly storage areas or smaller workshops.



SITE CHARACTER

Currently, the site's street frontage to Stokescroft has, in part, a negative impact on the character of the area. The buildings have had alterations to their windows and shopfronts, and have lost the character of the original Victorian shopfronts.

The dilapidated state of some of the buildings and high levels of illegal graffiti detract from the appearance of the street, and create a hostile feeling environment, especially along Hepburn Road.

Since owning the site, our client has made a great effort to immediately improve the appearance of their buildings and have let out 2 further retail/ cafe units to independent owners. Any new, illegal graffiti tags are painted over as soon as they appear.

No 100 had already undergone some refurbishment with a new, attractive shop frontage in a traditional style, and above the rendered facade had a local artwork, which is a characteristic of the Stokescroft Neighbourhood. Murals and artwork by graffiti artists are an intrinsic part of the character of the area.



Google Streetview- July 18 showing extent of graffiti on frontages and along Hepburn Road



Nov 2019- Client has made some immediate improvements to control the graffiti and improve the overall appearance.



Google Streetview- July 18

- No. 100 artwork positive addition to street
- traditional shopfront
- individual identity
- No. 96-98 inappropriate style of frontage at ground floor
- non-traditional windows
- illegal graffiti
- poor state of repair
- No. 94 not part of site



Nov 2019- Client has made some immediate improvements to control the graffiti and improve the overall appearance.



SITE CHARACTER

The main part of the rear of the site, off Hepburn Road, is currently a vacant, derelict space which has been a target for vandalism and illegal graffiti. This area has been blighted by high levels of crime and drug use. Hepburn Street was the location of a BBC documentary 'Drugsland' 2017 and is nicknamed 'Crack Alley'.

This area has a negative impact on the character and amenity of the area. The top end of Hepburn Road narrows to a alley/lane which is just wide enough for cars and vans. As a pedestrian, the area is unwelcoming and intimidating because of its dilapidated and vandalized appearance and is not overlooked and poorly lit until you reach the terraced houses further west along the street.

To the northern boundary of the site 'Croftdale' is an isolated structure (now locally listed) and a remnant of the former use of the site. 'Croftdale' is an unremarkable 19c house which is currently a 7 bedroom student let. The house's rear party wall butts up to the neighbouring carriageworks site.



Google Streetview- July 18 looking east along Hepburn Road with the site on the left.

- Westmoreland House, now demolished
- Croftdale



Google Streetview- July 18 looking west towards Stokescroft along Hepburn Road

- the site
- Croftdale student let



Google Streetview- July 18 looking west towards Stokescroft along Hepburn Road as it narrow

- not overlooked, no passive surveillance



Window (part of site) looking onto Hepburn Road.



## SITE ANALYSIS

This page has a drawing which analyses the existing site and identifies issues and opportunities with the existing buildings and site layout.

The existing buildings have a relationship with Stokes Croft which could be improved with a remodelling of the existing ground floor units, as well as an improvement to the fenestration of the accommodation above. Additional mansards could be integrated to improve the roofscape, particularly at the northern end of the site.

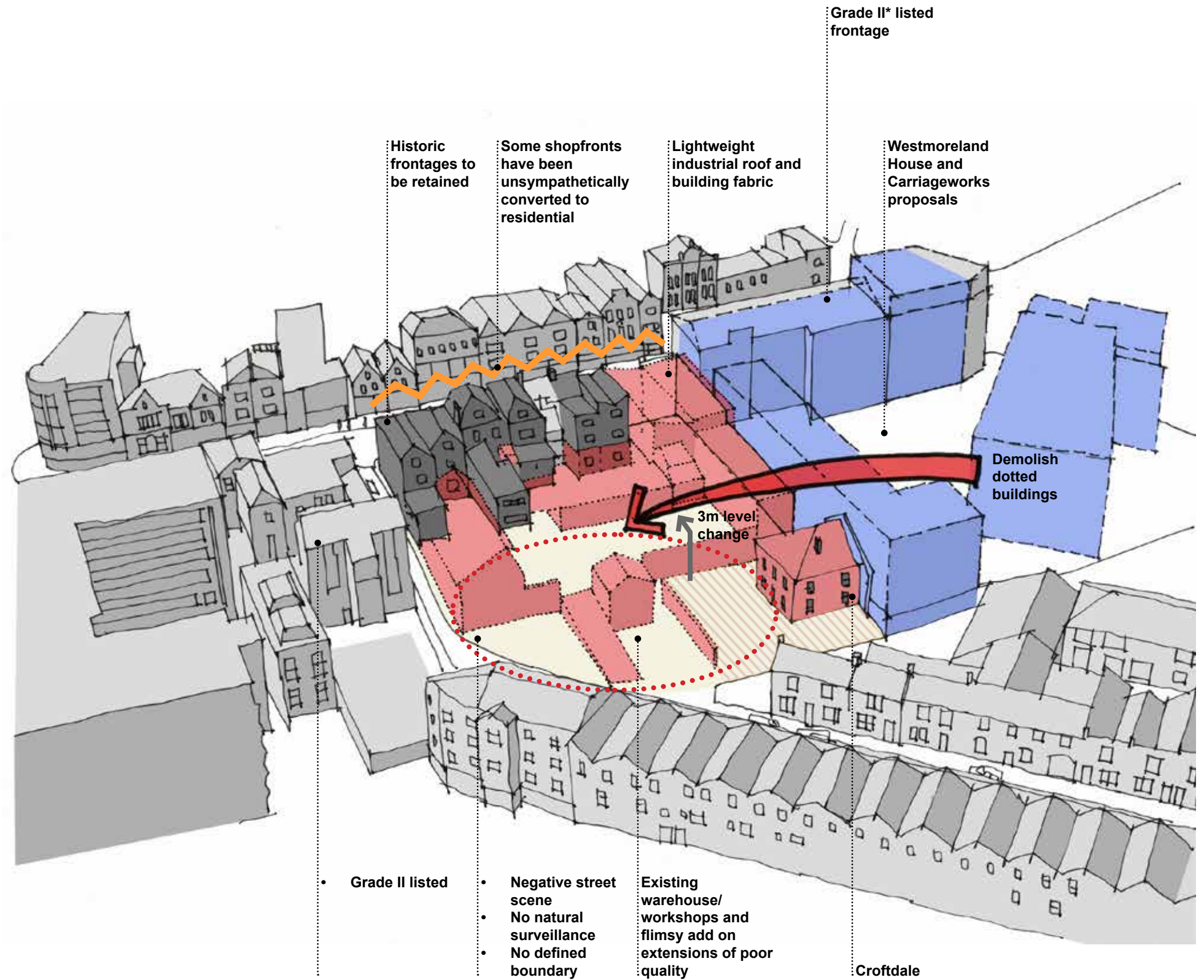
The space to the rear is underdeveloped and has a poor relationship to Hepburn Road. There are no buildings directly overlooking Hepburn Road which would benefit from improved natural surveillance to help reduce anti-social behaviour, improve security and make the street a more pleasant and safer place.

The scheme should respond to the scale of the development of Westmoreland House to the north and the iconic Hamilton House, but also recognise the lower scale of the houses on Hepburn Road.

The scheme should be designed to be a positive improvement to the area both in appearance and to make the area at the rear off Hepburn Road a safe and inviting space.



Ground floor shopfronts to be remodelled.





EXISTING USAGE

The existing usage of the buildings on the site are identified on this plan.

Stokescroft Frontage

Nos 86,88,90,100,102 have commercial use on the ground floor. Nos 86,88,90 have student letting above. No 100,102 have vacant storage/business areas on the upper floors, and Nos, 90,92 and 96,98 have been converted into student lettings including the ground floor.

Hepburn Road Frontage and Rear Area

To the rear of Nos 86-88 is a workshop. Within the site the former business, a windscreen replacement service, operated from the site area, including the workshop to the rear of 92-98. The business also used the building to the rear of 100-102. The current owner uses these buildings for storage.

No 92 has been modified at the ground floor to create a route through from Stokescroft via a roller shutter door.

‘Croftdale’ is a 7 bed student let with a front grassed area and some parking spaces accessed from Hepburn Road.



86-92 + 96-102 STOKES CROFT + CROFTDALE, HEPBURN RD, BRISTOL - LAND USE PLAN





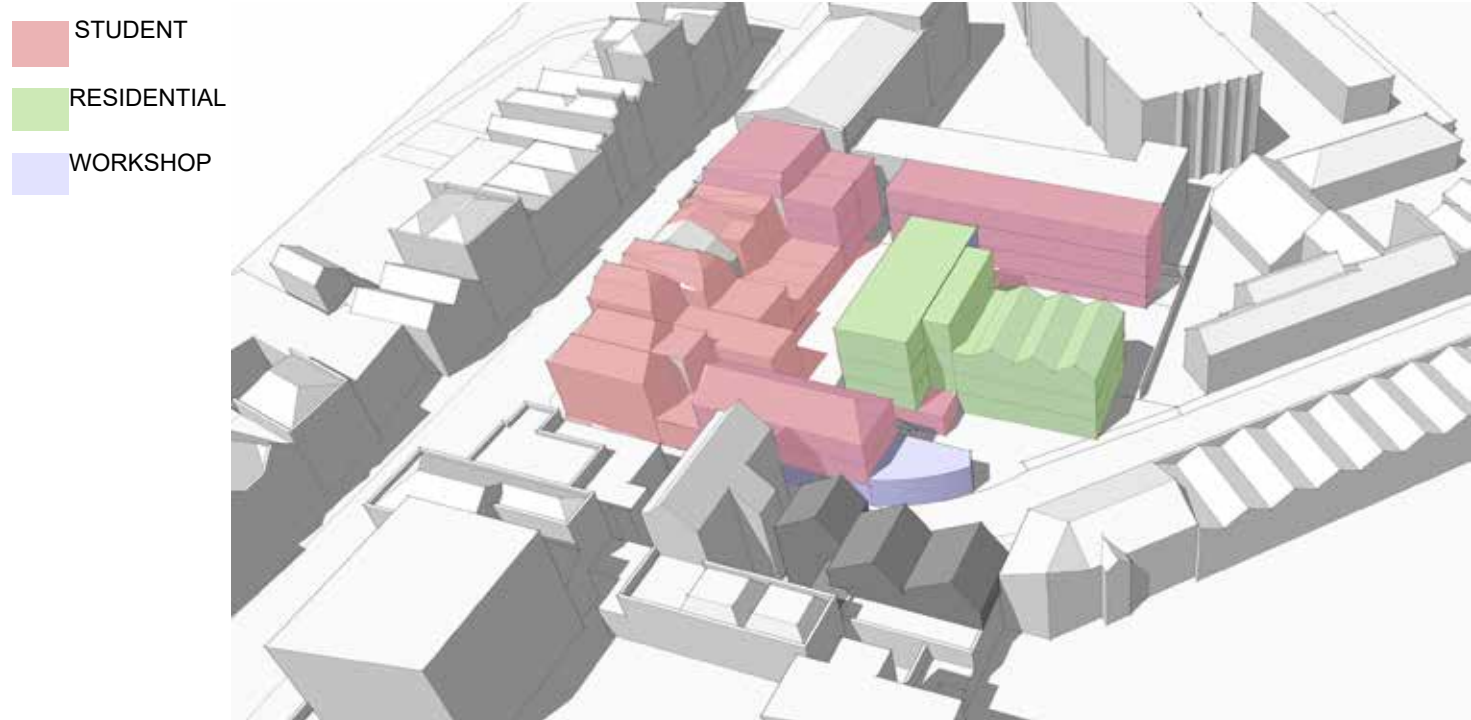
## PROPOSED USAGE

The proposals are to develop the site to create a mix of uses with a predominance of student accommodation, to link in with the existing student accommodation on the site.

The proposals seek to improve the existing provision including the appearance to the frontages to Stokecroft, so that they are more sympathetic to the character of the conservation area. The proposals will retain the current commercial lets on the ground floor along Stokescroft.

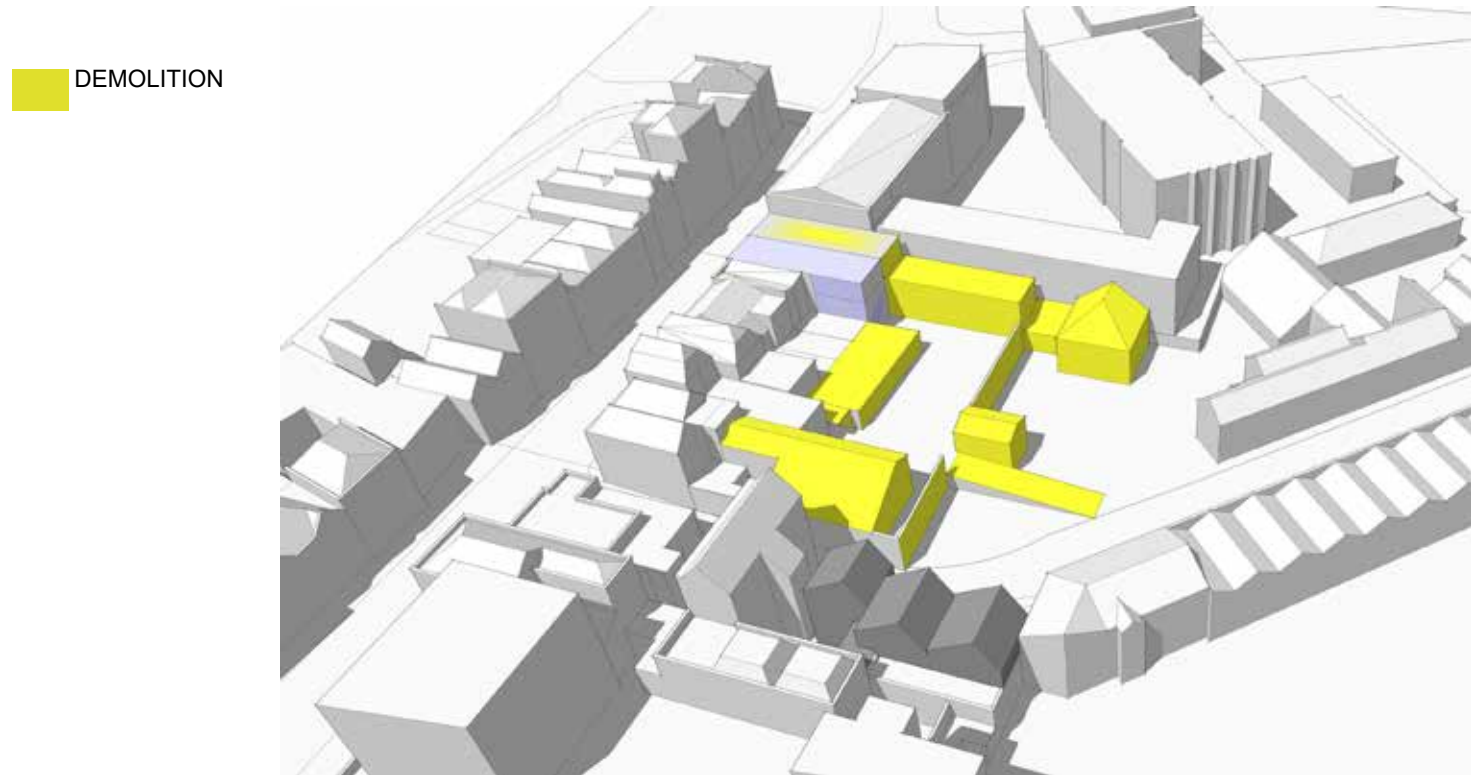
The proposals to the rear of the site are for new student accommodation, new residential accommodation and new business units (onto Hepburn Road)

The proposals look at altering nos. 100-102 to convert into student accommodation including raising a new mansard roof to create an additional storey. The proposals also show new roof extensions to nos 86,88 and 98 with mansard roofs and an infill roof to the awkward gutter between the mansard roofs of nos. 90 and 92 , which is currently very difficult to maintain. This infill piece would be set back to keep the main roof profile when viewed from the street.



## PROPOSED DEMOLITION

The massing model to the right indicates, in yellow, the buildings and structures proposed for demolition. The majority of which are low quality semi-industrial buildings with the exception of 'Croftdale' , early options (next page) looked at keeping the locally listed structure as part of the scheme. The current proposal is to demolish the building to create a more cohesive and workable scheme.



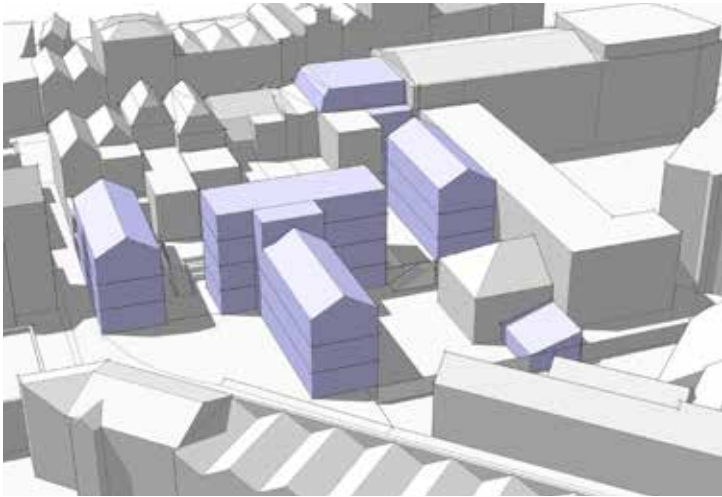


# DESIGN PROCESS

## OPTION 1

The heights of the blocks are dictated by the heights of the neighbouring buildings in the conservation area. Stokes Croft, being predominantly 3 storeys, with some additional mansard roofs.

**The change in level to the rear of the site allows, potentially, for a 4 storey block, which can be cut into the level change. The buildings closer to Hepburn Road drop down to 3 storeys.**



## OPTION 2

This option retains a 4-storey block cut into the higher external level. **The 4-storey block is orientated towards a shared courtyard garden which enhances the setting of the locally listed Croft Dale building.**

This option is less efficient than option 1 in terms of built form but **has a stronger relationship to Hepburn Road which creates an improved natural surveillance of the street.**

This option creates **circa 55 new build bedrooms**, not including any additions to the existing buildings.

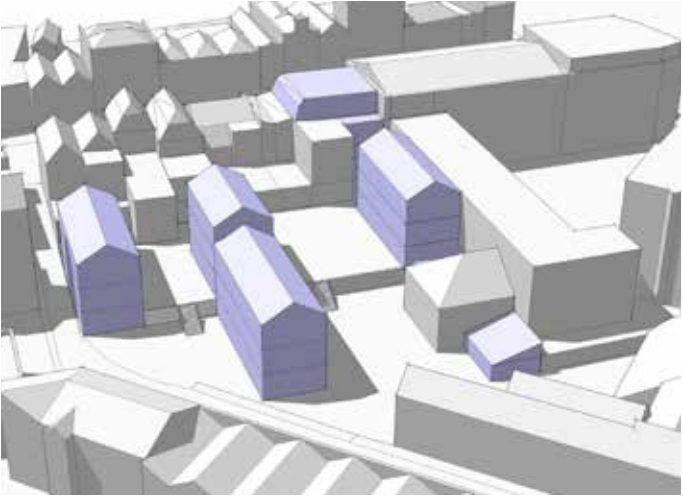
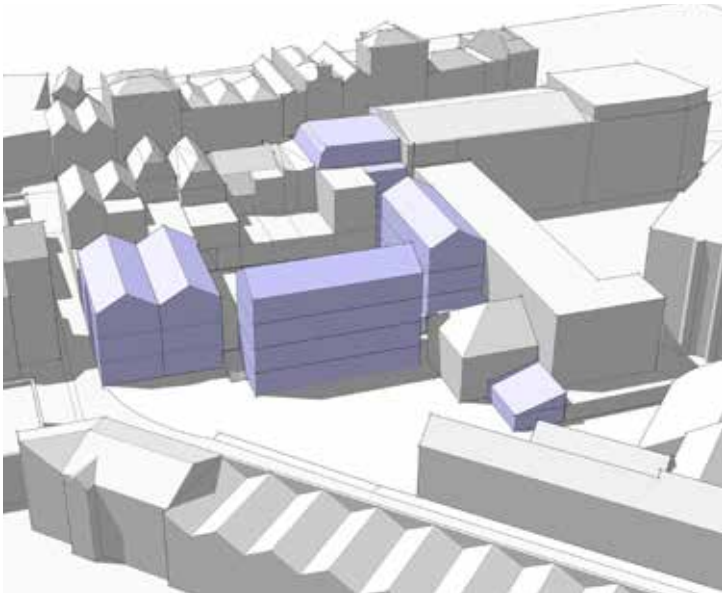


## OPTION 3

**This option sets out the new buildings to reinstate the historic open space in the south east corner of the site next to Hepburn Road.**

The block along the southern edge of the site adopts an efficient double loaded corridor layout to accommodate 27 bedrooms and associated communal spaces.

This option creates **circa 55 new build bedrooms**, not including any additions to the existing buildings.



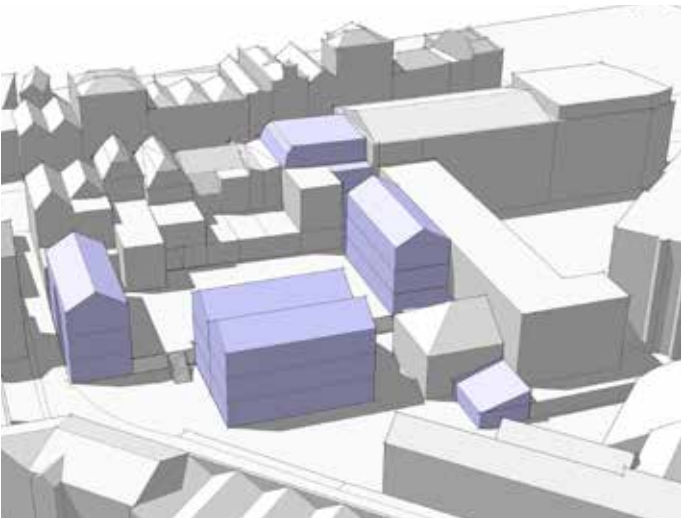
## OPTION 4

This option is the least dense of the proposals.

**It maintains a building overlooking the southern edge of the site which is important in terms of responding to the streetscape.**

**A long thin building is located in the centre of the site with its orientation matching that of the roofs of the buildings facing Stokes Croft.**

This option creates **circa 48 new build bedrooms**, not including any additions to the existing buildings.

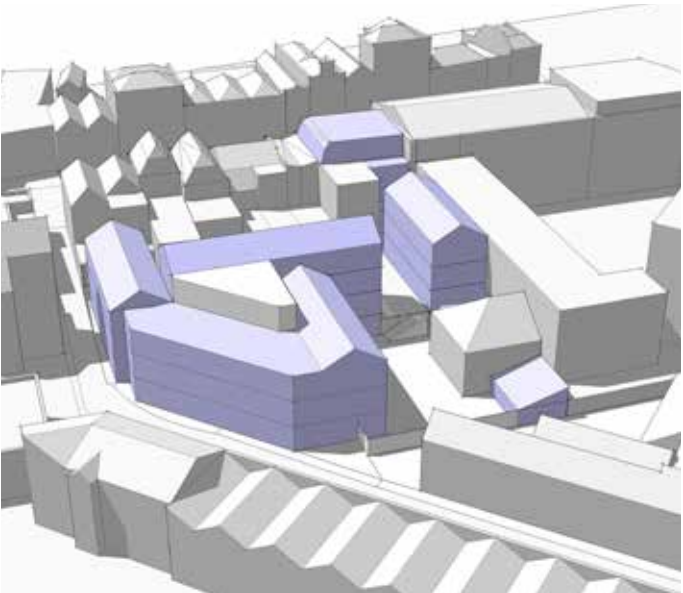


## OPTION 5

**This option cuts the central block into the site level change, as per options 1 and 2, but improves the efficiency by creating a double loaded corridor building facing east and west.**

An open space in the south west corner is formed in a similar manner to that shown on the historic plans of the area.

This option creates **circa 60 new build bedrooms**, not including any additions to the existing buildings.



## OPTION 6

**This option is a denser scheme which maximises the number of bedrooms on the site.**

The proposal forms a continuous edge to the site on the southern and eastern boundaries providing strong natural surveillance of the street.

An overlooked private garden is formed between the new build and the existing locally listed Croft Dale building.

This option creates **circa 75 new build bedrooms**, not including any additions to the existing buildings.





## STOKESCROFT FRONTAGE STUDY

These proposals show the areas of improvement to the existing buildings fronting Stokescroft. The general principles are:

- restore traditional window proportions
- replace all windows with new, traditional styled, double glazed PVCU
- where possible reinstate traditional shopfront design as No 100
- improve frontages to 86,88,96 and 98 to make the styling more in keeping such as new vertical, proportioned windows
- New mansard roof extensions with slate roofing and lead/ zinc dormer windows



traditional style windows

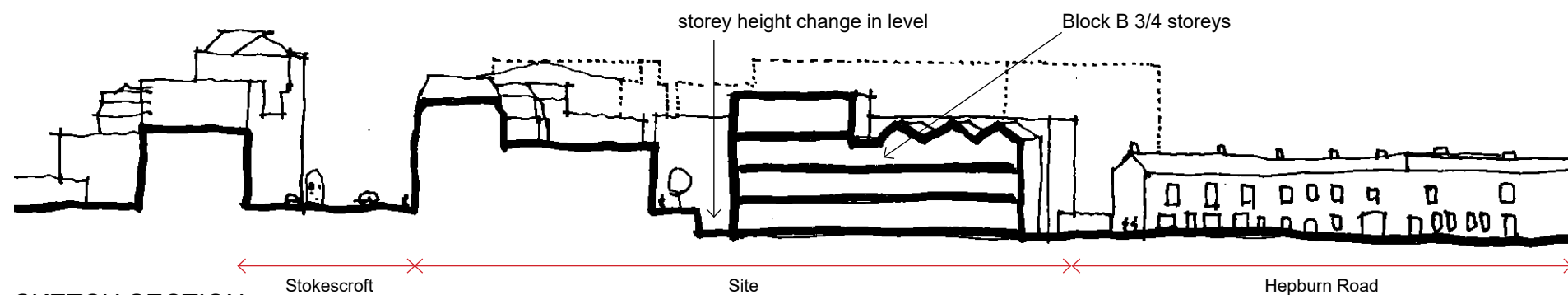
traditional style shopfront



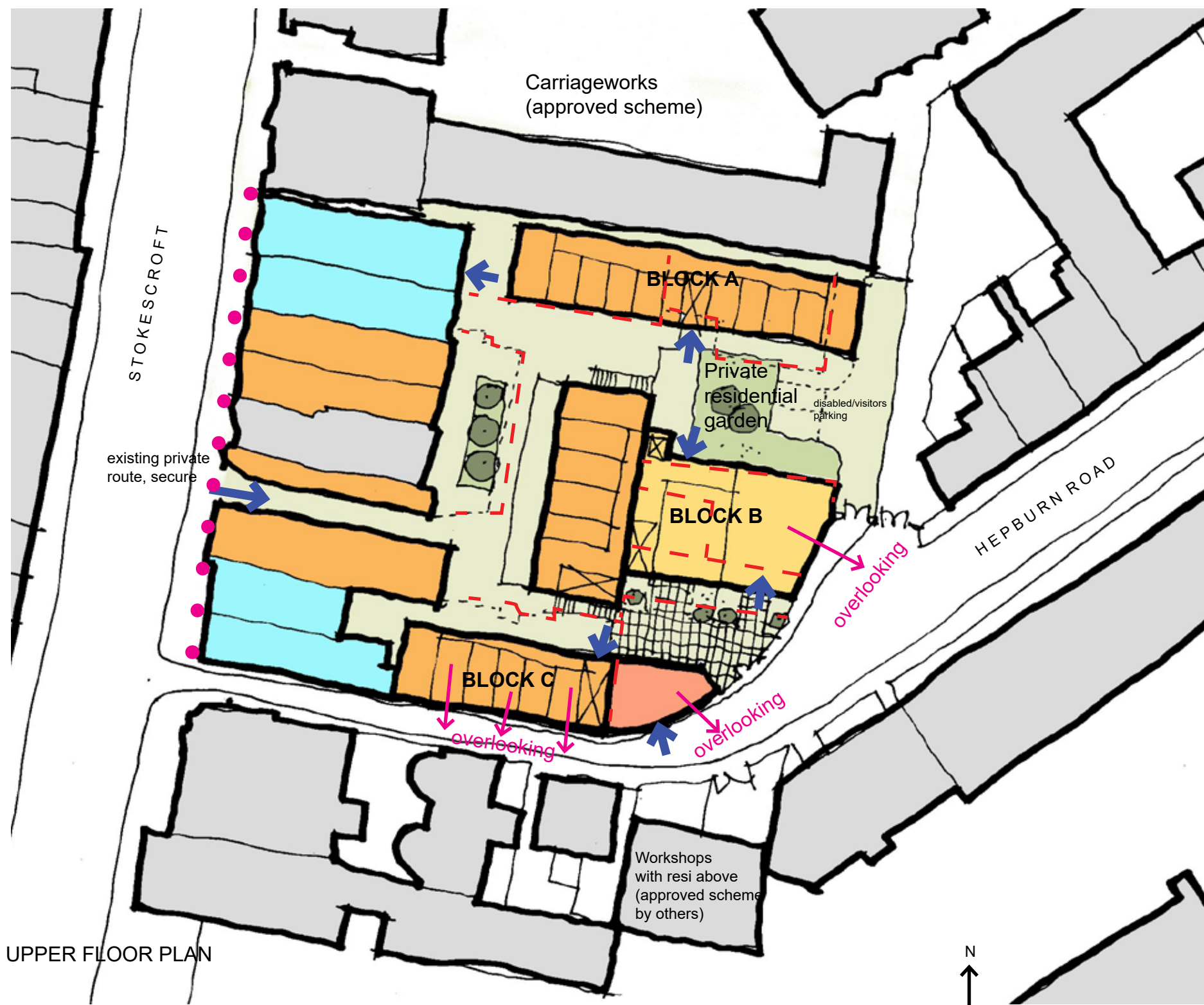
traditional style sash windows







SKETCH SECTION



UPPER FLOOR PLAN

## OUTLINE PROPOSALS

The current proposal shows 3 separate blocks to the rear of the site. The blocks are arranged and scaled to make best use of the site and to create meaningful spaces between the buildings to improve the overall character and amenity of the area. Block A is single aspect with the rear back to back to the blank boundary wall of the carriage works proposals. The height is set at 3 storeys at the Stokescroft end and by using the change in level across the site, drops down a storey height to give 4 storeys over the area currently the footprint of 'Croftdale.' This block is student housing, as this is more suited to the single aspect and narrowness of the block. 'Croftdale' is shown demolished, so that the site can be used to its maximum potential.

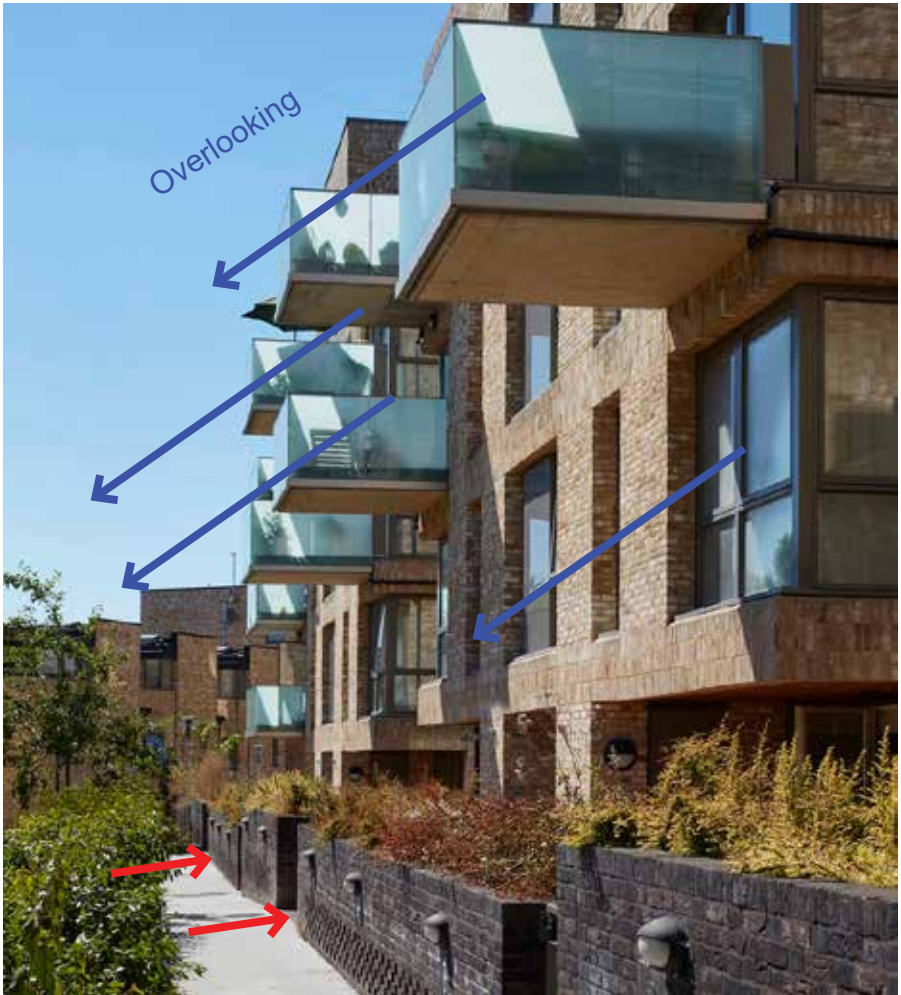
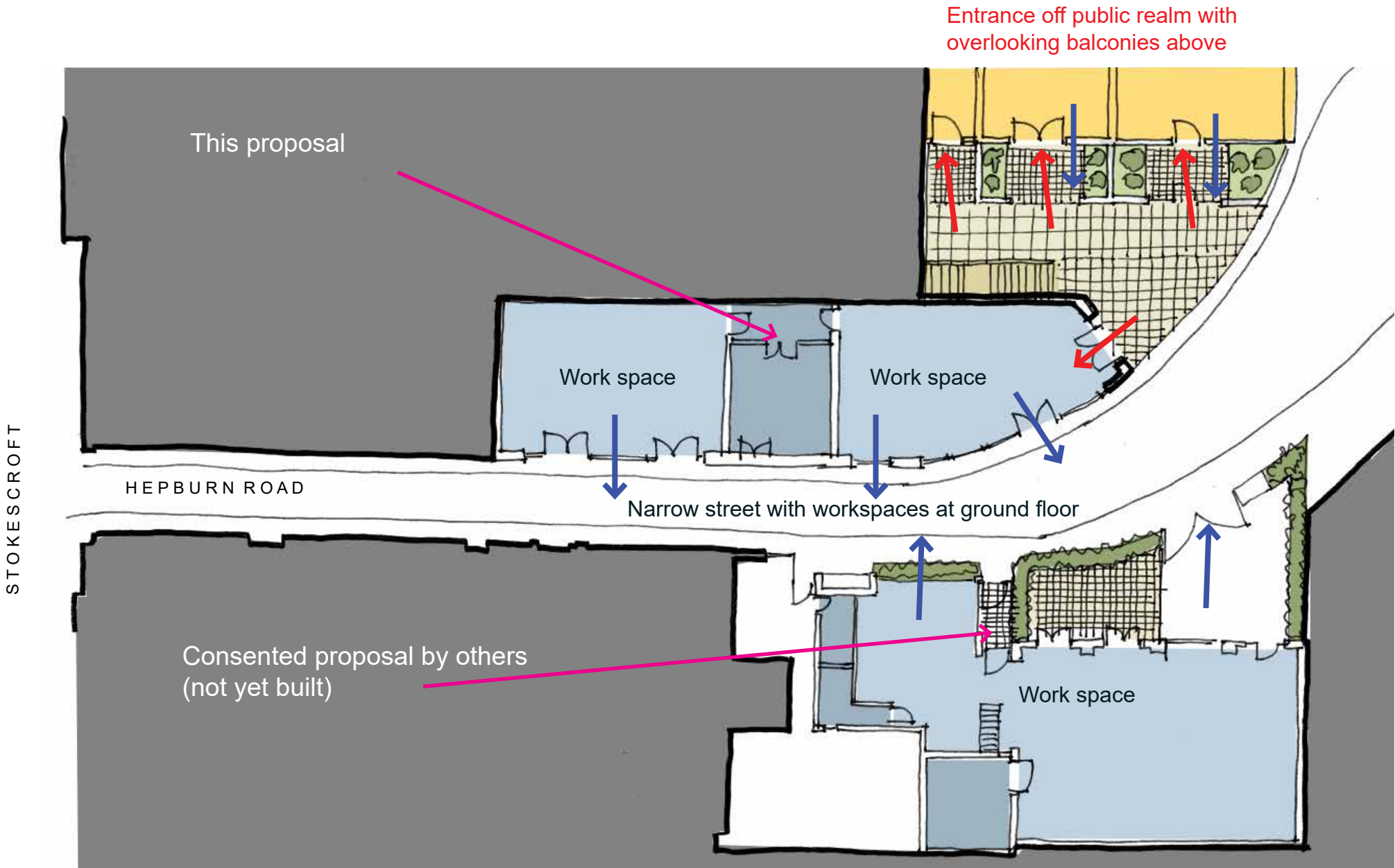
Block B is a T-shape block in the centre of the site, with the western part cut into the site at the point where the site has a split level change of a full storey height. This allows this part of the block to be 4 storeys, but when viewed from Stokescroft it will appear 3 storeys. The block drops down to 3 storey towards Hepburn Road, reducing in scale. This block is a mix of student and private residential apartments. This block has a public and private side - to Hepburn Road is a hard landscaped pedestrian area with direct access to the ground floor units and to the central stair core. It is proposed that this area, due to the current nature of Hepburn Road and for the safety of the site and its residents, will have a boundary railing and gates along the perimeter of the site, similar to those to the front garden on the southside of Hepburn Road in order to create a clearly defined boundary and demarcation between public and private. This block will be designed to provide maximum natural surveillance and increased footfall to the area, and it is hoped this will help improve the safety and security of the area.

Block C mostly occupies the footprint of the existing workshop abutting the narrow part of Hepburn Road. The current building presents a blank facade to the street adding to the hostile nature of this area. The new proposals look to change this negative aspect by building a new block with a series of windows overlooking the street, on the upper levels, and introducing an active frontage at ground floor by incorporating 2 workshop areas which extend as a single storey along part of the curve of the street. This part of the design has been considered alongside the proposed scheme for the site opposite, which also has planning consent for workshop space with some residential accommodation above.

It is hoped that these workspaces could create a mini-hub, and add further footfall to this part of Hepburn Road.



GROUND FLOOR - HEPBURN RD CORNER



Entrance off public realm with overlooking balconies above



Planning consent by others- workspaces on Hepburn Rd



Narrow street with workspaces at ground floor



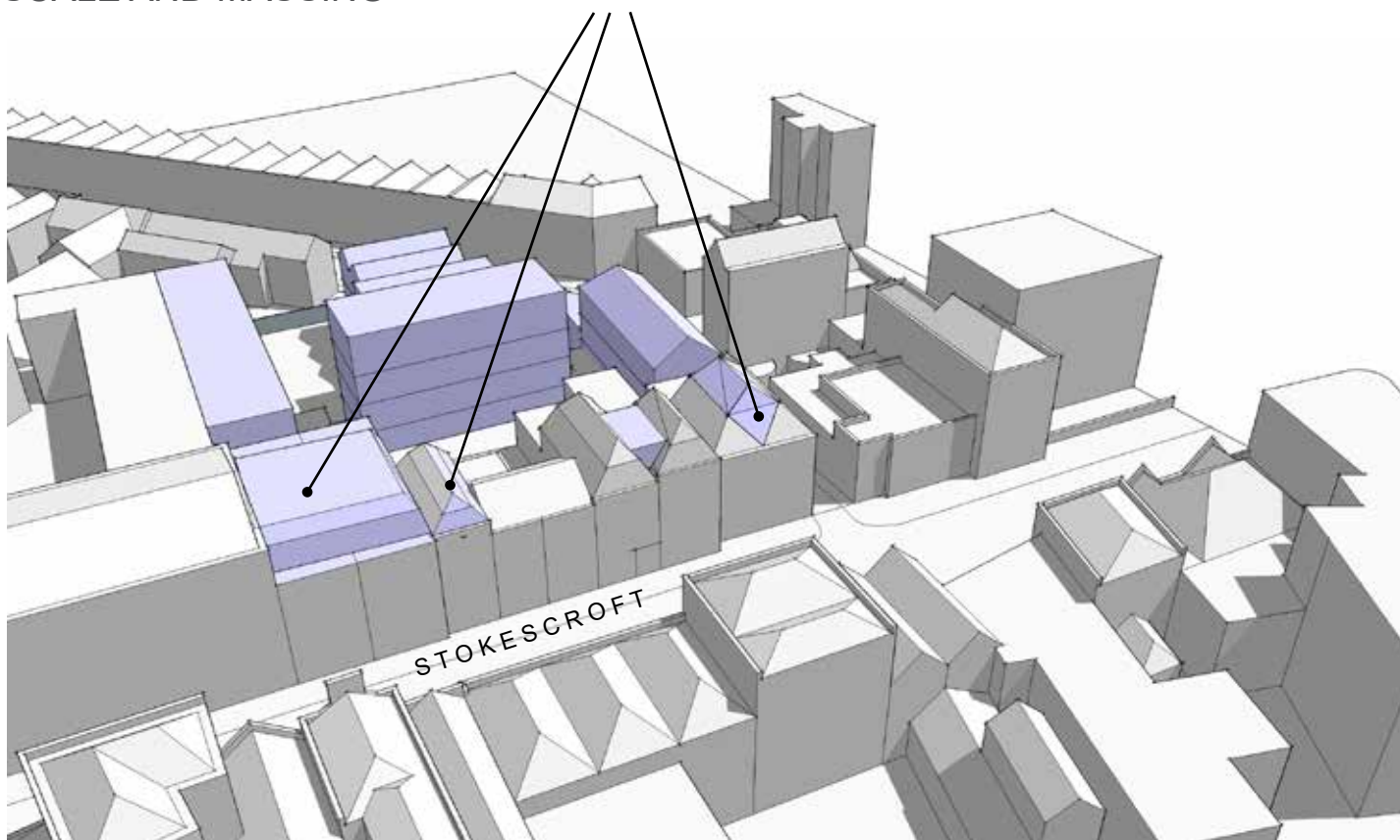
Narrow street with workspaces at ground floor





## SCALE AND MASSING

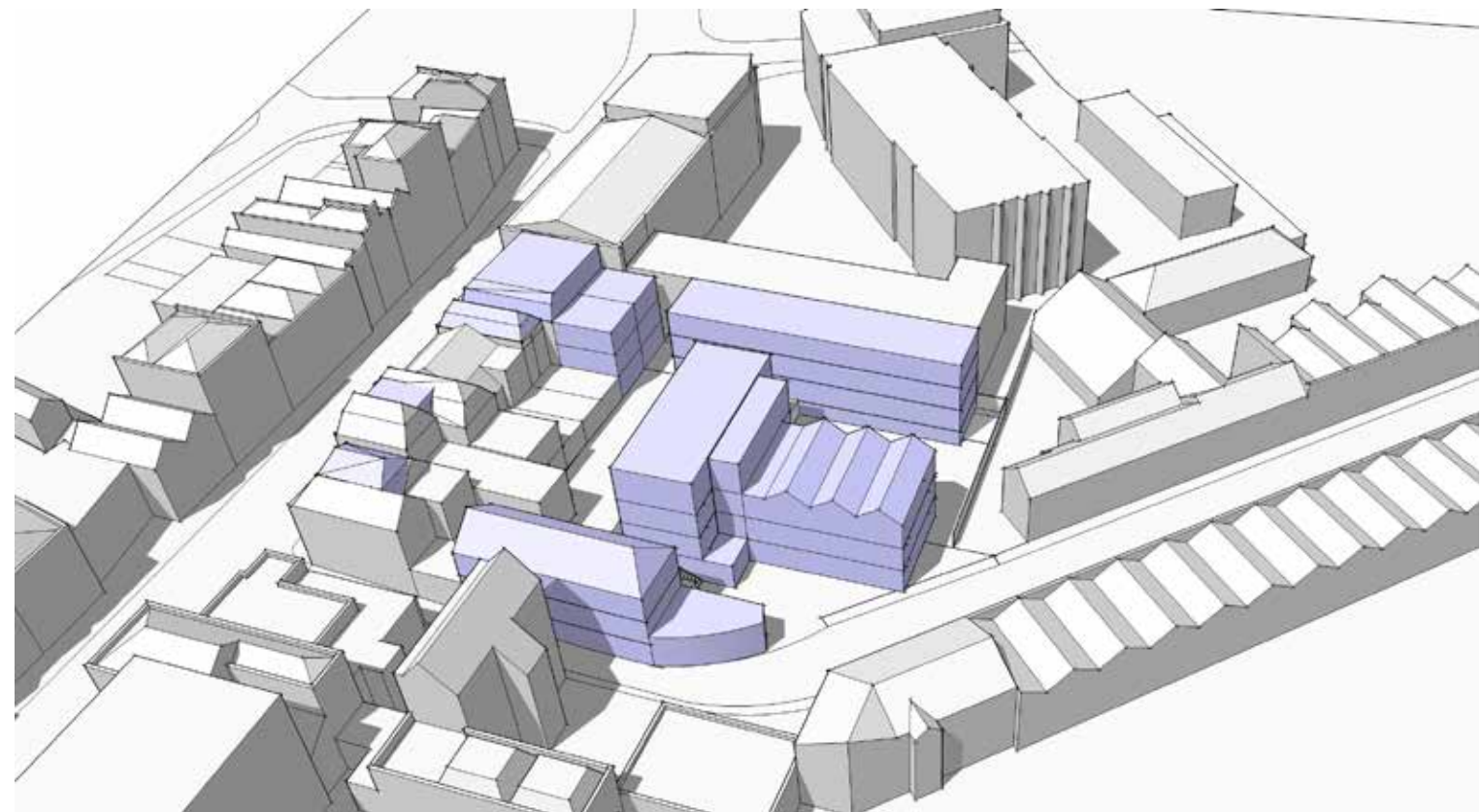
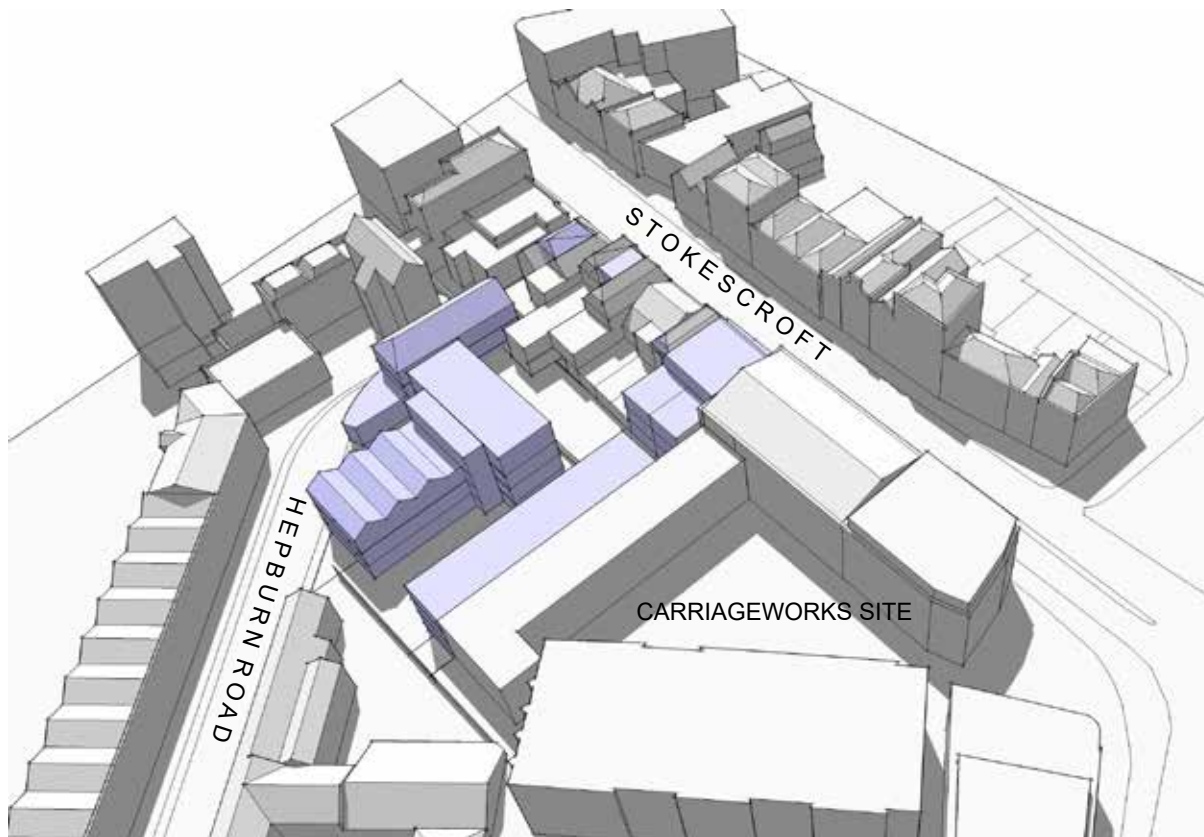
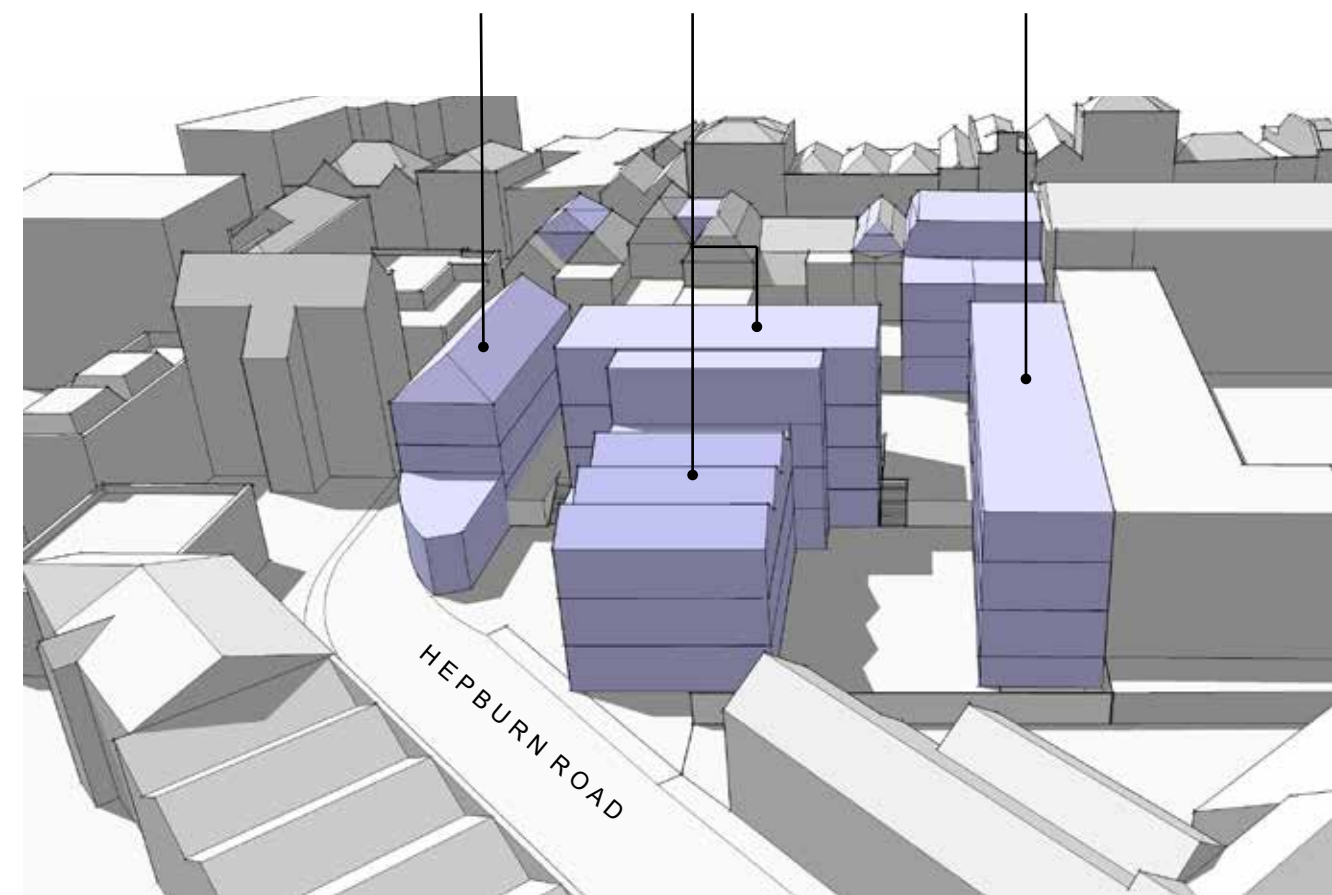
ROOF EXTENSIONS AS  
MANSARD ROOFS



BLOCK C

BLOCK B

BLOCK A



DIFFERENT VIEWS OF MASSING MODEL SHOWN IN CONTEXT WITH SURROUNDING BUILDINGS



AMOUNT

The proposals are for a mixed development, and individual numbers and areas of spaces are listed in the Schedule of Accommodation.  
Ancillary space is for refuse, recycling, plant (including a CHP system connected to the district heating system)and cycle parking.



Outline proposals-Combined Accommodation Schedule							
Proposed and Ret	Block	floor	Unit Type	Gross Internal Area		TENURE	
				sqm	sqft		
No 102	D	0	RETAIL	80	861	RETAIL	retained
	D	1	6 bed cluster	177	1905	STUDENT	proposed
	D	2	6 bed cluster	180	1938	STUDENT	proposed
	D	3	3 bed cluster	95	1023	STUDENT	proposed
No 100	D	0	RETAIL	85	915	RETAIL	retained
No 98		0	Ancillary	54	581	STUDENT	proposed
		0,1&2	4 bed cluster	115	1238	STUDENT	retained
No. 96		0,1&2	5 bed cluster	118	1270	STUDENT	retained
No .92		0,1&2	5 bed cluster	192	2067	STUDENT	retained
No.90		0	RETAIL	60	646	RETAIL	retained
		0,1,2&3	7 bed cluster	192	2067	STUDENT	retained
No. 88		0	CAFÉ	57	614	CAFÉ	retained
		1,2&3	4 bed cluster	132	1421	STUDENT	retained
			2 beds	30	323	STUDENT	proposed
No. 86		0,1&2, 3	4 bed cluster	134	1442	STUDENT	retained
			2 beds	30	323	STUDENT	proposed
New build	A	-1	3 bed cluster	74	797	STUDENT	proposed
	A	0	4 bed cluster	90	969	STUDENT	proposed
	A	0	4 bed cluster	87.7	944	STUDENT	proposed
	A	1	4 bed cluster	89	958	STUDENT	proposed
	A	1	4 bed cluster	88	947	STUDENT	proposed
	A	2	4 bed cluster	89	958	STUDENT	proposed
	A	2	4 bed cluster	88	947	STUDENT	proposed
	B	-1	4 bed cluster	123	1324	STUDENT	proposed
	B	-1	3 bed 5p	85	915	RESI	proposed
	B	0	1 bed 2p	53	570	RESI	proposed
	B	0	3 bed 5p	85	915	RESI	proposed
	B	0	4 bed cluster	107	1152	STUDENT	proposed
	B	1	2 bed 4p	70	753	RESI	proposed
	B	1	2 bed 4p	70	753	RESI	proposed
	B	1	1 bed 2p	53	570	RESI	proposed
	B	1	3 bed 5p	85	915	RESI	proposed
	B	2	2 bed 4p	70	753	RESI	proposed
	B	2	2 bed 4p	70	753	RESI	proposed
	C	-1	workshop	61	657	WORKSHOP	proposed
	C	-1	workshop	68	732	WORKSHOP	proposed
	C	0	5 bed cluster	106	1141	STUDENT	proposed
	C	1	5 bed cluster	106	1141	STUDENT	proposed

TOTAL AREAS	RESIDENTIAL	641
	STUDENT (retained)	943
	STUDENT (proposed)	1559.7
	RETAIL	225
	CAFÉ	57
	WORKSHOP	129
	Ancillary	54



## APPEARANCE

The design is still at an early stage in terms of elevational treatment for the new build blocks A,B and C. Our initial ideas are for modern, simple, crisp detailing using traditional materials in keeping with the Conservation Area such as brick, pennant stone and render. There are opportunities to introduce colour, perhaps with glazed bricks and artwork by local artists, into the scheme to reflect the vibrant character of the Stokescroft area.

We would also like to use a contrasting contemporary material such as zinc or similar either in elements of cladding or roofing.

We will be exploring the possibilities of green roofs on the flat roofed buildings





## CONTACT

Arturus Architects LLP  
Quayside  
40-58 Hotwell Road  
Bristol BS8 4UQ

Telephone: 0117 316 9467

Email: Liz Stacey  
Associate  
  
[l.stacey@arturus.co.uk](mailto:l.stacey@arturus.co.uk)

or Simon Stacey  
Associate  
  
[s.stacey@arturus.co.uk](mailto:s.stacey@arturus.co.uk)

or Robert Guy  
Partner  
  
[r.guy@arturus.co.uk](mailto:r.guy@arturus.co.uk)

[www.arturus.co.uk](http://www.arturus.co.uk)

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