

WARD: Lawrence Hill **CONTACT OFFICER:** Charlotte Sangway
SITE ADDRESS: 33 - 49 Victoria Street Bristol BS1 6AS

APPLICATION NO: 14/04628/X Variation/Deletion of a Condition
EXPIRY DATE: 17 November 2014

Application for variation of condition no. 7 attached to planning permission 14/01424/F (external alterations) - to remove the requirement for non-opening and fixed shut windows at first floor level of the Victoria Street elevation and all windows on the St Thomas Street elevation (i.e. only the windows at ground floor level of the Victoria Street elevation should be fixed shut and non-opening).

RECOMMENDATION: Grant subject to Condition(s)

AGENT:	Savills (L&P) Plc Embassy House Queens Avenue Bristol BS8 1SB	APPLICANT:	Edenlaw Limited C/o London & County LLP 28 Manchester Street London W1U 7LE
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The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.

LOCATION PLAN:

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SUMMARY

The application is for the variation of Condition 7 attached to consent 14/01424/F granted by Committee A (subject to conditions) on 30 July 2014.

Condition 7 relates to a requirement for the windows on certain elevations and at certain levels to be fixed shut and non-opening. The wording of the condition was discussed in detail by Committee and amended by Members as set out below to also require windows on St Thomas Street (opposite The Fleece music venue) to be fixed shut in addition to those recommended by officers. The reasons for the condition are air quality and noise considerations.

The application proposes the amendment of the condition so that only the windows on the Victoria Street elevation at the ground floor level would be required to be fixed shut and those rooms mechanically ventilated for air quality reasons. Further detail has been submitted in terms of air quality levels, noise assessments and the ventilation strategy for the development to justify the variation of the condition.

Five written representations have been received at the time of writing, including a details representation from Aerofleece Ltd. the owners of The Fleece.

The key issues are the air quality and noise implications of varying the condition. In summary, officers are satisfied that the air quality concerns have been addressed. Officers have sought further information in respect of the ventilation strategy being proposed and on balance consider that the ventilation system would be satisfactory such that residents could close windows at times when the noise from The Fleece would be likely to cause them disturbance.

Officers therefore advise that the condition can be varied as requested and recommend approval of the application.

SITE DESCRIPTION

The application relates to an existing commercial property in Redcliffe. The site is designated within the Bristol Local Plan as a site for industrial and warehousing uses and a secondary shopping frontage along Victoria Street. The site is proposed as a Site Allocation within the draft Bristol Central Area Plan (BCAP) for the suggested uses of offices and leisure. The building has recently received Prior Approval for use as a residential use under the Government's change to permitted development rights in May 2013 (reference 13/04116/COU).

The building dates to the 1970s and is six storeys with an additional lower ground floor car park, accessed from St Thomas Street. The property has three frontages onto Victoria Street, St Thomas Street and Long Row and the main pedestrian entrance is on Victoria Street. The building is of brick construction.

The site is within the Redcliffe Conservation Area and neighbours several listed buildings including The Fleece & Firkin (the former Wool Hall) (Grade II listed), The Seven Stars Public House (Grade II) The Church of St Thomas The Martyr (Grade II*), 25-31 Victoria Street (Grade II*) and 4-16 Victoria Street (Grade II listed).

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RELEVANT HISTORY

14/01424/F- Planning application for external alterations to the building. GRANTED subject to conditions 19.08.2014 (Committee decision 30 July 2014).

13/04116/COU- Prior approval for the change of use from office floor space within class B1 (a) to residential accommodation falling within Class C3 (dwellings). PRIOR APPROVAL GIVEN 01.11.2013

NB The Prior Approval process is a streamlined application process introduced recently that states that such prior approval applications shall be assessed only against the following three issues: ground contamination, flood risk and highways safety. 13/04116/COU was found to be acceptable on all three grounds.

08/20194/REF-Appeal against refusal of application for the demolition of existing building and construction of a 10-storey building comprising 9410 sqm of B1 Office space, 2 no. units at ground floor for Use Classes A1, A3 or A4 and 1 no. unit at ground floor for Use Classes A1, A2 or A5 with basement car parking (Revised Application). ALLOWED 05.06.2009

09/20022/NONDET- Appeal against non-determination of the demolition of the existing office building. ALLOWED 05.06.2009 (five year consent).

08/04484/F- Demolition of existing building and construction of a 10-storey building comprising 9410 sqm of B1 Office space, 2 no. units at ground floor for Use Classes A1, A3 or A4 and 1 no. unit at ground floor for Use Classes A1, A2 or A5 with basement car parking. (Revised Application) REFUSED 17.12.2008 for the following reason:

1. The proposed building would by virtue of its height, scale, massing and materials be an unacceptable development which would harm the street scene and be detrimental to the character and appearance of the Redcliffe Conservation Area and fail to relate satisfactorily with nearby Listed Buildings contrary to policies B1, B2, B5, B6, B8 and B13 of the Adopted Bristol Local Plan (December 1997), guidance contained in the Council's Supplementary Planning Documents 1 'Tall Buildings' (January 2005) and 3 'Future of Redcliffe' (July 2006), guidance contained in the Council's Planning Advice Note 15 'Responding to Local Character' (1998), guidance contained in the Council's Redcliffe Conservation Area Character Appraisal (June 2008) and the provisions of PPS1 'Delivering Sustainable Development' (February 2005) and PPG 15 'Planning and the Historic Environment' (September 1994).

08/04756/LC- Demolition of existing office building. Appeal against non-determination lodged (determined 05.06.2009).

APPLICATION

The application proposes to vary Condition 7 of consent 14/01424/F.

Condition 7 reads as follows:

Non-opening and fixed shut windows

Notwithstanding the approved plans and the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order); all windows on the St Thomas Street elevation, and all windows at ground and first floor levels within the Victoria Street elevation of the building (including the corner bay window feature at the junction of Victoria Street and Long Row) and the West elevation of the development (to Victoria Street);

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shall be fixed shut and non-opening and shall be permanently maintained thereafter as fixed shut and non-opening.

Reason: In order to ensure that relevant air quality standards would be met and that noise issues would be satisfactorily addressed.

Condition 7, as originally recommended by officers, was discussed specifically at the Committee meeting on 30 July 2014 and Members voted to grant permission subject to the revised wording set out above, including that all windows on the St Thomas Street elevation should be fixed shut and non-opening.

The current application proposes to vary Condition 7 to require only the ground floor windows of the Victoria Street elevation to be fixed shut and non-opening.

If granted, the effect of this change would be to re-word the condition as follows:

Non-opening and fixed shut windows

Notwithstanding the approved plans and the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order); all windows at ground floor level within the Victoria Street elevation of the building (including the corner bay window feature at the junction of Victoria Street and Long Row) and the West elevation of the development (to Victoria Street); shall be fixed shut and non-opening and shall be permanently maintained thereafter as fixed shut and non-opening.

Reason: In order to ensure that relevant air quality standards would be met and that noise issues would be satisfactorily addressed.

PRE APPLICATION COMMUNITY INVOLVEMENT

The application is a 'minor' scale application and the submission of a Community Involvement Statement (CIS) is not an application requirement.

RESPONSE TO PUBLICITY AND CONSULTATION

A site notice and press notice were posted/ published on 8 October 2014 (with a deadline for comments to be submitted of 29 October 2014).

Neighbours and parties that commented in respect of the previous application were consulted by individual letter dated 2 October 2014 (with a deadline for comments to be submitted of 23 October 2014).

The deadline for comments of 29 October follows the completion of this report and therefore an update on any further representations received between the time of writing and this date will be provided via the committee amendment sheet.

5 written representations had been received at the time of writing objecting to the proposals.

Aerofleece Ltd. (owner of The Fleece music venue opposite the site) strongly objects to the proposals on the following grounds (summarised):

- The Environmental Noise Report (ENR) does not contain any new information;
- The ENR states that internal noise levels (notably on the St Thomas St façade) could be in

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the order of NR23 (as a tolerance level has been added to account for construction quality/variation), which is greater than the BCC standard criterion of NR20.

- The ENR suggests that permission for the variation should be granted providing that the noise control methods are incorporated into the scheme through mechanical ventilation.
- The ENR does not allow for noise impacts as a result of ventilation paths or open windows. The sound insulation only works with windows closed.
- Savill's letter argues that there are large parts of the day when noise is not generated by The Fleece and therefore the requirement for fixed shut windows is disproportionate to its use. The Fleece has live music on almost every night, taking place through the key evening periods when the flats would be occupied and residents are trying to sleep.
- Savill's letter asserts that The Fleece should be using a noise limiting device to control music. If a noise limiter were employed, The Fleece would not be able to operate in its current form.
- The letter suggests that the Building Regulations requirement for purge ventilation cannot be met due to space constraints and cost. These are not material considerations which would justify the variation of the condition.

The other contributors objected to the proposals on the following grounds:

- The windows should be fixed shut to avoid conflict with The Fleece music venue in terms of noise and to prevent future complaints about their operations;
- The developers should have considered the noise implications in determining whether the scheme would be economically viable for residential use.

Bristol Civic Society comments that Condition 7 was most appropriate in view of the proximity of the existing social facilities. The Society objects to the variation of the condition.

The Churches Conservation Trust commented that St Thomas the Martyr Church on Thomas Street has raised concerns regarding the potential impact on the church and considers there to be significant opportunity to improve the setting of the church.

OTHER COMMENTS

The Air Quality Management Team has advised that they are satisfied that the further information submitted now demonstrates that the only requirement for fixed shut windows is at the ground floor level of the Victoria Street elevation and West elevation.

The Pollution Control Team raises no objections to the proposals subject to the ventilation system to the flats being acceptable to ensure that residents would not need to open windows during the noisiest periods of operation of The Fleece.

The Building Regulations Team has been consulted regarding the proposals, has reviewed the further details submitted and has provided advice regarding the technical aspects of the Building Regulations. They advise that the system proposed would be likely to meet Building Regulations requirements, but that it is not within their remit to consider this issue in respect of the relationship with The Fleece and the noise considerations of the proposals.

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RELEVANT POLICIES

National Planning Policy Framework – March 2012

Bristol Core Strategy (Adopted June 2011)

BCS2	Bristol City Centre
BCS9	Green Infrastructure
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment
BCS23	Pollution

Bristol Site Allocations and Development Management Policies (Adopted July 2014)

DM1	Presumption in favour of sustainable development
DM14	The health impacts of development
DM17	Development involving existing green infrastructure
DM26	Local character and distinctiveness
DM28	Public realm
DM30	Alterations to existing buildings
DM31	Heritage assets
DM33	Pollution control, air quality and water quality
DM35	Noise mitigation

Bristol Central Area Plan (emerging)

BCAP47	The approach to Redcliffe
BCAP SA 6	Site allocations in Redcliffe

Supplementary Planning Documents

SPD3	Future of Redcliffe (July 2006)
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Supplementary Planning Guidance

Redcliffe Conservation Area Character Appraisal

KEY ISSUES

(A) IS THE VARIATION OF CONDITION 7 ACCEPTABLE IN PLANNING TERMS?

Condition 7 was applied originally in order to ensure that relevant air quality standards would be met and that noise issues would be satisfactorily addressed.

These matters are addressed in turn below:

Air Quality

The applicant has carried out further modelling and provided an updated report regarding this matter.

The Air Quality Management Team has confirmed that they are satisfied that the air quality standards would only be exceeded at the ground floor level on Victoria Street and the West elevation (to Victoria Street) and that it is only at this level that they would seek for windows to be fixed shut and mechanical ventilation provided.

It is the advice of your officers that the reference within Condition 7 to the first floor level windows to Victoria Street and the West elevation can be deleted on this basis.

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Noise Issues

The key issue with this application is the impact of noise from The Fleece music venue situated opposite the site.

An amended Noise Assessment has been submitted. The Pollution Control Team is satisfied that this demonstrates that the noise environment within the dwellings would be acceptable when windows are closed based on the level of noise insulation proposed and that this would meet the recommended design level NR20 for residential dwellings.

The Noise Assessment states that while the sound insulation of the building in terms of the façade and glazing would ensure that this level would be met, that a tolerance measure has been added to account for the fact that construction quality may vary, which means that the level would be exceeded. It is stated that the tolerance measure has been included in order to remove the need for testing the façade of the building. The Council's Pollution Control Team has advised that it is normal practice to include and accept such a tolerance level in predictions and they do not object to the proposals on this basis.

No details have been submitted to demonstrate the internal noise levels with the windows open, however based on the noise assessment of background noise levels; the Pollution Control Team has advised that the noise levels would very likely exceed the recommended standards for internal living areas. The Pollution Control Team does not object to the windows to St Thomas Street being openable (as it is recognised that this would give the occupants the option of improved ventilation and comfort during quieter periods and is beneficial in terms of reducing the energy requirement and cost to residents), provided that a satisfactory scheme of ventilation would be ensured so that residents can close windows during the noisiest periods of operation of The Fleece without experiencing discomfort and loss of amenity.

However, it should be noted that Members took the view at the 30th July 2014 Committee (A) meeting for the determination of application 14/01424/F that all of the windows on the St Thomas Street elevation should be fixed shut to prevent a conflict between the protection of the amenity of future occupiers and The Fleece's operations.

This decision did not include a requirement that the balcony doors be fixed shut and therefore, at the present time residents would be able to open their balcony doors allowing access to balconies at will even with the requirement that the windows be fixed shut. Under the proposed variation, both balcony doors and windows would be openable.

Ventilation

The applicant has submitted details of the proposed ventilation system for the building based on the scenario that the proposed variation of the condition is granted (i.e. the ventilation system has been designed on the basis of openable windows to St Thomas Street with fixed shut windows only to the ground floor level on the Victoria Street elevation for air quality reasons).

The proposed ventilation for the ground floor level flats facing Victoria Street is a full mechanical ventilation system providing heating and cooling to remove reliance on purge ventilation through openable windows (due to the external air quality concerns).

For the flats facing St Thomas Street, a mechanical ventilation system with heat recovery would be combined with openable windows. In essence, this is a continuously running system supplying fresh air to all rooms in these flats and extracting exhaust air from the kitchens and bathrooms at the minimum rate required by Building Regulations. The bathrooms and kitchens would have additional extract ventilation to deal with moisture/ cooking fumes/ odour. The reference to heat recovery means that the system heats the incoming supply of air using heat energy recovered from

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the outgoing exhaust air. This differs from the **full** mechanical ventilation system proposed for the ground floor level as it does not include a cooling element and would provide a lower rate of air exchange overall. Purge ventilation of the dwelling is also proposed via openable windows.

The Building Regulations requirement for purge ventilation states that it is to provide occasional ventilation to rapidly dilute pollutants or release water vapour (e.g. following occasional activities such as painting or decorating or accidental releases such as smoke from burnt food or spillage of water).

Regard has been had to the National Planning Policy Guidance (NPPG), which sets out guidance for considering applications where noise is an issue. Paragraph 006 'What factors influence whether noise could be a concern' states that the factors to consider include that "consideration should also be given to whether adverse internal effects [of noise] can be completely removed by closing windows and, in the case of new residential development, if the proposed mitigation relies on windows being kept closed most of the time. In both cases a suitable alternative means of ventilation is likely to be necessary. Further information on ventilation can be found in the Building Regulations."

The Council's Building Regulations Team has been consulted on the proposals and has provided advice to officers regarding how the ventilation scheme relates to the Building Regulations- Part F.

The details submitted with the application state that the ventilation system would offer the minimum whole dwelling ventilation rate required by Building Regulations Part F (0.3 l/s/m²) and would provide suitable additional ventilation to the required areas i.e. kitchens and bathrooms. The proposals would also include purge ventilation for use at those times when the noise levels are not disruptive, but this would be required only occasionally, intermittently and for short periods and not to meet the minimum ventilation rate required. Details have also been submitted to demonstrate that the proposed dwellings would not require additional ventilation to account for overheating issues based on a SAP assessment, as required by Part L1a of the Building Regulations. These details have been prepared by qualified expert ventilation advisors.

While the ventilation system appears to be the minimum provision required to meet the Building Regulations, officers conclude that there is no evidence to suggest that this would not provide adequate ventilation for times when the operations of The Fleece are generating significant noise levels such that residents would wish to close their windows.

This issue is therefore finely balanced, but officers consider that the technical detail presented demonstrates that adequate ventilation would be provided such that residents could close their windows at such times as required without loss of amenity.

Feasibility and viability

The applicant has also submitted additional information regarding the type of ventilation system that would be required if their request to vary the condition is not granted and the windows to St Thomas Street would still be required to be fixed shut.

A more comprehensive mechanical ventilation system would be required in this instance and details are provided within Savill's covering letter and the Hydrock 'Design note on HVAC proposals and overheating of apartments'. These details state that such a system would not be feasible because of the space requirements for ducting, roof mounted air handling plants and basement-located cooling equipment, which would have visual and acoustic impact of their own, would take up space to be provided for parking and may require the provision of an increased size sub-station.

It is also stated that the viability of the scheme would be threatened by the costs of these systems and the fall in sales values if windows were not openable.

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The consideration of noise in the assessment of planning applications is set out within the National Planning Policy Guidance (NPPG) and provides a clear justification for Local Planning Authorities to consider such matters and to seek planning conditions to mitigate the impacts of development through noise such as through noise insulation. Local planning policies BCS23 of the Core Strategy and DM35 specifically require consideration of noise impacts and noise mitigation. Condition 7 is therefore clearly in accordance with the requirements for conditions in being necessary, relevant and reasonable.

The requirement for fixed shut windows or openable windows with a satisfactory ventilation system is therefore necessary to make this application acceptable in planning policy terms. Without this condition the proposal would not provide a satisfactory living environment for future occupiers of the site by reason of noise disturbance. Such a situation would lead to noise complaints against the operations of The Fleece that could threaten the continued operation of the business and would be unacceptable in policy terms.

The NPPG (Viability paragraph 001) states that where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible. Paragraph 019 (NPPG- Viability) states that "Assessing viability should lead to an understanding of the scale of planning obligations which are appropriate. However, the National Planning Policy Framework is clear that where safeguards are necessary to make a particular development acceptable in planning terms, and these safeguards cannot be secured, planning permission should not be granted for unacceptable development."

In summary, the matters of feasibility and viability have been considered but would not outweigh the noise considerations raised in terms of this application. As set out above however, officers recommend on balance that on the basis of the details submitted that approval of the variation of the conditions is advised.

Summary

In conclusion, your officers advise that on the basis of the detailed information submitted that on balance the variation of the condition would be acceptable.

CONCLUSION

Approval of the application to vary Condition 7 of consent 14/01424/F as sought by the application is recommended.

The current application supplies further detail in terms of noise assessments, sound insulation and the ventilation system as required under Conditions 2 and 3 of consent 14/01424/F. The applicant has not applied to amend these conditions under the current application and therefore these details shall remain as conditions of any consent granted under this application for the avoidance of confusion, and a further package of information would need to be submitted in order to discharge these conditions in due course. This will ensure that the ventilation system to the relevant flats required is clearly stated, confirmed and agreed. It is noted that the package of information to be submitted would likely include the information supplied in relation to the current application.

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COMMUNITY INFRASTRUCTURE LEVY

How much Community Infrastructure Levy (CIL) will this development be required to pay?

Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL. This application falls into one of these categories and therefore no CIL is payable.

RECOMMENDED GRANT subject to condition(s)

Time limit for commencement of development

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of the original permission 14/01424/F on 19 August 2014.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre commencement condition(s)

2. Noise Sensitive Premises Assessment

No development shall take place until a further detailed assessment of the potential for noise from The Fleece music venue, when open for a club night on a Friday or Saturday night, has been submitted to and approved in writing by the Council.

The assessment shall include further details and commentary regarding the noise generated specifically from:

Noise from music from the Fleece

Noise from customers outside the Fleece

Noise from deliveries & collections to the Fleece (to include load out after a gig/concert)

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings" and the noise assessments submitted with the application.

The results of the noise assessment shall then be taken into account in the preparation of a details scheme of noise insulation for the residential accommodation, as required by Condition 3 of this consent.

Reason: The development is for significant alterations to the exterior of the building and the glazing, which will affect the internal noise environment of the dwellings. The assessments submitted to date fail to provide sufficient detail in respect of the peaks in noise generated by specific noise events and this information is required in order to ensure that the amenity of future residential occupiers of the development would be safeguarded and to ensure that the development would not prejudice the operations of neighbouring businesses.

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3. Noise insulation

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of noise insulation measures for all residential accommodation within this scheme, which shall also include full details of ventilation to the residential units.

The scheme of noise insulation measures shall take into account the recommendations detailed in the Noise Assessments submitted with the application, the noise assessment submitted in accordance with Condition 2 above and the provisions of BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings". The recommended design criteria for the dwellings are set out in an advice note attached to this consent.

The approved details shall be implemented in full prior to the first occupation of the building and shall be permanently maintained thereafter. The works shall be regularly checked by a competent acoustic consultant throughout the construction of the development. Prior to the first occupation of the residential accommodation, at least 21 days' notice in writing shall be given to the Local Planning Authority of the completion of the noise insulation measures and the works shall be inspected by an authorised officer of Bristol City Council's Pollution Control Team and approved in writing prior to the first occupation of the residential accommodation.

Reason: The development is for significant alterations to the exterior of the building and the glazing, which will affect the internal noise environment of the dwellings. Noise insulation will be required in order to safeguard the amenity of future residential occupiers of the development and to ensure that the development would not prejudice the operations of neighbouring businesses.

4. Further details before development starts

No development shall take place until detailed drawings of the following elements have been submitted to and approved in writing by the Local Planning Authority. The detail thereby approved shall be carried out in accordance with that approval unless otherwise agreed in writing by the Local Planning Authority:

- a) Typical details of all material junctions (including spandrel panels, fascias, soffits, eaves and corner details);
- b) Typical details of each new window and door type (including panelling around windows and to include sections of each window/ door to indicate cills, lintels and reveals as appropriate);
- c) Detail of balconies (including soffits, balustrades and supporting structures);
- d) Detail of new entrance arrangements;
- e) Sub-station;
- f) All new boundary walls/ planters;

Reason: In the interests of visual amenity and the character of the area.

5. Sample panels before specified elements started

Sample panels of the following elements; demonstrating the colour, texture, face bond and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied.

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- a) Stone-effect cladding materials;
- b) All new/ replacement brick;
- c) Metal panelling;
- d) Glazed spandrel panels;
- e) All new hardstanding materials;
- f) Balcony balustrade materials.

Reason: In order that the external appearance of the building is satisfactory.

Pre occupation condition(s)

6. Submission and approval of landscaping scheme

Prior to the occupation of the development hereby permitted, full details of a scheme of hard and soft landscaping for the site (including the new tree to Victoria Street and the technical specifications for its planting such as a tree pit, as appropriate) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented so that planting can be carried out during the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area and to ensure its appearance is satisfactory and to provide tree planting in mitigation for the tree to be removed from the site.

Post occupation management

7. Non-opening and fixed shut windows

Notwithstanding the approved plans and the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order); all windows at ground floor level within the Victoria Street elevation of the building (including the corner bay window feature at the junction of Victoria Street and Long Row); shall be fixed shut and non-opening and shall be permanently maintained thereafter as fixed shut and non-opening.

Reason: In order to ensure that relevant air quality standards would be met and that noise issues would be satisfactorily addressed.

List of approved plans

8. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

3224-1000-B Location plan, received 3 April 2014
 3224-1500-C Existing ground floor plan, received 3 April 2014
 3224-1501-C Existing first floor plan, received 3 April 2014
 3224-1502-C Existing second floor plan, received 3 April 2014
 3224-1503-C Existing third floor plan, received 3 April 2014

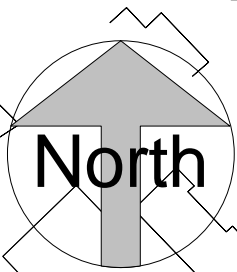
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3224-1504-C Existing fourth floor plan, received 3 April 2014
3224-1505-C Existing fifth floor plan, received 3 April 2014
3224-1506-C Existing basement floor plan, received 3 April 2014
3224-1507-A Existing elevations, received 3 April 2014
3224-2008-H Proposed roof plan, received 30 June 2014
3224-2009-E Proposed external works, received 27 June 2017
3224-3000-F Proposed elevations 1, received 27 June 2014
3224-3001-F Proposed elevations 2, received 27 June 2014
Air quality assessment, received 22 September 2014
Environmental Noise Report/ Noise Assessment, received 22 September 2014
Hydrock HVAC strategy, received 22 September 2014
1000 B Location plan, received 22 September 2014
Overheating analysis, received 14 October 2014

Reason: For the avoidance of doubt.

BACKGROUND PAPERS

Pollution Control
Air Quality Management Team



Notes
This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes. Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.

Rev	Date	Init	Notes	Chkd
A	11/02/2014	CP	Application Boundary amended	PB
B	19/02/2014	CP	Planning submission	PB

 Application Boundary

awwarchitecture
interior design
masterplanning

Rivergate House
Bristol, BS1 6LS
T. 0117 923 2535
F. 0117 942 6689
bristol@aww-uk.com

7 Birchin Lane
London, EC3V 9BW
T. 020 7160 6000
F. 020 7160 6001
london@aww-uk.com

East Quay House
Plymouth, PL4 0HN
T. 01752 261282
F. 01752 261332
plymouth@aww-uk.com
www.aww-uk.com

Project Title
**33 Victoria Street
Residential Refurbishment**

Drawing Title

Location Plan

Scale	Sheet Size	Drawn
1 : 1250	A4	TM

Date	Checked
28/08/13	PB

Status		
PLANNING		
Project No.	Drawing No.	Revision
3224	1000	B



Notes			
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Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.			
Rev	Date	By	Notes
A	13/02/20	CP	balcony revisions and window areas amended
B	19/02/20	CP	Planning submission
C	06/03/20	CP	PLANNING ISSUE
D	21/03/20	CP	PLANNING ISSUE revised area scheme
E	23/06/20	CP	PLANNING ISSUE - Planning officer amendments
F	25/06/20	CP	PLANNING ISSUE - Planning officer amends balcony revert

Note: Flat sizes may vary dependant on applied detail layout

Note: AOV's (automatically opening vents) to achieve 1.5m² free area unless otherwise stated.

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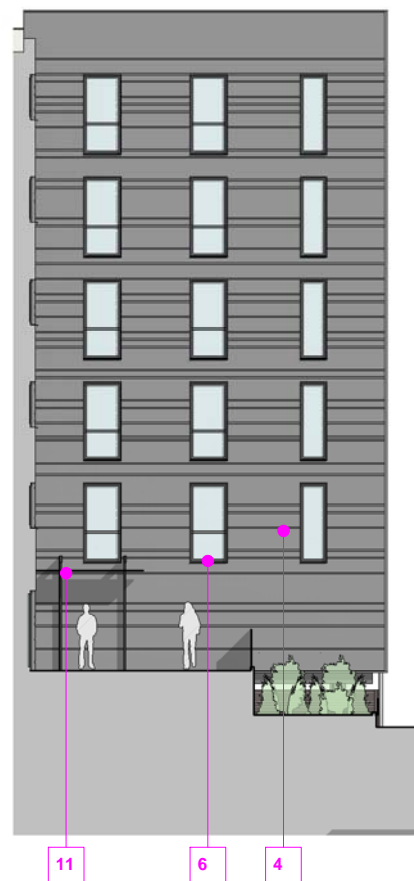
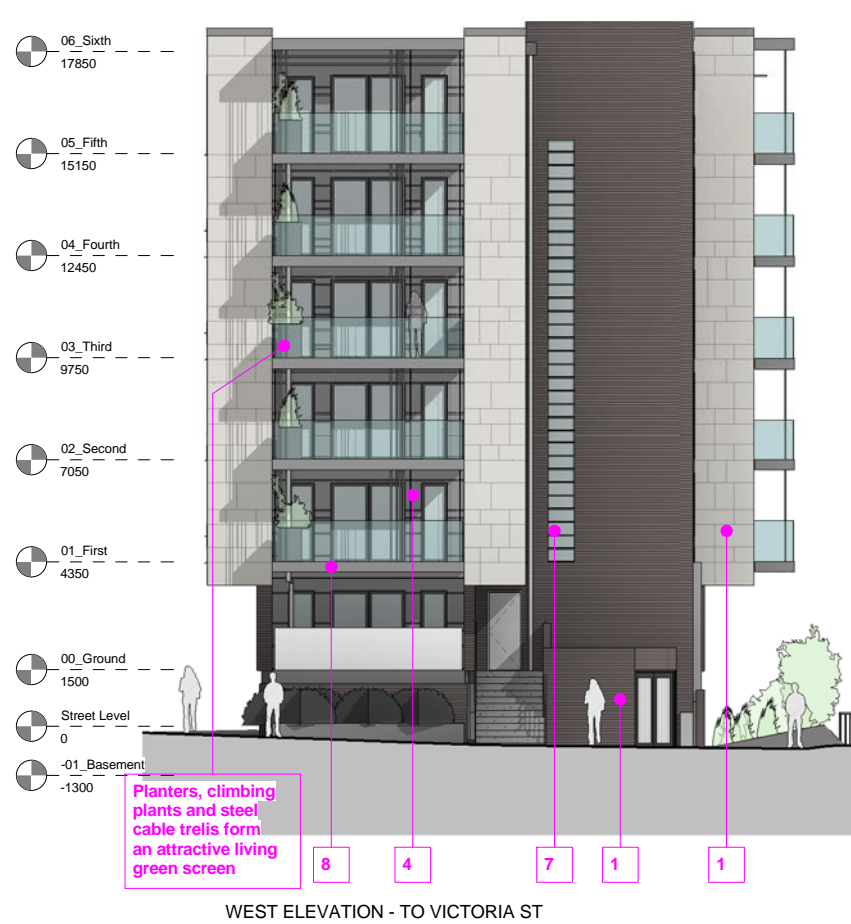
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Project Title		
33 Victoria Street Residential Refurbishment		
Drawing Title		
Proposed Elevations 1		
Scale	Sheet Size	Drawn
As indicated	A1	CP
05/12/13		Checked
		PB
Status		
PLANNING		
Project No.	Drawing No.	Revision
3224	3000	F

MATERIALS KEY

- Engineering brick base (Re-use of existing bricks and/or match with similar.)
- Stone effect cladding system (natural) colour TBA
- Stone effect cladding system (buff) colour TBA
- Metal panel cladding system (dark grey)
- Spandrel panel - Opaque coloured glass (various shades of green)
- Powder coated dark grey aluminium framed window system
- U profile glazing system laid horizontally.
- Balconies with grey metal edging and glazed balustrades
- Planter with steel cable trellis.
- Perforated metal or metal mesh used as privacy screen and car park ventilation panel.
- Metal and Glass entrance canopy
- Spandrel panel - Opaque coloured glass (dark grey)
- Buff coloured render system
- Dark grey metal coping

Notes				
This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it is verified that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.				
Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.				
Rev	Date	By	Issue	Drawn
A	13/02/20	CP	balcony revisions and window areas amended	PB
B	19/02/20	CP	Planning submission	PB
C	06/03/20	CP	PLANNING ISSUE	PB
D	21/03/20	CP	PLANNING ISSUE revised area scheme	PB
E	23/06/20	CP	PLANNING ISSUE - Planning officer amendments	PB
F	25/06/20	CP	PLANNING ISSUE - Planning officer amends balcony revert	PB



MATERIALS KEY

- (1) Engineering brick base (Re-use of existing bricks and/or match with similar.)
- (2) Stone effect cladding system (natural) colour TBA
- (3) Stone effect cladding system (buff) colour TBA
- (4) Metal panel cladding system (dark grey)
- (5) Spandrel panel - Opaque coloured glass (various shades of green)
- (6) Powder coated dark grey aluminium framed window system
- (7) U profile glazing system laid horizontally.
- (8) Balconies with grey metal edging and glazed balustrades
- (9) Planter with steel cable trellis.
- (10) Perforated metal or metal mesh used as privacy screen and car park ventilation panel.
- (11) Metal and Glass entrance canopy
- (12) Spandrel panel - Opaque coloured glass (dark grey)
- (13) Buff coloured render system
- (14) Dark grey metal coping

Note: Flat sizes may vary dependant on applied detail layout

Note: AOV's (automatically opening vents) to achieve 1.5m2 free area unless otherwise stated.

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Project Title		
33 Victoria Street Residential Refurbishment		
Drawing Title		
Proposed Elevations 2		
Scale	Sheet Size	Drawn
As indicated	A1	Author
12/05/13	Checked	Checker
Status		
PLANNING		
Project No.	Drawing No.	Revision
3224	3001	F