

WARD: Lawrence Hill **CONTACT OFF CER:** Angelo Calabrese
STREET ADDRESS: Kingsmarsh House Lawrence Hill Bristol

APPLICATION NO: 14/04161/F Full Planning
EPD DATE: 8 December 2014

Demolition of existing garages, construction of 12 no two storey houses and 1 no flat over garage. Conversion of 3 no garages into buggy store and recycling centre. Landscape improvements, new car parking, external works and new cycle path spur. (Major)

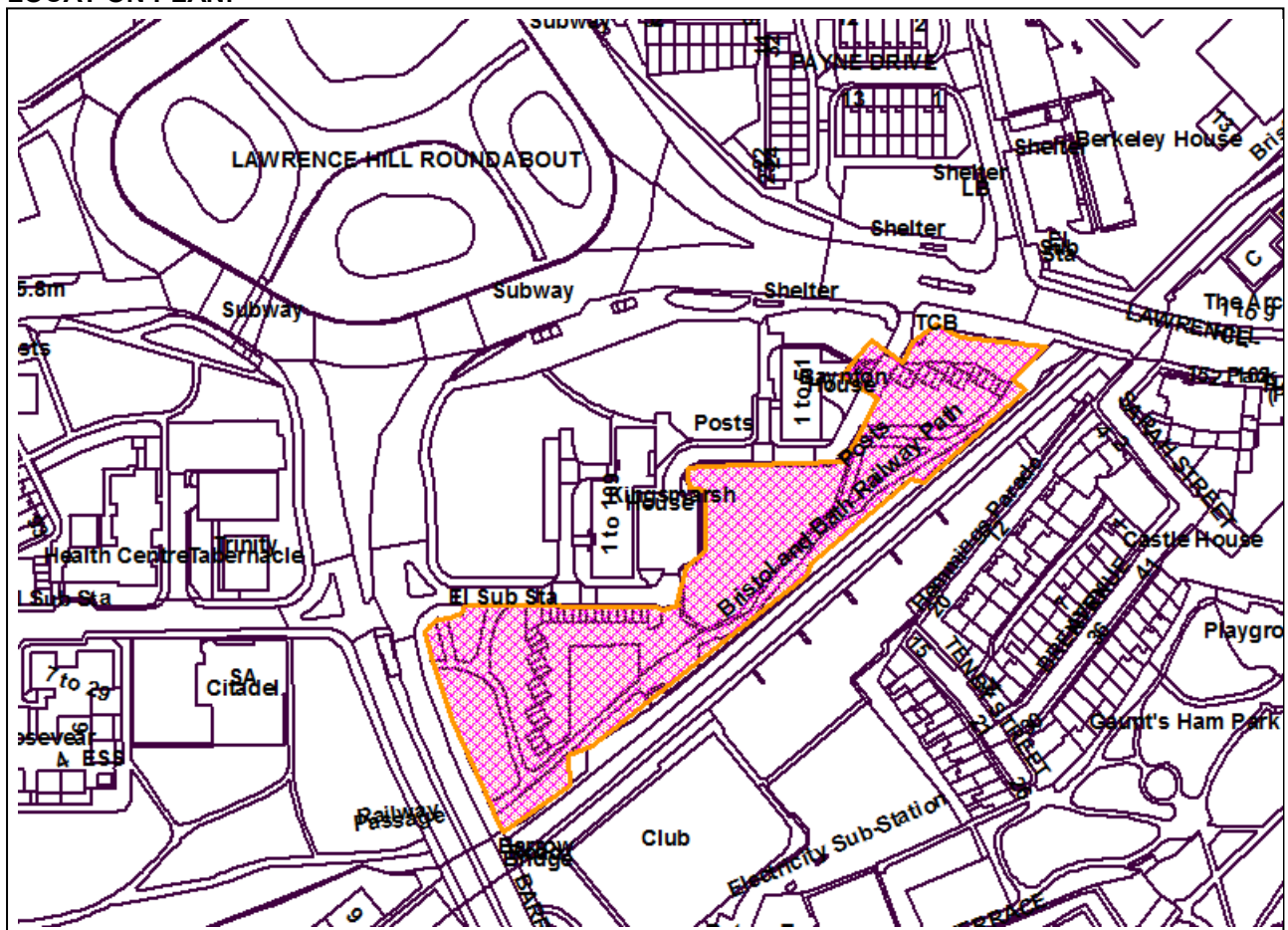
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Kendall Kingscott Ltd
Glentworth Court
Lime Kiln Close
Stoke Gifford
Bristol BS34 8SR

APPLICANT: Development And Special Projects,
Bristol City Council
St Annes House
St Annes Road
Bristol
BS4 4AB

The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.

LOCATION PLAN:



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BACKGROUND AND SUMMARY

This site has been put forward for development by the City Council's Development and Special Projects Team to deliver new affordable homes which will be built by the Council to address the shortfall in the provision of affordable homes in the City. A total of 2,500 affordable homes could be built by April 2018. The construction of houses within the grounds of Kingsmarsh and Bayton House is one of the sites within the initial phase of the programme.

The site has been subject of pre-application and the Special Projects Team has carried out consultation exercises with local residents prior to the submission of the application.

The application is for the 13 family homes within the grounds of two large blocks of flats. Over 70 objections have been received with the key issues raised being the design, impact on neighbouring properties and significant concerns with car parking on the site for existing and future residents.

It is considered that the development will have an acceptable impact on the area, and while concerns are raised by the density of development and the level of parking for existing and future occupiers, on balance the scheme is considered acceptable.

SITE DESCRIPTION

The application site is owned by Bristol City Council. The land is occupied by two blocks of 13/14 storey flats which were built in the 1960s and area surrounded by amenity spaces with access roads and two garage blocks.

Along the south boundary of the site is the Bristol and Bath Cycle path. The site can be accessed by foot and car from St Phillips Causeway to the west and Church Road to the east.

The site is not located in a conservation area and is unallocated in the Site allocations and Development Management Policies 2013, but is within the Air Quality Management Area and is located in a Coal Mining Referral zone.

APPLICATION

Permission is sought to demolish the two blocks of garages and erect 13 dwellings. The proposal would result in the loss of 43 garages. The application also includes the conversion of 3 garages into a buggy store and recycling centre, with landscaping and new car parking and cycle path spurs.

The development will consist of 2 storey houses which will be a mix of three, four and 5 bedroom houses and a 3 bedroom Flat over Garage (FoG). The units will be laid out in two groups of properties consisting of terraces which will face the cycle path and will be located to the south of the existing flats.

The application is supported by an Energy Strategy, transport statement, landscaping and planting statement, Coal Mining Report, Ecology survey, Community Involvement Statement, Air Quality Assessment, Arboricultural Impact Assessment and an Acoustic report.

RELEVANT HISTORY

01/01644/FB: Installation of grass grid paving area to provide hard standing for 14 car parking spaces within grassed area. Granted permission 13.07.2001.

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03/04945/F: Erection of railings to front boundary and cycle track. Granted permission 16.02.2004.

Pre application: 13/05052/PREAPP -Demolition of 43 no garages, construction of 2 No 4 Bed Parlour type house and 8 mix of 3 and 2 bed parlour type houses (all to be probable 2 storey construction) Possible provision of 1 parking space per dwelling, possible provision of extra car parking space for residents of Kingsmarsh and Baynton House, possible improvements to landscape areas in kingsmarsh and Baynton House grounds possible conversion of 3 no garages that are attached to Baynton House to a buggy store. (October 2013).

PRE APPLICATION COMMUNITY INVOLVEMENT

i) Process-

The application includes a Community Involvement Statement which states that a series of information events and meetings were carried out inviting residents of the existing flats and local Councillors. The statement sets out the concerns raised by residents and how the proposal was revised to take account the community response.

ii) Fundamental Outcomes

The community was presented with two options for development, one with a higher density of housing which included development of the central open space and the other was for 13 dwellings. The majority of residents supported the option of 13 dwellings (as this application), but raised concerns with parking.

RESPONSE TO PUBLICITY AND CONSULTATION

218 neighbouring residents consulted, a site notice and press advert were also issued. A total of 77 objections were received, raising the following issues:

Key issue B Design

Design not appropriate for the area.

Key issue C- Residential amenity

Significant overlooking of proposed properties and existing.
 Loss of light to existing properties.
 Increase noise and air pollution

Key issue D-Transport and highway safety:

Garages to be demolished before the provisions of new bays
 The existing cycle path is congested and should be widen, which is unlikely to happen as the buildings are built to close, the path should be 3m, which is the recommended width for shared use.
 Significant lack of parking for existing buildings and proposed dwellings.

Inadequate parking

Key issue G- Loss of trees:

B grade trees should be retained by a change to the alignment of houses. Tree planting is good but more should be planted near to parking spaces to reduce surface water run -off. It is also a shame

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that T7 and T8 need to be felled to clear the knotweed,

The Planning Solutions amenity group raise the following issues:

The planning group were ignored by the applicant drawing up the plans. Concerns with the loss of green space surrounding the flats.

Over intensification of the site, leading to further parking problems.

Other issues:

Concerns with health and safety and access to the site for emergency services during construction works. Officer note: Construction work will be controlled by planning condition requiring a CEMP.

Development should look at redeveloping the whole site

Lack of services in the area to serve additional housing.

There are concerns with the garden areas around the flats being included in the works. Request for further raised beds.

Two representations of support raising the following points:

The present garages are an eyesore due to vandalism and crime. The proposal would not take any space or amenities from existing flats. The proposal would improve security in the area.

Landscape has commented as follows:-

The landscape proposals for this site are generally thorough and well considered.

City Centre Projects (Public Art) has commented as follows:-

No objections subject to conditions.

Contaminated Land Environmental Protection has commented as follows:-

No objections, subject to standard contamination conditions.

Nature Conservation Officer has commented as follows:-

No objections subject to conditions.

Air Quality has commented as follows:-

No objections.

Urban Design has commented as follows:-

Requested changes to the side elevations to add more visual interest to these prominent elevations. The density of development could also be increased.

Archaeology Team has commented as follows:-

No objections subject to standard archaeological conditions.

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The Coal Authority has commented as follows:-

Following further investigations (boreholes), no objections and no conditions necessary.

Flood Risk Manager has commented as follows:-

No Objections subject to conditions.

Transport Development Management has commented as follows:-

Have raised concerns with the loss of parking spaces and access to the cycle path. Following revisions for improved cycle access, no objections in principle to the development

RELEVANT POLICIES

National Planning Policy Framework – March 2012

Bristol Core Strategy (Adopted June 2011)

BCS3	Northern Arc and Inner East Bristol - Regeneration Areas
BCS5	Housing Provision
BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
BCS11	Infrastructure and Developer Contributions
BCS13	Climate Change
BCS14	Sustainable Energy
BCS15	Sustainable Design and Construction
BCS16	Flood Risk and Water Management
BCS17	Affordable Housing Provision
BCS18	Housing Type
BCS20	Effective and Efficient Use of Land
BCS21	Quality Urban Design
BCS23	Pollution

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

DM1	Presumption in favour of sustainable development
DM15	Green infrastructure provision
DM17	Development involving existing green infrastructure
DM19	Development and nature conservation
DM23	Transport development management
DM26	Local character and distinctiveness
DM27	Layout and form
DM29	Design of new buildings
DM32	Recycling and refuse provision in new development
DM33	Pollution control, air quality and water quality
DM34	Contaminated land
DM35	Noise mitigation

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KEY ISSUES

(A) IS THE PRINCIPLE OF RESIDENTIAL DEVELOPMENT ON THIS SITE ACCEPTABLE?

The application site is areas of garaging and open space adjacent to existing blocks of flats. The land is not allocated within the Site allocations and Development Management Policies and the surrounding area is dominated by housing with some commercial uses along St Philips Causeway.

The new houses will add to the mix of accommodation within the area and therefore support the aim of providing mixed and balanced communities as promoted by the National Planning Policy Framework and the Bristol Core Strategy (BCS18). The Core strategy also has a specific policy for Inner east Bristol, which requires a mix of housing to meet local needs (BCS3). The proposal is for large family housing which will all be affordable and owned and maintained by Bristol City Council. In an area which is dominated by a high proportion of flats, the provision of 13 dwellings, which are all capable of providing family sized accommodation, is welcomed.

Affordable housing:

The provision of affordable homes is a significant material consideration for this application. The application is submitted by Bristol City Council who is the landowner and will also build the houses and continue to manage the properties once completed. As mentioned above this is one of the first projects for the Council in delivery of affordable housing for the city. However, it is important that the Council secures a level of affordable housing in perpetuity should the site be sold for any reason.

Policy DM3 would require that 20% of the dwellings to be affordable and this will be secured by a planning condition.

Density of development:

Policy BCS20 requires residential development to have a minimum indicative net density of 50 dwellings per hectare (dph). Densities below 50 should only occur where it is essential to safeguard special interest and character of the area. Concerns were raised by officers at the pre-application stage that the density of the development was low and that this was a missed opportunity at increasing the density of development across the entire site not just the garage blocks. In response to officer requests for an increase in density, the applicant had tabled an option for additional housing during community consultation but this was met with negative response from existing residents due to potential loss of more open space and additional demand for parking.

Open space:

The proposal will result in the loss of some open space next to the garage blocks and within the central area of the site, but it is considered that the small loss of open space can be mitigated by the landscaping improvements which are proposed (tree planting, new benches, foot paths). There is also a significant amount of open space to the north side of the flats, which will ensure that the loss of open space is not significant.

Therefore it is concluded that the provision of affordable housing and the loss of some open space is acceptable in principle, subject to the consideration of the key issues below.

(B) WOULD THE PROPOSED DESIGN BE OUT OF SCALE AND/OR INCOMPATIBLE WITH THE SURROUNDING AREA?

Policy BCS21 of the Core Strategy and DM26-29 of the Site Allocations and Development Management Policies requires development to contribute to the character of an area, creating or reinforcing its local distinctiveness.

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Tower blocks sites were originally designed to have large planned open amenity space around them, so this proposal will clearly result in a change of character to the immediate site. The proposed development will consist of fairly standard two storey houses with metal zinc roofs and brick/rendered elevations. It is noted that the development will result in the removal of existing single storey garages which are not considered to add much to the character of the site.

The layout of the development is considered appropriate fronting the cycle path, which will provide an attractive frontage to the cycle route. Concerns were expressed by officers of the side elevations of plots 1, 8, 11 and 13, which as originally submitted proposed blank elevations will little interest. Officers have negotiated improvements to the elevations to include additional full height windows to add interest. While further changes were sought, the applicant has advised that no further revisions such as the inclusion of bay windows, were possible, but officers consider that what is proposed is acceptable.

In terms of landscaping, the application includes a detailed landscape plan which includes tree planting, hedging, and the establishment of wildflower meadows, alongside new seating area.

Public Art

The application includes a plan for scheme for public art to be installed within the grounds of the site. The implementation of this will be secured by condition.

In conclusion it is considered that the development would not have a negative impact on the site and comply with the design policies in the Bristol Local Plan.

(C) WOULD THE PROPOSAL UNACCEPTABLY AFFECT THE RESIDENTIAL AMENITY OF THE AREA AND FUTURE RESIDENTS?

Policy BCS21 requires development to safeguard the amenity of existing development.

The proposed dwellings are located to the south of the existing blocks of flats therefore the position and relationship with the existing blocks of flats requires careful consideration to ensure that the proposal will not have a significant impact on the existing properties.

Overlooking and Loss of Privacy:

The development will create a degree of mutual overlooking between the new buildings and the existing flats. Plot 5 (FoG) will be located 10m from Kingsmarsh House. It is noted that Plot 5 is located at an oblique angle to flats, therefore the proposal would not create direct overlooking. There will be overlooking to the rear elevation of plot 8 at a distance of 19m, which is below the recommended (rule of thumb) 21m (for window to windows) but again the building will be at an angle to not create excessive overlooking to the existing flats. Plot 9 will also create a window to window relationship of approximately 17m, but again this is at a slight angle, and therefore the relationship would not create excessive overlooking.

Loss of light and overbearing impact:

A number of objections have been received raising concerns that the development would result in a loss of light to the existing flats. The distance and the position of the new dwellings to Kingsmarsh House are such that the impact on light to the existing properties would be small. While the FoG is located 10m from the existing flats, the impact on light to the existing flats will only be during the afternoon and when the sun is lower in the sky (due to its orientation) the impact is not consider to be significant. It is also noted that only a few properties on the lower levels of the flat could be impacted by any small loss of light.

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The relationship of the plots next to Baynton House, located to the east/south east and the distance from the new dwellings, is considered to be satisfactory to not result in an excessive loss of light to the existing flats.

Alongside any impact on light, the new dwellings would not have an overbearing impact or create a sense of enclosure to the windows of the existing flats.

Wind conditions

Impact on future occupiers:

Policy BCS18 requires development to provide sufficient space for everyday activities and to enable flexibility and adaptability by meeting appropriate space standards:

The development proposes large family homes with the 3 bedroom, 5 person FoG providing 90 sqm of floorspace, and the larger two storey dwellings, which will house 3, 4, and 5 bedroom houses provided between 6 to 10 bed spaces providing between 103 sqm to 145 sqm, which is all within the requirements of the Council Space standards. Each unit will also have an outside space.

In terms of noise and disturbance from the existing road network, the application includes a detailed acoustic report. The report has been reviewed by the Pollution Control team and they have advised that subject to confirmation of exact insulation measures, no objections are raised.

Concerns were raised by some neighbouring occupiers with the proximity of some of the back gardens of the new dwellings to the existing blocks of flats and the potential for overlooking between the two. This is noted, particularly with plots 7, 8, and 9, but the gardens of these plots are still located over 12m from the windows to the flats, therefore the level of overlooking would be comparable to suburban housing, where there is always a degree of overlooking between houses to gardens (although, this is slightly different due to the size of the blocks of flats). On balance it is considered that the distances are such that new occupiers would not be excessively overlooked by the existing flats.

The existing flats would not have a significant impact on light to the new dwellings, due to the orientation of the flats to the north northwest of the houses, but they will have an imposing impact due to their size.

On balance it is considered that the development would not have a significant impact on the amenity of existing properties and would provide a suitable environment for future occupiers.

(D) WOULD THE PROPOSED DEVELOPMENT SATISFACTORILY ADDRESS TRANSPORT AND MOVEMENT ISSUES?

Parking and traffic:

A significant number of objectors have raised concerns with the potential impact of the development on existing parking and the potential for increased demand for parking on the site.

At the moment there is a total of 96 parking spaces across the site which includes the 46 garages (43 of which will be demolished under this proposal). The other spaces are provided in the form of marked bays around the site. Once completed the proposal will result in a total of 63 parking spaces, which is a reduction of 33 spaces from existing. The number of residential units served by the parking would be a total 163 units on the site (including this proposal) this means that the parking provision if permission is granted would be approximately 39%. At the moment the level of parking on the site is approx. 64% provision. It is clear that the development will result in a fairly significant reduction in available parking spaces

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At present the garages are not well used but the bays around the site appear to be heavily occupied during the day. The applicant has advised that only 9 of the garages are occupied, 4 of which are occupied by residents of the flats 3 are occupied by persons who live off site. Two of the garages are also used by the Council for storage. There did not appear to be any sign of illegal parking on the access road (double yellow lines).

In 2001 permission was granted for 14 parking bays to the west of Kingsmarsh House (01/01644/FB), which helps to build a picture that the level of parking has raised significant issues in the past, therefore it is clear that the loss of parking facilities is a key consideration for the proposal.

The development would remove 43 garages and 16 parking bays and provide 29 new bays (5 marked for disabled parking) and 2 garages for plot 10. None of the new bays will be allocated to any of the new dwellings so existing occupiers will also have access to these spaces.

Highway officers have reviewed the application and have noted that there are no policies to protect existing parking areas, but they are concerned that the proposal may result in residents trying to find spaces on surrounding streets, though they would be subject to the same parking controls as everyone else and this should not lead to a highway safety issue. It is also noted that the existing road network has double yellow lines to ensure that on street parking will not be possible.

In terms of policy consideration, BCS10 requires development to ensure the 'provision of safe streets' and 'reduce as far as possible the negative impacts of vehicles such as excessive volumes, fumes and noise'. The 13 additional dwellings would not create significant volumes of traffic on the internal road network, and the provision of new paths next to the road will ensure that the development provides a safe environment for existing and new occupiers.

Policy BCS10 also requires development to be 'located where sustainable travel patterns can be achieved and minimise the need to travel, especially by car and maximise opportunities for the use of walking, cycling and public transport'. It is considered that this site complies with these points; the site is in a very accessible location with bus stops on Church Road and is next to the Bristol to Bath Cycle path. Therefore an occupier of the existing flats and new houses can live at the site without the day to day need for a car.

Policy DM23 requires development to provide an 'appropriate level of parking' having regard to the parking standards and the 'level of accessibility by walking, cycling and public transport'. The question of whether this development proposes an appropriate level of parking is difficult to answer. When looking at the entire development site, which includes the existing blocks of flats (150 units), the level of parking would be low (only 39% provision) and this may ultimately result in a pressure for additional parking spaces in the future for existing occupiers (as demonstrated in 2001 when permission was granted for additional parking for the flats).

While the level of parking will be low, one must also consider that the site is in highly accessible location and there is flexibility in policy DM23 to allow low levels of parking in areas which would promote sustainable transport methods. It can be argued that this site is clearly one which would support these aims. Therefore on 'balance' the level of parking is considered acceptable.

Bristol to Bath Cycle Path.

The application site currently has access to the cycle path within the middle of the site, which are open for public use. The layout was agreed when a planning application was made for fencing around the site, and the outcome of the agreement was to have this cycle route through the site (with low fencing) around the perimeter so as not to create undue isolation of the cycle path (permission 03/04945/F).

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This application as originally submitted proposed the installation of railings which would have removed direct access to the path in the central area of the site. This would have significant consequences for users of the path, removing a convenient and easy level access point to the path. This would have resulted in the occupiers of the new houses and existing flats having to travel to the extremities of the site boundary to access the path. This was not a positive alteration, and officers have successfully negotiated the inclusion of two access points next to plot 8 and plot 9 of the development to allow occupiers of the main flats and new housing to have a direct access points to the path.

(E) DOES THE DEVELOPMENT ADDRESS ISSUES RELATING TO POTENTIAL COAL MINES BENEATH THE SITE AND CONTAMINATED LAND ISSUES?

The site is located in a Coal Mining High risk development area and therefore the application includes a Coal Mining Risk assessment which considers the potential for the site to be affected by underground mining. Policy DM37 requires applications to assess the potential for land instability and outline remediation measures if necessary.

The property is in the likely zone of influence from workings in 5 seams of coal at shallow to 350m depth, and last worked in 1900. The Coal Authority Mining Report have identified a coal seam and proven workings at a shallow depth below the site. However a borehole on the site boundary encountered a thick sequence of sandstone to a depth of 32m, contradicting this information.

The Coal Authority has considered the report and was of the opinion that the risk to the proposed development could not be entirely discounted. Consequently, they recommended that the LPA impose a condition to secure site investigations to identify ground conditions and to identify any remedial measures.

Following comments received from the Coal Authority the applicant has provided further information from a recent borehole investigation in the south west corner and north east area of the site, which has revealed that there were no gas concentrations, methane or carbon monoxide. This investigation also revealed a sequence of sandstone with no voids evident.

The Coal Authority has now confirmed in writing that they agree with the findings of the further investigation and therefore they no longer require any planning conditions. Therefore the development is considered to address policy DM37.

With regard to Land Contamination, the applicant has been advised that further work will be required to ensure that the development addresses any contamination issues on the land. This will be the standard investigation work and remediation statement prior to the commencement of development.

(F) DOES THE DEVELOPMENT COMPLY WITH THE CORE STRATEGY POLICIES FOR CLIMATE CHANGE AND SUSTAINABILITY?

Policies BCS13-BCS16 requires development to have regard to mitigating climate change, reducing energy use and incorporate water management measures.

The application includes an energy strategy which sets out details of the energy efficiency measures that will be incorporated within the buildings. The utilisation of high levels of insulation and very low U values and construction of a building with low air permeability will reduce the heating requirements of the building significantly.

In terms of on site renewables the development will incorporate photovoltaic panels on each building which will provide the 20% saving on residual energy use required by policy BCS14.

The application does not include a Code for Sustainable Homes assessment but the design and access statement confirms that the development will achieve code level 4. This will be a condition of

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approval.

In terms of water management, the development will incorporate low volume taps and wc's.

The development include a drainage strategy which has been reviewed by the Council Flood Engineers and they require confirmation of the drainage techniques (ideally soakaways) to be utilised before development commences on site. This is required to ensure testing of the system to show evidence of no flooding of property for a 100 year rainfall event inclusive of climate change.

Further investigation by the applicant has revealed that in the areas of the site where the houses are proposed, consist of made ground clays rather than sandstone. Therefore soakaways may not be viable. The applicant has advised that In order to confirm if soakaways are appropriate, they would need to carry out further testing which can be carried out prior to the commencement of development, and would not undermine the deliverability of the proposal. Therefore in order to ensure that a suitable drainage system is installed, a pre-commencement condition for a drainage plan will be attached to the permission.

The application has considered the incorporation of a CHP/district heating, and the applicant has advised that assessments showed that individual gas boilers outperformed the existing gas fired district heating system (in Kingsmarsh House) and as such individual energy efficient boilers were adopted in conjunction with photovoltaic panels. If in the future district heating for the Easton area of the city is implemented, this development can easily connect to any network that is proposed, due to the Council being the applicant and landowner of this site and its proximity to Kingsmarsh House (where an existing boiler is located). At the present time the applicant considers that district heating would not be viable or feasible.

Subject to conditions the scheme is considered to comply with policies BCS13- BCS16 of the Core Strategy.

(G) WILL THE PROPOSAL RESULT IN THE LOSS OF TREES?

The application site includes a number of mature trees, some of which will have to be removed for the new housing. An Arboricultural impact assessment and landscape plan have been submitted in support of the application.

Three trees will need to be removed in order to construct the housing this includes one B grade trees and two C grade trees. One small group of trees (grade C) would also need to be removed to make space for the dwellings. Two further trees will also need to be removed because of Japanese Knotweed which needs to be controlled and under these circumstances it is proposed to remove the trees and replace after the knotweed has been dealt with. The loss of trees will be compensated by new planting.

In accordance with the Bristol Tree Replacement standard, it has been calculated that 15 replacement trees will be required to replace the five individual trees that would be removed and a further 30m of new hedgerow will also be required to replace the group of trees which will be removed. The trees will be planted around the application site in the central open space and hedgerows around the houses.

It is regrettable that the development will result in the loss of some B grade trees but there is no potential for repositioning of the development and the scheme is considered to have an adequate plan for replanting. Therefore the development is considered to address policy BCS9 and DM17 and will provide an adequate level of tree planting to compensate for the loss of existing green infrastructure.

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(H) WILL THE PROPOSAL HAVE ANY ECOLOGICAL IMPACT?

The site is not allocated as land of ecological importance but there is a Site of Nature Conservation Interest (SNCI) immediately to the South East (railway clarify sidings).

The application includes a detailed ecology survey which has been reviewed by the City Ecologist and they have subsequently raised no objections to the scheme subject to conditions which will control the delivery of the development. This will include the requirement for a method statement to ensure the protection of reptiles and the investigation of the garages prior to demolition to ensure that they are not home to any bats. A CEMP will also be required due to the proximity to the SNCI along with the requirement for bat and bird boxes for roosting opportunities.

Subject to conditions the development will not compromise ecological interests.

(I) DOES THE PROPOSAL RAISE ANY AIR QUALITY ISSUES?

The application site is located in the Air Quality Management Area, therefore the application requires an assessment of the potential for air quality to impact on the development.

The applicants have sought advice from the City Air Quality officer and they have advised that the development will not require a full assessment as the proposed changes will not result in an increase of car parking spaces. Existing monitoring data along Sarah Street (to the south east) shows that the air quality at proposed location of the properties closest to the A420 will meet air quality objectives. The distance of the proposed housing from the roads is such that the Air Quality officer is confident that the development will meet air quality objectives and therefore a full assessment is not necessary.

CONCLUSION

The application site is not formally allocated in the Local Plan however it is considered to be acceptable for housing development.

The scale of development and density is acceptable and meets the need to provide mixed and balanced communities and while the density of development could be higher, it is acceptable for the circumstances outlined in this report.

The site layout and design of properties are acceptable and respect the character of the area and amenities of surrounding residents to an acceptable extent.

Issue relating to land contamination, sustainability and trees can all be effectively dealt with through the use of planning conditions.

The loss of parking and the level of parking for the proposed development and existing flats may lead to pressure in the future due to the lack of on site parking, but the site is in an accessible location and occupiers of both existing and proposed development could live at the site without the day to day need for a car.

While there may be implications for parking, the development seeks to provide much needed affordable housing, on brownfield land, which is in desperate need throughout the city.

Therefore on 'balance', the development is considered to be acceptable and complies with the development plan

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COMMUNITY INFRASTRUCTURE LEVY

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

The CIL liability for this development is £45980, however social housing relief may be claimed on those residential dwellings included in the development that are to be managed by a Housing Association for the provision of affordable housing.

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 this permission.

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. To ensure implementation of a programme of archaeological works

No development shall take place until the applicant/developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation which has been submitted by the developer and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- * The programme and methodology of site investigation and recording
- * The programme for post investigation assessment
- * Provision to be made for analysis of the site investigation and recording
- * Provision to be made for publication and dissemination of the analysis and records of the site investigation
- * Provision to be made for archive deposition of the analysis and records of the site investigation
- * Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that archaeological remains and features are recorded prior to their destruction.

3. Land affected by contamination - Site characterisation

No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The

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written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - * human health,
 - * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - * adjoining land,
 - * groundwaters and surface waters,
 - * ecological systems,
 - * archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

4. Land affected by contamination - implementation of approved remediation scheme

In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. Further details before relevant element started

Detailed drawings of the new cycle paths and connections to the existing cycle path shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.

Reason: To ensure the new cycle path and access to the path are satisfactory

6. Submissions of samples before specified elements started

Samples of all external materials (including paving); shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced.

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The development shall be completed in accordance with the approved samples before the building is occupied.

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

7. Protection of retained trees during the construction period

No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees in the position and to the specification shown within the Arboricultural Impact Assessment and Tree protection plan dated 4th August 2014. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area.

8. Sustainable urban drainage system (SUDS)

No development shall take place until a detailed design of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

9. Code for sustainable homes (CSH)

No development shall take place until evidence that the development is registered with a CSH certification body and a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated final CSH level. No dwelling shall be occupied until a final Code for Sustainable Homes (or any such equivalent national measure of sustainability for home design which replaces that scheme) Certificate has been issued certifying that Code Level 4; has been achieved for this dwelling unless the Local Planning Authority agrees in writing to an extension of the period by which a Certificate is issued.

Reason: To ensure that the dwelling (s) achieve Level 4; of the Code for Sustainable Homes (or any such equivalent national measure of sustainability for home design which replaces that scheme) and assessment and certification shall be carried out by a licensed CSH assessor and to ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

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10. Site specific construction environmental management plan

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

Procedures for maintaining good public relations including complaint management, public consultation and liaison

* Arrangements for liaison with the Council's Pollution Control Team

* Hours of working

* Procedures for emergency deviation of the agreed working hours.

* Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.

* Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: In the interests of the amenities of surrounding occupiers and ecological interests.

11. The development shall be carried out in accordance with section 4.16 of submitted ecological survey dated October 2013, in so far as the end garage in the south west corner of the site shall be checked by a suitably qualified ecologist to assess the potential for habitation by bats. If bats are encountered, work on that structure will need to cease until a strategy for mitigation has e submitted to and approved in writing by the Local Planning Authority prior to work recommencing on that element of the scheme.

Reason: In the interests of protected species.

12. Prior to clearance of the site, a method statement shall be submitted to and approved in writing by the Local Planning Authority for the protection of reptiles and hedgehogs from killing or injury as a result of the development (as required by section 4.14 and 4.15 of the submitted Ecology survey dated October 2013). The development shall be carried out in accordance with the statement or any amendment approved in writing by the Local Planning Authority.

Reason: To protect legally protected slow-worms and hedgehogs which are a priority species

13. Prior to the commencement of development hereby permitted, a timetable and details for a scheme of public art shall be submitted to and approved in writing by the Local Planning Authority. The public art works shall be completed in accordance with the agreed scheme and thereafter retained as part of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that public art is integrated into the design of the development.

14. 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, this scheme shall also include details of ventilation and the acoustic barrier to the perimeter of the gardens to the properties.

The scheme of noise insulation measures shall take into account the recommendations detailed in the Noise Assessment submitted with the application and the provisions of BS 8233: 1999 "Sound Insulation and Noise Insulation for Buildings - Code of Practice".

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The approved details shall be implemented in full prior to the commencement of the use permitted and be permanently maintained. The works will need to be regularly checked by a competent acoustic consultant throughout the construction of the development and inspected by an authorised officer of Bristol City Council's Pollution Control Team prior to the commencement of the development.

Reason: To protect the amenity of future occupiers.

15. Land affected by contamination - submission of remediation scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Pre occupation condition(s)

16. Prior to occupation of the development details shall be submitted providing the specification and location for built-in bird nesting and bat roosting opportunities. This shall include six built-in bird boxes to include at least three swift bricks or boxes and two built-in bat boxes.

Reason: To help conserve legally protected bats and birds which include priority species.

17. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 3, which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 4.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

18. Completion and maintenance of car/vehicle parking - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been completed, and thereafter,

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the area shall be kept free of obstruction and available for the parking of vehicles associated with the development and the existing flats.

Reason: To ensure that there are adequate parking facilities to serve the development and existing buildings.

19. Completion and maintenance of cycle provision - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

20. To ensure completion of a programme of archaeological works

No building shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 2 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that archaeological remains and features are recorded and published prior to their destruction.

21. Implementation/installation of refuse storage and recycling facilities - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

22. To secure the conduct of a watching brief during development groundworks

The applicant/developer shall ensure that all groundworks, including geotechnical works, are monitored and recorded by an archaeologist or an archaeological organisation to be approved by the council and in accordance with the Written Scheme of Investigation approved under condition 2.

Reason: To record remains of archaeological interest before destruction.

Post occupation management

23. Walls/Fences

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of the dwellinghouse(s) hereby permitted forward of any wall of the dwellinghouse(s) which fronts onto a road/cycle path.

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

24. Affordable Housing

No less than 3 of the dwelling houses hereby approved (the 3 house types shall be agreed in writing with the LPA) shall at all times be retained as affordable housing* to be managed by a Registered Social Landlord unless otherwise agreed in writing by the Local Planning Authority, provided that this condition shall not apply to a mortgagee or chargee of any Registered Social Landlord that may acquire the affordable housing units or any receiver appointed by such mortgagee or chargee and this condition shall cease to have effect in relation to the affordable housing units (or those affordable housing units that may be affected) in the event of such mortgagee or chargee becoming a mortgagee in possession of the affordable housing units or any part thereof.

(*as per the definition contained in Annex 2: 'glossary' (pg 50) of National Planning Policy Statement.

Reason: In recognition that the total proposed number of dwellings at this site is over 11 and to secure and ensure that not less than 20% of these dwellings remain as affordable homes in accordance with policy DM9 of the adopted Site Allocations and Development Management Policies 2014.

List of approved plans

25. 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.

Arboricultural Impact Assessment & Tree Protection Plan, received 8 September 2014
 Environmental Noise Assessment, received 8 September 2014
 Ecology Survey, received 8 September 2014
 Energy Strategy, received 8 September 2014
 1332_CB Coal Workings Plan, received 8 September 2014
 CL6739 Coal Field & Referral Area, received 8 September 2014
 BCC_NB_0002_SP_EX_A1_1/200 Topographical Plan, received 8 September 2014
 130849 AL(0)01 Location Plan, received 8 September 2014
 130849 AL(0)03E Proposed Site Layout, received 12 February 2015
 130849 AL(0)04E Kingsmarsh _ Baynton Proposed Site Layout Plots 1 - 8, received 6 February 2015
 130849 AL(0)05D Baynton House Proposed Site Layout Plots 9 - 13, received 6 February 2015
 130849 AL(0)06E Proposed Street Elevations, Sections A-A and B-B (Sheet 1), received 6 February 2015
 130849 AL(0)07E Proposed Street Elevations, Sections C-C and D-D (Sheet 2), received 8 September 2014
 130849 AL(0)08E Proposed Street Elevations, Sections E-E and F-F (Sheet 3), received 6 February 2015
 130849 AL(0)10E House Type 3B6P-P, received 8 September 2014
 130849 AL(0)11E House Type 3B7P-P, received 8 September 2014
 130849 AL(0)12F House Type 4B10P-P, received 8 September 2014
 130849 AL(0)13E FoG 2B3P-P, received 4 February 2015
 101 Landscape Plan, received 8 September 2014
 102 Landscape Plan - West End, received 8 September 2014

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103 Landscape Plan - East End, received 8 September 2014
 104 Landscape Management Plan, received 8 September 2014

Reason: For the avoidance of doubt.

Advices

1. Construction Environmental Management Plan

Your attention is drawn to the mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.

Bristol City Council encourages all contractors to be 'Considerate Contractors' when working in the city by being aware of the needs of neighbours and the environment advice.

Pollution control measures to ensure that adverse impacts (including dust and air pollution, effects on water quality, pollution from fuel use and storage and other potentially hazardous materials) do not occur on the adjacent SNCI and a protective buffer area (from the edge of the SNCI of at least 5 metres or as close as possible to this) as a result of construction works.

Details of robust protective fencing incorporating warning signs and its location and a plan showing the boundaries of the SNCI. Contractors and sub-contractors should be briefed on the importance of the ecological features which are to be retained on site and the ecological value of the SNCI prior to the commencement of works advice note

BACKGROUND PAPERS

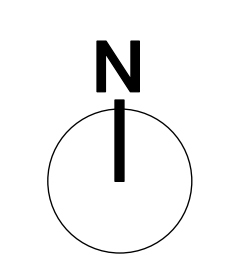
Landscape	1 October 2014
City Centre Projects (Public Art)	28 November 2014
Network Rail	19 November 2014
Contaminated Land Environmental Protection	29 October 2014
Nature Conservation Officer	9 October 2014
Air Quality	1 October 2014
Urban Design	21 October 2014
Archaeology Team	1 October 2014
The Coal Authority	8 October 2014
Flood Risk Manager	24 October 2014
Transport Development Management	30 October 2014
Network Rail	15 October 2014

Rev.	Date	By	App.	Note
A	9/4/14	ZB	LB	Railings around weekly refuse collection zone added. Close boarded timber panel fence with 300mm high trellis over (CBT) added. Paths and paths on private amenity areas changed. Houses roofs updated.
B	21/7/14	lh	lh	Parking space no. 12 removed, numbering updated to suit. House type revised, garden layout amended to suit. Gated access & canopy added. Cycle path route amended. Shed positions revised. General updates.
C	8/9/14	BB	LB	Updated for planning application.
D	18/1/15	SR	HJ	Access way onto Cycleway adjacent Plot 8 (Kingsmarsh) and 9 (Baynton) added.
E	21/1/15	SR	LB	Parking bays added south of Baynton House. Bollards adjacent noted to be repositioned.



NOTE:
Refer to **afla ltd's** landscape plan for details and specification of proposed planting scheme in application area.

- KEY**
- - - Site boundary
 - New tree
See Landscaping Plan for details.
 - Existing tree removed
 - Backwork garden shed
Min internal area 6.0sq.m with min. 2100 water butt
 - BCC Managed landscaped area
See Landscaping Plan for details.
 - Private amenity area
 - Permeable paving
 - Permeable paving (parking spaces)
 - Hard surface pathway BCC managed - To be specified.
 - Hard surface communal pathway BCC managed - To be specified.
 - Concrete paving to private patios 450 x 450mm slip resistant finish Colour to be agreed
 - ➔ Principal entrance
 - 1.8m high brick boundary wall with 300mm high trellis over
 - EFL Line of existing boundary metal railings
 - NR Line of new boundary metal railings
 - KR Low level timber knee rail
 - CB 1800mm high close boarded timber panel fence
 - CBT 1800mm high close boarded timber panel fence with 300mm high trellis over
 - Rotary clothes line (of sufficient size to meet the Employers Requirements)
 - Shading on roof indicates location of PV's - exact size TBC



Kendall Kingscott
Chartered Architects
Chartered Building Surveyors
Interior Designers
CDM Co-ordinators
Glenworth Court, Lime Kiln Close
Stoke Gifford, Bristol, BS34 8SR
T: 0117 931 2062 F: 0117 931 2134
www.kendallkingscott.co.uk

Project:
Kingsmarsh & Baynton
Residential development
Client:
Bristol City Council
Drawing Title:
Proposed site layout

Project No.	130849	Drawing No.	AL(0)03E
Scale	1:250	Page Size	A0
Date	Apr 2014	Checked	HJ
		Status	PLANNING

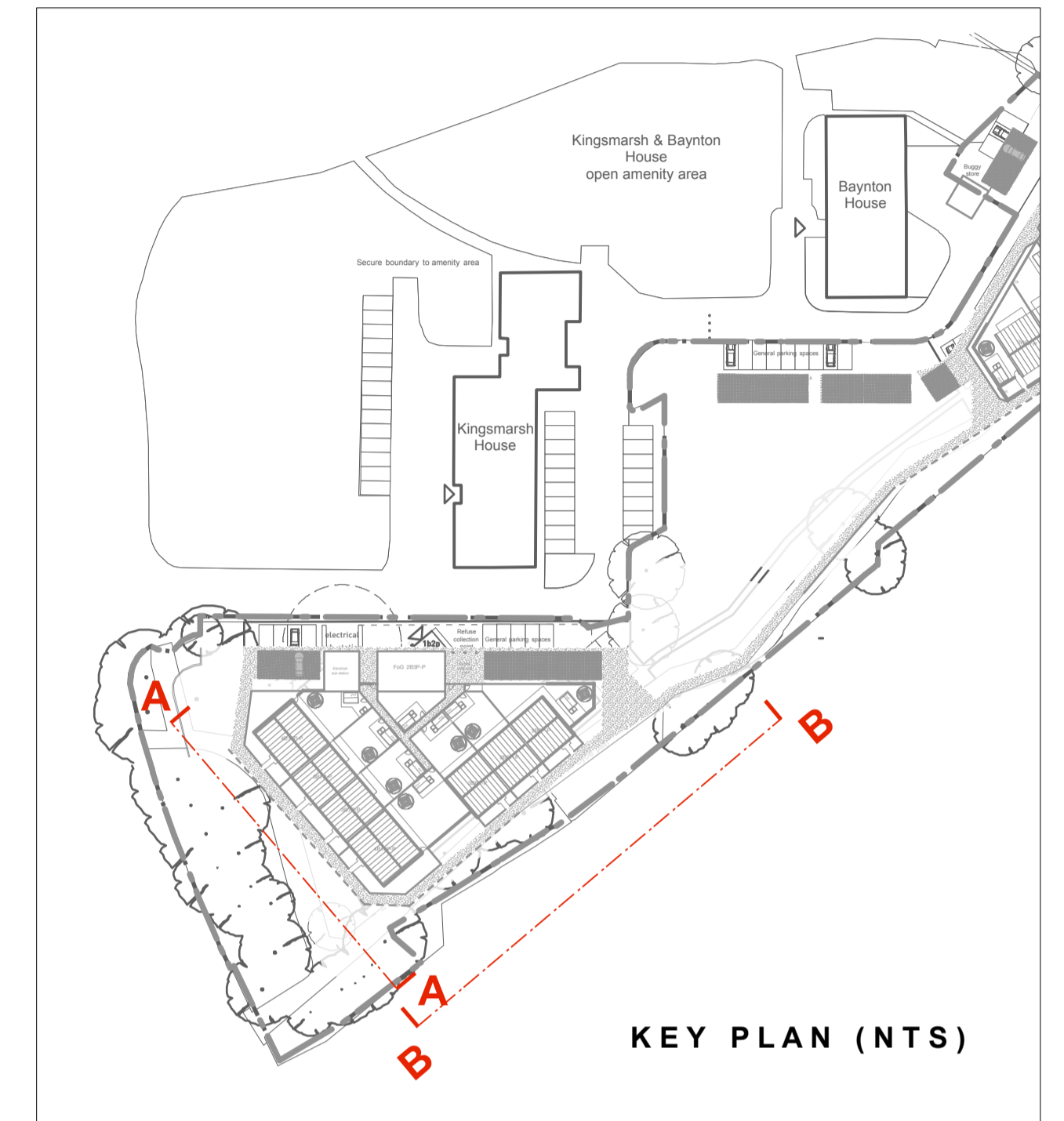
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Rv. Date	By	Ap	Note
A 27/3/14	ZB		Houses's elevations updated.
B 9/4/14	ZB		Houses's elevations updated.
C 21/7/14	bh	lb	Street elevations updated to accord with revised house type elevations.
D 8/8/14	BH	LB	Updated for planning application.
E 7/1/15	LB	GH	Updated following Planning comments.



Context elevation A-A



KEY PLAN (NTS)



Context elevation B-B



Chartered Architects
Chartered Building Surveyors
Interior Designers
CDM Co-ordinators

Glentworth Court, Lime Kiln Close
Stoke Gifford, Bristol BS34 8SR
T: 0117 931 2062 F: 0117 931 2134
www.kendallkingscott.co.uk

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Residential development

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Drawing Title
Proposed Street Elevations - Sheet 1
Sections A-A & B-B

Project No. Drawing No. Rev.
130849 AL(0)06E

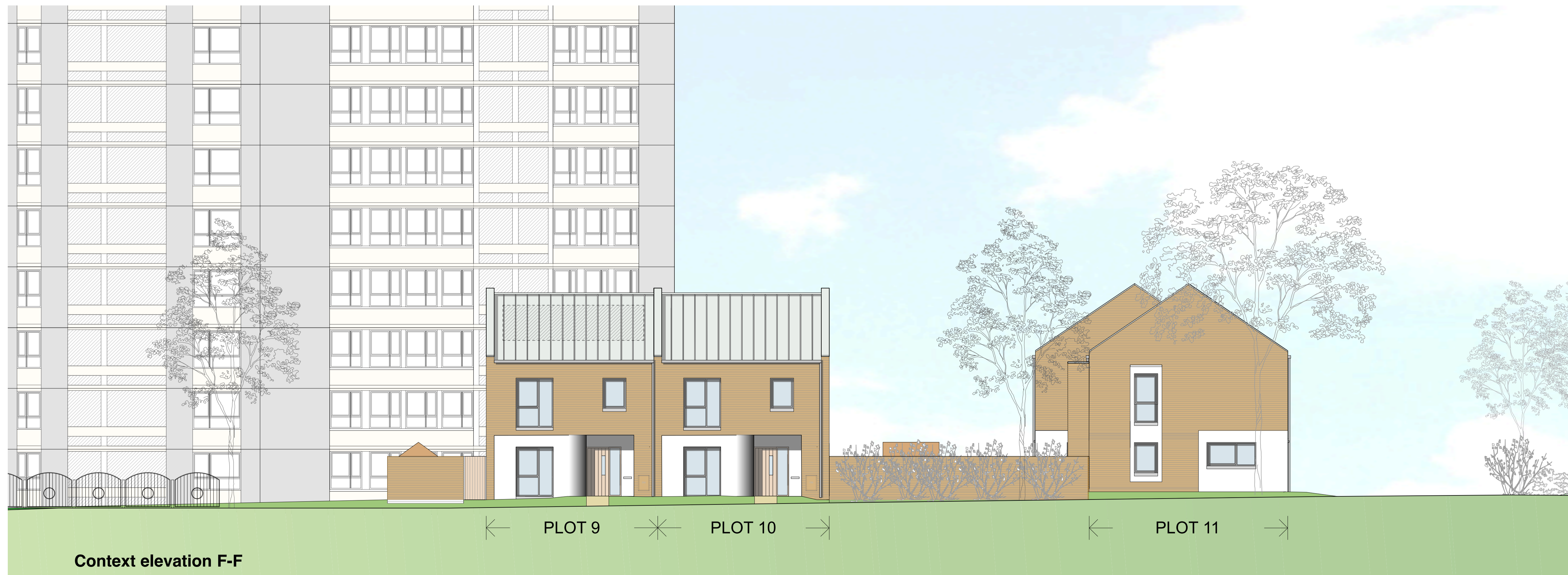
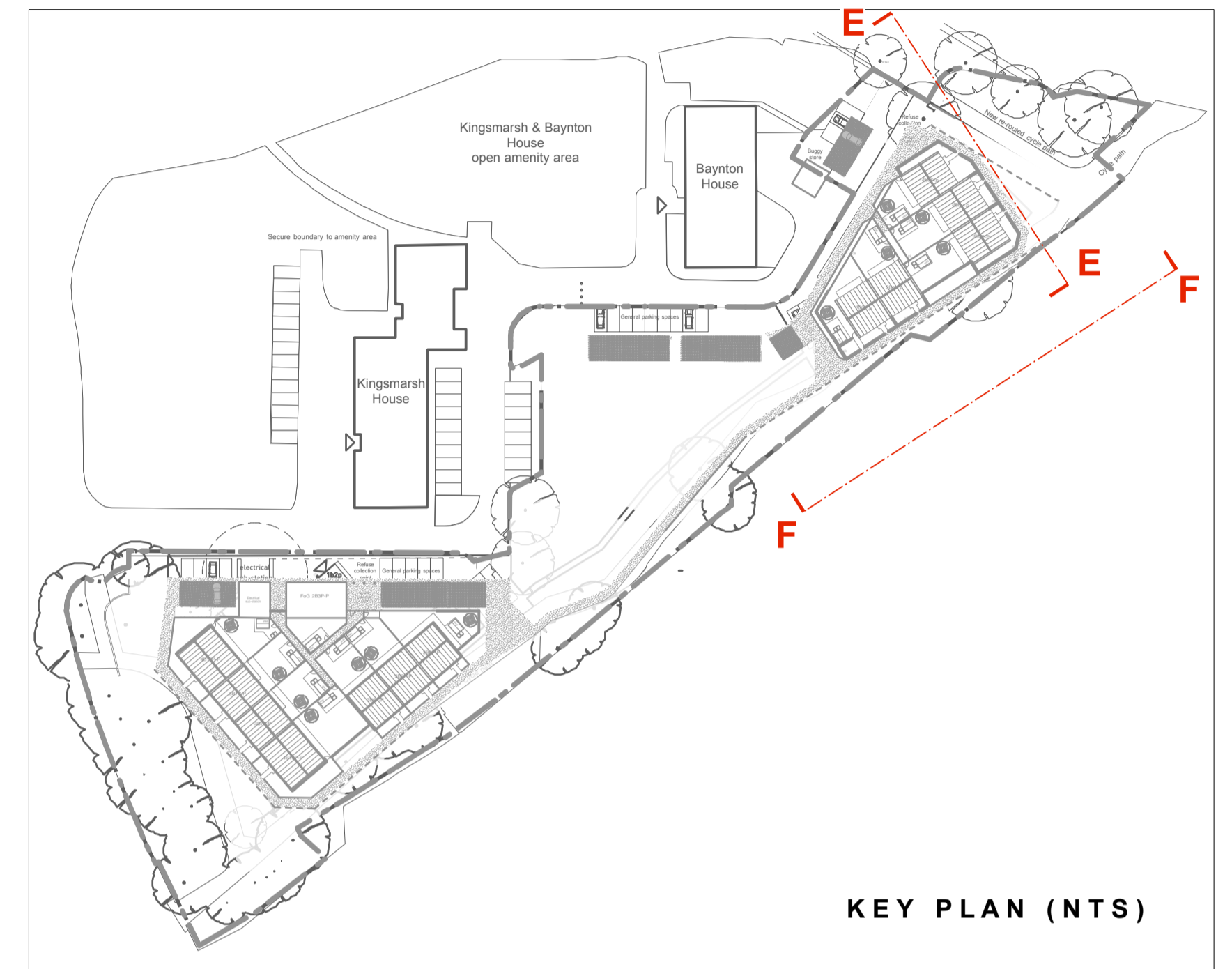
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Date	Drawn	Checked
07/01/15	GH	LB
Status	PRELIMINARY	



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Project
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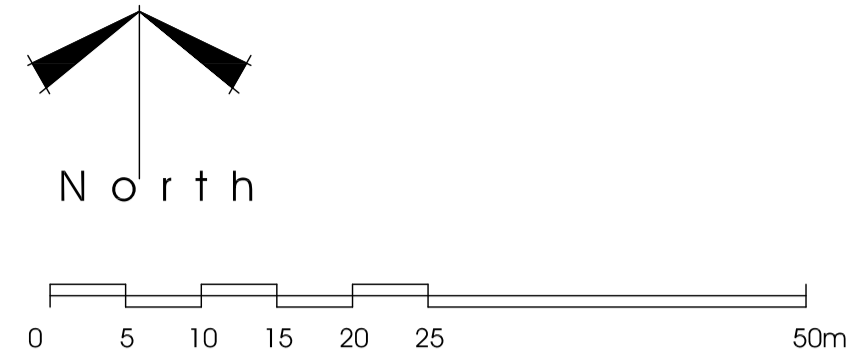
Client
Bristol City Council

Drawing Title
Proposed Street Elevations - Sheet 3
Sections E-E & F-F

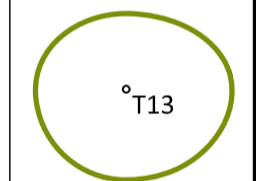
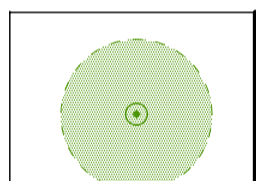
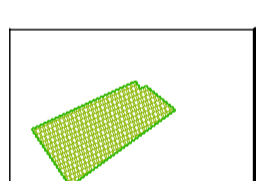
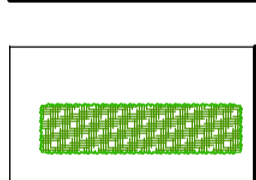

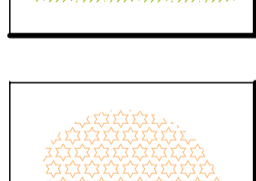
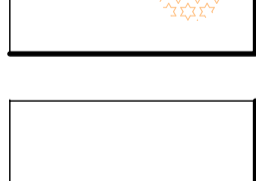
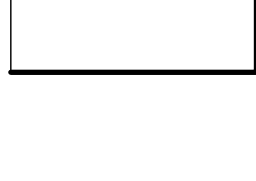
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Scale	Paper Size	Filename
1:100	A1	Site Sections.vwx
Date	Drawn	Checked
07.01.15	GH	LB
Status	PRELIMINARY	





KEY

-  Existing tree retained
-  New tree with potential mature canopy spread shown
-  Proposed shrub planting
-  Proposed hedging
-  Proposed or existing grass
-  Proposed wildflower meadow established with seeds and plugs
- 
- 

SPECIFICATION
GROUND PREPARATION - GENERALLY
 Preparing for topsoiling
 Grading and cultivation shall be in accordance with BS4428:1989 section 4. Subsoil that is to receive topsoil shall be thoroughly broken up by hand, by sub-soiler or tined equipment with adequate passes made to thoroughly break up the subsoil to a depth of 150mm, cleared of all large stones, lumps, debris, perennial weeds, coarse vegetation and other extraneous matter. Do not do these works within the RPA of retained trees. Locate new and existing services before decompacting.

Subsoil grading
 Subsoil shall be graded by machine or hand after decompaction. After grading, the subsoil shall not be tracked by heavy machinery.

Supply of topsoil
 To BS3882:2007. Recommendations and classification for topsoil clause 4.1a. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down to a fine till.

Temporary topsoil heaps
 Located away from existing grass, plants and surfaces and placed onto permeable geotextile to prevent contamination. Maximum height: 1.5m

Spreading topsoil
 Prior to topsoil placement, the formation level shall be cleared of all stones and debris greater than 75mm and then inspected by the PM prior to covering. All areas to be seeded or grassed shall be covered with 150mm depth topsoil. Planted areas to receive 450mm depth topsoil. Topsoil shall be spread in an evenly consolidated layer and shall be cleared of all debris throughout the soil depth greater than 50mm in any dimension. Levels shall be 25mm higher than adjacent hard surfacing in lawns and lower by 50mm for plant beds.

PLANTING
Cultivation
 Planted areas to be rotavated to a depth of 450mm. Any topsoil compaction created after spreading shall be ripped and rotavated. Pick of stones and debris greater than 50mm in any dimension and remove from site. During cultivation, incorporate 100mm depth spent mushroom compost. Slow release fertilisers shall be incorporated into the top 25mm.

Plants
 All plants to be in accordance with the National Plant Specification and the plant schedules. Any plants that do not conform shall be replaced at no cost to the client.

Planting of perennials, shrubs and bare root stock
 Carry out planting in accordance with BS4428: 1989 Code of Practice for Landscaping. All plants to be planted at the same depth as they were grown. Roots shall not be damaged or forced into inadequately sized planting pits or notches. Plants shall be upright, firm in and wind resistant with no air pockets around the roots. Remove all pots and wrappings from site. Plant at the specified centres.

Tree planting
 Trees shall conform to the National Plant Specification and plant schedule and be planted in tree pits as follows:
 Feathers: 900x900x450
 Selected standards: 1000x1000x600
 Heavy and Extra Heavy Standards: 1200x1200x600
 Backfill with excavated topsoil and Cambark planting compost, 80 litres for feathers, 150 litres for all other trees. Remove subsoil to tip. Incorporate perforated pipe for aeration and watering. Wrap pipe around rootball and leave one end exposed at surface.
 Stakes: double stakes of peeled rounded softwood 75mm diameter, driven into the base of the tree pit prior to planting. Finish top of stakes 120mm above ground level. Tree ties: cushioned spacer such as Toms or equal approved. Use flat head nails to secure to stakes.
 Trees shall be set upright and at the same depth as grown in the nursery. Spread roots out and back fill in gently consolidated layers. Remove any debris.

Mulching
 75mm depth lightly compacted coarse bark mulch for shrubs, 50mm depth for perennials and 150mm depth for trees, in a 1m diameter circle. Top up at the end of the defects period.

Turfing
Soil preparation and cultivation
 All areas to be turfed shall be cultivated to a depth of 100mm and all weeds and debris greater than 50mm in any direction shall be removed to tip.

Turf
 Turf shall be high quality lawn turf to BS989 and laid in accordance to BS4428. Notify the PM of the source of turf. Turf shall be laid when weather and soil conditions are suitable. No turf shall be laid in exceptionally dry, waterlogged or frosty weather. For large areas, turf shall be delivered in appropriate quantities to avoid stacking for longer than a day.

Laying
 Turf shall be laid onto soil cultivated into a fine till. Turf shall be wheeled from stacks on planks laid closely side by side to protect cultivated and newly turfed grounds. Turf shall be laid in consecutive rows with staggered joints, working off planks on newly laid turf. Where necessary, lightly and evenly firm with clean wooden beaters. Dress joints with a mixture of finely screened topsoil and coarse horticultural grit. Remedy any discrepancies in turf level by adjusting topsoil beneath turf. Use whole turves at edges. Finished level of turf to be above level of adjacent paving. Leave a 500mm radius circle around new trees.

Watering
 The contractor shall be responsible for successfully establishing the turf, including watering in hot weather. Any scorched turf shall be replaced.

Maintenance
 To be carried out to successfully establish the landscape, for the full duration of the 12 month defects period. Any dead or falling plants shall be replaced during the next suitable planting season. All beds shall be kept free of weeds by hand cultivation, at all times. Fork over the beds to keep surface loose. Prune plants in appropriate season to remove dead, dying or diseased wood and to promote healthy growth and natural shape. Keep plants beds free of litter.

Watering
 The landscape contractor shall be responsible for watering to maintain healthy growth.

Grass cutting
 First cut shall be once seeding has reached 50mm or once turf has knitted to soil below and is of similar height. Set blades to 25mm and collect and remove clippings. Continue to cut and collect clippings, maintaining grass no higher than 40mm during the growing season and until hand over. All for weeding, watering, repair of settlement and dressing of joints.

Revision No.	Revision Note	Date	By

Drawing issue for: Comment

afla ltd Chartered Landscape Architects
 20 Cleve Road, Knowle, Bristol, BS4 2JP
 Tel/fax: 0117 971 3558
 email: info@afla.co.uk www.afla.co.uk

Landscape Institute Registered practice
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Constructionline

Client	Bristol City Council												
Project Title	New dwellings at Kingsmarsh & Baynton Houses												
Drawing Title	Landscape plan												
Date	July 14	Designed by	AF	Scale	1:500@A1	Project No	635	Drawing no	101	Checked		Rev	
AUTOCAD file name:	d:\projects\												