

WARD: Lawrence Hill CONTACT OFFICER: Lewis Cook

SITE ADDRESS: The Print Hall 1 Temple Way Bristol BS2 0BY

APPLICATION NO: 14/06283/F Full Planning

EXPIRY DATE: 20 April 2015

Erection of a part 2, 4, 5, 6 and 11 storey building above ground floor level providing a mixed use development including 26 cluster flats, 104 studios, with ancillary facilities to be used for student accommodation (sui generis) and 93sqm of commercial floorspace (Use Class A3) with landscaping and associated works. (Major Application)

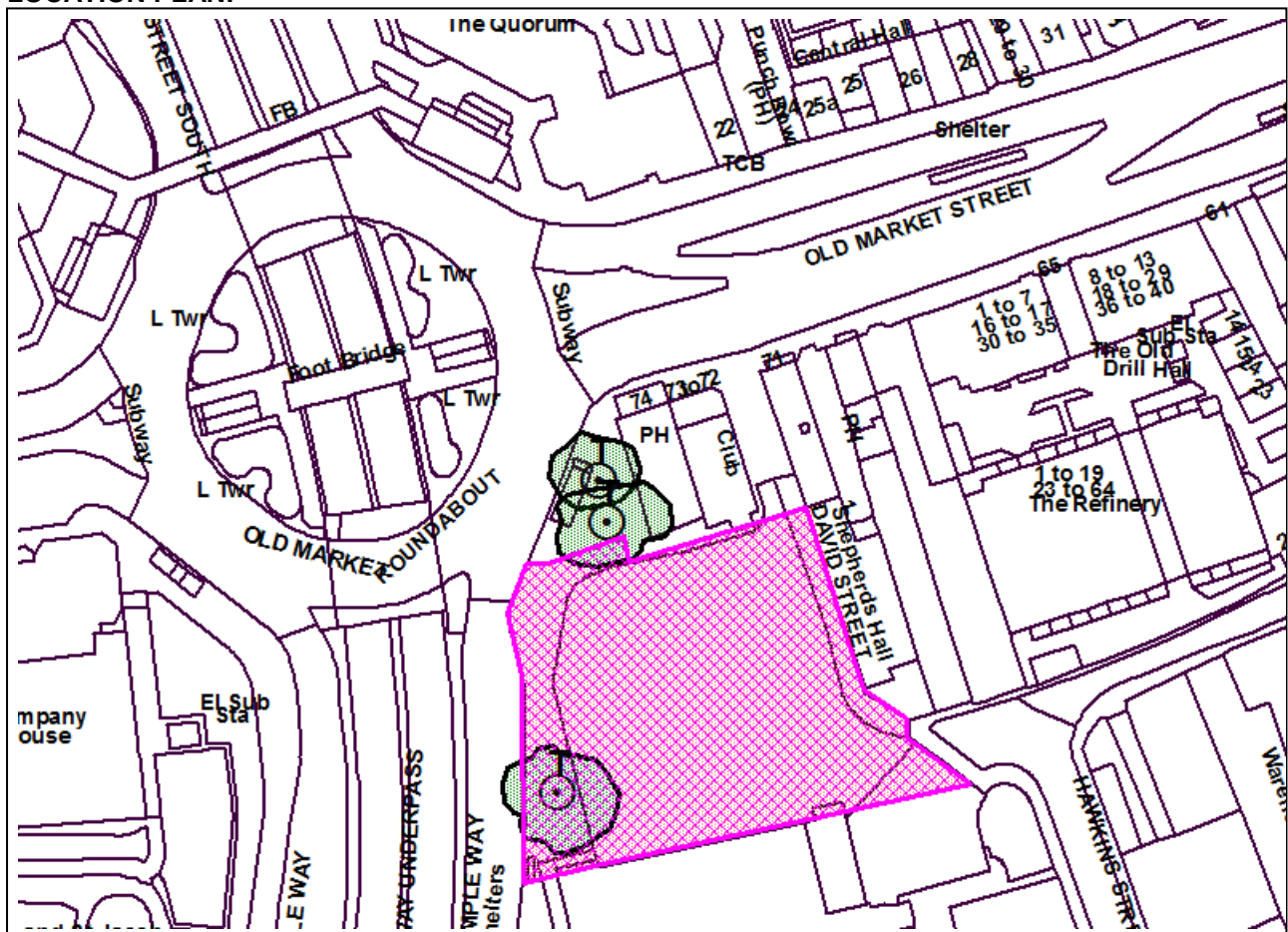
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Indigo Planning
Indigo Planning Swan Court
11 Worple Road
London
SW19 4JS

APPLICANT: Harmsworth Pension Fund
C/o Agent

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 site is in a prominent location at the junction of Temple Way and Old Market Street, which previously housed the print hall for the Bristol Evening Post. That building was demolished in 2011, and since this time the site has remained vacant. Whilst the site is currently unallocated, it has been identified as a development opportunity in the emerging Old Market Neighbourhood Plan.

The proposal is for a large scale development, predominantly accommodating student flats, but also including a single A3 unit at ground floor level. The proposed uses and layout of the site has largely been led by the emerging Neighbourhood Plan, including the proposed uses, improvements to David Street, and the reinstatement of the original alignment of Jacob Street.

There are a number of constraints and demands in developing the site, including the close relationship of heritage assets, including the conservation area and listed buildings, the Temple Quay Enterprise Zone, as well as a very busy road, which impacts on the ease of access to the site. It has previously been accepted that a tall building could be accommodated on this site without a harmful impact on long views of the area. However, in this case a balance has to be achieved between the impact of a large building on the heritage assets, and the improvements to the environment that a development of this nature can bring. It must also be noted that a development of this scale will bring a significant increase in residents to this area, which will be of benefit to shops and businesses in the Old Market area.

Officers are of the view that the proposal represents an appropriate balance in the competing aims and constraints of the developing the site, and in particular will deliver significant improvements to the public realm and the environment around the site. As reported below, the development would be in accordance with the relevant planning policies and as such, the development is recommended for approval.

SITE DESCRIPTION

The application site is located on the eastern side of Temple Way, which is a busy dual carriageway which runs through the central part of Bristol. Where it runs past the site the dual carriageway runs through a deep cutting in the road, with the Old Market Roundabout, and associated slip roads sitting above it. The roundabout marks the intersection of Temple Way and Old Market Street, and is notable as a heavily engineered area of highway infrastructure. Temple Way is crossed by an overpass to the north of the roundabout, and an underpass to the south of the roundabout, as well as a surface level traffic light controlled crossing across the roundabout itself. To the east of the application site lies the remnants of David Street. This is a historic street, but is pedestrian only where it abuts the site.

The site itself is 0.22 hectares. It has been cleared to basement level and surrounded by high hoardings, and it is used for occasional car parking. The site was previously occupied by the print hall associated with the Evening Post headquarters, which is directly to the south of the site. The print hall building was essentially a solid brick windowless box, the equivalent of four domestic storeys. The building was constructed in the mid 1970s, and was in use up until 2009, when the printing function moved elsewhere. As a result, the building was demolished in 2011.

The Temple Way corridor is dominated by the transport infrastructure, with generally large scale buildings running along either side. These are generally a mixture of hotels, offices and student accommodation. This includes the former Evening Post Office building (1 Temple Way), which abuts the site to the south. Old Market Street to the east has a significantly different character. Whilst there are still a variety of uses in the area, there is more residential presence, and a more domestic scale to the architecture. The neighbouring uses to the site include a public house, a nightclub/venue, and a large House in Multiple Occupation.

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The application site itself is not designated in the development plan. However, the boundary of the Old Market Conservation Area runs along the north and east boundaries of the site. This contains a number of listed buildings, including the Stag and Hounds public house immediately to the north of the site, no. 71 Old Market Street, and the buildings immediately to the east of this, and a group of buildings immediately to the south of the Evening Post Office building. Also to the south of that building is the northern boundary of the Temple Quay Enterprise Zone.

It should also be noted that the site is also in the area covered by the emerging Old Market Neighbourhood Plan.

RELEVANT HISTORY

The planning permission for the development of the original print hall and neighbouring office building was granted in 1971. Following this there were a number of applications for variations to this building, but nothing that is directly related to the current application.

There have been no previous applications that relate to the redevelopment of the site. However, it is material that there have been two previous pre-application submissions (09/04516/PREAPP and 14/03606/PREAPP). The first of these provided advice on the suitability of the site for a tall building, and pre-dated to decision to demolish the building.

APPLICATION

The application is for a building of up to 11 stories above the surrounding floor level to be used primarily for student accommodation. This includes the provision of 267 student rooms, which are provided in a combination of 163 en-suite rooms in cluster flats (groups of study bedrooms surrounding communal facilities), in groups of 5, 6, and 7 bedrooms, 21 larger studio units (referred to in the application as post graduate accommodation) and a further 81 smaller studio apartments. In addition to these units the building would provide amenity facilities such as common rooms, study rooms, meeting room, gymnasium, games room and laundry. It is also proposed to provide an independent café at ground floor level.

The proposed development is essentially designed with the 11 storey element towards the centre of the site. To the north of this are a series of buildings of between two and six stories surrounding a courtyard. The courtyard is proposed to be at the existing basement level, and therefore at a lower level than the surrounding streets. The alignment of the building is set back from the existing alignment of David Street, with the additional space given over to public realm, and thereby increasing the width of David Street. The main access to this part of the building is in the south west corner of the building, fronting Temple Way, but there are also secondary entrances on to David Street, and in the south elevation of the building.

To the south of the proposed tower it is proposed to create a new area of public realm, on the alignment of the existing Jacob Street. This will predominantly be a pedestrian environment, although there will be limited vehicle access to the eastern end of the new route, accessed from Jacob Street, to be used for servicing the building.

On the southern side of the site the existing Evening Post Office building is essentially blank, apart from the higher level, and shows the scars of the demolished print hall building. Against that blank element it is proposed to erect a four storey 'vener' building, which will front on to the southern side of the new element of public realm, from where it will take its access. This will include the ground floor café, towards the western end of the site.

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The proposal would not provide any on-site car parking. However, there is capacity at 1 Temple Way to accommodate student collections and dropping off, and a management plan for this area has been submitted with the application. As referred to above, it is proposed to service the development from the south east corner of the site, with an area of Jacob Street and David Street available for the turning of vehicles. This is also the area for the bin collection point, although the main bin storage area is at basement level, and it is proposed to bring them up to the collection point on bin collection days only. In addition, it is proposed to provide 100 cycle parking spaces for staff and students at basement level, plus an additional 20 spaces at street level within the landscape scheme.

PRE APPLICATION COMMUNITY INVOLVEMENT

i) Process

The proposals were originally presented to the Old Market Community Association in June 2014. At this stage the scheme that was reported to the Community Association was on the basis of a generic student accommodation scheme. It is reported that the Association were 'extremely supportive' of the proposals.

Following pre-application discussions with the Local Planning Authority, a further meeting was held with the Community Association in October 2014. In addition, the proposals were also presented to the Bristol Civic Society in November, and to the Bristol Urban Design Forum in December.

It is noted that the design of the development has been informed by the emerging Old Market Neighbourhood Plan, in which the application site is an identified development site. No specific feedback from the association is reported in the Community Involvement Statement, although both the Community Association and the Civic Society have commented on the application as submitted, and these comments are contained in the Response to Consultation section of this report. The BUDF comments were as follows:

The aspiration to create a design of quality that is appropriate to the site's prominent location and to transcend the normal design of student accommodation is recognised. The Panel also supported the intention of setting the building in the context of the historic street pattern destroyed by the post-war highway planning and in particular of restoring the relationship to Jacob Street and extending it to re-create views of St Philip's Church.

However, it was suggested that the developer revisit the following issues:

* Distant Views from around the site: The impact of a building of this height will need to be fully demonstrated. The panel expressed concern that the tower would create an inappropriate focus, and would mask No. 1 Temple Way.

* Massing: The design proposes a large number of student rooms, which could result in a degree of over-development. In any event it is suggested that the massing is reconsidered to reduce the height of the tower and redistribute some accommodation to the north west corner of the site. A stronger response here could create a positive response to Temple Way, without making an undue impact on Old Market. A more 'graduated' massing without the vertical emphasis would also be a welcome departure from the recent commercial development in the area, and better reflect the residential nature of the scheme. A less articulated architectural form would also be a more sympathetic foil to the dramatic modelling of No. 1 Temple Way.

The overshadowing caused by the tower element was also a concern, and a reduction in height would help mitigate this. However, it is recommended that a shadow analysis is carried out.

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* External spaces: In general, it is considered that the design needs to be informed by a more comprehensive environmental analysis which would include the effects of air pollution and traffic noise. It is noted that the design of the extension to Jacob Street had been amended in order that the external space is now at ground level; while the intention to re-create the original medieval street pattern as far as possible is understood, it is not clear that this viable when it terminates at the 'chasm' of Temple Way, or the existing tree provides a sufficiently compelling focus. The potential removal of the sunken Temple Way highway was too remote a possibility to 'drive' the design here.

The Panel discussed the likely pedestrian movement around the site and concluded that a more likely destination would be the pedestrian underpass at the junction of Old Market and Temple Way. It is suggested that a commercial use introduced here, which despite the volume of adjacent traffic, might benefit from the existing mature trees and proximity of the Stag and Hounds public house, and would also be in accordance with the policy of introducing active frontages.

It is suggested that further thought is given to the demand for dropping off and collecting residents at the beginnings and end of terms.

The introduction of a secure courtyard for use by residents is a potentially positive feature, but it was noted that the visual connections to adjacent public realm had been lost. It would now be overshadowed for most of the time and any activities within it will potentially disturb adjacent rooms. Instead, the potential for roof terraces, which would provide an open aspect, should be considered.

* Jacob Street and the 'veneer' to No. 1 Temple Way: The Panel were very concerned about the quality of light and air to the north-facing studio flats accommodated within the 'veneer' to No. 1 Temple Way. This also assumes that this building will be retained in the long term, and it is considered that this approach is architecturally unconvincing and did not respect the unique character of this building. A more radical approach would be the provision of a 'living wall' which would connect with the specimen tree, and make a significant contribution to bio-diversity and air quality.

* Sustainability: A more radical and comprehensive green infrastructure strategy is encouraged, providing an urban ecosystem services together with a comprehensive sustainable urban drainage system (SUDS) strategy, vegetation for air quality and biodiversity. The landscape strategy to Temple Way could also make a contribution to this.

The presentation illustrated a 'cascade of roofs'; this would provide an opportunity for a 'roof to roof' sequence of SUDS with water cleansing and harvesting. The roofs themselves could be bio-diverse rather than sedum; current practice in 'living roof' design would not preclude the use of PV panels.

The developers were also encouraged to take account of the latest research into the physiological and psychological effects of biophilic design on student health and performance. In this respect daylight is a major need, as is integration in the landscape of fresh water.

It is evident that the pre-application consultation process, both with the local community and the Local Planning Authority, identified the following issues as being relevant to the consideration of the application:

- o Wider master planning;
- o Building uses;
- o Building height and mass;
- o Public realm and open space;
- o Pedestrianisation and flow;
- o Architectural quality and appearance;
- o Streetscape issues;
- o Generating an active frontage;
- o Material selection;

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- o Amenity space;
- o Hard and soft landscaping;
- o Vehicle access and servicing;
- o Daylighting;
- o Overlooking;
- o Visual impact on conservation area.

ii) Fundamental Outcomes

The Design and Access Statement submitted with the application gives a detailed summary of how the application submitted has taken into account the feedback from the pre-application consultation. It is noted that at an early stage a detailed model of the development was produced, which allowed for the production of a number of verified views, to address issues raised about the height and mass of the building, as well as impacts on the Conservation Area and other heritage assets. In addition to this the main response to the consultation responses was as follows:

- o A simplification of the overall building form with the utilisation of a standard room module throughout, ensuring that every living space and common room has good access to daylight and sunlight;
- o The inclusion of a self-contained studio building to form a new elevation to the western side of David Street and enclosing a private courtyard in lieu of the previous open sided entrance courtyard;
- o Widening of the new Jacob Street route to improve general daylight within the public realm and flats;
- o The engagement of a landscape architect to develop the public realm design;
- o Confirmation of a green roof strategy;
- o Establishing an architectural language that bridges the Temple Way / Conservation Area transition;
- o The introduction of two levels of ancillary student accommodation within a main building;
- o Common rooms and amenity activities arranged to provide active frontages together with a dramatic corner expression to the taller building element marking the entrance to the new Jacob Street extension with a cantilevered bay, jettied over the Temple Way pavement;
- o The removal of a lowered area from the Jacob Street extension, and light wells on the Temple Way frontage, to provide access to the building from street level.

The Neighbourhood Partnership response to the above is as follows:

'The Community Involvement has been good and the developer has taken account of the emerging Neighbourhood Development Plan in the design'.

RESPONSE TO PUBLICITY AND CONSULTATION

The application was advertised by the erection of site notices close to the site, an advertisement in a local newspaper, and by writing to 225 neighbouring residents.

Third Parties and Amenity Groups

As a result one representation has been received from a neighbouring property, making the following comments:

- The managers of the neighbouring 'Exchange' music venue welcome the proposed development subject to it including adequate sound insulation in order to mitigate the impact on the development from neighbouring noisy uses (see key issue D).

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Following the submission of revised plans showing changes to windows in the north elevation the immediate neighbours of the site have been re-consulted. At the time of writing one additional representation has been submitted, again from the 'Exchange' music venue. This essentially provides additional information on the activities at the Exchange, and has been forwarded to the Pollution Control Officer to ensure that this is taken into account in his comments.

Old Market Community Association (OMCA)

In addition to this, comments have been received from the Old Market Community Association, making the following comments:

The scheme as submitted for planning approval follows the earlier iterations of the design seen at meetings with Old Market Community Association (OMCA), and which we support.

'However there is now more detail in the scheme proposals, in particular the heights of buildings in relation to their neighbours and the proposals for the public realm areas around the site, which cause some concern. This especially relevant in terms of its impact upon the Stag and Hounds public house, a very near neighbour and an important historic building within the streetscape. The tower has become quite dominant as illustrated by views 1, 5 and 6. At the time of pre-application consultation this was not evident.

The proposals for the reopened Jacob Street are welcomed but the detail shown on the landscape architects drawing suggests that the effective width will be reduced to less than 3 metres due to the patio area for the café and steps up to it. The steps up to the entrance of the main building are also a constriction on the width of the street. The glass canopy over the street seems to be an unnecessary addition; it serves to say this area is not for the public and will deter people from walking along Jacob Street.

There are some L-shaped bedsit units within the scheme which do not appear to work very well as a place for study and have a shape that is driven by the 2.7/5.4 metre grid applied to the buildings. Parts of the lower ground floor appear to be quite unresolved: the Common Room, Quiet Study Room and Games Room appear to have no windows; access to the four bedsits in the basement of the tower block appears to go through the Boiler Room; the Kitchen/Common Room for the 6- bed undergraduate flats has no windows; there is a wide external staircase leading down from the street to emergency exits that will end up filling with leaves and rubbish; there are steps shown leading up to windows in the reception area facing Temple Way.

We believe that improvements could be made to the scheme that will overcome the points set out above, in particular: the configuration of the steps at the main entrance to increase the width of Jacob Street and allow light into the basement; removal of the glazed canopy; setting the slope further back along Jacob Street so that there is a flat area free of steps in front of the café; reconfiguration of the bedsits in the gable building to have 5 bedsits per floor per wing instead of the 3 currently shown by extending the line of the main external wall further from the party wall to No.1 Temple Way (out to the edge of steps that lead to the sunken area in front of No.1) which would generate 14 additional units and thereby allow one floor to be removed from the tower.'

Bristol Civic Society

'The Society supports the change of use to student accommodation. The Society welcomes development that brings a return of population to the city centre. This is a sustainable site for student accommodation. Subject to the Council's final analysis of distant and local views of the site, the Society does not object to the height or mass of the scheme. The Society's only comment on the scheme's design is that the Society would welcome any agreement between the Council and the applicant that mitigates and improves the bleak and unfriendly public realm around the north and west side of the site'.

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An objection was originally received from the Bristol Tree Forum, although this objection was removed once clarification was received that it is not proposed to remove any trees from the site.

STATUTORY CONSULTTEES

English Heritage has commented as follows:-

We previously commented on proposals on this site at pre-application stage in our letter dated 12 August 2014.

We do not object to the principle of the redevelopment of this site although, given that scale and prominence of the scheme, design quality is key to ensuring the success of any proposals.

Based on the information submitted with the application, we are concerned regarding the impact on the setting of the Old Market Conservation Area; in particular View 1, but also in View 3, which is potentially an incongruous element.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Transport Development Management has comments as follows:-

The proposed development site is located within an existing urban area within walking distance of suitable public transport services, facilities and amenities. As a result the principle of development in this location is acceptable.

- Site Locality

The application is located on the existing 'The Print Hall' site which is situated east of the A4044 (Temple Way/Temple Way Underpass) a designated 'A' Classification highway and south of the A420 (Old Market Street) again another 'A' Class highway. Vehicular access to the application site is obtained via Jacob Street (unclassified) located to the rear of the development. Access to the wider highway network can be obtained at the junction of Broad Plain and Temple Way via Hawkins Street; junction of Unity Street and Midland Road (both unclassified); Jacob Street and Old Market Street (no right turn; existing TRO).

Located along Temple Way on the eastern carriageway edge approximately 30m south from the application is the existing public bus stop service 'Of' offering the following services No(s). 8, 9, 21, 178, 376, 429 and 506, which are available on regular/consistent frequencies. Additionally, 90m north-east of the site service No(s). 6, 7, 13, 24, 35, 36, 37, 42, 43, 44, 45, 48, 49 and 88 are provided along two stops location on Old Market Street.

Pedestrian and cycling movement in this location is abundant give the locality of public transportation links and the proximity to adequate services; it was considered from onsite observations that the site is provided with an existing network of adequate pedestrian/cycling links to allow for accessibility to these services. Furthermore, it is noted that the application site is located approximately 0.6km from Bristol Temple Meads Train Station; suitable walking and cycling links are provided to allow accessibility of this facility/service to the south.

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Having consulted Bristol City Councils corporate mapping application Pinpoint Plus; it can be confirmed that there have been no Personal Injury Accidents (PIA's), which have occurred in within the last five year review period in connection to the proposed application site nor the principal access routes when accessing the development site.

- Trip Generation / Traffic Impact

Sections '4.0 PROPOSED DEVELOPMENT' and '5.0 TRIP GENERATION – ASSESSMENT' of the TS (EJS/14345/TA/01) details the forecasted level of vehicular movements to be associated with the application site

Table 4.1 Trip Generation Student Accommodation (p10) indicates that the proposed intended use of the application site is likely to generate less than one vehicle movement within the peak hours and a total of nine two-way movements per day (day to day operation).

When considering the existing use of the site as an industrial use (B2), the proposal will result in a net decrease in vehicular movements. TDM consider that a reduction in vehicular movements on the existing network in this location only as beneficial. It would be unreasonable to recommend refusal of the application site based on its trip generation or capacity grounds.

- Access Arrangements

Vehicular access to the development as indicated on Drawing No. AP216 P102 and is located to the rear of the development site off of Jacob Street (unclassified). The principle of access in this location has already been established given the existing use of the site and the neighbouring premises/property. Therefore TDM raises no objections to the use of this access for the proposed intended use.

The site is provided with adequate pedestrian accesses onto Temple Way and David Street (adopted footpath). The proposal will see the formation of a pedestrian link between Temple Way and Jacob Street (extension). No detailed drawings have been provided of this section of footway; Bristol City Council (BCC) require that engineering drawings of this link are provide for assessment – it is unclear if this is to be offered up for adoption?

Drawing No(s). AP216 P102 and PL1433.GA.101 also indicate alterations to the existing publicly maintained footway of David Street; again no detailed engineering/construction information on this section of footway has been provided.

The red-line drawing (AP216 P100) encompasses sections of the existing adopted highway (Temple Way and David Street) and Drawing No. AP216 P102 details minor highway improvements (Temple Way - block paviors; David Street - footway widening). Works on the adopted highway will be subject to a Section 278 Agreement; it should be noted that General In Accordance redline drawing will be required to be provided encompassing all of the proposed highway works located on the adopted highway.

- Car Parking / Cycle Parking / Waste / Emergency vehicles

With regards to parking provisions the Site Allocations and Development Management Policies: Local Plan (SA&DMP) (adopted July 2014) states the following requirements for residential institutions development:

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Halls of Residence/Boarding Schools:

Student – one space per 4 beds

Visitor – one space per 10 beds

Service vehicles

Halls of Residence: a plan will be required to manage the arrival and departure of students

Taxis

Adequate pick up and drop off for taxis

Car parking

Halls of Residence/Boarding Schools:

Staff – one space per each duty staff

Visitor – N/a

Paragraph 2.9 of the submitted TS states that "...there will be no parking spaces allocated to the proposed student accommodation uses..." and Para 4.3 indicates that "...Parking for 10 vehicles has been provided. These parking spaces will be reserved for the dropping off and picking up of students at the start and end of term..." which is detailed on Drawing No. AP216 P102.

Overall the parking provision of ten spaces is considered acceptable; providing that one space is marked as a disabled bay (3.6m x 5.0m) and the remainder are not eligible for students and only available for members of staff (management company), serving vehicles and during drop off/pick up collection days (taxis/private vehicles).

It is indicated within the application form that 120 cycle parking spaces are to be provided. Drawing No. AP216 P101 indicates the proposed internal layout of these facilities; further clarification is required on this provision (1:50 layout drawing). Based on the SA&DMP the proposal would be required to provide a minimum of 75 students and 30 visitor cycle parking facilities (sheffields); equating to a minimum site total provision of 105 spaces. The level of parking proposed is Policy compliant and therefore acceptable. A suitable condition has been put forward for detailing the cycle storage facilities.

The refuse store is located on the lower ground floor. They are to be located on a flatbed lift which will provide immediate access for refuse operatives minimising the distance they have to move the containers and time taken.

Drawing No. SCP/14345/ATR04 rev B details the swept path analysis for the tracking of a refuge vehicle and fire/emergency vehicles. I have no objection to this; however, I do have concerns over the introduction of a pedestrianized area (Jacobs Street) and its potential conflict of pedestrians and refuge vehicles. It is therefore recommended that a strategy for excluding unauthorised vehicles and parking is put forward for this location.

Travel Plan

Following TDM's requirements an amended TP was received on the 16th March 2015, which has been, which indicates objectives, targets and an Action Plan for the day to day operation of the proposal to ensure the implementation of/and provision for sustainable travel information and infrastructure.

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Having assessed the submitted TP the key objectives which have been identified below (further details set out in Table 5.1:- Action plan paragraph 5.3 of the TP):

- Management Company to 'manage' the proposed development.
- Appointment of a Travel Plan Coordinator (TPC).
- Students to be provided Starter Packs upon.
- Communal notice boards.
- Provision of a website.

Section '8.0 DROP OFF / PICK UP MANAGEMENT PLAN' of the amended TP outlines the pick-up/drop-off procedure for the development site; the overview of this arrangement is generally considered acceptable.

Construction Traffic Management / Network Management

Submitted with the amended information received on the 16th March 2015 is an outline Construction Traffic Management Plan. TDM require that this document is provided to detail the construction phase of the development. Its purpose is to safe guard the existing highway network and its users.

The scope should include the safe movement of vehicular and pedestrian traffic, the protection of workers and public from passing traffic, the provision for access to properties located within the limits of the assessed area, the design, construction, maintenance and removal of any necessary temporary roadways and detours, the provision of traffic management (signage), the installation of temporary signs, road markings, lighting and safety barriers etc. It also covers maintenance of the existing road corridor, including the existing road and shoulder that may be used for the temporary diversion of traffic, over the duration of the construction phase.

Additionally, the applicant should be aware that a Condition Survey will need to be carried out along the proposed construction route. The Condition Survey should be carried out to ensure that any damage that occurs to the public highway can be directly attributed to construction vehicles associated with the construction of the sports facility. In the event of any damage to the public highway, repair costs would need to be met by the applicant.

Recommendation / Conditions

In light of the above mentioned comments Transport Development Management raises **no objection** to the proposed development subject to the following conditions:-

1. No part of the development hereby permitted shall be brought into use until the highway works have been carried out in accordance with a design and specification to be approved in writing by the Planning Authority.
2. The development hereby permitted shall not be brought into use until vehicle parking spaces for the proposal have been provided in a position approved by the Planning Authority.
3. Plans showing a parking area(s) providing a minimum of 105 cycle spaces shall be submitted to and approved in writing by the Planning Authority before the development is commenced.
4. No use hereby permitted shall commence until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single occupancy car use has been prepared, submitted to and been approved in writing by the Planning Authority.
5. Prior to the commencement of development a Drop Off/Pick Up Management Plan providing details on the operation of student tenancy collection shall be submitted to and approved in writing by the Planning Authority and fully implemented

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6. Prior to the commencement of development a Construction Traffic Management Plan providing details on the construction phase of the proposal shall be submitted to and approved in writing by the Planning Authority
7. A Condition Survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.

OTHER CONSULTEES

The **City Design Group** have commented as follows:

- The height and scale of the proposals in relation to effects on the conservation area and relationship with neighbouring buildings/public realm is regarded as acceptable. The 'visually verified views' document suggests an appropriate scale of development when viewed from the Old Market roundabout, with sensitivity to both the scale of the Stag and Hounds public house, as well as the need to respond to the scale of Temple Way and reinforce the location of the Old Market roundabout as a significant city centre junction. The more sensitive views with regard to the existing historic environment i.e. from Old Market Street, Jacob Street and Narrow Plain, whilst demonstrating that the new building is visible does not overly dominate or detract from the existing townscape. The view of the Stag and Hounds from Old Market is the one in which the new building has the greatest impact, however the setting back of the taller building, the façade treatment and the layering of the elevation help to reduce the apparent scale and should not be considered as constituting harm to the conservation area, particularly when balanced with the more attractive scale of buildings and frontages created along David Street.
- The revised layout for Jacob Street, and the changes to the main entrance location at the higher level are welcomed. The redesign of the levels to create a café spill out space at a higher level will make this a more pleasant space, permitting through views from Temple Way. The proposal also addresses previous concerns about the relationship between the main entrance and its legibility from Temple Way.
- The proposed informal gathering space on the Temple Way elevation contributes to the sense of active use on this frontage.
- Proposed elevations indicate that the general approach to the building architecture - the character of the scheme expressed through materials, and proportion of elements is satisfactory,
- The treatment of David Street is generally acceptable, though two concerns/suggestions should be made at this stage
 - o Do the proposals extend the improved paving treatment up to the Stag and Hounds? The revised landscape masterplan suggests that this is the case.
 - o The indicative landscape treatment overly responds to the new development and as such fails to respond to the frontage of the Shepherd's Hall. A treatment such as an apron of natural stone paving/pennant - alongside the Shepherd's Hall would provide an appropriate treatment in recognition of the building as a heritage asset and designs for this should be developed further in discussion with BCC.
 - o The location of the bin stores on the junction of Jacob Street/David Street would be an unfortunate oversight given its importance as a meeting point of the two public thoroughfares and the role of David Street as a key route between Old Market and Temple Meads.
 - o There are a number of small cube like elements in the public realm on the plans (red, yellow and blue), what are these? If the elements of street furniture are proposed to be public art then

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- this would need to be reconsidered.
- In terms of public art no art plan has been submitted, only a statement in the design and access statement and landscape plan. This is unfortunate as the LPA had requested that the landscape route of Jacob Street and David Street be the focus of a collaborative approach with an artist.
 - o An Art Plan should be submitted to planning; the submission is not full without this element.
 - o The proposal to develop a sign (time/temperature) is not felt to be a suitable resolution to the requirement for public art.
 - o The proposal in Landscape D&AS: the 'Printworks' motif - is not felt to be suitable, and is a decorative approach lacking an integrated thinking on wider scheme landscape. This can be pursued however a sign with name of building would not in this case constitute an art work, though that is not to say that designers cannot be involved in this element.
 - o The canopy structure in the Jacob Street area (new) is a potential location for public art and this item could be designed by an artist.
 - o A public art condition will be applied to the Jacob Street Route and David Street (taking in the canopy, streetscape, street furniture, and other elements outlined in the Landscape Design and Access Statement) with a revised design for this area submitted post planning showing the public art work integrated therein.
 - o The applicant will be required to submit a new drawing; 'Public Art Plan' which shows this area marked as the location for public art, to link to the condition for public art and outline the various elements covered.

While the general palette of materials and approaches indicated in the design and access statement are acceptable there are numerous aspects to be resolved as conditions in relation to the detail of the scheme; the design of the main entrance steps and approaches, the design proposed canopy on Jacob Street, detail of building elevations, the way materials relate to each other on a small scale and how levels are resolved across the scheme. As a priority the applicant is urged to address the concerns raised above in relation to the inclusion of public art, so that this element can progress alongside the other aspects of the submission.

Contaminated Land Environmental Protection has commented as follows:-

At the pre-application stage we advised that a contamination assessment will be required as part of any development at this site.

No information or reference appears to have been included with the current application, indeed section 14 does not follow the advice previously provided with respect to the historic uses and states the following:

Land where contamination is suspected for all or part of the site? No

A proposed use that would be particularly vulnerable to the presence of contamination? No

The site is situated on and adjacent to land previously subject to potentially contaminating land uses such as breweries, factories and soap works. The former press hall was built in the 1970's which potentially contained asbestos fibres (although this should have been removed safely during the demolition of the hall in recent years).

Given the absence of information provided any planning consent should be conditioned with standard conditions B11 B12 B13 and C1.

Crime Reduction Unit has commented as follows:-

The location is in a reasonably high crime area with a significant number of offences being reported over the last 12 months. There have also been numerous incidents of anti-social behaviour in the

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area. The physical security for the building is important because of the occupants and the above crime risk. The following is covered by the Secured by Design scheme, which could be secured by condition:

- Fire exit doors should be metal and alarmed;
- All studio apartment doors should be certified to BS PAS 24;
- Communal unit or Cluster room doors should be BS PAS 24 or LPS 1175 (SR1);
- Individual student room entry doors should be of robust construction, lockable and fire rated to an appropriate standard;
- Recent national advice recommends that party walls should not be by means of 'stud partitioning';
- There should be full access control with students having access via a proximity card or fob system;
- There should be a secure mail delivery system in place, either in an air lock or at the access to the development;
- The cycle store should be secure and accessed by key fob, or similar;
- There should be suitable internal and external lighting;
- CCTV should cover all entrances, lobby area and student post boxes, stair core, lift entrances;
- The site should be managed to ensure security measures are maintained, and consideration should be given to when staff are on site, dealing with anti-social behaviour etc.

The Design and Access Statement makes no mention of how crime prevention measures have been considered. The NPPF requires that both crime and disorder and fear of crime be considered at the design stage. As such, consideration should be given to applying for Secured by Design accreditation.

Pollution Control has commented as follows:-

There are communal external areas expected to be close to the recommended upper limits and a private but shared patio area facing Temple Way which are above noise guideline values despite additional screening being provided but which is of limited concern due to the known nature of noise (traffic).

Due to the varying noise environment over the site and the orientation of the buildings there are 4 façade sound insulation designs (regarding window and ventilation specification) covering all facades. I am happy that a suitable internal noise environment would be achieved if the recommendations of the report 14/0591/R1-1 are implemented in full and therefore this should be conditioned.

Nature Conservation Officer has commented as follows:-

This proposal provides potential habitat for swifts. The following planning condition is recommended.

Condition: Prior to commencement of development details shall be submitted providing the specification and location for twelve swift boxes.

The proposed provision of living roofs is welcomed. The submitted landscape design and access statement (page 17: roofscape) proposes a Sedum green roof to mid-height roof levels and a wildflower green roof on the overlooked lower roof levels. Instead of the Sedum roof element, which has limited benefits for wildlife, brown roofs to benefit invertebrates including pollinating insects should be used.

The submitted landscape design and access statement (page 17) refers to a possible green wall down the David street façade. The provision of a green wall should be secured by condition. The use of native species such as ivy, honeysuckle, dog rose, Old Man's Beard and Common hop is encouraged to attract wildlife.

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Wessex Water has commented as follows:-

We acknowledge the current site is levelled, with the former Print Hall demolished (2011) subsequent to relocation of operations (2009).

Appropriate disconnections from the drainage systems with sealing and protection should have been undertaken as part of the demolition works. New connections to our services will be required for current proposals and on the following basis:

- Subject to application there is current available spare capacity within the local sewer network to accommodate predicted foul flows only from development.
- There must be no gravity connections from basement levels.
- Grease and fats should not be discharged to the public sewer and appropriate arrangements should be designed and provided to prevent this contaminated discharge by using a suitable grease interceptor and a maintenance programme to remove and dispose of this waste.
- There must be no surface water connections to the public foul sewerage system
- The applicant has indicated a SuDs solution which will require the approval of your Authority.

There is an existing 450mm public foul sewer which crosses the site. This sewer must be accurately located on site via private survey and annotated on deposited drawings. There must be no building or other construction within 3 metres of Wessex Water Apparatus. Subject to application and engineering agreement it may be possible to divert this sewer at the applicant's cost to achieve appropriate easements. There must be no tree planting within 6 metres.

Archaeology Team has commented as follows:-

The site has been heavily disturbed by the construction of a basement to the original 1974 building. This is likely to have removed all traces of archaeological material within its footprint. There will, therefore be no requirement for archaeological work during development. The reinstatement of part of Jacob Street is welcomed, however.

Avon Fire & Rescue Service has commented as follows:-

Avon Fire and Rescue Service will have additional Hydrant requirements associated with this application, however I am unable to detail specific requirements until Bristol water have provided detailed plans of water infrastructure. The costs will need to be borne by developers through developer contributions.

Additional residential and commercial developments will require additional hydrants to be installed and appropriately-sized water mains provided for fire-fighting purposes. This additional infrastructure is required as a direct result of the developments and so the costs will need to be borne by developers, either through them fitting suitable mains and fire hydrants themselves and at their costs, or through developer contributions.

Avon Fire and Rescue Service have calculated the cost of installation and five years maintenance of a Fire Hydrant to be £1,500 per hydrant. Again the cost should be borne by the developer.

Importantly, these fire-fighting water supplies must be installed at the same time as each phase of the developments is built so that they are immediately available should an incident occur, and the Fire and Rescue Service be called.

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RELEVANT POLICIES

National Planning Policy Framework – March 2012**Bristol Core Strategy (Adopted June 2011)**

BCS2	Bristol City Centre
BCS7	Centres and Retailing
BCS8	Delivering a Thriving Economy
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
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
DM2	Residential sub-divisions, shared and specialist housing
DM7	Town centre uses
DM10	Food and drink uses and the evening economy
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
DM28	Public realm
DM29	Design of new buildings
DM31	Heritage assets
DM32	Recycling and refuse provision in new development
DM33	Pollution control, air quality and water quality
DM34	Contaminated land
DM35	Noise mitigation

Bristol Central Area Plan (Adopted March 2015)

BCAP1	Mixed-use development in Bristol City Centre
BCAP4	Specialist student housing in Bristol City Centre
BCAP7	Loss of employment space
BCAP20	Sustainable design standards
BCAP21	Connection to heat networks
BCAP25	Green infrastructure in city centre development
BCAP29	Car and cycle parking
BCAP30	Pedestrian routes
BCAP31	Active ground floor uses and active frontages in Bristol City Centre
BCAP46	The approach to Old Market and The Dings

Supplementary Planning Documents

SPD1	Tall Buildings (January 2005)
Planning Obligations - Supplementary Planning Document - Adopted 27 Sept 2012	

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KEY ISSUES

(A) IS THE PROPOSAL ACCEPTABLE IN LAND USE TERMS?

The application site is unallocated in the adopted development plan. It is noted that at the time of the 2009 pre-application submission the site was allocated for mixed use development. It was on the basis of this allocation that the former Print Hall was demolished. Notwithstanding this, the decision on this application has to be made on the basis of the current policy. In this respect the former use of the building is considered to be B2 industrial use. In the absence of an adopted designation for the site, consideration has to be given to the loss of historic land uses from the site, given that planning policies seek to retain important employment land, notably BCS8 of the Core Strategy, which seeks to retain employment sites where they are considered to be of value to the supply of employment land across the city. In addition, policy BCAP7 states that employment sites within the Old Market and Dings area should be retained unless it can be demonstrated that:

- i. There is no demand for employment uses; or
- ii. A net reduction in floorspace is necessary to improve the existing premises.

However, the application site is proposed to be allocated within the emerging Old Market Neighbourhood Plan. Here it is suggested that the site should include active uses at ground floor level, with residential accommodation, offices, student accommodation or a hotel above. It is noted that this document has reached an advanced stage of preparation, and therefore has some weight in the decision of this planning application, although some caution must also be applied here. In order for the Neighbourhood Plan to be adopted it will need to be in conformity with the adopted Development Plan. Therefore, in broad terms the consideration has to be, firstly, whether or not the site has any potential value as an employment site. If it is concluded that it is not of value, weight can then be given to the preferred uses in the emerging Neighbourhood Plan, as long as those proposed uses do not conflict with the adopted Development Plan.

With regard to the value of the employment site it is noted that the site has been vacant since 2009, with the building having been demolished in 2011. The building itself was designed for a very specific purpose (for printing), and it was not considered that it would offer the adaptability to be used for alternative purposes. Since the building has been demolished it has been marketed for a period of around 3 years, with very limited interest, particularly for employment uses (most interest reported from the student accommodation sector).

Given the constraints of the site, particularly difficulty in servicing the site, it would not easily lend itself to employment uses other than offices. The demand for office accommodation in recent years has been very limited. It is noted that the existing building at 1 Temple Way is only around 40% occupied, and there are a number of consents for offices in the area that remain unimplemented, including developments at Glassfields, and Temple Quay North. It should also be noted in this regard that the Central Area Plan has identified the need for 120,000 m² across the plan area, but has identified that 100,000 m² should be provided in the Temple Quarter Enterprise Area, with other areas of focus around Redcliffe Way and north Redcliffe. As such, given the amount of existing, extent or previously approved office floorspace in the immediate area the site would not be in demand for office use in the short term, and the development of this site for alternative uses would not impact on the delivery of development plan targets. Therefore, there is no objection in principle to the development of the site for alternative uses.

The emerging Neighbourhood Development Plan allocation for the site for offices or student accommodation is broadly in line with adopted development plan policies. The application site is certainly a sustainable location, with easy access to public transport, and a range of facilities within walking distance. Policy DM2 identifies the city centre as being an area where student housing will be acceptable. Policy BCAP4 reinforces this, unless it will contribute to a harmful concentration of specialist student housing. The application site falls within the Lawrence Hill Ward, and it is noticeable that in the 2011 census Lawrence Hill had a lower concentration of students than the other central

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wards, and is only just over the city wide average at 9.4% of the population. Whilst Temple Way has been the focus for recent large scale student led developments, even at a more local scale (Lower Super Output Area) less than 25% of residents were students, which again is significantly lower than some central wards. It is also notable that none of the neighbouring buildings are currently in use as student accommodation.

Therefore, whilst there is a concentration of student accommodation around Temple Way, the overall picture across Lawrence Hill is that there is relatively limited student accommodation. Given the adopted development focuses the development of student accommodation on the city centre, this is not one of the areas where concentration is particularly high, and in order to maintain mixed and balanced communities this is considered a preferable location for this type of development.

The other use aspiration on the Old Market Neighbourhood Plan is the provision of ground floor retail uses. At this stage this can be given very limited weight. The site is not allocated in the development plan as being primary or secondary shopping frontage. Whilst policy BCAP15 allows for the development of small-scale (less than 200 m²) retail units outside of designated frontages, the Central Area Plan does focus retail uses on designated frontages and area, of which this proposal sits outside. However, it is proposed to provide 93 m² of A3 use on the ground floor of the development. This needs to be considered against policy DM10, which permits such uses, subject to the development not harming the character of the area, residential amenity or public safety, either individually or as a result of the concentration of uses. These issues are dealt with specifically in the key issues below. However, in respect of the concentration of uses, it is not considered that the area is particularly well served by A3 uses. Whilst there are a number of public houses on Old Market Street, including the Stag and Hounds directly to the north of the site, the current proposal is for a stand-alone unit, and as such would not result in a concentration that would be harmful to the vitality or viability of the area.

In conclusion on this issue therefore, it is not considered that the site has significant value as an employment site, and is considered to meet the policy requirements for student accommodation and for A3 use. These uses would also support the policy aims in the emerging Old Market Neighbourhood Plan, and therefore the principle of developing the site for these uses is considered acceptable.

(B) WOULD THE PROPOSED DEVELOPMENT PRESERVE OR ENHANCE THE HISTORIC ENVIRONMENT, INCLUDING THE SETTING OF THE OLD MARKET CONSERVATION AREA AND NEIGHBOURING LISTED BUILDINGS?

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Authority is also required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The case of *R (Forge Field Society) v Sevenoaks DC* [2014] EWHC 1895 (Admin) (Forge Field) has made it clear where there is harm to a listed building or a conservation area the decision maker 'must give that harm considerable importance and weight' [48].

Section 12 of the national guidance within the National Planning Policy Framework (NPPF) 2012 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with any harm or loss requiring clear and convincing justification. Paragraph 132 of the NPPF states that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Further, Para.134 states that where a proposed development will lead to substantial harm to

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or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Policy BCS22 of the Core Strategy requires development to safeguard or enhance heritage assets, which includes historic buildings, both nationally and locally listed, and conservation areas.

- **Impact on heritage assets**

The application site is central to an important historic environment within central Bristol, albeit one that was significantly affected by the introduction of Temple Way, as well as the development of the application site and the neighbouring office building. As a result the boundary of the Old Market Conservation Area runs along the northern and eastern boundary of the site. In addition, there are a number of listed buildings in the area, including the Stag and Hounds Public House, immediately to the north of the site, and no. 71 Old Market Street, and the buildings immediately to the east. Other significant listed buildings in the area include the Gardiner Haskins building, Company House on Jacobs Street, and the St. Philip and St. Jacob (Pip'n'Jay's) church, which is grade II* listed. It is also noted that No. 1 Temple Way has been nominated for the local list, but at this stage this should only be given limited weight on the decision on this application.

It is clear that a building of this scale will impact on the setting of the heritage assets, although it should be noted that both the previous building on this site, and No. 1 Temple Way, sit completely at odds with the historic development of the conservation area. Whilst No. 1 Temple Way is of some architectural interest, it is of a brutalist style, which by its nature rather dominates the surrounding architecture. As such, any development on the application site would need to be of a robust design to ensure that it is not dominated by the existing office building. Therefore, the starting point for assessing the impact of the proposed development is considering what scale of building could be justified.

As part of the previous pre-application submission (09/04516/PREAPP) a tall building assessment was submitted and assessed by officers. This analysed the potential for the site to accommodate a 15 storey building, with an assessment of both long and local views. It is notable from this assessment that Temple Way is a focus for tall buildings, with existing buildings such as the Marriot hotel and the UNITE student block (both 14 Storey) of an equivalent height. This assessed that in long views of the development the building would not be particularly prominent, would be seen against the context of other tall buildings, and would not obscure or appear directly behind any noted landmark buildings. On this basis in 2009/2010 officers accepted that a tall building would have an acceptable impact on long views. However, at this time officers were not satisfied that it has not been demonstrated that the impact on the heritage assets in close views would preserve or enhance those heritage assets.

In this case a more detailed analysis has taken place of the impact on the heritage assets. There is clearly a design challenge in balancing the large scale, brutalist architecture which fronts Temple Way, and indeed the large scale intervention of Temple Way itself, and the more human scale environment of Old Market Street. In particular, it is noted in the heritage assessment, the historic burgage plots (long plots with a narrow street frontage) are still evident. The development has attempted to address this by placing the tower towards the south of the site, with the scale of the development reduced towards Old Market Street and David Street. The result of this is that the element of the building which fronts directly on to the heritage assets is of a more sensitive scale, particularly the element that fronts on to David Street, which is two storey for much of its length.

Notwithstanding this, given the scale of the proposal, particularly the tower, it will be visible in relation to the setting of listed buildings. At pre-application stage officers identified key views that needed to be assessed in respect of the visual impact, notably views from and into Old Market Street, and from the grade II* Pip 'n' Jay church. With regard to the impact on the church it is considered that the building will be viewed in the context of other tall buildings, and as it would not compete with the tower

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of the church, it is not considered that the proposal would impact on the setting of the building. However, the visual impact on Old Market Street would be more significant, with the proposal having a greater impact on the setting of the Stag and Hounds, and appearing above the buildings such as the Old Drill Hall. This has been raised as a concern by the Old Market Community Association, as well as English Heritage, who have also commented on the views from Jacob Street. It is noted that a reduction in the height of the building would reduce the impact, however, officers are satisfied that the proposal would not dominate these views. The City Design Group comments conclude that there would be no harm to the setting of heritage assets, although this does include weighing the impact of the development against the benefits. However, at this stage it can be concluded that any harm that does result would be less than significant harm, and as such consideration can be given to the public benefits in developing the site.

- **Benefits of development**

Policy BCAP30 of the Central Area Plan identifies the need to improve the public realm of both primary and secondary pedestrian routes. In this case Temple Way, to the west of the site, is identified as a primary pedestrian route, and David Street to the east, a proposed secondary route. In addition, the emerging Old Market Neighbourhood Plan states that it would be desirable to reinstate the alignment of the former Jacob Street, which historic maps show as bisecting the current alignment of Temple Way. It is considered that the pedestrian environment around the site is currently fairly poor. Clearly, the fact that the proposal fronts on to a very busy road to the west does limit the improvements that can be achieved on this side of the building. However, the nature of the development would increase activity on this frontage. Whilst the proposal would not provide the retail uses on this frontage as suggested in the neighbourhood plan (and this is discussed in key issue A above), it will provide the reception and the gym for the building. The existing trees would be retained, and there is also scope for additional planting. It is noted that the emerging Neighbourhood Plan does suggest a more radical re-working of the Temple Way/Old Market Roundabout, which would have the potential to significantly improve the environment to the west of the building. However, this is a long term project which could not be delivered in a piecemeal fashion, and therefore it is not possible for the current proposals to contribute to the delivery of this.

However, it is proposed to make more significant improvements to the David Street and Jacob Street public realm. Currently, David Street has the character of a back lane, which at its narrowest point is less than 3 metres wide. It is a rather unfriendly environment, with no planting, and the existing Shepherds hall building on the back edge of pavement. It is proposed to widen David Street to a minimum of 6 metres, and include additional planting, as well as accommodation fronting on to it. It is considered that this would be a significant improvement to pedestrian routes in this area. In addition, it is intended to reinstate Jacob Street along the southern part of the site, with the addition of a 'vener' building attached to the blank northern elevation of the existing office building. This would include a ground floor café (public accessible) as well as a common room fronting on to the new Jacob Street extension. It is noted that the existing desire lines through this part of the site are limited, although notwithstanding the comments from the Bristol Urban Design Forum, it is considered that there would be some movement from this area to the surface level crossing to the north, and the subway to the south. It is also noted that the design of the new Jacob Street is of a semi-public, partially covered, area, rather than as a new street. However, the difference in levels makes it difficult to provide a new 'street', and it is concluded that the reinstatement of Jacob Street is a heritage gain, will create an area of new public realm, and will increase the pedestrian permeability in the area.

- **Conclusion**

In conclusion on this issue, it is considered that the proposal would deliver public benefits, partly through the development of a currently vacant site, but also through the improvements to the public realm, which currently has a very negative impact on the experience of the site, and delivery of some of the aims of the neighbourhood plan. It is noted that officers have considered a development including a tower of reduced height, which whilst having less impact on the conservation area and

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setting of listed buildings, did include greater use of the basement level, which given the need for lightwells, access ramps etc, would have negated much of the benefit to the public realm. As a consequence, it is concluded that the improvements to the public realm would enhance the setting of the conservation area, and this is considered to outweigh the less than significant harm that would result from the visual impact of the scale of the tower.

(C) IS THE PROPOSED DEVELOPMENT CONSIDERED TO BE OF AN ACCEPTABLE STANDARD OF DESIGN AND WOULD IT HAVE AN ACCEPTABLE IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA?

Policy BCS21 of the Core Strategy promotes high quality design, requiring development to contribute positively to an area's character, promote accessibility and permeability, promote legibility, clearly define public and private space, deliver a safe, healthy and attractive environment and public realm, deliver public art, safeguard the amenity of existing development and future occupiers, promote diversity through the delivery of mixed developments and create buildings and spaces that are adaptable to change. The adopted development management policies reinforce this requirement, with reference to Local Character and Distinctiveness (DM26), Layout and Form (DM27), Public Realm (DM28) and the Design of New Buildings (DM29). The design policies in the Central Area Plan refer to issues that specifically relate the City Centre.

The impact of the scale, bulk and massing of the development area assessed in detail in key issue B. As such, it is concluded that in principle the development is an appropriate response to the competing constraints of the busy road on Temple Way, the large scale brutalist building to the south and the more human scale development within the conservation area, as well as providing improvements to the surrounding public realm. Therefore, this key issue refers specifically to the detailed design of the proposal.

Again, the challenge for developing the site is in designing a building which responds positively to the differing contexts. In this respect the tower element has been designed to respond to the strong vertical element which is central to the existing building at 1 Temple Way. The verticality is emphasised through the use of bronze cladding for the central portion of the building, which is designed to reflect the dark engineering brick and tile cladding of the existing office building. The rest of the proposed building is designed to respond to the more articulated and more ornate detailing of the buildings facing Old Market Street. This includes the use of buff brickwork, which reflects the palette of brick, stone and render, that can currently be found in the Old Market area. In addition, the neighbouring Stag and Hounds has a strong ground floor horizontal emphasis, which is reflected in the proposed development, with the same levels being taken across the site. This will have a significant impact on the pedestrian experience of the site. The applicant has also made reference to the historic burgage plots in their design, with the width of a two window bay broadly reflecting the historic plot widths. It is not clear that the historic parallels would be particularly convincing in the final development. Notwithstanding this, subject to conditions of the appropriate details, it is considered that the proposal is an appropriate response to the context of the site.

Some concern has been expressed regarding the design of the landscape and particularly public art contribution of the proposed development. It was considered by the public art officer that the original submission, which suggested a printing motif/signage as being the contribution to public art, as not being an appropriate response to the policy. A revised public art plan has been submitted, which provides more details as to how public art could contribute to the scheme. This includes a potential contribution to the signage, as well as some elements within the public realm/landscaping, notably within the newly created Jacob Street. These additional details have been forwarded to the public art officer for comment, but as final public art details can be secured by condition it is not considered that the proposal warrants refusal on this basis.

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- (D) WOULD THE PROPOSAL UNACCEPTABLY AFFECT THE AMENITY OF THE AREA AND WOULD IT CREATE AN ACCEPTABLE ENVIRONMENT FOR THE PROPOSED RESIDENTS?

Policy BCS21 of the Core Strategy, as well as requiring development to be of a high quality design, also requires new development to safeguard the amenities of existing residents. In addition, policy BCS23 also requires development to be designed so as not to have a detrimental impact on the surrounding environment. Included within this is the requirement that development should not impact on the viability of surrounding uses through its sensitivity to noise or other pollution.

It should also be noted that policy BCS18 of the Core Strategy requires residential development to provide sufficient space for everyday activities, and makes specific reference to the Homes and Community Agency Space standards for new dwellings. The proposed development includes a mixture of 'cluster' flats and studio apartments, but case law indicates that student accommodation is considered not to sit within a residential use class, but instead is sui generis. As such, the relevant residential space standards do not apply.

- **Existing Residents**

In terms of existing residents in the area, the immediate surroundings of the site are of mixed character, with no traditional residential presence. However, retrospective planning permission has recently been granted for the development of a 22 bedroom House in Multiple Occupation at 71 Old Market and Shepherds Hall, immediately to the east of the site, as well as potential for residential accommodation on the upper floors of the Stag and Hounds public house.

In respect of the impact of the development, the most obvious impact from a development of this scale is in terms of visual impact and overshadowing. The bulk of the building sits towards the south of the site, which means that it will be at some distances from the affected properties, but notwithstanding this there is still potential for the development to cast a shadow over the neighbouring blocks, in particular the Stag and Hounds, which sits directly to the north. A shadowing analysis has been carried out by the developer, with reference to the BRE guidelines. In short, all of the rooms and windows tested as part of this analysis passed the relevant guidelines except two windows within the Stag and Hounds. These windows appear to serve a store and kitchen, albeit the kitchen has an additional window on the west elevation (and this is confirmed by the most recent plans that the Council have on record).

It is noted that this analysis was undertaken prior to the planning permission being granted for the use of the Shepherds Hall, which includes windows that face directly out onto the application site. However, the majority of the windows that face out on to the development site do not serve habitable rooms. The analysis has however been extended to include this building. Given that the proposed development which is directly opposite Shepherds Hall is the lowest element of the proposal, the direct visual impact would be less than the former Print Hall building, which stood on the site previously. However, given the bulk of the building is to the south of this there would be some increase in overshadowing. The impact would be fairly minimal during the high summer, but would be noticeable in spring in autumn. However, the analysis does suggest that the most significant impact would be on communal rooms/meeting rooms, rather than on the bedrooms where residents are likely to spend much of their time. It appears, therefore, that the impact on the bedrooms would be broadly in line with the BRE guidelines.

In terms of the impact on privacy, in relation to Shepherds Hall, at its closest point the development is around 7.5 metres away from this building. However, the windows that face Shepherds Hall all serve access corridors. In addition, the most direct relationship would be between these windows and communal rooms, rather than bedrooms. As such, the impact on privacy of this property is considered acceptably. Similarly, there are no windows proposed that would have a view directly into the rear windows of no 72-73 Old Market.

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However, officers have raised a concern about the relationship between an element of the proposal and windows in the rear of the Stag and Hounds public house. The proposed building is set an angle to the Stag and Hounds, and therefore, whilst the windows are not directly opposite each other, they would have views into neighbouring windows at the closest point of around 14.5 m. However, revised plans have been submitted, which show angled windows which would limit the potential for direct overlooking, and therefore the impact on privacy and general resident amenity is considered to be acceptable.

- **Impact on viability of neighbouring uses and quality of residential environment.**

In terms of other impacts on neighbouring properties, it is noted that two of the neighbouring properties (the Stag and Hounds and the Exchange music venue) are potentially noise generating uses, and the operators of the Exchange have commented on the application to request that appropriate sound insulation is included within the development. In addition, the site is adjacent to a busy road, which will also impact on the noise environment within the development. However, an acoustic report has been submitted in support of the application, and the Pollution Control Officers are satisfied that an acceptable noise environment could be created internally within the development. It appears that the noise environment for the external areas would be close to the maximum that is considered appropriate for residential use, but it is not considered that this would impact on the viability of any of the neighbouring uses.

The quality of the environment for the proposed residents was a cause of concern for the BUDF (albeit on an earlier iteration of the scheme) as well as the Old Market Community Association. It is certainly the case that the proposed development is a very intensive scheme, which includes a high number of relatively small rooms. However, as noted above the spaces standards referred to in policy BCS18 do not apply in this case, and this type of layout is not uncommon in student accommodation development. In addition, the development is well provided for in terms communal facilities, such as common rooms and gyms, as well as an external courtyard. The orientation of the site is such that the tower part of the development will result in parts of the scheme being overshadowed. However, a daylight assessment has taken place for all of the common rooms in the 'Cluster' flats, above basement level, which all meet the relevant BRE guidelines. However, it is the case that a number of the individual study bedrooms, particularly those which are facing north in the 'veneer' building, are unlikely to have access to significant levels of sunlight. Given the constraints of the site, it does not appear that a significant improvement on this situation could be achieved without a significant reduction in the amount of development achieved on the site. With regard to student accommodation there are no clear policy direction on the standards of accommodation that should be achieved, and officers are of the view that the that the benefits of the development, including the amenities that are provided on site, outweigh the specific concern regarding the northerly facing rooms.

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

Development Plan policies are designed to promote schemes that reflect the list of transport user priorities outlined in the Joint Local Transport Plan, which includes pedestrian as the highest priority and private cars as the lowest (BCS10). In addition, policy DM23 requires development to provide safe and adequate access to new developments.

As referred to above the site is considered to be in a sustainable location, with easy access to the city centre, and Temple Meads station, given that this is within walking distance. This is a focus for public transport, not only the railway, but also busses and ferries. The location of the site therefore means that the development would be accessible by multiple modes of transport, other than the private car, and this meets with the above policy aims.

It is intended to service the development from Jacob Street, and the junction of David Street and the extension to Jacob Street has been designed to allow vehicles, including delivery vehicles, to stop

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and turn around. The location of the proposed bin stores also coincides with the proposed servicing arrangement. The highways team have confirmed that they are satisfied with the servicing and access arrangements to the building. However, it is not intended that this will provide car access to the site. The proposal does not provide any car parking on site. As stated above, the site is accessible by multiple modes of transport, and the lack of car parking opportunities close to the site will discourage staff and students bringing cars to the site. However, the nature of student accommodation means that it is highly likely that the majority of students will seek to access the site by car at the start and end of terms, which will result in high volume movements, albeit for a relatively short period of time. On those occasions it is intended to utilise 10 parking spaces in the neighbouring No.1 Temple Way, which is also owned by the applicant, to allow students to drop-off and pick-up. This is considered acceptable in principle, although clearly this will need to be carefully managed to prevent it having a significant impact on the highway network. A draft management plan has been submitted with the application, which states that students will have to apply for a timed drop-off/pick-up slot, and this will be appropriately managed and marshalled. This will need to be secured by condition, but subject to this it is considered that the proposal would have an acceptable impact on the functioning of the highway network.

(F) WILL THE PROPOSED DEVELOPMENT MAKE AN ADEQUATE CONTRIBUTION TO THE SUSTAINABILITY AND CLIMATE CHANGE GOALS OF ADOPTED PLANNING POLICIES?

Policies BCS13, BCS14, BCS15 and BCS16 of the adopted Core Strategy give guidance on sustainability standards to be achieved in any development, and what measures to be included to ensure that development meets the climate change goals of the development plan. Applicants are expected to demonstrate that a development would meet those standards by means of a sustainability statement. A sustainability statement has been submitted with this application, which includes a number of measures to improve the environmental performance of the buildings.

It is noted that the environment around the site, particularly in relation to noise and air pollution, necessitates a degree of airtightness in the design of the building. This is generally considered to be an advantage in achieving a highly sustainable building. In this case the sustainability assessment predicts that the development will score a BREEAM rating of 'very good'. However, the proposal as designed does not meet the policy requirement of a 20% saving in CO₂ emissions as a result of renewable technologies. The energy strategy does show that the CO₂ emissions would be more than 20% better than required by the 2013 building regulations, however this improvement is largely achieved through the use of a gas fired Combine Heat and Power (CHP system), which has the potential to be linked to a district heating system. This is classified as a Low Carbon technology, rather than a renewable technology.

Given the orientation of the proposed development, the applicant states that only the tower element is appropriate for photovoltaic panels, given the level of overshadowing of the other roofs. The addition of PV panels on this roof of this part of the development would only result in an additional saving in CO₂ of around 3%. In addition to this the applicant has proposed the use of air source heat pumps positioned on the roof of the building, which would result in a saving of 11% on CO₂ emissions from renewables, in addition to the savings from other technologies.

It is noted that an alternative proposal has been suggested. As submitted the CHP is intended for use for heating the water for the building, with the air source heat pumps for air heating. It is possible that the heat pumps could also be used for the hot water. This would achieve a greater proportion of savings as a result of renewable technology, but conversely would only achieve around a 13% saving on CO₂ emissions in comparison with the 2013 building regulations, so this option has not been pursued.

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In consultation with the Sustainable Cities team it is considered that the options for including renewable technologies have been fully considered, and given the energy savings that can be achieved with the inclusion of CHP, it is considered that the proposal is a reasonable response to the policy, and the development is considered acceptable on these grounds.

(G) WILL THE PROPOSAL HAVE A HARMFUL IMPACT ON WILDLIFE AND ECOLOGY IN THE SURROUNDING AREA?

The application site is essentially a cleared site with a concrete slab base, and therefore has very limited ecology value. The Council's ecologist has identified that there is some potential for swifts in the area, and has recommended that swift boxes be provided as part of the development. These can be secured by condition. In addition, it is proposed to include brown roofs and a green wall as part of the proposed development, which will contribute to drainage as well as the ecological value of the site. In the original submission concerns were raised about the inclusion of sedum roofs, as these have low ecological value. The proposals have been amended, partly as a result of the need to include additional renewable technology of the roofs, to provide a more diverse approach to the roof scape. The final details of this can be secured by condition, and therefore it is considered that the proposal will result in an ecological improvement to the site.

(H) ARE THERE OTHER CONSULTATION REPOSSES THAT ARE MATERIAL TO THE DECISION ON PLANNING APPLICATION?

It is noted that Avon Fire and Rescue have requested a contribution to the provision of additional fire hydrants close to development site. The Council's guidance on planning obligations states that the Local Planning Authority will seek the provision of fire hydrants where sites are not within 100 m of an existing hydrant. In this case there are three fire hydrants within 100 m of the application site, and therefore a contribution cannot be justified in this case.

CONCLUSION

The application site represents a prominent location, adjacent to a busy roundabout, as well as being next to the Old Market Conservation Area and the Temple Quay Enterprise Zone. The site has been vacant for at least three years, and represents a significant opportunity to improve the townscape in this area, as well as contributing to the economic development of the surrounding area.

It is acknowledged that in design terms this is a difficult site to development, given the close proximity of heritage assets, as well as the rather dominant brutalist building at 1 Temple Way. It has previously been agreed that a tall building could be accommodated on this site, and it is considered that the proposal is sensitive to the difficult context. In addition, the proposal will result in significant improvements to the public realm around the site, which outweighs the less than significant impact on the Old Market Conservation Area. In term of the proposed uses it is considered that this is a suitable location for high density student accommodation, and this would be in line with the emerging neighbourhood plan for the area. It is not considered that the proposal would have a harmful impact on existing amenity, that the development would create a reasonable environment for future residents, and there are no highway objections to the proposal. It is noted that the proposal does not include a contribution to the reduction of CO2 emissions from renewable technologies in line with the policy requirements. However officers are satisfied that the possibility of inclusion of additional renewable technology has been properly considered, and overall the development is considered to be a sustainable and efficient design, particularly given the various constraints.

As such, the proposal is considered to be in accordance with the relevant planning policies, and is therefore recommended for approval.

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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 £917,529.64.

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. Details of extract/ventilation system - not shown

No development shall take place until details of the means of ventilation for the extraction and dispersal of cooking smells/fumes, including details of its method of construction, odour control measures, noise levels, its appearance and finish have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed before the use hereby permitted commences and thereafter shall be permanently retained.

Reason: These details need careful consideration and formal approval and to safeguard the amenity of adjoining properties and to protect the general environment.

3. Noise from plant and equipment

No development shall take place until an assessment to show that the rating level of any plant & equipment, as part of this development, will be at least 5 dB below the background level has been submitted to and approved in writing by the Local Planning Authority.

The assessment must be carried out by a suitably qualified acoustic consultant/engineer and be in accordance with BS4142: 1997- "Method of rating industrial noise affecting mixed residential and industrial areas".

Reason: In order to safeguard the amenities of adjoining residential occupier.

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

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- (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.

5. 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.

6. 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.

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7. Further details before relevant element started

Detailed drawings at an appropriate scale of the following 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.

- a) Main entrance steps and approaches;
- b) Entrance Doors, including surrounds, reveals and details of the doors themselves;
- c) Fenestration, including surrounds and reveals;
- d) All material junctions;
- e) Eaves details;
- f) Any steps, ramps or other elements to resolve changes in levels;
- g) Proposed canopy in Jacob Street;
- h) Any railings or balustrades;
- i) Directional oriel windows.

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

8. Sample panels before specified elements started

Sample panels of all the external materials, to include brickwork, metal cladding, other cladding, window and door frames, 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.

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

9. Submissions of samples before specified elements started

Samples of the materials to be used in the proposed hard landscaping, including paving and curbing, shall be submitted to and be 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 samples before the building is occupied.

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

10. BREEAM

No development shall take place until evidence that the development is registered with a BREEAM 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 BREEAM level. No building shall be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating Very Good has been achieved for this development 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 development achieves BREEAM rating level Very Good (or any such equivalent national measure of sustainability for building design which replaces that scheme) and assessment and certification shall be carried out by a licensed BREEAM 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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11. Sustainable drainage system (SuDS)

The development hereby approved shall not commence until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

12. Public Art

Prior to the commencement of the development hereby permitted, a Public Art Plan for the area indicated in drawing no. AP216 SK103 shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall also contain a timetable for delivery and details of future maintenance responsibilities and requirements. All 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.

13. Green/Brown Roofs and Walls

Prior to the commencement of the relevant element details of the green/brown roof and green walls shall be submitted to, and approved in writing, by the Local Planning Authority. The submitted information shall include construction details, details of any planting as well as maintenance of these features. The relevant element shall be constructed in accordance with the approved details prior to the occupation of the building hereby approved, and thereafter maintained in accordance with the approved details.

Reason: To ensure the development is of an appropriate appearance and to enhance the ecological value of the development.

14. Swift boxes

Prior to commencement of development details shall be submitted providing the specification and location for twelve swift boxes. The boxes shall be provided in accordance with the approved details prior to the occupation of the building hereby approved.

Reason: To help conserve legally protected birds.

15. Arboricultural Method Statement

Prior to the commencement of development an arboricultural method statement for any works within the root protection zone of the London Plane to the west of the new Jacob Street (Tree T3, as identified in the Arboricultural Survey) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved method statement.

Reason: To ensure the survival of the retained tree, in recognition of the contribution it makes to the character and appearance of the area.

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16. Sustainability Statement

The development shall be constructed in accordance with the sustainability statement and energy strategy submitted in support of this application. All measures included within these statement, including the provision of photovoltaic panels, heat pumps and Combined heat and Power plant shall be implemented and be operation prior to the occupation of the building hereby approved.

Reason: To ensure that the proposal achieves the sustainability and climate change goals of the development plan.

17. Approval of road works necessary

No development shall take place until details of the following works to the highway have been submitted to and approved in writing by the Local Planning Authority:

1. All works to pedestrian footways, including Temple Way, Jacob Street and David Street0

The building hereby permitted shall not be occupied until these works have been completed in accordance with the approved details.

Reason: To ensure that all road works associated with the proposed development are to a standard approved by the Local Planning Authority and are completed before occupation.

18. Cycle Parking

The development hereby approved shall not be implemented until plans at a minimum scale of 1:50 showing a parking area(s) providing a minimum of 105 cycle spaces have been submitted to and approved in writing by the Planning Authority before the development is commenced. This area(s) shall be properly provided before the use commences and shall not be used other than for the parking of bicycles in connection with the development hereby permitted.

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

19. Construction management plan

No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to, and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- * Parking of vehicle of site operatives and visitors
- * routes for construction traffic
- * hours of operation
- * method of prevention of mud being carried onto highway
- * pedestrian and cyclist protection
- * proposed temporary traffic restrictions
- * arrangements for turning vehicles

Reason: In the interests of safe operation of the highway.

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20. Highway Condition Survey

A Condition Survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.

Reason: In the interests of safeguarding the existing road corridor.

Pre occupation condition(s)

21. 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 4 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 5, 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 6.

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.

22. 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.

23. Completion and Maintenance of Sustainable Drainage System (SuDS) - Shown on Approved Plans

No building or use hereby permitted shall be occupied or the use commenced until the SuDS scheme for this site has been completed in accordance with the approved Sustainable Drainage Strategy. The SuDS scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

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24. Acoustic Report

The development hereby approved shall be constructed in accordance with the recommendation of the Planning Acoustic Report submitted by Cole Jarman (ref. 14/0591/R1-1). The development shall not be occupied until the mitigation measures outlined in the report have been implemented, and these shall thereafter be maintained, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that an acceptable standard of residential amenity is created and the proposal does not impact on the viability of neighbouring uses.

25. Drop-Off/Pick-Up

Prior to the occupation of the development hereby approved a Drop Off/Pick Up Management Plan, providing details on the operation of student tenancy collection, shall be submitted to and approved in writing by the Planning Authority, and the parking spaces made available in accordance with the approved details. The Management Plan shall provide details of a named contact, responsible for overseeing the management of this area, and a period for review. The parking spaces shall be retained and the development shall be operated only in accordance with the approved management plan, which shall be reviewed periodically, in accordance with the approved details.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

26. Travel Plans - not submitted

No building or use hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the council.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling.

Post occupation management

27. Restriction of noise from plant and equipment

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the background level as determined by BS4142: 1997- "Method of rating industrial noise affecting mixed residential and industrial areas".

Reason: To safeguard the amenity of nearby premises and the area generally.

28. Hours of operation of the A3 unit

The use of the A3 unit shall not be carried out outside the hours of 0700 to 2400 Monday to Saturday and on Sunday 0800 to 2200.

Reason: To safeguard the residential amenity of nearby occupiers.

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29. Hard and soft landscape works - shown

The landscaping proposals hereby approved shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the appearance of the development is satisfactory.

30. Use restriction - general

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) the A3 unit hereby approved shall only be used for the purposes specified in the application and for no other purpose.

Reason: This use only is permitted and other uses permitted by the Town and Country Planning (GPD) Order 1995 are not acceptable to the Local Planning Authority in this location given the constraints of the site and the need to retain active frontage.

List of approved plans

31. 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.

BACKGROUND PAPERS

Urban Design	12 February 2015
The Coal Authority	28 January 2015
Contaminated Land Environmental Protection	5 March 2015
Crime Reduction Unit	9 February 2015
English Heritage	16 February 2015
Old Market Quarter Neighbourhood Planning Forum	2 March 2015
Pollution Control	16 March 2015
Nature Conservation Officer	9 February 2015
Sustainable Cities Team	23 February 2015
Wessex Water	9 February 2015
Archaeology Team	17 February 2015
City Centre Projects (Public Art)	11 February 2015



elevation FIVE - section through the courtyard looking east



elevation SIX - section through the courtyard looking west

1:1 0 10mm 20 30 40 50
 1:200 0 1m 2 3 4 5 6 7 8 9 10

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 10 fleet street
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PRINT HALL SITE - TEMPLE WAY, BRISTOL

elevations in context - sheet 3 (1:200 @ A1)

AP216 P113

15.12.2014



elevation ONE - temple way elevation looking east



elevation TWO - section through david street looking west

1:1 0 10mm 20 30 40 50
 1:200 0 1m 2 3 4 5 6 7 8 9 10

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PRINT HALL SITE - TEMPLE WAY, BRISTOL

elevations in context - sheet 1 (1:200 @ A1)

AP216 P111 revA

11.03.2015



elevation THREE - section through shepherds hall looking south



elevation FOUR - section through the courtyard and northern wing looking south

1:1 0 10mm 20 30 40 50
 1:200 0 1m 2 3 4 5 6 7 8 9 10

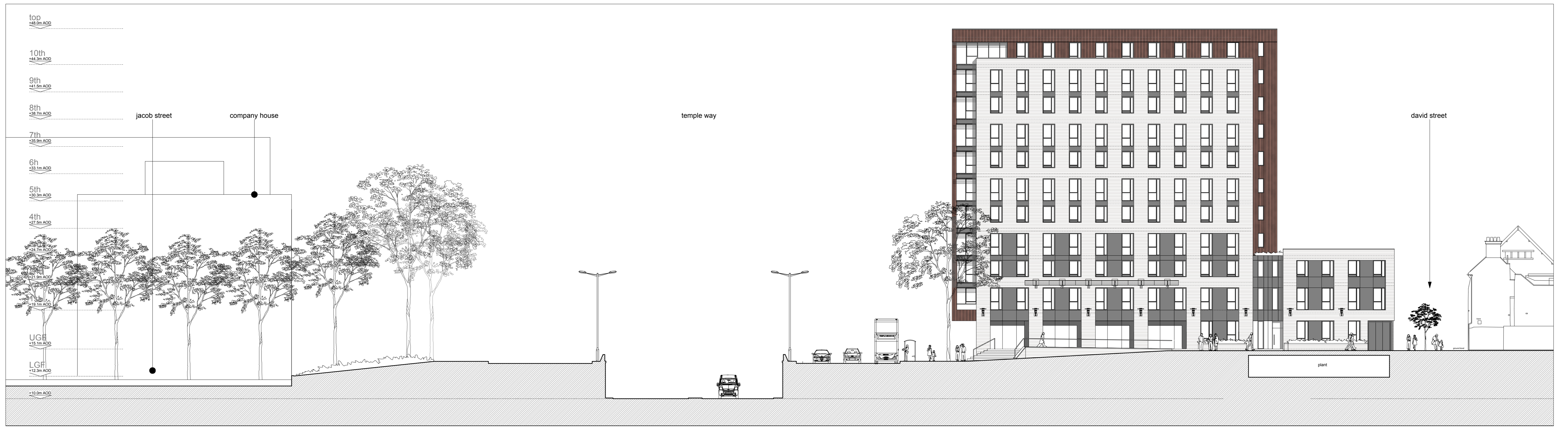
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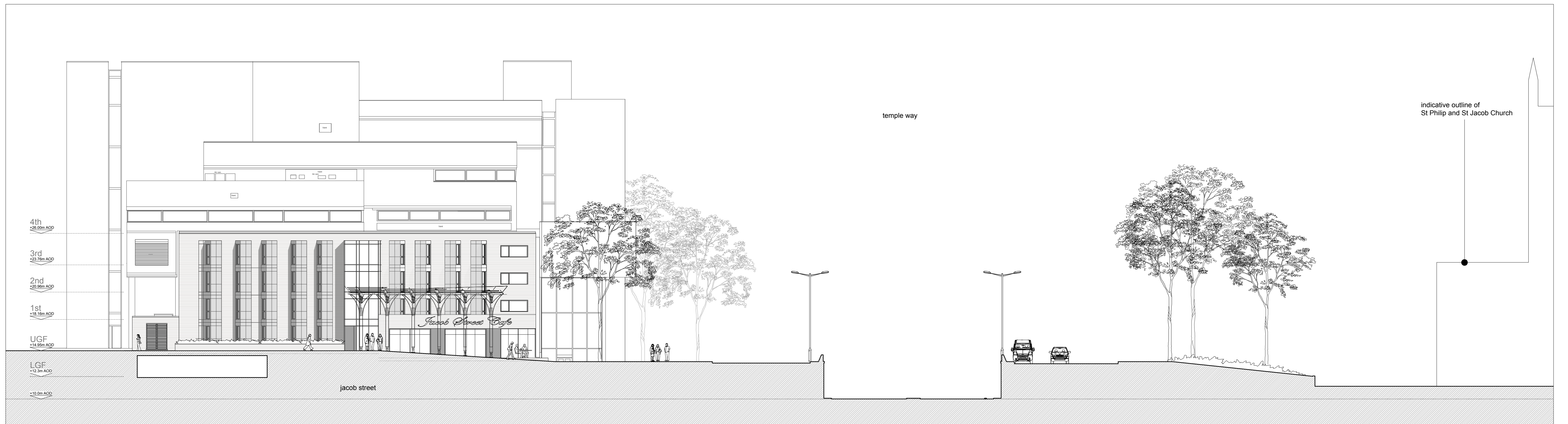
elevations in context - sheet 2 [1:200 @ A1]

AP216 P112 revA

11.03.2015



elevation SEVEN - section through jacob street looking north



elevation EIGHT - section through jacob street looking south

1:1 0 10mm 20 30 40 50
 1:200 0 1m 2 3 4 5 6 7 8 9 10

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elevations in context - sheet 4 (1:200 @ A1)

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