

WARD: Cabot CONTACT OFFICER: Tom Watson

SITE ADDRESS: Bristol General Hospital Guinea Street Bristol BS1 6SY

APPLICATION NO: 15/00661/X Variation/Deletion of a Condition

EXPIRY DATE: 15 May 2015

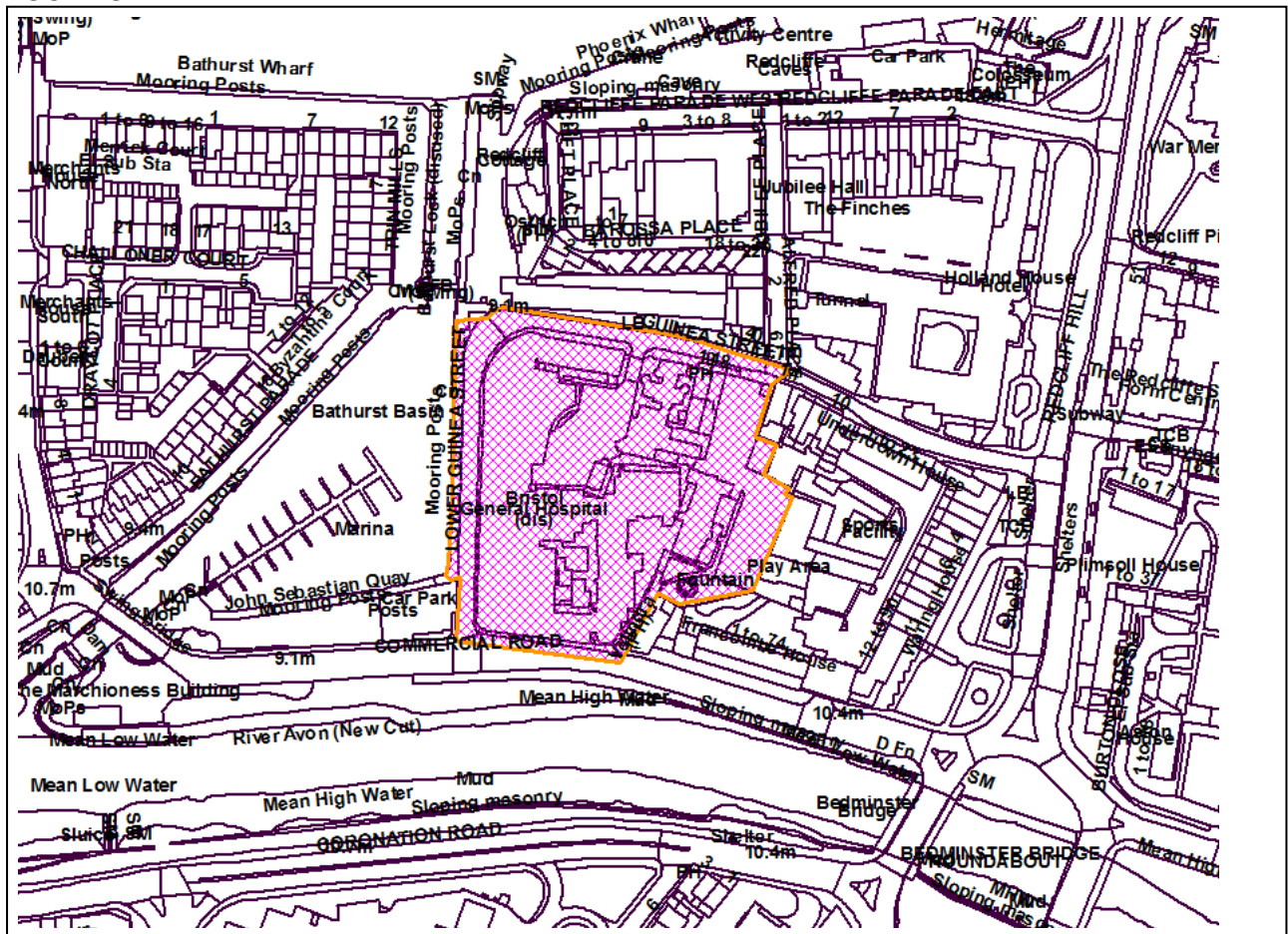
Variation of condition No. 15 attached to planning permission 13/03372/X - In order to pedestrianise Lower Guinea Street, (Major Application).

RECOMMENDATION: GRANT subject to Planning Agreement

AGENT: APPLICANT: City & Country Bristol Ltd  
Bentfield Place  
Bentfield Road  
Stansted Mountfitchet  
Essex  
CM24 8HL

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

LOCATION PLAN:



**Development Control Committee A – 14 October 2015****Application No. 15/00661/X Bristol General Hospital, Guinea Street, Bristol, BS1 6SY****SITE DESCRIPTION**

The former Bristol General Hospital is located on the edge of the city centre fronting the historic floating harbour. It is sited within the neighbourhood of Redcliffe, which is a dynamic and mixed neighbourhood with key links to water, rail and road transport as well as popular pedestrian routes into the heart of the city. The Bristol General Hospital served the local community on this site for years up until 2012.

The site is located within the Redcliffe Conservation Area and adjacent to or with views into the City Docks Conservation Area. The western boundary of the site comprises Lower Guinea Street which separates the main hospital building and the Bathurst Basin docks area. Other boundaries comprise Commercial Road to the south and Guinea Street to the north and east.

Most of the buildings on the site date from the 1850's. The main former hospital building (including the South Wing) entrance gates and former lodge and Mortuary / Museum are Grade II Listed. The remainder of the buildings on the site are either curtilage listed or listed by associated. The hospital is identified as a landmark building within the Conservation Area Character Appraisal and the BCC Tall Buildings Supplementary Planning Document. The site is surrounded by a number of properties which are either Grade II or Grade II\* listed buildings (notably properties on Guinea Street and surrounding the floating harbour) and the spire of St Mary Redcliffe Church (a Grade I Primary Landmark Building) is visible to the north east of the site.

Following grant of planning permission in 2012 (ref 12/03900/F) some buildings on the site have been converted into residential use and have since become occupied. Work continues on other parts of the site to complete conversion works including the erection of a new seven storey residential building on the corner of Lower Guinea Street and Commercial Road in place of the former Physiotherapy and William Lloyd units as well as commercial uses on the ground floor which will front onto Lower Guinea Street.

Lower Guinea Street is a cobbled single carriageway and footway which separates the Bristol General Hospital from the Bathurst Basin docks area and provides a link between Commercial Road and Guinea Street as well as access to an existing car park on the western corner of Commercial Road and Lower Guinea Street. The western boundary of Lower Guinea Street is lined with mature trees which separate the highway and pedestrian footway. Vehicle movements on Lower Guinea Street have been temporarily stopped up to allow a temporary construction compound associated with the ongoing conversion works to be erected on the majority of the carriageway. The approved planning application (ref 12/03900/F) for the conversion of the Bristol General Hospital granted planning permission for the closure of Lower Guinea Street to north-bound traffic.

**RELEVANT HISTORY**

12/03900/F: Demolition of the laundry building, former nurses accommodation, physiotherapy and William Lloyd unit, along with modern accretions to other listed buildings on the site and erection of a range of buildings from two to seven storeys and conversion of the remaining buildings to provide 190 residential units and 2,442 metres square commercial floorspace comprising A1, A2, A3, A4, B1 and D2 uses with associated car parking, access, landscaping and including public realm works to Lower Guinea Street (Major application) – GRANTED - 12.12.2012

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13/00582/X: Application for removal or variation of conditions 12, 13, 14, 15, 21,30 following grant of planning application 12/03900/F - Demolition of the laundry building, former nurses accommodation, physiotherapy and William Lloyd unit, along with modern accretions to other listed buildings on the site and erection of a range of buildings from two to seven storeys and conversion of the remaining buildings to provide 190 residential units and 2,442 metres square commercial floorspace comprising A1, A2, A3, A4, B1 and D2 uses with associated car parking, access, landscaping and including public realm works to Lower Guinea Street. GRANTED – 05.09.2013

13/03372/X: Variation of condition 51 attached to app. no. 13/00582/X - Variation of the consented drawings to allow the demolition of the laundry building, former nurses accommodation, physiotherapy and William Lloyd unit, along with modern accretions to other listed buildings on the site and erection of a range of outbuildings from two to seven storeys and conversion of the remaining buildings to provide 205 units (an increase from 190) and 1, 485 sqm of commercial floorspace (a decrease of approx 1,000 sq m) comprising A1, A2, A3, A4, B1 and D2 uses with associated car parking, access, landscaping and including public realm works to Lower Guinea Street. GRANTED – 28.01.2014

14/03305/COND: Application for approval of details reserved by condition nos. 2 (Archaeological Works) 3 (Archaeological Excavation) 4 parts iv, v, vi, vii, viii, ix) x, xii, xiii, xiv (Further Details) 9 (Tree Planting Specifications) 10 (Landscaping Team) 13 (CHP) 14 (Noise Insulation - Windows) 15 (Lighting & Street Furniture) 16 (Further Contamination Assessment) 17 (Contamination) 20 (Surface Water Drainage Scheme) 21 (Damp Proofing Works) 27 (Archaeological Works) and 28 (Pedestrian Refuge) attached to planning permission 13/03372/X which approved works to the former Bristol General Hospital. | Bristol General Hospital Guinea Street Bristol BS1 6SY. DETAILS APPROVED – 20.02.2015

**APPLICATION**

This application seeks consent for the variation of condition 15 of planning permission 13/03372/X to substitute an approved plan.

Condition 15 of planning permission 13/03372/X states:

“Lighting and Street Furniture:

Notwithstanding the submitted document entitled Hard Landscape Material Palette and Green Roofs (May 2012) and, prior to the commencement of the relevant elements, further details of lighting and street furniture within the Lower Guinea Street Works shall be submitted to and approved in writing by the Local Planning Authority. The installation of both shall be carried out in full accordance with the approved details and remain in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that these elements have due regard to the character and appearance of this part of the Redcliffe Conservation Area and the setting of Grade II listed buildings.”

As part of an application seeking approval of condition 15 (ref 14/03305/COND) a plan showing details of proposed lighting and street furniture within the Lower Guinea Street Works was submitted (Drawing: BGH340-SK-0048) and these details were approved on 15 March 2015.

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This application seeks to amend the approved drawing specifically to:

- Pedestrianise Lower Guinea Street.
- Close Lower Guinea Street to south-bound traffic (retaining a drop off layby and turning head at the corner of Lower Guinea Street / Guinea Street and a two-way access to the car park on the corner of Lower Guinea Street and Commercial Road).
- Carry out public realm works on Lower Guinea Street (including tree pits, pennant stone pavements and carriageway, retractable bollards for emergency access, no entry / pedestrian zone signage and linear timber benches).

With the application submission the applicant has provided:

- General Arrangement drawings to show the public realm works including proposed quality materials and street furniture (BGH340-SK-0071-03 and BGH2340-SK-0070-02);
- A visualisation drawing to show the proposed pedestrianisation layout (BGH340-SK-0060);
- Drawings to show tree pit construction details (BGH340-AL-SK-0059);
- Swept path analysis drawing to show emergency access and how access to the Ostrich Pub would be maintained (14394/AT05-A); and
- Transport Technical Notes which consider the transport effect of the proposed pedestrianisation of Lower Guinea Street (14/14394/02 and R/14394/03).

#### PRE-APPLICATION COMMUNITY INVOLVEMENT

The applicant did not make a formal pre-application request to the Council for this application.

A Statement of Community Involvement was submitted with the originally approved scheme (ref 12/03900/F).

#### RESPONSE TO PUBLICITY AND CONSULTATION

Neighbouring properties were consulted by letter and a site notice was posted. Nineteen public comments have been received.

#### SUPPORT

Eight letters of support were received. In summary the following matters were raised:

- The temporary closure of Lower Guinea Street to vehicles during works to covert the former General Hospital has had a positive effect on amenity.
- The proposal would result in a decrease in air pollution in the local area.
- Positive effect on the local highway network and vehicle movements around Guinea Street and Bristol General Hospital.
- Would result in a minimal impact on resident's journey times.
- The proposal would improve the urban design and landscaping in the area by providing a promenade.
- Support to proposed public realm works for this area of Redcliffe.
- Support to proposed street furniture.

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**OBJECTION**

Eleven letters of objection were received, including a petition from the Ostrich Pub. In summary the following matters were raised:

- The proposal would result in increased journey times.
- The proposal would result in increased congestion affecting access to the surrounding areas and the Guinea Street /Redcliff Hill and Guinea Street. /Jubilee Place junctions as well as Guinea Street.
- Temporary closure of Lower Guinea Street has had detrimental impact upon deliveries and access to the Ostrich Pub.
- The proposal would not improve air quality and pollution to a sufficient level to outweigh increased car use by future residents of the General Hospital.
- Negative impact on passing trade resulting in reduced business for pubs and restaurants in the vicinity.
- The proposal would result in increased overlooking of residential properties and houseboats.

**GENERAL COMMENT**

One comment was made relating to unavailability of information for local residents regarding the proposed development.

**RESPONSES FROM EXTERNAL CONSULTEES**

**Bristol Civic Society**

- The proposal would limit pedestrians and cyclists to a strip that would be too narrow with obstacles such as bollards and trees. The response considered that the restaurants and other uses could fence off areas of external space and therefore suggested a wider area be defined for the public and restrictions be set for the enclosing of external areas by adjoining business uses.

**RESPONSES FROM INTERNAL CONSULTEES**

**Landscape**

- The variation proposals are acceptable in terms of layout and materials. There is a question regarding the surface construction adjacent to the trees, where tree growth has pushed up levels adjacent to the trunks. A construction detail should be provided to explain this aspect of the scheme.

**Transport Development Management**

- The proposal appears to have been formulated from a desire to provide outdoor seating for food and drink uses and not from a technical, practical or highway safety point of view. There are no recorded accidents on Lower Guinea Street, which in any event is proposed to be improved from a non-motorised user perspective resulting from the one-way (southbound) order that was agreed as part of the previous planning application. This approved scheme widens footways considerably whilst retaining a high quality link for cyclists in both directions.

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- Consequently, the submitted proposals generate inconvenience for existing local residents, the extent to which the applicant has failed to satisfactorily quantify in terms of peak hour journey time. Further to this, the proposals will result in additional traffic being added to an already congested peak hour scenario along Redcliff Hill, whilst access for emergency vehicles, deliveries and servicing to the proposed commercial units at ground floor level is impeded, given the suggested location for the closure of the road.
- The applicant has also failed to consider how this proposal will sit alongside wider strategic planning for the area. The BCC Supplementary Planning Document SPD 3 – The Future of Redcliffe contains within it a number of proposals / plans, one of which is to remove the Redcliff Hill / Redcliffe Way roundabout in favour of a crossroads. Such a strategy would clearly appear to conflict with the reliance of this proposal for traffic to exit the area via Redcliffe roundabout and Bedminster Bridge to head south and west. This would no longer be achievable as a result of the above.
- The letters of support for the scheme are noted. However, on several occasions such support for the complete closure has failed to recognise that the consented scheme (a one-way order southbound) will, in any event, remove rat-running traffic given that the ability to avoid Bedminster Bridge roundabout from the west via Guinea Street would no longer be possible. The only through traffic that would be possible under the consented scheme would be traffic originating from the south turning left into Guinea Street and left again along Lower Guinea Street to meet Commercial Road. This movement is unlikely to occur, given that such movements would already have the option to turn into Commercial Road from Bedminster Bridge and avoid having to use Redcliff Hill.
- The latest Technical Note (R/14394/03) refers to the earlier report (ref: 14/14394/02) Table 4.1. However, this table still cannot be considered to be comprehensive with regard to existing movements as requested by BCC TDM on 7th August. The first column of figures comprises the trip generation of the permitted General Hospital development (180 dwellings) whilst the second and third columns provide the revised development (205 dwellings) and the 3-8 Redcliffe Parade West development respectively. Nowhere in Table 4.1 is it stated what the existing movements are that will be re-routed as a consequence of the proposals and therefore it is not possible to understand the level of inconvenience to existing residents. If the first column is the total of both the General Hospital traffic and existing background traffic as seems to be inferred, these should be separated in order to quantify the number of movements that are re-routed.
- The report (R/14394/03) has not quantified the change in journey times resulting from the complete closure of Lower Guinea Street. As such, this question remains unanswered and as a result, BCC officers are unable to confirm to local residents and members the additional length of time it will take to circumnavigate both Redcliff Hill roundabout and Bedminster Bridge.
- Whilst a swept path analysis has been provided, TDM remain unconvinced that this is satisfactory given the access requirements of other properties (a public house and two private car parks), nor would loading / servicing be close enough to some of the commercial units along the Lower Guinea Street frontage. The presence of service vehicles is also likely to block access for other deliveries, which is completely avoided via the ability to circuit around the site and exit at the southern end, as approved in the extant permission.

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## **RELEVANT POLICIES**

**National Planning Policy Framework – March 2012**

**Planning (Listed Buildings & Conservation Areas) Act 1990**

### **Bristol Core Strategy (June 2011)**

BCS2	Bristol city centre
BCS10	Transport and Access Improvements
BCS11	Infrastructure and Developer Contributions
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment

### **Site Allocations and Development Management Policies (July 2014)**

DM1	Presumption in favour of sustainable development
DM23	Transport Development Management
DM26	Local Character and Distinctiveness
DM27	Layout and Form
DM28	Public Realm
DM31	Heritage Assets

### **Bristol Central Area Plan (March 2015)**

BCAP25	Green Infrastructure in city centre developments
BCAP29	Car and Cycle Parking
BCAP30	Pedestrian routes
BCAP31	Active ground floor uses and active frontages in Bristol City Centre
BCAP40	Redcliffe Way
BCAP47	The Approach to Redcliffe

### **Supplementary Planning Guidance**

SPD1	Tall Buildings
SPD3	Future of Redcliffe
SPD4	Planning Obligations
	Redcliffe Conservation Area Character Appraisal

## **KEY ISSUE**

### **CAN THE OBJECTION FROM TRANSPORT DEVELOPMENT MANAGEMENT BE SUPPORTED?**

The key issue in the determination of this application is whether the objection of Transport Development Management can be supported as grounds for refusing the planning application.

Your Officers recognise that there are strong arguments both for and against the application. However, on balance it is considered that this application can be supported as presented below.

#### **Transport and Access**

The application seeks to pedestrianise Lower Guinea Street, resulting in a full closure of Lower Guinea Street to vehicles. This would include the closure to south-bound traffic from

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Guinea Street as well as the previously consented closure to north-bound traffic from Commercial Road (application 12/03900/F).

Policy BCS10 provides the Council's development principles for transport and access. The policy requires that:

"...proposals will be determined and schemes will be designed to reflect the following transport user priorities as set out in the Joint Local Transport Plan:

- a) The pedestrian;
- b) The cyclist;
- c) Public transport;
- d) Access for commercial vehicles;
- e) Short stay visitors by car; and
- f) The private car."

Policy DM23 states that:

"Development should not give rise to unacceptable traffic conditions and will be expected to provide:

- Safe and adequate access for all sections of the community within the development and onto the highway network including designs which secure low vehicle speeds; and
- For appropriate transport improvements to overcome unsatisfactory transport conditions created or exacerbated by the development."

Access onto Redcliff Hill from Redcliffe Parade East and Guinea Street is restricted to left turns only. As a result, the proposed closure of Lower Guinea Street would require vehicles wishing to travel south to instead travel north on Redcliff Hill (via Redcliffe Parade East or Guinea Street) and undertake a U-turn at Redcliffe roundabout before travelling on Redcliff Hill to enter Bedminster Bridge.

Policy BCAP40 is also material to the scheme, given its reliance upon Redcliff roundabout as a means to travel south from Redcliffe Parade East and Guinea Street. In relation to Redcliff Way, Policy BCAP40 states that development will be expected to contribute to: "A significantly improved setting for St. Mary Redcliffe church, improved links between north and south Redcliffe through the removal of the existing roundabout and the realignment of roads, and improved links between south and west Redcliffe through the redevelopment of Redcliff Hill."

In combination, the above provide the principle transport and access policy considerations for this aspect of the proposed development.

The applicant has provided two technical notes which assess the impact of the proposed closure on the local highway network, including committed developments in the local area at the former General hospital, Redcliffe Parade West, MetroBus which runs along Redcliff Hill and through Bedminster Bridge. However, the assessment has not considered movements from existing properties and business onto the local highway network. The assessment concludes that the full closure of Lower Guinea Street to vehicles would not have a significant impact on the operation of the local highway network.

In the southern section of Lower Guinea Street, a two way access would be retained from Commercial Road to allow entrance to and exit from the existing public car park. In the



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northern section of Lower Guinea Street, on the corner with Guinea Street, a drop off layby and turning head would be provided to allow for emergency access to Lower Guinea Street and deliveries to the Ostrich Pub.

Transport Development Management has been consulted on the proposed development and maintains a standing objection to the scheme. TDM consider that the closure of Lower Guinea Street would generate inconvenience for existing local residents travelling away from the area onto the local highway network. TDM also consider that the proposed development would result in additional traffic being added to congestion on Redcliff Hill at peak hour. Concern has also been expressed that the reliance of the scheme on Redcliffe roundabout as a means to carry out a U-turn for access to the south of the city would conflict with the policy aspirations for the adjacent Redcliff Way contained under policy BCAP40, which identifies the removal of the existing roundabout and the realignment of roads to improve the setting of St. Mary Redcliffe church.

Transport and access is an aspect of the scheme that has generated much public interest in terms of vehicle access to and from homes. The response to neighbour consultation has resulted in a number of comments in support and objection to this aspect of the scheme. The prioritisation of pedestrians and cyclists over vehicles that the scheme presents is firmly supported by the development principles set out in Policy BCS10. However, it is acknowledged that the proposed development would inconvenience several existing residents by creating some additional journey time for vehicles travelling from this area to the south of Bristol.

Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Whereas additional vehicle movements onto Redcliff Hill would be created as a result of the proposed development, the assessment work submitted with the application concludes that these would not result in a significant impact on current traffic movements. As such, this would not represent a 'severe impact'.

Public comments have been received relating to the effect on local business, and specifically deliveries to the Ostrich Pub. To address this point, the applicant has undertaken a swept path analysis at the corner of Lower Guinea Street / Guinea Street, at the point of closure, which demonstrates that refuse and delivery vehicles can turn in this location whilst the proposed loading bay is in use.

Whilst a full closure of Lower Guinea Street is proposed, access for emergency service vehicles would be required to be maintained. This will be controlled by a condition requiring that an area wide enough for access is maintained between any outside tables and chairs associated with ground floor units and the existing pavement area.

#### Landscape / Quality Urban Design

Policy BCS21 and Policy DM28 in combination require new development to create or contribute to a safe, high quality, inclusive and legible public realm. Development should contribute positively to local character and identity and encourage an appropriate level for activity and social interaction.

Street furniture proposals include the retention of existing bollards, new retractable bollards to provide emergency access to vehicles and linear timber benches. These proposals are considered to contribute positively to the area's identity through the retention of existing features and by the quantity and choice of materials for the proposed retractable bollards

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and benches. Existing trees would be retained along the quayside in tree pits surrounded by permeable resin, integrating green infrastructure into the scheme.

The original planning permission (12/03900/F) granted consent for commercial units on the ground floor level of the Bristol General Hospital fronting onto Lower Guinea Street. The application proposals provide the opportunity for some spill-out space from these units as well as activity and social interaction in the public realm. The amount and scale of any spill-out is proposed to be controlled by planning condition.

The Council's Landscape Officer was consulted on the scheme and is supportive of the proposed palette of materials and the proposed layout of the space. A query relating to construction of the proposed tree pits was resolved upon review of the applicant's tree pit drawing.

The scheme would deliver a high quality design with quality materials proposed for all aspects of the scheme. The pedestrianisation of Lower Guinea Street would lead to an enhanced public realm in this part of the city centre which contributes positively to local character and enriches the identity of Bathurst Basin and the former General Hospital buildings. It is considered that the proposals accord with adopted policy BCS21 and DM28.

**CONCLUSION**

Paragraph 14 of the NPPF sets a presumption in favour of sustainable development. Specifically for decision taking this means that development proposals that accord with an up-to-date development plan should be approved without delay, unless other material considerations indicate otherwise.

Your Officers acknowledge the objection from Transport Development Management to the proposed development. However, in combination with the significant benefits of the scheme resulting from its high quality design, it is concluded that the objection from Transport Development Management is not sufficient to recommend refusal of the planning application.

The scheme would result in a significantly enhanced public realm that would enrich the character of the Bristol General Hospital and its surrounding area.

Your Officers recommend that this application be approved, subject to a renewal of the existing Section 106 agreement with the applicant for the Bristol General Hospital.

**RECOMMENDED GRANT** subject to the following conditions.

**Pre commencement condition(s)**

## 1. Further Details

Detailed large scale drawings (with specifications) between 1:5 – 1:20 (plan, elevation and section) of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun, unless otherwise agreed in writing by the Local Planning Authority. The detail thereby approved shall be carried out in accordance with the approval.

- i) Podium including shop fronts
- ii) Top storey to King Edward VII block

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- iii) Plinths, Brick Courses and Bonding, External column, external wall cladding
- iv) Typical external doors/windows fenestration including lintel, cill, surrounds (including iron gates in the basement)
- v) Staircases and lift cores
- vi) Balconies, Railings, Parapets, guard rails, coping
- vii) Eaves, Ridges, Overhangs
- viii) Roof surface treatment including fittings of Solar Panels
- ix) Screening of plant equipment, Basement car park entrances screen doors facing hauling way and exterior doors of chapel
- x) Junctions with other materials and location of expansion joints
- xi) Boundary treatment, ramps, steps, gates, retaining walls
- xii) Projecting bays/balconies, /porches/covered walkways, pavement lights / grills / soffits
- xiii) Rain water goods
- xiv) Decorative features

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

## 2. Sample Panels

Individual sample panels, (the make up of which shall be agreed in writing with the Local Planning Authority prior to their erection), for each respective building type or group showing all external materials including all wall faces, plinth, external doors and windows (including frames, glazing, sills, lintels and surrounds), external columns, balcony railings, shopfronts, decorative features, eaves, roofing, rainwater goods demonstrating the colour, texture, face bond and pointing (where appropriate) shall be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved samples shall remain in situ until the relevant element has been completed and the development shall be completed in accordance with the approved details.

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

## 3. Proposed Bike Shed Wall – Details

Prior to the demolition of the existing boundary / mortuary wall further details of the replacement boundary wall of the proposed bike shed (in terms of precise siting; height; ground levels and materials) shall be submitted to an approved in writing by the Local Planning Authority. The boundary treatment / bike shed wall shall be carried out in accordance with the approved details.

Reason: In the interests of clarity and the amenities of adjoining occupiers.

## 4. Further Details of Tree Planting Specifications

Prior to commencement of the relevant landscape phase (L2, L3 and L4 as agreed under Condition 20) development hereby approved a detailed specification of all trees to be planted, including species, type of stock (e.g., containerised root-balled), size of stock, staking and guarding, and watering and maintenance schedules for 5 years following planting, shall be submitted to and approved in writing by the Local Planning Authority. The detail thereby approved shall be carried out in accordance with that approval. All planted materials shall be maintained for five years and any trees removed, dying, being damaged or becoming diseased within that period shall

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be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area, and to ensure that its appearance is satisfactory.

5. Landscaping Schemes

Prior to commencement of the relevant Landscape Phase (as agreed under Condition 20), there will be submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection, in the course of development. The approved scheme shall be implemented so that planting can be carried out during the first planting season following the occupation of the building (s) or the completing of the development whichever is sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area and to ensure its appearance is satisfactory.

6. Submission of Details of Roof Terraces

Prior to the commencement of the relevant parts of the proposed development hereby approved, the further details of the roof terrace on the north elevation of Building BGH10 shall be submitted to and approved in writing by the Local Planning Authority. The terrace shall be constructed in accordance with the approved details and remain in perpetuity.

Reason: In the interests of the amenities of adjoining occupiers.

7. Windows in North Elevation of BGH 10

Prior to the commencement of the superstructure of Building BGH10, the further details of the fenestration on the north elevation (to include appearance / design and method and location of obscuring) shall be submitted to and approved in writing by the Local Planning Authority. Such approved details are to remain in perpetuity.

Reason: In the interests of the amenities of adjoining occupiers and the character and appearance of this part of the conservation area.

8. Combined Heat and Power (CHP)

Within 6 months from the date of this decision and having regard to Appendix F of the submitted Energy Statement FINAL (consolidated) report dated 14<sup>th</sup> August 2012, the further details for the provision of future connection of the approved Combined Heat and Power (CHP) system to the Bristol District Heat Network, to the development boundary, shall be submitted to and approved in writing by the Local Planning Authority.

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Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

9. Noise Insulation – Windows

Prior to the commencement of the relevant phase of development, as approved under Condition 20 hereby approved a schedule of the final proposed amelioration measures with regard to window glazing systems, in general accordance with the submitted Noise Assessment (March 5<sup>th</sup> 2012), shall be submitted to and approved by the Local Planning Authority. Such measures are to be carried out in accordance with the approved details and the approved schedule and to remain to perpetuity.

Reason: In order to protect the amenities of existing and future occupiers.

10. Land affected by contamination – submission of remediation scheme

Prior to each phase of development (approved under condition 20) 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.

11. 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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12. 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 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 10, 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 10.

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.

13. Damp Proofing Works

Prior to the commencement of the relevant phase / works, the technical specification of the damp proofing works shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved works.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

**Pre Occupation condition(s)**

14. Installation of Swift Boxes

Prior to the occupation of the relevant building to which they are attached, the Six Swift Boxes (type 16 Schwegler or 16S) shall be erected in accordance with approved Drawing No. BGH-CC-SWF 1 dated June 2013 and shall remain in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to enhance the nature conservation element of the proposed development.

15. Noise Insulation - Commercial and Retail Units

No commencement of use of the individual commercial and retail units hereby approved shall take place until an assessment on the potential for noise from the commercial unit affecting other residential or commercial properties as part of the development has been submitted to and approved in writing by the Council. If the assessment indicates that noise from the development is likely to affect neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Council prior to the commencement of the development. The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development. The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer

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and shall take into account the provisions of BS4142: 1997. "Method of rating industrial noise affecting mixed residential and industrial areas" and BS 8233: 1999 "Sound Insulation and Noise Insulation for Buildings - Code of Practice". The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: To protect the amenities of adjoining residents.

## 16. Details of Extraction / Ventilation System

No commencement of use of the individual commercial and retail units hereby approved shall take place until details of ventilation system for the extraction and dispersal of cooking odours including details of the flue (including its appearance and finish), method of odour control, noise levels and noise attenuation measures has been submitted to and approved in writing by the Council. 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.

## 17. Odour Management Plan

No commencement of use of the individual commercial and retail units hereby approved shall take place until there has been submitted to and approved in writing, by the Council, an Odour Management Plan, setting out cleaning, maintenance and filter replacement policies. The plan should include a written recording system to record and demonstrate when all such work is carried out.

Reason: In the interests of the amenities of adjoining occupiers.

## 18. Provision of Car Parking

No building with associated basement car / vehicle parking shown on the approved plans shall be occupied or use hereby permitted commenced until the said basement car/vehicle parking (to include the provision of electric charging points; motorcycle spaces and disabled spaces), has been completed and thereafter kept free of obstruction and available for the parking of vehicles associated with the development.

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

## 19. Cycle Parking – Details and Provision

Prior to the occupation of the development hereby permitted further details of the cycle parking, including visitor cycle parking, shall have been submitted to and approved in writing by the Local Planning Authority. The cycle parking as approved shall have been installed / provided and thereafter, be kept free of obstruction and available for the parking of cycles only.

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

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**Post occupation management**

20. Phasing Plan

The development hereby permitted shall be carried out in accordance with the approved Phasing Plan dated 13th September 2013 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of public realm works; highway works and the timely restoration of the listed building and construction of flood defence works.

21. Arboricultural Supervision

The development shall be carried out in accordance with the Programme of Arboricultural Supervision Table dated 19th August 2013. Any necessary remedial works undertaken or required shall be submitted to and approved in writing by the Local Planning Authority. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant immediately following that approval.

Reason: In order that the Local Planning Authority may be satisfied that the beech trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.

22. Submission and Approval of Arboricultural Method Statement

The development shall be carried out in accordance with the Detailed Arboricultural Method Statement dated June 2013.

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

23. Construction Management Plan

The development shall be carried out in accordance with the approved Construction Management Plan dated 13th September 2013 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of safe operation of the highway and in the interests of the amenities of adjoining occupiers.

24. Flood - Flood Evacuation Plan

The development hereby permitted shall be carried out in accordance with the submitted Flood Warning and Evacuation Plan (FEP) dated September 2013 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site.



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25. Code for sustainable homes (CSH) - New Build

No unit of accommodation shall be occupied until a final Code for Sustainable Homes (or any such equivalent national measure of sustainability for home design which replaces that scheme) Certificate has been issued certifying that Code Level 3 has been achieved for this unit.

Reason: To ensure that the residential development hereby approved achieves Code Level 3 of the Code for Sustainable Homes (or any such equivalent national measure of sustainability for home design which replaces that scheme) and assessment and certification shall be carried out by a licensed CSH assessor and to ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

26. Refurbished Buildings

No building shall be occupied until a final Certificate has been issued certifying that EcoHomes (or any such equivalent national measure of sustainable building which replaces that scheme) rating Very Good has been achieved for this development.

Reason: To ensure that the development achieves EcoHomes rating 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 EcoHomes assessor and to ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

27. Flood Risk Assessment

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by Hydrock, dated March 2012 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1:100 year including climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

2. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.

3. Flood-proofing measures detailed in section 4.2 of the FRA.

4. Finished floor levels are set as described in section 4.2 of the FRA.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; to ensure safe access and egress from and to the site; to reduce the impact of flooding on the proposed development and future occupants and to reduce the risk of flooding to the proposed development and future occupants.

28. Limitation of Uses – Retail

No more than 237 sq m of the commercial / basement floorspace shall be used for the purposes of A1 (shops) as defined in the Town and Country Planning Use Classes Order 2010.

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Reason: In order to protect the vitality of existing identified centres and to provide a suitable mix of uses along this important quayside frontage.

29. Limitation of Uses – Drinking Establishments

No more than 619 sq m of the commercial / basement floorspace shall be used for the purposes of A4 (drinking establishments) as defined in the Town and Country Planning Use Classes Order 2010.

Reason: In order to protect the amenities of adjoining occupiers and in order to provide a suitable mix of uses along this important quayside frontage.

30. Limitation of Uses - Restaurant and Café's

No more than 1, 568 sq m of the commercial / basement floorspace shall be used for the purposes of A3 (restaurant and cafes) as defined in the Town and Country Planning Use Classes Order 2010, of which no more than 641 sq m shall be accommodated within the units fronting the Quayside.

Reason: In order to provide a suitable mix of uses along this important quayside frontage.

31. Limitation of Uses - Business

No more than 1, 500 sq m of the commercial / basement floorspace shall be used for the purposes of B1 (business) as defined in the Town and Country Planning Use Classes Order 2010 of which no more than 473 sq m shall be accommodated within the units fronting the Quayside.

Reason: In order to ensure a suitable mix of uses along this important quayside frontage.

32. Limitation of Uses - Assembly and Leisure

No more than 1, 500sq m of the commercial / basement floorspace shall be used for the purposes of D2 (assembly and leisure) as defined in the Town and Country Planning Use Classes Order 2010 of which no more than 473 sq m shall be accommodated within the units fronting the Quayside.

Reason: In order to protect the amenities of adjoining occupiers and in order to ensure a suitable mix of uses to along this important quayside frontage.

33. Noise from plant & equipment

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

Reason: In the interests of the amenities of adjoining occupiers.

34. Hours of Use of Outdoor Areas

There shall be no consumption of food or beverages in the outdoor areas/terraces at the front of the commercial and retail uses hereby approved after 22.00.

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Reason: To protect the amenities of adjoining residents.

35. Deliveries

Activities relating to deliveries shall only take place between 08.00 and 20.00 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: In the interests of the amenities of adjoining occupiers.

36. Use of Refuse and Re cycling facilities

Activities relating to the collection of refuse and recyclables and the tipping of empty bottles into external receptacles shall only take place between 08.00 and 20.00 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: In the interests of the amenities of adjoining occupiers.

37. Use of Refuse and Re cycling facilities

Activities relating to the collection of refuse and recyclables and the tipping of empty bottles into external receptacles shall only take place between 08.00 and 20.00 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: In the interests of the amenities of adjoining occupiers.

38. New works to match - Listed Building

All new external works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

39. Tree Planting Specification – Phase L1

The relevant part of the development shall be carried out in accordance with the approved Tree Planting Specification for landscape phase L1 (as agreed under Condition 20) dated 20 March 2015. All planted materials shall be maintained for five years and any removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area, and to ensure that its appearance is satisfactory.

40. Landscaping Scheme – Phase L1

The relevant part of the development shall be carried out in accordance with the approved Landscaping Scheme for landscape phase L1 (as agreed under Condition 20 dated 20 March 2015). The approved scheme shall be implemented so that planting can be carried out during the first planting season following the occupation

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of the building (s) or the completing of the development whichever is sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area and to ensure its appearance is satisfactory.

41. Extent of Outdoor Use on Lower Guinea Street

The outdoor use of Lower Guinea Street by the approved ground floor commercial units shall be restricted to ensure that an area wide enough for emergency service vehicles is maintained at all times between any tables and chairs and the existing pavement area.

Reason: To ensure access is maintained for emergency services vehicles.

**List of approved plans**

42. List of approved plans and drawings

The development shall conform in all aspects with the approved plans – refer to the attached schedule, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

See attached schedule.

Reason: For the avoidance of doubt.

## Schedule of plans

1627-COND -000/rev2- Conditions survey- General notes  
1627-COND -001/rev2- Conditions survey- Other features  
1627-COND -002/rev2- Conditions survey -Entrance lodge  
1627-COND -003/rev2- Conditions survey- Pathology  
1627-COND -004/rev2- Conditions survey- North Range  
1627-COND -005/rev2- Conditions survey- Extension  
1627-COND -006/rev2- Conditions survey- Hospital  
1627-COND -007 /rev2- Conditions survey- King Edward VII Building  
1627-COND -008/rev2- Conditions survey- Chapel  
1627-COND -009/rev2- Conditions survey- Laundry  
1627-COND -010/rev2- Conditions survey- Entrance  
1627-COND -011/rev2- Conditions survey- Basement  
1627/P/020/PI-Site location plan  
CC-312-090 A  
CC-312-091 A  
CC-312-100 C  
CC-312-101 A  
1627/P/102/P4- Proposed site plan level  
CC-312-103 A  
CC-312-104 A  
1627 /P/105/P4- Proposed site plan level 4  
1627 /P/106/P4- Proposed site plan level 5  
CC-312-107 D  
CC-312-108 A  
CC-312-109 A  
1627 /P /200/P3- Proposed site section AA  
1627/P /201/P2- Proposed site section BB  
1627/P/202/P2- Proposed site section CC  
1627/P/203/P2- Proposed site section DD  
1627/P/204/P2- Proposed site section EE  
1627 /P/205/P3- Proposed site section FF  
1627 /P/300/P2- Proposed elevations 1 & 2  
1627/P/301/P3- Proposed elevations 3-4  
CC-312-105 A  
CC-312-106 A  
1627 /P/552/P2- Building BGH08 upper ground floor  
1627/P/553/P2- Building BGH08 first floor  
1627/P/554/P2- Building BGH08 second floor  
1627/P/555/P2Building BGH08 third floor  
1627/P/556/P2- Building BGH08 fourth floor  
1627/P/557/P2- Building BGH08 fifth floor  
1627/P/558/PI- Building BGH08 roof plan  
1627/P/570/P2- Buildings BGH09, 10 &11 basement -2  
1627/P/571/P2- Buildings BGH09, 10 &11 basement -1  
1627/P/572 P4  
1627 /P/573/P3- Buildings BGH09, 10 & 11 upper ground floors  
1627/P/574/P3- Buildings BGH09, 10 & 11 first floors  
1627/P/575/P3- Buildings BGH09, 10 & 11 second floor  
1627/P/576/P3- Buildings BGH09, 10 & 11 third floors  
1627/P/577/P3- Buildings BGH09, 10 &11 fourth floors  
1627/P/578/P3- Buildings BGH09, 10 &11 fifth floors  
1627/P/579/P2- Buildings BGH09, 10 & 11 roof plans  
1627/P/580/P2- Building BGH12 lower ground floor  
1627/P/581/P3- Building BGH12 upper ground floor  
1627/P/582/P3- Building BGH12 first floor  
1627/P/583/P3- Building BGH12 second floor  
1627/P/584/P2- Building BGH12 roof plan  
1627/P/602/PO- Building BGH01 Building Section C  
1627/P/622/PO- Building BGH03 Building Section 1-Lift Shaft  
1627/P/631/PO- Building BGH04 Building Section J  
1627/P/632/PO- Building BGH04 Building Section J  
1627/P/700/PO- Building BGH01 Elevation 1  
CC-312-701  
1627/P/702/PO- Buildings BGH01 & 04 Elevations 7 & 12  
1627/P/703/PO- Building BGH01 Elevations 6,19 & 20  
CC-312-704A  
1627/P/705/PO- Building BGH03 Elevation 3  
CC-312-706  
1627/P/707/PO- Building .BGH04 Elevation 16  
1627/P/708/PO- Building BGH04 Elevation 13  
1627/P/709/PO- Building BGH04 Elevations 1, 14 & 15  
1627/P/710/PO- Building BGH05 elevations 3, 21 & 22  
1627/P/711/PO- Building BGH05 elevations 25, 35, 36,37,38 & 39  
1627/P/712/P2- Building BGH06 elevations 21, 22, 23 & 24  
CC-312-713  
1627/P/720/P1- Building BGH08 elevations 1 & 2  
1627/P/721/P1- Building BGH08 elevations 3 & 4  
1627/P/730/P2- Building BGH09 elevations 1 & 2  
1627/P/731/P2- Building BGH09 elevations 3 & 4  
1627/P/740/P2- Building BGH10 elevations 1 & 2  
1627/P/741/P2- Building BGH10 elevations 3, 4 & 5  
1627/P/742/P2- BGH 10 Cycle and Refuse store elevation 1, 2, 3 and 4  
1627/P/750/P3- Building BGH11 elevations 1, 2, 3 & 4  
1627/P/760/P3- Building BGH12 elevations 1, 2, 3 & 4  
1627/P/800/P1- Building BGH01 Detail section through reinstated mansard roof  
1627/P/801/P1-Building BGH01 Courtyard terrace detail section C  
1627/P/802/P1-Detail section through dome  
1627/P/806/P1- Building BGH04 Section through rooftop extension  
1627 /P/807 /PI- Building BGH06 Pathology cross section  
1627 /P/820/PI- Building BGH01 Guinea St facade  
1627/P/821/PI- Building BGH01 internal courtyard facade elevation  
1627/P/822/PI- Building BGH04 Facade Detail Elevation  
1627/P/850/PI-Building BGH09 Part Elevation Proposed- Brick Study  
1627 /P/860/PI-Building BGH08 Part Elevation Proposed  
1627 /SU/602/PI- Survey sections G-J  
BGH340-AL-DL-01-1-001- Landscape & Public Realm Key Levels  
BGH340-AL-SW-01-001 - Landscape & Public Realm Softworks Planting Strategy  
BGH340-AL-GE-01-1-001 - Landscape & Public Realm Hardworks General Arrangement  
BGH340-AL-MP-1-001 P02- Landscape & Public Realm Masterplan  
BGH340-AL-KP-1-001 P01-Landscape Key plan & Section Location plan  
HBHT11212/D101 Rev A- Proposed Highways General Arrangement  
CC-312-700.1  
CC-312-714  
CC-312-715  
CC-312-635  
CC-312-FDS-001  
CC-312-DEM0-100  
CC-312-DEM0-101  
CC-312-DEM0-103  
CC-312-DEM0-105  
CC-312-DEM0-107  
CC-312-D6  
CC-312-D8  
CC-312-DIO  
CC-312-DII  
CC-312-012  
CC-312-HCOI A

Application No: 15/00661/X

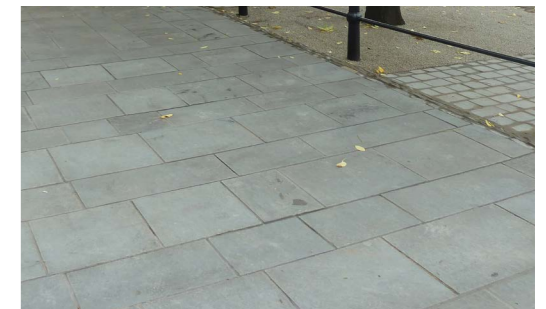
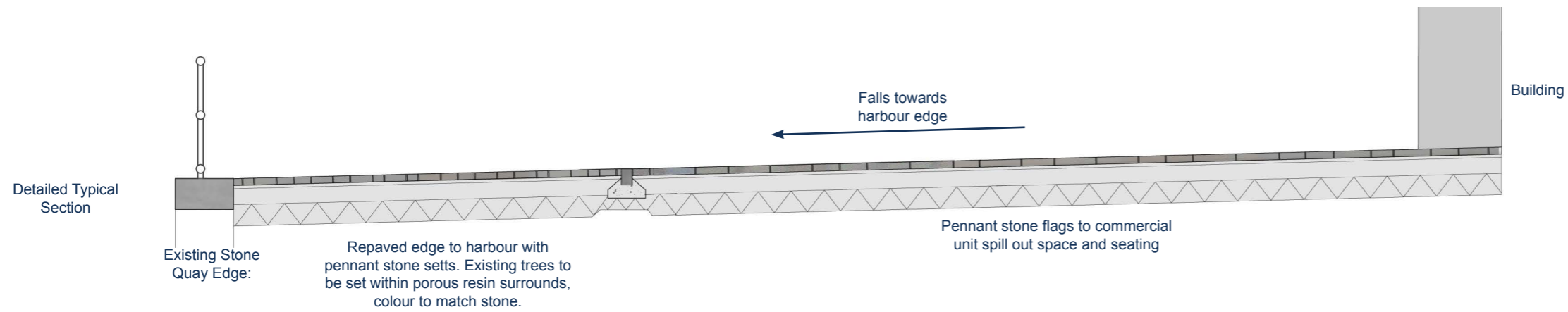
**Schedule of plans (continued)**

BGH340-SK-0071-03 (General Arrangement)  
BGH2340-SK-0070-02 (General Arrangement)  
BGH340-SK-0060 (General Arrangement)  
BGH340-AL-SK-0059 (Tree pit construction detail)  
14394/AT05-A (Swept path analysis)

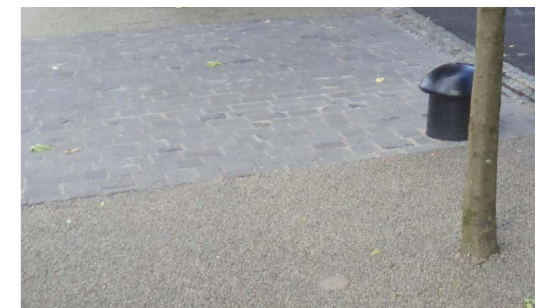
**Details**

BGH340-AL-FW-01-001  
BGH340-AL-GE-3-001  
BGH340-AL-GE-3-002  
BGH340-AL-GE-3-003  
BGH340-AL-GE-3-004  
BGH340-AL-GE-3-005  
BGH340-AL-GE-3-006  
BGH340-AL-GE-3-009  
BGH340-AL-GE-3-008  
BGH340-AL-GE-3-010  
BGH340-AL-GE-3-011  
BGH340-AL-TZ-01-1-001  
C11 405 C001 C4  
234716-502-D

# LOWER GUINEA STREET, BRISTOL - PROPOSED PEDESTRIANISATION LAYOUT



Pennant stone 300 mm / 450 mm width courses x 250 - 800 mm random lengths - Skaur finish



Porous resin tree surround and Pennant stone 75mm - 100 mm width courses x 100 - 250 mm random lengths - Skaur finish