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SITE ADDRESS: Central Library Deanery Road Bristol BS1 5TL

APPLICATION NO: 14/04253/F & Full Planning
 14/04254/LA
EXPIRY DATE: 22 October 2014

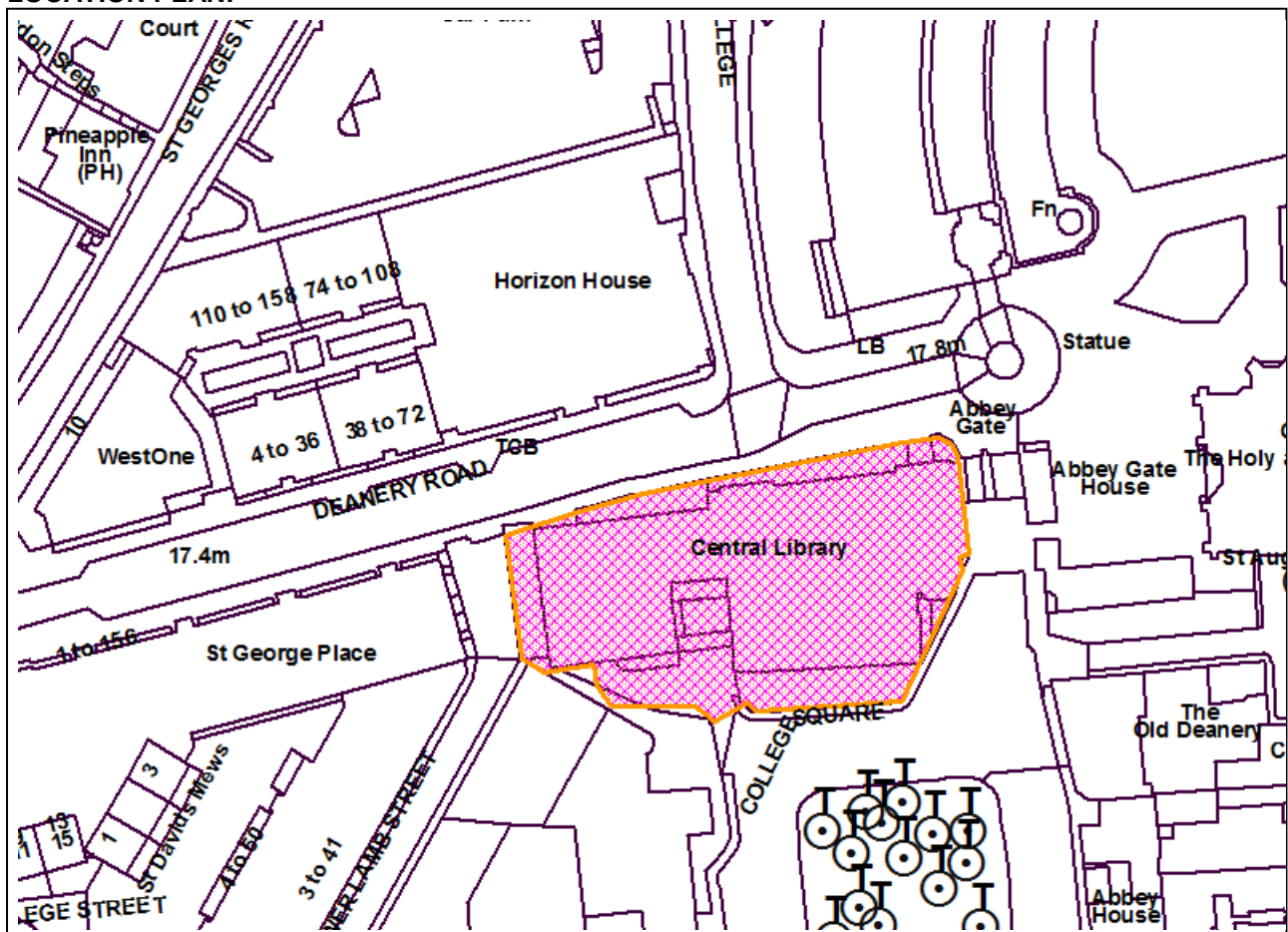
Internal and external refurbishment works to lower ground floor and basement of the Listed Building, the provision of a new school front entrance on College Square, cycle parking provision, amenity space and a replacement loading bay for the library on Lower Lamb Street.

RECOMMENDATION: Grant subject to Condition(s)

AGENT: Jones Lang Lasalle
 40 Berkeley Square
 Bristol
 BS8 1HU
APPLICANT: Cathedral Primary School
 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

On 5 December 2013, the Service Director, Strategic Property made a recommendation for the Mayor and Cabinet to approve the proposal to lease the two lower basement floors (of the original Holden building) of the Central Library to the Cathedral Primary School. The proposals received Mayor and full Cabinet approval, subject to gaining the necessary Planning and Listed Building consents.

This development therefore seeks such permission to the convert the lower two floors of the Bristol Central Library (Holden building) to provide this accommodation. The proposal includes the library's main book reserve storage area and ancillary office accommodation. The proposals have been worked up in consultation with BCC Library Services and Strategic Property. The Education Funding Agency (EFA) will meet the full cost and delivery of all works. The costs of digitising, moving and storing the reference books and additional revenue costs, will also be met by the Premium and rental income that has been negotiated as part of the Lease agreement.

The Grade I listed status of the Central Library, and the constraints this status has placed on the adaptability of the building, has imposed challenges in marrying the building with the needs of a primary school function. The scheme has been modified through the application process to ensure the minimal amount of harm. English Heritage, National Amenity Societies, as well as relevant internal departments, have been consulted on the application and have raised no objections in principle.

Bristol is currently in deficit in its primary school place provision and the need to provide additional primary school places across the city remains a priority. In April 2014, through the Education Funding Agency (EFA), Cathedral Primary School (CPS) secured funding to deliver a two form entry Free School (funded directly by Central Government rather than the Local Authority), providing up to 420 primary places. The school's admissions will largely be of benefit to the City, although it serves a wider geographic area than Bristol and it is likely that some pupils will come from outside the city boundary.

The proposals will not affect any of the existing public-facing on site lending library operations. The main public impact of the proposals will be the partial loss of immediate access to reference material that Central Library customers currently enjoy. The loading bay essential to the day-to-day library function is relocated off Lower Lamb Street.

Whilst light levels within parts of the new school accommodation are not ideal, the applicant has looked at this issue extensively and has employed a number of methods to improve the situation as much as is possible and which has resulted in significant improvements to the quality (e.g. distribution) of daylight and connectivity to the external conditions, if not as much to the quantity of light. The wider benefits of creating additional school places in an area of identified need and recognising unique way the Cathedral Primary School operates as a campus is considered to outweigh this issue in this specific instance.

There will inevitably an increase in traffic as would be associated with any new school. This site is particularly difficult given its relative inaccessibility by private car, but conversely this situation has many advantages by being located very centrally allowing alternative means of travel to the site, and by the local traffic control measures in place. The applicants also propose measures within College Square and on Anchor Road and Deanery Road as well as a commitment to the provision of a detailed Travel Plan to reduce the impact of traffic within and around the site.

Overall, the proposals have been assessed against Section 66 of the Planning (Listed buildings and Conservation Areas) Act 1990, and Section 12 of the National Planning Policy Framework (NPPF), 2012 along with all other relevant policies and guidance as set out below.

It is therefore recommended to members that the applications be APPROVED (subject to conditions).

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SITE DESCRIPTION

The Bristol Central Library is situated between Deanery Road and College Square, in the College Green Conservation Area; it is owned freehold by the city council. The site consists of two main elements: the principal library building built in 1906 and designed by Charles Holden; and a 1967 extension to the building's west end. The site is cut into a hillside and the site slopes sharply from north to south; the fall in topography means the lower ground and basement levels on the north (Deanery Road) elevation are equivalent to ground and first floors on the south (College Square) side. The entire site is Grade I listed and within the highest category of listed buildings and of undoubted national significance (List entry number 1202131).

Holden's Central Library is highly significant as an example of Edwardian 'Free Style' architecture of the early Modern Movement. Designed as a library of one overall composition, it is a rare example of a comprehensive design, with all elements of the scheme including ironwork and sculpture designed by Holden. The building is a steel frame encased in masonry brick walls faced with limestone ashlar and Pennant ashlar panels. The north elevation has a 14-window range, with leaded light mullion and transom windows, set back from Deanery Road by a basement lightwell. The southern side is the secondary elevation, characterised by large square chimney shafts, which directly addresses the quiet three-sided enclave of College Square.

The main Library entrance is in the eastern bay, next to the Abbey Gatehouse. The entrance lobby serves three floors of public space to the north, with offices and book stores to the south across five floors; the Lending Library operates from the ground floor; and the Reference Library is at first floor level, accessed via a marble staircase. None of these areas will be affected by the proposals. Access into the lower levels is either via internal stairs down from the main entrance lobby or a staff stair from the Lending Library. Direct access is via a side door in the east elevation, next to the eastern stair drum; or through a central door in the south elevation, set back behind a small garden area bounded by a low sandstone plinth where railings would historically have been mounted; this area is currently used as a bin store for the library.

The lower levels of Holden's library were originally designed as a book store, magazine room, newsroom and a borrowers lobby. This was originally a double-height space, lit from above by strips of glass blocks (known as Hayward's lights) with a top light over, and by side lighting to corridors on the south and east sides. In 1956, the lower levels were significantly altered and a structural racking system which incorporates a concrete mezzanine floor now cuts across what was a double-height space in the lower ground floor.

City Architect Burrough and Hannam's designed the 1967 western extension to the Central Library, as a modern design referring to elements of the Holden building but not competing with the original. This element has five floors, two below ground on the Deanery Road side, plus a large basement store/underground car park area at the College Square side, which includes a fire escape access for the library staff down the west side of the existing loading bay entrance.

Facing College Square, where the 1967 extension joins the original Holden building, is a utilitarian service bay and large loading platform. The canopy for the loading bay currently cuts into the original stone mullion window of the Holden building's west elevation. At first floor level is a concrete and glazed bridge that links the two buildings. A large concrete boiler flue rises immediately in front of the existing loading bay, so that this area currently presents a functional/negative aspect onto College Square.

The most recent phase of renovations at the Library came in 2001, when a new ramped access into the Lending Library was created in the west elevation and an accessible lift introduced.

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RELEVANT HISTORY

Various applications for alterations to the library.

COMMUNITY INVOLVEMENT

The applicant has undertaken a significant amount of community consultation. This has taken the form of:

Process

- Pre-application discussions with Officers, English Heritage and Conservation Advisory Panel. The school has liaised directly with Members.
- Public Exhibition event held on 12 August 2014.
- Following the public exhibition event the display boards were taken to the Central Library Foyer for an additional two week period.
- Press release in Bristol Post, BBC news and Bristol 247
- Community/ neighbour notification issued through site notices (x16) on College Square, Deanery Road, Anchor Road and College Green. Site notices (x6) were also put up in various locations within Central Library.
- Social Media: School Facebook page and Twitter Account and Library Services Twitter Account

The Bristol Neighbourhood Planning Network has also commented on the community involvement undertaken by the applicant as follows:

'There has been extensive community involvement in this case.'

Outcomes

The key outcomes from the community consultation (as set out the CIS) are as follows:

- The design team have reviewed all comments and provided their response within the CIS document and submitted relevant supporting technical report for further information where appropriate.
- Consider that no specific design issues were raised with regards the proposed internal layout or external alternations. As such no design changes to the scheme are proposed.

EQUALITIES ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that the approval of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

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APPLICATION DETAIL

Full planning permission (ref: 14/04253/F) and listed building consent (ref: 14/04254/LA) applications are submitted for internal and external refurbishment works and the instillation of 14no. classrooms and ancillary services within the lower ground floor and basement levels of the Grade I listed Central Library (Holden building). In addition, a new school entrance is proposed fronting College Square; and a replacement loading bay and bin store for the Library on Lower Lamb Street.

The main fabric disturbance will be the removal of a structural mezzanine level, which holds the many thousands of books in store for the Library. The principle of this removal has been previously agreed by English Heritage and BCC Historic Environment Officers, as this element is not considered integral to the special interest of the Grade I listed building. A new mezzanine floor will be partially inserted, creating a double-height, top-lit atrium space, which will return this part of the lower levels to their original 1906 design. This space will provide the circulation hub, and so avoid the need for long corridors. The glazed partitions surrounding the central atrium will allow borrowed light to reach from the southerly aspect through to the darker northern elevation.

The works propose minimal disturbance to historic fabric. The re-fit and architectural brief has been to retain and reinstate, where possible, all period materials such as parquet flooring, glazed partitions and features specific to the library function. Where new partitions are proposed, these are designed as light weight and reversible, subdividing along column lines and avoiding cutting vertically or horizontally through original windows. The Reading Room partitions will be folding, to allow legibility of the original plan form. The eastern bay of the Holden building, below the Library's main entrance lobby, will be used for management offices and staff facilities. Light weight glazed screens are proposed to create private offices in interview spaces. The main access route from the Library lobby will remain open and unaltered.

A small portion of the 1967 extension building falls within the red line of the school use. The principal alteration will be to the existing loading bay accessed off College Square. A new loading bay will be located off Lower Lamb Street in the blank west elevation of the modern extension. The concrete canopy that cuts into the stone mullion window on the west elevation of Holden's building will be removed, and the window fully restored. The new entrance will partially cover the space between the existing loading bay, the boiler flue and the link bridge to create a lobby area. An angled canopy will extend beyond the bridge, creating a covered area for drop-off away from traffic and bicycles in the Square or accessing the underground car park. The reception area and visitors toilets will be located at the current loading platform area; with a platform lift incorporated to create level access. A strip between the new entrance space and the Holden building's west elevation will be left open to give space between Holden's building and the new element. The proposed roof of the new lobby area will be stepped with a sequence of roof planes, the risers will be glazed to allow light through to the reception area, and the east side largely glazed to give views to the mullion windows.

Part of the proposals to capitalise on natural daylight is through the use of glazed screens and fibre-optic collectors, to be sited on the flat roof of the 1967 extension. The daylight will pass through fibre-optic cables to 'luminaires', which will have the appearance of glass block clerestory lighting, to be located in new partitions of the proposed north-facing classrooms. The cables will run alongside AC service routes, with minimal impact on historic fabric. It is proposed to modify four of the internal window cills in the north elevation, altering the existing square to a sloped profile, in order to enhance lighting levels in the two of the north/basement classrooms.

The proposals will not impact on the external elevations of the original Central Library building, with the exception of reinstating original railings to the small garden area fronting College Square, currently used as a bin store. The bins are to be relocated to the new Lower Lamb service area, and the garden will provide 'free-flow' outside space for use of the two Reception classes.

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Some alteration to the fenestration in the 1967 extension is proposed, where one below ground-level window and one basement level window will be extended to create a full-height window. A new window opening is also proposed at basement level, this will have an integrated door to enable access to the currently inaccessible front lightwell area. These window alterations are below street level and so will not be visible from the public realm. The sheer Pennant stone retaining wall and lightwell 'moat' area will be cleaned.

RESPONSE TO PUBLICITY AND CONSULTATION

The application has been advertised by press and site notice as well as individual notification letters to neighbours.

43no. letters of support and of 27no. letters of objection have been received as a result. These letters are summarised as follows:

Support*Impact on Library Services*

- This seems like a good way to keep Bristol library free from funding worries for years to come.
- Believe that it is the most constructive use of the underutilised space at the library.
- Going to offer a wonderful opportunity for so many primary school children in years to come, whilst breathing new life into an important historic building, in need of investment.
- More than 200 libraries were closed in 2012, this option of opening a primary school in the bottom 2 floors of the library may not be some peoples ideal but it will save this Library in a very uncertain financial future.
- Understand the archive will be digitally catalogued during migration to off-site storage, so presumably will be easier to search on-line and thus increase accessibility to all in the city, not just those who are able to travel into the central library building itself.
- Understand that the music currently stored in the archive will be moved to another secure location and that it will be accessible within the same timeframe as previously. Users will still be able to access documents within 24 hours of their request which means no change to their existing service

Impact on the Building

- An imaginative, dynamic use of the existing archive storage space in the centre of the city.
- The development plans make excellent use of part of a beautiful building and are sympathetic to its historical importance
- The proposed plans appear well thought out and creative in making the area intended a great learning space whilst acknowledging the historic beauty of the building
- Will improve the appearance of the North side of College Square.
- BCCS has worked hard to improve College Square and work with the community and local authority. The Square has improved immensely over the last 10 years with the west side now having sympathetic attractive buildings to complement the Square and effectively "finish it off."

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10 years ago College Square was a city embarrassment with unkempt grassed areas, derelict toilets and nettle patches. It is a wonderful idea that the north side will now also be enhanced.

- The design is sympathetic to the historical nature of the library and will actually enable more people to see some of its great features.
- In addition to the intended internal improvements the design incorporates a much needed improvement to the 1960's loading bay. This will make such a difference to that side of College Square which at present is a bin store and often looks very messy
- The changes will restore parts of this beautiful building to its earlier grandeur with no loss of access to the public, or to public services

Suitability of the Site for a School and Need

- Very important for the primary school to remain close to BCCS and also that the development would make excellent use of the parts of a beautiful and historic building that are currently only used for storage.
- It is a fantastic model for a modern school having primary and senior children together on one site
- The children will share classrooms to avoid being in the darker rooms for too long
- There isn't a lot but the children will have breaks at different times so that the playgrounds aren't to packed, and the school is lucky enough to have playing fields at Failand for PE.
- It will provide much needed primary school places for the city of Bristol.
- These planning proposals present an excellent solution to solving Bristol's primary school crisis
- It seems such a natural decision to home a primary school in a place which promotes both learning and knowledge.
- Will offer extensive and flexible accommodation to the school
- The uninhibited entrance policy represents our diverse city
- This is an exciting opportunity for the children already attending the school and for all the future generations to come
- The plans show a determination to introduce more light and to provide airy classrooms. The use of light will transform a dark and dingy area into one conducive to learning
- The plans look very impressive, allowing as much natural light as possible and with minimal impact on the public use of the library.
- Children's health and well-being will be paramount and they will have the very best chance of success.
- The plans have been carefully drawn up with input from professional educators and will provide a superb learning environment for the children educated within the school

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- Likely it'll benefit the pupils of both schools i.e. the primary children will not be daunted by bigger secondary schools when they have to move on and the secondary school pupils will be more aware of their behavioural responsibility around such young children.
- It is a great idea that the space is being used so productively in the city centre.
- The Cathedral School and the Cathedral School Primary are excellent schools, and there certainly is high demand for the Primary.
- The Cathedral School is a central part of the Bristol community. This application can only benefit everyone in Bristol.
- For the children, a unique educational environment; for the Library, a renaissance of the two floors, so long kept in darkness and hidden away; for the city of Bristol, 420 additional primary school places.
- Fantastic opportunity to expand this wonderful school, offering superb amenities to children of all ages.
- Salute the efforts of Bristol City Council to explore this creative solution to address its primary school places shortage, while simultaneously facing huge cuts in Government funding.

Highways and Access Issues

- Parents have to consider this when choosing CPS. People cycle in other parents use the bus or work in the centre and park in their work car parks.
- The school management of travel plans encourages use of our increasingly diverse connections for both pupils and staff.
- The location of the school is well connected to several cycle routes, as well as public transport routes, and because there are restrictions on parking, these more sustainable methods of transport are encouraged.

Other Issues

- It has also been proposed that once the restorations have been completed, the resulting new spaces will be able to be utilised as a community venue for events and courses, allowing more people to participate in the cultural opportunities that will be on offer.

Additional Support Letters

In addition we have received 5no letters of support from the Head and teachers of the Cathedral Primary School and the Executive Principal of Bristol Cathedral Choir School and Cathedral Primary School, these comments are summarised as follows:

- The children and the staff at Cathedral Primary School have forged strong links with the Cathedral, Bristol Cathedral Choir School (BCCS) and the local community having now become established in this wonderful setting. The primary school feels like part of the local community; one in which we belong.
- Working with BCCS has enabled the children to experience many enrichment activities. For example children from BCCS have been working with the primary school to create an exciting arts project together; pastorally both age groups thrive on these working relationships helping both of their developments.

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- Another example of why the two schools need to be adjacent to each other is the sharing of teaching expertise. Our first two cohorts of children have benefitted from specialist French, music and PE lessons giving them opportunities that may not otherwise be possible.
- Working on projects with the children and teachers from BCCS has created a community of learners who work collaboratively aiding success for all. Sharing of expertise is unique to the school and enables the children to experience deep learning in many subjects.
- A through school model from primary to secondary education is one which attracts many of our families due to its uniqueness. We look forward to watching the children thrive in this environment as they develop into young adults.
- The sharing of resources is a key benefit for both schools. The children already confidently use The Cresswell Centre catering facilities and feel part of the entire school community in so many ways. They have performed on several occasions in the Cresswell Theatre. We successfully use the BCCS site in many ways ensuring that the space is utilised to the maximum in such an important part of the city.
- There has been much consideration in the proposals of this exciting development project. It is an innovative team who have considered carefully not only the educational needs of the children but also the sensitivity of adapting such an historical space. The plans will make an exciting educational environment for our children in the heart of Bristol; a city that desperately needs to create more Primary School places.
- We are already oversubscribed and I feel proud of how the team are creating an outstanding primary school. We look forward to continuing to develop an exciting curriculum in such an historic setting. The lower floors of the library are an ideal place for us to continue being part of this vibrant educational community. Our families and children need these plans to be approved to ensure there is minimum disruption to their education.
- It is imperative that we are located closely to BCCS to allow both schools to continue to develop relationships and benefit from shared expertise and teaching facilities. I believe the proposal is well thought out and imaginative, making the very best of the available space. I believe that this is an exciting opportunity and will only enhance this beautiful, historic building.
- The use of space, light and resources will create a unique learning environment and the plans have enhanced these elements of the beautiful building. The school is an ideal location that allows staff, parents, pupils and visitors to access it without having to drive.
- In order for us to offer our children the feeling of being part of one family, it is imperative that the Primary School be housed adjoining the Secondary School, the Library would be the ideal choice.
- Cathedral Primary is directly related to Bristol Cathedral Choir School and has the same sponsor, crucially the schools will share facilities and staffing. The timings of the school day dovetail to ensure that both schools have access to outstanding facilities including green areas, rare in a city school. The shared nature of the site includes the extensive green areas at Failand.
- Are well acquainted with BB98 and 99, there is no doubt that this scheme considers how to inspire and enhance: Education performance; Student satisfaction; Staff satisfaction; and Community involvement
- The design is flexible and adaptable and is sensitive to the building, maximising light wherever possible. The removal of the mezzanine and the uncovering of the Hayward glass block

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flooring restores original features and maximises opportunities for additional light.

- There are also local management solutions inherent in the vision statement and original Free School application. The shared teaching across key stages two and three ensures that children move to different rooms during the school day, including those within the secondary school, minimising any daylight impact for rooms to the north or in the basement of the building.
- At the beginning of the project the school commissioned a lighting report from Burro Happold and we have used this throughout the design process to ensure that issues relating to lack of natural light are compensated, creating an outstanding educational environment for the children at Cathedral Primary School.
- Both institutions are already working intensively to reduce the number of cars and have set highly ambitious targets which significantly reduce car use from the current position. The schools have extensive bike storage facilities and are very well connected by public transport; there is arguably no better connected school in the city.
- This application improves the environment in and around College Square whilst enhancing and protecting a wonderful building.

Objections*Impact on Library Services*

- Proposal will diminish a central library service which is of value to all sections of society, throughout the whole of the South West region. The proposed school extension will serve a small local need of a particular group of residents.
- Currently you can easily request a book from storage easily, this will not be the case if these books are kept at the Records Office and would increase staff time and transportation costs as well as imposing a risk of loss or damage to the stock.
- The siting of a school beneath a busy library is very likely to create problems of noise for library users. This is further exasperated by the removal of acoustic screening above the existing borrowed lights.
- The use of a library as a quiet place of study is jeopardised by the proposed new use, both through noise filtration from outside the building, and between floors within it
- This application fails to demonstrate how appropriate acoustic separation between this property and the Library use above will be achieved within the context of a Grade I Listed Building.

The careful removal of the archives and major structural works needed to carry out the alterations to the two basement levels would be a major disruption to the operation of the central library for a period in excess of 12 months.

- Bristol has been badly served by the lack of enlargement of the library services over the years whereas other important cities such as Birmingham and Manchester have
- The Central Library does not lend itself to incorporating a school in its basement. The library service in Bristol has suffered massive cuts in its professional and specialist staff, please leave the building intact

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- The local history collections are a nationally important collection, with many unique items (including the historic City Library collection) both printed and in manuscript, and at the moment these are conserved and stored to high standards and made available in a timely manner to both scholars and the public. It appears that, in face of the determination to locate a school here (a problematic combination with a library at the best of times) a set of purely ad hoc measures are being taken to relocate parts of the library collections to various locations, without any systematic consideration of their effect on public/scholarly access to the sources for studying the past of Bristol and the country.
- Object in the strongest possible terms to any change in use from any part of the current public library to any other use.
- Nothing can replace the facilities afforded by the Library and in an age where knowledge is so important

The present use of the lower ground/ basement areas of the Holden building is as an archive and book store. It is clear that the inclusion of a mitigation strategy is an acknowledgement of a loss of utility to the library function.

- Digitisation of records does not compensate for a loss of access to original source material, and presents risks of contamination and excision.
- The constraints on the existing library stock imposed by issues such as poor shelving, poor stock location control, lack of online access etc. could of course be addressed by investment in the existing Library building and service, and do not offer justification for the removal of stock to off-site locations.
- The statements contain comments concerning the suitability of the existing basement storage arrangements, referring to more appropriate storage conditions reference is made to the basement being blighted by damp. Assume that in order to make the area satisfactorily usable as a school, both the climate control and damp issues will have to be resolved, and if technical solutions to these problems exist, there seems no reason why they cannot be applied to the preservation of the space as archive storage.
- The small card index system will put online the titles of 270,000 reference works, so that library users can search for titles. However, that is not the same as stating " 'the whole stock' is online".
- To read the actual book and see the archive material will involve these resources being searched for and taken from Bond warehouse storage and driven to the central library, and collected by the reader.
- Bus services and car parking to this site is very inadequate at present if plans to make these materials available to library members at the warehouse itself.
- However, there would be no public access to these resources until they have been taken from the basement, unpacked, shelved and the catalogues put online. The process of removal and putting the catalogue online would take a good deal of time, and have a cost.

Impact on the Building

- The building was never designed to be used as a school but as a public library. The floors were designed for the storage of books and are not suitable for conversion into a school or indeed for any other purpose except that for which they were intended. Furthermore, the building was already in use at the time of the application and it is impossible to see on what

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grounds the proposed change of use of part can be justified. Had the service fallen into disuse and the building been empty it might have some logic to it, but the building is an active functioning Library meant for the benefit of the people of Bristol.

- It will alter a valuable Grade I building, one of the very few really outstanding civic buildings in our city.
- The bespoke design of the building used the lower two basement floors as storage of archives (for their easy retrieval) and the upper two floors for the public and reference library. It would be architectural vandalism to change the use and layout of this building from its original design.
- The building is a world renowned example of the architect Holden's work. Purpose built as a library and still functioning very well. Grade 1 listed. There have been internal alterations in the past but these were to enhance functionality as a library. The current application will impede that functionality.
- The present Grade 1 Holden building was purpose built and is of the highest architectural merit, with an integration of public access to knowledge and learning, and the efficient storage of archive material, with its easy access by librarians when items are requested. This integration will be destroyed when the materials stored in the basement are moved off-site.
- Proposed design for the entrance is entirely out of keeping with the existing Conservation Area setting, and entirely inappropriate in such adjacency with the Grade I Listed Central Library Building. The submitted designs are entirely un-contextual and propose a major new obstacle in the understanding and appreciation of the protected Holden Building. The proposed entrance unnecessarily blocks views of the existing views of the W wall and obscures the original design.
- Proposed lead cladding to the entrance will be both vulnerable to theft as such a low level, and present a potential health hazard to the sensitive user group. Need to provide material details as to whether proposed stone is natural or artificial, and how it will relate to the existing materials on the surrounding buildings to ensure that the proposed stone is in keeping with the Conservation Area. These proposals introduce an incongruous new architectural vocabulary; one that is both unsightly and inappropriate in this context and damaging to the visual amenity of the building and its setting.
- There will be solar collectors mounted on the building, but no material submitted in this application to identify the location, size, and appearance, or assess the impact of these on the Listed building.

*Suitability of site for a School and Need*Education Standards

- Government grants can be a mixed blessing. They sometimes persuade people to agree to things they would not dream of sanctioning normally.
- Very surprised that BCC Education Services use two different approaches to two sites, where in one they decided to demolish a previous school to rebuild another one, more apt to modern education in their opinion, and in the other site they approve the conversion of basements in a library to a school.
- With the words of Paul Jacobs, Service Director Education and Skills, on the demolition of Avonvale Road school: The building was designed for Victorian education. Whilst considered

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suitable for teaching and learning at the time, it is now incompatible with the national curriculum and the needs of our children. Today's children deserve the best learning environments in which they can thrive; this cannot be achieved in the existing buildings. Whilst we have the greatest respect for the local architectural heritage, the educational needs of our children must be the highest priority. Exactly the same can be applied to the basements of the Central Library, and in this case the argument is even more pertinent.

- The suitability of the basement areas of the Library for use as a Primary School can be judged by the extent to which the proposed accommodation meets the recommendations of Building Bulletin (BB) 99 and the Education (School Premises) Regulations. Although compliance with Building Bulletins is not mandatory, they do represent the best available guidance on good school design.
- The accommodation proposed is shown on the drawings submitted with the Application shows that the floor areas intended do broadly comply with the requirements of BB99; however overall assessment of the scheme is limited by the fact that the dining and kitchen facilities are described as off-site, with no indication of their extent or suitability for use by primary school children. Many of the facilities that one would expect to see in a primary school (LRC, specialist teaching areas) are not indicated, although again it may be that these are provided offsite, raising questions of pupil movement between buildings.
- The drawings do not appear to indicate the location and extent of coat and bag storage areas. External soft play areas are also not defined. The areas indicated do not appear to meet the areas advised as minimum site areas indicated in Appendix 4 to BB99. The location of ICT bases is not shown.
- The Office of the School Adjudicator externally examined the admission policy and it was ordered in March 2014 to make a number of changes as the school had failed to ensure it was acting within education law in this regard.
- School has chosen not to take advantage of one of the freedoms of being a Free School that allows it to prioritise children in receipt of free school meals. The current record of 'inclusiveness' see those overseeing the creation of this school with a 4.9% free school meals stat, the Bristol average is 25%.
- Children's time will be wasted if they have to move from building to building, for their mid-day meal, or for specialist teaching.

Need

- We already have a local primary school which takes the children from this area, essentially a young professional area, so not that man in number and we hardly need another one
- This free school has a catchment area stretching from Gloucestershire to Somerset to Bath, so would be of little help in easing the need for an infant/junior school, for Bristol children, in this central area.
- With the falling results of primary and secondary schools in these neighbouring areas would predict the numbers applying from outside of the BCC legal area of responsibility for education is likely to increase
- This school is refusing to serve known educational need of children in the central area evidenced by the need to build a further 420 place primary school on the site of the caravan park next to the Cottage Inn.

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- Students at this school have priority place when moving to the secondary school.

Amenity

- Two subterranean floors with poor natural lighting are not a suitable venue for a school. They are, however, a perfect venue for important library storage.
- There will be a consequential dependence on artificial lighting, and no opportunity to create the cross flow of air necessary for natural ventilation. Mechanical ventilation of sufficient capacity to create the required number of hourly air changes will almost certainly present acoustic problems. Environmental performance criteria, for instance for Acoustics, ventilation and daylight are crucial. Many of these are now statutory and are vital to ensure comfortable, suitable teaching spaces. (BB99, Section 3).
- In this new development, only those classrooms on the southern side will enjoy sufficient natural daylight.
- The Daylight Assessment shows the quality of the spaces would be extremely poor and, although the daylight assessment makes some recommendations to ease problems, these are not included in the application. Classrooms 2, 3, 4, 8, 9, 10, 11, and 12 all suffer from small, north-facing windows and extremely limited views of natural sky.
- Notwithstanding the gloom of this floor, there are plans to further subdivide it with partitions. This also applies to the additional classrooms to the west. All of this will cut down on the amount of natural light
- It is not conducive to positive healthy development for children in the twenty-first century to spend so much time in classrooms with artificial light for their seven years of primary schooling.
- Much has been made of the use of the Hayward Light strips in the floor and the proposal to uncover them. The last revamping of the Lending Library in 2005 had planned to uncover these and make a feature of them by illuminating them from below. This plan had to be abandoned as they were declared a dangerous slipping risk by Health and Safety and so were recovered.
- The proposed plans do not provide for appropriate levels of ventilation and servicing to mitigate the underground environment of the proposed classrooms
- This application will fail to provide suitable natural daylight conditions for the proposed sensitive and vulnerable user group
- Single-aspect, deep-plan rooms offer limited opportunities for appropriate ventilation to meet requirements for teaching spaces for early key-stage children.
- Floors are not completely above ground which is not suitable for young children
- The lighting model notes that there are some limited advantages of proposed lighting systems and approaches, including the reopening of the old lightweights, natural daylight collectors and chamfered window cills, but falls short of stating that the lighting levels are appropriate or even satisfactory for the sensitive use by school children.
- The lighting model amply illustrates that the proposed classrooms will not provide appropriate modern teaching or working conditions and will therefore not provide beneficial new classroom stock to meet the demand in the city.

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- These rooms are also below street level so will be subjected to exhaust fumes unless the windows are to remain shut.
- Natural ventilation is identified as part of a strategy to ventilate the building, but no pollution survey information, or proposals to mitigate any issues have been submitted as part of the application.
- Site is surrounded by roads with no place for to play or for sport
- The plans do not provide a sufficient amount of external play space for the number of children proposed to use the building.
- The proximity of the school to Anchor Road will lead to exposure to high levels of road pollution which has not been addressed within this application.
- The Free School will not be a local school, since it has a random selection admissions policy and pupils can come from different parts of Bristol or further afield most children will arrive by car or on a bus (and perhaps face a long bus journey). This does not provide a healthy start to the day.
- There are sound educational reasons why primary school children need and have the right to good and healthy play outside at lunch times and break times during the school day. The plans do not show that there are sufficient play spaces available to meet the needs of 420 primary school children or to meet the needs of different kinds of play within the same space.
- The library's (small) curtilage is identified as becoming a garden where the children can play. However, children do not need a garden as such, especially not a small one. Children's play spaces must be separate from main entrances that visitors to the school will use.
- There is a small enclosed play space facing Anchor Road/A4, at present used by the small number of children attending the primary school. It appears to be of poor quality, with the artificial grass showing signs of deterioration. However, this is not sufficiently large enough to provide a good play area for all pupils
- With the lack of daylight and natural ventilation the external play space is an essential opportunity for young children to access this. However there is insufficient provision to enable this.

Highways and Access Issues

- Children can be drawn from any part of the area and may children will no doubt be brought in by cars causing extra congestion and pollution
- It will increase crowding in an already busy area.
- The school will increase the amount of traffic travelling into Bristol City Centre while Council policy according to the Bristol's parking strategy is to 'Reduce unnecessary use of private cars especially in the city centre'
- It would appear that the City Council intends use the opportunity of the proposed development to further reduce public car parking adjacent to the Library, which will have the effect of decreasing its accessibility for members of the public.
- The claims about travel plans are contradicted by the school's letting department using the on site's car park as a marketing tool on the website stating there is 'Extensive car-parking is

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available on site for our lettings customers

- If the planned reduction in car parking takes place, it is unclear as to the effect this will have on teachers, it is not clear whether such reductions in parking will affect members of the public using the public library, some of whom may have blue badges.

Alternative Options

- The need for more school places is of course important, so why doesn't the Cathedral School make use of the space in the Cathedral itself? The Cathedral authorities have already converted some of the space for a shop and a cafe, so why not a bit more, as an extra source of income? Any argument that it will "spoil" the Cathedral for tourists would have much strength. Apart from the Chapter House the building is not in the same league as other regional cathedrals such as Gloucester, Wells and Salisbury which are themselves great tourist attractions. If any of the congregation feel that some of the holiness of the site would be compromised the fine Lord Mayor's Chapel is very near as an alternative.
- Plans are not properly thought through as the Council are looking at a school on the Cumberland Road Caravan Site

Other Issues

- The proposed development is over-reliant on the use of artificial light and mechanical ventilation systems, and there is no commitment to BREEAM environmental standards, which is counter to the Council's own policy for ensuring all of its public buildings lead by example and target BREEAM Excellent as standard.
- There is no proposal to mitigate the environmental impact of the conversion of this building for the proposed new use.
- Consequently the energy usage of the converted building will be far greater than an equivalent new-build site.
- The statement concerning out-of-hours community use is irrelevant. Such community usage is commonly provided in educational facilities, irrespective of whether they are located in the basement of a library or in new, purpose built facilities more suited to the intended function.
- Bristol will be offering a poor example of a European Green Capital because this application is not seeking to be environmentally green. Instead, its running costs for the classrooms will be higher than they should be because they will rely heavily on a higher than usual use of energy.
- There will be a negative environmental impact, together with a higher cost for the provision of artificial lighting and suitable ventilation needed by primary classrooms.
- Neither is there the demonstration of how fire protection between the school use downstairs and the Library use above across the newly-opened skylights will work without alteration to the Listed structure. It is unlikely that the proposed design will be achievable for acoustic and fire protection between the two different uses and as such the drawings are unrealistic and not representative of a final workable solution

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OTHER COMMENTS

Councillor Telford, Ward Member for Ashley has commented as follows

I object to the lower floors of the Bristol Central Library being used for a school.

English Heritage has commented as follows:

English Heritage has been in dialogue with the project team and the Local Authority since before the application(s) were submitted. In their initial response to the proposals 01 October 2014

Thank you for formally consulting on this application. We have undertaken a long period of pre-application negotiations, and provided a number of pre-application responses. The significance of the building is articulated in the Heritage Statement, however we share Bristol City Council's concerns (expressed in their email of 29 September 2014) regarding the need for further work/information to assess and justify the proposals. Whilst the physical works have been reduced to minimise the loss of original fabric, the justification for the proposed change of use requires some further work: for example, we would seek assurances from the library itself that the proposals will not prejudice its long term functioning. We would also wish to see full details of the servicing strategy and details of any agreements to secure the conservation gains associated with this application (allocated funding being directed to repair of the entire library building, replacement railings, repair of fixtures and fittings, etc.). We have been provided some information from a third party questioning the environmental conditions (access to light and windows) of some of the new classrooms at the lower level on the north elevation. As per our previous comments, we would seek assurances that the conditions in these rooms are acceptable and would not lead to future pressure to alter the fenestration pattern of the original building. We have previously raised concerns regarding the treatment of the new floor and walls (and balustrades, doors, etc.) within what is currently the double height book store area- and that these might be better treated as lightweight elements which read as being distinct from the existing building. Unfortunately for the drawings provided, I can see little to suggest that there is a sufficient level of sophistication proposed for these elements, and we would welcome further discussion on this before any formal decision is made.

Following various design changes and responses to requests for further information, English Heritage responded 06 February 2015:

The Central Library is a Grade I listed building; an indication that it is a heritage asset of the highest significance. Whilst the scheme proposes a number of enhancements to the historic asset (reinstatement of railings, fabric repair, etc.), there will also be elements of harm to its significance, through alteration and loss of some original fabric. It is acknowledged that the applicant has sought to reduce that harm in developing the scheme, both at pre and post application stages. Paragraph 134 of the National Planning Policy Framework (2012) advises that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

An essential part of the justification for the conversion of the basement area to a school is the need for primary school places in the Bristol area. Whilst we understand that the majority of the school places are currently taken by pupils from the Bristol area, the catchment area for the school also includes that of South Gloucestershire District. In weighing any harm against public benefit, the Council will need to satisfy itself that the places created are satisfying a genuine need.

Another element of the justification is that we understood that income generated from the rental of the basement would be used to fund the future repair and maintenance of the whole of the listed building. We had also recommended that this direct relationship be adequately secured and that the benefits to the historic asset should also take in the original furniture and fittings. These have been identified in the Conservation Management Plan as being part of the overall significance of Holden's Library and

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would benefit from repair. Whilst we have seen some draft agreements, it is not immediately obvious what is proposed in terms of investment in the rest of the building's fabric or any commitment to on-going monitoring/surveying and maintenance. We would seek further clarification on these points.

We have previously sought assurances regarding light levels and other environmental conditions in the new school. Whilst the submission indicates that light levels will be below normal minimums it is our understanding that, by the use of fibre optics, etc., given the constraints of the listed building such a reduction is considered to be acceptable. We would, however, seek confirmation of this point.

We have previously requested details of service strategies, etc., and whilst these do not appear to have been provided, it is possible that this could be dealt with by condition. We note that A/C units appear on sections to Classrooms 2, 3, 4, 5, 8, 9, and 13, but not those for Classrooms 10, 11 and 12. We would seek clarification of how these are to be inserted into the existing partition walls. We would also recommend that full details of the locker/shelving walls which contain the A/C units are conditioned.

We are satisfied that the design philosophy set out in the document "The Old and the New" (Mackenzie Wheeler, ref. 1219/B1 22.01.15) will result in a subtle differentiation between those elements, and we also welcome the design intent that has informed details such as the new balustrades.

The Condition Survey recently supplied indicates that there are potential damp and structural issues with the lower levels of the buildings, and details of any additional works arising from that report must be provided. Having said that the applicant has sought to reduce the level of harm/intervention there are areas where loss of original fabric should be reconsidered; for example, the loss of original sanitary ware in what is currently the ladies toilet on the lower ground floor.'

Officers responded to this letter in an email dated 24 February 2015 and provided a summary of the BCC position and additional information requested from English Heritage. No further comment or formal objection has been received from English Heritage.

The Victorian Society has commented as follows:

The initial view from the Victorian Society on the application material, in an email sent 14 October 2014 stated:

'There does not appear to be an adequate heritage statement. For example, the evolution of the building is not properly explained. There are no drawings or photos showing the original layout of the basement floor, which is clearly vital in order to assess how acceptable the proposed changes are. For a building of this importance I would normally expect a detailed heritage statement including photos of all the rooms affected and their details and internal finishes, giving a room-by-room analysis of the changes proposed and their impact on significance.'

A follow-up email following the submission of further information was received on 19 December 2014:

'We welcome in particular the inventory of fixtures and fittings.

It goes without saying that Bristol Central Library is one of the most important buildings in Bristol, of the very highest significance. The plan form, lighting and servicing of the basement floors are important aspects of the building's significance, as an ingenious aspect of Holden's practical planning of the building and his fitting of a lot into this tight and sensitive site. The fact that the basement is still used as a book store, in line with Holden's planning of the library, is of significance, despite the later insertion of a mezzanine stack. If one is to convert the basement for school use, the proposed method of doing it is a reasonable one, and clearly much care has been taken in trying to find the most sensitive way of inserting classrooms. Nevertheless, it will result in harm to a Grade I listed

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building, by the change in function, the moving of original partitions and the change to the plan form. This harm is greater than the relatively minor 'heritage benefits' such as uncovering of the glazed floor lights and one original window.

Any harm to a listed building, especially a Grade I-listed building, needs "clear and convincing justification", as para 132 of the NPPF states. The issue here is one of principle. We have not seen an adequate options appraisal, including options such as the use of other sites, and especially the use of the 1967 extension building for the school, the interiors of which are undoubtedly of lesser significance than those of the original Holden building. Why has this option not been thoroughly investigated? From a historic buildings perspective it would undoubtedly make more sense to concentrate the library use in Holden's library. We are also worried by the short-termism evident in the proposal. The need for more school places in the city is clear. But is it really necessary to provide them in one of the most architecturally significant buildings in the city? And school requirements change. Successful schools regularly need more classrooms and more facilities. We are also worried that harm will be done to this building without providing a long term solution to the needs of the school, given the extremely problematic nature of any future expansion. We do not feel that the harm that will result from the application has been adequately justified, and it is worrying that Bristol Council seems to have approved the principle of the school moving to such a sensitive and important building in advance of adequate consideration of the alternatives.'

Officers responded in emails dated 09 January 2015 and 13 February 2015, detailing the further information provided by the applicant to strengthen their case for clear and convincing justification. Further information on the various site options considered by the applicant was also outlined. No further comment or formal objection has been made by the Victorian Society.

The 20th Century Society has commented in an email sent 17 October 2014 as follows:

'It appears to me that the primary significance of this site is the Grade I listed 1906 Central Library, by Charles Holden. As we deal with buildings from 1914 onwards, we would defer to the Victorian Society for comment on proposals that affect the main library building.

However, we consider the extension building of 1966-8 by City Architect A H Clarke with associate architects Burrough and Hannam to be particularly well considered. As the Pevsner Architectural guide for Bristol (2011) points out, the north façade has square oriels and chequerwork which reflects Holden's work. We note that little information is provided in the applications about the works proposed in the library extension building. We require further information on the interior of the existing principal spaces in order for us to understand the impact of the works.'

Conservation Advisory Panel has commented as follows:

The Panel noted that the proposal would not constitute a change of use. However, the Panel was concerned that the lack of natural light within the classrooms may very well prove an insuperable problem for the use of the building as a school. Both the upper and lower level classrooms on the north side would be below road level and facing the retaining wall. The glass blocks in the floor above the central space would not provide a high level of natural light. This floor would require the addition of fire resisting measures. In order to prevent sound transmission from the school assembly and activity area into the library, acoustic attenuation would also be necessary. These measures could cause harm to the historic fabric. The Panel considered the fascia to the porch over the new entrance and the utilitarian new railings should be reconsidered.

BCC Urban Design has commented as follows:

The latest intended revisions to the proposed front entrance to the school present an improvement to the existing frontage onto College Square. The current appearance of a dark, recessive and unwelcoming rear service entrance to the library is detrimental to the visual appearance of the square.

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The proposal will introduce a prominent entrance into the central part of this frontage space, whilst leaving some of the remaining service enclosure either side undeveloped. Whilst it does not completely enclose the full frontage of the service entrance space as encouraged in the previous design comments, the justification for the partial frontage was made and is accepted.

By having a small foot print entrance lobby within the middle of the frontage, there are clear benefits to the western elevation of the library. By not developing within the space immediately in front of the western elevation of the library, it reveals the full height of the mullion window. It will be necessary to introduce a good quality landscaping plan and perhaps a lighting scheme to activate this space so that it positively contributes to the character of the entrance. This can be finalised as a planning condition.

The space to the western side of the proposed front entrance, adjacent to the library fire escape door and basement car park stairwell, will be enclosed behind a partially obscured screen and by the front entrance roof canopy. This will take this potentially dark and unwelcoming space largely out of public view and access. The screening should make a positive contribution to the overall design concept of the frontage, and can be finalised as a planning condition.

The front canopy will form a fundamental part of the overall design concept of the entrance lobby, presenting an architectural style which creates an interesting and sympathetic juxtaposition to the listed library building. The flag pole was deemed not appropriate in this instance and will not be included in the final scheme.'

BCC Pollution Control has commented as follows:

Had a final look at the further information submitted and am happy with it. I'm therefore happy to replace my original condition requiring an acoustic report with one requiring all the recommendations in the acoustic reports being carried out. Also ask for the following conditions should the application be approved:

- A site specific Construction Environmental Management Plan Advice
- 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

BCC Public Art has commented as follows:

Suggest that public art is focused at: - (1) Walkway across proposed new entrance: Its finish and look as well as its underside which is in poor condition. - (2) The concrete chimney: this will be stripped and re-finished and is a great opportunity for a paint finish or other work that improves its look and is an art work - (3) The entrance to the school (new) is also flanked by some concrete stairs down to some gates A list of local, regional and national public art consultants can be obtained from BCC's senior public art officer.

Crime Reduction Unit has commented as follows:-

No concerns/comments regarding the proposed plan for internal and external refurbishment works to the lower ground floor and basement of the Listed Building, the Provision of a new school front entrance on College Square, cycling parking provision, amenity space and a replacement loading bay for the library on lower Lamb Street.

However would like to take this opportunity to advice the developer to familiarise themselves with the New Schools 2014 booklet which covers the entire security standard required within schools. This can be found on the following website www.securedbydesign.com

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Contaminated Land Environmental Protection has commented as follows:-

Overall this application has little new build associated with it. Given the sensitive nature of the proposed end use may I recommend a watching brief condition only.

Air Quality has commented as follows:-

I have reviewed the relevant documents that accompany this planning application and can confirm that I do not have any concerns related to air quality.

The Coal Authority has commented as follows:-

The Coal Authority records indicate that the site is in an area of likely historic unrecorded underground coal mine workings at shallow depth.

The Coal Authority previously objected to this planning application in a letter to the LPA dated 10 October 2014 as no Coal Mining Risk Assessment had been submitted to support the application.

The information provided to the Coal Authority, on the 28 October 2014, has clarified the extent of works being carried out and has confirmed that there will be no disturbance to natural ground in order to facilitate the development.

The Coal Authority Recommendation to the LPA

On the basis of the information now provided to the Coal Authority it is not considered that a Coal Mining Risk Assessment is necessary to support the planning application and the Coal Authority therefore withdraws its objection.

In the interests of public safety, however, The Coal Authority would recommend that, should planning permission be granted for this proposal, an Informative Note as provided should be attached to any Decision Notice

Flood Risk Manager has commented as follows:-

No objection

Nature Conservation Officer has commented as follows:-

This building provides potential habitat for swifts.

Condition: Prior to commencement of development details shall be submitted providing the specification, orientation, height and location for ten swift bricks or boxes.

Reason: To help conserve legally protected birds.

Landscaping of the site should predominantly employ native species of local provenance including berry and fruit-bearing tree, hedgerow and shrub species for birds and nectar-rich flowering plants for invertebrates.

Condition: Prior to occupation details of a landscaping scheme including new boundary treatments shall be submitted and agreed in writing by the Local Planning Authority. Reason: To protect the wildlife features on site.

There are records of lesser black-backed gulls nesting on the roof of the Central Library building and starlings nesting immediately adjacent to the site on a ledge on the Abbey Gate building. The works including the creation of the proposed new school front entrance has some limited potential to affect

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nesting birds, for example if they are nesting on the suspended corridor on the southern elevation. There is also a Buddleia bush in the northern corner of the western elevation (the rose bushes in the southern part of the site adjoining College Square have little potential to support nesting birds).

Transport Development Management has commented as follows:-

BCC Transport Development Management

Please refer to Key Issue D below.

RELEVANT POLICIES

National Planning Policy Framework – March 2012**Planning (Listed Buildings & Conservation Areas) Act 1990****Bristol Core Strategy (Adopted June 2011)**

BCS2	Bristol City Centre
BCS7	Centres and Retailing
BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
BCS11	Infrastructure and Developer Contributions
BCS12	Community Facilities
BCS13	Climate Change
BCS14	Sustainable Energy
BCS15	Sustainable Design and Construction
BCS16	Flood Risk and Water Management
BCS20	Effective and Efficient Use of Land
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
DM5	Protection of community facilities
DM14	The health impacts of development
DM15	Green infrastructure provision
DM23	Transport development management
DM26	Local character and distinctiveness
DM27	Layout and form
DM28	Public realm
DM29	Design of new buildings
DM30	Alterations to existing 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
DM37	Unstable land

Bristol Central Area Plan (emerging)

BCAP5	Development and flood risk
FCAP9	Cultural and tourist facilities and water-based recreation
BCAP20	Sustainable design standards

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BCAP21	Connection to heat networks
BCAP25	Green infrastructure in city centre development
BCAP29	Car and cycle parking in Bristol City Centre
BCAP33	City Centre spaces

Supplementary Planning Guidance

PAN 2 Conservation Area Enhancement Statements (November 1993)
Emerging College Green Character Appraisal

KEY ISSUES

(A) SUITABILITY OF SCHOOL ACCOMODATION IN THIS LOCATION

Principle of the Use of the Site and Educational Need

As set out previously, through the Education Funding Agency (EFA), Central Government funding has been secured to deliver a 2-form entry 'Free School' providing up to 42no. places for Cathedral Primary School (CPS).

As part of the original business case for this approved funding, a site selection option appraisal was undertaken in 2012 to assess the availability of potential school sites. The applicant has provided the following information setting out how the site was ultimately chosen and the alternative options considered.

"The site locational requirements were based upon the following criteria for the primary school:

1. The site needed to be as close as possible to the existing secondary school to enable a genuine all-through experience for the students and use of shared facilities such as the dining and sports hall and within safe walking distance for young children; and
2. The site needed to be close to the Cathedral to make it easy for the choristers and to build on the tradition of the Christian history which is based around the Cathedral Close, the Chapter House and the College Square.

Bristol Cathedral School, the sponsor of the Cathedral Primary School, was proactive in assessing potential sites. At this stage the proposed new school was based upon a one form entry with a floorspace requirement of 1,250 sq m.

A total of 17no. potential sites were identified and ranged from conversions, refurbishment and new build. Within this part of the City, as identified within the Bristol's School's Organisational Strategy, there is a lack of available sites particularly within the Cabot ward which provides challenges, especially when an educational land use is competing against high density, commercial land values.

The three main options considered were:

1. Acquiring land with potential for a new build primary school. The St George Church of England Primary School site was considered at Queens Parade, Brandon Hill. This is made up of two sites on Queens Parade. However further investigation found the site was too constrained.
2. A conversion of existing office or retail accommodation for use as a primary school. The potential options included the Rank Casino on Anchor Road and Canons Gate Anchor Rd, Harbourside (existing office accommodation). Again whilst this was within close proximity to the main school the sites were discounted given their availability and the Casino site was considered too small and an awkward configuration for redevelopment.

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3. The use of current BCCS buildings for use as a primary school (with some modifications) and the potential conversion of office or retail space for sixth form provision.

At the time it was this final short term temporary option that the school progressed with, the primary school being located within the main school. Pre-application advice was also sought in December 2012 to provide classroom space in a more prominent location within College Square. At the time Urban Design Officers were of the view that this would not be supported given the impact upon the Conservation Area, key views and the loss of restricted outdoor recreational space. In parallel the school had initial discussions with the Council to assess the potential of securing space within the lower ground floors of the Library as a longer term strategy for an expanded two form entry school."

In 2012 the Council was approached by the governors of CPS with a proposal to lease parts of the 1960s section of the Central Library to form accommodation for a new Free School. The proposed site was chosen due to the close proximity of the existing senior school campus which extends both sides of College Square and the Cathedral. This provided the opportunity to be within close proximity of shared facilities such as the dining and sports hall but also within safe walking distance for young children. This proposal was however considered to remove usable prime functional accommodation from the library and also fetter flexibility in the longer term, and so was declined. Instead, the two lower floors of the original Holden building were given as a potential project for the CPS to explore further.

The Bristol School Organisational Strategy (BSOS) 2013-2017 was then approved for wider consultation by Cabinet on 31 October 2013. It was produced to address the implications of the City's growth and identifies actions that will need to be undertaken over the next five years to ensure that families have access to high quality educational provision within the City.

The BSOS identified that the rate of growth of primary age children in Bristol is amongst the fastest in the country. The Council has seen a 30% rise in the number of pupils entering the Reception Year in the last 5 years. This equates to more than a 1,000 extra pupils requiring extra school places in each year group. The need to provide additional primary school places across the City therefore remains an immediate priority. The Bristol School Organisational Strategy identifies that by 2017 there is a need to provide over 4,400 primary school places. The report also identified that whilst there are pressures for additional primary school places across the City there are particular pressures from 2014 within certain communities including Cabot, Clifton and Clifton East from 2014. Furthermore the report identified a lack of available sites are a particular challenge within the Cabot, Clifton and Clifton East areas offering particular challenges for delivery of schemes for 2014. Thus as a result of the rate of growth and the historic context, solutions have had to be more bespoke in these areas.

On 5 December 2013, the Service Director, of BCC Strategic Property therefore made a recommendation for the Mayor and Cabinet to approve the proposal to lease the two lower basement floors (of the original Holden building) of the Central Library to the Cathedral Primary School. The proposals received Mayor and Cabinet approval.

The applicant has thus stated in support of this application that the education need for this new facility is therefore demonstrated as follows:

- Agreement and funding by the Secretary of State to the delivery of the expansion of Cathedral Primary School at the Central Library site;
- A recognised and identified City and local need, in particular the Cabot Ward for new primary school places;
- The need to increase the choice in a range of provision of schooling within the locality as promoted in the NPPF and associated Policy Statement, which advises that local authorities should take a 'proactive, positive and collaborative approach to meeting this requirement and

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to development that will widen choice in education'.

Overall it is recognised by the Local Planning Authority that there is a shortage of primary places in Bristol including within Cabot Ward where the Cathedral Primary School is located. Whilst the Cathedral Primary School has a catchment that is wider than the city boundary and pupils from outside of Bristol are likely to attend the school, it is considered that the additional places created by the proposal will go towards addressing a substantial amount of the demand for primary places within the locality. It is also accepted that there are benefits of the new accommodation being provided immediately adjacent to the existing accommodation provided by the Cathedral Primary School as well as the main Bristol Cathedral Choir School for recognised operational reasons such as the sharing of facilities and expertise as CPS and BCCS are an all through school (4yrs to 18 yrs) and as such will operate as a shared campus for playspace, sports, catering and other facilities. Further CPS is one of the most oversubscribed Free Schools within the Country last year and within Bristol with 7no. applications for each 1no. place.

In addition to the identified need for such a use, planning legislation and procedures allow changes in activities within buildings without the requirement to obtain prior permission from the Local Planning Authority. The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. In order to relieve the planning system of a large number of unnecessary applications the 1971 Act (now the 1990 Act) excludes from the definition of development, and hence from planning control, any change of use where both existing and proposed uses fall within one class in any order made by the Secretary of State". It should be noted therefore that in strict planning use class terms Use Class D1 of the Order (Non- Residential Institutions) comprises the following uses: places of worship, day nurseries, public libraries and non-residential educational institutions (schools) amongst other things. Therefore, the existing use as a library and the proposed use as a school both fall within the D1 Use Class and involves a change of use that is not subject to planning control.

Daylight Levels within the New Accommodation

As set out above the lack of natural light to the proposed school accommodation has been a major consideration during the assessment process, both in terms of securing an appropriate environment for a primary school, and in terms of ensuring that any measures to seek to overcome low light levels do not cause unacceptable harm to the Grade I listed building. It is also noted that this issue has been raised in a number of the objections received.

Due to the level change, the south and west (College Square) side of the Holden building achieves suitable natural light levels and the Reception Classes, which are the only ones that require a permanent base, will be located here (Classrooms 5 and 6). The natural light levels however diminish towards the northern side of the buildings due to the higher level of Deanery Road and associated retaining wall. It is therefore acknowledged that the natural light levels within the northern side of the building and lower ground and basement level are compromised

The applicant has submitted a Daylight Study in support of the application which assesses the light levels and the impact on teaching spaces and also provides an assessment on the measures proposed to optimise daylight to provide the most effective environment conducive to learning & teaching at Bristol Cathedral Primary School.

The assessment sets out that the following metrics are typically used to assess the light levels in spaces. The Daylight Factor (ratio of internal light level to external light level in CIE overcast sky condition measured across the entire "working plane") and the Daylight Uniformity (minimum daylight factor ÷ average daylight factors). However, it is also noted in the assessment that these metrics should be considered in parallel to many other aspects such as glare, views out, comfort of space, etc. BB90 - Lighting Design for Schools also provides guidance for these metrics. The assessment further sets out that metrics defined in the guides referred to tend to focus on the quantity of daylight,

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usually in terms of the 'daylight factor' (proportion of daylight which reaches the working plane) and to a lesser extent the quality defined by metrics such as uniformity.

Recognising the issues regarding daylight, the applicant has employed a number of measures to maximise daylight provision to the new accommodation. The main methods are described below however simple measures such as cleaning existing windows, using light coloured material treatments internally to reflect light will all add to the distribution of daylight through the space

Uncovering of the Hayward Lights

It has been calculated that these will transmit approximately 65% of the daylight falling onto them from the roof lights over the ground floor lending library above. This level is an increase on the previous estimate and will provide light to the central hall space, and a good proportion of borrowed light into the spaces surrounding the hall via the glazed screens. There is a proposal to apply a thin film to the Hayward lights in order to ensure privacy of the library users above. The proposed use Schotchall Dusted Crystal Film is intended to give the appearance of etched glass whilst being a reversible solution; the film will not result in any reduction in light transmission.

Fibre Optic Technology

The lowest light levels affect the north-facing classrooms (Classrooms 2, 3 and 4). Within these spaces there is a proposal to introduce fibre optic technology in order to introduce appropriate levels of daylight, which will be harnessed through solar receivers located on the flat roof of the 1960's extension. Fibre-optic cables, which will run along existing service routes or new the new mezzanine floor structure, then feed into 'solar luminaires' to be sited on the back walls of the basement classrooms to give the appearance of clerestory lighting.

Use of Glazing

Additional glazed screens, (in addition to glazed doors), have been provided at the rear of Classrooms 3 and 4; and in the basement Classrooms 9 and 10 on the lower ground floor to improve natural lighting levels, the uniformity of light and the quality of the educational environment in these rooms. A glazed screen and door is proposed to the entrance to Classroom 7 to provide an additional source of natural light from the south facing window of the corridor access to this room. A glass-block window seat has been designed to create horizontal separation between the north elevation classrooms, this will enhance brightness and character into the basement classrooms and help to dispel shadows. The previously proposed vertical partitions have also been amended and replaced with a glazed partition and glazed door. This will also enhance the quality of light into the rooms on both sides and contribute to a greater sense of openness.

Overall daylight levels are considered to be low at the building levels subject of this application and that the quantity of daylight will not generally meet the metrics contained in the relevant guidance. This is obviously not ideal for a primary school; however it is acknowledged that the applicant has looked at this issue extensively and has employed a number of methods to improve the situation as much as is possible (given the Grade I Listed status) and which has resulted in significant improvements to the quality (e.g. distribution) of daylight and connectivity to the external conditions, if not as much to the quantity of light.

It is further acknowledged that the levels BB90 Lighting Design for Schools standards are not statutory planning policy and are for guidance only. Consideration is also given to the specific campus operation of the Cathedral Primary School which means that pupils will not remain in one classroom all day and will rotate around the campus (apart from the reception classes as set out above which are located on the southern side of the buildings where natural light levels are at the greatest levels).

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Thus, having regard to the above and also to the provisions of Paragraph 72 of the NPPF which states that the Government attaches great weight to ensuring sufficient choice of school places is available to meet the needs of existing and new communities and that local authorities should take a 'proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education. Paragraph 72 also states that Local Planning Authorities should give great weight to the need to create, expand or alter schools. As such whilst recognising the daylight levels do not meet the required guidance on daylight quantity, on balance the wider benefits of creating additional school places and recognising unique way the Cathedral Primary School operates outweighs this issues in this specific instance.

On a side matter, it is noted that the proposed fibre optic collectors will need to be positioned on the roof of the building which is not within the control of the applicant as the building is owned by Bristol City Council. The installation of these collectors has been agreed with BCC Property Services and will be secured via a lease between BCC and the CPS, which is being drafted. A condition requiring the provision of this lease once it is finalised is therefore added to this permission.

Overlooking and Loss of Privacy to Neighbouring Buildings

Given the context of the site at lower levels and location adjacent to the rest of the Cathedral Choir School complex no detrimental issues of overlooking or loss of privacy will occur as a result of the proposal.

Noise Impacts to the New School Accommodation

As set out in Key Issues A and C below suitable noise insulation measures have been proposed to ensure the proposed school accommodation is satisfactorily protected from detrimental noise impacts.

Overshadowing

No detrimental impacts with regard to overshadowing can be identified with regard to any neighbouring premises given the scale, location and orientation of the new build school accommodation proposed.

External Lighting

It is unclear if any new external lights will be required and as this is likely there is potential for the new development to cause disturbance via proposed light levels. As such a condition requiring details of the lighting for the site and the luminance levels has been added.

Contamination

Overall this application has little new build associated with it. However, given the sensitive nature of the proposed end use as a school, a watching brief condition is added requiring the reporting of any unexpected contamination during the construction process.

Air Quality

The proposals have been reviewed by the Air Quality Officer and no concerns are raised related to air quality.

Coal Mining Risk

The Coal Authority records indicate that the site is in an area of likely historic unrecorded underground coal mine workings at shallow depth. The information provided to the Coal Authority, on the 28 October 2014, has clarified the extent of works being carried out and confirmed that there will be no

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disturbance to natural ground in order to facilitate the development. On the basis of this, the Coal Authority does not consider that a Coal Mining Risk Assessment is necessary to support the proposal. An advice regarding coal risk is added however.

(B) IMPACT UPON THE ARCHITECTURAL AND HISTORIC INTEGRITY OF THIS GRADE I LISTED BUILDING AND THE CHARACTER OR APPEARANCE OF THE COLLEGE GREEN CONSERVATION AREA.

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 (LPA) 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.

Section 12 of the National Planning Policy Framework (NPPF), March 2012 sets out the Government's planning policies for England and how these are expected to be applied in the remit of conserving and enhancing the historic environment. Of particular relevance are paragraphs 128, 129, 131, 132, 133, 134 - which set out the LPA's duty to request adequate information in order to minimise conflict between any aspect of the proposals, to assess the degree of harm and to ensure any harm is fully justified and outweighed by public benefits. The assessment of the proposals against these policy directive is set out below (Sections i - vi)

In addition, the adopted Bristol Core Strategy 2011 within Policy BCS22 and the adopted Site Allocations and Development Management Policies within Policy 31 seek to ensure that development proposals safeguard or enhance heritage assets in the city.

The Emerging College Green Conservation Area Character Appraisal, 2014 is also of consideration.

(i) Has The Applicant Sufficiently Described The Significance Of The Heritage Asset, Proportionate To Its Importance, To Enable An Understanding Of The Impact Of The Proposals?

NPPF para. 128 places the responsibility on the LPA to require an applicant to describe the significance of any heritage assets affected by the proposal; at a level of detail proportionate to the asset's importance.

With their original submission, the applicant included a Heritage Statement (August 2014) to give an overview of historic background, context and impact of the proposals; also submitted was a 'Statement of Significance' undertaken by their heritage consultants in August 2013. This work was undertaken as an overview study of the significance of the whole Central Library.

The LPA view, supported by external advice from English Heritage and The Victorian Society, concluded that the supporting documents were insufficient to demonstrate a full understanding of evolution of the building. Further information was requested in order to more fully outline the harm the loss of the original use of the basement levels would have on the special interest of the listed building; and to give a more detailed assessment of the individual rooms, their fixtures and fittings in the lower levels of the library, their age, function, relevance and consequently significance. Further understanding was also requested of the 1967 extension building, in order to more fully appreciate the impact the proposals would have on this part of the Asset. The applicant was also asked to more clearly articulate how/where significance may be harmed or lost by the proposals, and to demonstrate that where harm would occur it had been born from a genuine understanding of the Grade I Heritage Asset.

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In response to this request for further information, the applicant commissioned additional work from their heritage consultants. This work has led to a more detailed assessment of the evolution of the building and the harm resulting from the proposals. In particular, the loss of the book storage function from the lower two floors will have of the significance of the original function of these spaces and the impact on the holistic purpose-built quality of Holden's design. In addition, all elements that would be impacted by the scheme, including physical plan form, was looked at and outlined in the 'Inventory of Fittings, Fixtures and Furniture of the Lower Floors' (December, 2014).

Independent lighting and acoustic consultants had been commissioned to provide a clearer evidence-base for the level of fabric intervention necessary to facilitate the primary school use within the Grade I listed building. The originally submitted Daylight Assessment established the sub-standard levels of natural light in some of the proposed new classrooms and identified options to improve or mitigate the low light levels. It was unclear however how and where any of these recommendations would be implemented. Following officer and English Heritage's request for clarification on this issue, the applicant has commissioned a second Daylight Report (10 December 2014) and have worked hard to provide detailed evidence to demonstrate that the Heritage Asset will provide an adequate environment for the school, and that there will not be further pressure in the future to alter the fabric (see Section ii).

Further information was also requested in order to determine that the proposed school use in the lower levels of the Holden building would not prejudice the library users by way of noise and disturbance. An independent Acoustic Report (08 December 2014) was subsequently submitted, which details the acoustic separation between the Library and the School has been further investigated and that suitable mitigation measures in the form of secondary glazing to the 'Hayward lights' has been proposed. The applicant has also provided more information relating to fire safety and given satisfactory evidence that there is adequate fire separation between the Library and proposed primary school.

Alongside the additional technical information, the applicant also submitted an 'Assessment of Proposed Alterations to the Historic Fabric' (10 December 2014), which established the significance of areas affected by a specific measure; the level or harm or loss; the options considered to minimise the impact; and the benefit/necessity for the work. This summary has demonstrated that all aspects of the proposals have been born from a full appreciation of the significance of the building and one that ensures minimum fabric loss harm to the overall significance of the Heritage Asset.

Additional supporting information was also requested from BCC Library and Property Services to give a clearer understanding of how the areas impacted by the proposals currently function, their condition, their forward maintenance regime, and their longer-term viability. Additional statements received clarified that the current storage and retrieval system is antiquated and below optimum levels, in terms of the environmental condition for the books as well as their cataloguing and referencing systems. The current fabric condition of the lower levels was also clarified that maintenance of all BCC libraries is centralised, rather than building specific. Assurances have been given that, given the significant budgetary pressures BCC currently faces, that the future of the Central Library is more certain under joint occupation.

Overall, the Central Library's Grade I listed status places it in the highest category of significance, the initial detail submitted in support of the proposals was not considered adequate to give the detailed evidence base from which the impact of the proposals could be fully understood. The additional work, surveys, and statements received from the applicant at the request of the LPA have now brought up the supporting information to a sufficient level. The applicant has therefore demonstrated a full appreciation of the Grade I Listed Building and neighbouring heritage assets. The level of information submitted is consequently sufficient to underpin a full understanding of the impact of the proposals. The provisions of Paragraph 128 of the National Planning Policy Framework and Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 have therefore been met.

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(ii) Do the Proposals Minimise Conflict between the Heritage Asset's Conservation and Any Aspect of the Proposals?

NPPF para. 129 requires the Local Planning Authority to assess the particular significance of any heritage asset affected by a proposal and take this assessment into account when considering the impact of a proposal, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.

There has been a long process of scrutiny, negotiation and adjustment of the original design proposals for the proposed school fit-out, particularly where there was an impact on historic fabric and/or a loss of original plan form or circulation routes. The project team has responded positively to the LPA's and English Heritage concerns and requests for further information, further justification and suggested amendments.

The additional work undertaken has provided the necessary evidence of special interest of the Heritage Asset this evidence has subsequently informed a genuine process of design review. The 'Assessment of Proposed Alterations' details the areas where the proposals will cause inevitable harm; it also demonstrates that where there is harm, it has been underpinned by a full understanding of the building's special interest and a genuine intent to reduce the level of harm to the greatest extent. In response to the LPA's requests for further justification for certain aspects of the proposals, or to suggested modifications, these have largely been accepted and the design amended accordingly. In instances where a specific proposal has been retained, it has been clearly demonstrated that it is necessary to achieve a deliverable and workable scheme. The resulting proposals now retain a significant amount of the original fabric, including original furniture and shelving, as well as more of the original plan form and circulation routes.

For clarity, suggested amendments that have been implemented by the applicant include:

- The window to Classroom 7, where not aligned with the existing glazing above is to be omitted to reduce the visual impact on the 1967 building Deanery Road elevation;
- An external glazed door to Classroom 1 at basement level in the 1967 building has been incorporated in order to provide access for maintenance to the previously inaccessible light well.
- The window opening to Classroom 1 at basement level is to be full height to match the glazing pattern of the upper floors, to make it less visually intrusive when viewed from Deanery Road
- The removal of the north/south section of wall at the west end of the Reception Classroom is no longer proposed
- Rationalisation of the Senior Management Officer areas to enable better legibility of the original plan form
- Re-design of the new front entrance in response to Urban Design Officer comments, to create a more inviting new school entrance. The entrance canopy has been extended to project forward to create a more visible entrance
- Re-design of the vertical partitions between the north elevation classrooms to minimise visual impact of the Deanery Road elevation, and to introduce glazing into the partitions to maximize light.
- Re-design of the horizontal mezzanine separation between the north elevation classrooms to ensure acoustic/fire separation as well as to introduce glass-block window seats to maximize light

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- An additional door has been added to Classroom 14 to maintain the existing line of east/west circulation through the building from College Square east through to the library link bridge
- The north/south wall to the west end of Classroom 6 is no longer proposed for removal
- Original sanitary ware in the L-G ladies toilets are no longer proposed for removal
- The original shelving found in Classroom 2 is no longer proposed for removal
- The window modifications in Classroom 2 are no longer proposed
- The vertical partitions between Classrooms 3/4 and 9/10 have been modified to avoid cutting through mullion windows
- The proposed new mezzanine floor, which horizontally separates the classrooms within the north elevation (Classrooms 2, 3, 4 and 5 below/Classrooms 8, 9, 10 and 13 above), has been cut back to avoid clashing with the stone mullion windows of the Deanery Road elevation

The lack of natural light has been a major consideration during the assessment process, which has sought to balance the requirement to maximise natural light within the building to satisfy the needs of the primary school function whilst ensuring that any alterations would not cause unacceptable harm to the Grade I Listed Building.

The additional Lighting Assessment commissioned, exposed and tested the light gained through a sample section of the 'Hayward lights', through which it is calculated that approx. 65% of the daylight gained, via a roof light above the Lending Library, will be transmitted. This level is an increase on the previous estimate and will provide an acceptable amount of light to the central hall space, and a good proportion of borrowed light into the spaces surrounding the hall via the glazed screens. Daylight levels, and the quality and uniformity of natural light throughout the school, will therefore be better than put forward in the initial submission. There is a proposal to apply a thin film to the Hayward lights in order to ensure privacy of the library users above. The proposed use Schotchall Dusted Crystal Film is intended to give the appearance of etched glass whilst being a reversible solution; the film will not result in any reduction in light transmission.

The lowest light levels affect the north-facing classrooms (Classrooms 2, 3 and 4). Within these spaces there is a proposal to use fibre-optic technology in order to introduce appropriate levels of daylight, to be harnessed from solar receivers located on the flat roof of the 1967 extension. Fibre-optic cables will run along existing service routes, or new the new mezzanine floor structure, then feed into 'solar luminaires' to be mounted on the back walls of the basement classrooms to give the appearance of clerestory lighting. The low light level classrooms will therefore have a dual-aspect source of natural light which will contribute to an enhanced environment. Additional glazed screens, in addition to glazed doors, have been provided at the rear of classrooms 3 and 4 in the basement, and 9 and 10 on the lower ground floor to improve natural lighting levels, the uniformity of light and the quality of the educational environment in these rooms. A glazed screen and door is proposed to the entrance to Classroom 7 to provide an additional source of natural light from the south facing window of the corridor access to this room.

A glass-block window seat has also been designed to create horizontal separation between the north elevation classrooms, this will enhance brightness and character into the basement classrooms and help to dispel shadows. The previously proposed vertical partitions have also been amended and replaced with a glazed partition and glazed door. This will also enhance the quality of light into the rooms on both sides and contribute to a greater sense of openness.

It is considered that the applicant has worked hard to give assurances that the light levels will be adequate for the school users whilst minimising the impact on the Grade I listed building. The south

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and west (College Square) side of the Holden building has good natural light levels and the Reception Classes, which are the only ones that require a permanent base, will be located in this area (Classrooms 5 and 6). In the rest of the accommodation, accessing borrowed light from the south and west, through glazed screens; from above via the 'Hayward light' strips; through fibre-optic 'luminaires' in the north elevation classrooms; and modifications to four of the north elevation internal windows are and key components of the proposals to address deficiencies of light within the site as much as possible.

The material treatment proposed has been summarised by the applicant's architect in a supporting statement 'The Old and the New' (January 2015), which outlines the overall design approach to proposed works. All new elements are intended to be clearly legible as 'new and contemporary works...that should also be subtle and complex in their composition and simple and familiar in their construction and use of materials'. New interventions are generally formed of fine hardwood joinery combined with exposed metal detailing and fixings. Officers and English Heritage endorse this approach to introducing new elements within the building and consider that it will minimise the conflict between this aspect of the proposals.

The most significant area of new development involves the proposed new entrance foyer area onto College Square. In minimising the conflict between the conservation of the Grade I listed building, the proposed solution is a clearly contemporary, yet light and robust, intervention that does not overtly compete with the architecture of the Holden building or the 1967 extension. An aspect of the design brief included the intention to reveal the original west elevation of the 1906 building on the east side of the entrance area, in particular removing the concrete canopy over the existing loading bay to repair and reveal the full height of the original 4 bay stone mullioned window on this elevation. A gap between the new entrance and the Holden elevation will be kept to allow the elevation to be seen. It is considered that the new entrance will significantly improve the existing situation which is essentially a service alley dominated by a concrete loading bay, large boiler flue and utilitarian link bridge. Overall, the new entrance design is considered to create a discreet but distinctive addition to the architecture of College Square. It will contribute to the conservation of the Grade I listed building and will not harm its significance. This aspect of the proposals will significantly enhance the character and appearance of this part of the College Green Conservation Area subject to relevant conditions.

In the lead up to the application submission and throughout the assessment process, there has been a continual process of review and design changes to ensure that the proposals minimise the conflict between the Heritage Asset's conservation. Each aspect has been scrutinised, notably the measures to increase light into the building in order to preclude future pressure to adapt the historic fabric. The resulting scheme is considered a well thought-out and imaginative response to the Grade I Listed Building and to the College Green Conservation Area. The provisions of Paragraph 129 of the National Planning Policy Framework and Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 are therefore considered to have been met.

(iii) Do the proposals sustain and enhance the significance of the heritage asset and put it to a viable use consistent with its conservation?

NPPF para. 131 requires the Local Planning Authority to take account of the desirability of: sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of the asset can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

The optimum viable use is either the sole viable use of the asset or, if there is more than one viable use, the use most consistent with its ongoing conservation (English Heritage Guide to Heritage Protection). The proposed change of use from a book store to a primary school prompts the question whether this change would represent an optimum viable use. Assessment of this application has

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sought to determine whether the areas affected by the proposals are functioning at their optimum level; and whether the primary school function would be viable while conserving the Heritage Asset.

A Building Condition Survey (May 2014) highlights: 'all levels are in need of complete refurbishment to include repair of damaged plaster finishes, redecoration, repair of concrete window surrounds, and block floor surfaces'. The Condition Survey also identifies structural deterioration of mezzanine, extensive slab and column cracking. The longer-term life span of this structure is therefore uncertain; if the fabric continued to deteriorate then the need to remove of the mezzanine becomes increasingly likely, irrespective of the current proposals.

Additional to the poor condition of the lower ground and basement areas, much of the space is underused, poorly ventilated and at high risk of further fabric deterioration. The current user of these spaces, Library Services, are fully supportive of the proposals and see them as a genuine opportunity to enhance the book storage conditions that would otherwise not be forthcoming.

BCC Property Services have confirmed that maintenance budgets for all library buildings come from a centralised pot. Given the current budgetary pressures maintenance tends to be 'reactive', dealing with the most critical areas of fabric deterioration as they arise rather than through a specific forward programme. Without the current proposals to introduce dual occupation, it cannot be assumed that any of the existing fabric deficiencies would be picked up as part of a planned schedule. The proposals therefore offer a more certain future for the ongoing conservation of the Grade I Heritage Asset.

The proposals will meet the cost of rectifying the issues highlighted in the Condition Survey (estimated to be £451,500), these include:

- Expose and repair roof lights
- Refurbish existing staircase between basements
- Refurbish and repairs to external single doors including draft seals
- Internal plaster repairs
- Repairs to flooring and new flooring to match
- Reinstate and renovate existing footpath at entrance
- Repairs and refurbishment of existing window lights including draft seals
- Removal of redundant services and making good all original historic fabric
- Increase in natural light and ventilation to lower levels

A draft 125 year Lease has identified a capital 'premium'; a fixed rent for the first ten years; and a service charge at 20% of landlord's expenses. English Heritage has requested further clarification over the long-term fabric benefits that will arise from the dual occupancy. A specific condition to give greater clarity on the remit of the Lease with a programmed maintenance schedule for the areas within the CPS remit will therefore be added.

A continual question throughout the assessment process has been whether this particular Grade I Heritage Asset is suitable to meet the needs of a primary school, and whether this use would be viable for the longer-term. Additional supporting statements from the Cathedral Primary School have

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outlined how the day-to-day school function will be tailored to the individual nature of the site, maximising pupil amenity, without compromising the fabric of the Grade I listed building. Whilst it is recognised that some areas within the building will have below standard light levels, this has informed designed solutions that will enhance the quality and uniformity of natural lighting in all the classrooms, and a bespoke approach the site's overall functionality.

The CPS Supporting Statement establishes that a 'campus-style' sharing of sites, facilities resources and staffing will be fundamental to the school's functioning. From Year One, pupils will have classroom bases where they will start/end their day but will receive lessons in specialist subject rooms in order to maximise natural light. Canteen facilities will be in the Creswell Centre, and outdoor play spaces at College Square; playtimes will be staggered to allow maximum use of the site. Some classes will start their day at Failand, where the School owns over 30 acres of sports ground and a spacious hall, where they will have sports lessons, Forest School and environmental science. Early Years pupils need a designated classroom, these are to be located in ground-floor, south and west (College Square) facing classrooms, which have good natural daylight as well as 'free-flow' access to outdoor space.

The existing fabric condition, storage facilities and the BCC budgetary constraints to deal with maintenance, highlight that the current situation within the lower levels of the Holden building is not the optimum viable use for these spaces. The proposed use of a school will re-animate these spaces and re-invigorate them as spaces for learning. Much of the original fabric will be repaired, revealed and re-appreciated which will enhance the significance of the Heritage Asset. The School's proposed 'bespoke' approach to the site gives assurances that the pupils will benefit from adequate light and outside space through their learning day. This promotes the shared use of the site with Cathedral Primary School as a viable option, consistent with the Asset's conservation. The provisions of Paragraph 131 of the National Planning Policy Framework and Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 are therefore considered to have been met.

(iv) Is Any Harm Or Loss To The Significance Of The Heritage Assets Been Supported By Clear And Convincing Justification And Will The Harm Be Substantial Or Less Than Substantial?

NPPF para. 132 requires that when considering the impact of a proposed development on the significance of a heritage asset that great weight be given to its conservation; and that any harm or loss is given clear and convincing justification. NPPF para. 132 also requires an assessment of the level of harm in order to determine whether it is substantial or less than substantial.

The architect's brief for the project has set out the proposals should cause minimum impact on historic fabric; to retain and reinstate original details; and to create clearly legible and reversible insertions. From the outset, therefore the physical harm to the heritage asset has been relatively minimal. Through a process of design review and negotiation, the physical harm the proposals will have on the heritage asset has been further reduced. Where harm remains, in each instance this has been reviewed and supported with clear and convincing justification.

The most significant loss of fabric involves the removal of the 1950s structural racking. The principle of this proposal was agreed and supported by English Heritage and BCC Officers at pre-application stage. Whilst the racking is of some significance in terms of the evolution of the building, it is no longer functioning at its optimum and is showing signs of serious structural instability. The book shelves are integral to the mezzanine structure, which precludes its partial retention and adaptation. The harm to the heritage asset as a whole, through removal of the mezzanine and racking, is considered to be fully justified and to be less than substantial.

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The project team have worked hard to ensure that any harm or loss is the minimum necessary to achieve a workable solution in terms of adequately sized classrooms and enhanced daylight. The proposal to partially remove the east/west wall between the corridor and ancillary rooms of the front elevation, in order to create Classrooms 6 and 14 will cause some harm and loss of historic fabric, plan form and circulation. This fabric loss is justified on the basis of gaining necessary borrowed light from the south elevation into the centre of the building and beyond. The removal has been of the corridor wall to form Classroom 14 has been demonstrated as necessary to facilitate a class of sufficient size and appropriate proportions to allow for the effective delivery of the curriculum. Retention of the corridor would create a classroom of 44.5m² (60m² is the recommended minimum size to accommodate 30 pupils). Some the proposed classroom sizes do fall below the recommended level, but in this instance of Classroom 14 it would mean the space is three times as long as it is wide. Overall, in the context of the whole building, the loss of original fabric is considered to be less than substantial and fully justified.

In overcoming the shortcomings of natural light within the site, there are some aspects of the proposed works that will lead to some harm or loss to historic fabric. It is proposed to adapt the internal window cills to Classrooms 3 and 4. This intervention will cause some loss of historic fabric and some harm to the special interest of the listed building, albeit less than substantial. This harm has been fully justified in order to enhance the lighting levels by lightening the external wall surfaces and enlarging the perceived size of the window openings. The Daylight Study outlines the benefit to lighting levels and to the enhancement of the education environment. The remainder of the cills will remain undisturbed and the applicant has demonstrated that the harm is the minimum intervention necessary. The harm or loss to the significance is considered to be less than substantial.

There is some alteration proposed to existing glazing: to partitions enclosing the landings and staircases; double doors between the central hall and the lobby. It is proposed to install secondary glazing to these elements in order to achieve adequate fire and acoustic separation between the school and the library. The proposed secondary glazing to the 'Hayward lights' will be installed 300mm below the lights and 120mm above the bottom of the down stand beams, this is in order to guarantee the appropriate degree of acoustic insulation between the school and library above, whilst ensuring that the character and appearance of the lights when viewed from below will not be affected. Ventilation, waste, heating, and light technology the service runs will use existing risers and be routed through shared channels. A plant room is proposed above the new entrance reception area within the 1967 elevation. Each classroom will have a built in ventilation unit. Classroom A/C units and fibre-optic 'luminaires' will be mounted on the proposed new stud partitions, which will not impact on historic fabric. The fibre-optic daylight receivers are proposed for location on the flat roof of the 1967 extension, which is not visible from the public realm. On balance, these measures are considered fully justified and to have minimal impact on the architectural appearance of these elements, the harm will therefore be less than substantial.

The proposals will lead to some loss of original fabric, which will cause some harm to the special interest of the heritage asset; although this inevitable harm is considered to be less than substantial in the context of the whole site. When balanced against the 'conservation gains' associated with the proposals, the loss to the significance of the heritage asset is considered to be less than substantial, and supported by a clear and convincing justification. Any harm has been given "considerable importance and weight" in coming to a planning judgment; the provisions of Paragraph 132 of the National Planning Policy Framework and Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 have therefore been met.

(v) Is The Total Loss Of Significance Of The Asset Necessary To Achieve Substantial Public Benefits That Outweigh The Loss?

NPPF para. 133 outlines that the Local Planning Authority should refuse consent for a scheme that will cause total loss of significance, unless it can be demonstrated that the loss is necessary to achieve substantial public benefits that outweigh that loss.

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The harm the proposals will have on the significance of the asset is difficult to quantify, as significance can be lost through a change of original function, not just through physical loss of fabric. The significance of the Central Library is related to its holistic design and rare architectural example of its type; any loss of significance should therefore be measured in the context of the whole site. The proposals will arguably cause the total loss of significance of the lower levels of the building through changing the provenance and purpose-built function of the spaces from original book store. The impact on significance is lessened against the evidenced of known changes that has been outlined in the 'Record of Changes of Use' (December 2014). Furthermore, the total loss affects only part of the Heritage Asset, equivalent to just under 25% of the total floor area (of the Holden building). The existing public facing parts of the library will remain largely unchanged, with the exception of opening the original glass block floor lights (Hayward lights), which will result in minor rearrangement of public displays.

Overall, the loss of significance is not considered to constitute 'total loss', however, where there is some loss this is considered necessary through an assessment of the school's deficit in Bristol, the case for Cathedral Primary School and the options considered and the public benefits the proposals will bring. In accordance with Paragraph 133 of the National Planning Policy Framework, it is considered that the applicant has demonstrated that the total loss of the significance of the lower levels of the Central Library (Holden Building) is necessary to achieve substantial public benefits that outweigh that loss. Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 has therefore been met.

(vi) Is The Less Than Substantial Harm To The Significance Of The Heritage Asset Outweighed By The Public Benefits Of The Proposal, Including Securing Its Optimum Viable Use?

NPPF para. 134 requires that where a proposal will lead to less than substantial harm to the significance of a heritage asset, that this is weighed against the public benefits of the proposal, including securing its optimum viable use.

As set out above, the scheme will cause some harm to the Grade I Heritage Asset, although in the context of the whole site, this harm is considered to be less than substantial. Any harm caused requires clear and convincing justification, and evidence needs to be presented that demonstrates that the school use proposed is required to secure the optimum viable use of the site.

In order to establish whether Cathedral Primary School would represent the optimum viable use of the Heritage Asset, Officers assessed both the 'need' and the options that have underpinned the proposals. There is an established shortfall of nearly 5,000 primary school places within the City. Cathedral Primary School's additional Supporting Statement outlines that the creation of 420 new primary school places supplies close to 10% of the required numbers. The CPS 'Business Case' in support of the Free School Bid was assessed on the deliverability and credibility of the school, and its supporting educational case; their submission was ranked nationally within the top 3 of the 175 applications received. Cathedral Primary School was, during its first year of opening, oversubscribed by 7:1; it is now one of the most oversubscribed Free Schools in the country. Furthermore, the School's proposals to expand within the Central Library have already been approved and given Central Government support, ring-fencing £4million funding for the expansion project.

Accepting the credibility of Cathedral Primary School as a viable user, the applicant was asked to more clearly demonstrate the options considered in terms of alternative sites to provide necessary accommodation. Appendix 2 of the Additional Supporting Information (December 2014) outlines the process and options the School have considered in their search for an appropriate premises. This document outlines the background of the site search; the School and Education Funding Agency (EFA) have clarified a full investigation of potential city centre sites over the last four years.

In order to identify suitable accommodation for the Cathedral Primary School, the Education Funding Agency (EFA) appointed a local property agent to assess the available options on the market. 17no.

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available properties that broadly fitted the school's requirements were identified, which included conversions, refurbishments and new build. Of the 17no. sites, these were then ranked against a set of five criteria: a) proximity to the Bristol Cathedral Choir School; b) the location suitability to meet demand/school catchment; c) the project space requirements; d) the flexibility and adaptability of the accommodation; e) on-going service/maintenance costs.

Shortlisted properties included St George's Primary School in Brandon Hill, however further investigation found the site was too constrained in terms of area and also because the site was already 'split' between two plots; the distance from BCCS was also considered too great to maximise the benefit from potential operational and financial efficiencies. Conversion of an existing office or retail accommodation was also explored; options included a leisure premises on Anchor Road; this was within close proximity to BCCS it was discounted given timeliness of delivery and was also deemed a small and awkward configuration for redevelopment. It should also be noted that in relation to existing offices in proximity to BCCS, for example along Anchor Rd, owners were typically not willing to support ground/first floor primary school use within a multi-let office facility from the perspective of safeguarding and also perception of noise/nuisance from the school use which could put off other potential office occupiers. Therefore, using the set criteria set by the EFA, the lower floors of the Central Library were deemed to be the best fit option available. Initial support was offered to Bristol City Council in terms of the project potential to unlock investment for a more modern library service for Bristol; which would also deliver a sustainable public use of this key heritage asset in to the future.

As set out above, the proposal will cause harm that is less than substantial to the Grade I Listed Building, therefore, an assessment has to be made as to the public benefits of the proposal. The public benefits of the proposal are considered to be:

- Enhancement of College Square and wider College Green Conservation Area through removal of the Library's loading bay and bin store, creation of the new front entrance, improved landscaping and reinstatement of historic railing details to the south elevation
- Significant investment in the fabric repair to lower levels, including repairs to corroding and damaged windows, as identified in the Condition Survey
- Enhancement of the Deanery Road basement lightwell
- Restoration of parts of the lower levels to original proportions (central atrium)
- Restoration of the original stone mullion window
- Revelation of the 'Hayward lights', which have been covered since 1907 and reinstatement of the original design to introduce light from the top of the building through them into the lower levels
- Retention, repair and re-use of many original features (shelving etc.) currently obscured or unused
- Reduced premises costs for the Central Library through a business rate reduction and reduced utility costs; Cathedral Primary School/Education Funding Agency to pay 20% of the costs for maintaining the structure of the Central Library building. An additional annual rental income will go to the Council
- Capital investment of £4million, through Government funding, to deliver new education facilities, outside the City Council's budget

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- Secure funding through the negotiated premium to digitise all the books currently in store, many of which have not been fully catalogued in decades and which only 20% is digitally catalogued, and make the entire collection searchable on-line
- Improved storage conditions for specialist collections
- Improved environmental conditions for relocated material, with the cost of the move, full digital cataloguing and provision of new rolling rack shelving paid through the premium negotiated
- Create a publically accessible, community facility in the lower ground floor 'Reading Room' space of the Holden building, which currently have no public access, outside of school hours and in school holidays
- Delivers 420 primary school places in meeting the City's deficit
- Creation of 50 permanent direct jobs upon completion of the school
- A shared responsibility for the ongoing maintenance and care of the Heritage Asset at a time when BCC budgets are under increasing pressure

BCC Head of Libraries expressed: 'It has been a long standing aspiration of BCC Library Services to convert this system of manual card indexation to a fully interactive 'on-line' catalogue. The cost of this project has been prohibitive, especially in the context of significant saving requirements against BCC Libraries budget. The lease proposal from Cathedral Primary School offers a unique opportunity to generate the necessary capital funding to facilitate the creation of the digital catalogue; as well as providing an additional revenue stream by way of rental income which will be directed back into BCC Library Services.'

A letter from BCC Property Services dated 08 December confirms full support for the proposals, and outlines the opportunities it represents for the City: 'This represents a unique and important step in the context of the Council's ambitious drive to use its public buildings more efficiently and to ensure that the City's landmark buildings remain in the ownership of the Council whilst at the same time being put to long term sustainable use...Maintenance of the structure will be shared. Contractual obligations are included within the lease...This significantly enhances the prospects for the future of the Grade I listed building at a reduced impact on the BCC budgets.'

It is concluded that although the proposals will cause some degree of harm to the Heritage Asset, through some fabric loss, loss of original circulation and partial loss of original function, the public benefits that will result from the proposals will necessarily outweigh this harm and loss. The proposed use of the lower levels of the Central Library by the Cathedral Primary School is considered to represent the optimum viable use for these parts of the Grade I Listed Building; which will not fetter the special interest or optimum viable use of the remainder of the Asset. The provisions of Paragraph 134 of the National Planning Policy Framework and Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 have therefore been met.

Conclusion

The LPA has undertaken the assessment required, under the Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and has given special regard to the desirability of preserving the building, its setting and its features of special architectural or historic interest which it possesses. In accordance with s66 of the Act, considerable importance and weight has been given to the assessment of any harm to the Grade I listed building, or loss of significance. The application details the construction of the proposed new school accommodation in a manner which will preserve the majority of the historic fabric of the building minimising the harm caused. Having undertaken this assessment, the Local Planning Authority considers that the proposed scheme will not represent a

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total loss of significance to the Asset and the degree of harm is considered to be less than substantial. The proposals are considered to represent the most benign viable option available to support the reuse of the lower floors of the Central Library. Any harm or loss of significance is outweighed by the wider public benefits of these proposals which include the bringing back to optimum use and securing the Asset's conservation for the longer term.

In assessing the impact of the proposals with the intention of preserving the Grade I Listed Building, its setting and features of special architectural or historic interest, the scheme has been measured against the relevant Planning Policies and local guidance. It is concluded that the proposals (subject to relevant conditions) have met the provisions of Paragraphs 128, 129, 131, 132, 133, 134 of Section 12 of National Planning Policy Framework (March 2012); Policies BCS21, BCS22 of the adopted Bristol Development Framework Core Strategy 2011; Policies DM30 AND DM31 within the Site Allocations and Development Management Policies (July 2014); and emerging College Green Conservation Area Character Appraisal (consultation draft June 2014). The proposals have been considered in accordance with the requirements of legislation within Sections 16(2), 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(C) IMPACT ON LIBRARY SERVICES

Concern has been raised via objections received that the proposal will result in a detrimental impact on Library Services provided at the Central Library including the loss of storage space for reference material on site and noise implications.

Loss of Reference Material On-Site

The proposal will result in the loss of approximately 20,000 sq ft. of library floor space. This space incorporates an area of under used book / document storage and office accommodation situated on the lower ground and basement floors of the Bristol Central Library.

A letter has been submitted from the Head of BCC Library Services which sets out the issues associated with the storage facilities on the site and the benefits the proposal will result in to the future of the library service. They have confirmed that it has been a long standing aspiration of the Library Service to convert its current and rather antiquated systems of manual card indexation to a fully interactive "on - line" catalogue. The cost of this project has been prohibitive and especially now in the context of significant saving requirements against BCC Libraries budget. The school lease proposal not only includes the generation of a rental but also provides the necessary capital funding to facilitate the creation of the catalogue mentioned above. This is considered by Library Services to enable far greater access to the material through the on-line catalogue. It is also recognised that the project has prompted a closer working relationship with the Archive team and the possibility of joint working where it will be easier for the customer to access library material through the Reading Room.

The letter also recognises that the collections which are currently stored within Lower Ground and Basement floors of the Central Library have been built up over several decades. The most frequently requested items will remain on site within the retained part of the Library with all other items being accommodated within an improved environment adjacent to the Create Centre on Cumberland Basin. This represents an opportunity to re-assess and review the collection and to arrange it more conveniently and logically for improved recovery. The new location lies within 1 mile of the Central Library. This, together with the creation of the on line catalogue is seen by Library Services to significantly improve the quality and efficiency of the service. It will also provide an improved storage environment and the opportunity to work in conjunction with the Bristol Records Office.

From an operational perspective it is identified that the re-provided library loading bay on Lower Lamb Street will reduce congestion within College Square and thus improve the environment for the school and for the general public. Provision has been made within the contract to design and create the new loading bay before the lease becomes effective in order to maintain business continuity. The cost of

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creating the new loading bay will be met by the prospective tenants.

Uncovering of the Hayward Lights

As set out above, the uncovering of the historic Hayward Lights within the Ground Floor of the Central Library is one of the methods being employed to allow crucial light into the school floorspace below. The Hayward Lights have been covered over for many years and form part of the floor space of the lending library. As such alterations to the positioning of shelving in the lending library will be required to ensure structures are not placed over the lights reducing light levels, this has been agreed with the library and will again be secured by a lease between BCC and the CPS, which is being drafted. A condition requiring the provision of this lease once it is finalised is therefore added to this permission. Sound insulation in the form of secondary glazing and privacy measures in the form of a removable film to the Hayward lights will be undertaken on the ceiling below so there is no further impact on the operation of the lending library on the ground floor.

Noise and Fire Risk

Further information was requested in order to determine that the proposed school use in the lower levels of the Holden building would not prejudice the library users by way of noise and disturbance. An Acoustic Report by Hann Tucker (08 December 2014) was subsequently submitted. The report details that the acoustic separation between the library and the school comprising the 'Hayward Lights' over the central hall has been further investigated and tested as these areas are less solid than the rest of the floor. It is now proposed to install secondary glazing to the underside of the 'Hayward lights' to guarantee the appropriate degree of acoustic insulation to meet the relevant British Standard. In addition, the acoustic separation between the library and school via the east stairwell has been tested. There is a proposal to fit secondary glazing to match the existing glazing to the double doors between the central hall and the lobby. The door to into the lending library will be fitted with acoustic seals and fixed shut. Other mitigation measures are also set out.

The acoustic reports and mitigation measures have been assessed by the Pollution Control Officer and are accepted. The measures are therefore secured via a condition requiring full compliance with the submitted Acoustic Report.

It is also recognised that additional pupils will result in an increase in noise levels at certain times outside of the building; however the Library is already surrounded by school buildings with pupils playing and moving between buildings during the course of a school day. As such the refusal of the application on the impact of noise generated by pupils externally is not considered to be reasonable in this location. However, the resultant construction work required by the proposal will obviously need to be sensitive to the library use. A site specific Construction Environmental Management Plan is therefore conditioned. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting during construction works to minimise disruption. The applicant has also provided more information relating to fire safety and given satisfactory evidence that there is adequate fire separation between the Library and proposed new school.

(D) HIGHWAY SAFETY, TRANSPORT AND MOVEMENT

Policy BCS10 of the adopted Bristol Core Strategy, adopted Policy DM23 within the Site Allocations and Development Management Policies and Policy BCAP29 of the Bristol Central Area Plan incorporating modifications recommended by Inspector in his report (13 February 2015) are relevant when assessing transport and movement issues. These policies provide general transport criteria to be considered as part of all development proposals. It requires developers to ensure their proposals are sustainable in transport and movement terms, and to give consideration to, amongst other things, parking issues, highway safety, congestion, and the benefits of traffic calming.

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Concern has been raised both by local residents and officers regarding the impact of the proposal and significant numbers of additional pupils arriving in the area on the existing congested highway network and with regard to parking capacity and overall highway safety. Currently the average proportion of pupils driven to school for primary schools in Bristol is 27%, but most of the schools have a predominantly local catchment due to their admissions arrangements. Cathedral School's admissions policy is not based on proximity to the site and allows applications from outside the Bristol boundary so thus there will inevitably be more reliance on the private car. Other primary schools in Bristol with wider (i.e. not locally based) admissions arrangements show a proportion more in the region of 55-60% driven to school. This proportion thus applied to 420no. pupils could lead to an increase of 252no. additional vehicles in the peak hour, in a city centre cul de sac which is already heavily congested at peak times.

As a result the applicant has provided a detailed Transport Assessment to seek to address these issues. The Transport Development Management Team has reviewed this document and has made the following assessment.

Trip Generation

Information has been submitted outlining the number of pupils likely to arrive at the school. This is based on trips over and above those already being undertaken, but for clarity, it is more helpful to consider the school as a whole as follows:

Final pupil numbers	= 420no. pupils
Currently 52% of the school's existing pupils are driven	= 222no. pupils
Target within Travel Plan to reduce trips by car to 40%	= 168no. pupils

Anticipated ratio of students with siblings (thereby travelling together car) is 51%	= 86no. pupils
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Those using breakfast club / after school activities therefore not present at peak times 30% (with sibling ratios applied a reduction in 15% of trips)	= 73no. pupils
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Thus with a 40% driving ratio, it is anticipated that there will be in the region of 73 pupils arriving by car at peak times. Acknowledging the existing trips this is not considered significant enough to warrant a refusal of the application on highway safety grounds given the number of measures in place and proposed to reduce the impact of this. The school has also expressed a desire to reduce this ratio to 10% over time.

Of these, many of the children will need to be walked into the school by parents, so parents will need to find places to park and get out of the car. This will reduce the numbers using the Deanery Road roundabout area to simply drop off and pick up. It is anticipated that parents will have to park in the College Street Car Park, or attempt to find parking spaces in Deanery Road.

The school's current practice of allowing the younger children to be dropped off within the playground will be discontinued, sending a very clear message that traffic is not welcome in the square. In addition to this, the school will actively discourage unnecessary driving into College Square and have proposed a physical 'gateway' type measure to deter driving into the Square, which can be secured by a condition. This will reduce the impact of any potential conflict within College Square at peak times. Anchor Road has a bus lane in place preventing this area being used. Any potential impact is most likely to be felt on Deanery Road.

However, there is inevitably an increase in traffic associated with any new school. This site is particularly difficult given its relative inaccessibility by private car, but conversely has many advantages by being located very centrally allowing alternative means of travel to the site, and by the

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local traffic control measures in place.

The school is active in travel planning and has produced a Statement of Intent outlining measures which could be implemented to reduce the impact of car travel further. This includes trialing a minibus arrangement from a site in North Somerset taking children direct to the school. It is anticipated that a robust travel plan can further reduce the impact of vehicular traffic associated with the school. A Travel Plan is therefore conditioned accordingly.

Highway Safety

The applicants propose measures within College Square to reduce the impact of traffic within the site. It is considered a campus area, with children walking between the sites regularly. The footways outside the new site will be joined to create a continuous footway across the frontage. As mentioned previously, a gateway treatment is proposed within the Square to reduce traffic speeds. Wig Wags (school flashing warning signs) should also be provided and funded by the school in Deanery Road and on Anchor Road. These measures are secured using a suitably worded condition.

Parking and Servicing

There is no additional car parking proposed, indeed the school intend to remove parking within the area between the existing primary school site and the play space. This is encouraged as the school is easily accessible by other means of transport for staff and visitors, and there is available long stay parking available in public car parks. The pedestrian permissive route through the site will be greatly improved by the removal of this parking and this requirement will be secured via the required Travel Plan which is conditioned. Coach parking will continue to take place on Anchor Road.

Cycle parking is being provided within the basement. The plan submitted shows 98no. spaces, which is well above the Local Plan standard, but the quality of the storage is not appropriate. Sheffield type stands should be erected which allow easy access to bicycles for all abilities and this is therefore secured via condition.

Refuse will be collected from Anchor Road and Lower Lamb Street, thereby removing the existing refuse collection directly outside the site. This is an improvement to the existing situation. Loading for the school and library will be shared and will also take place in Lower Lamb Street.

A contribution to a Traffic Regulation Order will be required to implement a loading bay as well as School Keep Clear markings in College Square and Deanery Road. This is conditioned accordingly.

Construction Management

The construction of the school accommodation in this area will be sensitive. A Construction Management Plan outlining the proposals for loading, highway/footway closures, suspension of parking spaces and management of construction traffic will be required and is secured via condition. Deliveries must be constrained to times out of the peak hours of the school's arrival/departures.

(E) SUSTAINABILITY, CLIMATE CHANGE AND FLOOD RISK

The Bristol City Council Core Strategy was adopted on the 21 July 2011. There is a particular emphasis within the Core Strategy for development to address climate change through appropriate mitigation measures. Policies BCS13-15 has significantly increased the requirements placed upon developers in respect of both the information required to support applications and the sustainability credentials of the schemes themselves. Finally, in terms of managing water run-off and reducing flood risk, Policy BCS16 states that all development will also be expected to incorporate water management measures to reduce surface water run-off. This is to ensure that it does not increase flood risks elsewhere and that the use of sustainable drainage systems (SUDS) are included.

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The Climate Change and Sustainability Practice Note dated December 2012 which provides further guidance with regard to the policies listed above clearly sets out that many of the policy requirements of BCS13-16 cannot readily be applied to some types of planning application, which will therefore also be exempt from the requirement to produce a Sustainability Statement. This includes alterations and extensions to existing non residential buildings, including extensions of up to 10% additional gross internal floorspace, to a maximum of 250m² and external works where no additional floorspace is being created, such as new windows.

The scope of the proposed development incorporates only 47 sq m of additional new build (including the extended canopy entrance). Therefore the new build element equates to 2.28% of the total floorspace. As such there is no formal policy requirement for the development subject of these applications to provide any sustainability measures.

However despite this, the applicant has provided a sustainability statement and it is noted that the development will incorporate the following: mechanical ventilation systems that incorporate heat recovery systems; a high thermal mass to help stabilise internal environment; high; efficiency lighting; utilise reusable and renewable materials and the provision of low flush WC's etc.

With regard to Policy BSC16, the site is not located in a flood zone. With regard to surface water run-off, given the nature of the proposal to essentially alter a Grade I listed building (the majority of which is internal changes) it is considered that opportunities to reduce surface water run-off from the existing situation are very limited. No objections are raised in this regard by the Flood Risk Management Team.

It is therefore concluded that the development on balance meets the proportionate provisions of Section 10 and the Core Planning Principles of the National Planning Policy Framework; Policies BCS13-16 of the adopted Core Strategy and Policy DM27 within the adopted Site Allocations and Development Management Policies subject to relevant conditions.

(F) ARE THERE ANY LANDSCAPE AND ECOLOGICAL ISSUES WITH REGARD TO THE SITE*Landscape*

Indicative opportunities for landscaping have been shown on the submitted plans. However to ensure that the proposals are suitable and of an appropriate standard a condition has been added requiring the submission of a detailed hard and soft landscaping scheme for the new entrance foyer area, the lightwell adjacent to Deanery Road and the play space adjacent to College Square. Landscaping of the site should predominantly employ native species of local provenance including berry and fruit-bearing tree, hedgerow and shrub species for birds and nectar-rich flowering plants for invertebrates.

Ecology

The site provides a potential habitat for swifts, therefore a condition is added requiring the provision of a scheme of swift boxes or bricks in the locality. Any scheme will need to consider the impact on the listed building but ideally should include 10no. boxes/bricks. There are also records of lesser black-backed gulls nesting on the roof of the Central Library building and starlings nesting immediately adjacent to the site on a ledge on the Abbey Gate building. The works including the creation of the proposed new school front entrance has some limited potential to affect nesting birds. As such a condition requiring the protection of nesting birds is added.

(G) SECURITY ISSUES

The Police Architectural Liaison Officer has been consulted with regard to this application. The Police have no recommendations or objections regarding the scheme in principle. However, they suggest the developer gives consideration to the New Schools 2014 booklet which covers the entire security

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standard required within schools.

(H) PLANNING CONTRIBUTION ISSUES

New development in some instances creates, a need for additional or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. Planning obligations are the mechanism by which measures are secured to improve the quality of the both the development and the wider environment. Proposals for development may require the provision of planning obligations in accordance with the relevant policies of the adopted Bristol Local Plan 1997, adopted Core Strategy 2011 and the new SPD on Planning Obligations (September 2012).

Given the scope of the proposals, the development does not require a significant amount of contributions other than the following:

Travel Plan and Highway Works

See Key Issue D above.

Public Art

The applicant has however offered a contribution towards Public Art which would be focused on the new Entrance Foyer area onto College Square. In this instance it is considered that the public art provision with regard to the site can be secured via a suitably worded condition.

CONCLUSION

The LPA has undertaken the assessment required, under the Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and has given special regard to the desirability of preserving the building, its setting and its features of special architectural or historic interest which it possesses. In accordance with s66 of the Act, considerable importance and weight has been given to the assessment of any harm to the Grade I listed building, or loss of significance. The application details the construction of the proposed new school accommodation in a manner which will preserve the majority of the historic fabric of the building minimising the harm caused. Having undertaken this assessment, the Local Planning Authority considers that the proposed scheme will not represent a total loss of significance to the Asset and the degree of harm is considered to be less than substantial. The proposals are considered to represent the most benign viable option available to support the reuse of the lower floors of the Central Library. Any harm or loss of significance is outweighed by the wider public benefits of these proposals which include the bringing back to optimum use and securing the Asset's conservation for the longer term.

It is acknowledged that, the light levels within parts of the new school accommodation are not ideal, and that the quantity of daylight will not generally meet the metrics contained in the relevant guidance. However it is acknowledged that the applicant has looked at this issue extensively and has employed a number of methods to improve the situation as much as is possible (given the Grade I Listed status) and which has resulted in significant improvements to the quality (e.g. distribution) of daylight and connectivity to the external conditions, if not as much to the quantity of light. As such whilst recognising the daylight levels do not meet the required guidance on daylight quantity, on balance the wider benefits of creating additional school places in an area of identified need and recognising unique way the Cathedral Primary School operates as a campus outweighs this issues in this specific instance.

Finally, there will inevitably an increase in traffic as would be associated with any new school. This site is particularly difficult given its relative inaccessibility by private car, but conversely this situation has many advantages by being located very centrally allowing alternative means of travel to the site,

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and by the local traffic control measures in place. The applicants also propose measures within College Square and on Anchor Road and Deanery Road as well as a commitment to the provision of a detailed Travel Plan to reduce the impact of traffic within and around the site.

All other matters as detailed in full above are considered to have been satisfactorily addressed subject to relevant conditions.

As such the approval of both the applications is thus recommended to Members subject to conditions.

COMMUNITY INFRASTRUCTURE LEVY

The Bristol Community Infrastructure Levy (CIL) came into effect from the 1st January 2013 on all existing and new planning applications. This replaces all but site-specific requirements such as affordable housing and highway works.

This development is liable for CIL, however the CIL rate for this type of development, as set out in the CIL Charging Schedule, is £nil and therefore no CIL is payable.

APPLICATION A: 14/04253/F

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) with regard to the D1 floorspace hereby approved within the lower ground floor and basement areas and as set out on the Proposed Lower Ground Floor Plan (Drawing No. 102 Rev I) and Proposed Basement Level (Drawing No. 101 Rev I) shall only be used for the purpose of a school only as specified in the application and for no other purpose (including any other purpose in Class D1); on the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order

Reason: This use only is permitted and other uses, either within the same Use Class, or permitted by the Town and Country Planning (GPD) Order 1995 are not acceptable to the Local Planning Authority without further detailed assessment

3. To secure the recording of the fabric of buildings of historic or architectural importance

No redevelopment or refurbishment of the building shall take place until the applicant/developer has recorded those parts of the building which are likely to be disturbed or

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concealed in the course of redevelopment or refurbishment. The recording to be carried out by an archaeologist or archaeological organisation approved by the Local Planning Authority.

Reason: To ensure that features of archaeological or architectural importance within a building are recorded before their destruction or concealment.

4. Maintenance Plan

No development shall take place until a maintenance plan has been submitted to and approved by the LPA for the areas proposed for use by Cathedral Primary School. The plan should set out the projected maintenance of the building and exterior spaces identified within the Lease as under responsibility of the School, over the next 10 years. The plan shall indicate maintenance of landscaped areas around the new entrance, the front basement lightwell, clearing and repairing rainwater goods and drains, servicing, of fibre-optic collectors, AC units and other plant.

Reason: To secure the conservation of the Heritage Asset whilst under dual occupation

5. 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.

6. Site specific construction environmental management plan

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting.

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

7. No clearance of vegetation or structures suitable for nesting birds, shall take place between 1st March and 30th September inclusive in any year without the prior written approval of the local planning authority. The authority will require evidence that no breeding birds would be adversely affected including by disturbance before giving any approval under this condition. The applicant may wish to consider measures to temporarily discourage birds from roosting on or in buildings.

Reason: To ensure that wild birds, building or using their nests are protected.

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8. Approval of road works necessary

No development shall take place until a programme for the implementation of the following works to the highway has been submitted to and been approved in writing by the Local Planning Authority:

New footway replacing existing vehicular access to the frontage of the site in College Square as shown in principle on plan 1172-T102-D1

Gateway feature within College Square near its junction with Anchor Road as shown in principle on plan 1172-T102-D1

School Keep Clear markings in Deanery Road and College Square

School Wig Wag warning signs in Anchor Road and Deanery Road

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."

9. Detailed drawings including plans, sections, elevations, materials, treatments and finishes and method of fixing at a scale 1:5 of the following shall be submitted and approved by the Local Planning Authority before the relevant part of the work is begun unless otherwise agreed in writing by the Local Planning Authority.

a) proposed secondary glazing detail (Hayward lights)

b) proposed railing reinstatement

c) proposed balustrades and stairs within the central atrium

d) proposed new partitions and glazed 'window seats'

e) proposed new front entrance and associated landscaping

f) proposed new loading bay off Lower Lamb Street

g) proposed fire upgrades to existing doors

h) proposed new doors (interior and exterior)

i) proposed new glazing panels and windows (interior and exterior)

j) proposed fibre-optic collectors or other roof plant

k) proposed A/C units, ventilation, ducts, risers, extracts and all M and E service routes

The detail thereby approved shall be carried out in accordance with that approval.

Reason: In order that the appearance of the development is appropriate and to ensure special architectural and historic interest of the Listed Building is safeguarded.

10. Sample panel/s of the following proposed elements to be erected on site (and kept until completion) and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced:

a) Any new roofing materials

b) Any new rainwater goods (front entrance)

c) Typical ventilation terminals

d) Any external glazing

e) Any new internal glazed panels

f) New flooring finishes within the new entrance lobby

g) Any new external fenestration

h) Any new landscaping materials

i) All materials associated with the proposed front entrance, including roofing, glazing and landscaping materials

j) All materials associated with the stairs and balustrades in the new atrium space

k) Proposed boundary railing reinstatement

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Reason: To ensure that the material form of new works to the exterior are complementary to the quality of the Grade I listed building

11. Prior to the commencement of development of the new school main entrance on College Square a Public Art Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the specific commissions development, a procurement process and programme illustrating how the public art commission(s) within the building accord with the City Council's Public Art Policy and Strategy. The Public Art Plan shall also contain budget allocations, a timetable for delivery and details of future maintenance responsibilities and requirements. The delivery of public art shall then be carried out in full accordance with the agreed Public Art Plan timetable and the agreed budget set out in the document unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an appropriate Public Art Scheme is delivered

12. The development hereby permitted shall not take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping for the site including the lightwell area adjacent to Deanery Road; the new entrance foyer area onto College Square and the Outdoor Play Space adjacent to College Square. Soft landscaping of the site should predominantly employ native species of local provenance including berry and fruit-bearing tree, hedgerow and shrub species for birds and nectar-rich flowering plants for invertebrates where possible. The approved scheme shall be implemented so that planting can be carried out during the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner unless otherwise agreed in writing by the Local Planning Authority. 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 Local Planning Authority 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.

13. Prior to the installation of any external lighting (including security lighting) details of the design of the lighting units, location of light units, luminance level, direction and spread of light, method of fixing and an operational strategy shall be submitted and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the details approved and thereafter maintained as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the lighting scheme is appropriate for the listed building and its sensitive surroundings and that the light levels do not cause nuisance with regard to light pollution and the amenities of both existing and future nearby occupiers

14. No development shall take place until detailed drawings showing cycle parking (incorporating sheffield stands) have been submitted to and been approved in writing by the Local Planning Authority. The use hereby permitted shall not be commenced until the approved cycle parking provision been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

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

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15. 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, 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

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.

16. 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 (including the strategy and timescales for the removal of existing Cathedral School car parking spaces within the College Square permissive route) 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.

17. Prior to the first occupation of the school accommodation hereby details shall be submitted and approved in writing by the Local Planning Authority providing an investigation into the provision of bird nesting opportunities for swifts including the specification and location of nest boxes/bricks. The scheme should include 10no.swift boxes/bricks in the vicinity of the site unless otherwise agreed in writing by the Local Planning Authority. The boxes shall be installed in accordance with the approved details prior to the first occupation of the development hereby permitted unless otherwise agreed in writing by the Local Planning Authority, and shall be retained and maintained permanently thereafter.

Reason: In the interest of ecology.

18. Implementation of Sound Insulation

No building or use hereby permitted shall be occupied or the use commenced until the recommendations made in the Acoustic Report ref: 20360/AR1 dated 8 December 2014 prepared by Hann Tucker Associates have been implemented in full and thereafter permanently maintained.

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

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19. Completion and maintenance of vehicular servicing facilities - shown on approved plans

No building or use hereby permitted shall be occupied or use commenced until the facilities for loading, unloading, circulation and manoeuvring have been completed in accordance with the approved plans. Thereafter, these areas shall be kept free of obstruction and available for these uses.

Reason: To ensure that there are adequate servicing facilities within the site in the interests of highway safety.

20. 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.

Post occupation management

21. Restriction of parking level on site

Parking within the development site is to be restricted to the areas allocated on the approved plans and shall not encroach onto areas allocated on the plans for other uses.

Reason: To control the level of parking on the site and to safeguard the uses of other areas.

22. 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 order to safeguard the amenities of future and adjoining occupiers.

23. New works to match - Listed Building

All new external and internal 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.

24. The development shall be carried out in complete accordance with the Sustainability Summary Statement - 2014 and maintained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority

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Reason: To ensure that the development makes sufficient contribution towards mitigating and adapting to climate change.

25. The Hayward Lights within the Ground Floor of the Lending Library are to be kept free of obstruction in perpetuity and the fibre optic collectors as set out on Drawing No. 1219/104 Proposed Roof Plan are to be maintained as such in perpetuity.

Reason: In order to ensure that the development is completed and occupied as permitted and to ensure daylight levels to the school accommodation is maintained.

List of approved plans

26. 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.

001 Site location plan, received 27 August 2014
 002 D Existing basement floor and site layout plan, received 15 December 2015
 003 F Existing lower ground floor plan, received 19 February 2015
 021 Existing South elevation, received 27 August 2014
 022 A Existing East and West elevations, received 15 December 2014
 031 B Existing sections, received 15 December 2014
 101 I Proposed basement floor and site layout plan, received 27 February 2015
 102 I Proposed lower ground floor plan, received 27 February 2015
 103 Proposed sub-basement floor plan, received 27 August 2014
 111 Proposed fire strategy basement floor plan, received 27 August 2014
 112 Proposed fire strategy lower ground floor, received 27 August 2014
 201 A Proposed south elevation, received 27 February 2015
 202 B Proposed North elevation, received 15 December 2014
 203 Proposed West elevation (new loading bay), received 27 August 2014
 301 E Proposed sections, received 27 February 2015
 401 D Proposed new entrance, received 26 February 2015
 402 Railings detail, received 27 August 2014
 403 Existing glazed screens details, received 27 August 2014
 406 Internal partitions details, received 27 August 2014
 407 A Horizontal partition closure detail, received 11 December 2014
 TF01 Finishes schedules, received 15 December 2014
 023 B Existing north elevations, received 15 December 2014
 405 Proposed classroom AC units detail, received 18 February 2015
 408 Hayward's Lights Secondary Glazing Detail, received 19 December 2014
 104 Proposed roof plan, received 19 December 2014
 Acoustic Report - Hann Tucker, received 15 December 2014
 404 Balustrade details, received 3 March 2015
 004 Existing Ground Floor plan, received 3 March 2015
 407 A Horizontal Partition Closure Detail, received 3 March 2015
 T101 D1 Travel - Proposed and Existing School Arrangements, received 23 January 2015
 T102 D1 Travel - Proposed Highway Works General Arrangements, received 23 January 2015
 T103 D1 Travel - Proposed Main Access Footway Reinstatement General Arrangements, received 23 January 2015

Reason: For the avoidance of doubt.

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1. Works on the public highway: The development hereby approved includes the carrying out of work on the public highway. You are advised that before undertaking work on the highway you must enter into a formal agreement with the council which would specify the works and the terms and conditions under which they are to be carried out. You should contact City Development, Wilder House, Wilder Street, Bristol, BS2 8PH or telephone 0117 903 6846, allowing sufficient time for the preparation and signing of the agreement. You will be required to pay fees to cover the councils cost's in undertaking the following actions:
 - 1) Drafting the agreement
 - 2) A monitoring fee equivalent to 15% of the planning application fee
 - 3) Approving the highway details
 - 4) Inspecting the highway works.

2. Traffic Regulation Order (TRO): In order to comply with the requirements of condition; you are advised that the implementation of a TRO is required. The TRO process is a lengthy legal process involving statutory public consultation and you should allow an average of 6 months from instruction to implementation. You are advised that the TRO process cannot commence until payment of the TRO fees are received. Telephone: 0117 9036846 to start the TRO process.

3. Construction Environmental Management Plan

The Construction Environmental Management Plan should also include but is not limited to reference to the following:

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

Arrangements for liaison with the Council's Pollution Control Team

All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:

08 00 Hours and 18 00 Hours on Mondays to Fridays and

08 00 and 13 00 Hours on Saturdays and;

at no time on Sundays and Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.

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

Procedures for emergency deviation of the agreed working hours.

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

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

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

4. Bird and Bat Advice

Internal nest trays or boxes are particularly recommended for swifts. Swift bricks are best provided in pairs or groups (e.g. two or three on a building, avoiding windows) at least one metre apart. This is because they are usually colonial nesters. They are best located on north or east facing walls, at least 5 metres high, where there is space (i.e. a clear drop

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beneath) for the swifts to easily fly in and out of the boxes. One of the best designs is those by Schwegler because they are very durable. See below for some websites with examples of swift boxes:

http://www.nhbs.com/schwegler_swift_box_16_tefno_173237.html

<http://swift-conservation.org/Shopping!.htm>

Further guidance is available at:

<http://www.swift-conservation.org/InternalNestTrays.htm>

The applicant is advised to be aware of the possibility of birds nesting on site, for example on roofs on the site or within shrubs on the boundaries of the site. All species of wild birds, their eggs, nests and chicks are legally protected until the young have fledged. The bird nesting season typically runs between 1st March and 30th September inclusive in any year. If birds are found to be nesting on buildings or within vegetation a qualified ecological consultant should be contacted immediately for further advice.

All species of bats and their roosts are legally protected. If bats are encountered all demolition or construction work should cease and the Bat Conservation Trust (Tel 0845 1300 228) should be consulted for advice.

5. Coal Authority Advice

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.gov.uk

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority. Further information is available on The Coal Authority website www.gov.uk

6. The development hereby approved is likely to impact on the highway network during its construction. The applicant is required to contact Highway Network Management to discuss any temporary traffic management measures required, such as footway, Public Right of Way or carriageway closures, or temporary parking restrictions. Please call 0117 9031212 or email

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traffic@bristol.gov.uk a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

APPLICATION B: 14/04254/LA

RECOMMENDED GRANT subject to condition(s)

Time limit for commencement of development

1. Listed Building Consent or Conservation Area Consent

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Act 2004.

Pre commencement condition(s)

2. To secure the recording of the fabric of buildings of historic or architectural importance

No redevelopment or refurbishment of the building shall take place until the applicant/developer has recorded those parts of the building which are likely to be disturbed or concealed in the course of redevelopment or refurbishment; in accordance with a method statement submitted to and approved in writing by the Local Planning Authority. The recording shall be carried out by an organisation approved by the Local Planning Authority.

Reason: To ensure that features of archaeological or architectural importance within a building are recorded before their destruction or concealment for the benefit of the local Historic Environment Record.

3. To secure a schedule of fixtures of fittings of historic or architectural interest

No redevelopment or refurbishment shall take place until a Schedule of Fixtures and Fittings has been submitted to and approved in writing by the Local Planning Authority. The Schedule should detail all elements of fixed furniture, or elements that are original to the Grade I listed building, which have been identified for removal, reinstatement or relocation within the approved plans and detail the final location for each element.

Reason: To ensure that features of historic or architectural interest of specific relevance to the Grade I listed building are safeguarded.

4. Maintenance Plan

No development shall take place until a maintenance plan has been submitted to and approved by the LPA for the areas proposed for use by Cathedral Primary School. The plan should set out the projected maintenance of the building and exterior spaces identified within the Lease as under responsibility of the School, over the next 10 years. The plan shall indicate maintenance of landscaped areas around the new entrance, the front basement lightwell, clearing and repairing rainwater goods and drains, servicing, of fibre-optic collectors, AC units and other plant.

Reason: To secure the conservation of the Heritage Asset whilst under dual occupation

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5. Schedule of Fabric Repair

To secure a schedule of proposed fabric repairs that affect areas of special architectural or historic interest

No redevelopment or refurbishment shall take place until the applicant has submitted a schedule of proposed fabric repairs that includes a method statement for the repair of the following elements:

- a) Original wood block flooring
- b) Original windows (glass/lead/concrete surrounds)
- c) Pennant stone retaining wall (stone cleaning)
- d) Damp affected areas

Reason: To ensure the fabric of the Grade I Listed Building is safeguarded

6. Detailed drawings including plans, sections, elevations, materials, treatments and finishes and method of fixing at a scale 1:5 of the following shall be submitted and approved by the Local Planning Authority before the relevant part of the work is begun unless otherwise agreed in writing by the Local Planning Authority.

- a) proposed secondary glazing detail (Hayward lights)
- b) proposed railing reinstatement
- c) proposed balustrades and stairs within the central atrium
- d) proposed new partitions and glazed 'window seats'
- e) proposed new front entrance and associated landscaping
- f) proposed new loading bay off Lower Lamb Street
- g) proposed fire upgrades to existing doors
- h) proposed new doors (interior and exterior)
- i) proposed new glazing panels and windows (interior and exterior)
- j) proposed fibre-optic collectors or other roof plant
- k) proposed A/C units, ventilation, ducts, risers, extracts and all M and E service routes

The detail thereby approved shall be carried out in accordance with that approval.

Reason: In order that the appearance of the development is appropriate and to ensure special architectural and historic interest of the Listed Building is safeguarded.

7. Sample panels of the following proposed elements to be erected on site (and kept until completion) and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced:

- a) Any new roofing materials
- b) Any new rainwater goods (front entrance)
- c) Typical ventilation terminals
- d) Any external glazing
- e) Any new internal glazed panels
- f) New flooring finishes within the new entrance lobby
- g) Any new external fenestration
- h) Any new landscaping materials
- i) All materials associated with the proposed front entrance, including roofing, glazing and landscaping materials
- j) All materials associated with the stairs and balustrades in the new atrium space
- k) Proposed boundary railing reinstatement

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Reason: To ensure that the material form of new works to the exterior are complementary to the quality of the Grade I listed building

Post occupation management

8. New works to match - Listed Building

All new external and internal 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.

9. Internal features

All existing internal decoration features, including plaster work, ironwork, fireplaces, doors, windows, staircases, staircase balustrade and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified in the approved drawings.

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

10. Partitions - Listed Building

All new partitions shall be scribed around the existing ornamental plaster mouldings.

Reason: To ensure that the character, appearance and integrity of the building are not prejudiced, thereby preserving its special architectural or historic interest.

11. The Hayward Lights within the Ground Floor of the Lending Library are to be kept free of obstruction in perpetuity and the fibre optic collectors as set out on Drawing No. 1219/104 Proposed Roof Plan are to be maintained as such in perpetuity.

Reason: In order to ensure that the development is completed and occupied as permitted and to ensure daylight levels to the school accommodation is maintained.

List of approved plans

12. 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

001 Site location plan, received 27 August 2014

002 D Existing basement floor and site layout plan, received 15 December 2014

003 F Existing lower ground floor plan, received 19 February 2015

021 Existing South elevation, received 27 August 2014

022 A Existing East and West elevations, received 15 December 2014

031 B Existing sections, received 15 December 2014

101 I Proposed basement floor and site layout plan, received 27 February 2015

102 I Proposed lower ground floor plan, received 27 February 2015

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103 Proposed sub-basement floor plan, received 27 August 2014
 111 Proposed fire strategy basement floor plan, received 27 August 2014
 112 Proposed fire strategy lower ground floor, received 27 August 2014
 201 A Proposed south elevation, received 27 February 2015
 202 B Proposed North elevation, received 15 December 2014
 203 Proposed West elevation (new loading bay), received 27 August 2014
 301 E Proposed sections, received 27 February 2015
 401 D Proposed new entrance, received 26 February 2015
 402 Railings detail, received 27 August 2014
 403 Existing glazed screens details, received 27 August 2014
 406 Internal partitions details, received 27 August 2014
 407 A Horizontal partition closure detail, received 11 December 2014
 TF01 Finishes schedules, received 15 December 2014
 023 B Existing North Elevations, received 15 December 2014
 405 Cupboards-AC units details, received 18 February 2015
 408 Hayward's Lights Secondary Glazing Detail, received 19 December 2014
 104 Proposed sub-basement plan, received 19 December 2014
 404 Proposed Balustrades detail, received 3 March 2015
 004 Existing Ground Floor Plan, received 3 March 2015
 407 A Proposed Horizontal Partition Closure detail, received 3 March 2015

Reason: For the avoidance of doubt.

BACKGROUND PAPERS

Pollution Control	4 November 2014
	21 January 2015
Crime Reduction Unit	27 October 2014
Contaminated Land Environmental Protection	30 October 2014
Air Quality	20 October 2014
The Coal Authority	11 November 2014
Flood Risk Manager	2 October 2014
Nature Conservation Officer	21 October 2014
City Design Group	13 October 2014
City Centre Projects (Public Art)	18 September 2014
The Victorian Society	19 December 2014
The 20th Century Society	17 October 2014
Archaeology Team	22 September 2014
English Heritage	1 October 2014
Transport Development Management	8 January 2015



Hannah Porter - Conservation Officer

Reply to: Kate Murray

Bristol City Council

Telephone: 0117 3521264

Brunel House St Georges Road

E-mail: k.murray@bristol.gov.uk

Bristol City Council

Date: 17 December 2014

Re: Cathedral School Planning Application

I am writing to confirm that I have been working in conjunction with Property colleagues to facilitate a lease to Bristol Cathedral Choir School. The lease envisages the occupation of approx. 20,000 square feet of current operational space within Central Library. The proposed lease will not affect any of the public facing Library operation. The areas are presently used for the storage of books and for support staff offices.

It has been a long standing aspiration of the Library Service to convert its current and rather antiquated systems of manual card indexation to a fully interactive "on – line" catalogue. The cost of this project has been prohibitive and especially now in the context of significant saving requirements against BCC Libraries budget. The lease proposal not only includes generation of a rental but also provides the necessary capital funding to facilitate the creation of the catalogue mentioned above.

The collections which are currently stored within Lower Ground and Basement floors of the Central Library have been built up over several decades. The most frequently requested items will remain on site within the retained part of the Library with all other items being accommodated within an improved environment adjacent to the Create Centre on Cumberland Basin. This represents an opportunity to re – assess and review the collection and to arrange it more conveniently and logically for improved recovery. The new location lies within 1 mile of the Central Library. This, together with the creation of the on line catalogue will significantly improve the quality and efficiency of the service. It will also provide an improved storage environment and the opportunity to work in conjunction with the Bristol Records Office.

From an operational perspective it is essential that the current central library loading bay position is relocated. A suitable alternative has been agreed. It will be accessed off Lower Lamb Street. Access and egress to the current loading bay is via Cathedral Square. The new location would reduce congestion within the square and improve the environment for the school and for the general public. Provision has been made within the contract to design and create the new loading bay before

the lease becomes effective in order to maintain business continuity. The cost of creating the new loading bay will be met by the prospective tenants.

The proposed lease to Bristol Cathedral School will provide the necessary funding to purchase a modern rolling rack shelving system for the new storage facility, create the on - line catalogue and improve the environment within Cathedral Square whilst maintaining full operation of the loading bay. It therefore represents an opportunity to introduce significant service improvements at no additional cost to BCC and it therefore carries the full support of BCC Library Service.



Kate Murray

Head of Libraries



Hannah Porter - Conservation Officer

Reply to: Steve Matthews - Property

Bristol City Council

Telephone: 0117 9224034

Brunel House St Georges Road

E-mail: steve.matthews@bristol.gov.uk

Bristol City Council

Date: 8 December 2014

Re: Bristol Cathedral Choir School Bristol Central Library

I write to confirm that I have been working with agencies acting for Bristol Cathedral Choir School to bring about a suitable method by which the School can expand adjacent to its current established location.

It is understood that the physical adaptations necessary to the building will shortly be considered for listed buildings consent.

This represents a unique and important step in the context of the Councils ambitious drive to use its public buildings more efficiently and to ensure that the City's landmark buildings remain in the ownership of the Council whilst at the same time being put to long terms sustainable use.

The building is currently held freehold by Bristol Council. Use of the building is currently split between publically accessible areas including the main libraries and café; book storage areas and ancillary office accommodation. The school will occupy the basement and lower ground floors of the original Holden building which is currently houses a collection of approx. 250,000 books. The area represents approximately 20,000 square feet of space which is equivalent to just under 25% of the total floor area. The Council has liability for all outgoings. This area to be occupied by the School is not accessible by the general public.

It is anticipated that Bristol Cathedral School will occupy the space subject to a 25 year lease at a starting rental of £66,000 per annum and this will also provide for the school to cover all internal repairs and maintenance and NNDR. Provision has been made for relocation of all material to an improved environment on a single floor at BBond Smeaton Road Bristol with the cost of the move, full digital cataloguing and provision new rolling rack shelving. This represents significant improvement to the current storage and retrieval system which has become antiquated and is based predominantly on multiple card index with only 20% being available "on line". The total cost of relocation and preparation of the new storage environment will be covered by the prospective


tenant in advance. The most frequently requested material will be stored within the retained library building. Again the cost will be covered by the prospective tenants.

The existing public facing parts of the library will remain largely unchanged apart from the possible opening up of original glass block floor lights which may result in minor re arrangement of the public displays. This will provide an opportunity of some new furniture, planning for improved circulation and the restoration of original building features which have been covered for many years. The outside space facing onto Cathedral Square will benefit from re - landscaping to the school which will create an improved general external environment. Cleaning and general maintenance of outside "moat" areas facing onto College Green will be improved.

Maintenance of the structure will be shared. Contractual obligations are included within the lease. Annual revenue increase over and above current position is £66,000 plus revenue savings estimated at around 20%. This significantly enhances the prospects for the future of a grade 1 listed building at reduced impact on the public purse.

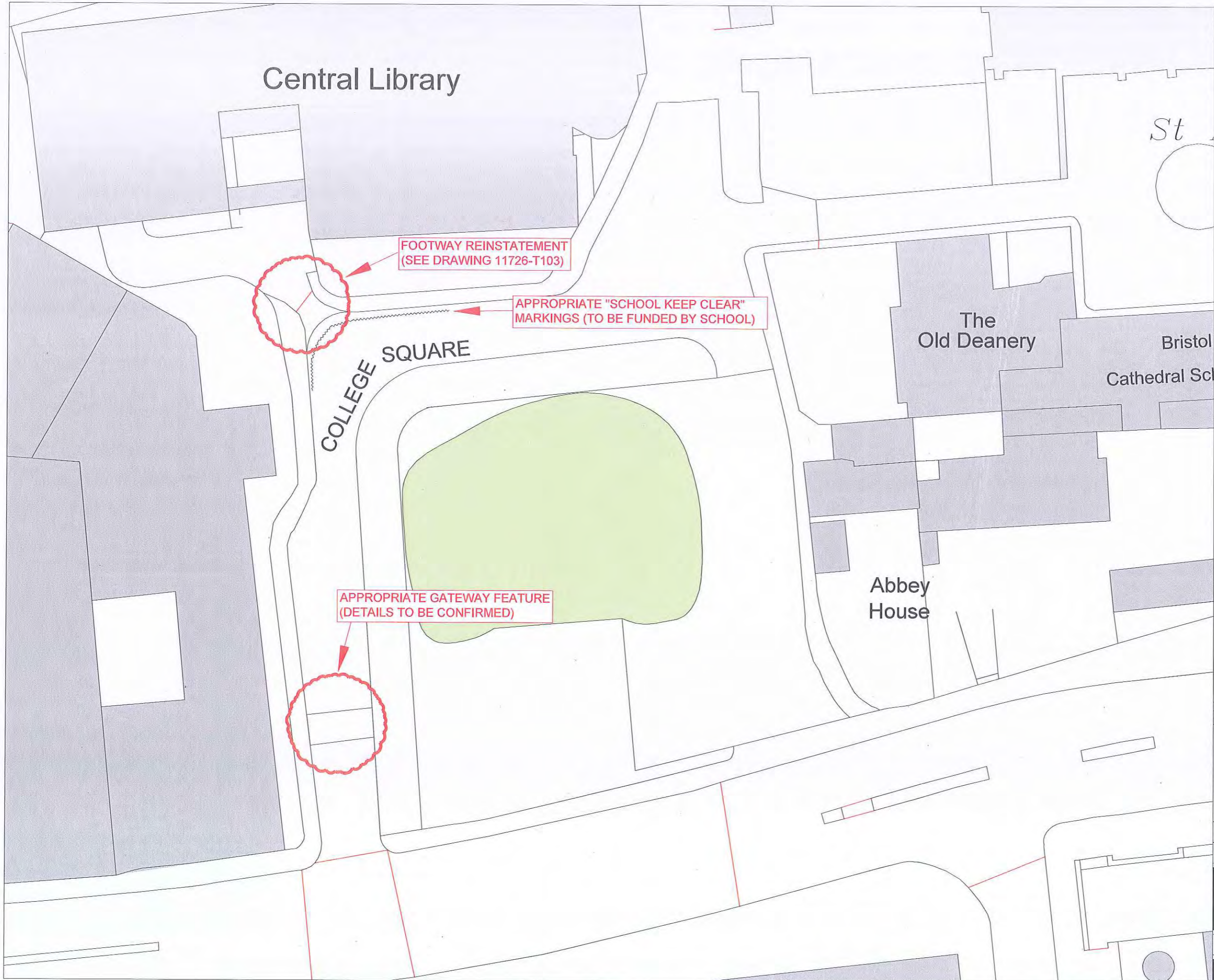
Services and utilities have been fully assessed to provide confidence that each building occupier will only be responsible for individual usage and the impact of the fabric of the building is understood to be minimal.



A new location has been agreed for the creation of a new loading bay which will be installed before any other works are carried out at the full cost of the prospective tenant and with improved access via Lower Lamb Street. A stopping up application is being pursued in order to enhance prospects for deliveries but assurances have been obtained from the Highway Authority that the current arrangements will allow unfettered access for loading and unloading.

 The City Council fully supports this proposal.


Steve Matthews (MRICS)

Service Manager - Property Strategy



- notes
- 1 DO NOT SCALE THIS DRAWING ON PRINT OR ELECTRONICALLY. WORK FROM FIGURED DIMENSIONS ONLY.
 - 2 No deviation from the details shown on this drawing is allowed without Campbell Reith Hill's prior permission in writing.
 - 3 Read this drawing with all Architects, Service Engineers and Campbell Reith Hill's relevant details and drawings.
 - 4 All work is to be in accordance with the relevant specifications issued by Campbell Reith Hill, British Standard Codes of Practice, Statutory requirements and the Contract Documents.
 - 5 DRAWING STATUS
 S - SCHEME — Outline/Scheme drawings for proposals, budgets etc.
 D - DESIGN DEVELOPMENT — Evolving final design drawings for approvals, tenders, billing etc.
 C - CONSTRUCTION — Fully developed drawings issued under instruction for construction.
ONLY STATUS C DRAWINGS TO BE USED FOR CONSTRUCTION.
 - 6  Denotes Section Number.
 Denotes Drawing Number
 - 7 For DPM & Waterproofing requirements refer to the Architects details and specifications. Any references shown on Campbell Reith Hill's drawings must be considered as indicative only.

Status/Rev	Description	Date	By
D1	ISSUED FOR INFORMATION	09.01.15	MJ

CampbellReith
consulting engineers

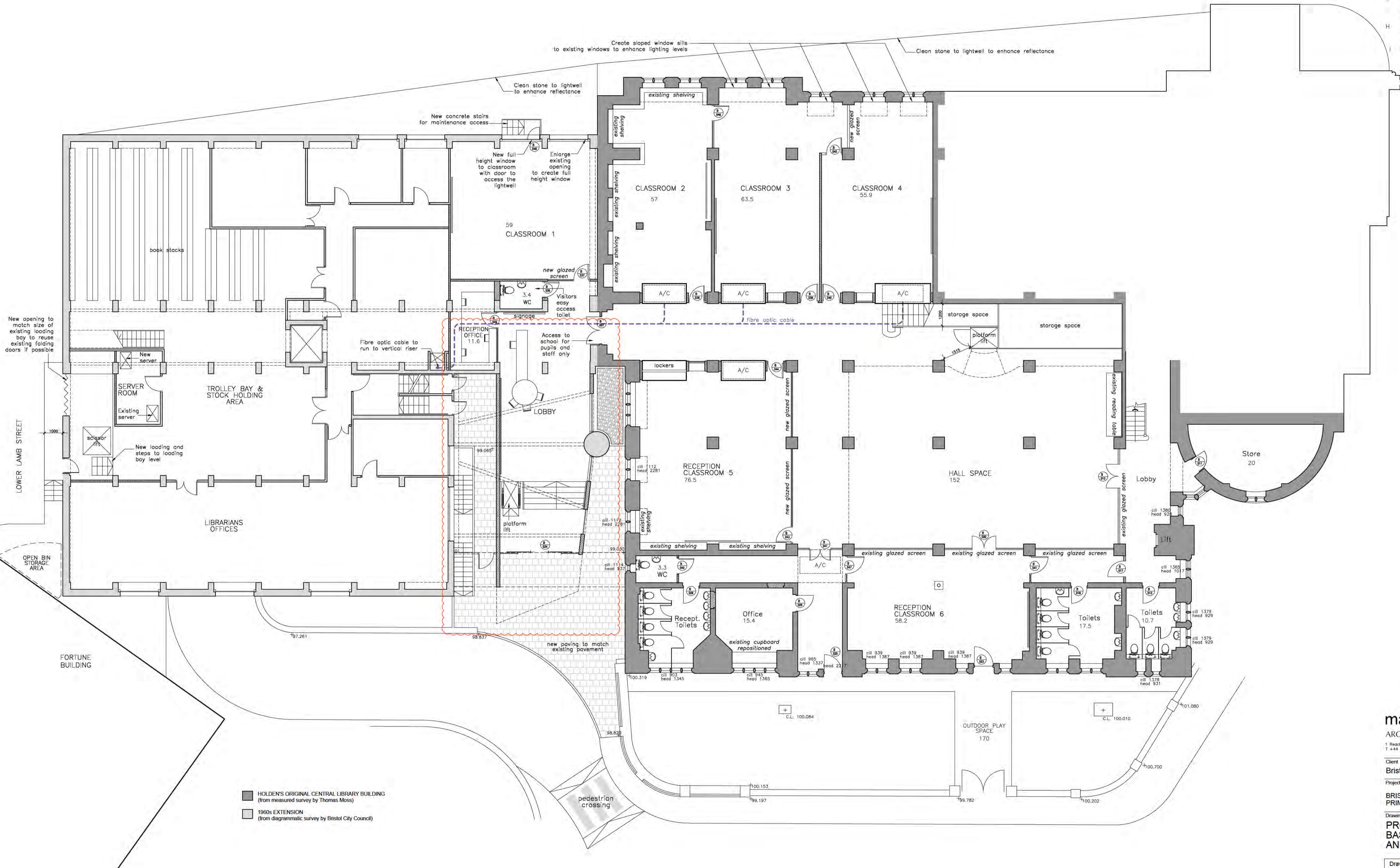
LONDON 020 7340 1700 MANCHESTER 0161 819 3060
 SURREY 01737 784 500 BIRMINGHAM 01675 467 484
 BRISTOL 0117 916 1066 DUBAI 00 971 4345 7088
 www.campbellreith.com

Job Title
BCPS
 Client
BCCS

**PROPOSED HIGHWAY WORKS
GENERAL ARRANGEMENTS**

drawn	date	scale @ A1	C1 checked	CAD filename
MJ	09.01.15	1:400	-	11726-T102
Job No.	Drw No.	Status/Revision		
11726	T102	D1		

Rev.	Note	Date
A	Loading bay layout; pass door between classrooms 9 and 10.	AT 24.07.14
B	Amendments following structural drawings receipt	AT 01.08.14
C	Loading bay area; notes; new glazed screens to class 5	AT 13.08.14
D	External paving	AT 14.08.14
E	Void space to class 2 and 3 omitted	AT 19.08.14
F	Amendments following meeting with Planning officers and School (12.11.14)	AT 24.11.14
G	Amendments following meeting with Planning officers and School (12.11.14)	AT 01.12.14
H	Amendments following comments from Architecton	AT 10.12.14
I	Main entrance design	AT 27.02.15



N

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mackenzie wheeler
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Client
Bristol Cathedral School

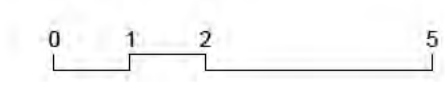
Project
BRISTOL CATHEDRAL PRIMARY SCHOOL

Drawing
PROPOSED BASEMENT FLOOR AND SITE LAYOUT PLAN

Drawing No.	Rev
1219/101	I

Scale	Size	Drawn	Date
1:100	A1	AT	07-14

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South Elevation

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Client
Bristol Cathedral School

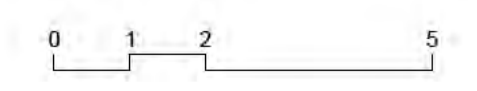
Project
**BRISTOL CATHEDRAL
 PRIMARY SCHOOL**

Drawing
**PROPOSED
 SOUTH ELEVATION**

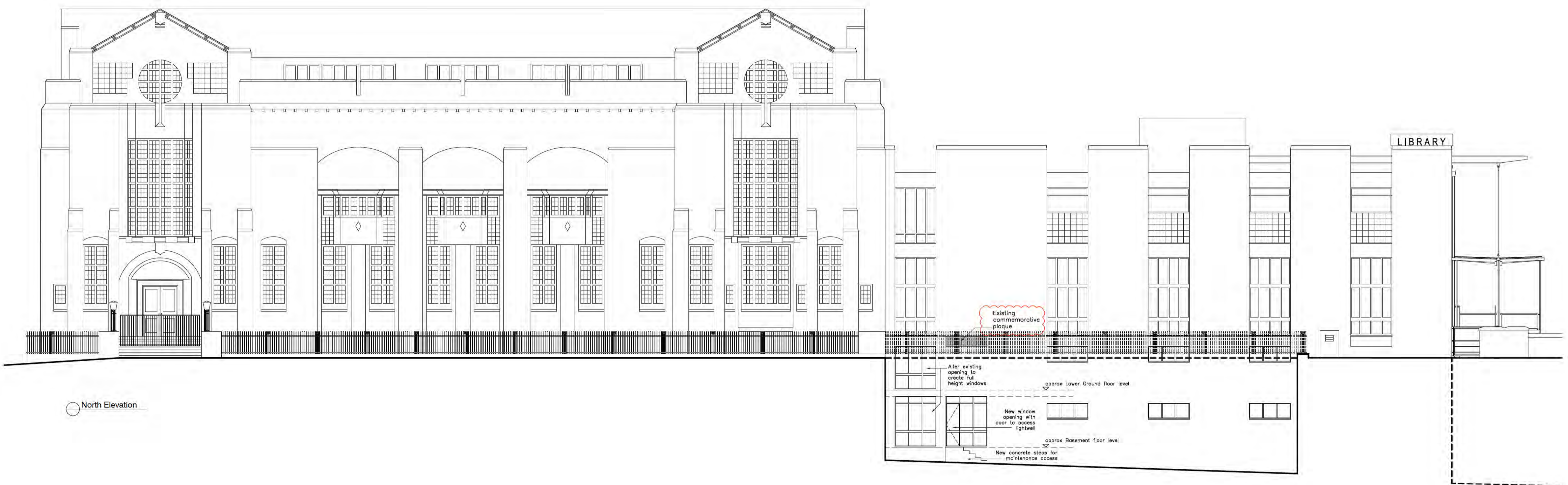
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1219/201	A

Scale	Size	Drawn	Date
1:100	A1	AT	07-14

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Rev.	Note	Date
A	Amendments following meeting with Planning officers and School (12.11.14)	AT 24.11.14
B	Note highlighting the existing commemorative plaque	AT 10.12.14



North Elevation

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Client
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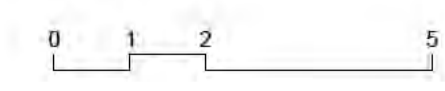
Project
BRISTOL CATHEDRAL PRIMARY SCHOOL

Drawing
PROPOSED NORTH ELEVATION

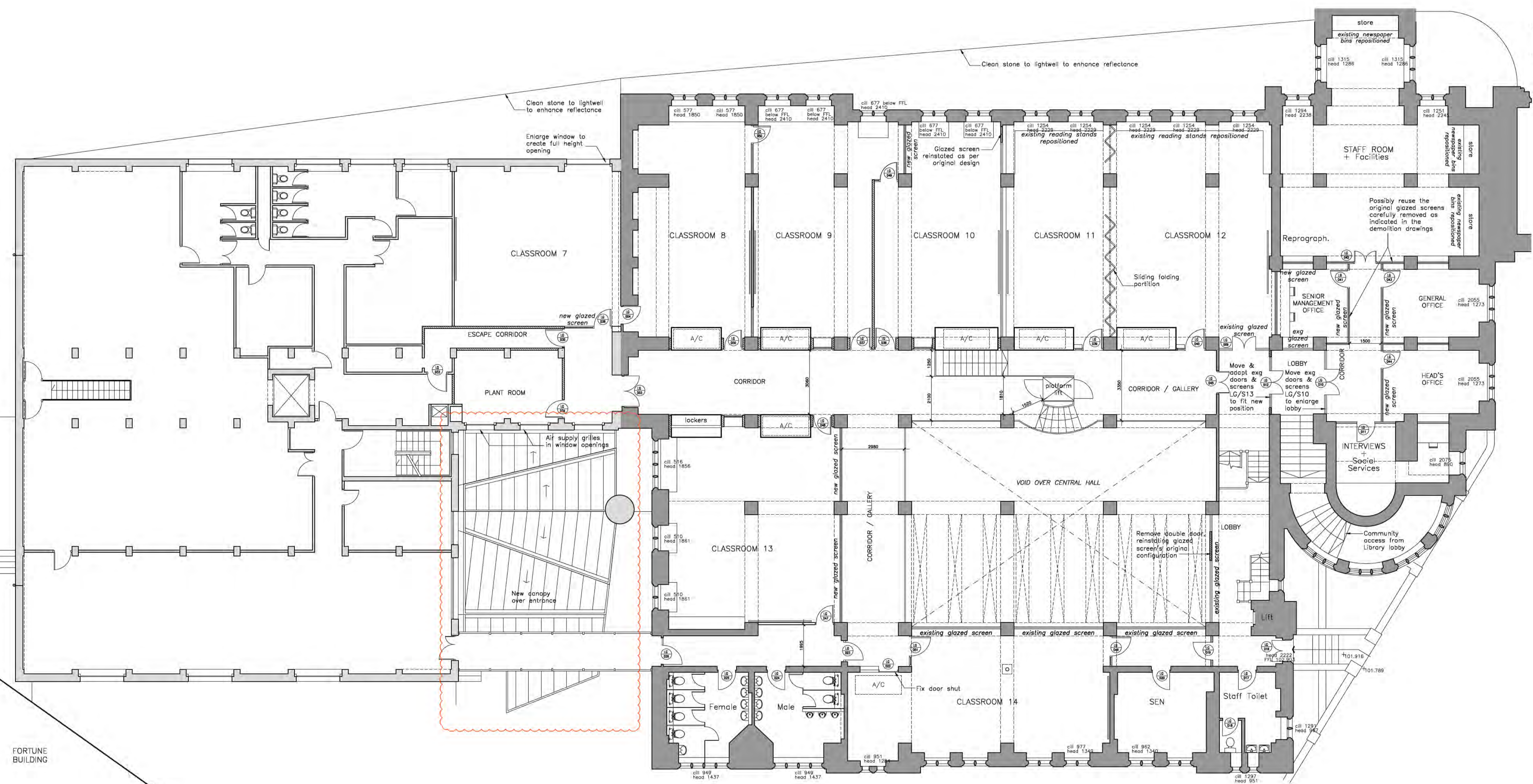
Drawing No.	Rev
1219/202	B

Scale	Size	Drawn	Date
1:100	A1	AT	07-14

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Rev.	Note	Date
A	Escape corridor between plant room and classroom 7; pass door between classrooms 9 and 10.	AT 29.07.14
B	Amendments following structural drawings receipt	AT 01.08.14
C	Loading bay area; notes; new glazed screens to class 13	AT 15.08.14
D	Void space to class 8 and 9 omitted	AT 19.08.14
E	Amendments following meeting with Planning officers and School (12.11.14)	AT 24.11.14
F	Amendments following meeting with Planning officers and School (12.11.14)	AT 01.12.14
G	Amendments following comments from Architect	AT 10.12.14
H	Retain existing layout and sanitary ware in proposed staff toilet	AT 19.02.14
I	Main entrance design	AT 27.02.15



FORTUNE BUILDING

HOLDEN'S ORIGINAL CENTRAL LIBRARY BUILDING
 (from measured survey by Thomas Moss)

1960s EXTENSION
 (from diagrammatic survey by Bristol City Council)

N

PLANNING

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Client
Bristol Cathedral School

Project
BRISTOL CATHEDRAL PRIMARY SCHOOL

Drawing
PROPOSED LOWER GROUND FLOOR

Drawing No.	Rev
1219/102	I

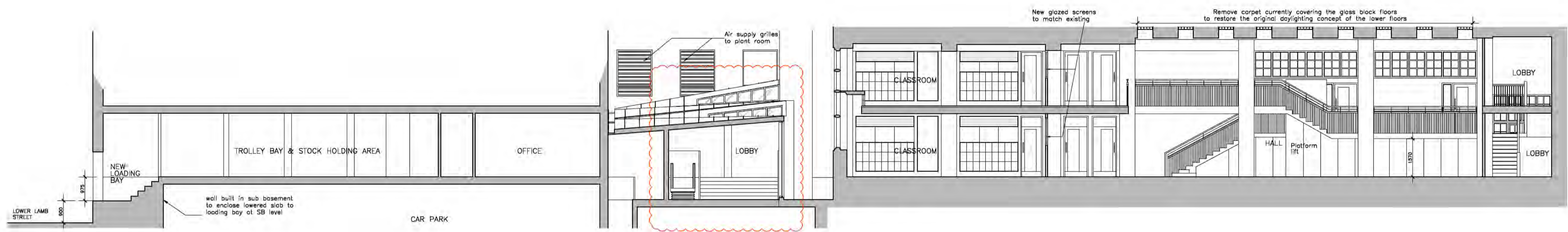
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1:100	A1	AT	07-14

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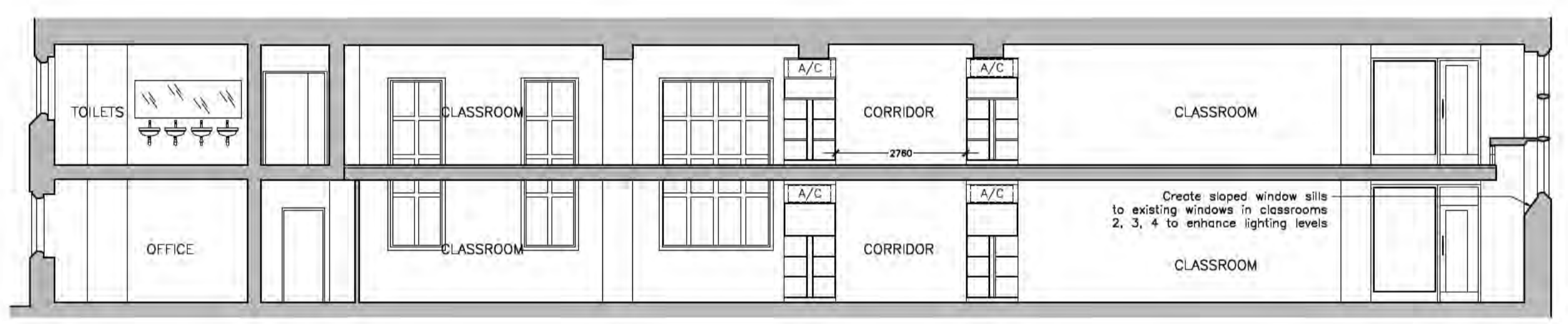


Section AA

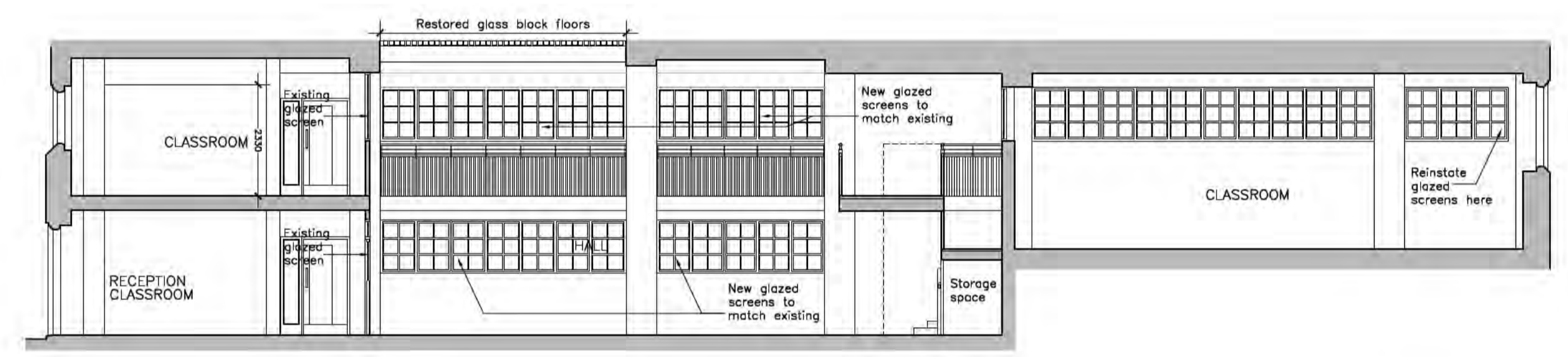


Section BB

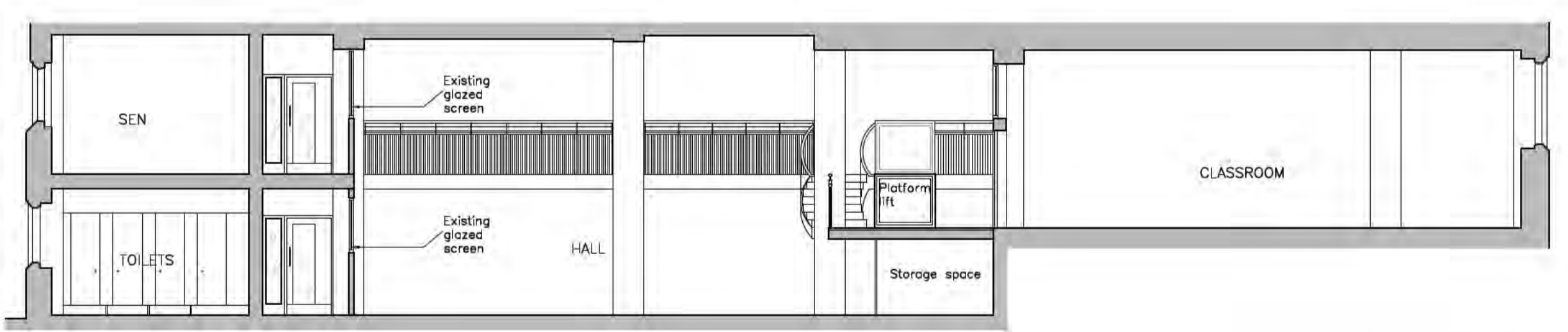
Rev.	Note	Date
A	Loading bay shown; classroom wall units	AT 29.07.14
B	Loading bay and notes	AT 15.08.14
C	Amendments following meeting with Planning officers and School (12.11.14)	AT 01.12.14
D	Amendments following comments from Architect	AT 10.12.14
E	Main entrance design	AT 27.02.15



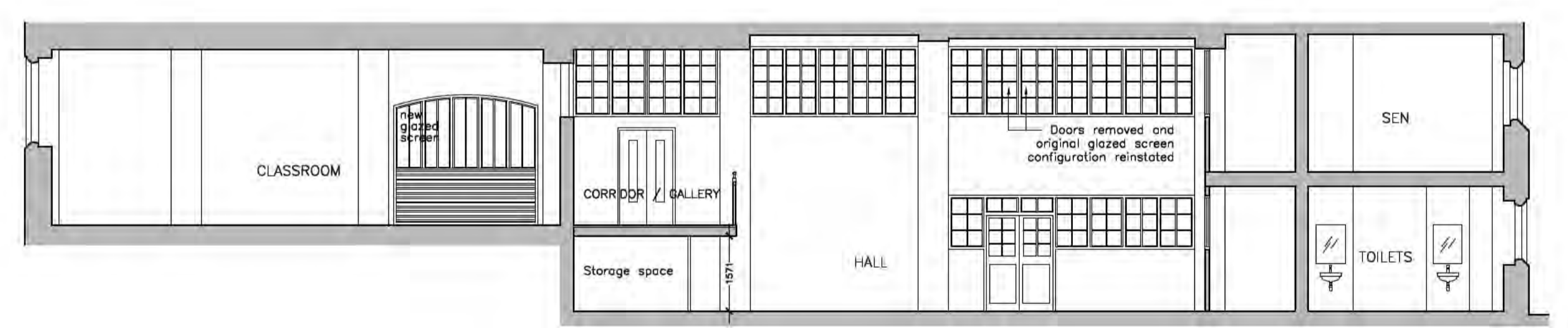
Section CC



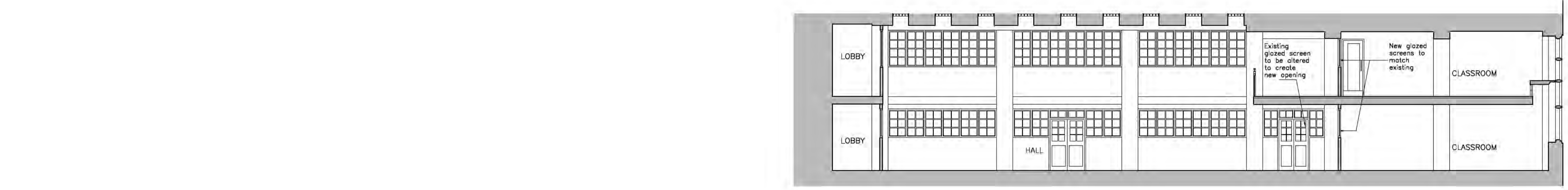
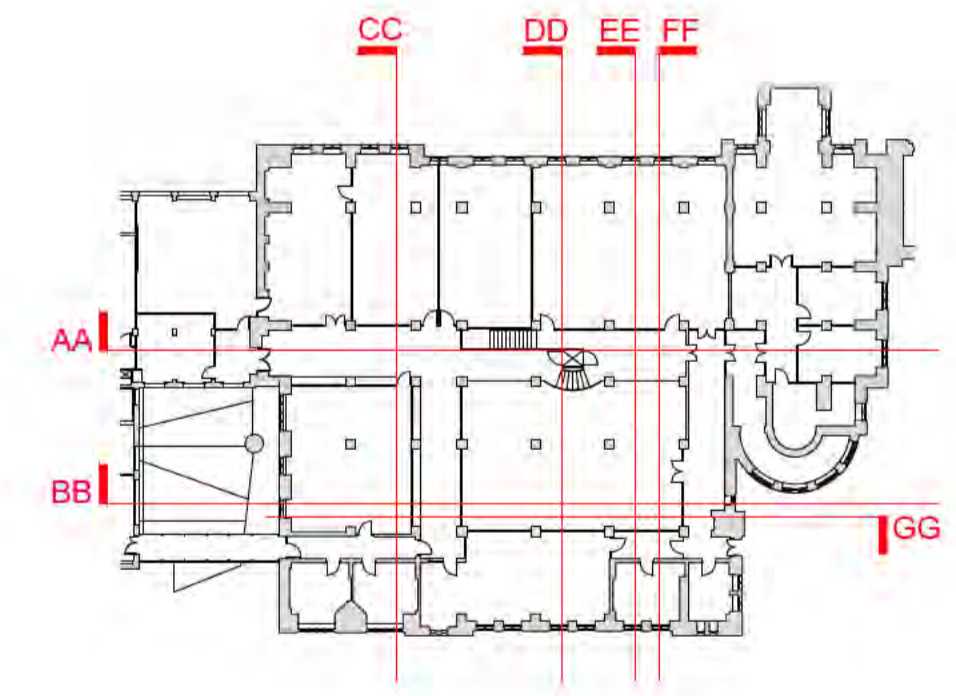
Section DD



Section EE



Section FF



Section GG

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Client

Bristol Cathedral School

Project

BRISTOL CATHEDRAL PRIMARY SCHOOL

Drawing

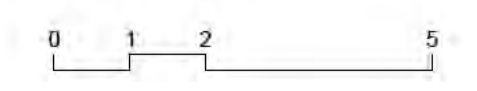
PROPOSED SECTIONS

Drawing No.	Rev
1219/301	E

Scale	Size	Drawn	Date
1:100	A2	AT	07-14

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BASEMENT: HALL SPACE



BASEMENT: CLASSROOM 2



BASEMENT: CLASSROOM 4



LOWER GROUND FLOOR: CLASSROOM 9



GALLERY: HALL SPACE