

WARD: Westbury-on-Trym **CONTACT OFFICER:** Andrew Cross
SITE ADDRESS: Katherine House Rest Home Cote House Lane Bristol BS9 3UW

APPLICATION NO: 14/06047/F Full Planning
EXPIRY DATE: 6 February 2015

Erection of single storey detached building to accommodate self-contained 8 bed dementia unit for the elderly in the grounds of existing care home.

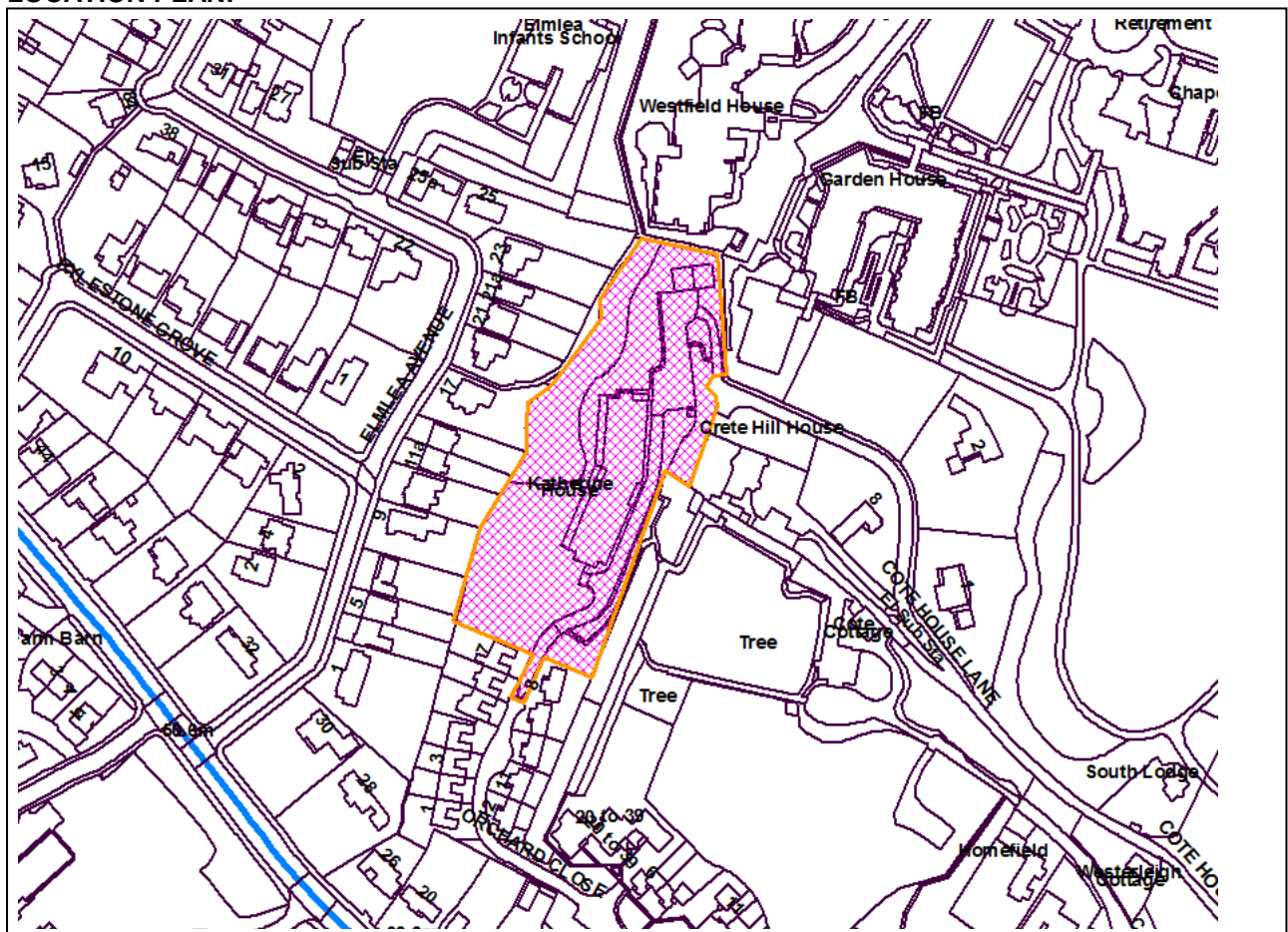
RECOMMENDATION: Grant subject to Condition(s)

AGENT: The Andrew Wilson Partnership
Unit 1
Westfield Park
Barns Ground
Clevedon
North Somerset
BS21 6UA

APPLICANT: The Cote Charity
Katherine House,
Westbury
Bristol
BS9 3UW

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

LOCATION PLAN:



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The application is made by the Society of Merchant Venturers to provide an 8no. bed-spaces at the existing Katherine House Care Home. The additional accommodation would be housed in a stand-alone single-storey building located to the south of the existing care home. The building is designed with a contemporary aesthetic to mirror the style of Katherine House. The proposal is considered to be acceptable subject to the imposition of planning conditions and is recommended to the Committee for approval.

SITE DESCRIPTION

The application site forms an area of green space and tree planting to the south of Katherine House, a 40no. bed-space care home. To the south are residential properties on Orchard Close and to the west the land slopes away into established tree planting separating the site and residential properties on Elmlea Avenue. The site sits close to the listed buildings of Crete Hill House and Cote House and falls within The Downs conservation area. The site is also forms part of the locally registered historic park and garden (of Cote House).

RELEVANT HISTORY

There is a long planning history associated with the wider site incorporating many applications relating to tree works and the most relevant history listed below.

Planning application (ref.06/01969/F) for the "Erection of two storey extension to existing nursing home, with associated parking and landscaping. Creation of new access into Orchard Close" was WITHDRAWN on 11th August 2006.

Planning application (ref.06/05395/F) for a "Proposed replacement care home" was REFUSED at Planning Committee on 1st June 2007 for the following reasons:

1. The proposed development by virtue of its location, scale, layout and form, detailed design and architecture, will have an adverse impact on the setting of the adjacent listed building (Cote House) and complimentary historic landscape, and the character and appearance of the Downs Conservation Area within which it is located,
2. Adequate survey information (including necessary mitigation measures) has not been submitted with the application to allow an assessment of the presence of protected species on the site or the impact on the Wildlife Network Site. The proposed development of the site will potentially therefore be harmful to the bio-diversity of the area, and
3. The proposed development by virtue of its elevated location on the application site, scale and detailed design, would result in an unacceptable form of development that would have a significant overbearing impact on properties on Elmlea Avenue (in particular numbers 7, 9, 11, 11a, 15 and 17). The proposed development would create unacceptable opportunities for overlooking and loss of privacy to gardens and habitable room windows to the general detriment of the amenities of neighbouring occupiers. In addition, the proposed location of the refuse store immediately adjacent to residential properties on Orchard Close will have an adverse impact on amenity by reason of noise and odour.

Planning application (ref.07/04533/F) for a "Proposed replacement care home" was APPROVED at Planning Committee, against officer recommendation, on 31st July 2008. This was subject to a Planning Agreement and planning conditions.

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Planning application (ref.11/03273/F) for the "Partial demolition of storage building and rebuilding to create two elderly person accommodation units" was APPROVED subject to conditions under delegated authority on 7th October 2011.

Pre-application enquiry (ref.13/00894/PREAPP) for the redevelopment of site to include residential uses was CLOSED on 4th July 2014.

APPLICATION

The application seeks consent to extend the care provision on the site to provide a dedicated 8no. bed-space dementia care unit (still within the Use Class C2). The accommodation would consist of 8no. en-suite bedrooms, staff offices and stores, a common room-type area with kitchen, a secure outdoor terrace, refuse store, and plant room. The application has been modified from its original submission to incorporate obscure glazing (and smaller window openings) on the southern elevation and reduce the additional car parking provision to 2no. spaces.

The accommodation would be housed in a single-storey building designed to match the style of Katherine House, incorporating natural stonework, timber cladding and a flat roof. The roof would also host a large glazed lantern that provides light down to the multi-purpose common room area.

RESPONSE TO PUBLICITY AND CONSULTATION

The application was advertised via press and site notices. Consultation letters were sent to 47no. nearby occupiers. As a result 18no. objections were received including one from Brunel Care (a provider of care on an adjacent site) and a petition of 29no. signatures, raising the following categorised concerns:

- Traffic and transport issues including highway safety, parking and access
- Constructions issues (also relating to the above)
- Loss of green space
- Loss of trees/inadequate replacement
- Ecological issues/loss of habitat
- Heritage impact
- Visual impact
- Amenity impact including overlooking
- Pollution issues including construction, noise/disturbance and cooking odours
- Refuse/recycling provision

The above points will be covered in the Key Issues of the report. Other issues raised multiple times relate to the failure to adhere to a previous planning agreement and that other sites should be considered for this proposal. It is noted that with regards to the latter point, the application is assessed based on the information provided. The former point does raise some related matters, but it is for the signatories of the agreement to ensure compliance and bears little weight as a material consideration for the determination of the current proposal.

OTHER COMMENTS

The Nature Conservation Officer BCC has commented as follows:

Legally protected badgers have been identified within the vicinity of the site. Accordingly the following planning condition is required to meet wildlife legislation. Please note that the badger sett exclusion

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can only take place between the dates 1st July to 30th November each year (as described in section 7.5.5 on page 19 of the ecological survey report dated August 2014). Development will only be able to commence after the badgers have been re-located to a new artificial sett on site. A secluded location is recommended for the proposed new artificial badger sett.

Condition: Prior to the commencement of development, details of a scheme for the retention and/or closure of the badger setts or creation of new artificial badger setts, including the establishment of an exclusion zone around the setts from which all building, engineering, storage, other operations and all vehicles and personnel working on the site should be excluded, shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the provision of access for badgers along suitably wide corridors, means for fencing off the exclusion zone and the erection of site notices. The development shall be carried out in accordance with the approved scheme or any amendment of the scheme as approved in writing by the local planning authority.

Reason: To protect the badger setts from damage or disturbance during development operations bearing in mind that the animal and its sett are specially protected by law. Guidance: The applicant will also need to apply for a licence from Natural England.

The ecological survey report dated August 2014 did not include a survey of the northern part of the site with respect to badger setts which might be within 20 metres of the proposed new car parking and it does not refer to the car parking aspect of the proposal (please see for example, Figure 2 on page 2 of the report). As a planning condition a badger survey of this area should be undertaken prior to the commencement of development.

The following planning condition is also recommended.

Condition: No development shall take place until measures to protect badgers from being trapped in open excavations and/or pipes and culverts are submitted to and approved in writing by the local planning authority. Measures shall include cover-plating, chain link fencing or the creation of sloping escape ramps for badgers by edge profiling of trenches/excavations or placing a plank in the bottom of open trenches at the end of each working day to allow any trapped badgers to escape. This is to prevent foraging badgers falling into trenches during the construction phase of the development. Open pipework larger than 150 mm outside diameter should be blanked off at the end of each working day.

Reason: To prevent harm to legally protected badgers.

Two small ponds were noted nearby to the east within the blue line area during a site visit on 23 December 2014. Whilst these are formal ponds with only limited potential to support breeding amphibians, neither pond is referred to or assessed in the ecological survey report dated August 2014 and this should be addressed.

There are records of legally protected great crested newts, a European Protected Species, in the vicinity to the north of this site. Accordingly a method statement for vegetation clearance works, include the potential presence of great crested newts should be conditioned as a pre-commencement of site clearance works and development planning condition.

There are records of several bat species including common and soprano pipistrelles, noctules and serotines in the vicinity. The following condition is recommended.

Condition: Prior to commencement of development, details for any proposed external lighting shall be submitted and agreed in writing by the Local Planning Authority. This shall include a lux level contour plan, and should seek to ensure no light spill outside of the site boundaries. Guidance: According to paragraph 125 (page 29) of the National Planning Policy Framework (2012), 'By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on

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local amenity, intrinsically dark landscapes and nature conservation.'

Reason: To conserve legally protected bats and other nocturnal wildlife.

A landscaping scheme should be conditioned. Landscaping of the site should predominantly employ native species of local provenance including fruit and berry-bearing tree, hedgerow and shrub species for birds and nectar-rich flowering plants for invertebrates. The provision of at least two new log piles for amphibians should also be shown on the landscaping plan. Fruit trees should be planted as part of the landscaping (as well as being moved as is currently proposed) to provide a food source for badgers. Low native shrubs and hedgerows should also be planted to benefit hedgehogs as recommended in the ecological survey report dated August 2014.

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.

During a site visit on 23 December 2014 Cotoneaster was recorded on site. As a planning condition, Cotoneaster should be removed from the site and omitted from any planting proposals because several Cotoneaster species are included on Schedule 9 of the Wildlife and Countryside Act 1981 and tend to be very invasive of semi-natural habitats. It is an offence under section 14(2) of the Wildlife and Countryside Act 1981 to "plant or otherwise cause to grow in the wild" any plant listed in Schedule 9 Part 2 of the Act.

There are records of a number of bird species in the vicinity. These include priority (i.e. Section 41 Species of Principal Importance in England) species such as house sparrow, starling, dunnock and song thrush. Swifts have also been recorded in the vicinity and so the provision of swift boxes is recommended. There are also records of several bat species including common and soprano pipistrelles, noctules and serotines in the vicinity. The following planning condition is likely to be recommended.

Condition: Prior to commencement of development details shall be submitted providing the specification and location for built-in bird nesting and bat roosting opportunities. This should include six built-in bird and six built-in bat boxes to include at least four swift boxes and two house sparrow boxes (not terraces). Guidance: Examples of built-in bird and bat boxes are available from:

<http://www.ibstock.com/sustainability-ecozone.asp>

http://www.nhbs.com/brick_boxes_for_birds_eqcat_431.html

If built-in bird and bat boxes cannot be provided within built structures, they should be provided on trees (with no more than one bird box per tree).

Bird boxes should be installed to face between north and east to avoid direct sunlight and heavy rain. Bat boxes should face south, between south-east and south west. Bird boxes should be erected out of the reach of predators. For small hole-nesting species bird boxes should be erected between two and four metres high. Bat boxes should be erected at a height of at least four metres, close to hedges, shrubs or tree-lines and avoid well lit locations.

Swifts

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. Swift boxes/bricks are best located on north or east facing walls, at least 5 metres high, so that there is a clear distance (drop) below the swift boxes/bricks of 5 metres or more so that there is space 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:

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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>

House sparrows

House sparrow boxes should be grouped together because they nest communally. Please note that the RSPB does not recommend the use of house sparrow terraces in new build projects because they are seldom used by more than one pair of birds. Instead house sparrow nesting boxes should be used which should be located at least 1.5 metres apart. Bird boxes should be installed to face between north and east to avoid direct sunlight and heavy rain. Bird boxes should be erected out of the reach of predators. House sparrow boxes should be erected between two and four metres high.

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

There are records of hedgehogs which are a priority (Section 41) species in the vicinity and so the provision of two hedgehog nesting boxes should be conditioned as a biodiversity enhancement. This is also recommended in the ecological survey report dated August 2014.

The provision of a living (green/brown) roof on the new building is recommended to provide habitat for wildlife. Living roofs also contribute towards Sustainable Urban Drainage Systems (SuDS). Living roofs can be combined with the provision of PV panels. The following guidance applies. The roof should be covered with local low-nutrient status aggregates (not topsoil) and no nutrients added. Ideally aggregates should be dominated by gravels with 10 - 20% of sands. On top of this there should be varying depths of sterilized sandy loam between 0 - 3 cm deep. An overall substrate depth of at least 10 cm of crushed demolition aggregate or pure crushed brick is desirable. The roof should include areas of bare ground and not be entirely seeded (to allow wild plants to colonise) and not employ Sedum (stonecrop) because this has limited benefits for wildlife. To benefit invertebrates the roof should include local substrates, stones, shingle and gravel with troughs and mounds, piles of pure sand 20 - 30 cm deep for solitary bees and wasps to nest in, small logs, coils of rope and log piles of dry dead wood to provide invertebrate niches (the use of egg-sized pebbles should be avoided because gulls and crows may pick the pebbles up and drop them). Deeper areas of substrate which are at least 20 cm deep are valuable to provide refuges for animals during dry spells. An area of wildflower meadow can also be seeded on the roof for pollinating insects. Please see www.livingroofs.org for further information and the following reference: English Nature (2006). Living roofs. ISBN 1 85716 934.4

Trees would be removed (and moved) as part of this proposal. All species of wild birds, their eggs, nests and chicks are legally protected until the young have fledged.

Condition: 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 provided by a suitably qualified ecologist that no breeding birds would be adversely affected before giving any approval under this condition.

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

The Transport Development Management Officer BCC has commented as follows:

The proposal is for a 8 bed dementia unit within an existing car home site is off highway accessed via existing private access roads to the current car home. The proposed 8 bed unit is not considered to create any significant increase in traffic or trips onto the surrounding roads generated by the two additional full time staff and associated visiting staff, friends and family for the 8 occupants.

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The application form mentions provision of 10 new parking spaces, whilst the overall site plan and design and access statement mention 11 new parking spaces including what appears to be one disabled space and a further space moved. The proposed level of parking should be made clear, however the 10 or more spaces proposed would be a significant over provision for the 8 bed unit above the maximum current adopted Local Plan parking standard.

Therefore failing to promote sustainable transport methods, such as walking, cycling and public transport or reduce reliance on private car use. A maximum of one parking space per two full time staff and one space per 6 bed spaces for visitors should be provided meaning a maximum two additional parking spaces for the 8 bed proposed unit based on staff and bed spaces described. Therefore the application should be revised removing the unacceptable overprovision of proposed parking.

If parking were adequately revised, a construction management plan would be required.

The Arboricultural Officer BCC has provided a verbal comment that the proposal is acceptable subject to adherence to the details of the supporting arboricultural report and the erection of the tree protection measures.

The Urban Design Officer BCC has noted that the application proposals should be assessed in accordance with current policies and guidance.

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

BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
BCS13	Climate Change
BCS14	Sustainable Energy
BCS15	Sustainable Design and Construction
BCS16	Flood Risk and Water Management
BCS18	Housing Type
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment
BCS23	Pollution

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

DM2	Residential sub-divisions, shared and specialist housing
DM15	Green infrastructure provision
DM17	Development involving existing green infrastructure
DM19	Development and nature conservation
DM23	Transport development management
DM26	Local character and distinctiveness
DM27	Layout and form
DM29	Design of new buildings
DM31	Heritage assets
DM32	Recycling and refuse provision in new development

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KEY ISSUES

(A) IS THE PROPOSAL ACCEPTABLE IN PRINCIPLE?

The proposed development is an extension to the existing care home facility, albeit within a separate adjacent building. The Applicant has provided supporting information that such a specialist 8no. bed-space dementia care unit is needed and this demand is not disputed. The site is not designated as important open space and subject to further considerations in the following key issues; the proposal is acceptable in principle.

(B) DOES THE PROPOSAL RAISE ANY HERITAGE ISSUES?

The site sits within The Downs conservation area and the local historic parks and gardens designation within the development plan, in this instance associated with Cote House. This latter designation also covers approximately one third of the recently constructed Katherine House and a significant amount of the houses on Orchard Close.

Although the historic boundary of Cote House would have originally reached the full extent of the designation, the actual grounds and associated gardens are now divided from the Katherine House site by an access road, raised embankment and established line of trees/planting. These trees and planting form the boundaries to Cote House and indeed Crete Hill House. Given the presence of the much larger Katherine House and residential properties within the designated area, which flank either side of the application site; subject to design and execution it is considered that the proposal would not have any significant detrimental impact on the special character and appearance of the historic garden and subsequently preserve this section of The Downs conservation area. The proposal does not raise any unacceptable heritage issues.

(C) IS THE PROPOSAL VISUALLY ACCEPTABLE?

The design and appearance of the proposed building is intended to closely match that of Katherine House whilst maintaining space between the two buildings to break up the overall built form of the facility. The proposed materials would be largely natural stone and timber cladding in the same contemporary style. The building is intended to sit within the sloping site with minimal need to cut-and-fill the land. Subject to the fine details of the exterior materials, which can be secured through the imposition of a planning condition; the proposal is visually acceptable.

(D) DOES THE PROPOSAL RAISE ANY RESIDENTIAL AMENITY ISSUES?

The proposal is supported by a simple shadow analysis, which demonstrates that the single-storey dementia unit would not cause any significant harm to the residential amenities of neighbours as a result of overshadowing and/or loss of light.

Similarly, given the intervening trees, planting and generous separation distances of the proposed building and properties on Elmlea Avenue, which range between 40m and 50m, even though the site is on higher ground; it is considered that the privacy of neighbours on Elmlea Avenue would not be jeopardised. The proposed design has been amended to reduce the size of two window openings on the southern elevation, facing towards Orchard Close, and glaze them with obscure glass. These are secondary windows serving two bedrooms within the unit and as such the privacy of both neighbouring occupiers and future occupiers of the dementia unit are assured.

The proposed unit includes a comparatively small (13sq.m) kitchen and plant room (8sq.m). Hot meals for residents of the unit would be brought in to the unit as part of the wider operation of the care home facility and served from the space demarked on the ground floor plan for '...movable hot trolley & food service.' Therefore cooking odours are not a significant concern in this instance. However, despite the plant room being located on the eastern side of the building, away from Orchard Close

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and Elmlea Avenue; it is considered appropriate to condition any plant machinery so that it does not create nuisance through operational noise.

Many objectors are concerned with regards to the impacts arising from the construction of the dementia unit and any traffic, noise, dust vibration etc. that would occur. This element of such a sensitive development site can be controlled through the provision of a construction management plan, which can be made as a pre-commencement requirement of any permission. This aspect will also be covered under Key Issue G, below.

Subject to planning conditions relating to obscure glazing, noise and construction management; it is considered that the proposal would provide for the reasonable residential amenities of residents of the unit itself whilst safeguarding the amenities of neighbours.

(E) DOES THE PROPOSAL RAISE ANY ISSUES RELATING TO TREES?

The proposal is accompanied by an arboricultural report, which details the quality of trees affected by the proposed dementia unit. 9no. trees on the site will need to be removed for the construction of the unit; the majority of which are younger fruit trees that were planted as part of the landscaped orchard area associated with the recent Katherine House scheme.

The application proposes to relocate these fruit trees onto the banked area opposite the access road, which is considered to be acceptable. However, the proposal also includes the remove of a Category B quality sycamore tree, which will not be replanted. Although the submitted plan entitled 'Overall Proposed Site Plan' includes 10no. relocated trees, the final replacement tree provision is not clear in terms of quality and species. It would therefore be necessary, should approval be forthcoming, that a full landscaping proposal be submitted with adherence to the adopted replacement tree standard set out in the development plan.

The tree report also recommends the erection of protective fencing prior to building work taking place, to protect the retained trees on the site that contribute to the amenity of the area. This is a standard recommendation and a conditional requirement of consent.

The Arboricultural Officer has not raised objection to the recommendations and methodology of the submitted report. If the Local Planning Authority can be satisfied that the proposed replacement tree planting is adequate in the landscaping scheme; it is considered that on-balance the proposal does not raise any tree issues to warrant refusal in this instance.

(F) DOES THE PROPOSAL RAISE ANY NATURE CONSERVATION ISSUES?

The Nature Conservation Officer has raised a number of issues relating to ecology and priority species, listed above, which would form the basis for a number of suitably worded planning conditions. It should be noted that native species planting can also be secured through a suitable landscaping scheme, as mentioned in Key Issue E, above.

The proposed building has the opportunity to provide additional habitat in the form of a green/living roof, which was an aspiration of the original permission for the main care home building. That said, should permission be given, the final details of the roof would be required.

Subject to ensuring the concerns of the city Ecologist are met through conditions and advice notes; it is considered that the proposal does not raise any unacceptable nature conservation issues.

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The Applicant has noted that the new unit would be serviced as an extension to Katherine House, as opposed to a stand-alone care home; therefore the operational requirements of the unit, in transport terms, should be assimilated into the day-to-day running and servicing of the facility as a whole.

Transport Officers have raised no objection to the proposed 8no. bed-space dementia unit, on the basis that it is an extension to the existing 40no. bed-space care home. They note that the additional trips arising from the 2no. extra staff members and visitors associated with 8no. additional residents would not warrant objection in this instance.

The application as originally submitted included an over-provision of dedicated parking, beyond that of the adopted parking standards within the development plan, which are set at maximum limits. As such the application was revised to provide two more spaces for the facility as a whole, which are located to the north of Katherine House.

The proposal also includes a dedicated refuse store, which is necessary and subject to securing and limiting the parking provision and the submission of a detailed construction management plan, it is considered that the proposal does not raise any unacceptable transport and movement issues.

It should be noted that Orchard Close is a private road and that Katherine House is subject to a legal agreement that dictates the usage and access of the Orchard Close gateway. The proposed unit is an extension to the facility and as mentioned above, would be serviced as such; therefore the legal agreement's requirements should still be in place.

(H) DOES THE PROPOSAL RAISE ANY SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE ISSUES?

The application is accompanied by a sustainability report that details how the fabric of the building and the inclusion of solar thermal and photovoltaic equipment means that the proposal complies with the relevant requirements of the development plan. Subject to the final details of the roof-top equipment and the execution of the development in accordance with the sustainability statement; the proposal does not raise any unacceptable sustainable development and climate change issues.

CONCLUSION

It is concluded that subject to a number of necessary planning conditions, including full details of the replacement tree planting and landscaping; the proposal does not raise any unacceptable issues and as such is recommended to the committee for approval.

COMMUNITY INFRASTRUCTURE LEVY

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

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.

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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. 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 been 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 in the lead into development both during the demolition and construction phase of the development.

3. Submission and Approval of Landscaping Scheme

Notwithstanding the information provided to date, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained. The scheme shall also include full details of the species and standard of replacement trees, additional native species planting and the green/living roof details.

The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory. To promote nature conservation and to ensure that suitable replacement tree planting takes place in accordance with development plan policy.

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4. Protection of Retained Trees During the Construction Period

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

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area.

5. Badger Setts

Prior to the commencement of development, details of a scheme for the retention and/or closure of the badger setts or creation of new artificial badger setts, including the establishment of an exclusion zone around the setts from which all building, engineering, storage, other operations and all vehicles and personnel working on the site should be excluded, shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the provision of access for badgers along suitably wide corridors, means for fencing off the exclusion zone and the erection of site notices. The development shall be carried out in accordance with the approved scheme or any amendment of the scheme as approved in writing by the local planning authority.

Reason: To protect the badger setts from damage or disturbance during development operations bearing in mind that the animal and its sett are specially protected by law.

6. Badgers - Protection During Construction

No development shall take place until measures to protect badgers from being trapped in open excavations and/or pipes and culverts are submitted to and approved in writing by the local planning authority. Measures shall include cover-plating, chain link fencing or the creation of sloping escape ramps for badgers by edge profiling of trenches/excavations or placing a plank in the bottom of open trenches at the end of each working day to allow any trapped badgers to escape. This is to prevent foraging badgers falling into trenches during the construction phase of the development. Open pipework larger than 150 mm outside diameter should be blanked off at the end of each working day.

Reason: To prevent harm to legally protected badgers.

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7. Bats and Birds

Prior to commencement of development details shall be submitted providing the specification and location for built-in bird nesting and bat roosting opportunities. This should include six built-in bird and six built-in bat boxes to include at least four swift boxes and two house sparrow boxes (not terraces).

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

8. Sample Panels before specified elements started

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

- (a) Natural stone & aluminium capping,
- (b) Timber cladding,
- (c) Powder coated window frames,
- (d) External railings/balustrade, and
- (e) Aluminium eaves.

Reason: In order that the external appearance of the building is satisfactory and to protect the character and appearance of the conservation area.

Pre occupation condition(s)

9. Artificial Lighting (external)

No building or use hereby permitted shall be occupied or use commenced until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties has been submitted to and been approved in writing by the Local Planning Authority.

Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.

Reason: In order to safeguard the amenities of adjoining residential occupiers and in the interests of nature conservation.

10. Sustainability Statement

The development shall be carried out in accordance with the measures contained within the approved Sustainability Statement, prepared by Merlin Consultants and dated 29th August 2014, prior to the first occupation of the building hereby approved.

Reason: To ensure that sustainability policy objectives would be met.

11. Sustainability Equipment

Prior to the first occupation of the building hereby permitted, further details including the final roof layout, visual appearance, method of fixing, technical specifications (including the output) of the following solar thermal and solar photovoltaic equipment shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed in

Development Control Committee B – 24 June 2015**Application No. 14/06047/F: Katherine House Rest Home Cote House Lane Bristol BS9 3UW**

accordance with the approved details and made fully operational prior to the first occupation of the building and shall be maintained in-situ in accordance with the approved details and as fully operational at all times thereafter.

Reason: To ensure that the development would meet sustainability and climate change policy objectives.

12. 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.

13. Completion and Maintenance of Car/Vehicle Parking - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been completed, and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with the development

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

Post occupation management

14. 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.

15. Non opening and obscured glazed window

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed secondary windows on the south elevation of the building, serving 'Bedroom 3' and 'Bedroom 4', shall be non-opening and glazed with obscure glass to a specification to be agreed with the Local Planning Authority and shall be permanently maintained thereafter as non opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

Development Control Committee B – 24 June 2015**Application No. 14/06047/F: Katherine House Rest Home Cote House Lane Bristol BS9 3UW**

16. Restriction of noise from plant and equipment

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

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

List of approved plans

17. 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.

2003A GA Elevations Proposed, received 4 February 2015
 2004A GA Elevations 2, received 4 February 2015
 100 Site Location Plan, received 12 December 2014
 1001 Existing & Proposed Site Topographical Plan, received 12 December 2014
 1002 Overall Proposed Site Plan, received 16 February 2015
 2001A GA Ground Floor Plan Proposed, received 4 February 2015
 1004 Proposed Roof Plan, received 12 December 2014
 1006 Proposed Sections, received 12 December 2014
 1007 Long Section, received 12 December 2014
 1008 Landscaping Proposal, received 12 December 2014
 1009 Sun Study, received 12 December 2014
 1-200 @A3 Neighbouring Property Topography, received 12 December 2014
 0001 Topographical Survey with Trees, received 12 December 2014
 Carbon Emissions Report, received 12 December 2014
 Arboricultural Assessment, received 12 December 2014
 Dementia Unit Internal View (Computer Generated Image), received 12 December 2014
 Ecological Report, received 12 December 2014
 Photo 1 (Computer Generated Image), received 12 December 2014
 Sustainability Report, received 12 December 2014

Reason: For the avoidance of doubt.

Advices

1. Construction site noise: Due to the proximity of existing noise sensitive development and the potential for disturbance arising from contractors' operations, the developers' attention is drawn to Section 60 and 61 of the Control of Pollution Act 1974, to BS 5228: Part 1: 1997 - "Noise and Vibration Control on Construction and Open Sites Code of practice for basic information and procedures for noise and vibration control" and the code of practice adopted by Bristol City Council with regard to "Construction Noise Control". Information in this respect can be obtained from Pollution Control, Brunel House, Bristol City Council, PO Box 3176, Bristol BS3 9FS.

Development Control Committee B – 24 June 2015**Application No. 14/06047/F: Katherine House Rest Home Cote House Lane Bristol BS9 3UW**

2. Bats and Birds - Condition X

If built-in bird and bat boxes cannot be provided within built structures, they should be provided on trees (with no more than one bird box per tree).

Bird boxes should be installed to face between north and east to avoid direct sunlight and heavy rain. Bat boxes should face south, between south-east and south west. Bird boxes should be erected out of the reach of predators. For small hole-nesting species bird boxes should be erected between two and four metres high. Bat boxes should be erected at a height of at least four metres, close to hedges, shrubs or tree-lines and avoid well lit locations.

Swifts

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. Swift boxes/bricks are best located on north or east facing walls, at least 5 metres high, so that there is a clear distance (drop) below the swift boxes/bricks of 5 metres or more so that there is space 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>

House sparrows

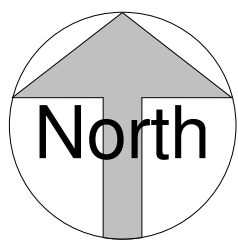
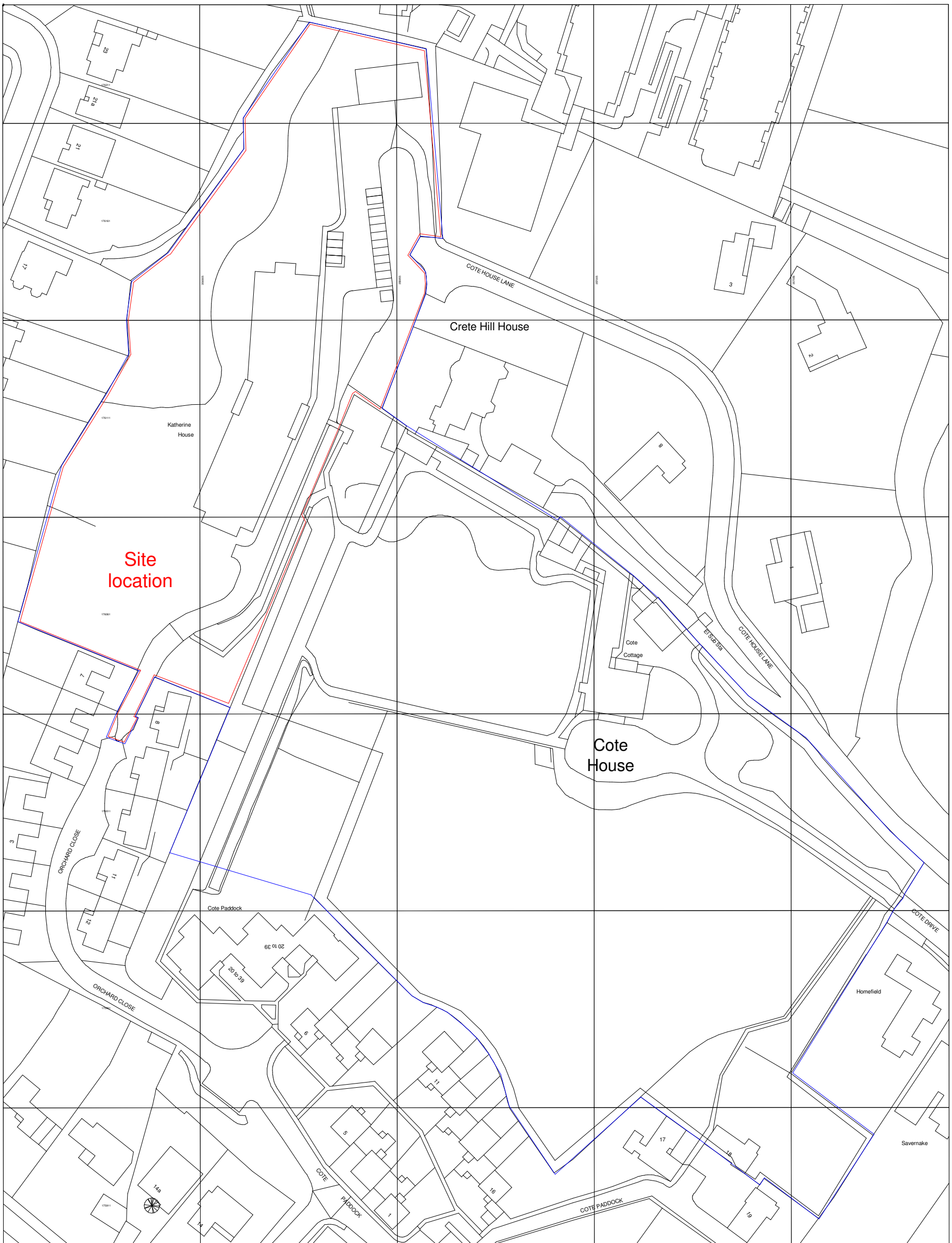
House sparrow boxes should be grouped together because they nest communally. Please note that the RSPB does not recommend the use of house sparrow terraces in new build projects because they are seldom used by more than one pair of birds. Instead house sparrow nesting boxes should be used which should be located at least 1.5 metres apart. Bird boxes should be installed to face between north and east to avoid direct sunlight and heavy rain. Bird boxes should be erected out of the reach of predators. House sparrow boxes should be erected between two and four metres high.

3. Nesting birds: Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use or being built is guilty of an offence under the Wildlife and Countryside Act 1981 and prior to commencing work you should ensure that no nesting birds will be affected.

BACKGROUND PAPERS

City Design Group
Arboricultural Team
Nature Conservation Officer
Transport Development Management

23 December 2014
15 January 2015
6 January 2015
13 January 2015



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Society of Merchant venturers

PROJECT :
Cote House Dementia Unit

TITLE :
Site location Plan

Drawn : GP Date : 06/24/14 Checked by : SS
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Drawing Status
 Design Development
 Tender
 Design Development Pre-Construction
 Construction
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Project No 10376 Dwg No 100 Rev



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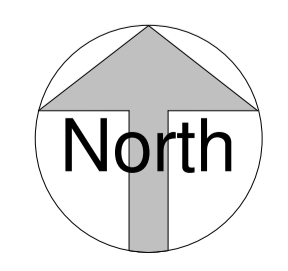
PROJECT
Cote House Dementia Unit

TITLE
Overall Proposed Site Plan

Drawn : GP Date : 09/09/14 Checked : SS
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- DRAWING STATUS
- Design Development
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10376 1002



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GENERAL NOTES ON SPECIFICATION

FIRE SPECIFICATION
All doors indicated FD30s or FD60s should be provided with effective hot and cold smoke seals and intumescent strips.
All escape routes should be maintained free from combustible fixings and storage
Smoke detectors should be optical type. Heat detectors should be rate of rise type. The fire alarm system should conform to and be installed in accordance with BS5839:2013. Audible levels should be 55dB in all areas, other than bedrooms. M & E engineers to advise on type and location of sounders and escape emergency lighting. Notices to staff of actions to be taken during a fire should be displayed in staff areas.
All circulation areas and escape routes to be kept free from materials and to be finished in materials which are Class O Surface Spread of Flame. All other areas to be max. Class 1 Surface Spread of Flame.
All fire services to be met with the fire officers approval.
Emergency lights, smoke/heat detection and alarm systems to be designed by others, and supplied to the architect and the building control officer for approval.

FOUNDATIONS
Concrete strip foundations to structural engineers design and specification

GROUND FLOOR CONSTRUCTION
Ground floor construction to consist of 150mm concrete beam and block system covered with 1200 gauge polythene DPM. 100mm of celotex FF4000 with 20mm perimeter upstands. Vapour control layer, 75mm of sand cement screed with underfloor heating system within screed. All to achieve 0.13 W/m2k

ROOF CONSTRUCTION
Roof construction to consist of Trical single ply membrane roofing cover over min. 140mm PIR insulation tapering (fall design to specialist design and specification, min. 1:80 fall from centre of roof) on 75mm of sand cement screed on 150mm concrete beam and block system covered with vapour control layer. Steel trimmers to openings and large spans (to Structural engineers design and spec) 300mm min service void beneath underside of steel. suspended plasterboard ceiling with access hatches as described on the ceiling plan, to give overall floor to ceiling level of 2500mm. All to achieve a value of 0.13 W/m2k. Aluminium fascias as described in rainwater goods section. Minimum 20m2 of solar water heater and photovoltaic cell panels where decided on roof plan. All to Mechanical and Electrical engineers design and specification

EXTERNAL WALL CONSTRUCTION
External wall construction to consist of either:
225mm natural stonework external face (to match Katherine House) tied to 215mm 2000 Solid Dense RMC Readyblock standard finish, 150mm cavity wall 100mm PIR insulation, tied to inner skin with plastic retaining clips. Inner skin to consist of 100mm blockwork 2000 Solid Dense RMC Readyblock standard finish min. 10N/mm2 (to be confirmed by structural engineer). Stainless steel wall ties every 750mm horizontally and 450mm vertically. Finished internally with foil backed plasterboard adhered with dot and dab. Tape and joint with mist coat finish. All to achieve a value of 0.18 W/m2k.
OR
150mm x 22mm Oak boarding (to match Katherine House) on 50mm x 25mm tanalised battens on 100mm 2000 Solid Dense RMC Readyblock standard finish, 150mm cavity wall 100mm PIR insulation, tied to inner skin with plastic retaining clips. Inner skin to consist of 100mm blockwork 2000 Solid Dense RMC Readyblock standard finish min. 10N/mm2 (to be confirmed by structural engineer). Stainless steel wall ties every 750mm horizontally and 450mm vertically. Finished internally with foil backed plasterboard adhered with dot and dab. Tape and joint with mist coat finish. All to achieve a value of 0.18 W/m2k.

INTERNAL WALL CONSTRUCTION

All internal load bearing and non load bearing walls to comprise of 100mm dense concrete blockwork with 12.5mm plasterboard adhered with dot and dab onto all faces, plasterboard to be finished tape and joint with mist coat of paint (colour to be identified on finishes schedule).

LINTELS
All lintels to structural engineers design and specification. Cavity trays to be provided above, with weep holes at a maximum of 450mm centres.

DRAINAGE
All underground drainage in accordance with civil engineers design and specification to all relevant British Standards. Where 100mm diameter pipes pass through external walls, concrete lintels to be inserted above. Kitchen drainage to be fitted with grease separator.

WINDOWS AND DOORS
Aluminium windows and doors (RAL 7015). Double glazed krypton filled and low E-glazing to achieve min. 1.4W/m2k overall. Glazed to be toughened in accordance with Part N. All opening windows to be have restrictors to stop opening more than 100mm

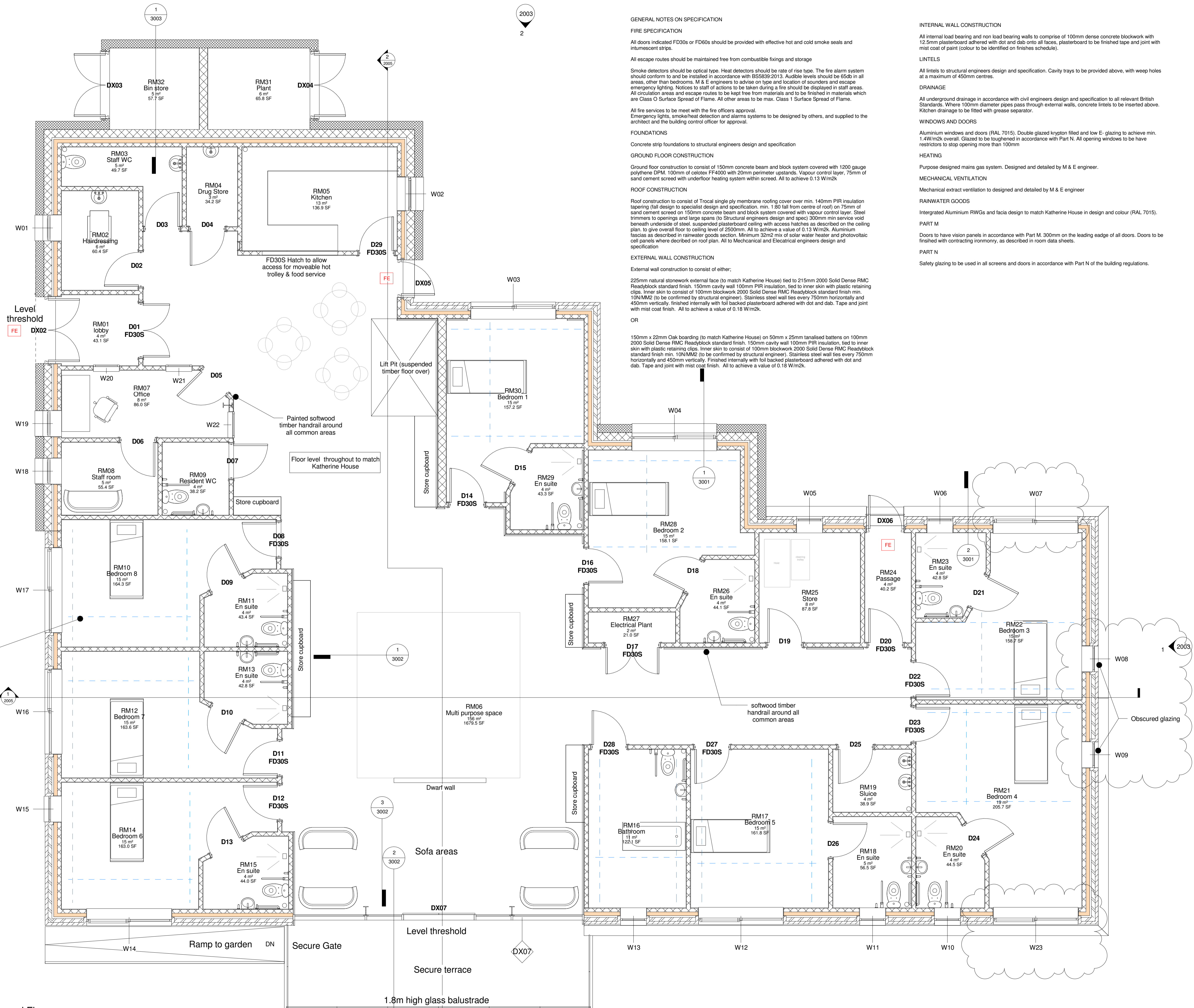
HEATING
Purpose designed mains gas system. Designed and detailed by M & E engineer.

MECHANICAL VENTILATION
Mechanical extract ventilation to designed and detailed by M & E engineer

RAINWATER GOODS
Integrated Aluminium RWGs and fascia design to match Katherine House in design and colour (RAL 7015).

PART M
Doors to have vision panels in accordance with Part M. 300mm on the leading edge of all doors. Doors to be finished with contracting ironmongery, as described in room data sheets.

PART N
Safety glazing to be used in all screens and doors in accordance with Part N of the building regulations.



No.	Revision Description	Date	By
A	Windows to bedrooms amended where clouded	28/01/15	GP

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PROJECT
Cote House Dementia Unit

TITLE
GA Ground Floor Plan

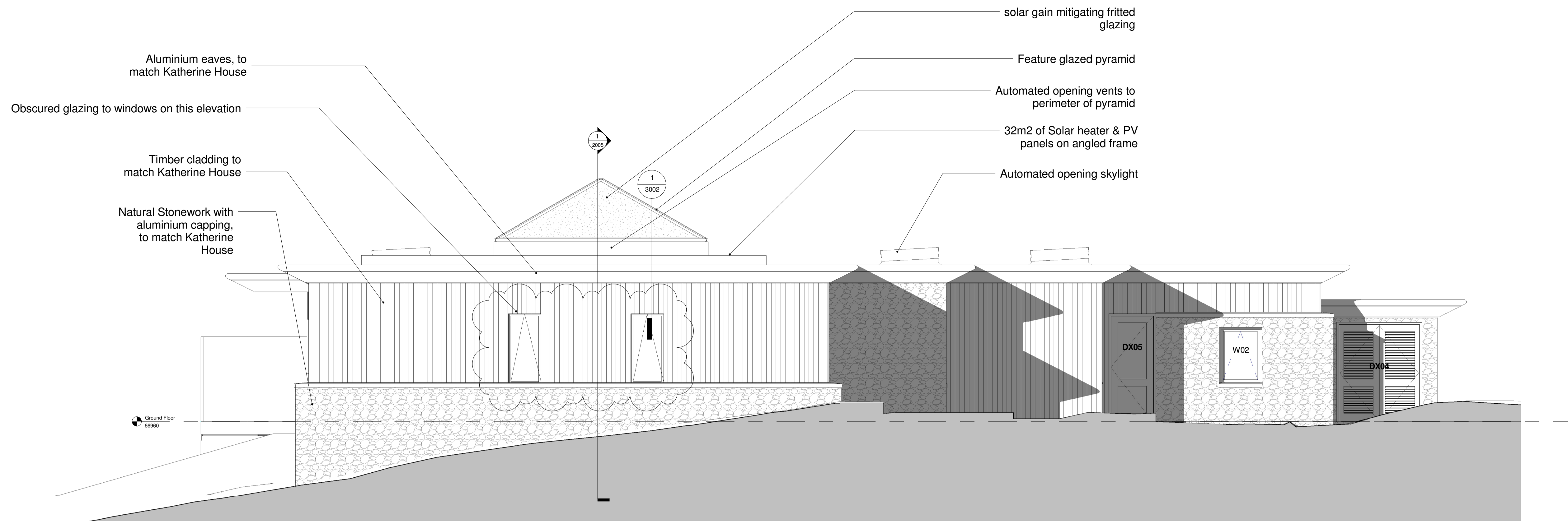
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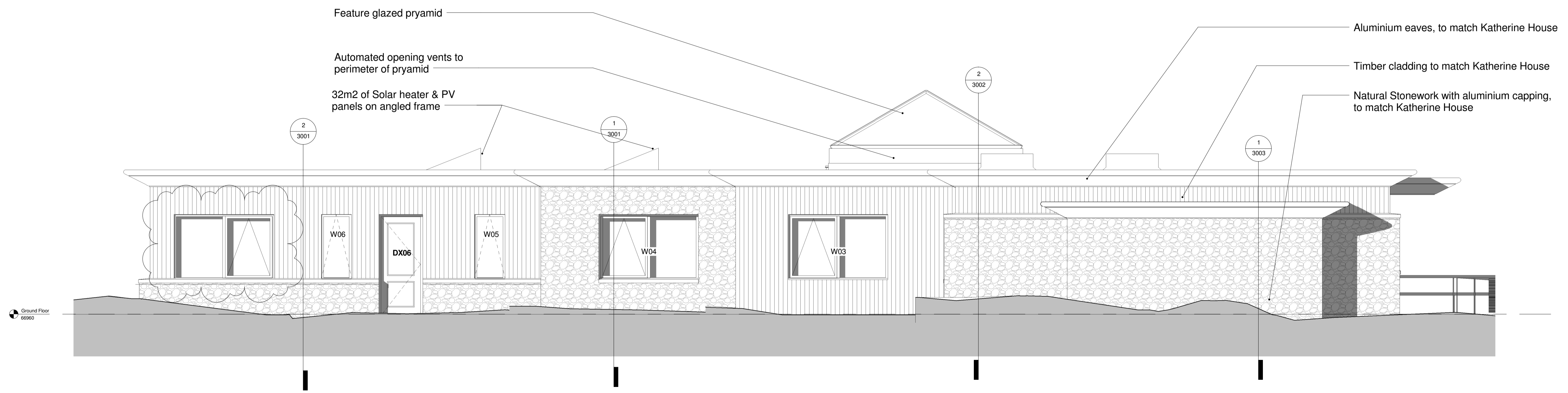
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10376	2001	A

1 Ground Floor
1 : 50

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1 South Elevation
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2 East Elevation
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A	Windows to bedrooms amended where clouded	28/01/15	GP
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PROJECT
Cote House Dementia Unit

TITLE
GA Elevations

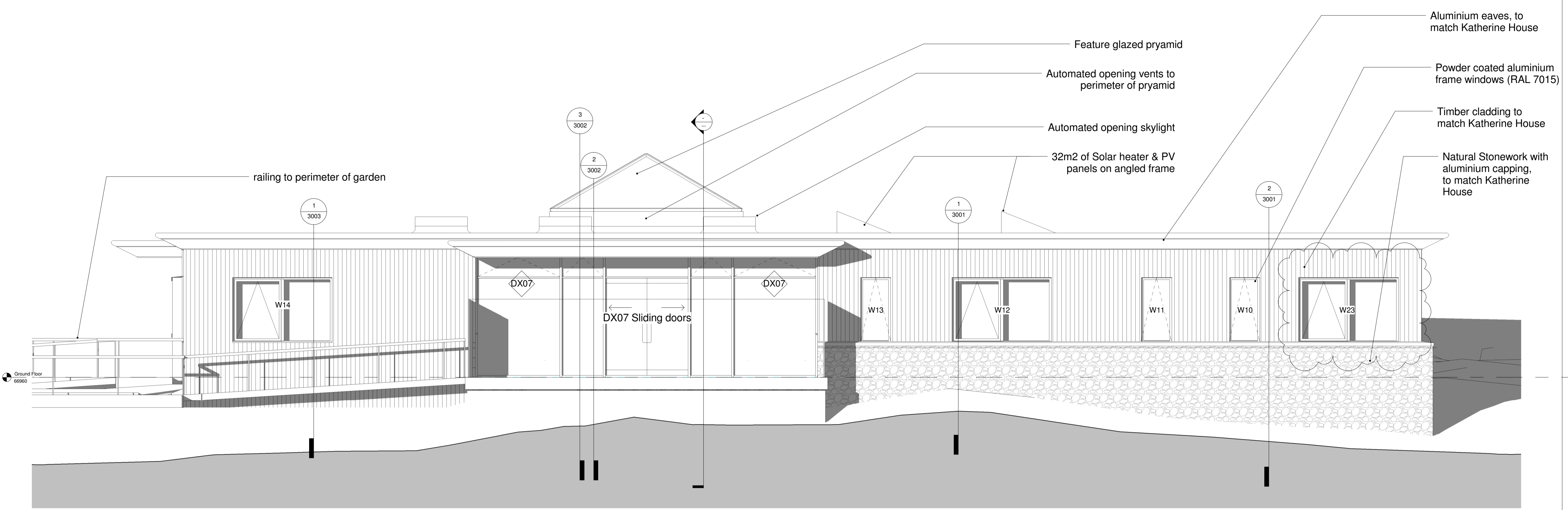
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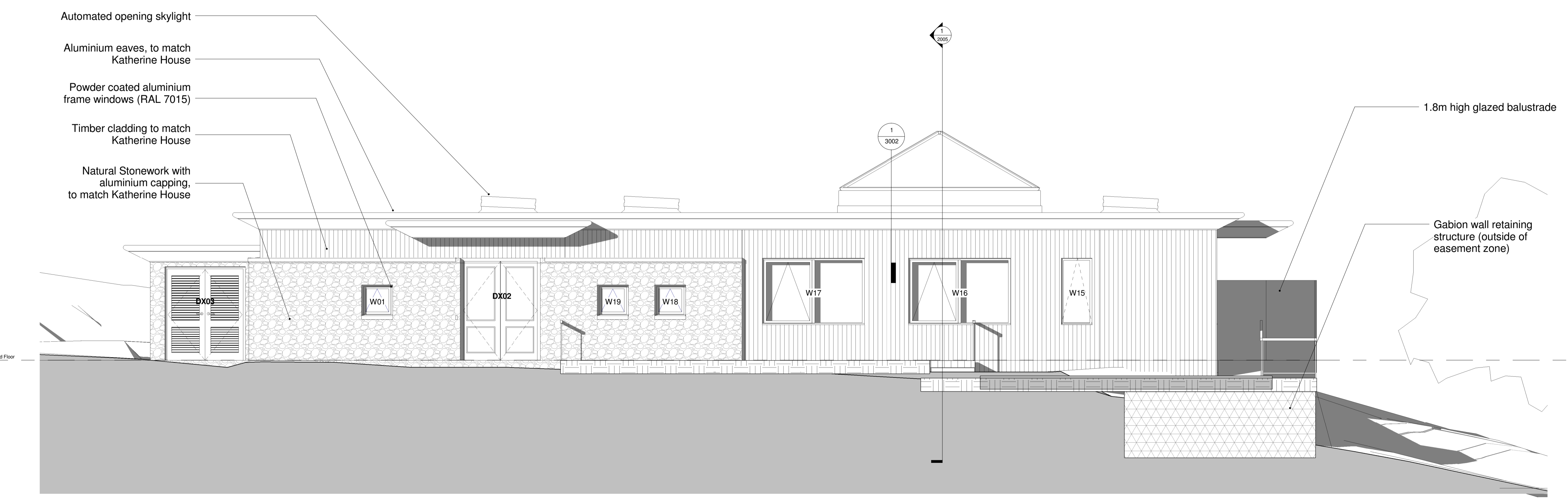
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Project No	Dwg No	Revision
10376	2003	A

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1 West Elevation
1 : 50



2 North Elevation
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A	Windows to bedrooms amended where clouded	28/01/15	GP

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PROJECT
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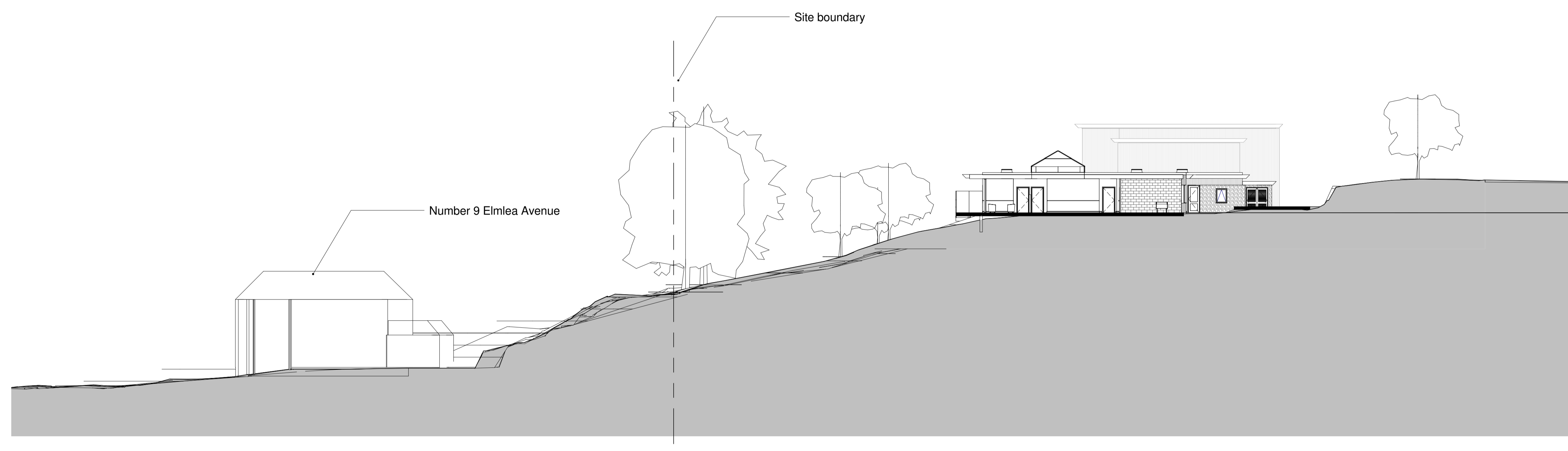
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1 Section 3
1 : 200

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PROJECT
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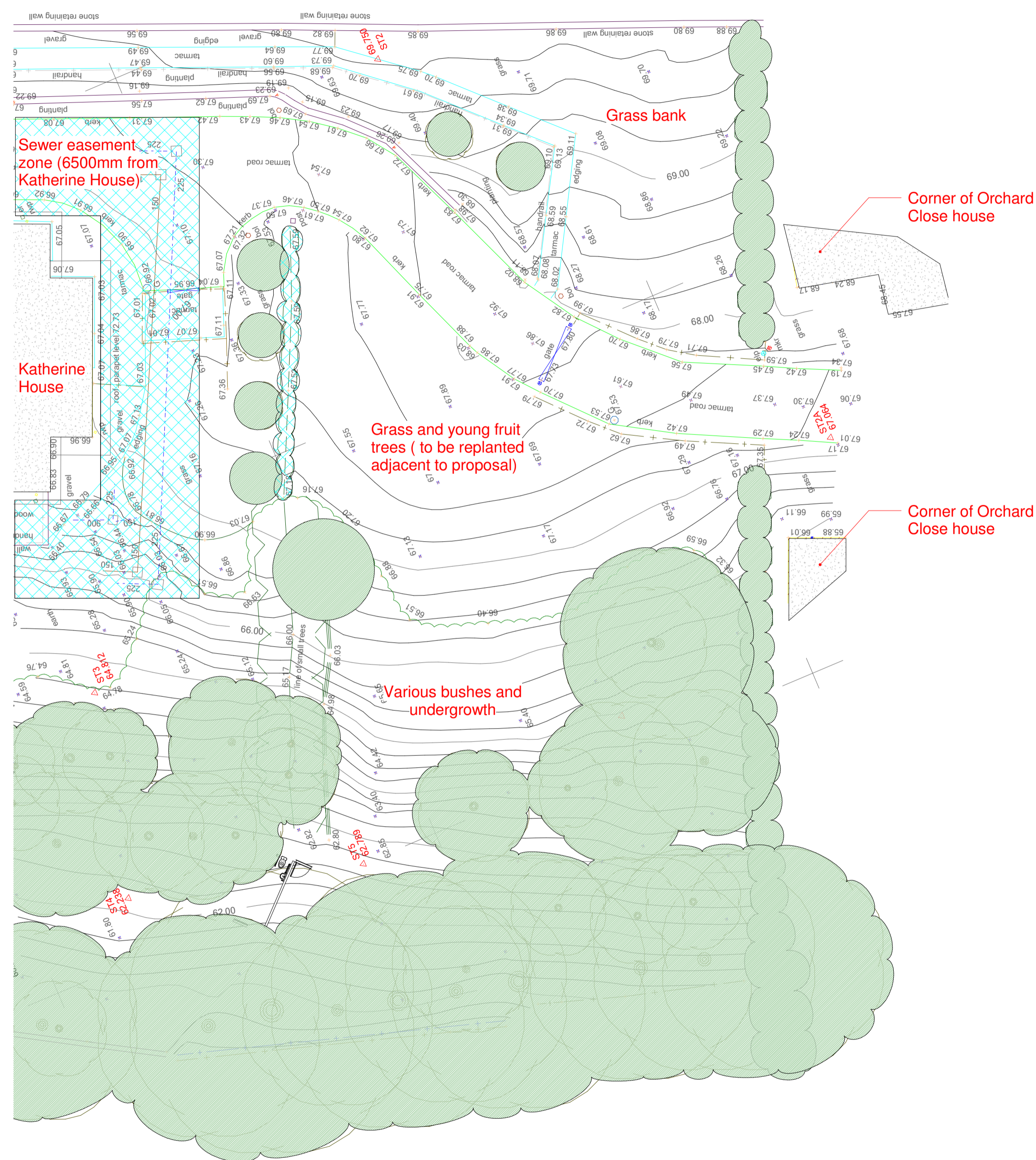
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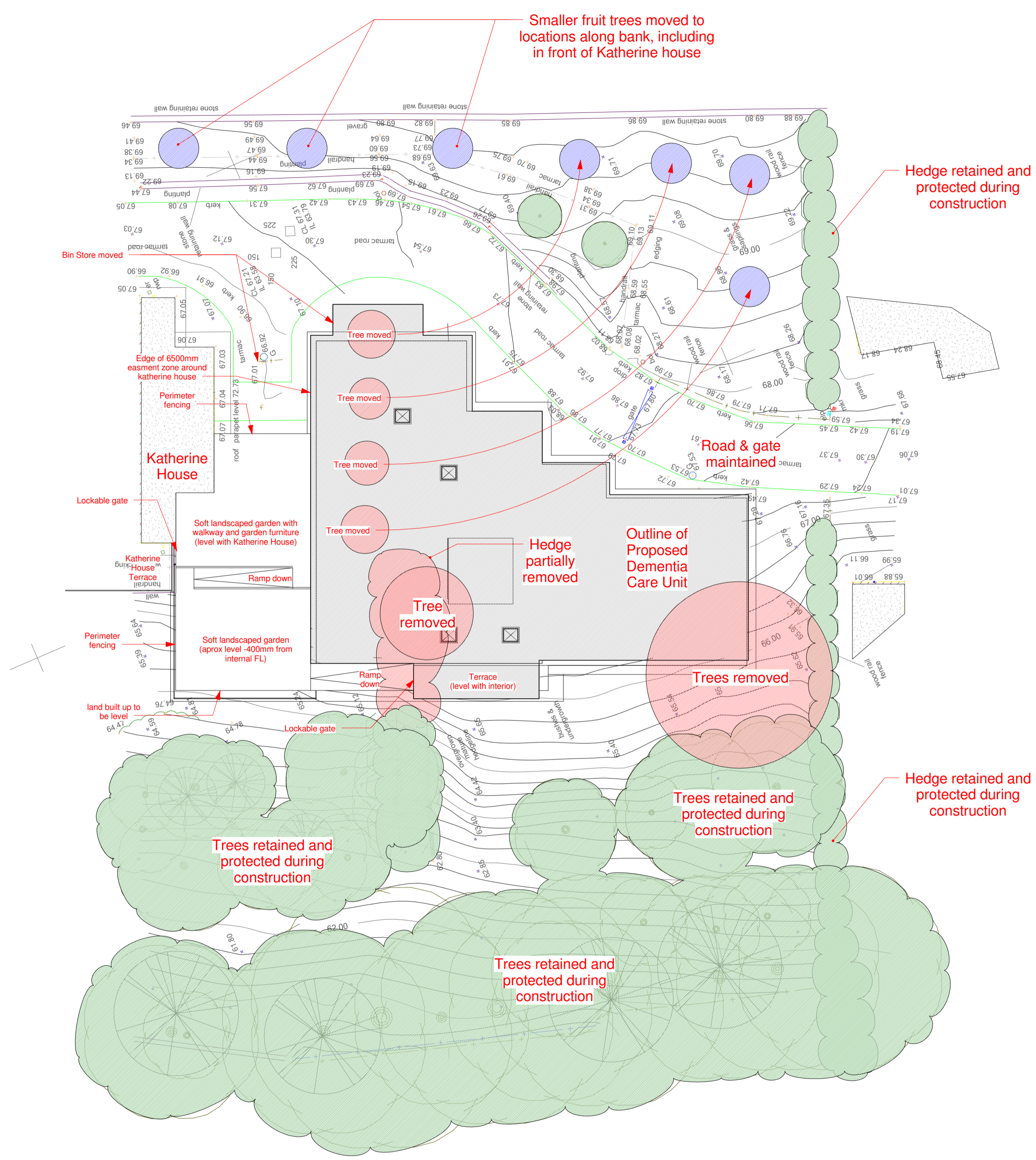
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1 Existing Landscaping
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2 Proposed Landscaping
1 : 200

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PROJECT
Cote House Dementia Unit

TITLE
Landscaping Proposal

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Project No Dwg No Revision
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