

**WARD:** Clifton East                      **CONTACT OFFICER:** Rob McGovern  
**SITE ADDRESS:** 140A Whiteladies Road Bristol BS8 2RS

**APPLICATION NO:** 15/00858/F                      Full Planning  
**EXPIRY DATE:** 11 May 2015

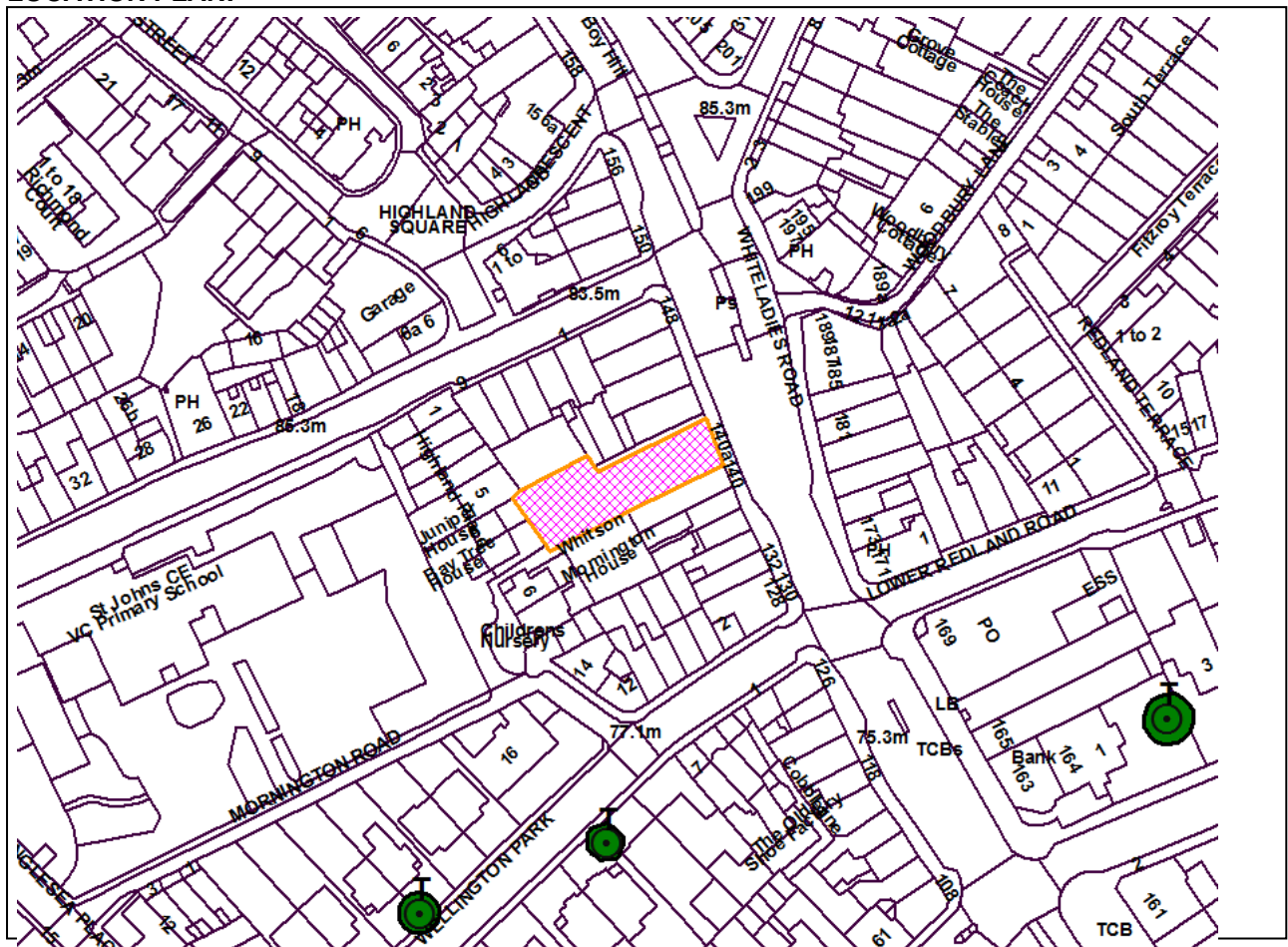
*Proposed first floor extension to existing building to provide 2 no. cluster flats of accommodation (Use Class C4) and 2 no. studio flats.*

**RECOMMENDATION:** Grant subject to Condition(s)

**AGENT:** Aspect360 Ltd  
45 Oakfield Road  
Clifton  
Bristol  
BS8 2AX                      **APPLICANT:** BBH (Bristol) Limited  
C/o Agent

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

**LOCATION PLAN:**



**Development Control Committee B – 5 August 2015**  
**Application No. 15/00858/F: 140A Whiteladies Road Bristol BS8 2RS**

## SUMMARY

The application has been referred to committee by Councillor Cook and former Councillor Martin on the following grounds:

- Overdevelopment in a densely populated and already overdeveloped part of Clifton East
- Will result in the loss of amenity to adjacent properties and loss of light
- Increased problems from waste management
- This is a conservation area already over saturated with student accommodation
- Presents a significant threat to the overall conservation area and heritage of the surrounding properties

Consent is sought to construct a second storey extension to provide the existing student accommodation with a further 12 bed spaces arranged into 2no. 5 bed cluster flats and 2no. Studio flats with associated living and kitchen space.

63 representations were received as a result of consultation, all objecting to the development on a range of reasons (see consultation section)

The primary issues relates to the impact upon the housing mix of the area and to residential amenity, in terms of potential for noise and disturbance, overlooking and overshadowing. As such the application has been assessed against Policy BSC21 and BCS23 of the Core Strategy and Policies DM2, DM30 and DM33 of the Site Allocations and Development Management Policies, along with relevant design and conservation policies.

Officers are satisfied that the proposals would be acceptable in respect to mix and balanced housing supply, the impact upon surrounding residential amenity and visual appearance. It is the view of your officers that the application be approved, subject to conditions.

## SITE DESCRIPTION

The application relates to existing student accommodation found to the rear of 140 Whiteladies Road, the host property of which is currently operated by Sainbury's. The site was redeveloped to provide 17 bedrooms of accommodation following a Planning Committee decision on 2nd July 2012 (ref: 12/00583/F), including a first floor extension. The facility is served by a compact courtyard where bin and bike storage takes place, along with being the location of plant machinery. The courtyard is accessible from the rear lane as well is through the building itself.

The site is within the Whiteladies Road Conservation Area.

## APPLICATION

Consent is sought for the construction of a second storey extension to accommodate 2no. 5 bed cluster flats and 2no. studio flats, with a total of 12 new bed spaces. Originally the extension was proposed to sit flush with the exterior wall of the building, however, this was considered to create an unsatisfactory appearance. Amendments were therefore requested to set back the extension by 0.5m from the edge of the building to provide a more subservient appearance, which were duly submitted.

The existing bin and bicycle storage in the courtyard area is also proposed to enlarge to accommodate 18no. bikes, 4 communal general rubbish bins and associated recycling facilities.

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RELEVANT HISTORY

11/00177/F     Erection of 2 no. three bedroom townhouses, courtyard and amenity areas.  
 Date Closed         17 June 2011             PG

12/00583/F     Conversion of first floor to student accommodation to comprise 4 no. three, four and  
 five bedroom flats; new covered access, refuse and bike stores.  
 Date Closed         2 July 2012             PG

13/30539/BCN     Breach of condition 11 (type of windows) of planning permission 12/00583/F.  
 Window was replace and the breach remedied.  
 Date Closed         20 September 2013

RESPONSE TO CONSULTATION

The application was advertised via press and site notice, along with the direct consultation of 67 neighbouring properties. 63 objections and 2 letters of support for scheme were received.

Objections included representation from the Clifton and Hotwells Improvement Society, the Redland and Cotham Amenity Society, the Welling to Worrall Neighbourhood Watch, Oakfield Residents' Association and the resident of Juniper House (immediately to the west of the site). All comments are summarised as follows:

Principle

- There is already a high concentration of HMO's in the vicinity and to create more would harm the balance of residential accommodation in the area.
- Additional flats in this building would be an over dense use of the property.
- There are already far too many students living in this area and as a result the whole character of what was a pleasant residential neighbourhood with family homes and shops is being changed, to the extreme detriment of those families.
- A similar application was refused a few years ago. Since then more student accommodation has been created in the vicinity.
- Will further unbalance the community as there is already a high student population
- Transient populations do not care for or respect the area
- Property is not suited to type of development

Highways

- Will impact upon parking in the area
- No provision for cars or bikes

Amenity

- Overshadowing
- Overlooking
- Overdevelopment
- Increase in noise and disturbance
- Rear access is unsafe and dark
- Poor refuse facilities
- Compromise views
- Current management of the property is not good
- Will overlook neighbouring day care nursery

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Design

- Proposals are out of scale with building and area

Other

- Will cost Sainsbury's trade
- Will devalue surrounding properties
- Rear lane has no legal access other than for means of escape
- Application does not include D&A statement or details of soundproofing, emergency exists, management etc

RELEVANT POLICIES

**National Planning Policy Framework – March 2012**

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

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

|       |  |
|-------|--|
| BCS5  | Housing Provision                          |
| BCS7  | Centres and Retailing                      |
| BCS10 | Transport and Access Improvements          |
| BCS11 | Infrastructure and Developer Contributions |
| BCS13 | Climate Change                             |
| BCS14 | Sustainable Energy                         |
| BCS15 | Sustainable Design and Construction        |
| BCS16 | Flood Risk and Water Management            |
| BCS18 | Housing Type                               |
| 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         |
| DM2  | Residential sub-divisions, shared and specialist housing |
| DM7  | Town centre uses   |
| DM9  | Local centres  |
| DM23 | Transport development management                         |
| DM26 | Local character and distinctiveness                      |
| DM27 | Layout and form  |
| DM28 | Public realm   |
| DM30 | Alterations to existing buildings                        |
| DM31 | Heritage assets  |
| DM32 | Recycling and refuse provision in new development        |
| DM35 | Noise mitigation   |

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KEY ISSUES

(A) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN PRINCIPLE IN LAND USE TERMS?

The application proposes an intensification of the existing residential use by introducing a further 2no. 5 bed cluster flats and 2no. studio flats, with a total of 12 new bed spaces. The continuation of this use is acceptable subject to detailed assessment relating to the housing stock and demographic of the area.

Mixed and balanced communities

The site is located in Clifton East ward where there is a high proportion of flats, totaling 80% of the housing stock and is within the Lower Super Output Area (LSOA) of Whatley Road and Worrall Road (the boundary bisects the site), which is made up of 82% and 69% flats respectively. There is, therefore, a clear need to provide more family housing in this area to create a balanced offer of housing type. However, the proposed scheme does not include the loss of family sized accommodation but seeks to intensify the existing use, and so it is not considered that the development will significantly lead to a further imbalance of flatted vs family accommodation.

The more relevant assessment in this case relates to the level of student population in the area and the amount of accommodation this demands, in relation to HMOs and other specialist student housing.

Policy DM2 states that shared or specialist student housing schemes will be acceptable within the central areas, unless development would result in i) harm to residential amenity; or ii) harmful concentrations of such uses. Indeed, the primary thrust of resident objection to the scheme is based upon the perception that the area is saturated with students and this is seriously undermining the existing character of the area through the homogenisation of the population.

The table below sets out the level of student population in the immediate vicinity (based upon 2011 Census Data).

|                           | Clifton East Ward | Whatley Road LSOA | Worrall Road LSOA | Cotham Ward | Lower Redland Rd LSOA | Bristol average |
|---------------------------|-------------------|-------------------|-------------------|-------------|-----------------------|-----------------|
| Total Students (% of pop) | 30%               | 26%               | 14%               | 31%         | 24%                   | 1%              |
| Student HMO (% of stock)  | 10%               | 11%               | 4%                | 12%         | 9%                    | 1.9%            |
| Other HMO (% of stock)    | 12%               | 15%               | 9%                | 12%         | 12%                   | 5.8%            |

The figures indicate that the surrounding area has a significantly higher student population when compared to the Bristol average, although higher figures are found in LSOA's close to the University's main sites (Woodwell Road LSOA in Cotham comprises 59% student population) and similar HMO's are primarily found in Cotham and the southern end of Whiteladies Road.

It must be recognised that the density of student population in the Clifton area is a direct consequence of the historic attraction of Bristol as a prestigious university city and it must also be recognised that Bristol University will continue to expand as its popularity grows. It is very unlikely that potential students would be attracted to peripheral parts of the city, due to the impractical nature of attending university classes, and areas such as Clifton and Cotham will continue to be first choice destinations

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for the vast majority of students entering the city. Clifton, therefore, continues to come under pressure to provide this type of housing.

This is reflected in the Census figures, which indicate that while 30% of the ward population comprises students, only 10% of the housing stock is specialist HMO student accommodation. Even if considering that 'other' HMO's could potentially also house students, which would increase the total percentage of student HMOs to 22%, this means that approximately 8% of the existing housing - roughly 400 houses - that could be available to families is taken by students, substantially reducing the choice of housing type available. For this reason, it has been policy under DM2 of the Site Allocations and Development Management Policies to encourage students into specialist managed housing in order to free up larger family sized units throughout the city.

It should be noted that this is only a partial picture of the student population, given that the statistics were collated in 2011, and do not include part-time students or other institutions and do not take into account new dedicated student housing being constructed in the city centre. However, while the statistics for this area are higher than the wider city, this is considered to be appropriate given the proximity to one of the city's higher education establishments.

This application does not propose the loss of one type of residential unit in favour of a new HMO, rather it proposes the intensification of an existing HMO. As such, these figures relating to housing type will remain unaltered and the total number of student population will see a marginal increase. At approximately 30% of the population of Clifton East, the proportion of students reasonably reflects the demands of the area and cannot be considered to dominate overall population in this area.

#### Efficient use of land

The competing needs for space in the city and an inability to expand outwards from the current city limits means that where land is available for development, said development must make effective and efficient use of land. Policy BSC20 dictates that, where appropriate, residential development should provide a minimum net density of 50dph to ensure optimum efficiency and where the level of provision falls below this should only happen in order to safeguard the special interest of an area. Higher densities are also encouraged within centres, such as the site falls in.

Proposals would provide a total of 29 bedrooms at the site, which equates to 47dph (dwellings per hectare) when calculated over the whole site and currently has an intensity of 44dph. While this does not meet the policy requirement for residential development in centres, it is acceptable given the constraints of the site. The scheme is able to provide facilities, such as bin storage, at an adequate level for this quantum, but further facilities for a higher level of development would be difficult to provide due to the size of the external amenity space.

Given that the scheme provides an acceptable density of accommodation partnered with the required level of associated facilities, it is not considered that this is an overdevelopment of the site.

#### Summary

While the site is not able to help to address existing housing imbalances in the area, given that the site is not capable of provision of family-sized flats or houses, it would address a clear demand in the area for student accommodation and would relieve pressure on family-sized housing. By supplying an additional 15 bedrooms in a managed, specialist property, this frees an equivalent level of accommodation elsewhere in the area that can potentially be used as shared housing. Additionally, the scheme does not propose the loss of family sized accommodation and it cannot be considered to degrade the housing stock of the area.

The proposals, therefore, would not result in an over dominance by the student population and its location for students is sustainable. As such, the principle of introducing a further 12no. student bed

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spaces in this location is acceptable, subject to further detailed assessment relating to amenity, design and highway concerns.

**(B) WOULD THE PROPOSAL UNACCEPTABLY AFFECT THE RESIDENTIAL AMENITY OF THE AREA?**

In this case, the impact upon residential amenity is assessed against Policy DM2, which states that such development that results in "levels of activity that cause excessive noise and disturbance" will not be permitted. Furthermore, both BCS21 and DM30 are in place to protect existing neighbours and potential future occupants from inappropriate physical development.

**Noise and disturbance**

It is recognised that intensifying the level of occupancy is likely to give rise to an increase in noise generated at the site. Whiteladies Road is a busy thoroughfare and creates a high ambient noise level, however, this is much lower at the rear of the property where existing dwellings surround the external courtyard.

While there will inevitably be an increase in activity at the site, with general comings and goings, it is not within the remit of planning control to assume any particular group of people will behave differently to another and so, it cannot be assumed that students will generate a significantly higher noise level than other potential occupants.

The proposed extension is not physically attached to any neighbouring properties, meaning that sound transfer will be substantially negated as compared to direct transfer through walls. Furthermore, the proposed layout shows relatively small bedrooms and living space that would make it difficult for large groups to congregate and cause excessive noise and disturbance.

The external amenity space is also restricted in size and would prevent any kind of concentrated recreation use. Again, there will be a more intense use of the bin and cycle storage areas, however, use of these facilities will be intermittent and is unlikely to cause a constant disturbance at unreasonable hours. The property is managed by Digs and a Waste Management Strategy was required as part of the original planning permission. It is recommended that a similar condition is attached to any approval that requires this to be updated to reflect the high occupancy level.

Also as part of the original consent it was required by condition that all windows that could potentially harm neighbouring amenity were obscured (to prevent overlooking) and top hung only to further restrict sound transfer. It would be reasonable to attach a similar condition to new windows here, were Committee minded to approve the application.

**Overshadowing**

It is not considered that the addition of a further storey at the property would cause significantly increased overshadowing of neighbouring properties.

The most vulnerable properties lie to the west, Juniper House, Bay Tree House and 5 Highland Place. An already poor relationship exists between Juniper House, Bay Tree House and the site with a gap of just over 2m at the closest point. The rear windows of these properties are also obscured and according to the approved plans when these properties were constructed, the affected windows serve stairwells, bathroom and a kitchen. These are considered to be secondary living spaces and any impact upon these windows is not considered to impinge on the livability of the houses. Juniper House also appears to have access to a roof terrace, but the parapet wall between the property and site will be roughly equal in height to the proposed extension and any loss of light will be minimal.

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In respect to 5 Highland Place, at the closet point between the site and this property, there exists an upward projection that provides a fire escape. This is the same height as the proposed extension meaning that the impact to this property will not be significant. In fact, the proposals will move this section of the roof 0.5m back from No.5 and will potentially reduce the amount of light lost here.

The external amenity space of the day nursery to the south will also not experience a significant impact due to the set back and when compared to the existing height of the property. Other surrounding properties are a sufficient distance away to negate any significant impact.

#### Overlooking

12no. new windows are proposed in the north and south elevation that will serve bedroom and kitchen spaces. The rear of properties fronting Worrall Road are approximately 10m away and the gardens of the day nursery lies directly to the south, and though this is not unusual in the urban environment to have windows facing each other at this distance, such an amount of new windows could potentially pose a threat to the privacy enjoyed by these properties.

As discussed above, the original consent required windows in these elevations to be obscured and top hung, which has the effect of protecting surrounding properties and, as a matter of consistency, it is recommended that a condition is placed on any approval that requires these new windows to also be obscured and top hung. As such, the privacy levels will remain protected.

**(C) WOULD THE PROPOSED DEVELOPMENT BE ACCEPTABLE IN DESIGN TERMS AND WOULD IT SAFEGUARD THE CHARACTER AND APPEARANCE OF THIS PART OF THE WHITELADIES ROAD CONSERVATION AREA?**

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Local Planning Authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Section 12 of the national guidance within the National Planning Policy Framework (NPPF) 2012 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with any harm or loss requiring clear and convincing justification. Paragraph 132 of the NPPF states that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Further, Para.133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Finally, Para 134 states 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.

Bristol Core Strategy Policy BCS22 (adopted June 2011) states that development proposals should safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including Conservation Areas. Policies DM30 and DM31 in the Site Allocations and Development Management Policies (adopted July 2014) express that alterations to buildings should safeguard the amenity of the host premises and neighbouring occupiers, and preserve or enhance historic settings.

The site sits within the Whiteladies Road Conservation Area, but is largely hidden from the public realm, with the only view being a glimpsed view from Mornington Road to west of the site. The proposed alterations are largely restricted to the courtyard area and the impact upon the conservation area is considered to be minimal due to this.



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However, in the interests of good design, amendments to the scheme were requested that showed a more subservient extension in order to create an improved relationship between proposed extension and host building. These were submitted and show a 0.5m set back from the edge of the building and it is now considered that the scheme offers a satisfactory appearance and the visual amenity of the Whiteladies Road Conservation Area is protected.

The proposed PV panels on the flat roof as part of the renewable energy package set out in the scheme is also considered to have a minimal visual impact.

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

The main concern with the intensification of use relates to the increased servicing requirements and waste and recycling storage and collection.

A waste management strategy is linked to the existing permission, but has not been included in the current submission. However, it is considered that the additional accommodation can be easily incorporated into this. If there are issues with the current waste management as it occurs in practice, as referred to by some of the objectors, this may be a matter for enforcement if it is not being carried out according to the approved plan.

The priority must be that bins and containers must not be left in the accessway or on Whiteladies Road where they would cause an obstruction and a danger to highway safety. The proposed bin store area is large enough to accommodate the required number of bins for the development, meaning it is unlikely to be left in undesirable locations.

It is recommended that, should the application be approved, that as per the original consent a condition is applied that prevents activities relating to the collection of refuse and recyclables and the tipping of empty bottles into external receptacles outside the hours of 08.00 and 20.00 Monday to Saturday and not at all on Sundays or Bank Holidays. Furthermore, an updated waste management strategy is necessary to ensure the additional accommodation is accounted for.

There is a residents' parking scheme in this area, which is considered sufficient to deter students from bringing cars to Bristol, as it operates from 7 a.m. to 6.30 p.m. and students would generally want somewhere to park locally during the day. The applicant should be advised that residents would not be eligible for residents' parking permits as is standard policy for new developments in RPZ areas.

**(E) HAVE SUSTAINABILITY MATTERS BEEN SATISFACTORILY ADDRESSED?**

Policies BCS13-15 has significantly increased the requirements placed upon developers in respect of both the information required to support applications and give clear guidance on sustainability standards to be achieved in any new development, setting a target of a 20% reduction in residual energy emissions.

A detailed Sustainability Statement and Energy Strategy has been included with the application, which sets out a range of energy saving measures including the provision of PV panels on the roofscape and other passive improvements to the building fabric. This estimates that a total of 37% saving in residual CO2 emissions, above that dictated by policy. It is recommended that this is required to be implemented by condition prior to occupation, should the development be approved.

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**CONCLUSION**

Overall the scheme represents an efficient use of land and follows the current Council policy to encourage students into specialised managed accommodation. The area does comprise a higher than average student population compared to the city average due to the proximity of the Bristol University and the historic appeal of Clifton as a student area.

Full consideration has been given to issues relating to amenity, highway concerns, design and the heritage status of the immediate area and no significant harm has been identified.

It is therefore the view of your officers that approval is recommended subject to conditions.

**COMMUNITY INFRASTRUCTURE LEVY**

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

The CIL liability for this development is £30,616.07

**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. Sample Panels before specified elements started

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

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

**Pre occupation condition(s)**

3. Completion and Maintenance of Cycle Provision - Shown on approved plans

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

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

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4. 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.

5. Prior to the first occupation of the residential accommodation hereby approved, all of the solar panels shown on drawing no.WLR-14-06B shall be installed. Once installed the solar panels shall be operational and thereafter be maintained and retained for energy supply at all times thereafter.

Reason: In the interests of sustainable development and to reduce the consumption of non-renewable energy sources.

6. Prior to first occupation, an updated Waste Management Strategy will be submitted to and approved by the Local Planning Authority. The approved Strategy shall then be implemented and maintained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason: To preserve the environmental amenity of the area.

7. The development shall be carried out in accordance with the energy saving measures set down within the Sustainability Statement and Energy Strategy received on 16th March 2015. The measures shall be implemented prior to occupation of the building unless otherwise agreed in writing by the Local Planning Authority.

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

**Post occupation management**

8. Use of Refuse and recycling facilities

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

Reason: To safeguard the amenities of nearby occupiers

9. Obscured glazed windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) all new windows in both the north and south elevation shall be obscurely glazed and top opening only. The obscured glazing shall be to a specification to be agreed with the Local Planning Authority and shall be permanently maintained thereafter as specified above.

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

**List of approved plans**

10. 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.

WLR-14-SLP Site Location Plan, received 16 March 2015  
WLR-14-01A Existing Ground Floor Plan, received 23 June 2015  
WLR-14-02 Existing First Floor Plan, received 16 March 2015  
WLR-14-03 Existing Roof/Site Plan, received 16 March 2015  
WLR-14-04A Proposed Second Floor/Site Plan, received 23 June 2015  
WLR-14-05B Proposed Roof/Site Plan and Typical Section, received 23 June 2015  
WLR-14-06B Existing and Proposed South Elevation, received 23 June 2015  
WLR-14-07B Existing and Proposed North Elevation, received 23 June 2015  
WLR-14-08B Existing and Proposed West Elevation, received 23 June 2015  
Energy Statement, received 16 March 2015

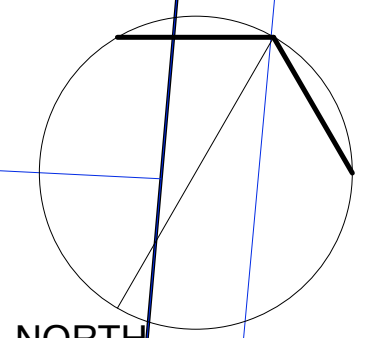
Reason: For the avoidance of doubt.

**Advices**

1. Note that in deciding to grant permission, the Committee/Planning Service Director also decided to recommend to the Council's Executive in its capacity as Traffic Authority in the administration of the existing Controlled Parking Zone of which the development forms part, that the development should be treated as car free / low-car and the occupiers ineligible for resident parking permits.

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Refuse storage schedule  
 2no. 1100 litre cardboard storage  
 2no. 240 litre dry recyclables  
 4no. 240 litre general refuse storage



NORTH

covered refuse/recycling storage  
 see schedule  
 existing secure bike storage  
 18no bikes



Retail unit  
 plant area

FIRE ESCAPE ROUTE

Pedestrian Entrance

Whiteladies Road

EXISTING GROUND FLOOR RETAIL OUTLET

FIRE ESCAPE ROUTE

140

Courtyard Garden to Morningson House Day Nursery

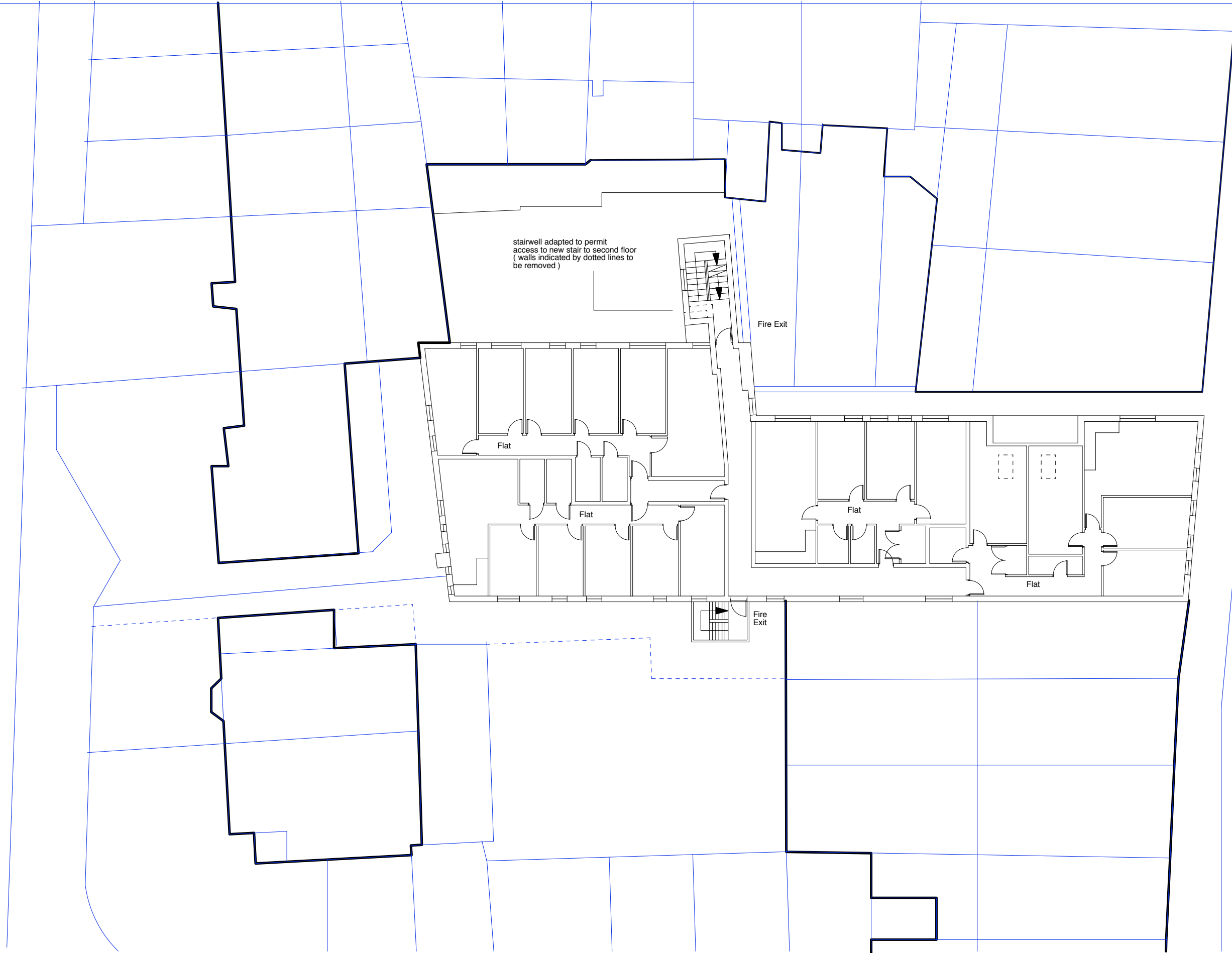
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Revision A - 27.2.2015  
 refuse storage schedule added

140a Whiteladies Road, Bristol.  
 Proposed Second Floor Extension  
**Existing Ground Floor / Site Plan**  
 Scale. 1.200@A3

McKee Architects - 83 Alma Road, Clifton, Bristol BS8 2DE  
 tel 0117 973 2664 ( m.mckee2005@btinternet.com )  
 date 10.2.2014

**Drwg.No. WLR-14-01 Rev. A.**



stairwell adapted to permit  
access to new stair to second floor  
( walls indicated by dotted lines to  
be removed )

Fire Exit

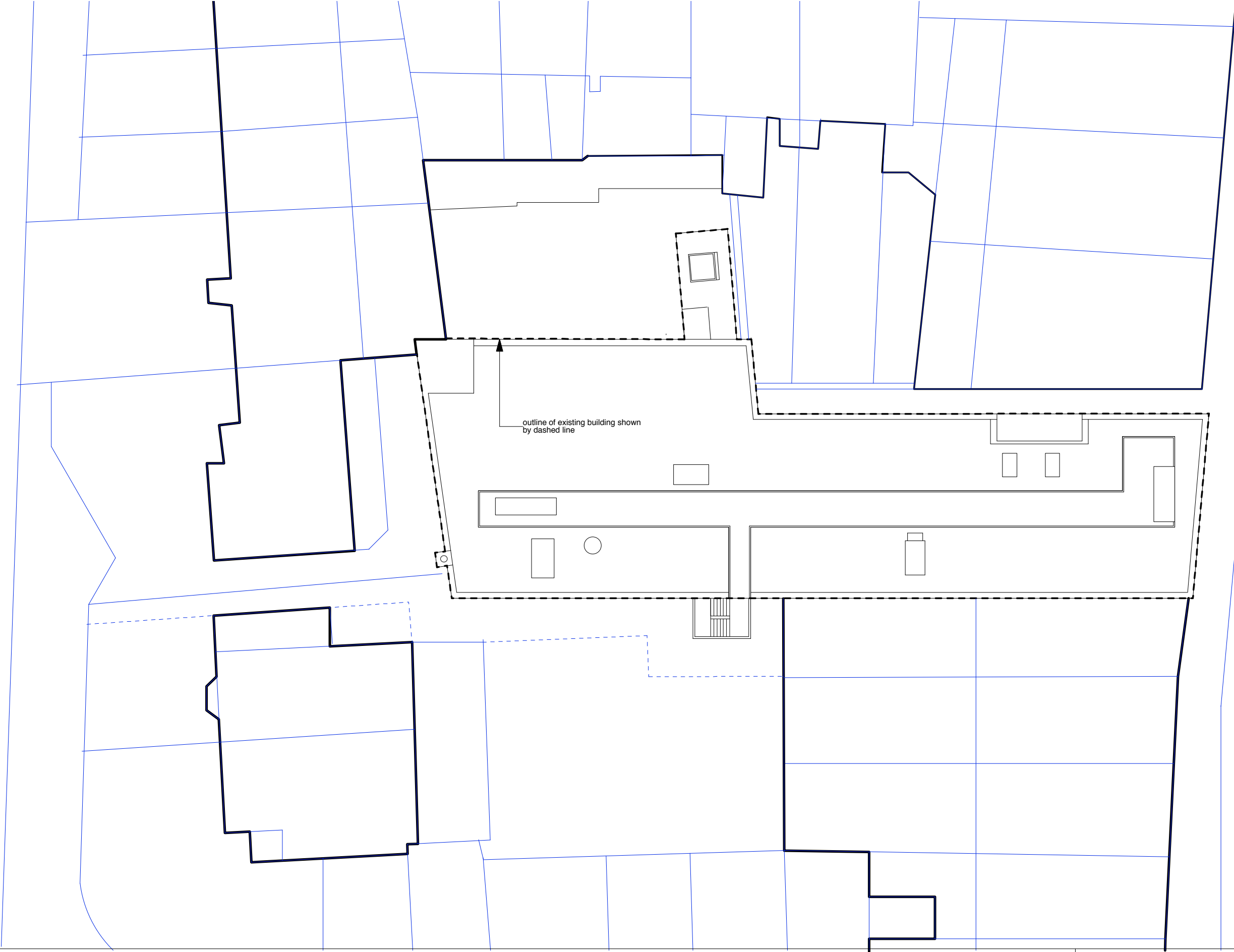
Flat

Flat

Flat

Flat

Fire  
Exit



outline of existing building shown  
by dashed line

140a Whiteladies Road, Bristol.  
Proposed Second Floor Extension  
**Existing Roof / Site Plan**  
Scale. 1:200@A3

McKee Architects - 83 Alma Road, Clifton, Bristol BS8 2DE  
tel 0117 973 2664 ( m.mckee2005@btinternet.com )  
date 10.2.2014

**Drwg.No. WLR-14-03**



**ACCOMMODATION SCHEDULE**  
 existing first floor  
 17no study bedrooms  
 proposed second floor  
 10no study bedrooms  
 2no studios

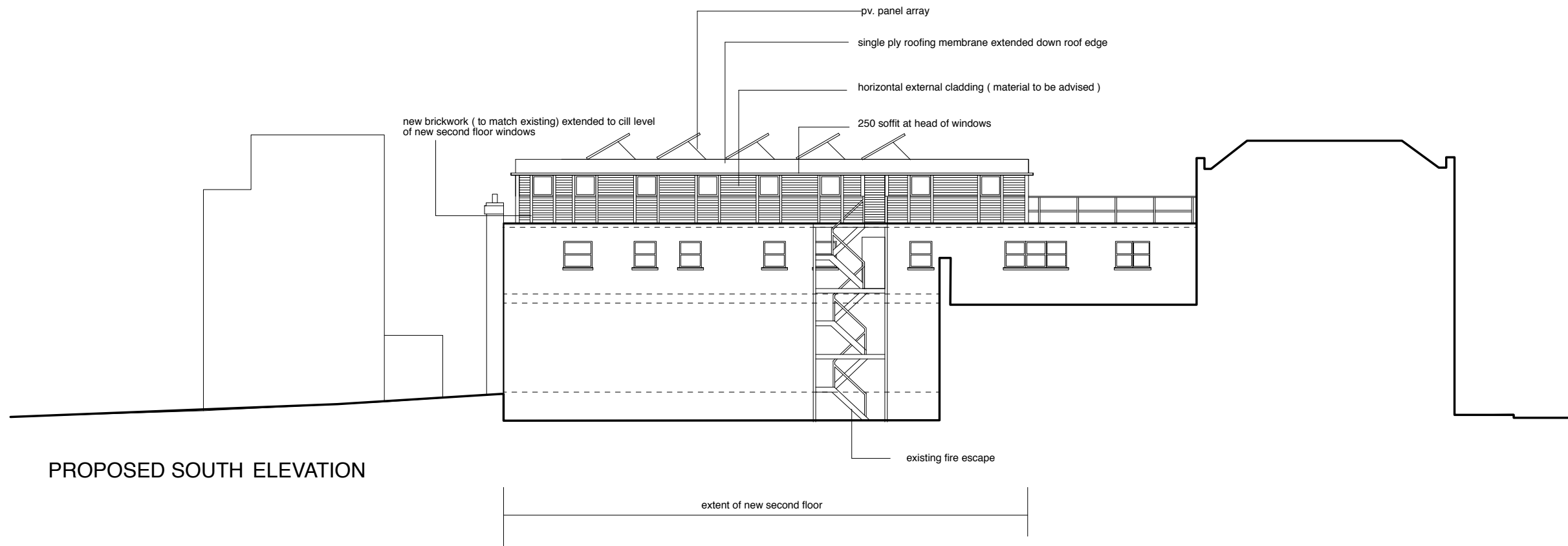
Revision A - 11.6.2015  
 floor plan adjusted to bring the external face of the elevation back 500mm from the external face of the existing building

140a Whiteladies Road, Bristol.  
 Proposed Second Floor Extension  
**Proposed Second Floor / Site Plan**  
 Scale. 1.200@A3

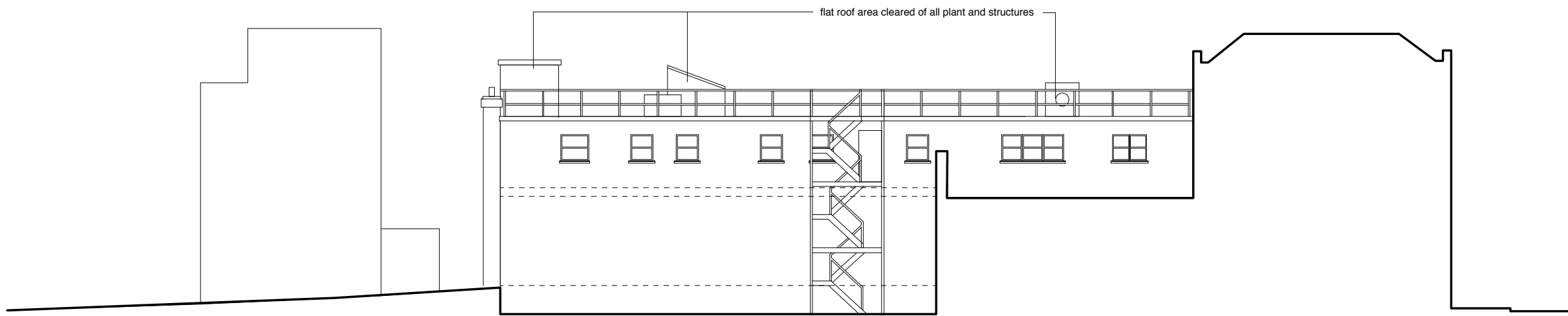
McKee Architects - 83 Alma Road, Clifton, Bristol BS8 2DE  
 tel 0117 973 2664 ( m.mckee2005@btinternet.com )  
 date 10.2.2014

**Drwg.No. WLR-14-04 Rev.A**





PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION

Revision A - 27.2.2015

photo-voltaic cell array added to new flat roof to accord with requirements of energy/sustainability report

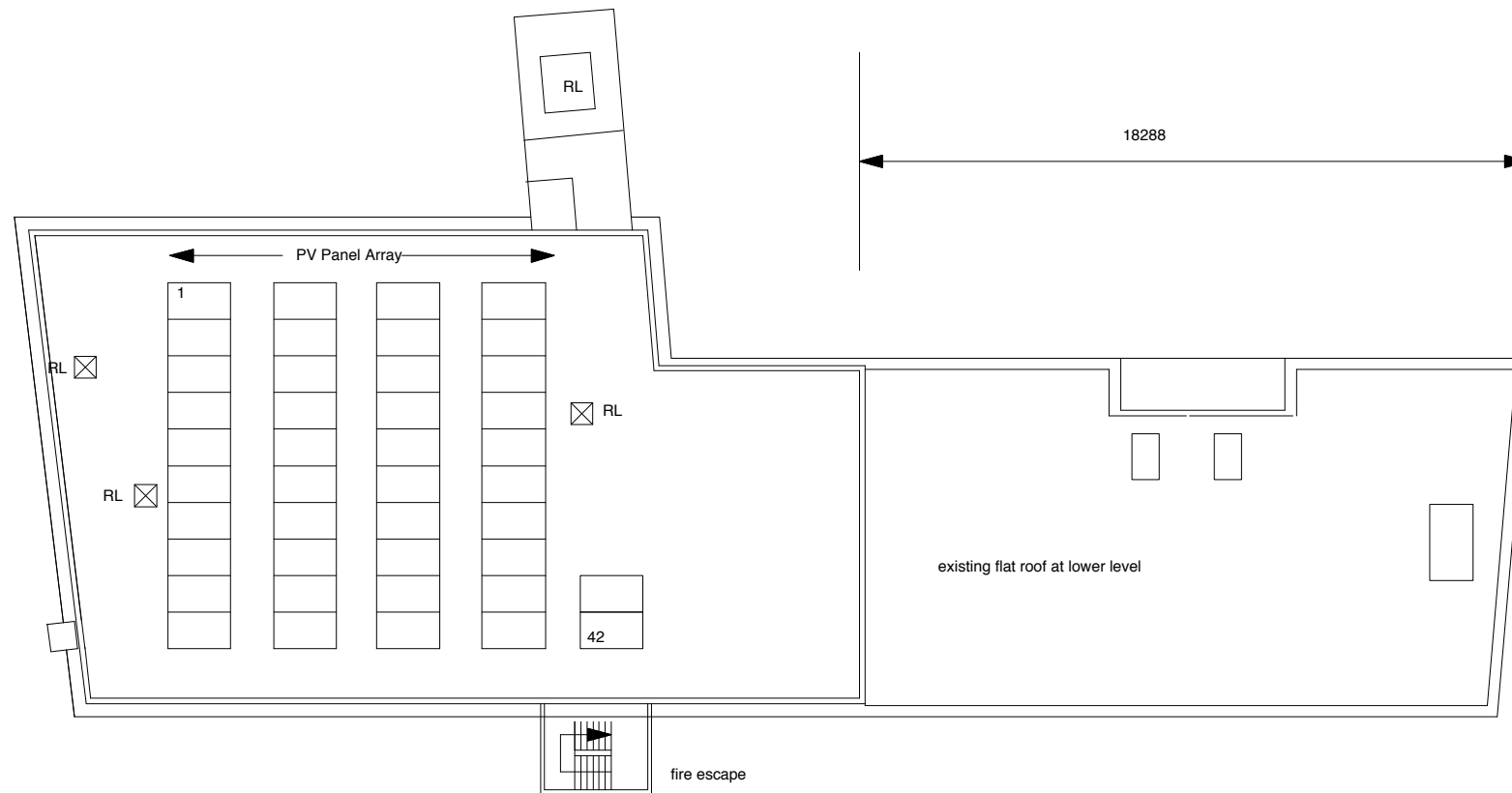
Revision B - 11.6.2015

elevation adjusted to bring the external face of the elevation back 500mm from the external face of the existing building

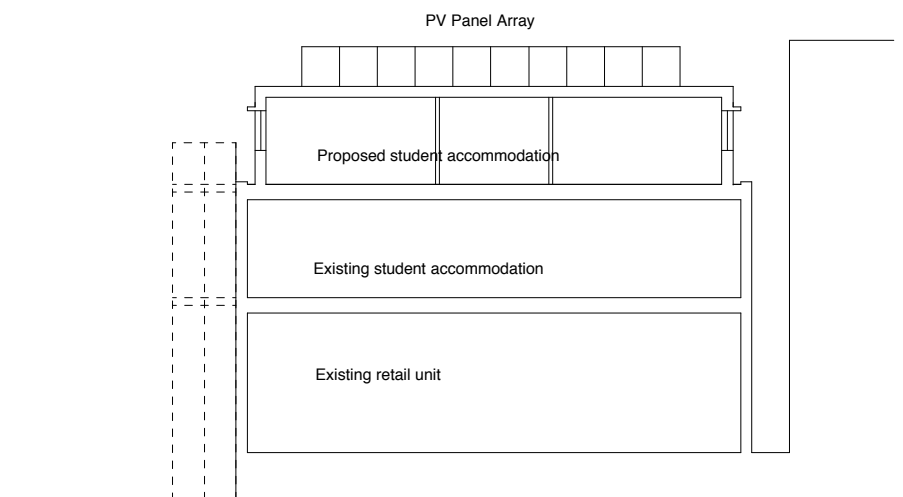
140a Whiteladies Road, Bristol.  
Proposed Second Floor Extension  
**Existing and Proposed South Elevation**  
Scale. 1.200@A3

McKee Architects - 83 Alma Road, Clifton, Bristol BS8 2DE  
tel 0117 973 2664 ( m.mckee2005@btinternet.com )  
date 10.2.2014

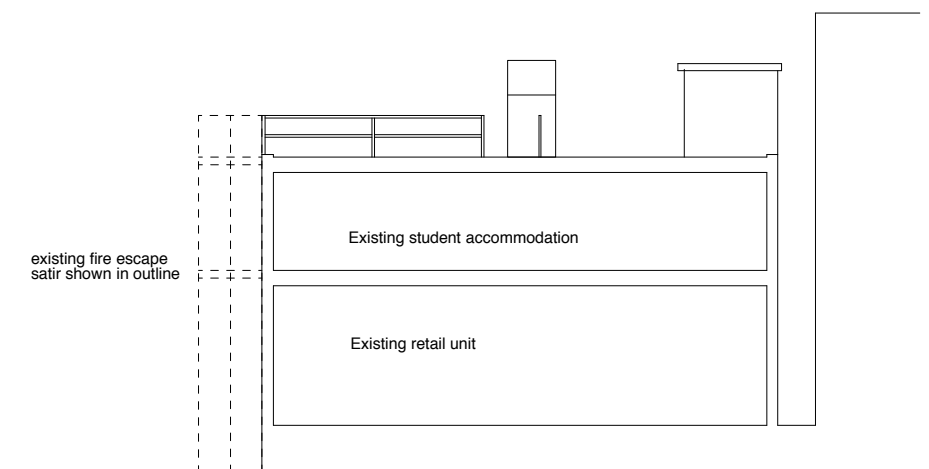
**Drwg.No. WLR-14-06 Rev. B**



PROPOSED ROOF PLAN



PROPOSED CROSS SECTION



EXISTING CROSS SECTION

Revision A - 27.2.2015

photo-voltaic cell array added to new flat roof to accord with requirements of energy/sustainability report

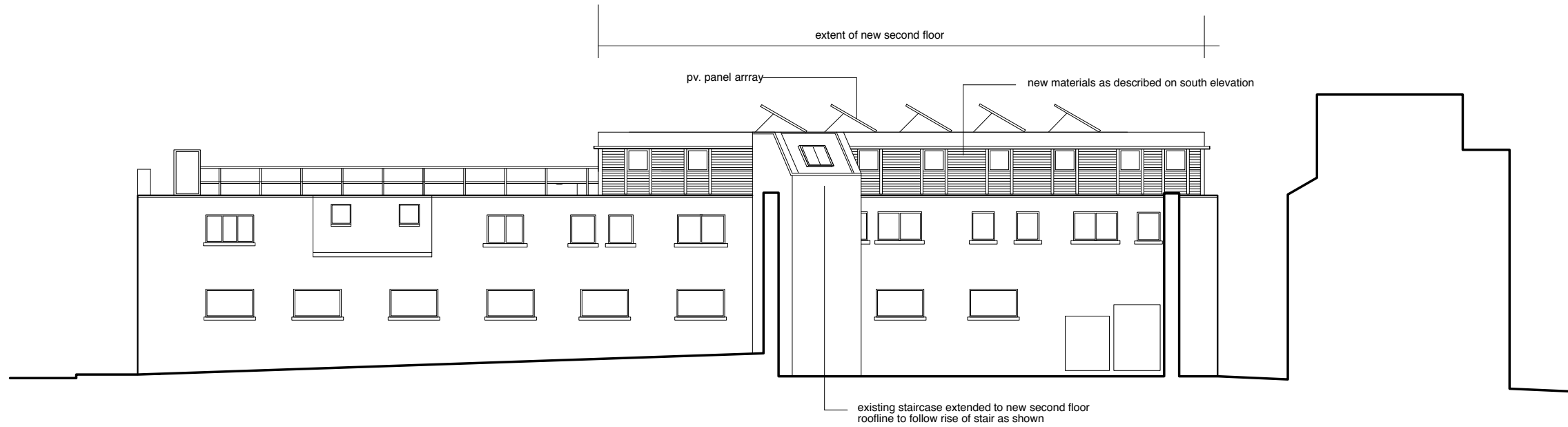
Revision B - 11.6.2015

section and roof plan adjusted to bring the external face of the elevation back 500mm from the external face of the existing building

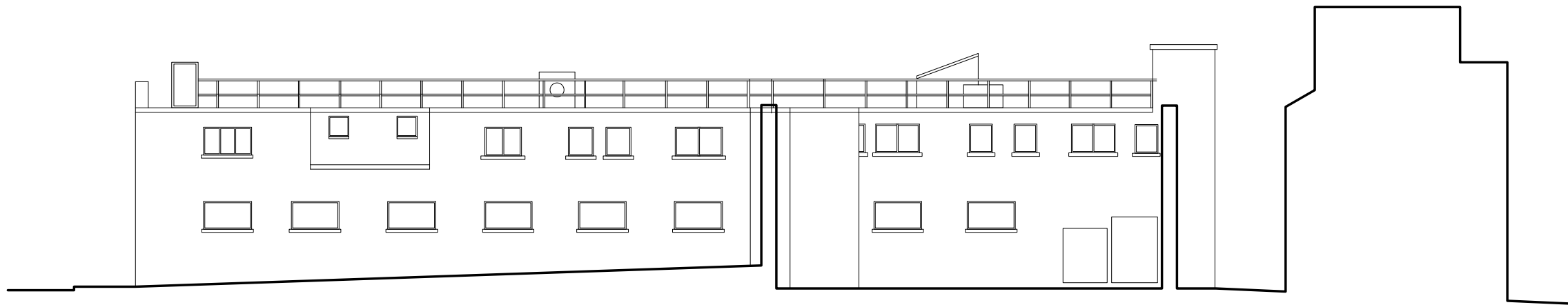
140a Whiteladies Road, Bristol.  
Proposed Second Floor Extension  
**Proposed Roof / Site Plan and Typical Section**  
Scale. 1.200@A3

McKee Architects - 83 Alma Road, Clifton, Bristol BS8 2DE  
tel 0117 973 2664 ( m.mckee2005@btinternet.com )  
date 10.2.2014

**Drwg.No. WLR-14-06 Rev. B**



PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

Revision A - 27.2.2015

photo-voltaic cell array added to new flat roof to accord with requirements of energy/sustainability report

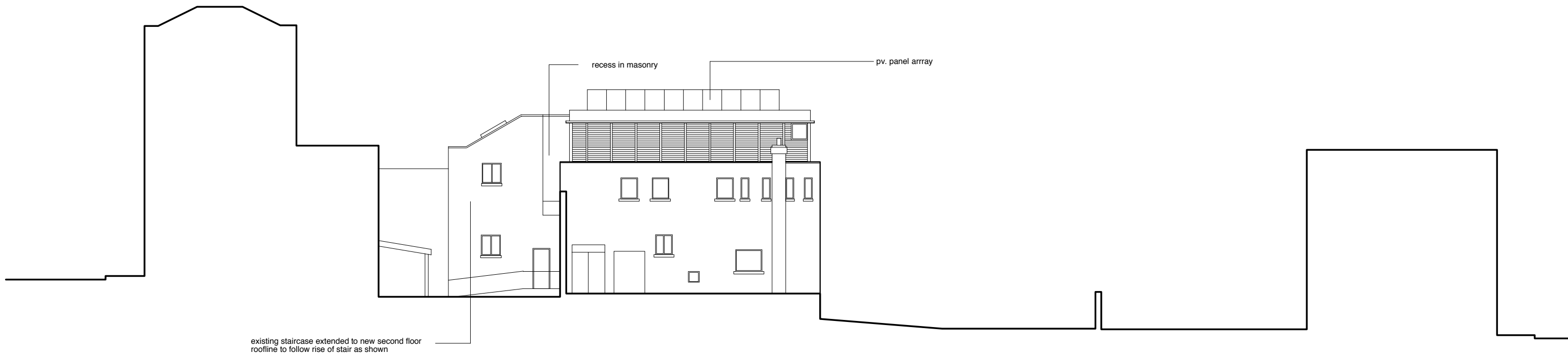
Revision B - 11.6.2015

elevation adjusted to bring the external face of the elevation back 500mm from the external face of the existing building

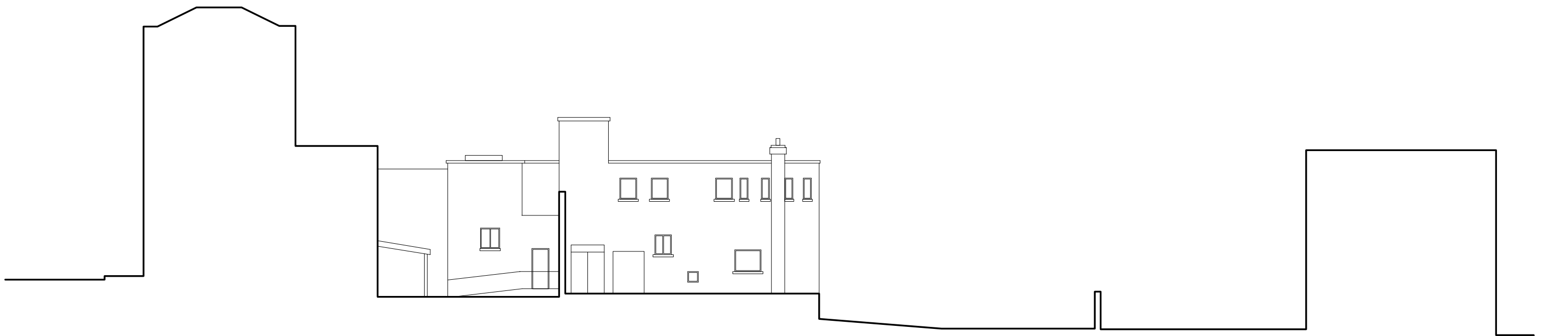
140a Whiteladies Road, Bristol.  
Proposed Second Floor Extension  
**Existing and Proposed North Elevation**  
Scale. 1:200@A3

McKee Architects - 83 Alma Road, Clifton, Bristol BS8 2DE  
tel 0117 973 2664 ( m.mckee2005@btinternet.com )  
date 10.2.2014

**Drwg.No. WLR-14-07 Rev. B**



PROPOSED WEST ELEVATION / SITE SECTION



EXISTING WEST ELEVATION / SITE SECTION

Revision A - 27.2.2015

photo-voltaic cell array added to new flat roof to accord with requirements of energy/sustainability report

Revision B - 11.6.2015

elevation adjusted to bring the external face of the elevation back 500mm from the external face of the existing building

140a Whiteladies Road, Bristol.  
Proposed Second Floor Extension  
**Existing and Proposed West Elevation**  
Scale. 1:200@A3

McKee Architects - 83 Alma Road, Clifton, Bristol BS8 2DE  
tel 0117 973 2664 ( m.mckee2005@btinternet.com )  
date 10.2.2014

**Drwg.No. WLR-14-08 Rev.B**