

# Development Control A Committee Agenda



**Date:** Wednesday, 13 December 2023

**Time:** 6.00 pm

**Venue:** The Council Chamber - City Hall, College Green, Bristol, BS1 5TR

Members of the public attending meetings or taking part in Public Forum are advised that all Development Control meetings are filmed for live or subsequent broadcast via the council's webcasting pages. The whole of the meeting is filmed (except where there are confidential or exempt items) and the footage will be available for two years.

If you ask a question or make a representation, then you are likely to be filmed and will be deemed to have given your consent to this. If you do not wish to be filmed you need to make yourself known to the webcasting staff. However, the Openness of Local Government Bodies Regulations 2014 now means that persons attending meetings may take photographs, film and audio record the proceedings and report on the meeting (Oral commentary is not permitted during the meeting as it would be disruptive). Members of the public should therefore be aware that they may be filmed by others attending and that is not within the council's control.

**Councillors:** Richard Eddy (Chair), Sarah Classick, John Geater, Fi Hance, Tom Hathway, Philippa Hulme, Farah Hussain, Chris Jackson and Paula O'Rourke

**Copies to:** Philippa Howson, Stephen Peacock (Chief Executive), John Smith (Executive Director: Growth & Regeneration), Jonathan Dymond, Simone Wilding, Jane Woodhouse and Lewis Cook

**Issued by:** Jeremy Livitt, Democratic Services

City Hall, PO Box 3399, Bristol, BS1 9NE

E-mail: [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk)

**Date:** Tuesday, 5 December 2023

# Agenda

## 1. Welcome, Introductions and Safety Information

(Pages 4 - 7)

## 2. Apologies for Absence and Substitutions

## 3. Declarations of Interest

To note any interests relevant to the consideration of items on the agenda. Please note that any declarations of interest made at the meeting which are not on the register of interests should be notified to the Monitoring Officer for inclusion.

## 4. Minutes of the previous meeting held on Wednesday 15th November 2023

To agree the minutes of the last meeting as a correct record.

(Pages 8 - 12)

## 5. Action Sheet

The Committee is requested to note any outstanding actions listed on the rolling Action Sheet for DCA Committee.

(Page 13)

## 6. Appeals

To note appeals lodged, imminent public inquiries and appeals awaiting decision.

(Pages 14 - 23)

## 7. Enforcement

To note recent enforcement notices.

(Page 24)

## 8. Public Forum

Up to 30 minutes is allowed for this item.

Any member of the public or Councillor may participate in Public Forum. The detailed arrangements for so doing are set out in the Public Information Sheet at the back of this agenda. Public Forum items should be emailed to [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk) and please note that the following deadlines will apply in relation to this meeting:-



Questions - Written questions must be received 3 clear working days prior to the meeting. For this meeting, this means that your question(s) must be received in this office at the latest **by 5pm on Thursday 7<sup>th</sup> December 2023.**

Petitions and Statements - Petitions and statements must be received on the working day prior to the meeting. For this meeting this means that your submission must be received in this office at the latest **by 12 Noon on 12<sup>th</sup> December 2023.**

**PLEASE NOTE THAT IN ACCORDANCE WITH THE NEW STANDING ORDERS AGREED BY BRISTOL CITY COUNCIL, YOU MUST SUBMIT EITHER A STATEMENT, PETITION OR QUESTION TO ACCOMPANY YOUR REGISTER TO SPEAK.**

In accordance with previous practice adopted for people wishing to speak at Development Control Committees, please note that you may only be allowed **1 minute** subject to the number of requests received for the meeting.

## **9. Planning and Development**

**(Page 25)**

- a) 23/01301/F - Land and Buildings on North Side of Gas Lane (Pages 26 - 67)**
- b) 23/02/18/F - Eastfield Road, Cotham (Pages 68 - 87)**

## **10. Date of Next Meeting**

The next meeting is scheduled to be held at 2pm on Wednesday 24<sup>th</sup> January 2024 in the Council Chamber, College Green, Bristol.



# Public Information Sheet

## Inspection of Papers - Local Government (Access to Information) Act 1985

You can find papers for all our meetings on our website at [www.bristol.gov.uk](http://www.bristol.gov.uk).

## Public meetings

Public meetings including Cabinet, Full Council, regulatory meetings (where planning and licensing decisions are made) and scrutiny will now be held at City Hall.

Members of the press and public who plan to attend City Hall are advised that you may be asked to watch the meeting on a screen in another room should the numbers attending exceed the maximum occupancy of the meeting venue.

## COVID-19 Prevention Measures at City Hall (June 2022)

When attending a meeting at City Hall, the following COVID-19 prevention guidance is advised:

- promotion of good hand hygiene: washing and disinfecting hands frequently
- while face coverings are no longer mandatory, we will continue to recommend their use in venues and workplaces with limited ventilation or large groups of people.
- although legal restrictions have been removed, we should continue to be mindful of others as we navigate this next phase of the pandemic.

## COVID-19 Safety Measures for Attendance at Council Meetings (June 2022)

We request that no one attends a Council Meeting if they:

- are required to self-isolate from another country
- are suffering from symptoms of COVID-19 or
- have tested positive for COVID-19

## Other formats and languages and assistance for those with hearing impairment

You can get committee papers in other formats (e.g. large print, audio tape, braille etc) or in community languages by contacting the Democratic Services Officer. Please give as much notice as possible. We cannot guarantee re-formatting or translation of papers before the date of a particular meeting.

Committee rooms are fitted with induction loops to assist people with hearing impairment. If you require any assistance with this please speak to the Democratic Services Officer.



## Public Forum

Members of the public may make a written statement ask a question or present a petition to most meetings. Your statement or question will be sent to the Committee Members and will be published on the Council's website before the meeting. Please send it to [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk).

The following requirements apply:

- The statement is received no later than **12.00 noon on the working day before the meeting** and is about a matter which is the responsibility of the committee concerned.
- The question is received no later than **5pm three clear working days before the meeting**.

Any statement submitted should be no longer than one side of A4 paper. If the statement is longer than this, then for reasons of cost, it may be that only the first sheet will be copied and made available at the meeting. For copyright reasons, we are unable to reproduce or publish newspaper or magazine articles that may be attached to statements.

By participating in public forum business, we will assume that you have consented to your name and the details of your submission being recorded and circulated to the Committee and published within the minutes. Your statement or question will also be made available to the public via publication on the Council's website and may be provided upon request in response to Freedom of Information Act requests in the future.

We will try to remove personal and identifiable information. However, because of time constraints we cannot guarantee this, and you may therefore wish to consider if your statement contains information that you would prefer not to be in the public domain. Other committee papers may be placed on the council's website and information within them may be searchable on the internet.

### During the meeting:

- Public Forum is normally one of the first items on the agenda, although statements and petitions that relate to specific items on the agenda may be taken just before the item concerned.
- There will be no debate on statements or petitions.
- The Chair will call each submission in turn. When you are invited to speak, please make sure that your presentation focuses on the key issues that you would like Members to consider. This will have the greatest impact.
- Your time allocation may have to be strictly limited if there are a lot of submissions. **This may be as short as one minute.**
- If there are a large number of submissions on one matter a representative may be requested to speak on the groups behalf.
- If you do not attend or speak at the meeting at which your public forum submission is being taken your statement will be noted by Members.
- Under our security arrangements, please note that members of the public (and bags) may be searched. This may apply in the interests of helping to ensure a safe meeting environment for all attending.



- As part of the drive to reduce single-use plastics in council-owned buildings, please bring your own water bottle in order to fill up from the water dispenser.

For further information about procedure rules please refer to our Constitution <https://www.bristol.gov.uk/how-council-decisions-are-made/constitution>

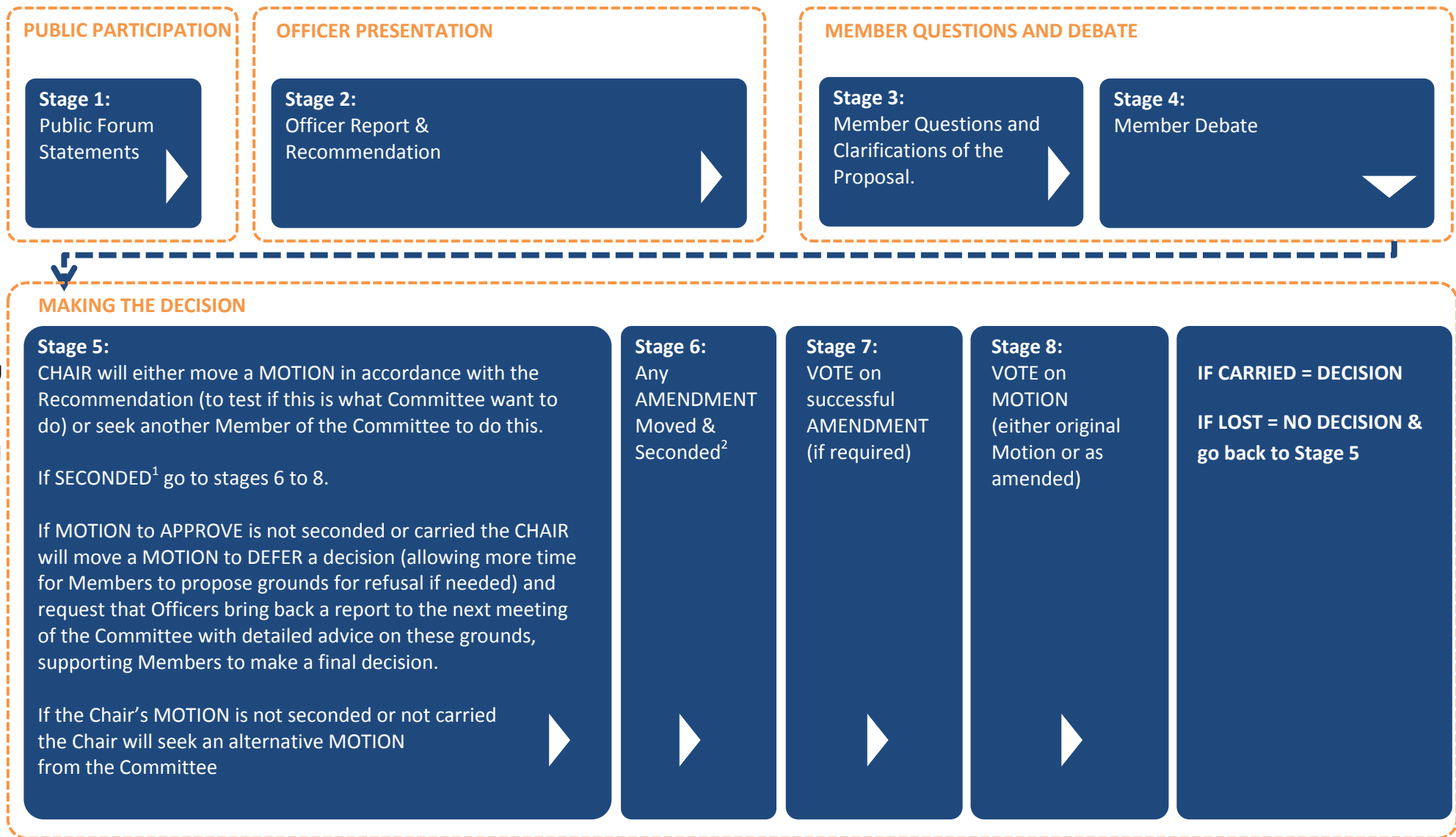
### Webcasting/ Recording of meetings

Members of the public attending meetings or taking part in Public forum are advised that all Full Council and Cabinet meetings and some other committee meetings are now filmed for live or subsequent broadcast via the council's [webcasting pages](#). The whole of the meeting is filmed (except where there are confidential or exempt items). If you ask a question or make a representation, then you are likely to be filmed and will be deemed to have given your consent to this. If you do not wish to be filmed you need to make yourself known to the webcasting staff. However, the Openness of Local Government Bodies Regulations 2014 now means that persons attending meetings may take photographs, film and audio record the proceedings and report on the meeting (Oral commentary is not permitted during the meeting as it would be disruptive). Members of the public should therefore be aware that they may be filmed by others attending and that is not within the council's control.

The privacy notice for Democratic Services can be viewed at [www.bristol.gov.uk/about-our-website/privacy-and-processing-notice-for-resource-services](http://www.bristol.gov.uk/about-our-website/privacy-and-processing-notice-for-resource-services)



# Development Control Committee Debate and Decision Process



Page 7

<sup>1</sup> A Motion must be Seconded in order to be formally accepted. If a Motion is not Seconded, the debate continues

<sup>2</sup> An Amendment can occur on any formally approved Motion (ie. one that has been Seconded) prior to Voting. An Amendment must itself be Seconded to be valid and cannot have the effect of negating the original Motion. If Vote carried at Stage7, then this becomes the Motion which is voted on at Stage 8



**Bristol City Council**  
**Minutes of the Development Control A**  
**Committee**  
**15 November 2023 at 2pm**



**Members Present:**

**Councillors:** Richard Eddy (Chair), John Geater, Fi Hance, Tom Hathway, Fabian Breckels (substituting for Philippa Hulme), Chris Jackson, Tim Rippington (substituting for Farah Hussain), Paula O'Rourke and Andrew Varney.

**Officers in Attendance:**

Simone Wilding – Chief Planner, Transport Development Management Officer and Allison Taylor - Democratic Services

**1 Welcome, Introduction and Safety Information**

Councillor Eddy welcomed everyone to the meeting and issued the safety information.

**2 Apologies for Absence**

These were received from Councillor Hulme with Councillor Breckels as substitute and from Councillor Hussain with Councillor Rippington as substitute.

**3. Declarations of Interest**

None were received.

**4. Minutes of the Previous Meeting.**

The minutes of 9 August 2023 & 20 September 2023 were agreed as a correct record.

**Resolved - That the minutes of 9 August 2023 & 20 September 2023 be agreed as a correct record of the meeting.**





## 5. Action Sheet.

Item 2 could be removed as the action was complete.

## 6. Appeals

The following appeals were discussed:-

- 1. Item 68 – The Dower House, Henbury.** The Committee heard that this had been appealed because of non-determination and had been allowed by the Inspector as the applicant had produced additional information which had not been available at the time of submission to the LPA and which overcame concerns. It was also noted that when an appeal was submitted for non-determination the LPA could no longer determine the case as it had been taken out of their hands;
- 2. Items 51 & 52 - Arley Hill.** A Councillor expressed concern that an appeal against an enforcement notice had been allowed and asked for further details on the items and it was agreed that the Chief Planner report back outside of the meeting.

## 7. Enforcement.

Councillor Eddy noted that there were no notices listed and hoped to see some in the near future.

## 8. Public Forum.

**Mark Ashdown – Supplementary Question 1** - Is there any way to oblige the club to hold the 6-monthly meetings with the community as if not conditioned they may not happen?

The Chief Planner responded that officers could only condition what is necessary in planning terms. However it was in the club's interests to improve its relationship with the community given they wish to bring more planning applications in the future.

**Mark Ashdown – Supplementary Question 2** – To what extent is a Landscape Ecological Management Plan capable of being enforced if the club decided not to comply?

The Chief Planner responded that this was a unilateral undertaking, which is a legal contract, and therefore was enforceable.

Councillor Eddy, referencing a comment in Mark Ashdown's Public Forum Statement, asked officers to clarify the status of the documents released on the planning portal today in respect of this application. He was informed that the documents were minor revisions to existing documents and were in line with the report and provided updates on what was further progressed (in line with what had been indicated in the report). These



were therefore not raising new matters or presenting anything materially different. The Committee was reassured by this response and it was agreed to proceed.

### **9. 23/03826/F - The Memorial Stadium, Filton Avenue.**

An Amendment Sheet was provided to the Committee in advance of the meeting, detailing changes since the publication of the original report.

The Case Officer stated that the application was for replacement of the current South and South- West Stands with a new improved facility to improve the number of seats within the Memorial Stadium, and new toilet facilities and concession stalls. It had been brought before the Committee as it had received 169 objections.

The following points arose from questions:-

1. It was anticipated that the regeneration of the Memorial Stadium would be in three stages. The current Travel Plan was appropriate for this application but would require updating for future applications;
2. It was not considered that painting the structure white was necessary to reduce the impact on light in some of the nearby properties;
3. The Transport Development Officer confirmed that there was scope for a Residents Parking Scheme as part of the Travel Plan should expansion continue and this would require parking surveys on match days and non-match days to gauge the need. Councillor Eddy noted that this option would need to be considered by a future administration after May 24 elections;
4. A Conservation Covenant to allow the public access to the habitat area was not possible as to do that the Secretary of State would need to designate "responsible bodies" (LPAs, NGOs, and others) to enter into them with the developer. Bristol City Council had neither been designated as one, nor applied to be one. Access to the area could be seen as a negative impact on biodiversity. It was for the Club to agree any access arrangements;
5. Ward Councillors and the community would be consulted as part of the Event Management Plan;
6. The reduction in light being considered minor was not an opinion but was an industry standard BRE compliant assessment;
7. It was not considered that a site visit would be beneficial to the Committee in determining the application;
8. The noise impact from outside the grounds on match days had not been considered as there was always people moving about in the area and there was background noise from traffic. Environmental health colleagues had not raised it as an issue. The Club would need to engage the Events Management Plan in order to manage and control all events;
9. The Biodiversity net gain calculations were based on pre-ground works commencing.



The following points arose from debate:-

1. It was noted that the Club wished to bring the grounds into the 21<sup>st</sup> century with modern facilities which was understandable. This naturally brought challenges within a dense urban environment with potential impacts on residential amenity, overshadowing of properties and gardens, loss of sunlight and noise pollution. However, there was reassurance with the Events Management Condition, the proposed community involvement and that only a small number of properties were affected by a minor light reduction. A longer term solution regarding transport and parking would be needed as the Club developed as part of a future active travel plan. The Club was encouraged to contribute to public transport. It was a positive scheme and the officer recommendation was supported;
2. It was regrettable that the Club had started development works before planning consent was obtained as they should set an example of high standards to the community. It was also regrettable that there had not previously been community engagement and it was hoped this would now improve. Public access to the habitat area might placate residents. Sustainability could be better but there was no reason not to support the officer recommendation;
3. Residents had been treated badly and it was unedifying to commence works before planning consent had been granted. Planning policies had been met and the officer recommendation would be supported;
4. The need for community engagement was echoed but there was no reason not to support the officer recommendation;
5. The Club should have done better in respect of community engagement. There was no material reason not to support the officer recommendation;
6. In respect of impact on neighbours' Residential Amenity and the usefulness of a site visit it was noted that a site visit would normally be considered before the application was due for determination. Councillor Eddy accepted this was an option but was not convinced that it would materially inform members;
7. There was broad support but unease in respect of lack of community engagement, documents going online today, impact on neighbouring houses. A site visit was supported;
8. There was some concern regarding the increase in noise and transport issues with an increased capacity but it was noted that the increased capacity had been there since 2018 and it was rarely met. On balance the officer recommendation was supported;

The proposal for a site visit was tested. It was moved by Councillor O'Rourke and seconded by Councillor Geater and on being put to the vote it was lost – 2 for, 7 against.

Councillor Eddy moved the officer recommendation and it was seconded by Councillor Varney and on being put to the vote it was:-

**Resolved – (8 for, 1 abstention) That the application be granted subject to Planning Agreement.**



**9. Date of next meeting.**

6pm 13 December 2023.

The meeting ended at 3.15pm.

**Chair** \_\_\_\_\_



## Action Sheet – Development Control Committee A

Date of Meeting	Item/report	Action	Responsible officer(s)/Councillor	Action taken / progress
20 Sept 2023	Action Sheet and Enforcement	To produce an update report on Enforcement	Chief Planner	To be completed by March 24
15 Nov 2023	Appeals – Item 51 – 71 Arley Hill, Bristol BS6 5PJ – Enforcement Notice for Change of Use of Building to a large HMO with 8 bedrooms	Officers to confirm that the relevant Councillor who requested information has been provided with reasons for this appeal	Chief Planner	To be confirmed at 13 <sup>th</sup> December 2023 meeting

## DEVELOPMENT CONTROL COMMITTEE A

**13 December 2023**

### REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE

#### LIST OF CURRENT APPEALS

##### Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Westbury-on-Trym & Henleaze	137 Northover Road Bristol BS9 3LG Retention of existing metal railings to roof of single storey extension to rear of property and implementation of new timber screening to sides. Appeal against refusal Delegated decision	25/08/2023
2	Eastville	142 Fishponds Road Eastville Bristol BS5 6PT Two storey rear extension. Appeal against refusal Delegated decision	09/10/2023

##### Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
3	Lockleaze	Ever Ready House Narroways Road Bristol BS2 9XB Outline application with access, layout and scale to be considered, for demolition of existing buildings and redevelopment of site to provide up to 40no. C3 dwellings and up to 3no. Class E units with associated drainage and hard/soft landscape works. (MAJOR) Appeal against non-determination	TBA

## Written representation

Item	Ward	Address, description and appeal type	Date lodged
4	Hengrove & Whitchurch Park	Bamfield Streetworks Bamfield Bristol BS14 0XD Application to determine if prior approval is required for a proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole C/W wrapround cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	13/04/2023
5	Ashley	6 Sussex Place Bristol BS2 9QW Conversion of this single dwelling into two flats and a maisonette, including provision of bin/cycle storage facilities and associated external alterations. Appeal against non-determination Delegated decision	10/05/2023
6	Knowle	100 Redcatch Road Bristol BS4 2HQ Erection of dwelling (Renewal of planning permission granted on appeal ref APP/Z0116/W/18/3196399 - BCC 16/06418/F) - self build. Appeal against non-determination	16/05/2023
7	Knowle	100 Redcatch Road Bristol BS4 2HQ Demolition and re-building of curtilage listed stone wall with brick capping in the same position as the existing wall. Appeal against non-determination	16/05/2023
8	Ashley	6 Sussex Place Bristol BS2 9QW Conversion of this single dwelling into two flats and a maisonette including the renovation of the property as a listed building. Appeal against non-determination	24/05/2023
9	St George Troopers Hill	106 Fir Tree Lane Bristol BS5 8BJ Demolition of dwellinghouse and erection of a three-storey building comprising 9no. self-contained flats with associated soft and hard landscaping. Appeal against non-determination	22/06/2023

10	Ashley	23 Wathen Road Bristol BS6 5BY Appeal against enforcement notice for works to roof without planning permission. Appeal against an enforcement notice	12/07/2023
11	Clifton Down	11 Wellington Park Bristol BS8 2UR Appeal against a High Hedge. Appeal against high hedge	12/07/2023
12	Horfield	Beaufort Multi Storey Car Park Southmead Hospital Southmead Road Bristol BS10 5FN External alterations to the south-western and north-eastern elevations of the Car Park. Appeal against refusal Delegated decision	13/07/2023
13	Bishopsworth	Highways Land Between Church Road And Whitchurch Road Bristol Application to determine if prior approval is required for a proposed: Streetpole style telecommunications mast. Appeal against refusal Delegated decision	19/07/2023
14	Cotham	65 Lower Redland Road Bristol BS6 6SR Application for a lawful development certificate for an existing use as a large HMO (Sui-generis). Appeal against refusal Delegated decision	21/07/2023
15	Stockwood	88 Stockwood Road Stockwood Bristol BS14 8JE Demolition of single storey side conservatory and construction of 2-storey, 2-bed dwelling together with associated works, including rear extension. Appeal against refusal Delegated decision	26/07/2023
16	Hengrove & Whitchurch Park	Land Adjacent To 16 Belland Drive & 24 Belland Drive Bristol BS14 0EW Erection of detached dwellinghouse. Appeal against refusal Delegated decision	16/08/2023
17	Cotham	89 High Kingsdown Bristol BS2 8ER Enforcement notice appeal for change of use of property to small hmo use class C4. Appeal against an enforcement notice	18/08/2023



18	Brislington East	37 Hollywood Road Bristol BS4 4LD Demolition of an attached garage and the erection of a 1-bed, 2-person, attached dwelling with associated works. Appeal against refusal Delegated decision	24/08/2023
19	Ashley	Flat 2 8 Argyle Road St Pauls Bristol BS2 8UU Retention of use as a small HMO (C4) for 3-6 people. Appeal against refusal Delegated decision	13/09/2023
20	Ashley	Flat 1 10 Argyle Road St Pauls Bristol BS2 8UU Retention of use as a small house in multiple occupation (C4) for 3-6 people. Appeal against refusal Delegated decision	13/09/2023
21	Ashley	Flat 1 8 Argyle Road St Pauls Bristol BS2 8UU Retention of use as a small house in multiple occupation (C4) for 3-6 people. Appeal against refusal Delegated decision	13/09/2023
22	Avonmouth & Lawrence Weston	19 Capel Road Bristol BS11 0RD New dwelling. Appeal against refusal Delegated decision	26/09/2023
23	Horfield	2 Bishopthorpe Road Bristol BS10 5AA Change of use from a dwelling house (Use Class C3(a)) to a large HMO (house in multiple occupation) (sui generis) for up to 7 people. Appeal against non-determination Delegated decision	11/10/2023
24	Hillfields	274 Lodge Causeway Bristol BS16 3RD Change of use from dwelling C3 to 6 bedroom HMO C4. Appeal against refusal Delegated decision	16/10/2023
25	St George Troopers Hill	64 Dundridge Lane Bristol BS5 8SH Proposed two storey single dwelling house, with single storey rear extension and porch to the existing property. Appeal against refusal Delegated decision	16/10/2023

26	Clifton	Worlds End House Worlds End Lane Bristol BS8 4TH Works including repair/replacement of lean-to roof, doors and windows, construction of single storey rear extension. Repair/refurbishment and re-ordering of interior, and external landscaping. Appeal against non-determination	16/10/2023
27	Clifton	Worlds End House Worlds End Lane Bristol BS8 4TH Works including repair/replacement of lean-to roof, doors and windows, construction of single storey rear extension. Repair/refurbishment and re-ordering of interior, and external landscaping. Appeal against non-determination	16/10/2023
28	Stoke Bishop	78 Shirehampton Road Stoke Bishop Bristol BS9 2DR Enforcement notice appeal for construction of enclosure to rear flat roof. Appeal against an enforcement notice	16/10/2023
29	Ashley	12 Cairns Crescent Bristol BS2 9QD Domestic extension to a C3 dwelling. Double storey rear extension with roof extension loft conversion to create 7 bedroom dwelling. Appeal against non-determination	17/10/2023
30	Frome Vale	7 Hedgemead Close Bristol BS16 1ER Appeal against High Hedge comprising cypress leylandii trees affecting 8 Stokecliffe House, 114 Park Road. Appeal against high hedge	23/10/2023
31	Bishopston & Ashley Down	229 - 231 Gloucester Road Bishopston Bristol BS7 8NR New building to provide 2 no. residential flats with refuse/recycling, cycle storage and associated development. Appeal against non-determination	24/10/2023
32	Hillfields	25 Dominion Road Bristol BS16 3EP Demolition of existing garage and erection of one semi detached dwelling on land to the side of existing house. Appeal against refusal Delegated decision	25/10/2023

33	Bedminster	9-11 Rear Of, Flat A Cannon Street Bedminster Bristol BS3 1BH Application for a Lawful Development Certificate for an Existing Use or Operation or Activity - Use of the rear building as 4 flats; Flat A, B, C and D. Appeal against non-determination	27/10/2023
34	Bedminster	9 South Liberty Lane Bristol BS3 2SR Roof extension and conversion of upper floors from commercial, business, and services (Use Class E) to self-contained maisonette (Use Class C3), with associated works. Appeal against non-determination	30/10/2023
35	Brislington East	15 Hollywood Road Bristol BS4 4LF Change of use from a dwellinghouse used by a single person or household (C3a) to a large dwellinghouse in multiple occupation (sui generis) for up to eight people. Appeal against non-determination	31/10/2023
36	Horfield	489 Gloucester Road Horfield Bristol BS7 8UG Outline application for demolition of the existing buildings (4no. Houses in Multiple Occupation - Class C4) - and 1no. flat (Class C3) and erection of new building comprising 9 residential apartments (Class C3) and 7 small Houses in Multiple Occupation (Class C4); associated cycle parking, waste storage, landscaping and other works (all matters reserved). Appeal against refusal Delegated decision	02/11/2023
37	Henbury & Brentry	Land To Rear Of 2 Arnall Drive Bristol BS10 7AP Proposed new dwelling including demolition of existing garage. Appeal against non-determination	06/11/2023
38	Southville	36 - 38 East Street Bedminster Bristol BS3 4HE Variation of condition 9 (approved plans) in connection with 22/04197/F for Subdivision of ground floor to provide 2 no. commercial units: first and second floor and roof extension to provide new residential accommodation. Appeal against non-determination	07/11/2023

39	Windmill Hill	21 Hill Avenue Bristol BS3 4SN Construction of a rear roof extension and fitting of rooflights to form a loft conversion. Appeal against non-determination	08/11/2023
40	Southville	52 Bedminster Parade Bristol BS3 4HS Part conversion of ground floor from A1 use to C3. Appeal against non-determination	13/11/2023
41	Brislington West	59 Langton Road Bristol BS4 4ER Notification of Prior Approval for the erection of a single storey rear extension that would exceed beyond the rear wall of the original house by 5.4 metres, have a maximum height of 3 metres and have eaves that are 2.8 metres high. Appeal against non-determination	16/11/2023
42	Southville	267 North Street Bedminster Bristol BS3 1JN Rear extension at second floor level and erection of new floor of residential; accommodation, refuse/recycling and cycle store and ancillary development. Appeal against non-determination	20/11/2023
43	Brislington West	Go Outdoors Tramway Road Brislington Bristol BS4 3DS 1no. Econoflex face sign - Internally illuminated, 1no. fabricated ACM panel - Non illuminated, 12no. flat ACM panels - Non illuminated and 1no. existing totem over clad with new ACM panels - Non illuminated. Appeal against refusal Delegated decision	22/11/2023
44	Lockleaze	85 Hogarth Walk Bristol BS7 9XS Application for a Lawful Development Certificate for a Proposed Use or Development - A change of use from dwelling (C3) to small HMO (C4) is proposed. A 3 metre deep single-storey extension is proposed to the rear of the house. Appeal against non-determination	22/11/2023

## List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
45	St George West	Land At Junction Of Church Road And Chalks Road Bristol BS5 9EN Erection of a third floor to consented scheme 22/00111/X, to provide 1no. additional self-contained flat, including alterations to approved external appearance. Appeal against non-determination	Appeal dismissed 03/11/2023
46	Clifton	22 Regent Street Bristol BS8 4HG First floor single storey flat with a green roof and courtyard area above the ground floor shop extension to the rear of No. 22 Regent Street. To create an additional bedroom to the existing attic flat with a matching tiled mansard roof between 22 and 24 Regent Street. To renovate and restore the old shopfront to new arched windows to match previous existing. Appeal against refusal Delegated decision	Appeal dismissed 13/11/2023
47	Clifton	22 Regent Street Bristol BS8 4HG Additional first floor, single storey flat with a green roof and courtyard area above the ground floor shop extension to the rear of No. 22 Regent Street. To create an additional bedroom to the existing attic flat with a matching tiled mansard roof between 22 and 24 Regent Street. To renovate and restore the old shopfront to new arched windows to match previous existing. Appeal against refusal Delegated decision	Appeal dismissed 13/11/2023
48	Stoke Bishop	Pavement South Side Clifton Down South West Of Junction With The Avenue Bristol BS8 3GH Proposed 5G telecoms installation: H3G 17m street pole and additional equipment cabinets. (BRC25452) Appeal against refusal Delegated decision	Appeal dismissed 13/11/2023
49	Easton	91 - 101 Church Road Redfield Bristol BS5 9JS Outline application for the demolition of buildings and erection of student accommodation, with access, with layout and scale to be considered. Appeal against non-determination	Appeal dismissed 23/11/2023

50	Hotwells & Harbourside	133 Hotwell Road Bristol BS8 4RU Change of use from Use Class E(b) (Restaurant) to Use Class C3 (Residential : 1 No self-contained maisonette). Appeal against refusal Delegated decision	Appeal dismissed 10/11/2023
51	Bedminster	43 Ruby Street Bristol BS3 3DX Change of use from a C3 dwelling to a HMO for 7 occupants. Appeal against non-determination	Appeal dismissed 27/11/2023
52	Bedminster	Land Adjacent To Teddies Nurseries Clanage Road Bristol BS3 2JX Proposed demolition of existing buildings and erection of replacement building for indoor recreation use (Class E(d)), with associated car parking (resubmission of 21/05474/F). Appeal against refusal Delegated decision	Appeal dismissed 20/11/2023
53	Avonmouth & Lawrence Weston	48 Station Road Shirehampton Bristol BS11 9TX Demolition of the existing workshop at the end of the rear garden of 48 Station Road and the construction of 2no. three bedroom dwelling houses (3b5p). Appeal against refusal Delegated decision	Appeal dismissed 03/11/2023
54	Clifton	Second Floor Flat 4 19 York Gardens Bristol BS8 4LN Proposed rear dormer and roof alterations Appeal against non-determination	Appeal allowed 09/11/2023
55	Bedminster	102 Ashton Drive Bristol BS3 2PT Proposed two storey side extension. Appeal against non-determination Delegated decision	Appeal allowed 20/11/2023
56	Frome Vale	705 Fishponds Road Fishponds Bristol BS16 3UH Ground and first floor rear extensions. Appeal against non-determination	Appeal allowed 22/11/2023
57	Filwood	28 Langhill Avenue Bristol BS4 1TN Two storey side extension, associated works and replacement porch. Appeal against refusal Delegated decision	Appeal allowed 27/11/2023

58	Clifton Down	18 Abbotsford Road Bristol BS6 6HB Creating a parking space in our front garden and lowering the kerb in front of the house to facilitate access. Appeal against refusal Delegated decision	Appeal dismissed 27/11/2023
59	St George Central	3 St Helens Walk Bristol BS5 7RQ Two storey side extension, and part two storey, part single storey rear extension with hipped roof. Appeal against refusal Delegated decision	Appeal dismissed 27/11/2023

**DEVELOPMENT CONTROL COMMITTEE A**

**13 December 2023**

**REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE**

LIST OF ENFORCEMENT NOTICES SERVED

No Enforcement Notices to report



## Development Control Committee A 13 December 2023

### Report of the Director: Economy of Place

#### Index

#### Planning Applications

Item	Ward	Officer Recommendation	Application No/Address/Description
1	Lawrence Hill	Refuse	23/01301/F - Land And Building On The North Side Of (bl5358) Gas Lane Bristol Demolition of the existing buildings and redevelopment for purpose-built student accommodation (sui generis use) and flexible commercial space (Use Class E) with servicing arrangements and associated works (Major).
2	Cotham	Refuse	23/02018/F - 1 Eastfield Road Cotham Bristol BS6 6AA Proposed extension and alterations to existing end of terrace to form 8 self-contained 1 bedroom flats over 4 floors, donation of boundary land to Public Highway to reduce pinch point on footpath of Cotham Brow.

index  
v5.0514

**Development Control Committee A – 13 December 2023**

**ITEM NO. 1**

**WARD:** Lawrence Hill

**SITE ADDRESS:** Land And Building On The North Side Of (b15358) Gas Lane Bristol

**APPLICATION NO:** 23/01301/F Full Planning

**DETERMINATION DEADLINE:** 29 September 2023

**Demolition of the existing buildings and redevelopment for purpose-built student accommodation (sui generis use) and flexible commercial space (Use Class E) with servicing arrangements and associated works (Major).**

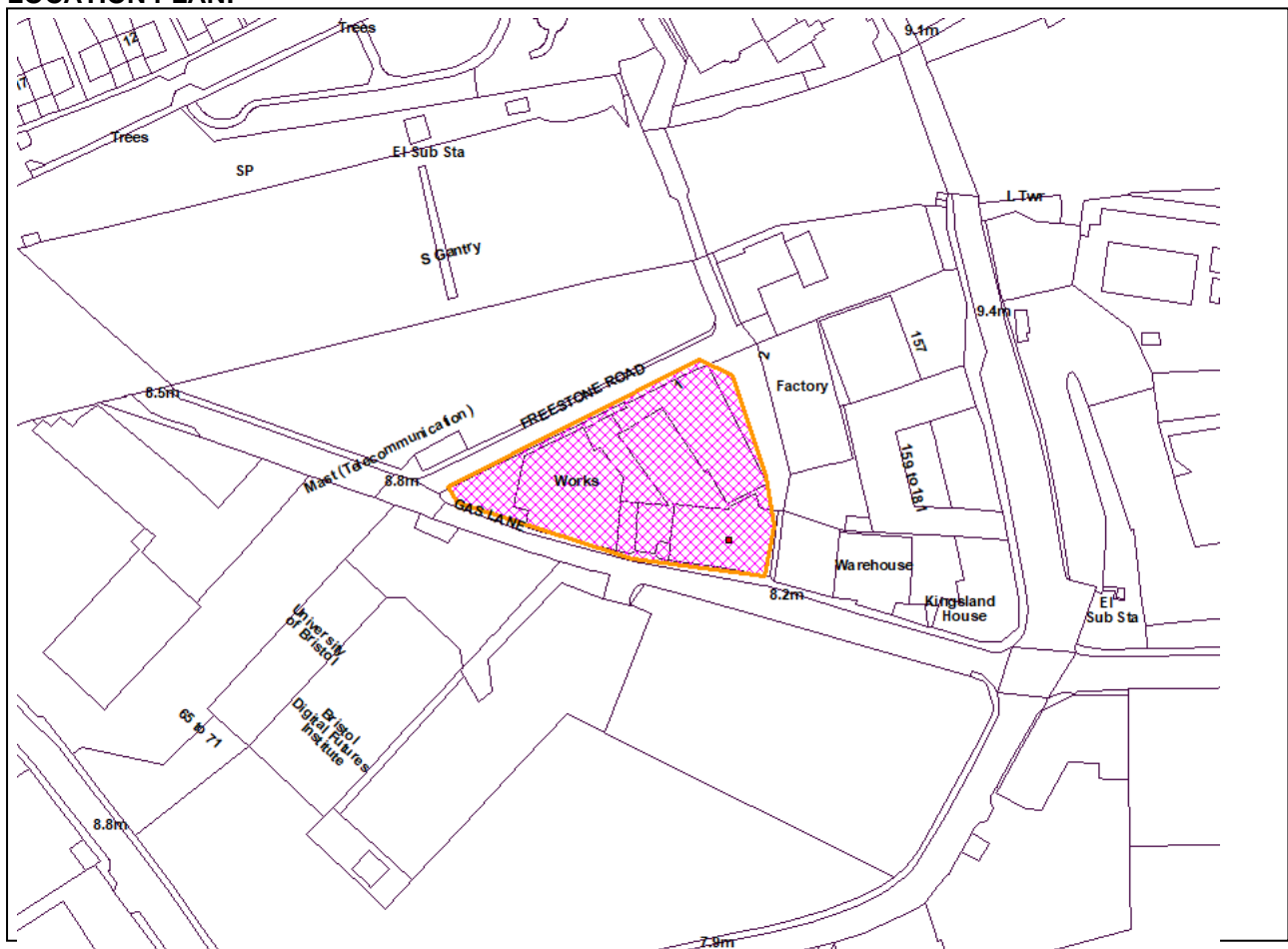
**RECOMMENDATION:** Refuse

**AGENT:** Pegasus Planning Group Ltd  
 First Floor, South Wing  
 Equinox North, Great Park Road  
 Almondsbury  
 Bristol  
 BS32 4QL

**APPLICANT:** Watkin Jones Group And Merrion Group  
 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 A – 13 December 2023**  
**Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane**  
**Bristol**

## SUMMARY

The scheme before Members is a revised iteration of a proposal which is already being implemented on site, now proposing a part 6, part 7 storey building containing student accommodation (314 bedspaces) and an element of commercial floorspace. A previous development on this site was reported to committee in November 2022 and the new scheme has generated a degree of interest, both from Members of the Committee and Ward Members. As a result of this the revised application is being brought back to committee for a decision.

The application site is located within the Temple Quarter Enterprise Zone, which is allocated through the current local plan and where a wide range of uses, including residential, are envisaged. Members will be aware that the area forms part of a focus for regeneration, where significant change is envisaged. The Temple Quarter Development Framework has recently been approved by the council (in May 2023). The intention of the Framework is to examine and reimagine the long-term future of the area and sets out a vision to create an area of the city that achieves a mix of truly affordable housing, new employment, significant social outcomes from development. The Development Framework highlights the fact that the area is deficient in open space and green infrastructure.

The development that is currently being implemented on site was approved by Committee A in November 2022, with planning consent and Section 106 Agreement signed and issued in March 2023. The CIL and S106 financial contributions have been paid in connection with this scheme. The development that is currently being implemented on site arrived at a version that could be supported only after lengthy negotiations and discussions which were acknowledged at the previous committee in November 2022. This subsequent application seeks an uplift in quantum which is considered to be so harmful to both the surrounding area and future occupiers, that a refusal is recommended.

Officers have closely considered the benefits of the scheme. These have been found to be the uplift of bedspaces for student accommodation, for which there is a demonstrated need. These also count towards the City's housing targets, and an uplift of 54 bedspaces (which would equate to 21.6 dwellings) is proposed. The applicant has also offered additional financial contribution towards public realm, which is discussed in the following report at Key Issue (K) (Planning Obligations).

These benefits have been weighed against the harm that would arise from the increased quantum, which would be inflicted on future occupiers in view of the quality of accommodation, the poor quality of public realm that would be offered and the visual harm to the surrounding context and heritage assets that would arise.

## SITE DESCRIPTION

The application site comprises an area of 0.28Ha on a triangular site between Freestone Road and Gas Lane. The site has recently been cleared following the grant of planning permission in March 2023 (referenced below) but previously contained low-rise 20<sup>th</sup> Century industrial buildings used as manufacturing and vehicle repair businesses. The mainline elevated railway tracks run to the north of Freestone Road, and these separate the site and its surroundings (which collectively form part of an area known as Silverthorne Island) from the more residential character immediately to the north of the railway lines.

The site is located within the City Centre and in the Central Area, and is a Key Site (Temple Quarter Enterprise Zone). It is also located predominantly within Flood Zone 3 with part of the site in Flood

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

Zone 2, as identified by the Environment Agency.

There are a number of railway underpasses in the area, which give vehicular access to the wider Enterprise Zone to the north of the site. There is also a pedestrian only underpass which gives access from Freestone Road to the Dings Park beyond. The tunnel is unlit, has a low head height, and has the appearance of being unsafe in view of the apparent number of abandoned vehicles and inability to see around the corner to its northern access.

The site is within the Silverthorne Lane Conservation area, and there are a number of listed buildings in the vicinity of the site. These include the Grade II STAR St Vincent's works, Silverthorne Lane; Grade II Gasworks perimeter wall, Gas Lane. There are also buildings on the Local List, Kingsland House on the corner of Kingsland Road and Gas Lane, Methodist Chapel (which was within the application site but has now been demolished) and Bristol Gas Light Works Retort House and Coal Store.

**RELEVANT HISTORY**

21/06761/F: ("The extant scheme")

Demolition of the existing buildings and redevelopment for purpose-built student accommodation (sui generis use) and flexible commercial space (Use Class E) with servicing arrangements and associated works. (MAJOR).

GRANTED with s106: 06 March 2023

This development has commenced on site.

**23/01039/COND** Application for approval of details reserved by condition, of permission 21/06761/F Demolition of the existing buildings and redevelopment for purpose-built student accommodation (sui generis use) and flexible commercial space (Use Class E) with servicing arrangements and associated works. Conditions:

Condition 4 – Demolition Management Plan

Condition 7 – Further details of cycle provision

Condition 17 – Public Art

Condition 18 – Local Employment Opportunities

Condition 19 – Construction Environmental Management Plan

Condition 20 – Historic Building Recording

Condition 21 – BREEAM pre-assessment (split decision issued)

**Details approved 24 May 2023**

**23/01795/COND** Application for approval of details reserved by condition, of permission 21/06761/F Demolition of the existing buildings and redevelopment for purpose-built student accommodation (sui generis use) and flexible commercial space (Use Class E) with servicing arrangements and associated works. Conditions:

Condition 2 – Sustainable Drainage System - APPROVED, 22.06.23

Condition 3 – Highway to be adopted - APPROVED, 11.08.23

Condition 5 – Construction Management Plan - APPROVED, 11.08.23

Condition 6 – Highway works – General Arrangement - APPROVED, 11.08.23

Condition 8 – Stone Setts – method of retention – APPROVED 29.09.23

Condition 10 – Flood Storage Mitigation – APPROVED 24.08.23

Condition 11 – Submission of remediation scheme – APPROVED 03.10.23

Condition 12 – Heat Network – PART APPROVED

Condition 13 – Details of Photovoltaics – PART APPROVED

**23/01868/COND** Application for approval of details reserved by condition 42 (Piling) of permission 21/06761/F Demolition of the existing buildings and redevelopment for purpose-built

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

student accommodation (sui generis use) and flexible commercial space (Use Class E) with servicing arrangements and associated works.

**APPROVED 8 June 2023**

20/01345/SCR:

Request for a Screening Opinion as to whether an Environmental Impact Assessment is required for redevelopment of land at Gas Lane.

EIA confirmed NOT REQUIRED 9 April 2020

20/06104/F:

Demolition of the existing buildings and redevelopment for purpose-built student accommodation (sui generis use) and flexible commercial space (Use Class E) with servicing arrangements and associated works.

Application withdrawn by the applicant on 13 April 2021

21/04495/PREAPP:

Pre-application enquiry in respect of a 295 bedspace scheme on the enlarged site shown in the current application, letter issued 20 November 2021

20/01454/PREAPP:

Pre-application enquiry in respect 387 bedspace purpose-built student accommodation. Advice issued on 20 November 2020

Date Closed 14 December 2020

#### RELEVANT APPLICATIONS ON NEARBY SITES

Silverthorne Lane

19/03867/P

Phased development of the following: site wide remediation, including demolition; (Plot 1) outline planning permission with all matters reserved aside from access for up to 23,543m<sup>2</sup> GIA of floor space to include offices (B1a), research and development (B1b), non-residential institution (D1) and up to 350m<sup>2</sup> GIA floor space for cafe (A3); (Plots 2 and 3) erection of buildings (full details) to provide 371 dwelling houses (C3), offices (B1a), restaurants and cafes (A3); (Plot 4), redevelopment of 'Erecting Sheds 1A and 1B' (full details) to provide offices (B1a); (Plot 5) erection of buildings and redevelopment of 'The Boiler Shop' (full details) to provide a 1,600 pupil secondary school (D1); (Plot 6) erection of buildings (full details) to provide 693 student bed spaces (Sui generis); infrastructure, including a new canal side walkway and associated works.

APPROVED BY THE SECRETARY OF STATE 13 APRIL 2022

University of Bristol - Former Drive Vauxhall And Kawasaki Sites

21/02141/P

Application for Outline Planning Permission With Some Matters Reserved - for a new mixed use University Campus (Use Classes E(a) E(b) E(c i,ii,iii) E(d) E(e) E(f) E(g i,ii), F.1(education), and sui generis uses: drinking establishment, drinking establishments with expanded food provision, hot food takeaways) to comprise of up to 94,910sq m (GIA) of floor space with all matters reserved except access. Alterations to Avon Street, Gas Lane and Silverthorne Lane (to consider Access). A new pedestrian bridge from Avon Street to the University Campus at Cattle Market Road - Approval sought for Access.

DECISION PENDING

Land North Of Junction Of Gas Lane With Freestone Road

19/02675/F

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

Redevelopment of site for purpose built student accommodation (Sui generis use) with servicing arrangements, public realm works and landscaping.

DECISION PENDING

Land And Buildings On The South Of Freestone Road (neighbouring site to the east)  
22/06050/F

Demolition of existing buildings; erection of a mixed-use development incorporating flexible commercial and community uses at ground floor with purpose-built student accommodation to upper storeys including associated amenity space, cycle parking and ancillary operational facilities; and creation of new public realm.

DECISION PENDING (at time of writing)

**APPLICATION**

Following the grant of planning permission referenced above (21/06761/F), which is currently being implemented on site, planning permission is sought to increase the height of the approved building by a single storey to result in a development of 6 and 7 storeys with 314 student bedspaces (compared to 5 and 6 storeys with 260 bedspaces as previously approved).

The development would be similar in arrangement to the previously approved scheme, and arranged as a perimeter building with an open undercroft giving access to a courtyard in the centre of the development. An additional floor is proposed, and upon first submission the application proposed 60 additional bedspaces.

As with the approved scheme, accommodation would provide student accommodation in studios and a range of between six and eleven bed cluster apartments. This would be made up of 35 studios (compared with 41 in the approved scheme) and 282 bedspaces within cluster flats, (compared with 219 in the approved scheme).

There would be:

10no. 6-bed cluster flats	= 60 bedspaces
5no. 8 bed cluster flats	= 40 bedspaces
5no. 9 bed cluster flats	= 45 bedspaces
9no. 10 bed cluster flats	= 90 bedspaces
4no. 11 bed cluster flats	= 44 bedspaces
Studios	
(of which 3 are accessible)	= 35 bedspaces
Total	= 314 bedspaces

**AMENITY SPACE**Internal

Level 06 communal lounge	= 120sqm
GF Amenity areas	= 332sqm
Total	= 452sqm

External

Roof top	= 457sqm
Courtyard	= 627sqm
Total	= 1,084sqm

A total of 54 additional bedspaces are proposed compared with the approved scheme. (This figure was reduced from 60 as originally submitted, following revisions submitted in response to concerns

**Development Control Committee A – 13 December 2023**  
**Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane**  
**Bristol**

raised by officers).

The two previously approved commercial units within class E would be retained at ground floor level facing onto Freestone Road, with a slightly reduced floor area of 126sqm and 100sqm respectively. (137sqm and 100sqm in the approved scheme).

The accommodation would be arranged around a courtyard, which would be accessible only by occupiers of the scheme. This would be accessed from the main entrance off Gas Lane. There would be a roof terrace at level 6, located on the south part of the development.

The development is designed to connect to the Heat Network, and an array of PV panels are proposed along with biodiverse roofs.

The scheme being implemented on site secured the following highways improvements, which are intended to be delivered in conjunction with other schemes in the area (University of Bristol, described below).

- Gas Lane is to become a one-way street in the eastbound direction, with westbound contraflow cycle lane. This would also facilitate a wider pedestrian footway width.
- A new pedestrian crossing would be introduced on Gas Lane
- A loading bay would be provided on Gas Lane, to enable servicing to the development
- A new footway would be provided on Freestone Road, which would also be re-graded to achieve appropriate level for dry footway escape
- New steps on Freestone Passage to facilitate movement from Dings Tunnel to Gas Lane
- Remove rubbish and fly tipping from Dings Tunnel to provide a dry escape route to enable pedestrians to travel north from the site. Wall-mounted lighting to be introduced.

It should be noted that the CIL payment and S106 contributions in relation to the approved scheme have been paid as follows:

<b>CIL:</b>	<b>£1,005,973.34</b>
S106: Fire Hydrant:	£1,500.00
Traffic Order:	£28,398.00
Transport Infrastructure:	£36,032.40
Travel Plan Audit Management fee:	£5,335.00
<b>Total s106:</b>	<b>£71,265.00</b>

#### PRE APPLICATION COMMUNITY INVOLVEMENT

Due to its size, the application is required to be accompanied by a Statement of Community Involvement. Guidance and good practice examples exist to inform the choice of appropriate methods in order to help ensure effective, efficient, transparent and accountable community involvement. Those responsible for undertaking community involvement are expected to reflect such good practice to ensure inclusive, fair and effective initiatives. Failure to do so may limit the validity and relative credibility of the involvement undertaken.

The applicant prepared a statement of community involvement on the previous scheme (dated December 2021). This consultation is based on 299 bedspaces and not the uplift proposed here. The statement is summarised below:

##### i) Process

A consultation website (called gaslane.co.uk) was set up from 08.11.21 to 10.12.21, as well as a

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

press release. Individual emails were sent to The Dings Residents Association and to 2 ward councillors and members of the planning committee. Meetings were also held with Network Rail, neighbouring sites and Bristol University.

## ii) Fundamental Outcomes

Three responses were received, all wanted to see the brownfield site regenerated. People wanted to see road and pavement improvements, and generally supported the proposal for PBSA in order to alleviate pressure on the housing stock in other parts of the City. Two stated that they would use a new market courtyard (although it should be noted that this element is no longer proposed and related to an earlier iteration of the previous application.) Comment also that it would be important not to isolate the local community in the Dings and to make the space usable for local people, alongside the reinstated tunnel.

The Statement also notes that response rates were low in view of the predominantly industrial nature of the area.

## RESPONSE TO PUBLICITY AND CONSULTATION

Letters were sent to 167 nearby occupiers on 24.04.2023. A site notice and a press advert were both published on 03.05.2023.

One objection has been received, from Conservation Advisory Panel, which is set out below:

The panel objects to the additional height and massing now proposed to this scheme, which would result in increased harm to the conservation area. The original approval is more appropriate. The panel noted that this application was submitted as soon as consent under 21/06761/F was granted. Paragraph 135 of the NPPF is again relevant.

Ward Members: No ward members have commented on this application.

## OTHER COMMENTS

**Sustainable City Team** has commented as follows:-

Ongoing discussions as set out at Key Issue (I)

**Transport Development Management** has commented as follows:-

No objection - comments are incorporated at Key Issue (H)

**Contaminated Land Environmental Protection** has commented as follows:-

The remediation strategy is being dealt with under condition reference 23/01795/COND and is still outstanding. Any approval would therefore need to reflect the latest position in terms of conditions.

**Crime Reduction Unit** has commented as follows:-

In essence this new application adds another floor to the agreed application 21/06761/F, as such our comments remain the same as submitted on 2nd February 2022 and shown on the planning portal under the aforementioned reference number.

**Historic England** has commented as follows:-



**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

On first iteration:

Historic England has concerns regarding the application on heritage grounds. (Comments are summarised):

For reason of context and summarising our engagement and advice on the consented scheme, we acknowledged that this had been reduced in height from previous iterations and had evolved architecturally to create more robust horizontality, taking a steer from the linear building forms and boundary walls within the Conservation Area.

However, we did advise the council in our concluding advice, that this would still impact harmfully on the setting of St Vincent Works, within views from the west in Gas Lane. The consented development would also appear dominant within the street scene and the visual and architectural focus and primacy of St Vincent Works would appear diminished. We also identified specific impacts of the consented scheme on the character and appearance of the Conservation Area.

The proposed revised scheme effectively creates an additional floor within the 'piano Nobile' portion of the elevation. Architecturally, this tends to accentuate the vertical proportions of the building, particularly on the truncated corner, which is experienced within a key view of St Vincent's Works. This would also counter the efforts made, as part of previous negotiations, to deliver a development that responded better to the distinct character traits of the Conservation Area, particularly in regard to emphasising horizontal forms and detailing. While the revisions only include a single additional storey, we consider that this over-steps the critical proportions and height, which would cause us to have concerns over these changes.

The revised scheme would result in greater harm to the setting of St Vincent's Works and the character and appearance of the Conservation Area.

While we identified a degree of unjustified harm, as the result of the consented scheme, the revised massing would increase the degree of harm, which has not been justified.

**Historic England** has commented as follows:-

On second iteration:

The consented scheme was negotiated from a taller building which, while we retained concerns, reduced the harm. The rebuttal emphasises that the architectural horizontality of the approved scheme is principally achieved by the detailing. However, this is a combination of detailing and building proportions. The paired fenestration over two floors on the consented scheme has marginally portrait proportions. However, the proposed additional storey results in a visually greater verticality to the chamfered elevation on Gas Lane. We concede that the proposed change is not significant, but nonetheless, the consented scheme (as a conceded fallback position) is less harmful, but would still diminish the architectural primacy of the Grade II\* listed building.

Our position is that the consented scheme, while remaining of concern to us, is less harmful and that the proposed additional floor would marginally exacerbate this. Given that great weight should be given to the conservation of heritage assets and that the greater the significance, the greater the weight shall be, we advise that this test is applied to the current application.

**Environment Agency (Sustainable Places)** has commented as follows:-

No objection - the measures in the FRA should be secured by conditions.

**Pollution Control** has commented as follows:-

No objections - the same conditions should be applied as in the previous approval 21/06761/F.

**HSE - Fire Safety** has commented as follows:-

**Development Control Committee A – 13 December 2023**  
**Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane**  
**Bristol**

Response to revised proposals:

“Advice to LPA: - Concern”

It is noted that the second lift within the firefighting shaft has been removed and replaced with plant rooms opening directly into the firefighting shaft. It is also noted that the firefighting shafts contain storerooms.

1.9 Fire safety standards state: "Only services associated with the fire-fighting shaft should pass through or be contained within the fire-fighting shaft. A fire-fighting shaft should not contain any cupboards or provide access to service shafts serving the remainder of the building".

1.10 Design changes to remove the store cupboard and plant rooms will affect land use planning considerations regarding the design and layout of the development where, for example, the rooms are relocated.

**Nature Conservation Officer** has commented as follows:-

Thank you for re-consulting Nature Conservation.

A BNG metric has been submitted. A BNG report is required to accompany this. This should include:

- A written Biodiversity Net Gain plan including a non-technical summary
- A description of how the development has taken into account and delivered against each of the 10 BNG Good Practice Principles.
- Details of how strategic significance has been assigned for all habitats on site
- A map of the pre-development baseline habitats (the baseline habitats identified by the developer will be checked by the UA to validate that the baseline biodiversity will be accurately captured)
- A map of the post-development habitats proposed as mitigation and compensation for the development's impact on baseline biodiversity.
- Habitat condition assessment data for each of the baseline and post-development habitats, with any deviations from standard methods fully justified.

The BNG metric also needs amending. Biodiverse green roofs should be assigned medium strategic significance as although identified in the Bristol Biodiversity Action Plan, they do not have a Habitat Action Plan in the document.

An updated landscape plan needs to be submitted reflecting the proposed habitats in the BNG metric. This should identify the proposed areas (m<sup>2</sup> or ha) of each habitat so the plan can be cross referenced with the BNG metric/assessment. The Nature Conservation comments previously submitted (May 2023) also need to be addressed with regards to landscaping and proposed tree planting. A species list would be desirable at this stage but can be conditioned.

## RELEVANT POLICIES

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocation and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

(Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2015 and the Hengrove and Whitchurch Park Neighbourhood Development Plan 2019.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

**EQUALITY ASSESSMENT**

The public sector equalities duty is a material planning consideration as the duty is engaged through the public body decision making process.

S149 of the Equality Act 2010 provides that a public authority must in the exercise of its functions have due regard to:-

- (a) eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relationships between persons who share a relevant characteristic and those who do not share it.

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

**KEY ISSUES****(A) IS THE PRINCIPLE OF DEVELOPMENT ACCEPTABLE?**

The principle of development of this site for the uses proposed has already been established by the extant consent 21/06761/F listed above, which is a material consideration.

Since the grant of planning permission for this scheme, consultation has commenced on the Publication version of the Bristol Local Plan which will agree up to date policies for the City. Limited weight is applied to the emerging policies but as set out in paragraph 48 of the NPPF, weight can be attached to the policies as they move through the consultation process (subject to certain considerations.)

Emerging policy H7 acknowledges the need for Purpose Built Student Accommodation within identifies the need to carefully manage the amount and location of PBSA to ensure that:

- there are no adverse effects on existing communities;
- proposals are consistent with other policies, including policies for new homes and workspaces, achieving a net zero and climate resilient city and delivering well-designed development; and
- growth in student population is matched by purpose-built accommodation.

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

This policy gives a cap of 4,600 bedspaces for the Temple Quarter and St Philip's Marsh areas.

When this scheme was reported to committee in November 2022, a summary of student bedspaces that had already been approved in the area was provided. An update to this summary is given below:

<u>Site address</u>	<u>No. of consented bedspaces</u>
Gas Lane:	260
Feeder Road:	595
Chanson Foods:	448
UoB TQEC:	953
Silverthorne Lane:	706
Freestone Road:	238
<b>Total:</b>	<b>3,200</b>

It should also be noted that the following planning applications are currently being considered:

Gas Lane (this application)	54 additional
Kingsland Road/Freestone Road	500
Albert Road	472
Total if these schemes are consented:	4,226

Whilst limited weight can be applied to the emerging policy containing the cap, it can be seen that the figure is close to being met. The LPA is also aware that there are other sites in the area being promoted for student accommodation. It is therefore likely that the growth in student numbers in the area will be met in terms of accommodation.

Emerging policy DS2 – Bristol Temple Quarter also applies to this site, in the Silverthorne Lane area, which aspires to be a mixed use area incorporating workspace, homes, student accommodation, leisure and education. Enhanced connections to surrounding areas are sought.

The site is within the Bristol Temple Quarter where the Temple Quarter Development Framework has recently been approved by the council (in May 2023). The intention of the Framework is to examine and reimagine the long-term future of the area and sets out a vision to create an area of the city that achieves a mix of truly affordable housing, new employment, significant social outcomes from development, addresses challenges posed by the climate emergency and ecological emergency promotes sustainable travel and supports post-covid recovery. The Council, as part of a partnership within the Joint Delivery Team, is producing a new Masterplan which will underpin these aims. Whilst this cannot be given any weight for the determination of this application, it is important to note that this will provide a more comprehensive framework in this area.

This site is included within the Silverthorne Lane, St Philip's Marsh area of the Development Framework.

### *Housing Delivery Test*

It is established that Bristol is not able to demonstrate a five year housing land supply, therefore the current policies are deemed out of date, and paragraph 11(d) of the NPPF – the tilted balance - is engaged. The Planning Practice Guidance confirms that all student accommodation can contribute towards an authority's housing land supply, and it has been accepted on other sites that student bedspaces can count towards 2.5:1 (bedspaces to dwellings). On this basis, the additional 54 bedspaces proposed here would equate to 21.6 dwellings. This attracts significant weight in the

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

consideration of the proposals.

There are two aspects to understanding whether planning permission as prescribed by Paragraph 11(d) should be granted and whether policies which are most important to determining the application are out of date:

- i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (*officer note: this includes designated heritage assets and flooding*); or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The question for this application is therefore, would any adverse impacts of granting planning permission significantly and demonstrably outweigh the benefits of providing housing?

It is acknowledged, the 21.6 dwellings would make a small contribution to the housing land supply as well as relieving pressure on the local private rental housing market. The planning statement accompanying the application is of the opinion that individual self-contained studio flats may count as one single dwelling (1:1 ratio), however the studios proposed within the scheme typically fall below the minimum space requirement for a 1b1p dwelling, so would not be counted as such.

The provision of the additional student housing for which there is a demonstrated need, within an area envisaged to undergo significant development for University uses is acknowledged. This must also be balanced with the strategic policy aims for the area which whilst supportive of student housing also seek to ensure new development contributes positively to the area's character and identity, creating or reinforcing Bristol's local distinctiveness. As set out in the following paragraphs there are unacceptable impacts described that would arise from this proposal, that would significantly and demonstrably outweigh the benefits. These relate to design, heritage, public realm and amenity. The tilted balance is not considered to be applicable in this instance as both paragraphs 11(d)(i) and (ii) of the NPPF apply.

It should also be noted that this scheme includes a marginally smaller area of commercial floorspace (226sqm reduced from 237sqm in the extant scheme). Whilst this slight reduction would not result in a reason for refusal, the policy aim for the area is to encourage new workspaces and homes through mixed use developments. The resultant scheme does not generously comply with this policy.

**(B) WOULD THE DEVELOPMENT BE SAFE FOR ITS LIFETIME, AGAINST THE RISK OF FLOODING?**

The application site falls predominantly within Flood Zone 3, with a small part of the site within Flood Zone 2 as identified by the Environment Agency, therefore the site would be at high risk of flooding. The NPPF requires a sequential approach to be applied to locating developments, in order to steer them to areas with the lowest risk of flooding. Core Strategy policy BCS16 also requires a sequential approach to be taken, giving priority to development of sites with the lowest risk of flooding.

It should be noted that the site is also allocated for development by virtue of policy BCAP35 (Temple Quarter Enterprise Zone), and that allocation in itself has been sequentially tested. Whilst there is still a need to locate developments within the allocated area on sites with the lowest flood risk, it is noted that much of the Enterprise Zone is at risk of flooding. That said, the development is still required to take a sequential approach to where the elements will be located on the site.

The approved application included a sequential test, which was considered to have been passed.

**Development Control Committee A – 13 December 2023**  
**Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane**  
**Bristol**

There is no reason to take a different view with the current application.

The NPPF Para 160 requires the Exceptions test to be passed which should be informed by a site-specific flood risk assessment. For the exception test to be passed it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

The NPPF requires both elements of the Exceptions test to be satisfied for development to be permitted. This is echoed by BCS16 which requires development in areas at risk of flooding to be safe for its lifetime.

A new FRA has been prepared in support of the current scheme, which includes details of updates that have been carried out to local hydraulic modelling since the extant approval. Essentially, the approach to flood resilience is the same as in the approved scheme, with the only difference being that voids as flood storage mitigation are no longer proposed. The FRA explains that the ongoing hydraulic modelling in the area revealed that the presence of voids would not provide any meaningful benefit in terms of flood storage mitigation for this proposal, due to the function of flood defence measures elsewhere in the City. Flood storage compensation is able to be provided in the courtyard without the need for undercroft flood storage. The Environment Agency has agreed that this revised approach without voids is acceptable, with the provisions within the FRA being secured by condition in the event of an approval. It should be noted that the extant scheme which is being implemented on site included a condition requiring details of the voids, and this has been approved.

As with the approved scheme, Finished Floor levels of communal student accommodation within the development are set above the flood level at 10.98m AOD (which includes a 0.80m freeboard allowance), with the residential accommodation at 14.52m AOD. Commercial units would be at 10.48 (including 0.30m freeboard), bin and cycle storage would be located at 8.55m AOD – grade level in areas that would be permitted to flood. In these areas, flood resilience measures would be incorporated to allow for rapid re-occupation in the event of a flood. This includes exclusion of water absorbent materials such as wood and plaster, installation of non-return valves on foul drainage connections, ceramic tiles/concrete or cement rendered floors, electric meters and power sockets installed at a high level, and incorporation of a submersible pump to assist in the removal of flood water.

#### *Safe Access and Egress*

During a flood event, residents would leave the building via the north elevation onto Freestone Road and follow a raised footpath (to be carried out by the developer) to the Dings Tunnel. These works have also been approved by condition. This is the same approach as in the approved scheme. It is the Council as Lead Local Flood Authority who has the responsibility of commenting on this aspect, and as there is no change since the previous application, the Flood Risk Manager has raised no objections.

#### **(C) WOULD THE PROPOSED DEVELOPMENT HAVE A HARMFUL IMPACT ON HERITAGE ASSETS?**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Authority is also required (under Section 72 of the Planning (Listed Buildings and Conservation

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The case of R (Forge Field Society) v Sevenoaks DC [2014] EWHC 1895 (Admin) ("Forge Field") has made it clear where there is harm to a listed building or a conservation area the decision maker "must give that harm considerable importance and weight." [48]. This is applicable here because there is harm to the setting of the listed buildings and conservation area caused by the proposals as set out below.

Section 16 of the national guidance within the National Planning Policy Framework (NPPF) 2021 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 199 of the NPPF 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 (and the more important the asset, the greater the weight shall be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Further, paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. It states that substantial harm or loss of grade II listed buildings or grade II registered parks or gardens should be exceptional, and assets of the highest significance should be wholly exceptional.

Finally, paragraph 202 states where a proposed development 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.

In addition, the adopted Bristol Core Strategy Policy BCS22 and the adopted Site Allocations and Development Management Policies Policy DM31 seek to ensure that development proposals safeguard or enhance heritage assets in the city.

Officers have undertaken the assessment required under the Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF, and have given special regard to the desirability of preserving the assets, their setting and features of special architectural or historic interest which they possess. Harm that has been identified has been given considerable importance and weight.

*a) Significance of the heritage assets*

*i) Grade II STAR listed building St Vincent's Works*

A limestone ashlar stone building constructed around 1891, in a castellated Gothic Revival style. Only 5.8% of all listed buildings are Grade II STAR, to meet the definition for this designation a building is a particularly important building of more than special interest. Great weight is to be placed on the conservation of all listed buildings, and, where more highly graded assets like the Grade II STAR Listed St Vincent's Works are impacted this must be given particular focus.

*ii) Grade II Gasworks Perimeter Wall, Gas Lane*

Mid – late C19, listed as part of the industrial landscape around the St Vincent's Works and associated walls. In view of the Grade II designation of the wall, great weight is to be given to its conservation and that of its setting.

*iii) Silverthorne Lane Conservation Area*

The conservation area has been designated as such for its architectural and historic interest. The Conservation Area Character Appraisal discusses the area's history, and explains that the built environment has been shaped by industry – gas works and iron works - as well as the presence of water courses, including the Feeder Canal itself, which is noted as being a non-designated heritage asset that relates to the Floating Harbour infrastructure. Typical building forms are pennant rubble

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

warehouses and boundary walls and historic stone setts, and these give the area its character, leaving a rich industrial legacy. The former Methodist chapel on the site has now been demolished to facilitate the extant proposal, but was identified as a character building, one that contributed to the architectural and historic significance of the area. Great weight is to be given to the preservation of characteristics that contribute positively to the Conservation Area.

*b) Impact of the proposed development**i) Grade II STAR listed building St Vincent's Works*

Viewpoint 1 in the HTVIA (Gas Lane looking east) identify a degree of visual impact shown by the increase in height and scale being introduced along Gas Lane, and a change in visual emphasis away from the Listed landmark building. The consented development is overbearing in this aligned view, and the proposals would worsen the impact of overscaled development.

*ii) Grade II Gasworks Perimeter Wall, Gas Lane*

The proposed verticality of the development would be seen against more linear horizontal quality of the listed wall opposite. This can also be seen most clearly in Viewpoint 1.

*iii) Silverthorne Lane Conservation Area*

The development would directly affect the protected special architectural and historic character and appearance of the conservation area and would affect views into and out of it. The proposed buildings would be of a much greater scale than the predominantly low-rise Victorian industrial buildings present within the conservation area. The development has already resulted in the complete loss of a character building (Methodist Chapel) which constituted a very high degree of harm. The conservation area appraisal identifies opportunities for new development as being "repurposing existing buildings of merit and creating new buildings and spaces that make a positive contribution to the area's identity"

*c) Impact of the proposed development on the significance of the heritage assets**i) Grade II STAR listed building St Vincent's Works*

The increased scale and massing of proposed development would appear in views along Gas Lane towards St Vincent's Works which would result in less than substantial harm to its setting. It would diminish the architectural primacy of the Grade II STAR listed building but not reach a level of substantial harm. The impact on this aligned view is assessed as being moderate-adverse.

*ii) Grade II Gasworks Perimeter Wall, Gas Lane*

The increased scale and massing of proposed development would appear in views along Gas Lane and appear visually incongruous in scale and character opposite the low long linear wall. The development would result in a moderate degree of less than substantial harm to its setting.

*iii) Silverthorne Lane Conservation Area*

The increased scale and massing of proposed development would alter the character of the area, which is of low-rise industrial buildings with a horizontal emphasis and rugged industrial textures. Complete loss of the significance of the Methodist chapel represents a significant loss to the existing character. The strength of the low-profile and industrial character would be undermined by development through its bulk and scale, and a degree of less than substantial harm would arise. Development would cause a high degree of negative impact to the special architectural and historic character of the Conservation Area.

*d) Is the Impact of the Proposed Works (Harm/Loss of Significance) Justified or Outweighed?*

Overall the proposal would result in a degree of less than substantial harm to the designated heritage assets and their setting. This harm is given great importance and weight.

The proposal would introduce a building of greater scale and massing than that previously



**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

consented, immediately within the setting of the heritage assets. Based on the evidence before us, this additional harm is not considered to have clear and convincing justification.

*e) Can the harm be outweighed by any public benefits?*

The scheme would provide the equivalent of 21.6 additional dwellings which in this case carries weight in the assessment of public benefits. The applicant has also offered financial contributions in an attempt to provide mitigation for the additional impacts that would arise from the increased quantum proposed by this application. The applicant cites benefits associated with the previous scheme in an attempt to justify the additional harm that would arise from this application, these being provision of public realm improvements, highway adjustments on Gas Lane and Freestone Passage, and works to improve the Dings Tunnel. As stated, these benefits have already been factored into the assessment of the scheme being implemented on site. The extant scheme itself was considered to result in harm to heritage assets, whereas this was considered to be justified by the need to develop the site, and to meet the goals of the Enterprise Zone, and on balance, the harm was considered to be outweighed. This current scheme would result in additional harm over and above that identified in the extant scheme. The development being implemented on site provided public benefits, and this scheme would only provide a marginal increase in benefit. Therefore it has not been demonstrated that the additional harm is justified. It is not considered that the public benefit of providing 21.6 additional dwellings, and financial contributions towards public art and highways improvements would outweigh the degree of harm that would be caused to the nationally protected assets.

**(D) IS THE DEVELOPMENT ACCEPTABLE IN DESIGN TERMS?**

The NPPF expects new development to establish a strong sense of place, and to be visually attractive as a result of good architecture, being sympathetic to the local character and history, while not preventing appropriate change (including increased densities).

Paragraph 134 requires significant weight to be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings

In addition, requiring good design is at the heart of Bristol planning policy, and BCS21 expects a high quality design in all developments, which contributes positively to an area's character and identity, creating or reinforcing local distinctiveness.

DM26 requires new development to respond positively to the site, creating and enhancing public spaces and responding appropriately to height scale and massing of existing buildings.

DM27 requires the layout, form, pattern and arrangement of streets, open spaces, development blocks, buildings and landscapes to contribute to the creation of quality urban design and healthy, safe and sustainable places. It should make efficient use of land, provide inclusive access and take account of local climatic conditions.

DM28 requires development to incorporate high quality and inclusive public realm, which is well surveilled and reduces crime and the fear of crime.

DM29 requires all new buildings to respond to their solar orientation, incorporate active frontages and clearly defined main entrances facing the public realm that emphasise corners and reinforce the most prominent frontages.

These policies still carry weight as the adopted policies and are to be carried forward within the new

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

Local Plan.

BCAP35 also requires development to reflect the Spatial Framework for the Enterprise Zone. Whilst the Spatial Framework does not hold the weight of adopted planning policy, it is a material consideration for the purposes of determining the application. In large part the Spatial Framework promotes the wider area for mixed-use development parcels. The Spatial Framework identifies the application site as being suitable for low-rise buildings of 2-4 storeys, with the development on site already having been assessed as the maximum for this site. The Temple Quarter Development Framework is also a material consideration, and promotes well designed places and the creation of a public realm of distinction.

As set out above, and in the submitted application documents, the recently granted application is material consideration in the assessment of this application. This means that significant weight should be afforded to that scheme, and it should be noted there is no significant change in circumstances in the area since the scheme was granted planning permission that would lead to a different assessment being applied on this application.

Over the course of the previous application the height of the proposed development was reduced from part 8 part 6 storeys, to part 6 part 5 storeys. In view of the constrained size of the site, officers encouraged the applicant to explore a reduction in height and breaking down the massing to the elevations, in order to alleviate the impact on the street scene and on the heritage assets.

In the approved scheme, the height was much reduced along Gas Lane, to the extent that the revised and approved scheme better responded to the street scene, as well as the height and scale in the area. It was noted in both the Committee report recommending approval, as well as in the discussion at Committee meeting however, that although the reduction of height, was positive, there were other design aspects that were deemed to be less than ideal, and this resulted in an “on balance” recommendation.

### *Public Realm*

The constrained streets in the area are discussed within the Spatial Framework and more recently the TQ Development Framework that was approved by Cabinet in May 2023. The Development Framework highlights the fact that the area is deficient in open space and green infrastructure.

The proposal would have the effect of increased occupancy and would introduce a new a population likely to be walking and cycling through the area. In the current scheme, this number would be higher – a further 54 residents would occupy the scheme. In view of this, there was a strong emphasis in the previous application to consider the impact of the proposals outside the red line and to liaise with developers on neighbouring sites.

While building heights on adjoining schemes are in some cases higher, the confined nature of the site and its triangular configuration needs to be taken into consideration. For comparison purposes, the density of the approved scheme is 975 in bed spaces per hectare (bsph). This is at the upper end of what is comfortable on the site, as discussed elsewhere in this report. The revised scheme increases this to 1193 bsph (a 22% increase).

The approved scheme includes a set-back of the scheme’s southern element on Gas Lane, which results in widening the street to 10m compared with the current 5.5m. The scheme also steps back along its eastern edge, allowing space for a new walkway through Freestone Passage to be opened up at ground floor level, and a colonnaded undercroft is introduced to create this space. The current scheme proposes the same layout with no additional offer to the public realm on any of the surrounding streets to reflect the increase in quantum.

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

The deficiencies of the approved scheme were noted in the committee report:

“Whilst [the set-back on Freestone Passage] is welcome, the quality of the public realm here would not be ideal as the footprint of the building does not offer a set-back generous enough to create an attractive route, rather, it would be in an undercroft. On the stretch closer to Gas Lane, the building overhangs with a colonnade that will impact on visibility. On the stretch towards Freestone Road, the height proposed as well as the narrowness of the passageway could make the route appear oppressive. Officers consider this to be an improvement on the earlier version, in which there was no set-back, however to have better addressed the situation a set-back could have been included on all levels.”

It is considered in the revised proposal, this impact would be worsened unacceptably – with no corresponding increased public realm, the increased height and bulk would make the route appear more oppressive and narrow.

Paragraph 135 of the NPPF requires local planning authorities to seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). It is considered that the current proposal for additional height would undermine the quality that was embedded in the previous scheme.

### *Elevations*

The approved scheme showed a strong horizontal emphasis to the elevations, using horizontal bands to emphasise the building's base, middle and top. In the current scheme, the space between the lower horizontal bands has been increased from two floors to three. This gives the scheme a more vertical emphasis in an area characterised by its horizontality, and adds a more weighty appearance of the character between those three floors. As a result the scheme appears more top-heavy, particularly in Verified Viewpoint no.1 – taken on the corner of Gas Lane and Freestone Road.

Materials are as previously proposed - a mix of brick, stone, brick features, and metal surrounds for the entrances. Details of these materials were secured by condition in the previous application and would be again here if recommended for approval. The depth of the horizontal banding is also important, with a double brick depth having been negotiated. A further condition required large scale details to be submitted for approval. Both are yet to be submitted for approval.

### *Biodiversity Net Gain and Soft Landscaping*

The Environment Act of 2021 set out the expectation for all new developments to achieve a 10% increase in the biodiversity value when compared to that of the pre-development value. At the time of writing, this is imminently due to be incorporated into planning policy. The NPPF also requires a Biodiversity Net Gain to be demonstrated.

Ecological mitigation is required to meet the requirements of the NPPF. This states at paragraph 174d that planning decisions should enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; it also states at paragraph 180d, that opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Policy DM19 seeks to protect habitat, features and species which contribute to nature conservation, and developments are expected to be informed by appropriate surveys and maintain connectivity

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

for wildlife. The site is located in an urbanised area and is not within or directly adjacent to any designated wildlife sites.

A certain amount of soft landscaping was shown in the approved scheme, although it was not demonstrated that species had been selected to thrive in a shady environment. Concerns were raised at the last committee on the quality of landscaping that could be provided in this space. It should be acknowledged that the courtyard would become darker with the current proposal, due to the proposed additional floor, and this would impact further on the type of meaningful planting that could be achieved. This element was also raised as a concern during the assessment and determination of the previous application.

With the current application, a BNG metric has been submitted, although with no accompanying BNG report. The mechanism for calculating the BNG (the biodiversity metric) is currently a material consideration, and in accordance with this the applicant has applied BNG metric 3.1 as being relevant at the time the application was made.

In the event of an approval, a BNG report (incorporating the comments from the Nature Conservation Officer) would be required by condition, and the landscaping plan would also need to be updated so that the proposed habitats identified in the BNG metric are accurately reflected. As with the previous scheme, an Ecological Mitigation and Enhancement Strategy would also be required by condition. This would need to include locations and details of any wildlife habitats and SUDS features that could be incorporated.

#### *Public Art*

As confirmed above, the Public Art Strategy condition was approved on 24 May 2023. The approved strategy was prepared in collaboration with a Public Art Producer and demonstrates the commitment and budget (£30,000) that is to be allocated to a Public Art response on the site.

The applicant has offered to increase the public art budget to £60,000. An enhanced budget would mean that an enhanced public art strategy could be produced across the site. The extant scheme identified locations on the site for public art, with “an artist residency resulting in both temporary and permanent interventions within publicly accessible areas”. Due to the constrained site these areas are limited so it is questioned how much additional benefit could be delivered by the increased budget. As such, limited weight is given to this additional benefit.

#### *Crime and Design*

Comments made by the police remain unchanged in this application. The issue of safety in the proposed colonnade remains. A scheme showing details of lighting and CCTV is a requirement of the extant scheme to be submitted prior to occupation.

#### **(E) WOULD THE PROPOSAL PROVIDE FOR AN ACCEPTABLE LIVING ENVIRONMENT FOR THE PROPOSED RESIDENTS?**

Good design and protection and enhancement of the environment are critical components of central government guidance, as identified in the NPPF. Adopted Bristol Core Strategy Policy BCS18 makes specific reference to residential developments providing sufficient space for everyday activities and to enable flexibility and adaptability by meeting the appropriate space standards. In addition, Policy BCS21 expects development to safeguard the amenity of existing developments and create a high-quality environment for future occupiers. Furthermore, Core Strategy Policy

**Development Control Committee A – 13 December 2023**  
**Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane**  
**Bristol**

BCS15 requires development to address issues of flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting.

The Urban Living SPD expands on this further, by setting standards for access to open space and amenity space as part of the development.

Section 2 of the Urban Living SPD refers to liveability issues, in particular, the requirement in the SPD is for 5sqm private outdoor amenity space per 1-2 bedroom dwelling and an extra 1sqm for each additional occupant. It should be noted that student accommodation models do not generally include private amenity space. In this area however, other schemes for student accommodation have set a precedent for providing at least 5sqm of communal outdoor amenity space per person (rather than private, per equivalent dwelling). This quantum is in view of the identified deficiency of open space in the local area as well as the increased pressure that the increased population would place on existing open space at Dings Park. As an example, Unity Street student accommodation (Kingsdown House, BCC ref: 19/01690/F) provided 5.95sqm per bedspace. Therefore it is important to ensure on-site provision is adequate. The consideration of numbers provides an indication of the amount of space, however the quality of that space must also be factored into the assessment since this would impact on the future occupiers of the scheme.

Quality accommodation is a requirement of national and local planning policy. Just because the nature of PBSA tenancies may be shorter than those of other types of residential accommodation this is no justification to apply reduced quality standards to student accommodation. Similarly, the development is required by BCS18 to be flexible and adaptable to other types of residential use, therefore standards of quality must be incorporated into all types of residential development.

Policy DM16 requires development to ensure that open space for recreation that meets the standards set out in Appendix 1 of SADMP, is provided. This policy seeks an appropriate quality, distance to and quantity per person of publicly accessible open space for recreation. Figures are expressed as “Locality” which is a minimum that should be present at 18sqm per person, and “quality” which assesses facilities available at the open space.

The Temple Quarter Joint Delivery Team is progressing a review of the Parks strategy and it is already established that development will not be able to deliver on the current standards required by the strategy. This is a key consideration for residential proposals in the Temple Quarter area.

The proposal includes a similar amount of amenity space as the previously approved scheme – although it should be noted that the roof terrace at 6<sup>th</sup> floor level is proposed to increase from 335sqm to 441sqm. The central courtyard at ground floor level which would have an area of 449sqm. In total this equates to 1,020sqm (if including the covered area beneath the undercroft).

BRE Guidelines for assessing daylight and sunlight recommends that at least 50% of an outside amenity area should receive at least two hours of sunlight on 21<sup>st</sup> March. The application is accompanied with a Daylight and Sunlight report (by Consil, dated March 2022, and follow up Supplementary Statements dated 16 March 2023 and 22 September 2023 respectively.) The report and September statements state that only 15% of the courtyard would receive two hours of sunlight on 21<sup>st</sup> March. It should be noted that this was reported to be 16% in the previously approved scheme. The roof terrace would receive good levels of sunlight in view of its elevated position.

Concerns were raised during the previous application regarding the debatable quality of the outdoor amenity space in view of the limited levels of sunlight that would be received across a high proportion of the ground floor courtyard. Albeit the current proposal presents only a marginal reduction in light received in the courtyard (by 1%), this should be factored into the assessment as the quality of this space would be diminished.

**Development Control Committee A – 13 December 2023**  
**Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane**  
**Bristol**

A communal lounge (173sqm) has been added at level 6, in place of 6 studios, as a response by the applicant to improve the amount of amenity space for students. This also has the effect of enlarging the roof terrace (as stated above) to 441sqm. The submission documents report that the total amount of amenity space per student would be 4.9sqm. This figure includes internal and external amenity space, and not kitchen/dining rooms.

The courtyard as a result of the additional height would be more enclosed, thus intensifying concerns raised with the previous scheme. In view of the deficiency in local open space, officers expressed a preference for good quality outdoor amenity space to be provided within the scheme and this position has not changed since planning permission was granted.

Also factored into the balance in the assessment of the extant scheme was the fact that additional space was added to the undercroft along Freestone Passage. This was deemed to marginally improve the public realm and whilst not counting towards the provision of external amenity space relating to the residents, the balance was applied more favourably because of this wider public benefit. No reciprocal increase is offered with this current proposal that would result in an equivalent balance being applied.

The application is not supported by convincing evidence to say that students would have access to good quality outdoor space in accordance with DM16. This development would introduce additional residents into an area where there is already evidence of low quantity, quality and access to public open space for recreation. The additional height and quantum proposed by this application would not provide additional benefits that could be weighed against the shortfall, and the application has not addressed the demand that it creates for open space for recreation. This shall therefore form part of a reason for refusal of the application.

**(F) WOULD THE PROPOSAL ENSURE GOOD LEVELS OF DAYLIGHT AND SUNLIGHT WITHIN THE SCHEME AND TO RESIDENTIAL SCHEMES COMING FORWARD ON NEIGHBOURING SITES?**

This application is accompanied by a BRE Daylight and Sunlight Assessment by Consil dated March 2022. This predates both the current application and the grant of planning permission for the extant scheme, however is clearly based on the 320 bedspace scheme that was originally proposed here. The application is also accompanied by two “supplementary statements”. The latter two statements focus on the light received by the courtyard rather than the residential accommodation on the application site or on neighbouring sites.

The reports acknowledge that the BRE guidelines have been updated since the previous scheme was approved and the tests that were applied (Average Daylight Factor, Annual Probable Sunlight Hours and Daylight Distribution) have now been superseded.

These tests have been replaced with two methodologies. One is based on target illuminances from daylight on a reference plan at an hourly interval rate within a given year. This is measured in LUX levels. According to a summary given in the Consil report, the following standards are recommended:

100 LUX in bedrooms  
150 LUX in living rooms  
200 LUX in kitchens

Daylight factor is also used, which is the illuminance level on a given point of the space in question, divided by the illuminance of an unobstructed horizontal surface outdoors. Again, according to a summary given in the Consil report, the following standards are recommended:

**Development Control Committee A – 13 December 2023**  
**Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane**  
**Bristol**

0.7% daylight factor in bedrooms  
1.1% daylight factor in living rooms  
1.4% daylight factor in kitchens.

The current submission has not provided the same BRE tests as in the previous application so an accurate follow-on assessment for comparison has not been able to be applied.

*BRE Daylight And Sunlight – Neighbouring Properties*

The scheme would introduce a new 7 storey building in an area characterised by particularly low-rise buildings. Whilst there are no residential properties in existence, the Victoria Hall scheme which had not at the time of writing been determined (application ref: 19/02675/F) opposite the site to the north on Freestone Road, was used in the BRE report accompanying the previous application for assessment, which used Vertical Sky Component (VSC), Daylight Distribution (DD), Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH) tests.

There is also an outstanding application on the site to the east, at Kingsland Road (22/06050/F) which proposes student accommodation with windows to habitable rooms facing over this scheme.

The Consil report March 2022 has retracted its previous assessment of the Victoria Hall scheme and instead states that “there are no nearby existing residential dwellings that can be impacted by the proposed development, nor are there any consented schemes”.

In the previous scheme it was found that a proportion of the windows within the Victoria Hall scheme would fail some of the BRE tests, but that they would meet the guidelines in others. There was also found to be a proportion which would fail the tests even without the Gas Lane development being in place, due to the layout of the Victoria Hall development as proposed finger blocks and closely spaced. The supplementary statement from Consil (16 March 2023) states that the accompanying BRE assessments for both of the neighbouring applications (22/06050/F and 19/02675/F) would have factored in the consented development at Gas Lane when they were designed, and therefore dismisses any further assessment as being unnecessary. The findings of those BRE reports however, are not presented here so it is not possible to corroborate that judgement. Furthermore, at time of writing at least one of those schemes is yet to be consented so no formal assessment may be based on this.

It is not considered that this application satisfactorily demonstrates that the current proposal at Gas Lane would not harmfully restrict light levels received by the accommodation proposed on neighbouring sites, and as such whether the development potential of those sites would therefore be compromised.

The previous BRE assessment suggested that the Freestone Road site could still be developed to a reasonable density, however the same assessment is absent from the current scheme. The addition of one storey is likely to impact on the proposed accommodation on the site to the north, and without the full assessment being available, this therefore gives rise to concern.

*Accommodation Within The Scheme*

The Consil Daylight and Sunlight report (March 2022) accompanying the current application does not use Average Daylight Factor (ADF) and Annual Probable Sunlight Hours (APSH) tests or the 2-hour sun on ground assessment used in the previous scheme, since these tests have been superseded. Instead, the report employs illuminance and lux levels and offers the conclusion that nine rooms would fall below the default targets.

It is acknowledged that BRE guidelines are to be considered flexibly, depending on local context. It

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

is also notable that the standards are applied to typical residential development, where separate living rooms, bedrooms and kitchens are provided.

In the approved scheme, 5 Living/Kitchen/Dining (L/K/D) rooms and one studio flat on the fourth floor would have failed the tests. It was also reported that the floors within the habitable rooms are light-coloured and so provide reflectance values which would require the floors to be kept clean and clear. Once again, this led to an on-balance conclusion that the scheme provided adequate standard of light.

In the current scheme there are 9 rooms that fall below default targets, 7 are kitchen dining areas, and two are studios on the fifth floor. As with the previous scheme, the report concludes by saying that the large communal kitchen areas tend to rely on electric lighting in any event, in order to safely perform tasks such as cooking. There are now two studios that would fail (rather than one previously), and one is noted on the drawing to be an accessible room. Both studios are located in corners of the development plot making them deeper for light to penetrate.

In the current scheme there are more rooms that would fall below the targets than in the approved scheme, which was considered to be acceptable on balance. This leads to a further erosion of quality within the accommodation.

#### Conclusion on Daylight and Sunlight

As reported in the Consil report, nine rooms would fail to meet the nominated standard. Insufficient evidence has been presented to demonstrate that sufficient daylight levels could be achieved on forthcoming neighbouring developments. This is factored into the overall assessment on quality of accommodation.

#### CONCLUSION ON QUALITY OF ACCOMMODATION

The previous Committee report stated:

“Over the course of the application and pre-application, officers have suggested removing the south elevation altogether to enable more light to penetrate into the amenity space and into the rooms facing into the courtyard. This would have made the best use of the site’s orientation (as required by DM27) and created a south facing courtyard which would have provided a valuable amenity space, especially in view of the area’s lack of public open space. However the applicant held concerns over commercial viability and site security. This being a relatively small site, it is appreciated that there are limited options to amend the layout. Officers, as well as Design West, also recommended the applicant enter into discussions with neighbouring developers as it was considered that a masterplanning exercise would have enabled the best use to be made of the surrounding sites, to include public amenity space, green infrastructure and coherent pedestrian routes through the area.

Whilst no masterplan exercise was entered into, officers are aware that the developer has taken part in the developer forum in the area and liaised with developers on neighbouring sites, particularly in relation to the highways improvements.

The applicant has responded and worked through the issues, and the scheme presented is the result of negotiations over a substantial period of time. Given the site constraints it is recognised that there are limited options to develop the site for the quantum of accommodation proposed”.

The Committee report went on to state:



**Development Control Committee A – 13 December 2023**  
**Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane**  
**Bristol**

“In relation to Daylight and Sunlight, the revised proposal is likely to improve light levels within the accommodation to some degree, albeit the external courtyard would be in shade for much of the time. This is balanced with the fact that the scheme provides additional external amenity space on the roof terrace at fifth floor level, as well as additional communal areas within the building, and offers public realm.”

The scheme was deemed to be an acceptable response to the site, and an on-balance recommendation was made.

The current scheme has the effect of exacerbating certain characteristics of the approved scheme that were only marginally accepted, without any added mitigation in the form of additional public realm or an improved layout. The proposed additional floor would worsen the light levels received by the internal courtyard and the student accommodation, and it is likely that it would lead to limited light levels received by developments on neighbouring sites, to the extent that it would prejudice development of those sites by requiring a potential re-configured layout on each of the sites.

It could not be said that the scheme would offer an acceptable standard of accommodation, and it would not ensure that neighbouring sites could be developed without compromising their development potential.

It is therefore considered that the scheme fails to meet policy BCS21, which requires development to safeguard amenity of existing development and create a high quality environment for future occupiers. It also fails to meet DM27 which states that development should not prejudice existing and future development potential of adjoining sites.

**(G) WOULD THE PROPOSAL PREJUDICE DEVELOPMENT OPPORTUNITIES ON NEIGHBOURING SITES, AND WOULD HARMFUL LEVELS OF OVERLOOKING BE INTRODUCED?**

Policy DM27 (Layout and Form) states that proposals should not prejudice the existing and future development potential of adjoining sites or the potential for the area to achieve a coherent, interconnected and integrated built form. Where such potential may reasonably exist, including on sites with different use or ownership, development will be expected to either progress with a comprehensive scheme or, by means of its layout and form, enable a co-ordinated approach to be adopted towards the development of those sites in the future.

The proposal is for a large-scale development on a relatively modest and constrained site. The issue of the scheme's impact on neighbouring sites was considered in the assessment of the extant scheme. Concerns were such that officers had expressed a preference for the eastern elevation to be stepped back into the site so that more of a set-back could be achieved between the neighbouring site and to create a more generous and better-aligned route through Freestone Passage. However, this would have reduced the quantum of the scheme and the applicant held concerns over viability.

The current scheme would exacerbate this arrangement, given the additional height as well as the increase in habitable rooms facing over the neighbouring site.

It is likely that this proposal would result in overlooking between the sites, and lead to limited light levels received by developments on neighbouring sites, to the extent that it would prejudice development of those sites by requiring a potential re-configured layout on each of the sites.

It could not be said that the scheme would ensure that neighbouring sites could be developed without compromising their development potential.

**Development Control Committee A – 13 December 2023**  
**Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane**  
**Bristol**

It is therefore considered that the scheme fails to meet DM27 which states that development should not prejudice existing and future development potential of adjoining sites.

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

The NPPF requires all developments that generate significant amounts of movement to be required to provide a Travel Plan, and the application should be supported by a Transport Statement. It also states that in assessing applications, it should be ensured that:

- appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- safe and suitable access to the site can be achieved for all users; and
- any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

It also states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

BCS10 sets out development principles, and places pedestrians and cyclists at the top of the hierarchy of road user priorities. It requires proposals to create places and streets where traffic and other activities are integrated and where buildings, spaces and the needs of people shape the area.

DM23 expects development to provide a safe secure, accessible and usable level of parking provision having a regard to parking standards, as well as secure and well-located cycle parking and facilities for cyclists. The same policy also expects developments to provide appropriate servicing and loading facilities which make effective and efficient use of land and be integral to the design of the development. DM32 also requires the location of recycling and refuse provision to be integral to the design of the proposed development.

The application is supported by a Transport Statement (TS) and Travel Plan (TP) and these have been reviewed by the Transport Development Management officer (TDM). It is acknowledged that there are very few differences in terms of transport considerations, and the same highways-based improvements would be secured here in the event of an approval.

In terms of transport considerations in the previous scheme, there has been no change to the local highway conditions. As previously reported, access to and movement within the area surrounding the site and in the wider Enterprise Zone is severely compromised. This is due to the relatively inaccessible location, narrow roads, poor lighting and lack of parking restrictions. Pedestrian and cycle routes are disadvantaged by narrow pavements and carriageways, poor crossing facilities, road and rail infrastructure acting as barriers and high levels of vehicle traffic, and these existing constraints can give rise to conflict. Significant investment is therefore needed in the travel infrastructure to improve accessibility in the area.

The approved scheme (21/06761/F) along with other neighbouring developments at Silverthorne Lane secured a number of improvements (either via condition or TRO) to the local highway network in recognition of the fact that a large influx of new residents would be using the area. Each site as it comes forward it would be required to provide the improvements which directly relate to that site. Given there are a number of sites coming forward for the development this will deliver improvements across the network.

**Development Control Committee A – 13 December 2023**  
**Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane**  
**Bristol**

As part of the previous application and in line with officer advice, the developer put forward a scheme of works for Dings Tunnel and these details were secured by condition.

This route will provide a key link between this site and the area to the north of the railway line however it is currently a very unattractive route (poor lighting, low headroom, blind corners and lots of fly tipping). There is also a dog-leg in the route meaning there is very limited forward visibility further increasing its sense of danger. The route is adopted highway in the Council's control although the any significant amendments would need to be agreed with Network Rail.

Proposals for upgrading the underpass include:

- New lighting
- New signing
- Removal of the blind spots by chamfering the walls
- Resurfacing the pavement
- Removing rubbish and fly tipping

As referenced above, this condition has been approved although in the event of an approval of the application subject to this report, these same details would need to be submitted and secured against this scheme.

As part of the pedestrian tunnel improvement, it is proposed to remove stone setts. The approved condition also demonstrates that the stone setts would be re-lain, therefore this detail would also be submitted and secured by compliance condition in the event of an approval.

#### *Works To Freestone Passage*

There is only part of Freestone Passage within the applicant's ownership, therefore whilst the developer would continue to have access rights over the land, they may not be able to upgrade it unless agreement can be reached with the landowner. However, as already noted, the extant proposal secures works in relation to this area.

Works secured in the previous application are set out in the Planning Obligations Key Issue below.

The amount of cycle parking meets the required Local Plan standard for the increased number of bedspaces proposed. The refuse storage has also been increased in area in the current application, to accommodate the uplift in quantum. This is acceptable.

In the event of an approval the same transport conditions and planning obligations would be secured.

#### **(I) WOULD THE DEVELOPMENT MITIGATE ITS IMPACT ON, AND ADAPT TO THE EFFECTS OF CLIMATE CHANGE?**

As embedded in the NPPF, sustainability should be integral to all new development, and should encourage opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems. BCS13 encourages developments to respond pro-actively to climate change, by incorporating measures to mitigate and adapt to it. BCS14 sets out a heat hierarchy for new development, and an expectation that new development will connect to existing CHP/CCHP distribution networks. The same policy also expects development to provide sufficient renewable energy generation to reduce carbon dioxide emissions from residual energy use in the buildings by at least 20%. BCS15 requires developments to demonstrate through a Sustainability

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

Statement how they have addressed energy efficiency; waste and recycling; conserving water; materials; facilitating future refurbishment and enhancement of biodiversity. This policy also requires a BREEAM Excellent score to be achieved for all major non-residential development. Bristol City Council's Climate Change and Sustainability Practice Note provides further advice on these matters.

The application is supported by an Energy and Sustainability Strategy, incorporating a Thermal Comfort assessment which has been reviewed by the Council's Sustainability officer.

**Overheating**

A thermal comfort assessment has been provided, which shows no risk of overheating for 2020 and 2050 weather files. When prompted, the applicant provided the 2080 weather file which showed that some internal blinds would be required to mitigate the risk of overheating. This is not supported. The applicant responded to state that lower g-values would be used in the glazing, in conjunction with user intervention (ie occupiers opening and closing blinds and windows). No further objection was raised by the sustainability officer on this response.

**BCS14****Energy calculations.**

The energy statement is based on Part L 2013. It's noted that the application was validated 29th March, so this is acceptable in line with CC&S practice note addendum, which allows Part L 2013 to be used until the end of March 2023. Thereafter Part L 2021 must be used.

***District Heat Connection and Heat Hierarchy***

The Heat Hierarchy in Policy BCS14 favours the use of large scale renewable and low-carbon energy installations. It sets out that new development should demonstrate that heating and cooling systems should, in the first instance, connect to an existing CHP/CCHP distribution network in preference over individual systems. The Council already has a network in place in some parts of the city and this is expanding to serve a wider area. This development lies within the heat priority area, and will therefore be designed to connect to the heat network, and the Energy Team have confirmed that there will be a Heat Network within the vicinity of the site for a Day 1 connection. The developer has agreed to the connection, and this was secured by condition in the extant scheme. This would be secured in the event of an approval.

In the current application however, the management of social spaces are reported to have space heating provided by VRF rather than the heat network. This would be unacceptable as it would not comply with the heat hierarchy. The applicant suggests that provision of space heating from the DH network and separate cooling from chillers would add complication, additional maintenance; and unwarranted expense. However no information has been presented to enable a comparison of the difference between the solution proposed and a policy compliant solution in regards these issues, In terms of costs, whole life cost would need to be considered here.

**Renewable energy**

The original Energy statement did not present sufficient evidence to reflect the heat network had been factored into the renewable energy provision. If it had, PV results in a 15% reduction in CO2 emissions beyond residual emissions. There is a shortfall and as such a carbon offset contribution should be secured by S106 to secure a full 20% reduction in CO2 emissions. If sufficient evidence had been presented to reflect the heat network connection, no contribution would be required. An update will be provided at committee.

**BREEAM**

A BREEAM pre-assessment has been submitted for the proposed for student accommodation which demonstrates that an 'excellent' rating can be achieved in line with the policy requirement.

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

A BREEAM pre-assessment should be provided for the commercial elements of the scheme. The broadband connectivity statement confirms that superfast broadband can be provided to the address. A condition securing this would be applied in the event of an approval.

Whilst a number of issues remain with the sustainability strategy, overall it is considered that the issues would be able to be addressed by condition in the event of an approval. A carbon off-set contribution secured by s106 is also likely to be required.

**(J) DOES THE PROPOSED FIRE STRATEGY MEET THE REQUIREMENTS OF THE HSE?**

From August 1 2021, the government published advice requiring measures to ensure fire safety are incorporated at planning stage for developments involving a high rise building. The previous scheme fell below the height necessary for consultation, however the proposal in its revised form now requires consultation with the HSE. The HSE commented initially on the application and highlighted problems with the lack of separation between a single staircase and ancillary accommodation. A response was provided, however, these were still not considered to fully address the concerns, which largely centre around firefighting shafts being obscured by plant rooms. Further amendments would need to be provided to the layout of the scheme to address this. An update will be provided at committee on whether the applicant could incorporate these changes.

**(K) PLANNING OBLIGATIONS**

Section 106 of the Town and Country Planning Act 1990 sets out the legislative background for securing planning obligations, and the NPPF sets out that planning obligations should only be used where they are necessary, directly related to the development, and fairly and reasonably related in scale and kind to the development. BCS11 states that obligations or contributions secured by s106 may be sought from any development that has an impact requiring mitigation, and that CIL is also required in accordance with the CIL regulations. The Council adopted its own Planning Obligations SPD in 2012, which supports and provides additional guidance against the above legislation and policies.

A s106 agreement was secured under the previous scheme, and as stated above, the contributions have been paid (with the exception of the Travel Plan fee which is payable upon first occupation).

Should members be minded to grant permission for this development against officer recommendation, a new Section 106 Agreement would be required. It would need to reference the obligations already paid under the original consent, and require payment on the Travel Plan Contribution on First Occupation.

In brief, the following obligations would be secured:

- Travel Plan £5,335
- Fire Hydrant
- Traffic Orders
- Transport Infrastructure
- Allowable solution (carbon off-set)

Paragraph 55 of the NPPF advises that planning obligations should only be used to make development acceptable where it can't be secured by condition. As stated, the applicant has offered additional financial contributions as mitigation for the additional quantum. £50,000 is offered towards public realm, and the public art budget is proposed to be increased from £30,000

**Development Control Committee A – 13 December 2023****Application No. 23/01301/F : Land And Building On The North Side Of (b15358) Gas Lane Bristol**

(which is the figure allocated within the Public Art Strategy approved by condition) to £60,000.

Paragraph 57 of the NPPF requires planning obligations to meet the following tests:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the redevelopment; and
- c) Fairly and reasonably related in scale and kind to the development

No specific project has been put forward by the applicant or costs analysis stating why £50,000 would be considered to make the development acceptable in this instance. It is stated that the contribution would be made towards public realm improvements, such as the provision of additional lighting, or to enhance Freestone Passage. However, lighting and improvements to Freestone Passage has already been secured through the previous application. The applicant's offer of £50,000 towards public realm improvements would not meet the tests of the NPPF.

The offer to increase the budget for public art would not be secured by planning obligation, since it was subject of a condition in the extant scheme.

The possible necessity for a carbon off-set contribution is discussed at Key Issue (I). Because this issue is not addressed within the current submission, and in the absence of a commitment to this possible obligation, this shall form a reason for refusal. If an acceptable undertaking was received by the applicant, this issue would be overcome.

## CONCLUSION

The scheme would alter the consented development on site, which is currently being implemented. It would have the effect of delivering 54 bedspaces for student accommodation, for which there is a demonstrated need. This would equate to 21.6 dwellings that would count towards the City's housing figures. The provision of housing is seen as a benefit and carries weight in the overall assessment.

The extant scheme also provided student accommodation, and financial obligations secured against the extant scheme, as well as the CIL, have already been paid.

The applicant has also offered an additional financial contribution towards unspecified public realm improvements, as well as an additional budget allocated to public art, although for the reasons given above these aspects of the proposal attract limited weight.

The current scheme has the effect of exacerbating certain characteristics of the approved scheme that were only marginally accepted, without any added mitigation in the form of additional public realm or an improved layout. The proposed additional floor would worsen the light levels received by the internal courtyard and the student accommodation, and it is likely that it would lead to limited light levels received by developments on neighbouring sites, to the extent that it would prejudice development on those sites.

The design changes would appear heavy, unbalanced and over-dominant within the streetscene and would result in harm to nearby heritage assets, as described, which would not be outweighed by any reciprocal uplift in what can be counted as benefits to the application that were not already assessed against the extant scheme.

In the light of the above considerations, the application is recommended for refusal.

## COMMUNITY INFRASTRUCTURE LEVY

**Development Control Committee A – 13 December 2023**  
**Application No. 23/01301/F : Land And Building On The North Side Of (bl5358) Gas Lane**  
**Bristol**

The CIL liability for this development is £1,327,420.17

**RECOMMENDED    REFUSE**

The following reason(s) for refusal are associated with this decision:

**Reason(s)**

1.    **Poor standard of accommodation**  
The application is not supported by convincing evidence to say that students would have access to good quality outdoor space in accordance with DM16. The communal amenity space within the courtyard as well as living accommodation within the scheme would be compromised in terms of natural light received, resulting in a poor living environment for occupiers. This would be contrary to the NPPF, BCS21 of the Core Strategy 2012 and; DM27 of Site Allocations and Development Management Policies 2014.
  
2.    **Poor design**  
The proposed additional height and related elevation treatment would be inappropriate to the immediate context, site constraints, character of adjoining streets and spaces. The proposal would have the effect of unbalancing the elevations, making the development appear heavy in the streetscene. It offers a poor design response for the site and context and would fail to respond appropriately to the streetscape and would harm the character and appearance of the area. This would be contrary to the NPPF, policy BCS21 of the Core Strategy 2012; and policies DM26; DM27; DM29 of Site Allocations and Development Management Policies 2014.
  
3.    **Heritage harm**  
The additional height and quantum would result in less than substantial harm to the setting of the Grade II STAR listed St Vincent Works, the Grade II Gasworks Perimeter Wall as well as the Silverthorne Lane conservation area. This harm would not be outweighed by public benefits. In view of the over-dominant height and scale of the proposal, the overall design quality is compromised, and the proposal would fail to integrate itself positively into the city streetscape and skyline. As such the proposal fails to comply with the NPPF, policy BCS22 of the Core Strategy 2012 and policy DM31 of Site Allocations and Development Management Policies 2014.
  
4.    **Public Realm and relationship with neighbouring sites**  
The increased quantum would not be balanced by any reciprocal improvement to the quality of public realm to mitigate the increased occupancy and increased height, bulk and massing of the scheme. The proposed additional height and poor design would mean the development would fail to contribute to the creation of quality urban design and in view of the tight spacing between developments is likely that it would lead to limited light levels received by developments on neighbouring sites, to the extent that it would create a poor quality public realm and prejudice development of those sites. As such the development would be contrary to the NPPF, policy BCS21 of the Core Strategy 2021; and policies DM27 and DM28 of Site Allocations and Development Management Policies 2014.
  
5.    **Planning Obligations**  
The development would fail to mitigate its impact on climate change by making a contribution towards an allowable solution for carbon offset, and as such would be contrary to the NPPF

**Development Control Committee A – 13 December 2023**  
**Application No. 23/01301/F : Land And Building On The North Side Of (bl5358) Gas Lane**  
**Bristol**

and policy BCS11 of the Core Strategy 2012.

**Advice(s)**

1. Refused Applications Deposited Plans/Documents

The plans that were formally considered as part of the above application are as follows:-

0121 Location plan, received 29 March 2023  
0122 Existing site plan, received 29 March 2023  
0250 REV C Plan level 0 courtyard and undercroft, received 4 October 2023  
0251 REV C Plan level 00, received 4 October 2023  
0253 REV B Plan level 02, received 4 October 2023  
0254 REV B Plan level 03, received 4 October 2023  
0255 REV B Plan level 04, received 4 October 2023  
0256 REV B Plan Level 05, received 4 October 2023  
0257 REV B Plan level 06, received 4 October 2023  
0258 REV B Roof Plan, received 4 October 2023  
0350 REV C Elevation large (sheet 1 of 5) Gas Lane, received 4 October 2023  
0351 REV A Elevation Large (sheet 2 of 5) Frestone Road, received 3 August 2023  
0352 REV B Elevation large (sheet 3 of 5) West corner and Freestone Passage, received 4 October 2023  
0353 REV D Elevation large (sheet 4 of 5) Courtyard Sheet 1, received 4 October 2023  
0354 REV C Elevation large sheet 5 of 5, received 3 August 2023  
0355 REV B Context section, received 4 October 2023  
0356 REV A Details section, received 3 August 2023  
0360 REV B Public Art opportunities, received 4 October 2023  
0731 REV C Gross internal areas, received 4 October 2023  
0741 REV C Gross external areas, received 4 October 2023  
101(Q) Landscape layout, received 29 March 2023  
102 REV I Landscape layout level 6, received 4 October 2023  
105(D) Predestrian link, received 29 March 2023  
500(P7) Proposed drainage strategy, received 29 March 2023

commrepref  
V1.0211

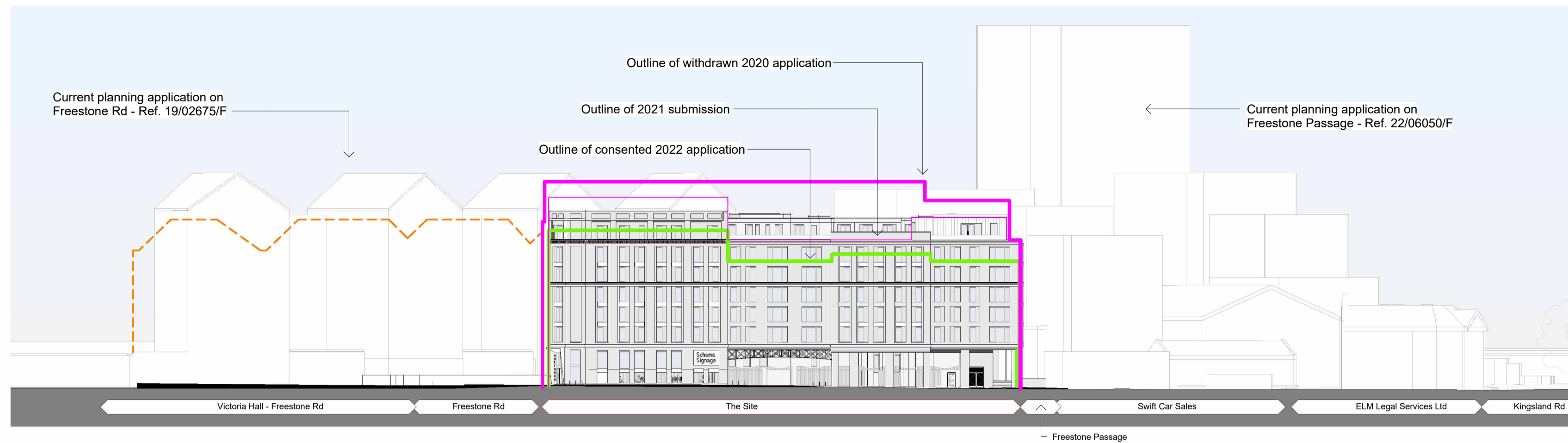


## Supporting Documents

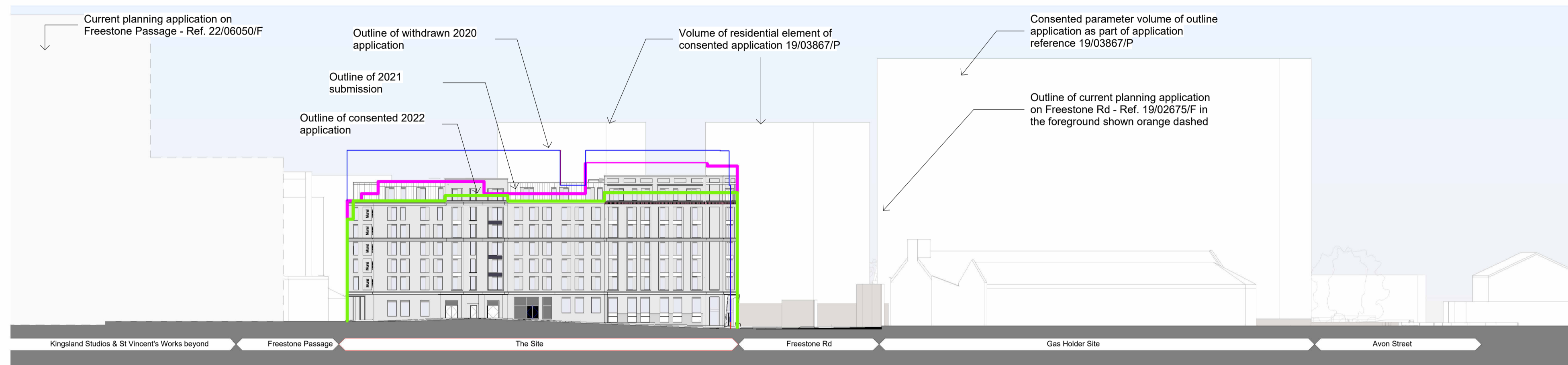
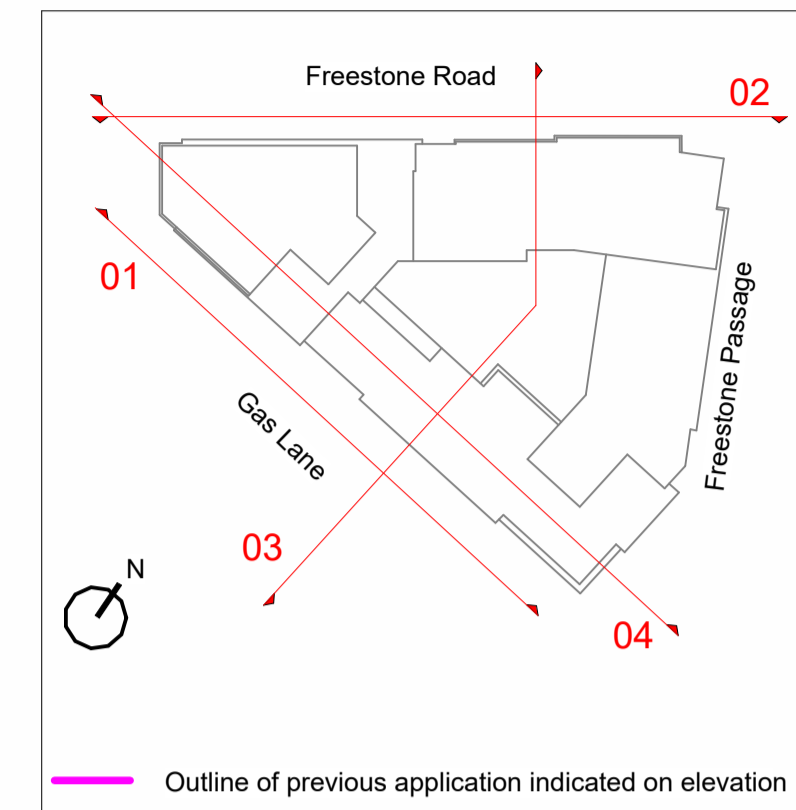
### 1. Land And Building On The North Side Of (bl5358) Gas Lane

1. Context Sections
2. Freestone Passage Elevation
3. Freestone Road Elevation
4. Gas Lane Elevation
5. Ground Floor Level
6. Level 0
7. Level 1
8. Level 5
9. Level 6
10. Roof level landscaping

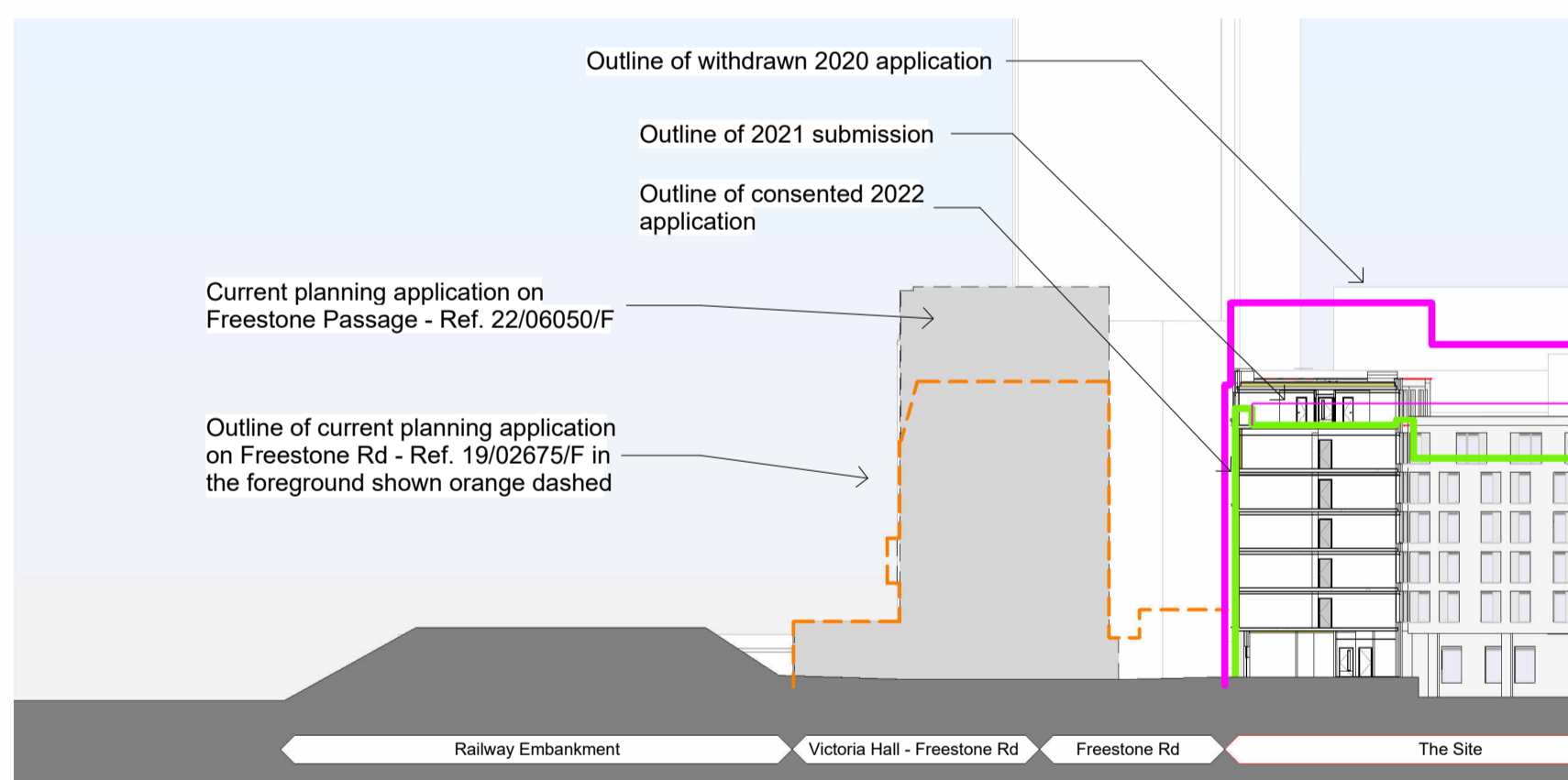
**Notes**  
 Do not scale from this document, unless for the purposes of planning applications where a scale bar is provided. Refer to figured dimensions only. All dimensions to be verified on site prior to construction. Report all discrepancies or ambiguities to the Document Originator immediately. This document is to be read in conjunction with relevant documents, drawings and standards.



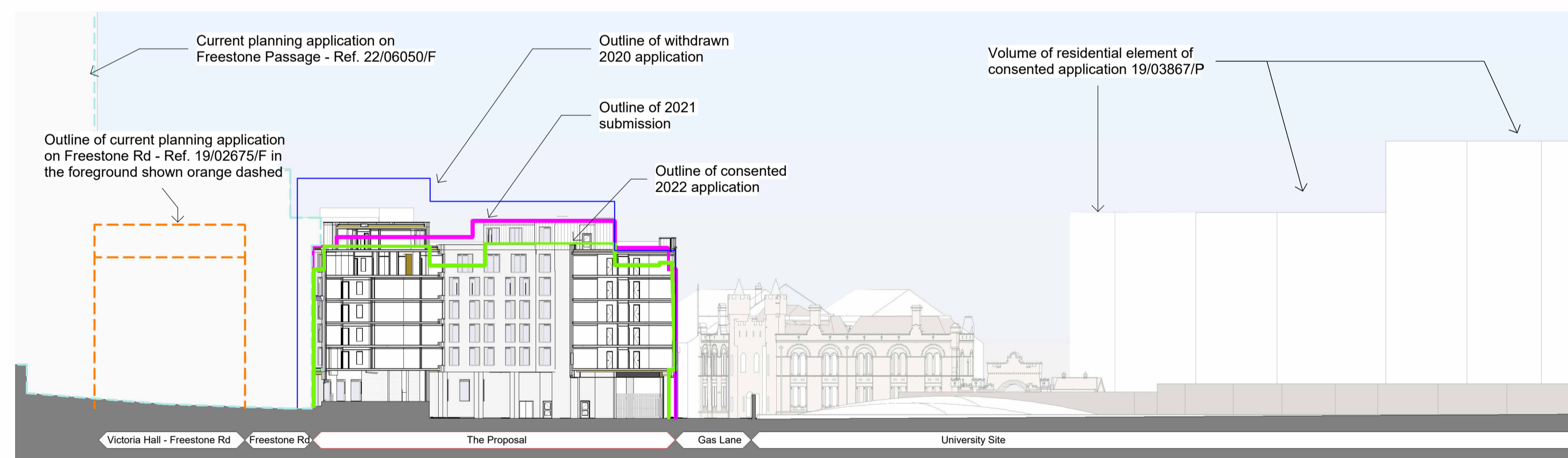
**1. Gas Lane - Street Scene**  
 1 : 500



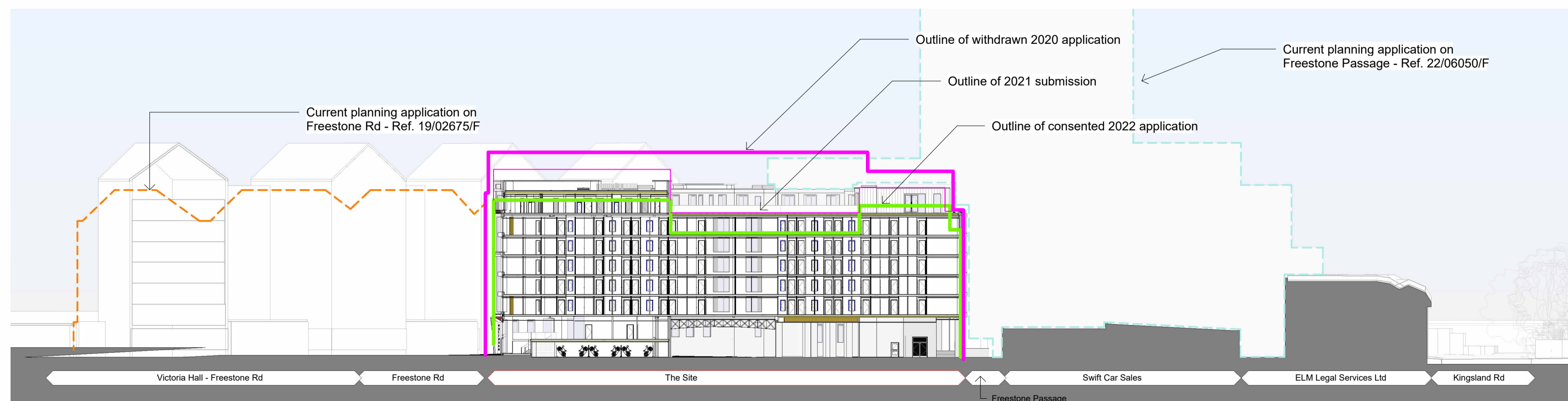
**2. Freestone Road - Street Scene**  
 1 : 500



**3. Cranked Cross Section Through Gas Lane and Freestone Road**  
 1 : 500

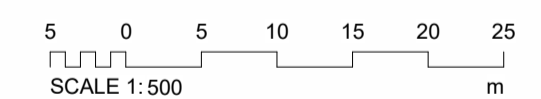


**Section 5. Cross Section Through Gas Lane and Freestone Road**  
 1 : 500



**4. Long Section Through Gas Lane Wing**  
 1 : 500

A	19.06.23	Revised as described in covering letter	JP	JO
Rev	Date	Notes	Dm	Chk'd



Document Originator  
**AWW**  
 London 108 Weston Street, SE1 3QB 020 7160 6000  
 Plymouth East Quay House, PL4 0HX 01752 261 262  
 Bristol pivot + mark, 48-52 Baldwin Street, BS1 1QB 0117 923 2535  
 RIBA Chartered Practice www.aww-uk.com

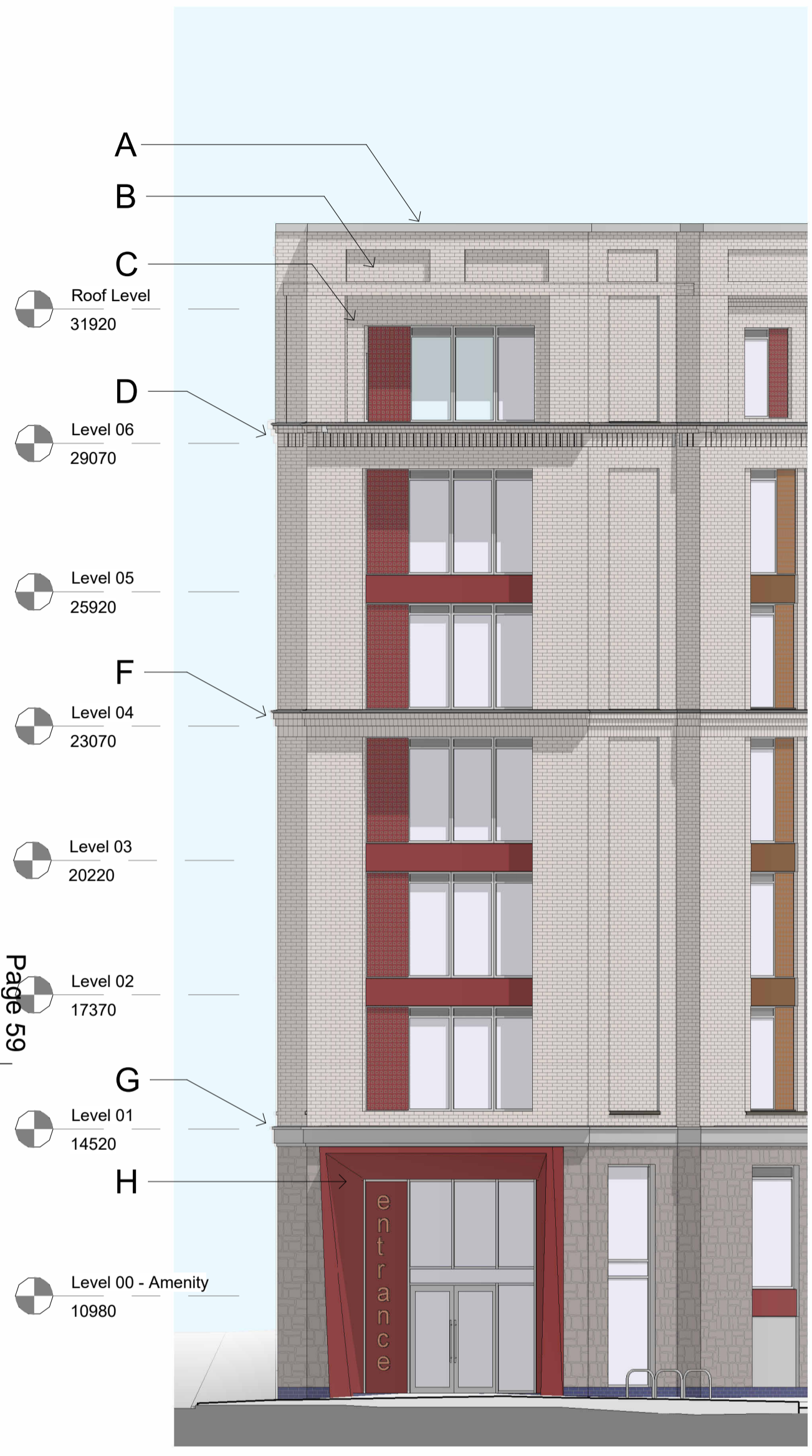
Client  
 Watkin Jones

AWW Project Number 4298  
 Project Stage 3

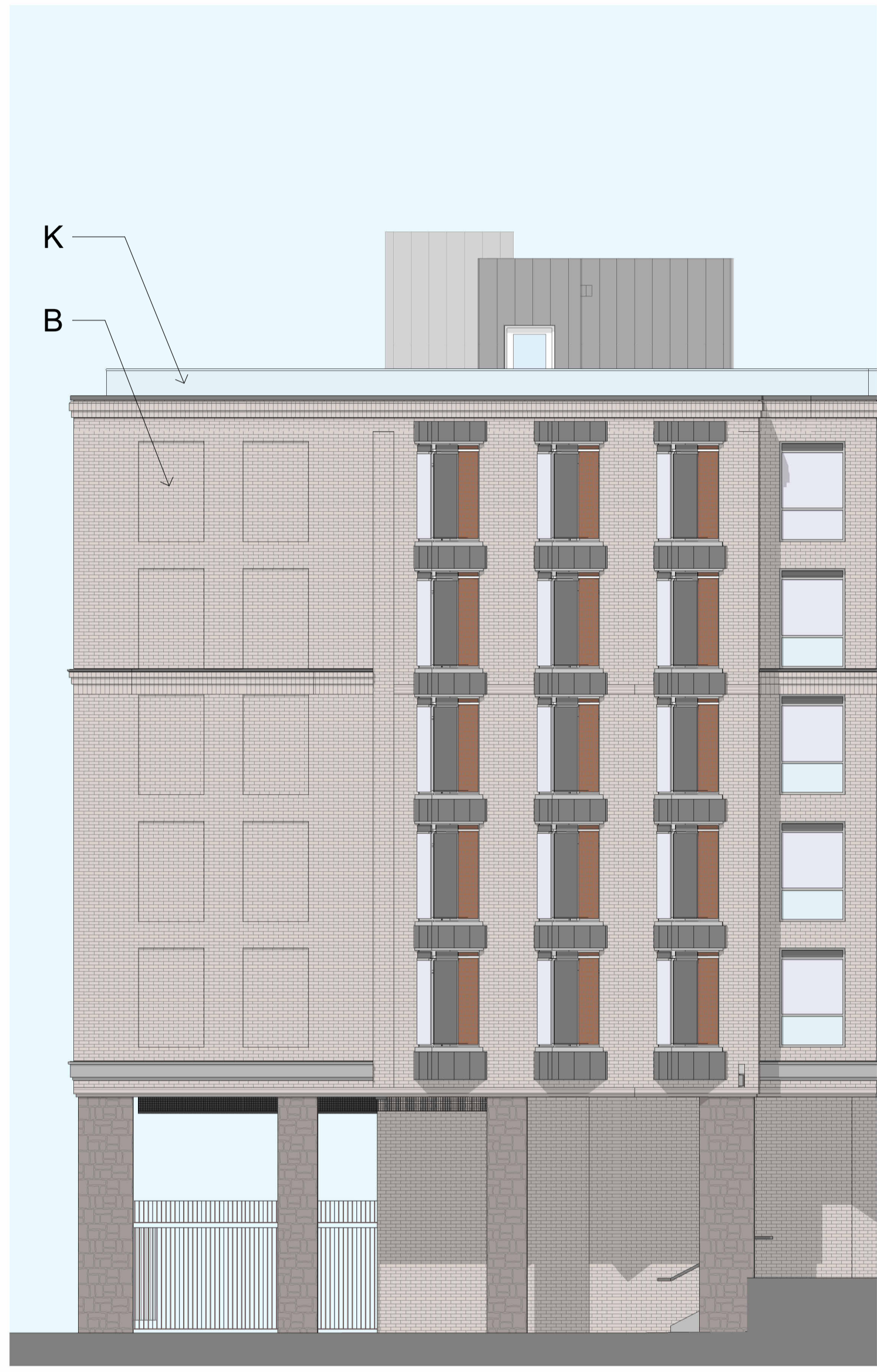
Project Title  
 Gas Lane  
 Bristol

Title  
 Context Sections

Scale @ A1	Document Status						
1 : 500	Planning						
Project	Origin	Volume	Level	Type	Role	Number	Rev
4298	AWW	ZZ	ZZ	DR	A	0355	A



**01 Elevation - West Corner**  
 1 : 100



**03 Elevation - East - Freestone Passage**  
 1 : 100



Roof Level 31920  
 Level 06 29070  
 Level 05 25920  
 Level 04 23070  
 Level 03 20220  
 Level 02 17370  
 Level 01 14520  
 Level 00 - Amenity 10980

Page 59

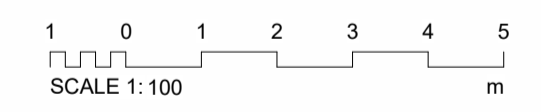
**Materials Key**

	Light brown multi stock brick		White brick
	Grey pennant stone		Horizontal louvres
	Perforated metal panels (Various colours)		Metal railings
	Metal panels		

**Detail Notes (Also refer to Design and Access Statement Addendum for further information)**

- A - Stone coping to parapet
- B - Recessed brick in reference to Feeder Canal wall
- C - Full-brick recess to top floor windows with stepped brick banding to head in reference to Feeder Canal Wall
- D - Feature horizontal banding comprising stone cill, projecting brick course and recessed sawtooth brick details to reference brick detailing in Silverthorne Lane Conservation Area
- E - Vertical recessed brick feature adjacent to grouped windows to reference St Vincent's Works' elevation detailing
- F - Horizontal banding comprising two steps of two courses
- G - Horizontal stone banding between brick and pennant stone
- H - Feature metal surround to student residents' main entrance
- J - Steel trusses in reference to historic Feeder Canal Wall image
- K - Glass balustrade

Rev	Date	Notes	Dm	Chk'd
B	22-09-23	Revised as described in covering letter	JO	JP
A	19-06-23	Revised as described in covering letter	JP	JO



Document Originator  
**AWW**  
 London 108 Weston Street, SE1 3QB 020 7160 6000  
 Plymouth East Quay House, PL4 0HX 01752 261 262  
 Bristol pivot + mark, 48-52 Baldwin Street, BS1 1QB 0117 923 2535  
 RIBA Chartered Practice www.aww-uk.com

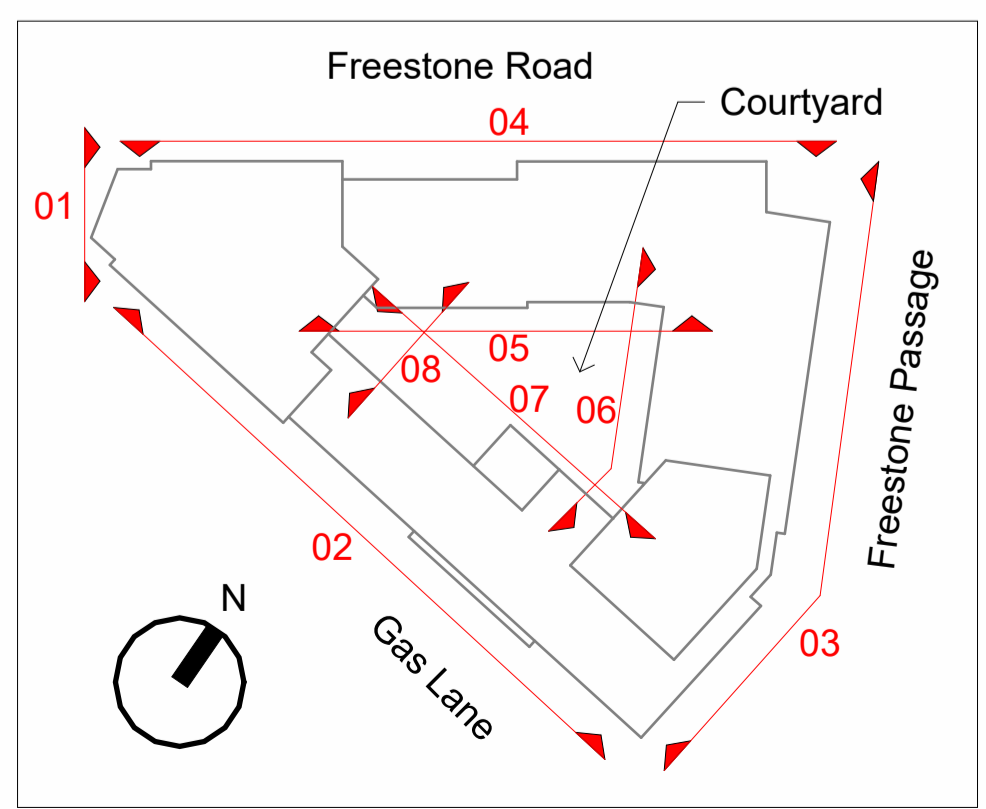
Client  
 Watkin Jones

AWW Project Number 4298 Project Stage Stage 3

Project Title  
 Gas Lane  
 Bristol

Title  
**Elevations Large (Sheet 3 of 5) West Corner & Freestone Passage**

Project	Origin	Volume	Level	Type	Role	Number	Rev
4298	AWW	ZZ	ZZ	DR	A	0352	B



**Notes**  
 Do not scale from this document, unless for the purposes of planning applications where a scale bar is provided. Refer to figured dimensions only. All dimensions to be verified on site prior to construction. Report all discrepancies or ambiguities to the Document Originator immediately. This document is to be read in conjunction with relevant documents, drawings and standards.

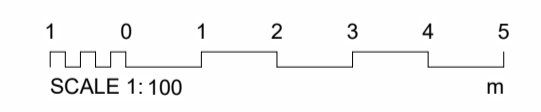


**04 Elevation - North - Freestone Road**  
 1 : 100

Page 60

A 19.06.23 Revised as described in covering letter JP JO

Rev	Date	Notes	Dm	Chk'd



Document Originator

**AWW**  
 London 106 Weston Street, SE1 3QB 020 7160 6000  
 Plymouth East Quay House, PL4 0HX 01752 261 262  
 Bristol pivot + mark, 48-52 Baldwin Street, BS1 1QB 0117 923 2535  
 RIBA Chartered Practice www.aww-uk.com

Client  
 Watkin Jones

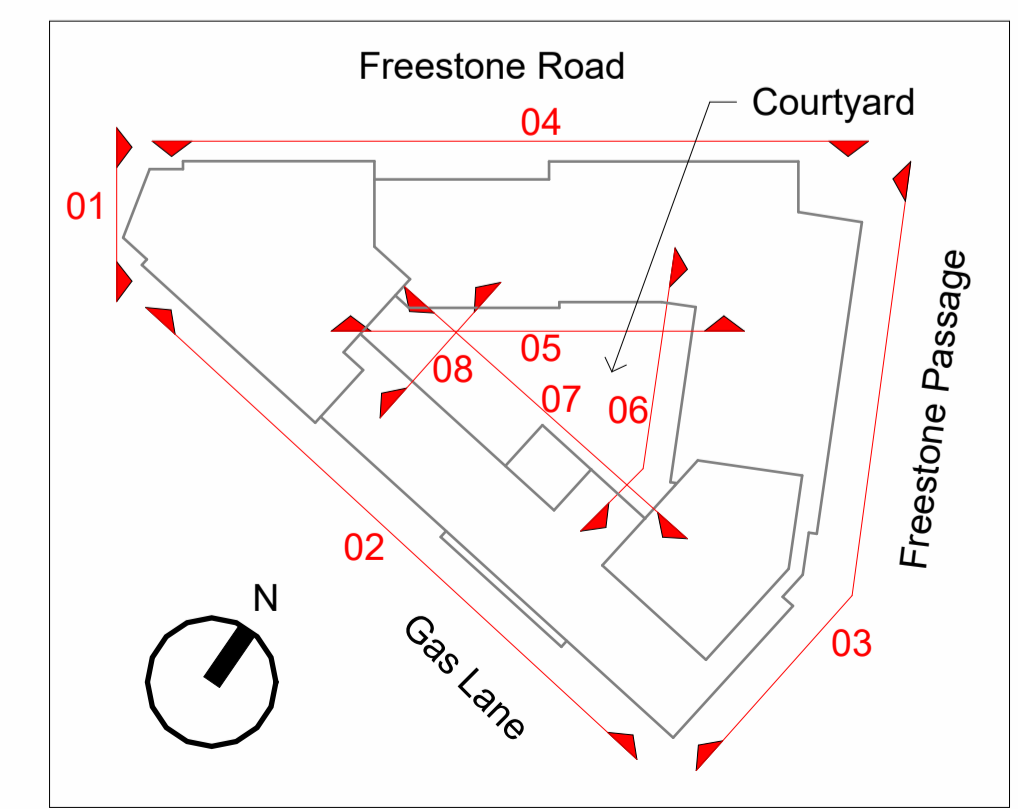
AWW Project Number 4298 Project Stage Stage 3

Project Title  
 Gas Lane  
 Bristol

Title  
 Elevations Large (Sheet 2 of 5) Freestone Road

Scale @ A1 Document Status  
 As indicated Planning

Project	Origin	Volume	Level	Type	Role	Number	Rev
4298	AWW	ZZ	ZZ	DR	A	0351	A



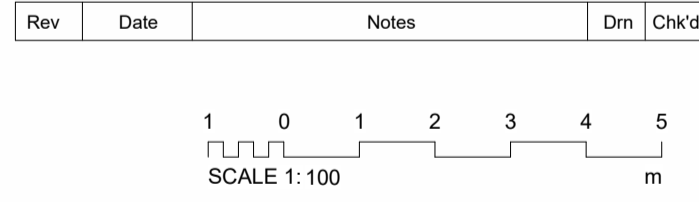
**Notes**  
 Do not scale from this document, unless for the purposes of planning applications where a scale bar is provided. Refer to figured dimensions only. All dimensions to be verified on site prior to construction. Report all discrepancies or ambiguities to the Document Originator immediately. This document is to be read in conjunction with relevant documents, drawings and standards.

Page 61



**02 Elevation - South -Gas Lane**  
 1: 100

Rev	Date	Notes	Dm	Chk'd
C	22-09-23	Revised as described in covering letter	JO	JP
B	19-06-23	Revised as described in covering letter	JP	JO
A	03-03-23	Courtyard Entrance Columns and Gates Amended	JM	PB



Document Originator  
**AWW**  
 London 106 Weston Street, SE1 3QB 020 7160 6000  
 Plymouth East Quay House, PL4 0HX 01752 261 262  
 Bristol pivot + mark, 48-52 Baldwin Street, BS1 1QB 0117 923 2535  
 RIBA Chartered Practice www.aww-uk.com

Client  
 Watkin Jones

AWW Project Number 4298 Project Stage Stage 3

Project Title  
 Gas Lane  
 Bristol

Title  
 Elevations Large (Sheet 1 of 5) Gas Lane

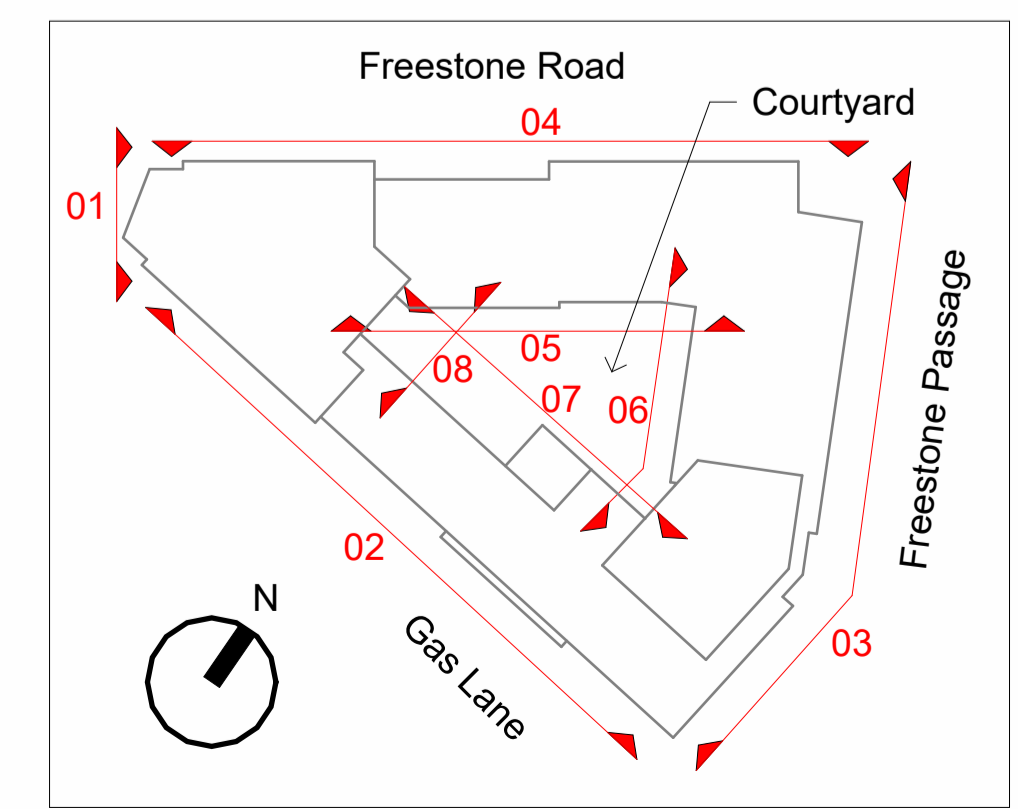
Project	Origin	Volume	Level	Type	Role	Number	Rev
4298	AWW	ZZ	ZZ	DR	A	0350	C

**Materials Key**

	Light brown multi stock brick		White brick
	Grey pennant stone		Horizontal louvres
	Perforated metal panels (Various colours)		Metal railings
	Metal panels		

**Detail Notes (Also refer to Design and Access Statement Addendum for further information)**

A - Stone coping to parapet  
 B - Recessed brick in reference to Feeder Canal wall  
 C - Full-brick recess to top floor windows with stepped brick banding to head in reference to Feeder Canal Wall  
 D - Feature horizontal banding comprising stone cill, projecting brick course and recessed sawtooth brick details to reference brick detailing in Silverthorne Lane Conservation Area  
 E - Vertical recessed brick feature adjacent to grouped windows to reference St Vincent's Works' elevation detailing  
 F - Horizontal banding comprising two steps of two courses  
 G - Horizontal stone banding between brick and pennant stone  
 H - Feature metal surround to student residents' main entrance  
 J - Steel trusses in reference to historic Feeder Canal Wall image  
 K - Glass balustrade



**Notes**  
 Do not scale from this document, unless for the purposes of planning applications where a scale bar is provided. Refer to figured dimensions only. All dimensions to be verified on site prior to construction. Report all discrepancies or ambiguities to the Document Originator immediately. This document is to be read in conjunction with relevant documents, drawings and standards.

**NOTES:**  
 - For Landscape details refer to TPM Drawing 101  
 - For Highways details refer to ADL drawings

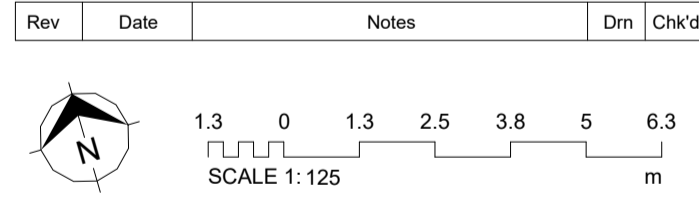
Total NET Department Areas	
Department	Total Area
Bike Store	122.1 m <sup>2</sup>
Commercial	226.8 m <sup>2</sup>
Core	864.3 m <sup>2</sup>
Management	77.6 m <sup>2</sup>
Plant	194.4 m <sup>2</sup>
Refuse	72.7 m <sup>2</sup>
Student Amenity	521.2 m <sup>2</sup>
<b>TOTAL</b>	<b>2079.1 m<sup>2</sup></b>

Student Room Schedule - TOTALS	
Department	Room Count
6 Bed Cluster	60
8 Bed Cluster	40
9 Bed Cluster	45
10 Bed Cluster	90
11 Bed Cluster	44
Acc Studio	3
Studio	32
<b>TOTAL</b>	<b>314</b>

- Room Key**
- Commercial
  - Core
  - Management
  - Plant
  - Student Amenity



Rev	Date	Notes	Dm	Chk'd
C	22-09-23	Revised as described in covering letter	JO	JP
B	19-08-23	Revised as described in covering letter	JP	JO
A	03-03-23	Courtyard Entrance Columns and Gates Amended	JM	PB



Document Originator  
**AWW**  
 London 108 Weston Street, SE1 3QB 020 7160 6000  
 Plymouth East Quay House, PL4 0HX 01752 261 262  
 Bristol pivot + mark, 48-52 Baldwin Street, BS1 1QB 0117 923 2535  
 RIBA Chartered Practice www.aww-uk.com

Client  
 Watkin Jones

AWW Project Number 4298 Project Stage Stage 3

Project Title  
 Gas Lane  
 Bristol

Title  
 Plan - Level 00

Project	Origin	Volume	Level	Type	Role	Number	Rev
4298	AWW	ZZ	00	DR	A	0251	C

**Notes**  
 Do not scale from this document, unless for the purposes of planning applications where a scale bar is provided. Refer to figured dimensions only. All dimensions to be verified on site prior to construction. Report all discrepancies or ambiguities to the Document Originator immediately. This document is to be read in conjunction with relevant documents, drawings and standards.

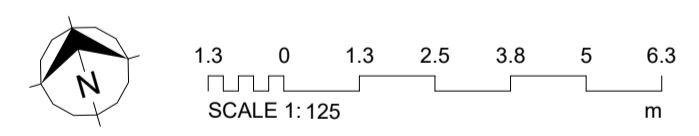
Student Room Schedule - Level 01	
Department	Room Count
6 Bed Cluster	12
8 Bed Cluster	8
9 Bed Cluster	9
10 Bed Cluster	20
11 Bed Cluster	11
	60

- Room Key**
- 6 Bed Cluster
  - 8 Bed Cluster
  - 9 Bed Cluster
  - 10 Bed Cluster
  - 11 Bed Cluster
  - Core
  - Plant

Page 63



Rev	Date	Notes	Dm	Chk'd
B	22-09-23	Revised as described in covering letter	JO	JP
A	19-06-23	Revised as described in covering letter	JP	JO



Document Originator  
**AWW**  
 London 108 Weston Street, SE1 3QB 020 7160 6000  
 Plymouth East Quay House, PL4 0HX 01752 261 262  
 Bristol pivot + mark, 48-52 Baldwin Street, BS1 1QB 0117 923 2535  
 RIBA Chartered Practice www.aww-uk.com

Client  
 Watkin Jones

AWW Project Number 4298 Project Stage Stage 3

Project Title  
 Gas Lane  
 Bristol

Title  
 Plan - Level 01

Project	Origin	Volume	Level	Type	Role	Number	Rev
4298	AWW	ZZ	01	DR	A	0252	B

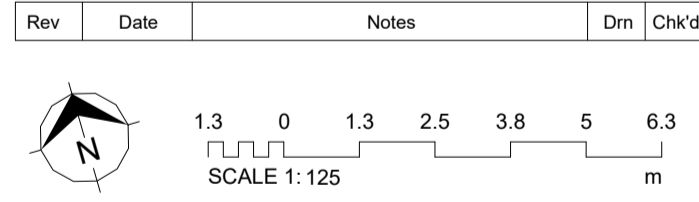


**Notes**  
 Do not scale from this document, unless for the purposes of planning applications where a scale bar is provided. Refer to figured dimensions only. All dimensions to be verified on site prior to construction. Report all discrepancies or ambiguities to the Document Originator immediately. This document is to be read in conjunction with relevant documents, drawings and standards.

**NOTES:**  
 - For Landscape details refer to TPM Drawing 101

- Room Key**
- Bike Store
  - Commercial
  - Core
  - Plant
  - Refuse
  - Student Amenity

Rev	Date	Notes	Dm	Chk'd
C	22-09-23	Revised as described in covering letter	JO	JP
B	19-06-23	Revised as described in covering letter	JP	JO
A	03-03-23	Courtyard Entrance Columns and Gates Amended	JM	PB



Document Originator  
**AWW**  
 London 108 Weston Street, SE1 3QB 020 7160 6000  
 Plymouth East Quay House, PL4 0HX 01752 261 262  
 Bristol pivot + mark, 48-52 Baldwin Street, BS1 1QB 0117 923 2535  
 RIBA Chartered Practice www.aww-uk.com

Client  
 Watkin Jones

AWW Project Number 4298  
 Project Stage Stage 3

Project Title  
 Gas Lane  
 Bristol

Title  
 Plan - Level 0 Courtyard and Undercroft

Scale @ A1 1:125 Document Status Planning

Project	Origin	Volume	Level	Type	Role	Number	Rev
4298	AWW	ZZ	00	DR	A	0250	C



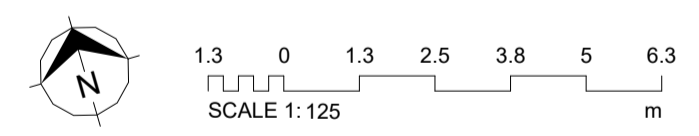


**Notes**  
 Do not scale from this document, unless for the purposes of planning applications where a scale bar is provided. Refer to figured dimensions only. All dimensions to be verified on site prior to construction. Report all discrepancies or ambiguities to the Document Originator immediately. This document is to be read in conjunction with relevant documents, drawings and standards.

Student Room Schedule - Level 05	
Department	Room Count
6 Bed Cluster	12
8 Bed Cluster	8
9 Bed Cluster	9
10 Bed Cluster	10
Acc Studio	3
Studio	14
	56

- Room Key**
- 6 Bed Cluster
  - 8 Bed Cluster
  - 9 Bed Cluster
  - 10 Bed Cluster
  - Acc Studio
  - Core
  - Plant
  - Studio

Rev	Date	Notes	Dm	Chk'd
B	22-09-23	Revised as described in covering letter	JO	JP
A	19-06-23	Revised as described in covering letter	JP	JO



Document Originator  
**AWW**  
 London 108 Weston Street, SE1 3QB 020 7160 6000  
 Plymouth East Quay House, PL4 0HX 01752 261 262  
 Bristol pivot + mark, 48-52 Baldwin Street, BS1 1QB 0117 923 2535  
 RIBA Chartered Practice www.aww-uk.com

Client  
 Watkin Jones

AWW Project Number 4298 Project Stage Stage 3

Project Title  
 Gas Lane  
 Bristol

Title  
 Plan - Level 05

Project	Origin	Volume	Level	Type	Role	Number	Rev
4298	AWW	ZZ	05	DR	A	0256	B

**Notes**  
 Do not scale from this document, unless for the purposes of planning applications where a scale bar is provided. Refer to figured dimensions only. All dimensions to be verified on site prior to construction. Report all discrepancies or ambiguities to the Document Originator immediately. This document is to be read in conjunction with relevant documents, drawings and standards.

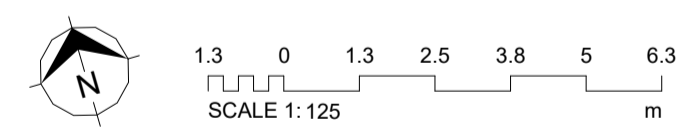
Student Room Schedule - Level 06	
Department	Room Count
Studio	18
	18

- Room Key**
- Core
  - Plant
  - Student Amenity
  - Studio

Page 66



Rev	Date	Notes	Dm	Chk'd
B	22-09-23	Revised as described in covering letter	JO	JP
A	19-06-23	Revised as described in covering letter	JP	JO



Document Originator  
**AWW**  
 London 108 Weston Street, SE1 3QB 020 7160 6000  
 Plymouth East Quay House, PL4 0HX 01752 261 262  
 Bristol pivot + mark, 48-52 Baldwin Street, BS1 1QB 0117 923 2535  
 RIBA Chartered Practice www.aww-uk.com

Client  
 Watkin Jones

AWW Project Number 4298 Project Stage Stage 3

Project Title  
 Gas Lane  
 Bristol

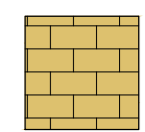
Title  
 Plan - Level 06

Project	Origin	Volume	Level	Type	Role	Number	Rev
4298	AWW	ZZ	06	DR	A	0257	B

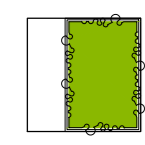


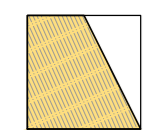
**LEGEND**

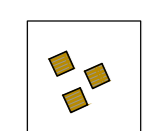
**HARD LANDSCAPE**

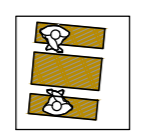
 **Proposed Pre-cast Concrete Paving**

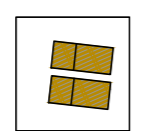
**FURNITURE AND FEATURES**

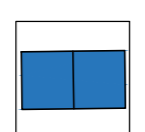
 **Raised Planters**  
1.1m height raised planters to give varying height across the terrace areas and accommodate different planting types

 **Timber Deck**  
Decking surface areas over roof garden

 **Cube Seating**  
Timber cube form seating

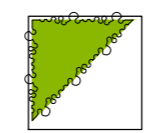
 **Picnic Bench Seating**  
Picnic bench style tables and benches

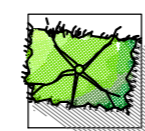
 **Timber Loungers**  
Flexible lounge seats.

 **Table Tennis Table**

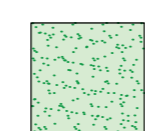
 **Proposed Balustrade**  
To Architects details

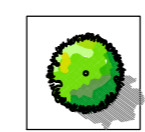
**SOFT LANDSCAPE**

 **Proposed Ornamental Planting**  
Mixed shrub and herbaceous planting  
5-7ltr pots with 10ltr specimens  
Planting beds to receive 75mm depth ornamental bark mulch.

 **Proposed Box Head or Pleached Tree**  
Small Formal tree with topiary canopy

 **Proposed Artificial Turf Lawn**  
Lawn area for flexible recreational use

 **Biodiverse Roof**

 **Proposed Ornamental Tree**  
Ornamental standard tree in planters.  
18-20cm girth.

**REVISION NOTES**

Rev	By	Description	Date
I	ct	Terrace Level Updated	20.09.23
H	SC	Terrace Level Updated (Drawing title)	27.02.23
G	JS	Updated in line with comments	02.09.22
F	JS	Architects layout changes	15.08.22
E	TJ	Amenity Terrace to cover building extent	10.12.21
D	TJ	Amenity Terrace extended	29.11.21
C	CT	Architects layout changes	10.09.21
B	FY	Architects layout changes	29.10.20

Client  
**Watkin Jones**  
Project  
**Gas Lane, Bristol**



Description  
**Landscape Layout - Level 6 Roof Terrace**

Status  
**For Information**

Scale @ A2	Drawn	Checked	Date
1:100	FY	CT	29.10.20
Job number	Drawing number	Revision	
3559	102	I	

**tpm landscape**  
chartered landscape architects  
address: 4th Floor Studio 10 Little Lever St Manchester M1 1HR  
tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk

**Development Control Committee A – 13 December 2023**

**ITEM NO. 2**

**WARD:** Cotham

**SITE ADDRESS:** 1 Eastfield Road Cotham Bristol BS6 6AA

**APPLICATION NO:** 23/02018/F Full Planning

**DETERMINATION DEADLINE:** 17 July 2023

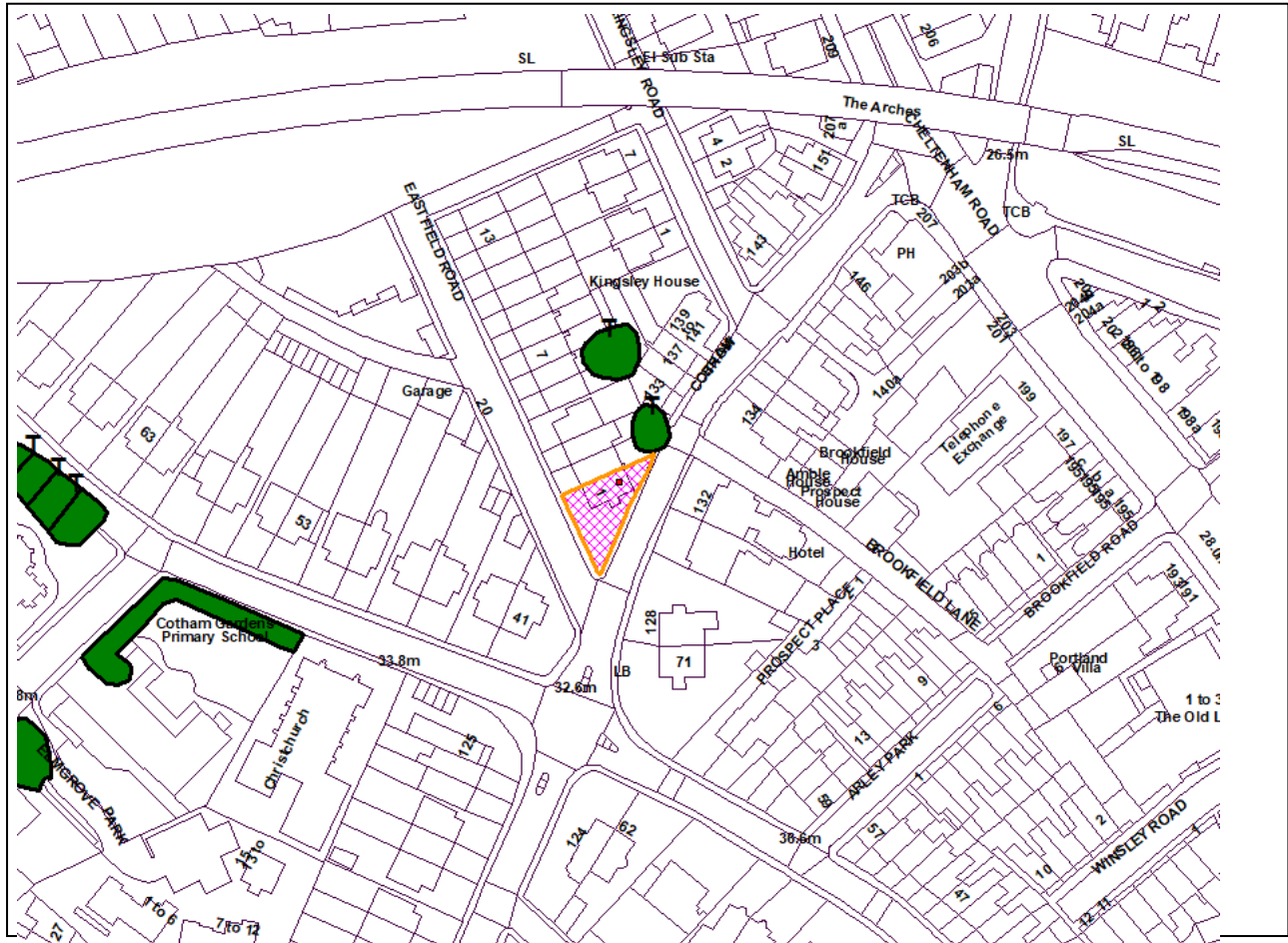
**Proposed extension and alterations to existing end of terrace to form 8 self-contained 1 bedroom flats over 4 floors, donation of boundary land to Public Highway to reduce pinch point on footpath of Cotham Brow.**

**RECOMMENDATION:** Refuse

**APPLICANT:** FPC Build Ltd  
The Glasshouse  
Westonbirt  
Tetbury  
GL8 8QF

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

**LOCATION PLAN:**



**Development Control Committee A – 13 December 2023**  
**Application No. 23/02018/F : 1 Eastfield Road Cotham Bristol BS6 6AA**

## SUMMARY

The proposal seeks to redevelop the site to provide a total of 8 residential units through a combination of conversion and extension of the existing building. The application site and existing building, located within the Cotham and Redland Conservation Area, are currently in a relatively poor state of repair and is unoccupied. Officers note that the proposal would create 8 smaller units of residential accommodation, contributing to the City's current undersupply of housing.

The property was the subject of a previous similar proposal for the conversion and extension of the property to 8 self-contained units which was refused given its location, in particular the scale and appearance of the proposed new build element, and the degree of harm this would have to the heritage value on this part of the designated Cotham and Redland Conservation Area. That application went to appeal where it was rejected on the grounds of the harmful impact the development would have on the character and appearance of the Cotham and Redland Conservation Area (CA); and failure to demonstrably mitigate its impact on climate change. This is a material consideration of considerable weight in the decision on this current application.

For that reason, officers conclude that the proposals cannot be supported as the latest iteration does not overcome the reasons the previous proposal was rejected on design and heritage grounds. As per the previous application the harm is not justified and that the wider benefits of providing additional housing does not outweigh the resulting harm. Therefore, the application is recommended for refusal. The local ward member supports the application and subsequently made a request to call the application. This request was received out of time, however the application is being considered by committee as a result of the public interest it has generated.

## SITE DESCRIPTION

The application concerns the property and grounds of 1 Eastfield Road, Cotham, which is a corner plot comprising of a four-storey end of terrace Victorian property. It does appear that the site may have been used as an HMO, but in the absence of other evidence it is officer's view that the lawful use is C3, and the application is being treated as a conversion of a single dwelling to 8 flats in the assessment of the application. The applicant states that the property was vacated in 2021 and has remained unoccupied since. The property is accessed to the side via a two storey entrance porch.

The rest of the plot comprises of a residential garden enclosed by a mixed block and brick wall to both the road frontages and part of the northern shared boundary with the adjacent terrace (2-14 Eastfield Road). The property falls within the Cotham and Redland Conservation Area.

## RELEVANT PLANNING HISTORY

21/05804/VC - T1 - Magnolia - Fell. Granted.

22/03665/F - Proposed extension and alterations to existing end of terrace to form 7 no. 1 bedroom self-contained flats and 1 no. 2 bedroom self-contained flat over 4 floors. Refused for the following reasons:

- The proposed development, by virtue of its overall scale, design, appearance, and location in a prominent position in the surrounding streetscene, will have a harmful impact on the character and appearance on this part of the Cotham and Redland Conservation Area. The proposed development would pose a less than substantial harm to the significance of the Cotham and Redland Conservation Area. The applicant has failed to provide a clear justification for the harm required under paragraph 200 of the NPPF. There is insufficient public benefit associated with the development to outweigh the harm posed to heritage assets. As such, the development is contrary to Section 72 of the Planning

**Development Control Committee A – 13 December 2023**  
**Application No. 23/02018/F : 1 Eastfield Road Cotham Bristol BS6 6AA**

(Listed Buildings and Conservation Areas) Act 1990, Sections 12 and 16 of the National Planning Policy Framework (2021), Policies BCS21 and BCS22 of the Bristol Development Framework Core Strategy (2011), and Policies DM26, DM30 and DM31 of the Site Allocations and Development Management Policies (2014), as well guidance included the Cotham & Redland Conservation Area Character Appraisal & Management Proposals (September 2011).

- The proposal for individual gas fired space and water heating system would fail to comply with the heating hierarchy set out under policy BCS14 of the Bristol Development Framework Core Strategy. Consequently, it cannot be concluded that the proposed development would have fully taken account of the impact of climate change or take all available steps to minimise carbon dioxide emissions, thus minimising the environmental impact of the development and prejudicing sustainable development. In this regard, the proposed development fails to accord with the Section 14 of the National Planning Policy Framework, and Policy BCS14 of the Bristol Development Framework Core Strategy as well as guidance found within the Bristol Climate Change and Sustainability Practice Note (2012).

The application subsequently went to appeal (APP/Z0116/W/23/3318672) where the inspector concluded that the proposed development would neither preserve nor enhance the character or appearance of the Cotham and Redland CA. It would not accord with Policies BCS21 and BCS22 of the Bristol Development Framework Core Strategy (2011), and Policies DM26, DM30 and DM31 of the Site Allocations and Development Management Policies (2014), insofar as these collectively seek to ensure that development is not harmful and contributes positively to an area's character and identity, and that development proposals safeguard or enhance heritage assets in the city. These policies are consistent with the design and heritage protection policies of the Framework, which, amongst other things, requires development to be sympathetic to local character and that heritage assets are conserved.

The Inspector also concluded that it is apparent that gas combi boilers would not be the lowest carbon solution feasible. Consequently, the proposed development would not make appropriate use of low carbon heating systems. As such, it would conflict with Policy BCS14, as described above, which seeks to ensure development contributes to both mitigating climate change and to meeting targets to reduce carbon dioxide emissions. It would also conflict with section 14 of the Framework which promotes the transition to a low carbon future in a changing climate.

The appeal was dismissed.

## APPLICATION

Planning permission is sought for the creation of 8 self-contained units through the conversion and extension of the existing property. The proposed development would consist of 8 x 1-bed flats. Communal gated entrance will be provided from Eastfield Road and provide access to all upper storey flats via the common stair. Ground floor Flats 1 and 2 will be accessible via two gated entrances on Cotham Brow. Communal cycle and refuse storage would be located to the front garden area to the Eastfield Road frontage, with one cycle space and refuse area within the private garden of Flat 1 to the lower ground floor. Part of the curtilage along the boundary to Cotham Brow will be donated to widening the existing adjoining highway footpath by between 180 and 300mm. (See plans for details)

## RESPONSE TO PUBLICITY AND CONSULTATION

Neighbouring properties were consulted about the planning application by individual letter. The application was also publicised through a site and press notice between the 31st May and 28th June 2023. Twenty letters have been received in support of the proposals, and three letters of objection were received. Letters of support included the following reasons:

- It would make good use of a vacant building

**Development Control Committee A – 13 December 2023**  
**Application No. 23/02018/F : 1 Eastfield Road Cotham Bristol BS6 6AA**

- It would provide needed homes
- It would add to the mix of accommodation in the area
- It would enhance the appearance of the area
- The open plan layouts would be welcome
- It would widen the existing narrow pavement
- It would reduce the need for vehicles
- it would be environmentally friendly

The letters of objection were on the following grounds:

- The proposals would constitute an over-development of the site
- The creation of 1-bed units would not add to the mix of accommodation in the area
- If the flats were to be occupied by a couple then they would not comply with the space standards
- There are parking restrictions in the area and would there be parking permits for each proposed flat?
- There is no evidence that the property ever existed as an HMO in its previous use, contrary to the application form

**Councillor Guy Poultney (Cotham)** supports the proposals citing that it constitutes an improvement over a previously submitted scheme, creating the higher density of dwellings that the current council policy demands. It would do so without adding further HMOs to an area which are already over-saturated. It would allow the Council to expand the pavement on this stretch of Cotham Brow which is (possibly dangerously) difficult to use (particularly for those with mobility issues or pushing buggies), brings a derelict property back into use, and contributes positively to the look and feel of the street scene. The concerns raised with me by residents have focused on parking and these concerns are justified. Parking is particularly busy in this particular area, and would be worsened if the residents of this development were to use on-street parking. However, the application can be conditioned to withhold RPZ permits from the occupants. Provision for cycle storage has been made, and the site itself is a short walking distance from both Montpelier and Redland railway stations, as well as the high frequency showcase bus routes and local amenities on Gloucester Rd.

The scheme has met with a positive response and the local community has acknowledged the value inherent in the scheme on its own merits, as well as the improvement over other options for this site. The developer has worked hard to engage the local community and the scheme has been amended in response. I hope this application is granted as soon as possible.

#### OTHER COMMENTS

**Contaminated Land Environmental Protection** has commented as follows:-

The proposed development is sensitive to contamination but is situated on land not thought to have been subject to a potentially contaminating land use. In light of this and the nature of the development, it is recommended that a condition for the reporting of unexpected contamination at attached as part of any planning consent.

**Transport Development Management** has commented as follows:-

On the basis of the further information provided by the applicant, TDM is satisfied that the proposed plans are acceptable for approval, subject to securing by condition compliance and further details relating to highway works and construction management.

**Urban Design** has commented as follows:-

Verbal response - It is noted that the latest proposals seek to replicate the existing property in terms of design and materiality. However, the scale of the development would enclose the existing open character of this junction to its detriment. As such it was found that the proposed development would

**Development Control Committee A – 13 December 2023**  
**Application No. 23/02018/F : 1 Eastfield Road Cotham Bristol BS6 6AA**

neither preserve nor enhance the character or appearance of this part of the Cotham and Redland Conservation Area.

## RELEVANT POLICIES

Planning (Listed Buildings & Conservation Areas) Act 1990  
 National Planning Policy Framework – September 2023  
 Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocation and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2015 and the Hengrove and Whitchurch Park Neighbourhood Development Plan 2019.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

## KEY ISSUES

### (A) IS THE PRINCIPLE OF DEVELOPMENT ACCEPTABLE?

The following national and local level planning policies are relevant to assessment of the principle acceptability of residential development at the site. This includes the National Planning Policy Framework (2021) and the Bristol Local Plan which comprises the Bristol Development Framework Core Strategy (2011) and Site Allocations and Development Management Policies (SADM) Local Plan (2014). The proposals would convert and extend the existing property to create 8 x one bedroom flats. The following policies are relevant to applications which result in the creation of new housing.

Section 5 (Delivering a sufficient supply of homes) of the NPPF outlines that "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay". In relation to maintaining sufficient supply and delivery of homes, paragraph 74 of the NPPF outlines: "Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites.

In accordance with the new standard method and the approach set out in the National Planning Policy Framework (NPPF), the Council is expected to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against its local housing need, including a 35% uplift. Despite a substantial stock of planning permissions and a positive approach to boosting the supply of homes, the Council is unable to demonstrate a five-year supply of deliverable housing sites based on the latest version of the standard method. Bristol was found to be delivering only 72% of the housing requirement. The penalties for this will be that Bristol will have to provide a "buffer" of sites for 20% more homes than are needed to meet their five-year target, will be required to produce a Housing Action Plan, and the presumption in favour of development in the NPPF will apply. In view of the fact that the LPA is not able to demonstrate a five-year housing land supply, paragraph 11(d) of the NPPF is engaged, and the tilted balance applies.

There are two aspects to understanding whether planning permission as prescribed by Paragraph 11(d) should be granted and whether policies which are most important to determining the application are out of date. The first is where the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed. The footnote to paragraph 11d includes designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68 of the NPPF) as areas and assets of particular importance.



**Development Control Committee A – 13 December 2023**  
**Application No. 23/02018/F : 1 Eastfield Road Cotham Bristol BS6 6AA**

Or the second, where any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Policy BCS5 of the Core Strategy outlines that delivery of housing to meet the Council's housing targets will primarily be focused on previously developed sites however some open space will be utilized for housing development. Policy BCS20 encourages the efficient use of land, but in doing so acknowledges the need to achieve high quality well designed environments, and the need for development to be informed by local context, accessibility, and the characteristics of the site. This policy states that higher densities will be sought in or close to centres. It adds that these will be :

- i. In and around the city centre;
- ii. In or close to other centres;
- iii. Along or close to main public transport routes.

For residential development a minimum indicative net density of 50 dwellings per hectare will be sought. Net densities below 50 dwelling per hectare should only occur where it is essential to safeguard the special interest and character of the area. Policy DM1 (Presumption in Favour of Sustainable Development) of the Site Allocations and Development Management Policies Local Plan (SADMP) outlines that the city's approach to development proposals will generally be positive and reflective of the presumption in favour of sustainable development as referenced throughout the NPPF.

In respect of the application site, whilst it has no specific policy designation, it currently comprises of an existing single dwelling with a residential garden to the side. As such the criteria under policy DM21 of the Site Allocations and Development Management Policies applies. This states that development that involves the loss of a residential garden will not be permitted unless:

- The proposal would represent a more efficient use of land at a location where higher densities are appropriate, or
- The development would result in a significant improvement to the urban design of the area, or
- The proposal is an extension to an existing single dwelling and would retain an adequate area of functional garden.

The proposed development would create new housing in the Cotham area of the city. This is an established inner suburb and is in close proximity of the city centre. The site is within 160m of Gloucester Road/Cheltenham Road which is designated as a centre under Policies BCS7 and DM7. This will provide future residents a good range of shops, services, and facilities within a short and convenient walk. The site is less than 1km from the boundary with the designated City Centre area in planning terms (Central Area Plan). Eastfield Road and Cotham Brow which intersect at the site, is just west of Cheltenham Road which is served by a number of frequent bus service running to and from the City Centre. The site is also approximately 480m from Montpelier Railway Station and approximately 480m from Redland Railway Station which would provide access to the Severn Beach local railway line to Temple Meads, other local stations, and the wider national rail network. As such this is reflective of good level of public transport access to the site.

Development of additional housing at this location would therefore not necessitate or require private car use. Access to shops, services and employment would be convenient by walking, cycling and public transport. Further housing development at this location would therefore accord with principles set out in policies BCS10, BCS20, DM1 and DM21.

However, going back to paragraph 11d, the resulting form of development is considered harmful to the character of the conservation area even when the tilted balance is applied. This is set out in more detail in the key issues below.

**Development Control Committee A – 13 December 2023**  
**Application No. 23/02018/F : 1 Eastfield Road Cotham Bristol BS6 6AA**

**(B) IS THE PROPOSED MIX OF HOUSING ACCEPTABLE?**

The proposed development would involve the conversion and extension of the existing building to create x8 additional one bed flats proposed as open market housing. There would be the loss of the existing single dwelling at the site.

The census data (2021) for the local area (Redland Grove LSOA) indicates that within the area 28.4% of households are single dwellinghouses and 71.6% of households are flats, maisonettes, or apartments. Of households within the area, 26.7% include one bedroom, 33.9% include two bedrooms, 15.6% include three bedrooms, and 23.8% include four bedrooms or more.

On the basis of the data above, it is recognised that the area experiences high prevalence of flats in comparison to houses. The proposed development would create eight smaller units of residential accommodation with the loss of the existing dwelling therefore would not contribute to redressing this imbalance.

However, the site comprises of a vacant large single dwelling with over 4 bedrooms which is in a poor condition that currently does nothing to meet the housing needs in the city. The current condition also lends itself to provide a more efficient use of the property.

It should be noted that the previous scheme for 8 units comprised of 7 1-bed 2-person bedspaces and a 2-bed 3-person bedspace. As such it is considered that the latest proposal does not provide the flexibility and adaptability of accommodation compared to the previous scheme, as sought and as set out under policy BCS18 of the Core Strategy. Whilst this is not grounds for a refusal of the proposals, it does reflect the intensive nature of the proposals and that an attempt to reduce the scale of the extension is being done so at the expense of the size/quality of the flats. Given this, it is also concluded that the benefits of this scheme in respect of the housing need are considered less compared to the appeal scheme.

**(C) IS THE PROPOSED DESIGN AND LAYOUT ACCEPTABLE, AND WOULD THE DEVELOPMENT HARM THE CHARACER OR APPERANCE OF THIS PART OF THE COTHAM AND REDLAND CONSERVATION AREA?**

Section 12 of the NPPF (Achieving well-designed places) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 134 of the NPPF states that: "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes."

The Local Planning Authority is also required (under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 16 (Conserving and enhancing the historic environment) paragraph 199 of the NPPF requires 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to it significance".

Paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated

**Development Control Committee A – 13 December 2023**  
**Application No. 23/02018/F : 1 Eastfield Road Cotham Bristol BS6 6AA**

heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 202 of the NPPF requires 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, where appropriate, securing its optimum viable use."

Local planning policy accords with the objectives of the NPPF with policy BCS21 of the Bristol Core Strategy advocating that new development should deliver high quality urban design that contributes positively to an area's character and identity, whilst safeguarding the amenity of existing development. Policy BCS22 (Conservation and the Historic Environment) of the Core Strategy states that "development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance." Policy DM26 of the Site Allocations and Development Management Policies (SADMP) Local Plan states that: "the design of development is expected to contribute towards local character and distinctiveness". Policies DM30 (Alterations to Existing Buildings) and DM31 (Heritage Assets) of the SADMP are also relevant in assessing the proposed development.

The application site falls within the Cotham and Redland Conservation Area, and the Conservation Area Character Appraisal (2011) locates the site in Character area 3 (East Cotham). Number 1 Eastfield Road along with the other neighbouring properties on that side of the road, are identified as a 'Character Building'. With the buildings to the west, along Redland Road, to the east, and south of the site share the same categorisation, except for the workshop building at the northern end of Eastfield Road, which is deemed to be a 'Building of Merit'. The characteristics of the wider character 3 are summarised as follows. Buildings mainly residential in scale and character, predominantly 2-3 storeys and set back from the street by a shorter front garden or basement lightwells, forming a strong building line. Pitched roofs, variation in style from neo-Classical to late Victorian Baroque, paired round head sash windows, stone detailing and painted bargeboards. In terms of materials, a palette of red pennant sandstone with limestone details and limestone ashlar; boundary treatments of sandstone rubble, red brick and carved limestone, with cast iron railings; timber sashes, paneled doors, natural slate or clay roof conversing, brick chimney stacks with clay pots.

The application includes a Heritage Statement, which provides the context of the application site and the surrounding area. The statement includes the history and character of the area along with the urban morphology, before moving onto a critique of the architectural character that has evolved. The statement provides a description of the terrace that makes up 1 to 4 Eastfield Road and identifies the key architectural features of these properties. The statement notes that the rear of the terrace has been altered. This includes, the removal of stone sills, new window openings, replacement UPVC windows, satellite dishes, and at number 3, a lean-to extension at ground level. The rear of the 1-4 Eastfield Road overlooks the north end of Cotham Brow and occupies an elevated position from the road. Numbers 5 to 9 Eastfield Road are of a different architectural style however shares many characteristics with 1-4 Eastfield Road. The terraces to 10 to 13 Eastfield Road were built much later, dating back to the 1940s and marks a notable change in architectural character. Reference is made to 14 Eastfield Road which according to the statement was erected as a block of flats during the late 1980s.

The Heritage Statement includes an assessment of the significance of 1 Eastfield Road, acknowledging that the site is in an elevated position at the end of a terrace, comprises of four storeys completed in the local vernacular of Eastfield Road of cut and squared limestone with bay windows to the lower two-storey frontages. The two-storey addition at the side is acknowledged to be original, although it is in poor condition. It states that as an individual building, 1 Eastfield Road represents a building of historical and architectural significance, however its significance is considered to derive in large part from its contribution to the group value of the built form of Eastfield Road, which reflects a broad uniformity of design of the row of properties along the northeast side of the street, which extends to a number of contemporary streets locally.

**Development Control Committee A – 13 December 2023**  
**Application No. 23/02018/F : 1 Eastfield Road Cotham Bristol BS6 6AA**

According to the Heritage Statement, the current condition of the property is considered detrimental on the property's aesthetic and architectural value. The Statement adds that the building has been subject to significant neglect over many decades, which is evident internally and externally. The tree has caused a loss of stability, most evident in the extension according to the findings of the Statement. The roof of the extension was said to be in poor shape, to the extent that it has recently been removed and covered with a tarpaulin. The Statement adds that significant works would be required to repair it, if indeed this was viable at all. It is concluded that the proposal to replace the structure with a new extension is considered the most appropriate approach to the structural issues.

Whilst inappropriately designed buildings have been identified close to the application site, the general vernacular reflects the local Victorian style, with modern additions to buildings generally of what may be considered appropriate design.

The Statement sets out the benefits of the development, with the improvement in the condition of the current property identified as one of the key benefits. It is argued that the proposed works include a wholesale refurbishment of the currently dilapidated building, internally and externally, which will result in a significant enhancement of the streetscape and the wider Conservation Area, reflecting local and national planning policy and guidance set out in the Conservation Area Character Appraisal.

The Statement concludes that the latest design reflects the architecture of the proposed replacement extension, both in scale and design. Other options which comprised of a smaller extension than the one currently proposed were discounted on grounds that they would adversely affect the overall aesthetic of the building, appearing incongruous due to features such as a drop in the roofline.

The Heritage Statement correctly identifies that the terrace is of significance in this location due to its terrace form and gable ended frontage. This is coupled with its architectural profile, use of materials, and its location. The Cotham and Redland Conservation Area Appraisal identifies unsympathetic infill and new development as one of the negative features in the conservation area. Side extensions are particularly damaging where a glimpsed view between houses is lost. It is noted that the proposed conversion and extension seeks to draw from the architectural features and articulation to the existing terrace, this along with the proposed use of materials.

In considering the merits of the latest proposal, it should be assessed against the appeal scheme and whether it overcomes the previous reasons why the proposal was rejected. The inspector noted that the appeal property, along with its neighbouring properties, are identified within the Character Appraisal and Management Proposals (CAMP) as a 'Character Building'. The CAMP describes this area of the CA as characterised by 'pitched roofs, variation in style from neo-Classical to late Victorian Baroque, paired round head sash windows, stone detailing and painted bargeboards.'. As before, given its corner location, the property is prominent from Cotham Brow, and is also visible from the nearby Redland Road, Arley Hill and Cotham Brow junction. The properties surrounding these junctions are set back from the highway, giving both junctions an open character.

The Inspector noted that the element of the proposed extension directly next to the existing building would follow the existing roofline rhythm and include fenestration that would match the pattern set along the terrace. However, the corner element of the extension, incorporating a pitched roof that appears narrower than the existing roof, appears squeezed into the corner of the plot, and would relate poorly to the remainder of the terrace frontage. The angled corner facing fenestration would also sit awkwardly and prominently detract from the existing building and the balanced and harmonious wider terrace. The Inspector added that the proposed extension would infill the corner of the plot towards Cotham Brow. The set back to Eastfield Road would be retained and some planting to this frontage would be incorporated. In addition, the existing structure projects some 1m from this boundary and the end of the extension would be chamfered.

In comparison the current proposal does not address the harmful elements cited by the Inspector

**Development Control Committee A – 13 December 2023**  
**Application No. 23/02018/F : 1 Eastfield Road Cotham Bristol BS6 6AA**

above. Whilst the extension seeks to replicate the overall design and form of the existing property, there is not the size of plot available to give this full justice. The building tapers towards the rear given the triangular plot, with the side elevation appearing chamfered emphasising the intensity of the proposed development.

With regard to the wider context the Inspector acknowledged that the examples provided by the appellant of Victorian terraces that abut the pavement. However, the proposed built form, sat on the Cotham Brow boundary, would, particularly when viewed from the south along Cotham Bow and from the Redland Road, Arley Hill and Cotham Brow junction, add a massing on the corner that would enclose the existing open character of this junction to its detriment. The Inspector referenced the numerous examples of corner infills within the CA cited by the applicant. However, the CAMP identifies unsympathetic infill and new development as one of the negative features in the CA. Whilst some examples sit comfortably within the street scene, a number of the additions are unsympathetic, and the original character of the CA has been eroded to a degree. Nevertheless, I consider that it is important to the area's character to avoid further alterations that would be detrimental.

As per the previous scheme, the extended property to facilitate the development would go right up to the site boundary to Cotham Brow, resulting in a visually dominant feature in the surrounding streetscene both in terms at street level to the immediate junction of Cotham Brow/Eastfield Road, and in the wider context from a number of vantage points including further up Cotham Brow, the junction to Cotham Brow/Arley Hill, and the junction to Cotham Brow/Redland Road. This would not be consistent with other corner or junction sites when viewed in the context of Cotham Brow as identified by the Inspector and is therefore harmful to the characteristics of this part of the Cotham and Redland Conservation Area.

The proposed extension would infill the corner plot significantly changing the overall character of the surrounding streetscene. The open nature of the corner site is another characteristic of the area as identified in the Character Appraisal and as such would also be harmful to this part of the Cotham and Redland Conservation Area. This issue has not been overcome by the latest design iteration.

Notwithstanding the above, the internal layout appears somewhat convoluted as reflected by the need for 3 separate entrances, including 2 directly off Cotham Brow, and what would appear to be an unattractive private courtyard to flat 2. The mix of accommodation is lacking compared to the previous proposals, with all 8 flats being 1-bed and comprising of an internal floorspace of no larger than 46sqm. This is clearly reflective of the over-intensive nature of the proposals. The overall impact of this would undermine both the architectural integrity of the original property to 1 Eastfield Road and look incongruous in the surrounding streetscene. The examples of extended terraces cited in the Heritage Statement are noted, however the context is different and in any event each site should be carefully assessed on its individual merits. Furthermore none of the examples cited comprise of the scale of extension, or intensity of development proposed to the application site.

With reference to paragraph 200 of the NPPF, the applicant has not given any clear justification for the quantum of development sought and its. the resulting harm, They have instead argued that the proposals to restore and repurpose a neglected period property would enhance the site and wider area, along with delivering needed additional housing in the city. The impact to the significance of the conservation area is assessed at 'less than substantial' level. In accordance with paragraph 202 of the NPPF (2021), however, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The development would be associated with the principle public benefit of delivering 8 x 1-bed units, which would make a small-scale contribution to the city's housing supply. It is noted that the housing is of a type and size which is the most common type in the area which reduces the need and value associated with the housing. Furthermore, it would bring a dilapidated building back into use which currently has a negative visual impact on public frontage. The Inspector noted that examples of fly tipping provided by the applicant, and the redevelopment or improvement of the site would be

**Development Control Committee A – 13 December 2023**  
**Application No. 23/02018/F : 1 Eastfield Road Cotham Bristol BS6 6AA**

welcomed, as would the reinstatement of a high-quality boundary wall and additional landscaping. Whilst the widening of the narrow passage of pavement to Cotham Brow is welcome from a highway safety perspective.

However, the Local Planning Authority is not convinced that the benefits could not be delivered by a scheme without harm to heritage assets. This is given the resulting form of development created by the intensity of 8 self-contained units on the site. The applicant has argued that the proposals represent the most viable solution for redeveloping the site, however no evidence has been provided to justify this assertion, contrary to the tests under paragraph 202 which includes securing the site's optimum viable use. This is as per the Inspector's conclusion that it has not been demonstrated that an extension is necessary for the improvement of the existing site nor that a more suitable and less visually intrusive design would not achieve the same. As such, this benefit attracts modest weight.

The Inspector concluded that the sum of wider public benefits associated with the appeal scheme would not outweigh the less than substantial harm to the significance of the CA as a designated heritage asset, to which the Inspector attached great weight as required by paragraph 199 of the National Planning Policy Framework. The Local Planning Authority accept that it is unable to demonstrate a five year housing land supply. The appellant puts this figure currently at 3.7 years, a significant shortfall, which the Council does not dispute. However, with regard to paragraph 11d)i of the Framework, the policies in the Framework which seek to protect designated heritage assets provide a clear reason for refusing the development and as such the presumption in favour of sustainable development would not apply. The latest proposals have not overcome any of the above set out in the appeal, and as such it remains unacceptable on heritage grounds.

**(D) WOULD THE PROPOSAL HARM THE RESIDENTIAL AMENITY OF ADJOINING OCCUPIERS?**

Policy BCS21 of the Core Strategy outlines that all new development within Bristol will be expected to strive to achieve high standards of urban design. With regards to amenity it is outlined, that new development is expected to safeguard the amenity of existing development. Policy DM30 of the SADMP states extensions and alterations to existing buildings will be expected to safeguard the amenity of the host premises and neighbouring occupiers.

It is noted that the position and orientation of the proposed development would be such that there would be a window-to-window relationship between the site and neighbouring properties to 41 and 43 Redland Road, along with numbers 130 and 132 Cotham Brow. The plans show that the layout to the extension is such that the main living areas would be south-west facing towards the rear elevation of 41 Eastfield Road, with a minimum 21 metre separation achieved between windows.

Given the separation distances and the general orientation of the proposed extension, the proposed development would not have any adverse impacts on the amenity or outlook to the existing properties. likewise, it is not considered that there would be any significant impacts in terms of any loss of daylight/sunlight or overshadowing.

With regards to the nature of the proposed use, the proposed flats would be in residential use, with would be in line with the last use of the property as a dwellinghouse, and that of the neighbouring sites. The proposed flats would generate some increased noise and activity however this would be similar in character and extent to what could be produced by the existing neighbouring flats. Furthermore, this would all be domestic in nature and not at odds with the character of the area. Construction to relevant Building Regulations standards should ensure that noise does not emanate between flats. The proposed flats would not introduce patterns of residential activity and noise significantly different from existing conditions. It is therefore found that the proposed flats would not pose harm to residential amenity of existing and adjacent occupiers by virtue of the proposed use and activity.

**Development Control Committee A – 13 December 2023**  
**Application No. 23/02018/F : 1 Eastfield Road Cotham Bristol BS6 6AA**

**(E) WOULD THE PROPOSAL CONSTITUTE AN ACCEPTABLE LIVING ENVIRONMENT FOR FUTURE OCCUPIERS?**

Policy BCS18 of the Core Strategy outlines that residential developments should provide sufficient space for everyday activities and to enable flexibility and adaptability by meeting appropriate space standards. The Council's Practice Note on the Space Standards add that in terms of purpose-built flats or conversions of existing buildings into flats, it is expected that a good range of quality communal facilities and services that are sufficient to meet the requirements of the intended number of residents will be included in developments of this type.

According to the plans and supporting information, the flats would have an internal floorspace between 40 and 47 square metres, which would meet the minimum space standards for a 1 bed 1-person bedspace under the Nationally Described Space Standards (NDSS). Flats 1 and 2 would have their own private amenity space in the form of enclosed courtyards. However, the space to Flat 2 would comprise of a very small triangular courtyard adjoining the public highway to Cotham Brow, which is considered to be unattractive and therefore more of a utility space for storage. Each flat would comprise of rooms which have at least one window. The upper floor flats would share the communal area of amenity space according to the Planning Statement.

In comparison to the appeal scheme, all 8 of the proposed units would be comprise of less floorspace along with a more compact layout. As such it would provide less flexibility in use and adaptability for its occupants. Whilst this alone would not be a reason for the refusal, the fact that it would provide less of a choice and adaptability would make less of a contribution in terms of providing a mixed and balanced community. This is indicative of the scale and intensity of the development explained earlier.

**(F) DOES THE PROPOSAL SATISFACTORILY ADDRESS ISSUES OF MOVEMENT AND TRANSPORT?**

Policy BCS10 of the Core Strategy states that development proposals should be located where sustainable travel patterns can be achieved, with more intensive, higher density mixed use development at accessible centres and along or close to main public transport routes. Proposals should minimise the need to travel, especially by private car, and maximise opportunities for the use of walking, cycling and public transport. Policy DM23 of the SADMP outlines that new development should not give rise to unacceptable traffic conditions and will be expected to provide safe access to the highway network.

The application site is considered to be in a sustainable location approximately 160 metres from Gloucester Road/Cheltenham Road with its access to a number of shops and other local amenities. This is also served well by a number of regular bus routes both in and out of central Bristol. The applicant states that the nature of the location would not therefore necessitate use of a private car and would maximise opportunities for active and low carbon transit. Accordingly, no dedicated off-street car parking is proposed with the new flats. Cycle storage will be provided externally within a covered store to the front of the property, with ease of access to the Eastfield Road frontage. This will accommodate a total of 7 spaces, which would meet the minimum standards under the Local Plan. Refuse and recycling is also proposed to the front of the development which would be accessible for all residents of the flats, and in accordance with Local Plan policy. Flat 1 would have its own recycling and cycle storage within the private courtyard.

Objections have been received on the ground that the proposed flats would add to existing parking pressures in the vicinity where each occupier were to own a vehicle. It is noted that there is a Controlled Parking Zone in place along the Eastfield Road frontage restricting on-street parking between 9am to 5pm Monday to Friday to either permit holders or pay and display ticket holders (3-hour limit). These restrictions extend along Cotham Brow and cover the majority of local roads. However, the LPA has no jurisdiction over whether residents would be able to apply for a parking permit. Officers note that the development would be car free, although there should be no

**Development Control Committee A – 13 December 2023**  
**Application No. 23/02018/F : 1 Eastfield Road Cotham Bristol BS6 6AA**

expectations that residents will be able to secure a parking permit.

The current footpath is a known pinch point, with an existing width of 820 mm, which the applicant states the current situation forces pedestrians to move into the street to pass each other. Older pavements in Georgian and Victorian areas of the city are generally narrower due to urban morphology. The current width is not accessible for wheelchairs, nor does it allow sufficient space for pushchairs to be passed by pedestrians. In addition to 1 Eastfield Road, Number 2 Eastfield Road has also agreed to donate garden space to the Highways in order to completely eradicate the pedestrian pinch point experienced currently according to the applicant. The proposals would widen the pavement along the pinch point to 1.2m, which would result in a consistent width along this stretch of Cotham Brow. Generally, the width of footways varies from road to road, however the guidance published by Central Government Department for Transport "*Manual for Streets*"(2007) states the minimum unobstructed width for pedestrians should generally be 2 m.. Therefore, whilst the widening is welcome it would not significantly improve the pedestrian pinch point to the extent claimed.

On considering the application, the Council's Transport Development Management Team (TDM) raise no objections on highway grounds to the proposals. This was subject to standard conditions and advices as part of any planning approval, including securing highway works for the proposed widening of the pavement along the site boundary to Cotham Brow.

**(G) DOES THE PROPOSAL SATISFACTORILY ADDRESS THE CITY'S POLICY OBJECTIVES WITH REGARD TO SUSTAINABILITY AND CLIMATE CHANGE?**

Policy BCS13 of the Core Strategy states that "Development should contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions." Policy BCS14 provides further objectives for how development will be expected to reduce carbon emissions through use of sustainable energy sources. Policy BCS15 states that sustainable design and construction will be integral to new development in Bristol. Further guidance on Core Strategy policy requirements and the preparation of Sustainability and Energy Statements is available within the Climate Change and Sustainability Practice Note.

Apart from development demonstrating sufficient renewable energy generation to reduce carbon dioxide emissions from residual energy use by at least 20%, the policy also specifies that new development is expected to demonstrate that the heating systems have been selected according to a six level heat hierarchy and the supporting text emphasises that the lowest carbon solution feasible for the development should be achieved. The appeal scheme proposed that all the space heating and water heating will be provided by combi gas boilers. It is stated that ASHP were discounted due to their potential external visual impact. It is therefore apparent that gas combi boilers would not be the lowest carbon solution feasible. Consequently, the Inspector concluded that proposed development would not make appropriate use of low carbon heating systems. As such, it would conflict with Policy BCS14,

The current application which includes a Sustainability Statement, sets out the measures to improve energy efficiency to the existing building and within the proposed extension. It now includes proposals for all space heating to be provided by Air Source Heat Pumps mounted on the flat roof set back to reduce the chance of view from the street. This would accord with the energy hierarchy compliant with Policy BCS14. Hot water will be supplied via night store electrical cylinders with suitable time and temperature control systems. According to the energy summary, the combination of the measures would yield a saving of 23.15% in residual energy, meeting the minimum requirements under policy requirements.

Given the above this aspect would satisfactorily meet the City's objectives on sustainability and climate change, overcoming the previous reason for refusal in respect of climate change.

**(H) DOES THE PROPOSAL HAVE ANY IMPLICATIONS FOR TREES?**



**Development Control Committee A – 13 December 2023**  
**Application No. 23/02018/F : 1 Eastfield Road Cotham Bristol BS6 6AA**

The site currently contains one tree within the front garden, a small Japanese Maple (Acer) near the boundary with number 2 There was a Magnolia that was removed under a recent consent (21/05804/VC) due to structural damage being caused to the side elevation and entrance steps.

The application includes an arboricultural assessment, which identifies the trees on site. It concludes that the Japanese Maple will not need to be removed because of these proposals. It recommends that the Japanese Maple is subject to tree protection measures around the canopy during construction. It notes that no ground works will occur around the tree route area. According to the plans the area around the Maple will for part of the communal garden and will not involve any structural work. Provided the required landscaping to tidy up the existing front garden is don so without disturbing the tree then there is no concern from an arboricultural perspective.

**(I) DOES THE PROPOSAL GENERATE ANY LAND CONTAMINATION ISSUES?**

Whilst the site is not known to have a history of any land contaminates, the proposed development is one that would be sensitive to contamination. On considering the planning application, the Council's Land Contamination was satisfied that any planning consent should just include the reporting of any unexpected contamination.

**CONCLUSION**

It is noted that the existing building is in a poor condition and lies in a vacant possession. The proposal would make a windfall contribution of 7 additional residential units, helping to address the City's current undersupply of housing. it would avoid adverse impact on residential amenities of neighbouring occupiers. It would provide a positive impact in terms of highway safety through the donated land to the public footpath to widen the pedestrian route which is currently a pinch point. it would produce a sustainable development with renewable energy technologies and other passive design measures. The combination of the proposed renovation and extension to the existing property has sought to carefully draw from the architectural form/features of the existing property and materials prevalent in this area. However, the extent of the development is considered to be too large and prominent, detracting from the character and setting of the original property to 1 Eastfield Road. This is considered to be out of character with the surrounding area to the visual detriment of this part of the Cotham and Redland Conservation Area. It is not considered that the harm to the heritage asset it outweighed by the wider benefits of the proposals of creating 7 additional units of residential accommodation. As such the proposals would fail to accord with the NPPF, the adopted Bristol development Framework Core Strategy and the Site Allocations and Development Management Policies.

**COMMUNITY INFRASTRUCTURE LEVY**

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

The CIL liability for this development is £44,852.03.

**EQUALITIES ASSESSMENT**

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development.

**Development Control Committee A – 13 December 2023**  
**Application No. 23/02018/F : 1 Eastfield Road Cotham Bristol BS6 6AA**

Overall, it is considered that this application would not have any significant adverse impact upon different groups or implications for the Equality Act 2010.

**RECOMMENDED REFUSE**

The following reason(s) for refusal are associated with this decision:

**Reason(s)**

1. Harm to appearance, character and heritage assets

The proposed development, by virtue of its overall scale, design, appearance, and location in a prominent position in the surrounding streetscene, will have a harmful impact on the character and appearance on this part of the Cotham and Redland Conservation Area. The proposed development would pose a less than substantial harm to the significance of the Cotham and Redland Conservation Area. The applicant has failed to provide a clear justification for the harm required under paragraph 200 of the NPPF. There is Insufficient public benefit associated with the development to outweigh the harm posed to heritage assets, and it fails to demonstrate that the optimum viable use has been achieved, contrary to paragraph 202 of the NPPF. As such, the development is contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 12 and 16 of the National Planning Policy Framework (2021), Policies BCS21 and BCS22 of the Bristol Development Framework Core Strategy (2011), and Policies DM26, DM30 and DM31 of the Site Allocations and Development Management Policies (2014), as well guidance included the Cotham & Redland Conservation Area Character Appraisal & Management Proposals (September 2011).

**Advice(s)**

1. Refused Applications Deposited Plans/Documents

The plans that were formally considered as part of the above application are as follows:-

Location plan, received 22 May 2023  
 B(20) E01 Existing south west elevation plan, received 22 May 2023  
 B(20) E02 Existing south east elevation, received 22 May 2023  
 B(20) E03 Existing north east elevation, received 22 May 2023  
 B(20) E04 Existing street elevation Eastfield Road, received 22 May 2023  
 B(20) P00 Existing floor plans, received 22 May 2023  
 T(3)E01 REV B Proposed elevation, received 22 May 2023  
 T(3)E02 Proposed street elevation Eastfield Road, received 22 May 2023  
 T(3)P00 REV F Proposed plans, received 22 May 2023  
 T(3)P01 Proposed block plan, received 22 May 2023  
 T(3)P02 Privacy distance analysis, received 22 May 2023  
 Wessex water map, received 22 May 2023  
 Sustainability statement and energy strategy, received 22 May 2023

## **Supporting Documents**

### **2. 1 Eastfield Road Cotham**

1. Existing street view
2. Proposed elevations.
3. Proposed floor plans
4. Proposed block plan.

**NOTES**

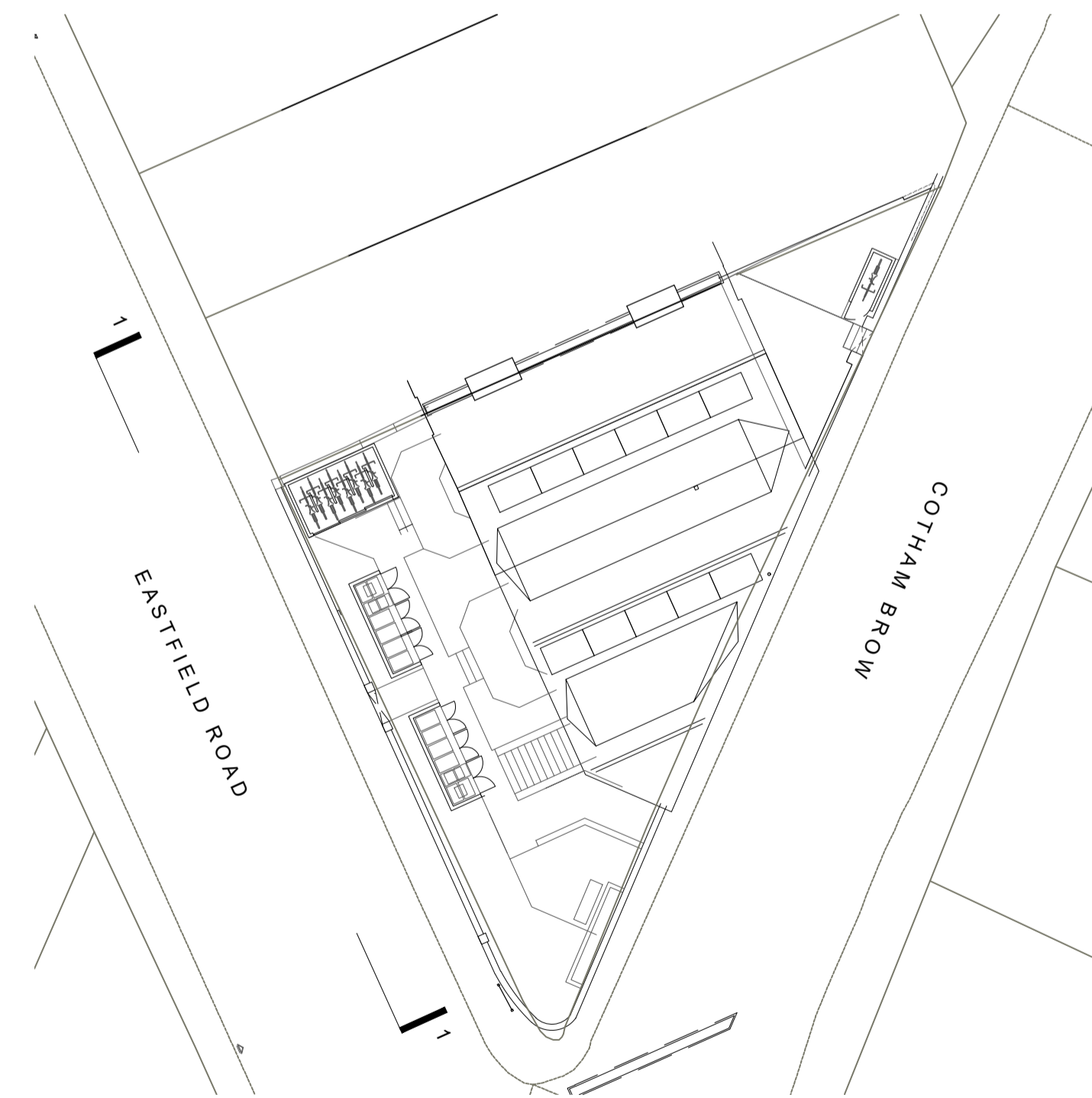
- The Copyright of this drawing is the property of Smith Maloney Architects Limited and must not be copied or otherwise reproduced without written consent.
- The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works.

**CDM Regulations 2015**

ALL current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environmental Assessment Record.



1: EXISTING STREET ELEVATION: EASTFIELD ROAD



KEY PLAN

29/07/2022 (a) Planning Issue (title correction)  
 31/05/2022 (-) Planning Issue

date	rev	revision/author/checker
------	-----	-------------------------

client

FPC Build UK

project

1 Eastfield Road  
 Proposed Alterations and  
 Extension

drawing

Existing Street Elevation  
 Eastfield Road

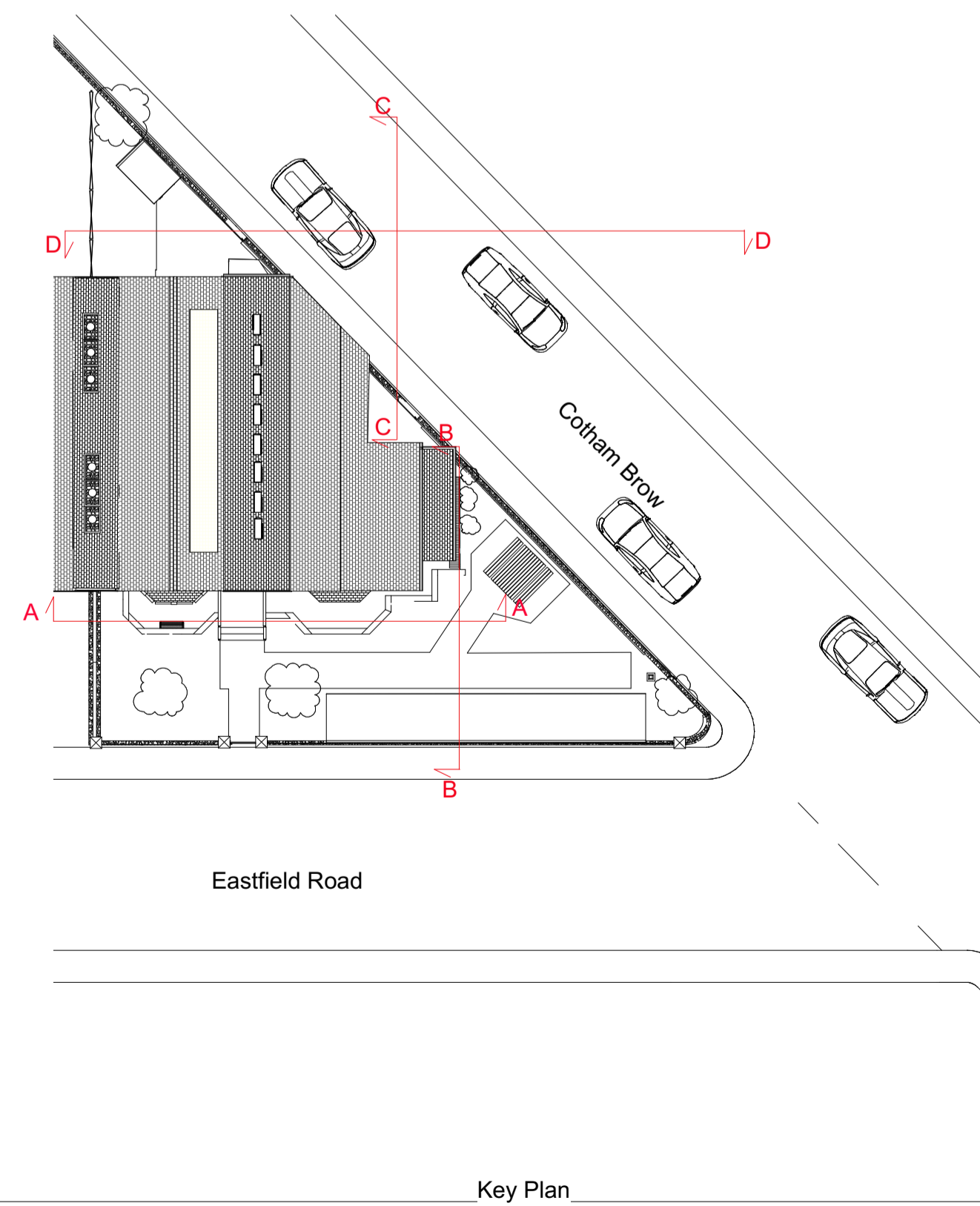
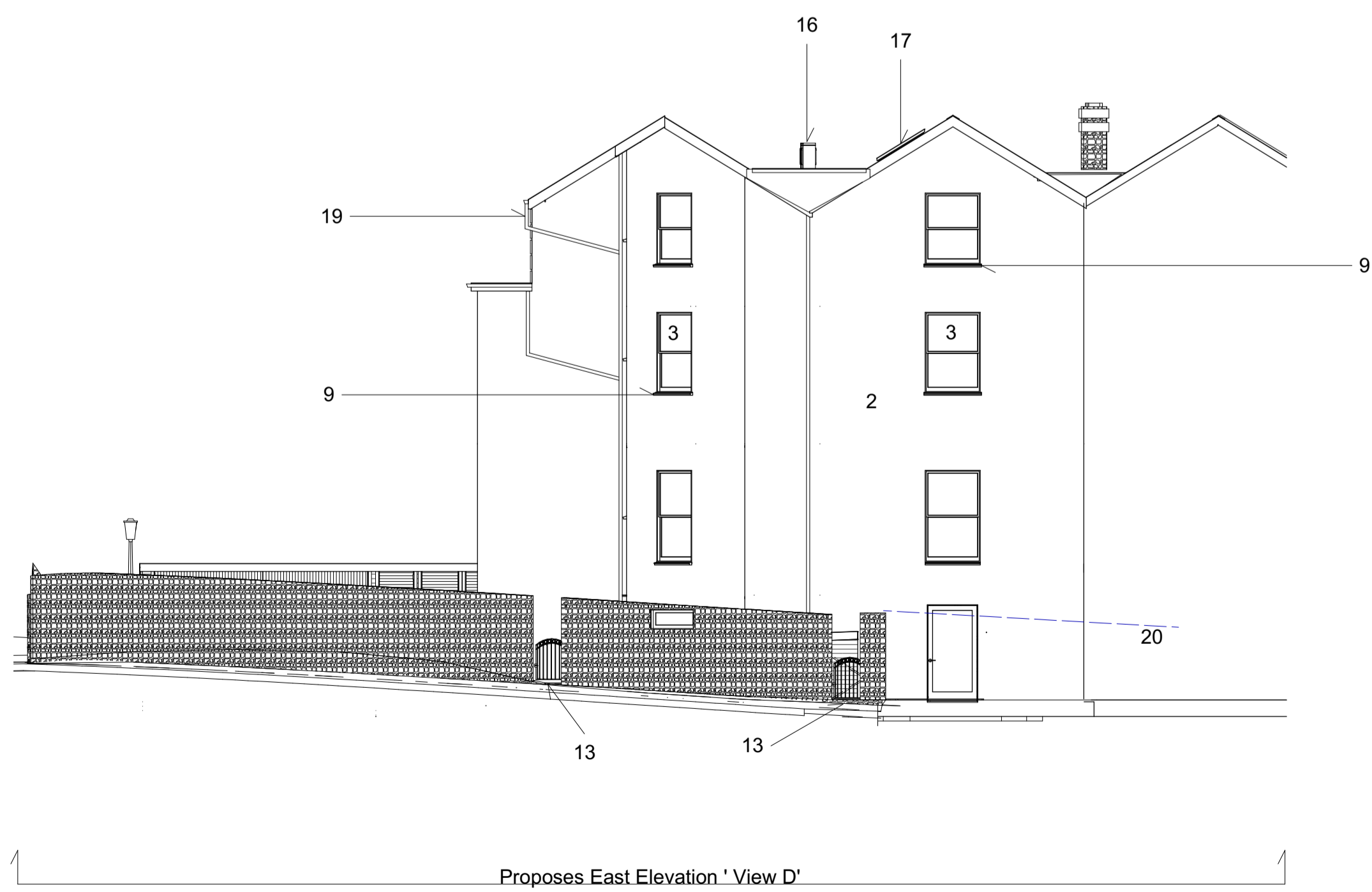
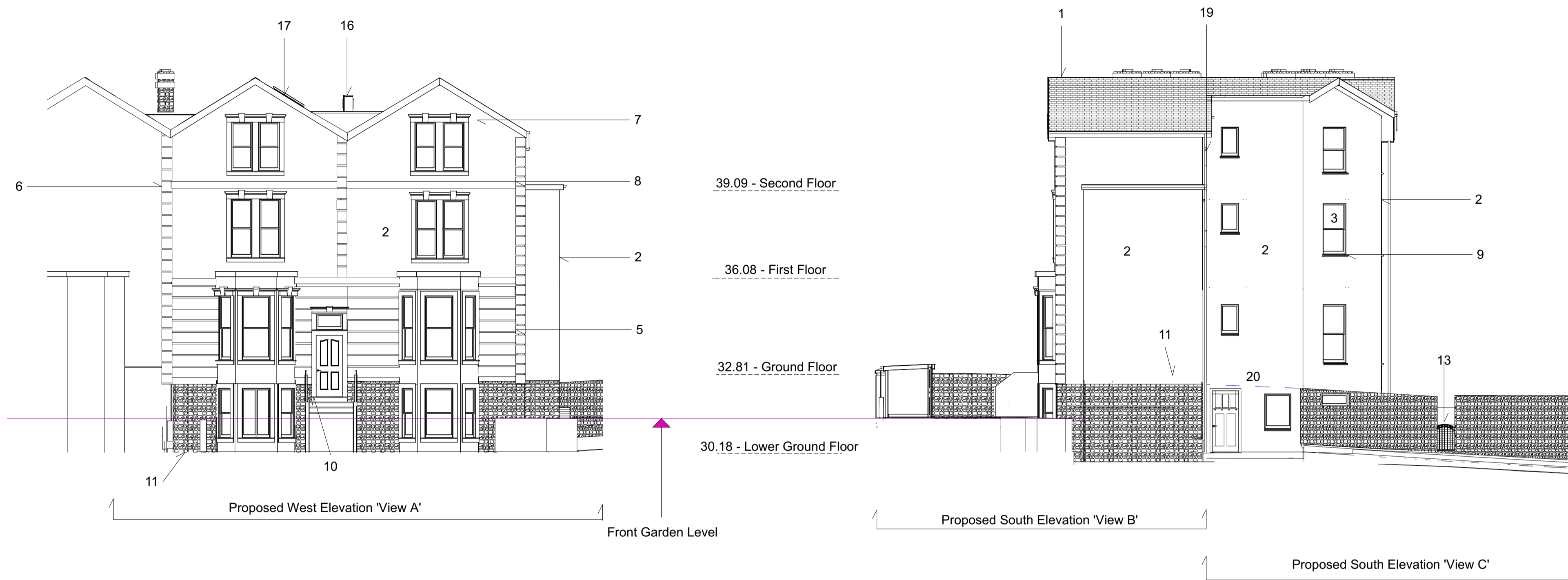
**PLANNING ISSUE**

drawing no

B(20)E04 (a)

drawn — checked ADS

scale @ A1 1:100 date 31/05/22



LEGEND

1. Clay tiled roof to match existing
2. Rendered Facade ( warm Ashlar colour)
3. Wooden Sash windows
4. Projecting Eave details
5. Rendered rustication lines
6. Quoin stones (Ashlar reconstituted stone)
7. Stone window surrounds and keystones (Ashlar reconstituted stone)
8. Stone Belly bands (Ashlar reconstituted stone)
9. Projecting limestone sill
10. Door surrounds and transom window over door (Ashlar reconstituted stone)
11. Random rubble stone wall
12. Pennant stone cladding
13. Steel gate and railings 10mm diameter
14. Limestone pillars
15. Living wall to make waste and bike stores discrete
16. Heat pumps positioned in line with traditional chimney stacks
17. Solar panels
18. Traditional lamp post
19. Metal Guttering
20. Boundary wall Level

Sheet #

1

Drawn By:

Felix Hansen

Date:

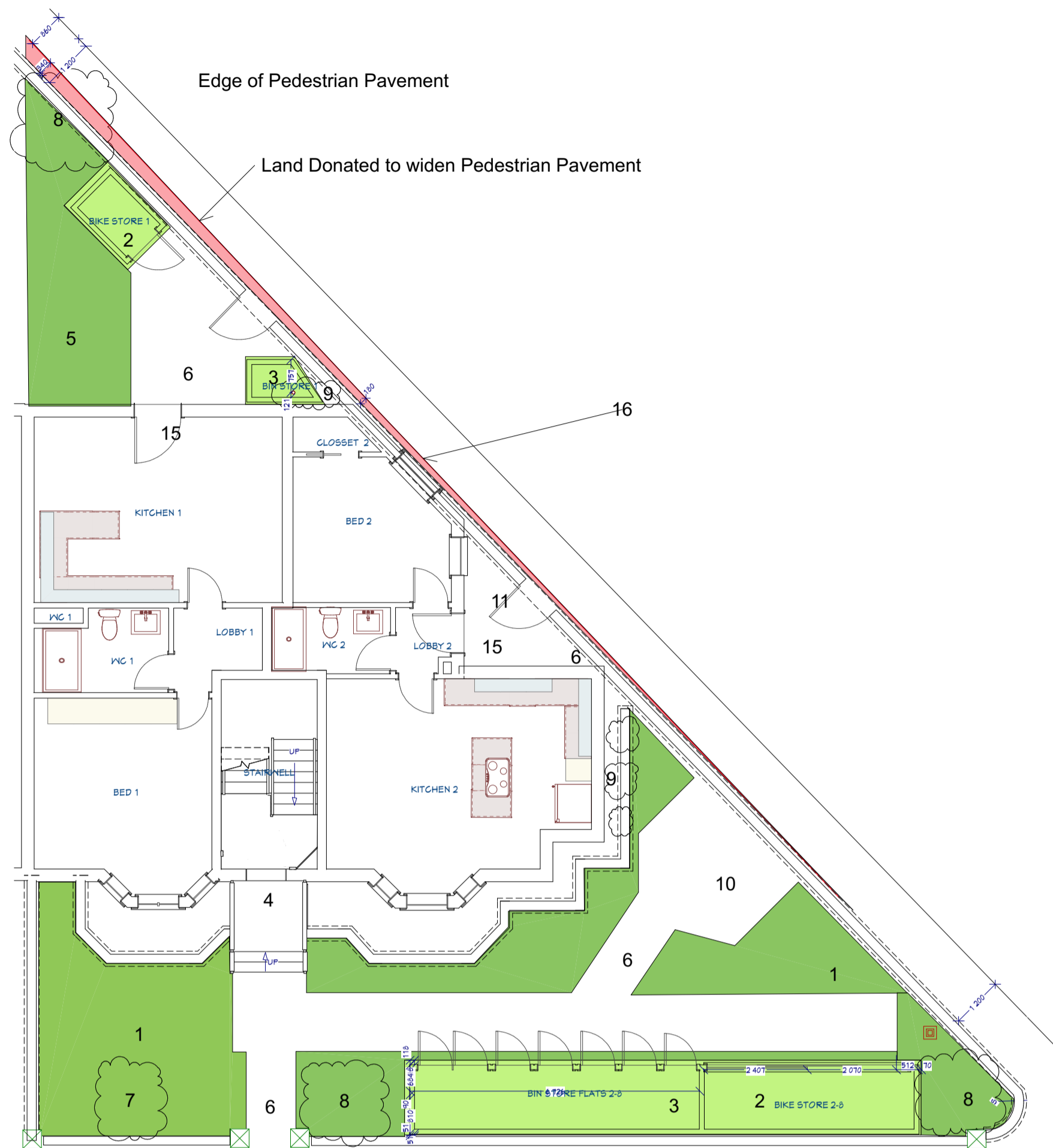
19/05/2023

Scale:

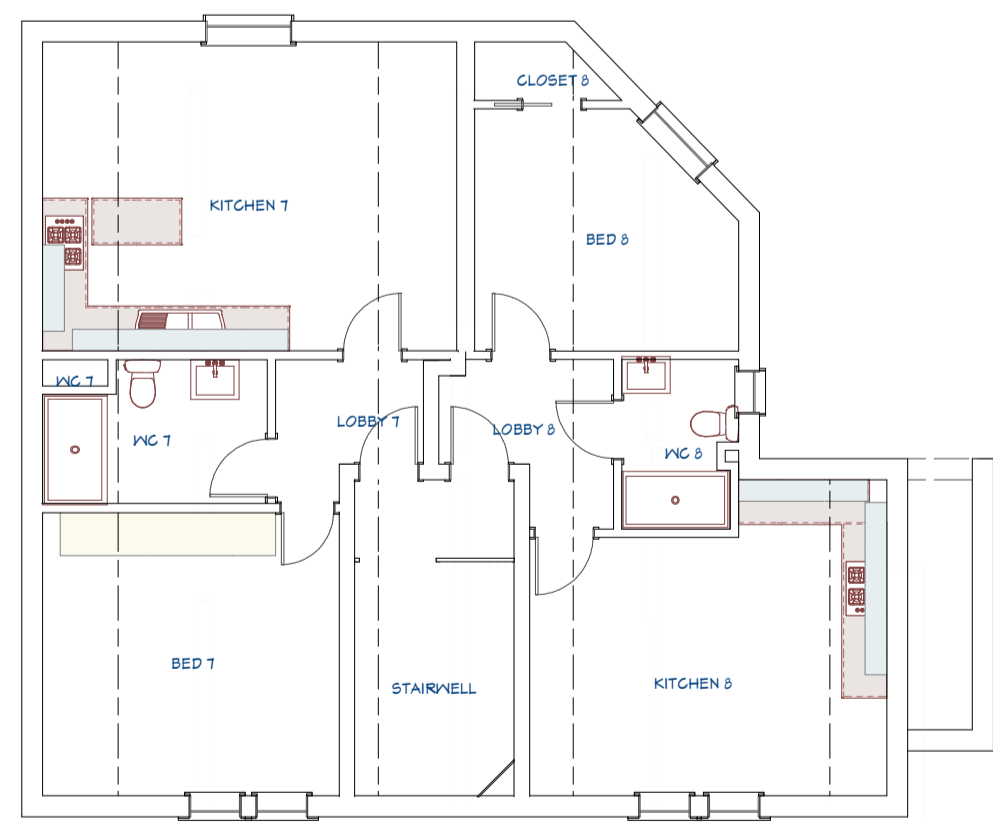
1:100  
A1

T(3)E01 Rev B Proposed Elevations

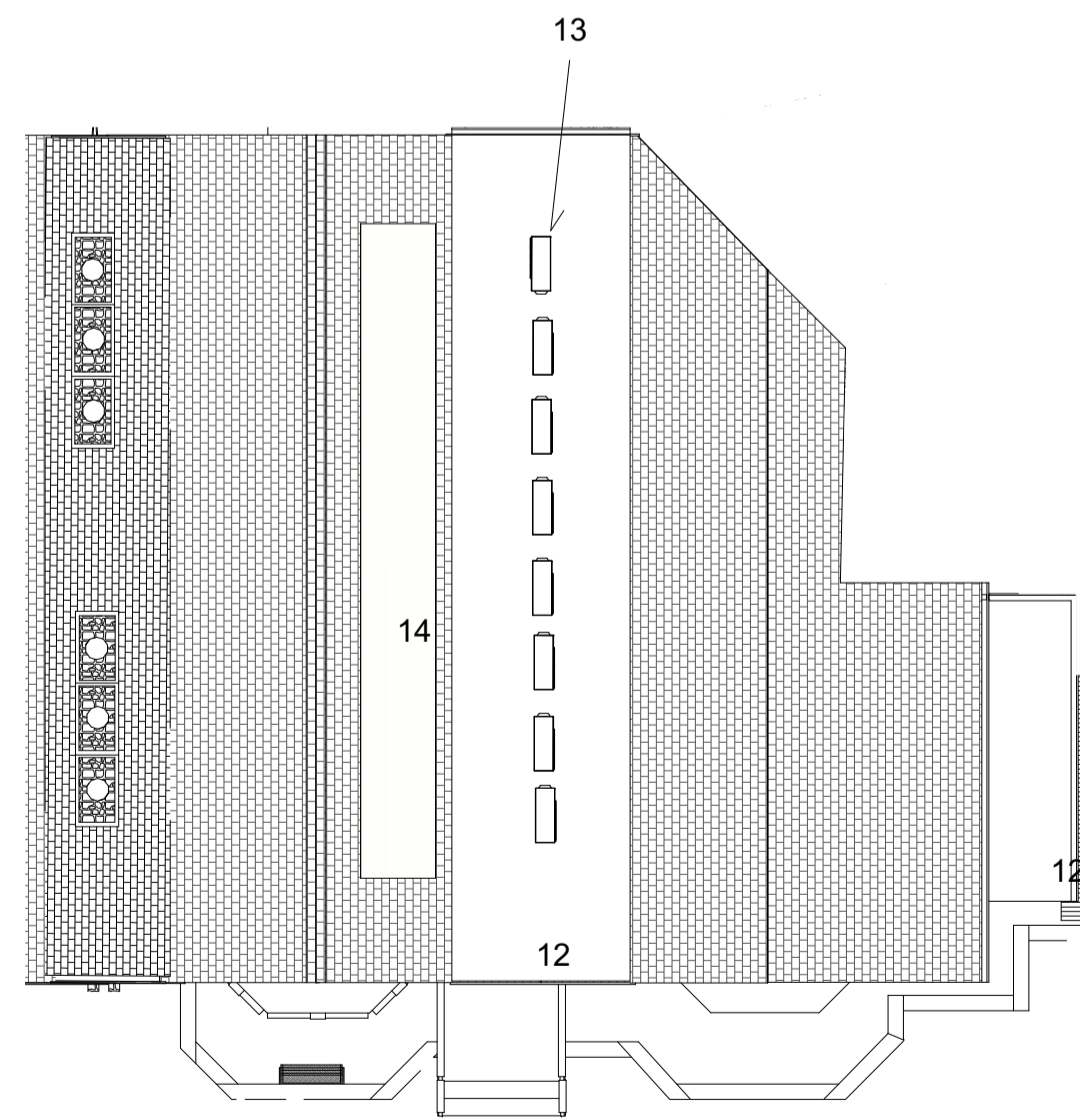




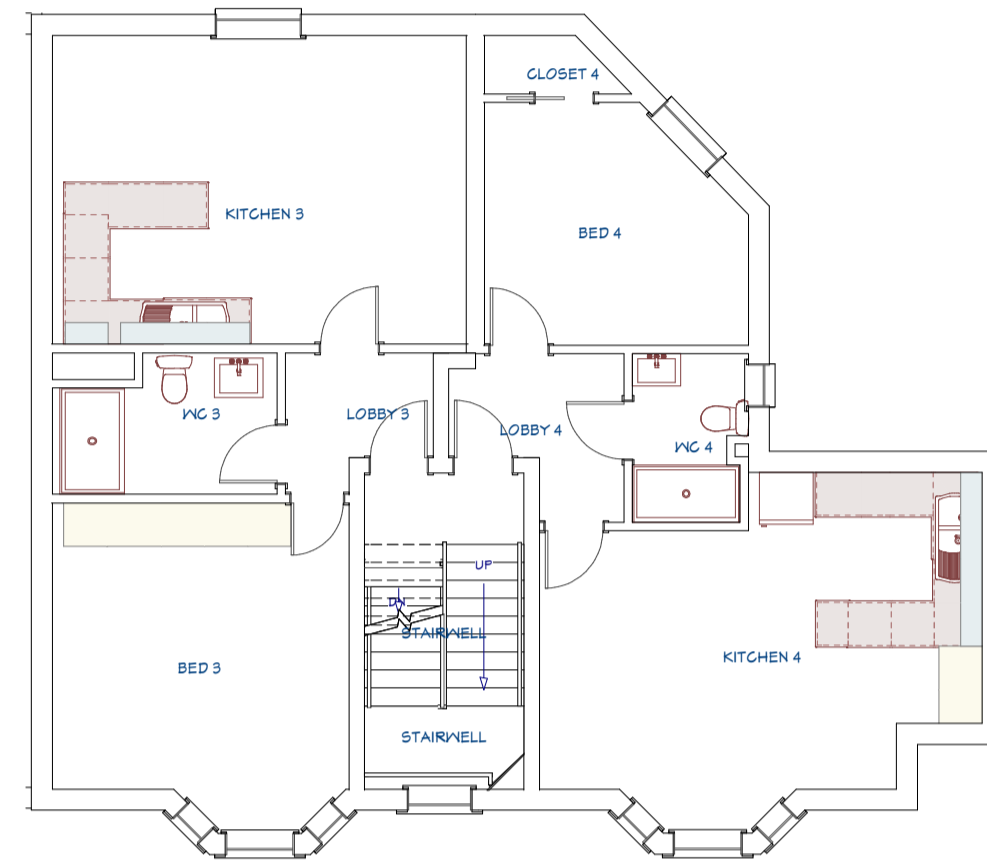
Lower Ground Floor



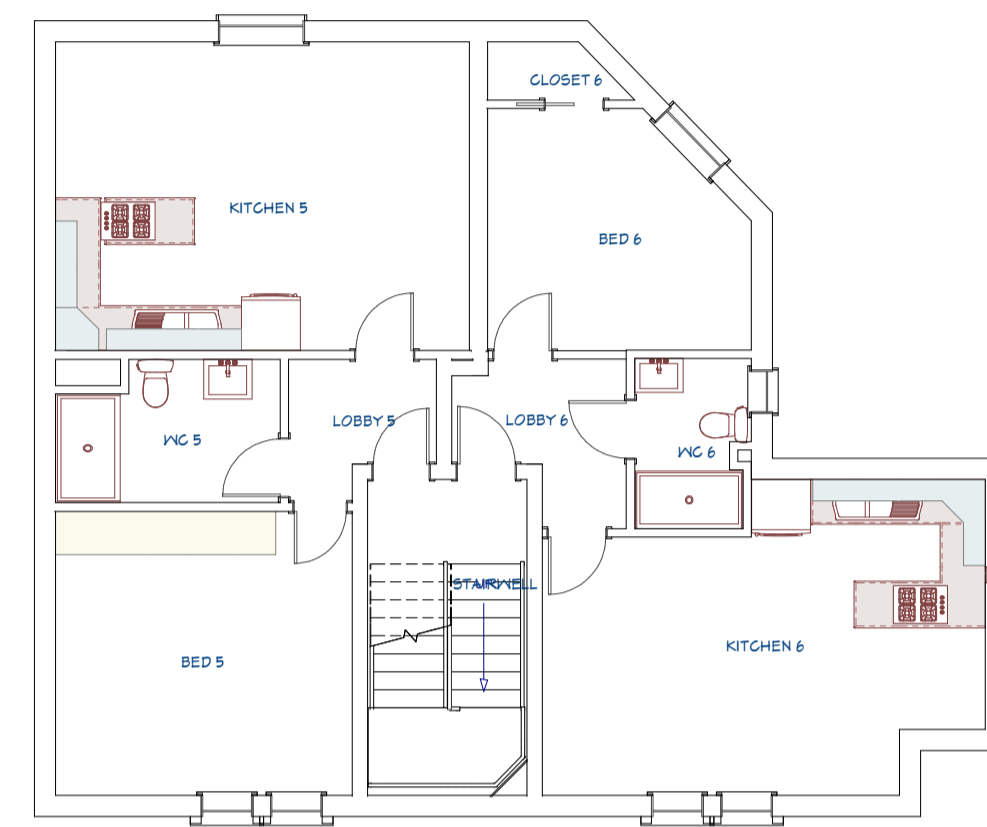
2nd Floor



Proposed Roof Plan

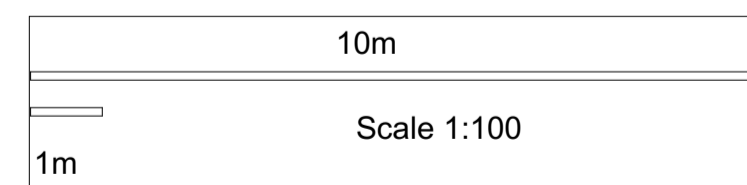


Ground Floor



1st Floor

	Area m2	Occupancy
Lower Ground		
1	45	1 Person
2	45	1 Person
Ground		
3	47	1 Person
4	45	1 Person
1st Floor		
5	46	1 Person
6	43	1 Person
2nd Floor		
7	46	1 Person
8	40	1 Person



Scale 1:100



1. Communal Garden
2. Bike Store with Green roof
3. Bin Store with Green roof
4. Communal Entrance
5. Private Garden
6. Permeable Paving
7. Existing Tree
8. Proposed Planting Tree
9. Proposed Planting Wisteria
10. Outdoor picnic area
11. Private Courtyard
12. Flat roof
13. Air Source Heat Pumps
14. South Facing Solar Panels
15. Private Entrance
16. Region of land donated to council in order to widen footpath.

Sheet #

1

Drawn By:

Felix Hansen

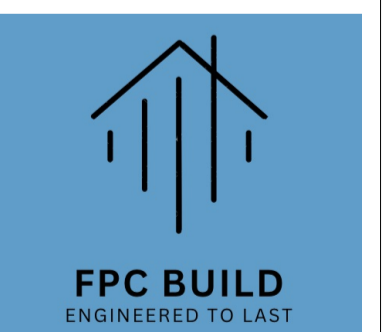
Date:

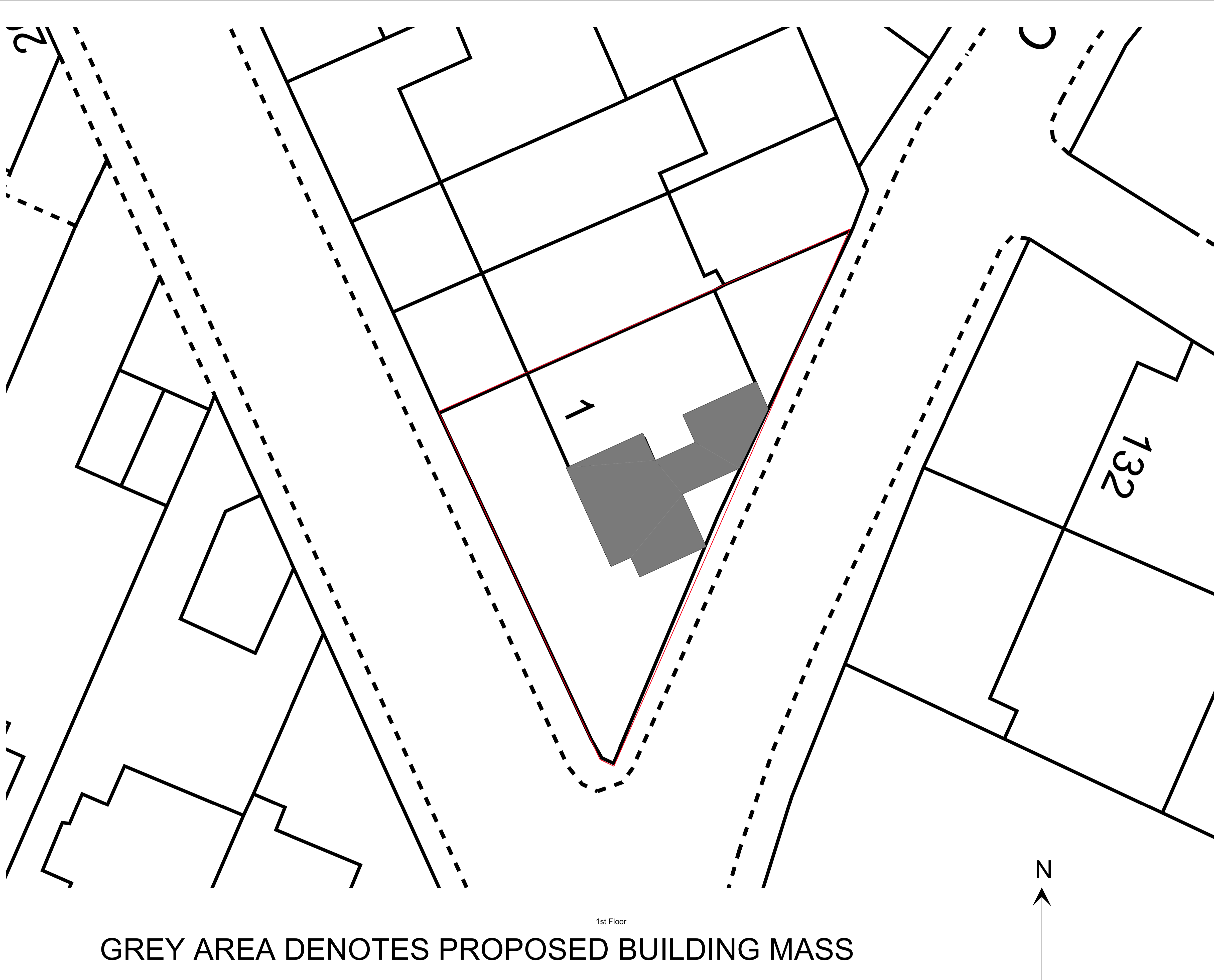
19/05/2023

Scale:

1:100  
A1

T(3)P00 Rev F - Proposed Plans





Sheet #

1

Drawn By:

Felix  
Hansen

Date:

18/05/2023

Scale:

1:100  
A1

Proposed block plan



1st Floor

GREY AREA DENOTES PROPOSED BUILDING MASS