

WARD: Bedminster

SITE ADDRESS: 85 Ruby Street Bristol BS3 3DW

APPLICATION NO: 22/06070/F Full Planning

DETERMINATION DEADLINE: 13 March 2023

Change of use from a residential dwelling (C3a) to a small house in multiple occupation (C4) for 3-6 people, including the erection of a rear roof extension and single storey rear extension.

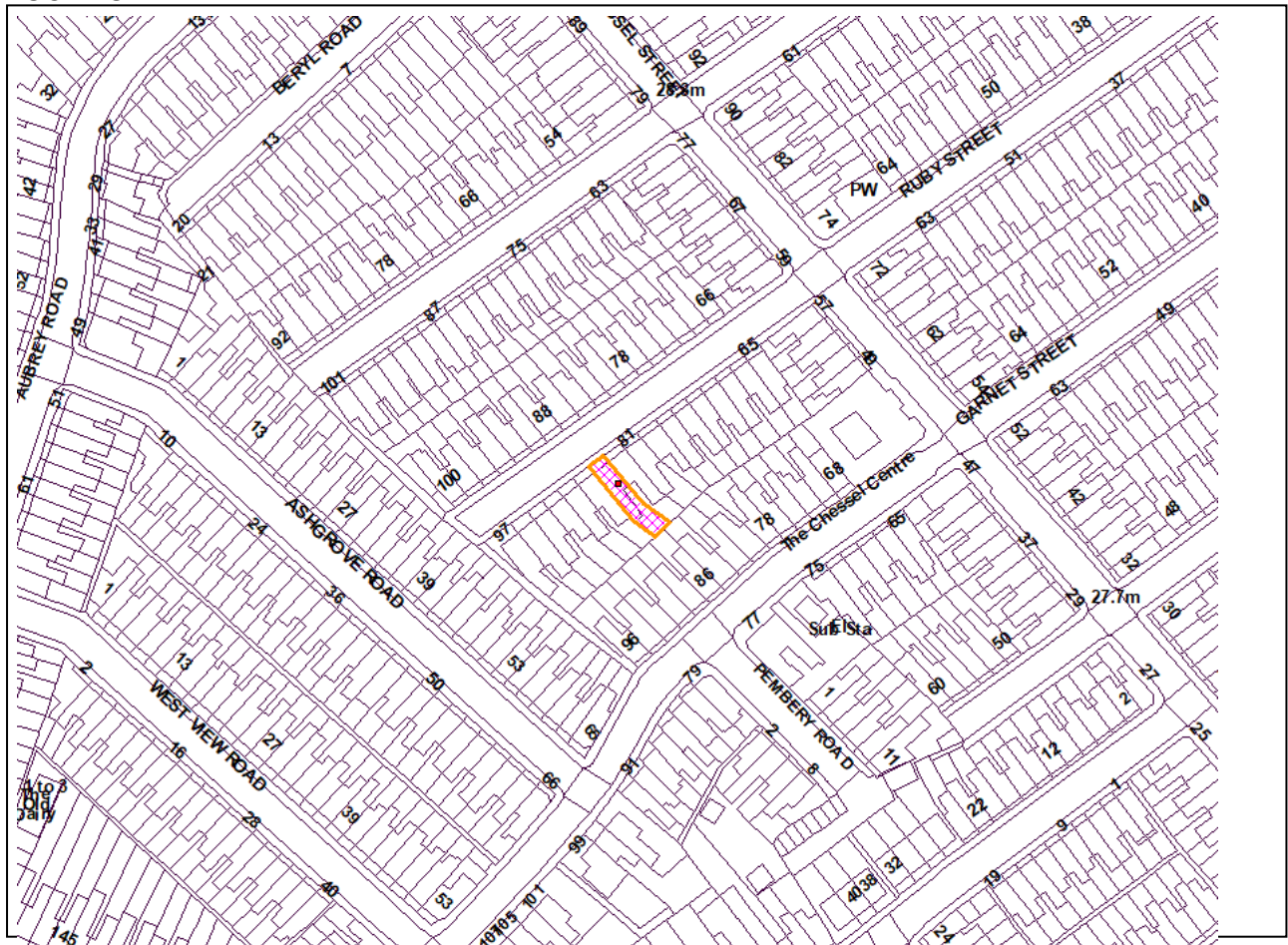
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Stokes Morgan Planning Ltd
41a High Street
Nailsea
BS48 1AS

APPLICANT: Mr James Bessell
85 Ruby Street
Bristol
BS3 3DW

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

LOCATION PLAN:



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SUMMARY

This application is presented to Committee due to the number of objections received, of which there were 22 representations.

The proposal has been considered against the policies of the Bristol Local Plan and the guidance set out under Supplementary Planning Document: Managing the Development of Houses in Multiple Occupation. The development will not lead to a high concentration of HMOs in the area or result in the sandwiching of existing residential properties between HMOs. The scheme will also satisfactorily address cycle storage and bin storage requirements and not compromise highway safety.

Officers are recommending the application for approval subject to conditions.

SITE DESCRIPTION

The site accommodates a mid-terrace dwellinghouse which benefits from a part two storey rear outrigger and rear garden.

The site is within the South Bristol Article 4 area which restricts permitted development change of use from C3 into C4. The site is not within a conservation area and is not locally or statutory listed.

The area comprises of terrace dwellings which are similar in age and design.

APPLICATION

Change of use from a residential dwelling (C3a) to a small house in multiple occupation (C4) for 3-6 people, including the erection of a rear roof extension and single storey rear extension.

Please see the submitted plans and application form for further details.

RESPONSE TO PUBLICITY AND CONSULTATION

Public consultation was undertaken by way of press and site notices, along with individual letters sent to 6 surrounding properties which expired on 6th September 2023.

22 objections and 2 support comments were received.

The comments are outlined below.

Objections:

- This is an intensified use of the property and the HMO will bring additional coming and goings to a property designed for family use (See Key Issue A)
- Loss of family housing stock in Bedminster which has low stock at present (Key Issue A)
- Pressure on infrastructure such as GPs with further residents (Key Issue A)
- The 5 bedrooms would equate to 2 persons in each room resulting in 10 occupants and not 3-6 occupants. (Key Issue B)
- Room sizes are very small resulting in cramped living spaces - substandard accommodation which would not meet Council HMO requirements (Key Issue B)
- Out of keeping with character of the area and local pattern of development (Key Issue C)
- Concern regarding loss of privacy from HMO use (Key Issue D)
- Noise disturbance from residents using small garden and their visitors (Key Issue D)
- Result in demand for parking with current parking stress adding to this (Key Issue E)
- The application must be considered alongside recent HMO planning requests. (Key Issue E)

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- The cycle storage is not feasible given its siting within the rear garden (Key Issue E)
- Concern regarding bin storage location (Key Issue E)
- Drainage system would be put under pressure (Key Issue F)
- Ongoing construction works starting at 8am results in disturbance for resident (Case Officer Note: construction work is not a material planning consideration due the temporary nature of this impact)

Supporting Letters:

- The proposal is welcomed given the choice of accommodation which is affordable and contributes to the community in terms of housing mix (Key Issue A)
- Welcome the type of accommodation allowing opportunity to live in such a property (Key Issue A)

OTHER COMMENTS

Transport Development Management:

The only access to the cycles is through 3 doors and via the kitchen area and a tight hallway. Due to this the cycles are likely to go unused and therefore should be moved to the front of the dwelling. This element of the proposal is contrary to policy DM23.

The design and quantum of the cycle store is considered to be acceptable.

There are four bedrooms and as per the Waste collection SPD there should a minimum of one set of bins per 3 bedrooms. Given the number of bedrooms exceeds this, two sets of bins should be provided. The proposal is contrary to the Waste SPD and policy DM32.

Parking is constraint in this location however HMOs tend to generate 0.4 cars per bedroom across the city. Thus applied to this development would result in a parking demand of 1.6 spaces which is equivalent to a family dwelling.

Pollution Control:

Only concern related to the bathroom and utility cupboard/room with the washing machine at first floor level. These are on the party wall with the neighbouring property, which is likely to serve a bedroom. There is reasonable potential for noise issues to arise especially from the use of the washing machine. Without knowing the sound insulating properties of the walls it is difficult to confirm. On this basis the following noise insulation condition is recommended.

1. Noise insulation

No commencement of use of the development shall take place until an assessment on the transmission of noise between the following areas and the adjoining residential property has been submitted to and approved in writing by the Council.

Bathroom & utility cupboard/room on the first floor

The assessment shall be prepared by a suitably qualified acoustic consultant/engineer and if necessary shall include a scheme of mitigation measures.

Any approved scheme of mitigation measures shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

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RELEVANT POLICIES

National Planning Policy Framework – December 2023

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations 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 2016 and Lawrence Weston Neighbourhood Development Plan 2017 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) WOULD THE PROPOSED DEVELOPMENT BE ACCEPTABLE IN PRINCIPLE IN LAND USE TERMS?

HMO Use

The relevant planning policies of the Local Plan state that development 'should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.

(BCS18) With specific regard to HMOs the supporting text of policy DM2 states: 'For the purpose of this policy shared housing includes houses in multiple occupation (HMOs).

Whilst making a valuable contribution to the city's housing requirements both sub-divisions of existing accommodation and shared housing can have an impact on residential amenity and the character and housing mix of an area. The policy states that the conversion of existing dwellings to be used as houses in multiple occupation will not be permitted where:

i. The development would harm the residential amenity or character of the locality as a result of any of the following:

- Levels of activity that cause excessive noise and disturbance to residents; or
- Levels of on-street parking that cannot be reasonably accommodated or regulated through parking control measures; or
- Cumulative detrimental impact of physical alterations to buildings and structures; or
- Inadequate storage for recycling/refuse and cycles.

ii. The development would create or contribute to a harmful concentration of such uses within a locality as a result of any of the following:

- Exacerbating existing harmful conditions including those listed at (i) above; or
- Reducing the choice of homes in the area by changing the housing mix.

It states that where development is permitted it must provide a good standard of accommodation by meeting relevant requirements and standards set out in other development plan policies.

It also states that the policy also seeks the provision of a good standard of accommodation for future occupiers.

Consideration should be given to layout, internal living space, external amenity space, outlook, privacy, adaptability, security, cycle and car parking and refuse and recycling storage.

The SPD expands on DM2 to provide a definition of what represents a 'harmful concentration' in the wording of the policy. This relates to two principles; local level and area level. At local level, a harmful

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concentration is found to exist where 'sandwiching' occurs. This is where a single family dwelling (use class C3) becomes sandwiched with HMOs at sites adjacent, opposite or to the rear. This can happen within a flatted building with HMOs above and below also. With regards to the wider area, a harmful concentration is found to exist where a threshold proportion of 10% HMOs within a 100m radius of the site occurs. This is generally identified as a tipping point, beyond which negative impacts to residential amenity and character are likely to be experienced and housing choice and community cohesion start to weaken.

The property already has an HMO license and does not sandwich an existing single family dwelling (use class C3) with any HMOs at sites adjacent, opposite or to the rear. There would thus be no sandwiching effect arising from the change of use of this dwelling.

The 2011 Census statistics for the area show that 5.75% of households in the Bedminster Ward are classed as multi occupancy housing. The picture in 2016 shows that, of the 6,158 households in Bedminster. With regards to the neighbourhood level, there are currently 14 licensed HMOs within 100 metres of the site which equates to 6.28%, including the application site, meaning that this proposal would not result in a harmful concentration of HMOs at either street or neighbourhood level and would remain below the 10% desirable threshold at area level quoted within the SPD.

In conclusion, the proposal would not result in a harmful concentration of HMOs in the vicinity.

Based on the above statistics there is a satisfactory mix of house types in the area. It is clear that the proposal would not lead to an over concentration of this type of housing. The residential character of the area would not be significantly affected by virtue of shifting the area from family size housing to smaller shared accommodation.

(B) WILL THE PROPOSAL PROVIDE A SATISFACTORY LIVING ENVIRONMENT FOR FUTURE OCCUPIERS?

Bristol City Council Site Allocations and Development Management's (2014) Policy DM2 states that houses in multiple occupation will not be permitted where:

- i. The development would harm the residential amenity or character of the locality as a result of any of the following: - Levels of activity that cause excessive noise and disturbance to residents; or - Levels of on-street parking that cannot be reasonably accommodated or regulated through parking control measures; or - Cumulative detrimental impact of physical alterations to buildings and structures; or - Inadequate storage for recycling/refuse and cycles.
- ii. The development would create or contribute to a harmful concentration of such uses within a locality as a result of any of the following: - Exacerbating existing harmful conditions including those listed at (i) above; or - Reducing the choice of homes in the area by changing the housing mix.

Where development is permitted it must provide a good standard of accommodation by meeting relevant requirements and standards set out in other development plan policies.

Adopted Bristol Core Strategy Policy (2011) BCS18 makes specific reference to residential developments providing sufficient space for everyday activities and space which should be flexible and adaptable. In addition, Policy BCS21 sets out criteria for the assessment of design quality in new development and states that development will be expected to create a high-quality environment for future occupiers.

An HMO at this site may require a Mandatory License under the Housing Act 2004, and the property has held a Mandatory License since 24th July 2024. The Local Authority also has adopted amenity standards which apply to HMOs under this separate legislative framework. Whilst it is recognised that this is non-planning legislation and therefore not a material consideration in planning decision making,

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these standards also provide an indication of the standard of accommodation expected within shared occupancy housing locally.

Planning permission is sought for the change of use of the property from a single dwellinghouse to a 4-bedroom HMO (Use Class C4). All four bedrooms would measure 9.3sqm and the proposal would include 13.7sqm kitchen and lounge spaces respectively. The bedroom sizes exceed the minimum floor area requirement for single person occupancy outlined by the NSSD.

The scheme also includes an adequate amount of internal communal living space which will also meet the Council's HMO licencing standards (which states that communal living space can include kitchens, dining rooms). The number of bathrooms and toilets will also meet the Council's HMO licencing standards.

All habitable room windows will contain window(s) providing adequate light for future occupants, with the property as a whole offering adequate levels of outlook and ventilation.

Following the above, it is concluded that the development would provide an acceptable standard of accommodation for future occupiers.

The application is subsequently considered acceptable in regard to satisfactory living environment for future occupants in this instance.

(C) IS THE DESIGN OF THE PROPOSED DWELLING ACCEPTABLE?

Policy BCS21 states that new development should contribute positively to an area's character and identity, whilst Policy DM30 states that extensions will be expected to respect the siting, scale, form, proportions, materials, details and the overall design of the host building and broader streetscene. In a similar vein, Policy DM26 requires development to respect the local pattern and characteristics, and to respond to the height, scale, massing, shape, form and proportions of existing buildings.

Policy DM27 requires development to respect the layout and form of existing development.

SPD2 states that dormers should be located only on the side or rear roof pitches, sit comfortably within the plane of the host building's roof, appear subservient in form to the roof of the host building, have front elevations which are restricted to the glazed area and necessary construction width for dormer cheeks, that the siting, scale and proportions of window detailing reflects that of the host building, and that materials generally reflect that of the host building.

The proposed single storey rear extension given its overall design, scale and siting would form a subordinate addition which respects the character and appearance of the host building. In addition, the proposed rear dormer extension would be set well within the rear roof profile. Given its scale and design it would form a subordinate addition to the host building. As such, the proposal is considered to comply with policies outlined above.

(D) IMPACT ON AMENITY OF SURROUNDING PROPERTIES

Policy DM2 in the Site Allocations and Development Management Policies (2014) states that shared housing will not be permitted where it would harm the residential amenity or character of the locality as a result of levels of activity that cause excessive noise and disturbance to residents.

Policy BCS21 in the Bristol Core Strategy (Adopted 2011) advocates that new development should deliver high quality urban design and safeguard the amenity of existing development.

Policy DM29 in the Site Allocations and Development Management Policies (2014) states that proposals for new buildings will be expected to ensure that existing and proposed development

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achieves appropriate levels of privacy, outlook and daylight.

This policy, as well as Policy DM27, further states that new buildings will be expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight.

Policy BCS23 in the Bristol Core Strategy and Policy DM35 in the Site Allocations and Development Management Policy also state that new development should also not lead to any detrimental increase in noise levels.

DM30 expands on this commenting that alterations to existing buildings will be expected to safeguard the amenity of neighbouring occupiers.

The proposed single storey rear extension given its depth and height would not result in any harmful impact on the amenities of the adjoining property at no. 87 in terms of loss of light, privacy, outlook or an increased sense of enclosure. The proposed rear extension is set back from the adjacent property at No. 83 and would not result in any harmful impact on the amenities of this property.

The proposed rear dormer extension would feature openings and it is considered that the proposal would not result in any greater overlooking or loss of privacy for neighbouring properties than currently experienced from the first-floor level windows of the host building.

In terms of the HMO use, following consultation, the Council's Pollution Control Team confirmed that it is unlikely that the change of use of the property to a small HMO (4 to 6 persons) would lead to any significant increase in noise at neighbouring properties. The application is subsequently considered acceptable on amenity grounds. However, there is concern regarding the bathroom and utility room with the washing machine at first floor level along the party wall with the adjoining neighbouring property. The adjoining property could potentially benefit from a bedroom and in the absence of sound insulation, in order to safeguard the neighbouring property from noise and vibration, a condition for noise insulation shall be imposed as part of any recommendation for approval.

(E) DOES THE PROPOSAL ADDRESS MOVEMENT, TRANSPORT AND HIGHWAY SAFETY ISSUES?

Policy DM2 in the Site Allocations and Development Management Policies (2014) states that the subdivision of dwellings into houses in multiple occupation will not be permitted where the development would harm the residential amenity or character of the locality as a result of levels of onstreet parking that cannot be reasonably accommodated or regulated through parking control measures; as well as inadequate storage for recycling/refuse and cycles.

Policy BCS10 in the Bristol Core Strategy (2011) 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 within the Site Allocations and Development Management Policies (2014) states that the provision in new development of secure, well-located cycle parking can be very important in encouraging people to cycle regularly.

It is important that development proposals incorporate these facilities and parking at the outset of the design process. Applicants should refer to the council's 'Guide to Cycle Parking Provision' for guidance on this matter. Policy BCS15 in the Bristol Core Strategy (2011) states that all new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of its design.

Policy DM32 in the Site Allocations and Development Management Policies (2014) states all new developments will be expected to provided recycling facilities and refuse bins of sufficient capacity to serve the proposed development.

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This policy further states that the location and design of recycling and refuse provision should be integral to the design of the proposed development.

In assessing recycling and refuse provision, regard will be had to the level and type of provision, having regard to relevant space standards; and the location of the provision, having regard to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles and operatives.

PARKING

The application has been reviewed by the Council's Transport Development Management Team (TDM), who raised no objections to the application on highway grounds. A car-free development is proposed with no dedicated car parking. TDM find this acceptable given the sustainable location; the site is within close proximity to transport links as well as cycle paths.

In terms of on street parking it is considered that there will likely be sufficient space in the local area to accommodate the development and any increased demand. Should a residents parking scheme be introduced in the future, however, future occupants will be ineligible for parking permits given that the application has been assessed as car free, on the basis that future occupants will utilise sustainable modes of travel given the sustainable location.

CYCLE STORAGE

The Council's TDM stated the only access to the cycles is through 3 doors and via the kitchen area and a tight hallway. Due to this the cycles are likely to go unused and therefore should be moved to the front of the dwelling. However, due to the site constraints where the forecourt would not be able to accommodate the cycle storage and bins as well, and as a result the cycle storage is proposed within the rear garden.

Officers note that there has been a recent appeal decision (APP/Z0116/W/23/3315291 at 1B Woodbine Road, Easton) for an HMO use where the Planning Inspector stated that the cycle parking spaces within the rear garden would require occupants to carry their bikes through the building which the Council contend would be unhygienic and not accessible. However, the front door is only slightly raised above pavement level and the ground floor accommodation would be open plan. As such it would be relatively straightforward to carry a bike through the building and therefore, the spaces at the rear are accessible.

The Inspector also stated that this arrangement and other situations which require bikes to be brought into buildings, such as internal cycle parking, are common in an urban environment. The Inspector concluded that they were satisfied that the cycle parking arrangements would be adequate. Therefore, the proposal would support the use of bikes as a sustainable mode of transport for future occupiers. On this basis it would be unreasonable to warrant a refusal given the similar site constraints of this property within an urban context.

WASTE STORAGE

The Waste SPD details that HMOs must be supplied with one set of containers for every three bedrooms the building contains. The application proposes one single set of containers. The Council's Highway officers have asserted that the proposed four bedrooms would exceed this minimum, and that two sets of bins should be provided.

It is considered that there is sufficient space in the front garden to accommodate an additional wheelie bin if deemed necessary by Bristol Waste/HMO licensing, therefore officers are satisfied that further details of bin storage can be secured by a suitably worded condition.

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(F) SUSTAINABILITY

Current planning policy within the adopted Bristol Development Framework, Core Strategy (2011) requires new development to be designed to mitigate and adapt to climate change and meet targets to reduce carbon dioxide emissions. This should be achieved, amongst other measures, through efficient building design, the provision of on-site renewable energy generation to reduce carbon dioxide emissions by at least 20% based on the projected residual energy demand of new buildings. The approach proposed should also be supported by the provision of a sustainability statement and an energy strategy. Policy BCS14 states that new development will be expected to demonstrate that the heating and cooling systems have been selected according to the following heat hierarchy:

1. Connection to existing CHP/CCHP distribution networks
2. Site-wide renewable CHP/CCHP
3. Site-wide gas-fired CHP/CCHP
4. Site-wide renewable community heating/cooling
5. Site-wide gas-fired community heating/cooling
6. Individual building renewable heating

The applicant has been submitted an energy statement with the application, the change of use does result in an increase in floor space, and of subdivision of units, and the above energy demands would apply. The statement outlines that PV panels are the most suitable for the application site and 1.75kW PV panels would be installed on the southeast roof slopes resulting in a CO2 reduction of 25% which is considered acceptable and complies with policy. A condition shall be imposed to ensure this is met.

The gas boiler and the system that it feeds already exist, therefore it is considered that it would be logical and economical to continue to use this current system for a proposal of this scale of development. Indeed, introducing a new system to serve the whole building would require the disposal of the existing system and the fitting of a replacement system, which in itself would have an environmental impact, this approach has also been supported by Appeal Inspectors. The proposal is considered to be compliant with BCS14.

CONCLUSION

The application is considered acceptable in this instance and recommended for approval, subject to conditions.

CIL LIABILITY

Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL. This application falls into one of these categories and therefore no CIL is payable.

EQUALITY ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equality 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 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.

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RECOMMENDED GRANT subject to condition(s)

Time limit for commencement of development

1. Full Planning Permission

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre commencement condition(s)

2. Details of Photovoltaics (PV)

1) Prior to commencement, details of the proposed PV system including location, dimensions, design/ technical specification together with calculation of annual energy generation (kWh/annum) and associated reduction in residual CO2 emissions shall be provided within the Energy Statement.

2) Prior to occupation the following information shall be provided:

- Evidence of the PV system as installed including exact location, technical specification and projected annual energy yield (kWh/year) e.g. a copy of the MCS installer's certificate.
- A calculation showing that the projected annual yield of the installed system is sufficient to reduce residual CO2 emissions by the percentage shown in the approved Energy Statement.

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

Pre occupation condition(s)

3. Implementation/Installation of Refuse Storage and Recycling Facilities- further details

Prior to the occupation of the development hereby approved, further details of the refuse storage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed before occupation of the development and retained thereafter.

All refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway), except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises; protect the general environment; prevent any obstruction to pedestrian movement and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

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

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

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

5. No commencement of use of the development shall take place until an assessment on the transmission of noise between the following areas and the adjoining residential property has been submitted to and approved in writing by the Council.

Bathroom & utility cupboard/room on the first floor

The assessment shall be prepared by a suitably qualified acoustic consultant/engineer and if necessary shall include a scheme of mitigation measures.

Any approved scheme of mitigation measures shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: In order to safeguard neighbouring amenities.

Post occupation management

6. The development hereby approved shall be carried out in full accordance with the Energy Statement prepared by Complete Energy Consultancy dated 8th December 2022, unless otherwise agreed in writing by the Local Planning Authority and achieves a total saving of 25 per cent on residual carbon emissions.

Reason: To ensure that the proposal reduces the impact on the environment and climate change in line with the adopted development plan policies.

List of approved plans

7. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

3538 10 Proposed ground and first floor, received 16 January 2023
3538 11 Proposed Attic plan, received 16 January 2023
3538 1 Existing ground and first floor, received 16 January 2023
3538 4 Existing and proposed elevations, received 16 January 2023
3538 6 Bin store details, received 16 January 2023
3538 7 Bike store details, received 16 January 2023
3538 8 Proposed site plan, received 16 January 2023
3538 9 Location plan, received 16 January 2023

Reason: For the avoidance of doubt.

Advices

- 1 Restriction of Parking Permits - Future Controlled Parking Zone/Residents Parking Scheme

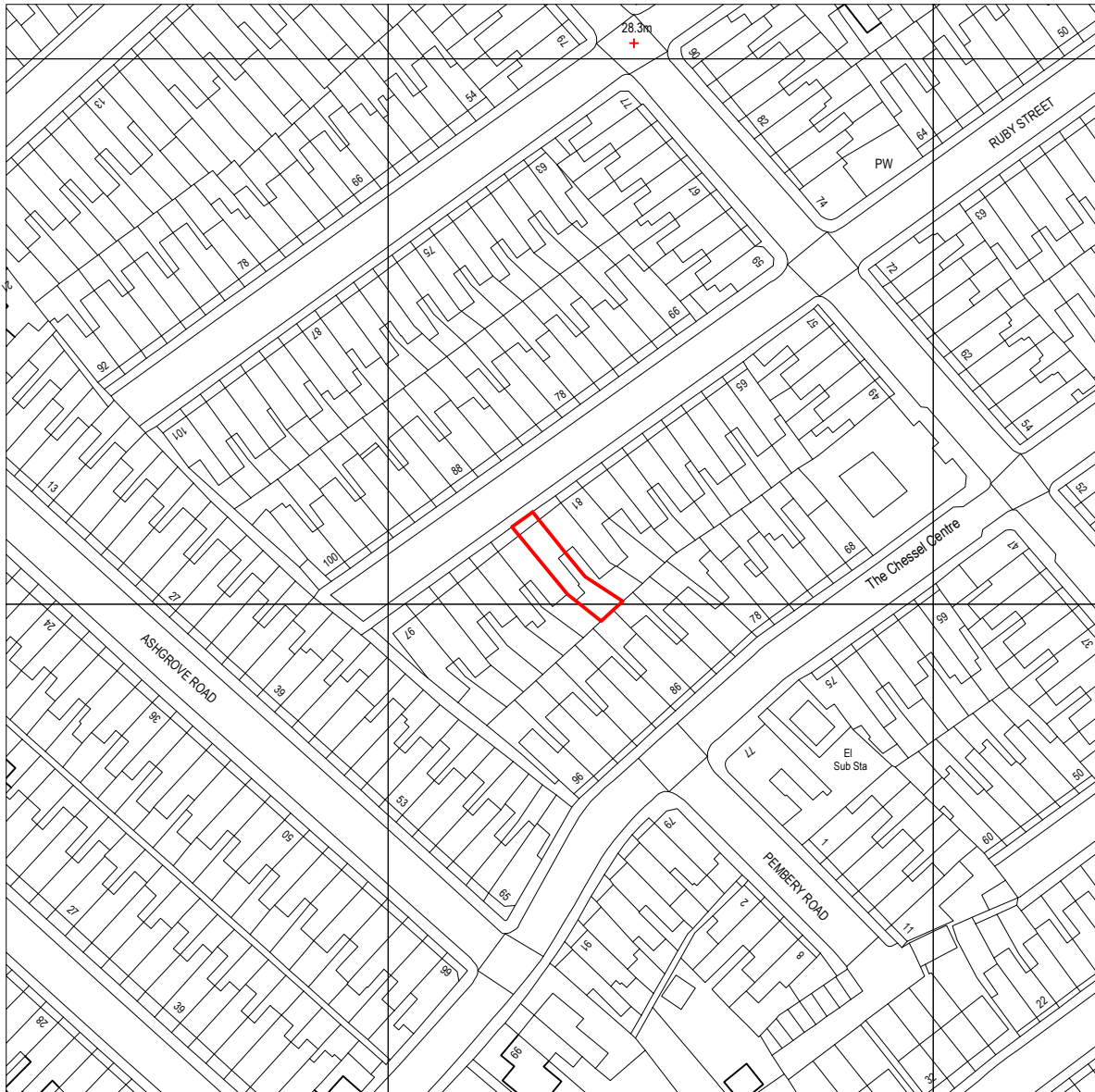
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You are advised that the Local Planning Authority has recommended to the Highways Authority that on the creation of any Controlled Parking Zone/Residents Parking Scheme area which includes the development, that the development shall be treated as car free / low-car and the occupiers are ineligible for resident parking permits as well as visitors parking permits if in a Residents Parking Scheme.

Supporting Documents

2. 85 Ruby Street, BS3 3DW.

1. Location Plan
2. Proposed Site Plan
3. Existing Ground & First Floor Plans
4. Proposed Ground & First Floor Plans
5. Proposed Attic Plan
6. Existing & Proposed Elevations
7. Bin Store Details
8. Bin Store Details



Proposed Alterations and Extension
to
85 Ruby street Bedminster Bristol
Location Plan

Scale 1: 1250
Date : Oct 2022

Drwg No 3538/9

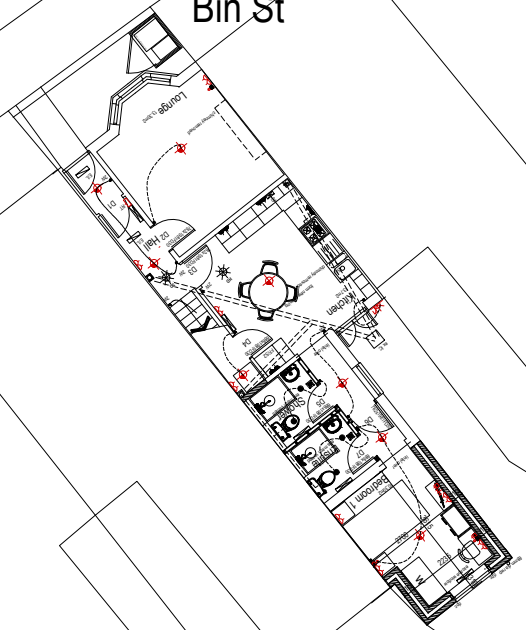
David Cahill Design Consultant

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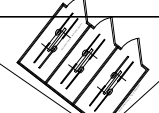
RUBY STREET

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Bin St



Garden



Bike St

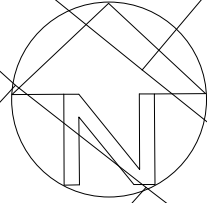
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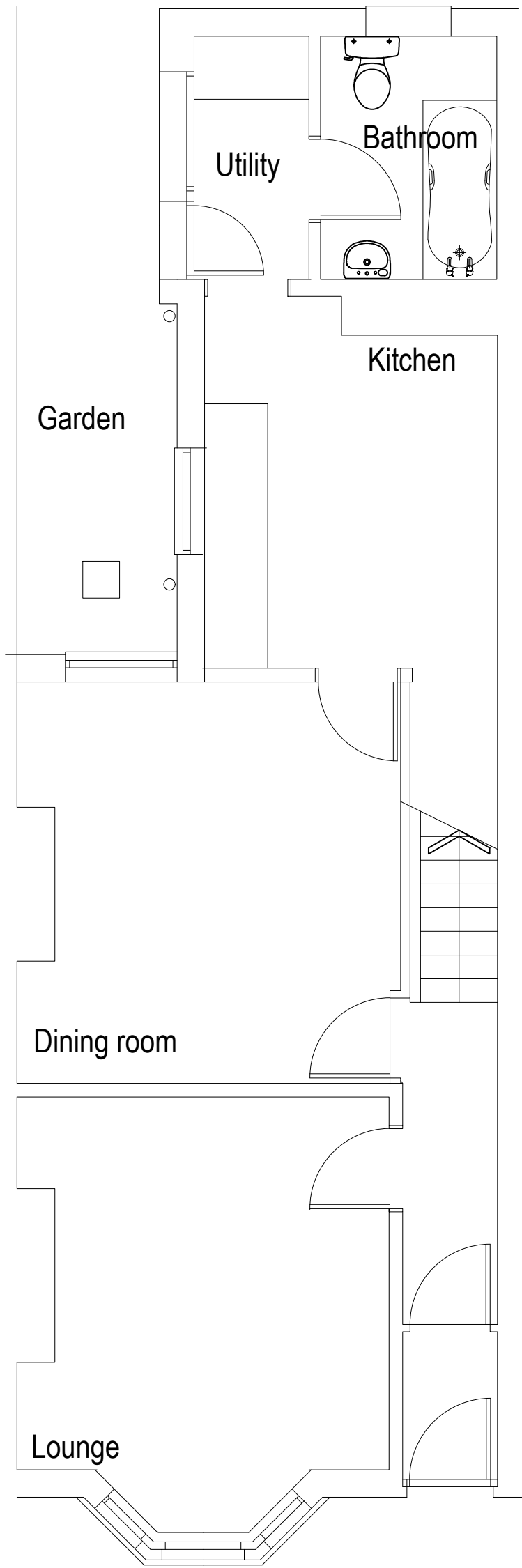
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 Rev A : general update

Rev:	Date:	Note
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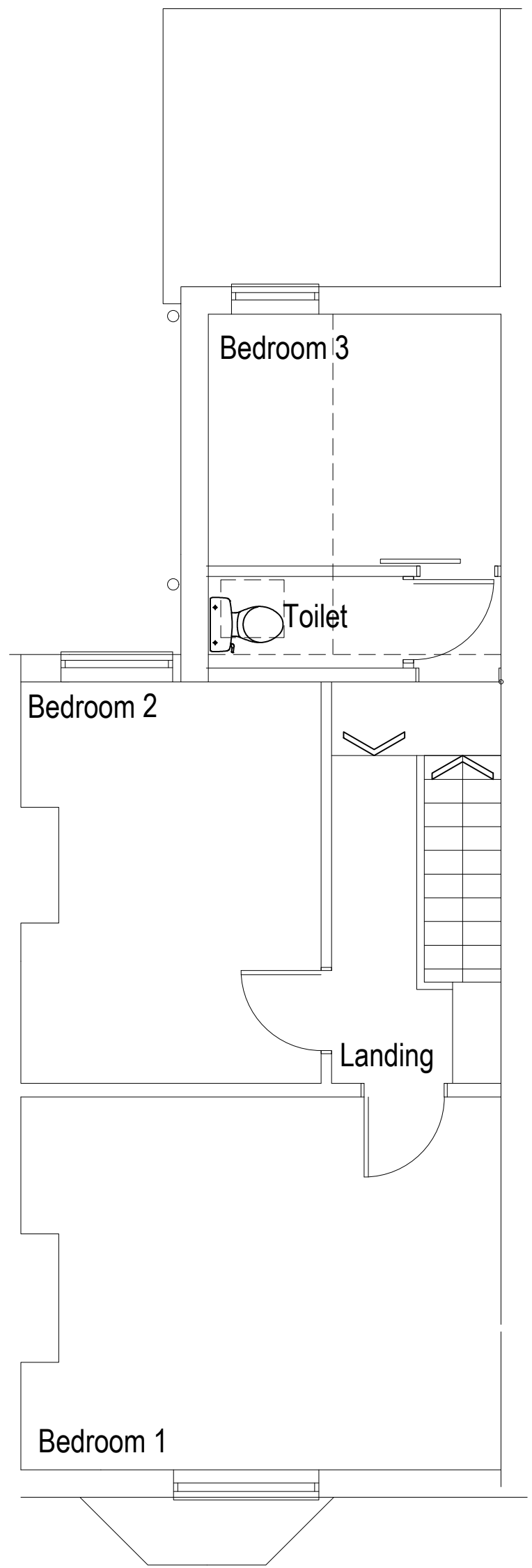
Proposed Alterations and Extension
**85 Ruby Street Bedminster
 Bristol**
 Proposed Site Plan

Date:
 Oct 2022
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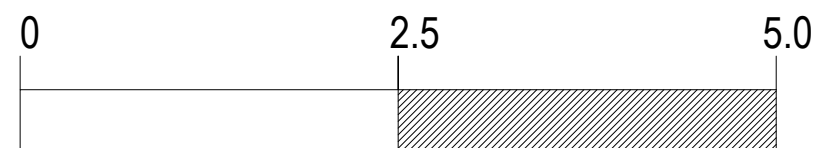
David Cahill
 Design Consultants Ltd
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 Warmley Bristol BS30 8XT
 Tel: 01179618888
 Email: davidcahilldesign@btopenworld.com



Existing Ground Floor Plan



Existing First Floor Plan



Rev:	Date:	Note

Proposed Alterations and extension to
**85 Ruby Street Bedminster
 Bristol**

Existing Floor Plans

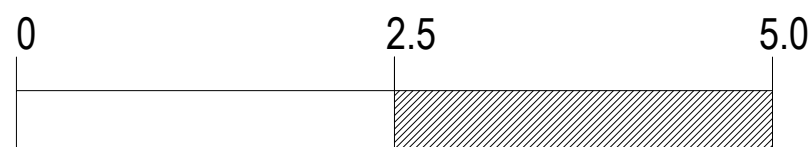
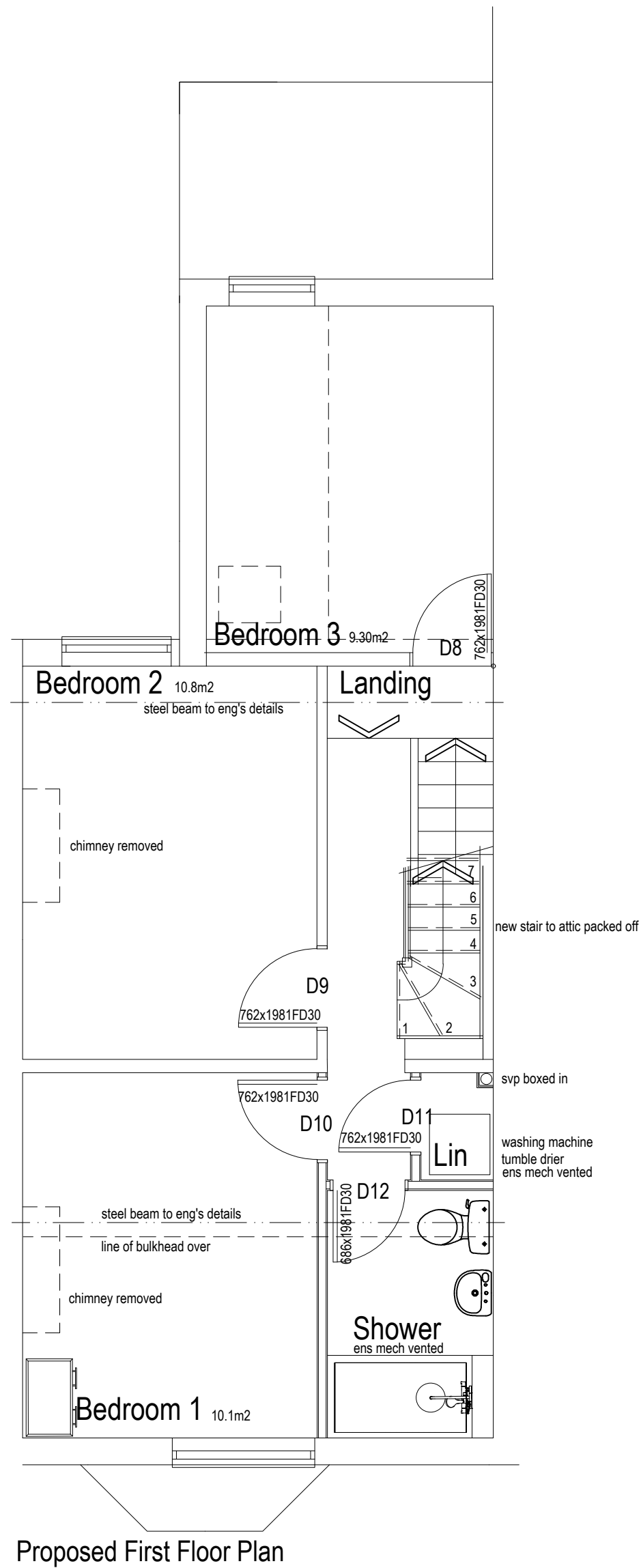
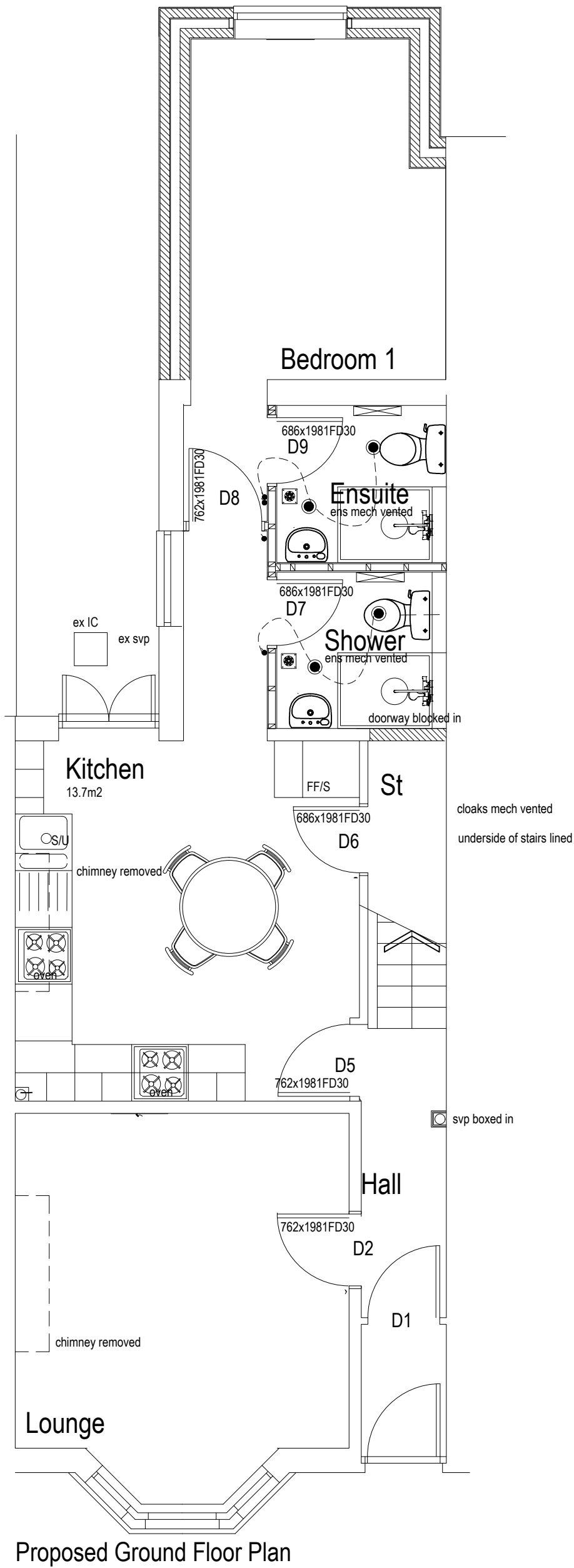
Date:
 Oct 2022

Scale:
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DWG No:
3538/1

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Rev:	Date:	Note

Proposed Alterations and extension to
**85 Ruby Street Bedminster
 Bristol**

Proposed Floor Plans

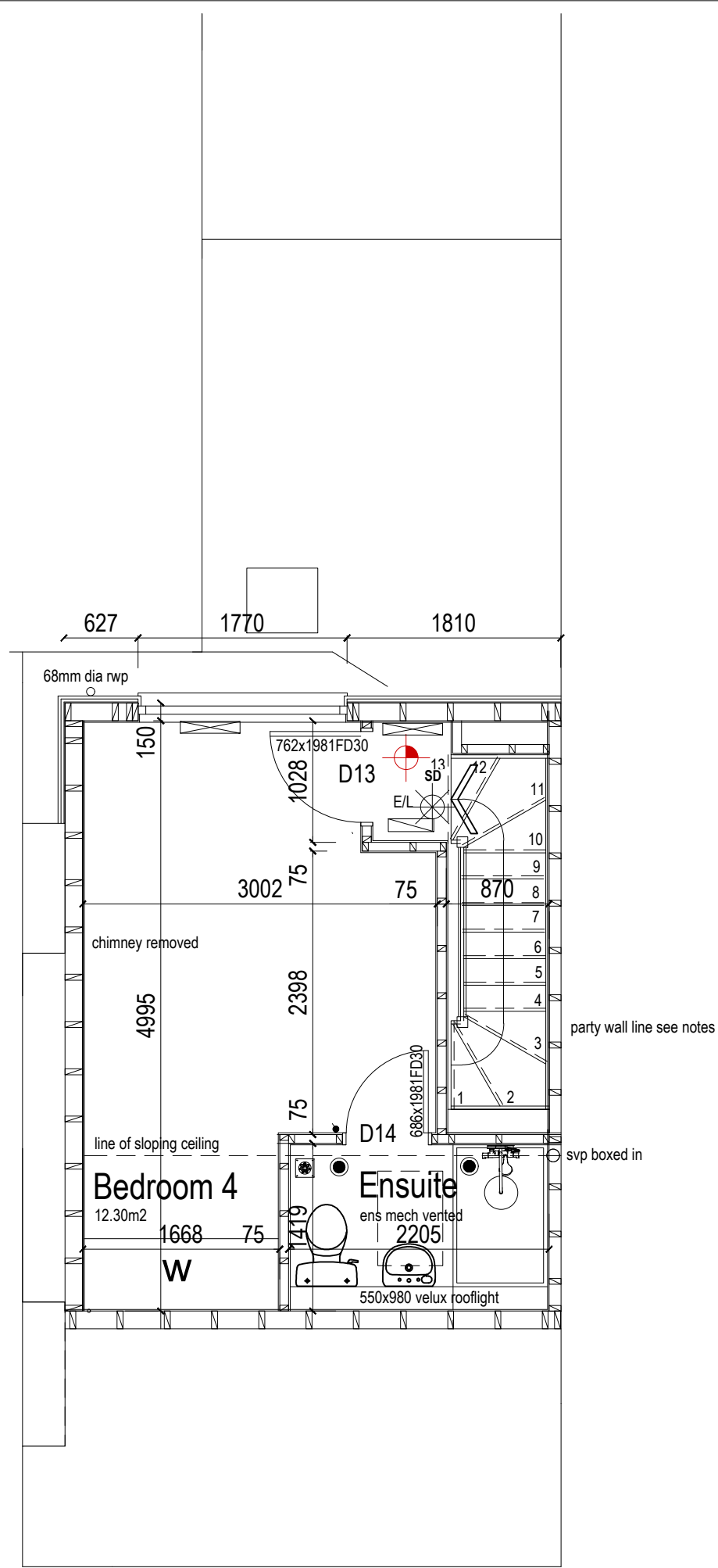
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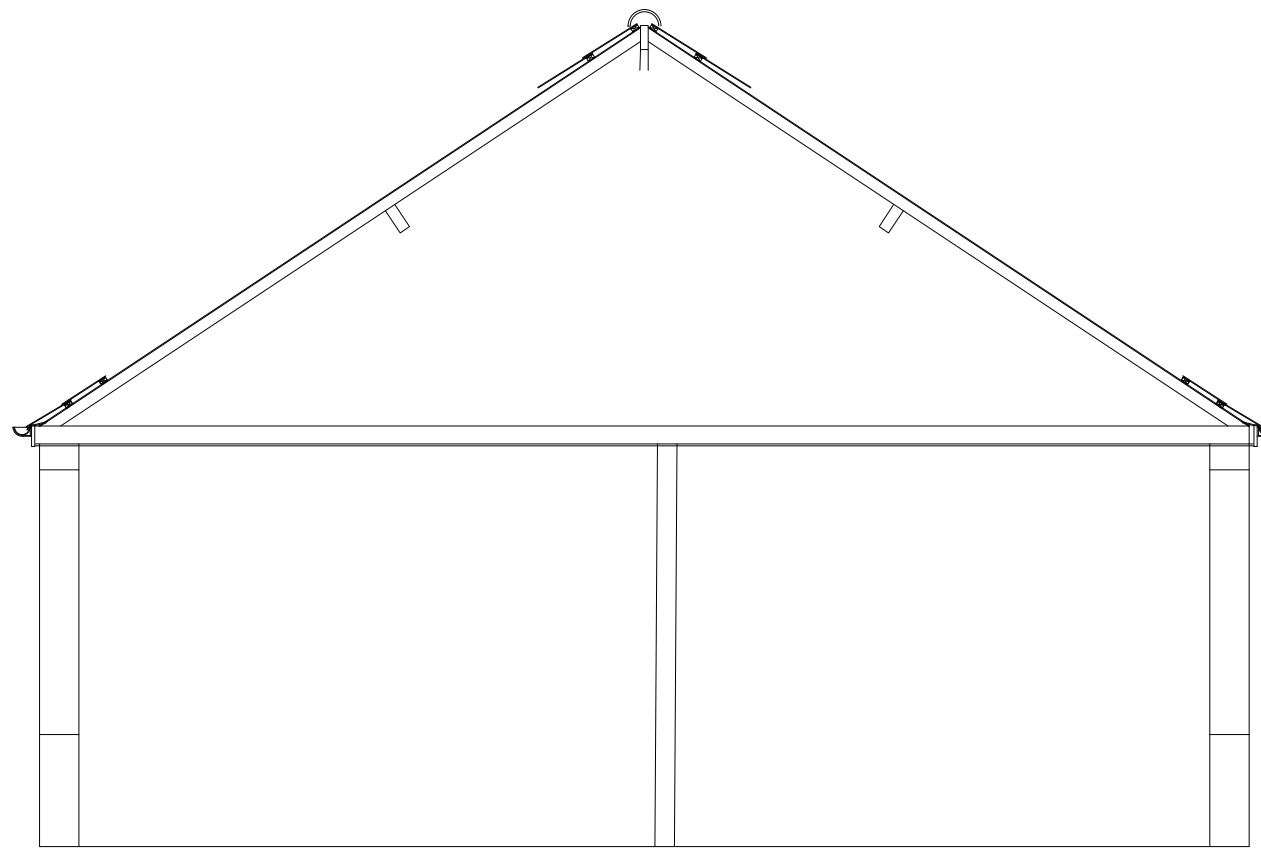
DWG No:
3538/10

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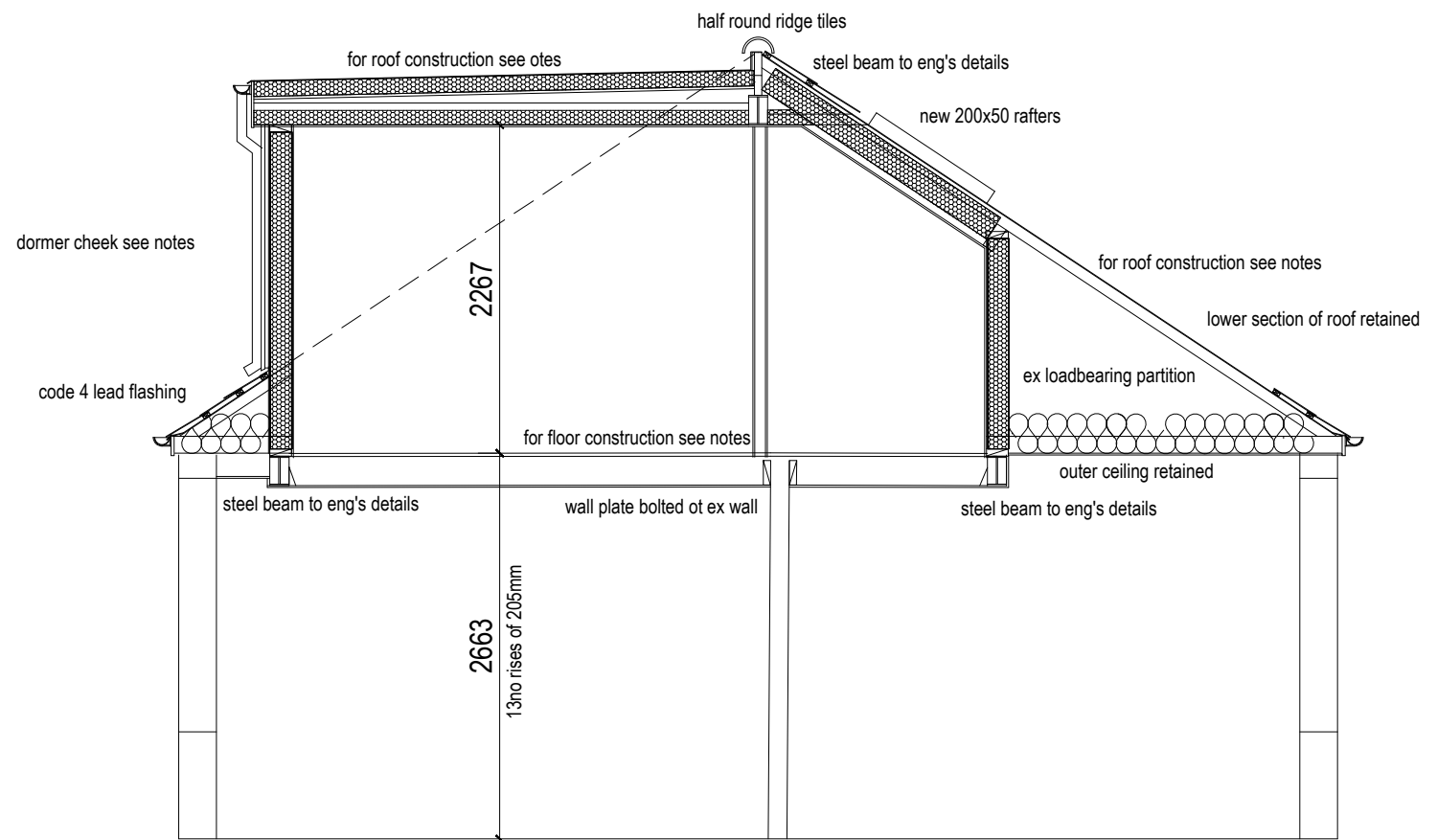
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Proposed Attic Floor Plan



Existing Section



Proposed Section

Rev A : general update

Rev:	Date:	Note

Proposed Alterations and extension to
**85 Ruby Street Bedminster
 Bristol**

**Proposed Attic Floor Plans
 Existing/ Proposed Sections**

























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 Oct 2022

Scale:
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Legend

- SD  smoke detector in hallway of house
- HD  heat detector in kitchen
-  13amp switch socket outlets
-  13amp switched socket outlets above worktop
-  13amp switch spur socket outlet for appliances above worktop
-  wall mounted telephone point
-  wall mounted TV point
-  wall mounted light switch
-  20 amp panel for oven
-  PIR dusk til' dawn motion sensor
-  2W two way light switch
-  DIM dimmer light switch
-  extract fan
-  extract fan via cooker hood
-  high level consumer unit (switched 1350-1450mm from FFL)
-  external wall mounted bulkhead light
-  internal wall mounted bulkhead light
-  ceiling mounted low energy light fitting and bulb
-  ceiling mounted low energy spotlight
-  USB socket
-  CAT 5 socket
-  RT wall mounted room thermostat
-  Bibcock tap
- DS - Drawer Stack
- F/FS - Free Standing American Fridge/Freezer
- S/U - Sink Unit
- W/M - Washing Machine
- B/U - Kitchen Base Unit
- W/U - Kitchen Wall Unit
- C/S - Cooker and Hob
- D/W - Dish Washer
- T/D - Tumble Dryer
-  denotes radiators positions

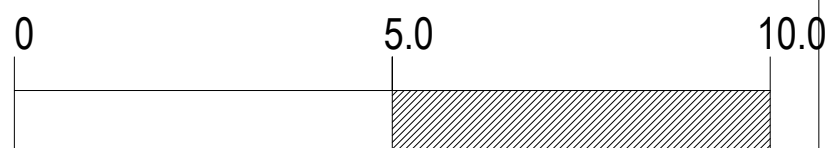
Existing Side Elevation

Existing Rear elevation

Proposed Side Elevation

Proposed Section

Proposed Side Elevation (facing No 87)



Rev:	Date:	Note		

Proposed Alterations and extension to
**85 Ruby Street Bedminster
Bristol**

**Existing and Proposed
Elevations**

Date:
Oct 2022

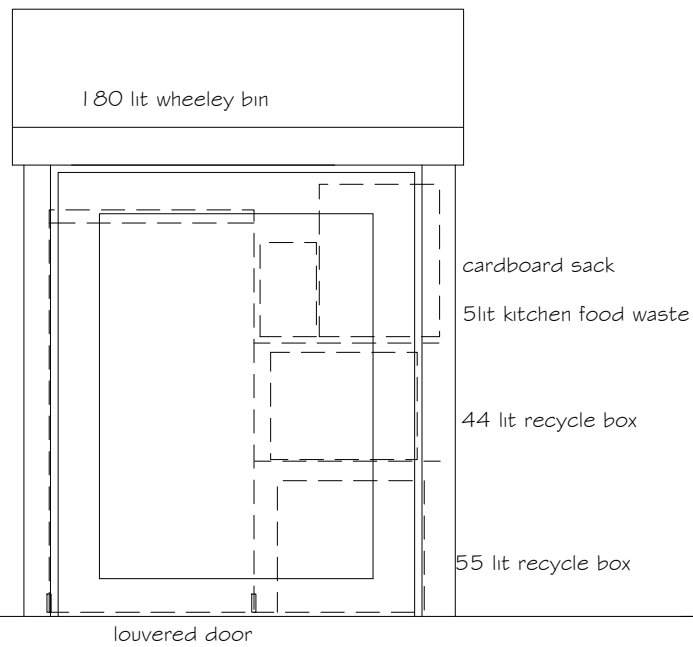
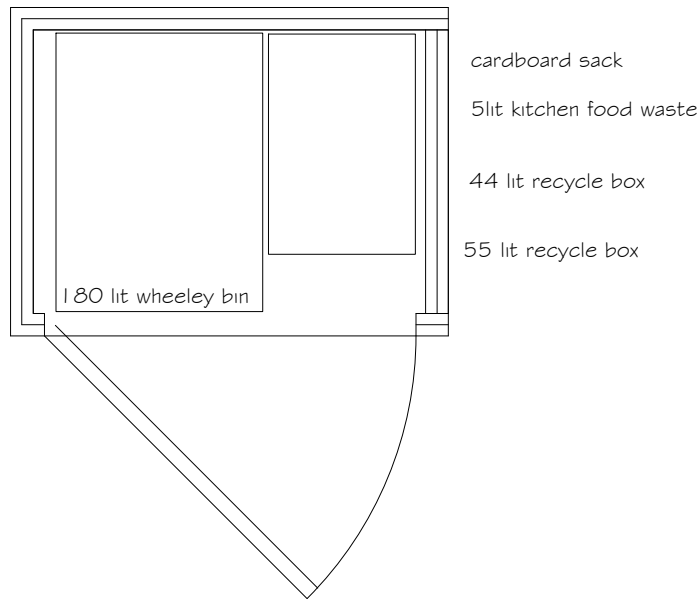
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DWG No:
3538/4

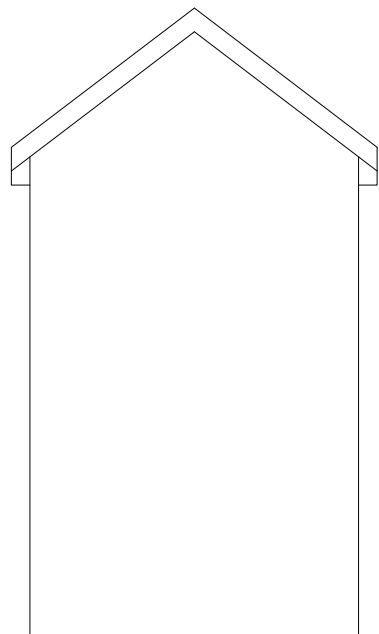
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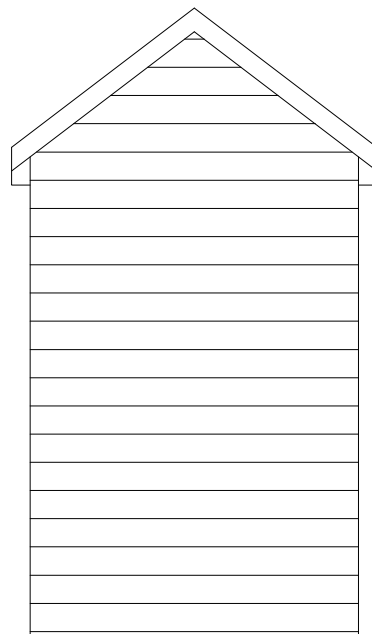
Rev A : general update



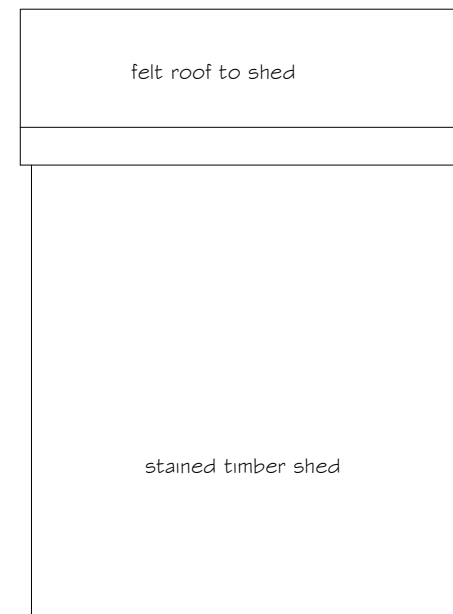
Front Elevation



Side Elevation

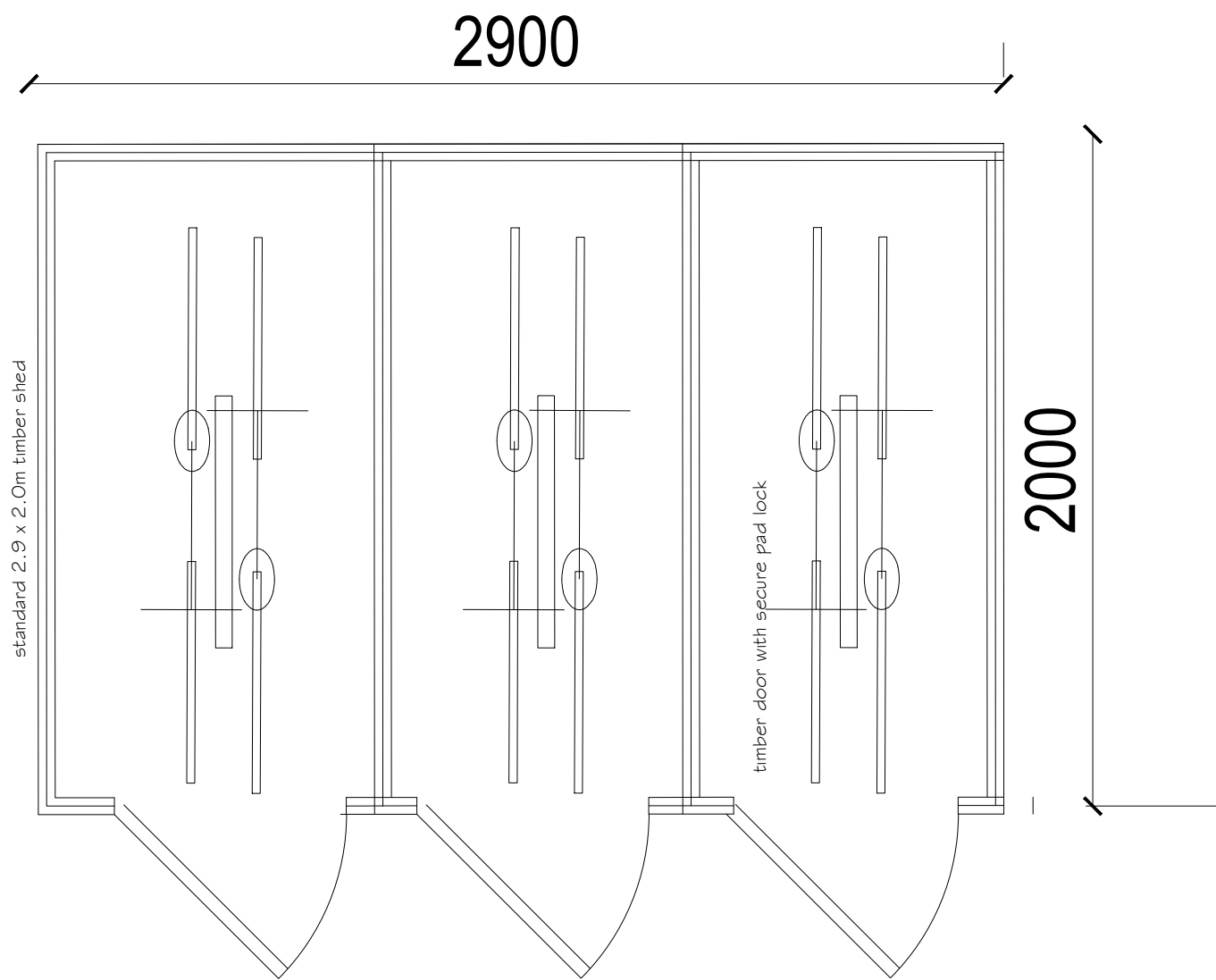


Side Elevation

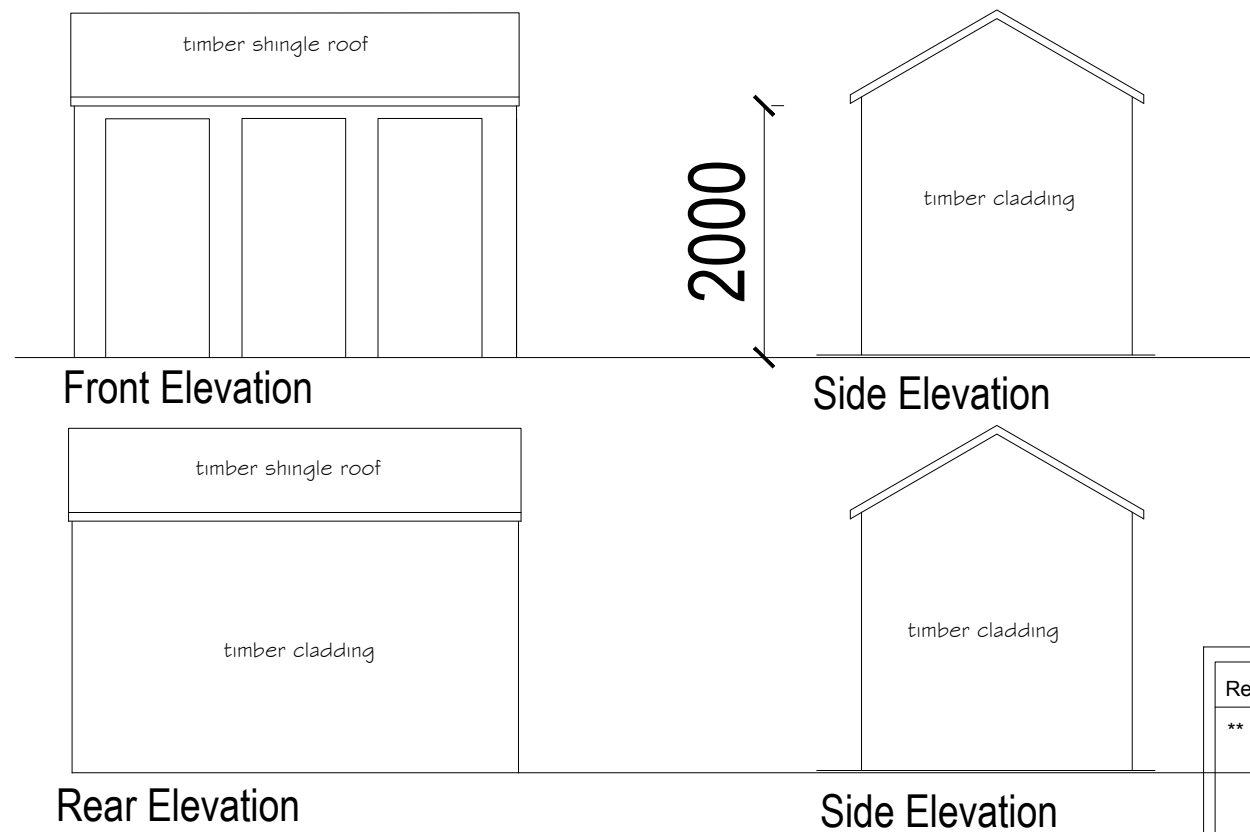


Rear Elevation

Rev:	Date:	Note	Proposed Alterations and Extension 85 Ruby Street Bedminster Bristol	Date:	David Cahill Design Consultants Ltd Unit 2 Office 4 Tower Lane Business Park Warmley Bristol BS30 8XT Tel: 01179618888 Email: davidcahilldesign@btopenworld.com
**	**	**		Bin Store Details	
				Scale: 1:20 1 : 50 @ A3	
				DWG No: 3538/6	



Floor Plan



Rev:	Date:	Note
**	**	**

Proposed Alterations and Extension
85 Ruby Street
Bedminster Bristol
Bike Store Details

Date:
Sept 2022

Scale:
1:20 1 : 50 @ A3

DWG No:
3538/7

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