

WARD: Westbury-on-Trym & Henleaze **CONTACT OFFICER:** Ken Reid
SITE ADDRESS: Westerleigh Cottage Cote Drive Bristol BS9 3UP

APPLICATION NO: 16/04539/F Full Planning
EXPIRY DATE: 14 October 2016

Demolition of existing dwelling and erection of replacement dwelling.

RECOMMENDATION: Grant subject to Condition(s)

AGENT: Alder King Planning Consultants
Pembroke House
15 Pembroke Road
Clifton
Bristol BS8 3BA
APPLICANT: Springer Homes
C/o Agent

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

LOCATION PLAN:



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BACKGROUND

This application is being considered before committee following the number of objections that were received including from the local ward member who has formally requested its referral.

SITE DESCRIPTION

The application concerns the grounds of Westerleigh Cottage which is a detached 1930's dwelling situated between Cote Drive and Cote House Lane on the northern edge of the Downs. The property comprises of a large curtilage measuring approximately 690 square metres. The existing property is accessed from Cote Drive and falls within the Downs Conservation Area.

RELEVANT HISTORY

09/00787/H - Proposed car port and drive alterations. Granted.

16/01878/F - Demolition of existing dwelling and erection of replacement dwelling. This application was withdrawn on the advice of the Local Planning Authority following objections on design grounds.

APPLICATION

Planning consent is sought to demolish the existing property and construct new four-bedroom detached two-storey dwelling. The property would be contemporary in appearance consisting of zinc and stone cladding elevations along with self-coloured render in a natural colour, powder coated aluminium windows and doors, with a timber interior.

The existing vehicular entrance would remain leading to 3 parking spaces and the inclusion of a car port. The large landscaped south facing garden would be retained with bin storage areas. Planting is to be incorporated in order to help soften the street scene whilst retaining most of established boundary hedging. Since the application was submitted the proposed dwelling has been modified with the omission of the first floor terraces and subsequent balustrading. A landscape proposal has also been added on the advice of the Local Planning Authority and which includes a planted roof specification. Further information has been added to the sustainability statement. There have also been details of refuse storage, cycle provision and drainage to the driveway added.

RESPONSE TO PUBLICITY AND CONSULTATION

Neighbouring properties have been consulted by letter and through a site notice about the planning application. 15 letters of objection were received to the proposals, which included comments from a planning consultant on behalf of the residents. Following revisions to the scheme, neighbours and third parties were re-consulted which generated a further 9 letters of objection. Please note that given the number of objections the following is a summary of the representations.

- The loss of the cottage which is an important non-designated heritage asset in the conservation area is unacceptable
- The dwelling would constitute an over-development of the site
- The dwelling would be out of character with the surrounding area, in term of design, materiality, scale, style, proportionality and integration
- The sensitive restoration of the cottage with appropriate extension would be a more suitable solution.

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- The building would not make any positive contribution to the character or appearance of the Downs Conservation Area
- The replacement of the boundary fence by the external wall to Cote Drive will cause overshadowing to the garden of 'Savernake'.
- Inadequate access to the property to the detriment of highway safety
- Inaccurate plans, including misleading landscape masterplan
- Concerns about inadequate access for construction traffic
- Concerns over the details of the foul water drain

Councillor Geoff Gollop (Westbury-on-Trym and Henleaze) wished to refer the application to committee stating the proposal was an inappropriate development on the edge of the Downs. It does not accord with the style of building in this area and would have a significant visual impact. It is therefore important that an application in a location that will affect the visual impact of so many should be considered by committee.

OTHER COMMENTS

Transport Development Management has commented as follows:-

There is no objection to the proposal subject to the submission of a construction management plan given the width of the lane, and solid material (not gravel) to the driveway including a drainage channel to prevent water surface run-off onto the lane. Details of cycle storage for up to 3 cycles and bin storage are required which can be conditioned.

The area between the nearside carriageway edge from and on both sides of the centre line of the access, should be cleared of obstruction to visibility and be no higher than 0.6m above the nearside carriageway level. This can be conditioned [The applicant has subsequently revised the plans to address the above].

City Design Group has commented as follows:-

There is no objection to the demolition of Westerleigh Cottage. The current building blends into its surroundings and is seen as part of the backdrop. As such it has a neutral impact on this part of the Downs Conservation Area.

The proposal increases the footprint however the proposal is set further back into the site when viewed from The Downs. The proposed building is designed to take account of the surrounding context, not drawing undue attention to itself when viewed from Downs. This is as a result of the layers of soft landscaping which form the foreground of the proposed building as well as revision of the design to reduce the eaves height, change of material to a natural pallet and refined detailing.

The revision of the design to reduce the scale of proposal when compared to previous scheme, the reinstatement of the hedge along Cote Drive and use of natural materials has improved the way in which the proposed development appears along the access routes.

The current plans are considered to be in compliance with the design and conservation related planning policies. There is therefore no objection to the proposal.

Arboricultural Team has commented as follows:-

I have conducted a site visit and reviewed the supporting arboricultural documentation. I have no objections to the proposed development. Approve subject to a specification for the tree protection measures.

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RELEVANT POLICIES

National Planning Policy Framework – March 2012

Bristol Core Strategy (Adopted June 2011)

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

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

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

KEY ISSUES

- (A) IS THE PROPOSED LOSS OF BUILDING ACCEPTABLE AND WOULD THE PROPOSED DEVELOPMENT HARM THE CHARACTER OR APPEARANCE OF THIS PART OF THE DOWNS CONSERVATION AREA?

Section 12 of the National Planning Policy Framework 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 justification. Local planning policy accords with this with policies BCS21, BCS22, FDM30 and FDM31 relevant.

The area is characterised by a mix of large properties set in modest to large plots against the backdrop of open parkland from Avon Gorge and Westbury Road to the west and east with the slopes of Clifton and Stoke Bishop to the south and north. Cote Drive is not wholly representative of the Conservation Area however its more traditional buildings along with the distinctive character of the new dwellings play an important role in the overall visual quality of the locality. Other buildings that surround Westerleigh Cottage and are considered to be of architectural significance include the Chief Engineers Grade II listed Lodge to St Monica's Home of Rest situated adjacent to the site, with more buildings from St Monica's Home of Rest situated 270 metres north of the site. Cote House, a grade II* listed sits 140 metres away from the site. Predominant materials in the area, which the application site forms part of include brick, pennant limestone rubble and render with roofs often of slate or tile.

Loss of existing building (Westerleigh Cottage)

None of the above features of interest, other than the enclosing stone walls are pertinent to Westerleigh Cottage but the sense of enclosure, screening walls and a tree lined backdrop are characteristics. Westerleigh Cottage dates back to 1936 and was known to be built as a gardeners cottage associated with the former Robinson Estate. In that respect the property is seen as forming part of the formal gardens of the Cote Estate, a backdrop building as opposed to a prominent one.

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Supporting information provided by both the applicant and consultants on behalf of the objectors suggest that the Westerleigh Cottage was likely designed to supplement the larger lodge (Westerleigh House) opposite, and is supported by an analysis of the historic maps.

The applicant has provided a Heritage Statement as part of their submission which correctly identifies that Westerleigh Cottage as not being listed and is not located within the curtilage of a listed building, historic park or garden. Modern residential development and woodland screens the application property from the nearby listed buildings mentioned earlier, preventing any direct inter-visibility. It is acknowledged that Westerleigh Cottage has some character of a rustic design and features such as the Dutch barn style roof. It is also partially visible along vantage points including Westbury Road and the approach to Cote Drive towards the edge of the Downs. However, overall it is considered to have a neutral impact against the backdrop of the edge of the Downs. It is for these reasons set out above that the City Design Group (BCC) raise no objection to the loss of Westerleigh Cottage.

Replacement dwelling and its visual impact

The proposed dwelling would comprise of a larger footprint and be of a contemporary design. This has generated strong objection from a number of residents who consider that such a design approach is at odds with the surrounding form of development to the detriment of the conservation area.

On considering the proposal the following is concluded. The first floor has been oriented north to South reducing the elevation impact when viewed from both Cote Drive and Cote House Lane to the south. The proposed main roof ridge would be 1.4 metres below the existing house ridge of Westerleigh Cottage. The use of contemporary materials including the zinc seam roof and cladding are deemed acceptable in this instance given their neutrality in terms of colour and appearance. It is designed to take account of the surrounding context, to be part of the backdrop and not drawing undue attention to the proposed dwelling when viewed from Downs. The dwelling in terms of the two storey element would be set further back into the site when viewed from the Downs to the east. The single storey element facing east would comprise of a green roof helping to further screen the house from the Downs. The landscape plan proposes enhancement measures including the reinstatement of the hedge along Cote Drive. The orientation of the proposed dwelling and its position on the site in contrast to the existing building would open up the site by establishing a vista towards the Downs to the benefit of 'Savernake' and 'Westerleigh House'. The City Design Group does not object to the proposal on the grounds that the dwelling would preserve the quality and character of the conservation area.

Therefore it is concluded that the proposed loss of the building is acceptable and the proposed dwelling would not harm the character or appearance of this part of the Downs Conservation Area.

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

The site sits in relative isolation with nearest properties at Savernake and Westerleigh House situated 16 and 19 metres away from the proposed dwelling respectfully. Therefore it is not considered that the proposed dwelling would have any adverse impact on neighbouring properties in terms of any overbearing or loss of light/overshadowing. In terms of windows, there is no issue with those proposed at ground floor level. Most of the main first floor windows would east north-eastwards over the grounds of the property. The only other window serving a habitable room (bedroom 4) would face the western part of the garden which contains trees and shrubs. Although there are no properties directly positioned beyond the western boundary.

Given the above considerations the proposal would not unacceptably affect the residential amenity of the area.

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The proposed dwelling would have a gross internal floorspace in excess of 300 square metres which would satisfy the Nationally Described Space Standards for a 4 bedroom/8-person house. All rooms benefit from at least one window and the property would comprise of a good sized curtilage in terms of amenity space.

(D) WOULD THE PROPOSAL RESULT IN ANY SIGNIFICANT IMPACT ON TREES?

The grounds of the site contain trees in and around the boundary, and the application includes an arboricultural report containing a tree survey, arboricultural impact assessment, tree protection plan and arboricultural method statement for the trees adjacent to Westerleigh Cottage. The plans show that the position of the proposed dwelling would not encroach into the Root Protection Area (RPA) of any surveyed trees. On considering the recommendations the Arboricultural officer is satisfied with the proposal and raised no objection subject to conditions including that the protection measures are adhered to.

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

The proposed dwelling includes parking provision for up to three cars which would be acceptable. The proposed property is situated between Cote Drive and Cote House Lane which are both unclassified. On considering the proposals the Transport Development Management Team do not raise any objection in principle. The proposal would not amount to an additional property being served by the lane, although there may be an increase in movements given the size of the replacement dwelling. However Transport Development Management have requested the submission of a construction management plan given the narrow width of respective lanes and to ensure that the applicant has clearly explored how works would occur without compromising highway safety. The applicant has amended the plans to include a solid surface material to the drive and drainage which is now satisfactory. Cycle and refuse storage has also been added following revisions to the plans and which are acceptable.

In conclusion the proposed development would satisfactorily address transport and movement issues.

(F) DOES THE PROPOSAL SATISFACTORILY MEET THE CITY'S POLICY OBJECTIVES WITH REGARD TO SUSTAINABILITY AND CLIMATE CHANGE?

Current planning policy within the adopted Bristol Development Framework Core Strategy 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 and extensions to existing buildings, and for new development to mitigate against the risk of flooding, including rainwater soak-away drainage. The approach proposed should also be supported by the provision of a sustainability statement and an energy strategy.

The application is supported by a sustainability and energy statement explaining how the proposed development would comply with policies BCS13 to BCS15. It is claimed that the proposed building materials would exceed values in all areas, whilst the orientation and design of the property would maximise use of natural sunlight and heat. On site renewable energy generation is proposed in the form of air source heat pumps and photovoltaic panels to the roof although no details are given in the plans. Although these can be conditioned to ensure they are implemented. These measures would be adequate to reduce CO2 emissions from the residual energy demand of the dwelling by 20%, in accordance with current policy requirements.

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The application site is set within flood zone 1 and as such is at low risk from tidal and fluvial flooding. The provision of a new building and associated hardstanding at the cost of some existing soft landscaping is such that appropriate mitigation is required in relation to increased rainwater run-off. This can be secured by condition requiring the provision of a scheme of sustainable drainage relating to rainwater run-off captured by the new roofs, as well as permeable paving to all new external paved surfaces.

Provided the measures are secured as part of consent the proposal would satisfactorily meet the city's policy objectives with regard to sustainability and climate change.

COMMUNITY INFRASTRUCTURE LEVY

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

The CIL liability for this development is £19520.79

RECOMMENDED GRANT subject to condition(s)

Time limit for commencement of development

1. Full Planning Permission

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

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

Pre commencement condition(s)

2. Construction management plan

No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

Parking of vehicle of site operatives and visitors
 routes for construction traffic
 hours of operation
 method of prevention of mud being carried onto highway
 pedestrian and cyclist protection
 proposed temporary traffic restrictions
 arrangements for turning vehicles

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development.

3. Sample panels before specified elements started

Sample panels of all external materials demonstrating the colour, texture, face bond and pointing are to be erected on site and approved in writing by the Local Planning Authority

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before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied.

Reason: In order that the external appearance of the building is satisfactory and that the character and appearance of this part of the Downs Conservation Area is preserved.

4. Further details of refuse and cycle store before relevant element started

Detailed drawings at the scale of 1:50 of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.

- a) refuse/recycling enclosure
- b) Cycle storage

Reason: In the interests of highway safety, the visual amenity and the character of the area.

5. Sustainable Drainage System (SuDS)

The development hereby approved shall not commence until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

6. Protection of retained tree during the construction period

No work of any kind shall take place on the site until the protective fencing shown on drawing number 160318-WC-TPP-AM has been erected around the retained trees. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained tree gives and will continue to give to the amenity of the area.

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7. Specification to driveway

No development shall commence until a specification setting out the ground construction for the proposed driveway within the root protection area (RPA) of T1, has been submitted and approved in writing by the Local Planning Authority. The specification shall include calculations of the proposed weight of vehicles that will be using this area and the thickness of cellular confinement to be employed. The work shall be carried out in accordance with the details of the specification and be supervised by a qualified arboricultural consultant.

Reason: To protect the retained tree from damage during construction and in recognition of the contribution which the retained tree gives and will continue to give to the amenity of the area.

Pre occupation condition(s)

8. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', and where remediation is necessary a remediation scheme must be prepared which ensures the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. Implementation/Installation of Refuse Storage and Recycling Facilities - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the refuse store, and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the public highway or pavement, except on the day of collection.

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

10. Visibility Splays

Prior to the access being brought into use, the area between the nearside carriageway edge and lines drawn between a point 2.4m back from the carriageway edge along the centre line of the access and points on the carriageway edge from and on both sides of the centre line of the access, shall be cleared of obstruction to visibility at and above a height of 0.6m above the nearside carriageway level, and thereafter maintained free of obstruction at all times.

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Reason: In the interests of highway safety

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

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

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

12. Renewable energy, further details required

Prior to implementation, details of the proposed photovoltaic panels and air source heat pumps (including the exact location, dimensions, design/ technical specification) together with calculation of energy generation and associated CO₂ emissions to achieve 20% reduction on residual emissions from renewable energy in line with the approved energy statement should be submitted to and be approved in writing by the Local Planning Authority. The renewable energy technology shall be installed in full accordance with the approved details prior to first occupation of the development and thereafter retained.

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

Post occupation management

13. Energy and Sustainability in accordance with statement:

The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the Energy Statement (New Dwelling, Westerleigh) received 19th August 2016 prior to first occupation. A total 20% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy shall be achieved, and a 20% reduction/or other agreed % reduction in carbon dioxide emissions below residual emissions through renewable technologies shall be achieved

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with policies BCS13 (Climate Change), BC14 (sustainable energy), BCS15 (Sustainable design and construction), DM29 (Design of new buildings)

14. No further extensions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the council.

Reason: The further extension of this (these) dwelling(s) or erection of detached building requires detailed consideration to safeguard the amenities of the surrounding area.

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15. Hard and soft landscape works - shown

The landscaping proposals hereby approved shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the appearance of the development is satisfactory.

List of approved plans

16. 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.

1537-01 Location plan, received 19 August 2016
1537-02 Site plan as existing, received 19 August 2016
1537-03 Floor plans and elevations as existing, received 19 August 2016
1537-07B Proposed floor plans, received 8 December 2016
1537-08A Elevations as proposed, received 14 October 2016
1537-09A Block plan as proposed, received 14 October 2016
Sustainability and energy statement, received 19 August 2016
P0238 D Landscape Masterplan, received 8 December 2016

Reason: For the avoidance of doubt.

Advices

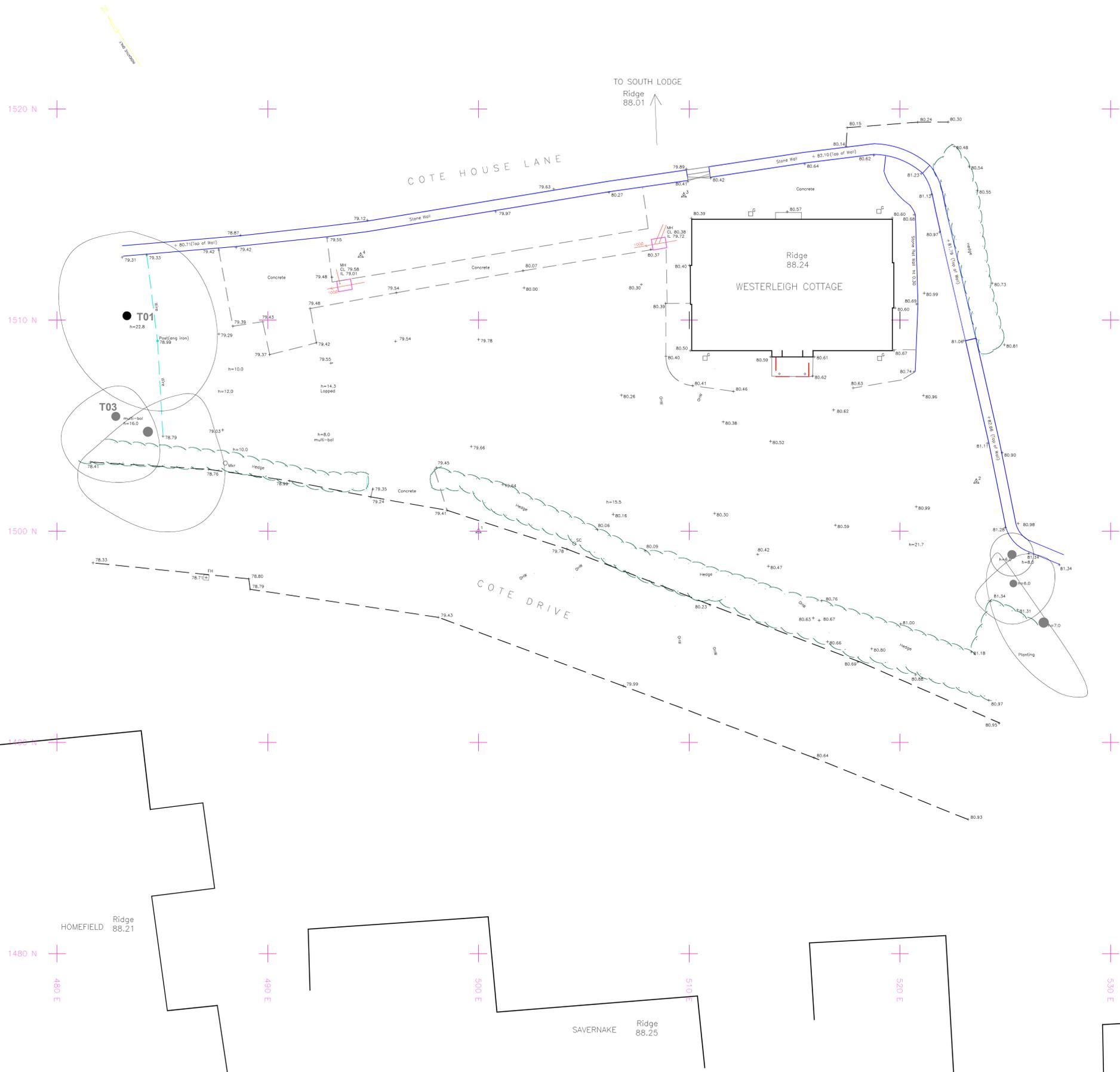
1. Note PV design guidance:

The applicant is reminded that evidence that the PV design has been approved by an MCS (Microgeneration Certification Scheme) accredited installer to ensure shading is taken into account within the energy generation calculations should be submitted within energy statements and PV details.

Supporting Documents

4. Westerleigh Cottage, Cote Drive

1. Existing site plan
2. Site photographs
3. Proposed site plan
4. Proposed elevations



Site plan as existing.

1537-02.
 Westerleigh Cottage, Cote Drive, Stoke
 Bishop, Bristol. BS9 3UP

Scale: 1:100 @ A1. Date: 07/16.

Planning Issue.



56 Fore Street, Kingsbridge Devon TQ7 1NY
 tel: 01548 853844
 email: michael@stopher-design.co.uk
 web: www.stopher-design.co.uk

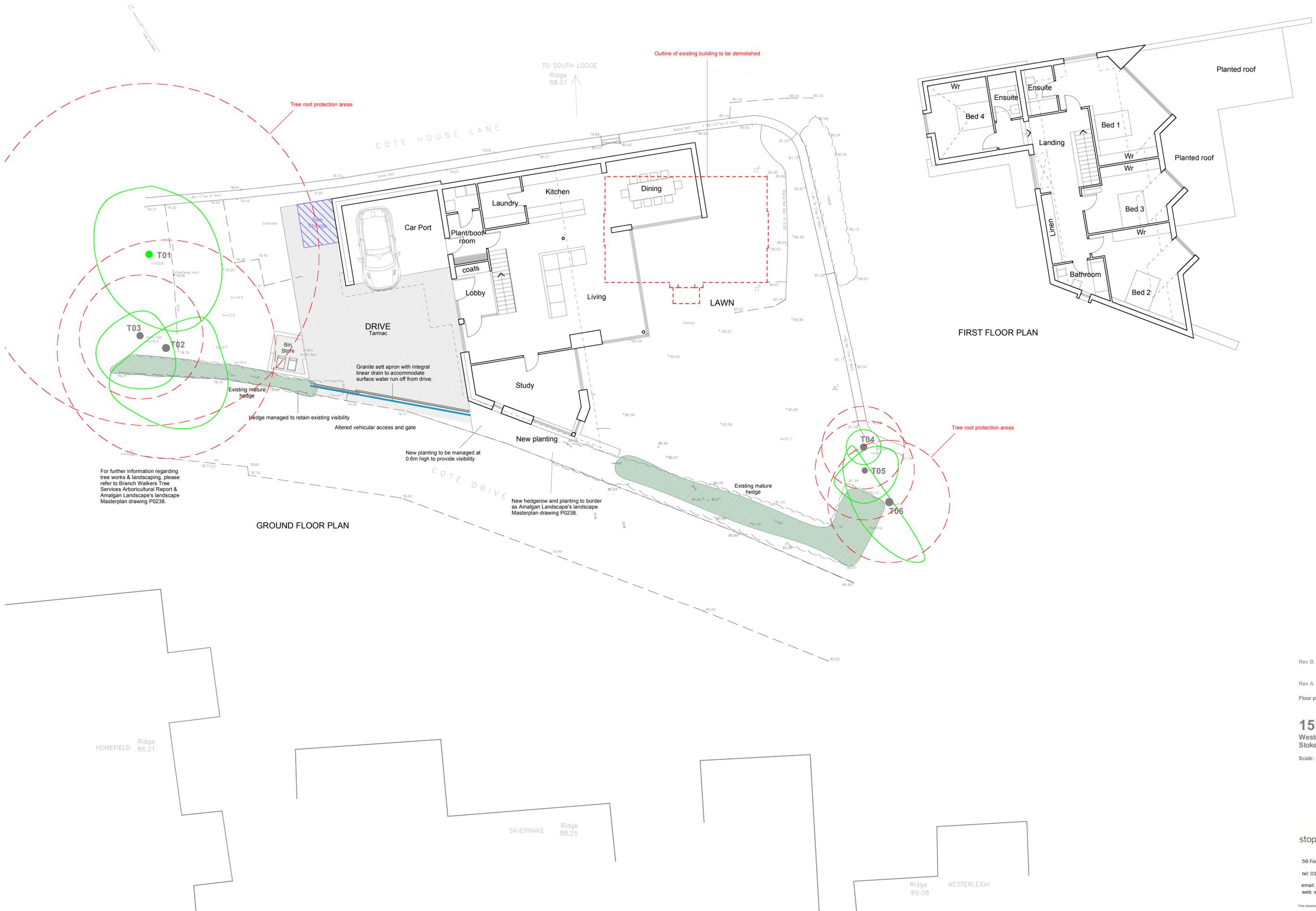
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Site photographs









For further information regarding tree works & landscaping, please refer to Branch Walkers Tree Services Arboricultural Report & Amalgan Landscape's landscape Masterplan drawing P0238.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

Rev B. Dec 16. Bin store & bike storage added.
 Drive material amended.
 Hedge ht. to entrance added.
 Rev A. Oct 16. Window added to NE elevation.
 1st fl terrace's omitted.
 Floor plans as proposed.

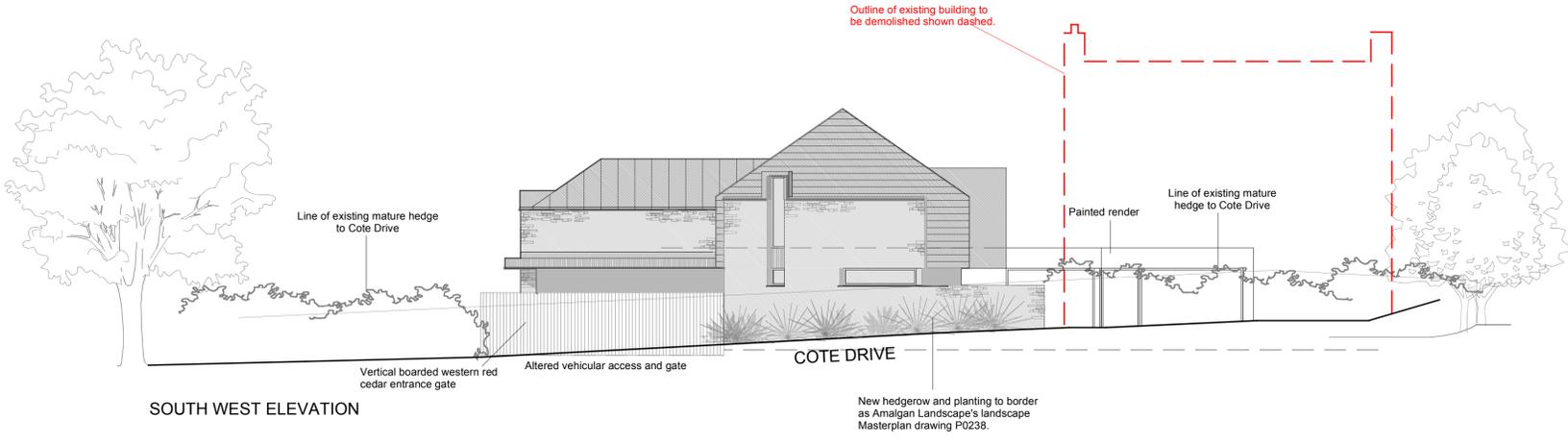
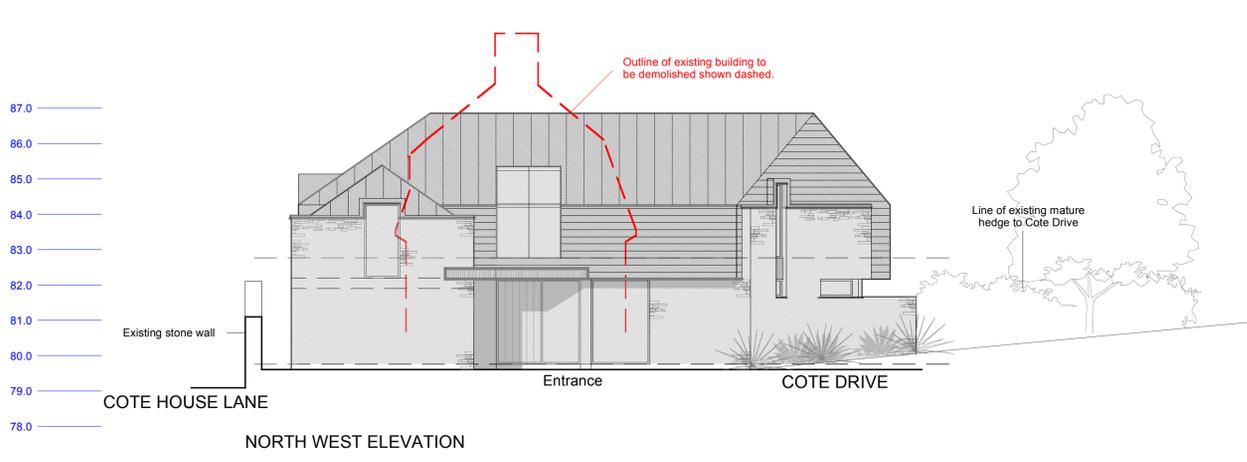
1537-07B.
 Westerleigh Cottage, Cote Drive,
 Stoke Bishop, Bristol. BS9 3UP.

Scale: 1:100 @ A1. Date: 07/16.

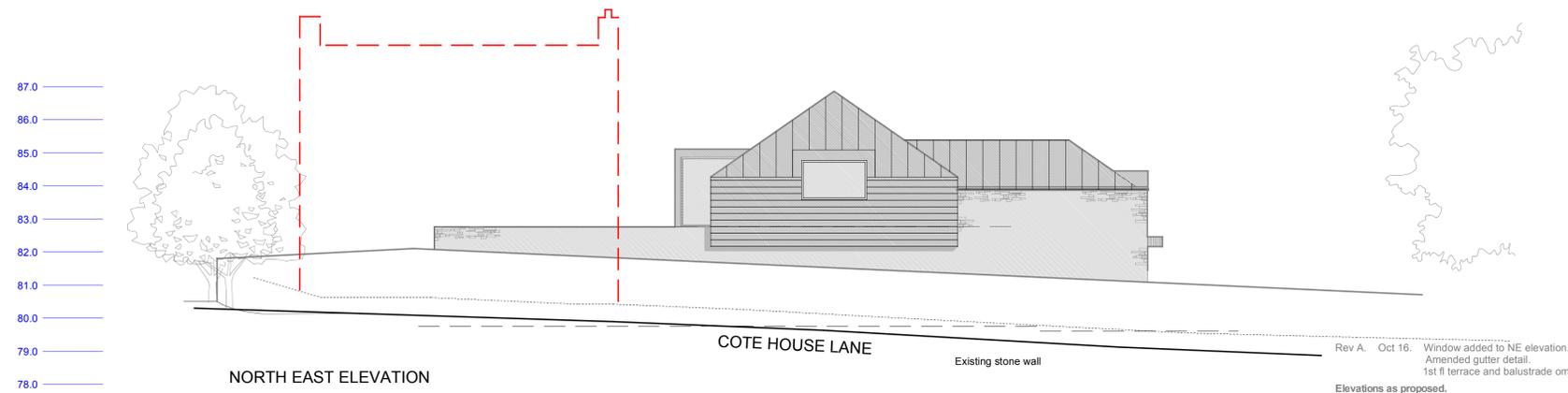
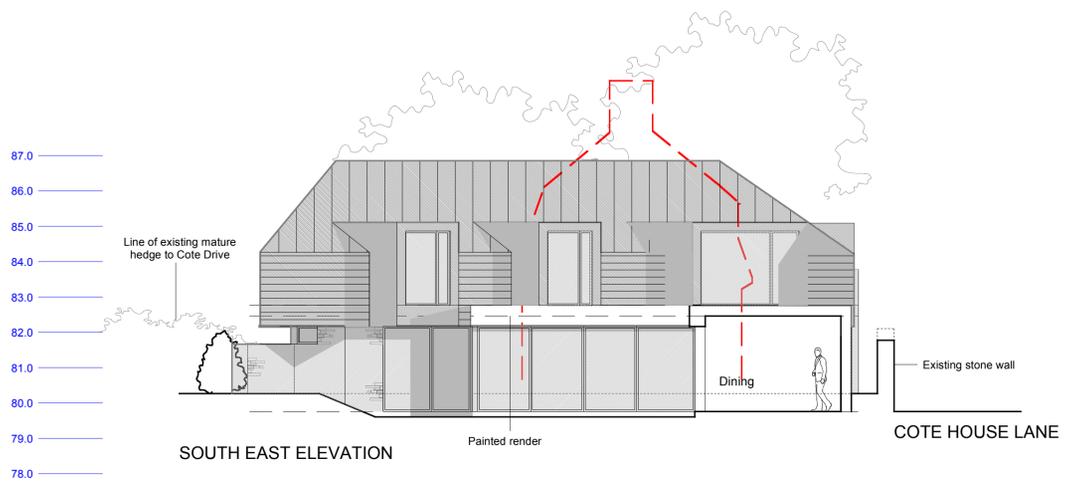
stopher design partnership

56 Fore Street, Kingsbridge Devon TQ7 1NY
 tel: 01548 853844
 email: michael@stopher-design.co.uk
 web: www.stopher-design.co.uk

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MATERIALS & DETAILS	RIDGE & HIP DETAIL 1:20	BOXED GUTTER DETAIL 1:20	WALL PANEL DETAIL 1:20	CORNER DETAIL 1:20
MAIN ROOF: Zinc roof with standing seam with hidden rainwater channel. WALLS & GABLE: Zinc overlapping panels, painted float finish smooth render and Natural stone, render colour to be advised. WINDOWS: Powder coated aluminium externally, timber internally, colour to be advised. BALUSTRADE: Frameless glass. RAINWATER GOODS: Hoppers and downpipes to be galvanised aluminium.				



Rev A. Oct 16. Window added to NE elevation. Amended gutter detail. 1st fl terrace and balustrade omitted. Elevations as proposed.

1537-08A.
 Westerleigh Cottage, Cote Drive,
 Stoke Bishop, Bristol. BS9 3UP.
 Scale: 1:100 @ A1. Date: 07/16.