

WARD: Ashley **CONTACT OFFICER:** Alex Hawtin
SITE ADDRESS: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU

APPLICATION NOS: 18/02548/F Full Planning
 18/02549/LA Listed Building Consent (Alter/Extend)

DETERMINATION DEADLINE: 13 August 2018
 09 July 2018

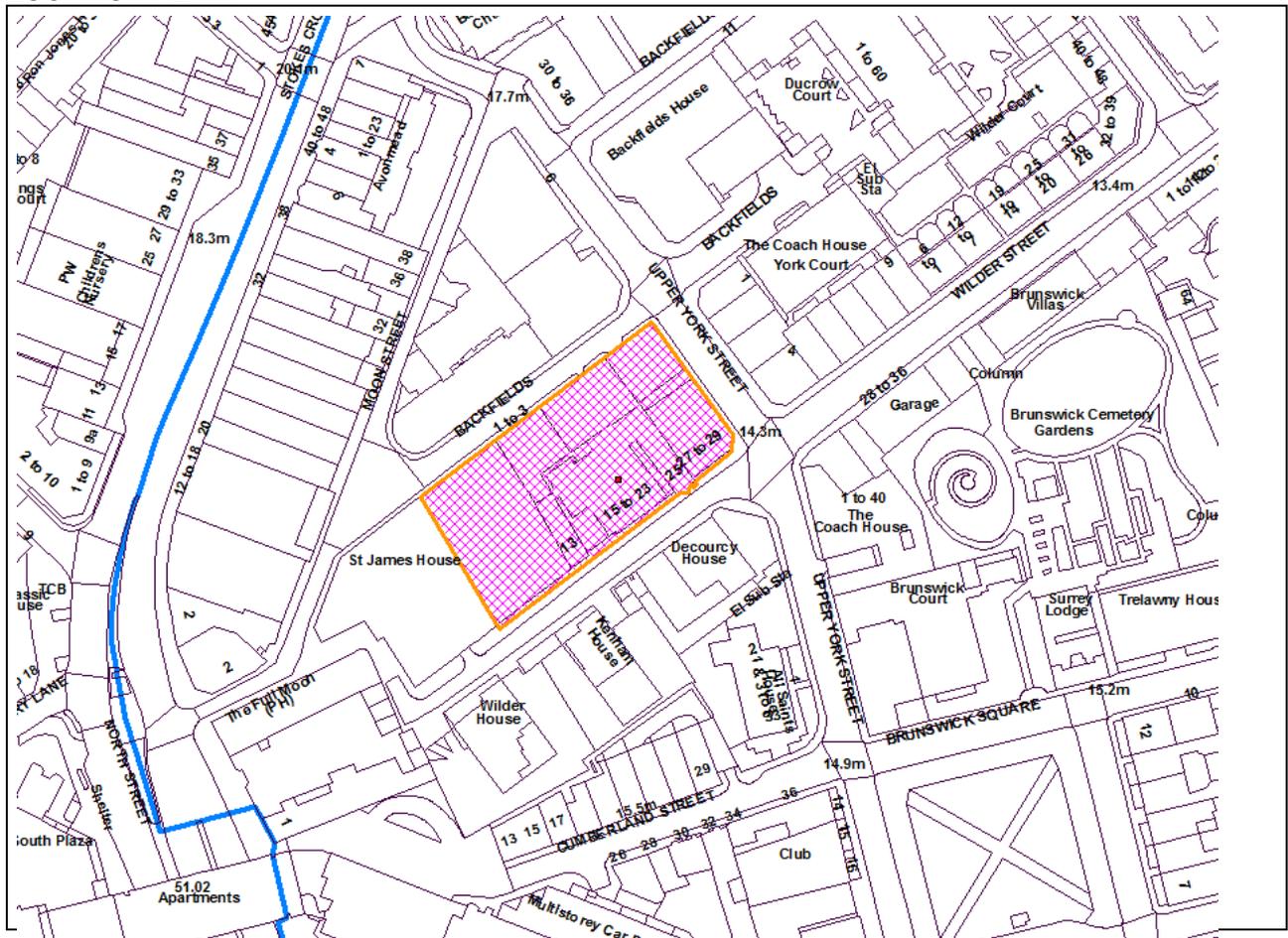
Redevelopment of existing buildings (except for retained listed building at 25 Wilder Street) and two commuter car parks to provide purpose-built managed student accommodation (345 beds) (sui generis) and ground floor employment floorspace (Class B1); refurbishment and change of use of 25 Wilder Street to provide a three-bedroom dwelling (Class C3); and associated works (Major Application)

RECOMMENDATION: GRANT subject to Planning Agreement

AGENT: WYG
 90 Victoria Street
 Bristol
 BS1 6DP
APPLICANT: Watkin Jones Group
 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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SITE DESCRIPTION

This application relates to the land and buildings bounded by Wilder Street to the southeast, Upper York Street to the northeast, Backfields to the northwest and the building known as St. James House to the southwest. The site is within St. Paul's, in Ashley Ward. The buildings on site consist of no's. 7-29 Wilder Street and no's. 1-3 Backfields.

7-11 Wilder Street is situated at the western end of the site and consists of a single storey building which houses a car park. St. James House, a 4 storey office block, is situated to the west of the car park.

A series of one and two storey warehouse buildings, 13-25 Wilder Street and 1-3 Backfields are located centrally on the site from which a commercial printers (Use Class B2) operates. Amongst these buildings is the Grade II Listed Building known as 25 Wilder Street. 25 Wilder Street is on the Heritage at Risk Register. The building is a three storey Georgian townhouse constructed in red brick with stone surrounds. A bay window is situated at ground floor level. The Historic England description of the building states:

“House. Late C18. Brick render and stucco, brick stack and corrugated concrete roof. Late Georgian style. 3 storeys, basement and attic; 2-window range. Plinth and rusticated ground floor, rusticated pilasters and moulded coping, steps up to right-hand pedimented doorcase with keyed semi-circular arch, canted ground-floor bay window with hatch to basement, upper windows with 5 stepped vousoirs, sash windows with horizontal glazing bars. INTERIOR not inspected.”

The northern corner of the site at the junction of Backfields with Upper York Street consists of hardstanding and an open-air car park.

The eastern end of the site at the corner where Wilder Street and Upper York Street meets consists of a two storey building, 27-29 Wilder Street, also known as 'Wilder St Studio'. This building is currently used as an arts space and dance studio (Use Class D2).

25 and 27-29 Wilder Street are located within the Portland and Brunswick Square Conservation Area.

RELEVANT HISTORY

18/01527/PREAPP - Redevelopment to provide a scheme of managed student accommodation, commercial/studio space and key worker housing. - Pre-application advice ISSUED

17/06270/PREAPP Construction of managed student accommodation of up to 383 bed spaces following demolition of existing buildings and the retention and restoration of 25 Wilder Street - Pre-application advice ISSUED

17/05504/P Outline planning for construction of managed student accommodation (sui generis) of up to 105 bed spaces following demolition of existing enclosed car park building, and associated works. (Resubmission of extant planning permission 14/03981/P) - GRANTED subject to condition(s)

14/03981/P Outline planning for construction of managed student accommodation of up to 105 bed space, following demolition of existing enclosed car park building, and associated works. (Major Application) - GRANTED subject to condition(s)

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Full planning permission and Listed Building consent are sought for the demolition of the existing covered car park, the commercial buildings known as 13-21 Wilder Street and 1-3 Backfields and the arts space/dance studio 27-29 Wilder Street, and the construction of a 345 bed space student accommodation scheme with ancillary office space and communal study and recreation areas (sui generis). Two ground floor commercial units are proposed (Use Class B1). The Listed Building, 25 Wilder Street, is proposed to be reused as a three bedroom dwellinghouse (Use Class C3).

The proposals would consist of three development blocks, fronting Wilder Street, Upper York Street and Backfields, with a central courtyard for use by the student occupiers. The blocks would range from between 6 and 3 storeys in height, with the lowest parts of the new buildings either side of the Listed Building and within the Conservation Area.

The ground floor would consist of a mixture of cluster flats and studios, a laundry, a management suite, a common room and study areas, as well as cycle and bin storage. A plant room is also proposed. Those bedrooms at ground floor level which face out onto Wilder Street and Backfields would be recessed away from the highway and some defensible space provided between windows and the street. The building would feature three cores each with a stairwell and a lift. The two commercial units would be situated on Backfields, adjacent to St. James House and on the corner with Upper York Street respectively.

At first floor level to fifth floor level, the development would consist of a number of cluster flats, ranging in size from four to twelve beds, and studios. A communal roof terrace is proposed at fifth floor level as part of the development block fronting onto Backfields.

Solar PV panels and a green roof are proposed.

The converted Listed Building would consist of a living room at ground floor level, with a kitchen and dining room to the rear. The building would be returned to historic plan form at this level. The first floor level would consist of a bedroom to the front of the building with a bathroom to the rear. An ensuite bathroom would be situated centrally with two partitions inserted. The existing doorways from the landing would be retained. The second floor level would consist of a bedroom at the front of the building and another bedroom to the rear. The existing door openings and historic plan form retained. There would be replacement windows in the rear and front elevations at first and second floor levels. The original window opening at first floor level in the rear elevation would be reopened. The roof would be replaced.

PRE-APPLICATION COMMUNITY CONSULTATION

The Applicant has carried out pre-application community consultation, as detailed in the Report of Community Involvement submitted with the planning application. This includes details of key stakeholder workshops, a public consultation event, how key stakeholders and the public were notified of the proposals, and the inclusion of a survey. The report sets out how responses were considered and how, if appropriate, they were integrated into the design of the proposals.

RESPONSE TO PUBLICITY AND CONSULTATION**General response from the public**

7 comments were received from 7 interested parties.

4 of these comments were in support of the scheme. The following issues were raised:

- The proposed development represents much needed regeneration and investment in the area

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- The location is well-suited for student accommodation
- The proposed development responds to a demand for student housing
- The proposed development would improve the appearance of the area

3 of these comments objected to the scheme. The following planning issues were raised:

- Concerns of over saturation of student accommodation in the area
- Concerns about the impact upon outlook from surrounding properties
- Concerns about lack of development diversity and housing mix in the area
- Objection to the loss of employment space
- Concerns about harm to designated heritage assets
- Concerns about the overbearing impact of the development on surrounding street scene

Response from interest groups and organisations

A comment in objection was received from the Conservation Advisory Panel. Issues raised were:

- Concern that the design fails to reflect or enhance the character and appearance of surrounding heritage assets or the context of the Portland and Brunswick Conservation Area
- Concern that the scale of the proposed development overwhelms and overcrowds the adjacent listed building and the surrounding area
- Concern over the adverse effect of the proposal on heritage assets

A comment in objection was received from the St. Paul's Planning Group Bristol. Issues raised were:

- Support for increasing purpose built student housing to accommodate rising student population and to free up residential housing elsewhere in the city
- Concern of over concentration of student housing in the area
- Concern about harm to the community related to the transient student population in the area
- Concerns of a lack of housing mix in the area
- Support for the increase in commercial space, but concerns about the insufficient size of units
- Concerns over increase in residential population without additional public green space
- Concerns over the accuracy of the assessment of economic benefit within the application

A comment in objection was received from The Bristol Civic Society. Issues raised were:

- Support for the redevelopment of the site but not in support of the current proposal
- Concerns over the concentration of student housing in the area
- Concerns over potential harm to the community as a result of the transient nature of the student population
- Failure to respond to unmet residential demand in the city centre
- Loss of employment space, and the insufficiency of employment space proposed
- Support for the absence of plant at roof level
- Support for the reconfigurable internal design
- Support for the use of modern materials such as metal cladding
- Support for the type of brick preference of a terracotta coloured brick
- Concerns about the height of the proposed development
- Support for the reintroduction of the historic building line

Response from external consultees

The Coal Authority – No objection

“The planning application is supported by an appropriate range of sources of information, including the findings of intrusive site investigations.

Having reviewed the available coal mining and geological information the Ground Investigation Report states that during the drilling works carried out on site no evidence of coal seams, voids, broken

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ground or loss of flush was encountered. Based on these findings the report authors conclude that there is a low risk of historic shallow coal workings affecting the proposed development.

On the basis of the information submitted, and the professional opinions of the report authors set out therein, the Coal Authority has no objection to this planning application.”

Crime Prevention – No objection

Response from internal consultees

City Design Group (inclusive of Conservation): No objection.

“The proposed site layout reintroduces a perimeter block to better define Wilder Street, Backfields and Upper York Road. The proportions of the block and the arrangement of double stacked single aspect student rooms create a deeper plan than the historic buildings that once occupied the site. Consequently, this produces a layout with a relatively narrow courtyard space particularly considering the height of the proposed buildings. This issue has been raised during the pre-application discussions, and although some widening of this space has been achieved the current scheme is not considered ideal with regards to penetration of sunlight of overlooking privacy distances. It is often argued that the standards for student housing do not need to fully comply with expectations for residential developments.

The introduction of commercial uses on the ground floor is welcome, not only as it increases street level activity but also because it reduces the numbers of single aspect student bedrooms that face directly onto the street.”

In response to these concerns, a number of the changes in the floor plan were proposed, with the reduction of some bed spaces within ground floor cluster flats to enable the creation of recessed areas with some defensible space to protect the amenity of future occupiers.

“The general arrangement of the public realm is welcomed with improved sense of enclosure to Wilder Street, Upper York Road and Backfields. The building line along Wilder Street has been amended following pre-application discussions to better integrate the retained listed building and its post war buttress which provides a useful reminder of the history of the site.

The courtyard will have a limited impact from the public realm although glimpses through common areas to the contained greenspace may be achieved and this should be further considered as part of the detailed design of entrance doors and lobby areas.

The height of the scheme varies from 3 to 6 storeys. The 6th storey elements are set back and will be less visible within this tight urban setting. This is considered acceptable, although 5 storeys is considered the optimum height for development at this location. The height of proposed development at the eastern end of the scheme is welcomed as it relates well to the scale of buildings around Upper York Road.

The robust brick framing has been articulated with the use of colour within linking elements and at the corners onto Upper York Road. In broad terms the approach to the new building is welcomed as illustrated within the design and access statement. The red colour of the brickwork onto Upper York Road is considered to complement the existing adjacent buildings and the wider character of the Conservation Area.

The treatment of the elevations is not expressed in detail and the next stage of design development will be to demonstrate an appropriate level of articulation particularly at ground floor level and where metal cladding is proposed. This will be dealt with under condition.

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The scheme includes suggested public art work in the form of murals at key locations including the main entrance at the corner of Wilder Street and Upper York Road. This is appropriate as a starting point and has some justification in this part of the city. However the proposal needs to be developed further with regard to a more formal public art strategy, and the work of the artists could also help to further inform the wider use of colour of the building facades, as well as more detailed treatment of entrance areas with direct visibility from the public realm.”

Concerns were raised by the Conservation Officer in response to the proposed layout for the conversion of the retained Listed Building and the proposed surrounding the historic building on three sides including the rear.

In response, revised plans were submitted to show the converted Listed Building to be refurbished as a single dwelling, and that at first and second floor level, the rear of the building would be opened up to the courtyard. Whilst some less-than-substantial harm remains identified, this approach is considered more appropriate both with regard to the historic plan form of the building and would enhance the living environment of the new dwelling. It is considered that there is sufficient public benefit in bringing the Listed Building back into its optimum use and the wider regenerative benefits of the scheme to outweigh the less-than-substantial harm identified.

Conditions were requested to provide typical design details of façade treatments, reference panels of brickwork and cladding materials and the provision of a Public Art Strategy to formalise those proposals put forward at application stage.

In terms of the Listed Building, conditions were requested for further details and samples of materials, detailed drawings of windows, doors and the roof structure, as well as method statements for the various works.

Transport Development Management – No objection

“The proposal has been accompanied by a Transport Statement which has been reviewed by TDM and the comments are set out below.

The applicant has utilised the TRICS datasets to assess the impact of the proposal on the highway network which is accepted by TDM. The applicant has done a comparison between the existing site uses and the proposed student accommodation. It should be noted that our pre-application response we asked the submission to provide details on why wider surveys were not included in the process of generating the trip rates for the site. The applicant has set out that wider surveys were not included as few sites have similar characteristics to the application site and a view of fewer sites with better matching criteria would provide a better assessment.

In terms what has been provided it is noted from the information set out in section 2.5 (Permitted Development Trips) that the applicant has provided trip rates relating to the existing uses. Although it's noted in terms of the printers they were only able to identify a single data sample that met their criteria.

With regards to the proposed use again TRICS has been utilised to generate a trip rate. From the details provided the applicant has identified three sites which are edge of town centre with zero or minimum parking. Consequently these are in line with the development, which is being proposed. These sites have resulted in trip rate of 0.147 movements per bedroom. Therefore this proposal for 348 students will result in 52 two-way vehicle movements per day, which is accepted by TDM.

Therefore the applicant has provided a comparative between the existing use(s) and the proposed use. From the details shown in Table 6A it is apparent the existing use(s) of the site have the potential

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to generate a higher level of movement than those associated with the proposed use. Taking into account this evidence TDM is satisfied that this proposal will not result in a significant increase in vehicle movements and will see a reduction in movements compared to the previous use(s).

In term of the modal splits based on the site location and proximity to the city centre the applicant envisages the split to be in line with what has been set out in paragraph 5.2.3 of the TS.

Pedestrians: 72.9%

Public Transport Users: 18.1%

Cyclists: 2.6%

Travel in Vehicles: 6.4%

Based on the above the applicant expects to see a total of 769 movements to be non-car related which is considered to be acceptable.

Having taken into account the details set out above TDM are satisfied that the proposal will not result in a significant increase in vehicle movements as a consequence in traffic impact terms the proposal is not considered to be severe therefore an objection on traffic impact grounds cannot be upheld.

Travel Plan

Further to the details set out above and to encourage occupiers to utilise sustainable transport modes the applicant has submitted a travel plan. This has been passed to our Travel Plan Co-ordinator for comment and their observations are set out below.

In line with BCC Travel Plan Guidance www.bristol.gov.uk/travelplans a Travel Plan Management and Audit Fee in the sum of £5,000 is required. The fees would be secured through a S106 agreement payable on commencement of the development.

The developer is required to implement, deliver and monitor their own agreed Travel Plan over the 5-year period, reporting biennial progress to the Council. The Travel Plan Management and Audit Fee has been calculated on the basis of the Council officer time required, together with the provision and maintenance of supporting systems, to:

1. Set up and update the database to ensure monitoring takes place at appropriate times.
2. Attend the development Travel Plan Steering Group meetings to monitor progress and to support the delivery and success of the Travel Plan.
3. Provide training to developer Travel Plan Co-ordinators.
4. Audit and review biennial monitoring over the 5-year period of the Travel Plan.
5. Review Travel Plan progress in light of monitoring results.
6. Discuss the results and future measures with the site Travel Plan Co-ordinator.

This fee does not cover the surveys, data inputting or analysis, which are the responsibility of the developer and their Travel Plan Co-ordinator. All monitoring reports and survey output data must be submitted to BCC.

Sustainable Transport

It has been established that the proposal is located in close proximity to the city centre. This is reflected in the TS where the applicant has provided details of the pedestrian accessibility of the site and its proximity to services in the city centre.

With regards to cyclists the applicant acknowledges that there is a network of on and off road cycle routes in and around the city. In terms of the localised network the applicant has identified the cycle lane on the A38 as well as the shared cycle and bus lane on the A4044. The applicant should note that the authority is looking at a number of improvements to the cycle network in the vicinity of the

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application site. Consequently the applicant would be required to provide a contribution to these works.

In terms of public transport the applicant has stated that the closest bus stop is located within 150m of the application site. There are also bus stops on the St James Barton Roundabout whilst the bus station is approximately 480m from the application site. From the information provided TDM are satisfied that that occupiers would have access to a high frequency bus service.

Parking

It has been established that there will be no vehicular parking associated with this proposal. In terms of cycle spaces the applicant has proposed a total of 90 spaces. These would be provided at ground level so they are accessible. A mixture of Sheffield Stands and two-tier storage is proposed. This is considered acceptable.

Site Management

The peak traffic movements periods associated with this site will be at the start and end of terms. The applicant states that each student will be provided with a check in time, which is for approximately 20mins whilst there, will be additional staff in place to help students to unload. Up to 10 students would be allocated the same unloading time as such they envisage that it would take 12 hours to move all students in. But they state this is based on the worst case scenario.

TDM would recommend that these details are captured in a management strategy which can be conditioned if you were minded to grant permission.

Construction Management Plan

The applicant has submitted a Construction Management Plan (CMP) with the application. Having reviewed the document it appears to be broadly acceptable with the site operating between 0700 to 1900 Monday to Friday and 0900 to 1600 on a Saturday with the applicant acknowledging that larger deliveries will not take place during the AM and PM peaks which is acceptable. Deliveries will also be based on the just in time system to minimise impact on the highway as well as materials stored on the site.

The applicant has proposed to hoard off the site during the construction period. Although there is no objection to this the applicant would need to apply for a hoarding licence prior to the commencement of any works on site. Furthermore it appears on the construction drawing that the hoarding will incorporate the crane pick point, which would require the closing or partial closing of the highway. This is not mentioned in the CMP report and would require further discussions with TDM as we would have reservations about a partial closed of the highway. In addition would the applicant be able to confirm whether a crane will be in operation on this site. If so we would need to know its location relative to the active footways to make sure there is no highway safety issues associated with its positioning.

These points can be addressed in a condition relating to the submission of a revised CMP prior to the commencement of development.

Stopping up

The applicant has proposed to stop up part of the existing adopted highway on Wilder Street to allow for the build line of the proposed building to be brought forward. Having assessed the plans there is no objection in principle to this section of land being stopped up. But it should be noted that this is a separate procedure to the planning process and would need to be in place prior to the commencement of development.

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Conclusion and Recommendation

Therefore to conclude in traffic impact terms the proposal would see a reduction in vehicle movements when compared to the existing use. Whilst in terms of modal splits the applicant envisages due to the site's sustainable location it would not be overly reliant on the private car. To assist with this they have submitted a Travel Plan which would need to be secured via a condition and also a Travel Plan fee would need to be secured via a S106 agreement. In addition we would also require a contribution for improvements to the surrounding cycle network.

The proposed mix of Sheffield stands and two-tier stacking stands for cycle storage is considered acceptable.

The Construction Management Plan provides details of how the site will operate during the construction phase. This document would need to be updated to take into account the points raised above.

Sustainable Cities – No objection

The proposals are acceptable in terms of applying sustainability principles into the development with the use of solar PV panels and the development has been future-proofed in line with technical guidance relating to district heating.

Concerns have been raised about the use of electric heaters within student bedrooms. It is understood that the Council is investigating the possibility of an immediate connection to the heat network which may negate the need for such heaters.

Whilst this has not been concluded at this stage, it is proposed that a condition be included as part of any decision to ensure continued partnership working between the developer and the Council on this issue.

Nature Conservation – No objection

No objection to the proposed measures within the Bat Survey Report or to the proposed locations of bird and bat boxes.

Conditions should be attached to any permission for a 'tool box talk' to include bats and nesting birds to be given by a qualified ecological consultant to all site operatives prior to the commencement of site demolition works.

Air Quality – No objection

"The air quality assessment that accompanies the planning application has used an appropriate assessment methodology and I agree with the conclusions reached in the report. The impacts from the proposed on site combustion plant are not considered to be significant from an air quality perspective.

Appendix 4 of the air quality assessment outlines the energy plant specifications used in the air quality dispersion modelling. Section A4.2 provides further design specifications which need to be adhered to in the final design of the on-site combustion plant. In order to ensure that the air quality assessment gives a true representation of the actual impacts associated with the finished development, the applicant must demonstrate that the final design of the on-site combustion plant meets the specifications contained within Appendix 4. Should the design vary from the modelled and assessed

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pollutant emissions characteristics, a revised air quality assessment would need to be submitted by the applicant.

If the final design of the on-site combustion plant meets the technical specification as described in Appendix 4 of the air quality assessment then I do not object to the development on air quality grounds.”

Flood Risk Management – No objection

The submitted information is acceptable, subject a Sustainable Drainage Strategy being secured by condition.

Archaeology – No objection

The previous consent for development on this site included a series of archaeological conditions to secure the conduct of an excavation and watching brief. I would suggest similar conditions are repeated for any new consent.

Councillor Referral

The applications have been referred to Development Control Committee by Councillor Jude English. Concerns were raised about:

- Loss of amenity
- Overconcentration of student accommodation
- The height of the proposed building
- Anti-social behaviour

RELEVANT POLICIES

National Planning Policy Framework – July 2018

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.

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 PROPOSED DEVELOPMENT ACCEPTABLE IN PRINCIPLE?

Policy BCS5 sets out that the Core Strategy aims to deliver new homes within Bristol's existing built up areas to contribute towards accommodating a growing number of people and households in the city. Between 2006 and 2026, 30,600 new homes will be provided in Bristol.

Policy BCS18 supports a neighbourhood with a mix of housing tenures, types and sizes to meet the changing needs and aspirations of its residents.

Policy BCS20 states that development should maximise opportunities to re-use previously developed land.

Policy DM2 sets out that specialist student housing schemes will be acceptable within the city centre. It states that specialist student housing schemes will not be permitted where they cause excessive

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noise and disturbance, unacceptable levels of on-street parking, a detrimental impact to existing buildings or inadequate storage for refuse and cycles.

Policy BCAP4 sets out that specialist student housing schemes that contribute to the diversity of uses within the local area will be acceptable within Bristol City Centre unless it would create or contribute to a harmful concentration of specialist student housing within any given area.

Policy BCAP6 sets out that development in Bristol City Centre will include be encouraged to include a proportion of office or other employment floorspace of a scale and type appropriate to the site. In St. Paul's and Stokes Croft, the emphasis will be on the provision of small-scale flexible workspace suitable for a wide range of employment uses.

The proposed development would consist of purpose-built student accommodation of 345 bed spaces with ancillary office space and communal study and recreation areas. The proposals also include the conversion of the existing Listed Building, 25 Wilder Street, into a dwellinghouse and the provision of two ground floor commercial units.

Loss of the employment use

The proposed development would result in the loss of employment space, currently used as both industrial and office space associated with a printing company. It is estimated within the Marketing Report (Colliers, Jan 2018) submitted with the application, that there is circa 15,000sqft of employment floorspace when all the utilised buildings all measured. The company is relocating within Bristol to smaller, more modern premises in the region of 10,000sqft.

The Marketing Report sets out that there are a number of constraints associated with the location which limits the effective use of the current buildings and further limits any future commercial interest. The site was marketed throughout 2017 and a total of seven offers were received, all for non-employment uses (five for flatted redevelopment, two for student accommodation).

Given the increasingly residential nature of the area as a result of the conversion of the former office blocks to the south of Wilder Street and the lack of any designation for industrial or office use within the Bristol Local Plan, it is considered that the site is unsuitable for commercial development. The site has been sufficiently marketed and the loss of employment space is acceptable.

Student accommodation

The proposed development would make a significant contribution to attaining the delivery of 30,600 homes as per Policy BCS5, and would re-use previously developed land as desired by Policy BCS20.

There is a clear prerogative set out within Policies DM2 which states that specialist student accommodation schemes will be acceptable within a city centre location such as the application site.

The 2014 Student Accommodation Topic Paper (Bristol City Council) sets out that UCAS data shows an increase of undergraduates of some 30% between 2011 and 2013 at the University of Bristol (UoB), with accepted applications to the University of the West of England (UWE) remaining generally static. Outline planning permission was granted for a new UoB Campus for up to 3,500 students in July 2018. Accommodation for up to 1,500 students would be provided at the Campus. These statistics indicate that there is significant demand for student accommodation within Bristol.

UoB and UWE provide a guarantee of accommodation for new full-time undergraduate students. The Topic Paper sets out that future requests for accommodation not subject to guarantees would not be met by the university. These students would be referred to independent private landlords, potentially putting pressure on the existing stock of family housing in Bristol.

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The principle of redevelopment of part of the site, has been established through the approval of application 17/05504/P in January 2018, for a 105 beds pace purpose-built student accommodation scheme.

As of 2017, students made up 9% of population of the St. Paul's Portland Square LSOA. The site is also in close proximity to the St. Paul's City Road and St. James Barton LSOAs. Within these areas, students made up 6% and 36% of the population respectively.

Should planning be approved for this application, the student population would increase by 345 people. This would change the demographic in the area to a student population of 34%. This would be reflective of the nearby St. James Barton (36%) and Stokes Croft West (30%) LSOAs and less than other areas in the City Centre: City Centre and Queens Square (44%) and The Centre (73%).

In the recent appeal decision (APP/Z0116/W/18/3194372) relating to the provision of 4 student flats at 15 Small Street within the City Centre and Queens Square LSOA, the inspector considered that a student population of 37% would not constitute a harmful concentration of student accommodation given that there would be a greater proportion of non-student residents in the area.

It should be noted that these statistics do not include the recently implemented office-to-residential schemes to the south of Wilder Street at Wilder House, Kenham House and Decourcy House for 34, 26 and 25 new residential dwellings (Use Class C3), which will further increase the population of non-students in the St. Paul's Portland Square LSOA.

The provision of specialist student accommodation, such as the proposed development, would work alongside Policy DM2 and the existing Article 4 Direction that removes permitted development rights for dwellinghouse to small HMO conversions. Together, these components can help to improve the choice of housing in the area by reducing pressure on private landlords and HMOs, ensuring that the housing market is more likely to provide for the needs of different groups within the local community.

As such, it is considered that the proposed development would not result in an unacceptable concentration of student accommodation.

Public comments have raised concern about the amount of student residential development occurring within St. Paul's and Stokes Croft, in particular, referencing pre-applications on nearby sites. It should be noted that these do not constitute a material consideration, however, should this application be approved, any future application for full or outline planning permission on those sites would have to take the development at Wilder Street and Backfields into account.

Whilst it is noted that the number of students in the wider Stokes Croft / St. Paul's area is high, this development would not lead to such a harmful concentration resulting in any of the detrimental impacts defined within Policy DM2 listed at the start of this key issue. The impacts set out in Policy DM2 are addressed fully in the respective amenity, design and transport key issues, however the assessment of the proposed development against this policy is summarised below.

The existing site is largely occupied by a commercial printing company. This is considered to create a high level of noise and disturbance, greater than that associated with a residential use. Whilst the hours of operation / occupation may differ, it is considered that there would likely be a benefit to the amenity of the area with a reduction in noise and disturbance. Further detail is provided within Key Issue D.

No car parking is proposed, however given the existing car park uses on-site, vehicular trips to the site are expected to decrease as part of the proposals. The provision of refuse/recycling storage and

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cycle storage is considered acceptable. A private waste management company would collect refuse and recycling. Further discussion of this issue is provided within Key Issue E.

The design of the proposals and impact upon the existing area, including the Listed Building, is set out within Key Issues B and C.

Re-use of the Listed Building

The Listed Building is proposed for conversion back into a residential use, in the form of a self-contained dwellinghouse with three bedrooms.

It is considered that the proposed development would contribute to the delivery of homes within existing built up areas as per Policy BCS5. Further detail on the proposals for the Listed Building is set out within Key Issue C.

Commercial units

The proposed development would include ground floor commercial / business space. These units would be flexible in terms of size, with subdivision possible dependent upon the user's needs.

The proposed development would contribute towards the provision of employment space as sought by Policy BCAP6, and successfully adheres to the guidance that small-scale flexible workspace suitable for a wide range of employment uses should be provided in Stokes Croft and St. Pauls.

It is considered that the proposed commercial units are acceptable in principle.

Conclusion

In conclusion, the proposed development is located within the City Centre as desired by Policies DM2 and BCAP4. The proposed development would not lead to an unacceptable concentration of students within the LSOA, nor would it result in any unacceptable impacts set out within the criteria of DM2. The proposed development is acceptable in principle.

B. WOULD THE PROPOSED DEVELOPMENT BE OUT OF SCALE OR CONTEXT WITH THE SURROUNDING AREA?

Policy BCS21 advocates 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.

Policies DM26-29 (inclusive) of the Site Allocations & Development Management Policies require development to contribute to the character of an area through its layout, form, public realm and building design.

Context

The proposed development would consist of a 345 bed space student accommodation block, varying in height from 3 to 6 storeys, responding to the scale of adjacent buildings. The buildings create a perimeter block at the back edge of pavement surrounding a central amenity courtyard of approximately 11 metres wide.

City Design Group (CDG) was consulted as part of this application. In summary, CDG set out that the scheme is generally welcomed and that it would make a significant contribution with regard to repairing the block structure and townscape in this part of the city centre.

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The pre-application discussions concentrated on the general layout and scale and massing in particular considering the quality and amenity of the central courtyard space. In response, the scheme under consideration has increased the size of this courtyard space to create dual aspect living / kitchen areas and to increase light to bedroom windows. The scale, whilst considered to be above the 'optimum' 5 storeys for this location, is acceptable. This is the case given the setback provided at the 5th floor, which reduces the visual impact of the 6th storey.

Public Realm and landscape

The general arrangement of the public realm is welcomed with improved sense of enclosure to Wilder Street, Upper York Road and Backfields. The building line along Wilder Street has been amended following pre-application discussions to better integrate the retained listed building and its post war buttress which provides a useful reminder of the history of the site. There is scope to improve the public realm surrounding the application site through planning obligations to repair historic setts and damaged pavements.

Design

The use of red brickwork onto the Upper York Road elevation is considered to complement the wider character of the Conservation Area. The use of recessed sections of metal cladding helps to break down any potential monotony on the Wilder Street and Backfields elevations and defines the rhythm of the street. Assurances of the quality of the proposed metal cladding appropriate to the conservation area context are required, and further details should be requested by condition.

Concerns were raised about the relationship between those bedrooms at ground floor and the street, and the detrimental impact this could have on the amenity of future occupiers. In order to address this, revised plans were submitted to provide recessed ground floor areas with defensible space fronting onto the street. This would enhance the liveability of the proposed building by protecting future residents.

The Design and Access Statement provides details of how the building can be adapted to a hotel or to residential with the removal of certain party walls to create more generous living areas and how cluster flats can be altered into two, three and four bedroom flats.

It is considered that the proposed development would be appropriate in terms of scale and massing and would help to repair the urban grain of the area. The proposed development is acceptable in terms of design, subject to conditions.

C. IS THE IMPACT UPON DESIGNATED HERITAGE ASSETS ACCEPTABLE?

As per the advice of Historic England, the applications should be considered in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, which states in section 66.1 that local authorities shall have 'special regard to the desirability of preserving the building or its setting' when considering proposals affecting Listed Buildings or their settings.

There are two designated heritage assets (as defined by the National Planning Policy Framework) of relevance to the applications for full planning permission and Listed Building consent; the Portland and Brunswick Square Conservation Area and the Grade II* Listed Building, 25 Wilder Street. 25 Wilder Street is on the National Heritage at Risk Register.

Paragraph 193 of the National Planning Policy Framework (NPPF) outlines that:

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“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 its significance.”

Paragraph 196 of the NPPF states:

“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.”

Policy BCS22 and Policy DM31 state that development proposals will safeguard or enhance assets such as Listed Buildings and the character and setting of Conservation Areas.

Policy DM31 states that development in the vicinity of Listed Buildings will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.

Impact upon the Listed Building and its setting

On the plans as originally submitted, the proposed development would have resulted in the subdivision of the Listed Building into studio flats. This was assessed as being unacceptable by the Conservation Officer and as such revised plans were submitted to reflect the description below.

The proposed development would consist of the conversion of the existing Listed Building from ancillary space connected to the printing company to a three-bedroom, three storey dwellinghouse. The works would largely return the building to its historic planform, removing inappropriate subdivisions whilst retaining and reinstating original partitions, doors and windows.

The Conservation Officer has assessed that proposed development would constitute less-than-substantial harm to the Listed Building through the implementation and replacement of certain elements of the historic fabric, such as floor joists, and the incorporation of new partitions. It is considered that these detrimental impacts would be outweighed by the public benefits of bringing the building back into use and repairing much of the historic fabric, which is currently in a poor state of repair. This would accord with paragraph 196 of the NPPF and would help to safeguard the Listed Building as per Policies BCS22 and DM31.

Concerns were also raised about the impact of the surrounding development upon the setting of the Listed Building, however it is noted that there are a number of existing adjoining buildings and as such any new material connections are unlikely to cause harm to the fabric of the Listed Building. The optimisation of the land use on the adjacent site is considered to be sufficient justification to any harm to the setting of the Listed Building as per paragraph 196 of the NPPF.

Impact upon the setting of the Portland and Brunswick Square Conservation Area

The proposed development would result in the demolition of a number of existing buildings on-site, a number of them industrial in nature and all constructed within the 20th Century or later. The former historic buildings on site, dating from the 18th Century, were lost with the exception of 25 Wilder Street as a result of bombing during WWII.

The Portland and Brunswick Square Conservation Area Character Appraisal sets out that these 20th Century buildings are “unimaginative and generally the architecture does not respect that of the Conservation Area. The adjacent private car park is poorly maintained.”

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The proposed development would better reflect the historic plan form of the block, with buildings fronting onto Wilder Street, Upper York Street and Backfields as they would have done back in the 18th Century.

The scale and massing of the proposed development has been reduced at the corner of Wilder Street with Upper York Street to better reflect the character of existing buildings in the Conservation Area. The materials at this end of the site, and along Upper York Street are proposed to be red brick, reflecting the character of the Georgian and Victorian buildings in the Conservation Area such as those which line Brunswick Square to the south.

It is considered that the proposed development would enhance the character of the Conservation Area by replacing those poor quality 20th Century additions on-site and with the removal of unsightly car parking. The proposals would accord with Policies BCS22 and DM31.

In conclusion, the proposed development would be acceptable in terms of the impact upon designated heritage assets, with any harm outweighed by the public benefits of the scheme.

D. WOULD THE PROPOSED DEVELOPMENT CAUSE ANY UNACCEPTABLE HARM TO RESIDENTIAL AMENITY?

Policy BCS21 outlines that development in Bristol is expected to safeguard the amenity of existing development and create a high-quality environment for future occupiers.

Policy DM29 sets out that new buildings will be designed to ensure that the existing and proposed development achieves appropriate levels of privacy, outlook and daylight.

The proposed development would consist of three blocks, ranging in scale from 6 to 3 storeys, fronting Wilder Street, Upper York Street and Backfields. Adjacent to the development to the south of Wilder Street there are three former office blocks which have been, or are in the process of being, converted in residential use. To the east of Upper York Street there are a number of offices, and to the north, on Backfields, there is the Lakota and Coroners Court nightclubs. St. James House, to the west of the development site is in office use. Of these uses, the existing and consented tower blocks to the south of Wilder Street are likely to be the most receptive to any overshadowing or noise given their residential use.

Overshadowing / overbearing

A Daylight and Sunlight Report has been submitted as part of the application for full planning permission.

The analysis sets out only 10 windows at Kenham House and one window at Wilder House of the eight nearby residential properties assessed in the report would not meet BRE guidance as a result of the proposed development. The affected windows are all at ground floor level, and at present receive less sunlight than ideal under the guidance. As such, it is considered that the proposed development would not result in unacceptable levels of overshadowing.

The proposed development would be situated at least 9 metres from nearby flats at Kenham House, separated by Wilder Street. This is considered sufficient distance to avoid being overbearing in nature. The open nature of the adjacent development to the north of Backfields would mean that any sense of overbearing is unlikely.

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The proposed development would be circa 9 metres from nearby flats at Kenham House and some 10 metres from the proposed residential conversion at Decourcy House. Whilst these separation distances are below the 21 metres ideally sought between windows directly facing each other, the distance is considered acceptable given the location within the City Centre and the position of the windows off-centre from those in the buildings to the south.

Further details should be secured via condition of the proposed glazing at roof terrace to ensure that the amenity of neighbouring properties and other occupiers within the proposed development is protected. This feature should include an element of obscure / opaque glazing to reduce the risk of overlooking.

It is considered that the proposed development would not result in unacceptable levels of overlooking.

Noise and disturbance

The existing use on site includes car parking and an industrial use. These are considered typically noisy uses, typically unsuitable in close proximity to residential uses. The proposed development would replace these uses with a residential use; student accommodation. Residential uses are typically associated with lower levels of noise and it is anticipated that there would be a decrease in noise during day time at this location. Whilst it is noted that there may be an increase in evening activity at the site, this is not likely to be sufficient to cause harm to residential amenity given the distance from existing and consented dwellings. There would clearly be some benefits in terms of safety and surveillance of increasing the use of the area in the evening and at night.

On-site management of the accommodation would be provided 24 hours a day, seven days a week to address any concerns raised by students or by neighbours. Students would be required to sign an Assured Tenancy Agreement which would include the requirement for quiet between the hours of 11pm and 7am.

Given that this is a part of the City where the existing background noise levels are relatively high, the proposed development would not result in an unacceptable increase to noise and disturbance resulting in harm to residential amenity.

A moving in/ moving out strategy would be secured via condition, ensuring that there are no unacceptable impacts upon residential amenity during the peak times of movement to and from the site at the beginning and end of terms.

In conclusion, it is considered that the proposed development would not result in any unacceptable harm to residential amenity.

E. IS THE IMPACT OF THE PROPOSED DEVELOPMENT UPON TRANSPORT AND HIGHWAYS ACCEPTABLE?

Policy BCS10 states that developments should be designed and located to ensure the provision of safe streets. Development should create places and streets where traffic and other activities are integrated and where buildings, spaces and the needs of people shape the area.

Policy DM23 of the Site Allocations and Development Management Policies outlines that development should not give rise to unacceptable traffic conditions and will be expected to provide safe and adequate access onto the highway network.

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The proposed development would result in the loss of two private commuter car parks and the construction of a 345 beds pace student accommodation block, commercial units and the conversion of 25 Wilder Street into a three-bedroom house.

Transport Development Management (TDM) was consulted as part of this application and no objection was raised.

The proposed development would result in a reduction of movements as a result of the loss of the business use and car parking on site. 73% of movements relating to the proposed uses would be pedestrian, whilst 18% of movements would be via public transport given the highly sustainable location of the application site, in close proximity to shops and services and public transport links. A travel plan would be secured via planning condition with a sum of £5,000 for management and audit secured via planning agreement.

The proposed development would not include vehicular parking. A total of 74 cycle spaces would be provided in the form of Sheffield stands and two-tier stacking stands. This equates to approximately 1 space per 4.7 bedrooms. Whilst this is below the standards set out within the Parking Standards Schedule, it is similar to other recently consented student accommodation schemes, and incorporates Sheffield stands as desired by TDM. TDM consider that this approach is acceptable.

Concerns were raised by Bristol Waste about the frequency of collection, however it has been confirmed by the applicant that refuse and recycling would be collected by a private waste management company. To ensure these proposals are acceptable, a servicing management plan should be secured by condition.

Planning obligations are sought for improvements to cycle infrastructure to mitigate the highway impacts of the development. A TRO would be secured for the loss of car parking spaces. The sum for the improvements is to be agreed.

Conditions are proposed for the submission of an updated construction management plan to limit impacts upon neighbours, a highway condition survey and the provision of a moving in/out strategy to stagger any influx of vehicles at the start and end of term times.

Subject to conditions and planning obligations, the proposed development would be acceptable in terms of transport and highways and would accord with Policies BCS10 and DM23.

F. DOES THE PROPOSED DEVELOPMENT GIVE SUFFICIENT CONSIDERATION OF SUSTAINABLE DESIGN AND CONSTRUCTION?

Policy BCS13 sets out that development should contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions.

Policy BCS14 sets out that development in Bristol should include measures to reduce carbon dioxide emissions from energy use by minimising energy requirements, incorporating renewable energy sources and low-energy carbon sources. Development will be expected to provide sufficient renewable energy generation to reduce carbon dioxide emissions from residual energy use in the buildings by at least 20%.

Policy BCS15 sets out that sustainable design and construction should be integral to new development in Bristol. Consideration of energy efficiency, recycling, flood adaption, material consumption and biodiversity should be included as part of a sustainability or energy statement.

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The applicant has provided an Energy Statement and a Sustainability Statement as part of this application. This sets out the use of solar PV panels and that the development would be future-proofed in line with technical guidance relating to district heating.

Concerns have been raised by consultees about the use of electric heaters within student bedrooms. It is understood that the Council is investigating the possibility of an immediate connection to the heat network which may negate the need for such heaters.

Whilst this has not been concluded at this stage, it is proposed that a condition be included as part of any decision to ensure continued partnership working with the developer and the Council on this issue. In any eventuality, whilst an objection has been raised to the use of electric heaters within student bedrooms by Sustainable Cities, this is not considered to warrant refusal of the scheme.

Subject to conditions, the proposed development has given sufficient consideration of sustainability and would accord with Policies BCS13, BCS14 and BCS15.

CONCLUSION

The proposed development would contribute to the delivery of student and market homes on previously developed land as per the requirements of Policies BCS5. The proposed development would not lead to any of the harmful criteria of Policy DM2 and as such is considered appropriate for the location.

The design of the proposed development is considered acceptable and there would be no unacceptable impacts to the designated heritage assets of the Listed Building, 25 Wilder Street, and the Portland and Brunswick Square Conservation Area.

Subject to conditions and the agreement of planning obligations, the proposed development would be acceptable in terms of transport and highways.

Subject to conditions, sufficient consideration has been given to sustainable design and construction.

The proposed development is acceptable in planning terms, and recommended for approval.

CIL

This development is liable for CIL totalling £1,059,278.73.

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RECOMMENDED GRANT subject to planning agreement

Time limits 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.

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Pre commencement condition(s)

2. Updated 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. Highway condition survey

A Condition Survey of the existing public highway will need to be carried out and agreed with the Highway Authority prior to any works commencing on site, and any damage to the highway occurring as a result of this development is to be remedied by the developer to the satisfaction of the Highway Authority once all works have been completed on site.

Reason: In the interests of highway safety

4. Further details

Prior to the commencement of the relevant part of the works, further details of the following materials and treatments shall be submitted to and be approved in writing by the Local Planning Authority:

- Elevations showing design details of façade treatments
- Reference panels or samples of brickwork and cladding materials
- Glazed walkways to the rear of the Listed Building.
- Obscure glazing at roof terrace

Reason: To ensure the design of the development is acceptable.

5. Public Art

Prior to the commencement of the development hereby permitted, a Public Art Strategy shall be submitted to and approved in writing by the Local Planning Authority. The plan shall also contain the timetable for delivery and details of future maintenance responsibilities and requirements. All public art works shall be completed in accordance with the agreed scheme and thereafter retained as part of the development.

Reason: to ensure that public art is integrated into the design and build of the development.

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6. District Heat Network

Prior to the commencement of the relevant part of the works, the developer will provide written notice to the Local Planning Authority of the intention to commence development. If at this time there is a viable district heating network present with pipework, the development will connect to this district heating network and it will be utilised to provide hot water and heating to the development prior to the first occupation.

Reason: To enable the connection of the development to the heat network.

7. 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.

8. Ecology Briefing

A 'tool box talk' to include bats and nesting birds to be given by a qualified ecological consultant to all site operatives prior to the commencement of site demolition works.

Reason: To ensure that the proposed development, including demolition, does not adversely affect protected species.

9. Refuse and Recycling Servicing and Management Plan

Prior to the commencement of the relevant part of the works, a management plan for refuse and recycling must be submitted to and been approved in writing by the Local Planning Authority. The approved plan shall be implemented upon occupation of the development and permanently retained thereafter. The statement shall provide for:

- Locations for collection and presentation
- Method of collection, inc. provision for recycling
- Days and times 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. To ensure implementation of a programme of archaeological works including excavation and watching brief

No development shall take place (except for demolition to ground level of the existing building) until the applicant/developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation which has been submitted by the developer and approved in writing by the Local Planning Authority.

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The scheme of investigation shall include an assessment of significance and research questions; and:

- The programme and methodology of site investigation and recording
- The programme for post investigation assessment
- Provision to be made for analysis of the site investigation and recording
- Provision to be made for publication and dissemination of the analysis and records of the site investigation
- Provision to be made for archive deposition of the analysis and records of the site investigation
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that archaeological remains and features are recorded prior to their destruction.

Pre occupation condition(s)

11. Pedestrian / cyclist access

No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

12. Completion and Maintenance of Cycle Provision – Shown on approved plans

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

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

13. Moving In / Out Management Strategy

No building or use hereby permitted shall be occupied or the use commenced until a Moving In / Out Strategy setting out the approach to stagger vehicle trips during the moving in and out phases at the start and end of term times has been prepared, submitted to, and been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety

14. Travel Plan

No building or use hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority.

The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets to the satisfaction of the council.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling.

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15. Cycle parking

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

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

16. To ensure completion of a programme of archaeological works

No building shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 10; and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that archaeological remains and features are recorded and published prior to their destruction.

17. To secure the conduct of a watching brief during development groundworks

The applicant/developer shall ensure that all groundworks, including geotechnical works, are monitored and recorded by an archaeologist or an archaeological organisation to be approved by the Council and in accordance with the Written Scheme of Investigation approved under condition 8.

Reason: To record remains of archaeological interest before destruction.

Post occupation management

18. 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.

19. Combustion plant design

Within 6 months of the completion of development, the applicant must demonstrate that the final design of the on-site combustion plant meets the specifications contained within Appendix 4 of the approved Air Quality Assessment. If the design varies from the modelled and assessed pollutant emissions characteristics a revised air quality assessment would need to be submitted.

Reason: To ensure the development would not unacceptably impact upon air quality.

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List of Approved Plans and Drawings

20. 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:

3681-0101 25 Wilder Street Existing Site Plan Including Conservation Area received 12 May 18
 3681-0120 Proposed Conservation Area Demolition Plan received 12 May 18
 3681-0121 Proposed 25 Wilder Street Demolition Plans received 12 May 18
 3681-0102 Existing 25 Wilder Street Plans Sections Elevations received 12 May 18
 3681-0100 Site Location Plan received 12 May 18
 3681-050_G_Accommodation Schedule received 21st August 2018
 3681-0200_B_Proposed Site & Ground Floor Plan received 21st August 2018
 3681-0201_A_Proposed First & Second Floor Plans received 21st August 2018
 3681-0202_A_Proposed Third & Fourth Floor Plans received 21st August 2018
 3681-0203_D_Proposed Fifth & Roof Floor Plans received 21st August 2018
 3681-0204_C_Proposed 25 Wilder Street Plans, Sections & Elevations received 21st August 2018
 3681-0300_D_Proposed Street Scene Elevations received 21st August 2018
 3681-0301_A_Proposed Enlarged Elevations received 21st August 2018
 3681-0302_D_Proposed Courtyard Elevations & Sections received 21st August 2018
 3D Visualisation 1 received 21st August 2018
 3D Visualisation 2 received 21st August 2018
 3D Visualisation 3 received 21st August 2018
 3D Visualisation 4 received 21st August 2018
 Planning Statement received 12 May 18
 Air Quality Assessment Final received 12 May 18
 Daylight and Sunlight Update Letter received 12 May 18
 Daylight and Sunlight Report Final received 12 May 18
 Marketing Report Final received 12 May 18
 Flood Risk Assessment Final received 12 May 18
 HTVIA Appendix 1 received 12 May 18
 HTVIA Bristol Wilder Street Parts 1 to 3 received 12 May 18
 Heritage Statement 25 Wilder Street received 12 May 18
 Heritage Statement 25 Wilder Street Appendix 1 received 12 May 18
 Alternative Noise Assessment Final received 12 May 18
 Report of Community Involvement Final received 12 May 18
 Transport Statement Final received 12 May 18
 Wilder Street - Travel Plan Final received 12 May 18
 Wilder Street - Utilities Assessment Final received 12 May 18
 Archaeology Desk Assessment received 12 May 18
 Broadband Connectivity Assessment received 12 May 18
 Construction Management Plan received 12 May 18
 Listed Building Report Final received 12 May 18
 Sustainability Statement Final received 12 May 18
 Thermal Comfort Final received 12 May 18
 Energy Statement Final received 12 May 18
 Ground Investigation Report received 12 May 18
 Cycle Parking Information received 12 May 18
 Ambient Noise and Building Envelope Assessment received 12 May 18
 Design and Access Statement received 12 May 18
 Ground Investigation Report for Wilder Street Issue 1.2 received 3rd July 2018
 17-E066-011 Ensphere Sustainability Letter received 1st August 2018

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Design and Access Statement Revised Part 4.6 received 1st August 2018

Updated Flood Risk Assessment received 1st August 2018

ADL Letter to TDM ADL/RG/Is/3676 received 1st August 2018

ADL Letter to TDM ADL/RG/Is/3676 received 26th July 2018

Wilder Street Heritage Statement Addendum received 21st August 2018

Reason: For the avoidance of doubt.

Advices

1. Minor works on the Public Highway

The development hereby approved includes the carrying out of work on the public highway. You are advised that before undertaking the work on the highway you must enter into a highway agreement under s184 or s278 of the Highways Act 1980 with the Council. You will be required to pay fees to cover the Council's costs in undertaking the approval and inspection of the works. You should contact the Highways Asset Management Team on 0117 9222100.

2. Traffic Regulation Order (TRO)

You are advised that the implementation of a Traffic Regulation Order is required. The Traffic Regulation Order process is a lengthy legal process involving statutory public consultation and you should allow an average of 6 months from instruction to implementation. You are advised that the Traffic Regulation Order process cannot commence until payment of the TRO fees are received. To start the TRO process telephone 0117 9036846.

Application ref. no. 18/02549/LA

RECOMMENDED GRANTED subject to conditions

Time limits for commencement of development

1. Listed Building Consent

The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-commencement conditions

2. Historic Building Record

Prior to the commencement of work the existing building should be fully recorded internally and externally to the Level 2 standard as set out in Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice and this information shall be submitted to and be approved, in writing by the Local Planning Authority. The recording shall be carried out by an archaeologist or archaeological organisation approved by the Local Planning Authority.

Reason: In the interests of recording the Listed Building assets prior to alteration in recognition of their special interest, and cultural and historic significance.

Development Control Committee A – 5 September 2018

Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU

3. Further Details

Prior to commencement of the relevant element the following detailed drawings shall be submitted to the Local Authority and approved in writing:

- a. 1:5 section details and 1:10 elevations of all proposed new and replacement windows and secondary glazing showing materials, moulding profiles, and fabric connections at head, cill and reveals
- b. 1:5 section details and 1:10 elevations of all proposed new and replacement skylights showing materials, moulding profiles, and fabric connections at head, cill and reveals
- c. 1:5 section details and 1:10 elevation details of all proposed new internal and external doors showing materials, moulding profiles, frames, and fabric connections at head, cill and jambs
- d. 1:5 section details of all proposed insulated roof structure to existing building showing all proposed material connections with the existing structure
- e. Section details to an appropriate scale of all proposed new structural interventions and material connections with the existing building.
- f. 1:5 section details of proposed flashings to door pediment, bay window and existing copings.
- g. 1:5 section details of the proposed new internal partition walls showing the proposed fabric connections at existing floor, wall, and ceiling level and showing all proposed materials, skirting, and cornice mouldings.
- h. 1:50 Elevation drawings showing the proposed location and form of all external penetrations and vents.
- i. 1:50 elevation showing the intended location of the existing lead rainwater hopper on the rear of the building.
- j. 1:10 plan, and section drawings demonstrating how the existing joinery in the rear room of the first floor will be retained and protected within the proposed ensuite structure.

The development shall be completed in accordance with the approved drawings.

Reason: to ensure the significance and special interest of the Listed Building, and the special character of the conservation Area is protected.

4. Samples

Prior to the commencement of the relevant element materials samples of the following shall be submitted to the Local Authority and approved in writing:

- a. Clay terracotta pantiles
- b. External hard landscaping materials within the Conservation Area.
- c. Proposed brick for new developments

The development shall be completed in accordance with the approved materials.

Reason: to ensure the significance and special interest of the Listed Building, and the special character of the conservation Area is protected.

5. Sample Panels

Prior to the commencement of the relative elements a sample panel, no smaller than 2m by 2m shall be erected on the site and approved by the Local Authority. This shall include the following in their final intended colour, finish, and quality of workmanship:

- a. All proposed new brick
- b. proposed mortar and pointing details,
- c. all proposed cladding panels with their intended joints and fixings

The sample panel shall be retained on site for the duration of construction to provide a reference. The development shall be completed in accordance with the approved sample panel.

Development Control Committee A – 5 September 2018

Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU

Reason: to ensure the significance and special interest of the Listed Building, and the special character of the conservation Area is protected.

6. Method Statements

Prior to the commencement of the relevant element method statements shall be submitted to the local authority and approved in writing:

- a. Formation of new openings and service penetrations within the existing wall and floor fabric of the Grade II listed Building
- b. Repointing of existing brickwork using appropriate materials and techniques
- c. Repairs to masonry brick and stonework
- d. Any proposed mechanical, hydraulic, or chemical cleaning of external masonry on the Listed building

The development shall be completed in accordance with the approved method statements.

Reason: to ensure the significance and special interest of the Listed Building, and the special character of the conservation Area is protected.

Pre occupation condition(s)

7. The use of paint/paints - Listed Building

It is advised that any new paint to be used on traditional/original materials are to 'breathable' to allow any moisture to be absorbed and released, to ensure moisture is not retained within materials.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

8. New works to match - Listed Building

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

9. Internal features

All existing internal decoration features, including plaster work, ironwork, fireplaces, doors, windows, staircases, staircase balustrade and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified in the approved drawings.

Reason: In order that the special architectural and historic interest of this Listed Building is safeguarded.

Development Control Committee A – 5 September 2018

Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU

List of Approved Plans and Drawings

10. List of Approved Plans and Drawings

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

3681-0101 25 Wilder Street Existing Site Plan Including Conservation Area received 12 May 18
 3681-0120 Proposed Conservation Area Demolition Plan received 12 May 18
 3681-0121 Proposed 25 Wilder Street Demolition Plans received 12 May 18
 3681-0102 Existing 25 Wilder Street Plans Sections Elevations received 12 May 18
 3681-0100 Site Location Plan received 12 May 18
 3681-050_G_Accommodation Schedule received 21st August 2018
 3681-0200_B_Proposed Site & Ground Floor Plan received 21st August 2018
 3681-0201_A_Proposed First & Second Floor Plans received 21st August 2018
 3681-0202_A_Proposed Third & Fourth Floor Plans received 21st August 2018
 3681-0203_D_Proposed Fifth & Roof Floor Plans received 21st August 2018
 3681-0204_C_Proposed 25 Wilder Street Plans, Sections & Elevations received 21st August 2018
 3681-0300_D_Proposed Street Scene Elevations received 21st August 2018
 3681-0301_A_Proposed Enlarged Elevations received 21st August 2018
 3681-0302_D_Proposed Courtyard Elevations & Sections received 21st August 2018
 3D Visualisation 1 received 21st August 2018
 3D Visualisation 2 received 21st August 2018
 3D Visualisation 3 received 21st August 2018
 3D Visualisation 4 received 21st August 2018
 Planning Statement received 12 May 18
 Air Quality Assessment Final received 12 May 18
 Daylight and Sunlight Update Letter received 12 May 18
 Daylight and Sunlight Report Final received 12 May 18
 Marketing Report Final received 12 May 18
 Flood Risk Assessment Final received 12 May 18
 HTVIA Appendix 1 received 12 May 18
 HTVIA Bristol Wilder Street Parts 1 to 3 received 12 May 18
 Heritage Statement 25 Wilder Street received 12 May 18
 Heritage Statement 25 Wilder Street Appendix 1 received 12 May 18
 Alternative Noise Assessment Final received 12 May 18
 Report of Community Involvement Final received 12 May 18
 Transport Statement Final received 12 May 18
 Wilder Street - Travel Plan Final received 12 May 18
 Wilder Street - Utilities Assessment Final received 12 May 18
 Archaeology Desk Assessment received 12 May 18
 Broadband Connectivity Assessment received 12 May 18
 Construction Management Plan received 12 May 18
 Listed Building Report Final received 12 May 18
 Sustainability Statement Final received 12 May 18
 Thermal Comfort Final received 12 May 18
 Energy Statement Final received 12 May 18
 Ground Investigation Report received 12 May 18
 Cycle Parking Information received 12 May 18
 Ambient Noise and Building Envelope Assessment received 12 May 18
 Design and Access Statement received 12 May 18
 Ground Investigation Report for Wilder Street Issue 1.2 received 3rd July 2018
 17-E066-011 Ensphere Sustainability Letter received 1st August 2018

Development Control Committee A – 5 September 2018

Application No. 18/02548/F & 18/02549/LA: 7-29 Wilder Street 1-3 Backfields And Land At Corner Of Backfields And Upper York Street Bristol BS2 8PU

Design and Access Statement Revised Part 4.6 received 1st August 2018

Updated Flood Risk Assessment received 1st August 2018

ADL Letter to TDM ADL/RG/Is/3676 received 1st August 2018

ADL Letter to TDM ADL/RG/Is/3676 received 26th July 2018

Wilder Street Heritage Statement Addendum received 21st August 2018

Reason: For the avoidance of doubt.

Advices

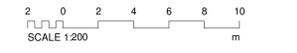
1. No provision is made for any additional thermal, damp-proofing, fire, or acoustic enhancement to the wall, floor, or ceiling fabric of the building. Should this be required a further Listed Building Application will be required.

commdelgranted
V1.0211

Supporting Documents

- 4. 7-29 Wilder Street, 1-3 Backfields & Land at Corner Backfields & Upper York Street**
 1. Proposed site & ground floor plan
 2. Proposed street scene elevations
 3. Proposed 25 Wilder Street plans, sections & elevations
 4. Conservation area map
 5. Listed building location plan
 6. Indicative diagram – approved scheme

Notes
 This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.
 Always refer to signed dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to the office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.



| | | | | |
|---|----------|----|------------------------------------------------------|----|
| B | 21.08.18 | JO | Recessed windows to ground floor rooms facing street | PB |
| A | 16.08.18 | JP | Listed building and proposals to its rear amended | PB |

| Rev | Date | Init | Notes | Crkd |
|-----|------|------|-------|------|
|-----|------|------|-------|------|



Client

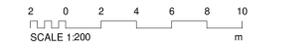
Drawing Originator
AWW inspired environments
 London - 7 Birch Lane, London, EC3V 9BW 020 7160 6000
 Bristol - Rivergate House, Bristol, BS1 6LS 0117 622 2535
 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282
 RIBA Chartered Practice www.aww-uk.com

Project Title
Wilder Street
Bristol

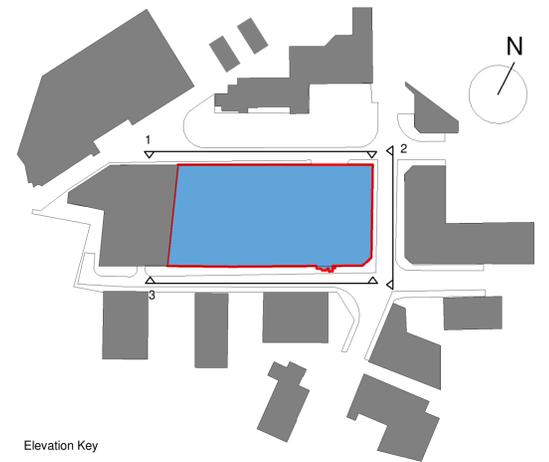
Drawing Title
Proposed Site & Ground Floor Plan

| Scale | Sheet | Drawn | Checked | Date |
|-------------------|-------------|----------|---------|----------|
| 1 : 200 | A1 | JP | PB | 10.05.18 |
| Status | Project No. | | | |
| Planning | 3681 | | | |
| Drawing Reference | Drawing No. | Revision | | |
| | 0200 | B | | |

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1 Elevation to Backfields



2 Elevation to Upper York Street



3 Elevation to Wilder Street

| Rev | Date | Init | Notes | Checked |
|-----|----------|------|-----------------------------------------------------------------|---------|
| D | 21.08.18 | JP | Bed space added to fifth floor | PB |
| C | 01.08.18 | JP | Annotations amended | JP |
| B | 31.07.18 | JP | Proposed materials amended | JP |
| A | 26.07.18 | JP | Floor terrace added and 5th floor layout amended to give access | PB |

| Rev | Date | Init | Notes | Checked |
|-----|------|------|-------|---------|
|-----|------|------|-------|---------|

Client

Drawing Originator

AWW inspired environments
 London - 7 Birch Lane, London, EC3V 9BW 020 7160 6000
 Bristol - Rivergate House, Bristol, BS1 6LS 0117 922 2535
 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282
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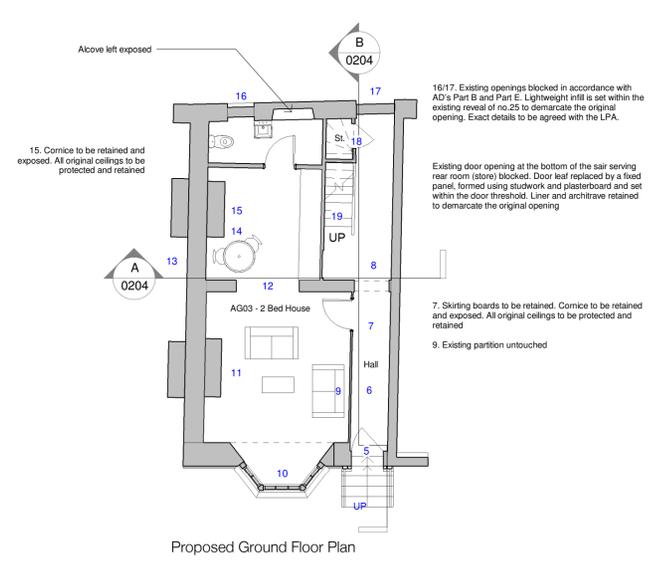
Project Title
**Wilder Street
 Bristol**

Drawing Title
Proposed Street Scene Elevations

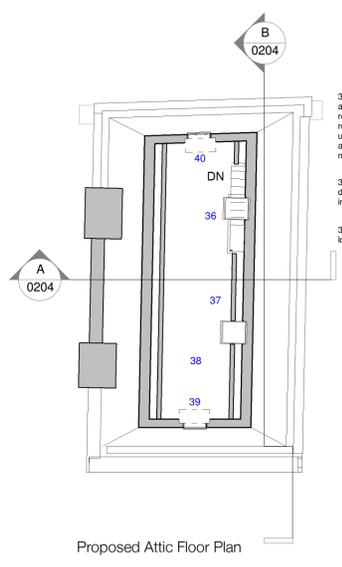
| Scale | Sheet | Drawn | Checked | Date |
|---------|-------|-------|---------|----------|
| 1 : 200 | A1 | JP | PB | 10.05.18 |

| Status | Project No. |
|-------------------|------------------------|
| Planning | 3681 |
| Drawing Reference | Drawing No. / Revision |
| | 0300 / D |

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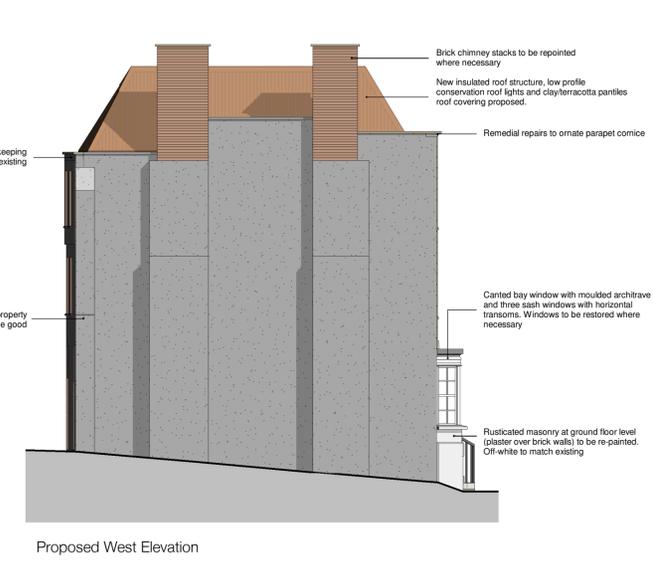
Proposed Ground Floor Plan



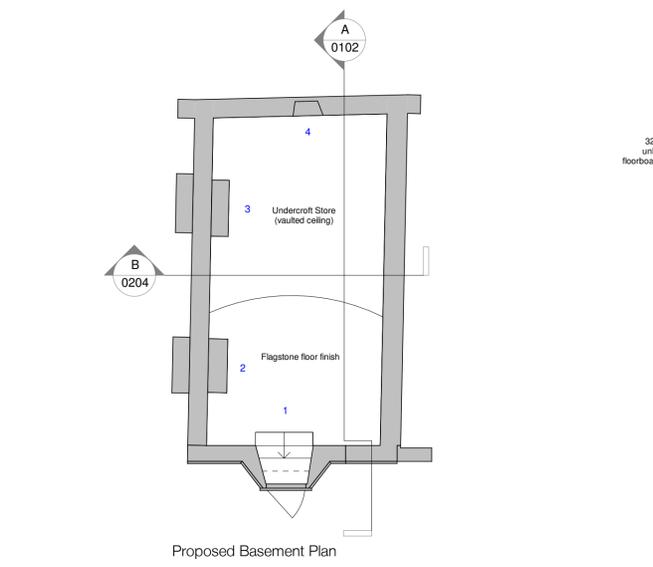
Proposed Attic Floor Plan



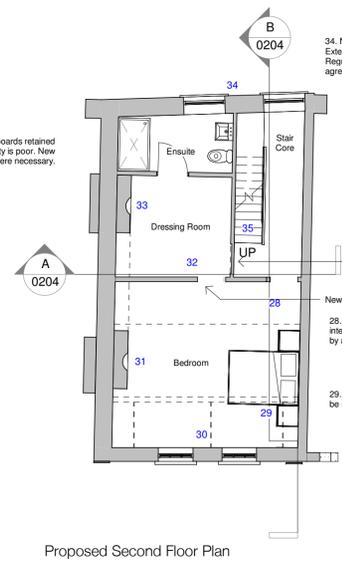
Proposed South Elevation



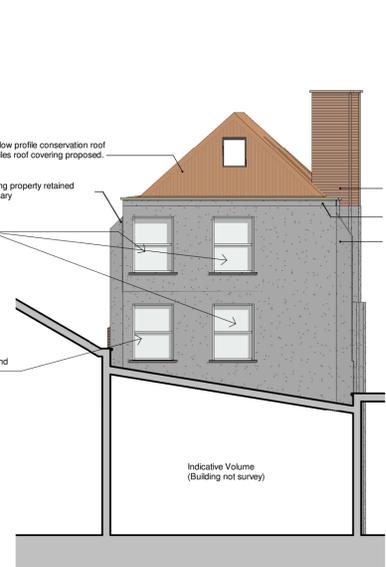
Proposed West Elevation



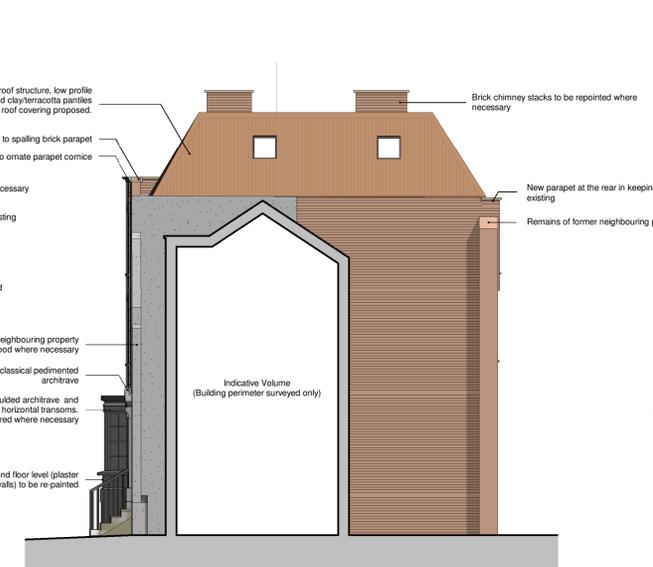
Proposed Basement Plan



Proposed Second Floor Plan

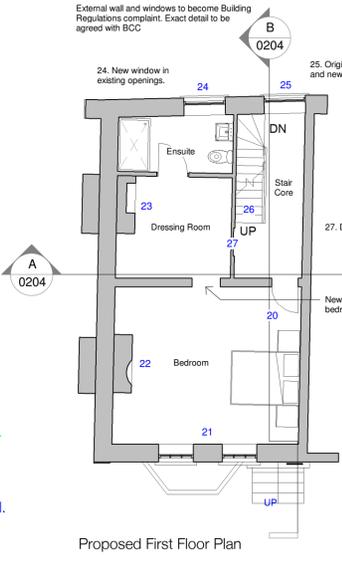


Proposed North Elevation

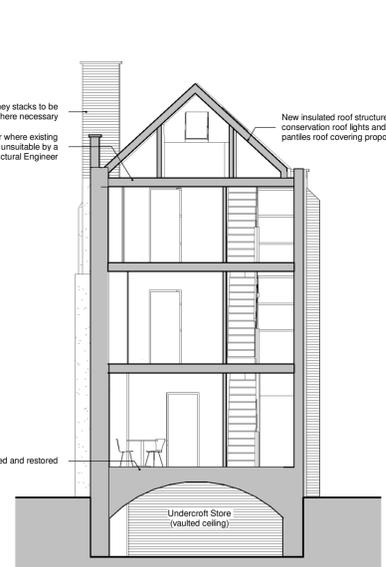


Proposed East Elevation

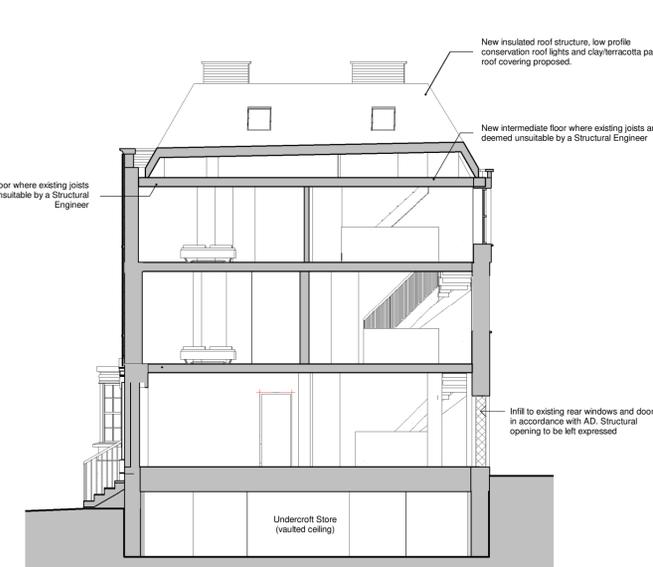
1. Flagstone flooring at basement level.
2. Base of brick chimney breast.
3. Base of brick chimney breast.
4. Original recess.
6. Flagstone flooring throughout ground floor.
7. Original moulded cornice and skirting retained.
8. Ornate plaster arch with moulded pilasters.
9. Wall panelling, moulded cornice and skirting retained.
11. Brick chimney breast, fireplace blocked up.
14. Less ornate chimney breast with fireplace blocked up.
15. Original moulded cornice retained.
18. Modern under stair cupboard formed.
20. Front bedroom less ornate with early floorboards, moulded skirting and acoustic panelling. Panelling to be removed.
22. Chimney breast with original timber panelled chimney piece and basket.
23. Original chimney breast, panelled over brick.
31. Original fireplace is of merit but requires conservation.
32. Early skirting and floorboards.
33. Later fireplace in early breast.
36. Timber floorboards supported on joists with hipped roof construction above. Investigation required.
5. Six panel hardwood door.
10. Original canted bay window.
19. Original staircase, ornate timber balustrade and moulded handrail. Unornate newel post. Original dado and skirting.
21. Original sash windows.
26. Original staircase with original timber balustrade, moulded handrail and skirting. Unornate newel post. Poor condition.
28. Early floorboards. Several missing, poor condition. Damaged ceiling
30. Original sash windows.
35. Modern timber railing and staircase leading to attic.
27. Early architrave, later door and shutter. Poor condition. Architrave and liner retained, door leaf replaced by fixed panel.
29. Ceiling redone with steel universal beam running east to west supporting the roof and tying the front elevation.
12. Opening created and subsequently blocked up using lightweight material. Opening to be reinstated.
13. Small window presumed original to be blocked up.
16. Door threshold to be blocked up and set within the reveal. Modern shower room addition to be demolished.
17. Modern opening leading to workshop blocked up. Lightweight infill is set within the existing reveal architrave retained.
20. Front bedroom less ornate with early floorboards, moulded skirting and acoustic panelling. Panelling to be removed.
25. Modern horizontal casement retained. Opportunity to provide a larger reveal akin to that of the original opening.
37. Cracked plaster and lath, deteriorated in areas, roof finished exposed. Poor condition in areas. To be investigated.
38. Uneven timber floor which deflects when load is applied. Suggested under-sizing or rot.
39. Timber roof light. To be removed.
40. Corrugated plastic roof light. To be removed.



Proposed First Floor Plan



Proposed Section A



Proposed Section B (Cranked)

Please refer to the following reports for a comprehensive understanding of the site and its context;

- Demolition Report, Wilder Street, Bristol - Jubb Consulting Engineers Ltd
- Condition/Remediation Report - Jubb Consulting Engineers Ltd
- Characterisation Appraisal and Significance Assessment - Stephen Levant Heritage Architecture Ltd.

| Rev | Date | Init | Notes | Checked | Date |
|-----|----------|------|---------------------------------------------------------------------|---------|------|
| B | 16.08.18 | JP | Amended to make the building a single dwelling | PB | |
| B | 01.08.18 | JP | Rear dormer removed. Shower rooms amended to expose window openings | JP | |
| A | 31.07.18 | JP | Front dormer removed. Rear window and door treatment explained | JP | |

Client

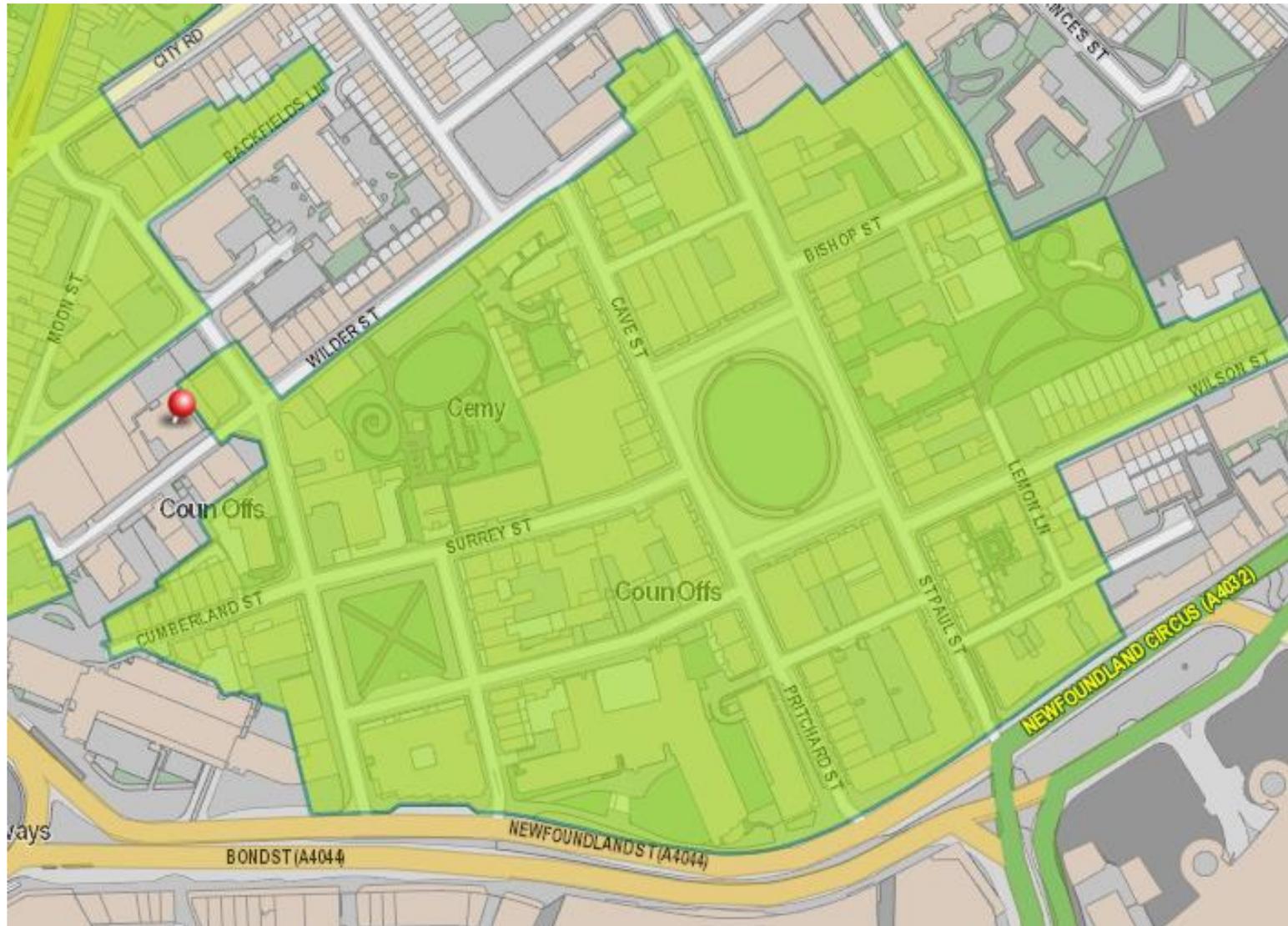
Drawing Originator
AWW inspired environments
 London - 106 Weston Street London SE1 3QB 020 7180 8000
 Bristol - Riverside House, Bristol, BS1 4LS 0117 923 2535
 Plymouth - East Quay House, Plymouth, PL4 0HX 01752 261 282
 RIBA Chartered Practice www.aww-uk.com

Project Title
Wilder Street Bristol

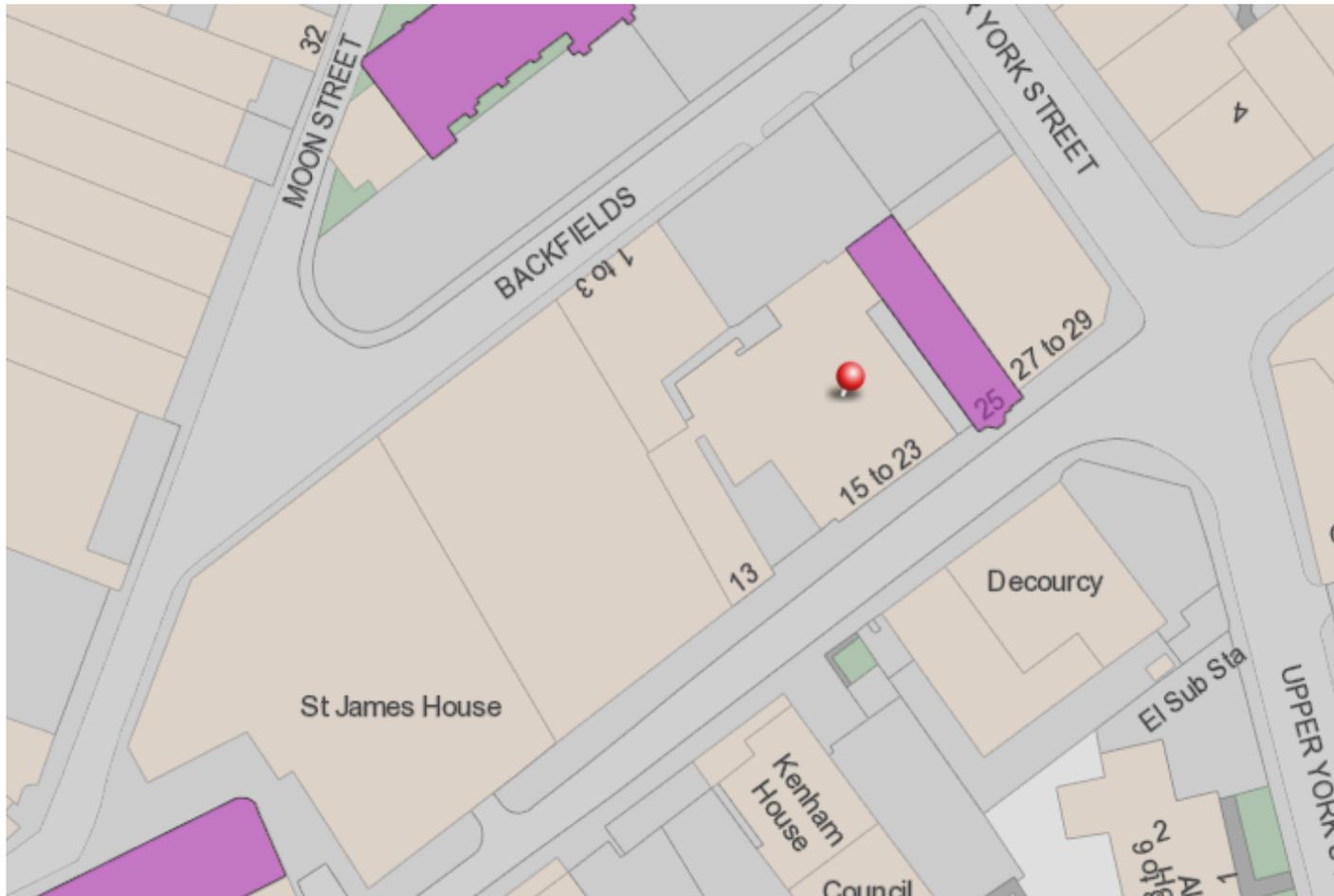
Drawing Title
Proposed 25 Wilder Street Plans, Sections & Elevations

| Scale | Sheet | Drawn | Checked | Date |
|-------------------|-------------|----------|---------|----------|
| 1 : 100 | A1 | CJ | JP | 30.04.18 |
| Status | Project No. | | Checked | |
| PLANNING | 3681 | | | |
| Drawing Reference | Drawing No. | Revision | | |
| | 0204 | C | | |

CONSERVATION AREA MAP – Portland and Brunswick Sq CA



LOCATION PLAN – 25 Wilder Street Listed building



INDICATIVE DIAGRAM – Approve Student Scheme (105 bed spaces) 17/05504/P

