

WARD: Hillfields **CONTACT OFFICER:** Natalie Queffurus
SITE ADDRESS: 225 Forest Road Bristol BS16 3QX

APPLICATION NO: 18/04580/F Full Planning

DETERMINATION DEADLINE: 20 December 2018

Conversion of an existing 2-storey 3-bedroom house into two 1-bedroom flats.

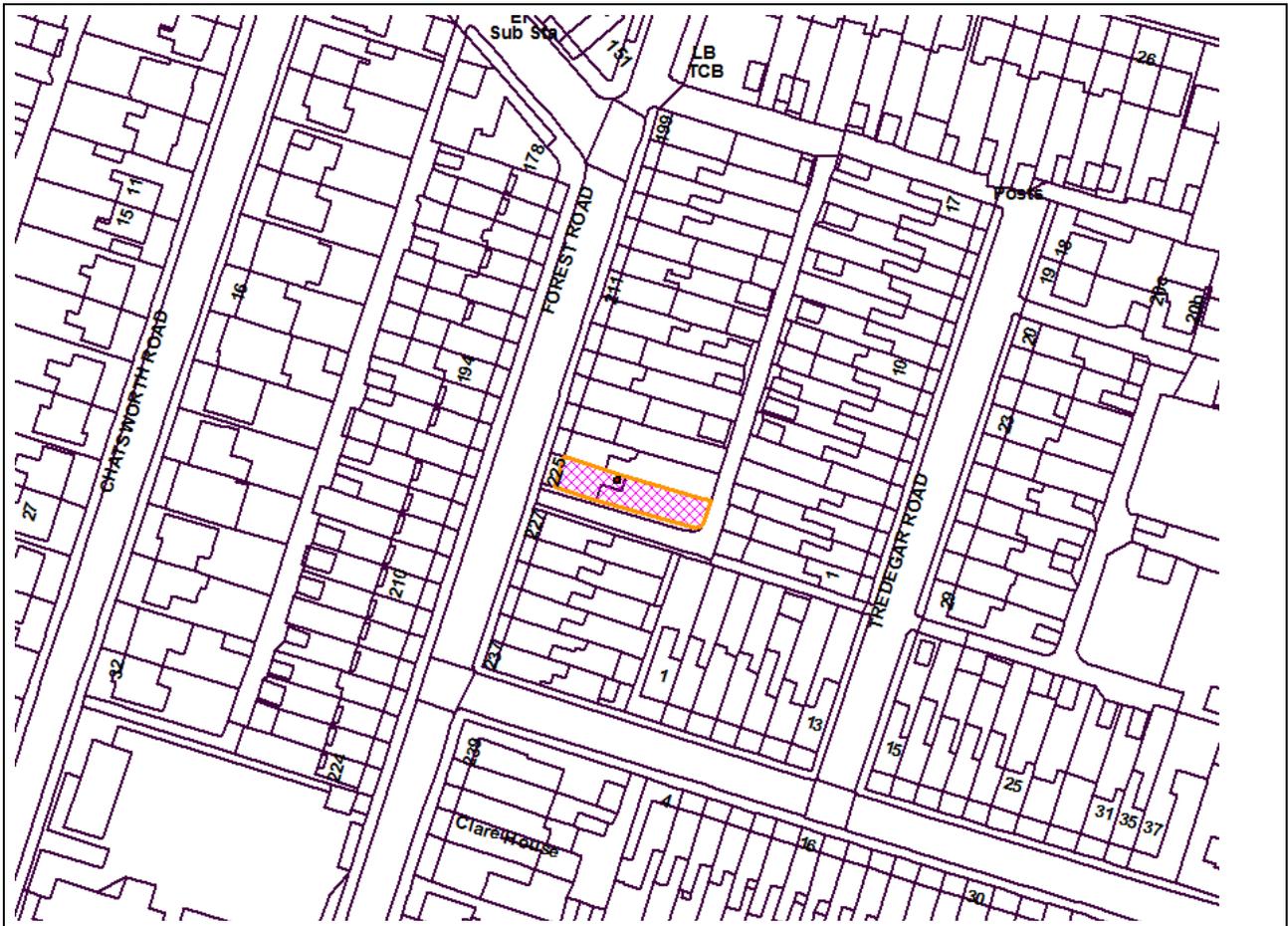
RECOMMENDATION: Refuse

AGENT: Ecomotive
Unit 2 Wild Goose Space
228 Mina Road
St. Werburghs
Bristol
BS2 9YP

APPLICANT: Ecomotive
Unit 2 Wild Goose Space
228 Mina Road
St Werburghs
Bristol
BS2 9YP

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

LOCATION PLAN:



Development Control Committee B – 19 December 2018
Application No. 18/04580/F : 225 Forest Road Bristol BS16 3QX

SUMMARY

The application site relates to a dwelling known as 225 Forest Road, located on the east side of Forest Road in Hillfields, north east Bristol.

225 Forest Road is an end of terrace, two storey, three bedroom Victorian dwelling, with a modest sized rear garden at approximately 104sqm.

The application seeks full planning permission for the conversion of the existing two storey, three bedroom single dwelling into two one bedroom flats.

The dwelling would be subdivided over its two storeys with one flat at ground floor level and one flat at first floor level. The proposed ground floor flat would be a 1 bedroom, 2 bed space dwelling with an overall gross internal floor area of approximately 44sqm, over a single storey. The first floor flat would be a 1 bedroom, 1 bed space dwelling with an overall gross internal floor area of approximately 37sqm, over a single storey.

Amenity space for the ground floor flat would be provided through a patio area and grass area (approximately 64sqm) and the first floor flat with a grass area (approximately 40sqm).

The application has received no objections from members of the public or statutory consultees but is being recommended for refusal for the reason outlined below and therefore is being presented to committee in accordance with Councillor Cheney's referral.

Key issues in the report concern the principle of development, amenity for future occupiers, impact on neighbouring amenity and transport.

The site lies within an existing sustainable residential area and therefore the principle of development is considered to be acceptable.

However, the application proposes two flats and neither would meet the technical space standards set out in The UK Government's Technical housing standards – nationally described space standard (March 2015) ('housing space standards').

The ground floor flat which is proposed to be a 1 bedroom, 2 bed space dwelling, over a single storey would not meet the required technical space standard for this type of dwelling (50sqm) with a proposed gross internal floor area of approximately 44sqm (when discounting the internal staircase which would not contribute to the ground floor flat's internal floor area).

The first floor flat which is proposed to be 1 bedroom, 1 bed space dwelling, over a single storey with a bathroom would not meet the required technical space standard for this type of dwelling (39sqm) with a proposed gross internal floor area of approximately 37sqm (when discounting the staircase landing which would not contribute to the first floor flat's internal floor area).

It is therefore considered that the proposed flats would fail to provide sufficient space for everyday activities and space which would be flexible and adaptable, by meeting appropriate technical space standards, contrary to Policies BCS15, BCS18 and BCS21.

The proposed development would create an unacceptable standard of amenity for future occupiers that would not be outweighed by the modest benefits of one additional dwelling. The application is recommended for refusal for the reason detailed in this Report.

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SITE DESCRIPTION

The application site relates to a dwelling known as 225 Forest Road, located on the east side of Forest Road in Hillfields, north east Bristol.

225 Forest Road is an end of terrace, two storey, three bedroom Victorian dwelling, with a modest sized rear garden at approximately 104sqm. The majority of the dwelling is arranged over its two main storeys but it also has a single storey, flat roof extension to the rear.

Pedestrian access to the dwelling is directly off Forest Road, the existing dwelling also has an opening in its perimeter wall at the rear of the garden which allows for a gate providing vehicular access to the garden and an informal parking area.

The site's boundaries are defined by an informal service lane to its south and east providing access to the rear gardens and garages of properties fronting onto Forest Road, Tredegar Road and Chewton, to the west by Forest Road and to the north by 223 Forest Road and the other properties fronting onto Forest Road.

The surrounding area is residential, comprising two storey terraced houses of a varied appearance, many of which include single storey ancillary buildings / garages in their rear gardens.

The site is considered to be in a sustainable location, within walking distance of a number of community amenities including Lodge Causeway district centre and protected open space.

The site is not located within a Conservation Area, although is located within a High Risk Coal Mining Area. It is subject to no other allocations or designations in the Local Plan.

RELEVANT HISTORY

17/05914/PREAPP - Conversion of 3-bedroom end-of-terrace house into two apartments and the development of the plot with the additional of a 1-bedroom, SNUG Home. Advice provided, 12 December 2017.

18/01710/F – Conversion of an existing 2-storey 3-bedroom house into two 1-bedroom flats. Withdrawn following Officers concerns, 20 August 2018.

18/01731/F – 1x bedroom, two-storey dwelling in the rear garden of the existing house, and the associated external works and boundary treatments. Withdrawn following Officers concerns, 20 August 2018.

18/04579/F – Proposed construction of a new 1no. bedroom, two-storey residential dwelling in the rear garden of the existing house at 225 Forest Road and the associated external works and boundary treatments. Pending consideration.

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THE APPLICATION

The application seeks full planning permission for the conversion of the existing two storey, three bedroom single dwelling into two one bedroom flats.

The dwelling would be subdivided over its two storeys with one flat at ground floor level and one flat at first floor level. The proposed ground floor flat would be a one bedroom, two person (2 bed space) dwelling with an overall gross internal floor area of approximately 44sqm, over a single storey.

The first floor flat would be a one bedroom, single person (1 bed space) dwelling with an overall gross internal floor area of approximately 37sqm, over a single storey.

Access to both flats would be via the existing main front door and two internal front doors off the existing internal staircase. No external alterations to 225 Forest Road are proposed as part of the application.

Amenity space for the ground floor flat would be provided through a patio area and grass area (approximately 64sqm) and the first floor flat with a grass area (approximately 40sqm). Both flats would also share a small section of the garden for their shared bike store and bin store for the first floor flat. The ground floor flat's bin store would be located at the front of the property as per the existing arrangements.

The proposals would retain the existing half-height red brick boundary wall however would incorporate a number of gates to enable access to the amenity space and associated bike and bin stores.

No vehicular access is proposed to the site.

RESPONSE TO PUBLICITY AND CONSULTATION

GENERAL RESPONSE FROM PUBLIC

Letters were sent to neighbouring properties, no responses were received from members of the public.

COMMENTS FROM COUNCILLORS

Councillor Craig Cheney – Neutral

The application has been referred to committee by Councillor Craig Cheney, who wished the application to be determined by committee if the officer recommendation was for refusal. Councillor Cheney's reason is as follows:

The current housing policy on one person one bedroom homes is now inconsistent with the existing demand in the city. There needs to be greater clarity on minimum space standards to align the Bristol policy with the most recent national standards, and we need to consider this planning application in relation to national space standards and the need for one person one bedroom properties.

COMMENTS FROM INTERNAL CONSULTEES

City Design Group – No objection

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Separate and designated amenity spaces should be provided for the dwellings. The shared space cannot be controlled and is likely to be underused not serving, further limiting the amount of amenity space.

Note: The original proposals for application included shared grass amenity space between the proposed flats. However, following feedback from the Council revised plans were submitted to subdivide the amenity space between the two proposed flats.

Transport Development Management – No objection

The application would see the existing dwelling converted into flats with access to the rear. The application does not provide any off-street car parking spaces. However the applicant has made provision for a bike store to the rear of the property. The applicant will need to make sure that this is secure (lockable). It is noted that the bin storage has been split to the front and rear of the property. There is no objection in principle to this arrangement provided it is in the designated distance for pedestrians to carry waste to the site.

Having carried out a desktop study of the local area it is apparent that the nearest bus stop is over 900m from the site this provides access to the number 6 service which has a frequency of every 30mins to the site. However there does appear to be on-street parking in the location. As such one additional car associated with the subdivision is unlikely to result in a severe impact.

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).

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. Between 2006 and 2026, 30,600 new homes will be provided in Bristol.

The site is not allocated for any particular land use in the Local Plan. The site lies within an existing residential area, it is considered to be a sustainable location with access to public transport and within walking distance of a district centre at Lodge Causeway.

The proposed development would contribute to the delivery of new homes as outlined in Policy BCS5 and would add to the mix of accommodation in this area. Therefore it is considered that the principle of residential development in this location is acceptable in accordance with Policy BCS5.

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B) WOULD THE PROPOSED DEVELOPMENT CREATE AN ACCEPTABLE STANDARD OF AMENITY FOR FUTURE OCCUPIERS?

The adopted Bristol Core Strategy Policy BCS15 outlines that sustainable design and construction will be integral to new development in Bristol. In delivering sustainable design and construction, development should ensure flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting.

Policy BCS18 makes specific reference to residential developments providing sufficient space for everyday activities and space which should be flexible and adaptable, by meeting appropriate space standards. The Core Strategy states that building to suitable space standards will ensure new homes provide sufficient space for everyday activities.

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

The Core Strategy is supported by the Bristol City Council Space Standards Practice Note which outlines that the Council has established the principle of applying The UK Government's Technical housing standards – nationally described space standard (March 2015) ('housing space standards') to new residential development through the Bristol Development Framework.

The Note outlines that the provision of sufficient living space within new homes is an important element of good housing design and a pre-requisite for basic living. Potential residents of new homes should be provided with sufficient space for basic daily activities and needs.

The Note further acknowledges that whilst the Nationally Described Space Standards include standards for 1 bed space units, it states that it is expected that new dwellings will provide at least 2 bed spaces. This is the smallest unit size that could meet the flexibility and adaptability requirements of Policies BCS15, BCS18 and BCS21 i.e. accommodate sufficient space for a partner, a child, temporary carer or visiting friends or relatives.

With reference to the Core Strategy, Practice Note and in accordance with the UK Government's Nationally Described Space Standards the technical standards outline that a 1 bedroom, 2 bed space dwelling over a single storey should have a gross internal floor area of 50sqm and a 1 bedroom, 1 bed space dwelling over a single storey should have a gross internal floor area of 39sqm or 37sqm (where the dwelling has a shower room instead of bathroom).

With reference to the above technical space standards, it is considered that the ground floor flat which is proposed to be a 1 bedroom, 2 bed space dwelling, over a single storey would not meet the required technical standard (50sqm) with a proposed gross internal floor area of approximately 44sqm (when discounting the internal staircase which would not contribute to the ground floor flat's internal floor area).

With reference to the technical space standards, it is also considered that the first floor flat which is proposed to be 1 bedroom, 1 bed space dwelling, over a single storey with a bathroom would not meet the required technical standard (39sqm) with a proposed gross internal floor area of approximately 37sqm (when discounting the staircase landing which would not contribute to the first floor flat's internal floor area).

Furthermore, with specific reference to the Bristol Core Strategy and Space Standards Practice Note, Bristol City Council expects that all new dwellings provide at least 2 bed spaces. It is considered that a 1 bed space dwelling such as the one proposed for the first floor flat could not sufficiently

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accommodate space for a partner, a child, temporary carer or visiting friends or relatives and therefore it does not meet the flexibility and adaptability requirements of the Core Strategy.

Overall, neither the ground floor flat nor the first floor flat would meet the technical standards for proposed 1 bedroom, 1 bed space and 2 bed space dwellings over a single storey. Therefore, it is considered that the proposed flats would fail to provide sufficient space for everyday activities and space which would be flexible and adaptable, by meeting appropriate space standards, contrary to Policies BCS15, BCS18 and BCS21.

C) WOULD THE PROPOSED DEVELOPMENT BE ACCEPTABLE ON NEIGHBOURING AMENITY?

Policy DM2 states that proposal for residential sub division, shared or specialist housing will not be permitted where the development would harm the residential amenity or character of the locality as a result of any of the following:

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

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

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

The existing use of the site is a single residential dwelling. The proposed development is a subdivision of the house to create two self-contained flats with no external alterations proposed. It is considered that this sub-division would not result any unacceptable impacts on neighbouring amenity in accordance with Policy DM2.

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

Policy BCS10 requires that development should be designed and located to ensure that provision of safe streets. It outlines that development should create places and streets where traffic and other activities are integrated.

Policy DM23 states that development should not give rise to unacceptable traffic condition and proposals for parking, servicing and loading should make effective and efficient use of land.

The proposed development is situated within an established residential area within walking distance to public transport and local amenities.

The proposed development does not propose any on-site parking. Consultation with Transport Development Management confirmed that the lack of onsite vehicular parking provision in this location was acceptable.

The proposed development includes shared secure, covered cycle parking for 4no. bikes for the two flats. The amount of cycle parking spaces is acceptable in accordance with Appendix 2 of the Bristol Local Plan Site Allocations and Development Management Policies.

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Policy DM32 states that all new residential development will be expected to provide sufficient space for the storage of individual (and if appropriate communal) recycling and refuse containers. Two bin store and recycling areas are proposed as part of this application, one for the ground floor flat at the front of the property and one for the first floor flat at the rear of the property. Both stores meet the Council's requirements, however Transport Development Management have requested that the stores are within in the designated distance for pedestrians to carry waste to the site.

The proposed development is therefore considered to accord with Policies BCS10, DM23 and DM32.

CONCLUSION

Whilst the principle of residential development is acceptable at the site and the dwelling would be located in a sustainable location, it is considered that the proposed development would create an unacceptable standard of amenity for future occupiers that would not be outweighed by the modest benefits of one additional dwelling.

Neither the proposed ground floor flat nor the first floor flat would meet the technical standards for proposed 1 bedroom, 1 bed space and 2 bed space dwellings over a single storey. Therefore, it is considered that the proposed flats would fail to provide sufficient space for everyday activities and space which would be flexible and adaptable, contrary to Policies BCS15, BCS18 and BCS21.

Therefore, having carefully considered the policy context and technical standards, the application is recommended for refusal for the reason detailed below.

COMMUNITY INFRASTRUCTURE LEVY

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

As a residential sub-division with no increase floor area the proposal is exempt from CIL.

RECOMMENDATION REFUSE

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

Reason(s)

1. By virtue of proposed flats' scale and gross internal floor area, future occupiers would experience an unacceptable standard of amenity. The proposed ground floor flat would not meet the technical standard for a 1 bedroom, 2 bed space dwelling over a single storey and the proposed first floor flat would not meet the technical standard for a 1 bedroom, 1 bed space dwelling with a bathroom over a single storey. The proposals are therefore contrary to Policies BCS15, BCS18 and BCS21 of the Bristol Core Strategy (2011).

OTHER MATTERS

As indicated in the relevant history section of this Report, Members should be aware that there is currently another live planning application (ref. 18/04580/F) for this site, for the proposed construction of a new 1no. bedroom, two storey residential dwelling (also known as a 'SNUG home') in the rear garden of the existing property known as 225 Forest Road and associated external works and boundary treatments.

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This other application, like this one before Members presented within this Report, has also been recommended for refusal on the following grounds.

1. By virtue of the proposed development's scale, location and gross internal floor space, future occupiers would experience an unacceptable standard of amenity. The proposed 1 bed space dwelling would not achieve the flexibility and adaptability requirements for new dwellings in Bristol and the proposed external amenity space would be limited and of a poor quality. The proposals are therefore contrary to Policies BCS15, BCS18 and BCS21 of the Bristol Core Strategy (2011).
2. By virtue of the proposed development's location, scale and siting, the proposals would not respond appropriately to the local character or grain of development. The two storey elevation would not be in keeping in this back land location. The proposals are therefore contrary to Policies BSC21 of the Bristol Core Strategy (2011) and Policies DM21, DM26, DM27 and DM29 of the Bristol Site Allocations and Development Management Plan (2014).

As is required, each application has been assessed on its own merits and therefore the recommended reason(s) for refusal for each application relate specifically to the proposals contained within each application.

However, given that both applications are live and to be considered by Members at the same committee, Officers felt it pertinent to outline the Council's further concerns about the potential cumulative impact at the site if both applications were to be approved contrary to Officer recommendation.

Primarily these concerns relate to the overdevelopment of the application site. Officers are concerned that if both applications are approved the developments in combination would result in disturbance to existing residents and the overdevelopment of the plot. The two permissions would result in the provision of 3 dwellings within a plot that currently serves 1 dwelling. Taking into consideration the context of the surrounding area, where the majority of dwellings remain in single dwelling occupancy, it is considered that this would result in over intensification and overdevelopment of the plot that would be inappropriate in this location and could cause harm to the amenity of neighbouring dwellings and the character of the area.

Another concern raised about the potential subdivision of the existing 225 Forest Road in tandem with the proposed development of the SNUG home, is that this subdivision of the existing dwelling and garden, in addition to the proposals for the SNUG home in the rear garden, would see the existing external amenity space at 225 Forest Road significantly altered and the proposed amenity space for the proposed flats compromised.

Whilst in this scenario both flats would still have their own private amenity space, the amenity space for each flat would be significantly smaller than that proposed through this application (approximately 21sqm for the ground floor flat and approximately 18sqm for the first floor flat) and any other private amenity space provision for the surrounding terraces. The amenity space for the ground floor flat would also be awkwardly subdivided and accessed due to the need for the shared space between the ground floor flat patio area and grass area, for the shared bike store and bin store for the first floor flat.

It is therefore further considered that if both applications were granted planning permission, the applications in combination would fail to create a high quality environment for future occupiers.

Officers considered it important context to outline these wider concerns for the application site.

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Advice(s)

1. Refused Applications Deposited Plans/Documents

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

Site Location Plan

AR-01 Site Boundary Plan

AR-11 Site Plan – Proposed Coloured / Roof Plan (No SNUG home)

566 – 0000 Proposed Ground Floor Plan – 1 Bed Flat with Home Office

566 – 04 Proposed First Floor Plan

566 – 05 Proposed Roof Plan

Supporting Documents

2. 225 Forest Road

1. Site boundary plan
2. Proposed ground floor plan
3. Proposed first floor plan
4. Proposed amenity plan



— Site Boundary



Planning

Project
225 Forest Road, Bristol



Drawing Title
Site Boundary Plan

Date	Scale	Drawn by	Check by
09/13/17	1 : 150 @ A1 1 : 300 @ A3	EH	AD
Project No	Drawing No	Revision	
27007	AR-01		

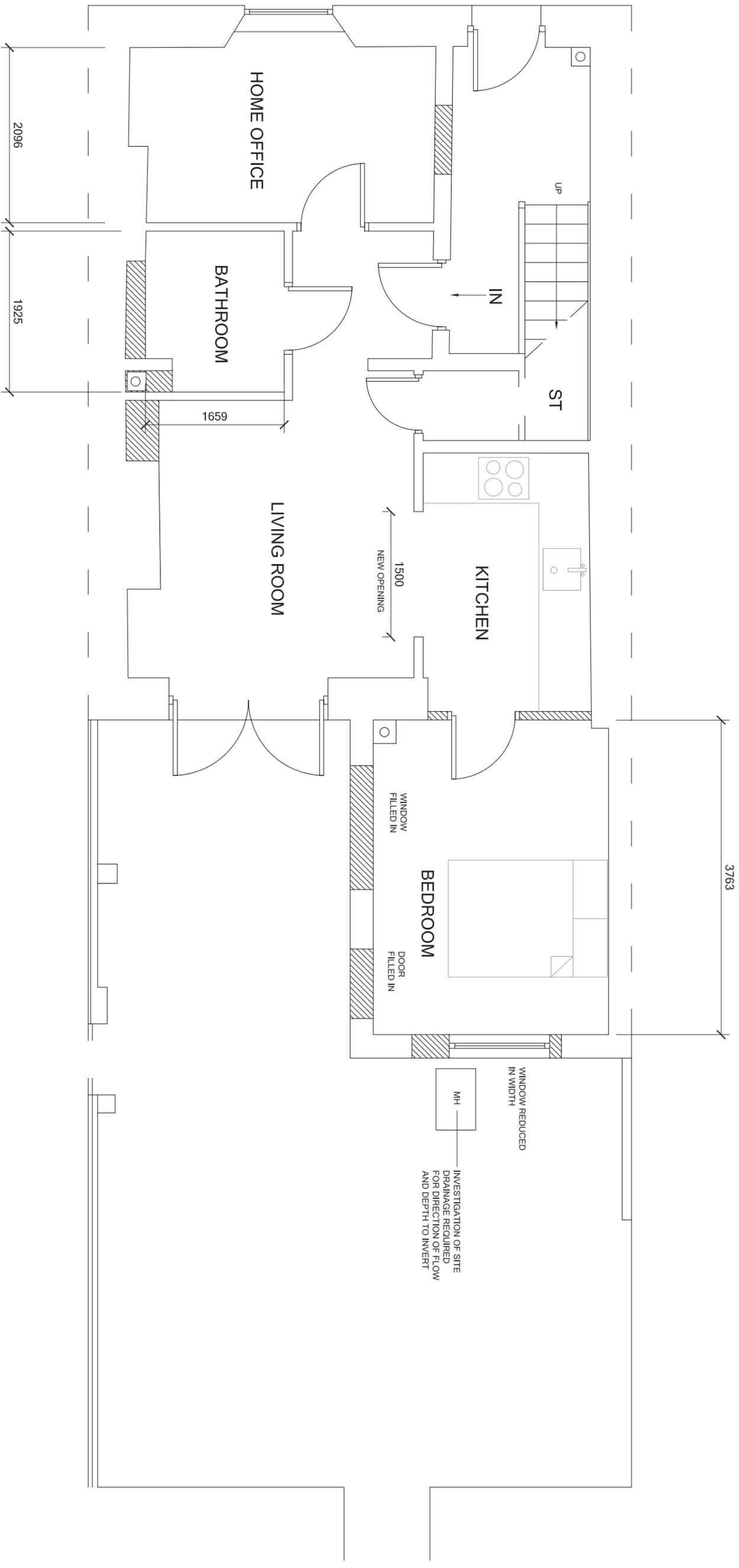
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Rev:	Date	Description	Revised

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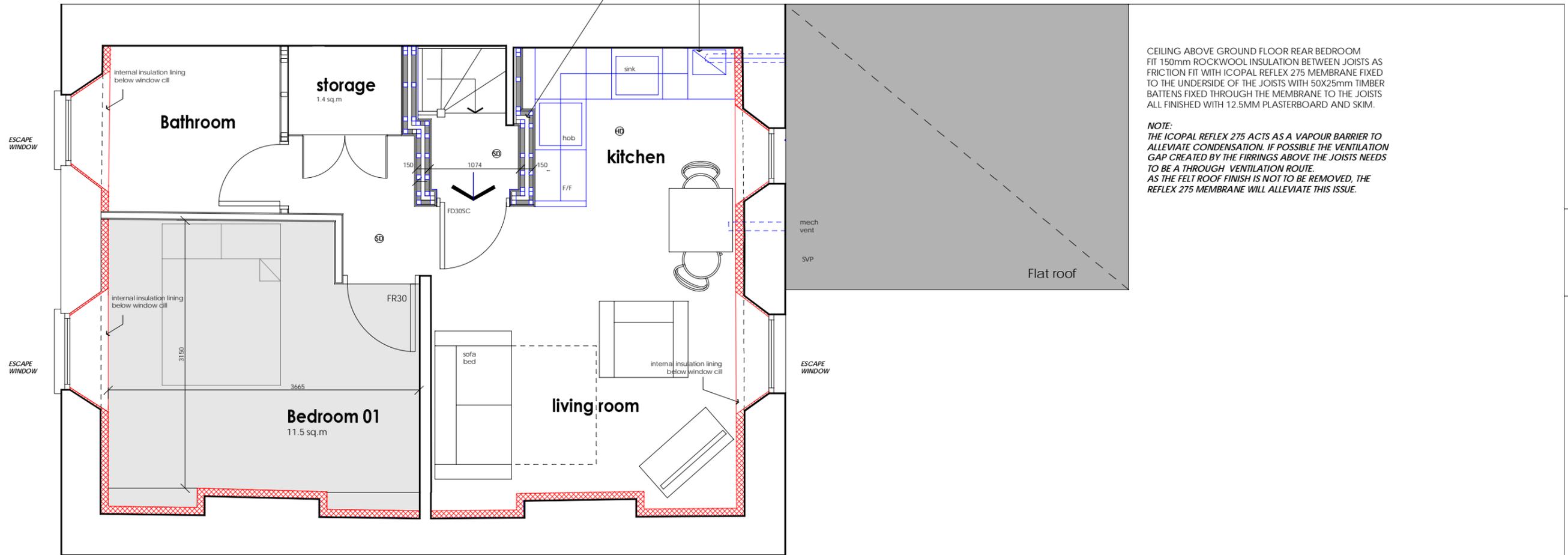
Project Name: 225 Forest Road
 Drawing Title: Proposed Ground Floor Plan - 1 Bed Flat with Home Office - A
 Project No: 566
 Drawing No: 0000
 Date: July 17
 Scale: 1:50@A3
 Drawn: rp
 Reviewed: sd

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Rev:	Date	Description	Revised
A	0818	Layout revised	-

ACOUSTIC PARTITION TO FIRST FLOOR FLAT ENTRANCE AS:-
 2 LAYERS OF 12.5mm SOUNDBLOC PLASTERBOARD ON 47x47
 STUDWORK AT 400mm CENTRES WITH 50mm ROCKWOOL
 ACOUSTIC MATT FITTED BETWEEN STUDS. FACES OF STUDS
 50mm APART

WASHING
 MACHINE
 &
 BOILER



CEILING ABOVE GROUND FLOOR REAR BEDROOM
 FIT 150mm ROCKWOOL INSULATION BETWEEN JOISTS AS
 FRICTION FIT WITH ICOPAL REFLEX 275 MEMBRANE FIXED
 TO THE UNDERSIDE OF THE JOISTS WITH 50x25mm TIMBER
 BATTENS FIXED THROUGH THE MEMBRANE TO THE JOISTS
 ALL FINISHED WITH 12.5MM PLASTERBOARD AND SKIM.

NOTE:
 THE ICOPAL REFLEX 275 ACTS AS A VAPOUR BARRIER TO
 ALLEVIATE CONDENSATION. IF POSSIBLE THE VENTILATION
 GAP CREATED BY THE FIRRINGS ABOVE THE JOISTS NEEDS
 TO BE A THROUGH VENTILATION ROUTE.
 AS THE FELT ROOF FINISH IS NOT TO BE REMOVED, THE
 REFLEX 275 MEMBRANE WILL ALLEVIATE THIS ISSUE.

8546
 re-render with lime plaster finish 10mm

GROUND FLOOR

22mm FLOORING GRADE BOARD OVER MULTIFOIL SF19
 FIXED ACROSS AND BETWEEN JOISTS - JOINTS TAPED AND
 EDGES LAPPED ON TO PLASTER FINISH.
 MAINTAIN BELOW FLOOR VENTILATION THROUGH THE
 EXISTING AIR BRICK VENTS AND EXPOSE OTHERS WHERE
 POSSIBLE TO THE LIVING ROOM TIMBER SUB FLOOR.

PARTITIONS

PARTITION STUDWORK BETWEEN HABITABLE ROOMS AS 12.5mm
 SOUNDBLOC PLASTERBOARD ON 75x50 STUDWORK AT
 400mm CENTRES WITH 50mm ROCKWOOL ACOUSTIC MATT
 FITTED BETWEEN STUDS.

STORAGE PARTITIONS AS ABOVE BUT USE GYPROC WALLBOARD
 ONLY.

ACOUSTIC PARTITION TO FIRST FLOOR FLAT ENTRANCE AS:-
 2 LAYERS OF 12.5mm SOUNDBLOC PLASTERBOARD ON 47x47
 STUDWORK AT 400mm CENTRES WITH 50mm ROCKWOOL
 ACOUSTIC MATT FITTED BETWEEN STUDS. FACES OF STUDS
 50mm APART

ACOUSTIC LINING TO PARTY WALLS

2 LAYERS 12.5mm SOUNDBLOC BOARD ON 50x50 STUDWORK AT
 450mm CENTRES WITH 50mm ROCKWOOL ACOUSTIC MATT
 FITTED BETWEEN STUDS - 25mm AIR GAP BETWEEN STUDS AND
 EXISTING WALLS.

ROOF

TILES - AS EXISTING ON 25 x 38mm TANALISED S/W
 COUNTERBATTENS ON REINFORCED SARKING FELT ALL AT A
 PITCH TO MATCH THE EXISTING.

ROOF STRUCTURE
 AS EXISTING - REPLACE WITH IDENTICAL IF NECESSARY

ROOF INSULATION
 REFER TO SEPARATE U VALUE CALCULATION SHEETS

CEILING IN FIRST FLOOR FLAT OT FOLLOW ROOF PITCH

REFER TO U VALUE CALCULATION SHEET

VENTILATION

ALL WINDOWS TO INCORPORATE BACKGROUND
 VENTILATION EQUAL TO 8000 CUBIC mm, ALL AS
 TRICKLE VENTS WITHIN THE WINDOW HEADS.
 ROOF VENTILATION AT EAVES AS CONTINUOUS
 STRIP 10mm WIDE WITH CONTINUOUS 5mm STRIP
 AT THE TOP OF THE ROOF.

INTERMITTENT MECHANICAL FAN WITH 15 MIN
 OVERRUN AND EXTRACT RATE OF 30l/ SEC

KITCHEN TO BE MECHANICALLY VENTILATED VIA
 COOKER HOOD TO GIVE MIN 30l/sec AIR CHANGE
 AND BATHROOM TO GIVE 15l/sec AIR CHANGE
 WITH 15 MINUTE OVERRUN AND 10mm AIR GAP
 BELOW DOORS.

NEW ABOVE GROUND DRAINAGE TO CONNECT INTO
 EXISTING BELOW GROUND DRAINAGE SYSTEM.
 ABOVE GROUND DRAINAGE TO CONSIST OF 150mm
 DIAMETER SVP WITH THE FOLLOWING BRANCH SIZES ALL
 WITH 75mm DEEP SEAL TRAPS:

WC 100mm dia
 BASIN 32mm dia
 BATH, SINK, SHOWER 38mm dia.
 SVP TO BE TAKEN THROUGH THE ROOF WITH CODE 4
 LEAD SLATE AND COWL - CONSULT LABC

ALL SANITARY PIPEWORK TO BE IN ACCORDANCE
 WITH PART H, TABLE 2 & 3 OF THE BUILDING
 REGULATIONS AND BS 5572.

ALL PIPEWORK TO BE HEP V 0 SYSTEM BY
 HEPWORTH OR SIMILAR APPROVED

100% OF LIGHT FITTINGS TO BE LED

ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH
 PART P OF THE BUILDING REGULATIONS AND MUST BE
 DESIGNED AND INSTALLED AND TESTED BY A QUALIFIED
 ELECTRICIAN ALL IN ACCORDANCE WITH BS7671.

NOTE
 GAS CENTRAL HEATING THROUGHOUT BY CONVECTOR
 RADIATORS, WITH BATHROOM TOWEL RAILS.
 BOILERS AS VAILANT ecoFIT SUSTAIN COMBI BOILER OR
 SIMILAR APPROVED

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architectural designers

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Project Name:
 225 Forest Road

Drawing Title:
 Proposed First Floor Plan

Project No:	Drawing No:	Revision:
566	04	A

Drawing Status:	Date:	Scale:	Drawn:	Reviewed:
PLANNING REGULATIONS	Apr 18	1:50@A3	sd	sd



Planning

Project
225 Forest Road, Bristol



Drawing Title
Site Plan - Proposed (no SNUG)
Coloured/ Roof Plan

Date	Scale	Drawn by	Check by
09/13/17	1 : 50 @ A1 1 : 100 @ A3	EH	AD
Project No	Drawing No	Revision	
27007	AR- 11		

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Architecture • Landscape Planning & Design • Environmental
Planning • Graphics Communication • Public Engagement • Research

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