

**WARD:** Central **CONTACT OFFICER:** Paul Chick

**SITE ADDRESS:** The Former Bell Public House 7 Prewett Street Bristol BS1 6PB

**APPLICATION NO:** 19/01319/P Outline Planning

**DETERMINATION DEADLINE:** 10 June 2019

*Outline planning permission seeking approval of layout and scale, for the demolition of the former Bell pub and auction rooms, and construction of up to 32no. residential apartments, with access, appearance and landscaping reserved.*

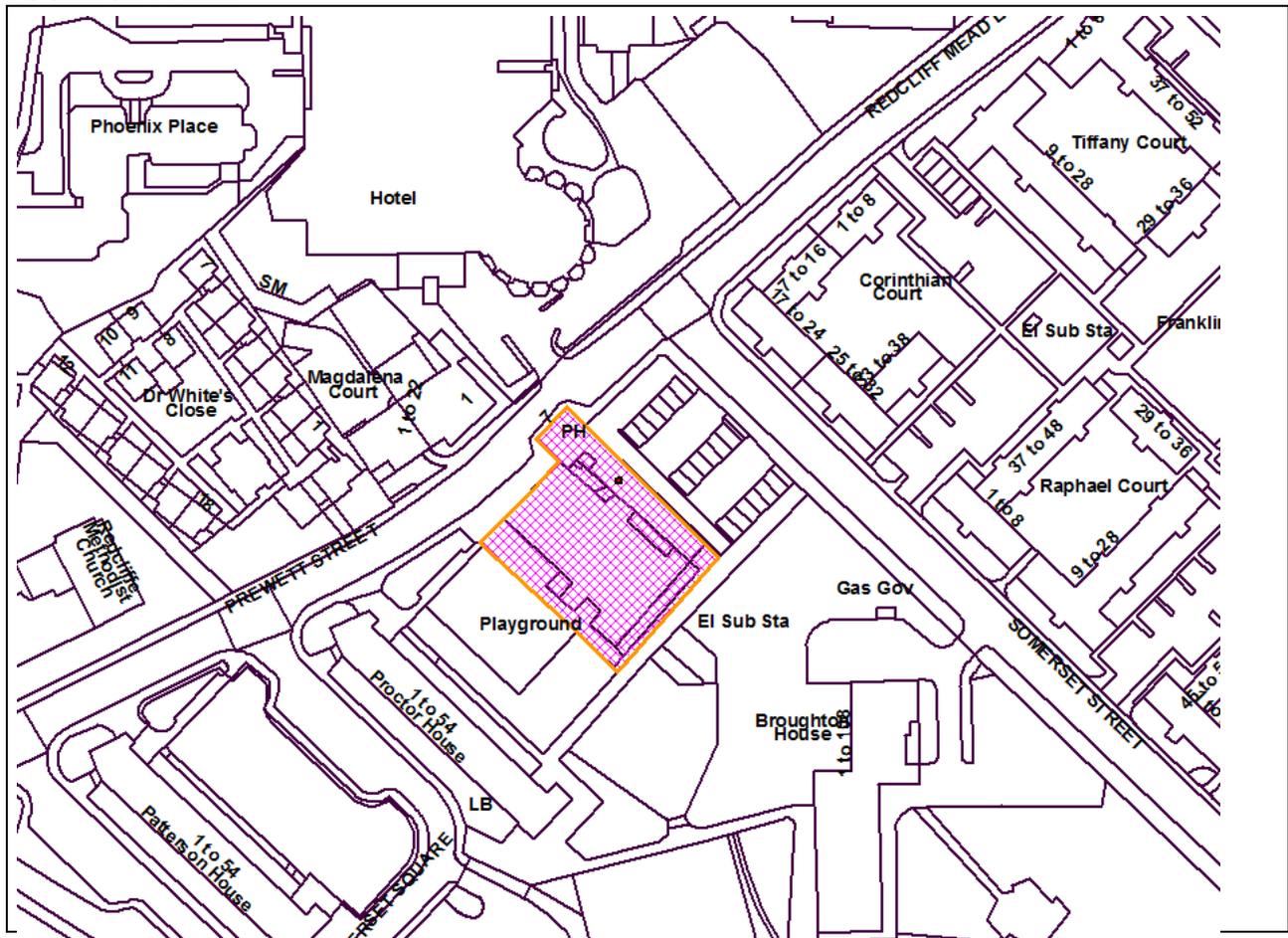
**RECOMMENDATION:** GRANT subject to Planning Agreement

**AGENT:** Avison Young  
St Catherine's Court  
Berkeley Place  
Bristol  
BS8 1BQ

**APPLICANT:** Urban Tranquillity Developments  
Ltd  
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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This application is submitted following a previous application (ref: 18/01890/F) that was refused by Development Control (A) Committee in November 2018. The refused application incorporated the current application site into a wider development scheme including adjacent land owned by Bristol City Council.

Negotiations for the development of the current site together with the BCC land are ongoing, and the applicant has advised that this application is submitted as a first phase to demonstrate core massing and layout principles for how the wider site can come forward for development and facilitate a 'holistic site proposition'.

This application is submitted for a smaller red line boundary that is allocated for redevelopment in the adopted Site Allocations and Development Management Policies Document. The applicant has advised that, the proposals respond directly to concerns and reasons for refusal under previous application ref 18/01890/F.

Site Description

The site is 0.12 hectares in size, and is located on Prewett Street. Opposite the site to the north west is Magdalene Court, a 4 storey residential apartment block. To the north lies the Double Tree Hilton Hotel and car park/servicing area. To the north east lies the adjacent Bristol City Council owned garage site, with Somerset Street and the 4 storey Corinthian Court residential development beyond.

Broughton House, a 13 storey residential block falls to the south east; a basketball court and St Mary Redcliffe School's sports pitches lie to the south. Immediately to the south west of the site lies a childrens' play area, beyond which is Proctor House, a 10 storey residential block.

The site is allocated in the Development Plan for redevelopment (site ref. SA612) and residential is considered to be an acceptable proposed use. The suggested number of homes for the site is 15.

The site includes vacant buildings; buildings previously used as the Taviner's Auction Rooms are two to three storeys in height, and the vacant adjacent former Bell Public House building is part one, part two storeys in height.

The site does not contain any statutory or locally listed buildings and is not located within or adjacent to a conservation area. However, the St Mary Redcliffe Church, a Grade I listed building, lies 150 metres to the north west of the site within the Redcliffe Conservation Area.

The former Bell public house has been identified and proposed as a building worthy of 'local listing' but this has been rejected on several occasions by the listing panel.

There are some existing trees along the northeast boundary of the site.

Relevant History:

99/03574/F: Erection of 47, one and two bedroom flats, management suite and basement/off street parking. Submitted November 1999 and withdrawn July 2005.

02/01148/F: Erection of 88 flats, 2 shops and associated works. Submitted March 2002 and withdrawn June 2002.

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08/00025/FB: Erection of kick wall and basketball facility, measuring 15m in length and between 1m and 3m in height. Approved 13/03/2008 and implemented.

17/04925/PREAPP: A pre application was submitted on 30/8/2017 for a development proposal comprising 188 residential units, a retail store, a multi-use community/recreation space and associated landscaping. The pre application was for a development that was essentially the same in nature to the planning application later submitted (reference 18/01890/F: see below).

The pre application advice given in January 2018 was that while the site is considered suitable for residential development, the proposed scheme was not considered acceptable. The proposed scale, bulk, massing, density and height of the main residential block was considered inappropriate for its setting and context with surrounding buildings and would have a harmful impact on adjoining residents. Further advice was given that while high density development in the city centre is supported, the site was not appropriate for either a tall building or the intensity of the scheme proposed. Instead, the applicant was advised that a high quality, high density-low-rise development of the site at a maximum of six storeys would be more appropriate.

18/01890/F: Comprehensive redevelopment of the site (together with the adjacent garage site and basketball court) to provide 196 residential units, a community/sports building and retail unit. The application was refused by committee on 28<sup>th</sup> November 2018 for the following reasons (summarised):

Urban Design: the siting, scale, massing, urban form and architectural detailing failed to contribute positively to the urban character and identity of the area.

Heritage Assets: The siting, scale, massing, urban-form, detailed design and architectural detailing would harm both designated and non-designated heritage assets, including the Grade 1 listed St Mary Redcliffe Church.

Landscaping and Loss of Trees: Substandard landscaping provided and the development included the loss of mature trees that made a significant contribution to the character and appearance of the area.

Residential Amenity: The proposed development would have unacceptably reduced the levels of daylight available to residents of Corinthian Court and Magdalena Court. The development would also have been overbearing and oppressive.

Living Conditions: The development contained many single aspect dwellings and dwellings that failed to meet BRE daylight standards, thereby creating poor living conditions.

Dwelling Mix: The development did not include any family sized units (3 bedrooms or more).

Transport and Movement: No waste collection facilities were provided; the cycle parking provision was inadequate and improved facilities for the bus stop on Somerset Street were not provided. The loading and servicing facilities, and facilities provided for pedestrians and cyclists were also inadequate, failing to provide an acceptable public realm. Disabled parking was also not provided on site.

Nature Conservation: Absence of bat survey information and mitigation measures.

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Outline planning consent is sought for the redevelopment of the site for residential use with access, appearance and landscaping reserved. The layout and scale are to be determined at this stage.

The proposals seek to demolish the former Bell Public House, and auction house, and construct up to 32no. one and two bedroom apartments (all of which would meet national space standards). The proposed building would be between 3 and 4 storeys in height.

The applicant has advised that the proposals would incorporate private and communal landscaped spaces, some of which would be private amenity space for the residential uses, with potential for private balconies and terraces.

No parking provision is proposed other than a single on-street parking bay for disabled drivers. (There is an existing car club space on Redcliff Mead Lane.) The applicant has stated that approximately 50 cycle spaces would be provided for residents, and visitors. Loading facilities for residents are not provided.

As originally submitted, the scheme proposed 69 units in a building of between 4 and 9 storeys in height. Following negotiation revised proposals were received on 30<sup>th</sup> May, reducing the number of flats proposed to 61 within a 'C' shaped building of between 4 and 7 storeys. Following further negotiation a second set of revisions to the design were received on 3<sup>rd</sup> July, further reducing the number of units to 56. These revisions reduced the footprint of the proposed building, by setting the building back from the Prewett Street frontage to provide a threshold as had been requested, and a previous oversail of the southern east-west footpath had been removed. Some development within the interior of the site was also removed.

A final set of revisions was received on 7<sup>th</sup> August, which addressed some outstanding concerns: the courtyard has been enlarged; the footplate of the southern arm of the building has been reduced in depth and the number of storeys reduced on this arm to allow for more light penetration into the courtyard. The majority of the units proposed are dual aspect, improving the living conditions created. (Please see Key Issue D for full details of these changes).

Pre Application Community Involvement

Following refusal of the previous application, the applicant has not undertaken any further consultation with the local community on emerging proposals.

**RESPONSE TO PUBLICITY AND CONSULTATION:**

Site Notices were erected and an advert placed in the local press. In addition, approximately 600 local addresses were notified of the proposals. Following amendments made to the original submissions these local addresses were re-consulted on 31<sup>st</sup> May. A third round of consultation commenced on the 8<sup>th</sup> July following the further submission of amendments, and was targeted at previous respondents. A final round of consultation commenced on 13<sup>th</sup> August on the revisions submitted on 7<sup>th</sup> August. (Any final comments received from this last round of consultation will be reported at the Committee meeting.)

In response, on the first consultation 16 comments were received objecting to the proposals, including comments from the Bristol Civic Society, together with 2 neutral comments. The second consultation

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in May resulted in 12 comments received objecting to the proposals including revised comments from the Bristol Civic Society. The third consultation produced 6 comments objecting to the proposals.

First Consultation:

The Bristol Civic Society:

Bristol Civic Society notes that the present outline proposal is an improvement upon the recent application for a larger area to which the Society had some deep objections. The proposed layout would largely eliminate the overshadowed open area in the previous proposal which the Society considered would probably not be maintained to a standard which would encourage its use as amenity space. There will be a much less harmful impact on the residents of Corinthian Court and, especially, Magdelene Court in terms of the loss of daylight and sunlight.

There is a view in the Society, however, that the height of the central block should be reduced. At 9 storeys, it would stand two storeys higher than the neighbouring Proctor house. It is most important that the impact of the higher part of the proposal on important views of St Mary Redcliffe Church is assessed before a decision is reached.

It is noted that the proposed layout does not appear to make any provision for incorporating the former Bell Public House in any form. The report to the Council's Development Control Committee recommending refusal of the recent application stated,

*"The non-designated heritage asset represented by the Eighteenth Century Bell public house is a rare fragment of the historic fabric of the Redcliffe area, and there is a potential to recognise this in some form within the design. Preserving and revealing its special interest should have informed the design of the northern block as an appropriate response to Policy DM27."*

The Society feels that the layout would benefit considerably from retention of all or part the Bell either as a public house or a community facility. This would enable a familiar feature to be retained and provide a physical link with the history of the area.

The Society does not object to the demolition of the auction rooms.

The main points of objection expressed by the public were as follows:

Highway Issues:

- The development would create demand for parking and would generate traffic, increasing congestion. Providing virtually no parking is unrealistic and will lead to nuisance parking and parking overspill into the surrounding areas.
- Inadequate disabled parking provided.
- Inadequate service and loading access to accommodate deliveries
- Unsuitable refuse collection arrangements which will result in bins being left out on Somerset Street

Design and impact on residential amenity:

- The building is too tall and out of scale with its surroundings. It would be oppressive and overbearing, overshadowing Magdalena Court, Corinthian Court and Proctor House, depriving existing residents of sunlight and daylight.
- The design is not 'joined up' with the Bristol City Council garage site.
- The roof garden may result in light pollution, loss of privacy and anti-social behaviour.

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Quality of accommodation provided:

- The development would be high density rather than quality housing.
- Family housing is needed in this area and none is provided.

Further Points:

- There has been no engagement with the local community before submitting the current proposals
- There appears to have been no reflection on the reasons for refusing the previous scheme
- The development may harm views of St Mary Redcliffe Church
- A 'Visual Impact Assessment' has not been submitted
- There has been no assessment made of space requirements for the new residents
- Inadequate open space is provided
- There has been no attempt to include 'The Bell' pub in the designs
- The development may harm important existing trees adjacent to the site

Second Consultation:

The Bristol Civic Society

Bristol Civic Society submitted comments noting its concerns on 12 April. The Society welcomes the reduction in the height the buildings to a maximum of 4-6 storeys. However, our concern for the loss of the Bell public house remains. In addition to the comments made on 12 April, the Society would wish to add that this area suffers from social deprivation and the opportunity of the redevelopment should be taken to enhance community facilities.

The main points of objection expressed by the public were as follows:

Highway Issues:

- The development would create demand for parking and would generate traffic, increasing congestion. Providing virtually no parking is unrealistic and will lead to nuisance parking and parking overspill into the surrounding areas.
- Inadequate disabled parking provided.
- Inadequate service and loading access to accommodate deliveries
- Unsuitable refuse collection arrangements which will result in bins being left out on Somerset Street

Design, Impact and Quality of Accommodation:

- The building is too tall and out of scale with its surroundings. It would be oppressive and overbearing, overshadowing Magdalena Court, Corinthian Court and Proctor House, depriving existing residents of sunlight and daylight.
- The development would be high density rather than quality housing.
- Family housing is needed in this area and none is provided.
- The Bell Pub is not being retained.

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Third Consultation:

The Bristol Civic Society

Bristol Civic Society has lodged objections to this proposal on 12 April and 12 June. These are copied below for convenience [see above]. The Society maintains its objection of 12 June as the latest proposals still include the demolition of the Bell public house and do not propose alternative community uses. The Society objects to the loss of the Bell building as its retention would maintain a tangible link to the area's history. Its importance was noted in the Committee report resulting in the refusal of the previous application as the Society noted in its 12 April submission. We are particularly anxious that the opportunity should be taken to include community space in this development as the area, as we have previously noted, suffers from social deprivation. Community uses in addition to the public house are part of the land use history of the north western part of this site. As the Heritage Report notes, it was the location of the former Redcliffe Adult School.

The main points of objection expressed by the public were as stated in response to the second round of consultation.

Fourth Consultation:

This final round of consultation commenced following the submission of revised proposals on 7<sup>th</sup> August.

The Bristol Civic Society

Bristol Civic Society welcomes the further reduction in height of the proposed development. The Society's concerns, submitted on 12 April and 12 June, relating to the loss of the former Bell public house and the lack of replacement community space in the development remain, however.

Any additional comments received will be reported at committee.

CONSULTEES:

INTERNAL:

City Design Group:

These comments were made in response to the final revisions received on 7<sup>th</sup> August 2019.

Important cutback on the quantum of development from initial 69 to current 32 residential apartments has been submitted. The consequent reduction in height, scale and massing means a better response to address recommendations set out in the recently adopted Urban Living SPD. Although the information submitted seeking outline consent is not enough to demonstrate further design guidance expressed in our policies, the present scheme could be supported in terms of layout and scale. In terms of access and massing, even though present a positive approach, there is still room for improvement to be satisfactory. Further comments are as follow:

Local Character and Distinctiveness

The proposed medium-rise development on the site now responds to Policy DM26 and DM31 as it is subservient to the tall buildings on Redcliffe estate. The creation of high quality new homes and

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appropriate architecture is imperative to further complement the character and distinctiveness of the neighbourhood.

### Site Layout and Building Form

#### Blocks and Plots

The 'C' shape of the footprint better responds to its context when considering DM27 policy, 2.27.4 which reads: *"It is expected that most new development will be configured as perimeter blocks with coherent and consistent building lines unless the local context or site constraints dictate otherwise..."*

Please note:

- While the loss of the non-designated Eighteenth Century Bell public house is regrettable CDG considers this could be a positive starting point for a Highway improvement project along Prewett Street.
- The notional outline of possible phase 2 on BCC garage site represented at this stage (as shown on DAS page 12), should respond to keeping the trees at the adjacent northern corner.
- The indicative outline and design of the adjacent site that will someday form the completed perimeter building plan needs to be indicatively tested and resolved to a high level to justify the current proposal and evaluate the impact this could have on any future development.

#### Streets and Spaces

The following aspects need to be addressed for the perimeter development approach to be successful and to an improved relationship to the streets and pedestrian routes:

- Provide a threshold space between public and private along the three edges of a 'C' shape building, not only on Prewett Street.
- A 'hard edge', back of pavement line to the children's playground front and the east-west pedestrian route is not adequate.
- Reconsideration of elevated entrance arrangement to ground floor apartments along Prewett Street

#### Height, Scale and Massing

Whilst the building height along Prewett Street is more consistent with that of Magdalene Court; and the 3-storey height proposed to the south is now more adequate to allow sunlight penetration to the courtyard, more work is needed to achieve a satisfactory volumetric resolution of the scheme. For instance:

- The proposed levels to the playground side elevation could step down more frequently (use half landing stairs for example) in order to allow for levelled entrances.
- In terms of roofscape, instead of pitched roofs, in accordance to DM29 in the Local Plan the provision of a living roof which avoids the use of sedum but provides areas of wild flowers and features for invertebrates is recommended.
- The above change would also improve the outlook from neighbour buildings

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## Design of New Buildings

Also, policy DM29 establishes: *“New residential development should provide dual aspect where possible, particularly where one of the aspects is north-facing”*. The shallower footprint of the ‘C’ shape offers the opportunity of both, dual aspect and to increase the size of the private amenity space at ground floor level. However, please note:

- Entrance identification: the difference between entrance to communal cores and individual independent entrances needs to be clearer
- The location of the refuse and recycling store might need to be closer to Prewett Street to allow for bin collection
- Courtyard design: The level change should be resolved without the need of a retaining structure. It should be less “brutal”, stepping down, and creating an attractive and accessible communal amenity to all residents.

## Density

When only considering the 0.12Ha site area in control of the applicant, the resulting density of a development of 32 units is of 267 dwellings per hectare. Compared with the surrounding neighbourhood (72dph), this is more than 3.5 times its density and exceeds the optimum densities identified on page 12 in the Urban Living SPD: 200 units per hectare in city centre settings. Additional calculations on density, open space and play space have to be produced following guidance on Urban Living SPD pages 60 and 61. These will further inform the assessment of the proposal, especially in terms of liveability.

## Urban Living

Whilst we welcome the exploration of Quality Standards on DAS pages 18 to 20, it is evident that the diagrammatic design, as submitted, needs more development. Without a more refined design the analysis submitted is insufficient and not adequately explored. Further information is required on private outdoor space and child yield calculation as well as daylight/sunlight assessment.

## Summary

The intensity of the development is now ‘optimising’ the urban density on this site. Seeking outline consent the submitted application does comply with our Development Management design policies by the way of urban layout, height and scale. Although massing and access are aspects that need more design work to be satisfactory CDG is confident that the scheme as presented is acceptable as a basis for a future reserved matter submission.

Conservation

The proposals still look to demolish the Eighteenth Century Bell Inn, and surviving boundary walls and structures; these continue to represent a non-designated heritage asset and are an important remnant of the historic character of the area. We do not feel that an adequate justification of why these structures cannot be reused, refurbished, or otherwise integrated into the scheme, has been provided.

*[In response, the applicant comments that the inclusion of Proctor House in the ‘Bristol Local List’ Document (February 2019) is noted; it is also noted that Broughton House is not included due to its*

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*lack of quality in comparison to other post war high rise developments on the estate, design and the preservation of each individual building is therefore noted as a key consideration for the reason for the local listing; the design and preservation of Proctor House itself will not be impacted as part of the proposals.*

*The community and green space that form the masterplan for the estate were noted as a further reason for local listing of the Redcliff Estate; we would reiterate that the site at the former Bell pub is a brownfield site, therefore not forming part of any open space at present. The children's playground to the west of the site will not be impacted by the proposals, a courtyard space will be provided central/east of the site with a well-managed landscaping scheme to be provided at reserved matters stage; the proposals will therefore provide a greater contribution to the communal spaces available on the Redcliff Estate.*

*We would highlight that there have been no heritage objections at this stage in regards to the redesigned scheme dated May 2019 (with 6-7 storey elements and 'C' shape block).*

*An updated Visual Impact Assessment showing a view from Bath Road has been submitted. It is considered this shows that the scheme has a negligible impact on this view.]*

#### Transport Development Management

In response to the revisions submitted on 7<sup>th</sup> August 2019 the following comments were made:

The fundamental issues remain as follows:

1 – Access to the site along the paths to the sides of the development are not within the red line boundary, and therefore not under the applicant's control. **This means that access to the building cannot be secured** other than from Prewett Street, (including access to the cycle store and the bin store, and several flats). The path to the east is not wide enough for these purposes.

2 – The applicants do not propose to offer any land for adoption, but this will be necessary to secure this to allow for a footway to be provided across the access. The area which is currently occupied by the building would be expected to be made highway and offered for adoption, or there would be no public footpath across the frontage.

[In response to these points the applicant has commented as follows:

*“Access to and from the proposed building and access to cycle and bin storage facilities has not changed since the initial submission of this planning application in March 2019, nor has this been flagged as an issue previously by Transport Development Management- access has always been proposed from both footpaths to the west and south of the site.*

*Access to both the basketball court and children's play are from this southern access point; we would note that access to the south eastern entrance of Proctor House is likely to also be reliant on the pavement running to the south of the site. A number of footpaths run between Proctor House and Broughton House, all of which are not adopted public rights of way (in accordance with Bristol City Council's definitive order map).*

*The western footpath (facing Proctor House) is 2.4m wide and widens out to 2.8m on the Prewett Street end, the southern footpath (facing the basketball court) is 2.7m wide at a minimum, whilst the Urban Living SPD sets out requirements for 'wider pavement', no specific guidance is given on the on how 'wide' pavements must be; the above, both at over 2 metres wide provide a sufficient amount of space for pedestrians, bin and bike storage access.”]*

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3 – The applicants have yet to satisfy us that there will be no increase in speeds arising from the removal of the buildout in Prewett Street. We have requested a scheme of improvements to the public realm to include some form of speed reduction / traffic calming since the pre application was submitted.

4 – According to the Design and Access Statement, waste is to be sent to a muster point on either Prewett Street or Somerset Street. There is no space available for such a muster point and these will be left on the footway to the detriment of safety and amenity, and the path to the east of the site is not suitable to do this. This is not acceptable and cannot be left for condition.

Given the reduction in the number of units, the application would no longer be subject to a Travel Plan, but a Travel Plan Statement would be required. This would be secured by a condition. Also, we would not expect a development of this reduced size to provide for the level of public transport facilities previously required. Highway works and Car Club provision, and Travel Plan statement could be secured by condition.

Further Highway Comment:

Overall, the proposals for access are unacceptable in their current form, and cannot be addressed within the timeframe given to the application. However, with the removal of 'Access' from the matters to be determined at this stage, the application is being assessed on the scale indicated within the red line only, and it is therefore assumed that all access would be taken from Prewett Street.

Any reserved matters application to include access would therefore be required to include any areas used for access within the red line.

Further to this, the following advice is suggested:

*"You are advised that on determination of the reserved matters, matters to be addressed to determine access would need to include (but be not limited to) the following:*

- *Adequately wide and level access to cycle storage and refuse storage areas*
- *Adoption limits*
- *Public realm improvements in Prewett Street to include traffic management measures to reduce speeds, including any street trees*
- *Alterations to waiting restrictions to include for provision for servicing and disabled parking provision*
- *Waste storage and collection facilities and management*
- *Travel Planning*
- *Accessible cycle parking provision with maintenance facilities*
- *Car club provision"*

There are no planning obligations which would need to be determined at this stage associated with transport, and there are no conditions at present which would be applied if access is removed from consideration on this application.

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The Housing Delivery Team acknowledges the Affordable Housing Statement prepared by Avison Young on behalf of Urban Tranquillity Developments Ltd in respect of the submitted Outline Planning Application to develop the site. The Housing Development Team accept that in accordance with Bristol Affordable Housing Practice Note April 2018 threshold approach, 20% of total apartments will be sought for Affordable Housing as opposed to 40%, the normal requirement.

Tenure Requirements: Approximately 77% of the affordable housing units will be for 'Social Rent' units and, approximately 23% for 'Shared-Ownership' units.

Mix and Type of units: To be negotiated and agreed

Service charges: Service charges (inclusive of all site charges for un-adopted public space) payable by the occupant of all Affordable Housing Units will be a maximum of £650pa for all flats linked to CPI. Any ground rent or estate charges shall be at a peppercorn rent.

Distribution and location of units: The S106 agreement would be subject to an agreed location of the units between Bristol City Council, an approved Homes Bristol Registered Provider and the Developer.

Specification: The council expect all S106 Affordable Housing units to achieve Design and Quality Standards that is specified in the Homes and Communities Agency's "Design and Quality Standards" (published by the former Housing Corporation in April 2007) but without the code levels.

Tree Officer Comments

These comments are based on the current scheme submitted on 7<sup>th</sup> August.

The submitted design, showing a reduced floor area, reduces the impact on most of the trees on site.

The trees which remain a constraint to the outline application include T1, T13-16.

T1 is a mature Horse Chestnut, owned and maintained by Bristol City Council, situated in the Proctor House Amenity Space; it has significant amenity and cultural value in the local area. The tree is in fair/poor physiological condition, showing early signs of Bleeding Canker, leaf minor and crown dieback. The subject tree has signs of numerous previous crown reductions and pruning back to the boundary of The Bell Public House. This regular pruning back to boundary has created large branch wounds, and large diameter branching at the boundary line of The Bell.

The root protection radius of T1 is 12m from stem, the proposed building line will be approximately 6m from the stem of T1, therefore there will be an encroachment into the BS5837:2012 Root Protection Area (RPA). In reality, however, the majority of the roots from T1 are likely to be found in the grass area within the amenity space, not within the Red line boundary of the application site. There is a block paving path running the length of the south west of the site – this is likely to contain major roots from T1, therefore excavation and construction activities will need to be carefully considered in this area.

The proposed layout will require initial pruning of T13-16 to facilitate construction. There is likely to be an increase in pruning pressure on these trees as the flats become occupied, and residents wish to increase the light into their properties. T13-16 are healthy trees and will recover from the pruning required to facilitate the construction.

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In summary, the long term retention of T1 is unlikely if the outline permission is approved. T1's fair/poor physiological condition in addition to 4m reduction on the north east of the canopy will reduce the trees ability to recover and resist current and future decay and pathogens. The proposed building line would need to be pulled back approximately 2-3m to avoid damaging the canopy and to ensure the tree can be retained through the occupancy of the adjacent dwellings. Any tree removals will need to be mitigated in line with Policy DM17 – Bristol Tree Replacement Scheme.

I object to the loss of T1, which has significant amenity value and cultural value in the local area – I would prefer to see the building line pulled back away from T1. I have no objections to the remaining elements of this outline application.

Air Quality

Air pollution at the development site has been demonstrated to be suitable for the proposed residential use without the need for mitigation. If approved a construction and environmental management plan would be required.

Land Contamination

The accompanying desk study identifies a number of areas of potential concern that will need intrusive Phase 2 investigation. Geo-technically it will be important to establish whether or not any voids are present beneath the site in the Redcliffe sandstone.

The desk study also includes a basic assessment for unexploded ordnance and identifies this site as being high risk, therefore prior to any demolition, intrusive investigation and commencement of development a minimum of a further risk assessment is required. Conditions recommended.

Nature Conservation (comments received on first scheme dated March 2019)

The submitted ecology summary dated August 2017 and undertaken in July 2017 is a summary document and not a full Preliminary Ecological Appraisal (PEA) of the site. A full PEA should have been submitted with this application. In its absence I object to this planning application.

The bat survey report dated July 2018 recorded the presence of a likely bat roost whose location could not be exactly determined. Accordingly if a full PEA is submitted, the planning case officer will be required under the Conservation of Habitats and Species Regulations (2017) (as amended) to apply the three species derogation tests prior to determination of the planning application and apply a planning condition for a bat mitigation scheme.

The bat survey report dated July 2018 has discrepancies in the dates given for the April dusk emergence bat survey in table 1 (i.e. 2018 not 2014) and section 3.4 where a different date is given. This should be corrected in the report. The dawn re-entry survey also finished earlier than recommended at sunrise rather than 15 minutes afterwards –please see page 51 of the Bat Conservation Trust, Bat Surveys for Professional Ecologists Good Practice Guidelines, Third Edition (2016).

Further planning conditions would also be required for a method statement for a Precautionary Method of Working (PMW) with respect to vegetation and site clearance and the potential presence of nesting birds, to include feral pigeons, and legally protected reptiles and any other legally protected and priority species and for fifteen swift bricks or boxes and four built-in bat boxes or bricks.

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Instead of roof terraces or gardens, the provision of biodiverse living roofs which minimise the use of Sedum is recommended, and instead provide areas of mounding and troughs, wildflowers and features for invertebrates. This accords with Policy DM29 in the Local Plan which states that 'proposals for new buildings will be expected to incorporate opportunities for green infrastructure such as green roofs, green walls and green decks.'

Nature Conservation Revised Comments (following submission of first amendments):

My previous comments and objection still stand. I note that a roof garden is proposed. A living roof which avoids the use of Sedum and provides troughs and mounds, areas of bare ground and wildflowers and features for invertebrates would provide greater benefits for wildlife than a roof garden.

Archaeology

No objection, recommend conditions if approved.

Sustainable City Team

An Energy and Sustainability Statement would be required at the Reserved Matters stage (detailed design). The development would be required to connect to the heat network for space heating and hot water provision.

EXTERNAL:

Historic England:

In response to the last set of amended plans received on 7<sup>th</sup> August, Historic England comment as follows:

The applicant has now supplied the necessary information to demonstrate that the proposals will not adversely affect the setting of the Grade I listed church St Mary Redcliffe. On that basis, we are content for the application to be determined in line with National and local planning policy and guidance, with specific regard to the views of your own specialist conservation and archaeological advisors.

Recommendation

Your authority should take these representations into account in determining the application.

Crime Reduction Unit:

At this early stage where only Outline Planning is sought, it is very difficult from a Crime Reduction/Prevention point of view to give detailed comments as the areas to be addressed such as access, layout and detailed design would normally be decided upon at the Reserved Matters Stage.

The National Planning Policy Framework March 2012 Sections 58 and 69 both require crime and disorder and fear of crime to be considered in the design stage of a development.

"Safe and accessible environments where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion; and safe and accessible developments contain clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

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Where a Design and Access statement is required CABE does recommend that the statement includes a section that shows that security and safety have been considered and demonstrates how this will be achieved.

Taking into account the applicant may wish to consider the following:-

- Crime Prevention through environmental design (CPTED) and Secured by Design (SbD) principles look at the whole development .This includes layout of roads, footpaths, lighting, communal areas, boundary treatments and layout and orientation of dwellings. These points all need to be considered at the earliest stage in order to provide a sustainable development where people are safe and feel safe.
- Vehicular and pedestrian routes designed to ensure they are visually open, direct, well used and therefore should not undermine the defensible pace of neighbourhoods. Design features can help to identify the acceptable routes through a development, thereby encouraging their use, and in doing so enhance the feeling of safety (an important factor for this area).where it is possible to limit access/use to residents and their legitimate visitors, features such as rumble strips, change of road surface (by colour or texture). This helps to define the defensible space, psychologically giving the impression the area beyond is private.
- Communal area, playgrounds and seating areas have the potential to generate crime, the fear of crime and anti-social behaviour. Therefore designed to allow supervision from nearby dwellings with safe routes for users to come and go.
- Generally ground cover planting should be slow growing and not exceed 1 metre in height. The canopies of trees should be under pruned to 2 metres from the ground so creating a clear natural surveillance so people feel safe.

Once a development has been completed the main opportunity to incorporate crime prevention measures has gone. Careful design needn't cost more if considered from the outset.

Crime Reduction Unit Further Comments (following amendments received May 2019):

Paragraphs 91, 95 and 127 of the National Planning Policy Framework (adopted February 2019) require crime and disorder and fear of crime to be considered in the design stage of a development. Other paragraphs such as 8, 104, 106, 110, and 117 also require the creation of safe environments within the context of the appropriate section.

The Bristol Development Framework Core Strategy (adopted June 2011) states that one of the overarching issue for ensuring a sustainable future is reducing the opportunity for crime.

Bristol Local Plan – Site Allocations and Development Management Policies – (Adopted July 2014) section DM28: Public Realm states that Development should create or contribute to a safe, attractive, high quality, inclusive and legible public realm that contributes positively to local character and identity and encourages appropriate levels of activity and social interaction. Section 4 adds that development will be expected to: Reduce crime and fear of crime by creating a well-surveyed public realm that is well managed and cared for.

Therefore from the Police point of view there are several things we should still like to reiterate. Redcliffe at the moment is still currently suffering from a large drugs problem. Both dealing from flats in this given area, including the Former Bell public House and Auction rooms. Additionally users coming from all over Bristol to buy and use in the location.

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The flats in Redcliffe at the moment have front and back access. The back access is not necessary and is used by the drug dealers to deal the drugs and then the users sit on the stairwell and use as a place to inject. So I would suggest/agree one main entrance is more than adequate. This would create a less appealing situation for the dealers.

However many of the flats in this location currently have CCTV cameras in the main entrance and the lifts. This is not recorded and it is not possible to playback and view. It is purely available for the tenants to view on their TV's. However, it is only used by the dealers who like to watch when Police are entering the buildings and it gives them time to discard/Hide any drugs they have. Making their job so much more difficult, and serves no benefit to the majority of the community who don't have any need to watch it. So I would advise no CCTV necessary in the flats themselves, unless we can view and record.

We currently have a few Council CCTV cameras in Redcliffe which can be viewed live from the Council CCTV control room which can be used for operations. Some of them however, could be in better locations. I would be considering asking the developer to invest in some new cameras and allow us to have a say in where they are placed around Redcliffe so we can use them to our advantage. This would act as a deterrent to some, and allow us to gather best evidence in other circumstances.

When reading through the DAS statement there was very little on security measures /standards that will be designed in therefore I recommend the following:-

Approved Document Q of schedule 1 of the building regulations 2010 that came into force on October 1st 2015, creates security requirements in relation to windows and doors including those that are easily accessible. Windows and doors must reach the required PAS 24:12 certification and standards as set out in this document.

Therefore after reading through all the given documents on-line I still support this application in this area, as in its current state gives off the wrong persona attracting and generating crime for the residence living here. Additionally there is much needed housing in Bristol, however given the evidence of the type of crime occurring in this area I would suggest in advance the following conditions put on this application:-

- They apply for Secured by Design (as this will cover all security measures required for this development including cycle area and bin area).
- CCTV placed in and around this area in order to reduce/stop the current crime trend in this location.

Avon and Somerset Constabulary operates the Secured by Design initiative. This is a scheme which promotes the inclusion of architectural crime prevention measures into new projects. I would suggest that consideration should be given to applying for Secured by Design (SBD) certification as this would ensure minimum standards of physical security. Implementing Secured by Design has proved to reduce the number of burglaries where it has been implemented. Further information on the Secured by Design initiative may be found at [www.securedbydesign.com](http://www.securedbydesign.com).

Should the developer apply for Secured by Design (SbD) then the SbD accreditation would exceed the requirements of Approved Document Q.

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Secured by Design is a Police crime prevention initiative that focuses on the security of buildings and results in the issuing of a Secured by Design Certificate. This certificate is acceptable to local authority building control officers and improved inspectors as a means of discharging the aforementioned regulations.

**Bristol Waste:**

The plans indicate that bins will be presented on Somerset Street. It is understood that the bins will be transported from the bin store, to the presentation point, by the Building Estates team (and not by BWC crew members). Transport routes should be at least 1.5m wide and free from steps, uneven surfaces and steep gradients to assist in the movement of the bins.

We would strongly recommend that a suitable presentation point on Somerset Street is identified and agreed prior to commencing development. Bins must be within 5m of a safe vehicle stopping location but without causing an obstruction to road users or pedestrians.

We would urge at this stage of the planning process that the developers refer to the Planning Guidance for Waste and Recycling produced by Bristol Waste Company. When considering the layout, access and the design of the bins stores, this guide contains a wealth of information regarding the bin volumes, requirements etc.

**KEY ISSUES:**

For information, any policies quoted in the report with the prefix BCS are from the Core Strategy, DM are from the Site Allocation and Development Management Plan, and BCAP are from the Central Area Plan.

**A. IS THE PRINCIPLE OF THE DEVELOPMENT ACCEPTABLE?**

BCAP47 'The Approach to Redcliffe' is an area-wide specific policy, which states that in south and west Redcliffe vacant and derelict sites should be redeveloped and seeks design enhancements where possible.

The site is also identified in the Bristol Central Area Plan (BCAP March 2015) as suitable for housing or housing/pub development (reference SA612).

The BCAP also states that regard should be had to additional considerations set out in SPD3: 'Future of Redcliffe'. SPD3 is supportive of development in South Redcliffe, and states that residential uses are sought along Prewett Street with secondary uses such as retail, education and community facilities.

There is no therefore no objection in principle to the proposal. Indeed, a proposal to redevelop this blighted site within close proximity to surrounding residential development for much needed housing is welcomed. However, its acceptability will depend on compliance with all relevant Development Plan policies.

**Development Control Committee A – 4 September 2019****Application No. 19/01319/P : The Former Bell Public House 7 Prewett Street Bristol BS1 6PB****B. IS THE TYPE, MIX AND AMOUNT OF HOUSING ACCEPTABLE?****i. Type and Mix of Housing**

BCS18 states that new residential development should contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities, and help to redress any housing imbalance that exists.

BCAP3 states that throughout the city centre new homes will be expected to contain a proportion of family sized homes, including flats with three or more bedrooms. The policy goes on to state that in defining the proportion of family sized homes that will be sought, regard will be had to the existing housing profile of the area, including local housing requirements and the characteristics of the site, including its suitability for different housing types.

The proposed scheme is for up to 32 dwellings, and indicative drawings suggest this could be provided with a mix of 14 two bedroom and 18 one bedroom apartments. The site is located within the Redcliffe South Lower Super Output Area, within which some 44% of dwellings are one bedroom and 47% two bedroom. Ideally, given this existing concentration of smaller units, the development should include a proportion of 3 bedroom units to provide for a greater mix of households to help address the imbalance. However, this outline application seeks approval for scale and massing only, and the eventual mix of dwellings is a matter to be determined at the detailed design ('reserved matters') stage.

In terms of tenure, it is noted that within Redcliffe South just 9% of households are owned, whereas 89% are rented. Clearly, the development would introduce additional open market housing which would help to re-balance the existing tenure mix within the local area.

**ii. Amount of Housing**

BCS20 states that new development will maximise opportunities to re-use previously developed land.

The density of housing on the site would be 267 dwellings per hectare (dph). This high figure contrasts markedly with the surrounding neighbourhood density of 72 dph. For comparison purposes, Wapping Wharf has been developed at a density of approximately 200 dwellings per hectare.

While the high density of the development represents an efficient use of land which is encouraged by BCS20, the policy does state that the appropriate density for any individual site should be informed by amongst other things: the characteristics of the site; the local context; the need to provide an appropriate mix of housing to meet demands; and the need to achieve high quality, well designed environments. These matters and this is explored in more detail in several key issues below.

**C. IS THE AMOUNT OF AFFORDABLE HOUSING PROPOSED ACCEPTABLE?**

BCS17 requires affordable housing in residential developments of 15 dwellings or more, and in central locations, a 40% target will be sought.

However, the Affordable Housing Practice Note (AHPN), April 2018, was introduced to provide interim measures to speed up the delivery of affordable housing, and to ensure the Council's measures for securing affordable housing were as effective as possible. The guidance introduced a 'threshold' approach, whereby schemes offering 20% on-site affordable housing in central locations would be

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accepted. The tenure mix expected would be 77% social rented and 23% intermediate affordable housing.

The development proposes to meet this requirement, with approximately 77% of the 20% affordable units being for 'Social Rent', and the remaining 23% for 'Shared-Ownership'.

The affordable housing quantum and tenure mix offered is acceptable and complies with the Affordable Housing Practice Note.

The mix, type and location of the units would need to be agreed with Bristol City Council in the event of an approval.

**D. IS THE DESIGN AND CHARACTER OF THE PROPOSAL ACCEPTABLE?**

## Planning Policy Context:

The National Planning Policy Framework (referred to hereafter as the NPPF) highlights that good design is a key aspect of sustainable development (para 124). Further to this, paragraph 127 (c) adds emphasis on requiring planning decisions to ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting. It is therefore clear that the NPPF considers the creation of high quality buildings and places to be fundamental to planning, and planning decisions.

The Planning Practice Guidance (PPG) provides further advice, emphasising the wide range of issues that should be considered when assessing design, including: the local character; safe, connected and efficient streets; greenspaces and public places; crime prevention; security measures; access and inclusion; efficient use of natural resources; and cohesive and vibrant neighbourhoods (paragraph 006).

Material to a number of these design issues is the density of the development and its resultant impact on the character of the area. Given the site represents previously developed land, policy BCS20 'Effective and Efficient Use of Land' is material, in that it encourages the redevelopment of sites so development achieves optimum efficiency and higher densities in and around the city centres. Importantly, the policy provides further guidance as to the appropriate density for any individual site, stating that it should be informed by a number of factors, including more design-orientated criteria such as: the characteristics of the site; the local context; and the need to achieve high quality and well-designed environments. This policy is compliant with the NPPF, of which section 11 is the most relevant. Specifically, paragraph 117 of the NPPF states:

*"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."*

Paragraph 122 of the NPPF is also relevant, and supports the thrust of policy BCS20, the paragraph states that: "... decisions should support development that makes efficient use of land, taking into account:

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- “a. the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b. local market conditions and viability;*
- c. the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d. the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e. the importance of securing well-designed, attractive and healthy places.”*

The Development Plan includes further relevant policies, largely design-orientated, all of which are compliant with the NPPF. For example, policy BCS21 ‘Quality Urban Design’ which encourages developments to: contribute positively to an area’s character and identity, creating or reinforcing local distinctiveness; promote accessibility and permeability; promote legibility through the provision of recognisable and understandable places, routes, intersections and points of reference; safeguard the amenity of existing development and create a high-quality environment for future occupiers; create buildings that adapt to changing conditions, including environmental conditions.

Similarly, policy DM26 ‘Local Character and Distinctiveness’ requires development harmful to the character of the area to be resisted. The policy states that development proposals will be expected to have regard to the prevailing character and quality of the surrounding townscape, including the pattern, form and design of existing development. Further to this, the policy expects proposals to: respond appropriately to existing land forms and historic assets; respect the local pattern and grain of development; respond to the scale, character and function of streets and public spaces; retain, enhance and create important views into, out of and through the site; make appropriate use of landmarks and focal features; respond to the height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes; and to reflect locally characteristic architectural styles, rhythms, patterns, features and themes.

Policy DM27 ‘Layout and Form’ encourages the successful arrangement and form of buildings, structures and spaces. The policy requires a proposal’s layout form to: clearly design public and private spaces; utilise active frontages to the public realm; utilise coherent and consistent building lines and setbacks that relate to street alignment; respond to local climatic conditions including solar orientation; and to enable existing and proposed development to achieve appropriate levels of privacy, outlook and daylight. Importantly, the policy identifies the importance of the height, scale and massing of development to appropriately respond to the immediate context, site constraints, character of adjoining streets and spaces, the setting, public function and/or importance of the proposed development and the location within the townscape.

Policy DM28 ‘Public Realm’ requires development to create or contribute to a safe, attractive, high quality, inclusive and legible public realm that contributes positively to local character and identity and encourages appropriate levels of activity and social interaction.

Policy DM29 ‘Design of New Buildings’ is focussed on securing high standards of design quality for new buildings, and to a degree builds on the design principles set out within the discussed policies. The policy requires new buildings to be well organised with regard to internal layout and circulation, and to respond to the solar orientation of the building to support energy efficient design. As a number

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of other policies have set out, new development should support a high quality of amenity of existing and future occupiers, the policy also resists single aspect units, especially where they are solely north-facing. Further to this, the policy reiterates the importance of new buildings engaging positively with the public realm, and for new development to have appropriate scales and proportions. Unlike the previously discussed policy, this policy also requires development to incorporate green roofs, green walls and green decks that may be accessed and used where appropriate.

The Redcliffe Estate is now considered to represent a non-designated heritage asset, based on the Estate's strong urban design rationale of radial slabs of development within an open landscape setting. As such weight should be attributed to the conservation of its setting in accordance with policies BCS22 and DM31 of the Development Plan, as well as paragraph 197 of the NPPF.

**Urban Living SPD:**

Urban Living is defined in the SPD as the creation of compact, characterful and healthy urban areas where people can live, work and play with good access to high quality walking and cycling linkages and public transport. It advocates making the best use of urban land and building at optimal densities, mixing land uses, and delivery of high quality public realm.

The SPD states that opportunities exist to modestly increase densities within most parts of Bristol. Densities are optimised by balancing the efficient and effective use of land, with aspirations for a positive response to context, successful placemaking, and making quality homes.

The SPD sets out a series of questions to be considered by applicants throughout the design development of a scheme, with a traffic light system used to assess how well the scheme has addressed the question.

The questions concern design aspects of major developments, residential development and tall buildings. Examples of questions include:

Has the scheme adopted an approach to urban intensification which is broadly consistent with its setting?

Does the scheme respond positively to either the existing context, or in areas undergoing significant change, an emerging context?

Does the scheme create a pleasant, healthy environment for future occupants?

Will the scheme be neighbourly, both at the construction phase and following occupation?

The questions raised in the SPD are directly related to the policies set out in the Development Plan and are implicitly considered in the text below. In addition an Urban Living Assessment of the scheme against the questions set within the SPD has been prepared by the applicant and is appended to this report, together with an assessment made by the City Design Team.

**Urban Design Issues:****i. Site Context and Heritage Assets**

The site is situated in the Redcliffe Estate in south Redcliffe, which is dominated by the post war development of several high rise residential tower blocks, including Proctor House (to the east of the site), and Broughton House to the south. The area has been appraised and considered in a number of supplementary planning documents (SPD) that are adopted by the Council; hence to understand the

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area it is important to reflect on how adopted policy documents have viewed the area. The Future of Redcliffe SPD notes that the area is dominated by the radical post-war redevelopment that, whilst removing the historic street pattern, did ensure that the remaining quality buildings stand out as 'precious jewels', such as St Mary Redcliffe Church. This is largely thanks to these high rise blocks being slender, set well back from the street and being isolated in space. It is worth noting that the former SPD1: 'Tall Buildings' (now replaced by SPD 'Urban Living'), identifies that the Redcliff Estate in South Redcliffe should be seen in distinction to the poor quality post war development in the city, reflecting that the estate has a distinct character and layout.

The Redcliff Estate was included in the 'Bristol Local List' document (February 2019). Proctor House has now been locally listed and is a non-designated heritage asset, together with several other residential blocks, but this does not include Broughton House to the south of the site.

It is clear that there is to a degree a consensus as to the success of the Redcliffe Estate as a high-rise post-war development, and it appears this is largely a result of the slender towers being set in a low density environment, in which the existing site is situated. This character has been retained as a result of development being avoided in close proximity to the existing high rise blocks. Where development has occurred, high density proposals have been avoided, and appropriately scaled buildings have been built, thereby providing the high rise blocks with breathing space that both provides a positive urban character and safeguards the amenity of residents.

The development should therefore respect this existing pattern and grain of development, especially considering its proximity to Proctor House and Broughton House.

#### ii. Local Character and Distinctiveness

As stated above, the Redcliffe Estate is now considered to be a non-designated heritage asset. The blocks together form an urban character that has been recognised to be a successful example of post-war planning of high rise residential development, and that this is largely due to the low density for which the blocks occupy. Aside from the post war blocks, newer development adjoining the site is at a much lower level, typically 4 storeys in height, such as Magdalena Court and Corinthian Court.

With this in mind, the development, as an infill development, should be subservient to the current tall buildings in the Redcliff Estate. The advice given to the applicant has consistently been to advocate a high quality, high density, medium-rise development to complement the character of the estate.

Following negotiation, the scheme has now been reduced in scale during the lifetime of the application and has now successfully met these concerns. The height of the building on the Prewett Street frontage is shown at 4 storeys, stepping down to 3 storeys on the south elevation (having been reduced from an initial 7 storeys). This reduction in height makes the building subservient and compliments the tall buildings of the Redcliffe Estate.

#### iii. Site Layout and Building Form

During the course of the application the footprint of the proposed building was amended to a 'C' shape to respond to its context and allow for future development of the adjacent site currently occupied by garages, so that in combination the two sites could be joined to form a perimeter block.

This amended design now complies with policy DM27 which states that: *"Proposals should not prejudice the existing and future development potential of adjoining sites or the potential for the area to achieve a coherent, interconnected and integrated built form. Where such potential may reasonably*

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*exist [as in this case] ... development will be expected to either progress with a comprehensive scheme or, by means of its layout and form, enable a co-ordinated approach to be adopted towards the development of those sites in the future.”*

**Detailed Design**

It should be noted that many aspects of the design are not being considered at this stage, for example whether the proposal would provide people friendly streets and spaces; whether the proposed entranceways to the building are suitable; the eventual roofscape; the design of the courtyard; use of level changes and so on.

However, it is considered that the proposal does now comply with Development Management design policies in terms of layout, height and scale. The scheme as presented is acceptable as a basis for a detailed design to be determined at the ‘reserved matters’ stage.

Further details on design matters are set out in the ‘Urban Living’ SPD Assessment at Appendix 1.

**E: WOULD THE PROPOSALS HARM ANY HERITAGE ASSETS?**

The heritage assets to be considered are the Grade 1 listed St Mary Redcliffe Church; the locally listed Proctor House, the non-designated Bell Public House and the post-war Redcliffe Estate.

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

Policy BCS22 further states that development proposals should safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including Conservation Areas. Policies DM30 and DM31 express that alterations to buildings should safeguard the amenity of the host premises and neighbouring occupiers, and preserve or enhance historic settings. Section 16 of the NPPF relates to conserving and enhancing the historic environment and is a material consideration.

Following amendments to reduce the scale of the proposals, the proposed building cannot be seen from any vantage points such as Bath Road or Redcliffe Bridge. The existing views of St Mary Redcliffe Church therefore remain unchanged and its setting is preserved.

The reduction in the scale of the building has resulted in a design that relates closely to the existing Magdalena Court and Corinthian Court complimenting them, rather than competing with Proctor House and Broughton House built as part of the post war Redcliffe estate. In this way the design now respects the setting of Proctor House and sits well in the wider Redcliffe Estate.

The loss of the non-designated Eighteenth Century Bell public house is regrettable, however, this is seen as an opportunity for highway improvements along Prewett Street.

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**F: DO THE PROPOSALS PROTECT THE RESIDENTIAL AMENITY OF ADJOINING OCCUPIERS?**

Policy DM29 requires new development to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight.

The development would have the greatest impact on the occupiers of Magdalena Court and to a lesser extent Proctor House, Corinthian Court and Broughton House.

In support of the application a daylight and sunlight assessment report was submitted together with a shadow analysis. The report uses the guidelines within the widely accepted BRE (Building Research Establishment) guidebook 'Site layout planning for daylight and sunlight: a guide for good practice', to achieve objectivity. The methodology used concerns the potential for daylight at a particular point by assessing the proportion of the sky that is 'visible' from that point. Assessments are done based on the existing situation and the proposed development.

For the residents of existing buildings to experience no noticeable reduction in daylight, the BRE recommends that the vertical sky component (VSC) after development is no less than 0.8 times the former value.

A total of 35 out of 36 windows within Magdalena Court will be unaffected by the construction of the Prewett Street development. There is one existing window on the ground floor that is marginally outside the BRE guidelines post development; experiencing a reduction factor of 0.78. This window is relatively large and it is considered unlikely that the residents will experience any significant change in daylight. All other windows are meeting the BRE guidelines.

The results of the report show that the residents of Proctor House, Corinthian Court and Broughton House would not experience any noticeable reduction in daylight.

On the basis of the report, the degree of harm to neighbouring buildings through loss of daylight would be minimal.

Following negotiation, the frontage of the building onto Prewett Street has been set back from the back edge of the pavement by 1.5 metres to allow space for a threshold, consistent with the building line along the south side of the street. This also allows for greater separation between Magdalena Court and the proposal, and with the proposed height being approximate to that of Magdalena Court, the proposed building would not be overbearing or unacceptably oppressive to existing residents.

The distance between the front elevations of Magdalena Court and the proposed building would be approximately 19 metres, which is considered sufficient to retain an acceptable degree of privacy in this urban context. The other adjacent buildings mentioned above are positioned further away from the new development.

**G: WOULD THE PROPOSED DEVELOPMENT PROVIDE A SATISFACTORY LIVING ENVIRONMENT FOR FUTURE OCCUPIERS?**

BCS18 makes reference to residential developments providing sufficient space for everyday activities and space which should be flexible and adaptable, by meeting appropriate space standards. Policy BCS21 also sets out that new development should create a high-quality environment for future occupiers.

Indicative floor plans were prepared which showed that 32 flats could be accommodated within the proposed layout and scale of the building proposed. Although these plans are for illustrative purposes only, they demonstrate that 18 one bedroom and 14 two bedroom apartments could be accommodated, which could all be dual aspect.

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In terms of the living environment, the daylight and sunlight report assessed the daylight performance of the proposed building using estimated window locations.

The report states that to accord with the BRE, the VSC should be greater than 27% to provide adequate daylighting. If the VSC is less than 27% this can still be acceptable, if a suitable glazing strategy is provided. The report adds that values between 15% and 27% are very common for urban developments.

The findings indicate that 6 of the 32 apartments would not achieve adequate levels of daylight using the BRE standards. However, in all cases the degree of failure was marginal and could be mitigated by utilising larger windows in the detailed design.

The indicative floor plans also demonstrate that it is possible to accommodate 32 apartments that all meet the nationally described space standards.

For these reasons the standard of accommodation proposed is considered acceptable.

#### H: WOULD THE PROPOSED DEVELOPMENT SATISFACTORILY ADDRESS TRANSPORT AND MOVEMENT ISSUES?

Policy BCS10 and DM23 seek to ensure that new development is accessible by sustainable transport methods such as walking, cycling and public transport. Development should also not give rise to unacceptable traffic conditions.

The site is in a sustainable location due to its proximity to the city centre, Temple Meads Station and several principle bus routes. It is located on a strategic pedestrian link between Redcliffe Hill major transport corridor, Temple Meads Station and the Temple Quarter Enterprise Zone. It is within the Redcliffe Residents Parking Scheme.

The development is proposed to be car free and this is considered acceptable as it does not raise any safety concerns. This is because any parking on-street can be effectively controlled (due to residents parking scheme) to reduce issues about safety.

However, while a car-free residential development is acceptable, during the course of the application it became apparent that there were a number of highway matters that could only effectively be resolved by considering the detailed design of the scheme. The issues are set out in the comments received from Transport Development Management and include the following:

- The need for adequately wide and level access to cycle storage and refuse storage areas
- Adoption limits
- Public realm improvements in Prewett Street to include traffic management measures to reduce speeds, including any street trees
- The need for alterations to waiting restrictions to include for provision for servicing and disabled parking provision
- The need for adequate waste storage and collection facilities and management
- Travel Planning
- The need for accessible cycle parking provision with maintenance facilities
- Car club provision

As originally submitted 'Access' was a matter to be determined at this stage, but in view of these unresolved issues, a decision was made with the agreement of the applicant to treat 'Access' as a Reserved Matter. The access issues will now be determined as part of a detailed design following the submission of a Reserved Matters application.

**Development Control Committee A – 4 September 2019**

**Application No. 19/01319/P : The Former Bell Public House 7 Prewett Street Bristol BS1 6PB**

**J: WOULD THE PROPOSAL SATISFACTORILY ADDRESS SUSTAINABILITY AND CLIMATE CHANGE ISSUES?**

Policies BCS13 to BCS15 of the Bristol Development Framework Core Strategy forms a suite of planning policies relating to climate change and sustainability. It requires development to both mitigate and adapt to climate change. This includes new development to minimise its energy requirements, address issues of sustainable design and construction and also water management issues to reduce surface-water run-off.

These issues are matters to be considered as part of the detailed design and as such will be addressed at the Reserved Matters stage. An Energy and Sustainability Statement would be required. The development would be required to connect to the heat network for space heating and hot water provision.

**K: WOULD THE PROPOSALS HARM ANY TREES?**

The arboricultural report does not propose the removal of any trees as a consequence of redeveloping the site. However, the Tree Officer considers that the mature horse chestnut tree adjacent to the children's play area is unlikely to survive given its poor condition.

While this is obviously regrettable as the tree provides amenity, it needs to be recognised that the proposed development is on an allocated site within the adopted Bristol Local Plan, so its retention is not possible if it means that part of the allocated site cannot, as a result, be developed.

However, the eventual impact on the tree is uncertain and is an issue to be considered in more detail at the Reserved Matters stage. Should the tree have to be removed, then the applicant would need to comply with the Bristol Tree Replacement Standard and provide funding for up to 10 replacement trees.

The tree officer agrees with the findings of the report that no other trees would be lost as a result of the re-development.

**L: DOES THE PROPOSED DEVELOPMENT SATISFACTORILY ADDRESS NATURE CONSERVATION CONCERNS?**

The submitted ecology summary dated August 2017 and undertaken in July 2017 is a summary document and not a full Preliminary Ecological Appraisal (PEA) of the site. A full PEA should have been submitted with this application.

The bat survey report dated July 2018 recorded the presence of a likely bat roost whose location could not be exactly determined.

Further surveys will be required prior to the submission of a Reserved Matters application to address these points. The detailed design of the proposal will need to consider opportunities to enhance nature conservation, such as the use of swift bricks or boxes and living roofs. This would accord with Policy DM29 in the Local Plan which states that 'proposals for new buildings will be expected to incorporate opportunities for green infrastructure such as green roofs, green walls and green decks.'

**Development Control Committee A – 4 September 2019**

**Application No. 19/01319/P : The Former Bell Public House 7 Prewett Street Bristol BS1 6PB**

**M: EQUALITIES ASSESSMENT**

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence that different groups have or would have different needs, experiences, issues and priorities in relation to this particular proposed development. Overall, it is considered that neither the approval nor refusal of this application would have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

**SUMMARY**

Following significant amendments to the scheme it is now considered that the proposal has the right layout and scale to form the basis for an acceptable future detailed design to accommodate 32 residential units in a 3 and 4 storey building.

There are of course detailed issues to consider to ensure for example that access arrangements are satisfactory and that issues of liveability, detailed design and appearance, sustainability and nature conservation are met.

The proposal is now recommended for approval subject to securing a Section 106 Agreement to ensure the development meets the interim affordable housing policy requirements.

**Urban Living SPD Assessment- Prewett Street**

Urban Living SPD	Proposals Response/Criteria Compliance & Comments	Rating
Section 1- Major Development		
City		
Q1.1 Has the scheme adopted an approach to urban intensification which is broadly consistent with its setting?	The site is a development site allocated in the Council's Local Plan and located in Redcliffe- A city centre neighbourhood within close proximity of transport connections (both train and bus), services and facilities. The area is identified within the Urban Living SPD as an 'area of dominant townscape character and low intensity usage', noting that intensification could provide opportunities to diversify housing stock. The proposals seek to make use of previously developed land within a sustainable location, diversifying the immediate local housing offer - in line with both national and local planning policy aspirations. Details for the appearance of the building (such as materials) shall be provided and considered in detail at reserved matters stage.	
Neighbourhood		
Q1.2 Does the scheme contribute towards creating a vibrant and equitable neighbourhood?	The scheme proposes residential uses that will contribute to the creation of a balanced and mixed community in Redcliffe- providing a mix of one and two bedroomed high quality apartments, both a mix of market sale and affordable housing. This diversifies the housing offer in this part of Redcliffe and will contribute to wider regeneration objectives and the local community. The parameters have been designed to ensure that future development can come forward on the adjacent BCC land and facilitates a comprehensive regeneration scheme through early delivery of a first phase of development.  The scheme is within walking distance of a number of local shops, facilities and across the road from a community space. The existing site is currently vacant and in poor condition, redevelopment of the space offers an opportunity to significantly improve the appearance of the site and surrounding area. Additionally, the immediate demolition of the existing buildings in the short term will address concerns around antisocial behaviour and crime on the site.  Landscaping details regarding the site will be provided at reserved matters space.	
Q1. 3 Does the scheme respond positively to either the existing context, or in areas underground significant change, an emerging context?	The site is located within a sustainable city centre location. Redcliffe as a neighbourhood is undergoing significant change and regeneration; the site itself is allocated for redevelopment in the adopted Local Plan. The proposals seek to respond to anticipated change within a well-connected location in Bristol, making efficient use of the land, and responding to the character of existing buildings surrounding the site by locating the taller elements of the site away from the corner of Somerset	

**CDG comment and observations on the UL Assessment – AGUST 15, 2019**

	Comments	Rating
Q1.1	<ul style="list-style-type: none"> <li>+ Evidence of design-led capacity study</li> <li>+ Scale and massing approach considered further assessment to parameters against existing properties</li> <li>+ Appropriately identifies context (emerging, existing)</li> <li>- The density of the propose scheme exceeds the parameter expressed in Page 12 of the Urban Living SPD</li> </ul>	
Q1.2	<ul style="list-style-type: none"> <li>+ Mix of 1 and 2 bedroom flats would contribute to diversifying existing housing stock (<i>tbc?</i>)</li> <li>- No innovative mix of uses (vertical, horizontal, live/work, tenure or type of accommodation)</li> </ul> <p><b>Room for improvement:</b></p> <ul style="list-style-type: none"> <li>• <i>Evidence of community involvement and engagement</i></li> <li>• <i>Appropriate identification of housing need, gaps in local amenities</i></li> <li>• <i>Enhancement of pedestrian and cycling routes, new public space</i></li> <li>• <i>Enhancement of existing Green and Blue infrastructure or new provision.</i></li> </ul>	
Q1.3	<ul style="list-style-type: none"> <li>+ Responding to prevailing building height along Prewett St</li> <li>+ Positive response to existing context, or defining an emerging context as a first phase on a wider regeneration site that will include BCC-owned adjacent land</li> <li>+ Identification of key views, heritage assets etc.</li> </ul>	

	<p>Street/Prewett (lower elements of the surrounding area). The proposed scale and massing has been reduced from a previous scheme on the site to respond positively to its surrounding context.</p> <p>The proposed development will be subservient to surrounding taller buildings within the Redcliffe Estate at 6-7 storeys in heights- this is significantly lower than the surrounding post war blocks on the Redcliffe Estate; the proposals appropriately create a balance between the lower and taller elements of the surrounding buildings.</p>	
Block & Street		
Q1.4 Does the scheme provide people-friendly streets and spaces?	<p>At this stage, landscaping has not been discussed in great detail in relation to the proposals. It is anticipated that external, landscaped spaces will be provided on any element that adjoins the public realm. It is proposed that some apartments will be located at ground floor level, with an outlook onto the street and landscaped spaces- adding a level of natural surveillance to the scheme; pedestrian walkways are integrated into the scheme both from Somerset and Prewett Street, connecting the public realm along the south of the site and along the western boundary along the children's play area. Furthermore, the proposals represent a first phase of delivery on a wider regeneration site that will include adjacent land owned by Bristol City Council. Discussions and considerations around the comprehensive scheme are ongoing and this application will facilitate the delivery of the development in a phased way.</p> <p>We would again highlight that any landscape proposals would be considered at reserved matters stage. The proposals incorporate primary and secondary footpath connections.</p>	
Q1.5 Does the scheme deliver a comfortable micro-climate for its occupants, neighbours and passers-by?	<p>With an 'open walkway', all apartments will be dual aspect; Should an 'open walkway' design not be preferable, a small number of dual aspect apartments will benefit from south facing windows to maximise natural light provision. A daylight and sunlight assessment is submitted to consider this in more detail. The design of the scheme has been revised following City Design Team comments to sit as a 'C' shaped block, over sailing elements have been removed to maximise daylight to the ground floor units, with a reduction in unit number, there is also a reduction to one core, the 'central element' has been reduced in size to maximise daylight/sunlight into the central courtyard.</p>	
Q1.6 Has access, car parking and servicing been efficiently and creatively integrated into the scheme?	<p>The development is car park free apart from disabled parking bays, loading and drop-off areas. Cycle storage and refuse stores provided on ground floor level. Vehicle swept path analysis will be undertaken allow emergency and refuse vehicles to access all parts of the development.</p>	

	<ul style="list-style-type: none"> <li>- Further assessment of Existing Buildings Impact is required.</li> <li>- Integration/Protection of existing Category B trees (?)</li> </ul> <p><b>Room for improvement:</b></p> <ul style="list-style-type: none"> <li>• Provide evidence of SUDs proposals for the site</li> <li>• Review of interface public-private realm</li> <li>• Revision of gradual change of massing along western side of the site</li> </ul>	
Q1.4	<ul style="list-style-type: none"> <li>+ Public realm enhancements only along Prewett Street</li> <li>- 'Hard edge' back of pavement to the rest of the new block</li> <li>- Steps to access ground floor units along Prewett Street are questioned</li> </ul> <p><b>Room for improvement:</b></p> <ul style="list-style-type: none"> <li>• More work on Highways improvement project along Prewett Street</li> <li>• New or enhanced landscaped (green and blue)</li> <li>• Opportunity of making high quality, logical connections along children's playground and east-west pedestrian route</li> <li>• Revision on scale of enclosure when built form at the south west corner.</li> <li>• Opportunity of an apparent prominent, legible, high quality entrances onto the communal access.</li> </ul>	
Q1.5	<ul style="list-style-type: none"> <li>+ Decreased height along the south side of the block does now allow for sunlight/daylight penetration into communal private space (courtyard)</li> <li>- Benefits of dual aspect are limited by height, massing, deep floorplate and obstruction to light</li> </ul> <p><b>Room for improvement:</b></p> <ul style="list-style-type: none"> <li>• Positive response to orientation</li> <li>• Block dimensions that allow for natural ventilation</li> <li>• Integrated solar shading, wind deflectors etc.</li> </ul>	
Q1.6	<ul style="list-style-type: none"> <li>+ Car Free development</li> <li>+ Secure cycle parking provided</li> <li>- Bin collection, servicing and other highway issues to be resolved</li> </ul>	

Section 2- Residential Development	
Shared Access and Internal Spaces	
Q2.1 Does the scheme make building entrances and shared internal spaces welcoming, attractive and easy to use?	The application is submitted in outline therefore only indicative floor plans and details are provided at this stage. However, it is anticipated that the main entrance to the building will be located directly off a public footpath, benefitting from natural surveillance by neighbouring dwellings (such as Proctor House). Direct access from street level will be proposed for ground floor units, creating opportunities for social interaction and building communities. The design of building entrances and shared spaces will be considered further at reserved matters stage, however, there is no reason why an acceptable solution could not be achieved. Pedestrian walkways have been integrated into the scheme both from Prewett Street and Somerset Street. Landscaping proposals would be considered at reserved matters stage.
Q2.2 Does the scheme provide practical, attractive and easily accessible communal amenity space that meets the needs of its target resident profile?	The application is submitted in outline therefore only indicative layout details are provided at this stage. Notwithstanding, both communal garden space and private balconies are proposed to be provided as part of the design response at reserved matters stage. Roof top garden spaces accessible to residents could also be incorporated, encouraging social interaction between all residents. Any balconies will be a minimum of 1500mm deep in line with the principles of the SPD. Landscaping and design proposals will be considered at reserved matters stage. The design to the terrace space will be inspired by successful examples of rooftop communal space that exists on other developments in Bristol- An example would be Hawkins Lane at Finzels Reach.
Private Outdoor Space	
Q2.3 Does the scheme provide sufficient private outdoor space?	Outdoor space will provided through the provision of private balconies. Additional communal amenity space will be made available at ground and roof level. The amount of amenity space per apartment in relation to each balcony will be discussed in greater detail at reserved matters stage, however, it is considered that an acceptable level of amenity space can be provided within the parameters of the scheme.
Q2.4 Does the scheme create attractive, well designed and well maintained private outdoor spaces?	Outdoor spaces will be incorporated into landscape proposals at a later stage. At this stage, it is proposed that outdoor communal space will be provided at rooftop level; such a space would be maintained by a management company and would only be accessible to residents. As noted in the DAS, balconies will be proposed to be a re at least 1500mm deep in line with the Urban Living SPD requirements. Details of landscaping and appearance will be provided at reserved matters stage.

Q2.1	<ul style="list-style-type: none"> <li>+ Entrances provided directly from the public realm</li> <li>+ Ground floor units provided with individual entrances</li> <li>- Threshold spaces are non-existent</li> <li>- Ground floor units do not have any scope for boundary treatment and landscape for privacy</li> </ul> <p><b>Room for improvement:</b></p> <ul style="list-style-type: none"> <li>• <i>Well-articulated and legible entrance within the elevation of suitable scale and design for the proposed number of inhabitants</i></li> <li>• <i>Tenure blind entrances</i></li> </ul>	
Q2.2	<ul style="list-style-type: none"> <li>+ Natural light and ventilation into as deck access</li> <li>- Main core serves about 7 units per floor</li> </ul> <p><b>Room for improvement:</b></p> <ul style="list-style-type: none"> <li>• <i>Appropriate types and amount of communal amenity facilities should be provided</i></li> <li>• <i>Provision of communal storage areas</i></li> </ul>	
Q2.3	<ul style="list-style-type: none"> <li>- Division of courtyard in two levels requires reconsideration</li> <li>- Not enough information to demonstrate and/or give comfort on the following: <ul style="list-style-type: none"> <li>• Scheme provides the required amount of private open space (this may be a combination of private balconies and terraces and communal private space)</li> <li>• The space provided is of a size and shaped that allows flexible use by all residents regardless of mobility</li> <li>• Every resident has access to some form of private open space (e.g. access to communal space if no private balcony etc.)</li> </ul> </li> </ul>	
Q2.4	<ul style="list-style-type: none"> <li>+ Accepting statement that balconies are at least 1500mm</li> </ul> <p><b>Room for improvement:</b></p> <ul style="list-style-type: none"> <li>• <i>Further demonstration of sunlight penetration to central courtyard</i></li> <li>• <i>Provide info on Green and Blue infrastructure.</i></li> <li>• <i>Questioning amenity quality of lower courtyard</i></li> <li>• <i>Exemplar quality expected on courtyard design as the main private communal space</i></li> </ul>	

Q2.5 Does the scheme creatively integrate children's play?	Private balcony space will be provided, with communal shared spaces at rooftop level. Although specific children's play space is not proposed on site due to the amount of space available and the number of children anticipated to be living in the building, the development will include enhancement to the current adjacent playground area- directly adjacent to the site.	
Individual Homes		
Q2.6 Are internal layouts ergonomic and adaptable?	All apartments are designed to national space standards. As noted in the Design and Access Statement, detailed design of circulation spaces will be considered in detail at reserved matters stage., however the size of each proposed apartment space is clearly demonstrated on the floor plans.	
Q2.7 Does the scheme safeguard privacy and minimise noise transfer between homes?	Spaces such as bedrooms will be placed back to back where possible to minimise noise from neighbouring living spaces- Larger outdoor space will also be at roof level. The design of elevations and fenestration will be considered at reserved matters stage, however, it is considered that the proposed layout and massing minimises the impact on neighbouring properties. This question will need to be considered further at reserved matters stage, however, it is anticipated that an acceptable design solution can be achieved that safeguards the privacy of existing and future occupiers.	
Q2.8 Does the scheme maximise opportunities for daylight and sunlight of internal spaces; avoiding single aspect homes?	The majority of residential homes will have dual aspect outlook. Balconies are included on all residential homes. Single aspect homes cannot be avoided without open space walkways. The inclusion of these walkways would allow all units to be dual aspect and would be considered at reserved matters stage. The revised layout of the scheme responds directly to Bristol City Council's recommendation that the building be designed as a 'c' shape- the 'width' of the central area building has been reduced to further maximise daylight/sunlight levels; a full assessment of sunlight/daylight for both existing neighbours and any future occupiers has also been carried out by Hydrock- A Daylight/Sunlight Assessment accompanies this planning application.	

Q2.5	Agree with the applicants assessment	
Q2.6	- Not enough information to demonstrate and/or give comfort on internal layouts + Accepting current concerns are likely to be resolved through detailed design.	
Q2.7	- Not enough information to demonstrate and/or give comfort on the following: <ul style="list-style-type: none"> <li>• Main habitable rooms to the public front of the building and bedrooms to the private rear.</li> <li>• Privacy by design- careful placement of windows and balcony spaces</li> </ul> Providing maisonettes at ground floor ensures bedrooms can be more privately located at first floor level rather than ground floor	
Q2.8	+ Majority of units with dual aspect outlook - Opportunities for direct sunlight into main habitable rooms are limited due to deep floor plates, building height and deck access casting shadow and causing privacy issues to be resolved. + Shadow Analysis has been provided - Daylight/Sunlight assessment and further work is required	

## **Supporting Documents**

### **4. The Former Bell Public House 7 Prewett Street**

1. Parameters Plan
2. Sketch layout – Shadow analysis
3. Prewett Street 3D image
4. Prewett Street perspective
5. Sketch layout – Lower Ground Floor plan
6. Sketch Layout – Upper Ground Floor Plan
7. Sketch Layout – First floor



PREWETT STREET

Proctor House

Magdalene Court

Children's Playground

A

B

C

Basketball Court

SOMERSET ST

Corinthian Court



Rev	Revision Details	Dr	Date

# Residential Development, Prewett Street

## Parameters Plan

Dwg No: 3477 -TBC - V0 - 05 - DR- A - 9020

### Legend:

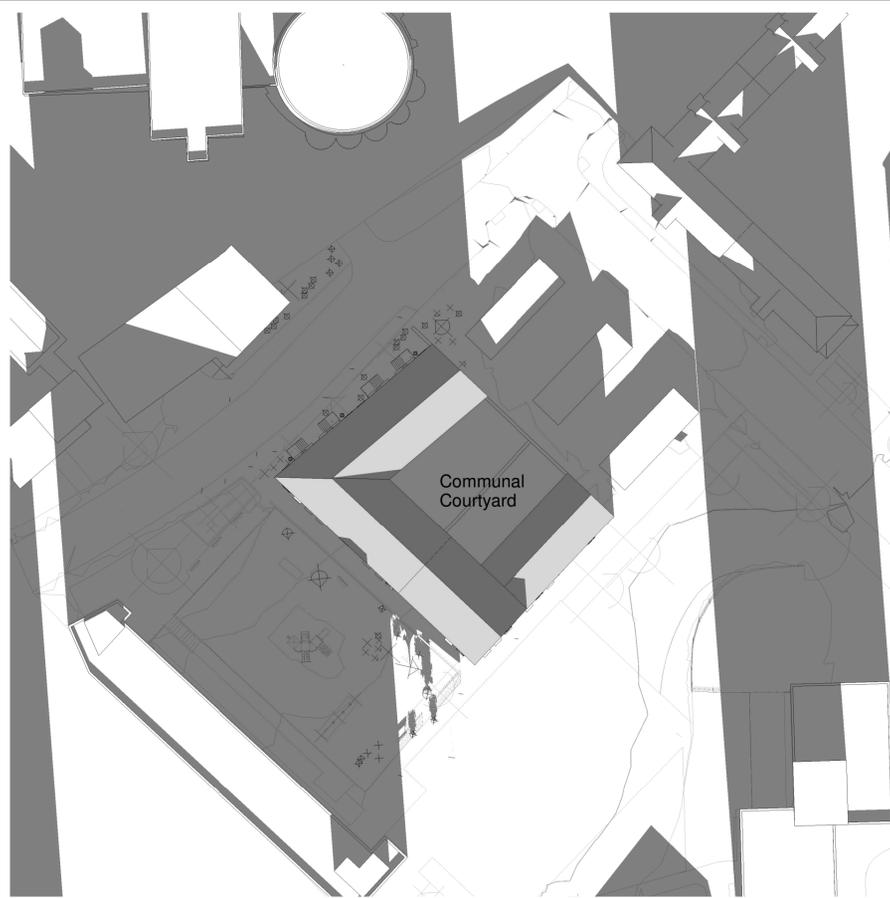
- External hard and soft landscaping subject to reserved matters design and approval
- A 4 Storey height above Prewett Street

- B 3 Storey height above Prewett Street
- C 2 Storey height above Prewett Street

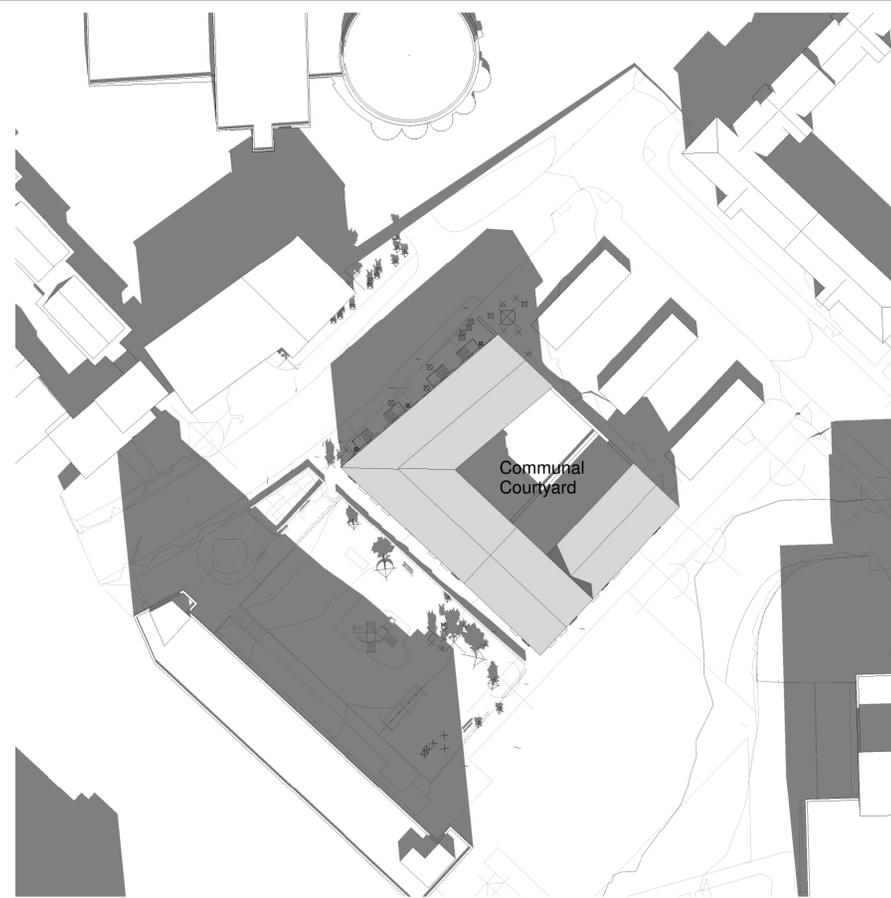
Site Boundary Line



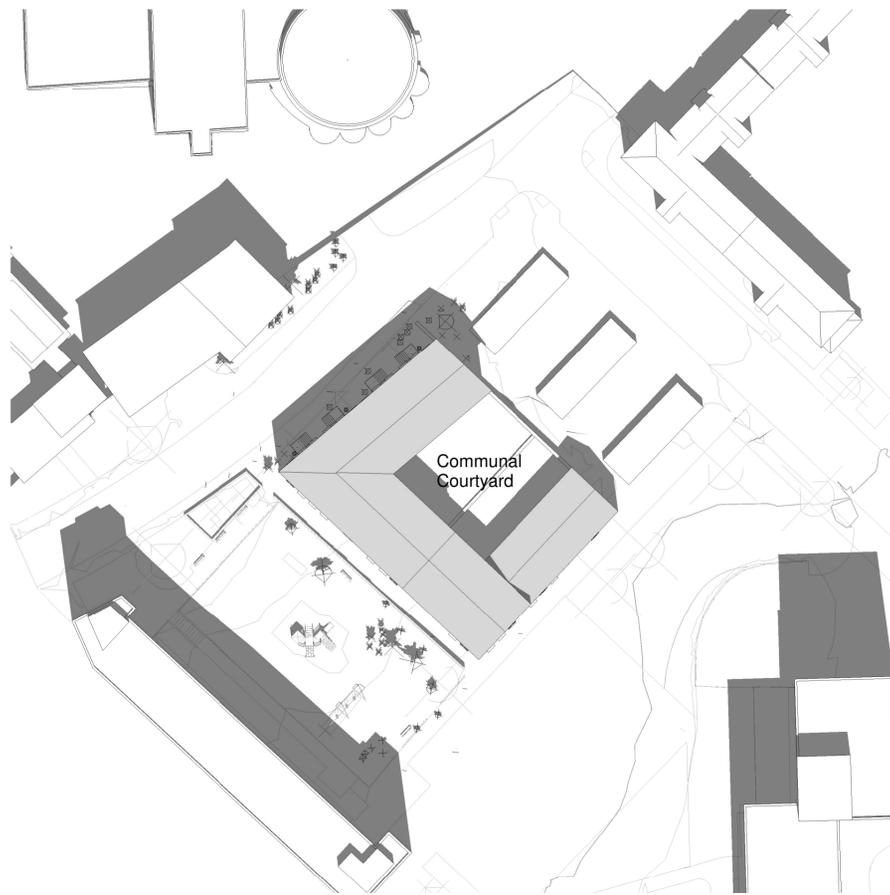
5.20 The Paintworks  
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1 Shadow analysis - January 12pm



2 Shadow analysis - April 12pm



3 Shadow analysis - July 12pm



4 Shadow analysis - October 12pm

Rev	Revision Details	Dr	Date

# Residential Development, Prewett Street

Sketch Layout - Shadow Analysis

Dwg No: 3477 -TBC - V0 - ZZ - DR- A - 9019

project originator volume level type discipline number



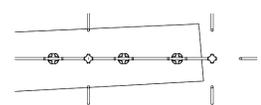
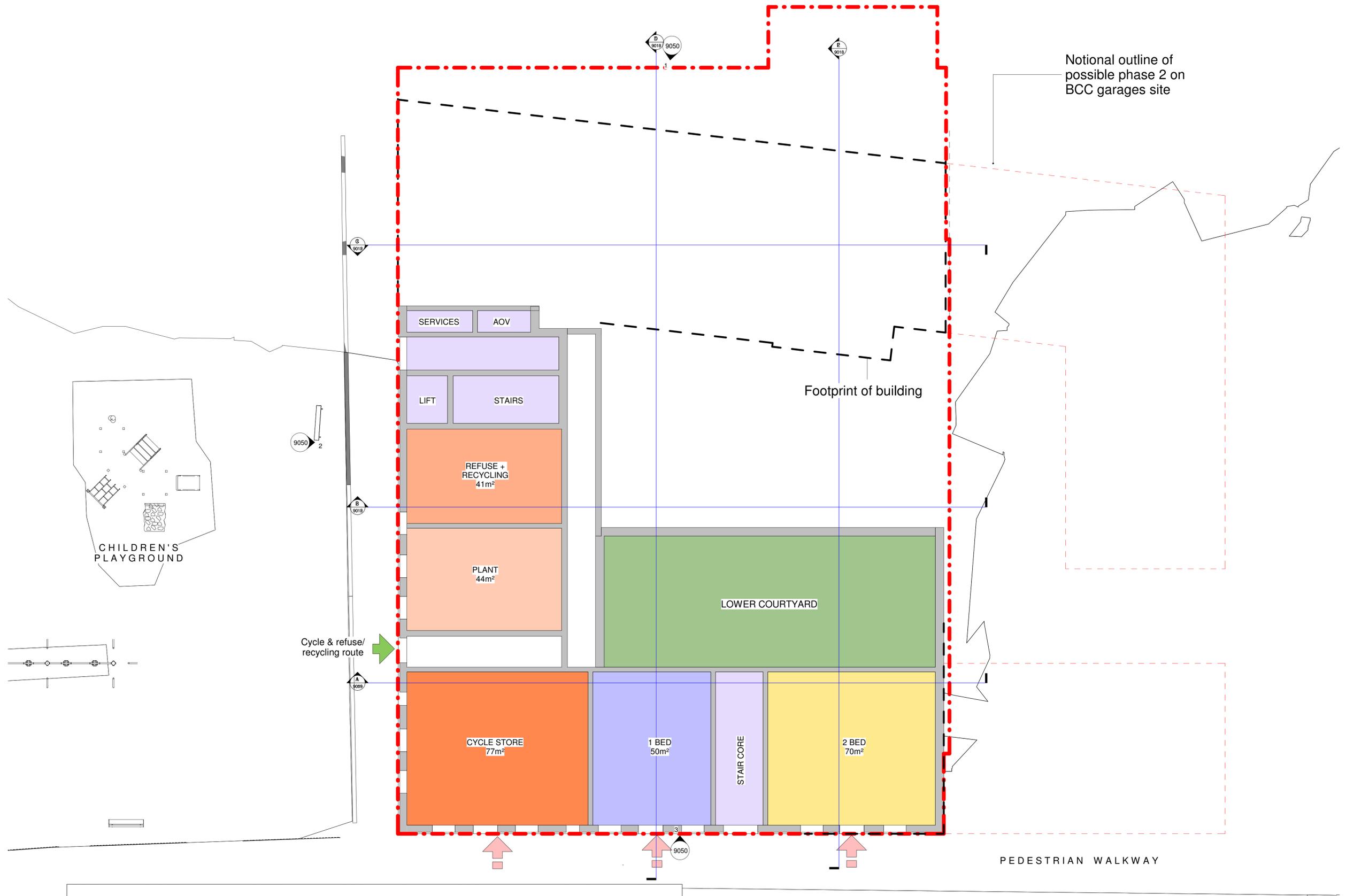
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Aerial montage showing proposed development

Prewett Street perspective





-  Possible access of individual apartments from Pedestrian Walkway
-  Communal apartment access
-  Cycle and Refuse/Recycling Route

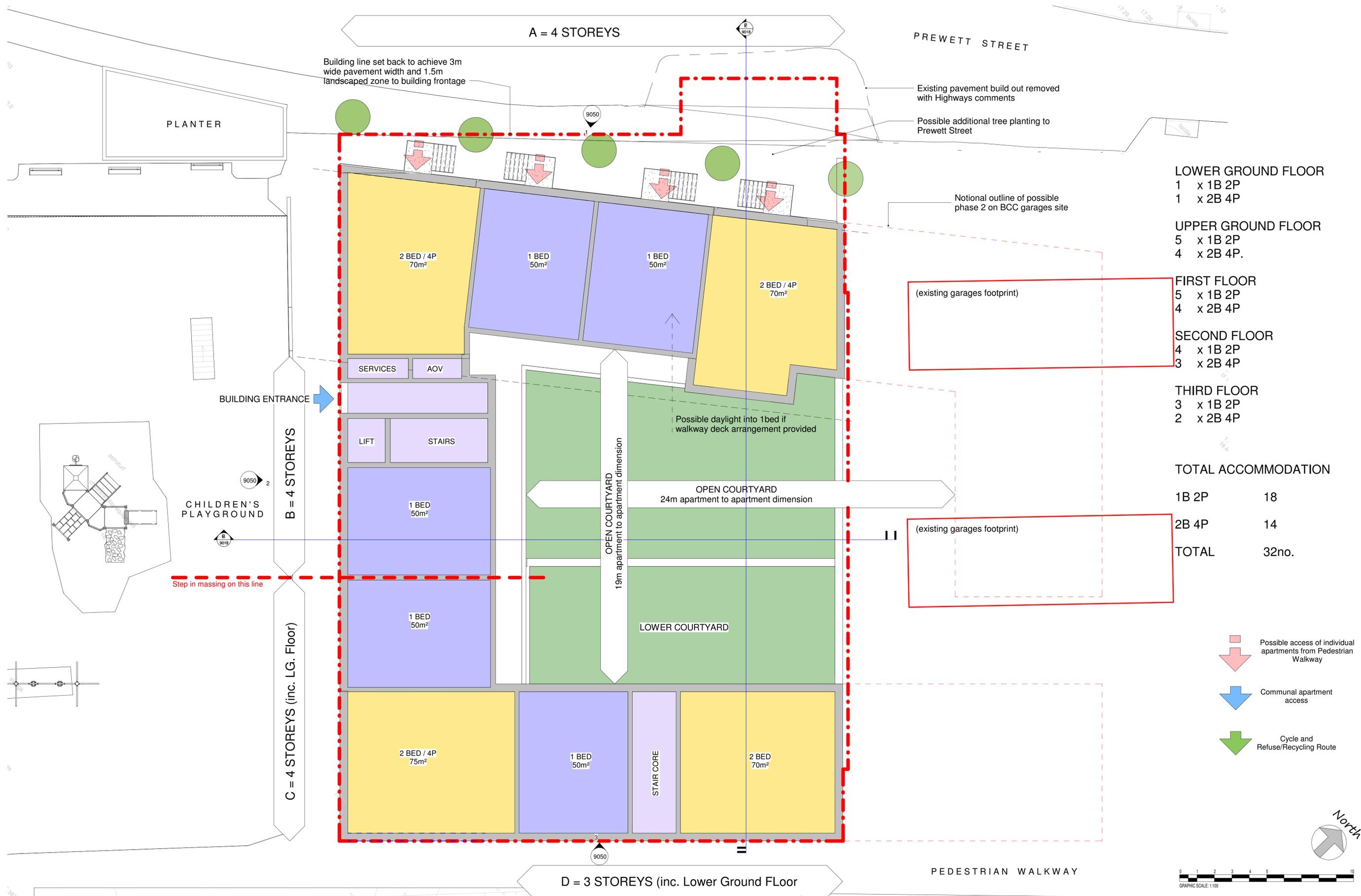


Rev	Revision Details	Dr	Date

# Residential Development, Prewett Street

Sketch Layout - Lower Ground Floor Plan

Dwg No: 3477 -TBC - V0 - LG - DR - A - 8999



**LOWER GROUND FLOOR**  
 1 x 1B 2P  
 1 x 2B 4P

**UPPER GROUND FLOOR**  
 5 x 1B 2P  
 4 x 2B 4P.

**FIRST FLOOR**  
 5 x 1B 2P  
 4 x 2B 4P

**SECOND FLOOR**  
 4 x 1B 2P  
 3 x 2B 4P

**THIRD FLOOR**  
 3 x 1B 2P  
 2 x 2B 4P

**TOTAL ACCOMMODATION**

1B 2P	18
2B 4P	14
<b>TOTAL</b>	<b>32no.</b>

-  Possible access of individual apartments from Pedestrian Walkway
-  Communal apartment access
-  Cycle and Refuse/Recycling Route



Rev	Revision Details	Dr	Date

# Residential Development, Prewett Street

Sketch Layout - Upper Ground Floor Plan

Dwg No: 3477-TBC-V0-UG-DR-A-9000  
project originator volume level type discipline number



Rev	Revision Details	Dr	Date

# Residential Development, Prewett Street

## Sketch Layout - First Floor

Dwg No: 3477 -TBC - V0 - XX - DR- A - 9001

project originator volume level type discipline number



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