

WARD: Bedminster

SITE ADDRESS: 27-31 North Street Bedminster Bristol BS3 1EN

APPLICATION NO: 19/04932/F Full Planning

DETERMINATION DEADLINE: 2 June 2020

**Demolition of existing buildings and erection of four-storey building with additional set back floor containing 99m<sup>2</sup> of A1/A2/B1a uses on the ground floor, plus 20 co-living apartments (sui generis) above.**

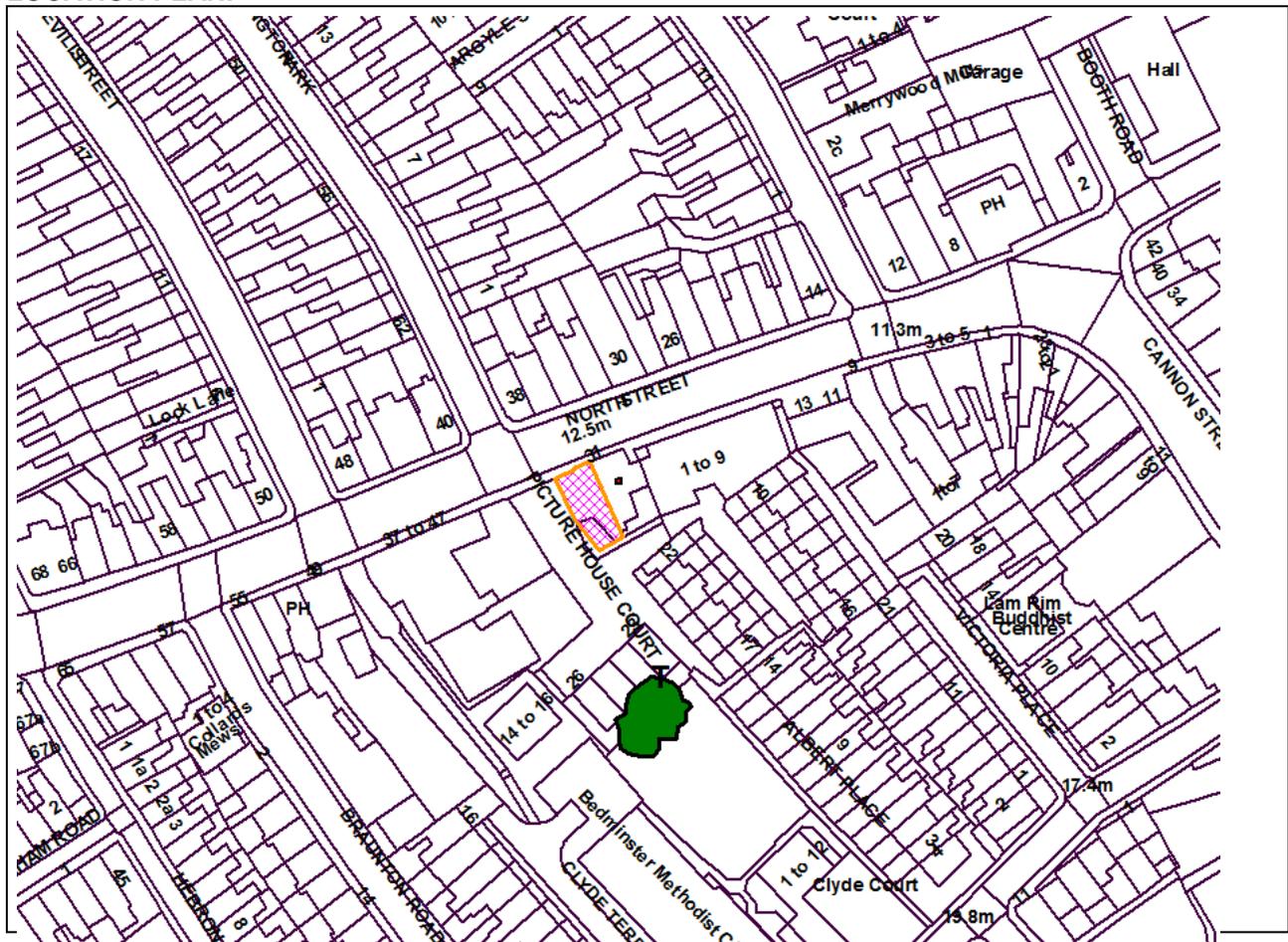
RECOMMENDATION: Refuse

AGENT: Nash Partnership  
25 King Street  
Bristol  
BS1 4PB

APPLICANT: Laurel Accountancy Limited  
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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During the course of the application it has become apparent that a small area of land within the red line site is outside the applicant's ownership. No development is proposed on or over this piece of land, although access to the building proposed would be across this land, as is the case with the existing building. The owner of this land is unknown and therefore a notice has been placed within the Bristol Evening Post newspaper, in accordance with planning regulations in this regard, with the consultation period in relation to this notice expiring on 24th July 2020. An amended application form and ownership declaration has also been provided in this regard. As such, please be aware that it will not be possible to issue the decision on this application until this notice period has expired. It is considered that the resolution by members at planning committee can still take place, with a slight delay to the decision pending the outcome of the ownership advertisement.

**SITE DESCRIPTION**

The application site is set on the southern side of North Street, adjacent to Picture House Court, and is located within the Bedminster Conservation Area. The immediate surrounding context is of predominantly two to three storeys, with variety in style/form and buildings generally grouped accordingly. Development generally comprises ground floor commercial units fronting North Street, with residential uses above. The application site is occupied by a cluster of historic two-storey buildings, which are identified within the Bedminster Conservation Area Character Appraisal as grouped buildings of merit, and are of pre-Victorian origin. The buildings are currently vacant, but were last in use as a solicitors office (A2 use).

**APPLICATION**

The application proposes the demolition of the existing buildings on site and the construction of a five-storey building that would provide a replacement commercial unit on part of the ground floor, with the remainder of the building comprising residential use in the form of 20 units of co-living accommodation with associated communal living space. See plans and supporting documents for full details.

**RELEVANT PLANNING HISTORY**

27 North St:

19/02259/F - Change of use of part of office building to one two storey residential unit.  
PERMISSION GRANTED.

03/04490/F - Change of use of ground floor from a shoe repair shop (Use Class A1), to offices used for financial or professional services (Use Class A2). PERMISSION GRANTED.

91/00427/F - Change of use from shoe repair shop and workshop to office accommodation -  
PERMISSION GRANTED

85/03376/F - Conversion of 2nd & 3rd floors of 3 storey building to use as offices, with new separate access from pavement - PERMISSION GRANTED

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29 North St:

71/03932/P\_U - Change of use from Opticians Practice to the use for the wholesale and retail sale of motor accessories and general merchandise with part used as offices. PERMISSION GRANTED.

59/03106/P\_U - Use of the ground floor of the premises as Insurance Office and upper floors as storage. PERMISSION GRANTED.

31 North Street:

75/02156/P\_S - Change of use to solicitors office. PERMISSION GRANTED.

Former Gala Bingo site, 15-25 North St:

10/03955/F - Proposed demolition of existing buildings and redevelopment of site comprising 257 sqm of commercial floorspace (Use Classes A1, A2 & B1) and 22 no. dwellings (12 no. houses and 10 no. apartments), with associated car parking, ancillary servicing and new access arrangements. (Major application). PERMISSION GRANTED.

The above planning permission was subsequently varied under applications 13/03533/X; 18/03169/X, and; 18/03166/X.

13/03536/X - Minor amendment to approved details under 11/04054/F for the Erection of 4 self-contained townhouses with associated parking and access, comprising: i) retention of vehicle and pedestrian access ramp at existing gradient; ii) increase in finished ground level and ridge height of plots 1-4 (phase 2) by 600mm; Variation of conditions Nos. 2, 7, 8, 9, 10, 11 and 18. Deletion of conditions No 12. PERMISSION GRANTED.

The above planning permission was subsequently varied under application 11/04054/F.

## PRE-APPLICATION COMMUNITY INVOLVEMENT

Process:

A statement of community involvement was submitted in support of the proposal, expressing that briefings and consultation were held with BS3 Planning Group; Bristol Civic Society; Picture House Court Management Company, and; local Ward Councillors. From the information submitted there appears to have been some dialogue between the BS3 Planning Group and the developers' team, although otherwise the community engagement appears to be in the form of briefings by the developers' team rather than the gathering of views to inform the evolution of the proposal.

Outcome:

No detail was provided in relation to any changes made to the scheme as a result of pre-application community involvement.

## EQUALITIES

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

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no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation to this particular proposed development. Overall, it is considered that the approval / refusal of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

**RESPONSE TO PUBLICITY AND CONSULTATION**

The application was advertised via press and site notices along with letters sent to surrounding properties. 23 written responses were received from surrounding occupiers, which raised objections that can be summarised as follows:

**Residential Amenity (see key issue B)**

- o Poor quality living environment for future occupiers
- o Mental health impacts upon future occupiers due to the cramped accommodation proposed
- o Overlooking of surrounding properties (windows and external space)
- o Overshadowing
- o Noise and disturbance during occupation, including in relation to use of the roof terrace
- o Noise from proposed Air Source Heat Pump
- o Noise and disruption during construction
- o Odour from internal refuse/recycling store accessed via a recessed area adjacent to the property entrance as well as that of Picture House Court
- o The submitted shadow study is inaccurate

**Design (see key issue C)**

- o The proposed building is too tall. Its height should not exceed that of surrounding buildings.
- o The proposed development does not respect the local context
- o The scale, massing and proportions of the building are out of character for the area
- o Negative impact upon the Conservation Area
- o The demolition of the characterful historic buildings on site is unacceptable
- o Proposed densities are well above those set out as optimum within the Urban Living SPD
- o Overdevelopment of the site
- o The application references buildings on land several metres higher than the application site to define proposed building heights, which is not appropriate
- o A five storey building is proposed, and should be referred to as such
- o Height of development would increase further if the solar panels were correctly angled
- o Inadequate visual impact analysis has been undertaken as part of the application submission

**Highways (see key issue D)**

- o Increased pressure for on-street parking
- o Highways impacts associated with vehicles servicing the development
- o Poorly designed cycle storage for the flats
- o Wall hung cycle storage for the commercial unit is impractical and would not be used
- o Outward opening refuse/recycling storage doors represent a hazard to pedestrians

**Sustainability (see key issue E)**

- o The solar panels drawn at an angle of 3 degrees contradicts the 30 degrees within the sustainability statement, and would be inefficient
- o Overshadowing of adjacent solar panels at the neighbouring building (Picture House Court)

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Other

- o A high turnover of residents would fail to build community
- o Light pollution, including from 10 square metres of rooflights proposed

Amendments were subsequently made to the scheme, with alterations to the form of the building at top floor level, along with layout alterations to increase the amount of communal living space and reduce the number of bedrooms by one, to 20. A further public consultation was undertaken, with 25 written responses received from surrounding occupiers. Concerns raised generally reiterated those listed above. Additional comments can be summarised as follows:

Residential Amenity (see key issue B)

- o Multi-occupancy and shared facilities is a dangerous and irresponsible idea. Social distancing would be impossible.
- o Negative implications for the mental wellbeing of future residents by virtue of the cramped living conditions
- o The revised scheme increases overlooking of Picture House Court due to the roof terraces proposed
- o Communal servicing areas are inadequate and unacceptably cramped

Design (see key issue C)

- o The local building height study provided does not enhance the case for this scheme
- o The plot is not a true corner plot, with the driveway to the side of the site being private, serving Picture House Court
- o The proposal would prejudice the ability to build above the driveway serving Picture House Court, by introducing windows and balconies on the proposed west elevation.

Highways (see key issue D)

- o Negative impacts upon highway safety due to increased occupancy of the site

Other

- o The red line site encroaches onto neighbouring private land owned by Picture House Court Management Co. The development has no right of access over this land and this would prevent access to the entrance doors and mini recycling centre proposed
- o Lack of affordable housing

Comments in support of the proposal were received from one member of the public, expressing comments that can be summarised as follows:

- o The development would offer community to people who may otherwise find themselves isolated.
- o The sustainable and central location of the site is such that a car would be of little use and therefore not necessary.
- o The proposal would offer opportunity to individuals whose current options are far less attractive.

**Development Control Committee B – 22 July 2020****Application No. 19/04932/F : 27-31 North Street Bedminster Bristol BS3 1EN****Councillor Mark Bradshaw has commented as follows (17.01.2020):**

"The proposed development would mean the loss of one of the oldest surviving buildings left on North St - an important element in the character of the area. A scheme utilising the existing building, with modifications, would have been better received.

The housing market is changing and Bristol has a crisis in terms of available affordable homes. This objection is not to resist any residential development in the area, of which there has been much in recent years. My concern is that the proposals are not good enough and may lead to problems for neighbouring people, services and safety.

Many of the objections relate to the impact on the new homes in Picture House Court. I will not rehearse these but they are reasonable comments which, if left unaddressed, could undermine the quiet enjoyment of local homes, impact on their security and the Passivehaus credentials of that development. Given the scale of this concern, this application should be considered by Committee.

The proposals focus on the creation of 21 bedroom 'apartments' with shared facilities. The built-to-rent market in Bristol has been growing and this type of housing asset meets particular market needs. There are examples where such developments provide decent sized living space at, close to or exceeding BCC adopted space standards. Sadly, this proposal has room sizes below this standard which I view as unacceptable - as should the Council. Furthermore, the shared amenity space is woefully inadequate - 21 'apartments' does not equate to 21 people living in the building - it could be many more. This concern is both a practical one in providing people with a decent liveable private space, but also relates to the mental health and well-being of people living there. The proposed communal roof-top terrace will become a party destination for residents and visitors - adding to noise and disturbance for others and unregulated unlike nearby licensed premises. Additionally, there is no co-working area or similar space (unless I've overlooked this) which would help reduce commuting journeys.

Parking and travel considerations are also important given local pressures. In my opinion, no new Southville RPS permits should be issued to the residents of any approved development. Additionally, there should be a contribution towards local car club provision, EV-charging and also a much needed safer (pedestrian-activated) crossing across North Street given the busy traffic, route to school and complicated junction nearby.

I have read the comments from the Crime Reduction team which must be highlighted as the residents of the development would be pre-dominantly younger people. There are serious concerns regarding the layout of the building and controls on access. As mentioned above, local residents living nearby also have security concerns.

Bristol Waste have asked for changes to the planned servicing for waste and recycling as these are inadequate. There are too many bins on the streets locally, impeding pedestrian access, and an under-sized bin store will exacerbate this - particularly as the pavement is pinched in this part of North Street.

I reiterate my strongly held view that this application should be heard by Committee and not delegated to officers. Such is the level of concern that I would find it difficult to contemplate BCC approving this scheme in its current form."

**Councillor Mark Bradshaw has commented as follows (28.02.2020):**

"I had a meeting with the developer/owner on 14th February to discuss the proposals and the various concerns/objections that had been raised, including my own.

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There have been significant amendments to the proposals in response to the objections and I was pleased to see this. The scheme would provide a new housing tenure type in the area (although I understand a larger scale scheme elsewhere in Bristol, based on a similar operating model was recently consented).

I think what they are proposing in terms of conservation is innovative in working with Avon Archaeologists and would help to identify any hidden features of merit during the 'soft strip'.

Providing an EV car club bay, vehicle and charging point for public use would be a great asset for the local area and help encourage lower car ownership (added to this the non-availability of RPS permits for residents in the scheme).

The position of the terrace has altered; there is a larger communal area and some adjustment to sleeping space accommodation as a result. I have urged the developer to engage with nearby residents about issues raised such as over-shadowing of PVs etc.

Taking all this into account, and the security access and management support provision and the installation of a heat source pump which will help Bristol reduce both carbon emissions and energy bills, I am withdrawing my request that this scheme should be considered by Committee.

Can I also add that I want to see more space for pedestrians to walk without having to pass by in the road. A car club EV, space and charging point available for public use is a gain for the area. But I do not want to see a build out at this narrow point of North St not further cycle racks impeding pedestrian access."

**Councillor Mark Bradshaw has commented (following re-consultation as follows (13.05.2020):**

"The applicant has kept me informed as one of the local Cllrs and I've been updated on how the various concerns raised about the previous details have been addressed; for example on security, refuse and recycling access and the design and layout of the terrace. There has also been some adaptation of the living space to increase the shared amenity area. This is a new type of rented accommodation (of which there are larger scale examples in Bristol and elsewhere) and it clearly meets a demand for flexible living space close to transport links and employment.

I also welcome the commitment to zero carbon energy and the provision of an EV community shared vehicle with an on-street charging facility. These will help residents to reduce emissions in their travel.

I recognise and have been contacted with concerns about amenity and impact raised by neighbouring residents and how the proposals may affect their living conditions. Officers need to fully understand this aspect.

While the building itself appears to have limited historical value (and the applicant proposes a rolling investigation of any features to be protected), the physical scale and fit of the developed building is also of some local concern. I know the applicant has made further proposals to mitigate this.

I do support new, quality accommodation for people in the area as this helps meet housing demand and also underpins the commercial regeneration of Lower North and East Streets. I would hope that if the design, scale and local impact issues can be addressed, that this current empty and derelict building can provide homes in our area.

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My neutral position reflects both the need for new homes, the need to reuse the empty building and the positive sustainability approach, but balanced against the impact on nearby residents and the fit of the revamped building on North St."

**The BS3 Planning Group has commented as follows (27.01.2020):**

"We can confirm that we "own" the comments attributed to us in the application and following consultation with the developer overall BS3 Planning Group consider the benefits of the proposal to outweigh loss of the existing property, with the benefits being:

- A modern energy efficient building
- Actively managed affordable (compared to other market options) co-living space.
- Car free living in a sustainable location
- New commercial space, with an identified occupier, bringing further employment to North Street.
- Generation of further spending in the area.

Additionally, highway changes (if delivered) would narrow North Street to encourage traffic calming and provide further cycle parking provision to support adjacent businesses.

Beyond being old we see no great merit in the extant building, which now stands as a "broken tooth" on North Street. We have stated that our view would change should the site be determined to have any actual heritage value. We concur that the building should not receive any RPZ permits, but the very location and target occupier tend toward those not owning cars. The site is on a major bus route and highly accessible to Bedminster Station on foot and the city centre either on foot or by bicycle.

Whilst it may be preferable to some to bring the existing building back to life the reality is that no developer would do that without seeing a clear route to profit. It would appear that that is unlikely to be achievable and hence bringing more life to North Street (both business and residential) is the preferable option.

We note that many of the objections emanating from Picture House Court were raised about that very development, for example traffic (PHC does provide vehicle parking on site and hence contributes directly to vehicle movements) and parking."

**The BS3 Planning Group has commented as follows (30.04.2020):**

"Whilst previously supporting this application, on reflections we no longer feel that we can fully support it. Our reasons being;

- The size of the rooms proposed and hence overall density of occupation
- The height of the proposed development in relation to those around it"

**The Conservation Advisory Panel has commented as follows (24.02.2020):**

"The application does not contain a sufficient assessment of the heritage value of this site. These are some of the oldest buildings on North Street and within the Conservation Area. The proposed loss of these buildings is extremely regrettable. Not only would the loss of these buildings adversely affect the character and appearance of this part of the Bedminster Conservation Area but demolition is contrary to relevant heritage policies contained within the Local Plan and the NPPF. Should permission be granted then conditions requiring archaeological excavations are required."

**Development Control Committee B – 22 July 2020****Application No. 19/04932/F : 27-31 North Street Bedminster Bristol BS3 1EN****Bristol Civic Society has commented as follows (06/01/20):****"Summary**

1.1 The Society regrets that it cannot support the proposed redevelopment which would demolish a surviving block of unlisted, early-19th century buildings which make a significant contribution to the character of this part of the Bedminster Conservation Area.

1.2 If there is a recommendation that the value of redevelopment outweighs the retention of this the group of buildings, the Society does not support a redevelopment that is not policy compliant. The accommodation would offer poor shared amenities that would not compensate for private space below current space standards. The development would not provide enough space for everyday activities.

**The site**

3 The site is occupied by a cluster of three irregularly fronted pre-Victorian buildings numbered 27, 29 and 31 North Street described as a "Grouped Buildings of Merit" in the North Street Character Area of the Bedminster Conservation Area Character Appraisal (adopted 2013). Together with the listed No 49 North Street, these are the oldest surviving buildings in the character area. 20th and 21st century buildings predominate the inside curve from North Street to Canon Street. Mainly late 19th century buildings survive on the opposite side of the street. The first 'Know your place' entry is Ashmead 1825 indicates a continuous ribbon of development. The 1840 tithe map shows an irregularly fronted development on the site. The first edition ordinance survey shows evidence of the current layout. Archaeology on the adjacent Rex Cinema site suggests the buildings may even be 18th Century. They are plausibly 200 years old. There is an extant planning permission - 19/02259/F - for #27 North Street, the largest of these three buildings, for change of use of part of the office building to one two storey residential unit.

**Demolition**

4 The Society requests the case officer to obtain Conservation Team advice about the proposed demolition of these buildings that form a group of merit. If, without prejudice to the Society principal objection, there is a demolition recommendation, we make these comments about the proposed replacement building.

**Uses**

5 The proposed uses appear to be policy compliant.

**Mass, height, design and materials**

6 A key view is defined for North Street Character Area #8 As "Views east along North Street to the Salvation Army/ Bristol South Baths and chimney " The Society suggests that the view down North Street should be investigated. A building of similar height to the four-floors of the new development to the east would be appropriate. The Society suggests that to conform with the character of the area, a new building should not exceed that of the new terrace to the east. If the Council supports a fifth floor it should have coherent form. A Mansard or pitch roof could provide a satisfactory result. The Society broadly supports the lower part of the design of the street facing elevations and, subject to sample, brick and seamed brass at the upper level and powdered metal coated window frames would be suitable materials.

The critical planning question - does the scheme offer its residents adequate space?

7.1 Policy BCS18 of the Core Strategy requires developments to contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. Residential developments are required to provide enough space for everyday activities to be flexible and adaptable to meet the Government's Technical Housing Standards - the nationally described space standard (2015). Other cooperative living schemes that the Society has seen occupy larger buildings. In this modest sized building, it will be difficult to provide adequate shared living space to mitigate the sub-space standard private living areas.

7.2 The Design Statement acknowledges that the residential unit areas would not comply with the

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Council's adopted space standards. The units offer between 23 - 24 square metres of private space. The Council's minimum standard for a one bed-space is 30 - 35 square metres. The Society understands that the Council does not support one bedroom, one person dwellings, as they are not offer sufficiently flexible and adaptable.

7.3 To mitigate the lack of space for everyday activities the scheme offers a communal laundry and shared space in a 37 square metre kitchen/dining room on the fifth floor. This space would be shared between the residents of 21 flats whose population would certainly exceed 21 persons. The drawing of the shared accommodation shows a dining table with 8 places, one armchair and one two-seat sofa. First floor residents must walk up four floors to reach the communal space. Cluster student accommodation usually offers better facilities. In student accommodation the kitchen-diner is the same floor as the associated bed-spaces and is shared between fewer residents. Any resident who finds the top floor shared space uninviting will have only sub-standard private space. The inclusion of built in storage is token. As a minimum, the one bedroom, two-person standard of 50sqm should be met. The Society doubts that the 'green' external roof space would be usable and would not mitigate the shortcomings of the proposal

**Conclusion**

8. The proposal fails to justify the loss of an attractive group of buildings that form part of the character of this part of the Bedminster Conservation Area. The accommodation offered fails to satisfy the Council's policy standards."

**The City Council Urban Design Officer has commented as follows (30/01/20):****Summary:**

CDG objects to the principle of demolishing the existing buildings of Merit within the Conservation Area without clear and convincing justification.

The massing and height of the proposed buildings is considered too great within the context of the prevailing height of 2-3 storeys.

The scheme proposes 21 [subsequently reduced to 20] co-living units, these are up to around 50% smaller than these national standards. The community facilities are not of sufficient quality and quantity to compensate for such undersized units.

**Context**

The buildings at 27-31 North Street are identified as being buildings of merit contributing to character and appearance of the Conservation Area. The site includes buildings of a varied scale and roof form which is a key characteristic of the streetscape. The loss of the existing built fabric would erode the special interest of the area and undermine the character of the Conservation Area.

The principle of this project to deliver a mixed used development optimizing density in this area of Bristol is accepted. This can be achieved with the retention of the existing buildings, which will need to be explored as it is felt:

- a) The buildings have intrinsic historic value and are part of the positive architectural attributes of North Street. Some of recent developments in the immediate area have impacted the setting of the Conservation Area. To avoid further undermining of Conservation Area these buildings should be retained.
- b) The council promotes adaptive reuse of buildings. Sustaining the embodied energy inherent in our building stock can help to reduce the city's carbon footprint.
- c) The existing architecture offers the opportunity to bring the building up to the aimed contemporary standards of a new proposal.

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This approach would ensure compliance with Policy DM26, which states; 'Development should retain existing buildings and structures that contribute positively to the local character and distinctiveness'.

The Heritage statement has failed to understand the contribution these character buildings no 27-31 North Street make to the character and appearance of the Conservation Area. These are buildings of Merit due to their historic interest. It is contrary to policy to remove these buildings. Therefore, the loss of these buildings causes harm to the heritage asset of the Bedminster Conservation Area. Any harm to the heritage asset needs clear and convincing justification and this has not been provided. It is therefore recommended that the existing buildings be retained.

**Scale Massing and Height**

This area is characterized by fine grained development of varying heights in proximity of the site. The proposed development appears coarser in grain and massing than the design solution needed on site.

The prevailing height of the immediate context is 2-3 storey (ground floor retail with residential/office above) with the exception of the adjacent building which is 4 storeys.

The height of the proposed scheme is four storeys with a fifth floor set back. This challenges the existing context and is considered too great within the context of the prevailing height of 2-3 storeys.

The proposed 5 storey building along North Street represents an overbearing massing in relation to the street character and fails to respond to the subservience of the building massing required within the backland area of the site.

The justification for the scale, height and massing given within the Design and Access statement is that the massing of the building is derived from the density required to make a co-living scheme viable. To comply with DM27, the scale, height and massing of a proposed building should be appropriate to the local context and its prevailing character. DM27 which states the following;

'The height, scale and massing of development should be appropriate to the immediate context.' The proposed building footprint is built along the existing building line which sits forward of the adjacent building. Should a replacement building be accepted, the building should seek to increase the footway width and create a uniform building line with the neighbouring building.

**Communal/amenity space and landscaping**

The amenity space for the residents is limited to two small narrow roof terrace areas and area largely taken up as an outdoor dining space. One length of roof terrace will be compromised by the noise generated by the Air Source Heat Pump unit.

These roof terraces areas are;

- o not of sufficient quality to be considered usable amenity space for residents and
- o provide no meaningful opportunities for landscaping that contributes to the street scene.

In accordance with the Urban Living SPD a minimum of 5sqm of private outdoor space should be provided for a 1-2 person dwelling. This has not been achieved within this scheme.

**Liveability considerations**

The proposed Co-living scheme delivers a scheme of 21 units between 21sqm and 31 sqm. As a co-living scheme it is classed as Sui Generis in planning terms, they are not required to conform to nationally prescribed space standards attributed to mainstream housing. The units proposed are up to around 50% smaller than these standards.

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Additional to the sub-standard units, the proposed development fails to meet other liveability aspirations set out Urban Living SPD for the following reasons;

- o The development comprises of predominantly single aspect units, some of which are north facing
- o The lack of any amenity/private open space;
- o Internal stairway with no natural light.

The scheme proposes 21 sub housing standard units described as a 'co-living' type residential offer. The Co-living concept is generally a temporary tenure up to 12 months, with a focus on generous areas of shared facilities such as high quality designed shared spaces including lounge, dining and BBQ areas with events spaces, superfast internet and concierge. The provision of a single communal kitchen/ dining area on the fourth floor does not warrant this scheme being considered as sufficient quality or quantity of shared facilities to be considered to adhere to the co-living offer.

#### Design of New buildings

While the principle of demolishing the building of Merit is not accepted comments on the design of the proposed buildings are as follows.

The fenestration of the 1st, 2nd and 3rd floors of the main building facade is a modern interpretation of the historic buildings with regularly spaced windows with deep reveals, this approach is sympathetic to the local context. The ground floor could be improved to better reflect the rhythm of the upper floors and a continuously active frontage along North Street.

The playful roofscape with varied roof forms delivers incoherence along the frontage and should be revised. The recessed element which incorporates the Co-living entrance isn't sufficiently legible as the main entrance for the 21 units and should be upgraded.

#### Public Art

The public art is tokenistic. It is recommended that the applicant negotiate a public art strategy with the Public Art officer.

#### Conclusions

The current proposal gives rise to a number of significant concerns and does not address a number of policy considerations. The key issue is the significant impact on the Conservation Area due to the removal of the buildings of merit. Other issues relate to the building scale, massing and grain of development; single aspects units; sub-par liveability and amenity arrangements.

#### **The City Council Highways Officer has commented as follows (24/01/20):**

The site is situated in a sustainable location with access to approximately nine frequent bus services. North Street is also a popular busier cycle route that offers access to segregated cycle infrastructure towards the City Centre. Local amenities are situated in a walkable distance however the site is situated within, but on the edge of the Southville Residents Parking scheme.

#### Cycle Parking

TDM raise concerns with the provision of semi vertical cycle parking. This is not considered to be a suitable form of cycle parking and as such TDM recommend this is amended and replaced with Sheffield Stands. This may result in a reduction in cycle parking.

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No vehicular parking has been proposed as part of the development. Given the type of residential dwellings that are proposed these have less of a parking requirement when compared to conventional dwellings. Residents will also not be eligible for residents parking permits and the relevant advice will be applied. The lack of car parking has been mitigated, in part, by the inclusion of cycle parking at a ratio above 1:1.

**Waste & Servicing**

Refuse and recycling collection will take place from North Street and the bin stores are proposed towards the frontage of the building to accommodate this. TDM are content this will provide a suitable location for access by refuse collectors however confirmation from Bristol Waste is required.

Servicing provision for the ground floor office and for residential deliveries is unclear and further information is required given on street parking is situated at the frontage.

**S278 Highway**

The proposed plans indicated a lighting column to be relocated. This will be included within the s278 highway works agreement. Subsequently a lighting design will be required and approved at this stage which may involve the upgrade of lighting columns and lighting heads.

A dashed line has been shown on the ground floor plan. It is unclear if this is the line of existing pavement or if this will be altered. In any case TDM would not accept the alteration of the existing kerbline alignment. Furthermore the proposed footway does not measure 2m in width and amended plans are required to demonstrate this. A plan is therefore required demonstrating the area of footway to be resurfaced, land to be dedicated as highway and a continuous footway of minimum 2m width.

**Travel Planning**

The measures outlined within the travel plan statement are deemed to be acceptable. Evidence the measures have been delivered within 3 months of occupation is required and a condition will be applied to secure this.

**Construction Management**

Due to the impact this proposal would have on the highway network during the demolition/construction period the applicant should be required to produce and submit a construction management plan or construction method statement in writing for approval to the Local Planning Authority before work commences.

**Recommendation**

Before TDM are able to recommend approval of the application the following information is required:

A plan demonstrating the area of footway to be resurfaced and land to be dedicated as highway

The amendment of the proposed cycle parking is required to include Sheffield Stands.

Servicing provision for the ground floor office and for residential deliveries is unclear and further information is required.

**The City Council Highways Officer has commented as follows (11/05/20):**

No s278 Highway works plan has been submitted. Given the development requires the movement of highway infrastructure this is critical. Again the requirement for a 2m footway is reiterated in line with Manual for Streets and the need to maximise walking as a form of transport.

In regards to the car club space I have contacted the car club co-ordinator and our highways engineers team to determine whether this is required and feasible.

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No response to the issue regarding the semi vertical cycle parking has been forthcoming. I note there are spatial constraints however the semi vertical spaces should be removed and replaced with more accessible spaces.

**Bristol Waste has commented as follows (30/12/19):**

The accompanying plans show only six containers for refuse and recycling however from the table above seven are needed. Bristol Waste considers the refuse store to be too small to accommodate up to 3 large 4-wheeled 'Eurobins' and x 4 wheeled bins. [Scheme subsequently amended to accommodate 7 bins within the store].

The service door to the store opens directly into the main resident's foyer access area. Although this is off the main pavement it does mean this area is very congested and may present problems for collection crews interacting and conflicting with residents entering and leaving the building. As with the recent development of the adjacent Picture House Court where the refuse store opens out onto North Street we request a dropped kerb is installed directly outside the collection point and double yellow lines or hatching are installed to prevent vehicles blocking access and for provide a clear route from the store to the collection vehicle which will have to park in the roadway while the bins are being emptied.

**The City Council Pollution Control Officer has commented as follows (14/01/20):**

Usually for such applications I would want to see information as to how the property will be managed in order to control any noise or antisocial behaviour from residents particularly as the property includes external outdoor amenity areas which can be a source of noise nuisance if inconsiderately used. Without such information it is difficult to make a fully reasoned judgement on this application. I would have to object to this application [on this basis].

The application also proposes the use of air source heat pumps but no specific details have been given. If my concerns above can be resolved I would be happy for further information regarding heat pumps to be provided by condition.

Finally I have some concerns regarding the potential for noise nuisance from the proposed ground floor commercial use, particularly if this is to be A1 use. Again I feel that my concerns can be suitably dealt with by condition.

Therefore if suitable information can be provided in the application with regards to the management of the premises I would ask for the following conditions should the application be approved: Plant noise level restriction; time restrictions for collections and deliveries; opening hours of the ground floor commercial unit.

**The City Council Flood Risk Officer has commented as follows (06/01/20):**

We object to this application as not enough information has been provided to fully assess this application. The applicant has not provided a full sustainable drainage strategy as outlined in our West of England Sustainable Drainage Developers Guide, this is a requirement for all major applications.

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**The City Council Sustainability Officer has commented as follows (02/07/20):**

Building height and shading of neighbouring building

The Design and Access Statement (Oct 2019) (Over-shading pages 11-13) shows shading of the roof of the neighbouring building, on which solar collectors are installed, in the afternoon on the winter solstice.

My recommendation is that height of this scheme is reduced such that the adjacent roof (and solar panels) is not shaded at any time of year. If this cannot be achieved the reduction in solar gain on the adjacent building should be modelled prior to determining appropriate mitigation measures.

Fabric and ventilation

The improvement in fabric efficiency and air-permeability is noted and supported.

Please clarify whether the whole scheme will be served by MVHR and provide further details, including access to air filters and how frequently these need to be cleaned/changed by householders and occupants.

Space heating

Further information is required on the type of ASHPs to be used for space heating and the method of heat distribution which is taken to be warm air via the ventilation system but which should be clarified.

Details of the system for detecting and monitoring refrigerant leakage from the heat pumps should be included in the Energy Statement.

The applicant is strongly encouraged to specify heat pumps with refrigerants with lowest available global warming potential (GWP) and which comply with forthcoming change in EU legislation on refrigerant use and GWP.

Domestic hot water

Point of use water heaters would be acceptable in the non-residential elements of the scheme for the businesses uses specified in the application (given the minimal demand for hot water) but may not be acceptable for other business uses such as A3, A4, and A5 (were the uses to change).

Point of use heaters are excluded from the heat hierarchy in policy BCS14 and would not be policy-compliant/acceptable in the residential parts of the scheme (due to the higher domestic hot water consumption).

The energy strategy should be revised to provide a domestic hot water system (e.g. air source heat pumps) which meets the heat hierarchy in BCS14.

Roof-mounted PV

The use of a roof-mounted PV system to reduce residual emissions is compliant with BCS14. However, the proposed tilt angle (inclination) of 3 degrees (from horizontal) is too shallow for the panels to self-cleaning. To maintain the energy yield modelled in the Energy Statement the panels will need regular and frequent cleaning throughout their operational life, which I do not regard as practical or realistic. The mounting should be redesigned to increase the tilt angle to at least 20 degrees from horizontal (though 30 degrees would be preferable from the perspective of solar yield).

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Overheating

The reduction in glazing g-value is noted. However, given projected changes in average and peak summer temperatures over the life-time of the scheme - taken to be 60 years - and the proposed improvements in fabric efficiency and air permeability, I would like to request assurance that the development will not be liable to overheating. This should be demonstrated with dynamic thermal modelling of the scheme under current and future weather files (i.e. to 2080) with the risk assessment made using a recognised methodology such as CIBSE TM52/59. Any 'fails' should be addressed through amendments to the design.

Parking and car club - electric vehicle

The proposal to provide a Co-Cars Renault Zoe is noted and supported.

Please clarify whether the EconetiQ charge point can charge vehicles connected to the DC and 22kW-AC outlets simultaneously.

To ensure the Co-Car vehicle has sufficient charge to be usable when booked by members, the state of charge of the car should be accessible remotely without having to visit the vehicle. How this will be done should be clarified in the Energy Statement.

Whether other parking will be provided should be confirmed in the Energy Statement.

**The City Council Air Quality Officer has commented as follows (29/12/19):**

This development is unlikely to result in substantial air quality impacts. New exposure will not be introduced as nearby existing monitors show that the concentration of NO<sub>2</sub> is well below the objective. No car parking is proposed and the development is in an accessible location, so traffic generated should not be significant.

**The City Council Contaminated Land Officer has commented as follows (22/01/20):**

The applicants were advised at pre-application that a Phase 1 Desk Study should be submitted with the application if at all possible, this has not been produced and it is proposed intrusive investigation takes place post demolition.

We do recommend the applicants start with a desk study, utilising information from previous investigations in the local area.

Standard conditions B11, B12, B13 and C1 should be applied to any planning consent, these can be worded to facilitate post demolition investigation upon request.

**The Police Crime Reduction Officer has commented as follows (07/01/20):**

I have viewed the planning application and have the following comments.

Where a Design and Access Statement (DAS) 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. The DAS provided with this application does make reference to cycle security, but fails to mention how the building as a whole will be treated

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- o There is a lack of defensible space around the building, this could be problematic especially on the west elevation where there is also a lack of natural surveillance. We would recommend that ground floor, or easily reached glazing, is toughened/laminate to BSEN356:2000 PIA. In addition a finish is applied to brick/block work that would allow for the easy removal of graffiti.
- o There should be audio and visual access control into the building. The Bristol City Council document Urban Living SPD (adopted November 2018) provides the following information, where access cores serve 4 or more dwellings, an access control system with entry phones linked to a main front door with electronic lock release should be provided in all dwellings.
- o Communal post boxes should meet the requirements of TS 009.
- o The door into the cycle store should have a localised alarm sounder incorporated into the access control system to activate if forced or left insecure.
- o There appears to be free movement through the building, we would strongly recommend the use of compartmentalisation to prevent the unlawful free movement throughout the building by using an access control system.

**The City Council Archaeological Officer has commented as follows (06/01/20):**

There is no assessment of the potential archaeological impact posed by this development.

Given that this proposed development site lies within the vicinity of known medieval and earlier occupation in Bedminster, an understanding of the potential for surviving archaeology should be provided in accordance with policies BCS22, DM31 and SPD7.

The heritage statement should be amended to set out the likely development impact to the significance of any archaeology, how this impact has been kept to a minimum and suggested mitigation for any impact.

**The City Council Archaeological Officer has commented as follows (28/05/20):**

I have considered the report and find it acceptable. It does not present any additional justification for the demolition of the buildings or the impact on the character and appearance of the conservation area.

As character buildings within the conservation area, the existing buildings through virtue of their scale and form define part of the special interest of this part of the conservation area. Completely removing them and replacing them with buildings of greater scale and mass and without reference to the historic development of the area causes harm to the significance of the asset (ie the Bedminster Conservation Area). I accept that this harm is less than substantial, but it is significant harm.

Any proposal should seek to preserve or enhance the character and appearance of the conservation area. I have seen no clear and convincing justification for the level of harm proposed and it has not been demonstrated that the applicant has sought to minimise this harm. These requirements are set out in the NPPF that, along with the recently published National Design Guide promotes a meaningful design process that embeds a thorough understanding and appreciation of heritage, local character and distinctiveness.

However, if in your view there are adequate public benefits to outweigh this level of harm, appropriate mitigation through a programme of archaeological works will be required. These works, secured by conditions should include; building recording, archaeological fieldwork to include some level of excavation and monitoring of development ground works.

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The archaeological report does indicate that the existing buildings do have a level of heritage significance that has not been factored into the applicant's assessment of heritage impacts. Also given that we are in a climate emergency, adaptive reuse should always be the starting point of a project like this.

**RELEVANT POLICIES**

Planning Obligations - Supplementary Planning Document - Adopted 27 Sept 2012  
 Urban Living SPD - November 2018  
 Bedminster Conservation Area Character Appraisal  
 Planning (Listed Buildings & Conservation Areas) Act 1990  
 National Planning Policy Framework – February 2019  
 Bristol Local Plan comprising Core Strategy (Adopted June 2011)  
 Site Allocation and Development Management Policies (Adopted July 2014)

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

**KEY ISSUES****(A) NATURE OF PROPOSED USES**

Core Strategy policy BCS1 outlines the priority for south Bristol to deliver development including the provision of around 8,000 new homes of a mix of type, size and tenure and around 60,000sqm of net additional office floor space focused on centres and major regeneration areas.

Policy BCS5 aims to deliver new homes within the built up area to contribute towards accommodating a growing number of people and households in the city. The policy states that the development of new homes will primarily be on previously developed sites across the city. Policy BCS20 seeks the efficient use of land, particularly in and around the city centre, in or close to other centres and along or close to main public transport routes.

Policy BCS7 expresses that retail development, offices, leisure and entertainment uses, arts, culture and tourism uses will be primarily located within or, where appropriate, adjoining the centres in the identified network and hierarchy serving Bristol. The policy also accepts higher density forms of residential development at identified centres, subject to the centre being suitable and that there is a high level of accessibility by public transport, cycling and walking. The vitality, viability and diversity of centres must also be safeguarded by development through the provision of appropriate uses. Active ground floor uses are expected throughout centres. Policy DM7 shares the same sentiment with regard to town centre uses.

Policy DM2 relates to shared and specialist housing and expresses that such proposals will not be supported where residential amenity or local character would be harmed through a number of factors, or where developments would reduce the choice of homes in the area by changing the housing mix. The policy also expresses that where development is permitted it must provide a good standard of accommodation by meeting relevant requirements and standards set out in other development plan policies.

**Ground Floor Commercial Use**

The application site is positioned within a secondary shopping frontage within the Bedminster Town Centre. The proposals detail the provision of an office unit at ground floor level. As can be seen from the planning history above, the existing property has been operated as offices under A2 use,

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which is appropriate within a designated centre given the active nature of the uses through the provision of a publicly accessible offer as part of a wider shopping centre offer. The continued provision of an A2 unit is supported.

The floorspace of the A2 unit has been reduced significantly under the proposed scheme, which gives rise to some concern, however it is considered on balance that the proposed A2 unit would be of adequate dimensions to reasonably support a future A2 use, or another appropriate use compatible with the function of the designated centre. As such is considered that the proposal would not undermine the vitality and viability of the centre.

### Residential Use

The form of residential accommodation proposed in this instance is co-living, which is a relatively new concept, particularly in the UK. The concept is to provide small units of personal accommodation with built-in furniture, along with a generous communal space that can include kitchen and living room facilities; cinema; games rooms; gymnasium; bar/café, etc. along with servicing facilities such as laundries. The units are generally serviced in terms of cleaning, and there are organised events and social occasions for residents to partake in.

The location of the site within an identified centre, and with good access via sustainable transport means, is such that the provision of higher density residential development could be accepted in principle as part of mixed use development. This is however subject to meeting the requirements of interrelated policy, including in terms of design, amenity, sustainability and flood risk. There are a number of issues which do give rise to some concern, and will be discussed further elsewhere within this report. Considerations as to whether the proposed co-living accommodation is acceptable in principle hinges around residential amenity issues, and as such this will be discussed in more detail in the key issue to follow.

### (B) AMENITY

Policy BCS18 requires residential development to provide sufficient space for everyday activities and enable flexibility and adaptability by meeting appropriate space standards. Policy BCS21 expects development to create a high quality environment for future occupiers while safeguarding existing surrounding development. Policy DM29 expects new buildings to safeguard the amenity of the host premises and neighbouring occupiers. The Urban Living SPD sets out requirements for achieving good quality residential developments at higher densities.

Policy BCS23 expresses that in locating and designing new development, account should be taken of the impact of existing sources of noise or other pollution on the new development. Policy DM35 expects noise sensitive development in locations likely to be affected by existing sources of noise to provide an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers.

Policy DM2 relates to shared and specialist housing and expresses that such proposals will not be supported where residential amenity would be harmed through a number of factors, including noise and disturbance, and inadequate servicing facilities. The policy also expresses that where development is permitted it must provide a good standard of accommodation by meeting relevant requirements and standards set out in other development plan policies.

### Future Occupiers

There is no current local plan policy in Bristol that relates specifically to co-living accommodation, however there are established policies, including in relation to housing standards and residential amenity, which are directly relevant. From wider reading around the subject it is understood that

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co-living is designed to offer relatively short term accommodation targeted generally at a young-adult demographic. As has been briefly mentioned previously, within co-living developments small individual units are supplemented by communal spaces that can include kitchen and lounge areas, as well as leisure and servicing facilities.

In terms of the residential accommodation proposed, 20 co-living units are proposed, with floor areas ranging between 20.84 square metres and 32.07 square metres. The average individual room size is 25.19 square metres. Small private balconies are proposed for 3 of the co-living units. The individual private rooms are supplemented by communal living space comprising a kitchen/living/dining room on the top floor, measuring just under 50 square metres in total, which averages at 2.5 square meters of internal communal living space per co-living room. An external shared terrace is also proposed, which measures approximately 51.5 square metres (including planters) in total, although in reality represents approximately 35 square metres useable space (or 1.75 square metres per room on average). At ground floor level a laundry is located, along with communal racked cycle storage. The refuse/recycling store is also located at ground floor level.

The individual rooms fall well below national space standards requirements (37 square metres for a 1 person flat, and 50 square metres for a two person one-bedroom flat), and even when factoring in the proportion of communal space, the units still fall short of national space standards. From research of other schemes across the UK, the type of accommodation proposed is however generally accepted as being sui-generis use (i.e does not sit comfortably within another defined use class), and therefore given that the space standards only apply to C3 the residential use class, they cannot be applied in this instance. What remains relevant however, is whether an acceptable quality of accommodation is provided and whether it adequately safeguards the amenity of future occupiers and surrounding occupiers (policies BCS18, BCS21 and DM29).

The majority of units (12) are single aspect, with 8 having dual aspect. The emphasis on single aspect accommodation and small individual room sizes does give rise to concern in terms of occupier amenity and wellbeing. Within the co-living concept good quality communal facilities are required to compensate for the limited space available within individual private rooms. Due to concerns raised in relation to the quality of accommodation proposed, the communal living space on the top floor has been enlarged and reconfigured during the course of the planning application with one private room removed from the scheme to facilitate this. The space would provide a combined internal kitchen, living and dining area, which would be triple aspect, and would adjoin external terrace areas fronting North Street. Following the revisions to the scheme this is considered to represent a good quality communal space. While the communal space available per resident would be limited, it is considered unlikely that all residents would be using the communal space at the same time (although this could well occur), and as such the space on offer is likely to be greater than 2.5 square metres (per room) at a time. This would however be the only communal cooking, eating and socialising space available within the development, and as such choice is not available for residents in terms of where to be and with whom, which may be considered a shortfall of the co-living concept at the scale proposed.

During the course of the application the case officer has given consideration to whether there may be a critical number of units needed before a co-living scheme can become feasible in terms of the number of residents needed to make the provision of facilities possible, and at the same time the ability to provide adequate communal spaces and ancillary uses to justify the below-space-standards individual accommodation offered. Indeed, investigating emerging policy elsewhere within the country, it appears that the need for a critical mass has been identified in formulating the London Plan (Intend to Publish Version) 2019, which details a need for co-living schemes to comprise a minimum of 50 units.

In response to this the developer's team has expressed that the small scale (in terms of co-living) scheme put forward would represent the scale of a friendship group, fostering relationships between residents as a result, whereas a larger scale scheme can result in anonymity and isolation

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of residents within a development. This point is taken, and it is agreed that a small group of residents is likely to result in stronger community relationships between residents, although this is not a given. On the flip side however, the smaller scale limits the available space and potential range of communal facilities that the development can offer to supplement the small individual rooms.

The developers' team has put forward a number of other co-living examples from elsewhere in the UK, including small scale schemes, setting out that the space proposed within the North Street development exceeds that approved on schemes elsewhere. Indeed, in many cases the individual private room sizes are smaller than those proposed, however that does not necessarily demonstrate that an adequately good quality of accommodation is proposed, especially in the context of a policy vacuum where there are no current adopted standards (local or national) to set out acceptable minimum requirements.

In terms of comparisons to other similar schemes, so far in Bristol there has been one co-living development approved, located in Old Market and containing 107 co-living units in clusters of 7-10 units. This was one element of a larger scale development, with the layout resembling that of student accommodation, and indeed the other accommodation blocks within the development provided student accommodation. Whilst perhaps not an exemplary co-living scheme, identifiable differences when compared with the proposal for 27-31 North St, are: significantly more accommodation units; a greater amount of communal accommodation with shared kitchen/dining/living room facilities for every cluster 7-10 flats, and; a choice of communal spaces for residents to use. Whilst useful for the sake of comparison, it is however considered that successful co-living schemes should go further than this and also provide a variety of facilities and activities for residents.

As previously mentioned, the proposed scheme would provide private rooms averaging 25.17 square metres, supplemented by an average 2.5 square metres of communal space. The Old Market Scheme provided private rooms averaging 20.42 square metres (which is comparable to various other UK examples), supplemented by an average of 4.1 square metres of communal space. As such, the North Street proposal would provide on average more space per unit, although with less generous communal space.

In terms of occupancy, issues of occupancy levels and tenancy durations were raised by the case officer during the course of the application in order to glean clear understanding of whether rooms are proposed purely as single occupancy, and what the minimum and maximum tenancy durations would be. In response the developers team provided a statement in relation to this, however it does not provide any commitments in relation to either of these issues. Whilst it is envisaged that rooms would be generally single occupancy, the developers team also expressed that "rooms would also be available to couples where requested on a limited basis", with no specific limitations put forward. In relation to tenancy durations it has been expressed that "Lease terms would be on an assured shorthold tenancy (AST) basis of a minimum of 6 months with no limit on the maximum duration. However, in the interest of flexibility for residents, shorter leases would be available on circumstantial bases." On this basis there are no guarantees for occupancy numbers or tenancy durations. At present there is no guidance available as to what is acceptable in this regard, however if planning permission is to be granted, a premises management plan would need to be conditioned, which could include limitations in relation to occupancy levels and tenancy terms to ensure that they are kept within appropriate parameters.

In terms of the facilities, services and activities available to future residents, beyond the private and communal spaces shown, no firm details have been provided in relation to this, yet in theory the co-living concept involves activities and events as part of the living experience. The developers' team has expressed "Bedrock Co-Living values itself on connecting people to the community that they're living in. As well as organising social events and activities in the building (e.g. pasta making evenings, quizzes, yoga), it deliberately strives to support local businesses by forming partnerships

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that encourage residents to use them (e.g. local gyms, and fitness/cycle/running clubs). The Community of Life Survey (2017-18) reported that 45% of young people do not feel connected to their neighbourhood. Connecting people and giving back to the community is therefore one of Bedrock's missions. For example, the North Street site has four locally run gyms within 200m of the site. Though the exact nature of partnerships with the chosen gym is yet to be determined, this will include subsidised memberships or special deals for residents. The aspiration is to achieve the same with other local services such as laundry, cleaning, cycle repair/hire and groceries." As such it appears that there are aspirations for enhancements to the living experience in this regard, however no assurances are explicitly made within the application.

Overall the proposal is considered to represent cramped residential accommodation, which cannot be considered flexible or adaptable, and there are concerns regarding negative effects upon the amenity of future occupiers as a result. Even the largest units fall well short of the national space standards requirements for a one person one-bedroom residential unit, and it should be noted that one-person units in Bristol are generally resisted as they do not provide adequate flexibility or adaptability to occupiers. In addition to the limited size of individual units, it is noted that the majority are single aspect, and a number of these single-aspect units are north-facing. This gives rise to further amenity concerns in terms of daylighting and ventilation. Further, the communal space on offer to supplement the small individual room sizes is also limited in terms of quantity and functionality.

There is evidence to suggest that the development proposed offers a better standard of accommodation in some respects to other examples of similar developments in the UK, however the lack of national or local planning policy or guidance in relation to co-living accommodation is such that at present appropriate parameters for the concept is relatively untested and not yet defined.

The recommendation that the principle of the co-living scheme put forward is supported is very much reached as an on-balance position. This position is reached in no small part due to the recent approval by members at planning committee of the co-living scheme on Unity St, Old Market, and therefore that co-living is supported in principle by Bristol as Local Planning Authority. This is not to say that the quality of accommodation is considered 'good' however, but on the basis that this new accommodation is supported (if indeed it is) as a diversification of Bristol's housing offer. Under current local planning policies however, it is considered that refusal could also reasonably be justified on residential amenity grounds if members see fit.

### Neighbouring Occupiers

Overlooking of the adjacent development at Picture House Court was raised as a concern within objection comments received. The proposed development includes 12 rear-facing windows, with 3 each at first, second, third and fourth floor levels. A small private terrace is also proposed at fourth floor level. The aforementioned windows would face the northern end elevation of number 17 Picture House Court. This end elevation is blank with the exception of three windows to its western end, each being a secondary window serving a half landing to a stairwell. The nearest windows at the proposed development would be set approximately 7 metres from the neighbouring staircase windows, and as such overlooking (inward and outward) would be afforded at relatively close proximity. Given however that the neighbouring windows do not serve habitable living space, and that they are not the only windows serving the staircase (main staircase windows are west-facing) it is considered that this close interrelationship could be accepted on balance.

Other window inter-relationships are better spaced, and set at an angle, with the nearest windows 23 Picture House Court being in excess of 18 metres away for example. Overall the relationships are considered in line with what would be expected within an urban setting. The rear roof terrace proposed at fourth floor level would enable views over surrounding properties, however the

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relationships are not considered unacceptable in the urban setting.

Relationships of proposed front and side-facing windows and external terraces with surrounding buildings accord with established local characteristics, such that overlooking is not a concern. The proposed front elevation would be set approximately 13 metres from the building opposite on North Street, which is characteristic for the area.

When considering overshadowing, only limited information has been provided in terms of a shadow study, which is set out within the Design and Access statement provided. The scale of the building proposed is such that there would be some additional overshadowing at surrounding properties, with nearby properties on the Northern side of North Street likely to be most affected in this regard due to their position to the north of the development proposal. There are also concerns of overshadowing of neighbouring roof mounted solar collectors at Picture House Court, which was designed to Passivhaus principles, which will be discussed further within the sustainability key issue below.

Noise has been raised as a concern within objection comments, in terms of the use of the roof terraces as part of the proposed development, as well as in relation to proposed plant/equipment and noise associated with the construction phase. Conditions can be imposed to restrict plant noise levels and also set out acceptable parameters for construction works. In relation to the use of the external roof terrace, the City Council Pollution Control Officer also raised concern of the potential for noise in the absence of property management plan. It is considered that if planning permission is granted, the provision of a management plan could be conditioned, which would include detailed measures to be taken to safeguard surrounding occupiers from noise associated with the occupation of the development.

In relation to odour, concern has been raised with regard to the location of the communal bin store directly adjacent to the residential entrances to the proposed development as well as that of the existing neighbouring residential development. There is potential for nuisance from odour within this recessed area, which will need to be addressed through the provision of an appropriate ventilation system to mitigate against nuisance from odour. This could reasonably be secured by condition as necessary.

### (C) DESIGN AND CONSERVATION

Policies BSC22 and DM31 relate to heritage assets (including Listed Buildings and Conservation Areas) and seek to preserve or enhance heritage assets. The NPPF defines 'conservation' as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance'. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 express the need for special regard to be given to preserving or enhancing the character and appearance of Conservation Areas

Local plan policies BCS21, DM26, DM27, DM28 and DM29 set out the design requirements that new buildings should achieve. Policy DM26 requires development to contribute towards local character and distinctiveness, in relation to various factors including pattern and grain of development, scale, character, function and architectural styles. The policy expresses that development should retain buildings and structures that contribute positively to local character and distinctiveness.

The application site is located within the Bedminster Conservation Area, within the identified Character Area 8 'North Street'. The existing buildings on the application site are identified as grouped buildings of merit of pre-Victorian origin, and are considered to positively contribute to the character and appearance of the Conservation Area. In accordance with current local and national planning policy, it is considered that the starting point for any redevelopment of the site be based on

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the assumption that the existing buildings on site should be retained, with any development adapting the buildings in order to maintain the positive contribution that they give to the character and appearance of this part of the Bedminster Conservation Area. This view is shared by officers within the City Design Team who object to the demolition of the existing buildings on site.

The City Design Officer has expressed that the submitted Heritage statement has failed to understand the contribution existing buildings make to the character and appearance of the Conservation Area. These are buildings of Merit due to their historic interest, and it is contrary to policy to remove these buildings without clear and convincing justification. Clear and convincing justification and this has not been provided.

The proposal however seeks to demolish all existing buildings on site and replace with a new five-storey building, with the developers' team expressing that redevelopment of the existing buildings on site is not a viable option.

Without prejudice to the concerns raised regarding demolition of the existing buildings on site, any new development on the site should respond to the existing context. In terms of scale and massing the established context is for development of between two and three stories, with a prevailing building height of two storeys and occasional three-storey accentuations. In the immediate context there is only one exception to this, which is the recent development on the neighbouring site to the north, which is four-storeys in height, the top floor of which is set back and within a pitched roof form to the front. The proposed five-storey building does not accord with the established character of 2-3 storey development (and exceeds the one identifiable local anomaly to this prevailing character) which is considered unacceptable. The submitted supporting documentation seeks to justify the increased scale/height in comparison to the immediate context by referencing development elsewhere along North Street and elsewhere nearby within the vicinity, however the development site will not be read visually against the examples given, especially not at the pedestrian scale. The proposal also seeks to justify the scale of building proposed through referencing nearby buildings set on higher land as a comparison, which again is considered irrelevant as skylines are expected to vary with changes in topography, not to have a level roofscape set at a fixed level above ordinance datum irrespective of local topography. It has also been attempted to justify the proposed five-storey scale by expressing that the building is set on a corner plot and would punctuate the junction, however the site is not a true corner plot, being located beside a private shared drive at a break in built form along North Street, rather than being in a position where a landmark or focal building would be expected. Indeed, City Council Urban Design Officers object to the scale of the proposed building (putting aside objections to the demolition of the historic buildings on site) and even when taking account of established local variations in building height, the proposal would be out of character in this regard.

It is acknowledged that development should maximise the development potential of available land, however this must be achieved within appropriate parameters. The Urban Living SPD details that the application site is set within Bristol's 'inner urban' area, with the SPD setting out that the optimum density for redevelopment in such an area is 120 dwellings per hectare. Taking each co-living unit proposed to represent a dwelling, based on the calculation methodology for mixed use developments set out within the Urban Living SPD, the proposed development represents a density of 749 dwellings per hectare. Whilst there is no defined cut off point in terms of maximum density, excessively high density can lead to poor quality development in terms of successful place-making and liveability considerations, and indeed there are concerns in this regard which have been set out within key issue B above.

During the course of the application revisions were made to the scheme, with the top floor amended in terms of its extent and form, which is considered an improvement. The building style and fenestration layout is considered broadly acceptable in principle, and materials finishes could be secured via condition if planning permission is granted. These considerations do not however override the significant design/conservation objections set out above.

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Overall it is considered that the scheme put forward has not been designed in acknowledgement of local context, particularly in relation to established building heights/scale and in recognition of the Conservation Area and its features of merit, and it is considered that the proposal would result in harm to the character and appearance of the street scene, and result in harm to the Conservation Area without adequate justification. It is recommended that the proposal should be refused on this basis.

**(D) HIGHWAYS AND SERVICING**

Core Strategy policy BCS10 sets out a transport hierarchy for the design of developments, with pedestrians first, followed by cyclists then public transport. The private car is lowest on the hierarchy. The policy also expresses that development should be located where sustainable travel patterns can be achieved; should minimise the need to travel; and maximise opportunities for the use of walking, cycling and public transport. It is also expressed that developments should be designed and located to ensure the provision of safe streets.

Policy DM23 expresses that development should not give rise to unacceptable traffic conditions and will be expected to provide: safe and adequate access onto the highway network; adequate access to public transport; transport improvements where necessary; adequate provision for pedestrians and cyclists. The policy also requires the provision of adequate servicing facilities, and safe accessible and usable parking in accordance with the parking standards schedule. Policy DM32 requires adequate refuse and recycling provision in new development.

The development is designed as car-free, which is supported by Highways officers given the sustainable location of the site. City Council Highways officers have expressed that residents would not be eligible for parking permits.

A total of 24 cycle parking spaces are proposed within the internal store to serve the co-living units, with 8 semi-vertical spaces proposed, along with a two-tier racking system comprising 16 spaces, the lower level of which would be suitable for e-bike charging. The City Council highways officer has raised concerns of the types of racks proposed being awkward to access, and expressing that Sheffield stands should be provided. Whilst the proposed cycle storage is not ideal, the alternative would be a lower level of cycle parking provision in the form of Sheffield stands. There is also some concern regarding the usability of the wall hung cycle storage proposed for the commercial unit. The limited available space is however such that on balance the proposed cycle storage could be accepted if planning permission is granted.

An increase in width of the pavement to the front of the site is incorporated into the scheme put forward, and whilst the 1910mm (at its narrowest point) wide path proposed is below the 2 metre width of that sought by BCC highways, this is an improvement over the existing pavement which has a pinch point at 1260mm wide, and as such can be seen as a benefit. An electric vehicle charging point is also proposed to the front of the property, which would serve a proposed car club space and a publicly accessible electric vehicle charging space, which again can be seen as benefits of the proposal. These alterations to the highway would need to be secured via a Traffic Regulation Order with associated financial contributions being secured via section 106 legal agreement, along with the need for a separate section 278 Highways agreement. The electric car club vehicle would be provided and operated by Co-cars, and the electric vehicle charger would be provided and operated by EconetiQ.

A refuse/recycling store is proposed, which would have separate areas for residential and commercial waste. The store has been amended to account for comments from Bristol Waste, and is now sized to adequately cater for the waste requirements of the development. A dropped kerb is also proposed to the pavement edge to assist the servicing of the development, in accordance with

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comments from Bristol Waste.

**(E) SUSTAINABILITY AND FLOOD RISK**

Current planning policy (BCS13-16) within the adopted Bristol Local Plan, Core Strategy (2011) requires new development to be designed to mitigate and adapt to climate change and meet targets to reduce carbon dioxide emissions. This should be achieved, amongst other measures, through efficient building design, the provision of on-site renewable energy generation to reduce carbon dioxide emissions by at least 20% based on the projected residual energy demand of new buildings and extensions to existing buildings, and for new development to mitigate against the risk of flooding.

**Sustainability**

Neighbouring residents have raised concern of the proposed building shading neighbouring rooftop solar collectors serving the Picture House Court development, and this has also been raised as a concern by the BCC Sustainability Officer. The Picture House Court development was designed to Passivhaus standards, and whilst this was not quite achieved, the shading of the rooftop solar collectors would have a negative impact. The proposal for 27-31 North Street was amended during the course of the application, with the form and extent of the top floor altered, and whilst the top floor was moved off the shared boundary line, no amended shadow study was provided to demonstrate that the shading of neighbouring solar collectors were avoided. The BCC Sustainability Officer has recommended that the proposed building should be reduced in height to prevent impact upon the sustainability credentials of the existing neighbouring development.

The proposal incorporates the provision of a rooftop solar PV array adequate to meet the requirements of policy BCS14. The 3-degree tilt angle has however been raised as a concern by the BCC Sustainability Officer as this is not adequate to enable self-cleaning of the panels, and the extent of necessary regular and frequent cleaning is not considered practical or realistic. A minimum tilt angle of 20 degrees is therefore required, with 30 degrees being optimum. This would further increase the overall height of the development, which is already of significant concern, as has previously been set out within this report.

From the information provided it is unclear whether the whole scheme would be served by a Mechanical Ventilation and Heat Recovery (MVHR) system, and details of servicing regime will be required to ensure effective operation. Clarification is also required in relation to the specification of the Air Source Heat Pumps proposed.

In relation to domestic hot water, point of use water heaters are considered acceptable in the non-residential elements of the scheme for the businesses uses specified in the application, however point of use heaters are excluded from the heat hierarchy in policy BCS14 and the BCC Sustainability Officer has expressed that these would not be policy-compliant in the residential parts of the scheme due to the higher domestic hot water consumption, and that the energy strategy should be revised to provide a domestic hot water system (e.g. air source heat pumps) which meets the heat hierarchy in BCS14.

The Sustainability Officer has also requested assurance that the development will not be liable to overheating. This should be demonstrated with dynamic thermal modelling of the scheme under current and future weather files (i.e. to 2080) with the risk assessment made using a recognised methodology such as CIBSE TM52/59. Any 'fails' should be addressed through amendments to the design.

The proposal to provide a Co-Cars Renault Zoe is supported, although clarification is required as to whether the proposed EconetiQ charge point can charge vehicles connected to the DC and 22kW-

**Development Control Committee B – 22 July 2020****Application No. 19/04932/F : 27-31 North Street Bedminster Bristol BS3 1EN**

AC outlets simultaneously. To ensure the Co-Car vehicle has sufficient charge to be usable when booked by members, the state of charge of the car should be accessible remotely without having to visit the vehicle. How this will be done should also be clarified.

There is therefore currently a deficit of information to demonstrate that the proposal adequately meets the requirements of current sustainability policies.

**Flood Risk**

The application site is located within flood zone 1 and as such is in an area at low risk of tidal or fluvial flooding.

In relation to surface water the site lies within drainage driver zone 12 and as such the development should aim to reduce and limit surface water discharge to existing levels or lower, and use infiltration where possible. No Sustainable Drainage System (SuDS) has however been proposed, which has given rise to objection from the BCC Flood Risk Officer, and the scheme is therefore not policy compliant. During discussions with the developers' team it was expressed that a SuDS system for the site is feasible in the form of tanked storage with attenuated flow, which the developers team has confirmed that they would be happy to have a pre-commencement condition requiring such provision if planning permission were to be granted.

**(F) AIR QUALITY**

Policy BCS23 requires development to avoid adversely impacting environmental amenity in terms of various forms of pollution, including air pollution, and to take account of the impact of existing sources of pollution on new development. Policy DM33 requires development within designated Air Quality Management Areas to take account of existing air pollution and include measures to mitigate its impact upon future occupiers.

The application site is set within an Air Quality Management Area (AQMA), and as such the City Council Air Quality Officer was consulted, expressing that the development is unlikely to result in significant air quality impacts. The development is proposed to be car free, and when combined with the sustainable location of the site, traffic generation and hence air pollution associated with the proposal should not be significant. The Air Quality officer has also expressed that new exposure to unacceptable air pollution will not be introduced as nearby existing monitors show that the concentration of NO<sub>2</sub> is well below the objective levels.

**(G) SAFETY AND SECURITY**

Policies BCS21, DM27, DM29 include consideration of safety and security. A number of measures have been suggested by the Police Crime Reduction Officer, comprising toughened or laminate glazing to ground floor and other easily reached windows; an audio and visual access control system; localised alarm linked with the cycle store door, and; secure post boxes. These measures, along with detailed specifications can be secured by condition if planning permission is granted. Compartmentalisation of the building was also recommended by the police, however this approach does not fit with the co-living offer proposed, given the need for residents to have access to the shared facilities, and as such is not considered appropriate in this instance.

**(H) CONTAMINATION**

Policy BCS23 expresses that in locating and designing development, account should be taken of the impact of existing sources of noise and other pollution on the new development. DM34(i)

**Development Control Committee B – 22 July 2020****Application No. 19/04932/F : 27-31 North Street Bedminster Bristol BS3 1EN**

expresses that new development should demonstrate that any existing contamination of the land will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use and that there is no unacceptable risk of pollution within the site or in the surrounding area.

The proposed development is sensitive to contamination, however the application is not supported by an assessment in this regard. If planning permission is granted, a phase 1 desk study looking into contamination will be required as a minimum, which can be secured via condition. If the desk study identifies a requirement for a phase 2 intrusive assessment, then this, along with subsequent remediation as necessary will also be required, and can be secured by condition if planning permission is granted.

**(I) ARCHAEOLOGY**

Policies BCS22 and DM31 include archaeological considerations. The City Council Archaeologist found the archaeological information initially submitted to be inadequate. A further report was submitted during the course of the application, which was found acceptable in terms of site archaeology, however it was observed that the report does not present any additional justification for the demolition of the buildings or the impact on the character and appearance of the conservation area, as has also been expressed by the BCC Urban Design officer.

The Archaeological Officer did express however that if there are considered to be adequate public benefits to outweigh this level of the identified harm, appropriate mitigation through a programme of archaeological works will be required. These works, secured by conditions should include; building recording, archaeological fieldwork to include some level of excavation and monitoring of development ground works.

**(J) PUBLIC ART**

Core Strategy policy BCS21 includes an expectation that development will deliver public art. The proposal details an area on the west elevation designated for a mural/street art. The public art proposal is however not presented in any detail and as such would need to be secured by condition if planning permission is granted.

**(K) PLANNING OBLIGATIONS**

New development often creates a need for additional or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. Planning obligations are the mechanism by which measures are secured to enhance the quality of both the development and the wider environment, to help ensure that the development makes a positive contribution to sustainable development providing social, economic and environmental benefits to the community as a whole.

The legislative framework for planning obligations is set out in Section 106 of the Town and Country Planning Act 1990 as amended by Section 12 of the 1991 Planning and Compensation Act. Further legislation is set out in the Community Infrastructure Levy CIL Regulations (2010) (as amended). The NPPF reiterates the tests (at paras 54, 56 and 57) that are required to be met when planning obligations are sought, namely that they should be necessary to make the development acceptable in planning terms; directly related to the development and, fairly and reasonably related in scale and kind to the development.

Supplementary Planning Document entitled 'Planning Obligations' (2012) sets out the Council's overall approach to planning obligations and the types of obligation that the Council may seek to

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secure and complements BCS11.

In addition to the required CIL payment of £59,886.01 necessary planning obligations relate to the provision of financial contributions to cover monitoring of the Travel Plan and necessary Traffic Regulation Orders. The requisite fees for these elements have not yet been confirmed by BCC Highways.

A section 106 agreement has not been drafted in this instance due to the recommendation for refusal, however if members determine that the application should be approved, then this would need to be subject to, and following the formulation of, a section 106 legal agreement to cover the above. The developer would also be liable for the Council's legal costs associated with the assessment of the s106 and its registration as a local land charge.

The nature of the sui-generis residential accommodation proposed is such that under the provisions of the adopted policy BCS11 and associated planning obligations SPD, affordable housing unfortunately cannot be required, and indeed is not being offered by the developer.

## CONCLUSION

The scheme is based on a requirement to remove character buildings of merit, identified as such within the Bedminster Conservation Area Character Appraisal, which would result in harm to the character and appearance of the Conservation Area, yet the development proposed cannot be considered to justify the harm that would be caused.

The proposed five storey replacement building is of excessive scale which far exceeds the strong prevailing character of two to three storey development locally and as a result would appear as an incongruous feature that would harm the character and appearance of the Conservation Area. It is noted that the neighbouring three-and a half storey building is itself an anomaly of greater scale than surrounding development, the existence of which does not justify the scale of the building proposed.

The residential accommodation proposed, whilst arguably providing better living conditions in some respects than other available examples of UK co-living schemes, does give rise to concern in relation to the residential amenity of future occupiers. It must be noted that local and national planning policy and guidance has not yet reacted to this relatively new type of residential accommodation such that parameters of acceptability have not yet been set out or adopted, however even when assuming the acceptance of co-living in principle as an expansion of the available housing offer within Bristol, the proposed co-living accommodation is considered to represent cramped accommodation that is not of adequate quality to justify the identified harm that would be caused to the street scene and wider Conservation Area.

There is also a deficit in information relating to sustainability and flood risk issues, such that the proposal fails to demonstrate that the requirements of relevant policy in this regard.

On the basis of the above it is considered that the proposal should not be supported.

**Development Control Committee B – 22 July 2020****Application No. 19/04932/F : 27-31 North Street Bedminster Bristol BS3 1EN****RECOMMENDED    REFUSED**

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

**Reason(s)**

1. The proposals comprise the demolition of numbers 27 - 31 North Street in their entirety which is a recognised group buildings of merit within the designated Bedminster Conservation Area. The proposed replacement development by reason of its height, scale and massing, fails to accord with the established characteristics of the locality. As such the proposals would result in harm to the character and appearance of the street scene, as well as causing less than substantial harm to designated and non-designated heritage assets without adequate public benefits to justify this harm. The proposal is therefore contrary to policies BCS21 and BCS22 of the Bristol Local Plan, Core Strategy (2011), and; policies DM26, DM27, DM29 and DM31 of the Bristol Local Plan: Site Allocations and Development Management Policies (2014).
2. The proposal fails to demonstrate incorporation of adequate on-site renewable energy generation; adherence to the heat hierarchy, and that the development would not be liable to overheating. The information submitted also fails to demonstrate the provision of a viable scheme of sustainable drainage that is fit for purpose. As such, on the basis of the information provided, the proposal cannot be considered to accord with the provisions of policies BCS13, BCS14, BCS15 and BCS16 of the Bristol Local Plan, Core Strategy (2011).
3. In the absence of an appropriate agreement under s106 of the Town and Country Planning Act 1990, the proposed development fails to provide for appropriate provision of highways contributions in order to mitigate the impacts of the development, contrary to the requirements of policies BCS10 and BCS11 of the Bristol Local Plan: Core Strategy (2011); policy DM23 of the Bristol Local Plan: Site Allocations and Development Management Policies (2014), and: the Planning Obligations SPD (Adopted 2012).

**Advice(s)**

1. Refused Applications Deposited Plans/Documents

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

Archaeological Report, received 21 February 2020  
 3170 - L(00)100revD Proposed Ground Floor Plan, received 9 April 2020  
 3170 - L(00)104revD Proposed Fourth Floor Plan, received 9 April 2020  
 3170 - L(00)105revE Proposed Roof Plan, received 9 April 2020  
 3170 - L(00)300revB Proposed Front (North) Elevation, received 9 April 2020  
 3170 - L(00)301revC Proposed Rear (South) Elevation, received 9 April 2020  
 3170 - L(00)302revB Proposed Side (West) Elevation, received 9 April 2020  
 3D Model Views, received 9 April 2020  
 Supplementary Information, received 9 April 2020  
 Accommodation details, received 9 April 2020  
 Local Building Heights Analysis, received 9 April 2020  
 Affordable Housing statement, received 5 December 2019  
 Statement of Community Involvement, received 5 December 2019  
 Suds statement, received 5 December 2019  
 Transport and travel statement, received 5 December 2019  
 L(00)001 Site location plan., received 5 December 2019  
 L(00)003 Existing building plan., received 5 December 2019  
 L(00)101 Proposed first floor plan., received 5 December 2019  
 L(00)102 Proposed second floor plan., received 5 December 2019

**Development Control Committee B – 22 July 2020**

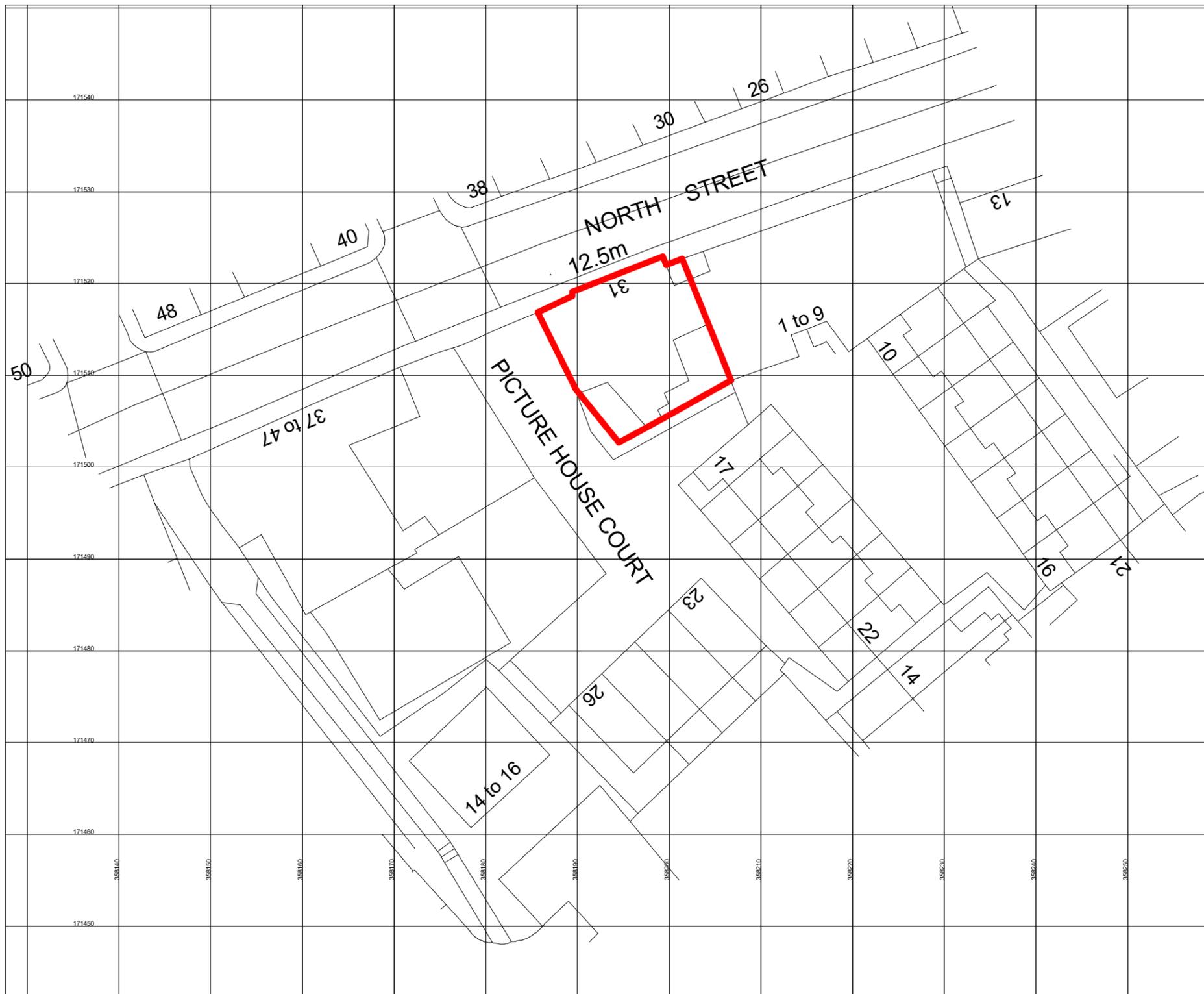
**Application No. 19/04932/F : 27-31 North Street Bedminster Bristol BS3 1EN**

L(00)103 Proposed third floor plan., received 5 December 2019  
L(00)200 Existing north street (north) elevation., received 5 December 2019  
L(00)201 Existing rear (south) elevation., received 5 December 2019  
L(00)202 Existing side road (west) elevation., received 5 December 2019  
Broadband statement., received 5 December 2019  
Energy Statement rev P3, received 10 February 2020  
Heritage statement., received 5 December 2019  
Co-living- a climate emergency perspective, received 10 February 2020  
Co-living- a well being perspective, received 10 February 2020

## **Supporting Documents**

### **2. 27-31 North Street**

1. Site location plan
2. Proposed ground floor plan
3. Proposed first floor plan
4. Proposed second floor plan
5. Proposed third floor plan
6. Proposed fourth floor plan
7. Proposed roof plan
8. Proposed North elevation
9. Proposed South elevation
10. Proposed West elevation



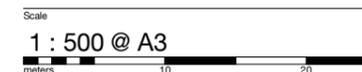
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Drawn	Checked	Date
AM	GR	03/10/19
Job No	Drawing No	Rev
3170	L(00)001	
Status	<b>PLANNING</b>	

Drawing Title  
 Site Location



Client's Name  
 Laurel Accountancy Ltd

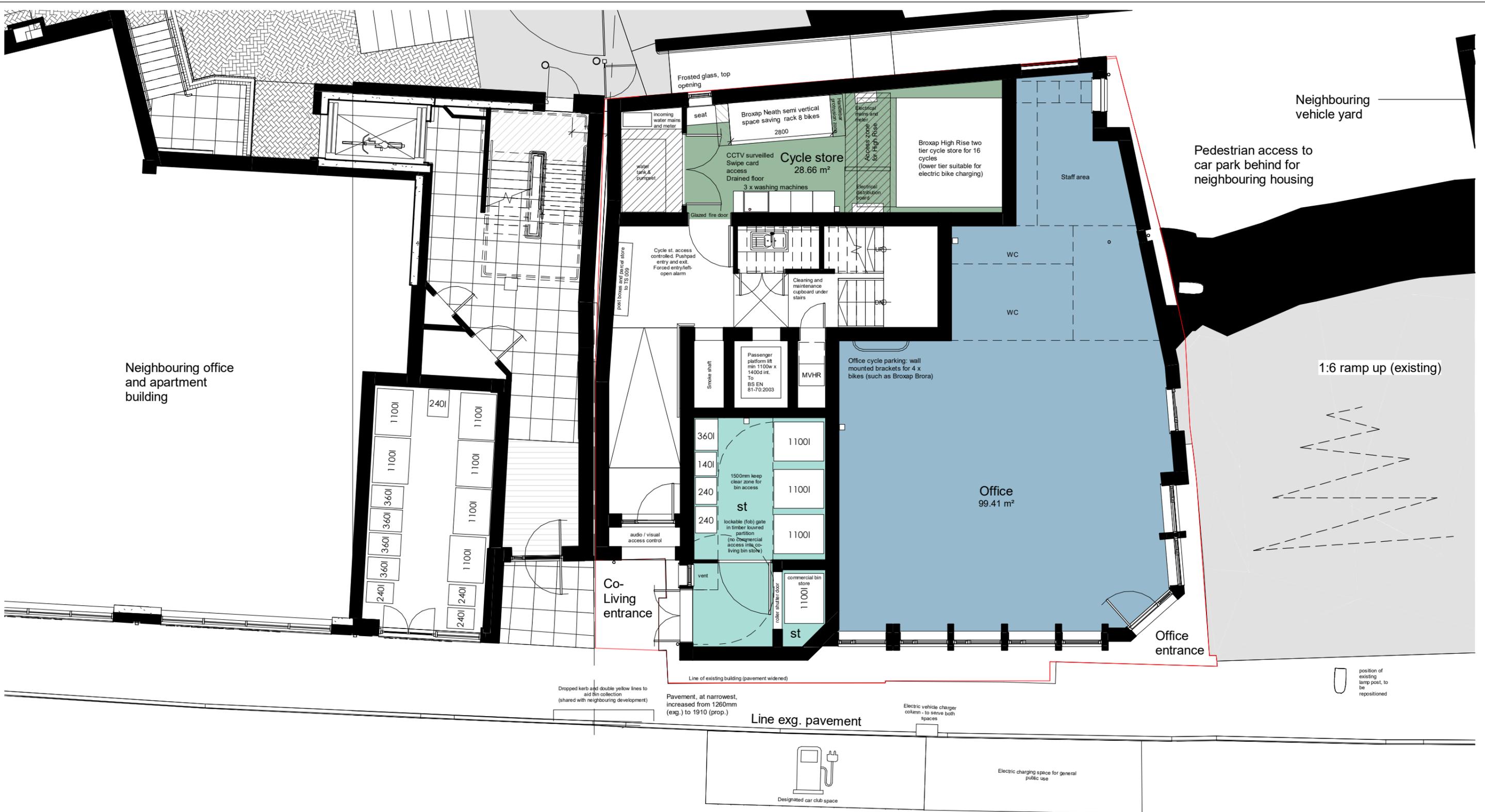
Job Title  
 31 North Street

Rev Revision Details Dr Date



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Neighbouring vehicle yard

Pedestrian access to car park behind for neighbouring housing

Neighbouring office and apartment building

1:6 ramp up (existing)

NORTH STREET

D	Cycle parking build-out removed, parking bays and dropped kerb moved	27 02 20
C	Cycle bypass to build-out removed	25 02 20
B	Public parking space added	04 02 20
A	Amendments to bin store and roadside	30 01 02

REV Revision Details Dr Date

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Drawn	Checked	Date
AM	GR	03/10/19
Job No	Drawing No	Rev
3170	L(00)100	D
Status		

**PLANNING**

Drawing Title  
**Proposed ground / entry level plan**

Scale  
**1 : 100 @ A3**

Client's Name  
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Job Title  
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First Floor Plan 1:100

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Drawn	Checked	Date
AM	GR	03/10/19
Job No	Drawing No	Rev
3170	L(00)101	
Status	<b>PLANNING</b>	

Drawing Title  
**Proposed first floor plan**

Scale  
**1 : 100 @ A3**

Client's Name  
**Laurel Accountancy Ltd**

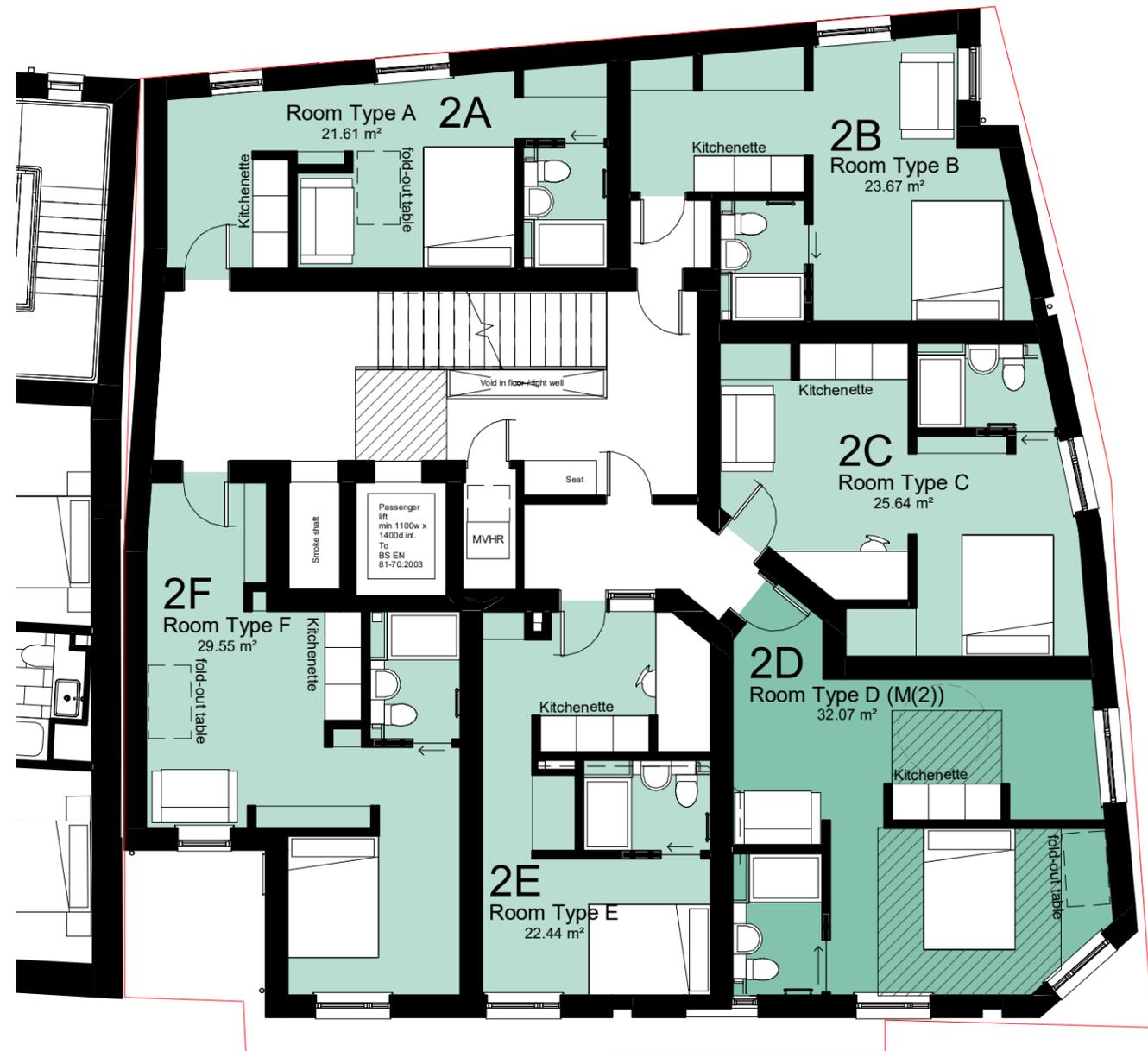
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REV	Revision Details	Dr	Date

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Second Floor Plan 1:100

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Drawn	Checked	Date
AM	GR	03/10/19
Job No	Drawing No	Rev
3170	L(00)102	
Status	<b>PLANNING</b>	

Drawing Title  
**Proposed second floor plan**

Scale  
**1 : 100 @ A3**

Client's Name  
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Third Floor Plan 1:100

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Drawn	Checked	Date
AM	GR	03/10/19
Job No	Drawing No	Rev
3170	L(00)103	

**PLANNING**

Drawing Title  
**Proposed third floor plan**

Scale  
**1 : 100 @ A3**  
 meters 1 2 3 4 5

Client's Name  
**Laurel Accountancy Ltd**

Job Title  
**31 North Street**

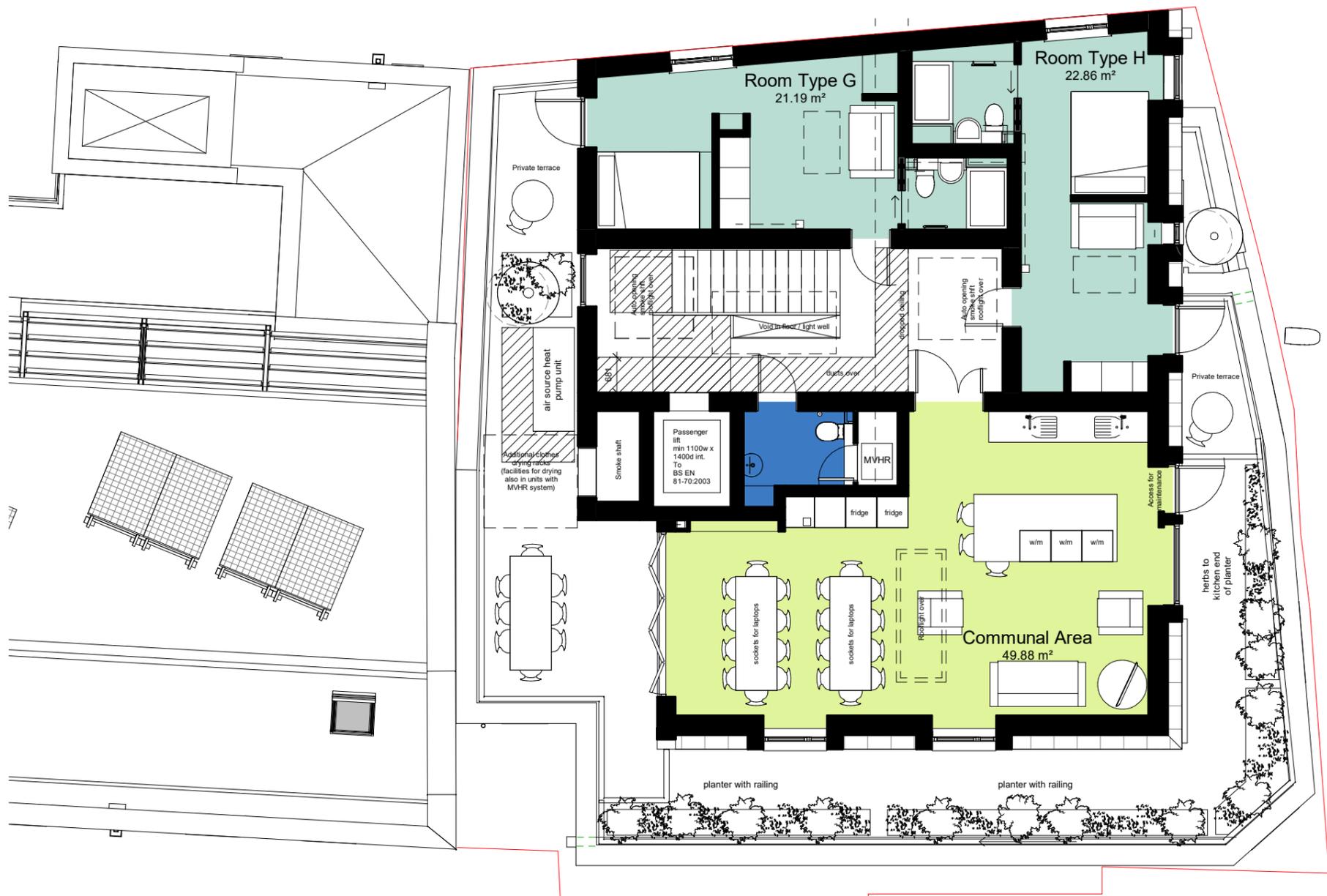
REV Revision Details Dr Date



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03/10/2019 15:51:43



Fourth Floor Plan 1:100

D	Top floor level updated following comments	08 04 20
C	Amendments following planning comments	03 02 20
B	Further amendments to fourth floor	30 01 20
A	Fourth floor and roof amended	28 01 20

Rev Revision Details Dr Date

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Drawn	Checked	Date
AM	GR	03/10/19
Job No	Drawing No	Rev
3170	L(00)104	D
Status		

**PLANNING**

Drawing Title  
**Proposed fourth floor plan**

Scale  
**1 : 100 @ A3**



Client's Name  
**Laurel Accountancy Ltd**

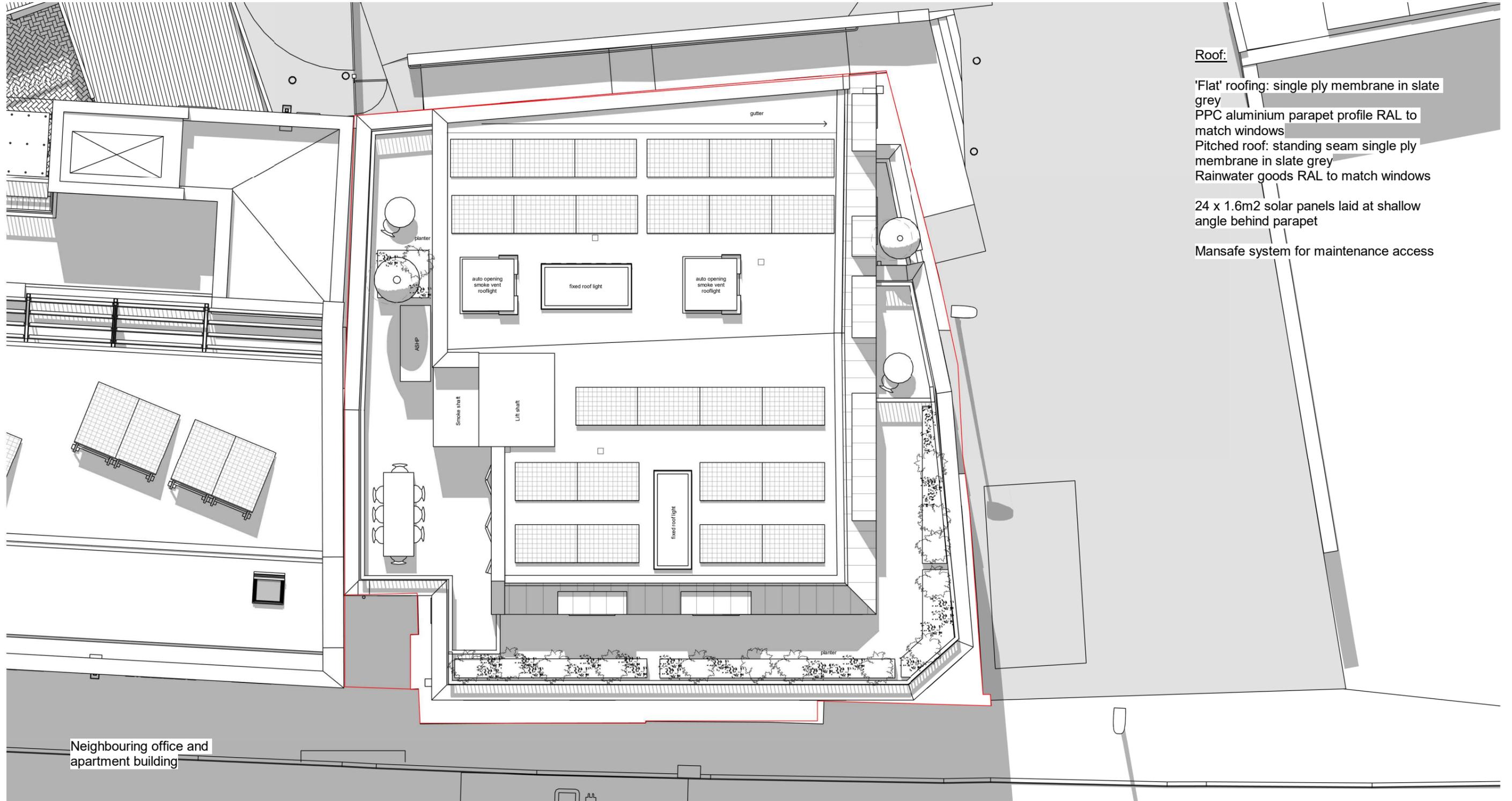
Job Title  
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08/04/2020 13:47:48



**Roof:**  
 'Flat' roofing: single ply membrane in slate grey  
 PPC aluminium parapet profile RAL to match windows  
 Pitched roof: standing seam single ply membrane in slate grey  
 Rainwater goods RAL to match windows  
 24 x 1.6m<sup>2</sup> solar panels laid at shallow angle behind parapet  
 Mansafe system for maintenance access

Neighbouring office and apartment building

## Roof Plan 1:100

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Drawn	Checked	Date
AM	GR	03/10/19
Job No	Drawing No	Rev
3170	L(00)105	E
Status		

**PLANNING**

Drawing Title  
**Proposed roof plan**

Scale  
**1 : 100 @ A3**

0 1 2 3 4 5 meters

Client's Name  
**Laurel Accountancy Ltd**

Job Title  
**31 North Street**

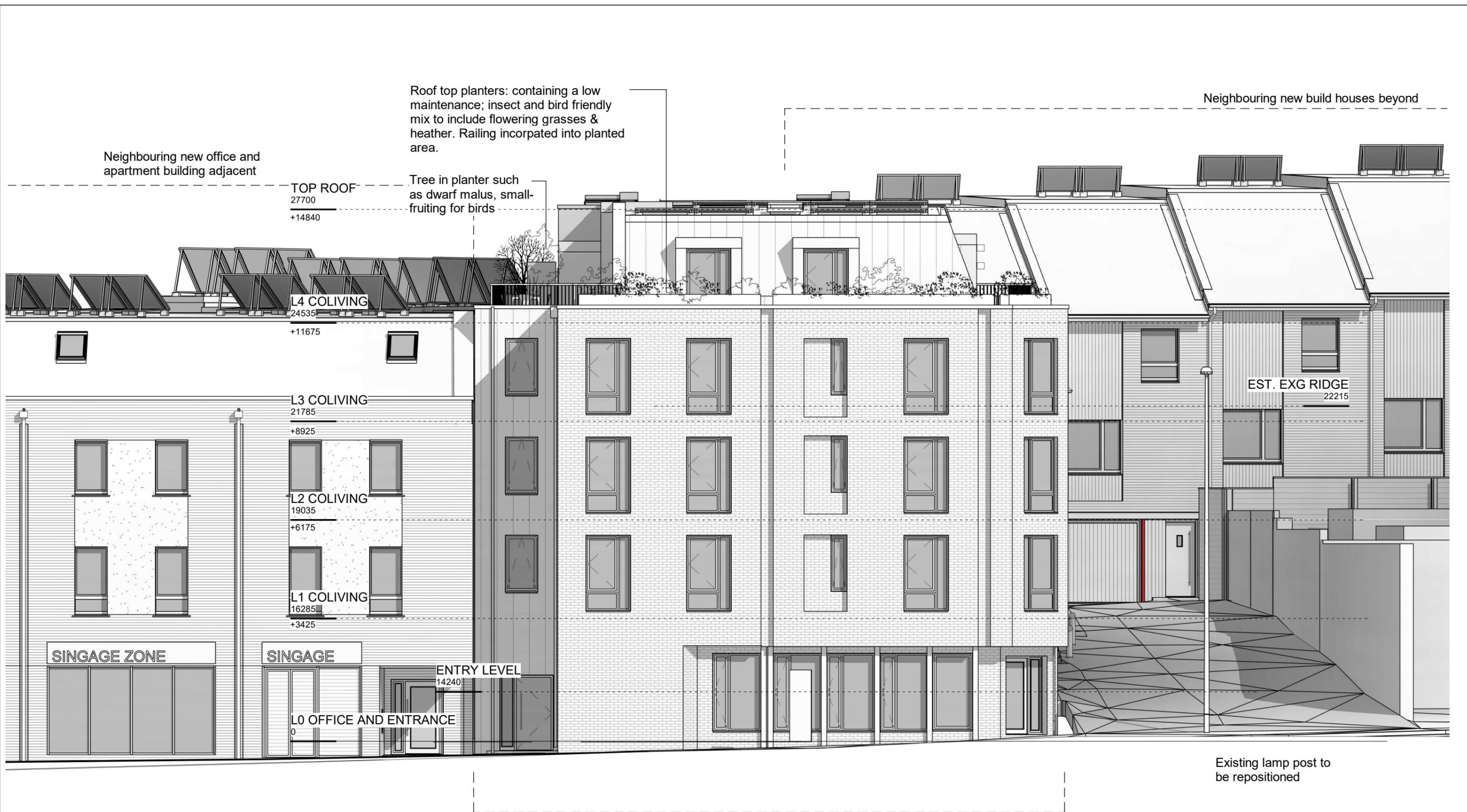
REV	Revision Details	Dr	Date
E	Top floor level updated following comments		08 04 20
D	CDM markers added		13 03 20
C	Amendments following planning comments		03 02 20
B	Further amendments to roof		30 01 20
A	Fourth floor and roof amended		28 01 20

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North Elevation  
(North Street)

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 Except for the purposes of planning applications and for legal plans where the scale bar **must** be used. Always refer to figured dimensions. Verify site dimensions prior to construction and report discrepancies immediately. This drawing is to be read in conjunction with all relevant documents and drawings.

Drawn	Checked	Date
AM	DR	
Job No	Drawing No	Rev
3170	L(00)300	B
Status	<b>PLANNING</b>	

Drawing Title  
**Proposed North (North Street) Elevation**

Scale  
**1 : 100 @ A3**

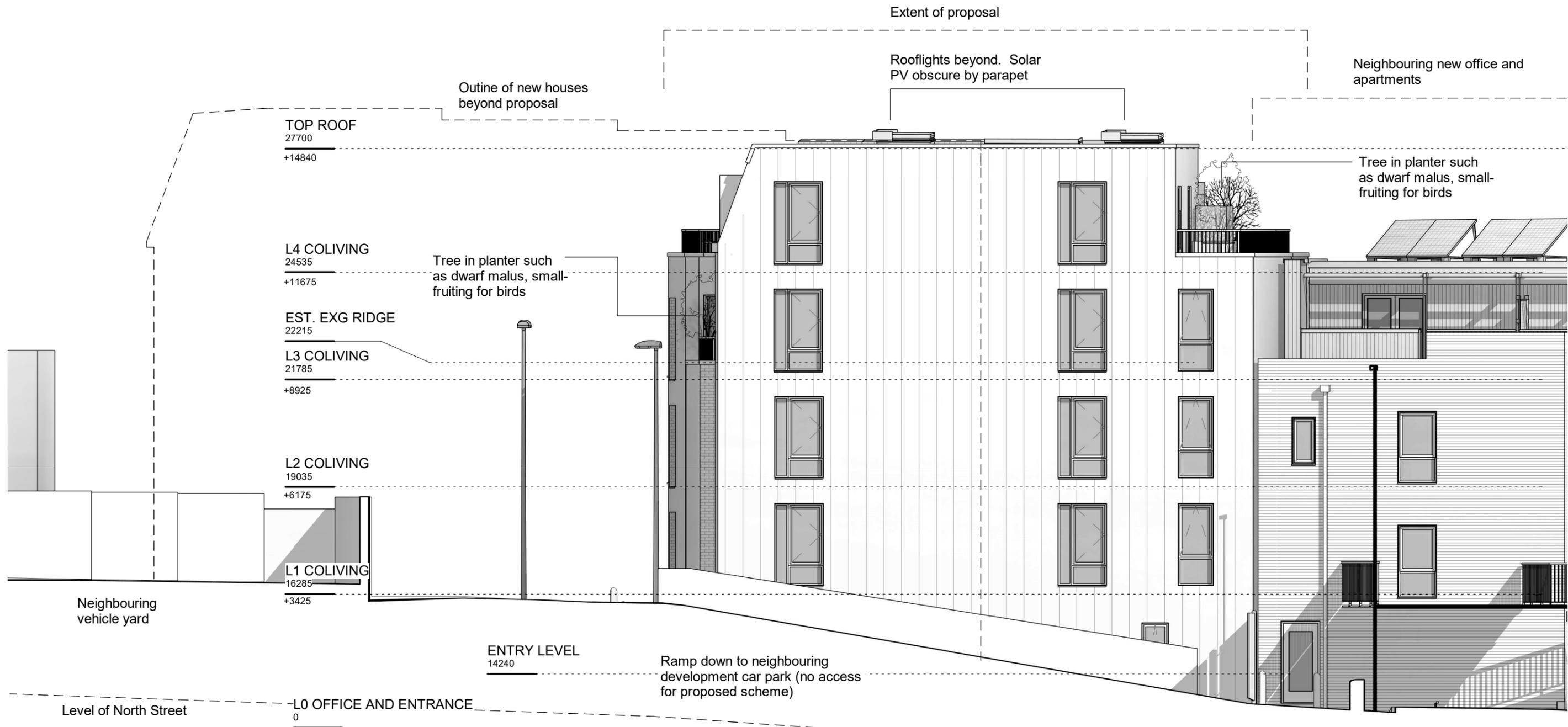
Client's Name  
**Laurel Accountancy Ltd**

Job Title  
**31 North Street**

REV	Revision Details	Dr	Date
B	Top floor level updated following comments		08 04 20
A	Amendments following planning comments		03 02 20

**O3S**  
 8 - 10 Whiteladies Road  
 Bristol  
 BS8 1PD  
 0117 329 3970  
 www.o3s.co.uk

RIBA #  
 Chartered Practice



SOUTH ELEVATION  
(REAR VIEW) 1:100

C	Top floor level updated following comments	08 04 20
B	Exg. wall removed	04 02 20
A	Amendments following planning comments	03 02 20

REV Revision Details Dr Date

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Drawn	Checked	Date
AM	DR	
Job No	Drawing No	Rev
3170	L(00)301	C
Status		

**PLANNING**

Drawing Title  
**Proposed Rear (South) Elevation**

Client's Name  
**Laurel Accountancy Ltd**

Job Title  
**31 North Street**

Scale  
**1 : 100 @ A3**

Extent of proposal

neighbouring new build housing behind

Tree in planter such as dwarf malus, small-fruiting for birds

TOP ROOF  
27700

+14840

Roof top planters: containing a low maintenance; insect and bird friendly mix to include flowering grasses & heather. With Railing incorporated into planted zone.

L4 COLIVING  
24535

+11675

Zone identified for Street Art "mural" to be developed through condition with local artist.

L3 COLIVING  
21785

+8925

L2 COLIVING  
19035

+6175

L1 COLIVING  
16285

+3425

ENTRY LEVEL  
14240

L0 OFFICE AND ENTRANCE  
0

North Street

West Elevation (side street)



West Elevation 1:500 for context

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**West Elevation (side street) context**  
1 : 500

Drawn	Checked	Date
AM	DR	
Job No	Drawing No	Rev
3170	L(00)302	B
Status		

**PLANNING**

Drawing Title  
**Proposed side road (West) Elevation**

Scale  
As indicated @ A3

Client's Name  
**Laurel Accountancy Ltd**

Job Title  
**31 North Street**

REV	Revision Details	Dr	Date
B	Top floor level updated following comments		08 04 20
A	Amendments following planning comments		03 02 20



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