



## **Development Control Committee A 15 June 2016**

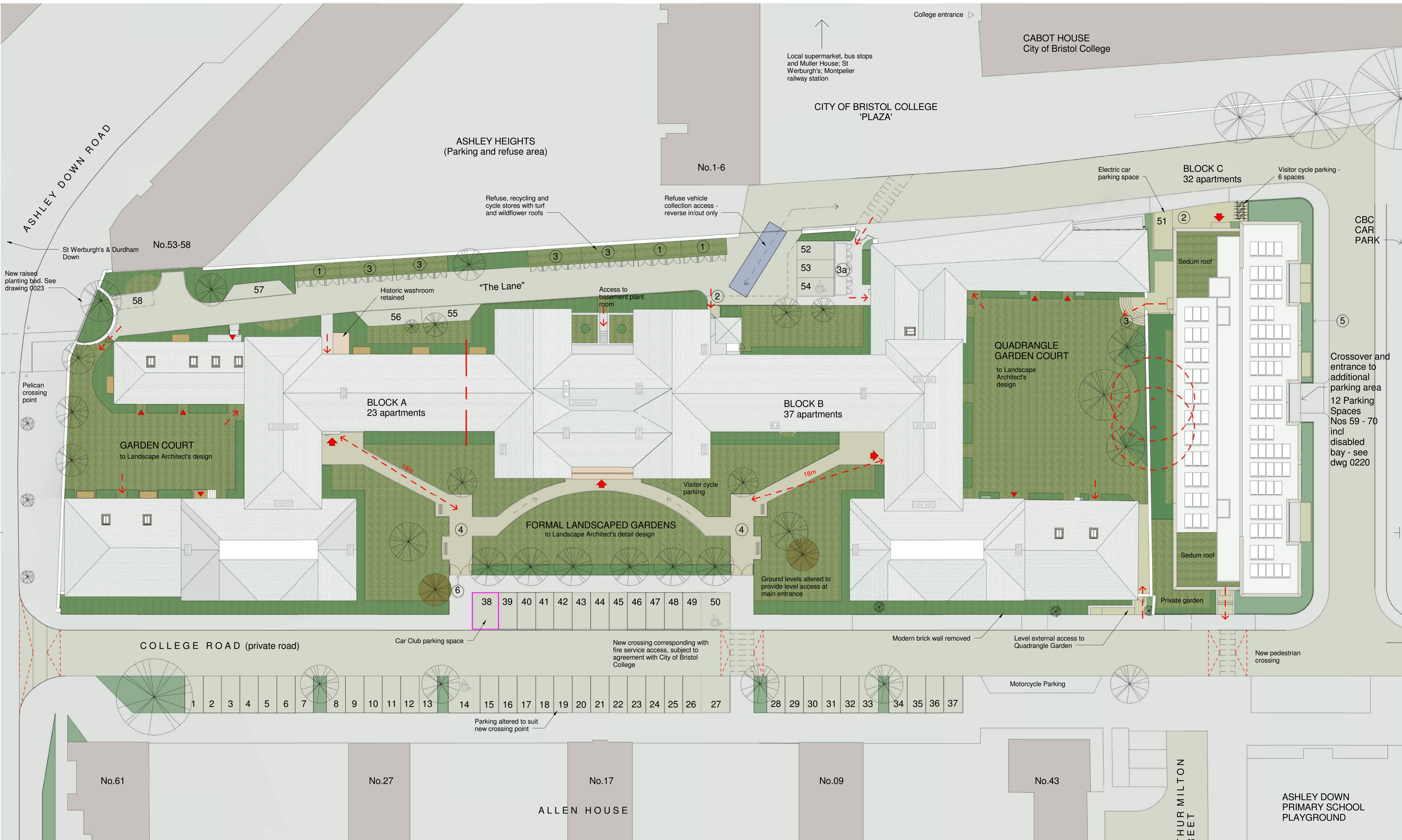
### **Supporting Documents**

1. Brunel House City Of Bristol College College Road
2. Regents House/ Consort House
3. Queen Victoria House

## **Supporting Documents**

### **1. Brunel House City of Bristol College College Road**

1. Proposed Overall Site Layout Plan
2. Proposed Ground Floor Plan – Block C
3. Proposed 1<sup>st</sup> & 2<sup>nd</sup> Plans – Block C
4. Proposed SE & SW Elevations – Block C
5. Proposed NW & NE Elevations - Block C
6. Proposed Ground & Basement Floor Plans – Blocks A & B
7. Proposed First & Second Floor Plans – Blocks A & B



**Notes**  
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**NOTES:**  
 1) See Design and Access Statement for further details of provision and design  
 2) See Block Plans and Demolitions drawings for details of building and extensions removed  
 3) Works to College Road and other areas outside of the Baystar Developments ownership boundary are subject to negotiation with the City of Bristol College  
**Agreement in principle has been reached**

**KEY to planting**

- New tree
- Removed tree
- Retained tree
- Privacy zone or ornamental planting

See Landscape Scheme and Tree Report for full details

**To Jessop Court and Cricket Club development**

Rev	Date	Init	Notes	Clkd
F	09/05/16	WK	Revisions to Block C following further discussions with officers	PB
E	21/03/16	WK	Block C reduced in size and pulled away from historic wall	PB
D	25/02/16	WK	Numerical error corrected	PB
C	22/02/16	EC/ WK	Revised following consultation with community & officers	PB
B	30/11/15	WK	PLANNING issue	PB
A	11/11/15	WK	Block & road names added, colour removed pending further detail	PB



Drawing Originator  
**AWW** inspired environments  
 London - 7 Birch Lane, London, EC3N 9BW 020 7160 6000  
 Bristol - Rivergate House, Bristol, BS1 1LS 0117 923 2035  
 Plymouth - East Quay House, Plymouth, PL4 0RN 01752 261 282  
 RIBA Chartered Practice www.aww-uk.com

**Project Title**  
 Brunel House Restoration & Development

**Drawing Title**  
 Proposed Overall Site Layout Plan

Scale	Sheet	Drawn	Checked	Date
1:250 @ A1	A1	WK	PB	
<b>Status</b>	<b>PLANNING</b>			
<b>Project No.</b>	<b>3520</b>			
<b>Drawing Reference</b>	<b>Drawing No.</b>	<b>Revision</b>		
	<b>0103</b>	<b>F</b>		

- KEY to service access**
- ① Refuse & recycling - (storage)
  - ② Refuse & recycling - (collection point)
  - ③ Cycle store (shed) ③a Cycle store (cage)
  - ④ Fire service vehicle access
  - ⑤ Low railings
  - ⑥ Low metal, decorative gates (no locks)
  - ➡ Main entrance (with dry risers as required)
  - ➡ Other resident shared access / escape
  - ➡ Private entrance

**CAR PARKING**  
 70 spaces:  
 49 spaces for 2B, 3B and 4B apartments  
 1 space for wheelchair accessible flat (in covered car park)  
 1 space for Car Club vehicle  
 1 space allocated for electric car charging point  
 18 additional spaces available for other apartments and visitors

*We have provided an additional 11 spaces (a 19% increase) while addressing concerns about pedestrian safety & vehicle access. The ratio is now 0.76 spaces per dwelling*

**CYCLE PARKING**  
 156 spaces:  
 Blocks A + B - 108 spaces  
 100 in external sheds & covered store, and 8 visitor spaces on 'Sheffield' stands  
 Block C - 48 spaces  
 42 spaces in internal cycle store and 6 visitor spaces on 'Sheffield' stands

*This provision now exceeds the guidelines, and visitor spaces have also been increased*

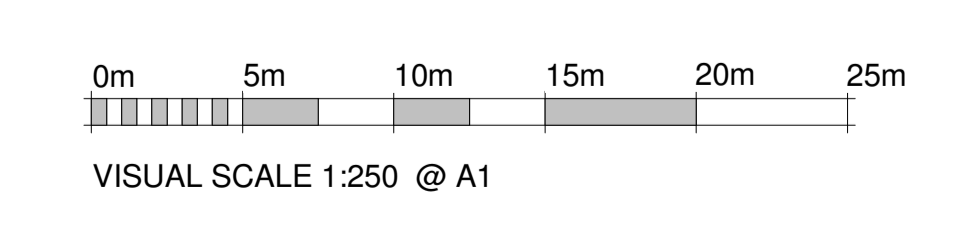
**REFUSE PROVISION**

**Block A:**  
 General refuse - 3no 1100l Eurobins  
 Dry recyclables - 3no 360l Eurobins  
 Organic recycling - 1no 240l Eurobins

**Block B:**  
 General refuse - 4no 1100l Eurobins  
 Dry recyclables - 5no 360l Eurobins  
 Organic recycling - 2no 240l Eurobins  
 Cardboard - 1no 1100l Eurobin

**Block C:**  
 General refuse - 4no 1100l Eurobins  
 Dry recyclables - 5no 360l Eurobins  
 Organic recycling - 1no 360l Eurobins

*Recycling capacity now exceeds the BCC guidance provisions, with some space for additional future recycling storage*



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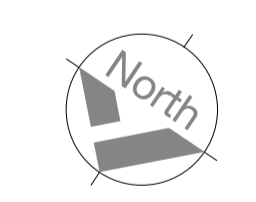
**Key**

- 1B 2P Flat
- 2B 3P Wheelchair Access
- 2B 4P Flat
- Ancillary

\* Wheelchair Accessible Flat Layout (no fixtures etc)

- P - Patio
- G - Garden
- PB - Planting bed/privacy zone

Rev	Date	Init	Notes	Clkd
E	10/05/16	WK	Replanned to revised footprint & fenestration following further discussion with planning officers; entrance approaches & layout revised	PB
D	21/03/16	EC/ WK	Block C reduced in size and pulled away from historic wall. Flat C02 revised to provide wheelchair accessible layout. Cycle store and water intake room revised to provide side access to parking bay 72.	PB
C	22/02/16	EC/ WK	Revised following consultation with community & officers	PB
B	03/12/15	EC	Drafting correction	PB
A	30/11/15	WK	PLANNING issue	PB



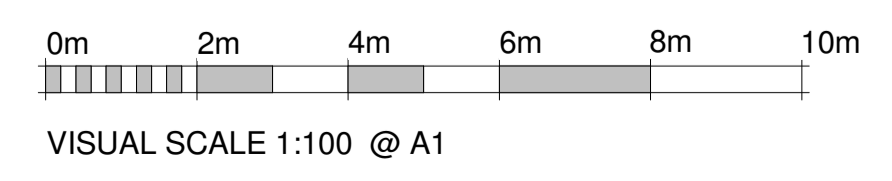
Client

Drawing Originator

**AWW** inspired environments  
 London - 7 Birch Lane, London, EC3N 9BW 020 7160 6000  
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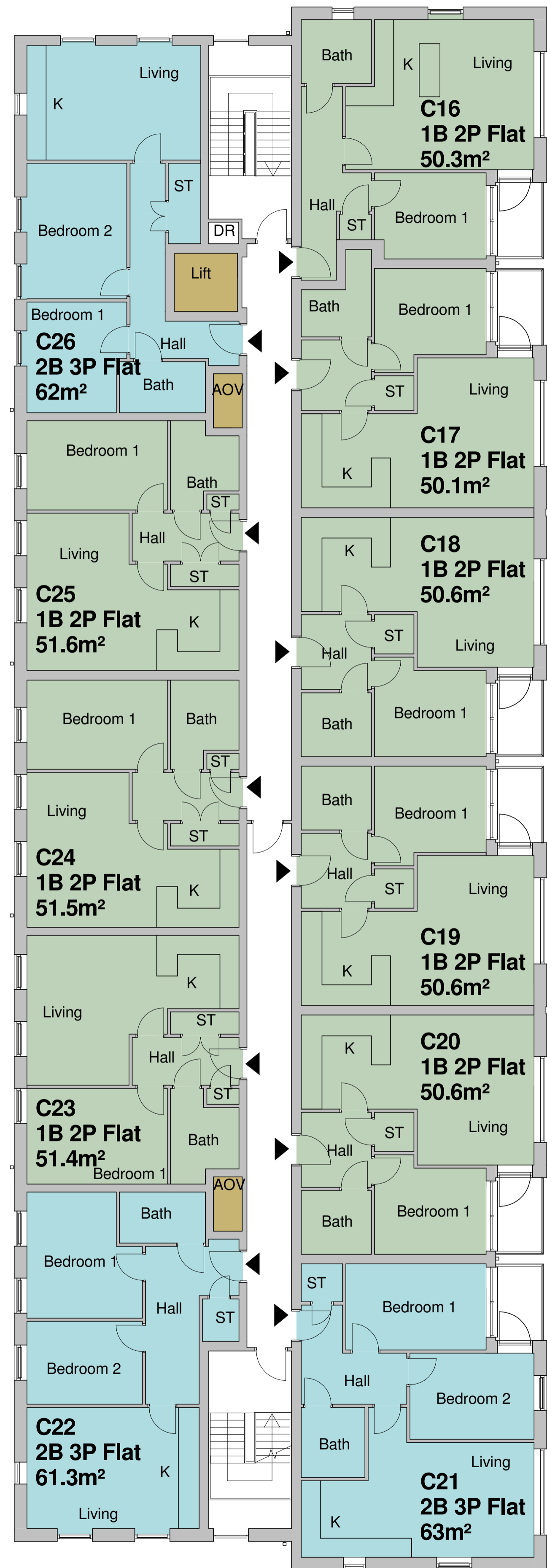
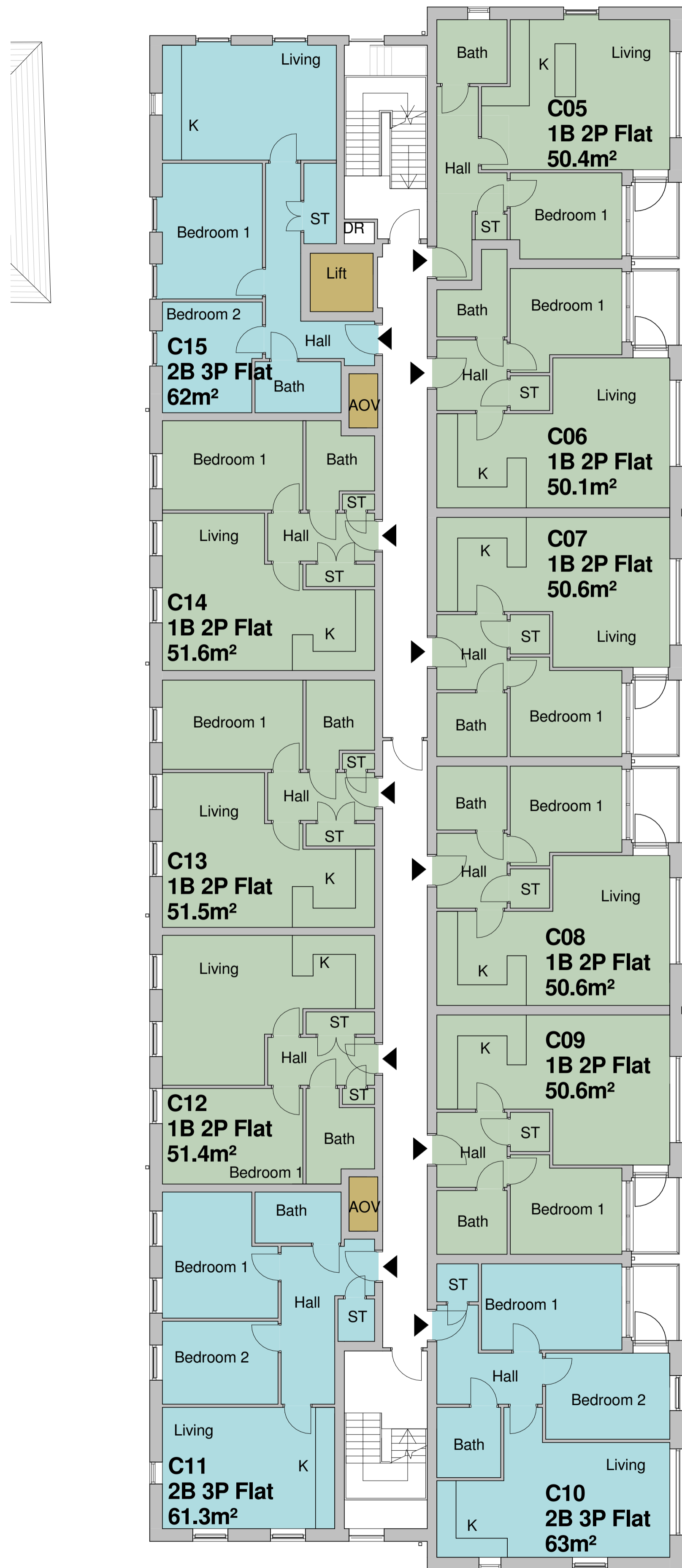
Project Title  
**Brunel House Restoration & Development**

Drawing Title  
**Proposed Ground Floor Plan - Block C**



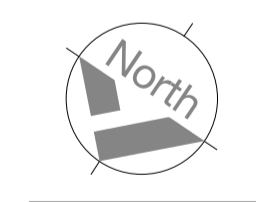
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As indicated	A1	WK	PB	
Status	Project No.			
<b>PLANNING</b>	<b>3520</b>			
Drawing Reference	Drawing No.	Revision		
	<b>0220</b>	<b>E</b>		

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Key  
 1B 2P Flat  
 2B 3P Flat  
 Ancillary

F	10/05/16	WK	Rear/northern flats replanned, and stairways and fenestration revised, following further discussion with planning officers	PB
E	24/03/16	WK	Drafting error corrected to plot names C11 & C15	PB
D	21/03/16	EC/ WK	Block C reduced in size and pulled away from historic wall. Rear/NE elevation simplified and balconies removed. Flat layouts C22 and C25 revised.	PB
C	22/02/16	EC/ WK	Revised following consultation with community & officers	PB
B	03/12/15	EC	Drafting correction	PB
A	30/11/15	WK	PLANNING issue	PB
Rev Date	Init	Notes		Chkd



Client

Drawing Originator

**AWW** inspired environments  
 London - 7 Birch Lane, London, EC3V 9BW 020 7160 0000  
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 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282  
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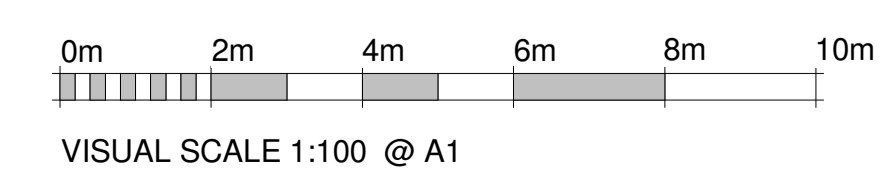
Project Title  
**Brunel House Restoration & Development**

Drawing Title  
**Proposed 1st & 2nd Plans - Block C - 100 Scale**

Scale	Sheet	Drawn	Checked	Date
1 : 100	A1	WK	PB	
Status	Project No.			
PLANNING	3520			
Drawing Reference	Drawing No.	Revision		
	0221	F		

**1** First Floor  
 1 : 100

**2** Second Floor  
 1 : 100



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**1 Proposed SE (Entrance) Elevation**  
 1 : 100

0m 2m 4m 6m 8m 10m  
 VISUAL SCALE 1:100 @ A1

**KEY**

- 1 Brick similar to colours & patterns of stonework on Brunel House: Wienerberger Bemmel Stock in metric size proposed (210 x 100 x 50mm high)
- 2 Aluminium plank cladding, colour slate-grey, matt finish
- 3 Triple glazed aluminium/timber combination windows, outer frames grey-green
- 4 Coloured opaque glass solid panels - final colour to be agreed with officers
- 5 Structural glass balcony balustrades with stainless steel handrails and clamping plates; balcony bases to be supported on (set-in) posts or cantilevered where necessary
- 6 Bath Stone/artstone copings
- 7 PPC aluminium rainwater pipes serving roof and balconies



**2 Proposed SW (Front) Elevation**  
 1 : 100

Decorative grilles  
 Car park gates

Rev	Date	Int	Notes	Checked
D	09/05/16	WK	Revisions to Block C following further discussions with officers	PB
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B	22/02/16	EC/ WK	Revised following consultation with community & officers	PB
A	30/11/15	WK	PLANNING issue	PB

Client

Drawing Originator

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 London - 7 Birchen Lane, London, EC2V 6BW 020 7160 0000  
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 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282  
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Project Title  
**Brunel House Restoration & Development**

Drawing Title  
**Proposed SE and SW Elevations - Block C**

Scale	Sheet	Drawn	Checked	Date
As Indicated	A1	WK	PB	
Status	PLANNING		Project No.	3520
Drawing Reference	Drawing No.	Revision		
	0230	D		

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- 2 Aluminium plank cladding, colour slate-grey, matt finish
- 3 Triple glazed aluminium/timber combination windows, outer frames grey-green
- 4 Coloured opaque glass solid panels - final colour to be agreed with officers
- 5 Structural glass balcony balustrades with stainless steel handrails and clamping plates; balcony bases to be supported on (set-in) posts or cantilevered where necessary
- 6 Bath Stone/artstone copings
- 7 PPC aluminium rainwater pipes serving roof and balconies



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C	21/03/16	EC/ WK	Block C reduced in size and pulled away from historic wall. Rear/NE elevation simplified and balconies removed. Flat layouts C22 and C25 revised.	PB	
B	22/02/16	EC/ WK	Revised following consultation with community & officers	PB	
A	30/11/15	WK	PLANNING issue	PB	

Client

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 Bristol - Rivergate House, Bristol, BS1 6LS 0117 923 2325  
 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282  
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Project Title  
**Brunel House Restoration & Development**

Drawing Title  
**Proposed NW and NE Elevations - Block C**

Scale	Sheet	Drawn	Checked	Date
As indicated	A1	WK	PB	
Status	Project No. 3520			
<b>PLANNING</b>				
Drawing Reference	Drawing No.	Revision		
	0231	D		

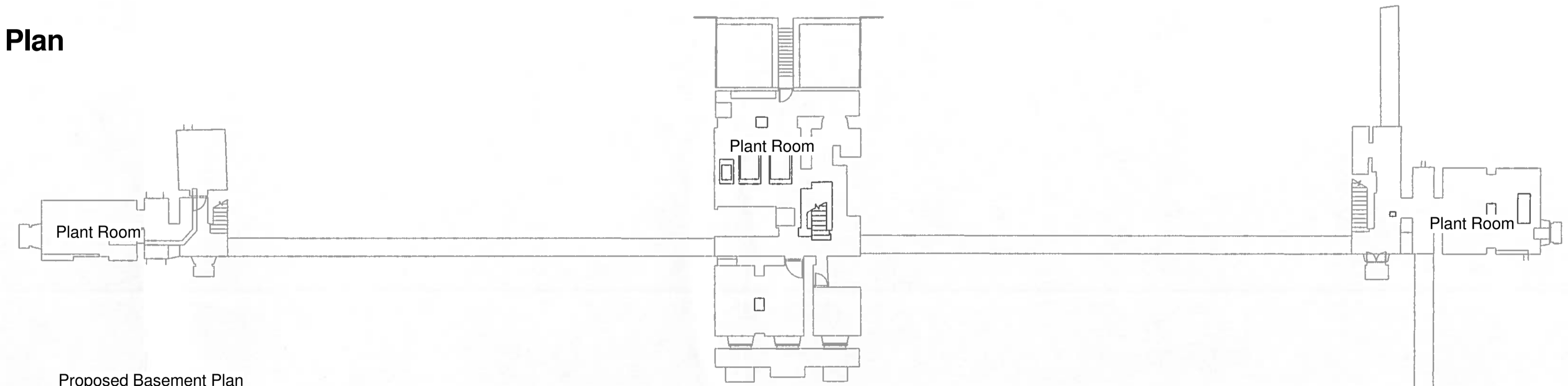
**2 Proposed NE (Rear) Elevation**  
 1 : 100

**Flat Types**

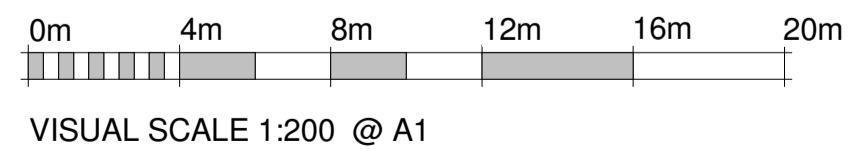
- 1B 1P Flat
- 1B 2P Flat
- 2B 2P Flat
- 2B 3P Flat
- 2B 4P Flat
- 3B 5P Flat
- 4B 5P Flat
- Ancillary



**1 Proposed Ground Floor Plan**  
 1 : 200



**Proposed Basement Plan**  
 (based on CBC drawings): no alterations proposed to basic fabric. Services will be renewed, including installation of new gas fired boilers (using existing flue routes); radon protection installation will be maintained, and walls, ceilings & floors (where appropriate) will be redecorated.



Rev	Date	Init	Notes	Checked	Drawn
E	22/02/06	EC/ WK	Revised following consultation with community & officers. Additional notes added for clarification	PB	
D	04/12/15	EC	Drawing annotation added	PB	
C	30/11/15	WK	PLANNING issue	PB	
B	23/11/15	WK	Updated in line with large scale & demolition plans; window seat removed in favour of reinstating original window; modern doorway removed.	PB	
A	11/11/15	WK	Detail added & flats keyed	PB	



Client

Drawing Originator

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 Bristol - Rivergate House, Bristol, BS1 1LS 0117 923 2525  
 Plymouth - Esaf Quay House, Plymouth, PL4 0HN 01752 261 282  
 RIBA Chartered Practice www.aww-uk.com

Project Title  
**Brunel House Restoration & Development**

Drawing Title  
**Proposed Ground and Basement Floor Plans - Blocks A & B**

Scale	Sheet	Drawn	Checked	Date
1 : 200	A1	WK	PB	
Status	Project No.			
<b>PLANNING</b>	<b>3520</b>			
Drawing Reference	Drawing No.	Revision		
	<b>0120</b>	<b>E</b>		



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**Flat Types**

- Studio
- 1B 1P Flat
- 2B 3P Flat
- 2B 4P Flat
- 3B 5P Flat
- Ancillary

**2 Proposed Second Floor Plan**  
 1 : 200

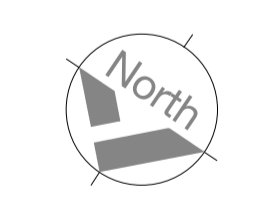


**Flat Types**

- 1B 1P Flat
- 1B 2P Flat
- 2B 2P Flat
- 2B 3P Flat
- 2B 4P Flat
- 3B 5P Flat
- Ancillary

**1 Proposed First Floor Plan**  
 1 : 200

Rev	Date	Init	Notes	Cl'd
D	22/02/16	EC	Revised following consultation with community & officers.	PB
C	04/12/15	EC	Drawing annotation added	PB
B	30/11/15	WK	PLANNING issue	PB
A	11/11/15	WK	Detail added & flats keyed	PB



Client

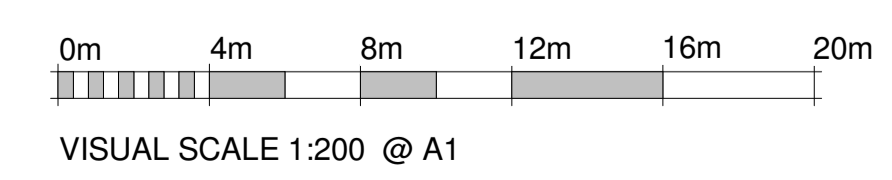
Drawing Originator



London - 7 Birch Lane, London, EC3V 9BW 020 7160 6000  
 Bristol - Rivergate House, Bristol, BS1 1LS 0117 923 2525  
 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 282  
 RIBA Chartered Practice www.aww-uk.com

Project Title  
**Brunel House Restoration & Development**

Drawing Title  
**Proposed First and Second Floor Plans - Blocks A & B**



Scale	Sheet	Drawn	Checked	Date
1 : 200	A1	WK	PB	
Status	Project No.			
PLANNING	3520			
Drawing Reference	Drawing No.	Revision		
	0121	D		

## **Supporting Documents**

### **1. Regents House/Consort House Imperial Arcade**

No Supporting Docs Supplied

## **Supporting Documents**

### **1. Queen Victoria House Redland Hill Bristol BS6 6US**

1. Site Map
2. Site Map
3. Proposed Level O Plan
4. Proposed QVH Northwest Elevation
5. Elevational Views
6. Street Scene
7. Street Scene



REDLAND HILL

SIMPLY HEALTH

QUEEN VICTORIA HOUSE

HARPER HOUSE

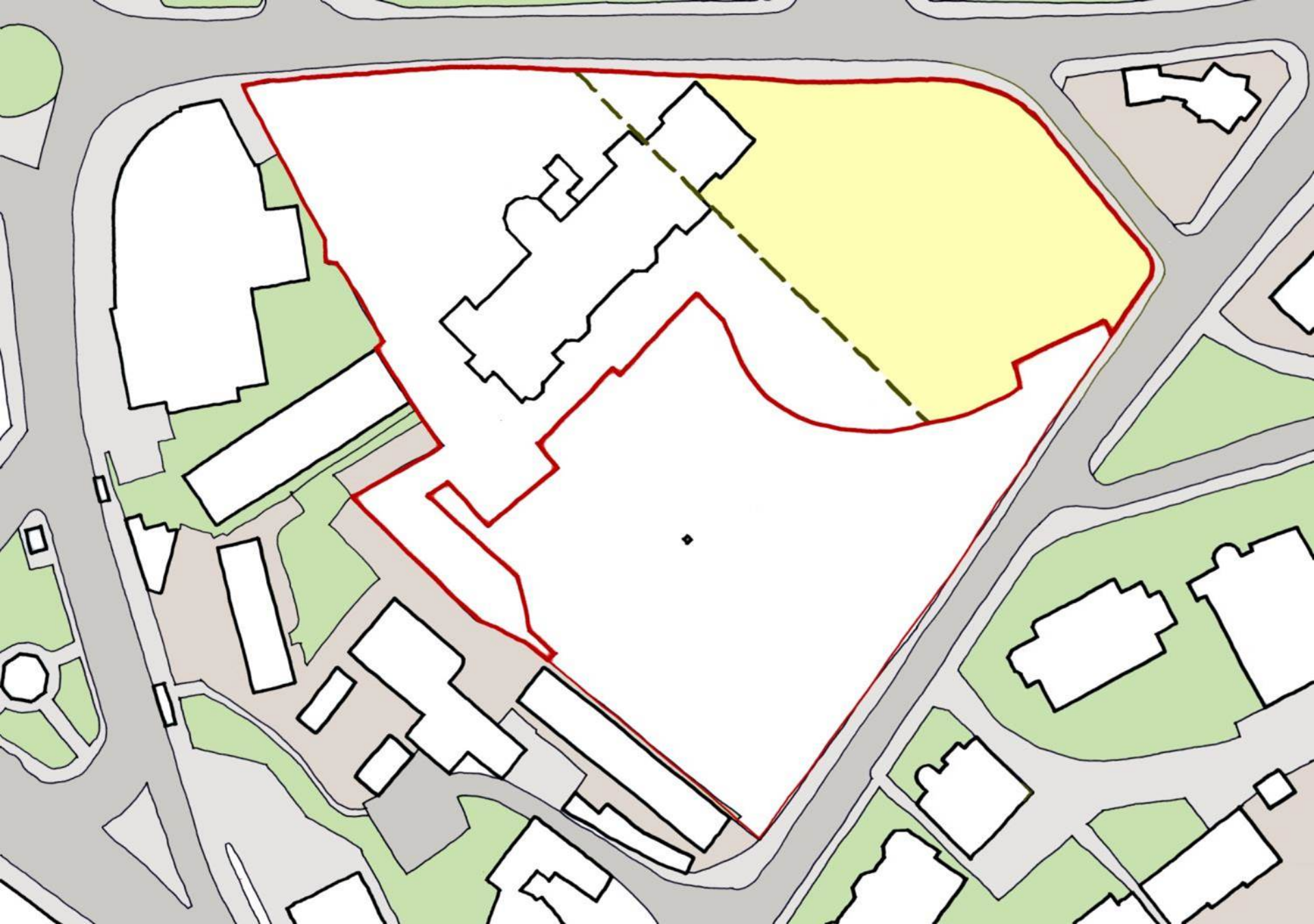
HOME GARDENS

CARLTON HOUSE

ST VINCENT'S HILL

WESTBURY ROAD

GROVE ROAD





REDLAND HILL ROAD

GROVE ROAD

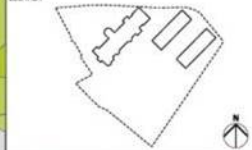
- KEY / NOTES
- Site boundary
  - - - Non-development zone.
  - ▽ Access
  - Apartment
  - Circulation
  - Communal facilities
  - Tempered spaces
  - Unheated spaces
  - Parking
  - Wellness centre
  - Balcony

- ① Main pedestrian access
- ② Hall / reception area
- ③ Lounge & restaurant
- ④ South terrace
- ⑤ Pedestrian walkway
- ⑥ Private garden
- ⑦ Ramp
- ⑧ South vehicular access
- ⑨ North block west core
- ⑩ North block east core
- ⑪ South block west core
- ⑫ South block east core
- ⑬ Refuse area

PO: 2103/15 issued for planning  
REV: DATE

NOTES

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5. AFRM Ltd accepts no liability for any alterations or additions to the background information or arising out of changes to background information which occur prior to alterations or additions being made.



**ALLFORD HALL MONAGHAN MORRIS**  
 ARCHITECTS  
 2ND FLOOR, BLOCK C, 58 OLD STREET LONDON EC1Y 9AQ.  
 TEL: 020 7325 1001 FAX: 020 7325 9120 WWW.AHM.CO.UK

job title  
**QUEEN VICTORIA HOUSE**

drawing title / location  
**PROPOSED LEVEL 0 PLAN**

drawn by / checked	scale	date	status
	1:250@A1; 1:500@A3		initial PLANNING
project	area	quantity	drawing no.
14031	X	[00]	P 110 P01





- KEY / NOTES
- Red brick
  - Stone
  - Slate tiles
  - Buff brick
  - Dark metal roof
- 17 Proposed QVH's rooftop extension
  - 18 New main entry
  - 19 Stairs Removed
  - 20 Entrance and stairs removed
  - 21 New doors

PROPOSED QVH 4th FLOOR RIDGE +113.90

QVH EXTENSION PARAPET +112.26

QVH L04 FFL +111.01

QVH L03 FFL +107.29

QVH L02 FFL +103.33

QVH L01 FFL +99.05

QVH ACCESS +95.79

QVH L00 FFL +95.73

QVH SIDE RIDGE +113.87

QVH CENTRAL RIDGE +113.78

QVH SIDE RIDGE +112.87

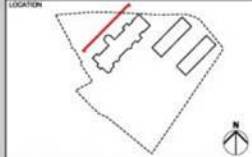
QVH RIDGE +112.30

POI: 3103/10 - issued for planning

REV: DATE

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**ALLFORD HALL MONAGHAN MORRIS**

ARCHITECTS Ltd  
 2ND FLOOR, BLOCK C, 5-29 OLD STREET LONDON EC1Y 9AE,  
 TEL: 020 7601 8001 FAX: 020 7361 6123 WEB: WWW.AHM.CO.UK

job file  
 QUEEN VICTORIA HOUSE

drawing title / location  
 PROPOSED QVH NORTHWEST ELEVATION

drawn by / checked	scale	status	PLANNING
	1:100@A1; 1:200@A3		

project	zone	location	drawing no.	revision
14031	Q	[00]	P201	P01









