

WARD: Southville

SITE ADDRESS: 2 Alpha Road Bristol BS3 1DH

APPLICATION NO: 20/04645/F Full Planning

DETERMINATION DEADLINE: 1 December 2020

Proposed additional residential dwelling to replace the consented commercial unit (amending 16/03638/F, as varied by 19/01144/X and 19/05993/X) with associated works.

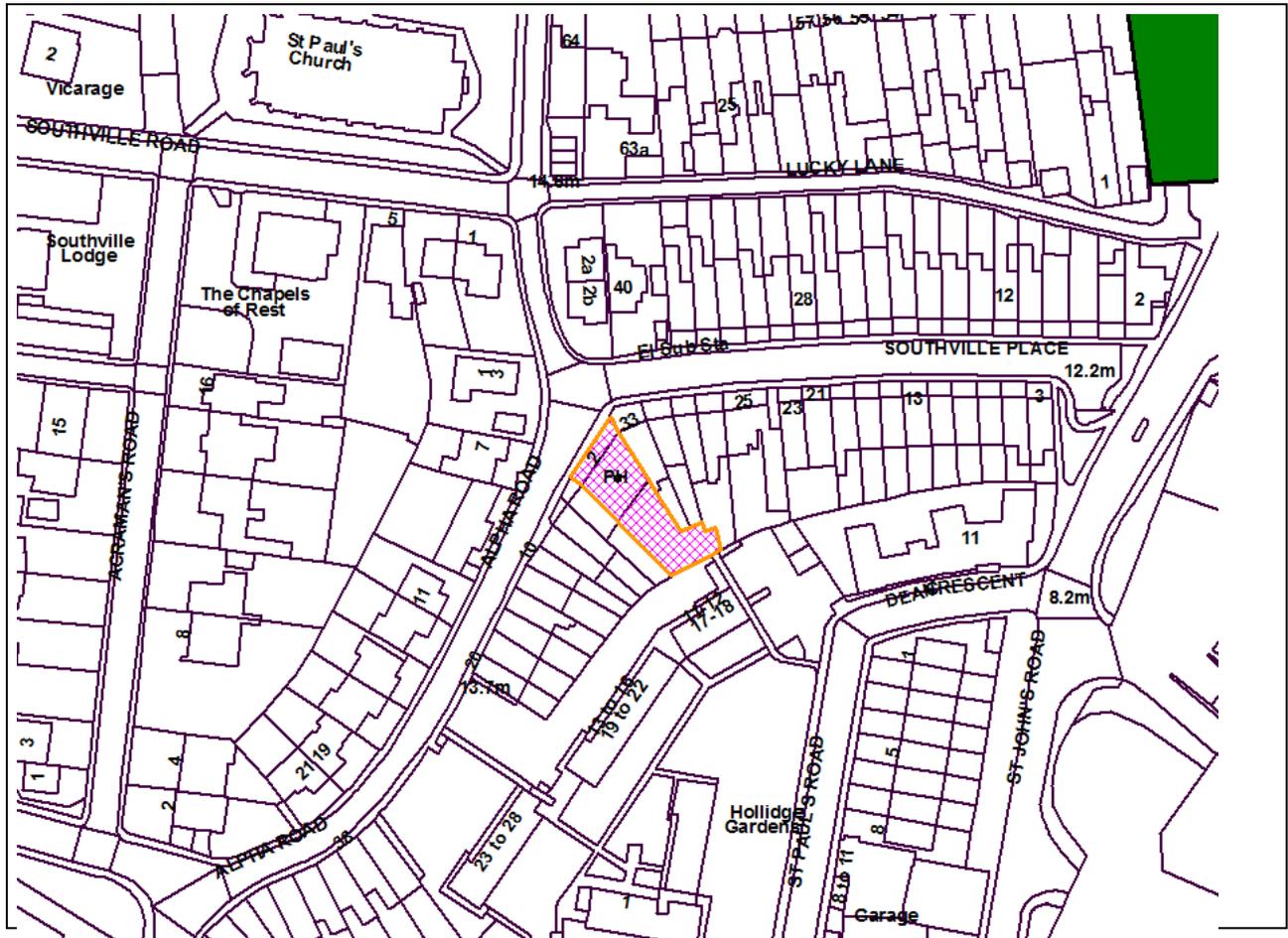
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Aspect360 Ltd
45 Oakfield Road
Clifton
Bristol
BS8 2AX

APPLICANT: Solid State (Easton) Ltd
C/o Agent

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

LOCATION PLAN:



Development Control Committee B – 25 February 2021
Application No. 20/04645/F : 2 Alpha Road Bristol BS3 1DH

BACKGROUND

The application has been called in for determination at planning committee by Councillor Bolton.

SITE DESCRIPTION AND APPLICATION

The application site is located on the eastern side of Alpha Road, and is set within the Bedminster Conservation Area. The application property is a former public house that had residential accommodation above, which is undergoing conversion to residential use with a commercial unit (café) retained at ground and basement levels following grant of planning consent (see planning history listed below).

The current application seeks to provide an additional residential dwelling in place of the previously approved café unit.

See plans and supporting documents for full details.

RELEVANT HISTORY

16/03638/F - Change of use of existing public house (Use Class A4) to cafe (Use Class A3). Conversion, extension and new-build development to create additional residential units with associated provision of refuse and cycle storage. PERMISSION GRANTED.

19/01144/X - Application to vary condition Nos 4 (Odour Management Plan) and 18 (List of Approved Plans) attached to planning permission 16/03638/F - To increase the amount of floorspace. Permission granted.

19/05993/X - Application for removal or variation of a condition following consent granted under app.no.19/01144/X - Application to vary condition Nos 4 (Odour Management Plan) and 18 (List of Approved Plans) attached to planning permission 16/03638/F - To increase the amount of floorspace - now proposed changes to frontage, with the addition of 3no. lightwells and reduction in the size of the terrace. PERMISSION GRANTED.

19/02660/COND - Application to approve details in relation to condition 2(noise- development), 5(cemp) and 6 (suds) of permission 19/01144/X application to vary condition Nos.4 and 18 attached to planning permission 16/03638/F - to increase floorspace. DECIDED.

20/02036/COND - Application to approve details in relation to condition 3 - samples of permission 19/05993/X - 16/03638/F Change of use of existing public house (Use Class A4) to cafe (Use Class A3). Conversion, extension and new-build development to create additional residential units with associated provision of refuse and cycle storage. DECIDED.

Development Control Committee B – 25 February 2021
Application No. 20/04645/F : 2 Alpha Road Bristol BS3 1DH

RESPONSE TO PUBLICITY AND CONSULTATION

The application was advertised via site notice along with letters sent to neighbouring properties. 13 written responses were received raising objection to the proposal. Comments can be summarised as follows:

Principle (key issue A)

- o The pub was a central hub of the community. The idea of a café in one of the units needs to be fully explored
- o The premises should be marketed once completed
- o Marketing during the current pandemic/recession is not representative

Design (Key Issue C)

- o Density would be too high

Highways (Key Issue D)

- o Increased parking pressure

These points will be discussed within the key issues section below.

RELEVANT POLICIES

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 Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017 and the Hengrove and Whitchurch Park Neighbourhood Development Plan 2019.

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) PRINCIPLE OF CHANGE OF USE

The loss of the former public house has already been permitted under previous consents (refer to planning history section above), where it was noted that there was (and still is) a wide range of alternative provision within a short walk of the application site.

It is now proposed that the previously approved café unit is instead used to provide an additional residential dwelling, taking the total number of dwellings on site up to six.

Core strategy policy BCS7 relates to retail, office, leisure and entertainment uses, and states that such uses will be primarily located within identified centres. Local shopping or service provision in smaller frontages or single shops away from the identified centres should be retained where it remains viable and provides an important service to the local community.

Development Control Committee B – 25 February 2021
Application No. 20/04645/F : 2 Alpha Road Bristol BS3 1DH

The application is supported by the provision of a marketing report, with the premises being marketed since December 2017 to date but with no operators willing to take the premises on (see submitted marketing report for full details). It is noted that at present the development is not complete, however as part of the marketing has been offer of assistance in fit out costs along with a rent-free period to assist with starting up a business on site. Concerns raised by members of the public in relation to marketing undertaken during the current pandemic are noted, however it is considered that the marketing requirements are met in terms of the nature of marketing undertaken, along with the period of marketing.

In addition to the marketing information provided, it should also be noted that the area is well served by shopping, food and drink, cultural and community facilities. Nearby provision includes that within the Bedminster Town Centre (Bedminster Parade; East Street, Cannon Street and North Street) which is a short walk from the application site, along with individual pubs and community facilities including those on Dean Lane, and; a variety of food and drink uses at Whapping Wharf. All of the aforementioned uses are within a 5-10 minute walk of the site, and many more shops, services and facilities are available within a slightly further walk, including those within Bristol City Centre which is approximately a 10 minute walk from the site. It is therefore considered that the area is well served by a range of shops, services and community facilities, such that the loss of the previously approved café would not be detrimental to local provision and would not have any significant impact upon opportunities available for local residents.

Some of the public comments received express the former pub and previously approved cafe as a community facility. But does the approved cafe comprise a community facility? Within the supporting text to policy BCS12 it is stated:

"The term Community facilities is wide-ranging and can include community centres and childcare facilities, cultural centres and venues, places of worship, education establishments and training centres, health and social care facilities, sport and recreation facilities and civic and administrative facilities. It may also include other uses whose primary function is commercial but perform a social or community role i.e. sport, recreational and leisure facilities including local pubs. Such services and facilities provide a focus for local people, helping to promote better personal contact between groups and individuals and generating community spirit and a sense of place. Together, they are essential to the quality of life of people living and working in Bristol and can help to reduce levels of deprivation and social exclusion and improve health and wellbeing."

The supporting text therefore places greatest importance on non-commercial uses that provide social or welfare benefit to the community. Leisure facilities may be considered a community use, although the policy does not assert that this is always the case. A cafe for example, in an area where there is no other such provision, may be of importance to the community to facilitate social interaction to a degree that it is considered a community facility, however this is not necessarily the case where there is alternative provision within the vicinity that provides leisure and social opportunities for local residents.

Given that locally there is a variety of alternative shopping, food and drink and cultural venues, it is considered that the cafe is not of such individual importance to be considered a community facility by definition, and certainly not in the same way that a community centre or healthcare centre would be considered a community facility.

For the sake of completeness however, consideration will also be given to the policy text relating to community facilities. The policy wording of BCS12 states that existing community facilities should be retained, unless it can be demonstrated that there is no longer a need to retain the use or where alternative provision is made.

Development Control Committee B – 25 February 2021
Application No. 20/04645/F : 2 Alpha Road Bristol BS3 1DH

The variety of nearby alternative retail and leisure uses are such that adequate local offer would remain, albeit at different venues. On this basis it is considered that there is not a demonstrable need for the approved cafe specifically, and as such, even if the venue were considered a community facility, its loss would not be harmful to a degree that would warrant resistance to redevelopment of the premises for other purposes appropriate for the area.

Core Strategy 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 encourages the efficient use of land, but in doing so acknowledges the need to achieve high quality well designed environments, and the need for development to be informed by local context, accessibility and the characteristics of the site. This is furthered by policy BCS21.

The application site has no specific land use designation, although is set within a residential context. In land use terms the proposed residential use is therefore considered compatible.

While the proposed redevelopment of the site is not precluded in land use terms, issues of residential amenity, design, movement and sustainability must however be appropriately addressed, and will be discussed within the key issues to follow.

(B) RESIDENTIAL 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 DM2 requires development to provide a good standard of accommodation by meeting relevant requirements and standards. Policy DM29 expects new buildings to safeguard the amenity of the host premises and neighbouring occupiers.

Current space standards are set out within the Nationally Described Space Standards, with the minimum required internal space for a two bedroom three-person unit being 61 square metres. The application proposes a two-bedroom maisonette, with a floor area of 97.9 square metres and therefore exceeding current space standards requirements in this regard.

The proposed dwelling would be single-aspect and facing west/north-west, and would be set across ground and basement levels. This does give rise to some concern in relation to daylighting, with the potential for basement rooms in particular to be dark. Physical measures have been incorporated into the design to maximise daylighting levels, with enlarged light wells (previously approved) with glass balustrades incorporated to bring more natural light to the basement level, along with a upside-down room layout so that basement rooms comprise bedroom and bathroom facilities, whilst living spaces are set at ground floor level and would have large windows, maximising natural light to the main living spaces within the dwelling. Overall the arrangement proposed is considered acceptable on balance in relation to daylighting.

There are no physical alterations to the building proposed other than omission of a previously approved ground floor door; the provision of 3 additional solar PV panels, and; amended refuse/recycling and cycle storage facilities, and as such neighbouring amenity would not be impacted. If anything the proposals represent an improvement to neighbouring amenity as noise and disturbance generated from a single residential dwelling is likely to be lesser than that of the consented commercial use.

Overall the proposal is considered acceptable when considering the residential amenity of neighbouring occupiers as well as that of future occupiers of the site.

Development Control Committee B – 25 February 2021
Application No. 20/04645/F : 2 Alpha Road Bristol BS3 1DH

(C) DESIGN AND CONSERVATION

Core Strategy policy BCS21 relates to overarching urban design principles to ensure high quality development acceptable within its context, with Development Management policy DM26 relating specifically to local character and distinctiveness. 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. Policy DM27 is concerned with layout and form, including principles in relation to blocks and plots. The site is located within the Bedminster Conservation Area, and as such, policies BCS22 and DM31 also apply, which require heritage assets (including Conservation Areas) to be safeguarded or enhanced.

The Bedminster Conservation Area Character appraisal identifies the building as a post 1950 building (due to substantial rebuilding works following damage in WWII) set amongst predominantly pre-Victorian and mid-Victorian properties, within the Acramans Road Character Area. This document defines the building as a character building. Buildings to the south-west are predominantly defined as character buildings, while buildings to the east are predominantly defined as unlisted buildings of merit (a higher classification in terms of conservation value).

Physical alterations beyond those previously approved comprise omission of a ground floor door; the provision of 3 additional solar PV panels to the rear roof pitch, and; amended refuse/recycling and cycle storage facilities. These alterations are considered to represent a nominal change and do not give rise to concern to visual impact upon the Conservation Area, subject to the additional refuse/recycling and cycle storage facilities being appropriately screened, which can be secured by condition.

Within public comments received, the resultant density of residential development on the site was raised as a concern.

The Urban Living SPD defines the site as being set within the inner urban area of the city, although the site is close to the boundary of the city centre setting as set out within the SPD. Suggested optimum densities within the Urban Living SPD are 200 dwellings per hectare (dph) in a city centre setting, and 120dph in an inner urban setting. It should however be noted that the SPD does not express a cap on densities, but expresses that an acceptable living environment should be achieved.

The proposed additional dwelling would bring the total number on site to 6, and based on the overall site area of 325 square metres would result in a density of 185 dph on site. This figure falls between the suggested optimum densities for an inner urban and city centre location, as set out within the Urban Living SPD. As has been set out within key issue B above, the proposal is considered acceptable when considering the residential amenity of neighbouring occupiers and future occupiers of the site, and as such it is considered that the proposed density on site is acceptable in this instance.

The previously approved proposal for the site was considered to represent a sensitive design that respects its context, which at the least preserves, if not enhances, the character and appearance of this part of the Conservation Area. The proposed alterations to that scheme are so minor that this viewpoint remains, and as such the proposal is considered to be acceptable in design and conservation terms, in line with current local and national planning policy.

(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

Development Control Committee B – 25 February 2021
Application No. 20/04645/F : 2 Alpha Road Bristol BS3 1DH

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 application site is sustainably located, within walking distance of the city centre and close to local shops, services and public transport links. The provision of secure cycle parking is included within the proposed design, which provides a policy compliant level of secure cycle parking provision.

No off-street parking is proposed, which is considered acceptable given the sustainable location of the application site. As is the case with the remainder of the residential accommodation on site that has been previously approved, future occupiers would not be eligible for parking permits.

The location of the property set amongst narrow streets, some of which are one-way (including Alpha Road) is such that if permission is granted, a Construction Management Plan will be required to ensure that any local disruption during works is minimised. The previously approved development of the site was subject to a construction management plan which was agreed under application 19/02660/COND. This plan should also be adhered to for the works to create the additional dwelling on site if planning permission is granted, and can be conditioned as such.

On the basis of the above, and subject to the imposition of relevant planning conditions, the proposal is considered acceptable in terms of transport, movement and highway safety issues.

(E) SUSTAINABILITY AND FLOOD RISK

Current planning policy within the adopted Bristol Development Framework, 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, including rainwater soak-away drainage. The approach proposed should also be supported by the provision of a sustainability statement and an energy strategy.

In order to account for the increased residual energy demand of a dwelling compared with a daytime café use, three additional solar PV panels have been specified to be added to the previously consented solar array located on the main roof. This increased solar PV provision is such that on site renewable energy generation is provided as part of the proposal, adequate to reduce CO2 emissions from the residual energy demand of the dwellings (approved and proposed) by in excess of 20%, in accordance with current policy requirements.

The application site is set within flood zone 1 and as such is at low risk from tidal and fluvial flooding. A drainage strategy for the site has been previously approved under application 19/02660/COND and would remain unchanged by the proposals.

The proposal is therefore considered to be acceptable in relation to sustainability and flood risk issues.

Development Control Committee B – 25 February 2021
Application No. 20/04645/F : 2 Alpha Road Bristol BS3 1DH

CONCLUSION

The extensive marketing undertaken along with the identifiable significant provision of shops, services and leisure uses nearby are such that the loss of the approved café unit is considered acceptable, with a residential unit supported by policy as an appropriate alternative use. The proposed dwelling would provide an acceptable living environment for future occupiers whilst safeguarding the residential amenity of neighbouring occupiers. The minor physical alterations proposed to the building adequately safeguard this part of the Bedminster Conservation Area, and the scheme provides adequate highways and servicing facilities, as well as on-site renewable energy generation.

RECOMMENDATION

It is recommended that the application is approved subject to conditions.

COMMUNITY INFRASTRUCTURE LEVY (CIL) LIABILITY

The CIL liability for this development is £7276.94

EQUALITIES ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

RECOMMENDED GRANT subject to condition(s)

Time limit for commencement of development

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre commencement condition(s)

2. Construction Environment Management Plan

The Construction Environment Management Plan v2, received 17th July 2019, approved under application 19/02660/COND, shall be implemented in full and adhered to throughout the construction period.

Reason: In the interests of safe operation of the highway in during the demolition and construction phases of the development.

Development Control Committee B – 25 February 2021
Application No. 20/04645/F : 2 Alpha Road Bristol BS3 1DH

3. Sample Panels before specified elements started

Sample panels of the screening to the refuse/recycling and cycle stores are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied.

Reason: In order that the external appearance of the building is satisfactory.

Pre occupation condition(s)

4. Materials

The development shall be completed in accordance with the materials agreed under application 20/02036/COND prior to occupation.

Reason: To ensure an acceptable external appearance.

5. Implementation/Installation of Refuse Storage and Recycling Facilities – Shown on Approved Plans

No building or use hereby permitted shall be occupied or use commenced until the refuse store and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans.

Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway), except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises; protect the general environment; prevent any obstruction to pedestrian movement and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

6. Completion and Maintenance of Cycle Provision - Shown on approved plans

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

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

7. Renewable energy

The scheme of on-site renewable energy generation shall be completed in full accordance with the approved details prior to the first occupation of the development hereby approved and shall be retained and maintained as such thereafter.

Reason: To ensure adequate provision of on-site renewable energy generation.

Development Control Committee B – 25 February 2021
Application No. 20/04645/F : 2 Alpha Road Bristol BS3 1DH

List of approved plans

8. List of approved plans and drawings

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

1613 L 01 Site location plan, received 6 October 2020
1613 (L)190 Existing lower ground floor plan, received 6 October 2020
1613 (L)191 Existing ground floor plan, received 6 October 2020
1613 (L)194 Existing roof plan, received 6 October 2020
1613 (L)195 Existing front elevation, received 6 October 2020
1613 (L)200A Proposed lower ground floor plan, received 6 October 2020
1613 (L)201B Proposed ground floor plan, received 6 October 2020
1613 (L)204 Proposed roof out, received 6 October 2020
1613 (L)205D Proposed front elevation, received 6 October 2020
Heritage, Design and Access Statement, received 6 October 2020
Marketing Brochure, received 6 October 2020
Marketing letter, received 6 October 2020
Sustainability Statement, received 6 October 2020

Reason: For the avoidance of doubt.

Advices

- 1 Note that in deciding to grant permission, the Committee/Planning Service Director also decided to recommend to the Council's Executive in its capacity as Traffic Authority in the administration of the existing Controlled Parking Zone of which the development forms part, that the development should be treated as car free / low-car and the occupiers ineligible for resident parking permits.

Supporting Documents

3. 2 Alpha Road

1. Site location plan
2. Approved front elevation
3. Approved ground floor plan
4. Approved lower ground floor plan
5. Proposed front elevation
6. Proposed ground floor plan
7. Proposed lower ground floor plan
8. Proposed roof plan



105 WEST ARCHITECTS Ltd
 107 Lower Redland Road, Redland,
 Bristol. BS6 6SW

T: 0117 3737596
 E: info@105west.co.uk
 Web site: www.105west.co.uk

Project **The Imp**

Drawing Title **Location Plan**

Drawing No. **1613(L)01**

REV Note

Date



Scale @A3 drawn by Date Rev
1:1250 TF 05/04/16 /

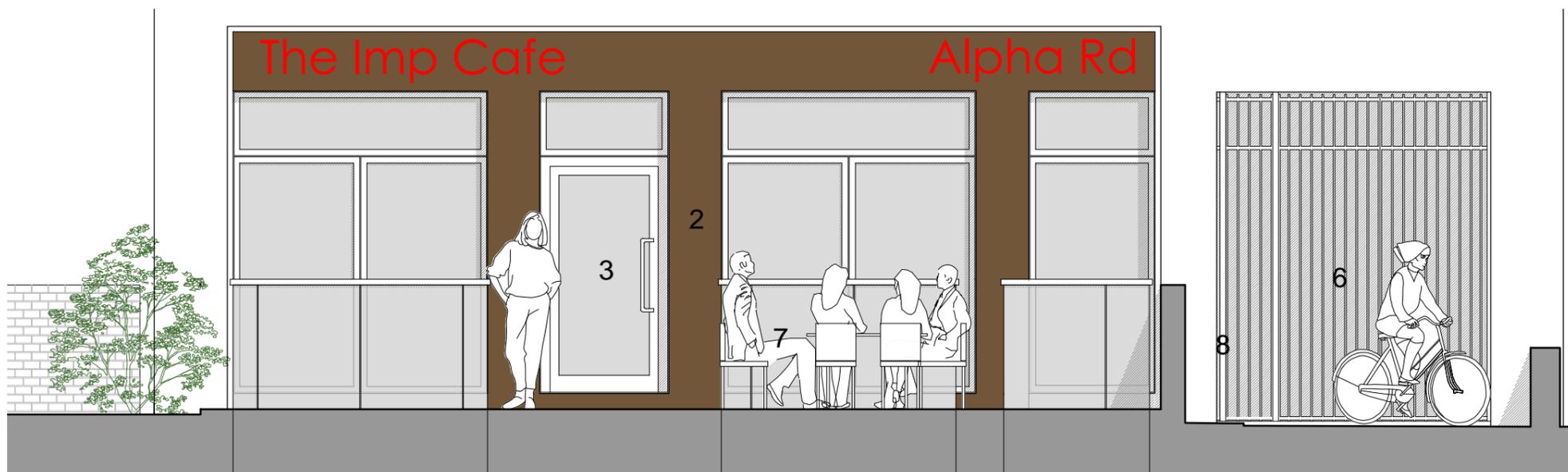
Responsibility is not accepted for errors made by others scaling from this drawing. All construction information should be taken from figured dimensions only.



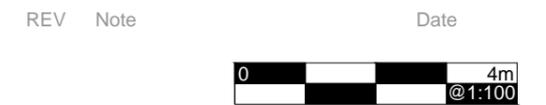
Existing Front Elevation 1:100

Materials:

1. Facade - Through colour insulated render
2. Facade - Through colour rendered panels framing the glazing
3. Windows & Doors - Metal and timber composite frames to Ral 7022
4. Dormer - Lead standing seam
5. Roof - To match existing
6. Metal gate - Coloured to 7022
7. Balustrade - Brick work (to match neighboring boundary walls) and Metal Railings coloured to 7022
8. Boundary Bin Store - Brick work to match neighboring boundary walls.



Existing Front Balustrade 1:50



105 WEST ARCHITECTS
 105 WEST ARCHITECTS Ltd
 107 Lower Redland Road, Redland,
 Bristol. BS6 6SW
 T: 0117 3737596
 E: info@105west.co.uk
 Web site: www.105west.co.uk

Project **The Imp**

Drawing Title **Existing Front Elevation of the former pub**

Drawing No. **1613(L)195**

Scale @A3	drawn by	Date	Rev
1:100	TF	05/10/20	/

Responsibility is not accepted for errors made by others scaling from this drawing. All construction information should be taken from figured dimensions only.

- Surface Materials:
1. Timber decking
 2. Existing paving
 3. Permeable paving
 4. Soft landscaping



Existing Site Plan 1:200

Existing Ground Floor 1:100

REV	Note	Date



105 105 WEST ARCHITECTS Ltd
 107 Lower Redland Road, Redland,
 Bristol. BS6 6SW
 T: 0117 3737596
 E: info@105west.co.uk
 Web site: www.105west.co.uk

Project **The Imp**

Drawing Title **Existing Ground Floor and Site Plan**

Drawing No. **1613(L)191**

Scale @A3	drawn by	Date	Rev
As Indicated	LR	05/10/20	/

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Existing Lower Ground & Garden House Ground Floor

Existing Garden House Lower Ground Floor

REV	Note	Date



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 107 Lower Redland Road, Redland,
 Bristol. BS6 6SW
 T: 0117 3737596
 E: info@105west.co.uk
 Web site: www.105west.co.uk

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Drawing Title **Existing Lower Ground Floor & Garden House**

Drawing No. **1613(L)190**

Scale @A3	drawn by	Date	Rev
1:100	LR	05/10/20	/

Responsibility is not accepted for errors made by others scaling from this drawing. All construction information should be taken from figured dimensions only.



Part of the Approved Planning Application 16/03638/F and Subsequent Amendments

Materials:

- 1. Facade - Through colour insulated render
- 2. Facade - Through colour rendered panels framing the glazing
- 3. Windows & Doors - Metal and timber composite frames to Ral 7022
- 4. Dormer - Lead standing seam
- 5. Roof - To match existing
- 6. Balustrade - Brick work (to match neighboring boundary walls) and Metal Railings coloured to 7022
- 7. Boundary Bin Store - Brick work to match neighboring boundary walls.

Proposed Front Elevation 1:100

REV	Note	Date
D	Amended following clients comments	05.10.20
C	Windows altered	30.09.20
B	Window and frontage altered	23.09.20
A	Annotations amended	15.09.20



Proposed Front Balustrade 1:50

Frontage of main building unchanged from Planning Application 16/03638/F and Subsequent Amendments

105 WEST ARCHITECTS Ltd
 105 WEST ARCHITECTS
 107 Lower Redland Road, Redland, Bristol. BS6 6SW
 T: 0117 3737596
 E: info@105west.co.uk
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Project **The Imp**

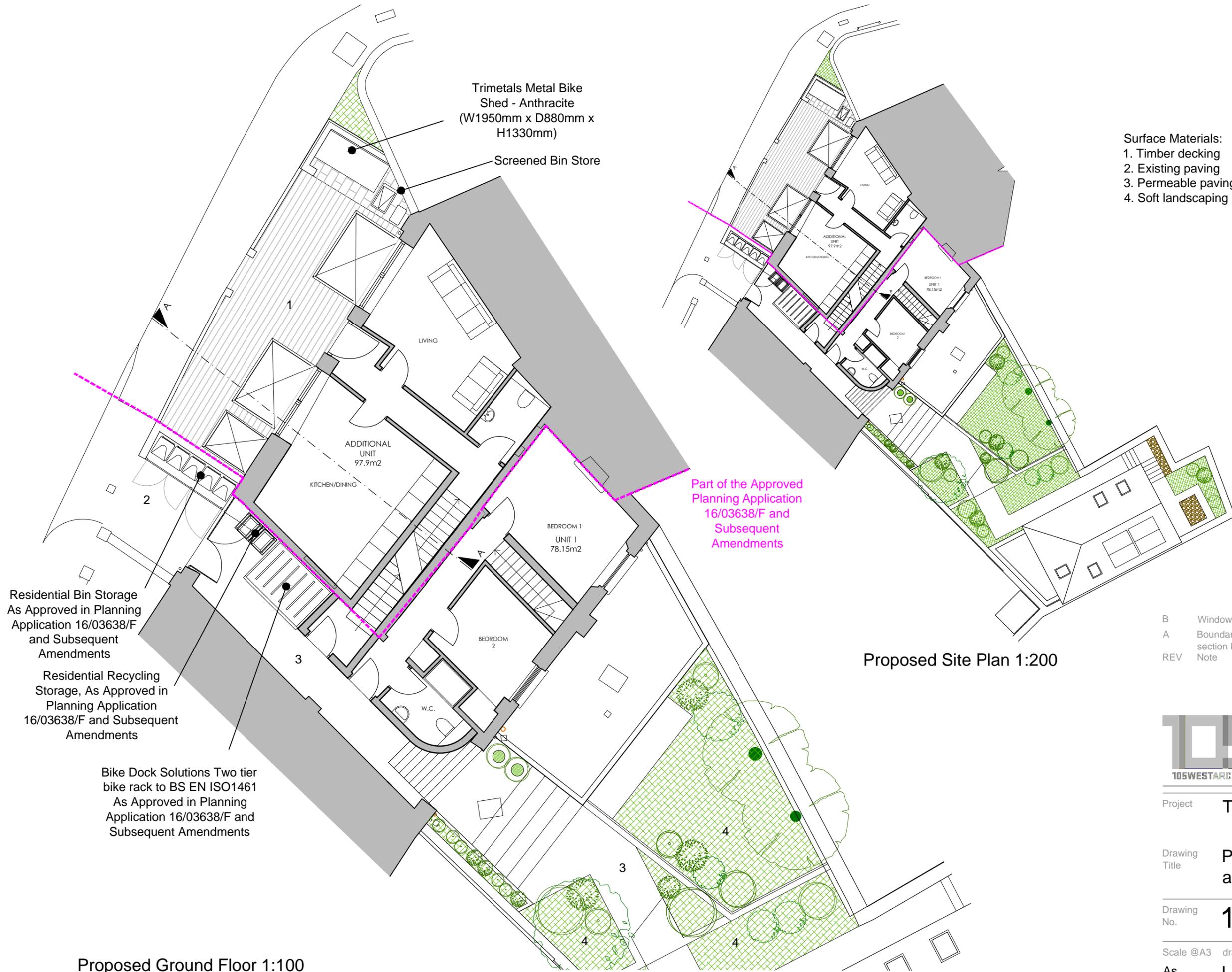
Drawing Title **Proposed Front Elevation of the former pub**

Drawing No. **1613(L)205**

Scale @A3	drawn by	Date	Rev
1:100	LR	11/09/20	D

Responsibility is not accepted for errors made by others scaling from this drawing. All construction information should be taken from figured dimensions only.

- Surface Materials:
1. Timber decking
 2. Existing paving
 3. Permeable paving
 4. Soft landscaping



Part of the Approved Planning Application 16/03638/F and Subsequent Amendments

- Residential Bin Storage As Approved in Planning Application 16/03638/F and Subsequent Amendments
- Residential Recycling Storage, As Approved in Planning Application 16/03638/F and Subsequent Amendments
- Bike Dock Solutions Two tier bike rack to BS EN ISO1461 As Approved in Planning Application 16/03638/F and Subsequent Amendments

Proposed Site Plan 1:200

Proposed Ground Floor 1:100

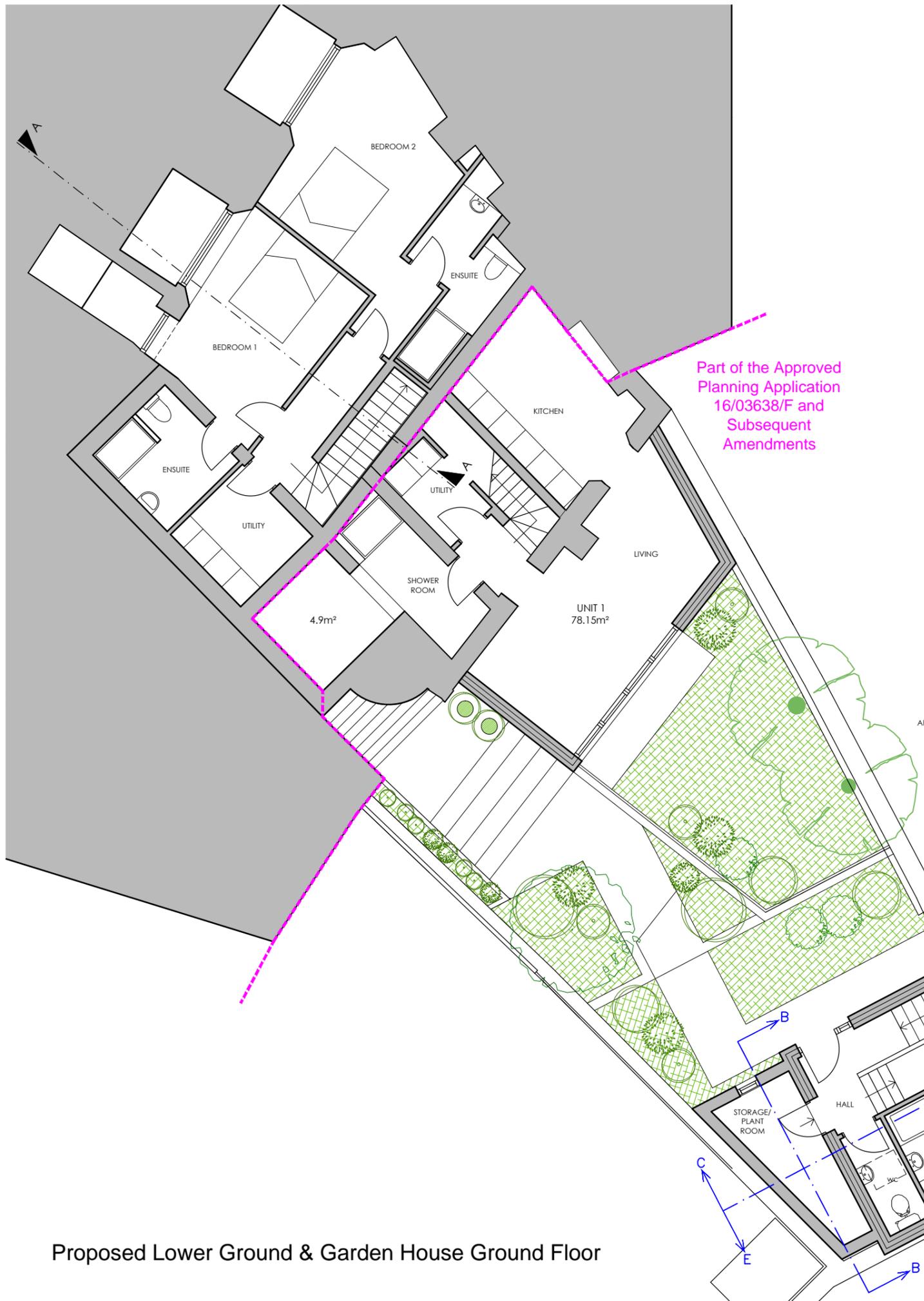
B	Window and frontage altered	23.09.20
A	Boundary wall updated and section line shown	15.09.20
REV	Note	Date



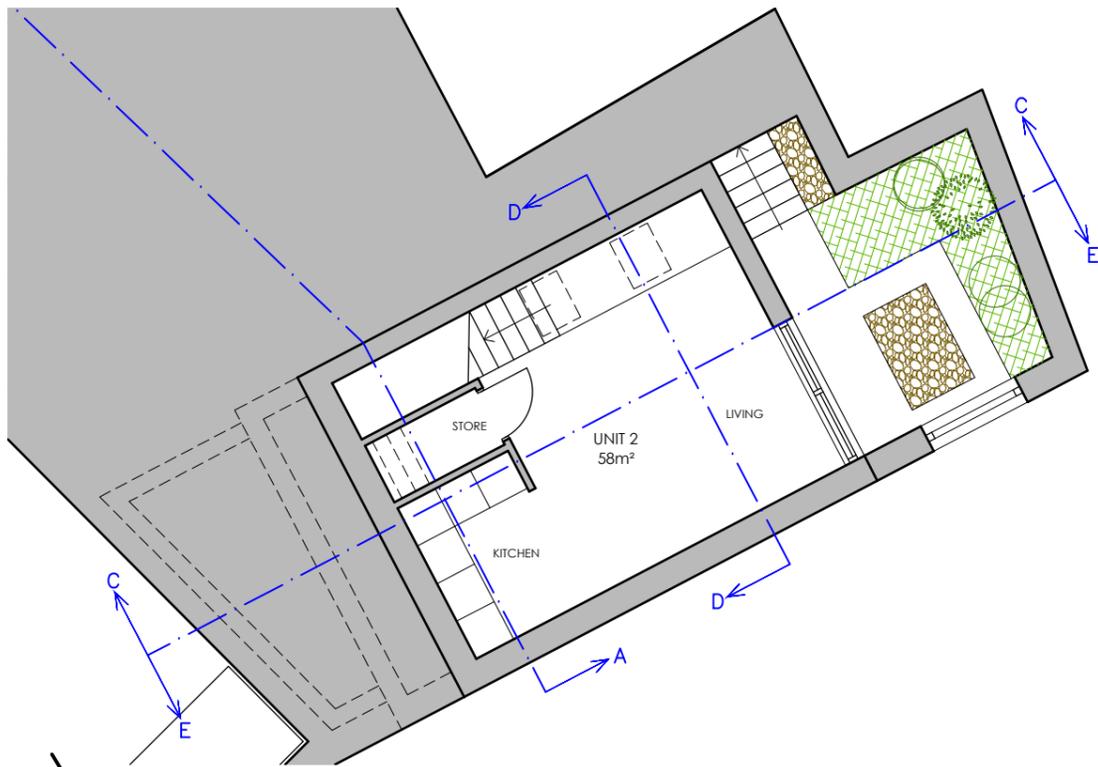
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 107 Lower Redland Road, Redland, Bristol. BS6 6SW
 T: 0117 3737596
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Project	The Imp		
Drawing Title	Proposed Ground Floor and Site Plan		
Drawing No.	1613(L)201		
Scale @A3	drawn by	Date	Rev
As Indicated	LR	11/09/20	B

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Proposed Lower Ground & Garden House Ground Floor



Proposed Garden House Lower Ground Floor

APPROX. LOCATION OF WESSEX WATER 2250 CW SEWER

A	Section line shown	15.09.20
REV	Note	Date



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 105 WEST ARCHITECTS Ltd
 107 Lower Redland Road, Redland,
 Bristol, BS6 6SW
 T: 0117 3737596
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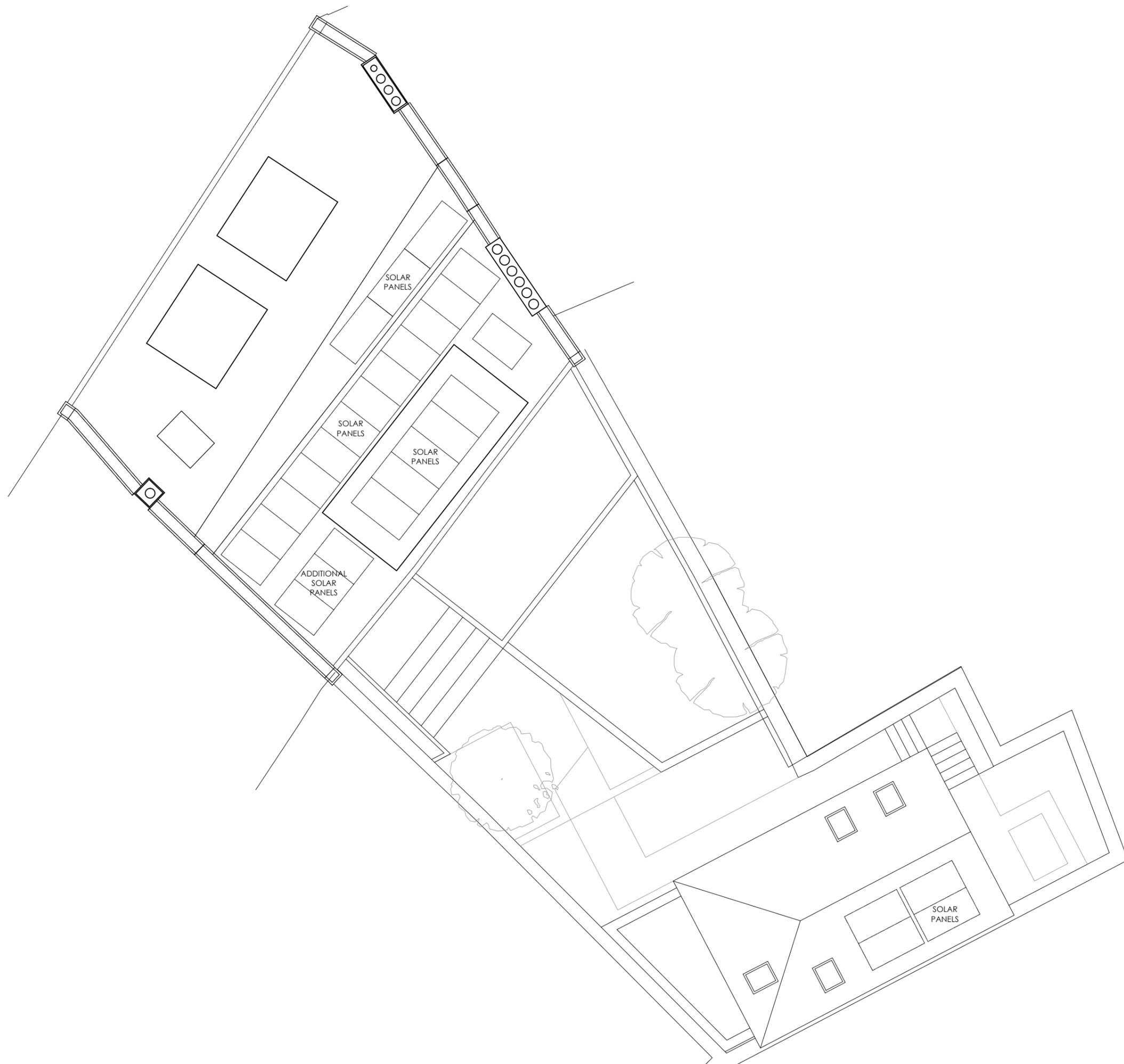
Project **The Imp**

Drawing Title **Proposed Lower Ground Floor & Garden House**

Drawing No. **1613(L)200**

Scale @A3	drawn by	Date	Rev
1:100	LR	11/09/20	A

Responsibility is not accepted for errors made by others scaling from this drawing. All construction information should be taken from figured dimensions only.



REV	Note	Date

0 4m @1:100

105 105 WEST ARCHITECTS Ltd
107 Lower Redland Road, Redland,
Bristol. BS6 6SW
T: 0117 3737596
E: info@105west.co.uk
Web site: www.105west.co.uk

Project	The Imp		
Drawing Title	Proposed Roof Plan		
Drawing No.	1613(L)204		
Scale @A3	drawn by	Date	Rev
1:100	LR	15/09/20	/