

Amendment Sheet

24 November 2021

Item 1: - The Windmill 14 Windmill Hill & 3 Eldon Terrace Bristol BS3 4LU

| Page no. | Amendment/additional information |
|----------|--|
| 3 | <p>Since publication of the Public Report Pack (Monday 15th November), a total of 3 further comments have been submitted in relation to this application. All further submissions raised objections to the development. This brings the total number of objections received to 169 at time of publication of this amendment sheet</p> <p>Grounds of objection submitted in the additional comments raise similar concerns and themes to those summarised and present within the original report.</p> |

Item 2: - Romney House Romney Avenue Bristol BS7 9TB

| Page no. | Amendment/additional information |
|----------|--|
| | <p>Please see 3 attachments. These include:</p> <ul style="list-style-type: none">1-The revised section of the design and access statement and revised tenancy schedule confirming number of M4(2) units2-Revised 4B6P house type sheet3-Enabling officers comments on reviewing number of M4 (2) units. |

4.2 Schedule of Accommodation

| | 1B2P | | | 2B3P | | | 2B4P | | | | | 3B5P | | | 4B6P | Total | Mix (%) |
|---------------------------------|----------------|------------|-----------|----------------|------------|-----------|------------|-----------|-------|-----------------|-------------|------|-------------|------------------|-------------|-------|---------|
| | WCH Flat M4(3) | Flat M4(2) | Flat | WCH Flat M4(3) | Flat M4(2) | Flat | Flat M4(2) | Flat | FOG | WCH House M4(3) | House M4(2) | Flat | House M4(2) | Town House M4(2) | House M4(2) | | |
| Number of Storeys | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 1 | 2 | 3 | 2 | | |
| NDSS Min Area (m ²) | 50 | 50 | 50 | 61 | 61 | 61 | 70 | 70 | 70 | 79 | 79 | 86 | 93 | 99 | 106 | | |
| Bed Spaces | 2 | 2 | 2 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | 5 | 5 | 5 | 6 | | |
| Habitable Rooms | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 5 | | |
| Unit Type / Name | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 2F01A | 2H06 | 2H04A/B | N/A | 3H02 | 3H06 | 4H02 | | |
| Unit Area GIA (m ²) | 70.4-70.8 | 50.3-57.6 | 50.3-57.7 | 79.6 | 62.1-63.7 | 62.1-63.8 | 70.2-73.6 | 70.2-73.7 | 70.2 | 93.6 | 79.2 | 87.2 | 93.6 | 99.8 | 109.2 | | |

Bristol City Council

| | | | | | | | | | | | | | | | | | |
|--|----------|-----------|-----------|----------|----------|----------|-----------|-----------|-----------|----------|-----------|----------|-----------|-----------|-----------|------------|------|
| Sale - Open Market | | 5 | 10 | | 1 | 5 | 8 | 21 | 2 | | 24 | 1 | 13 | 21 | 6 | 117 | 44.7 |
| s106 Affordable - Shared Ownership | | 1 | 5 | | | | 1 | 3 | 1 | | 2 | 1 | 2 | 3 | | 19 | 7.3 |
| s106 Affordable - Social Rent | 2 | 3 | 11 | 1 | | | 4 | 8 | 3 | 2 | 9 | | 4 | 8 | 4 | 59 | 22.5 |
| Additional Affordable - Shared Ownership | 1 | 6 | 9 | | | | 4 | 10 | 4 | | 10 | | 9 | 14 | | 67 | 25.6 |
| Bristol City Council Total | 3 | 15 | 35 | 1 | 1 | 5 | 17 | 42 | 10 | 2 | 45 | 2 | 28 | 46 | 10 | 262 | |

South Gloucestershire Council

| | | | | | | | | | | | | | | | | | |
|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------|
| Sale - Open Market | | | | | | | | | | | 1 | | 3 | | | 4 | 66.7 |
| s106 Affordable - Shared Ownership | | | | | | | | | | | | | | | | 0 | 0.0 |
| s106 Affordable - Social Rent | | | | | | | | | | | | | 2 | | | 2 | 33.3 |
| Additional Affordable - Shared Ownership | | | | | | | | | | | | | | | | 0 | 0.0 |
| South Gloucestershire Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 5 | 0 | 0 | 6 | |

Combined Site Total

| | | | | | | | | | | | | | | | | | |
|--|----------|-----------|-----------|----------|----------|----------|-----------|-----------|-----------|----------|-----------|----------|-----------|-----------|-----------|------------|------|
| Sale - Open Market | 0 | 5 | 10 | 0 | 1 | 5 | 8 | 21 | 2 | 0 | 25 | 1 | 16 | 21 | 6 | 121 | 45.1 |
| s106 Affordable - Shared Ownership | 0 | 1 | 5 | 0 | 0 | 0 | 1 | 3 | 1 | 0 | 2 | 1 | 2 | 3 | 0 | 19 | 7.1 |
| s106 Affordable - Social Rent | 2 | 3 | 11 | 1 | 0 | 0 | 4 | 8 | 3 | 2 | 9 | 0 | 6 | 8 | 4 | 61 | 22.8 |
| Additional Affordable - Shared Ownership | 1 | 6 | 9 | 0 | 0 | 0 | 4 | 10 | 4 | 0 | 10 | 0 | 9 | 14 | 0 | 67 | 25.0 |
| Combined Site Total | 3 | 15 | 35 | 1 | 1 | 5 | 17 | 42 | 10 | 2 | 46 | 2 | 33 | 46 | 10 | 268 | |

Apartment Breakdown

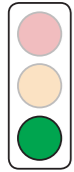
| Block | Core | Tenure | 1B2P WCH | 1B2P | 2B3P WCH | 2B3P | 2B4P | 3B5P | Total |
|-------|------|----------|----------|-----------|----------|----------|-----------|----------|------------|
| A | 1 | Block A1 | 0 | 7 | 0 | 0 | 11 | 0 | 18 |
| | 2 | Block A2 | 0 | 9 | 1 | 0 | 7 | 0 | 17 |
| B | 1 | Block B1 | 0 | 5 | 0 | 0 | 3 | 0 | 8 |
| | 2 | Block B2 | 0 | 2 | 0 | 4 | 7 | 1 | 14 |
| C | | Block C | 0 | 9 | 0 | 0 | 8 | 0 | 17 |
| D | | Block D | 0 | 6 | 0 | 2 | 11 | 0 | 19 |
| E | 1 | Block E1 | 2 | 5 | 0 | 0 | 5 | 0 | 12 |
| | 2 | Block E2 | 1 | 6 | 0 | 0 | 6 | 0 | 13 |
| | 2 | Block E2 | 0 | 1 | 0 | 0 | 1 | 1 | 3 |
| | | | 3 | 50 | 1 | 6 | 59 | 2 | 121 |



2.0 Residential Development

Individual homes

Whilst living in a vibrant, higher density, neighbourhood can be exciting, convenient and sustainable, it is important that the home can provide somewhere to escape the noise and activity of daily life.



Question 2.6

Are internal layouts ergonomic and adaptable?

All proposed dwellings meet or exceed the requirements of the Nationally Described Space Standards (NDSS). Ensuring that homes are accessible for those with limited mobility and adaptable for residents whose needs change over time all houses, ground floor and some first floor apartments have also been designed to meet the requirements of Part M4(2). The remaining apartments and flats-over-garages meet all Part M4(2) requirements apart from step-free access.

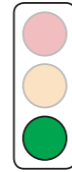
In addition to this, 2% of all homes have also been designed to Part M4(3), providing a total of 6 wheelchair user dwellings, in a mixture of apartments and houses.

Open plan housetype layouts provide flexibility for residents, both in terms of furniture layouts and use patterns. Due to the lack of internal load-bearing partitions, the potential for future modification is also maximised.

Space has been allocated within all dwellings for home working. This benefit of this facility has become very clear over the past year.

Due to the traditional form of the housetypes and associated gardens, residents would be able to extend their properties in line with local planning regulations.

Apartments have been designed with a generous 3.15m floor-to-floor dimension. This should be sufficient to achieve a 2.6m internal ceiling height throughout the flat with a minimum ceiling height of 2.5m in heavily serviced corridor spaces. Houses have a 3.0m floor-to-floor which allows for a 2.6m internal ceiling height. These dimensions will ensure all homes feel spacious, light and comfortable.



Question 2.7

Does the scheme safeguard privacy and minimise noise transfer between homes?

Apartments are designed to locate habitable rooms remote from communal circulation areas. Communal noise generation should be kept to a minimum as no lifts are proposed.

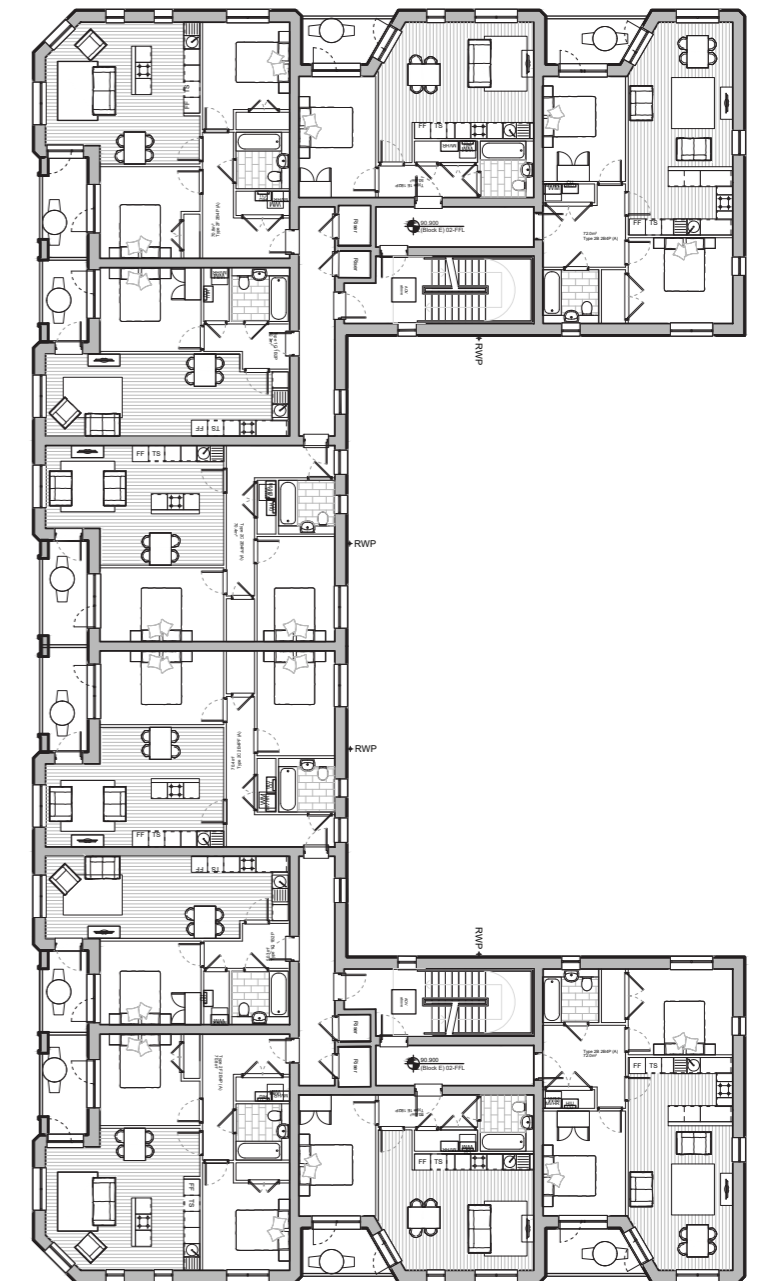
Traditional brick and block construction will help to ensure good levels of sound insulation and concrete stairs will reduce the reverberation caused by foot traffic within the communal staircases.

The mirrored handing of apartments and houses results in like-for-like room placements across party walls. This ensures living rooms are adjacent to living rooms and bedrooms are adjacent to bedrooms.

All dwellings include habitable rooms at the front of the property providing natural overlooking to the street and increasing the sense of activity in these areas. Where possible, bedrooms have been located to the rear of properties. No bathrooms have been located at the front of properties.



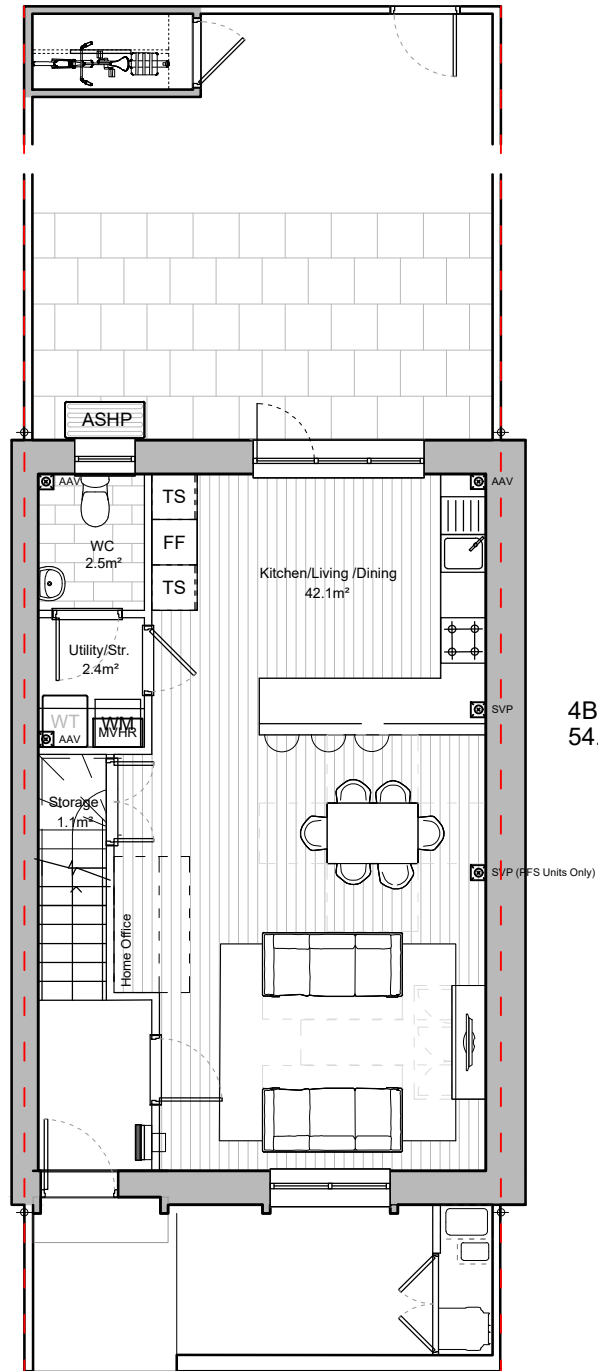
Image showing high-quality living space



Plan showing unit handing and location of habitable spaces

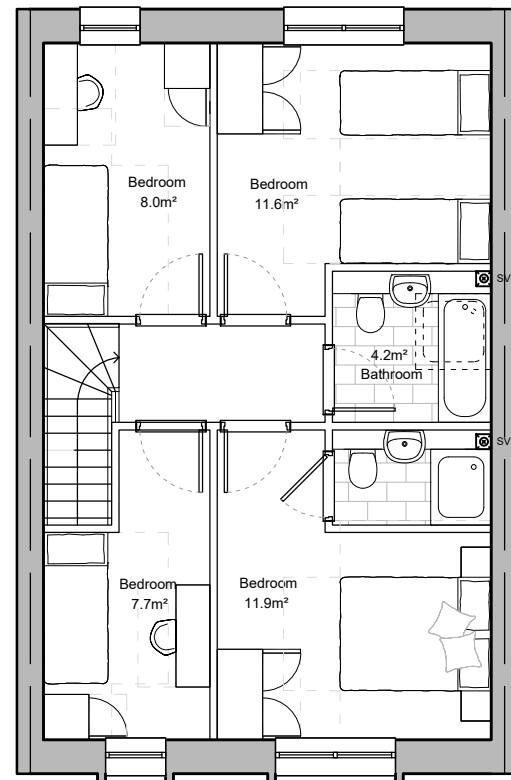


| 4 Bed 6 Person House - 2 Storey | |
|---------------------------------|----------------------|
| AREA | |
| Gross Floor Area: | 109.2 m ² |
| NDSS Target Gross Floor Area: | 106.0 m ² |
| Combined K/L/D Area: | 42.1 m ² |
| STORAGE: | |
| Gross Storage Area: | 3.5 m ² |
| NDSS Min. Storage Area: | 3.0 m ² |



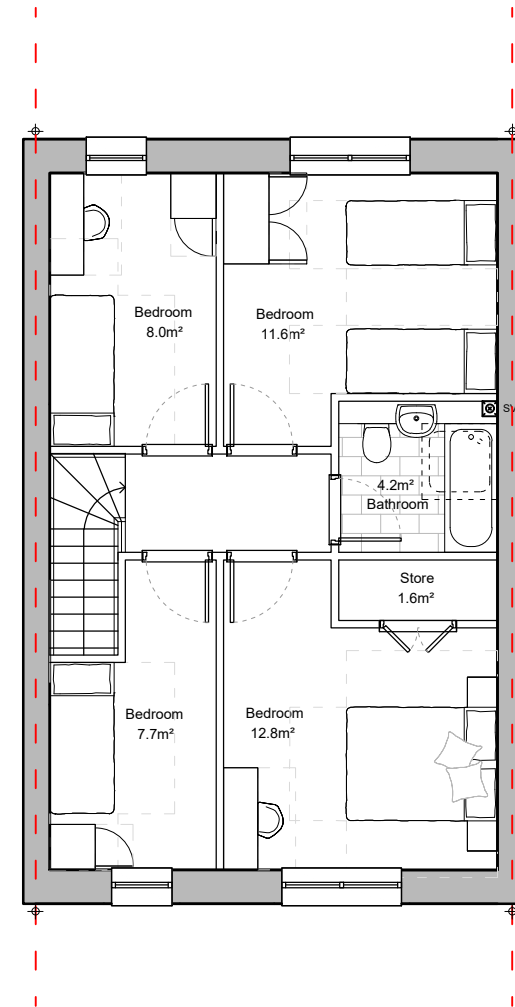
Ground Floor Plan Type 1 and 2
1 : 100

4B6PH - Level 00
54.6m²



First Floor Plan Type 1 (private tenure)
1 : 100

4B6PH - 01
54.6m²



First Floor Plan Type 2 (affordable tenure)
1 : 100

4B6PH - 01
54.6m²

| Rev | Date | Drawn | Description |
|-----|----------|-------|------------------------------|
| - | 20.07.20 | NHE | Draft Issue |
| A | 17.08.20 | PFR | Draft Planning Issue |
| B | 30/10/20 | PFR | Issue to Client |
| C | 06/11/20 | PFR | Issue for Planning |
| D | 11/11/20 | NHE | Revised - Issue for Planning |
| E | 23/11/20 | PFR | Revised - Issue for Planning |
| F | 12.01.21 | NHE | Revised Energy Strategy |
| G | 22.11.21 | EVM | Text on sheet updated |

Notes:
Do not scale from drawings unless by agreement with HTA. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

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Legend

4B6PH - 2 Storey House
drawing title: Romney House, Reading

Client
Project

HTA-A_DR_0313
drawing number

G
revision

1 : 100
Scale @ A3

GTP-RHB
project number

NHE
originated by

FOR PLANNING
status

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**Planning consultation response on
Affordable Housing Requirements for:**

Romney House, Romney Ave, BS7 9TB

Planning Ref: 20/05477/M

Affordable Housing enabling comments re: Revised plot by plot tenure schedule

23 November 2021

Description

Application for approval of Reserved Matters following consent granted under app.no. 18/00703/P - Outline application for demolition of existing buildings/structures and comprehensive redevelopment comprising up to 268 dwellings (Use Class C3) including affordable homes, vehicular, pedestrian and cycle access from Romney Avenue and Hogarth Avenue, car parking, public open space, landscaping and other associated works (cross boundary application with South Gloucestershire Council).

Applicant: Goram Homes

Comments on revised housing type schedule provided 22.11.21

Housing Strategy and Enabling are satisfied that the scheme continues to go beyond a policy compliant affordable housing offer. However, we were led to believe that all units are designed to be at least level M4(2) adaptable and note that the applicant has now amended that to indicate that a significant proportion of the M4(2) units cannot fully comply with M4(2) as they have stepped access. This is disappointing as many applicants on our Housing Register do have mobility difficulties. Nevertheless, we welcome the fact that all of the 2, 3 and 4 bed homes for both social rent and shared ownership do comply with this standard, which provides the opportunity for further adaptations to be made to meet the needs of households that require an accessible home, although they may not be able to be adapted to full wheelchair standard given the dimensions.

The fully wheelchair accessible units now comprise 5 of the S106 Social rented units, as follows:

| | |
|----------------|------------|
| M4(3) Plot 92 | 2B3P House |
| M4(3) Plot 93 | 2B3P House |
| M4(3) Plot 149 | 2B3P Flat |
| M4(3) Plot 245 | 1B2P Flat |
| M4(3) Plot 246 | 1B2P Flat |

The scheme therefore offers just less than 2% (1.9%) fully wheelchair accessible units, but does offer 64% adaptable units (M4(2)).

From an Enabling point of view the affordable housing offer in terms of the mix of unit sizes, the range of accessible units and the additional affordable units is considered to be acceptable.

On the question of the two no.3 bed social rented units that are required by S. Gloucester District Council the Enabling team continue to liaise with BCC HRA and the S. Gloucestershire Enabling team regarding the arrangements for the nominations to meet the District Council housing need in the scenario that the BCC HRA takes ownership of those units.

Bryony Stevens MRICs, CIHCM

Enabling Manager

23 November 2021