

WARD: Horfield

SITE ADDRESS: 2 Bishopthorpe Road Bristol BS10 5AA

APPLICATION NO: 21/03346/F Full Planning

DETERMINATION DEADLINE: 13 January 2022

**Single storey side and rear extension and change of use from dwelling house (C3a) to large HMO (sui generis) (resubmission of planning application 21/00960/F).**

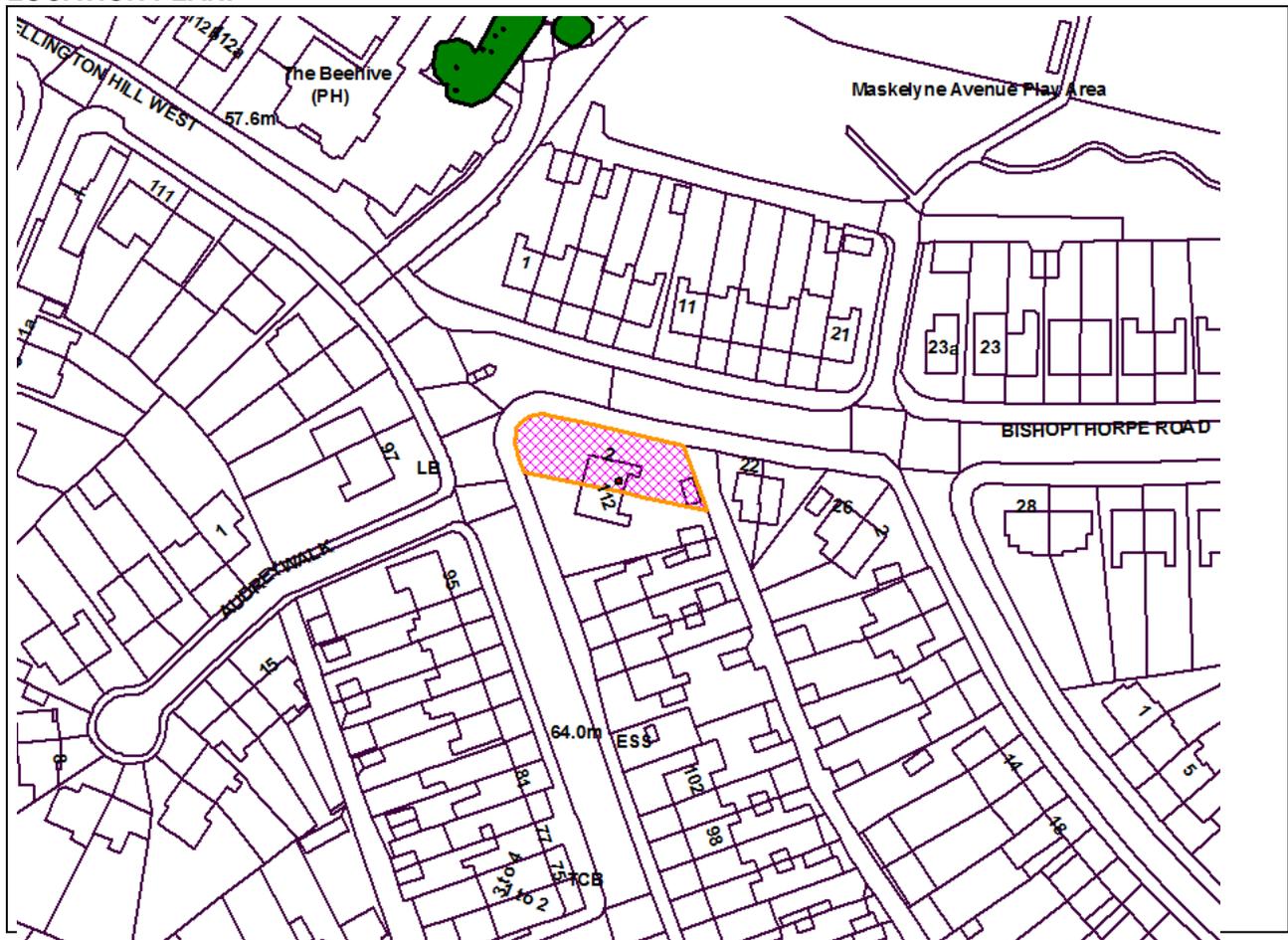
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Stokes Morgan Planning Ltd  
G17 Kestrel Court  
1 Harbour Road  
Portishead  
Bristol BS20 7AN

APPLICANT: Redland Capital Ltd  
Bath House  
6-8 Bath Street  
Bristol  
BS1 6HL

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

**LOCATION PLAN:**



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## BACKGROUND

The application site is a two storey semi-detached property situated on a corner plot at the junction of Wellington Hill West with Bishopthorpe Road in Horfield. The house is formed of red brick with a hipped red tiled roof and is set back and set diagonally before the junction of the road with garden to the front, rear and side. Owing to its prominent situation at the junction of two roads all elevations of No. 2 are clearly visible when viewed from the public realm.

The site is not located in a conservation area.

## RELEVANT HISTORY

21/00960/F The erection of a two-storey side extension and the change of use from a dwelling house (C3a) to a large house in multiple occupation (sui generis) for up to 7 people.  
REFUSED 6 May 2021

## APPLICATION

The proposal is a resubmission of previously refused application 21/00960/F and seeks the addition of hip to gable and dormer roof enlargements and a single storey side and rear extension as well as the change of use of the dwelling to a 7 bedroom HMO with associated bin and bike storage.

OFFICER NOTE: Following discussion the roof enlargements were removed from the revised proposal and modest alterations were made to reduce the scale of the side extension in terms of its height and width. Additional information in relation to boundary screening along the boundary with the adjoining property to the rear was provided, as well as in terms of sound insulation internally.

## RESPONSE TO PUBLICITY AND CONSULTATION

Neighbouring properties have been consulted and a site notice published. Overall consultation expired on 17th August 2021 and 13 objections were received. Key areas of concern are summarised below:

- o Unsympathetic alterations
- o Unjustified loss of a family dwelling
- o Over-intensive occupation of a semi-detached house
- o Noise nuisance
- o Dangerous parking conditions
- o Increased litter/insufficient bin storage

OFFICER NOTE: Following the receipt of amendments as described in the Application section, a short 14 day re-consultation was carried out (neighbour and contributor letters) in order that residents are aware of the changes to the scheme prior to the scheme being brought to committee. Expiry date 5th January 2022 and any responses to be added to the amendment sheet.

## OTHER COMMENTS

Cllr. Hulme referred the application to committee should approval be recommended, raising the proceeding concerns:

- o Design and visual impact does not fit with surrounding buildings, given the prominent position of its corner site - it would be detrimental to the rhythm, repetition and symmetry of the immediate neighbourhood, and unbalance the semi-detached pair.
- o Detrimental impact on privacy of next-door neighbours, as well as over-bearing.

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o Potential for excess noise from a newly developed HMO, particularly as soundproofing measures are proposed for the ground floor only.

#### TRANSPORT DEVELOPMENT MANAGEMENT (TDM)

A TDM officer was consulted and raised no objection to the scheme as an acceptable arrangement of bike and refuse storage has been proposed. See key issue for further details.

#### POLLUTION CONTROL

A Pollution control officer was consulted and initially raised concern regarding insufficient information in relation to noise impacts on the adjoining neighbour under the original submission. The revised scheme includes further details regarding sound proofing and based on the additional information the officer removed objection to the scheme. See key issue for further details.

#### RELEVANT POLICIES

National Planning Policy Framework – July 2021

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. IS THE PRINCIPLE OF DEVELOPMENT APPROPRIATE AND ACCEPTABLE?

- Development of private gardens

Policy DM21 states that development of private gardens will not be permitted unless:

- (i) The proposal would represent a more efficient use of land where higher densities are more appropriate; or,
- (ii) The development will result in a significant improvement to the urban design of the area; or
- (iii) The proposal is an extension to an existing dwelling.

The policy also states that in all cases any development of garden land should not result in harm to the character and appearance of the area.

The previous application (21/00960/F) was concluded to fail the tests of policy DM21 as a result of harm to the urban design of the immediate area. As discussed in detail in the proceeding Key Issue (B), positive revisions to the scheme have overcome key areas of concern in this regard and there is no longer objection to the proposals on this basis. The proposed works would preserve the character and appearance of the host dwelling as well as the appearance of the immediate area and so the modest development of open garden space under the revised scheme would successfully overcome the tests as described above.

- Creation of a large HMO

Policy DM2 (supported by the HMO Supplementary Planning Document, adopted 3 November 2020) aims to ensure that new/intensified HMOs preserve the residential amenity and character of an area and that harmful concentrations of HMOs do not arise.

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Part 1 of Policy DM2 states that new/intensified HMOs will not be permitted if they would harm the residential amenity or character of the locality as a result of any of the following:

1. Levels of activity that cause excessive noise and disturbance to residents; or
2. Levels of on-street parking that cannot be reasonably accommodated or regulated through parking control measures; or
3. Cumulative detrimental impact of physical alterations to buildings and structures; or
4. Inadequate storage for recycling/refuse and cycles

Part 2 of Policy DM2 refers to whether or not the development would create or contribute to a harmful concentration of HMO's; of which there are two parts:

- Harmful due to worsening effect on existing conditions (including 1-4 above); and or
- Harmful due to a reduction in the choice of homes in the area by changing the housing mix

Policy DM2 resists new HMO's if the proposed development would create or contribute to a harmful concentration in the area, on either (or both) of the above grounds.

The HMO Supplementary Planning Document (adopted 3 November 2020) explains that a harmful concentration of HMOs is present/would arise in either or both of the following two scenarios;

- 1) A proposed/intensified HMO would sandwich up to three single residential properties (use class C3) between two HMO's (being the proposed/intensified HMO and an existing HMO), and/or, would sandwich a single residential property (use class C3) between two HMOs (being the proposed/intensified HMO and an existing HMO) in any two of the following locations: adjacent, opposite and to the rear.
- 2) A proposed/intensified HMO would be sited in an area (defined as a 100 metre radius of the application property) where the development would result in more than 10% of the total dwelling stock being occupied as HMOs, or (in the case of an intensified HMO) where 10% or more of the total dwelling stock is already occupied as HMOs.

The assessment also includes the concentration and location of purpose-built student accommodation (PBSA) in relation to the development, and also the type/nature of the PBSA.

The HMO count is the number of licenced HMOs - referring to discretionary licences for 3 or 4 person HMOs and mandatory licences for 5 or more person HMOs - plus any properties that have been given planning permission for HMO use and do not currently have a licence.

#### Scenario 1 (sandwich test)

The nearest consented and licensed HMO to the site is 46a Bishopthorpe Road approximately 160m away. There is therefore no sandwiching of normal residential properties as a result of this proposal based on the information available at the time of assessment.

#### Scenario 2 (10% test)

There are no HMOs within 100m of the site and so the proposal passes the 10% test. Therefore, there is no harmful concentration of HMOs within a 100 metre radius of the property based on this measure.

In terms of overcoming the tests of policy DM2, a Transport Development Management officer was consulted and noted that secure bin and bike storage would be provided to the rear of the site, and that there is sufficient space to accommodate for these. The officer noted however that should approval be forthcoming, details must be secured by condition in relation to the layout of the bin store

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as well as in relation to level access for the bike store. On this basis it cannot be concluded the proposal would lead to excess litter or hazardous conditions as a result of bins being left on the highway. In terms of parking the officer noted that while parking pressures are a recognised issue across Bristol, parking provision is a maximum standard and while the increase of 4 bedrooms is significant, it cannot reasonably be assumed that the creation of the HMO would necessarily cause substantial additional pressures in relation to on-street parking. It was noted that approximately 40% of HMO occupants tend to own a car, which may lead to the addition of several cars to the road, and furthermore there are restrictions in place to prevent obstructive and dangerous parking. In terms of noise a pollution control officer was consulted and removed previous objection to the scheme. Additional information which would include the application of noise insulation material to all internal walls against the party wall is found to be an acceptable approach in reducing any potential for excess noise to the adjoining neighbour to within reasonable limits that could be expected from a residential unit. The substantial concern originally raised in relation to the impact of the scheme on the character and appearance of the area have also been overcome through reducing the scale and proportions of ground floor extensions and removing roof level extensions. On this basis the revised proposal overcomes the tests of the adopted policies and policy guidance (SPD2) relating to character and design issues, as well as the tests of policies DM2, DM21 and adopted policy guidance contained within the HMO SPD.

- Mixed and Balanced Communities

The site lies within the Manor Farm lower super output area which features a balance of flats to houses at 85.5% houses to 14.5% flats. In total, 3no. bedroom properties account for 58.8% of properties and 5.6% of properties are in multiple occupation. The adjacent Horfield Common LSOA features a more equal division between flats and houses at 55.6% houses to 44.4% flats with 4.1% of dwellings being HMOs. On this basis the loss of the single dwelling house in favour of the addition of a large HMO in this location is not considered to detrimentally impact on the existing mix and balance and diversity of housing type in the local area and as such, the proposed works accord with policy BCS18 of the Core Strategy insofar that "all new residential developments should maintain, provide or contribute to a mix of housing tenures, types and sized to help support the creation of mixed, balanced and inclusive communities".

Overall it is concluded that the revised scheme successfully overcomes previous reasons for refusal and complies with all relevant policy and policy guidance relating to the principle of development. As such, the proposals are considered to be acceptable in principle.

**B. WOULD THE PROPOSED DEVELOPMENT BE OUT OF SCALE OR CONTEXT WITH THE SURROUNDING AREA?**

Policy BCS20 sets out the development should be exhibit densities informed by characteristics of the site and local context.

Policy BCS21 states that new development should deliver high quality urban design which contributes toward an areas character and identity.

Policies DM26, 27 and 30 of the Site Allocations and Development Management Policies (adopted July 2014), requires new developments to contribute to the character of an area through its layout, form and building design.

The area is characterised by semi-detached pairs or short terraces of two storey dwellings faced in brick with tiled roofs along Bishopthorpe Road, and 1930's style properties to Wellington Hill faced in light render. The property occupies a corner plot set back from the junction between the two and surrounded by verdant garden space. The planned pattern and grain of development in the area is strengthened by strong building lines, and a repetition of scale, form and window detailing to houses.

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The original scheme sought permission for the conversion of the house into a 7 bedroom HMO which would be facilitated by way of extending the roof with a hip to gable extension, as well as through adding two-storey side and rear extensions to the house. While this would have delivered a spacious environment for future occupiers, it was concluded that the alterations were over-scaled additions to the property and would harmfully unbalance the form and appearance of the semi-detached pair, to the detriment of the character and appearance of the house. Furthermore and given the prominent corner location of the site, it was concluded the large additions would harm the quality and appearance of this part of the established street scene, which derives its character from a carefully planned scale, pattern and grain of development.

The resubmitted proposal retains only a single storey 'wrap-around' side and rear extension, and enlargement to the roof would be restricted to a hip to gable extension and large box type rear dormer. Officer concern was raised that while the works were considerably less intrusive than the original proposal, the large box type dormer and hip to gable extension at roof level would still detrimentally unbalance the intact symmetry and pleasing appearance of the prominent semi-detached pair on the street scene. Following discussion the applicant removed these elements. Furthermore, the applicant was asked to make modest alterations to the width of the side extension to be no more than half the width of the front elevation, and to bring down the ridgeline slightly, to match that of the rear extension. The applicant agreed to make these changes following discussion.

Upon review of the positive alterations achieved it is considered that in design and character terms the proposed ground floor extension adequately demonstrates subservience in form to the scale and proportions of the main house and would appear as a more sympathetic and complimentary addition to the dwelling, which would not harmfully impact on the character and appearance of the pair or significantly disrupt the pattern and grain of development in the area, thus preserving the established street scene in this location. Furthermore, all local policy considerations and guidance relating to design and character would be adhered to following final revisions.

As such, the proposed construction would accord with policy BCS21, DM21, DM26, DM27 and DM30 as well as guidance within supplementary guidance document SPD2 and is therefore acceptable in terms of design.

**C. IS THE IMPACT OF THE PROPOSED DEVELOPMENT UPON TRANSPORT AND HIGHWAYS ACCEPTABLE?**

Policy BCS10 states that development should be designed and located to ensure safe streets where traffic and other activities are integrated.

Policy DM23 outlines that development should not give rise to unacceptable traffic conditions and would be expected to provide safe and adequate access onto the highway.

A Transport Development Management officer was verbally consulted and overall raised no objection on transport and highways safety grounds. It was noted that parking provision is a maximum standard and that the addition of 4 bedrooms to the property, while likely to lead to several more cars on the street, would not reasonably be substantial to the extent that dangerous parking situations would arise. It was also noted that there are restrictions to prevent obstructive or dangerous parking in place.

The areas demarcated for bin and bike storage are sufficient in terms of their location and no objection was raised on this basis, however it was noted that should permission be forthcoming a condition should be added seeking further details of the bin storage to ensure its layout is appropriate, as well as a demonstration of level access to the proposed bike storage area.

Overall the proposal is found to be acceptable in this regard.

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**D. WOULD THE PROPOSED DEVELOPMENT GIVE RISE TO ANY UNACCEPTABLE IMPACTS ON RESIDENTIAL AMENITY?**

Policy BCS21 states that new developments should safeguard the amenity of existing developments.

Policy DM29 states that development proposals should not prejudice the existing and future development potential of adjoining sites.

Although the proposed ground floor extension is substantial in scale, it would be set away from site boundaries to neighbouring dwellings and away from development to the rear to the extent that it would not harmfully overbear or cause loss of light or outlook to adjacent surrounding residents to the north and east of the site. A 45 degree line when applied from the centre of the ground floor window to the adjoining house would narrowly clear the extension on plan and elevation form. While the additional development would be noticeable from the adjoining neighbours, it is not therefore considered that the height or depth of the extension would create significantly detrimental impacts on the neighbour's access to light or outlook, and the extension would not unacceptably overbear that dwelling or its external amenity space. To the side elevation, small windows would serve bathrooms and would not intrude on the privacy of neighbours to the other side of the road. The applicant was asked to consider more appropriate boundary screening in the rear garden in order to better preserve the privacy of the adjoining neighbours and a 1.8m boarded fence has been proposed, which is acceptable.

- Noise

Concern was previously raised by a pollution control officer owing to a lack of information in regard to adequately preserving the amenity of adjoining neighbours. In particular the officer was concerned that the increased intensity of use of ground floor communal living areas adjacent to the party wall could lead to additional disturbance. The applicant was asked to consider sound proofing measures to the party wall along the ground floor, including the kitchen/living area and a bathroom. Sound insulation measures were added to plans, and following discussion the applicant extended proposals for sound proofing to cover the whole party wall, at a ground and first floor level. The pollution control officer noted that the upper floor bedrooms are of less concern, as these rooms have always served as bedrooms and it cannot be assumed any given occupant of a room that is already in this use would cause any greater or lesser disturbance to an adjoining neighbour. This same assumption cannot be made for communal living areas when there will be a substantial increase in the total number of occupants. Nevertheless, the addition of sound proofing to these rooms for the avoidance of doubt is welcomed. Following positive alterations to the scheme to provide greater protection to the adjoining neighbour from potential noise disturbance, the pollution control officer removed objection to the scheme.

- Future Occupants

As a result of a substantial reduction in the overall floor area to the HMO in order to satisfy concerns on design and character grounds, the HMO would have a more cramped layout for future occupants overall. Despite this the applicant has demonstrated that all rooms would have access to light and outlook, and all rooms comply with Bristol City Council licensing standards in terms of floor areas, the provision of bathrooms or W/C and the size of communal living space. Furthermore occupants would have access to external amenity space. On this basis there are no reasons to refuse the scheme.

Based upon the information provided to the Local Planning Authority, it is considered that the revised development is acceptable in terms of residential amenity impacts and in terms of the standard of living accommodation it would provide to future occupants.

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**E. DOES THE PROPOSED DEVELOPMENT GIVE SUFFICIENT CONSIDERATION TO SUSTAINABLE DESIGN AND CONSTRUCTION?**

Policy BCS13 sets out that development should contribute to mitigating and adapting to climate change, and to meet targets to reduce CO<sub>2</sub> emissions.

Policy BCS14 sets out that development in Bristol should include measures to reduce carbon dioxide emissions from energy use by minimising energy requirements, incorporating renewable energy sources and low-energy carbon sources. Development will be expected to provide sufficient renewable energy generation to reduce carbon dioxide emissions from residual energy use in the buildings by at least 20%.

Policy BCS15 sets out that sustainable design and construction should be integral to new development in Bristol. Consideration of energy efficiency, recycling, flood adaptation, material consumption and biodiversity should be included as part of a sustainability or energy statement.

An accompanying sustainability and energy statement states:

'A 2.80 kWp solar PV array has been proposed on the front pitched roof. After the inclusion of solar PV a reduction in CO<sub>2</sub> emissions of 23.77% has been achieved against the Baseline Emission Rate. Of this figure there is a 20.58% improvement in emissions directly through the use of on-site renewable technologies to satisfy policy BCS14 of the Bristol Core Strategy.'

The proposed development is acceptable in terms of sustainable design and a condition would be added pending approval for further details relating to the solar PV array.

**CONCLUSION**

Following revision the proposal to extend the ground floor of No. 2 Bishopthorpe Road and convert the dwelling into a 7 bedroom HMO (Sui Generis) would satisfactorily preserve the character and integrity of the host dwelling and surrounding street scene, avoid detrimental impacts to the living conditions of surrounding residents and ensure satisfactory living standards for future occupiers. There are furthermore no outstanding principle objections to the creation of an HMO in this location when the scheme is assessed against the local housing stock and the tests contained within the HMO SPD, or relevant policies contained within the Bristol Core Strategy or Site Allocations and Development Management Policies.

**RECOMMENDATION**

The application is recommended for approval.

**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 Equality Act 2010.

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**CIL**

Less than 100sqm of additional floorspace is proposed and on this basis the scheme does not trigger a CIL liability.

**EQUALITIES ASSESSMENT**

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**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. Prior to the commencement of the relevant element, details (including the exact location, dimensions, design/ technical specification and method of fixing) relating to the PV panels shall be submitted to and agreed in writing by the Local Planning Authority. The approved equipment shall be installed and operational prior to the first occupation of the use which they serve and retained as operational thereafter in perpetuity.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

**Pre occupation condition(s)**

3. Bicycle, recycling and refuse storage

Prior to first occupation of the development hereby approved detailed specifications and drawings of the secure refuse and cycle storage areas in particular including a demonstration of open and level access to both facilities shall be submitted to and be approved in writing by the Local Planning Authority. The detail thereby approved shall be carried out in accordance with that approval.

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. Cycle storage shall be kept free of obstruction and available for the parking of cycles only.

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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.

4. Implementation of Sound Insulation

No building or use hereby permitted shall be occupied or the use commenced until the recommendations made in drawing 'Proposed Plans', number 3883.PL.04 revision E have been implemented in full and thereafter permanently maintained.

Reason: To safeguard the amenity of nearby premises and the area generally.

5. Implementation/Installation of boundary fencing - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the close board boundary fence indicated on drawing 3883.PL.02 C have been completed in accordance with the approved plans.

Reason: The implementation of the development without appropriate boundary fencing would result in an unacceptable scheme which would be detrimental to the amenities of adjoining properties and the character of the area

**Post occupation management**

6. External Works to Match

All new external work and finishes and work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.

Reason: In the interests of visual amenity and the character of the area.

7. The development shall be carried out in complete accordance with the Energy and Sustainability Statement prepared by E&S Bristol dated March 2021 and maintained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that the development makes sufficient contribution towards mitigating and adapting to climate change.

**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.

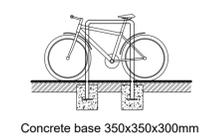
3883.PL.01 Site Location Plan, received 18 June 2021  
 3883.PL.02 C Existing & Proposed Block Plans, received 21 December 2021  
 3883.PL.03 Existing Floor Plans & Elevations, received 18 June 2021  
 3883.PL.04 E Proposed Floor Plans, received 21 December 2021

Reason: For the avoidance of doubt.

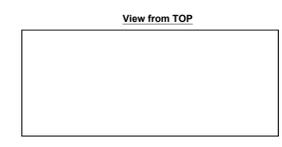
## **Supporting Documents**

- 2.** 2 Bishopthorpe Road
  1. Site Location Plan
  2. Existing & Proposed Block Plan
  3. Proposed Floor Plans
  4. Proposed Elevations

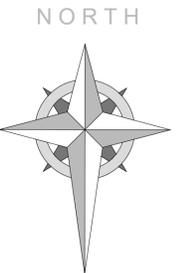
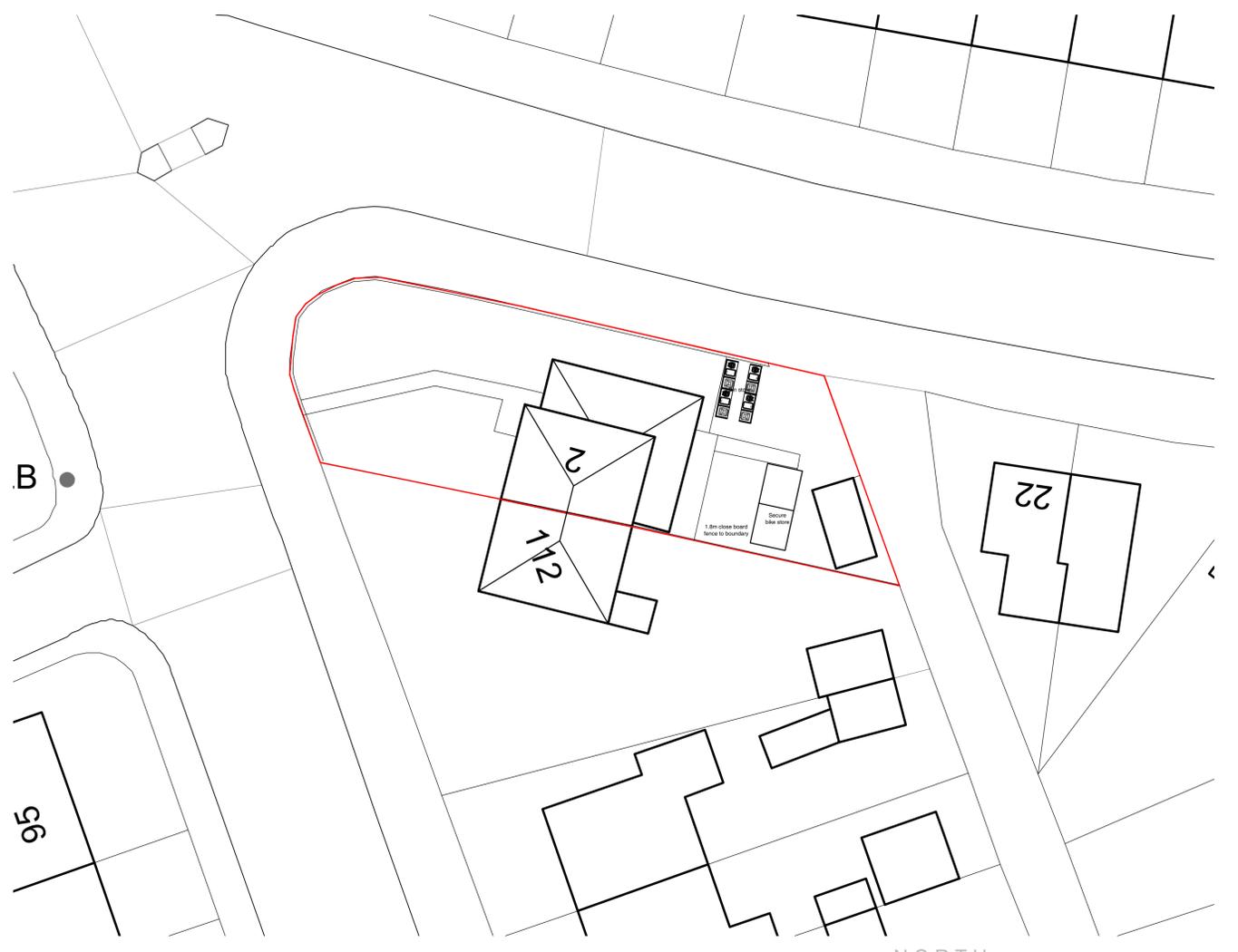
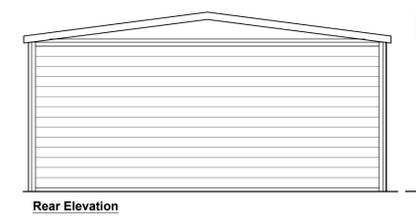
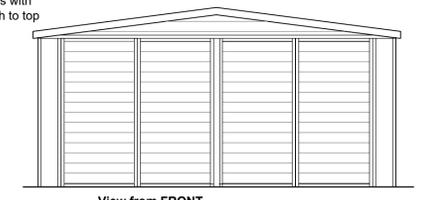
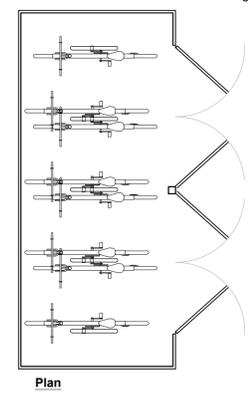
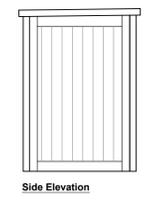
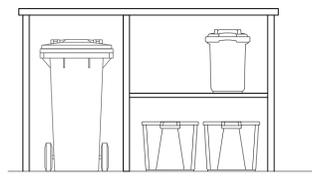




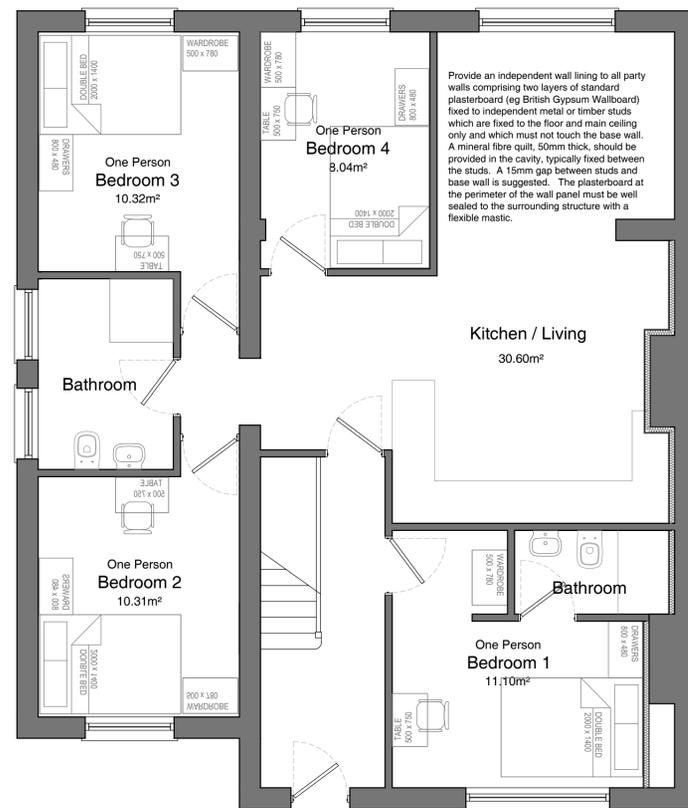
Treated softwood, tongue and groove effect boards with internal treated timber frame. Store to have 5 Sheffield hoops with concrete hoop for eight bikes. Secure front doors for access with roofing felt finish to top



Treated softwood, tongue and groove effect boards with internal treated timber frame. Bin store for 1 No organic waste bin, 1 No Cardboard sack, with shelved unit for 2 No 44 litre kerbside recycling bins. 140l wheeled bin. Open front for access with roofing felt finish to top



<b>PROJECT:</b> 2 Bishopthorpe Rd Bristol		
<b>TITLE:</b> Existing & Proposed Block Plans		
<b>SCALE:</b> 1:200 @ A1	<b>DATE:</b> Feb 2021	<b>DRAWN BY:</b> ams
<b>DRAWING NUMBER:</b> 3883.PL.02	<b>REVISION:</b> C	



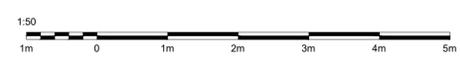
Ground Floor Plan

Provide an independent wall lining to all party walls comprising two layers of standard plasterboard (eg British Gypsum Wallboard) fixed to independent metal or timber studs which are fixed to the floor and main ceiling only and which must not touch the base wall. A mineral fibre quilt, 50mm thick, should be provided in the cavity, typically fixed between the studs. A 15mm gap between studs and base wall is suggested. The plasterboard at the perimeter of the wall panel must be well sealed to the surrounding structure with a flexible mastic.



First Floor Plan

Provide an independent wall lining to all party walls comprising two layers of standard plasterboard (eg British Gypsum Wallboard) fixed to independent metal or timber studs which are fixed to the floor and main ceiling only and which must not touch the base wall. A mineral fibre quilt, 50mm thick, should be provided in the cavity, typically fixed between the studs. A 15mm gap between studs and base wall is suggested. The plasterboard at the perimeter of the wall panel must be well sealed to the surrounding structure with a flexible mastic.

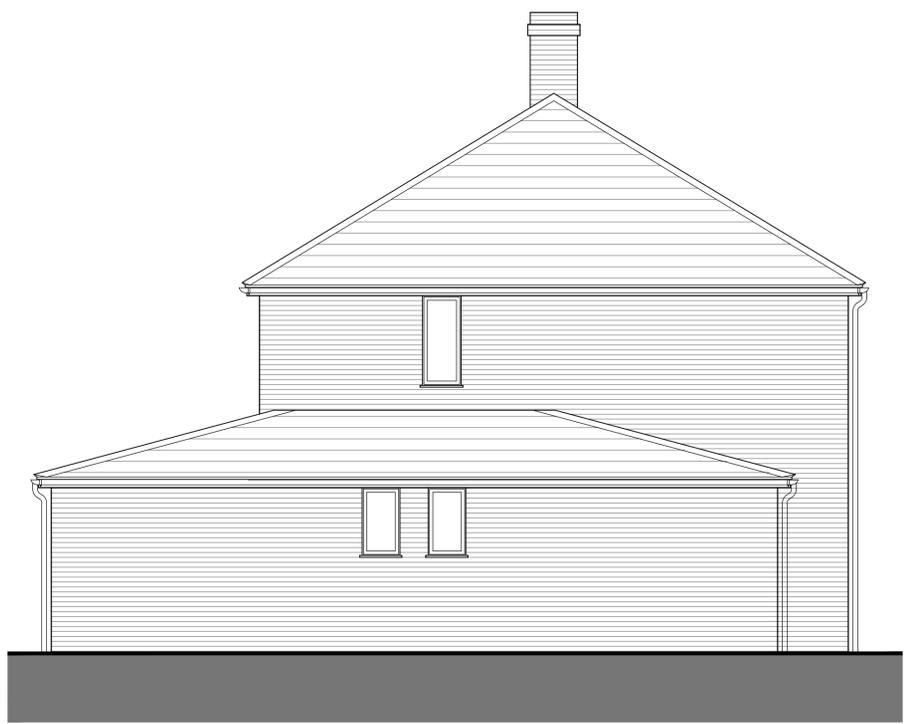


<b>PROJECT:</b>		
2 Bishopthorpe Rd Bristol		
<b>TITLE:</b>		
Proposed Plans		
<b>SCALE:</b>	<b>DATE:</b>	<b>DRAWN BY:</b>
1:50 @ A1	Feb 2021	ams
<b>DRAWING NUMBER:</b>	<b>REVISION:</b>	
3883.PL.04	E	

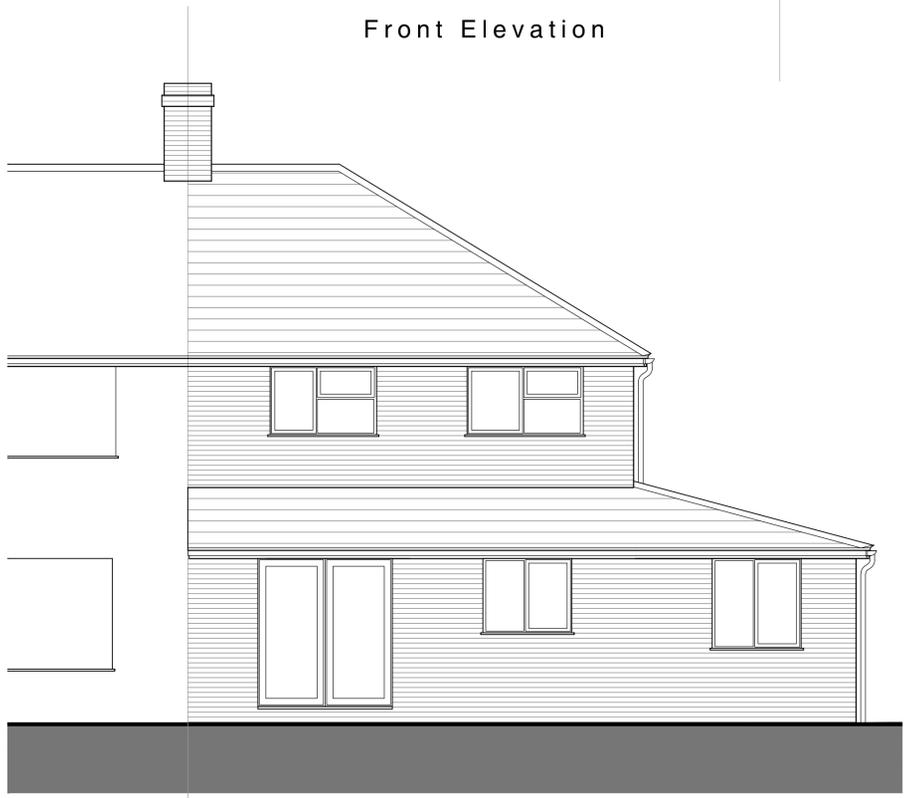
- NOTES:
- 01 Roof: Concrete tile. Red
  - 02 Wall: Red brick
  - 03 Windows/cills: uPVC. White
  - 04 Fascia, soffit: uPVC. White
  - 05 Gutter: uPVC. Black



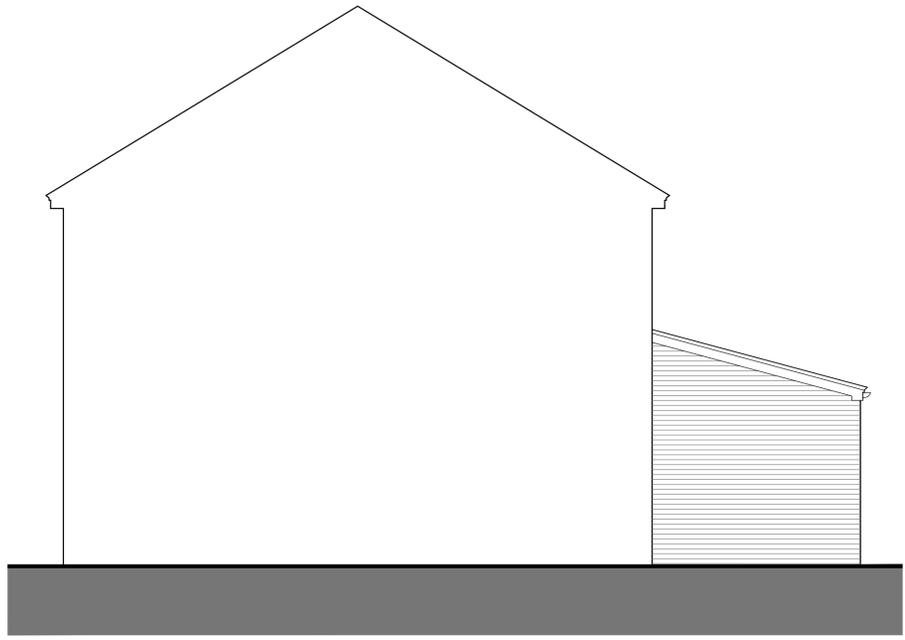
Front Elevation



Side Elevation



Rear Elevation



Side Section / Elevation

PROJECT:  
 2 Bishopthorpe Rd  
 Bristol

TITLE:  
 Proposed Elevations

SCALE: 1:50 @ A1      DATE: Feb 2021      DRAWN BY: ams

DRAWING NUMBER: 3883.PL.05      REVISION: C

