

WARD: Filwood

SITE ADDRESS: Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT

APPLICATION NO: 21/00816/F Full Planning

DETERMINATION DEADLINE: 6 July 2021

*Partial demolition of existing building (Broad Plain House) and erection of 47 affordable homes (22 flats and 25 houses) including associated public open space, parking, infrastructure and access onto Broadbury Road.*

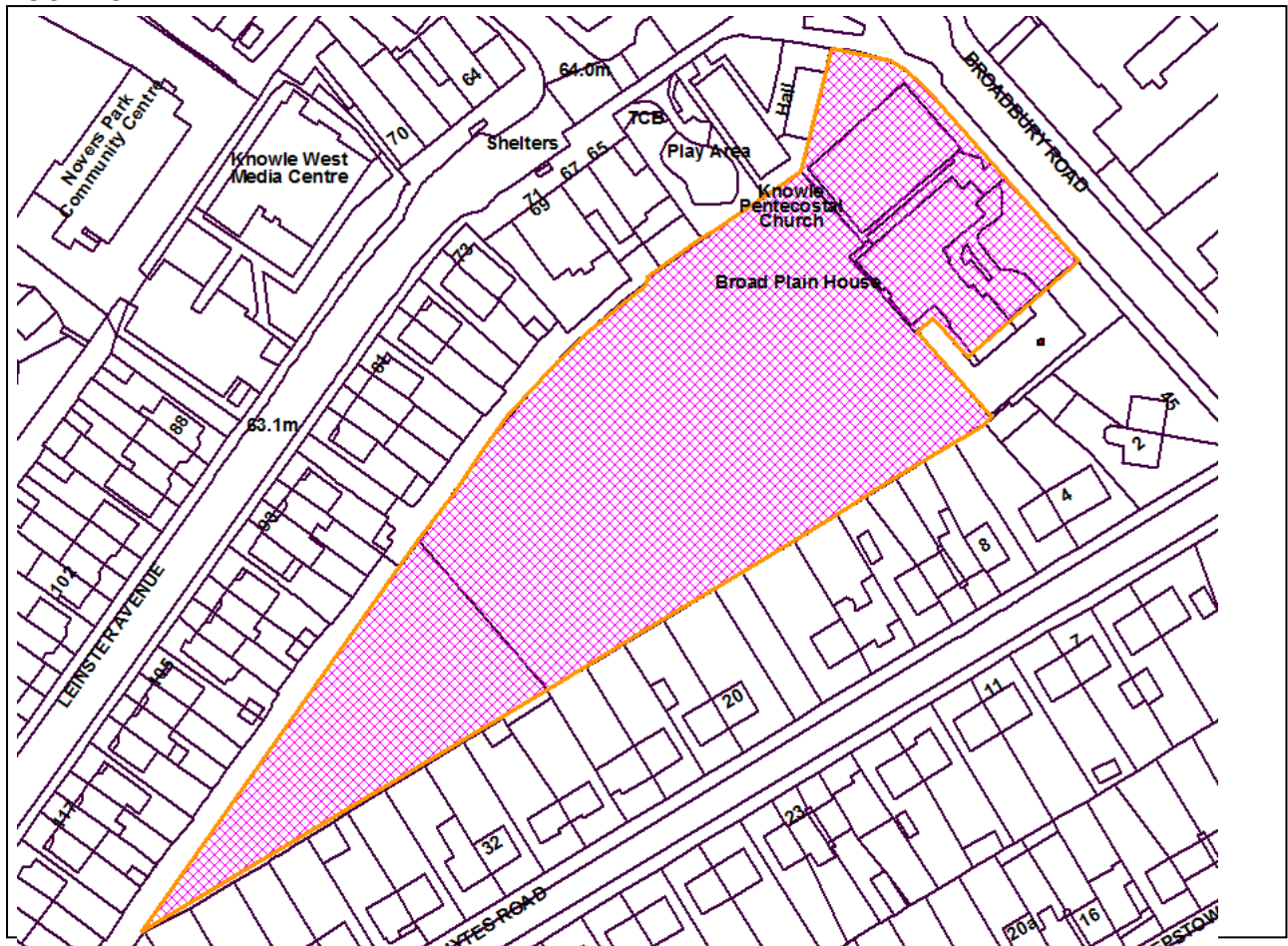
RECOMMENDATION: GRANT subject to Planning Agreement

AGENT: Rapleys LLP - Bristol  
21 Prince Street  
Bristol  
BS1 4PH

APPLICANT: Curo Places Ltd  
The Maltings  
River Place  
Lower Bristol Road  
Bath  
BA2 1EP

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

LOCATION PLAN:



**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

The application has been deferred to the Planning Committee due to the number of objections received. 96 Letters of objection have been received.

**BACKGROUND**

The Site extends to 0.9ha and comprises buildings associated with Broad Plain House (former community building), an associated multi-use games area (MUGA), and an area of disused green space. With the exception of the far south western corner of the site (owned by Bristol City Council) the use of the site has historically been associated with a charity (Highbury Mission) providing youth facilities. This use ceased approximately eight years ago and the site has been vacant in the intervening period.

The south western corner of the site, which is identified by Bristol City Council as semi natural green space, has become overgrown with dense vegetation, nettles and brambles.

The eastern boundary of the site fronts Broadbury Road while the southern and northern boundaries of the site are formed by neighbouring residential properties. To the south east of the site fronting Broadbury Road is an L shaped building which is used as a Social Club (Broad Plain Social Club). The Social Club does not fall within the site boundary and will be retained in its current use.

The Site lies within the Filwood Ward, to the south of Bristol within the Knowle, Filwood and Windmill Hill Neighbourhood Partnership Area.

**HISTORY**

19/00002/PREAPP Proposed partial demolition of existing Broadplain House, retaining the social club. 100% Affordable scheme of 47 new build residential dwellings with associated parking, infrastructure and landscaping. A mix of houses and flats, 70% as shared ownership (major)

**PROPOSAL**

Partial demolition of existing building (Broad Plain House) and erection of 47 affordable homes (22 flats and 25 houses) including associated public open space, parking, infrastructure and access onto Broadbury Road.

**STATEMENT OF COMMUNITY INVOLVEMENT**

The NPPF highlights the benefits of good engagement during the preapplication process in paragraph 39:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."

The NPPF also states that local planning authorities have a key role to play in encouraging other parties to utilise to the maximum the preapplication services they offer and, where not already required to do so by law, should encourage applicants to engage with the local community before submitting a planning application (Paragraph 40).

**Development Control Committee B – 13 October 2021**

**Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

The Bristol City Council's Statement of Community Involvement (SCI) approved in November 2015 outlines the ways in which local communities and stakeholders should be involved in the consideration of planning applications in Bristol; it also outlines how the SCI should summarise the outcomes of the consultation process.

The SCI gives guidance on appropriate methods of engagement and the level of community involvement encouraged by BCC for major planning applications.

Concerns have been raised regarding the Statement of Community involvement and that community engagement was unsatisfactory. It appears that community pre-application community involvement may have been improved however not unacceptable.

The level and methods of pre-application community engagement have been sufficient in enabling local residents and stakeholders to inform the design stage and provide feedback on the subsequent proposals; and was carried out in accordance with the policy guidance set out in the NPPF and local guidance within the BCC.

SCI.

#### RESPONSE TO CONSULTATION

Neighbouring properties have been consulted and no letters of support have been received and 96 letters of objections have been raised with the following planning concerns:

Design:

Existing elevations are the proposed elevations.

Amenity:

Lack of Sections submitted as site could be raised 1 metre resulting in overlooking issues to neighbouring sites.

Concerns of overshadowing and overbearing impact to neighbouring properties.

The apartments are 3 storeys high. There are no drawings to show the impact on the social club which is single storey.

Highway:

Congestion issue around Broadbury / Leinster junction

Parking already a problem. Proposal is double yellow lines along Broadbury Rd  
Transport information is insufficient and for the wrong site (reference appendix E)  
Concerns regarding waiting restrictions on adjacent roads

Concerns have been raised regarding the loss of Greenspace. Loss of playing field and play equipment.

Ecology:

Concerns of impact on wildlife.

Concerns that a statement has not been raised.

**Development Control Committee B – 13 October 2021**

**Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

Knotweed is on the site. The strategy is to use herbicides which could harm the animals on site

Other:

Lack of facilities in the area such as Greengrocers and Cash Points

Lack of infrastructure regarding school facilities and doctors surgeries in the area.

New drains will go to the existing pipework. Concerns regarding historical issues of over spilling. Concerns of lack of consultation to local residents. (Planning officer comment: the initial 21 day neighbour consultation was sent out later than anticipated however all statutory neighbour consultees were consulted).

WARD MEMBER

No response from the Ward Member consultation period expired.

KNOWLE WEST FUTURES

Objection

- Concerns with the Planning Application final layout
- Concerns of no alternative provision for the MUGA or Sports Field. Concerns about Wildlife,
- Ground Investigations and Unexploded Ordnance and the Topographical Survey in particular that these documents have not been placed on the Planning Portal.
- Concerns about effects on Local Residents.
- Japanese knotweed remediation
- Transport related issues
- Statement of Community Involvement

HIGHWAYS

TDM have no objection to the proposals subject to conditions.

CITY DESIGN GROUP

No objections in principle however suggestions raised to improve the revised plans.

SPORT ENGLAND

Objection

POLLUTION CONTROL

No objections subject to conditions

CONTAMINATED LAND

No objection subject to conditions.

FLOODRISK MANAGER

No objection.

NATURE CONSERVATION

Requested a Biodiversity Net Gain Study and further studies however no further comments provided regarding the additional submitted information.

ARBORICULTURAL CONSULTANT

No objections.



**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT****SUSTAINABLE CITIES**

No objection subject to conditions

**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) PRINCIPLE OF DEVELOPMENT**

Section 2 of the National Planning Policy Framework (NPPF) outlines that housing applications should be considered in the context of the presumption in favour of sustainable development. With focus on a social objective to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well being.

Policy BCS5 (Housing Provision) of the Core Strategy outlines that delivery of housing to meet the Council's housing targets will primarily be focused on previously developed sites however some open space will be utilised for housing development. The strategy by which the Council will allow development of open space is set out within the Site Allocations & Development Management Policies (SADMP) Local Plan.

Policy DM1 (Presumption in Favour of Sustainable Development) of the SADMP outlines that the city's approach to development proposals will generally be positive and reflective of the presumption in favour of sustainable development as referenced throughout the NPPF.

The site falls within the Filwood, Knowle and Windmill Hill Neighbourhood Partnership Area and is allocated for residential development under site ref. BSA118 (Broad Plain House and associated land, Broadbury Road) with an estimated capacity of 50 dwellings. The Annex states that development on the site should:

- Be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures;
- Be designed to safeguard the amenity of neighbouring residential properties;
- Explore opportunities for allotments / food growing;
- Be informed by a site-specific flood risk assessment as the area of the site is greater than 1 hectare. This is a requirement of the Government's National Planning Policy Framework. The site allocation includes the land occupied by the existing social club. This part of the allocation does not form part of the application and will be retained in its existing use. The Knowle West Regeneration Framework (KWRF) was published in October 2012 and sets out the objectives and investment principles to improve the regeneration area. This is a material consideration. The site is outlined on the Regeneration Framework Plan as an area for new development (new homes and green areas). Area wide proposals include:
  - Community involvement;

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

- o Housing retrofit: including investment in the existing housing stock (private & social)
- o to address space standards, thermal comfort, running costs, and energy security;
- o Street Improvements
- o Parks and Trees: Transforming the public and private open spaces of Knowle West, includes local food production, street trees and community orchards;
- o School extensions and public art; and
- o Social regeneration

The site forms a component of delivery strategy for South Bristol (Core Strategy Policy BCS1), which is a priority focus for development and comprehensive regeneration, particularly focused on the area at Knowle West and Hengrove Park. Development in this area will require redevelopment of poor quality urban form in some locations to support the creation of higher quality environments. Policy BCS5 sets a housing target of 8,000 new homes in South Bristol in the plan period to 2026.

The site is identified for housing within the Knowle West Regeneration Framework (KWRF), which has been prepared to support the overarching objective to significantly improve and revitalise the area with new development, boosting the local economy. The principle of redeveloping the site is fully supported via its allocation in the adopted SADMP (Site Allocation BSA1118). Full weight is afforded to the allocation of the site to deliver housing and to meet wider regeneration targets.

The Core Strategy (BCS1) recognises that development in South Bristol will primarily occur on previously developed land. However, the delivery of new homes and regeneration will require the planned release of some open space sites which do not need to be retained as part of the area's green infrastructure provision. The majority of the site is previously developed. The area of open space in the southwestern corner of the site is poorly maintained and makes a very limited contribution towards the City's Green Infrastructure network.

The site is located within an area of existing residential development. The site has good access to the local road and public transport network. The nearest bus stop is located less than 50 meters to the north of the site and runs along Leinster Avenue and Creswick Road (approximately 400 meters to the south east) providing a service to Hengrove, Brislington, Bristol City Centre, the University of the West of England, Patchway, Cribbs Causeway, Bradley Stoke and Aztec West. Concerns have been raised regarding lack of facilities in the area such as healthcare and educational however the proposal is not considered large enough to warrant further evaluation of provision of facilities. A Health Impact Assessment is only required on sites over 100 units.

It is in a sustainable location where national and local plan policies encourage the more efficient use of land, subsequently the redevelopment of the site for residential use is acceptable in principle.

i) Protection of Community Facilities

The proposed development includes the demolition of existing buildings (Broad Plain House) and the redevelopment of the associated green space and MUGA, which is described within The existing Social Club to the southeast of the site would be retained in its current use. Policy BCS12 of the Core Strategy states that community facilities should be retained in such use unless it can be demonstrated that there is no longer a need to retain the use. Policy DM5 of the SADMP (Protection of Community Facilities) seeks to protect community facilities except in limited circumstances.

The allocation in the Local Plan is for housing with no provision in the allocation for any retention or re-provision of a community facility (Site Allocation Information Annex Ref BSA1118 page

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

138). The principle of housing development and the loss of any community facility is established by the allocation; so DM5 is not applicable and would not have weight in this case.

The site is included in the Knowle West Regeneration Framework Plan which indicates new homes and green areas. Allocations in the Knowle West area arose from the regeneration framework process which ran alongside local plan preparation and was agreed by the council in 2012.

ii) Protection of Playing Field

The pre-application feedback identifies the historic use of the green space as playing pitches as illustrated on Google Earth images dated 2007 and 2014. The MUGA on the site is also identified. During the pre-app Sport England commented "The site lends itself to being a 7v7 pitch aimed at minisoccer u9/u10 with a pitch 55m x 37m (or 61m x 43m with 3m safety margins). We acknowledge that the site is not the right size for a 9v9 youth pitch for u11/u12 73m x 46m (79m x 52m with 3m safety margins). Or larger 11v11 football pitch".

Sport England considers proposals affecting playing fields in light of the National Planning Policy Framework (NPPF) (in particular Para. 97) and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- o all or any part of a playing field, or
- o land which has been used as a playing field and remains undeveloped, or
- o land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of the specific exceptions:

Sport England Policy Exceptions

E1

A robust and up to date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

E2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

E3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- o reduce the size of any playing pitch;
- o result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- o reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- o result in the loss of other sporting provision or ancillary facilities on the site; or
- o prejudice the use of any remaining areas of playing field on the site.

E4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

**E5**

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

The Council's Play Pitch Strategy 2017-2022 (PPS) confirms that the overall quantity of pitches (i.e. playing field space) in the city is adequate to meet current and future demand, albeit there is an undersupply of 'good quality' pitches. The PPS confirms that there is sufficient playing field land in the city but the challenge is to find sustainable cricket pitch solutions.

While the PPS identifies a need for more marked junior and mini football pitches (as most play on adult pitches), the size and shape of the green space to the rear of Broad Plain House is sub-standard. In accordance with guidelines set out by Sport England and the FA, the green space could barely accommodate a single 7-a-side mini-pitch with very limited space beyond the minimum size requirement.

It appears that the loss of the former playing field generally complies with Exception E1 as set out by Sport England. The Playing Pitch Strategy has not identified a shortfall of marked pitches in the City. The site's potential use for marked junior or mini pitches would be very limited and it can be considered the site has no special significance to the interests of sport.

On that basis it would be unreasonable to request the retention of the playing field and MUGA or request alternative provision.

However Sport England objects to the application because it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 97 of the NPPF.

Sport England has commented that they have no plans to call the application in to the Secretary of State if it is recommended for approval. Despite the objection raised it appears that in this case Sport England may not be a statutory consultee. Sport England's status as a statutory consultee emanates from provisions within the TCP General Development Management Procedure Order 2015 (GDMPO) (Schedule 4 Paragraph Z):

Sport England is to be consulted before the grant of planning permission in respect of proposals that:

1. Prejudice or cause the loss of land being used as a playing field (at the time of the application); or
2. Prejudice or cause the loss of land which has been used as a playing field five years before the application was made.

A 'playing field' is defined by the GDMPO as "a whole site which includes at least one playing pitch" with a playing pitch being a delineated area (marked out) as a pitch of at least 0.2ha area - this can include land used as a football pitch or for other formal sports purposes.

The site appears to have ceased to be used as a community facility between 2011 and 2013 in its entirety.

- Sport England provided photographic evidence showing a marked-out pitch on the site in 2014, but no evidence of such in February 2016.
- There appears no evidence that a pitch existed on the site in February 2016, at which point

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

the land had not been in use as a community facility for three years; any such formal demarcation of a pitch did not subsist at the qualifying date and therefore SE appear to have no status as a statutory consultee on the application under the terms of the GDMPO (which is the relevant consideration).

**B) IS THE MIX OF HOUSING, ITS TENURE AND DENSITY ACCEPTABLE?**

Policy BCS18 (Housing Type) of the Core Strategy states that all new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.

The application proposes a mix of 1 and 2-bedroom flats, and 2 and 3-bedroom houses. The application seeks permission for 47 homes on 0.9 hectares at a density of 50dph which is considered acceptable.

The proposed dwellings would therefore represent an appropriate mix and would therefore be welcomed in this location.

**C) AFFORDABLE HOUSING**

Policy BCS17 of the Core Strategy sets out that for residential developments of 15 dwellings or more, the Council will seek 30% of the dwellings to comprise affordable units. Where the scheme viability will be affected, a reduced provision will be accepted when demonstrated by a full development appraisal.

This application seeks permission for 47 homes all of which will be affordable as defined by Annex 2 of the NPPF. The proposed tenure split across the site is: 66% shared ownership (31 units), 23% social rented (11 units) and 11% affordable rent (5 units). Further details are contained within the Affordable Housing Statement supporting the application.

Overall, the proposed development would deliver an extra affordable units beyond the policy requirement.

**D) KEY ISSUES****i) ECOLOGY**

Policy DM19 is relevant which requires any loss of nature conservation value to be either mitigated onsite or off site.

The Biodiversity Assessment concludes there is an overall Biodiversity net loss for the site. However a Biodiversity Net Gain Strategy has not yet been adopted by BCC and cannot be applied until 2023. The BNG calculator does not yet have force in policy terms nationally or locally and therefore should not be determinative. In contrast, the scheme is fully in accordance with relevant local and national policy at the time this application will be determined.

However in order to support ecology onsite the following mitigation measures have been proposed;

- The scheme will incorporate a number of positive ecological features that are not considered as part of the calculation (e.g. bird nest boxes, hedgehog shelter, reptile hibernaculum etc).
- The scheme will result in the removal of several stands of the non-native invasive species Japanese knotweed. Any use of herbicides should be undertaken in a way to not harm on site ecology. However it would be unreasonable for knotweed to be removed outside of the site boundaries.

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

- The scheme would have achieved a net gain if it had included scrub planting instead of the proposed hedgerows. However, in the context of residential development in an urbanised landscape in which the site is located, hedgerow planting was considered to be more in keeping with the expectations of residents and therefore more likely to be secured in the long-term. It will also fulfil many of the same ecological niches and benefits to wildlife provided by scrub.
- A Greenwall is proposed and has been conditioned on the corner of units 1-3 on the corner of the proposed site frontage.

It is considered that the proposal is considered acceptable and would not result in a loss of nature conservation and complies with Policy DM19.

## ii) CONTAMINATION

Policy DM34 in the Site Allocations and Development Management Policies (2014) states that new development should demonstrate that:

- i. Any existing contamination of the land will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use and that there is no unacceptable risk of pollution within the site or in the surrounding area; and
- ii. The proposed development will not cause the land to become contaminated, to the detriment of future use

Based on the assessment carried out to date, it is clear that suitable site remediation works can be undertaken to ensure that the contamination, and subsequently the risk to human health, is eliminated from the site in line with policy DM34.

Concerns have been raised that Ground Investigations and Unexploded Ordnance and the Topographical Surveys have not been uploaded, these documents have now been uploaded. Following consultation, the Council's Contaminated Land team confirmed that the proposed development is acceptable following conditions.

## iii) IS THE IMPACT ON TREES ACCEPTABLE?

Policy DM17 of the Development Management Policies refers to the integration of existing trees into development. It states that where tree loss is accepted, replacement provision in line with the Bristol Tree Replacement Standard (BTRS) should be provided.

An arboricultural survey has been submitted to inform consideration of the application.

Two grade C trees and two grade C hedges will be removed in order to construct the proposed development and one hedge will require partial removal. In this instance the applicant proposes to plant 28 new trees and numerous hedgerows in suitable locations around the site and so there will be no need for any financial compensation for the loss of trees. The proposed locations for these trees are shown on the Landscape Proposals plan and has been conditioned.

## E) IS THE DESIGN OF THE PROPOSAL ACCEPTABLE?

Section 12 of the NPPF outlines the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

Policy BCS21 (Quality Urban Design) of the Core Strategy advocates that new development should deliver high quality urban design that contributes positively to an area's character and identity, whilst safeguarding the amenity of existing development.

Policy DM26 (Local Character & Distinctiveness) of the SADMP expands upon Core Strategy Policy BCS21 by outlining the criteria against which a development's response to local character and distinctiveness will be assessed. Development will not be permitted where it would be harmful to local character and distinctiveness or where it would fail to take the opportunities available to improve the character and quality of the area and the way it functions.

Policy DM27 (Layout and Form) of the SADMP outlines that the layout, form, pattern and arrangement of streets, open spaces, development blocks, buildings and landscapes should contribute to the creation of quality urban design and healthy, safe and sustainable places. It should make efficient use of land, provide inclusive access and take account of local climatic conditions.

Policy DM29 (Design of New Buildings) of the SADMP states the design of new buildings should be of high quality. Buildings should reflect their function and role appropriately within the public realm and be capable of adaptation to accommodate alternate uses and future needs. New buildings should incorporate active frontages, have clearly defined main entrances fronting the public realm, incorporate exteriors and elevations which provide visual interest from a range of viewing distances, be visually well organised and well proportioned.

Proposed public open space provides a focal point within the centre of the site, delivering a verdant character that will significantly enhance the quality of the development.

All houses and maisonettes will be two storeys, with gateway apartments being three storeys. These will include a range of bedroom sizes from one-two bed flats and maisonettes; and two-three bed terrace and semi-detached houses.

A simple palette of materials will be utilised, reflecting the existing dwellings, whilst taking an influence from the more contemporary style of certain nearby buildings, such as Carpenters Place in Melvin Square. Subtle variety will be incorporated through changes in both building and landscape elements to break up the generally continuous frontage. The proposed buildings are well-articulated within the elevation due to a suitable use of scale and design for the proposed number of inhabitants; with entrances taken directly from the public realm. Given the levels of the site and the width of the road and separation distances from adjacent developments the proposed height of the proposed development is considered acceptable.

However car-dominance is still a serious concern and the amount of hard standing proposed. A stretch of more than 160m-length shared surface and more than 2,000m<sup>2</sup> of hard surface is proposed. A suggestion was made to mitigate this issue; the central communal green space could be extended this can be done by omitting the adjacent turning bay and moving spaces 18 and 17 forward and flipping the disabled bay around 180 degrees. The visitor bay can be omitted and then the green space can be extended behind. However the applicant has not decided to take this suggested amendment on-board or provided sufficient justification not to provide it. This is not ideal but not considered a significant enough issue to refuse the application on design grounds.

Some issues that have been picked up with the proposed boundary treatment; such as issues with proposed levels and the design of the proposed fences however this can be addressed by condition.

The proposed scale mass and design is considered in keeping with the character and appearance of the wider area. The proposal is considered an improvement over the previous buildings and will provide a positive contribution to the streetscene. The proposed design is considered acceptable.

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT****F) WILL THE DEVELOPMENT PROVIDE SATISFACTORY ACCOMMODATION?**

The application proposes the creation of 22 flats and 25 houses. All dwellings comply with the Nationally Described Space Standards and are mainly dual aspect and considered adaptable. The houses all have access to private amenity space and all units will have access to the communal areas of open space.

**G) WILL THE PROPOSAL HAVE AN ADVERSE IMPACT ON NEIGHBOUR AMENITY?**

Section 8 of the NPPF outlines decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

**IMPACT ON PRIVACY**

Policy BCS21 (Quality Urban Design) of the Bristol Core Strategy advocates that new developments should give consideration to matters of neighbouring privacy, outlook and natural lighting.

Policy DM29 (Design of New Buildings) of the SADMP states the design of new buildings should be of high quality. To achieve this, new buildings are expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight.

It is considered that the submitted plans show sufficient detail in order to gauge any potential impact on neighbour amenity; it is considered that there are adequate separation distances between neighbouring properties within the development given the measures outlined above.

There are no concerns regarding the proposed 3 storey units on the social club as it is not a residential property.

Proposed units 23-25 rear elevations are around 8.6 metres to the boundary of the rear gardens of 32, 30 and 28 of St. Whytes Road this is relatively close however given the depth of existing gardens are around 19.5 metres deep only limited views may be gained of the far end of the long gardens which is not considered to be detrimental to neighbour amenity.

The other proposed units facing St. Whytes Road are around 10 metres away from the boundary which is considered acceptable.

Proposed units 20-21 have no side windows.

The proposal is not considered to result in overlooking to neighbour amenity to a level that would be detrimental to living conditions.

Given the layout of the plot of land and surrounding townscape, and the subsequent design, massing and form of the proposed dwellings and flats, it is considered that no unacceptable amenity issues will arise.

Proposed units 20-21 are around 18 metres away from the rear of the nearest dwellings on Leinster Avenue.

All proposed units are considered to be a sufficient distance from neighbouring residential properties that they would not result in a loss of light or an overbearing impact that would be



**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

detrimental to living conditions.

It is not considered that the proposal would not result in an overbearing impact or loss of light that would be detrimental to neighbour amenity.

**NOISE IMPACT**

Noise impacts associated with construction can be controlled through a Construction Management Plan. Sound insulation of residential properties from noise has been conditioned. Environmental Protection have suggested a Broad Plain Social Club Premises Management Plan, the premises is outside of the site boundaries.

Environmental protection has raised no concerns subject to conditions.

**H) IS THE DEVELOPMENT ACCEPTABLE ON HIGHWAY GROUNDS?**

Section 4 of the NPPF outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

Policy DM23 (Transport Development Management) of the SADMP outlines that new development should not give rise to unacceptable traffic conditions and will be expected to provide safe access to the highway network. The policy also outlines that new development should be accessible by sustainable transport methods such as walking, cycling and public transport. Furthermore, the policy sets standards for parking provision.

The site is accessed from Broadbury Road which is an unclassified road with a 20mph speed limit. It has reasonably wide footways and carriageways and is of concrete construction. Parking outside the site is generally unrestricted although there are double yellow lines to protect an informal crossing just north of the site as well as 1 hour limited waiting parking adjacent to Leinster Avenue.

The TS sets out that the following facilities are available near the site:

Primary School 400m

Secondary School

500m Convenience

store 100m Bus Stops

150m

Health Centre 500m

It is considered this to be a fairly good level of accessibility and as such the location is considered in principle to be suitable for a medium density housing development of this type. TDM deems this acceptable due to the sustainable location for residential development. This is based upon the location within an established residential area and within walking distance of bus routes, shops and facilities.

**PARKING**

The Bristol Local Plan: Site Allocations and Development Management Policies (adopted July 2014) (SA&DMP) details the following parking standard for the proposed use of the site:

Three or more bed/house flat: an average of 1.5 spaces per dwelling below that 1.25 spaces per

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

dwelling. The vehicular parking provision is a maximum. This is considered acceptable. The proposed parking arrangements are considered acceptable subject to conditions.

As summarised in the TS the development proposal comprises:

- 12 x 1 bed units with 1 car parking space
- 10 x 2 bed unit (less than 4 persons) with 1 car parking space
- 11 x 2 bed unit (4 persons) with 1 car parking space
- 14 x 3 bed unit with 2 car parking spaces
- Internal shared surface design
- Internal traffic calming via rumble strips
- 61 allocated car parking spaces, including EVCP passive provision (4No.)
- 8 (20%) unallocated EVCP spaces
- 3 (5%) unallocated Disabled parking spaces

Parking spaces have been appropriately spread across the street scene of the site according to their need. The 61 proposed car parking spaces are marginally above the Local Plan standard of 59 spaces. For a suburban location such as this this level of car parking is considered appropriate.

In Summary, TDM have no objection the level of parking.

**ACCESS AND LAYOUT**

Nine units are located in three storey blocks that front on to Broadbury Road. A conventional junction in to the site provides the transition to a block paved shared surface which provides the means of access to the remainder of the site. In line with BCC guidance, the shared surface is 7.5m wide which will allow for a service strip as well a lighting and drainage. The internal layout could be further enhanced with the additional of planters in line with Low Traffic Neighbourhood good practice. Houses on the south side are accessed via a continuous footway between the parking and the housing which, it is assumed, will remain in private ownership. The internal layout has been tracked for an 11.4m

refuse truck to enter the site (using the full width of the road) and turn using a turning head. Both of these will be protected with double yellow lines to stop parking.

It appears that data within submitted Appendix E may relate to a different site however TDM have raised no concerns regarding the scheme in general.

The proposal is not proposed to result in a detrimental impact to the parking of the adjacent roads or result in a detrimental impact to Highway Safety.

**CYCLE PARKING**

In relation to cycle parking, Policy DM23 requires a provision of 2 cycle parking spaces per 2 or 3 bed dwelling.

Policy compliant cycle parking provision via:

- Each garden shed accommodates 2 cycle spaces = 50 spaces
- The flats have 48 spaces within the 4 cycle stores
- 4 Sheffield stands for public use - 8 spaces.
- Total = 106

TDM are happy that the development provides sufficient cycle storage provision and this has

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

been conditioned.

**REFUSE**

Policy DM32 (Recycling & Refuse Provision in New Development) of the SADMP outlines that all new development should provide bin and recycling storage facilities fit for the nature of development, with adequate capacity for the proposed development, in a location which is safe and accessible for all users and does not harm the visual amenity of the area or neighbouring amenity.

Refuse and recycling storage areas for the houses and flats are suitably located to ensure that collections can take place safely.

Waste and recycling facilities are provided in the form bin stores in front gardens for houses and communal bins stores for the flats.

The refuse storage proposed is suitable and accessible, the collection points are a suitable distance from the highway and has been conditioned.

I) CLIMATE CHANGE

J) ENERGY STRATEGY

Themes of sustainability, carbon reduction and climate change underpin national planning policy. Policies BCS13-15 of the Core Strategy relates to the Council's expectations with regard to sustainable construction of new buildings and emissions in respect of climate change. These policies must be addressed and the guidance within the Council's Climate Change and Sustainability Practice Note followed. New dwellings are expected to minimise energy requirements. This will be achieved by high standards of energy efficiency including optimal levels of thermal insulation, passive ventilation and cooling, passive solar design, and the efficient use of natural resources in new buildings. Core Strategy Policy requires new dwellings are also incorporate an element of renewable energy to reduce carbon emissions by a further 20% above energy saving measures.

A sustainability statement and energy table have been submitted accompanying the application including a range of proposed energy efficiency measures and further on site renewable energy generation measures. Suggested on site renewable energy measures include both Ground Source heatpumps which is welcomed. Sustainable cities accept the targets can be met and have requested that further details of the proposed renewable energy sources are conditioned prior to occupation.

The design of the residential buildings will ensure that they are built to achieve up-to-date standards of construction and energy efficiency. The scheme delivers a comfortable micro-climate for its occupants, neighbours and passers-by (Urban Living SPD, 2018) through providing a positive response to the building orientation and dimensions allowing year-round day-light and natural ventilation into the heart of the dwellings.

In addition, an effective mitigation scheme will be implemented as part of the proposals, allowing for the management of surface water drainage.

Following the overheating assessment measures have been included to ensure that the proposal can deal with adaptations of a changing climate.

Electric Vehicle Point Charging has been conditioned prior to commencement to ensure that the development meets sustainability requirements to limit increases in air pollution.

The proposed development is therefore considered acceptable and would make a positive contribution towards reducing energy consumption and carbon emissions.

**Development Control Committee B – 13 October 2021**

**Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

ii) DRAINAGE

A sustainable drainage strategy has been conditioned prior to commencement. Any draining potential issues should be covered in the strategy.

iii) OTHER SUSTAINABILITY ISSUES

It is important that superfast Broadband is available to all new development. There is a commitment in the submission to the provision of a connectivity assessment, but this has not been received to date. This can be conditioned.

K) ARE THERE ANY EQUALITY ISSUES?

It is considered that the scheme is inclusive of the wider community and supports equality and diversity within its design.

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 to this particular proposed development.

Overall, it is considered that the determination of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

L) OTHER ISSUES

No other issues.

CONCLUSION

The proposal represents a site that has been allocated for housing by planning policy and is situated in a sustainable location in South Bristol in line with Policies BCS1 and BCS20 of the Core Strategy.

The proposed design is considered in keeping and the proposal meets sustainability targets. The Playing Pitch Strategy has not identified a shortfall of marked pitches in the City. The site's potential use for marked junior or mini pitches would be very limited and it can be considered that the site has no special significance to the interests of sport. The development of the site for new dwellings is considered to outweigh any losses.

The allocation in the Local Plan is for housing with no provision in the allocation for any retention or re-provision of a community facility. The principle of housing development and the loss of any community facility is established by the allocation; so DM5 is not applicable and would not have weight in this case.

The proposed positive aspects of the proposal far outweigh any negatives and it is recommended that permission be granted to the proposed development in this case.

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT****APPROVE WITH CONDITIONS OBLIGATIONS**

The proposed TRO plan in the TS indicates that waiting should be prohibited at any time at Broadbury Road, within the vicinity of the site access. A TRO would have to be made for that purpose, for which a fee would be payable.

Consideration should be given to designating the whole of the internal road a Restricted Parking Zone which would remove the need for yellow lines to be laid on the block-paved shared surface and the associated maintenance problems.

The 11 unallocated spaces could be adopted, in which case, they would need to be covered by a TRO to deter misuse and ensure they were available for their designated purposes (8 x electric vehicle and 3 blue badge).

Broadbury Road, the internal road and the unallocated parking spaces could be covered by the same TRO.

Broadbury Road is subject to a 20 mph speed limit and so the same speed limit should apply to the internal road, which would entail the making of a speed limit order, for which a separate fee would be payable.

So, two TROs should be funded through the s106 at a cost of £12,134 (£6,067 x 2).

Trip generation modelling has been carried out and predicts that the site would generate 23 AM peak/20 PM peak/ 185 daily vehicular trips. Whilst the levels of trips is not sufficient to warrant detailed junction modelling we consider that an amount of mitigation would be appropriate to maximise the use of non-car modes and in particular promote the use of buses.

As such, it is considered that it would be appropriate for this development to fund the upgrade of the adjacent outbound bus stop on Leinster Avenue. The existing facilities are not fit for purpose, and it can be expected that demand will increase at this stop as a result of the new development. In addition, new and upgraded public transport facilities are required, in order to provide a more viable alternative to the private car and to encourage modal shift. The upgrade would include the provision of Real-time Information displays, raised kerbs and new shelters, valued at £39,402.

The following development types will be liable for CIL:

- i. Development comprising 100m<sup>2</sup> or more of new build floorspace
- ii. Development of less than 100m<sup>2</sup> of new build floorspace that results in the creation of one or more dwellings
- iii. The conversion of a building that is no longer in lawful use

In this case, the proposed development would comprise of new build residential floor space creating a new dwelling. The development is therefore CIL liable for £318,133.18

**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 to this particular

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

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.

**RECOMMENDED GRANT subject to Planning Agreement****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.

## 2. Enabling Works

Prior to the grant of planning permission no works shall be undertaken other than "Enabling Works" as here defined to include; demolition of buildings on the site, site clearance, investigations for assessing ground conditions, remedial work in respect of any land contamination, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements, ecology mitigation measures, offsite highway works and such other enabling works as the Local Planning Authority shall agree in writing ("Enabling Works").

Reason: To permit investigation and preparation of the site prior to commencement of the development permitted by this Decision Notice

## 3. Completion of a S106 Agreement

No development shall take place or commence on any part of the site save for Enabling Works (as defined in condition 1 of this Decision Notice) unless and until all parties with a relevant legal interest in the relevant part of the site have entered into a planning obligation with Bristol City Council pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) substantially in the form of the draft Section 106 agreement appended to this Decision Notice.

Reason: Development must not commence on any part of the development site until all relevant legal interests in the site are bound under the Section 106 agreement to ensure that the development hereby approved is acceptable in planning terms."

**Pre commencement condition(s)**

## 4. Construction Management Plan

No development shall take place until a site specific Construction Management Plan has been submitted to and approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting.

## Advice

The Construction Environmental Management Plan should also include but is not limited to reference to the following:

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and at no time on Sundays and Bank Holidays.
- Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Control measures for dust and other air-borne pollutants .
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: In the interests of residential amenity

#### 5. Broad Plain Social Club Premises Management Plan

No use of development shall take place until there has been submitted to and approved in writing, by the Council, a Broad Plain Social Club Premises Management Plan, setting out details of what activities will be held in the hall, how the hall will be managed/supervised, how residents will be informed of events in the hall and how any noise issues or complaints will be dealt with.

Reason: In the interests of residential amenity

#### 6. Land affected by contamination - Site Characterisation

No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, and has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- a. a survey of the extent, scale and nature of contamination;
- b. an assessment of the potential risks to:
  - \* human health,
  - \* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - \* adjoining land,
  - \* groundwaters and surface waters,
  - \* ecological systems,
  - \* archaeological sites and ancient monuments;
- c. an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination is understood prior to works on site both during the construction phase to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

7. Land affected by contamination - Submission of Remediation Scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination is understood prior to works on site both during the construction phase to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. Highway to be Adopted

No development shall take place until plans to a scale of 1:200 showing the following information has been submitted to and approved in writing by the Local Planning Authority.

- o Long sections
- o General arrangement
- o Threshold levels to buildings
- o Drainage
- o Structures
- o Swept path for two directional movement of a 11.4m long refuse vehicle passing a 4.98m long large saloon car

Prior to occupation detailed technical plans to a scale of 1:200 setting out how the internal access road(s) will be constructed to the Highway Authority's adoptable standard shall be submitted and approved in writing by the Local Planning Authority.

These works shall then be completed to the satisfaction of the Highway Authority and approved in writing by the Local Planning Authority.

Reason: To ensure the internal roads are planned and approved in good time to a satisfactory standard for use by the public and are completed prior to occupation.

9. Sustainable Drainage System (SuDS)

No development shall take place until a detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods in line with the submitted Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the



**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

10. Prior to commencement of development, details of the Ground Source Heat Pumps (including the exact location, dimensions, design/ technical specification) together with calculation of energy generation and associated CO<sub>2</sub> emissions to achieve 20% reduction on residual emissions from renewable energy in line with the approved energy statement should be submitted to the Local Planning Authority and approved in writing. Prior to occupation of the dwellings photographic evidence of the installed renewable energy technologies shall be submitted and approved in writing by the local planning authority and the technologies shall be thereafter retained.

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

11. Provision of material samples/sample panels on site for inspection

Sample panels of all external materials including wall facing materials, external cladding, plinth, external doors and windows including frames, sills, lintels and surrounds, door/window, decorative features, eaves, rainwater goods demonstrating the colour, texture, face bond and pointing shall be erected at an appropriate location on site and approved in writing by the Local Planning Authority before the relevant parts of the works are commenced.

The development shall be completed in accordance with the approved reference panel before the building is occupied. The approved reference panel should be retained until the completion of the building.

Reason: In order to ensure the quality of the design and external appearance of the building is of high quality and compliant with the local Plan.

12. No development shall take place until (a) detailed part of elevation(s) and section(s) (for each building) at 1:20 scale showing all typical external treatments and building elements has been submitted and approved in writing by the Local Planning Authority. The development will be carried out in accordance with the approved details.

Reason: in order to ensure that the external appearance of the building(s) is/are satisfactory, in accordance with quality expectations set out within the approved plans, and appropriate to the local context (specify setting of historic asset if relevant).

13. Landscape Details

Notwithstanding the approved plans detailed drawings including plans, sections and elevations at a relevant scale between 1:5 and 1:20 of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The works shall be carried out in accordance with that approval.

- Full details of tree pit construction in highway and soft landscape areas showing relationship to the surrounding highway and footway paving, tree grills where used, nature of growing medium, size of pits, tree support, method of anchoring and means of irrigation to ensure the provision of optimum growing conditions for newly planted trees.
- Construction details for junctions between i) paving materials (showing changes of level ) and ii) between areas of hard and soft landscape treatments.
- Construction details of boundary treatments, retaining walls
- Details of street furniture including seating, lamps

**Development Control Committee B – 13 October 2021**

**Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

Reason: To ensure that the appearance of the proposed landscaping is acceptable.

14. Maintenance Plan/Ecology Plan

A detailed maintenance plan to ensure establishment of the soft landscape works for the scheme over the first 5 years should be provided and agreed with the local planning authority prior to the commencement of soft landscape works.

All retained and created habitats will need to be managed and a 10 year Management Plan be prepared for those areas (As suggested in the Biodiversity Assessment) and agreed with the local planning authority prior to commencement of ecological works.

Once agreed, the soft landscape should be maintained and ecology managed in accordance with these plans.

Reason: To ensure that approved landscaping scheme is maintained following its implementation and ecology is preserved.

**Pre occupation condition(s)**

15. B13 Implementation of approved remediation scheme

In the event that contamination is found, no occupation of the development shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (otherwise known as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

16. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 6 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 7 which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition .

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

## 17. Sound insulation of residential properties from noise

All recommendation detailed in the Noise Assessments submitted with the application with regards to sound insulation and ventilation of residential properties shall be implemented in full prior to the commencement of the use permitted and be permanently maintained.

Reason: In the interests of residential amenity

18. Prior to occupation of the dwellings hereby approved there should be submitted and approved in writing by the Local Planning Authority a detailed layout of the PV panels to the roofs. This should be approved by an MCS, (Microgeneration Certification Scheme), accredited installer to ensure analysis of and shading is taken into account. The analysis shall include calculation of energy generation and associated CO2 emissions to achieve at least 20% reduction on residual emissions from renewable energy in line with the approved energy statement.

The PV panels shall be installed in prior to occupation of the dwellings and thereafter retained.

Reason: To address the need to reduce CO2 emissions through the use of renewable energy.

19. Prior to first occupation, evidence should be provided to the local planning authority that the development has been registered with a high speed broadband provider and a copy of the connectivity assessment provided.

Reason- To ensure the development is in accordance with policy BCS15, (Sustainable Design and Construction)

## 20. Management and Maintenance of Private Streets

No building hereby permitted shall be occupied until details of arrangements for the future management and connectivity and maintenance of proposed footpaths within the site that provide potential connectivity to the site from both Leinster Avenue and St Whytes Road has been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reason: To ensure that all private streets and landscaped areas are appropriately managed and maintained to ensure the safety of all users and future proofing the development for pedestrian connectivity.

## 21. Completion and Maintenance of Car/Vehicle Parking - Shown on Approved Plans

No building or use hereby permitted shall be occupied or use commenced until the car/vehicle parking area (and turning space) shown on the approved plans has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

**Development Control Committee B – 13 October 2021**

**Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

22. 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.

23. 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.

**Post occupation management**

24. Travel Plan Statement - Submitted

The Travel Plan Statement hereby approved shall be implemented in accordance with the measures set out therein.

Within three months of occupation, evidence of the implementation of the measures set out in Travel Plan Statement shall be prepared, submitted to and agreed in writing with the Local Planning Authority unless alternative timescales are agreed in writing.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

25. The invasive plant species Japanese Knotweed was recorded on site during the ecological surveys. The guidance of the Knotweed Management Plan (Rapleys 09/10/19) should be adhered to.

Reason: It is an offence under section 14(2) of the Wildlife and Countryside Act 1981 to "plant or otherwise cause to grow in the wild" any plant listed in Schedule 9 Part 2 of the Act.

**List of approved plans**

26. 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.

**Development Control Committee B – 13 October 2021****Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

Drawing issue sheet , received 21 September 2021

11454-0002 D ENGINEERING LAYOUT , received 21 July 2021

416.05330.00044.29.001.2 Landscape proposals, received 2 March 2021 416.05330.00044.29.002.2

Hard landscape finishes and planting plan, received 2 March 2021

Reason: For the avoidance of doubt.

**Advices**

## 1. Noise complaints- balconies and open windows

The application has been assessed taking into account the noise from Broad Plain Social Club and a scheme of noise mitigation to ensure an acceptable living environment for future residents.

Future owners/occupants of the site are advised that given the matters above and that the Broad Plain Social Club have been in operation for some time prior to this development; that it may not be possible to uphold any noise complaints received from future residents of the site regarding noise impacts from Broad Plain Social Club.

## 2. Street Name and Numbering

You are advised that to ensure that all new properties and streets are registered with the emergency services, Land Registry, National Street Gazetteer and National Land and Property Gazetteer to enable them to be serviced and allow the occupants access to amenities including but not limited to; listing on the Electoral Register, delivery services, and a registered address on utility companies databases, details of the name and numbering of any new house(s) and/or flats/flat conversion(s) on existing and/or newly constructed streets must be submitted to the Highway Authority.

Any new street(s) and property naming/numbering must be agreed in accordance with the Council's Street Naming and Property Numbering Policy and all address allocations can only be issued under the Town Improvement Clauses Act 1847 (Section 64 & 65) and the Public Health Act 1925 (Section 17, 18 & 19). Please see [www.bristol.gov.uk/registeraddress](http://www.bristol.gov.uk/registeraddress)

## 3. Highway to be Adopted

The development hereby approved includes the construction of new highway. To be considered for adoption and ongoing maintenance at the public expense it must be constructed to the Highway Authority's Engineering Standard Details and terms for the phasing of the development. You are advised that you must enter into a highway agreement under Section 38 of the Highways Act 1980. The development will be bound by Sections 219 to 225 (the Advance Payments Code) of the Highways Act 1980.

Contact the Highway Authority's Transport Development Management Team at [DMengineering@bristol.gov.uk](mailto:DMengineering@bristol.gov.uk) You will be required to pay fees to cover the council's costs in undertaking the following actions:

- I. Drafting the Agreement
- II. Set up costs
- III. Approving the highway details
- IV. Inspecting the highway works

**Development Control Committee B – 13 October 2021**

**Application No. 21/00816/F : Land At Broad Plain House Lads Club Broadbury Road Bristol BS4 1JT**

To discuss the requirement for sewers contact the Highway Authority's Flood Risk Management Team at [flood.data@bristol.gov.uk](mailto:flood.data@bristol.gov.uk) You should enter into discussions with statutory undertakers as soon as possible to co-ordinate the laying of services under any new highways to be adopted by the Highway Authority.

N.B. The Highway Authority's technical approval inspection fees must be paid before any drawings will be considered and approved. Once technical approval has been granted a Highway Agreement under Section 38 of the Highways Act 1980 must be completed and the bond secured.

4. Traffic Regulation Order (TRO)

You are advised that a Traffic Regulation Order (TRO) is required. You must submit a plan to a scale of 1:1000 of an indicative scheme for a TRO, along with timescales for commencement and completion of the development. Please be aware that the statutory TRO process is not straightforward; involving the public advertisement of the proposal(s) and the resolution of any objections.

You should expect a minimum of six months to elapse between the Highway Authority's TRO Team confirming that it has all the information necessary to enable it to proceed and the TRO being advertised. You will not be permitted to implement the TRO measures until the TRO has been sealed, and we cannot always guarantee the outcome of the process.

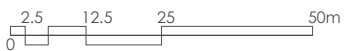
We cannot begin the TRO process until the appropriate fee has been received. To arrange for a TRO to be processed contact the Highway Authority's Transport Development Management Team at [transportdm@bristol.gov.uk](mailto:transportdm@bristol.gov.uk)

N.B. The cost of implementing any lining, signing or resurfacing required by the TRO is separate to the TRO fees, which solely cover the administration required to prepare, consult, amend and seal the TRO.

## **Supporting Documents**

### **2. Land At Broad Plain House Lads Club, Broadbury Road**

1. Location Plan
2. Proposed Planning Layout
3. Proposed Elevations and Floorplans
4. Proposed Streetscenes



A Red line amended as per client email - 13/06/19  
 Amendments

PK 17/06/19  
 By Date

**PLANNING**

|   |   |  |
|---|---|--|
| Job No/Drawing No<br><b>13319/1000A</b>   | Job Title<br><b>Broadbury Road Filwood</b>                            |  |
| Scale<br>1:1250<br>@ A3   | Date<br>06/19<br>Drawn<br>PK<br>Drawing Title<br><b>Red Line Plan</b> |  |
| All Dimensions to be checked on site OS Licence No:<br>pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |   |  |

# Broadbury Road Red Line Plan





190802 13319 SCH003 BROADBURY ROAD FILWOOD  
Drawing Reference: 13319/5000 PLANNING LAYOUT

| Schedule of Units        | Unit Number | No of Beds | Area Sqft | Parking  | Stores | Total Sqft   |
|--------------------------|-------------|------------|-----------|----------|--------|--------------|
| CLAVERTON - TYPE A1 & A2 | 12          | 1          | 552       | 1 Space  | 2 & 3  | 6624         |
| CLAVERTON - TYPE C1 & C2 | 10          | 2          | 769       | 1 Space  | 2 & 3  | 7690         |
| MILSOM 2B4P              | 11          | 2          | 875       | 1 space  | 2      | 9625         |
| KENSINGTON 3B5P          | 14          | 3          | 1021      | 2 spaces | 2      | 14294        |
| <b>Grand Total</b>       | <b>47</b>   |            |           |          |        | <b>38233</b> |

**PARKING**

Allocated parking provision based on:  
 1 space / 1 Bed  
 1 space / 2 Bed  
 2 spaces / 3 Bed

In addition:  
 8 no unallocated spaces with electric charging points plus 4 no allocated spaces  
 3 no disabled parking spaces

**Key**

- Application red line boundary
- Macadam - adoptable roads with opportunity to change materials at junctions and crossing points (to engineers detail)
- Macadam - adoptable footpaths (to engineers detail)
- Private drives/footpaths (to engineers detail)
- Block paving - refer to detail landscape proposals
- Public Open Space or Highway Verge - refer to detail landscape proposals
- Plot Soft Landscape - refer to detail landscape proposals
- Tree Planting - refer to detail landscape proposals
- Existing Tree Retained (with Root Protection Zone)
- Plot Number/Parking Number
- Electric Vehicle Charging Point
- 1.8m Boundary Walling
- Wall & Railings
- 1.8m Close Board Fence
- Pedestrian Access Gate
- Shed

NORTH  
20m 10 5 2.5 1

H. SLR landscaping added. MNR. 20.07.21  
 G. Steps shown to ecology area & RW now ties in with plot 18 parking bay. MNR. 19.07.21  
 F. Red Line and retaining wall amended as per the Planning Consultants PK. 13.07.21  
 email received 13/07/21.  
 E. Footpath link added connecting site to Leinster Avenue PK. 05.07.21  
 D. SRT annotation deleted from apartments adj Broadbury Rd. MNR. 12.02.21  
 C. Plots 20/21 re-positioned & rear parking court to plots 1-11 re-planned. MNR. 18.10.19  
 Amendments By Date

# Broadbury Rd Filwood - Planning Layout

**PLANNING**

|   |                                     |  |
|---|-------------------------------------|--|
| Job No/Drawing No<br><b>13319/5000H</b> | Job Title<br>Broadbury Road Filwood |  |
| Scale<br>1:500 @ A2                     | Date<br>08/19                       |  |
| Drawn<br>MNR                            | Drawing Title<br>Planning Layout    |  |

All Dimensions to be checked on site OS Licence No:  
 pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com



BROADBURY ROAD, FILWOOD

---

HOUSE TYPE PACK



pad

OCTOBER 2019



# CONTENTS

## HOUSE TYPES

|                               |   |
|-------------------------------|---|
| Kensington - 3B.5P.1021 ..... | 2 |
| Milsom - 2B.4P.875 .....      | 3 |

## APARTMENTS

|                         |    |
|-------------------------|----|
| Apartment Block 1 ..... | 7  |
| Apartment Block 2 ..... | 11 |
| Apartment Block 3 ..... | 19 |
| Apartment Block 4 ..... | 23 |

## STORAGE

|                   |    |
|-------------------|----|
| Bin Store .....   | 28 |
| Cycle Store ..... | 29 |



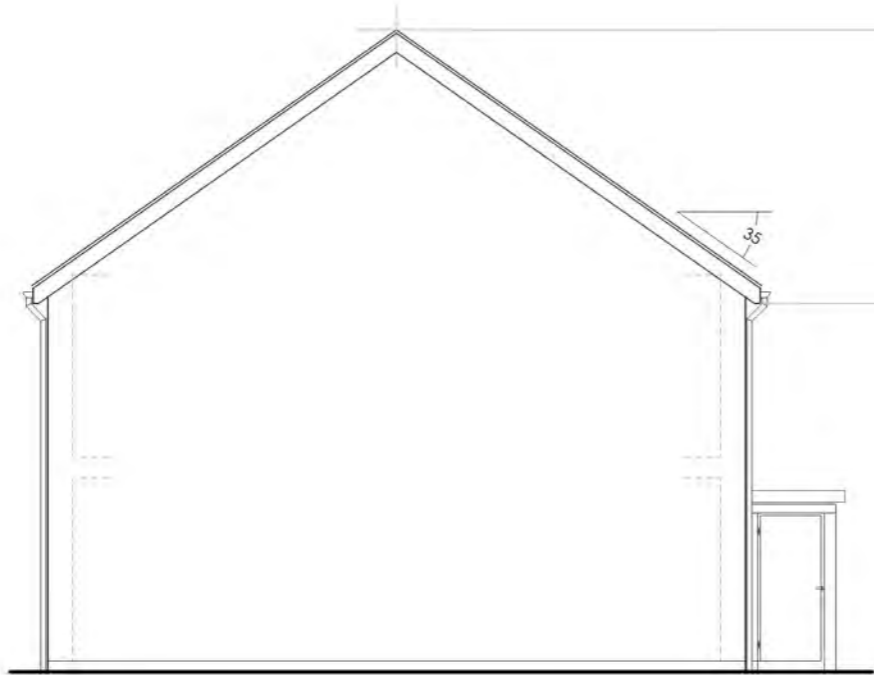
HOUSE TYPES

1

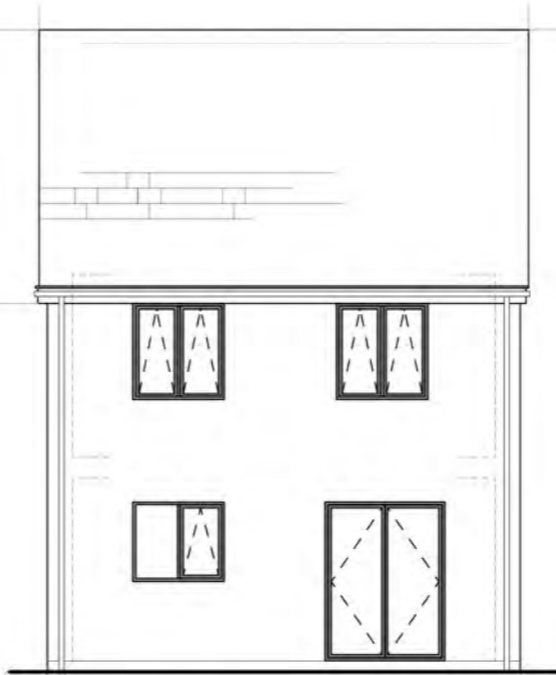




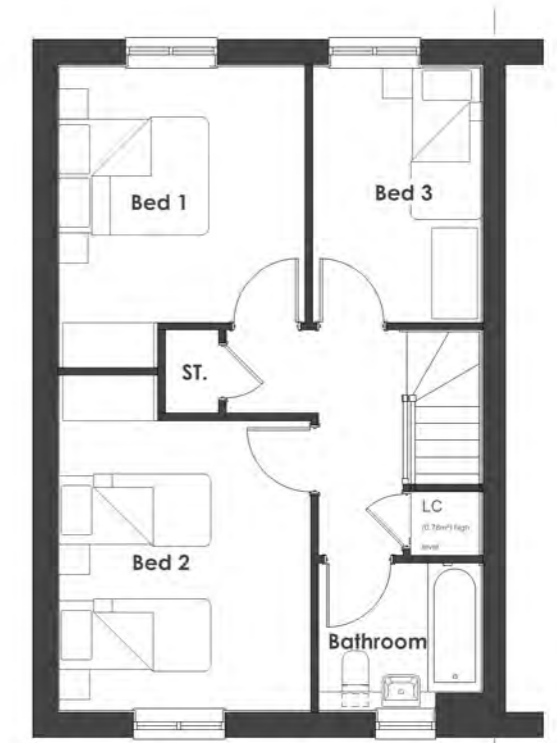
FRONT ELEVATION



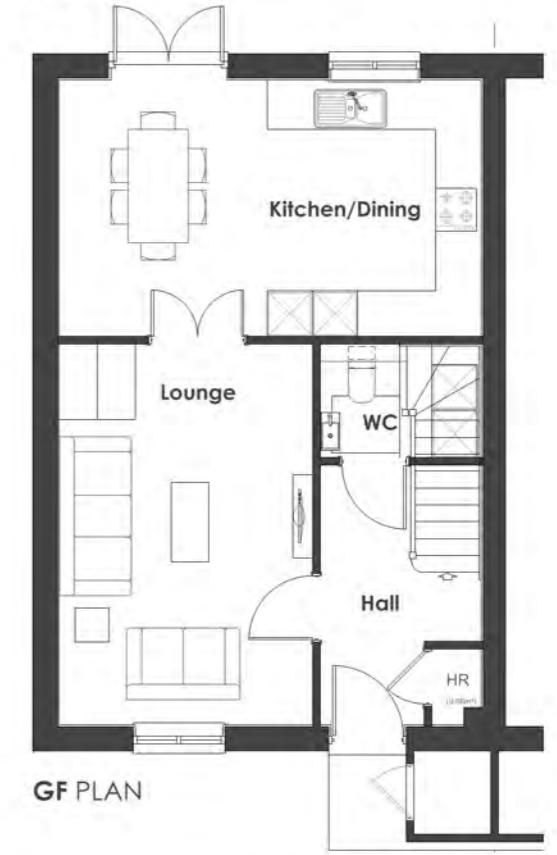
SIDE ELEVATION



REAR ELEVATION



FF PLAN

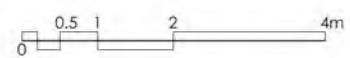


GF PLAN

**BROADBURY ROAD, FILWOOD KENSINGTON HOUSE TYPE**

|            |   |    |          |
|------------|---|----|----------|
| D          | Grey spandrel detail replaced with blue brick detail panel. | PK | 18/10/19 |
| C          | Amended as per client email - 05/09/19                      | PK | 05/09/19 |
| B          | Amended as per client email - 28/08/19                      | PK | 30/08/19 |
| Amendments |   | By | Date     |

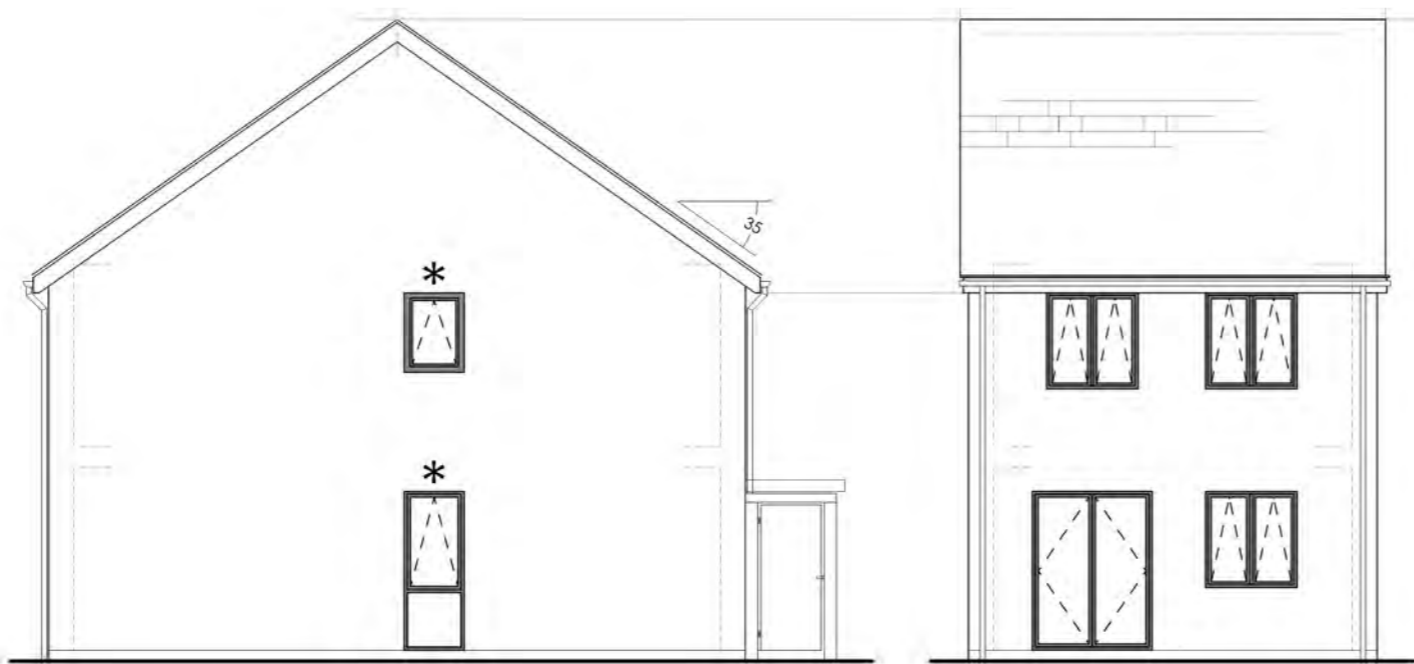
**PLANNING**



|  |  |                          |
|--|--|--------------------------|
| Job No./Drawing No.<br><b>13319/6000D</b>  | Job Title<br>Broadbury Rd                |                          |
| Scale<br>1:100 @ A3  | Drawing Title<br>Kensington - 3B.5P.1021 |                          |
| All Dimensions to be checked on site   |  | OS Licence No: 100022432 |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |  |                          |



FRONT ELEVATION



SIDE ELEVATION

REAR ELEVATION



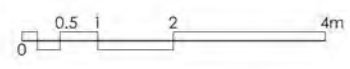
FF PLAN



GF PLAN

**BROADBURY ROAD, FILWOOD MILSOM HOUSE TYPE**

\* Side windows to plot 19 only



- C Timber effect detail replaced with blue brick detail panel. PK 18/10/19
  - B Amended as per client email - 28/08/19 PK 30/08/19
  - A Amended following client comments received 16.08.19 HP 27/8/19
- Amendments By Date

**PLANNING**

|  |                                     |                          |
|--|-------------------------------------|--------------------------|
| Job No/Drawing No<br><b>13319/6001C</b>  | Job Title<br>Broadbury Rd           |                          |
| Scale<br>1:100 @ A3  | Date<br>07/19                       |                          |
| Drawn<br>PK  | Drawing Title<br>Milsom - 2B.4P.875 |                          |
| All Dimensions to be checked on site   |                                     | OS Licence No: 100022432 |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |                                     |                          |

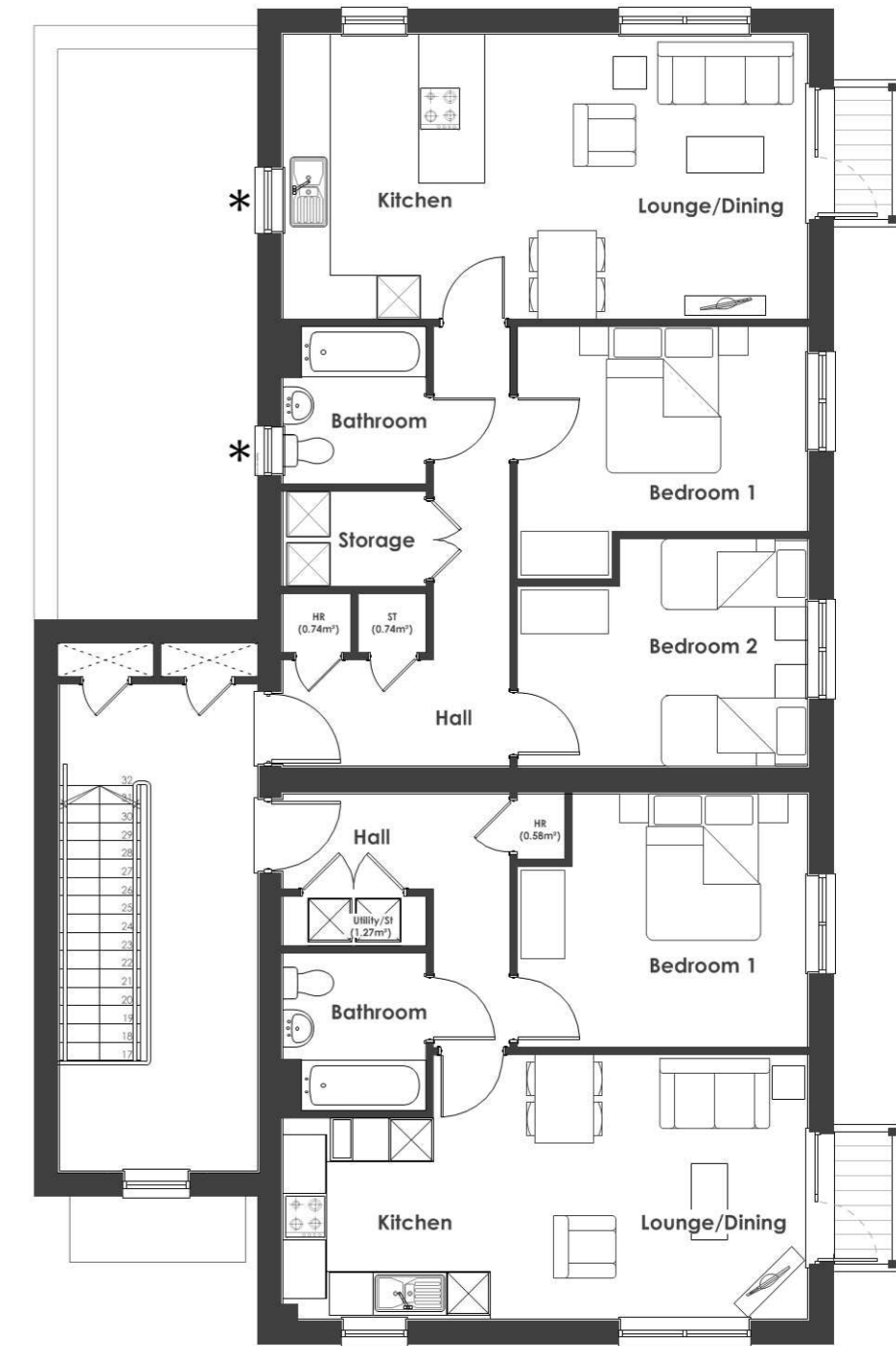
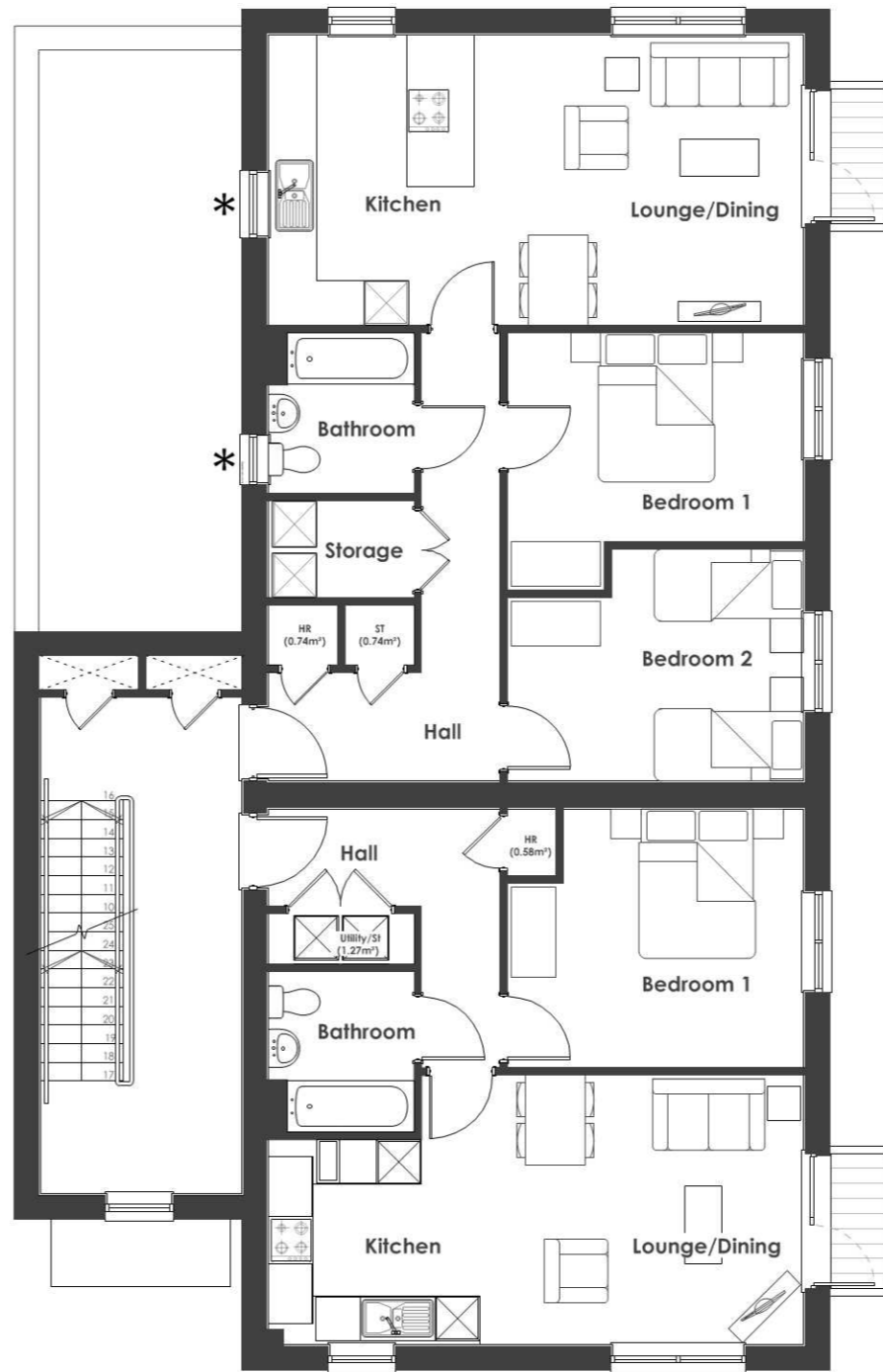
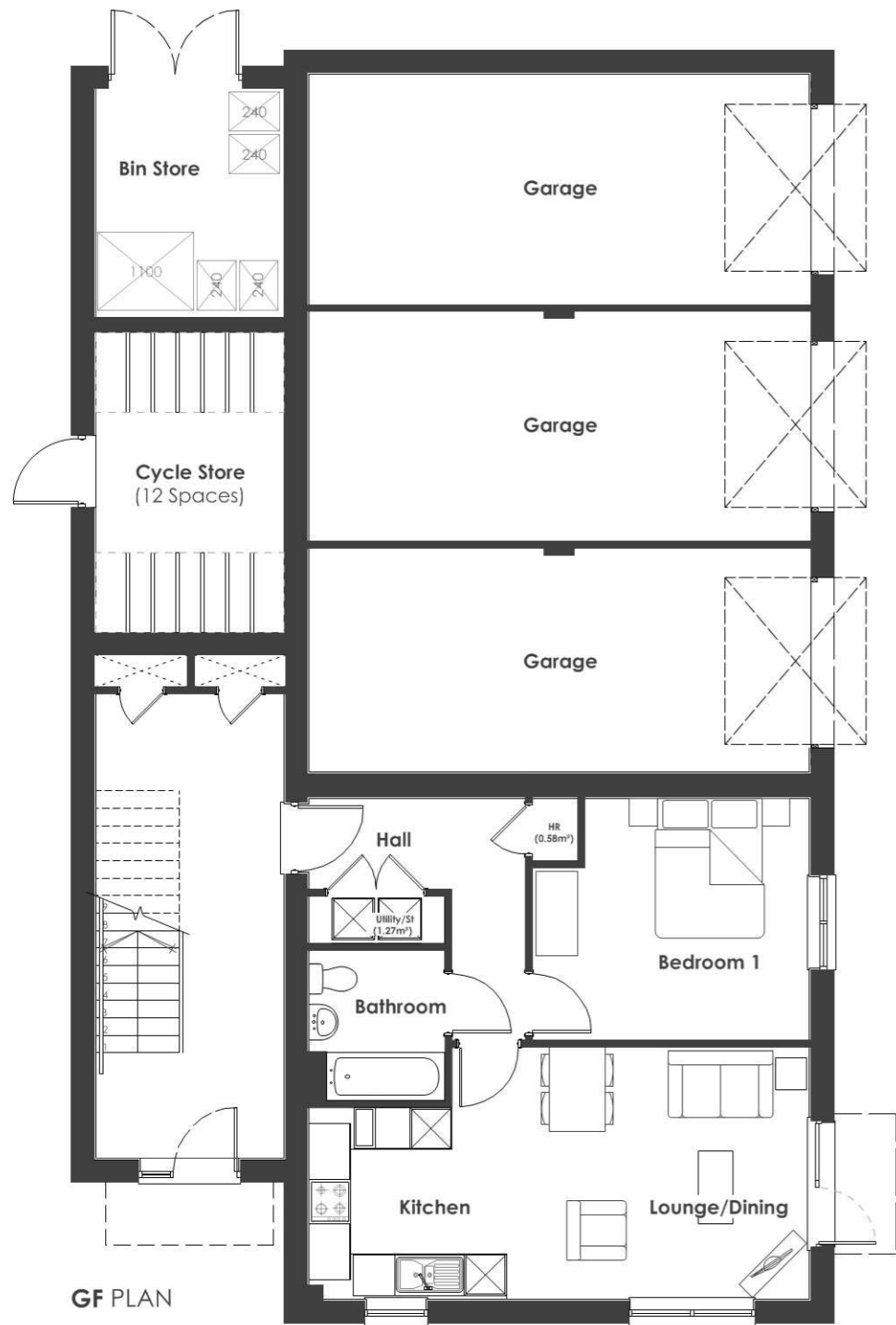




APARTMENTS

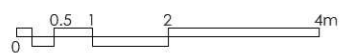
2





# BROADBURY ROAD, FILWOOD APARTMENT BLOCK 1

\* Window - obscure glazed



A Amended following client comments received 16.08.19  
 Amendments

HP 27/8/19  
 By Date

## PLANNING

|  |  |   |
|--|--|---|
| Job No./Drawing No<br>13319/6300.1A  | Job Title<br>Broadbury Rd                        | <br><small>MASTERPLANNING, ARCHITECTURE, URBAN DESIGN.</small> |
| Scale<br>1:100 @ A3  | Drawing Title<br>Apartment Block 1 - Floor Plans |   |
| All Dimensions to be checked on site   |  | OS Licence No: 100022432  |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |  |   |



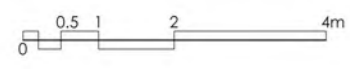


**BROADBURY ROAD, FILWOOD APARTMENT BLOCK 1**

|   |   |    |          |
|---|---|----|----------|
| C | Timber effect detail replaced with blue brick detail panel. | PK | 18/10/19 |
| B | Amended as per client email - 28/08/19                      | PK | 30/08/19 |
| A | Amended following client comments received 16.08.19         | HP | 27/8/19  |
|   | Amendments  | By | Date     |

**PLANNING**

|  |              |   |                                |
|--|--------------|---|--------------------------------|
| Job No./Drawing No   | Job Title    | <b>pad</b><br><small>MASTERPLANNING ARCHITECTURE URBAN DESIGN</small> |                                |
| 13319/6300.2C  | Broadbury Rd |   |                                |
| Scale  | Date         | Drawn   | Drawing Title                  |
| 1:100  | 07/19        | PK  | Apartment Block 1 - Elevations |
| All Dimensions to be checked on site   |              | OS Licence No: 100022432  |                                |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |              |   |                                |





REAR ELEVATION

SIDE ELEVATION

# BROADBURY ROAD, FILWOOD APARTMENT BLOCK 1

\* Window - obscure glazed



B Timber effect detail replaced with blue brick detail panel.  
 A Amended following client comments received 16.08.19  
 Amendments

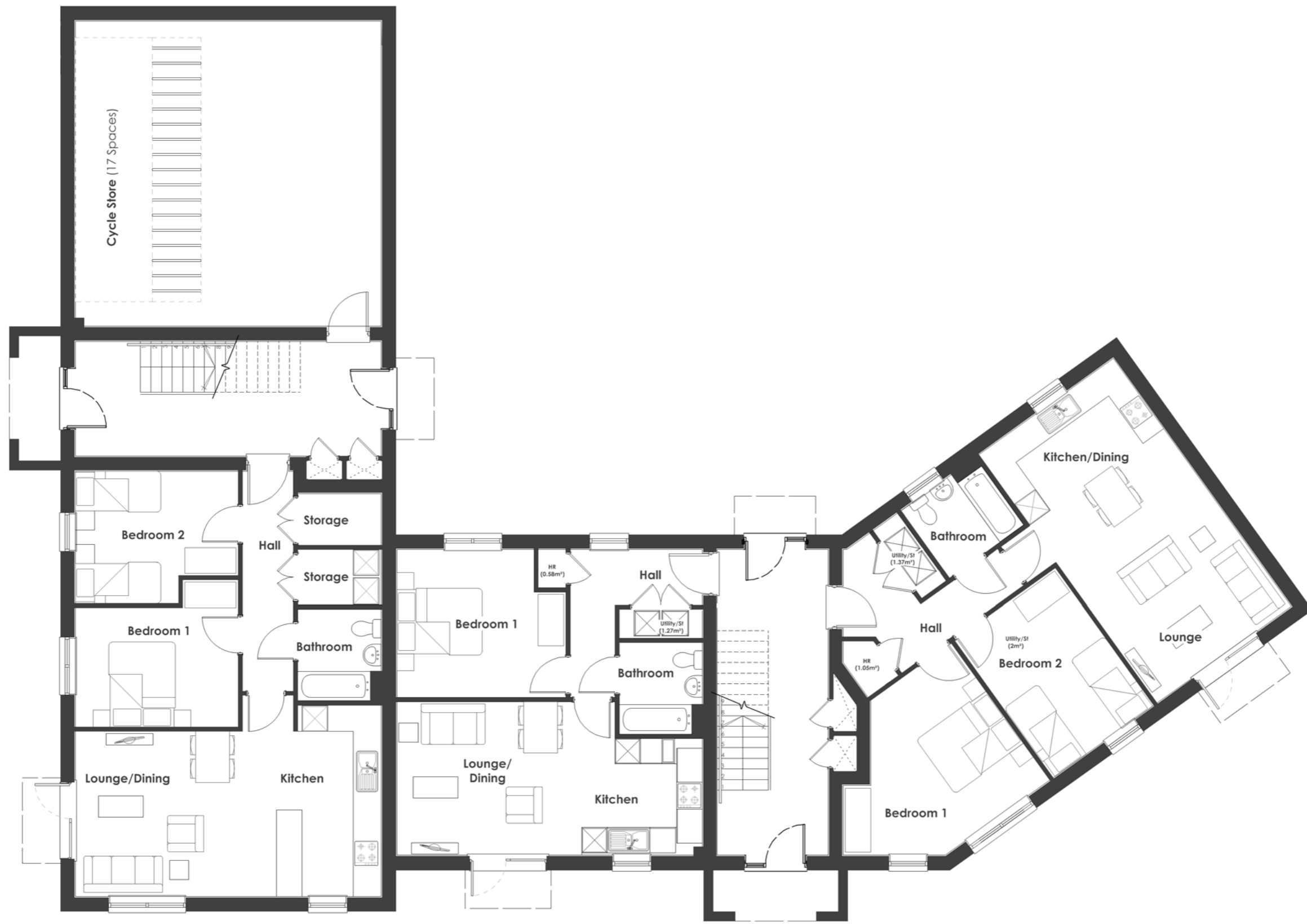
PK 18/10/19  
 HP 27/8/19  
 By Date

## PLANNING

|   |   |   |
|---|---|---|
| Job No/Drawing No<br>13319/6300.3B  | Job Title<br>Broadbury Rd   |  |
| Scale<br>1:100 @ A3   | Date<br>07/19<br>Drawn<br>PK<br>Drawing Title<br>Apartment Block 1 - Elevations |   |
| All Dimensions to be checked on site OS Licence No: 100022432<br>pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |   |   |







GF PLAN

**BROADBURY ROAD, FILWOOD APARTMENT BLOCK 2**



- C Garage removed to the ground floor. PK 18/10/19
  - B Amended as per client email - 28/08/19 PK 30/08/19
  - A Amended following client comments received 16.08.19 HP 27/8/19
- Amendments By Date

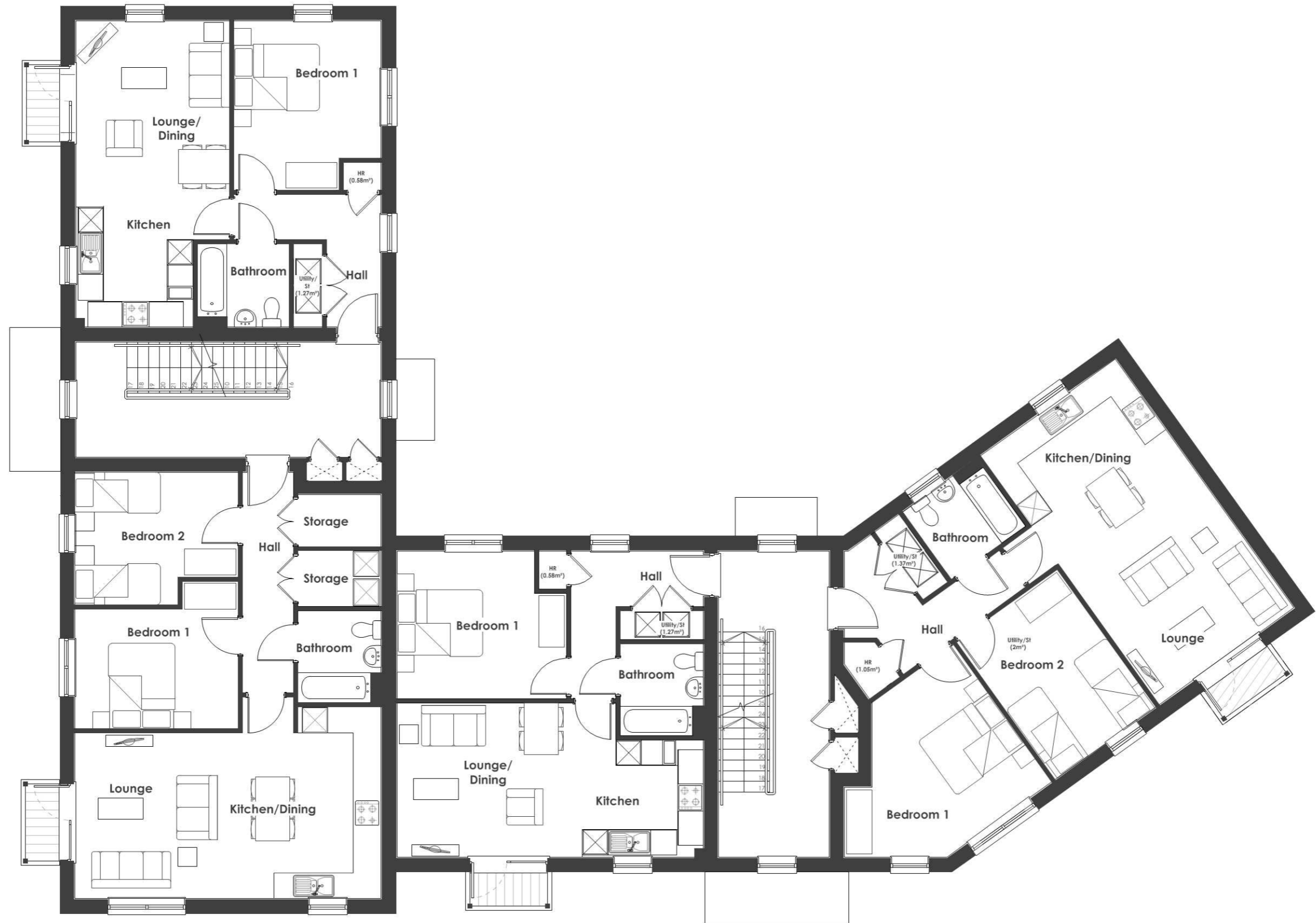
**PLANNING**

|   |   |
|---|---|
| Job No/Drawing No<br><b>13319/6301.1C</b> | Job Title<br>Broadbury Rd                       |
| Scale<br>1:100<br>@ A3                    | Date<br>07/19                                   |
| Drawn<br>PK                               | Drawing Title<br>Apartment Block 2 - Floor Plan |

All Dimensions to be checked on site OS Licence No: 100022432  
 pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com







FF PLAN

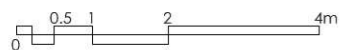
# BROADBURY ROAD, FILWOOD APARTMENT BLOCK 2

A Amended following client comments received 16.08.19  
Amendments

HP 27/8/19  
By Date

## PLANNING

|  |   |  |
|--|---|--|
| Job No./Drawing No<br><b>13319/6301.2A</b>   | Job Title<br>Broadbury Rd                       | <br><small>MASTERPLANNING ARCHITECTURE URBAN DESIGN</small> |
| Scale<br>1:100 @ A3  | Date<br>07/19                                   |  |
| Drawn<br>PK  | Drawing Title<br>Apartment Block 2 - Floor Plan |  |
| All Dimensions to be checked on site   |   | OS Licence No: 100022432   |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |   |  |





SF PLAN

# BROADBURY ROAD, FILWOOD APARTMENT BLOCK 2

A Amended following client comments received 16.08.19  
Amendments

HP 27/8/19  
By Date

## PLANNING

|  |   |   |
|--|---|---|
| Job No./Drawing No<br><b>13319/6301.3A</b>   | Job Title<br>Broadbury Rd                       |  |
| Scale<br>1:100 @ A3  | Date<br>07/19                                   |   |
| Drawn<br>PK  | Drawing Title<br>Apartment Block 2 - Floor Plan | OS Licence No: 100022432  |
| All Dimensions to be checked on site   |   |   |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |   |   |







FRONT ELEVATION

- Concrete tile - smooth grey colour
- Grey UPVC fascias and barge boards
- Black UPVC gutter
- Grey Steel Balconies
- Red Brick
- Blue Engineering brick detail
- Grey UPVC full height windows
- Timber effect tile to porch with metal coping to flat roof
- Blue feature brick system
- Grey door with single light panel

## BROADBURY ROAD, FILWOOD APARTMENT BLOCK 2

|            |   |     |          |
|------------|---|-----|----------|
| E          | Timber effect cladding to entrance porch.                   | MNR | 21/9/20  |
| D          | Grey spandrel detail replaced with blue brick detail panel. | PK  | 18/10/19 |
| C          | Amended as per client email - 05/09/19                      | PK  | 05/09/19 |
| B          | Amended as per client email - 28/08/19                      | PK  | 30/08/19 |
| A          | Amended following client comments received 16.08.19         | HP  | 27/8/19  |
| Amendments |   | By  | Date     |

### PLANNING

|  |              |   |                               |
|--|--------------|---|-------------------------------|
| Job No./Drawing No   | Job Title    | <b>pad</b><br><small>MASTERPLANNING ARCHITECTURE URBAN DESIGN</small> |                               |
| 13319/6301.4E  | Broadbury Rd |   |                               |
| Scale  | Date         | Drawn   | Drawing Title                 |
| 1:100  | 07/19        | PK  | Apartment Block 2 - Elevation |
| All Dimensions to be checked on site   |              | OS Licence No: 100022432  |                               |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |              |   |                               |





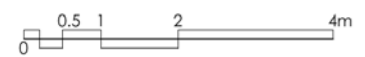
SIDE ELEVATION

# BROADBURY ROAD, FILWOOD APARTMENT BLOCK 2

|            |   |    |          |
|------------|---|----|----------|
| C          | Timber effect detail replaced with blue brick detail panel. | PK | 18/10/19 |
| B          | Amended as per client email - 28/08/19                      | PK | 30/08/19 |
| A          | Amended following client comments received 16.08.19         | HP | 27/8/19  |
| Amendments |   | By | Date     |

## PLANNING

|  |       |                          |                               |
|--|-------|--------------------------|-------------------------------|
| Job No./Drawing No   |       | Job Title                |                               |
| 13319/6301.5C  |       | Broadbury Rd             |                               |
| Scale  | Date  | Drawn                    | Drawing Title                 |
| 1:100  | 07/19 | PK                       | Apartment Block 2 - Elevation |
| @ A3   |       |                          |                               |
| All Dimensions to be checked on site   |       | OS Licence No: 100022432 |                               |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |       |                          |                               |





REAR ELEVATION

# BROADBURY ROAD, FILWOOD APARTMENT BLOCK 2



|            |   |    |          |
|------------|---|----|----------|
| C          | Timber effect detail replaced with blue brick detail panel. | PK | 18/10/19 |
| B          | Amended as per client email - 28/08/19                      | PK | 30/08/19 |
| A          | Amended following client comments received 16.08.19         | HP | 27/8/19  |
| Amendments |   | By | Date     |

## PLANNING

|  |              |   |                               |
|--|--------------|---|-------------------------------|
| Job No/Drawing No  | Job Title    |  |                               |
| 13319/6301.6C  | Broadbury Rd |   |                               |
| Scale  | Date         | Drawn   | Drawing Title                 |
| 1:100  | 07/19        | PK  | Apartment Block 2 - Elevation |
| All Dimensions to be checked on site   |              | OS Licence No: 100022432  |                               |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |              |   |                               |

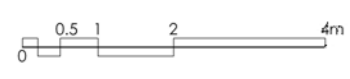


# BROADBURY ROAD, FILWOOD APARTMENT BLOCK 2

|            |   |    |          |
|------------|---|----|----------|
| C          | Timber effect detail replaced with blue brick detail. | PK | 18/10/19 |
| B          | Amended as per client email - 28/08/19                | PK | 30/08/19 |
| A          | Amended following client comments received 16.08.19   | HP | 27/8/19  |
| Amendments |   | By | Date     |

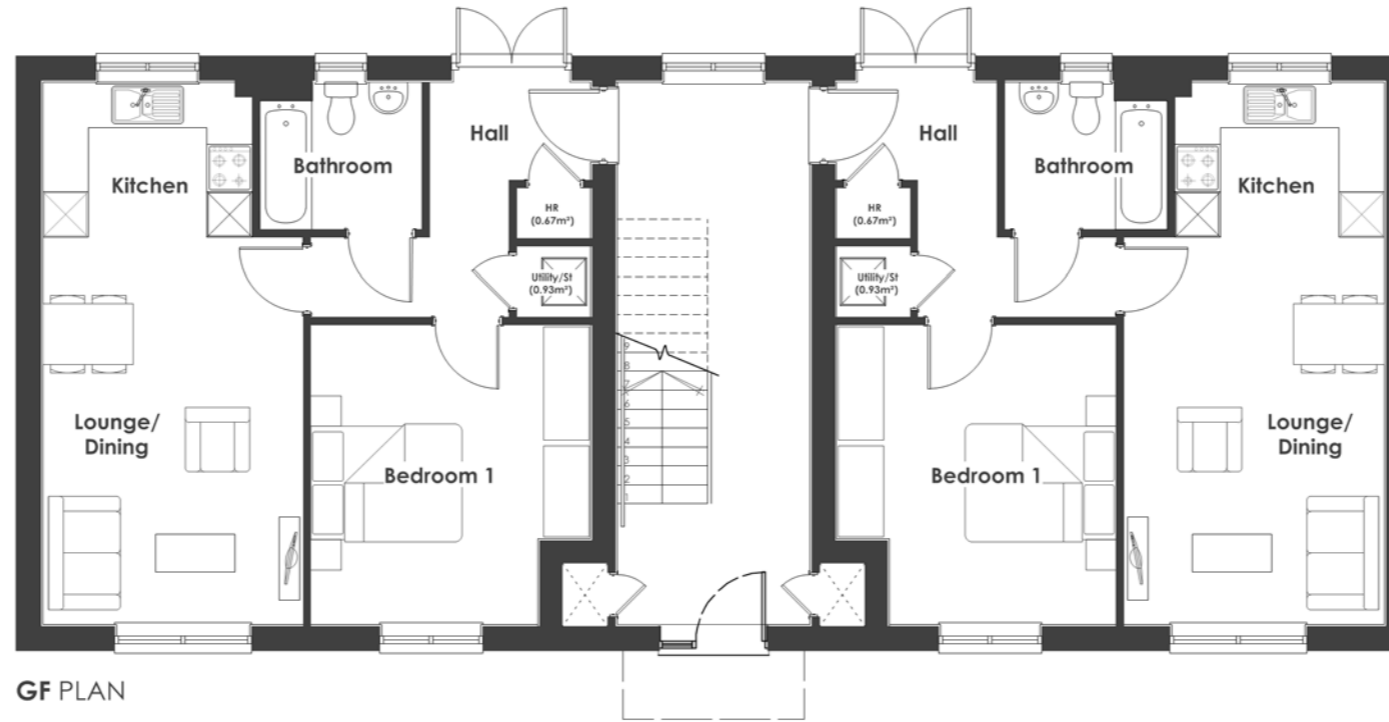
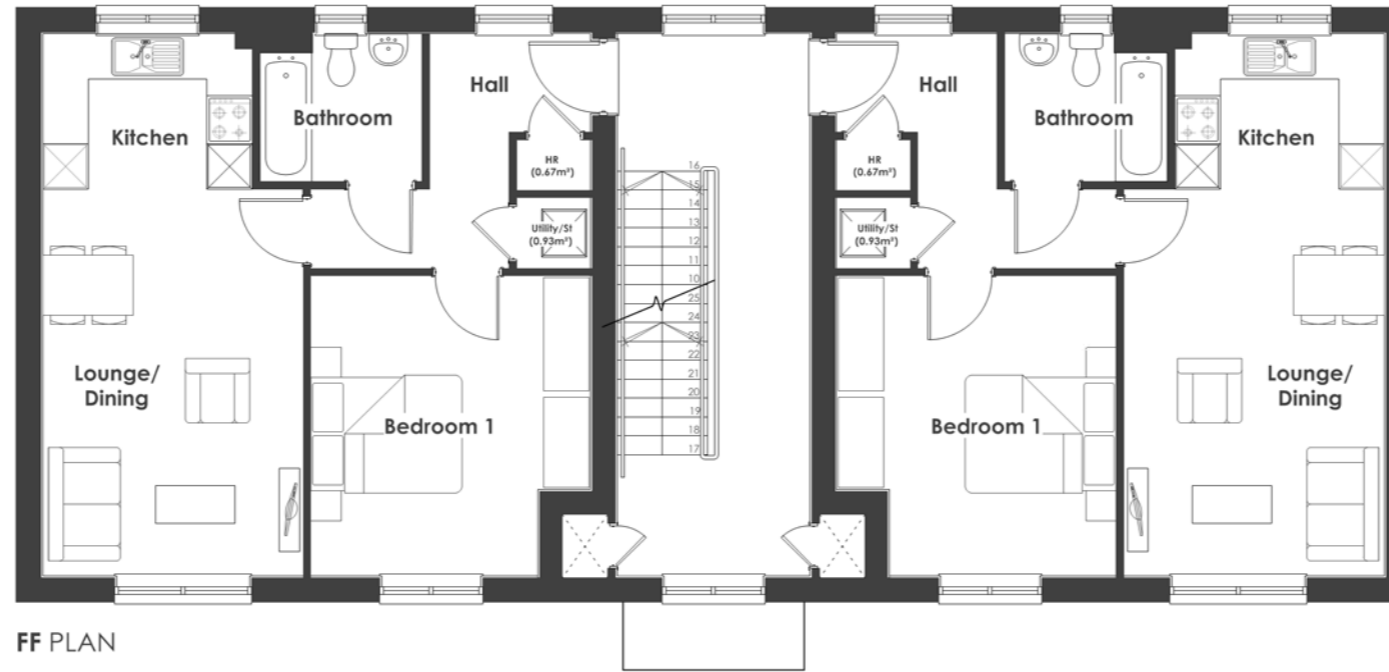
## PLANNING

|  |              |   |                               |
|--|--------------|---|-------------------------------|
| Job No/Drawing No  | Job Title    |  |                               |
| 13319/6301.7C  | Broadbury Rd |   |                               |
| Scale  | Date         | Drawn   | Drawing Title                 |
| 1:100  | 07/19        | PK  | Apartment Block 2 - Elevation |
| All Dimensions to be checked on site   |              | OS Licence No: 100022432  |                               |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |              |   |                               |









**BROADBURY ROAD, FILWOOD APARTMENT BLOCK 3**

|            |   |     |         |
|------------|---|-----|---------|
| B          | Amended following client comments received 28.08.19 | MNR | 30/8/19 |
| A          | Amended following client comments received 16.08.19 | HP  | 27/8/19 |
| Amendments |   | By  | Date    |

**PLANNING**

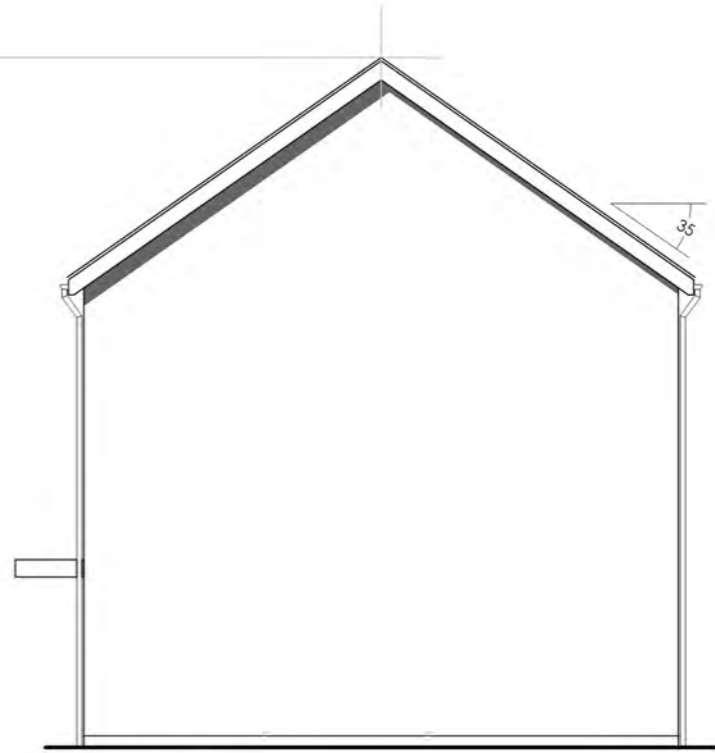
|  |   |  |
|--|---|--|
| Job No./Drawing No<br><b>13319/6302.1B</b>   | Job Title<br>Broadbury Rd                       | <br><small>MASTERPLANNING ARCHITECTURE URBAN DESIGN</small> |
| Scale<br>1:100 @ A3  | Drawing Title<br>Apartment Block 3 - Floor Plan |  |
| All Dimensions to be checked on site   |   | OS Licence No: 100022432   |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |   |  |





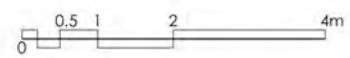


FRONT ELEVATION



SIDE ELEVATION

**BROADBURY ROAD, FILWOOD APARTMENT BLOCK 3**



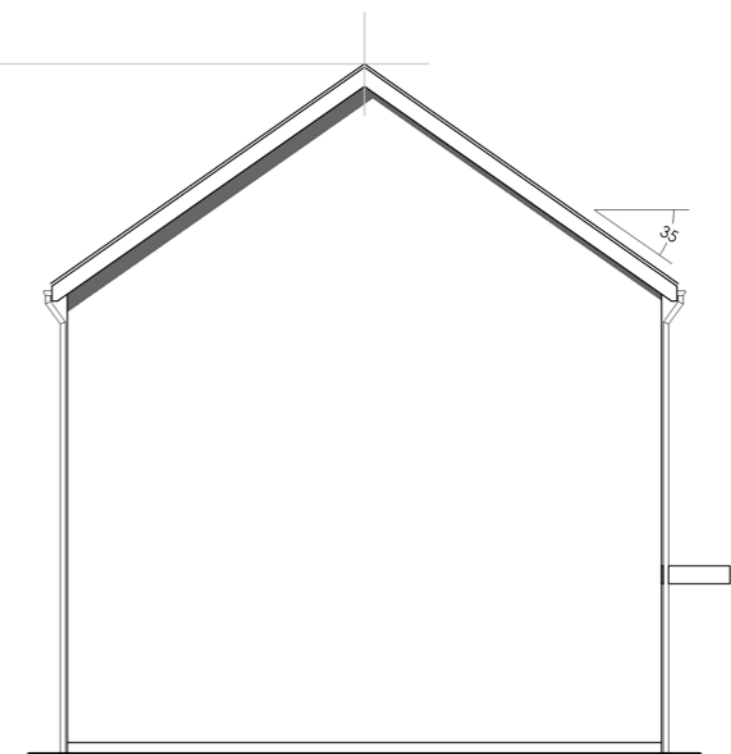
|            |   |    |          |
|------------|---|----|----------|
| C          | Timber effect detail replaced with blue brick detail. | PK | 18/10/19 |
| B          | Amended as per client email - 28/08/19                | PK | 30/08/19 |
| A          | Amended following client comments received 16.08.19   | HP | 27/8/19  |
| Amendments |   | By | Date     |

**PLANNING**

|  |              |   |                                |
|--|--------------|---|--------------------------------|
| Job No/Drawing No  | Job Title    |  |                                |
| 13319/6302.2C  | Broadbury Rd |   |                                |
| Scale  | Date         | Drawn   | Drawing Title                  |
| 1:100  | 07/19        | PK  | Apartment Block 3 - Elevations |
| All Dimensions to be checked on site   |              | OS Licence No: 100022432  |                                |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |              |   |                                |

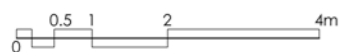


REAR ELEVATION



SIDE ELEVATION

# BROADBURY ROAD, FILWOOD APARTMENT BLOCK 3

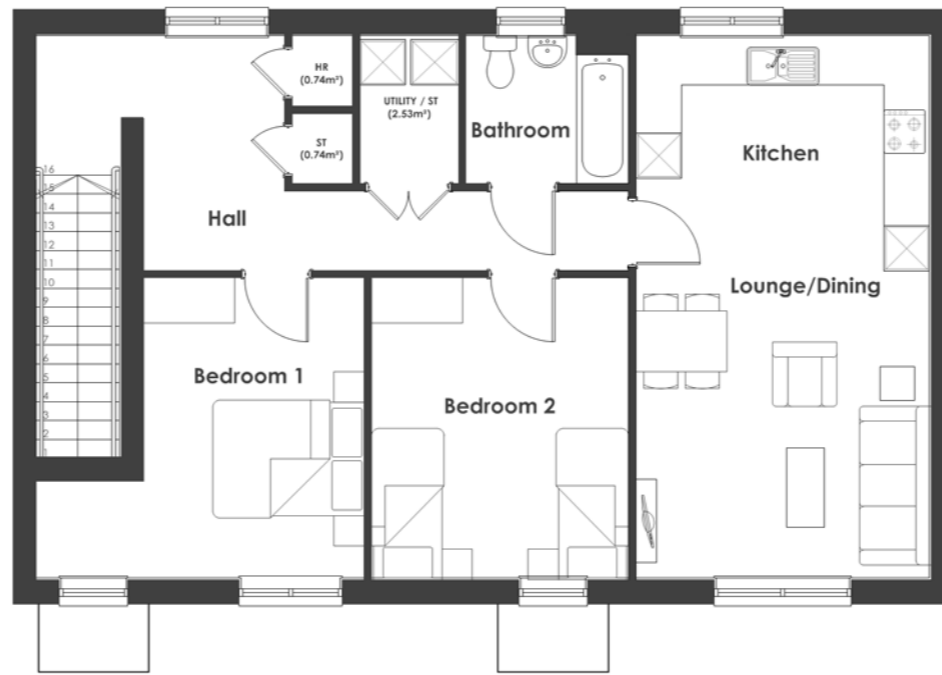


|            |   |     |         |
|------------|---|-----|---------|
| B          | Amended following client comments received 28.08.19 | MNR | 30/8/19 |
| A          | Amended following client comments received 16.08.19 | HP  | 27/8/19 |
| Amendments |   | By  | Date    |

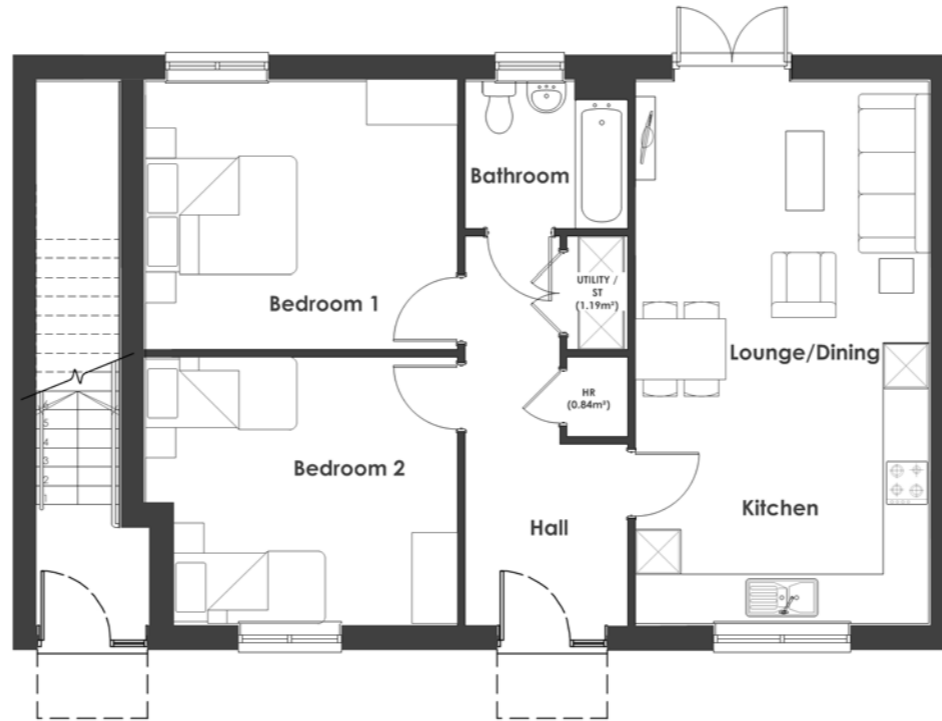
## PLANNING

|  |              |   |                                |
|--|--------------|---|--------------------------------|
| Job No/Drawing No  | Job Title    |  |                                |
| 13319/6302.3B  | Broadbury Rd |   |                                |
| Scale  | Date         | Drawn   | Drawing Title                  |
| 1:100  | 07/19        | PK  | Apartment Block 3 - Elevations |
| All Dimensions to be checked on site   |              | OS Licence No: 100022432  |                                |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |              |   |                                |



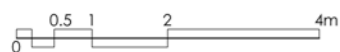


FF PLAN



GF PLAN

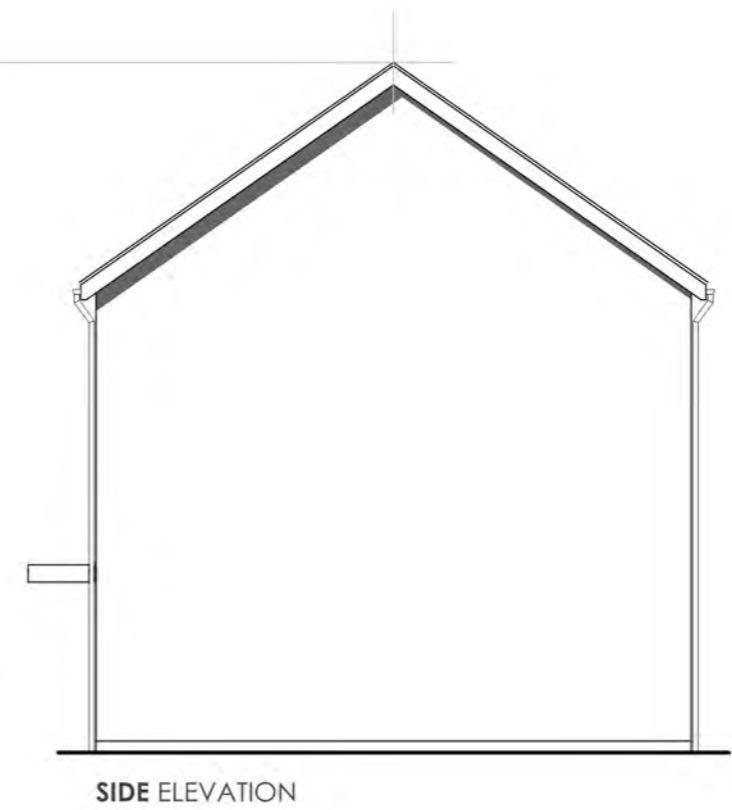
**BROADBURY ROAD, FILWOOD APARTMENT BLOCK 4**



|            |   |     |          |
|------------|---|-----|----------|
| C          | First floor side kitchen window moved to the rear.  | PK  | 18/10/19 |
| B          | Amended following client comments received 28.08.19 | MNR | 30/8/19  |
| A          | Amended following client comments received 16.08.19 | HP  | 27/8/19  |
| Amendments |   | By  | Date     |

**PLANNING**

|  |              |   |                                |
|--|--------------|---|--------------------------------|
| Job No/Drawing No  | Job Title    | <b>pad</b><br><small>MASTERPLANNING ARCHITECTURE URBAN DESIGN</small> |                                |
| 13319/6303.1C  | Broadbury Rd |   |                                |
| Scale  | Date         | Drawn   | Drawing Title                  |
| 1:100  | 07/19        | PK  | Apartment Block 4 - Floor Plan |
| All Dimensions to be checked on site   |              | OS Licence No: 100022432  |                                |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |              |   |                                |

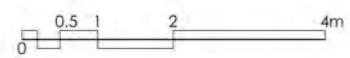


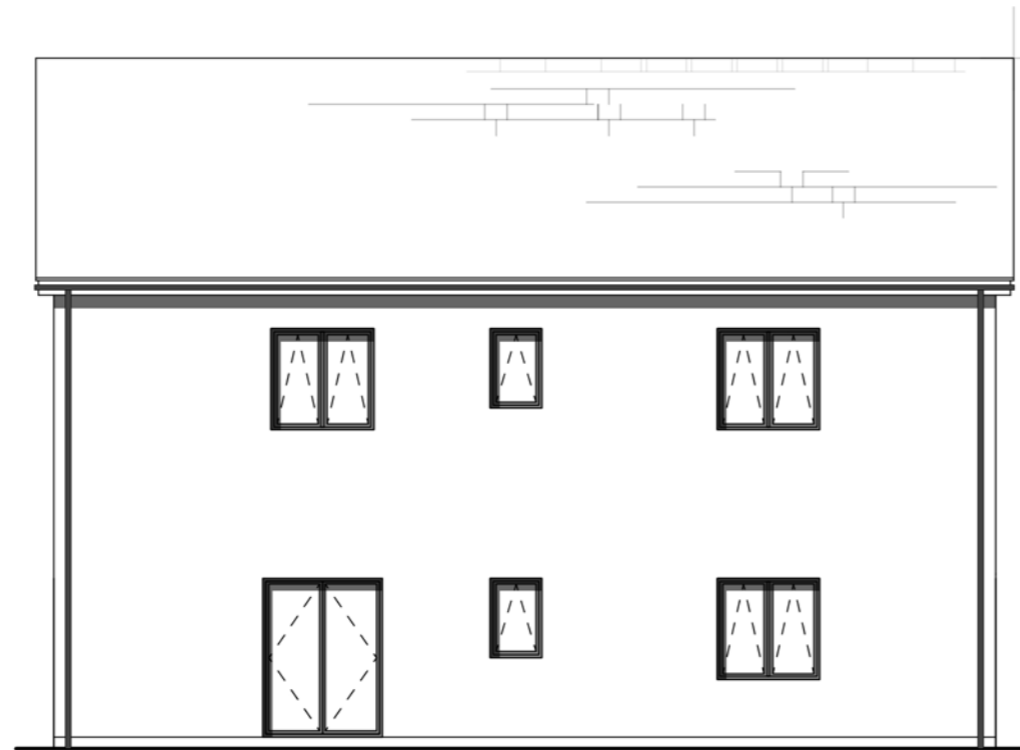
**BROADBURY ROAD, FILWOOD APARTMENT BLOCK 4**

|            |   |    |          |
|------------|---|----|----------|
| C          | Timber effect detail replaced with blue brick detail panel. | PK | 18/10/19 |
| B          | Amended as per client email - 28/08/19                      | PK | 30/08/19 |
| A          | Amended following client comments received 16.08.19         | HP | 27/8/19  |
| Amendments |   | By | Date     |

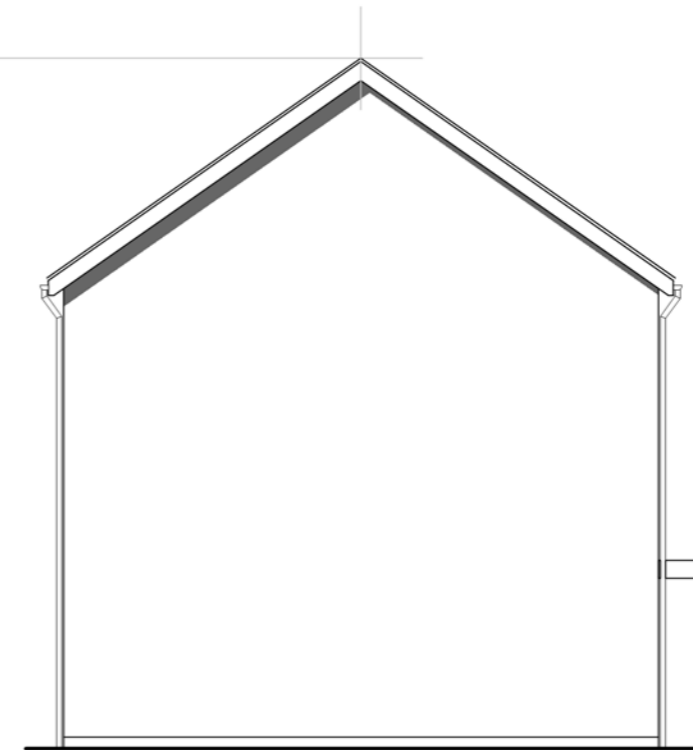
**PLANNING**

|  |              |   |                                |
|--|--------------|---|--------------------------------|
| Job No/Drawing No  | Job Title    |  |                                |
| 13319/6303.2C  | Broadbury Rd |   |                                |
| Scale  | Date         | Drawn   | Drawing Title                  |
| 1:100  | 07/19        | PK  | Apartment Block 4 - Elevations |
| All Dimensions to be checked on site   |              | OS Licence No: 100022432  |                                |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |              |   |                                |



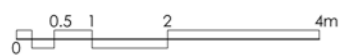


REAR ELEVATION



SIDE ELEVATION

# BROADBURY ROAD, FILWOOD APARTMENT BLOCK 4



|            |   |     |          |
|------------|---|-----|----------|
| C          | First floor side kitchen window moved to the rear.  | PK  | 18/10/19 |
| B          | Amended following client comments received 28.08.19 | MNR | 30/8/19  |
| A          | Amended following client comments received 16.08.19 | HP  | 27/8/19  |
| Amendments |   | By  | Date     |

## PLANNING

|  |              |   |                                |
|--|--------------|---|--------------------------------|
| Job No./Drawing No   | Job Title    |  |                                |
| 13319/6303.3C  | Broadbury Rd |   |                                |
| Scale  | Date         | Drawn   | Drawing Title                  |
| 1:100  | 07/19        | PK  | Apartment Block 4 - Elevations |
| All Dimensions to be checked on site   |              | OS Licence No: 100022432  |                                |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |              |   |                                |



STORAGE

3



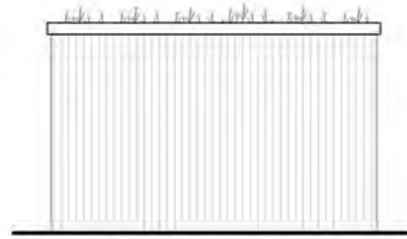
Bin Store (Apartment Block 2)



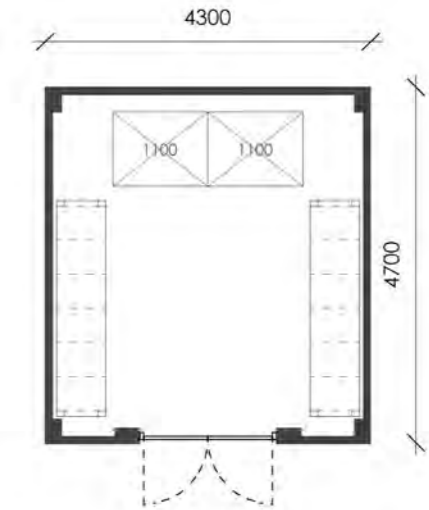
FRONT ELEVATION



SIDE ELEVATION



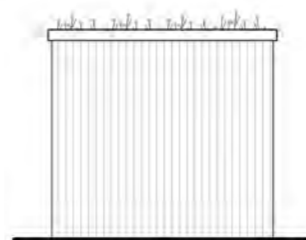
REAR ELEVATION



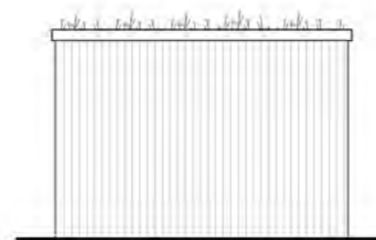
Bin Store (Apartment Blocks 3 & 4)



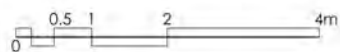
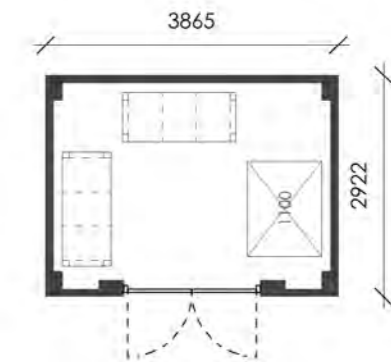
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



Amendments

By Date

PLANNING

|  |                            |                          |
|--|----------------------------|--------------------------|
| Job No/Drawing No<br><b>13319/6400</b>   | Job Title<br>Broadbury Rd  |                          |
| Scale<br>1:100 @ A3  | Date<br>07/19              |                          |
| Drawn<br>PK  | Drawing Title<br>Bin Store |                          |
| All Dimensions to be checked on site   |                            | OS Licence No: 100022432 |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |                            |                          |



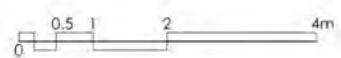
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



|            |  |    |          |
|------------|--|----|----------|
| C          | Amended following revised Planning Layout/5000C. | PK | 18/10/19 |
| B          | Amended as per client email - 28/08/19           | PK | 30/08/19 |
| A          | Amended as per client email - 16/08/19           | PK | 27/08/19 |
| Amendments |  | By | Date     |

PLANNING

|  |                              |  |
|--|------------------------------|--|
| Job No/Drawing No<br><b>13319/6401C</b>  | Job Title<br>Broadbury Rd    |  |
| Scale<br>1:100 @ A3  | Date<br>07/19                |  |
| Drawn<br>PK  | Drawing Title<br>Cycle Store |  |
| All Dimensions to be checked on site OS Licence No: 100022432  |                              |  |
| pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel. 0117 9530059 - www.pad-design.com |                              |  |



pad

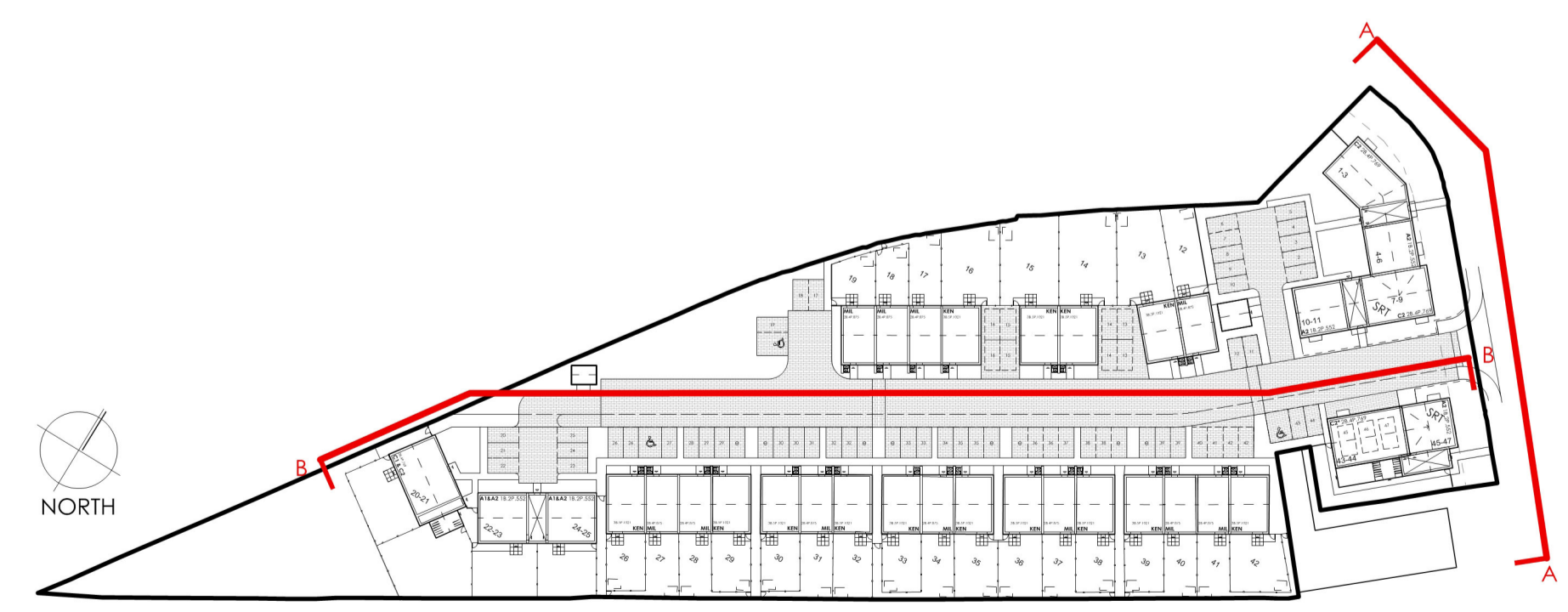




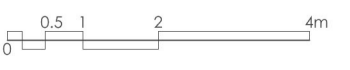
SECTION A-A - BROADBURY ROAD



SECTION B-B - SPINE ROAD



SITE LOCATION PLAN - 1:1000



|   |   |    |          |
|---|---|----|----------|
| C | Street scenes amended to show proposed site levels                          | PK | 02/07/21 |
| B | Amended as per revised Planning Layout/5000C, blue brick detail introduced. | PK | 18/10/19 |
| A | Revised following client comments received 16.08.19                         | HP | 27/8/19  |
|   | Amendments  | By | Date     |

PLANNING

|                   |              |       |               |
|-------------------|--------------|-------|---------------|
| Job No/Drawing No | Job Title    |       |               |
| 13319/3603C       | Broadbury Rd |       |               |
| Scale             | Date         | Drawn | Drawing Title |
| 1:200             | 08/19        | SR    | Street Scenes |
| © A1              |              |       |               |

All Dimensions to be checked on site OS Licence No: 100022432  
 pad Design Ltd - The Tobacco Factory - Raleigh Road - B612 8J3 UK - Tel: 0117 9530089 - www.pad-design.com

