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I.0 INTRODUCTION

I.1 Summary Of Proposal

The application is for an Outline Planning Application to Bristol City Council (**BCC**) for nine 2 bedroom residential units over five stories.

It is located on the site at 517-519 Stockwood Road, Orchard House, Bristol BS4 5LR, which is a multi-storey residential development.

There have been several planning application for the site, which will be addressed later on in this Design & Access Statement.

I.2 Location

The site is located off Stockwood Road, near to the junction with the A4 Bath road leading into Bristol and opposite the exit of thee Brislington Park & Ride facility. It is bounded by :-

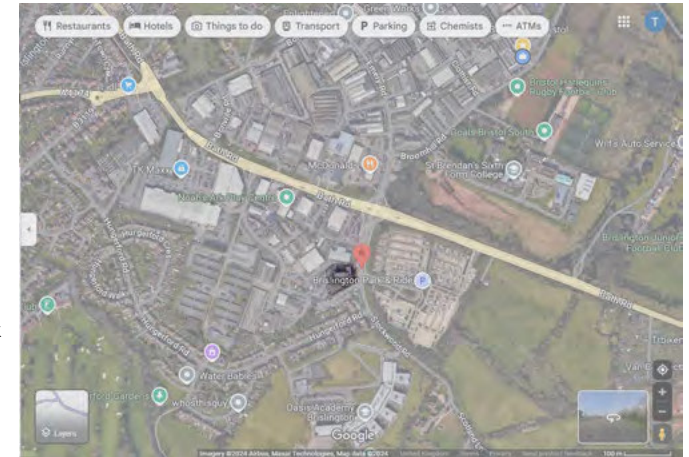
- Stockwood Road to the east
- Riders Motorcycle retail building to the north
- A second hand car retailer to the south
- Industrial/commercial units to the rear

I.3 Planning Restrictions.

The site is:

- Not in a conservation area.
- Not in a air quality management area.

There are a row of trees on the southern boundary of the site which are protected by Tree Preservation Orders.



Photographic location map of site.
Image courtesy of Google Maps.



Planning Restriction Map
Image courtesy of Bristol City Council

I.0 INTRODUCTION

I.4 Planning History.

Several applications have been submitted to Bristol City Council for the site , listed in order.

| Number | Application Reference | Application Type | Description | Date | Outcome |
|--------|------------------------|-------------------------------------|--|-----------------------|-----------|
| 1 | APP/Z0116/W/24/3341173 | Appeal Against Failure to Determine | Erection of 58no. residential apartments with associated works. | Decision 18/10/2024 | Dismissed |
| 2 | PP-12552296 | Outline Planning Permission | Outline application for the erection of a five-storey building comprising 7no. self-contained flats (Access, Layout, Scale, and Appearance to be determined). | Submitted 24/10/2023 | Withdrawn |
| 3 | 21/04414/P | Outline Planning Permission | Outline application seeking matters of Access, Layout, and scale for a care complex (Use Class C2) with associated works. | Registered 13/11/2021 | Approved |
| 4 | 2 0/03657/P | Outline Planning Permission | Outline application for the erection of a five-storey building comprising 9no. self-contained flats, with Access, Lay-out and Scale to be considered at part of the outline application. | Decision 25.02.2021 | Refused |
| 5 | 18/03661/P | Outline Planning Permission | Outline planning application for development comprising 47 Class C3 houses and apartments. Access, appearance, layout and scale to be considered with landscaping reserved for future consideration (Major application). | Decision 02.01.2019 | Refused |
| 6 | 18/00520/COND | Condition approval | Outline planning application for development comprising 47 Class C3 houses and apartments. Access, appearance, layout and scale to be considered with landscaping reserved for future consideration (Major application). | Decision 29.03.2018 | Approved |

There are also an additional 22 historic applications relating to the site that were found on the BCC Planning Portal, with the earliest being on December 1987. No record could be found for the application for the office block.



I.0 INTRODUCTION

I.5-Site Photographs



View of the site looking south along Stockwood Road



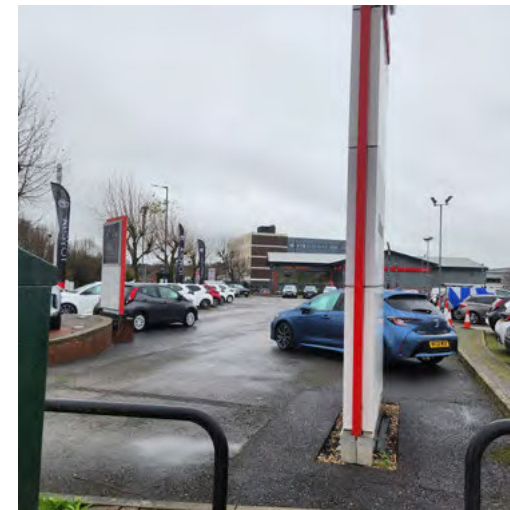
View of site looking north along Stockwood Road



View of site looking west from Park & Ride access road



Aerial view looking south.



View from A4 Bath Road looking south across the Toyota show room



I.0 INTRODUCTION

I.5-Site Photographs



View from Stockwood Road at vehicular entrance into the site looking west.



View from Stockwood Road at vehicular entrance into the site looking south-west.

I.0 INTRODUCTION

I.5-Site Photographs



View from rear of site looking north east towards the vehicular entrance.



View from car park looking north.



View from rear of site looking east.



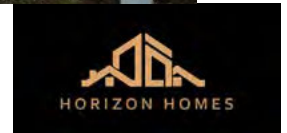
Existing substation to be retained.



Office portion of substation to be demolished.



Housing for incoming gas valves.



2.0 ANALYSIS



2.1 Massing

1. The massing is designed to be similar to Orchard House ensuring it remains in proportion.
2. The vertical circulation and rooftop plant creating a bookend on the northern boundary and provides a visual stop onto the Bath Road Elevation.
3. While the original 1950's building had a more severe palette of materials, the refurbished building from 2018 introduced a more welcoming and sympathetic front elevation. The proposals front fenestration mimics the proportions, materials, colours and details of the refurbished Orchard House to create a visual continuity.
4. The northern edge of the site features the main vehicular access located just off the boundary. This has created a trapezoid space where the plant facilities and storage for Orchard house were located. It resulted in an irregular plan form so the space can be maximised to create the appropriate housing density.
5. The massing to the rear reflects Orchard House and its extension, maintaining similar height.

2.0 ANALYSIS

2.2 Layout & Context

GROUND FLOOR

The layout as mentioned earlier has been dictated by the vehicular access, left over land on the northern boundary and Orchard House.

To relocate the existing sub-station would have been prohibitively expensive, so it has been retained and the ground floor plan was developed around it.

The overbearing massing Riders Motorcycle retail building to the north also meant that ground floor was reserved for ancillary service spaces and vertical circulation.

Whilst the site is served by a private refuse collection, the bin stores comply with BBC capacity requirements.



Ground Floor



2.0 ANALYSIS

VERTICAL CIRCULATION.

The north east front corner of the site is pinched by the access road, and the boundary and it is impractical to locate residential units here.

It has been utilised as the linchpin for the vertical circulation core.



2.0 ANALYSIS

FIRST FLOOR

The first floor was the initial opportunity to create any residential units. However, to ensure vehicular access for fire engines, a 4.6m clearance was provided. This meant that the first floor plan had to follow the footprint of the ground floor plan to ensure adequate clearance.

Once again because of the massing of the adjacent retail unit, primary habitable spaces were not located on the northern elevation due to a lack of view and daylight. These were all located on the eastern and southern elevations. This has led to a 66m² 2 bedroom/3 person, dual aspect, open plan apartment, with a 5.5m² balcony for amenity space.



4.6m clearance for
vehicular access under
2nd floor



First Floor Plan with second floor over for vehicular access

2.0 ANALYSIS

SECOND, THIRD & FOURTH FLOOR

The proposal can now span over the access road with 2 apartments per floor over three floors.

The first apartment reflects the first floor apartment which is:

- 66m² GIA
- 2 bedroom/3 person.
- Dual aspect open plan apartment
- 5.5m² balcony for amenity space

The second apartment spans over the access road and is:

- 67.5m² GIA
- 2 bed 3 person apartment
- Dual aspect open plan apartment
- Juliette balcony with french doors



2.0 ANALYSIS

ROOF

To reflect Orchard House:

- The roof structure will be a flat roof
- A roof top plant room of similar massing and materials.

To provide amenity space, a roof terrace will be provided for the development, especially the flats that do not have a open balcony.

It will have railings to ensure safety and to mitigate the privacy for the rest of the development.

To meet the renewables obligations of BCC, air source heat pumps are located on the rear wall of the roof top plant room.



2.0 ANALYSIS

2.3 Materials.

The palette of materials are influenced by Orchard House whilst endeavouring to be as sustainable with their low carbon credentials as possible.

The front and the link element to the rear will be in a fine white render to replicate the pre cast concrete panels.

The coloured fin panels will be replicated on the front elevation and west link element.

The northern elevation and ground floor level will be a brick to match Orchard House.

The painted metal balustrades will act as architectural features with the same colour palette of orange and yellow to break the massing up.



Existing



Proposed



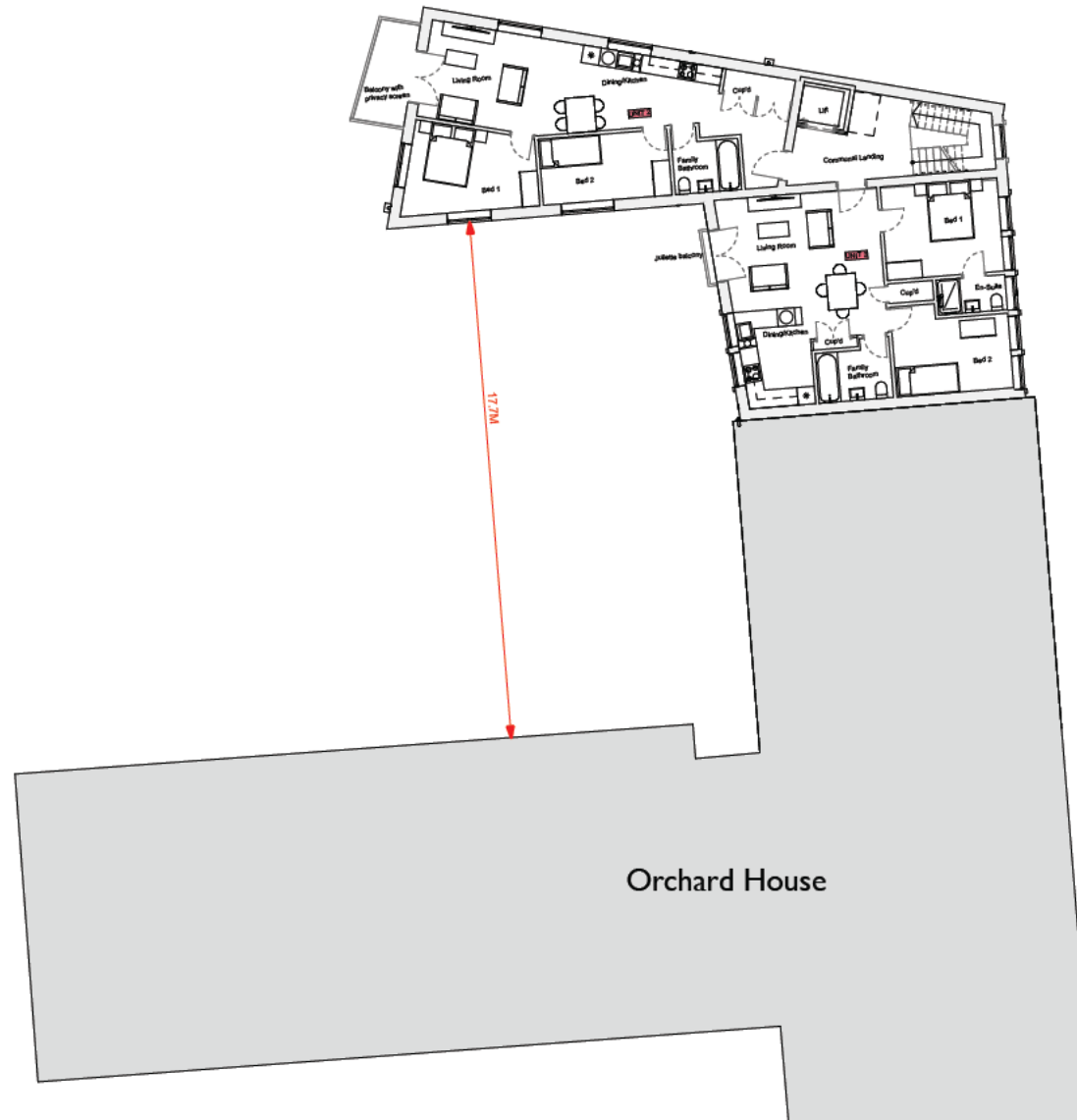
Proposed

2.0 ANALYSIS

2.5 Overlooking

The design overcomes the issues of overlooking into Orchard House in the following ways:

I. New habitable rooms that directly overlook Orchard House are 17.7m away.



2. The balcony to the rear has a 1.8m high screen with the flat plate metal balusters set at 45°. This ensures the privacy of Orchard House residents.



Example of built example for privacy balcony.



Proposed view of balcony privacy screen.

2.0 ANALYSIS

3. The roof top terrace is set back from the building edge with a balustrade to restrict access. This minimises overlooking towards Orchard House.



Proposed view of roof terrace looking west.

2.0 ANALYSIS

2.6. Amenity

For Individual units.

1. 5 units have balconies with the remaining 4 units having juliette balconies with french doors.
2. Apartments are dual aspect with window head heights of 2.2m to ensure compliant daylight factors to all habitable spaces.
3. Issues of direct overlooking have been addressed previously.
4. All units are sized appropriately for their occupancy levels.



Proposed view from Unit 2 living room.



Proposed view from Unit 3 living room.



Proposed view from rear balcony.

5. Due to 4 units not having a balcony, a roof terrace has been provided to create an 45m² outdoor shared space for the development.



Proposed view of roof terrace .

2.0 ANALYSIS

Access

A clear raised pedestrian crossing has been provided across the access road to enhance pedestrian safety.

To encourage sustainable transport

1. A cycle store is provided for 20 no. cycles which has a fixed pump and maintenance area.
2. The site is located directly opposite the Brislington Park & Ride scheme and in close proximity to numerous well connected bus routes to Bristol, its environs and Bath.

Facilities.

Waste collection for the site is via a private contractor, but is designed to be compliant with BCC standards.

The site is in close proximity to a range of local facilities and amenities, all within 800m walk of the site, including:

- Brislington Park and Ride,
- Brislington Retail Park (including TK Max, Sports Direct, Pure Gym, Halfords, Home Bargains, Dreams, Bensons for Beds, Matalan, B&M Stores, and Subway),
- Screwfix,
- Greggs,
- Starbucks,
- McDonalds,
- St Brendan's College, Oasis Academy
- Abacus Day Nursery
- Lidl



Proposed view of entrance, cycle store with coloured railings and bins stores with raised pedestrian crossing

2.0 ANALYSIS

Amenity Spaces.

1. Hungerford Road open space (park) and play area lies approximately 500m to the south-west of the site
2. Stockwood natural open space lies the same distance to the southeast.
3. Victory Park is located 750m to the north-east and offers playing pitches as well as play equipment



Hungerford Road Park & Play



Stockwood Natural Open Space



Victory Park

3.0 ASSESSMENTS & SURVEYS

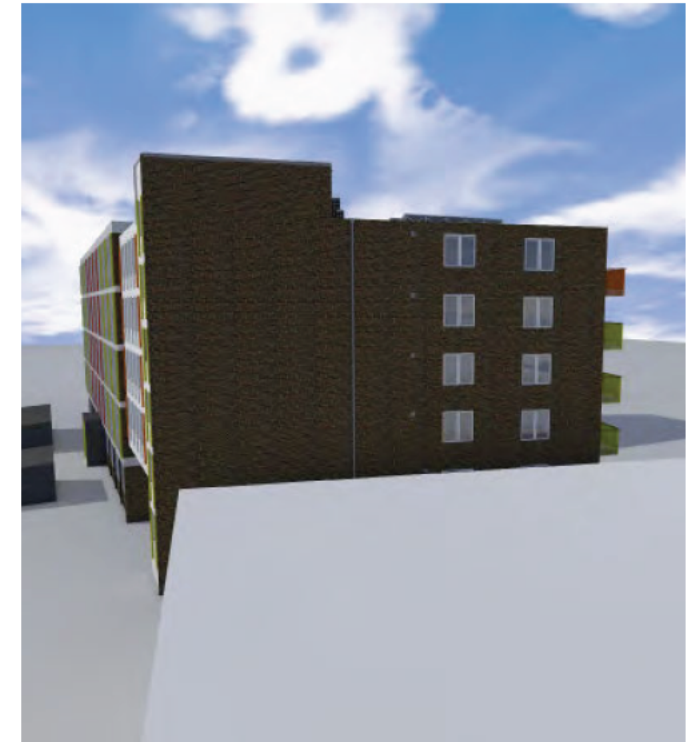
3.1 Sustainability

1. The building will be highly insulated with the required air tightness requirement as required by Building Regulations Part L.
2. The renewable requirements will be met by using air source heat pumps (ASHP) mounted on the roof
3. The glazing to the north elevation has been minimised to reduce the fabric heat loss.
4. The site is located close to numerous sustainable transport systems .
5. A provision for secure cycle storage with a maintenance area has been provided.

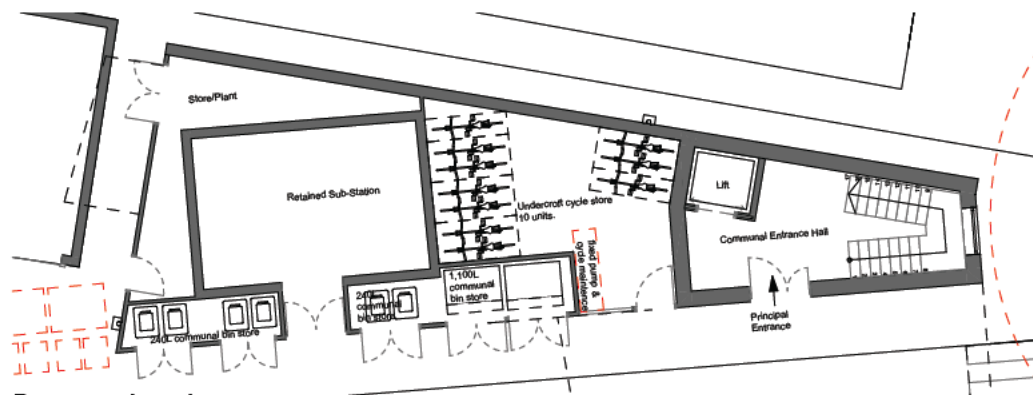
An energy report has been provided.
Please see **Appendix I**



Rooftop view



Northern elevation with minimised glazing



Proposed cycle store.

3.0 ASSESSMENTS & SURVEYS

3.2 Coal Risk

Based on previous applications, a Coal Mining Risk Assessment have been carried out on the site and the summary is as follows:

1. Archive logs of boreholes drilled on the north portion of the site encountered old workings at 4 m and 15 m depth and possibly the Trench seam at 25 m depth. The site is within close proximity to many services and facilities including the Brislington Park and Ride, Brislington Trading Estate and Brislington Retail Park. These are accessible on foot and by cycle.
2. A non-residential Coal Authority Mining Report produced by The Coal Authority states that the property is not within a surface area that could be affected by past underground mining but states that the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past.
3. An intrusive investigation is recommended of 6 rotary probe holes to investigate the risk posed to the proposed development from coal mining legacy issues
4. During construction, ground workers should remain vigilant for any sudden or unexpected changes in ground conditions that could be indicative of former workings, which should be brought to the immediate attention of the Designer.

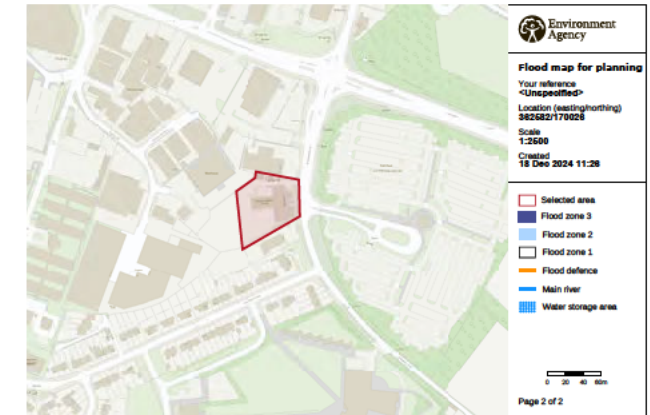
See report is in the Appendix II

3.3 Highways

1. The development proposals are for a 9 flats with 10 car and 10 cycle parking spaces.
2. The existing access from Stockwood Road will be retained to serve the site with a raised pedestrian crossing to enhance pedestrian safety
3. The site is within close proximity to many services and facilities including the Brislington Park and Ride, Brislington Trading Estate and Brislington Retail Park. These are accessible on foot and by cycle.
4. An appropriate strategy is in place for refuse collection and service vehicles.
5. The strategy for cycle and car parking is appropriate and will be well managed
6. The proposed development is transport policy compliant.

3.4 Flood Risk

Based on the Environment Agency map search, the site is in the low risk Flood Zone One.



3.5 Asbestos.

It is assumed that there may be asbestos in the substation office and gas valve housing unit which is proposed to be demolished. A full asbestos refurbishment and demolition survey will be provided for any full planning permission application.

3.0 ASSESSMENTS & SURVEYS

3.6 Radon.

According to the UK Radon map, the Radon measurement is 3-5%. Any built from will comply with building regulations for this level of radon.



3.7 Archaeology

Based on a desktop search of the BCC My Map, it is anticipated that there are no issues to be addressed.



3.8 Ecological.

It is not anticipated that there will be any issues to be resolved on site based on a desktop study of the BCC MY Map.



3.9 Land Contamination.

Based on a report for the site carried out in 2017, there is a small degree of land contamination on the site.

Subject to a full planning permission application when a detailed land contamination survey will be commissioned, it would be anticipated that there will be a watching brief during any excavation/demotion.

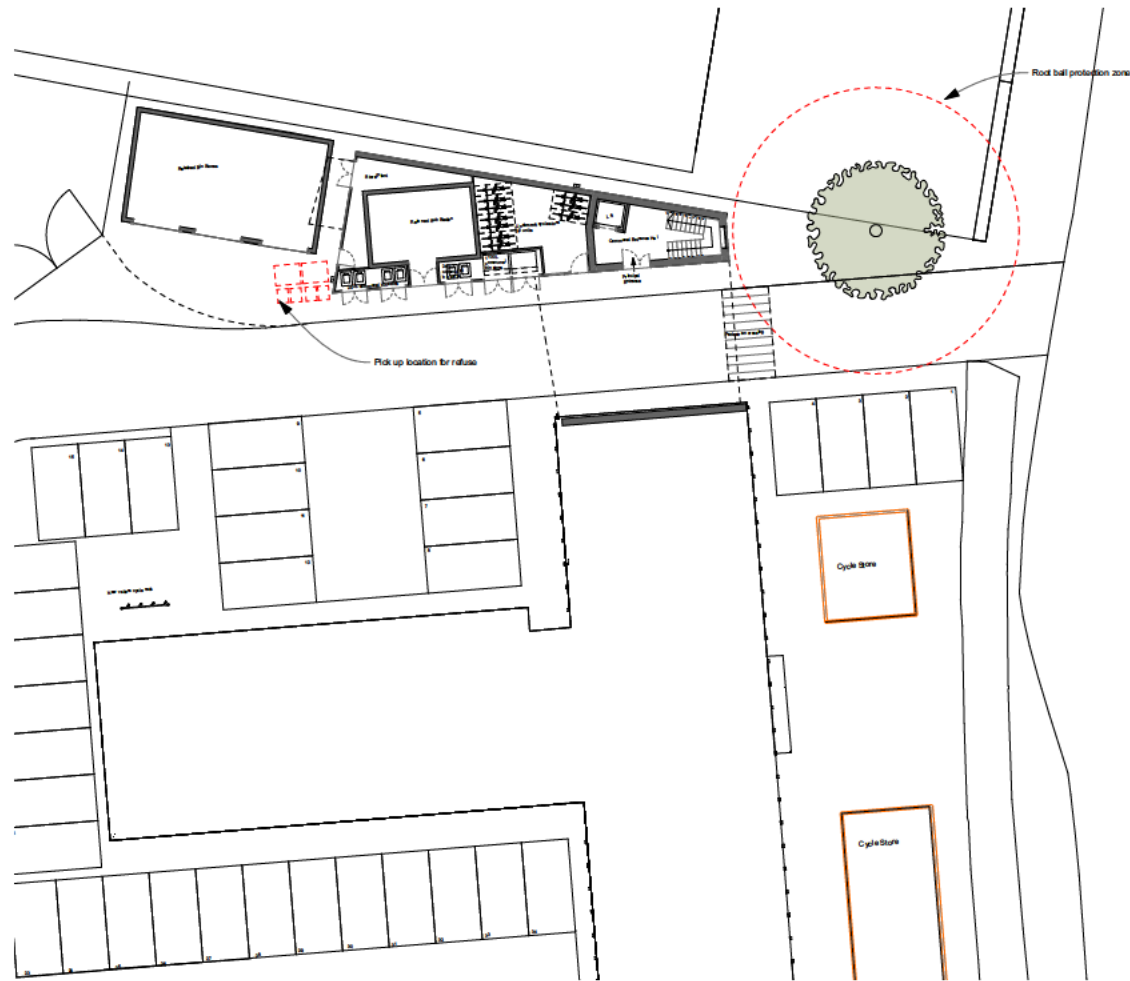
3.0 ASSESSMENTS & SURVEYS

3.10 Arboricultural

Based on previous applications and Arboricultural assessment carried out by Silverback Arboricultural Constancy in July 2021,

- There are a series of trees on southern boundary that have Tree Preservation Orders. These are not affected by the application.
- There is a 12m high Silver Maple tree with stem diameter of 63cm category C on the northern boundary by the site entrance. However, the building footprint does not impinge upon the root ball protection zone.

See Appendix IV for excerpts from stated report.



Proposed ground floor plan showing tree location.

3.0 ASSESSMENTS & SURVEYS

3.11 Secure By Design. (SBD)

The proposal addresses SBD in the following ways:

1. Access is controlled to the residential units by a secure single entrance.
2. Passive surveillance from the properties in Orchard House is a significant element.
3. PIR lighting will be used to light up paths, the cycle & bin stores and the principal entrance.
4. All relevant windows and doors will be SBD accredited.

3.12 Visual Impact Assessment.

1. The site is not located in a conservation area or AONB.
2. The non TPO tree at the entrance is to be retained.
3. The proposal is proportionate, of a similar appearance and massing from the principal front elevation with Orchard House- see 2.1-Massing).
4. The scheme does not adversely impact the visual amenity of the site.

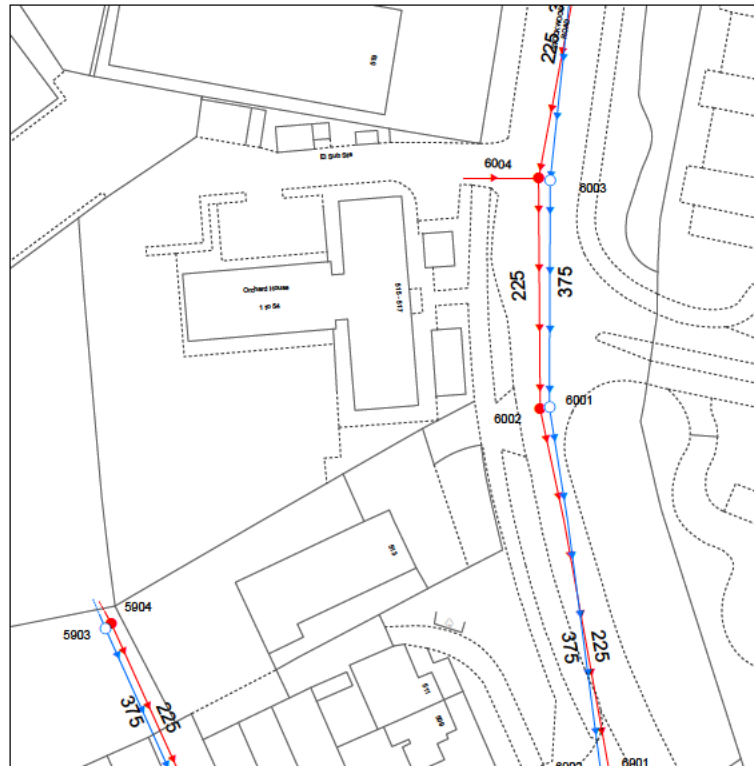


3.0 ASSESSMENTS & SURVEYS

3.13 Drainage

The Wessex Water Map indicates separate storm and foul water drainage. The scheme will connect the existing foul & storm water system.

Wessex Water Network Map



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| | | | | | |
|--|---|---|--|--|--|
| WATER MAINS Distribution Washout Raw Water Abandoned Private | SEWERS Foul Surface Combined Abandoned Private | STRATEGIC PUBLIC Surface Combined Abandoned Private | PRIVATE SECTION 104 Manhole - Foul Manhole - Surface Manhole - Combined Inlet Outfall Lamphole Bifurcation - Foul Bifurcation - Surface Bifurcation - Combined Combined Sewage Overflow | OTHER WESSEX PIPES Rising Mains Standby Rising Mains Effluent Disposal Overflow Syphon | NON-WESSEX / UNKNOWN Private Rising Mains Culverted Watercourse Highway Drain Use Unknown Status Unknown |
| FITTINGS Hydrant Other | STRUCTURES Manhole - Foul Manhole - Surface Manhole - Combined Inlet Outfall Lamphole Bifurcation - Foul Bifurcation - Surface Bifurcation - Combined Combined Sewage Overflow | OTHER STRUCTURES Pumping Stn - Surface Pumping Stn - Foul/Combined Gully Vent Column Rodding Eye Catchpit Flushing Chamber Soakaway Non Return Valve Air Valve Hatch Box Washout | OTHER STRUCTURES Chamber Tunnel Interceptor Attenuation Tank Storage Tank | | |
| Wessex Water YTL GROUP | | | | | |
| <small>Information in this map is provided for information purposes only. We warrant only to the extent shown in this map. We do not accept liability for inaccuracies. Sewers and lateral drains adopted by Wessex Water under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2012 are to be adopted over time and may not yet be shown. In carrying out any works, you accept liability for the cost of any repairs to Wessex Water equipment damaged as a result of your works. You are obliged to commence excavations using hand tools only. Mechanical digging equipment should not be used until pipe work has been precisely located. If you are considering any form of building works and pipe work is shown within the boundary of your property or adjacent to the boundary, you should contact the Developer Services Team, plot to exact position prior to commencing works or purchase. If you are proposing to build over or near Wessex Water's apparatus you should contact the Developer Services Team, 0117225 12000 or email developer.services@wessexwater.co.uk to discuss your proposal. Details of sewer within Wessex Water's land ownership are available through this system.</small> | | | | Date: 23/01/2025 Centre: 362599E, 170022N Scale: 1:625 (when printed at A4 size) | |



3.0 ASSESSMENTS & SURVEYS

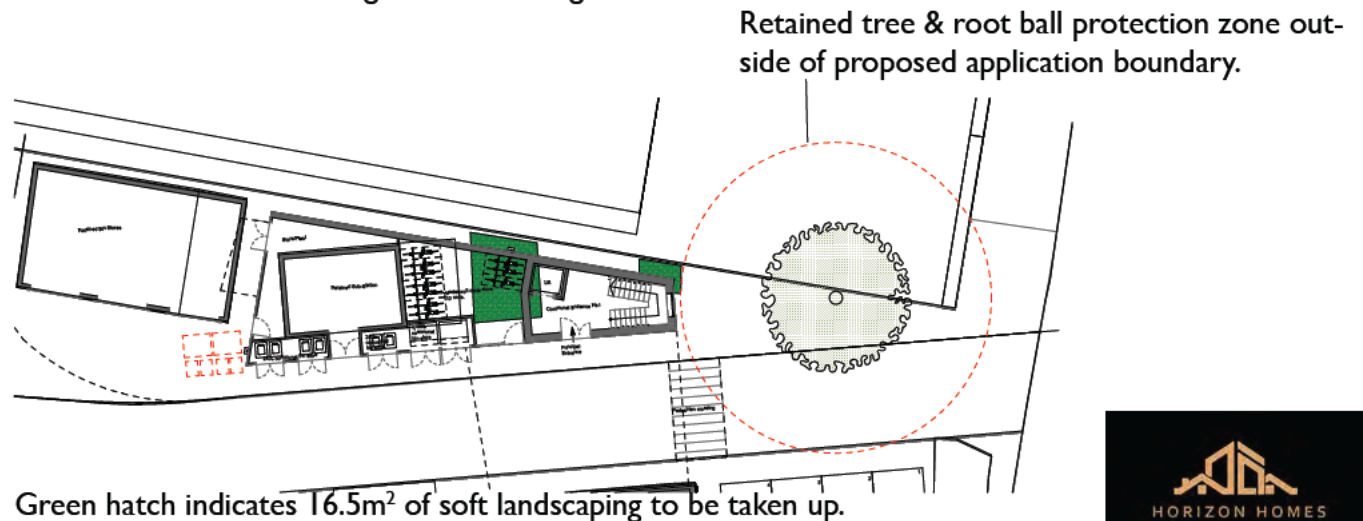
3.14 Net Biodiversity Gain (NBG)

There is no requirement for NBG for the following reasons:

1. The development has less than 25m² of non priority on site habitat within the red line boundary.
2. It has no impact upon priority habitat as all the site is primarily built or hard-standing .There is some immature soft landscaping which will be taken which total 16.5m²:



Photo of predominant hardstanding with scrub in-between substation and gas valve housing

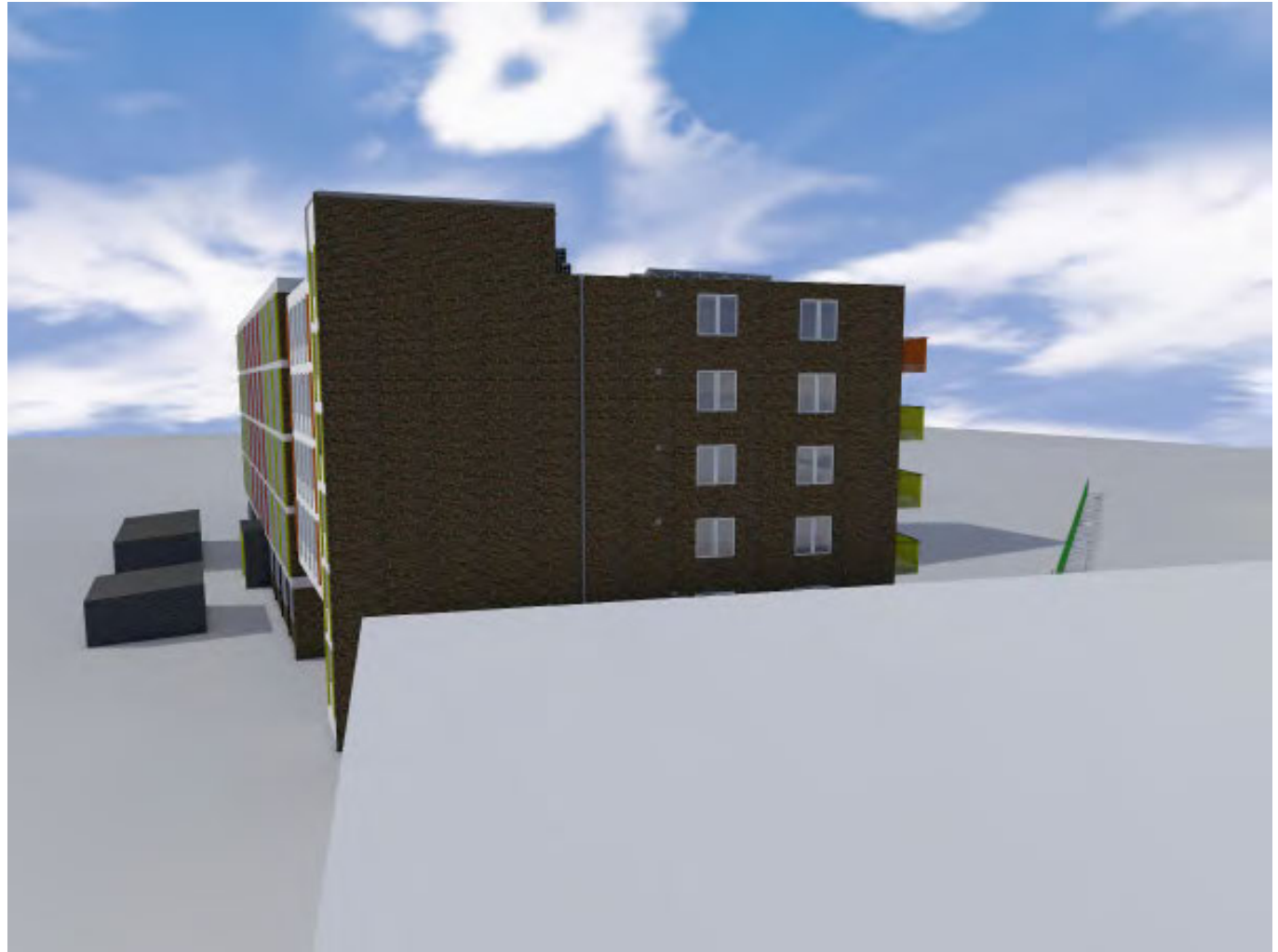


3.0 ASSESSMENTS & SURVEYS

3.15 Acoustic

The main source of noise will be from the A4-Bath Road and the air handling units to the rear of the Riders Motor Cycle Retail unit. To mitigate against that, the northern facing windows will have:

1. Fixed shut with acoustic trickle vents.
2. Acoustic quality glazing.



4.0 SUMMARY.

The proposal should be approved for the following reasons:

1. It provides desperately needed 2 bedroom unit housing into the local housing stock.
2. All apartments have amenity space.
3. The design is proportionate and respectful of the surroundings.
4. It addresses issues of overlooking on a tight urban site.
5. It is a sustainable development as it is located near facilities and sustainable transport links.
6. The building meets all relevant design standards.
7. The proposal address the climate emergency with high insulation standards and meets its renewables requirements as set by BCC.



5.0 APPENDICES.

| | |
|---------------------|-------------------------------------|
| Appendix I | Energy Assessment Report |
| Appendix II | Coal Mining Risk Assessment |
| Appendix III | Planning Policy Report |
| Appendix IV | Excerpts from Arboricultural Report |