

**WARD:** Cabot **CONTACT OFFICER:** Charlotte Sangway

**SITE ADDRESS:** Queen Elizabeth Hospital Berkeley Place Bristol BS8 1JX

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**APPLICATION NO:** 1. 14/01950/F Full Planning  
2. 14/01951/LA Listed Building Consent (Alter/Extend)

**EXPIRY DATE:** 1. 20 June 2014  
2. 16 July 2014

**1. New teaching block with associated access and landscaping. Including. Demolition of existing ATC hut.**

**2. Paving of entrance area, creation of access through boundary wall and painting of art block wall.**

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**RECOMMENDATION:** Grant subject to Condition(s)

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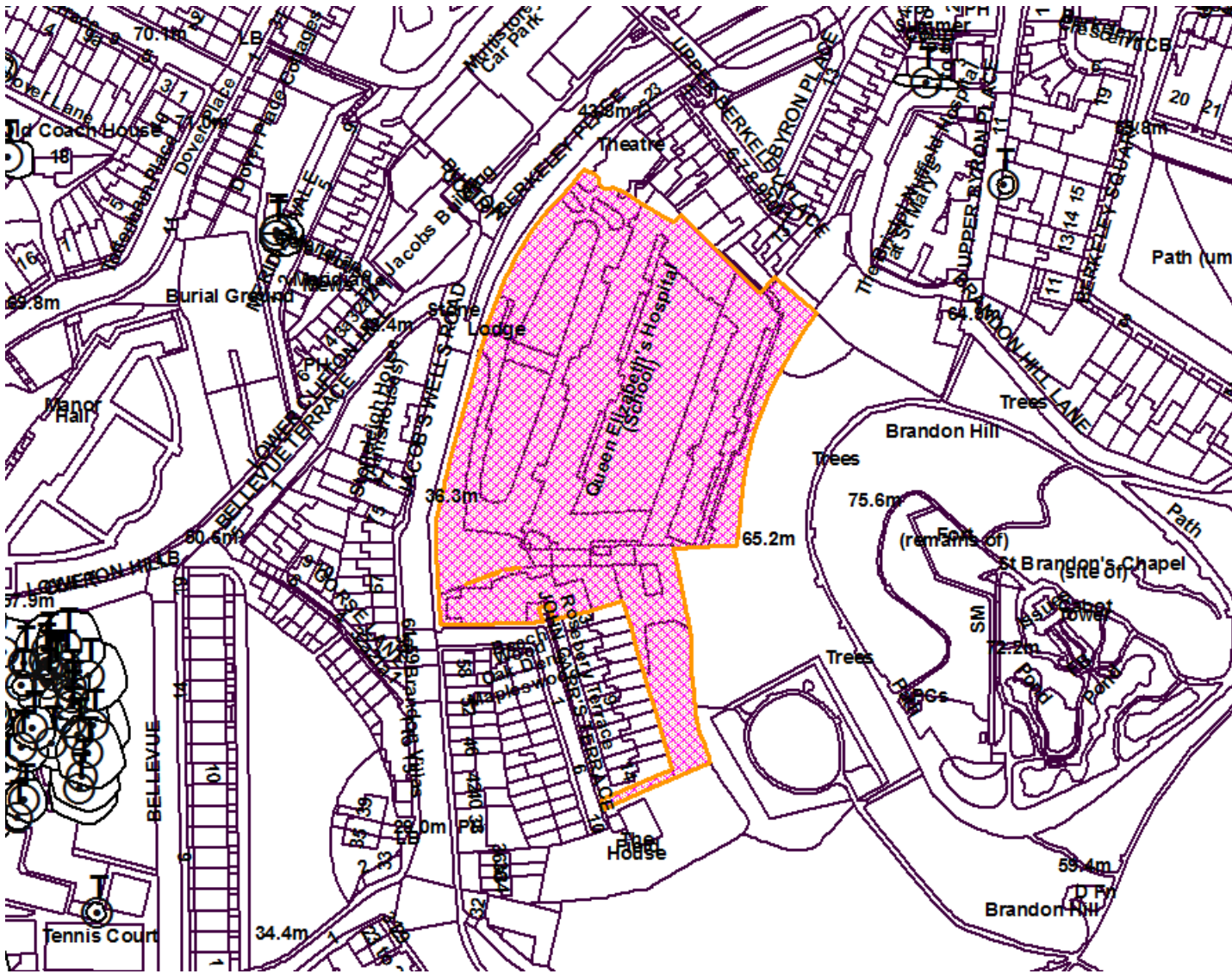
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BS1 4NT  
United Kingdom

**APPLICANT:** Queen Elizabeths Hospital School  
Berkeley Place  
Bristol  
BS8 1JX  
United Kingdom

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

**LOCATION PLAN:**



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v4.0408

**Development Control Committee A – 10 September 2014****Application Nos. 14/01950/F & 14/01951/LA: Queen Elizabeth Hospital School, Berkeley Place, Bristol, BS8 1JX****SUMMARY**

There are two applications for determination as follows, and the consideration of both applications is covered in this single report, with separate recommendations and lists of conditions given at the end of the report.

- Application 14/01950/F- Planning application for the demolition of the existing ATC hut (school Army Training Cadets) and erection of a new teaching block with associated access and landscaping.
- Application 14/01951/LA- Listed building consent application for the paving of the entrance area to the proposed new building, creation of access through the listed boundary wall and painting of art block wall.

The applications are in respect of Queen Elizabeth Hospital School (QEH), sited within the city centre in the Park Street and Brandon Hill Conservation Area. The application relates to a strip of land to the south of the main school buildings, which lies between Brandon Hill Park and Rosebery Terrace. Brandon Hill Park is an important area of open space within the city overall, with important historic and nature conservation designations, as well as being the site of the Grade II listed Cabot Tower. The school buildings are Grade II listed.

The site has a terraced appearance within the form of the hillside, bounded by stone retaining walls, and is set at a lower level than the Park and above the level of the houses of Rosebery Terrace. The application is for a new teaching block on this site, composed of a single-storey element with a second storey situated close to the existing school buildings. The proposed building would be constructed mainly in brick, with a green roof and glazed corridor. The remainder of the site would be retained as a landscaped area, with enhanced tree planting. Several trees would be removed under the proposals.

Consultation has elicited a large amount of public interest, including both in support and objection to the proposals. In summary, 91 comments in objection and 46 comments in support have been received. Amendments to the scheme have been negotiated by officers and a further round of consultation elicited a further 27 comments, almost all of which were objections to the scheme of the same grounds.

The key issues are the impact on open space and green infrastructure, impact on designated and undesignated heritage assets (including listed buildings), design and impact on residential amenity.

Officers have assessed the proposals taking into account all materials considerations and national and local planning policy and guidance, and it is your officers' opinion that the proposals would be wholly policy compliant and officers are therefore recommending that the scheme be approved subject to the proposed conditions.

**SITE DESCRIPTION**

The application site is a strip of land situated to the south of the main school site, which fronts Jacobs Wells Road. The site is located between Brandon Hill Park and the terrace of houses fronting Rosebery Terrace.

The existing site is an area of mainly open space with the School's Army Training Cadet (ATC) hut situated at the northern end of the site adjacent to the main school buildings, and which is no longer in use. The area around the hut is mainly grass while the southern half of the site is more naturally landscaped and has a more unkempt appearance. There are several mature trees on the site,

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including notably two large Sycamores in the middle of the site and a Sycamore at the southern end of the site. The site is bounded by rubble stone boundary walls.

The land is set at a lower level than the adjacent Brandon Hill Park and slopes down to the West. The houses of Rosebery Terrace are set at a significantly lower level and generally have terraced gardens extending up to just below the level of the site.

The site is undesignated under the Bristol Local Plan (BLP) and the emerging Bristol Central Area Plan (BCAP). However, the site is situated adjacent to Brandon Hill Park, which has several designations as follows: area of open space, historic park and garden, Site of Special Nature Conservation Interest. Cabot Tower within the park is a Scheduled Ancient Monument, 'Promontory' feature and is Grade II listed.

The main school buildings are Grade II listed and The Field House (residential) to the south of the site is Grade II listed. The site is within the Park Street and Brandon Hill Conservation Area and is situated close to the boundary with the Clifton Conservation Area.

Student access to the site would be through the main school buildings to the north, including via a stepped access from the front of the main school building and sports centre. The existing access route to John Carr's Terrace would be retained and improved with a set of access steps provided- this route would be used for construction access. This access is situated at the southern end of the site and is reached from John Carr's Terrace adjacent to 14 Rosebery Terrace and the residential property named The Field House.

## RELEVANT HISTORY

A number of pre-application enquiry discussions with officers have led to the current application and the form of the development within the current application (see references below). As a result of these discussions, the overall scale and height of the proposed development has been reduced, leading to the current scheme.

13/02841/PREAPP- New science teaching block (2013). *(This enquiry related to a two-storey building of a larger scale than the current proposal).*

12/03249/PREAPP- New science teaching block (2012). *(This enquiry explored the principle of the development of the site.)*

## APPLICATION

The application is for a new teaching block on the site composed of a larger single storey element and smaller two-storey element and comprising the following uses:

Lower ground floor: Plant room

Ground floor:

- 3 no. science classrooms and science preparation areas;
- Seminar room and science offices;
- WCs

First floor: Art classrooms and external art area.

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The proposed design is a contemporary approach with a green roof (wildflower blanket specification) and solar photovoltaic panels. Other materials include brick, pre-oxidised copper cladding, aluminium windows and timber louvres.

**PRE APPLICATION COMMUNITY INVOLVEMENT**

The proposal is not for a 'major' planning application and therefore the submission of a formal Community Involvement Statement was not a requirement of the application. However, the School has undertaken pre-application consultation with the community and relevant groups, including a public consultation event, as set out in full within the submitted Design and Access Statement. The options that were discounted throughout the design, consultation and pre-application enquiry process are set out within the Masterplan document. These included a much longer single storey proposal with stair tower and a two-storey development.

**RESPONSE TO PUBLICITY AND CONSULTATION**

A site notice and press notice were posted/ published on 14 May 2014 and neighbours were consulted by individual letter dated 13 May 2014.

131 representations (individual comments) have been received to the proposals with 86 objections and 45 comments in support to date. Following amendments to the scheme following negotiation by officers, those parties that commented regarding the proposals and who were notified originally were notified of these changes on 6 August 2014. 28 comments have been submitted in response to this latest round of consultation.

**Summary of objections:**

- Loss of public space;\*
- Loss of open space and landscape feature;
- Intensification of the built form;
- Loss of/ impacts on trees and landscaping and impact on wildlife;
- Visual impact, scale, design, appearance and materials;
- Impact on views including from Brandon Hill park;
- Loss of view of Brandon Hill park from Rosebery Terrace;\*\*
- Heritage impact on the Conservation Area, school buildings and Brandon Hill Park/ Cabot Tower (Scheduled Ancient Monument);
- Parking impact;
- Impact on residential amenity: overlooking, overbearing and loss of light and noise/ disturbance by pupils;
- Drainage and sewerage;
- Land stability and structural integrity of the boundary wall with Rosebery Terrace;
- Construction management and access;
- Security for residents of Rosebery Terrace and The Field House;
- Alterations to the access path and management of access by staff;
- Lack of publicity;
- Accuracy of the plans;\*\*\*
- The legal right of QEH to use the land; \*\*\*\*
- The letters of support submitted are from parents and not local residents;

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Notes in response:

- \* The site is not public space.
- \*\* The loss of a private view is not controlled through planning policy or legislation;
- \*\*\* The applicants have responded regarding the accuracy of the plans to advise that they are based on topographical surveys. The gardens of the properties on Rosebery Terrace are based on several points and have not been surveyed in totality.
- \*\*\*\* Legal ownership issues are a private matter outside the remit of the planning system;

Summary of comments in support:

- A new, much-needed educational facility would be provided.

Bristol Tree Forum has objected to the proposals on the basis that Trees T2 and T3 are B grade trees and according to best practice should be retained but are not. The Bristol Tree Replacement Standard would be approximately 28 trees. The mitigation proposed is for a very dense clump of trees of which only 3 would be likely to grow to maturity.

The Bristol Hebrew Congregation and Bristol Jewish Burial Society stated that it is well recorded that the site is the location of the medieval Jewish burial ground and requested that these important considerations be taken into account in discussion with these parties.

#### OTHER COMMENTS

**The City Design Group** raises no objection to the proposals on the basis of the revised details. See background papers for details.

**The Conservation Officer** raises no objections to the proposals on the basis of the impact on the listed buildings, their setting and the impact on all other relevant designated and undesignated heritage assets. See background papers for details.

**English Heritage** stated that they do not wish to comment in detail on the revised proposals, except to note that the changes to the proposals do appear to lessen the visual impact of the scheme.

They originally commented in relation to the original proposals that they do not object to the principle of development on this site but that the scale, design and massing of the proposed building is key to ensuring its acceptability. Due to the long, low profile of the southern section of the building they do not consider that this will have an adverse impact on the setting of surrounding heritage assets. The northern end of the building, however, is of two/three storeys and will be visible in some short and longer distance views. In considering the impact on the conservation area, they note that views both to and from the park on Brandon Hill are of significance, and they do have concerns regarding the cumulative effect of development here. They consider that the harm caused would be less than substantial and should be balanced against the proposed benefits of the scheme, in accordance with paragraph 134 of the National Planning Policy Framework. They urge officers to address these issues and advise that the application should be determined in accordance with national and local planning policy guidance of on the basis of the Council's specialist conservation advice. See background papers for details.

**The Archaeology Officer** advised that the site lies in an area of some archaeological potential, with alleged the location of a medieval Jewish burial ground in this area. Evidence for this was found in 1845 when headstones were said to have been found during the construction of the school. The area was known as Jews Acre and it may have been the location of the Jewish cemetery after 1172. However, the extent of this cemetery is unknown, while the creation of terraces on the site itself may

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have caused the truncation of potentially important archaeological deposits. The Ground Investigation report submitted with the application, while not carried out under archaeological conditions, does not suggest the presence of any deep archaeological strata, except in areas which had been subject to cultivation, with the bedrock occurring sometimes close to the present ground surface. In view of the above, it is considered necessary for a detailed archaeological watching brief to be maintained during all groundworks. This work should be secured by suitable conditions. See background papers for details.

**The Highways Team** commented that as no increase in staff or pupil numbers is proposed that there is no objection to the proposals. It is recommended that a Construction Management Plan be secured via condition. See background papers for details.

**The Landscape Team** made several recommendations of improvements to the proposed landscape scheme. See background papers for details.

**The Arboriculture Team** raised no objections to the proposals subject to relevant conditions. See relevant key issue and background papers for details.

**The Nature Conservation Team** has raised no objections to the proposals subject to conditions. See background papers for details.

**The Pollution Control Team** recommended appropriate planning conditions.

**The Flood Risk Management Team** confirmed that the proposals would be acceptable in terms of drainage and flood risk. See background papers for details.

**The Contaminated Land Team** recommended that conditions be attached should consent be granted. See background papers for details.

**The Police Crime Prevention Team** made several recommendations in terms of the security of the building. An advice note is recommended in this respect. See background papers for details.

**Sport England** advised that they did not wish to comment in respect of this proposal. See background papers for details.

## RELEVANT POLICIES

**National Planning Policy Framework – March 2012****Bristol Local Plan, Adopted December 1997**

NE1	Open Space
NE5	Sites of Nature Conservation Interest
NE9	Historic Landscapes

**Bristol Core Strategy (Adopted June 2011)**

BCS2	Bristol City Centre
BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
BCS11	Infrastructure and Developer Contributions
BCS12	Community Facilities
BCS13	Climate Change
BCS14	Sustainable Energy
BCS15	Sustainable Design and Construction

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BCS16	Flood Risk and Water Management
BCS20	Effective and Efficient Use of Land
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment
BCS23	Pollution

**Bristol Site Allocations and Development Management Policies (Adopted July 2014)**

DM1	Presumption in favour of sustainable development)
DM14	The health impacts of development)
DM17	Development involving existing green infrastructure)
DM19	Development and nature conservation)
DM23	Transport development management)
DM26	Local character and distinctiveness)
DM27	Layout and form)
DM28	Public realm)
DM29	Design of new buildings)
DM31	Heritage assets)
DM32	Recycling and refuse provision in new development)
DM33	Pollution control, air quality and water quality)
DM34	Contaminated land)
DM35	Noise mitigation)
DM37	Unstable land

**Bristol Central Area Plan (emerging- Publication Version incorporating Draft modifications)**

BCAP1	Mixed-use development in Bristol City Centre
BCAP1	Mixed-use development in Bristol City Centre
BCAP20	Sustainable design standards
BCAP21	Connection to heat networks
BCAP25	Green infrastructure in city centre development
BCAP29	Car and cycle parking in Bristol City Centre
BCAP42	The approach to West End

**Supplementary Planning Documents**

SPD5	Sustainable Design and Construction (February 2006)
SPD7	Archaeology and Development (March 2006)
Planning Obligations - Supplementary Planning Document - Adopted 27 Sept 2012	
Bristol City Council Climate Change and Sustainability Practice Note (December 2012)	

**Supplementary Planning Guidance**

Park Street and Brandon Hill Conservation Area Character Appraisal	
Clifton & Hotwells Conservation Area Character Appraisal	
PAN 15	Responding to Local Character - a Design Guide (1998)
National Planning Policy Guidance	

**KEY ISSUES****(A) IS THE PRINCIPLE OF DEVELOPMENT ACCEPTABLE?**

The application submission sets out that the new teaching block would improve the School's facilities for existing pupils, and is not intended to accommodate an increase in pupil numbers. A number of options for achieving this within the School's existing buildings have been explored and set out within the Masterplan document submitted with the application. Ultimately however, the School has set out that it considers the application proposal is the only option appropriate to meet their needs.



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The National Planning Policy Framework (NPPF) sets out that Local Planning Authorities (LPAs) should take a proactive, positive and collaborative approach to ensuring that a sufficient choice of school places is available and to development that will widen the choice in education. LPAs should give great weight to the need to expand, create or alter schools (paragraph 72). Reference has been made within objection comments of the nature of the school as being fee-paying rather than a State school. However, the NPPF does not distinguish between educational facilities on this basis.

For the reasons set out above, the principle of the expansion of the School's facilities is judged to be acceptable and wholly policy compliant.

The issue of the loss of open space is covered under the following key issue relating to heritage and urban design matters.

(B) WOULD THE PROPOSED DEVELOPMENT BE ACCEPTABLE IN DESIGN TERMS AND WOULD THE PROPOSAL SAFEGUARD OR ENHANCE ANY RELEVANT HERITAGE ASSETS IN THIS LOCATION?

Policy context

Local and national planning policy requires all new development to be responsive to the local context and to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness.

All schemes must meet the requirements of the NPPF and the relevant sections of the NPPF are 7 (Requiring good design) and 11 (Conserving and enhancing the historic environment. These sections set out that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development, but that policies should not attempt to impose architectural styles or particular tastes. Where development would affect designated heritage assets, the NPPF requires local planning authorities to establish whether a proposal would result in harm, and whether this would constitute substantial harm or less than substantial harm. It states; "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use" (para. 134).

In terms of local planning policies; Policy BCS9 of the Bristol Core Strategy (BCS) seeks to maintain, enhance and extend the city's strategic green infrastructure network and to protect areas of open space that are important for recreation/leisure/ community use and townscape/ landscape quality and visual amenity. Policies NE1 and DM17 support these aims.

Policy BCS20 seeks opportunities to re-use previously developed land and to make efficient use of land. Policy BCS21 aims to ensure that all new development in Bristol achieves high standards of design. Policy BCS22 seeks to ensure that development proposals safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including listed buildings, conservation areas, scheduled ancient monuments, historic parks and gardens and archaeological remains.

Other relevant adopted policies include emerging policies DM26, DM27, DM29 and DM31 of the Site Allocations and Development Management Policies, which all seek a high quality design that takes account of the context and does not cause harm to the character or appearance of the area.

Impact on open space

The School has stated within the application that the site is within their ownership, and is used for school purposes only. Several objection comments refer to the site as forming part of Brandon Hill

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Park. Officers confirm that the land does not have a planning policy designation as park/ open space.

However, while the site is not a formally designated open space, it nonetheless contributes to the townscape and landscape quality of the area as undesignated open space and constitutes a green infrastructure asset forming part of the city's wider green infrastructure network.

A Key Views Analysis (KVA) has been undertaken to establish the visual impact of the proposals and the submitted view-points have been agreed with the applicant. This Key Views Analysis is included within the Supporting Documents package appended to this report. The photomontages demonstrate that there are a number of public views from which the open nature of the site can be viewed. There are close range views from Brandon Hill (Views 2, 3 and 9 in the KVA) and longer range glimpsed views from Constitution Hill (7) and Bellevue Crescent (8). In addition to the public views identified within the KVA, there are also views of the site from the private properties facing the site and notably those on Bellevue, from which a number of objections have been received. The issue of impact on private views is considered below in further detail under the 'Heritage Asset' heading. There are also a number of other views to those mentioned above, and officers do not consider the impact on these views to be harmful.

From the longer range views (7 and 8), the site is less visually distinct from the Park and appears as part of the grassed hillock of Brandon Hill, a green asset with a number of important designations (see 'Heritage Assets' below). The impact on the view from Constitution Hill (7) would not be considered to result in a harmful impact on the landscape feature of Brandon Hill and while the view from Bellevue Crescent would be slightly more significant, nor would this be considered harmful, particularly given that both views are glimpsed from only a limited part of the street.

The key views that would be affected are those from the lower slopes of Brandon Hill Park and the Old Bowling Green. The detailed design of the building should be considered in order to determine the impact from these views. From these views the site appears as a green terraced area set down behind a stone wall and appears visually distinct from the park, though reflective of its character.

The proposed building would extend just over half the length of the site though its footprint (475sqm) would be just under one third coverage of the total site area (1695sqm). The existing ATC hut has a footprint of 60sqm. The application therefore retains a part of the existing open space.

The design of the proposed building has been developed to maintain the open, green character of the site through keeping the main element as a single-storey with a green roof to reflect the terraced nature of the site. This green roof would extend just above the height of the boundary wall with Brandon Hill Park. The two-storey part of the building has been sited and orientated adjacent to the existing school buildings so that its bulk would be viewed with the backdrop of the existing School in order to maintain the open nature of the site. The development would remain subservient to both the other existing school buildings and the boundary wall to the main part of the school site. Landscaping and tree planting enhancements are proposed to the remaining open space.

While the topography of the site would be altered, officers consider that the green roof would satisfactorily reflect and maintain the character and sense of open space and would, on balance, mitigate the visual impact of the development in views from Brandon Hill Park and the surrounding area. The two-storey element would be viewed from most points against the backdrop of the existing school buildings and while there would be some impact on views from Brandon Hill; this is considered to be a limited impact overall from only limited vantage points that must be weighed against the planning policy benefits of the proposal in terms of educational provision.

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The site itself is undesignated however there are a number of designated heritage assets around the site that may be affected by the proposal, as follows:

- The site is within the Park Street and Brandon Hill Conservation Area and adjacent to the Clifton Conservation Area.
- QEH School: Grade II listed
- The Field House: Grade II listed
- Cabot Tower is Grade II listed (and a city landmark building)
- Brandon Hill: a designated area of open space, a Historic Park and Garden, a Scheduled Ancient Monument, a Site of Nature Conservation Interest (SNC), a Regionally Important Geological site (RIGS) and promontory feature that forms a valuable part of the urban landscape.

The assessment in respect of these assets is outlined in turn below.

*Conservation Areas*

The open space assessment above is relevant in terms of assessing the impact on the Conservation Areas, including views into and out of these areas. The character of this part of the Conservation Area is made up of the green landscaped area of Brandon Hill, the historic and imposing School buildings and the scale and form of residential properties such as Rosebery Terrace. In summary, it is concluded that the proposal would result in less than substantial harm to the Conservation Areas. Officers consider that the level of harm, as identified above, would be justified by the public benefits of the proposal in terms of educational provision, as required by the NPPF.

English Heritage has advised in respect of the Conservation Area impact that while they have concerns regarding the cumulative impact of development here, that they consider this to be less than substantial harm and should be balanced against the proposed benefits of the scheme as required by the NPPF.

*QEH School and The Field House*

The application proposes a small opening within the historic stone wall of the school to provide pedestrian access to the site. A set of steps would also be fixed to the wall in this location. Repainting of the existing art block building is proposed. These proposals are judged to preserve the historic fabric of the building and to be justified in accordance with planning policy.

The proposed new teaching block is considered to preserve the setting of both QEH School and The Field House listed buildings and their features of special architectural or historic interest. Conditions are recommended in respect of the access adjacent to The Field House to ensure that any works to this access or boundary wall would be acceptable. Further conditions are recommended in terms of securing the detail of these works.

*Brandon Hill and Cabot Tower*

Likewise, the open space and Conservation Area assessment can also be applied to assessing the impact on Brandon Hill in terms of its other designations; as it is a very sensitive site of citywide importance in terms of biodiversity, public green space, historic and archaeological impact and views as identified within the Park Street and Brandon Hill Character Appraisal. While the proposals would have an impact on both the views towards and out of Brandon Hill Park, officers consider that the impact on Brandon Hill as a designated area of open space, a Scheduled Ancient Monument, a Historic Park and Garden, a Regionally Important Geological site (RIGS) and as a promontory feature would constitute less than substantial harm (nature conservation issues are covered below).

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Due to the area's topography and the close relationship between the application site and Brandon Park and Cabot Tower, development on the application site will contribute to the setting of the Park and Tower. The setting of these heritage assets can be appreciated from both public and private vantage points and the National Planning Policy Guidance (NPPG) confirms the contribution that the setting makes to the significance of a heritage asset does not depend on there being public rights or an ability to access or experience that setting, though in this case there clearly are public rights to the immediate setting. The impact on the setting of Brandon Hill and Cabot Tower would be greater when viewed from private vantage points, as there are various properties sited level with the development on the Clifton slopes (including Bellevue terrace) that would have an unobscured view of the site. However, given that these are limited private viewpoints, they are afforded less weight than the resultant impact on public viewpoints and should be weighed against the public benefits of the proposals.

It is therefore your officers' opinion that the limited degree of harm to these heritage assets and their setting would be outweighed by the public benefits achieved in terms of educational provision. The proposals are deemed by officers to be in accordance with Sections 16(2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Section 12 of the NPPF (Conserving and enhancing the historic environment) in all respects.

The proposals have been assessed by the Council's Archaeologist who raises no objections to the proposed development subject to appropriate conditions.

Proposed design of the development

The proposed design of the development is concluded to be acceptable within this context. The scale, form and design of the building have been informed by the issues outlined above in terms of the context. The proposed materials are concluded to be acceptable and reflective of the context, including brick and pre-oxidised copper cladding, which would reflect the materials of Rosebery Terrace and the tone of the materials of the main school buildings, which is varied. Conditions are recommended to secure a high quality detailed design finish and materials, as well as in respect of the detail of the green roof.

(C) DOES THE PROPOSED DEVELOPMENT SAFEGUARD THE RESIDENTIAL AMENITY OF NEIGHBOURING RESIDENTIAL OCCUPIERS?

Overbearing, overlooking and impact on light levels

Residents of Rosebery Terrace have raised concerns regarding the impact of the proposals on their properties and gardens in terms of the development being overbearing, resulting in reduced light levels and a loss of privacy. The Case Officer has visited a number of these properties (numbers 4, 6, 7 and 8) to assess the impact of the proposed development with the selected properties being some of those most likely to be affected by the proposals due to proximity.

*Overbearing*

The proposed building is set 19-21m from the rear elevations of the terrace. While the site is set at a significantly higher level than these properties, this relationship would not be considered to result in an overbearing impact on the properties themselves.

The proposed development would have an impact on the view from the windows of these properties, particularly those that have dormer windows within their roof space and are situated closest to the proposed building (Nos. 8, 11, 12 and 13). However, the loss or harm to a private view is not a valid planning reason for refusal as there is no right to a view. The issue of loss of open space and the character of the area has been covered above. Decisions can be taken only on the basis of impact on

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residential amenity, as set out within this Key Issue.

At the closest point, the development is sited 5m from the boundary of some of the gardens of Rosebery Terrace. The gardens of these houses are generally terraced due to the steep topography of this area, and many have patio areas at the end of their gardens adjacent to the site to benefit from the afternoon sun. While close, this relationship would not be considered to have a harmful or overbearing impact on the gardens of these properties.

Some tree screening is proposed adjacent to the boundary, which would be the subject of a further landscaping condition, and this would provide some screening of the building, however even without this the relationship is considered acceptable.

#### *Light levels*

Due to the orientation of the site in relation to neighbouring houses, the only time that direct sunlight levels to Rosebery Terrace properties would potentially be affected would be the early morning. However given the topography around the site and the scale and siting of the proposed development, this would not have a harmful impact on sunlight levels to these properties, which would be very limited at present. In addition, the rear elevations of the Rosebery Terrace properties are already considerably enclosed by their terraced gardens, which restrict daylight and sunlight levels to these rooms, particularly at the lower levels.

#### *Overlooking/ loss of privacy*

At the first floor level, there would be two south-facing windows that would not face directly towards the residential properties. This separation distance is deemed to be acceptable and to safeguard residential amenity.

The development has been designed so that classroom windows would face towards Brandon Hill. A glazed corridor would extend the length of the West elevation to provide access and light to the classrooms. This corridor would be obscurely glazed with timber louvres and therefore would not allow a view out. In addition, new tree planting would provide screening in this location. A door at the end of this corridor provides access to the outside area. It is stated that this area would be used only very occasionally and under the supervision of teachers as part of a lesson. It should be noted that use of this space is already unrestricted.

Residents of Rosebery Terrace have raised concerns regarding overlooking from the proposed pathway that runs along the boundary wall separating their properties from the site. It has been stated by the School that this path would only be used for fire escape/ emergency purposes and for occasional teaching purposes. This relationship already technically exists and pupils can use the site currently allowing overlooking over this wall. However, this planning application would formalize this arrangement and it is considered that there is scope for improvement to this arrangement by relocating the path (subject to building/ fire escape regulations) and revisiting the landscaping scheme. A condition to this effect is recommended.

Detailed conditions are recommended to ensure that corridor windows are obscurely glazed to the satisfaction of the Local Planning Authority and would be fixed shut.

#### Noise and disturbance

Local residents have raised concerns regarding the impacts of noise and disturbance from the building and use of the site. The site could already be used by pupils without the need for planning permission, though it is understood that the use of the site is occasional at present. The proposed outdoor areas of the site are not proposed to be used for educational or recreational purposes but

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would be required for fire escape/ emergency access and this would therefore also be occasional rather than on a frequent basis. In addition, the proposed landscaping scheme is for a wooded area, meaning that it would not be possible to use the space for teaching purposes or gatherings.

Several residents of Rosebery Terrace have expressed concerns regarding overlooking from the site from the use of the proposed pathway that would run along the western boundary of the site. While the use of this path would be for occasional use only, a condition is recommended to require the applicants to reconsider the landscaping to accommodate additional screening and a revised pathway location is recommended.

Officers are satisfied that the noise levels of any plant equipment required by the development can be controlled via condition and restricted to be no higher than the existing background level and the nearest noise sensitive property (including outside spaces).

It is recommended that a Construction Management Plan be submitted in respect of the management of the construction process, including noise. An advice note is recommended to advise the developer of the relevant legislation in respect of the control of construction noise.

Air quality

Officers are satisfied that there would be no air quality issues associated with the development. Separate legislation is responsible for the control the ventilation and disposal of science apparatus and substances.

Conclusion

The proposals are considered to be policy compliant and would safeguard the residential amenity of neighbouring occupiers.

(D) DOES THE PROPOSED DEVELOPMENT ADDRESS TRANSPORT AND MOVEMENT CONSIDERATIONS?

There are no objections on transport grounds given that the proposals would not involve an increase in staff or pupil numbers.

However a condition requiring the submission of a Construction Environmental Management Plan is recommended given the very constrained nature of the site and its access and proximity to residential properties.

(E) ARE THERE ANY ARBORICULTURE OR NATURE CONSERVATION ISSUES?

There are a number of trees on the site including two Sycamores in the centre of the site that would need to be removed to facilitate the development. The Arboriculture Team has advised that on balance they do not consider the trees to be of sufficient value to warrant a Tree Preservation Order or to insist upon their retention. While it would be preferable to incorporate these trees within the development, this would be difficult to achieve and therefore it is recommended that their removal be mitigated in accordance with the Bristol Tree Replacement Standard (BTRS) through replacement planting. 7 trees are proposed to be removed from the site (including the existing apple trees) and this would require replacement with 24 trees.

Replacement planting of 24 trees is proposed to the southern end of the site and adjacent to the corridor. The Arboriculture Team advises that the placement of the trees is in a close layout that would result in a wooded character. This would be in keeping with the character of Brandon Hill but would mean that the space would not be highly useable. This is concluded to be acceptable given the

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proximity to neighbouring residents and that use of the space by pupils is not encouraged in the interests of safeguarding residential amenity.

A condition requiring the submission of a method statement detailing the works to the access path is recommended as well as further detail of the nature of the proposed tree protection measures. Other appropriate conditions are recommended.

As outline in detail above, the application proposal constitutes a loss of open space. However the proposed building would have a wildflower meadow blanket green roof that would replace the existing grassed area and proposes enhancements to the existing landscaping at the southern end of the site. The Nature Conservation Team has reviewed the submitted Ecological Report and Bat Survey and raises no objections in principle on nature conservation grounds subject to relevant conditions and advice notes.

**(F) DOES THE PROPOSED DEVELOPMENT MEET SUSTAINABILITY OBJECTIVES?**

The Bristol Core Strategy (21 June 2011) contains specific policies relating to sustainability as follows: Policy BCS13: Climate Change, BCS14: Sustainable Energy, BCS15: Sustainable Design and Construction and BCS16: Flood Risk and Water Management.

The submitted Sustainability Statement and Energy Statement propose the installation of solar panels (40sqm) to the roof of the development (two-storey element), which would achieve a 24.6% reduction in carbon dioxide emissions as required by Policy BCS14.

Relevant conditions are recommended to secure the proposed measures.

**Flood risk and drainage**

The site does not lie within an area at risk of flooding and there was therefore no requirement for a Flood Risk Assessment.

The Environment Agency's standing advice relates to good surface water management through use of sustainable urban drainage systems. The applicants has explored these options through their drainage plan and are proposing attenuation and flow control devices to reduce and delay the discharge to the ground. Local residents have raised concerns regarding a known storm water issue and the drainage strategy has taken account of this to ensure that the proposal would not increase the risk of this reoccurring.

The Flood Risk Management Team is satisfied with the proposed drainage strategy and amount of attenuation storage to be provided. A condition is recommended to ensure that this strategy is complied with.

**(G) ARE THERE ANY GROUND CONTAMINATION AND LAND STABILITY ISSUES?**

Officers are satisfied that any ground contamination issues can be addressed through relevant conditions to check the soil contamination on the site and any top soil to be imported.

The applicant submitted a ground investigation report as part of the application. Local residents have raised concerns regarding the stability of the land and also the retaining boundary wall, which is set at a higher level than the properties on Rosebery Terrace. The stability of this wall has been an issue in the past for residents.

The ground investigation report identifies that the soils encountered on the site are suitable for excavation by standard mechanical plant and hydraulic breaker would be required to break out

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bedrock, where the site levels require alteration. The site is generally suitable for the use of traditional strip or pad foundations.

The Council's Building Control Team has reviewed the report and is of the opinion that the report indicates low risk in terms of land stability. It is recommended that a condition be attached to any consent given requiring a condition survey of the retaining boundary wall with the properties on Rosebery Terrace and the land below the wall prior to the commencement of the development. This would ensure that in the event of a dispute with neighbouring land owners that there is an agreed basis as to whether any adverse effects have occurred.

(H) ARE THERE ANY OTHER MATERIAL CONSIDERATIONS?

Equalities Impact Assessment

During the determination of the 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 approval of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

(I) DOES THE APPLICATION MAKE SATISFACTORY PROVISION FOR ANY PLANNING OBLIGATIONS REQUIRED?

No planning obligations are required in relation to the proposed development.

**CONCLUSION**

The principle of the expansion of the existing educational use is acceptable in accordance with the requirements of the NPPF.

The issues of the loss of open space, impact on designated heritage assets and the detailed design of the development have been considered in detail and it is your officers' opinion that the proposals would be acceptable in policy terms, taking into account the public benefits of the proposal through meeting educational needs.

Your officers consider that there is no reason that the proposal should be refused on the grounds of residential amenity, highways, arboriculture, nature conservation, sustainability, ground contamination, land stability or any other relevant issues. The proposals are considered to be in compliance with national and local planning policy in all respects.

Approval of the application is recommended subject to relevant planning conditions.



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**COMMUNITY INFRASTRUCTURE LEVY**

How much Community Infrastructure Levy (CIL) will this development be required to pay?

This development is liable for CIL, however the CIL rate for this type of development, as set out in the CIL Charging Schedule, is £nil and therefore no CIL is payable.

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**RECOMMENDED GRANT**

**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 Act 2004.

**Pre commencement condition(s)**

2. Site specific construction environmental management plan

No development shall take place until a site specific Construction Environmental 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. The plan should include, but not be limited to:

- a) Parking of vehicle of site operatives and visitors
- b) Routes for construction traffic
- c) Method of prevention of mud being carried onto highway
- d) Pedestrian and cyclist protection
- e) Hours of operation
- f) Procedures for maintaining good public relations including complaint management, public consultation and liaison
- g) Arrangements for liaison with the Council's Pollution Control Team
- h) Procedures for emergency deviation of the agreed working hours.
- i) Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
- j) Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- k) Details of robust protective fencing to Brandon Hill Site of Nature Conservation Interest (SNCI) incorporating warning signs, a map showing the boundaries of the SNCI and confirmation that contractors and sub-contractors will be briefed on the importance of the ecological features and the ecological value of the SNCI prior to the commencement of works.

Reason: In the interests of the amenities of surrounding occupiers, in the interests of highways safety and to conserve the adjacent Site of Nature Conservation Interest.

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## 3. Highway condition survey

The development hereby approved shall not commence until a condition survey of John Carr's Terrace and its junction with Jacob's Wells Road has been carried out to an extent to be agreed with the Highway Authority and has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be brought into use until remedial works to any part of this highway damaged as a result of the development have been agreed with and undertaken to the satisfaction of the Highway Authority and details of these works submitted to and approved in writing by the Local Planning Authority. The developers shall contact Highways Asset Management on 0117 9222100 to agree the extent of the condition survey and any remedial works required.

Reason: In the interests of safe operation of the highway.

## 4. Retaining wall condition survey

No development shall take place until the developer has provided an existing condition survey of the retaining wall that forms the western boundary to this site (with Rosebery Terrace), together with evidence that an appropriate insurance has been taken out, to be approved in writing by the Local Planning Authority, in respect of any adverse effect the works may have on the stability of the land and retaining boundary wall along the western side of the site. This should cover any potential problems that arise during the course of construction and consequently as a result of the development.

Reason: To ensure that ground stability is properly addressed at the site.

## 5. To ensure implementation of a programme of archaeological works

No development shall take place within the site area until the applicant/developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation which has been submitted by the developer and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- \* The programme and methodology of site investigation and recording
- \* The programme for post investigation assessment
- \* Provision to be made for analysis of the site investigation and recording
- \* Provision to be made for publication and dissemination of the analysis and records of the site investigation
- \* Provision to be made for archive deposition of the analysis and records of the site investigation
- \* Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that archaeological remains and features are recorded prior to their destruction.

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## 6. Arboricultural Method Statement (including tree protection measures).

No work of any kind shall take place on the site (including the works to the access route to create access steps) until an Arboricultural Method Statement detailing the following elements has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

- a) Further detail of the proposed tree protection measures (including the detailed design and precise location);
- b) Details of how the works to the access and any underground services/ drainage works would be carried out and how the trees adjacent to the access would be protected for the duration of the works on the site;
- c) Details of the area within the site required for construction purposes (all works) and a scheme of fencing to form the boundary of the construction site/ protected areas.
- d) A scheme of soil improvement works (to include measures to ensure soil de-compaction prior to new landscaping) for all areas of the site that have formed part of the construction site (as agreed under point c)) and where new landscaping is being proposed.

The development (all works) shall be carried out in accordance with the approved Arboricultural Method Statement thereafter. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures and construction site boundary fencing are in place when the work commences. The approved tree protection measures and construction site boundary fencing shall be in place (in the agreed positions and to the agreed specifications) before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the protected areas there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council. All soil improvement works (as agreed under point d) above) shall be carried out in accordance with the approved details prior to the commencement of the tree planting and landscaping works.

Reason: To protect the retained trees from damage during construction and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area. In addition, to ensure that the soil within the areas proposed for new landscaping would be protected from damage during construction or would be improved following completion of the construction to ensure that future landscaping in this area would thrive.

## 7. Further details before relevant element started

Large scale detailed drawings 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 detail thereby approved shall be carried out in accordance with that approval.

- a) Typical details of each new window and door type, including cills, heads, reveals and surrounds (including projecting pre-oxidised copper cladding element);
- b) Large scale details of the corridor glazing, cladding and louvre system;
- c) Typical roof junctions including eaves and parapets;

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- d) All material junctions and details of any projecting/ overhanging elements, porch canopies and supports;
- e) Typical details of the balustrade to the paved roof deck (external art area);
- f) Rainwater goods;
- g) All works to the access route to John Carr's Terrace to form steps including the gate access;
- h) Solar panels (including angle of fixing and height in relation to roof parapets)

Reason: In the interests of visual amenity and the character of the Conservation Area and in order to safeguard the special interest of nearby heritage assets including listed buildings.

8. Sample panels before specified elements started

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

- a) Brick (all types- demonstrating the colour, texture, face bond, effect and pointing);
- b) Pre-oxidised copper cladding;
- c) Aluminium curtain walling system, obscure glazing, timber louvres and all other materials to the corridor;
- d) Single ply membrane roofing materials and fascia materials;
- e) All hardstanding materials;

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

9. Green roof

Prior to the commencement of development a strategy for the implementation of the wildflower blanket green roof shall be submitted to and approved in writing by the Local Planning Authority. The strategy should include details relating to the extent, specification, installation method and the management and maintenance of the green roof unless otherwise agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory and that the character and appearance of the Conservation Area would be safeguarded, to promote sustainability interests and to reduce surface water run-off.

10. Submission and approval of landscaping scheme

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a revised scheme of hard and soft landscaping, which shall include the following elements:

- a) Tree planting to replace the existing apple trees (that are unlikely to be practical to retain due to the impacts of the construction process);
- b) An amended route for the compacted gravel access path along the western boundary and a scheme of planted screening along the western boundary wall;
- c) A specific scheme of replacement slow worm and hedgehog habitat (including a hedgehog nesting box).

The approved scheme shall be implemented so that planting can be carried out no later than the first planting season following the occupation of the building or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years

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and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation. Any non-planted replacement slow worm and hedgehog habitat (e.g. hedgehog nesting box, rockery or hibernaculum) shall be provided within the same timescale as the planting.

No building or use hereby permitted shall be occupied or the use commenced until the hard landscaping proposals hereby approved have been carried out in accordance with the approved plans, unless a revised programme is agreed in writing with the Local Planning Authority. The gravel access path shall be implemented in accordance with the approved details prior to occupation and maintained thereafter as such in perpetuity.

Reason: To protect and enhance the character of the site and the area and to ensure its appearance is satisfactory. To secure an improved route for the gravel access path and to provide planted screening along this boundary in order to improve the privacy of the residents of Rosebery Terrace. In the interests of the protection and welfare of legally protected and priority species.

11. Provision of bird and bat boxes

Prior to the commencement of the development hereby approved, details shall be submitted providing the specification and location for built-in bird nesting and bat roosting opportunities, unless otherwise agreed in writing by the Local Planning Authority. This shall include six built-in bird and six built-in bat boxes.

Reason: To help conserve legally protected bats and birds which include priority species.

12. Bats: External lighting

Prior to the commencement of the development hereby permitted, details for any proposed external lighting (permanent or temporary during construction) shall be submitted and agreed in writing by the Local Planning Authority. This shall include a lux level contour plan, and should seek to ensure no light spill outside of the site boundaries. The lighting scheme shall be designed in accordance with the recommendations in the bat survey report dated October 2012 and ecological appraisal dated January 2013.

Reason: To conserve legally protected bats and other nocturnal wildlife.

**Pre occupation condition(s)**

13. To secure the conduct of a watching brief during development groundworks

The applicant/developer shall ensure that all groundworks, including geotechnical works, are monitored and recorded by an archaeologist or an archaeological organisation to be approved by the council and in accordance with the Written Scheme of Investigation approved under Condition 5.

Reason: To record remains of archaeological interest before destruction.

14. Verification of soils in landscaped areas

Prior to the occupation of the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that either:

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a) The existing landscaped areas are fit for purpose (through sampling of the future soft landscaped areas and submission of the results to the Local Planning Authority for their written approval);

b) A clean cover layer of top soil of at least 400mm depth for landscaped areas would be provided (with all imported material to be approved for use by the Local Planning Authority prior to placement on site).

Reason: The borehole logs from the geotechnical survey boreholes logs clearly identify heterogeneous made ground across the site to depths of up to more than a metre in places and the proposed end use is sensitive to contamination. It is essential that risks from land contamination to the future users of the land and neighbouring land are minimised.

15. Reporting of unexpected contamination

In the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', and where remediation is necessary a remediation scheme must be prepared which ensures 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.

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.

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. Sustainability Statement

The development hereby approved shall be carried out in accordance with the measures contained within the approved Sustainability Statement and Energy Strategy prior to the first occupation of the development hereby approved.

Reason: To ensure that sustainability policy objectives would be met.

17. Completion and maintenance of sustainable urban drainage - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the sustainable urban drainage scheme for this site has been completed in accordance with the submitted details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

18. Noise from plant and equipment

Prior to the occupation of the development and the commencement of the use of any fixed external plant equipment associated with the development (including that located within the

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lower ground floor plant room), an assessment to show that the rating level of any plant & equipment, as part of this development, will be at least 5 dB below the background level has been submitted to and approved in writing by the Local Planning Authority. The use hereby approved shall be carried out in accordance with the detail and recommendations made within this assessment and maintained as such in perpetuity.

The assessment must be carried out by a suitably qualified acoustic consultant/engineer and be in accordance with BS4142: 1997- "Method of rating industrial noise affecting mixed residential and industrial areas".

Reason: In order to safeguard the amenities of adjoining residential occupiers.

**Post occupation management**

## 19. Ecology: site clearance and demolition

Prior to any clearance of the site, a method statement detailing the site clearance works (including scrub habitat) shall be submitted to and approved in writing by the Local Planning Authority. All site clearance and construction works shall be carried out in strict accordance with the approved method statement and the recommendations in the submitted update ecological survey dated April 2014, ecological survey report dated January 2013 and bat survey report dated October 2012, unless otherwise agreed in writing by the Local Planning Authority.

No clearance of vegetation on the site or demolition of any structures suitable for nesting birds shall take place between 1st March and 30th September inclusive in any year without checking of the vegetation or structure by a suitably qualified ecologist no more than 48 hours before the clearance or demolition. Should any nesting birds or other protected species be encountered within the relevant element during the checks, then work to this element should stop immediately and the Council's Nature Conservation Officer should be contacted on 0117 922 3403 to advise further on the scope of works possible to the relevant element.

The demolition of the ATC Hut building shall be carried out using a 'soft strip' method only between April and October inclusive unless otherwise agreed in writing with the local planning authority. Areas of the building with relatively high bat potential shall be dismantled by hand under the supervision of a licensed bat worker or accredited ecologist.

Should no development take place within twelve months from the date of the update ecological survey dated April 2014, the site shall be re-surveyed for legally protected and priority (Section 41) species and an updated survey submitted to and agreed by the Local Planning Authority prior to the commencement of any development on the site. The development shall only take place in accordance with the recommendations and (if applicable) mitigation measures contained in the approved updated protected species survey, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the protection and welfare of legally protected and priority species.

## 20. Restriction of noise from plant and equipment

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the background level as determined by BS4142: 1997- "Method of rating industrial noise affecting mixed residential and industrial areas".

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

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## 21. No further extensions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) no extension or enlargement (including additions to roofs) shall be made to the building(s) hereby permitted, or any detached building erected, without the express permission in writing of the council.

Reason: The further extension of this (these) building(s) or erection of detached building requires detailed consideration to safeguard the amenities of the surrounding area.

## 22. No Further Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in any elevation of the building/extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

## 23. Non opening and obscured glazed window

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) the proposed glazing to the corridor element of the building shall be non-opening and glazed with obscure glass to a specification to be agreed with the Local Planning Authority and shall be permanently maintained thereafter as non opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

## 24. Restriction of use of roof

The roof area of the building hereby permitted shall not be used as a balcony, roof garden or similar amenity area (with the exception of the controlled external art roof deck area indicated on approved plan 3630-P-2002 A 'Proposed First Floor Plan') without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

**List of approved plans**

## 25. 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.

3630-P-1100 Existing site plan, received 25 April 2014  
 3630-P-1000 Site location plan, received 25 April 2014  
 3630-P-1101A Proposed site plan, received 4 August 2014  
 3630-P-1103 B Proposed Block Plan, received 4 August 2014



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3630-P-2000A Proposed lower ground floor plan, received 4 August 2014  
 3630-P-2001A Proposed ground floor plan, received 4 August 2014  
 3630-P-2002A Proposed first floor plan, received 4 August 2014  
 3630-P-9000A Proposed Roof Plan, received 4 August 2014  
 3630-P-2003A Proposed landscape plan, received 4 August 2014  
 3630-P-6000A Proposed section A-A, received 4 August 2014  
 3630-P-6001A Proposed section B-B, received 4 August 2014  
 3630-P-6002A Proposed section C-C, received 4 August 2014  
 3630-P-6003A Proposed section D-D, received 4 August 2014  
 3630-P-6004A Proposed section E-E, received 4 August 2014  
 3630-P-6005A Proposed section F-F, received 4 August 2014  
 3630-P-7000 Existing west & south elevations, received 25 April 2014  
 3630-P-7001A Proposed west & south elevations, received 4 August 2014  
 3630-P-7002A Proposed east & north elevations, received 4 August 2014  
 10P2 Scheme drainage layout, received 4 August 2014  
 Archaeological desk based assessment, received 25 April 2014  
 Bat survey, received 25 April 2014  
 Ecological appraisal, received 25 April 2014  
 Sustainability statement, received 25 April 2014

Reason: For the avoidance of doubt.

**Advices**

## 1. Landscaping

Landscaping of the site should predominantly employ native species of local provenance including berry and fruit-bearing tree, hedgerow and shrub species for birds and nectar-rich flowering plants for invertebrates. It is encouraged that the wildlife garden area shown on the proposed landscape plan drawing number 3630-P-2003A should include a new wildlife pond.

## 2. Replacement wildlife habitat

If slow-worms are found on site, replacement habitat features to promote their conservation shall include a hibernaculum, the provision of suitable vegetation (this should be incorporated within the required method statement). Please also note that slow-worms can only be translocated (moved) when they are active, which is usually between April and September inclusive.

Hedgehogs are a priority species (Section 41) and replacement habitat for hedgehogs shall include a hedgehog nesting box.

Examples of built-in bird and bat boxes are available from:

<http://www.ibstock.com/sustainability-ecozone.asp>  
[http://www.nhbs.com/brick\\_boxes\\_for\\_birds\\_eqcat\\_431.html](http://www.nhbs.com/brick_boxes_for_birds_eqcat_431.html)

If built-in bird and bat boxes cannot be provided within built structures, they should be provided on trees (with no more than one bird box per tree).

Bird boxes should be installed to face between north and east to avoid direct sunlight and heavy rain. Bat boxes should face south, between south-east and south-west. Bird boxes should be erected out of the reach of predators. For small hole-nesting species bird boxes should be erected between two and four metres high. Bat boxes should be erected at a height of at least four metres, close to hedges, shrubs or tree-lines and avoid well lit locations

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## 3. Green roof

The Council's Nature Conservation Team advise that the landform of the green roof could be mounded with troughs and mounds to provide habitat diversity and structure, with stones, coils of rope and dry dead wood included to provide invertebrate niches (the use of egg-sized pebbles should be avoided because gulls and crows may pick the pebbles up and drop them). Please see [www.livingroofs.org](http://www.livingroofs.org) for more information.

## 4. Bats: soft strip method

All species of bats and their roosts are legally protected. Soft stripping is a precautionary measure in case legally protected bats are roosting in a building. For example ridges and roof tiles should be lifted off vertically rather than slid off, and linings within the roof and any wooden cladding, soffits or similar which provide crevices should also be removed with care. All demolition of buildings should be carried out between April to October inclusive to avoid disturbing hibernating bats.

Bats and bat roosts: Anyone who kills, injures or disturbs bats, obstructs access to bat roosts or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats, &c.) Regulations Act. Prior to commencing work you should ensure that no bats or bat roosts would be affected. If it is suspected that a bat or bat roost is likely to be affected by the proposed works, you should consult English Nature (Taunton office 01823 283211).

## 5. Verification of soils being fit for purpose in landscaped areas

## Option One: Soil Sampling

The applicant needs to demonstrate the landscaped areas are suitable for use and meet the appropriate Category 4 Screening levels and appropriate CLEA guideline values for the proposed end use. An adequate number of soil samples should be taken by an independent environmental consultant and analysed for 'heavy' metals, speciated polyaromatic hydrocarbons and petroleum hydrocarbons (PAH and TPH) and pH (acidity). The results are to be referred to the Planning Authority to be assessed.

## Option Two: Import clean topsoil and subsoil

Soils must not be contaminated with significant quantities of concrete, brick, plastics, metal, asbestos, glass, tarmac or organic matter such as wood/timber. All samples should also be inspected for signs of Japanese Knotweed and if any rhizomes are identified, then the soil will not be suitable.

All imported topsoil must comply with the Category 4 Screening Levels, Environment Agency's CLEA Soil Guideline Values for the proposed end use and with the British Standard BS 3882: 2007 Specification for Topsoil.

The source and supplier of the soil must be provided to Bristol City Council's Environmental Protection Team, accompanied by certificates of analysis appropriate to the quantity provided. For a volume of soil up to 20 cubic metres, chemical analysis of two samples will be required per source. For a volume exceeding 20 cubic metres, three samples per source or per 250 cubic metres (whichever is the lesser quantity) will be required. The soil should be analysed for metals, speciated polycyclic aromatic hydrocarbons (PAHs); total petroleum hydrocarbons (TPH) and pH. The topsoil should be approved for use by the local planning authority.

**Development Control Committee A – 10 September 2014****Application Nos. 14/01950/F & 14/01951/LA: Queen Elizabeth Hospital School, Berkeley Place, Bristol, BS8 1JX**

## 6. Site security

It is recommended that the Secured By Design Standard be applied to this development and the Police Crime Reduction Advisors have advised that the developer is recommended to familiarise themselves with the 'New Schools 2014' standards (also available on the secured by design website: [www.securedbydesign.com](http://www.securedbydesign.com)) which covers the entire security standard required within schools, as once a development has been completed, the main opportunity to incorporate crime prevention measures has gone. Careful design needn't cost more if considered.

They have also given the following advice:

It is important to ensure the doorset aperture is protected due to the nature of educational establishment and location therefore is an expectation that the security will be required to meet one of the following minimum standards:

- PAS 24
- LPS 1175 issue 7 SR2
- STS 201 or STS 202 BR2

All ground floor and easily accessible windows or vulnerable glazing should be laminated to a minimum of 6.8mm or glass successfully tested to BS EN 356:2000 additionally to be fitted with restrictors.

It should be ensured within the design there are no climbing aids on the exterior of the building which would aid intruders to gain access to the roof. This is to include rain water down pipes should either be concealed within the cavity or flush fitting.

Good Lighting will deter intruders and reduce and reduce the fear of crime. (NB Please note the relevant condition requiring submission of the proposed scheme of external lighting in the interests of residential amenity and nature conservation).

Fittings and service wiring should be vandal resistant and located to minimise vulnerability to vandalism.

## 7. Artificial lighting

Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.

## 8. Construction site noise: Due to the proximity of existing noise sensitive development and the potential for disturbance arising from contractors' operations, the developers' attention is drawn to Section 60 and 61 of the Control of Pollution Act 1974, to BS 5228: Part 1: 1997 - "Noise and Vibration Control on Construction and Open Sites Code of practice for basic information and procedures for noise and vibration control" and the code of practice adopted by Bristol City Council with regard to "Construction Noise Control". Information in this respect can be obtained from Pollution Control, Brunel House, St. George's Road, Bristol BS1 5UY.

**Development Control Committee A – 10 September 2014****Application Nos. 14/01950/F & 14/01951/LA: Queen Elizabeth Hospital School, Berkeley Place, Bristol, BS8 1JX**

## 9. Noise - plant &amp; equipment

Anti vibration mounts should be used to isolate plant from fixed structures and a flexible connector used to connect the flue to the fan if there is a potential to transmit vibration to any noise sensitive property. Any systems will also need regular maintenance so as to reduce mechanical noise.

10. Right of light: The building/extension that you propose may affect a right of light enjoyed by the neighbouring property. This is a private right which can be acquired by prescriptive uses over 20 years; as such it is not affected in any way by the grant of planning permission.

11. BS Standard - tree work: Any works should be completed in accordance with British Standard 3998: Recommendations for tree work, you are advised that the work should be undertaken by a competent and suitably qualified tree contractor.

12. Tree Protection: You are advised to refer to BS5837 : 2005 Trees in relation to construction for detailed information on types of tree protection, protection zones and other relevant matters.

13. Nesting birds: Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use or being built is guilty of an offence under the Wildlife and Countryside Act 1981 and prior to commencing work you should ensure that no nesting birds will be affected.

14. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk). Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 7626848 or at [www.groundstability.com](http://www.groundstability.com).

15. The development hereby approved is likely to impact on the highway network during its construction. The applicant is required to contact Highway Network Management to discuss any temporary traffic management measures required, such as footway, Public Right of Way or carriageway closures, or temporary parking restrictions. Please call 0117 9031212 or email [traffic@bristol.gov.uk](mailto:traffic@bristol.gov.uk) a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

16. Bristol City Council encourages all contractors to be 'Considerate Contractors' when working in the city by being aware of the needs of neighbours and the environment.

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.

**Development Control Committee A – 10 September 2014**

**Application Nos. 14/01950/F & 14/01951/LA: Queen Elizabeth Hospital School, Berkeley Place, Bristol, BS8 1JX**

**(B) Listed Building Consent Application No: 14/01951/LA**

**RECOMMENDED GRANT**

**Time limit for commencement of development**

1. Listed Building Consent or Conservation Area Consent

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

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Act 2004.

Pre commencement condition(s)

2. Further details before development starts

Prior to the commencement of the relevant element, large scale detailed planning drawings of the following elements have been approved in writing by the Local Planning Authority. The detail thereby approved shall be carried out in accordance with that approval.

- a) New opening within the listed stone boundary wall (including gate if required);
- b) New access steps from the new opening to the new building;
- c) New hard landscaping (access to the new building adjacent to the old school buildings);
- d) Details of the repainting of the existing art block (paint type, colour and finish);

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

**List of approved plans**

3. 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.

- 3630-P-1001 Site location plan, received 21 May 2014
- 3630-P-1102A Existing block plan, received 21 May 2014
- 3630-P-1103B Proposed block plan, received 4 August 2014
- 3630-P-7010 Existing and proposed South elevation, received 21 May 2014

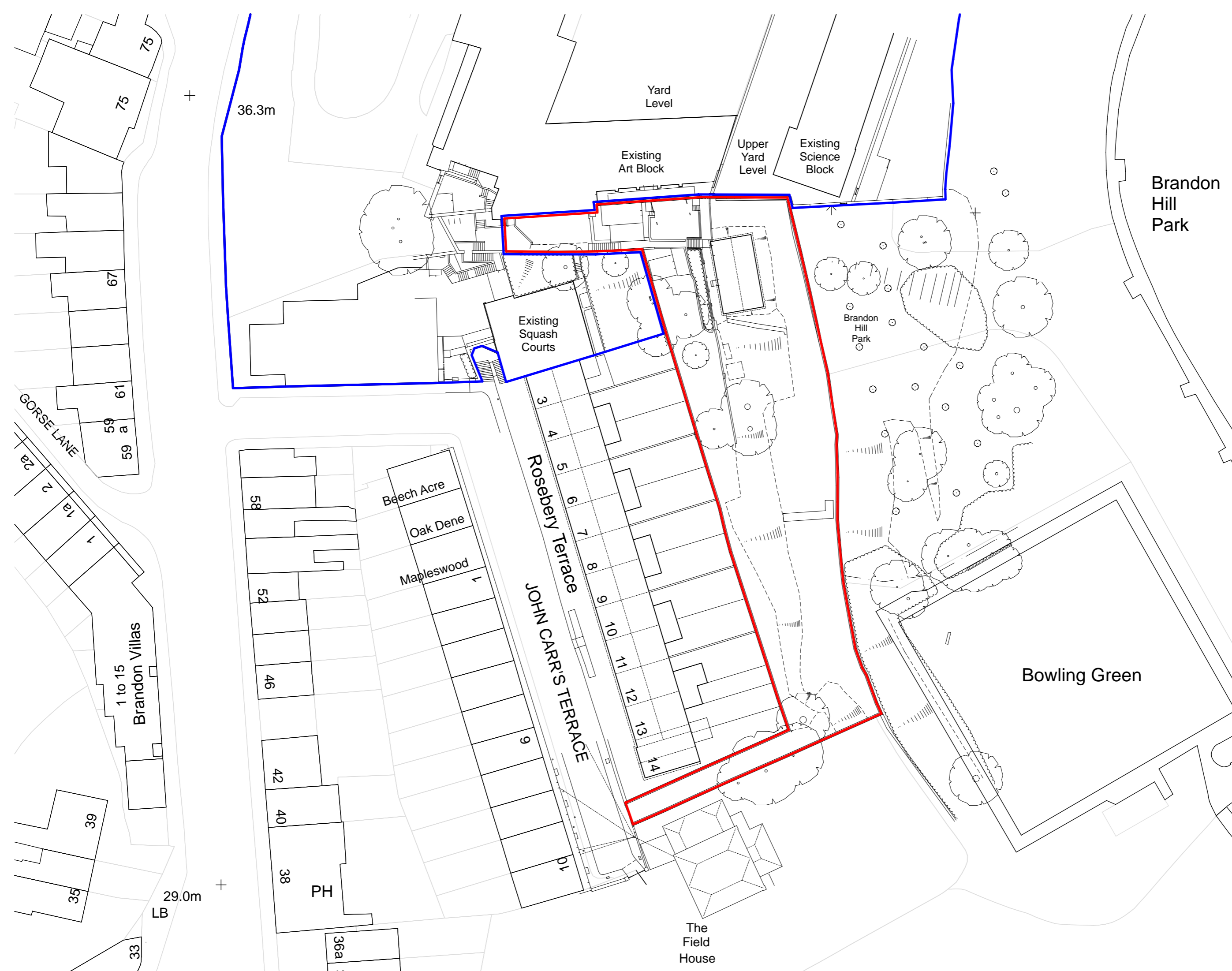
Reason: For the avoidance of doubt.

**Development Control Committee A – 10 September 2014**

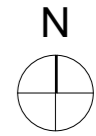
**Application Nos. 14/01950/F & 14/01951/LA: Queen Elizabeth Hospital School, Berkeley Place,  
Bristol, BS8 1JX**

BACKGROUND PAPERS

City Design Group	19 June 2014
English Heritage	12 August 2014
Conservation Section	17 June 2014
Transport Development Management	28 May 2014
Contaminated Land Team	28 August 2014
Arboriculture Team	23 June 2014
Nature Conservation Team	20 May 2014
Sport England	15 May 2014
Archaeology Team	17 June 2014
Flood Risk Manager	11 June 2014
Police Crime Reduction Advisor	22 May 2014
Landscape Team	21 May 2014



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**R E V I S I O N S**

**P R O J E C T**

**New Science & Ceramics Block**

**C L I E N T**

**Queen Elizabeth's Hospital School (QEH)**

**T I T L E**

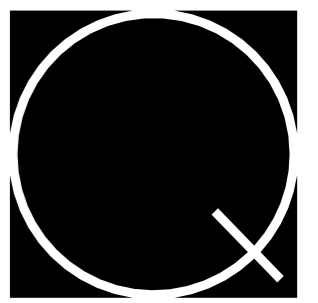
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**D R A W N C H E C K E D**

**JP JC**

**S C A L E D A T E**

**1:500@A3 April 2014**

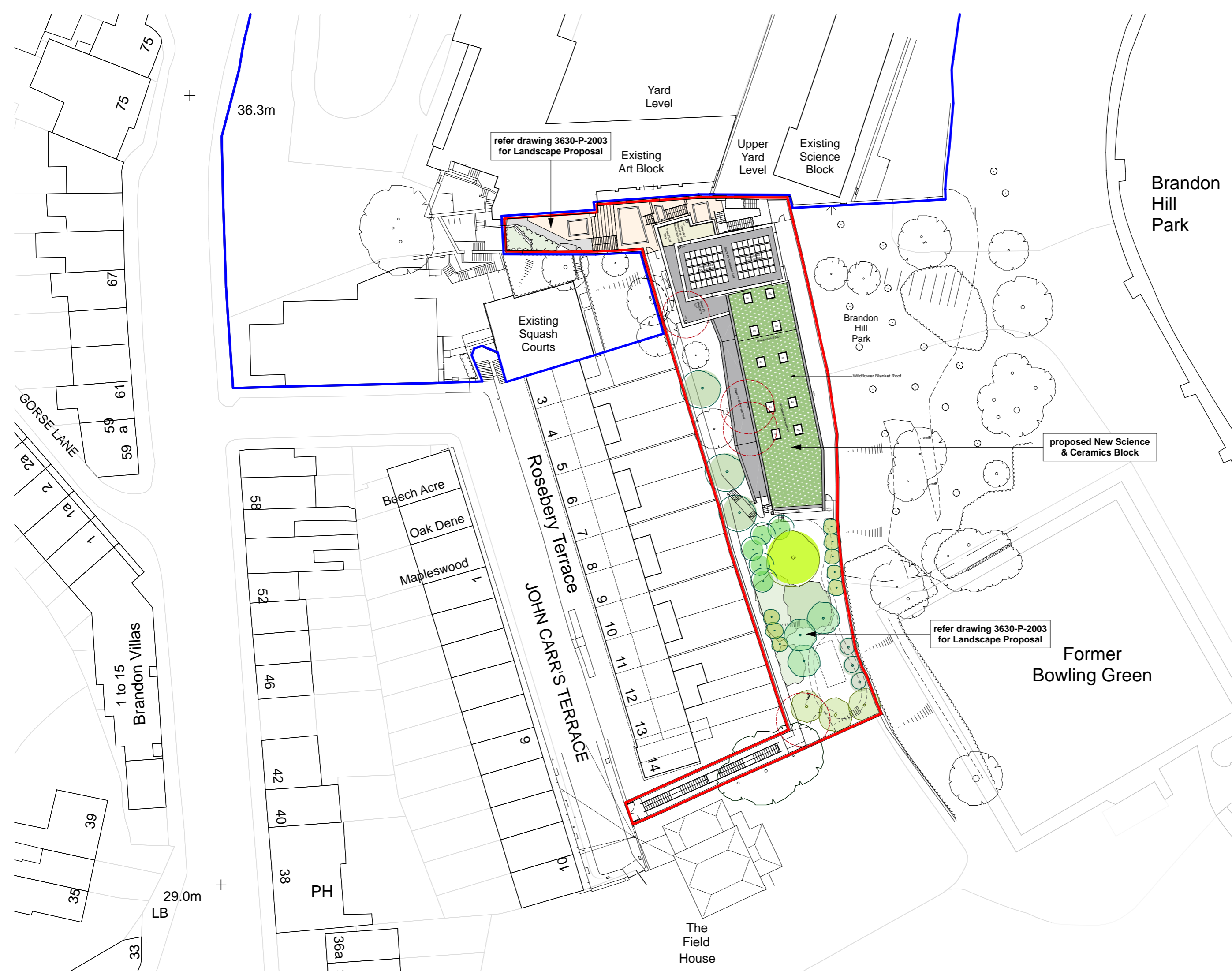


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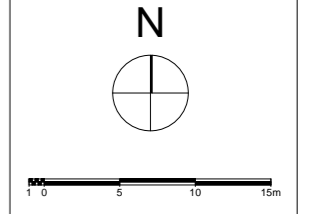




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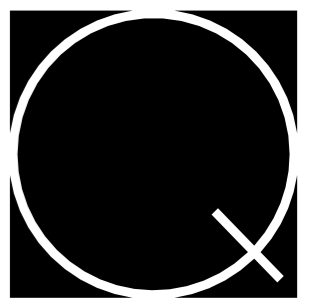
**P R O J E C T**  
**New Science & Ceramics Block**

**C L I E N T**  
**Queen Elizabeth's Hospital School (QEH)**

**T I T L E**  
**Proposed Site Plan**

**D R A W N**    **C H E C K E D**  
**JP**                      **JC**

**S C A L E**            **D A T E**  
**1:500@A3**          **April 2014**



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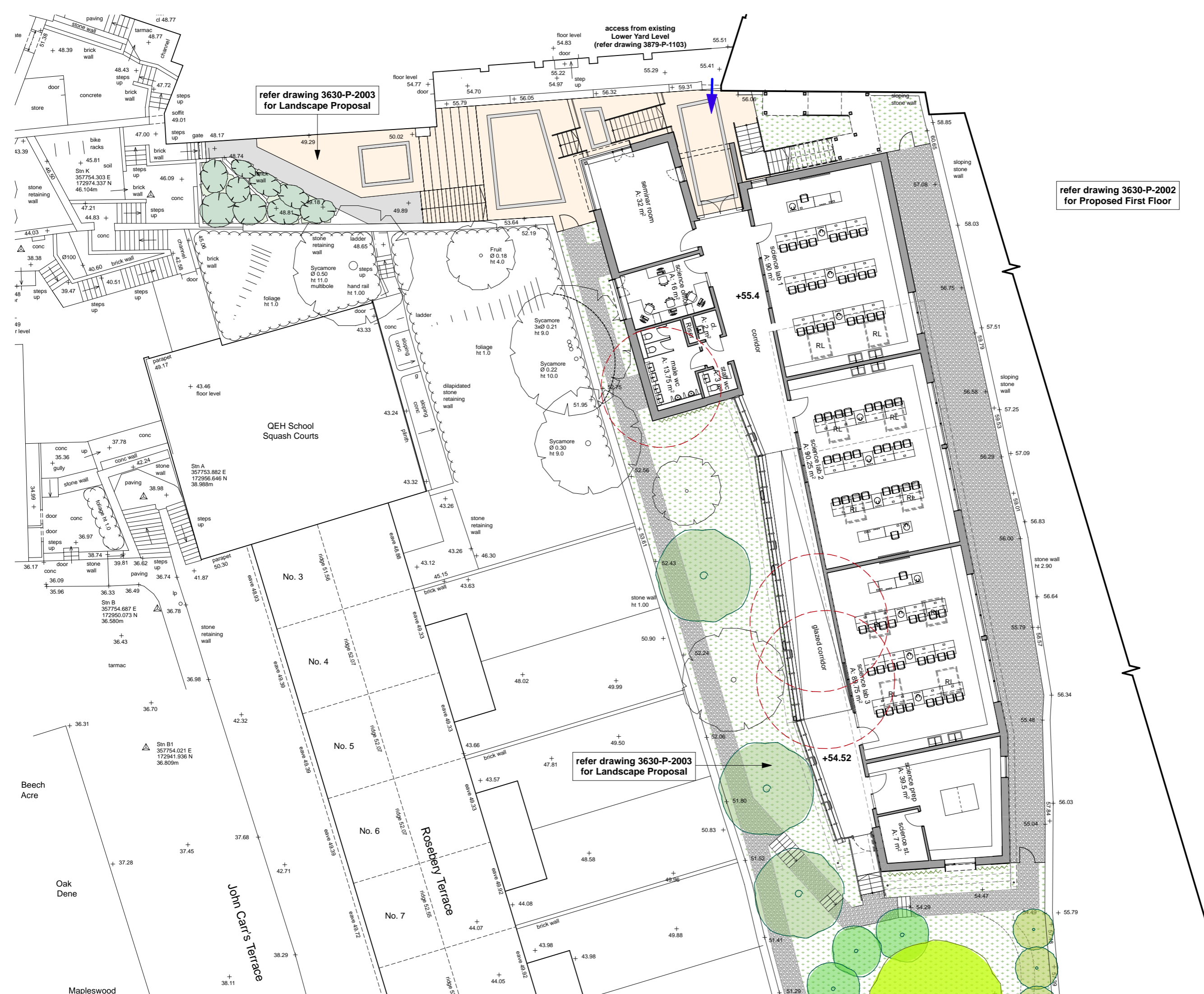
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refer drawing 3630-P-2003  
for Landscape Proposal

refer drawing 3630-P-2002  
for Proposed First Floor

refer drawing 3630-P-2003  
for Landscape Proposal

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**REVISIONS**

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JP: Drawing amended to reflect revised proposal and comments received from Planning Officer on 23.07.2014

**PROJECT**

**New Science & Ceramics Block**

**CLIENT**

**Queen Elizabeth's Hospital School (QEH)**

**TITLE**

**Proposed Ground Floor Plan**

**DRAWN CHECKED**

**JP JC**

**SCALE DATE**

**1:200@A3 April 2014**

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**3630-P-2001**

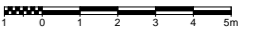
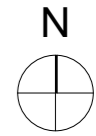
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**P R O J E C T**

**New Science & Ceramics Block**

**C L I E N T**

**Queen Elizabeth's Hospital School (QEHS)**

**T I T L E**

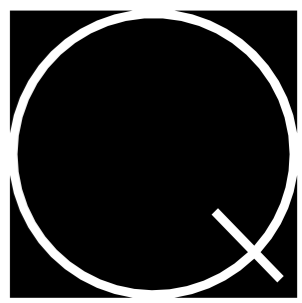
**Proposed First Floor Plan**

**D R A W N C H E C K E D**

**JP JC**

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**D R A W I N G N O R E V**

**3630-P-2002 A**

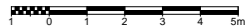




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P R O J E C T

**New Science & Ceramics Block**

C L I E N T

**Queen Elizabeth's Hospital School (QEH)**

T I T L E

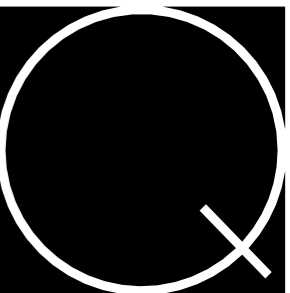
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D R A W N C H E C K E D

**JP JC**

S C A L E D A T E

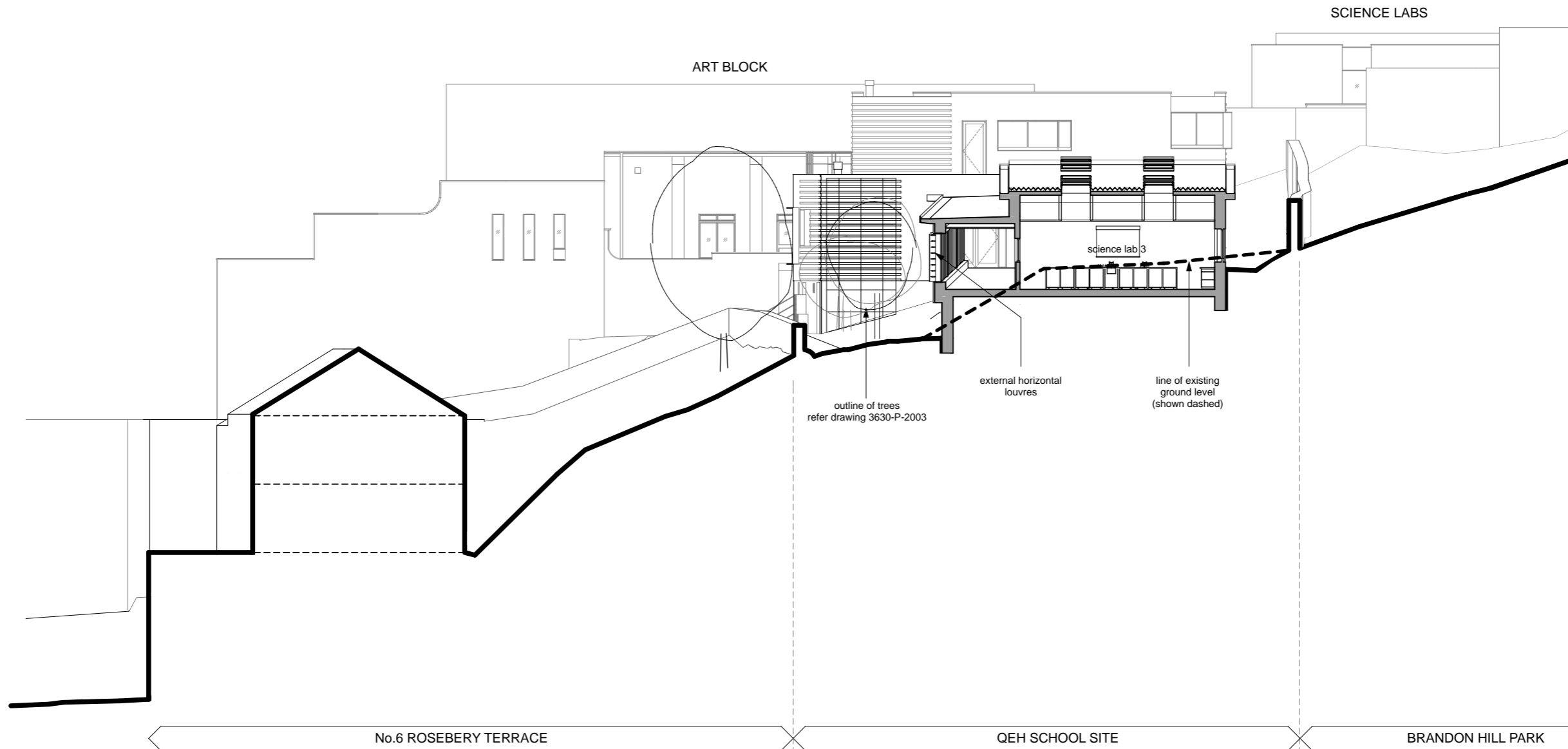
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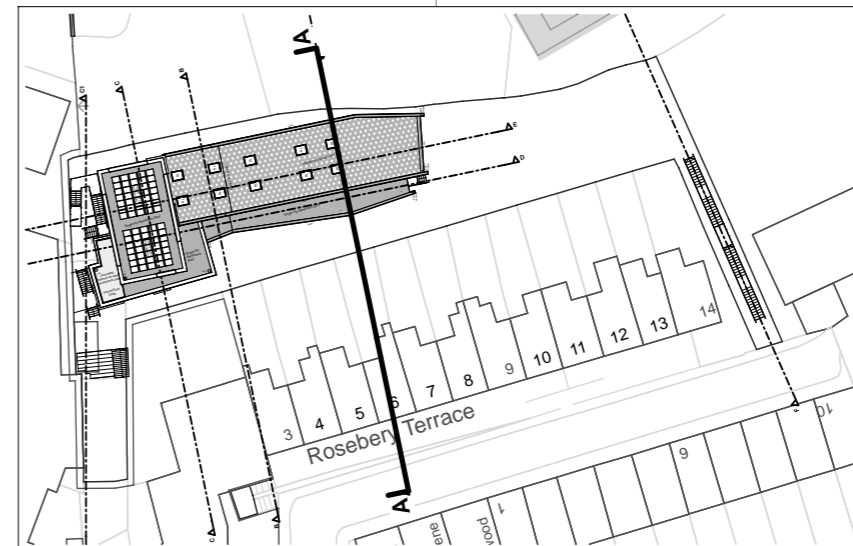
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Section A-A



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**New Science & Ceramics Block**

**C L I E N T**

**Queen Elizabeth's Hospital School (QEH)**

**T I T L E**

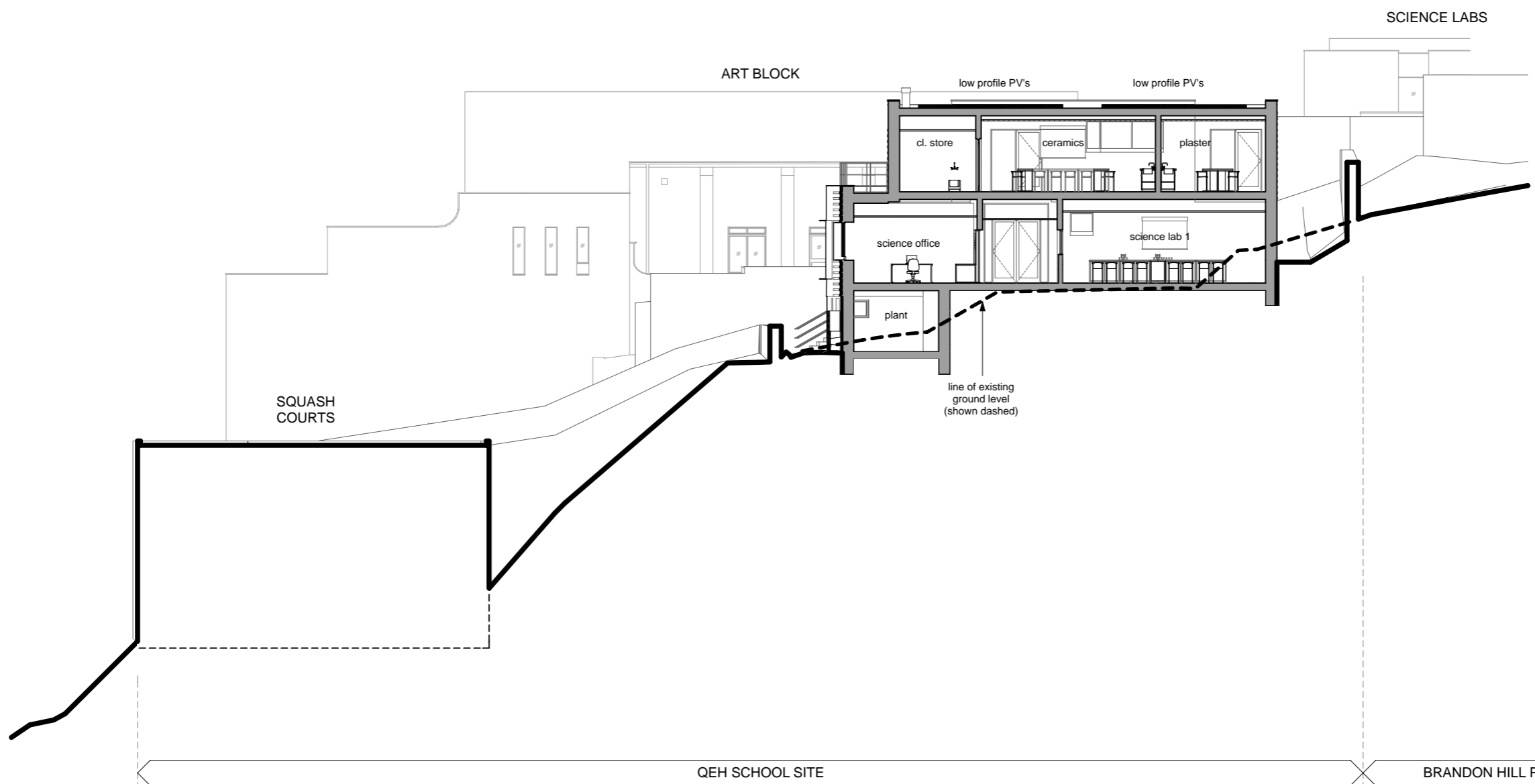
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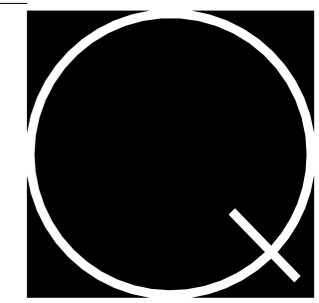
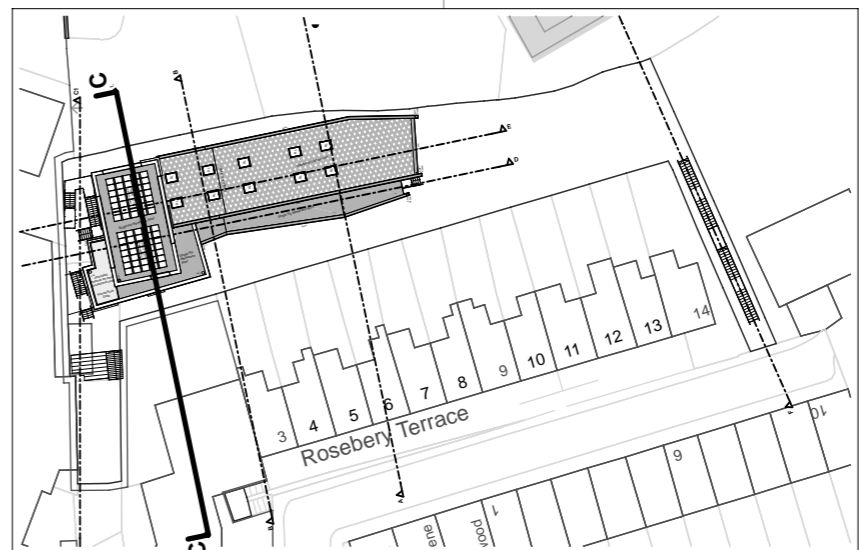
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Section C-C

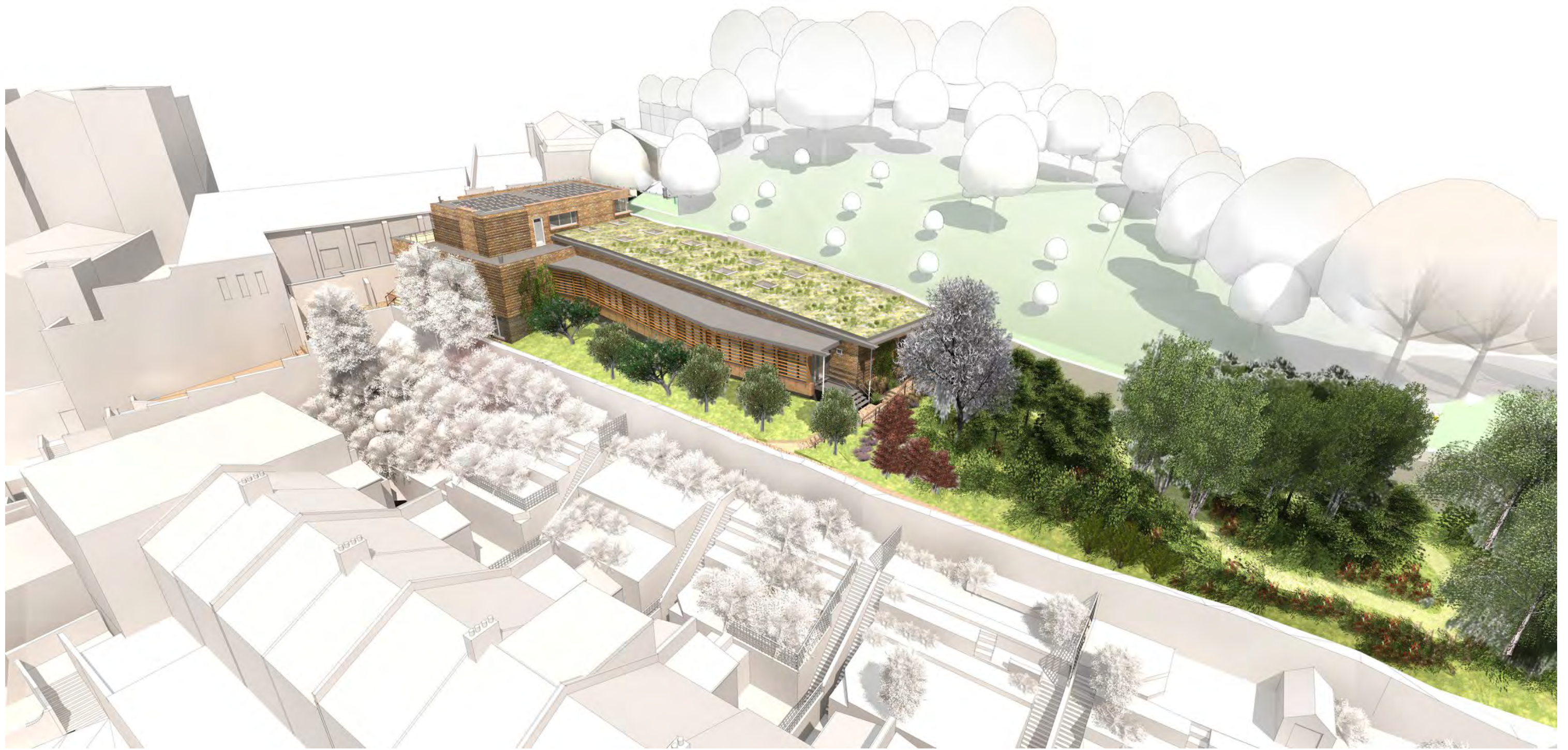


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# Key View Analysis Amended

**New Science and Ceramics Block,  
QEH School, Bristol**

**Reference:**

3630-P-4003 A

**Revision: A:** 01.08.2014

**Author:**

Joyce Clifford

**Date of Creation:**

22nd April 2014



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# 01 Introduction

## 1.1 Principle Objectives

The project represents an opportunity to enhance the built environment of Bristol and respects the historical and landscape setting, in line with the aspirations of the National Planning Policy Framework (NPPF).

The site lies within the Park Street and Brandon Hill Conservation area of Bristol, and adjacent to both the Grade II listed school buildings and the scheduled ancient monuments (SAM) on Brandon Hill.

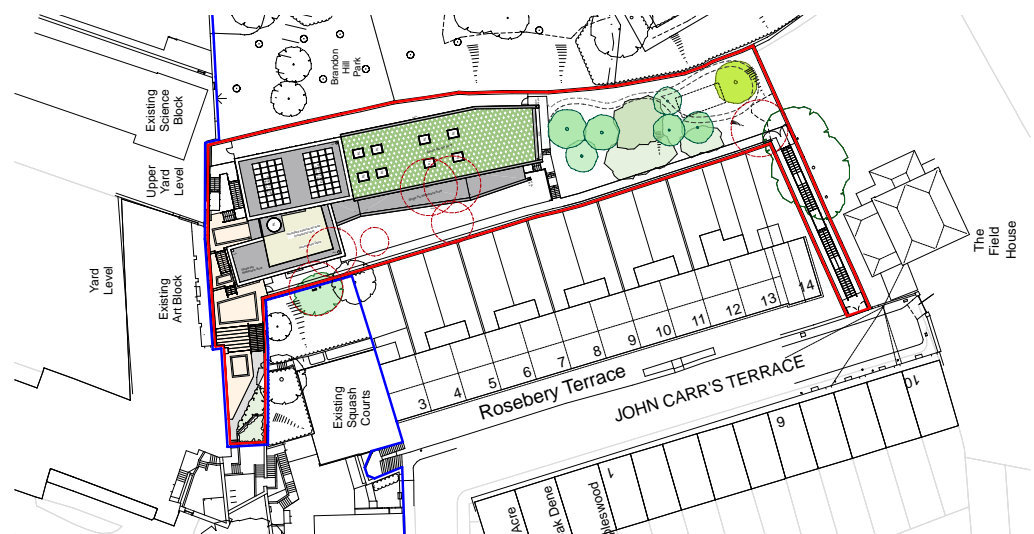
Consideration of the visual impacts of the proposed development on short, long and medium views, have been made throughout the design process. Right from the inception of the project we studied the locality, to assess the visibility of the site from. We observed that from long or short distances, either mature trees or buildings mostly obscure views of the site, even during the winter months.

Following consultation with the Planning Department, Specific Key Views were identified. We have taken photographs from these locations and have superimposed images from our 3D computer model to demonstrate that the proposed new building will have no negative impact to the landscape setting.

Since the original application, a further view has been identified as being significant, View 9, resulting from the redevelopment of the Old Bowling Green which has opened up the north western corner of this formally closed square.

## 1.2 Site Location and Description

The site is on the side of Brandon Hill with challenging topography, as explained more fully in the Design and Access Statement. The design has responded to the landscape and has been designed to blend into the parkland setting through the use of materials, landscaping techniques and the building form.



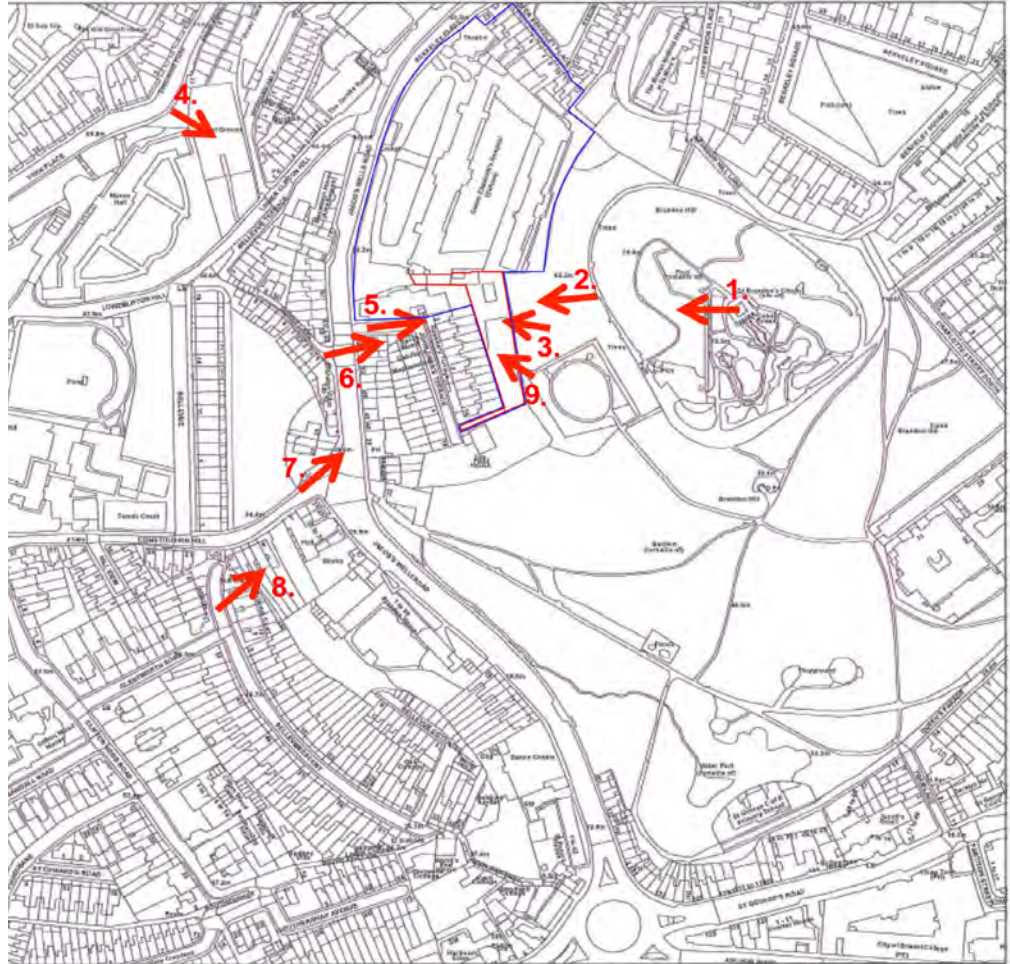
Site Location Plan



# 02 Key Views

## 2.1 Key View Map

Key views



Km 0.05 0.1 0.15 0.2 0.25





## 2.2 View 1 - from Cabot Tower



*View before development*



*View after development*





### 2.3 View 2 - from Brandon Hill Park



*View before development*



*View after development*





## 2.4 View 3 - from Lower Slopes Brandon Hill Park



*View before development*



*View after development*





2.5 View 4 - from York Place



*View before development*



*View after development*



## 2.6 View 5 - from John Carr's Terrace



*View before development*



*View after development*





2.7 View 6 - from Gorse Lane



*View before development*



*View after development*

2.8 View 7 - from Constitution Hill



*View before development*



*View after development*





2.9 View 8 - from Bellevue Crescent



*View before development*



*View after development*

View 9 - from Old Bowling Green



*View before development*



*View after development*



## 03 Summary

The superimposed images demonstrate that the proposed development is barely visible from the short, medium or long distance views looking into, or from the Park Street and Brandon Hill Conservation area of Bristol.

The building has been placed within the landscape setting where it will have limited impact. Where it may be seen, the design and choice of materials and landscaping are of a quality that it will enhance the built environment of Bristol City.





# Aerial photo

