

STRIDE TREGLOWN

PLANNING, DESIGN AND ACCESS WITH HERITAGE STATEMENT PROMENADE HOUSE



STRIDE TREGLOWN JOB NO.
156459

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DATE
MARCH 2024

REVISION
B

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Revisions

Revision	Description
Rev A	Internal Review
Rev B	Application Submission

1. Introduction

1.1. Background

- 1.1.1 Stride Treglown submit this Planning, Design & Access with Heritage Statement in support of an application for full planning permission at Promenade House, Clifton, Bristol.
- 1.1.2 The proposals subject of this application is the provision of a tensile stretch tent within the garden adjacent to the building to provide external space for outdoor events, workshops and meetings - associated with Stride Treglown's work as a multidisciplinary design and planning consultancy.
- 1.1.3 The purpose of this Planning, Design & Access with Heritage Statement is to inform the reader of the background to this planning application and provide a clear description and justification for the proposals.

1.2. Site and Surroundings

- 1.2.1 Promenade House is a Grade II* listed building, formerly known as Fanum House and Sundon House and forms part of a group of imposing residential mansions, which have mainly been converted to office use. The building was constructed in the early to mid-19th century for use as a residential property and is now in use as an office. The building has been occupied by Stride Treglown since 1988.
- 1.2.2 To the north of the site is the Grade II* Taylor Maxwell House (Crosfields House) and to the east a variety of residential properties along Litfield Road and Percival Road. To the north of Taylor Maxwell House lie a number of further listed buildings along Clifton Down, including the Grade II* listed Trafalgar House, the Grade II listed Penavon and Chatford houses and the Grade II listed Merchants Hall. To the south of the site beyond Percival Road lies the Grade II* listed Engineers House.
- 1.2.3 The site is within the Clifton and Hotwells Conservation Area (designated as a conservation area on 26 September 1972 and extended on 16 February 1977 and 18 February 1981).

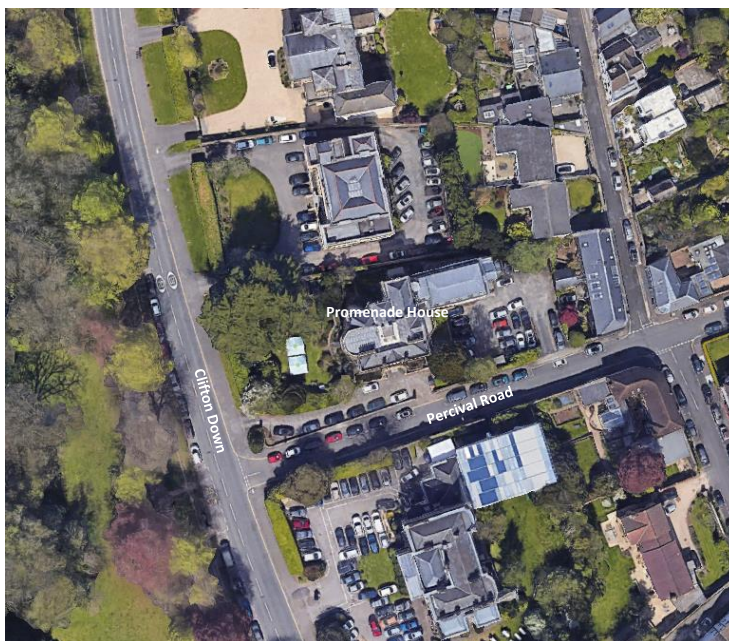


Fig. 1 – Site Location

2. Proposed Works

2.1.1 The proposed works comprise the following:

- The installation of a new tensile stretch tent to provide opportunities for outdoor events, workshops and meetings - associated with the office use of the building. It will be an adaptable feature with flexibility to position seating in various arrangements or be kept open to maximise space during certain events. The tent will be constructed from weatherproof durable fabric, with timber posts providing the structural support.
- The surface covered by the tent will comprise of hoggin (bound gravel) in a buff colour. This will provide a stable surface, appropriate to the garden context, and enable accessible use of the tent and garden.
- Beneath the top surface hoggin layer, a cellular grid system will be installed to protect existing tree roots, filled with angular stone to create a base.
- Edging to the hoggin surfacing will be provided in the form of aluminium edging pinned into place at all interfaces with soft landscape surrounding the tent area. This will provide a flexible edge that can accommodate curved sections. It will be laid flush with adjacent surfaces.
- New shrub planting will include a mix of native shrubs and herbaceous perennials, which will supplement existing shrub planting within the existing planting beds to the east of the garden adjacent to the building. The species have been carefully selected to provide wildlife benefits as well as aesthetic qualities appropriate to the garden setting.
- New tree planting has been included to mitigate the removal of 3no. existing small trees. These will be native species, located to frame the building frontage where adjacent to the garden - located either side of the main steps into the cafe lounge.
- Existing trees will be protected during the works in accordance with current guidance, and all construction activities will be guided by arboricultural working methodologies included as part of the arboricultural report.



Fig. 2 – Existing garden at Promenade House and proposed location of stretch tent installation

2.1.2 The image below identifies the area of the garden within which the tent is proposed to be installed. This area is currently occupied by raised timber planting beds, which have previously been used as a staff allotment. However, due to increased hybrid working patterns and staff more frequently working from home, the planting beds are no longer utilised. The stretch tent will provide the opportunity to enhance and better utilise this area of the garden as an all-weather outdoor meeting space.



Fig. 3 – Raised timber planters to be removed

3. Planning Policy Context

3.1. National Planning Policy Framework (2023)

- 3.1.1 The National Planning Policy Framework (NPPF) was originally published in March 2012 and most recently revised in September 2023.
- 3.1.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (*Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990*).
- 3.1.3 The NPPF (Para 2) requires that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 3.1.4 The NPPF considers (Para 7) that the purpose of the planning system is to contribute to the pursuit of sustainable development, a concept that is considered to be summarised as *“meeting the needs of the present without compromising the ability of future generations to meet their own needs”*. The overarching achievement of sustainable development concerns; economic, social, and environmental objectives. Development should support each of these in mutually supportive ways (Para 8).

Design

- 3.1.5 Good design is considered to be a key aspect of sustainable development (Para 126), ensuring the development of better places to live and work.
- 3.1.6 Planning policies and decisions should ensure that developments (Para 130) will function well in the long-term, are sympathetic to local character and history, and create places that are safe, inclusive, accessible and promote health and well-being.

Heritage

- 3.1.7 The NPPF glossary (Annex 2) provides definitions for various terms. In respect of heritage, the NPPF provides the following definitions:
- 3.1.8 "Heritage Asset" means; *"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)"*.
- 3.1.9 "Setting of a Heritage Asset" means; *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"*.
- 3.1.10 "Significance (for heritage policy)" means; *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance"*.
- 3.1.11 Section 16 of the NPPF entitled: *'Conserving and enhancing the historic environment'* is the relevant section relating to heritage considerations. A number of the paragraphs within this section are relevant, as outlined below.

- 3.1.12 The NPPF outlines that development proposals should include a description of the significance of any heritage assets affected, including any contribution made by their setting (paragraph 200). It also states that in determining applications affecting heritage assets, consideration should be had to the impact of a development proposal on the particular significance of the heritage asset, taking account of the available evidence and any necessary expertise.
- 3.1.13 Paragraph 203 of the NPPF states; *“In determining planning applications, local planning authorities should take account of:*
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness”.*
- 3.1.14 Paragraph 205 states; *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.*
- 3.1.15 Paragraph 206 states; *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites should be wholly exceptional”*
- 3.1.16 Paragraph 207 looks at substantial harm or total loss of significance of a designated heritage asset; paragraph 208 looks at the less than substantial harm to the significance of a heritage asset.
- 3.1.17 Paragraph 209 advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. Importantly, it states; *“In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.*
- 3.1.18 Paragraph 212 states; *“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”.*
- 3.1.19 Paragraph 213 acknowledges that not all elements of a World Heritage Site or Conservation Area will contribute to its significance.

3.2. The Planning (Listed Buildings and Conservation Areas) Act 1990

3.2.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.2.2 The local planning authority is required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and/or listed buildings.

3.3. The Development Plan

3.3.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990).

3.3.2 The Development Plan for Bristol comprises the following documents:

- The Core Strategy (Adopted June 2011)
- Site Allocations and Development Management Policies (Adopted July 2014)
- Bristol Central Area Plan (Adopted March 2015)
- West of England Joint Waste Core Strategy (Adopted March 2011)

3.3.3 The Core Strategy and the Site Allocations and Development Management Policies contain a number of design and heritage specific policies, which are relevant to the proposal and are identified below.

Bristol Development Framework Core Strategy (Adopted June 2011)

3.3.4 **Policy BCS21 (Quality Urban Design):** *aims to ensure that all new development in Bristol achieves high standards of urban design.*

3.3.5 **Policy BCS22 (Conservation and the Historic Environment):** *Development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including:*

- *Scheduled ancient monuments;*
- *Historic buildings both nationally and locally listed;*
- *Historic parks and gardens both nationally and locally listed;*
- *Conservation areas;*
- *Archaeological remains.*

Site Allocations and Development Management Policies (Adopted July 2014)

3.3.6 **Policy DM1 (Presumption in favour of sustainable development):** *Planning applications that accord with the policies in the Bristol Local Plan will be approved without delay, unless material considerations indicate otherwise.*

- 3.3.7 **Policy DM15 (Green Infrastructure Provision):** sets out criteria for the provision of certain types of green infrastructure assets and the circumstances when they should be included in development proposals. The provision of additional and/or improved management of existing trees will be expected as part of the landscape treatment of new development.
- 3.3.8 **Policy DM17 (Development Involving Existing Green Infrastructure):** states that where tree loss or damage is essential to allow for appropriate development, replacement trees of an appropriate species should be provided.
- 3.3.9 **Policy DM19 (Development and Nature Conservation):** sets out the detailed criteria for the consideration of proposals affecting nature conservation sites and features of value in Bristol.
- 3.3.10 **Policy DM31 (Heritage Assets):** Development that has an impact upon a heritage asset will be expected to conserve and, where appropriate, enhance the asset or its setting.
- *Listed Buildings: Alterations, extensions or changes of use to listed buildings, or development in their vicinity, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.*
 - *Conservation Areas: Development within or which would affect the setting of a conservation area will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance.*
 - *Locally important heritage assets: Proposals affecting locally important heritage assets should ensure they are conserved having regard to their significance and the degree of any harm or loss of significance.*

Understanding the asset

- 3.3.11 *Development proposals that would affect heritage assets will be expected to demonstrate, by a thorough understanding of the significance of the asset, how any change proposed would conserve and, where appropriate, enhance that significance.*

Conserving heritage assets

- 3.3.12 *Where a proposal would affect the significance of a heritage asset, including a locally listed heritage asset, or its wider historic setting, the applicant will be expected to:*
- i. Demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and*
 - ii. Demonstrate that the works proposed are the minimum required to secure the long term use of the asset; and*
 - iii. Demonstrate how those features of a heritage asset that contribute to its historical, archaeological, social, artistic or architectural interest will be retained; and*
 - iv. Demonstrate how the local character of the area will be respected.*

Recording the asset

- 3.3.13 *Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to:*
- *Instigate a programme of recording of that asset; and*

- *Ensure the publication of that record in an appropriate form. Energy efficiency measures and renewables*

3.3.14 *The installation of energy efficiency measures and micro-renewables in historic buildings (including listed buildings) and in conservation areas will be permitted, provided that the works are the minimum required to achieve the energy efficiency improvements and do not conflict with the general principles described above, prioritising low-impact measures over invasive measures.*

3.4. Clifton & Hotwells Character Appraisal & Management Proposals (June 2010)

3.4.1 Promenade House lies within the Clifton & Hotwells Conservation Area. The site is included within "The Promenade" Character Area of the 'Clifton & Hotwells Character Appraisal & Management Proposals' document and the Appraisal notes that *"the area is characterised by its grand properties and verdant feel, owing to its proximity to The Downs and the volume of mature trees and planting in the substantial private and communal gardens"*. The Appraisal also notes that *"properties have Classical facades, mainly stonefaced, set behind high laurel hedges and in well maintained gardens"*. No specific reference is made to Promenade House or its garden

4. Design and Access

4.1. Amount, Scale and Layout

- 4.1.1 The proposed stretch tent is 6m in width, 10m in length and varies in height from 4m in the centre to 1m-2.7m around the outer edges of the tent. It will occupy an area of 60m².
- 4.1.2 The stretch tent is proposed to be positioned within the garden space to the north west of Promenade House, abutting the site's northern boundary, as shown on the accompanying Landscape General Arrangement Plan.

4.2. Appearance

- 4.2.1 The stretch tent structure comprises of a tan coloured weatherproof stretch fabric, supported by 11 (2m-4m height) timber tentpoles, 5 low level (2m-2.2m height) steel posts adjacent the boundary wall and black rigging rope. Example of a similar style tent stretcher from the same manufacturer is shown on the images below. As per fig. 4 and 5, the rear of the tent structure which faces the site's northern boundary and neighbouring property will be sloped, so that its lowest point is below the height of the top of the wall. This will ensure there is no overlooking from the users in the tent to the neighbouring office building.



Fig. 4 – Example Tent Structure



Fig. 5 – Example Tent Structure

4.3. Access

4.3.1 No changes to the existing access arrangements are proposed as part of the works. Access to the stretch tent will be afforded via the existing access points to the garden from Promenade House to the east of the garden and the car parking area to the south of the garden.

4.4. Landscape

- 4.4.1 The proposed hard landscaping works involve the installation of a cellular grid system (fig. 10) beneath the stretch tent to protect existing tree roots. This will be filled with angular stone to create a base course. Hoggin (bound gravel) in a buff colour (fig. 8) will be laid on top of the cellular grid system to provide a stable surface. Aluminium edging will be pinned into place at all interfaces with the soft landscaping surrounding the tent area, laid flush with adjacent surfaces and back filled with the angular stone and hoggin, illustrated at fig. 9.
- 4.4.2 The proposed soft landscaping works include new shrub planting (a mix of native shrubs and herbaceous perennials (fig. 6) to supplement existing shrub planting within the existing planting beds to the east of the garden adjacent the Promenade House building.
- 4.4.3 New tree planting has been included to mitigate the removals of 3no. existing small ornamental trees. These will be native species, located to frame the building frontage adjacent the garden - located either side of the main steps into the cafe lounge.



Fig 6 - Low-level shrub planting with aesthetic qualities



Fig. 7 – Native tree planting providing mitigation for removals



Fig. 8 - Hoggin bound gravel surfacing



Fig. 9 – Aluminium edging facilitating curved section



Fig. 10 – Cellular grid systems within existing tree rooting areas

5. Heritage Statement

5.1. Understanding the Heritage Assets

Significance

- 5.1.1 The significance of a heritage asset is defined by the NPPF as the value of a heritage asset to this and future generations, because of its heritage interest. The assessment of significance within this report has been undertaken in accordance with the policies and guidance contained in *Conservation Principles, Policies and Guidance* (English Heritage, 2008).
- 5.1.2 The significance of a heritage asset is defined with reference to four areas:
- **Evidential Value**, derived from “the potential of a place to yield evidence about past human activity” (English Heritage, 2008, p28) and primarily associated with physical remains or historic fabric.
 - **Historical Value**, derived from “the ways in which past people, events and aspects of life can be connected through a place to the present” (English Heritage, 2008, p28). This can derive from aspects of past ways of life.
 - **Aesthetic Value**, derived from sensory and intellectual stimulation and including design value, i.e. “aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole” (English Heritage, 2008, p30). It may also include its physical form, and how it lies within its setting. It may be the result of design, or an unplanned outcome of a process of events (i.e. fortuitous).
 - **Communal Value** derives from the meanings that an historic asset has for the people who relate to it, or for whom it relates to their collective experience or memory. It may be commemorative or symbolic in nature and relate to identity or collective memory (English Heritage, 2008, p31-32).
- 5.1.3 In this instance, the identified designated heritage assets that exist fall into the historical (illustrative) and aesthetic (designed) categories.

Key Consideration – Setting

- 5.1.4 As the proposed works do not involve any physical alterations to Promenade House, the key heritage consideration is one of ‘setting’ and the impact the stretch tent installation would have upon the setting of the identified designated heritage assets.

5.2. Designated Heritage Assets

- 5.2.1 There are three types of designated heritage asset in this instance that require a ‘setting’ consideration in the context of the proposed works. These are:
- Promenade House as a grade II* listed building.
 - Other nearby listed buildings.
 - The Clifton and Hotwells Conservation Area.

Promenade House

5.2.2 Promenade House was initially listed in 1959. The original element of building forms an important building as part of the group of houses located along the Promenade, to the north and south of the site. The significance of the building is therefore characterised by its high-quality architecture and historic relationship to the other houses/villas located on The Promenade.

Nearby Listed Buildings

5.2.3 There are a number of listed buildings in close proximity to the site as shown shaded light purple (grade II*) and dark purple (grade II) on the image below.

- Merchant Hall (grade II)
- Chatford House and Penavon House (grade II)
- Trafalgar House (grade II*)
- Promenade House (grade II*)
- Engineers House (grade II*)



Fig. 11 – Listed Buildings Map

5.2.4 A planning judgement has been used to inform which of these nearby and adjacent listed buildings may be affected by the proposals. This, in turn, has an influence in respect of assessing the setting of the proposal upon these assets.

5.2.5 The listed buildings that would be able to be seen in the same context as the application site are identified below. This has taken into account that some of the listed buildings identified above would not be able to be experienced and would have no visual setting relationship to that of Promenade House and the proposed development area.

Taylor Maxwell House

- 5.2.6 Taylor Maxwell House (formerly known as Avonside House) is a grade II* located immediately to the north of Promenade House, with a separation distance of circa 10m between the two buildings at the closest point.

Engineers House

- 5.2.7 Engineers House (formerly known as Camp House) is a grade II* located c24m to the south of Promenade House, beyond Percival Road.

Clifton and Hotwells Conservation Area

- 5.2.8 A Conservation Area is defined as *“an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”* (Planning (Listed Building & Conservation Areas) Act, 1990).
- 5.2.9 The Clifton and Hotwells Conservation Area was designated in 1972 when it was classified as being of "outstanding interest" and considered to be of national significance. The Conservation Area is in the west of Bristol, immediately east of the Portway, north of the Floating Harbour and west of the city centre. The conservation area is defined by its historical evolution of terraces, crescents and streets and is characterised by its dramatic topography that ranges from 10m above sea level at its lowest point alongside the Floating Harbour, reaching up to 90m at the highest point towards Clifton Park. The quality of the built fabric and townscape is regarded as being particularly high. The Clifton & Hotwells Conservation Area contains more than 1,200 listed buildings, which represents 31% of the total within Bristol.
- 5.2.10 A Character Appraisal was adopted for the Clifton and Hotwells Conservation Area in July 2010. The site is included within "The Promenade" Character Area and the Appraisal notes that the "area is characterised by its grand properties and verdant feel, owing to its proximity to The Downs and the volume of mature trees and planting in the substantial private and communal gardens". The Appraisal also notes that "properties have Classical facades, mainly stonefaced, set behind high laurel hedges and in well maintained gardens". No specific reference is made to Promenade House. The Promenade includes an imposing line of Mansions with high level hedges, while on the Percival Road elevation, stone walls of varying heights restrict views.

Archaeology

- 5.2.11 The stretch tent installation will require very minor surface level works through the installation of a cellular grid system (to protect existing tree roots) filled with angular stone to create a sub base and the provision of hoggin (gravel bound) surfacing. Matters relating to archaeology are not therefore considered further within this Heritage Statement.

5.3. Assessment of Impact

- 5.3.1 The NPPF requires, in relation to describing the significance of a heritage asset, that *“...the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”*.
- 5.3.2 Following the identification of the relevant heritage assets this section provides an assessment of the potential impact that the proposed development may have on these heritage assets, having regard to their significance. It is important to note that when assessing the level of harm, it is the degree of harm to the asset’s significance rather than the scale of the development that should be assessed.

Impact on Promenade House

- 5.3.3 The proposed stretch tent installation as a free-standing external structure within the garden area would have no direct impact on Promenade House as a grade II* listed building. No physical alterations to Promenade House are proposed as part of the works. Any perceived impact on Promenade House as a grade II* listed building therefore relates to impact on setting.
- 5.3.4 The degree to which the tent structure and Promenade House are seen or experienced in the same context is largely limited to glimpsed views from Percival Road facing north/north west/north east, albeit largely screened by the existing hedgerow. Views from further along Percival Road to the east are restricted by Promenade House and to the west where Percival Road adjoins Clifton Down, significant tree and hedgerow provides natural screening.



Fig. 12 – Views from Percival Road where glimpses of the top of the tent structure may be afforded

- 5.3.5 The proposed stretch tent structure is simple in form, comprising of materials which are sympathetic and respond well to its external location in the garden space and is not considered to detract from the special character, appearance or significance of Promenade House or have an adverse impact on its setting.
- 5.3.6 In theory, the ground works to serve the stretch tent could be able to be removed from the site and the land restored to its former condition, at a future stage should it not be required, and there would be no discernible impact or harm caused to the setting of Promenade House by its removal.

Impact on the Clifton and Hotwells Conservation Area

- 5.3.7 The proposed location of the new stretch tent within the garden area and adjacent the site's northern boundary is such that its visibility within the Conservation Area would largely be limited to north/north westerly views on Percival Road.
- 5.3.8 Notwithstanding the limited visibility of the stretch tent within the context of the Conservation Area, the materials to be used for the structure are considered appropriate to and respond well to the external garden location.

- 5.3.9 The proposals have considered the location of the works and its visibility as part streetscape of the area, whereby limited visibility of the stretch tent structure from outside the boundary of the site within the Conservation Area is afforded, thereby avoiding any harm to the character and appearance of the Conservation Area.

Impact on Nearby Listed Buildings

Taylor Maxwell House

- 5.3.10 This listed building is situated approximately 10m to the north of Promenade House.
- 5.3.11 This listed building is only seen or 'experienced' in the same view with the Promenade House when looking from Clifton Down road to the east of the site. Views of both buildings in the same context are generally limited and the stretch tent will be screened and obscured by existing, established tree planting and hedgerow along the Promenade House site's northern, southern and western boundary.

Engineers House

- 5.3.12 This listed building is situated approximately 24m to the south of Promenade House, on the opposing side of Percival Road.
- 5.3.13 While views of both the Promenade House site and Engineers House are afforded when looking eastwards from Clifton Down road and partially westwards from Percival Road (a tall standing boundary wall screens the majority of Engineers House from view at ground floor level), the visibility of the stretch tent in the context of Engineers House is not considered to be afforded. Again, existing, established tree planting and hedgerow along the Promenade House site's northern, southern and western boundary, as well as existing trees located on the southern boundary of the Engineer's House site screen views of and between the stretch tent area and Engineers' House.
- 5.3.14 It is considered there would be no visual association between Taylor Maxwell House and Engineer's House and the proposed stretch tent. As such, no harm will be caused to the setting, special interest or character of these listed buildings as result of the proposed works.

6. Planning Assessment

6.1. Design

- 6.1.1 The stretch tent is simplistic in its design and comprises few materials. The materiality of the stretch is considered appropriate for its external location within the garden of the Promenade House site and the choice/colour of materials help to create a natural look that blends seamlessly with its surrounding context and responds well to its location and setting. The proposed installation is therefore considered to be in accordance with national policy and the principles of local plan policies BCS21 and DM26.

6.2. Heritage

- 6.2.1 The key heritage considerations associated with the proposed works are detailed within Heritage Statement section of this report and relate to any impact on Promenade House as grade II* listed building, nearby listed buildings and the Clifton and Hotwells Conservation Area. As the proposals do not involve and physical alterations to Promenade House, the key heritage consideration is therefore one of 'setting' and the impact the stretch tent installation would have upon the setting of the identified designated heritage assets.
- 6.2.2 In summary, the impact of the stretch tent installation on the setting of the identified heritage assets is considered to be negligible. The proposals are therefore considered to comply with national policy and local plan policies BCS22 and DM31.

6.3. Arboriculture

- 6.3.1 To facilitate the stretch tent installation, two Category C Holly trees (T2 and T5), a Category C Elder (T3) and portion of Category C (H10) require removal, as identified within the accompanying Arboricultural Impact Assessment report. These are each recognised as being of low quality with limited landscape value.
- 6.3.2 In accordance with the council's tree replacement policy a total of 4no. standard trees are recommended to provide adequate compensation for the 3no. trees and hedgerow segment removal. Four replacement trees are shown within the existing retained planting beds on the Landscape General Arrangement Plan (156459-STL-XX-XX-DR-L-09000_PL_PL01). Supplementary native shrub planting is also proposed between the retained pathway and main building. Furthermore, due to the heavily shaded location of the trees proposed for removal and their hindered physiological condition, it is anticipated that the new trees will offer better arboricultural merits owing to their readily observable and more conducive positioning for healthier long-term establishment. The proposals are therefore considered to comply with national policy and local plan policies DM15 and DM17.

6.4. Ecology

- 6.4.1 A small area of amenity grass space would be lost, along with 3no. small ornamental trees and a small section of hedge would be removed to facilitate the stretch tent installation and hoggin surface beneath the tent canopy.
- 6.4.2 Ecological enhancements are proposed in the form of additional native shrub planting and new native tree planting. The proposals are therefore considered to comply with national policy and local plan policy DM19.

7. Conclusion

- 7.1.1 The proposed works are seeking to install a new tensile stretch tent in the garden of Promenade House to provide an external area for outdoor events, workshops and meetings - associated with the building use as an office for a multidisciplinary design and planning company.
- 7.1.2 The key planning considerations associated with the proposed works relate to matters of design, arboriculture, and any impacts on heritage assets – specifically, any impact on Promenade House as a grade II* listed building and the historical features which contribute to its listing and whether the proposed works would impact upon the setting of other nearby listed buildings and the Clifton and Hotwells Conservation Area.
- 7.1.3 Through the use of complementary materials, the stretch tent structure is considered to be of an appropriate design in relation to its external garden location, the site, and surroundings, specifically the external location within the garden area.
- 7.1.4 The degree of impact of the proposed development upon the setting of the identified listed buildings, including Promenade House, is considered to be negligible such that it would not cause any harm to their special interest or character.
- 7.1.5 The Promenade House site is included within "The Promenade" Character Area within the Clifton and Hotwells Conservation Area Character Appraisal. It is considered that, by virtue of the scale and nature of works, the proposals would have no adverse impact upon, or detract from the special character and appearance of the Conservation Area.
- 7.1.6 The proposed works require the removal of 3no. small Category C trees and a small section of Category C hedge which are identified within the accompanying Arboricultural Report as being of limited quality and landscape value. 4no. replacement trees are proposed along with supplementary native shrub planting.
- 7.1.7 It is therefore considered that the works are in accordance with national and local planning policy and should be viewed favourably by the local planning authority.

STRIDE TREGLOWN