

14 May 2024  
156459/Prom House

Section 62A Applications Team  
The Planning Inspectorate  
3rd Floor  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

Dear Section 62A Applications Team,

**Section 62A Planning Application: S62A/2024/0040 Promenade House, Clifton Down, Clifton, Bristol**

Further to my letter dated 8 May, I note the planning report issued from Bristol City Council as well as the additional concerns raised by local residents, for which I respond as follows.

**Siting**

Alternative locations for the stretch tent were considered during the early phases of this project, but were quickly discounted for sound planning and operational reasons.

To locate the stretch tent in the car park at the rear of Promenade House would appear out of context for a garden structure, would remove parking spaces, be highly visible from Percival Road and be closer to residential properties.

The access drive was discounted for obvious reasons in that this location would prevent this being used as a vehicular access to serve Promenade House, it would also be too cramped and would remove parking spaces and be highly visible.

The garden is the most optimal location for the proposed stretch tent because of how the space on the site and the building is used. The main guest lounge is situated overlooking the garden, with direct access to the garden via steps. Locating the proposed stretch tent to the north side of the garden helps to maintain a view of the garden from the guest lounge and minimises views of the structure from beyond the premises boundaries.

Due to increased hybrid working patterns and staff more frequently working from home, the planting beds where the proposed stretch tent would be located 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.

**STRIDE TREGLOWN LTD**

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Other locations within the garden would compromise the use of the lawn as an open amenity space and could compromise the future maintenance of the existing hedgerow and shrub planting that create the distinct enclosed and sheltered feeling within the garden.

## Accessibility

There is an existing pedestrian path to the north of Promenade House that links the car park to the garden. This is also used to maintain the northern side of Promenade House and to enable gardeners to bring equipment into the garden avoiding the need to use the stepped access.

The proposal seeks to improve the existing pedestrian path to ensure that it is an accessible route for all users. The works required to achieve an accessible access are minor in nature (do not constitute *development*) as it involves lifting and re-setting of modern paving slabs and a small degree of re-grading as the path extends into the garden. The existing steel gate and archway situated along this route would be retained and renovated.

## Arboriculture

We note the comments made by Bristol City Council's arboricultural officer and our clarifications to these are provided below, as follows:

***There is no justification for the tent to be located within a root protection area. The size/ footprint could be reduced to allow for the RPA.***

The siting of the proposed stretch tent beneath and around the existing trees, particularly the Cedar tree, is seen as a hugely beneficial aspect of the proposed design, immersing users within the natural surroundings of the garden.

The proposed stretch tent is a replacement for gazebos that are temporarily erected within the garden for use by staff. The proposed stretch tent will provide a similar level of shelter to that of the gazebos.

The Arboricultural Impact Assessment (AIA), produced by Tyler Grange, states that the tree constraints data has informed the parameters of the tent to minimise adverse impact upon the existing tree root protection areas (RPAs) and work will be undertaken using hand tools and in compliance with BS5837 (as outlined in my previous letter).

***The following wasn't considered during the design stage: characteristics and condition of the trees, with due allowance and space for its future growth and maintenance requirements.***

In addition to the AIA and consideration of the RPAs, it is important to note that Stride Treglown employ the services of qualified tree surgeons to undertake regular inspections and maintenance of all trees on the premises. Given the non-permanent nature of the proposed stretch tent, it can be removed to allow future tree work with unimpeded access, should this be required.

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The canopy of Cedar tree begins many meters above the top of the proposed stretch tent and the trunk is located 5m from the nearest edge of the proposed stretch tent. Trees T6 (holly) and T8 (Yew), located to the east of the proposed tent, are proposed to receive minor crown raising as set out in the AIA.

***The juxtaposition of the tent and the tree will cause apprehension to the landowners/ occupiers of the structure, resulting in pressure for the removal of the tree.***

The Cedar is a mature tree that is valued by Stride Treglown as an asset of the site and local area and there are no intentions to compromise the health of this tree.

***Needle cast. When the temperature fluctuates, needle cells thaw during the day and freeze again at night. This rapid change can cause the cells to burst and eventually die off. The cast will cover the tent, degrading its condition.***

As indicated in my previous letter, the tent supplier, Prickly Pear, will be contracted to undertake regular maintenance and cleaning of the tent to ensure its structural and visual integrity is maintained.

Stride Treglown would be happy for a condition to be imposed on a permission that requires details of the maintenance regime of the proposed stretch tent.

***Accumulated snow can become heavy, especially when wet. If the snow load is excessive, it may cause branches to fail.***

Trees within the site undergo regular assessment and maintenance by qualified tree surgeons to ensure they are managed for their own benefit and the safety of all staff and visitors who use the site.

The Cedar tree has previously been thinned, including weight within the crown, and cobra bracing applied to prevent branches from falling.

The tent would not be used during severe weather conditions and can be taken down prior to such weather events (if known in advance) should this be necessary for health and safety purposes.

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I trust that this letter is constructive and helps to clarify matters relating to the proposed development.

Should you wish to discuss any of the issues in this letter in greater detail, please do not hesitate to contact me.

Yours sincerely,

*P J Haworth*

Paul Haworth (MRTPI)  
Associate Director – Head of Planning Delivery  
For STRIDE TREGLOWN LIMITED

cc. [REDACTED] Director – Stride Treglown  
[REDACTED], Director – Stride Treglown  
[REDACTED], Town Planner – Stride Treglown  
[REDACTED] – Associate landscape Architect – Stride Treglown