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1.0 INTRODUCTION

This statement is submitted in support of an application for full planning permission to the Planning Inspectorate (PINS) under Section 62A of the Town and Country Planning Act 1990, on behalf of Envelop Risk Analytics Ltd., for the:

'Use of external balcony area for additional office space, involving installation of decking, balustrade and side partition screen', at Vintry House (sixth floor), No.'s 20-32 Wine Street, Bristol, BS1 2BD.

The proposal would facilitate the use of part of an existing balcony area to the south of the top floor office accommodation as open space for those working within the internal offices. It involves relatively low-key construction work to install decking, a balustrade and partition screen. The existing space within the sixth floor is already in an office use, within Class E of the Town and Country Planning (Use Classes) Order (As Amended). The provision of an area of outdoor space in the heart of the city (predominantly for use during core working hours by small groups of people), is considered to enhance the quality of the existing workspace.

The proposal is accompanied by a Noise Impact Assessment, the methodology and results of which have been discussed with Bristol City Council (Pollution Control), along with a proportionate heritage impact assessment (this statement). These demonstrate that the proposal (both in terms of appearance and use) would not result in any unacceptable impacts on the environment surrounding the site (notably its location within the City and Queens Square Area Conservation Area), or on the amenity of existing local residents. The increase in noise levels as a result of the proposal would not be significant, and the proposal would safeguard the character and significance of the surrounding heritage assets.

This statement sets out the context to the proposal, and the compliance of each element of the proposal against the relevant development plan policy. The application is supported by the following plans and documents:

- Site Location Plan (JLL Architecture & Design)
- Existing and Proposed Floor Plans and Elevations (JLL Architecture & Design)
- Design and Access Statement
- Outdoor Area Management Plan
- Noise Assessment for Planning (ION Acoustics Ltd)
- Planning and Heritage Statement
- Manufacturers Literature for Decking (Dura Composites)
- Drawing No. 8960-100 Rev D. Office Refurb Plan (including outdoor furniture details), Abbey Business Interiors

The applicant will notify the occupants of the neighbouring top-floor flat (Southey House) of the proposals.

2.0 THE SITE

Site Location

The application site is located within the central Ward of the Bristol City Centre Local Authority Area. It is located on the northern side of Wine Street, and 50m west of the junction with Union Street, at which

point the road continues as Newgate and forms the southern extent of Bristol City Centre's main shopping area. To the south of the site is the western part of Castle Park, a large public open space, approximately 500m in length (west-east). The area to the north, west and east of the site is predominantly commercial. To the north and west are relatively tall (5-8 storey) buildings accommodating offices, ground floor commercial units, with some leisure and educational uses. To the north-east (and east of Union Street) is the large late 20th Century shopping mall, The Galleries, and its multi-storey car park, which takes up a significantly sized block. The outdoor pedestrianised shopping quarter, Broadmead, is beyond this.

Vintry House (also known as the Vintry Building) is an eight-storey (including basement and ground floor) post-war commercial building in a mid-century modern style, comprising offices on the upper floors, along with a cafe/bar and related uses on the ground floor fronting Wine Street. The building has a simple main rectangular plan form (14m x 18m), with the lower two floors set forward by approximately 2m at street level, and the top floor being set back from the front elevation and part of the rear elevation by a similar distance. The main entrance to the upper floors is located at the western end of the façade. This, and the majority of the adjacent shop fronts are high quality with subtle signage, and full-height glass frontages between the repeating dark stone pillars that contrast to the lighter stone façade.

The building is finished in a mixture of brick, stone, and concrete, with strong horizontal emphasis across the main Wine Street elevation due to identical groups of four windows repeating in the stone façade. The much shorter western elevation to the downward sloping street 'The Pithay', has a vertical emphasis through division into a central slightly taller stone section and narrower full-height brick sections at each corner, with smaller windows spaced more generously. The rear (northern) elevation is accessed via Pithay Court, a small courtyard providing servicing space for the surrounding buildings. The rear elevation is entirely clad in brick, aside from the stone surrounds to the windows.

The building immediately adjoins Southey House to the east, which is similar in scale and form, beyond which is Aylward House. Both buildings are former commercial office buildings with various commercial/vacant uses at ground floor and now largely residential flats above. Immediately to the east of the balcony at Vintry House is a flat roof area already in use as an outdoor terrace by a residential unit at sixth floor level within Southey House.

Site Description

The application site is located on the sixth floor of Vintry House. The sixth floor is occupied by an open floor office (approximately 420sqm, including main stair and lift cores at the western end and a secondary stair and lift core at the eastern end), and features an external balcony across the full southern elevation, approximately 135sqm in length. The balcony is accessed via an existing doorway (from the kitchen area of the office) and is contained by a 0.75m stone parapet wall. It is finished in asphalt, and is empty aside from a row of mounted flag poles, wall mounted air conditioning units, and a metal ladder for maintenance access to the roof. The application site comprises **only the western end** of this balcony, covering an area of just under 65sqm (20m length x 3.2m width).

Photographs of the application site are included in the accompanying Design and Access Statement.

3.0 PLANNING HISTORY

3.1 THE APPLICATION SITE

There is a lengthy planning history to Vintry House, dating back to 1955 when consent was originally granted for the erection of the entire office block, with ancillary uses, on the corner of Wine Street and Pithay. Since then, various permissions have been granted across the ground floor for A1, A2, A3 and post-office uses, along with new shopfronts, reception entrance alterations, new fascias and projecting signage, modifications to provide wheelchair access, the installation of air conditioning condensers, satellite dishes, an ATM and collapsible car parking barriers.

The following records are most relevant to the current application proposal:

- **55/02437/P_U** *Erection of office block with ancillary uses, granted 16 Sep 1955.*

This consent includes a block plan only (Drawing Ref. 268/25), which identifies the entire building footprint within the red-line application site. This was an outline consent and a condition was attached requiring the further submission of detailed plans and elevations, although there are no records of these being submitted/approved. Of note, the consent specifically granted permission in principle for office uses on the Basement, Ground and 1st - 5th floors.

- **98/00097** *Siting of new external plant at roof level to serve installation of comfort cooling of office areas, granted 27 March 1998.*

This consent includes existing and proposed elevations and a proposed roof plan identifying the location of the new external plant (Drawing No. 97318A007). This drawing identifies the outside area to the front of the sixth floor offices as 'Roof at 6th floor level', and includes the entire building within the red-line application site. This consent did not feature any notable conditions.

- **10/01773/F** *Provision of 3 satellite dishes (one 1.2m diameter dish and two 90cm diameter dishes) to main roof of building.*

This consent includes a proposed site plan (Drawing No. J023298_2) which identifies the location of the 3 satellite dishes on the very top roof of the building. It shows the outside area to the front of the sixth floor offices shaded as part of the entire roof, but does not specifically annotate this as roof/other. The site location plan (Drawing No. J023298-1) includes the top roof only within the red-line application site boundary. This consent does not feature any notable conditions.

3.2 NEIGHBOURING SITES

The following record relating to adjacent building No. 33 Wine Street (Southey House) is also of note:

- **98/00551** *Installation of 5 No. floor standing Air Conditioning Condensing Units to existing parapet well faced flat roof area at 2nd floor serving existing office area behind, granted 20 April 1998.*

This consent includes a proposed second floor layout drawing (Drawing No. 97/10/30/ Rev E) which identifies the outside area to the front of the second floor offices as 'Existing Balcony Area'

and the outside area to the front of the adjoining Vintry Building as 'Adjoining Building Balcony'. This consent did not feature any notable conditions.

4.0 PLANNING FRAMEWORK AND POLICY CONTEXT

4.1 THE LOCAL DEVELOPMENT PLAN

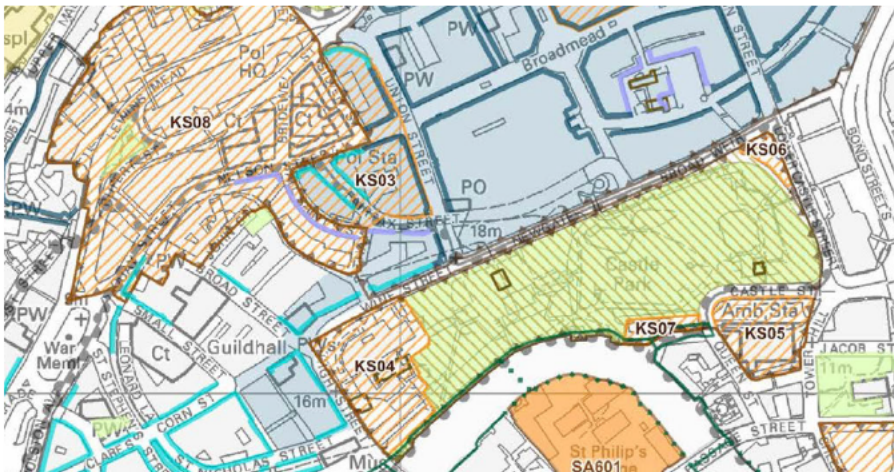
In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), any planning application for the site will be determined against the current adopted Development Plan, unless material considerations indicate otherwise. In this case, the relevant adopted Development Plan comprises:

- Bristol Core Strategy (2011)
- Bristol Central Area Plan (2015)
- Bristol Site Allocations and Development Management Policies (2104)

Preparation of a new Local Plan is underway (which when adopted, will supersede the above documents). This is at a relatively advanced stage of production (further public consultations were ongoing until late January 2024), although is yet to be submitted to the Secretary of State for independent examination. It is therefore currently afforded very limited weight in decision making.

4.2 LOCAL DEVELOPMENT PLAN DESIGNATIONS AND ALLOCATIONS

The above documents locate the site within the development boundary for the city, within the central area plan boundary and within the City and Queen Square Conservation Area. The site also lies within the defined City Centre, Bristol Shopping Quarter and a Primary Shopping Area, whilst the Wine Street building frontage is annotated as Secondary Shopping frontage.



Extract from Bristol Central Area Policies Map

There are no listed buildings within the immediate vicinity of the application site, with the Grade II* Listed Christ Church, and Grade II Listed Nos 59 & 61, 63, and 1 Broad Street, clustered together at the junction of Wine Street and Broad Street, 60m to the west of the site. The remaining Tower of St Mary Le Port (Grade II Listed) is located 80m to the south of the site, within Castle Park and enclosed by the former

Lloyds Bank office buildings. The remains of the Grade II* Listed Church of St Peter are also located within Castle Park, 100m south-east of the site.

4.3 KEY DEVELOPMENT PLAN POLICIES

Bristol Core Strategy (2011)

Core Strategy Policies BCS21, BCS22 and BCS23 are relevant to the proposals.

Policy BCS21 (Quality Urban Design) expects all new development to deliver high quality design and sets out a series of expectations for development proposals. These include:

- *Contribute positively to an area's character and identity, creating or reinforcing local distinctiveness.*
- *Deliver a safe, healthy, attractive, usable, durable and well-managed built environment comprising high quality inclusive buildings and spaces that integrate green infrastructure.*
- *Safeguard the amenity of existing development and create a high-quality environment for future occupiers.*
- *Promote diversity and choice through the delivery of a balanced mix of compatible buildings and uses.*
- *Create buildings and spaces that are adaptable to changing social, technological, economic and environmental conditions.*

Policy BCS22 (Conservation and the Historic Environment) seeks to ensure that proposals safeguard or enhance heritage assets and the character and settings of areas of acknowledged importance, including locally listed buildings and Conservation Areas.

Policy BCS23 (Pollution) concerns the location and design of development in relation to environmental amenity. On potential noise pollution, it states that in locating development, account should be taken of 'The impact of the new development on the viability of existing uses by reason of its sensitivity to noise or other pollution'.

Bristol Site Allocations and Development Management Policies (2014)

Development Management Policies DM26, DM27, DM30, DM31 and DM35 are of relevance to the proposals.

Policy DM26 (Local Character and Distinctiveness) expects development to contribute positively to local character and distinctiveness through various general design principles (however, the majority of these principles are likely to be more relevant to larger scale forms of development than that proposed under this application).

Policy DM27 (Layout and Form) requires the height, scale and massing of developments to be designed appropriately to the immediate context and character, with consideration of the importance of the proposed development and its location within the townscape. Proposals should enable existing and proposed development to achieve appropriate levels of privacy and usable private or communal amenity space.

Policy DM30 (Alterations to Existing Buildings) requires such proposals to:

- (i) respect the siting, scale, form, proportions, materials, design and overall character of the host building, its curtilage and the broader street scene;
- (ii) retain/reinstate traditional or distinctive architectural features and fabric;
- (iii) safeguard the amenity of the host premises and neighbouring occupiers; and
- (iv) leave sufficient usable external private space for the occupiers of the building.

Policy DM31 (Heritage Assets), seeks to ensure that development conserves and, where appropriate, enhances a heritage asset or its setting, and establishes the need to understand the significance of a heritage asset and how any changes will conserve or enhance it.

Policy DM35 (Noise Mitigation) expects any new development with unacceptable noise impacts to provide an appropriate scheme of mitigation. In assessing this, the policy states that the following factors will be considered:

- I. The location, design and layout of the proposed development; and
- II. Existing levels of background noise; and
- III. Measures to reduce or contain generated noise; and
- IV. Hours of operation and servicing.

The policy also confirms that 'Development will not be permitted if mitigation cannot be provided to an appropriate standard with an acceptable design, particularly in proximity to sensitive existing uses or sites'.

4.4 NATIONAL PLANNING GUIDANCE (NPPF, 2023)

In addition to the adopted Development Plan, any proposals will be considered against material considerations, which include the National Planning Policy Framework (NPPF, 2023), supported by National Planning Practice Guidance (NPPG, updated 2023). The NPPF sets out the Government's presumption in favour of sustainable development, and provides key policy text designed to be the core basis of local development plan policies on matters such as the appropriate location of development and the historic environment.

The following parts of the NPPF are of particular relevance in this instance:

Chapter 12 'Achieving well-designed and beautiful places' places emphasis on high quality design. Paragraph 135 provides seven criteria for new developments including, that proposals are:

- visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change; and,
- achieve a high standard of amenity for all existing and future occupants of development

Paragraph 139 states that where development is not well designed and fails to respond to local design policies and government guidance on design should be refused, and that conversely significant weight should be given to development which does meet the above requirements.

Chapter 16 (Conserving and Enhancing the Historic Environment) considers proposals affecting nationally significant heritage assets. Paragraph 200 requires applicants to 'require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting', and confirms 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'.

In assessing significance and impacts, Paragraph 201 confirms how *great weight should be given to the asset's conservation*, with greater weight given the more important the asset. Any harm to or loss of significance of an asset should require *clear and convincing justification*. Development that would lead to substantial harm or total loss of significance of heritage assets will be resisted. Where a development proposal would lead to less than substantial harm, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (Para. 208).

4.5 SUPPLEMENTARY PLANNING GUIDANCE

Supplementary guidance is also relevant in the form of the City and Queen Square Conservation Area Character Appraisal (2009).

This document locates the application site within Character Area 1 (Medieval Core) of the Conservation Area, situated on the Primary Route of West Street and included within an identified local view looking eastwards from the junction of Wine Street, Corn Street, and Broad Street (the old centre of the Medieval City). Vintry House as a building is not identified as being of any specific merit.

The Appraisal includes limited analysis of the eastern end of Wine Street, and notes that 'Castle Park is included in the Conservation Area primarily because of the archaeological significance of the area. The area was severely damaged by bombing in World War Two and by post-war clearance, and little of the former street pattern survives'(Paragraph 7.2.9).

The dominant characteristics of the entire Conservation Area are identified as:

- **Scale:** 4 or 5 storeys along central streets and backland areas; traditional buildings occupying narrow/long plot widths; strong building lines directly addressing the street
- **Proportions and Architectural Treatment:** vertical emphasis; pitched roofs behind parapets on main streets or where buildings have shopfronts at ground floor; window heights diminishing up elevations; shopfronts at ground floor level with continual entablature fascia
- **Material Palette: painted stucco render:** pennant stone with Bath stone dressings; red clay brick; clay and slate roof tile coverings; cast iron railings; limestone ashlar dressings; timber windows, doors, shopfronts and surrounds

Character Area 1 area is particularly noted for its:

- Densely packed, intimate spaces, narrow streets, few green areas
- Buildings 4 to 5 storeys high
- Banks, public buildings, shops, bars and restaurants mixed together

- Street layout of medieval original
- Buildings date from all periods
- Service delivery to commercial premises causes problems

Finally, the main issues affecting the Conservation Area include:

- **Development and Alterations:** unsympathetic alterations and loss of traditional architectural details in historic buildings; one quarter of Old City missing due to war damage at western end of Castle Park; pressure to extend buildings upwards
- **Public Realm:** traffic conflicts with pedestrian movement on wide main routes; loss of traditional street surfaces; poor relationship with the historic High Street and Wine Street; excess of street clutter and traffic signage.

5.0 KEY PLANNING ISSUES

5.1 THE PROPOSALS

The proposals comprise the:

- Use of an existing external balcony area as additional office workspace (including for outdoor meetings, as break-out space and for occasional work social events)
- Installation of a floating decking system
- Installation of a deck-mounted glass balustrade (with metal handrail)
- Installation of a partition screen (half-way along the flat roof area)

The proposals would facilitate the use of part of an existing balcony area, to the south of the top (sixth) floor office accommodation, as additional external workspace, involving relatively low-key (reversible) physical works. The existing sixth floor is already in an office use (Use Class E), and the provision of outdoor workspace, in the heart of the city, would enhance the quality of this accommodation.

The proposed use would extend to approximately half of the existing balcony area, contained within the western side. The proposed area of use is approximately 20m (length) x 3.2m (width), covering just under 65sqm. The remaining eastern portion of roof (segregated by a new partition screen) is approximately 22m (length) x 3.2m (width) and would be maintained as a substantial buffer to the neighbouring top floor flat to the east. It will also provide maintenance access to the upper roof of the building via an existing ladder.

In addition to the above (and as shown in the accompanying drawings), the balcony area will feature a modest amount of furniture, comprising 2 x two-seater sofas, 2 x six-seater picnic tables and benches, 3 x two-seater bistro style tables, 6 x bistro chairs, and 2 x planters positioned adjacent to the new partition screen at the eastern end. These do not require planning permission, but illustrate the relatively low-level intensity of the proposed usage.

The proposed balcony area has been inspected by Structural Engineers (Skeletal Consulting) who have confirmed that it is in good condition and capable of accommodating new timber/other decking, as well as the necessary loading for the maximum usage proposed.

The following key planning issues are identified with the proposals and addressed in turn below:

- Principle of Development
- Residential Amenity
- Design, Layout and Heritage

5.2 PRINCIPLE OF DEVELOPMENT

The planning records for Vintry House do not categorically confirm that the external area to the front of the sixth-floor offices constitutes associated usable 'floorspace'. However, the red line application site boundary for both the 1955 (Consent Ref. 55/02437/P_U) and 1998 (Consent Ref. 98/00097) planning permissions include the entirety of the building, indicating that all the floorspace (internal and external) falls within the demise of the planning unit, and benefits from the office use. Furthermore, given the

design of the front elevation (with a similar outside area to the front of the second floor offices, enclosed by a parapet wall and with direct access from the building) it is considered reasonably likely that these external areas were designed to be used as balconies, and are not just flat roofs for fire escape/maintenance purposes.

Further to this, given the use of the existing building as an office, there are no development plan policies that identify a presumption against the extension of office floorspace or the provision of outdoor amenity space. Indeed, planning policy at national and local level provides broad encouragement to the provision of new offices in city centres to boost economic growth, and it follows that the refurbishment and enhancement of existing office premises to provide more attractive and usable workspaces is similarly beneficial.

On this basis, it is considered that the use of the balcony as additional workspace is acceptable in principle.

5.3 RESIDENTIAL AMENITY

Core Strategy Policy BCS21 and Development Management Policy DM30 both require that proposals safeguard the amenity of the host premises and neighbouring occupiers, whilst Core Strategy Policy BCS23 and Development Management Policy DM35 (concern the need to safeguard the amenity of existing developments. Policy DM35 specifically identifies four areas of consideration for noise generating development in proximity to sensitive uses, comprising (i) the appropriate location, design and layout; (ii) interaction with existing levels of background noise; (iii) noise reduction and containment measures; and (iv) management through operational hours.

As shown on the accompanying drawings, the proposed use would extend to approximately half of the existing balcony area, and be contained within the western part of the balcony, comprising just 65sqm. The remaining eastern portion of the balcony (22m in length) would be maintained as a buffer to the neighbouring top floor flat.

The balcony area is intended to provide a useful and flexible extension to the existing office use, which will enhance the facilities for employees, providing a much more pleasant working environment. The area to be used has been carefully considered and is the minimum required for a functional space, while also ensuring that generous spacing is retained to the neighbouring residential use. The 2.3m high mesh partition screen will also increase the sense of separation, and ensure that there is no adverse impact on privacy to these occupants.

Proposed Usage and Outdoor Area Management Plan

It is proposed that the balcony would be predominantly used during the spring and summer months, during office hours (10.00-18.30) by individual and small groups of employees taking breaks, holding small meetings, using the space as an additional quiet work area, and eating lunch. The total number of staff employed within the office is currently 32, but hybrid working means that 15-20 people are typically in the office on any one day, such that current capacity for daily use would be up to 20 people. However to allow for future company growth, a maximum daily capacity of 30 people is assumed (it is not certain that this occupancy will ever occur).

Furthermore, very occasionally (no more than twice a year), it is proposed that the balcony may host larger groups of up to 60 people into the early evening, for the purposes of special events. Accordingly, the accompanying Outdoor Area Management Strategy confirms that the proposed fixed operating hours for the balcony will be from 10.00-20.00, weekdays only. With these parameters in place, any noise associated with the proposed use is considered to be adequately managed so as to not cause undue disturbance to neighbouring residents. The implementation of the Management Strategy can be secured by means of a suitably worded planning condition attached to any permission.

It is also understood that previous office tenants occasionally used the balcony space for work-related purposes, with there being no record of neighbour complaints.

Acoustic Assessment

The accompanying Noise Assessment (ION Acoustics) was produced following consultation with Bristol City Council's Environmental Health officer. An appropriate methodology was agreed and the assessment results discussed. To inform the assessment, a 24-hour noise survey was conducted at the site (on the existing balcony area) on 9th and 10th May 2024. This provides a background noise baseline.

The assessment identifies that the key receptor in this instance is the residential terrace to the rooftop flat, located immediately to the east. The assessment confirms that, despite the elevated location on the sixth floor, the existing noise levels at the site are reasonably loud. Noise is typical of a busy city centre location, being made up of activity from traffic (including buses serving the two stops below at street level), construction, together with sirens from emergency services. The assessment then factored in recordings made from outdoor areas of a Bristol public house, involving animated conversation (likely to be above that taking place at the proposed use), therefore representing a conservative approach to assessment.

The assessment tests two scenarios involving 30 people (full office capacity), and 60 people (representing a special event and testing noise until 20.00 hours) on the balcony. It concludes that even without additional acoustic shielding, the first scenario would result in noise generation below the existing background noise level, and the latter scenario would result in noise generation equal to the existing background noise level. The former result is considered not significant in noise terms, while the latter is considered to result in a slight effect. However, such a scenario will be limited to twice per year. Overall, these effects are therefore not considered to be significant.

On account of all the above, and with an enforceable Management Strategy in place, the proposal would therefore safeguard the amenity of surrounding occupiers and adhere to the requirements of Core Strategy Policy BCS23 and Development Management Policy DM35.

5.4 DESIGN, LAYOUT AND HERITAGE IMPACTS

Both local development plan policy and national guidance emphasise the importance of high-quality design and of appropriately responding to surrounding context and character. In addition, the application site is located within a Conservation Area, and within the potential sphere of influence of other statutory heritage assets, which requires a proportionately sensitive approach to design.

In terms of the necessary building alterations, the installation of new decking will provide a safe surface underfoot to the balcony. This will effectively be a 'free-floating' deck, comprised of open-cell grated aluminium panels, mounted upon a metal grid sub-frame. Fixings will involve no penetration of the

existing asphalt roof surface, and will continue to allow for surface water to run-off to the existing drain (located adjacent to the kitchen door). The decking system will be approximately 150-200mm in total depth, and will not be visible from anywhere except within the balcony.

The installation of a 1.2m high metal glass balustrade is also essential, for safety purposes. This will be positioned on top of the new decking, and inside the 0.75m high existing parapet wall, such that only a minimal amount will protrude above this and be visible externally. The balustrade will be very similar in appearance to that to the front of the neighbouring flat to the east (which is set directly on top of the parapet wall, and much more visible).

Finally, a 2.3m high metal partition screen will be installed to define the eastern extent of the usable balcony area. This will consist of galvanised framed mesh and incorporate a locked gate (allowing access to a maintenance ladder to the roof at the end of the balcony). The screen will be fixed between the stone rear wall of the building (at an obvious position between windows, so as not to interrupt the rhythm of fenestration) and the new balustrade. It will be set back from the front parapet, and only minimally visible in profile from the street. Two planters will be positioned at the base of the partition screen (on the western balcony side), to soften its visual impact and reinforce its function as a barrier.

Within the balcony area, modest groups of outdoor furniture will be positioned. The balcony is located approximately 22m above street level and set behind the parapet wall, such that this furniture (and use of the area) will be imperceptible when viewed from Wine Street to the west or Newgate to the east. While the area to the south of the building includes the Castle Park open space, there is a line of mature trees along the northern edge of the park, which obscures the building (including the upper floors) from longer views towards the site, such that the balcony alterations/any users, will be imperceptible¹.

In summary, the proposed alterations to the building are modest in scale (and effectively reversible), appropriate to context, will involve no loss of existing building fabric, and will be minimally visible within the public realm. For all such reasons, they represent a positive response to Core Strategy Policy BCS21, Development Management Policies DM26 and DM27 and the requirements of the NPPF for high quality urban development.

Impact on the Conservation Area

The Heritage asset in this instance comprises the City and Queens Square Conservation Area. As noted, whilst Vintry House is a high quality attractive building, it is not identified in the Conservation Area Character appraisal as being of any particular merit, or making any notable contribution to Character Area 1. In addition, the appraisal does not feature the building in any prominent views within the Conservation Area. While there is a key local view identified east along Wine Street from the Old Medieval centre at the end of Corn Street, it is not possible to see the upper part of the Vintry building within this view, due to the intervening mature street trees (and in any event the low-key alterations to the balcony and its use by office staff, would not have a detrimental impact on the view.

On this basis, it is contended that the proposed use of the balcony and the associated modest building alterations would lead to no harm or loss of significance to this part of the City and Queen Square Conservation Area, but would entirely conserve its character and appearance here. Neither would the proposals result in any harm or loss of significance to any other designated heritage assets. Accordingly, the proposals are consistent with the tests of Core Strategy Policy BCS22, Development Management

¹ Appendix 1, Photograph from Castle Park

Policy DM31, the guidance of the supplementary Conservation Area Character Appraisal, and the requirements of the NPPF for conserving and enhancing the historic environment.

6.0 SUMMARY AND CONCLUSIONS

The application seeks full planning consent for the use of an existing balcony area as additional external office space, including the installation of decking, a new balustrade, and new partition screen. The proposals meet the relevant policy tests of Bristol City Council and national government guidance in proposing a development which:

- Promotes a modest quantum of additional outdoor office space that will enhance the quality of the existing workspace, in an established mixed-use part of the city centre
- Involves limited occupation of the space, to be secured by means of an enforceable Management Plan
- Would not adversely impact on the character of the area or the amenities of existing neighbouring occupiers
- Involves sensitive (reversible) alterations to the building, which represent high quality design that responds appropriately in layout, scale and form to the locality
- Conserves the City and Queen Square Conservation Area appropriate to its significance, with no harm to the heritage asset.

The proposals accord with the adopted Bristol City Council Core Strategy and Development Plan documents, the NPPF and supplementary planning guidance, and are commended to the Planning Inspectorate for approval.

**Appendix 1: Photograph from Castle Park to the south of the application site
(glimpsed view of Vintry House through trees)**

