

Unit H, Eastgate Retail Park
Eastgate Road
Eastgate
Bristol
BS5 6XX

Planning Application Statement
For external alterations to Unit H

CPG Bristol Limited
PV.1434
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1. INTRODUCTION

This application statement has been prepared on behalf of Consolidated Property Group to support an application for full planning permission to the Planning Inspectorate (“PINS”) under Section 62a of the Town and Country Planning Act 1990, for a series of small scale external alterations to Unit H at the Eastgate Retail Park, Eastgate Road, Eastgate, Bristol, BS5 6XX (“the site”).

1.1 THE APPLICATION PROPOSAL

The description of development comprises:

External alterations comprising the removal of the tower corner feature and changes to part of the roof parapet, with replacement cladding and glazing alterations forming extended shopfront glazing and entrances.

The purpose of the application is to alter the north-eastern elevation (shopfront) through a series of small scale changes to the existing access, the installation of an additional double door access, the replacement of part of the existing roof parapet and removal of a corner tower feature. The area of works within Unit H, covered by the application proposal, is very small, at circa 76 sq.m.

The constituent elements of the application comprise the following:

- Removal of the external tower feature at the junction of Unit H and Unit G;
- Replacement of the external tower feature with floor to ceiling height glazing;
- Removal of the overhanging roof parapet feature on part of the north-eastern elevation with a new set back section of horizontal cladding;
- Making good of the retained existing roof parapet and associated raking feature structure and column, to match existing;
- Alteration to the existing double door on the north-eastern elevation to create a single door with the insertion of additional glazing; and
- Creation of an additional set of double doors on the north-eastern elevation.

1.2 APPLICATION SUBMISSION CONTENTS

The application package comprises the following information:

- Completed application forms and ownership certificates;
- A documents and plans schedule;
- A red and blue line site location plan, produced by RGP Architects;
- A planning application statement, produced by Planning Ventures;
- Photographic schedule of the application site, produced by Planning Ventures;
- Existing and proposed part site plan and block plan, produced by RGP Architects; and
- Existing and proposed elevations and floorplans, produced by RGP Architects.

1.3 STAKEHOLDER CONSULTATION

The application proposal is ‘minor’ development and small in scale and nature. Consequently, no formal stakeholder consultation has been undertaken. It is considered that in this instance the statutory neighbour



notification and Bristol City Council's ("BCC") internal officer consultation process will be sufficient. The applicant will engage with local neighbours and the local ward Councillors to inform them of the application's submission.

2. BACKGROUND INFORMATION

2.1 SITE LOCATION, CONTEXT AND DESCRIPTION

The application site is located within the Lockleaze ward in the north-eastern part of the development boundary of Bristol.

Eastgate Retail Park is an established Retail Warehousing Park, which forms part of a larger out of centre retail area known as the Eastgate Centre. Situated within an urban area that contains a range of adjoining retail warehouses, commercial, industrial, and warehousing and residential uses, the Eastgate Retail Park is bounded by Eastgate Road to the north with the Eastgate Office Centre and Market beyond and is accessed via the roundabout on Eastgate Road. This in turn leads to Muller Road and Junction 2 of the M32 motorway to the north-east and Ikea and Tesco Extra to the south and east respectively. Beyond these uses lies pockets of domestic scale Victorian/Edwardian housing to the north, east and south-east. The River Frome and the M32 lie beyond these areas to the south.

Constructed from white coloured, powder coated external metal sheet walling and glazing, Unit H forms one of a row of eight, similarly sized and architecturally designed large scale retail units within the Retail Park. It is situated on the northern side of Eastgate Retail Park, in conjunction with two fast food takeaway outlets (Burger King and KFC), associated car parking and highways infrastructure.

2.2. PLANNING HISTORY

There is an extensive and complicated planning history for the site dating back to the late 1940s. The planning history for the Eastgate Centre, of which the Eastgate Retail Park forms part, dates from 1987. The planning history has established the following principles:

- The planning use of the Eastgate Retail Park, excluding the Burger King and KFC units is retail warehouses Use Class E.A (formerly A1) (planning permission ref. 87/00020/F). This has been confirmed through a Certificate of Lawfulness for a Proposed Use or Development for Unit K (ref. 21/05573/CP);
- There are no restrictions on the Units use and Permitted Development rights have not been removed;
- There are no limits on the subdivision of Units H, J and K (planning permission ref. 02/01127/F). But Units A, B, C/D, E, F, G cannot be subdivided to create units of less than 884 sq.m (planning permissions ref. 87/00020/F and 06/01237/X);
- Only food can be sold from Unit J and no food retail, other than confectionary, ancillary food retailing or food for consumption within a Unit can be sold from the other units (planning permissions ref. 87/00020/F, 06/01237/X, 15/00907/X and 16/01193/X); and
- The limitation on the quantum of retail floorspace for the sale of clothing, fashion accessories, sporting goods, books or stationary or any combination has been removed (planning permission ref. 16/01197/X).

There is a limited history relating specifically to Unit H. This comprises:

- The issuing of a Certificate of Lawfulness for a Proposed Use or Development (ref. 19/03329/CP) for the reconfiguration of the existing mezzanine floorspace on the 8th July 2019; and
- The issuing of a Certificate of Lawfulness for a Proposed Use or Development (ref. 19/04228/CP) for the reconfiguration of the existing mezzanine floorspace on the 2nd September 2019.



3. PLANNING POLICY CONTEXT

3.1 POLICY BACKGROUND

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the National Planning Policy Framework's ("NPPF") established presumption in favour of sustainable development an application proposal needs to be developed in response to the requirements of the Local Plan, the NPPF and NPPG.

3.2 THE STATUTORY LOCAL PLAN

The site is governed by the policy context of the NPPF (2023), NPPG and the Bristol Local Plan, which in this part of the City comprises:

- The Bristol Development Framework Core Strategy, adopted 2011 ("BCS");
- The Bristol Local Plan Site Allocations and Development Management Policies, adopted 2014 ("SADMP");
- The Joint Local Transport Plan 4 2020-2036, adopted 2020;
- The Interactive Policies Map; and
- PAN 8: Shopfront guidelines (1997).

There is no existing Neighbourhood Development Plan for the area.

It is noted that the Local Plan Review has concluded its final public consultation with an Examination scheduled for late 2024 and adoption in Spring 2025. Once adopted the Local Plan Review will supersede the above documents. At this point it carries little weight for development control purposes.

3.3 LOCAL PLAN DESIGNATIONS AND ALLOCATIONS

The Interactive Policy Map confirms the site does not benefit from any specific land use, aesthetic, or historic designations. It is agreed to be an 'Out Of Centre' Retail Warehouse Park that sits outside of the Local Plan's hierarchy of designated retail centres. It therefore does not benefit from any formal land use designation.

Located within the neighbourhood of Lockleaze, the site lies within Flood Zone 1 (flood-map-for-planning-service.gov.uk). It is within a surface water drainage discharge zone, Smoke Control Area no. 16 and Coal Authority High Risk Area 7. The wider site area contains two TPOs (no's. 1321 and 282) in the north-east adjacent to the Burger King. Immediately to the west of the site is a designated Principal Industrial and Warehousing Area ("PIWA").

3.4 PRINCIPAL POLICY CONSIDERATIONS

The principal policy considerations relate to the acceptability of the external changes to the appearance of Unit H.

The following adopted Local Plan policies are considered to be of relevance¹: BCS21 (quality urban design), DM26 (local character and distinctiveness), DM29 (design of new buildings) and DM30 (alterations to existing buildings). In addition to these, sections 6 (Building a strong, competitive economy), 7 (Ensuring the vitality of town centres) and 12 (Achieving well-designed places) of the NPPF are of relevance. Whilst PAN 8 deals with shop front design, it relates more towards traditional shopfront design and advertising and is not considered pertinent to this application.

¹ Appendix 1: Local Plan Policies and submitted as separate documents



4. THE APPLICATION PROPOSAL AND RELEVANT PLANNING MATTERS

4.1 POLICY BACKGROUND

As a general and overarching policy SADMP policy DM1 confirms the positive approach that must be taken in dealing with applications that reflect a presumption in favour of sustainable development. It is noted that this policy requires the LPA to always work proactively with applicants to find solutions to approve proposals that secure development that improves the city's economic conditions, amongst other things. It is also noted that Local Plan policy compliant proposals will be approved without delay. This accords with the objectives and requirements of the NPPF. Although this application is being determined by PINS under Section 62a of the Town and Country Planning Act (1990), this policy expectation remains valid from an applicant's perspective.

4.2 RELEVANT PLANNING MATTERS

As the application proposal comprises only small scale external alterations to an existing building it stands to be tested against the Local Plan's relevant design policies. Consequently, sustainability policies are not relevant and the provision of biodiversity net gain is not applicable.

4.2.1 DESIGN

The Local Plan advocates a high quality, imaginative approach to design that responds to its context. This includes alterations to the external appearance of buildings. The following policy tests are considered pertinent to the range of proposed external alterations to Unit H.

In support of BCS objective 6, which seeks to ensure a high quality built environment, policy BCS21 is of some relevance as it deals with the need for application proposals to deliver high quality urban design and for buildings to be adaptable to changing economic conditions. In addition to this, aspects of SADMP policies DM26, DM29 and DM30 are of relevance. Policy DM26 requires the detailed design of development to contribute towards local character and distinctiveness and where existing development relates poorly to surrounding development or lacks a coherent and integrated built form it will be expected to take reasonable opportunities to improve the area's character, public realm and appearance and better integrate the area with its surroundings. Although policy DM29 deals with new development tests ii and ix are pertinent as these deal with active frontages and elevations that provide visual interest and are visually organised and well-proportioned. Policy DM30 requires alterations to buildings to respect the overall design and character of the host building, its curtilage and the wider street scene.

Section 12 of the NPPF advocates that development should create high quality, beautiful and sustainable buildings and places that maintain a strong sense of place, using building types and materials, amongst other things. It confirms that well designed development should not be refused. Specifically, paragraph 131 advises that good design is a key aspect of sustainable development, creates better places in which to [live and] work and helps make development acceptable to communities.

In accordance with the relevant elements of policy BCS21 the application proposal's proposed changes are required in response to changing and challenging economic conditions. As part of a wider refurbishment programme for Eastgate Retail Park, the applicant is seeking to improve the appearance of Unit H and its immediate environment in order to reduce increasing anti-social behaviour, declining interest in the retail spaces and encourage new tenants to the Retail Park. Together the small scale changes will improve the character and identity of Unit H, rather than fundamentally changing it. The changes are considered too small to have an impact

on the overall architectural context of Eastgate Retail Park and both the application site and the Retail Park will remain as an identifiable and functional retail unit and area.

SADMP policy DM26 expands on BCS21. The existing building is being retained and will continue to form an integral part of the architectural aesthetic of the three units within this section of the Retail Park. As per part vi. of policy DM26 the changes to the roof parapet and removal of the external corner tower feature will alter the height, scale, massing, shape, form and proportions of part of Unit H. There is currently an awkward height difference between the Units H and G (to the north-east), which creates an overly complicated architectural and physical transition between the units. The proposed changes to Unit H's roof parapet will reduce the overall height of the unit to enable a more comfortable step down between the front elevation of Unit H and Unit G to the north-east. The corner tower feature is not usable floorspace; it is a design feature that provides an architectural cover for the awkward stepped return junction between Units H and G. Unfortunately it has created a dark and oppressive covered space that encourages anti-social behaviour, rough sleeping opportunities and limits natural light into both units. Importantly, as per the advice of paragraph 135 (f) of the NPPF the removal of this corner tower feature will significantly open up and enhance this section of walkway outside Unit H for staff and visitors, reduce the opportunities for anti-social behaviour and increase natural light into the units. Furthermore, together with the additional alterations to the north-east elevation the removal of the external corner tower feature will also add to the creation of a more comfortable architectural relationship between the two units. The proposed changes are considered to be positive.

As per part vii. of DM26 and NPPF paragraph 135 (b) and (c) the proposed alterations will not fundamentally change the building's external appearance. The proposed alterations will continue to reflect the architectural characteristics of Unit H's style, rhythm, pattern, features and themes in terms of the continued use of large expanses of glazing and white coloured metal sheet cladding, The elevated sail style roof profile on the principal (southern) elevation and part of the south-east elevation will remain unchanged and a significant focal point for the three units within this section of Eastgate Retail Park. The focus of this design feature will be enhanced by the use of a more simplified design on the rear section of this secondary (north-eastern) elevation. Whilst the proposed alterations take a slightly different approach with the use of horizontal cladding as opposed to vertical cladding, this is a deliberate architectural choice that provides a small aesthetic break between the two units.

In accordance with the requirements of part viii. of DM26 and part i. of policy DM30 the proposed materials continue to use the same palette of materials as existing - white coloured metal sheet cladding, light grey aluminium glazing frames and glazing. This ensures continuity between the older elements of Unit H and the new modified sections.

As per the requirements of part i. and ii. of policy DM30 and parts ii. and ix. and the section on Shopfronts, Signage and External Installations of policy DM29 the proposal has regard to the scale, proportion and overall design of Unit H and the wider Retail Park. The unit's overall architectural aesthetic, features and materials remain intact and will continue to form an integral part of the architectural design of the Retail Park. The proposed changes will improve the existing north-eastern elevation (shopfront) by enhancing this element of active frontage through the removal of an area of dead space that has become a magnet for anti-social behaviour, an increase in natural light into the unit and improved accessibility with clearly defined entrances. The overall architectural style remains intact with the limited changes designed to ensure Unit H continues to be visually well organised and well-proportioned. It will continue to read as a retail unit within the context of the wider Retail Park.

In summary, although the proposed external alterations are relatively small they represent a positive and appropriate response to Unit H, the wider context of the Eastgate Retail Park and relevant Local Plan policies and the NPPF.



4.2.2 SUSTAINABILITY

As the application is for external alterations comprising replacement of and insertion of additional doors, the removal of an existing architectural feature and a change to the roof parapet design there is no policy requirement within the adopted Local Plan for sustainability design compliance nor a need for on site renewable and/or low carbon sources of energy to be integrated within the proposal. However, the application proposal is a sustainable application, as it will serve to improve the thermal performance and energy efficiency of the building through replacement modern doors and glazing, which will be sourced from sustainable suppliers.

As the application site is situated within Flood Zone 1, the application site itself is less than one hectare in size and falls within the NPPGs flood risk category of 'less vulnerable' neither a Flood Risk Assessment nor a Sequential Test is necessary.

4.2.3 BNG

This is a biodiversity net gain exempt application proposal. As a minor application with an area of circa 76 sq.m that it is seeking small scale external alterations to an existing building that does not impact a priority habitat and impacts less than 25sq.m of non-priority onsite habitat or 5m for non-priority onsite linear habitats it falls within the 'development subject to the de minimis exemption' as per NPPG Paragraph: 003 Reference ID:74-003-20240214 (Paragraph 17 of Schedule 7a of the Town and Country Planning Act 1990 and Paragraph 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024).

4.2.4 CIL, PLANNING OBLIGATIONS AND CONDITIONS

This section of the supporting statement assesses these issues in light of policy BCS11, the Planning Obligations SPD 2012, Section 106 of the Town and Country Planning Act 1990, as amended by Section 12 of the 1991 Planning Compensation Act, Regulations 122 and 123 of the Community Infrastructure Levy (CIL) Regulations 2010, the CIL (Amendment) Regulations 2011 and paragraphs 55 to 58 of the NPPF.

CIL is not applicable to the application proposal as it does not provide additional floorspace that exceeds 100 sq.m. The CIL questionnaire has therefore not been completed and submitted with this application.

Policy BCS11 in conjunction with the Planning Obligations SPD 2012 outlines a range of planning obligation requirements in order to mitigate the impact of development. However, due to the small-scale nature of the application proposal planning obligations are not required.

In accordance with good practice, we would expect to work with the appointed case officer to discuss and agree any necessary planning conditions (including any pre-commencement conditions) that will need to be imposed at the earliest possible opportunity during the course of the application's determination period and before a final decision is made.

5. SUMMARY AND CONCLUSIONS

The site, situated in an existing Retail Park, is seeking planning permission for a range of small scale, external alterations. The proposal meets the objectives of the applicant, relevant policy tests and national government guidance through a development that responds appropriately in design to the existing context of the application site and the wider context of the Eastgate Retail Park. As such a Section 38 (6) presumption exists in favour of the grant of planning permission.



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APPENDIX 1: LOCAL PLAN POLICIES

BRISTOL CORE STRATEGY (2011)

Objectives

3.4 The vision of the Core Strategy leads to eleven strategic objectives for development which are set out below. They have been produced in consultation with the community and stakeholders. Each policy in the next section – the Delivery Strategy – addresses one or more of the objectives and so contributes to bringing the spatial vision into reality.

1. Ensuring a sustainable future for Bristol – a green capital with sustainable development and growth which meets the needs of the city, now and into the future.
2. Mixed, balanced and sustainable communities – throughout the city, where places are shared and communities mixed, that are good places for communities to live in and are socially cohesive, and where there is easy access including by walking and cycling to local community and health services, shops, culture and leisure facilities, employment, education and skills training in a high quality environment.
3. Ambitious and sustainable economic growth – a thriving and diverse local economy, maintaining the economic growth of Bristol above the regional and national level of economic growth and ensuring continued competitiveness as a core city. Development and regeneration will take place at accessible and sustainable locations throughout the city providing new employment and training opportunities.
4. Appropriate housing provision – providing new homes for the city within mixed, balanced and sustainable communities. This housing will comprise an appropriate mix to promote housing choice for all members of the community including the provision of affordable homes to help meet the needs of the population of Bristol in 2026.
5. Better health and wellbeing – a pattern of development and urban design that promotes good health and wellbeing and provides good places and communities to live in. Bristol will have open space and green infrastructure, high quality healthcare, leisure, sport, culture and tourism facilities which are accessible by walking, cycling and public transport. This will help enable active lifestyles, improve quality of life and reduce Pollution.
6. *High quality built environment – highly attractive and safe places, with a high quality well designed built environment. A core city with a destination status of international standing, with quality development throughout and good places and communities to live in.*
7. High quality natural environment – a high quality natural environment where valued open spaces and biodiversity are conserved and enhanced and a green infrastructure network is maintained.
8. Improved accessibility and connectivity – improved accessibility and connectivity to and between centres and within the city, to key services and places of work and recreation, with improved quality of life, for residents, businesses and visitors alike. Residents and workers will have a reduced need to travel. Congestion will be managed, public transport and walking and cycling provision improved and streets, pedestrian areas and spaces will be safe.

9. Effective waste management - sufficient sites for the delivery of sustainable waste management facilities and to have enabled the minimisation of waste in new development.

10. Adapting to climate change and promotion of renewable energy - addressing the causes of climate change through the delivery of sustainable construction methods and renewable energy production. Development in Bristol will take into account the impact of climate change including the increased risk of flooding.

11. Community involvement and engagement - communities actively engaged in the planning process through implementation of measures outlined in the Statement of Community Involvement and the Bristol Compact.

Policy BCS21

New development in Bristol should deliver high quality urban design. Development in Bristol will be expected to:

- Contribute positively to an area’s character and identity, creating or reinforcing local distinctiveness.
- Promote accessibility and permeability by creating places that connect with each other and are easy to move through.
- Promote legibility through the provision of recognisable and understandable places, routes, intersections and points of reference.
- Deliver a coherently structured, integrated and efficient built form that clearly defines public and private space.
- Deliver a safe, healthy, attractive, usable, durable and well-managed built environment comprising high quality inclusive buildings and spaces that integrate green infrastructure.
- Create a multi-functional, lively and well-maintained public realm that integrates different modes of transport, parking and servicing.
- Enable the delivery of permanent and temporary public art.
- 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.

To demonstrate the delivery of high quality urban design, major development proposals with a residential component should be assessed against ‘Building For Life’ (or equivalent methodology). As a guide, development should aim to achieve the standards set out in the table below.

| | To 2012 | 2013-2015 | 2016 onwards |
|---|---|---|--|
| All major developments of 10+ dwellings | Building For Life Good standard (overall score 14/20) | Building For Life Good standard (overall score 15/20) | Building For Life Very Good standard (overall score 16/20) |



SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN (2014)

Policy DM26: Local Character and Distinctiveness

General Principles

The design of development proposals will be expected to contribute towards local character and distinctiveness by:

- I. Responding appropriately to and incorporating existing land forms, green infrastructure assets and historic assets and features; and
- II. Respecting, building upon or restoring the local pattern and grain of development, including the historical development of the area; and
- III. Responding appropriately to local patterns of movement and the scale, character and function of streets and public spaces; and
- IV. Retaining, enhancing and creating important views into, out of and through the site; and
- V. Making appropriate use of landmarks and focal features, and preserving or enhancing the setting of existing landmarks and focal features; and
- VI. Responding appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes; and
- VII. Reflecting locally characteristic architectural styles, rhythms, patterns, features and themes taking account of their scale and proportion; and
- VIII. Reflecting the predominant materials, colours, textures, landscape treatments and boundary treatments in the area.

Development will not be permitted where it would be harmful to local character and distinctiveness or where it would fail to take the opportunities available to improve the character and quality of the area and the way it functions.

Development should retain existing buildings and structures that contribute positively to local character and distinctiveness. Where the loss of an existing building or structure is acceptable due to the wider planning benefits of a development proposal, opportunities should be sought to reuse any materials that contribute to local character and distinctiveness.

Specific Development Types

Infill development will be expected to have regard to the prevailing character and quality of the surrounding townscape. The higher the quality of the building group and the more unified the character of the townscape, the greater the need to reproduce the existing pattern, form and design of existing development. Infill developments on return frontages should be compatible with the open character of corner sites and be subservient in height, scale and massing to the primary frontage building.

Backland development will be expected to be subservient in height, scale, mass and form to the surrounding frontage buildings. It should not prejudice the opportunity to develop the adjoining land of similar potential nor should the proposed access arrangements cause adverse impacts to the character and appearance, safety or amenity of the existing frontage development.

In forms of existing development that relate poorly to the surrounding development or lack a coherent and integrated built form, development will be expected to take reasonable opportunities to improve the area's

character, enclosure, permeability, public realm and appearance and better integrate the area with its surroundings.

Policy DM29: Design of New Buildings

New buildings should be designed to a high standard of quality, responding appropriately to their importance and reflecting their function and role in relation to the public realm. Proposals for new buildings will be expected to:

- I. Be clearly organised in terms of their form and internal layout and circulation to reflect the hierarchy of function they will accommodate, the uses they will serve and the context they will address; and
- II. Incorporate active frontages and clearly defined main entrances facing the public realm that emphasise corners and reinforce the most prominent frontages; and
- III. Respond to the solar orientation of the building to support energy efficient design while ensuring as far as possible that active rooms face the public realm; and
- IV. Provide appropriate natural surveillance of all external spaces; and
- V. Ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight; and
- VI. Allow for future adaptation or extension to accommodate alternative uses or to respond to the changing future needs or circumstances of occupiers by means of their internal arrangement, internal height, detailed design and construction; and
- VII. Provide appropriately for inclusive access and circulation; and
- VIII. Incorporate opportunities for green infrastructure such as green roofs, green walls and green decks that may be accessed and used where appropriate; and
- IX. Incorporate exteriors and elevations that provide visual interest from a range of viewing distances and are visually organised and well-proportioned; and
- X. Incorporate high quality detail of an appropriate scale and proportion, arranged in a coherent way that contributes positively to the overall design approach of the building; and
- XI. Employ high quality, durable and sustainable materials of an appropriate texture, colour, pattern and appearance that contribute positively to the character of the area.

New residential development should provide dual aspect where possible, particularly where one of the aspects is north-facing.

Shopfronts, Signage and External Installations

Shopfronts will be expected to have regard to the host building and the wider street scene in terms of the scale, proportion and overall design and to provide independent ground floor front access to upper floors. External signage will be expected to adopt a scale, detail, siting and type of illumination appropriate to the character of the host building, the wider street scene and longer distance views. External installations and security measures should be carefully integrated into the overall design of the host building with the aim of avoiding harm to the appearance of the building and achieving desirable design outcomes.

Policy DM30: Alterations to Existing Buildings

Extensions and alterations to existing buildings will be expected to:

- I. Respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene; and
- II. Retain and/or reinstate traditional or distinctive architectural features and fabric; and



- 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.

Extensions should be physically and visually subservient to the host building, including its roof form, and not dominate it by virtue of their siting and scale.

The principles set out in policy DM29 will apply where development proposals involve new or altered shopfronts, external signage and/or external installations and security measures.

Proposals that would sensitively adapt existing buildings to alternative uses as an alternative to demolition will be supported. Proposals that would retrofit existing buildings with sustainability measures will also be encouraged subject to an assessment against the above criteria.

