

Our ref: Q240462
Your ref: N/A
Email: [REDACTED]
Date: 4 October 2024



Planning Inspectorate
Temple Quay House
Temple Quay
Bristol
BS1 6PN

Dear Madam/Sir

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR FULL PLANNING PERMISSION AT REDCLIFF QUAY, 120
REDCLIFF STREET, BRISTOL, BS1 6HU**

1 Introduction

I write on behalf of Skelton Developments (Nottingham) Limited (the “Applicant”) and enclose an application for full planning permission in respect of external alterations to Redcliff Quay, 120 Redcliff Street, Bristol, BS1 6HU (“the Site”). This application specifically seeks planning permission for the following:

“Installation of replacement windows, doors and curtain walling”

The application is supported by the following documentation which should be read alongside this covering letter:

- Application and CIL Forms;
- Drawings & Plans:
 - 4817-AWW-ZZ-ZZ-DR-A-01000-P02 – Site Location Plan
 - 4817-AWW-ZZ-ZZ-DR-A-01001-P02 - Site Block Plan
 - 4817-AWW-XX-ZZ-DR-A-01108-P02 - Existing Building - Elevations 1, 2 and 3
 - 4817-AWW-XX-ZZ-DR-A-01109-P02 - Existing Building - Elevations 4 ,5 and 6
 - 4817-AWW-ZZ-00-DR-A-01101-P02 - Existing Building – Ground Floor Plan
 - 4817-AWW-ZZ-01-DR-A-01102-P02 - Existing Building – First Floor Plan
 - 4817-AWW-ZZ-02-DR-A-01103-P02 - Existing Building – Second Floor Plan
 - 4817-AWW-ZZ-03-DR-A-01104-P02 - Existing Building – Third Floor Plan
 - 4817-AWW-ZZ-04-DR-A-01105-P02 - Existing Building – Fourth Floor Plan
 - 4817-AWW-ZZ-04-DR-A-01105-P02 - Existing Building – Fourth Floor Plan
 - 4817-AWW-ZZ-B1-DR-A-01100-P02 - Existing Building – Basement Plan

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- 4817-AWW-ZZ-RF-DR-A-01107-P02 - Existing Building – Roof Plan
- 4817-AWW-XX-ZZ-DR-A-02008-P03 - Proposed Building – Elevations 1, 2 and 3
- 4817-AWW-XX-ZZ-DR-A-02009-P03 - Proposed Building – Elevations 4, 5 and 6
- 4817-AWW-ZZ-00-DR-A-02001-P02 - Proposed Building – GA Ground Floor Plan
- 4817-AWW-ZZ-01-DR-A-02002-P02 - Proposed Building – GA First Floor Plan
- 4817-AWW-ZZ-02-DR-A-02003-P02 - Proposed Building – GA Second Floor Plan
- 4817-AWW-ZZ-03-DR-A-02004-P02 - Proposed Building – GA Third Floor Plan
- 4817-AWW-ZZ-04-DR-A-02004-P02 - Proposed Building – GA Fourth Floor Plan
- 4817-AWW-ZZ-B1-DR-A-02000-P02 - Proposed Building – GA Basement Plan
- 4817-AWW-ZZ-RF-DR-A-02000-P02 - Proposed Building – GA Roof Plan
- Flood Risk Assessment (contained within this cover letter)

The application is being submitted directly to the Planning Inspectorate as per the provisions under Section 62A of the Town and Country Planning Act 1990 (as amended). The application fee is calculated as being £1,242.

2 Factual Background

Site and Surrounding Area

The Site comprises 'Redcliff Quay', a waterfront office building located in Bristol City Centre, within the 'Redcliffe' neighbourhood. Redcliffe is located in Bristol's central business district, on an island bounded by the 'Floating Harbour' to the North and West and by the River Avon to the South.

Redcliff Quay is five storeys in height and includes a basement level. The western elevation of the building overlooks the River Avon onto Bristol Harbour, whilst the eastern elevation is bounded by Redcliff Street. The south facing elevation opens out onto a cylindrical space, which is currently used for car parking. To the north is a pedestrian route that connects Redcliff Street with the river and to the south is Buchanans Wharf.

The main pedestrian entrance to the building is located on the northern façade, opposite an area of public realm containing an obelisk sculpture. Vehicular access is to the south of the Site from Redcliff Street.

The building is relatively modern, with elevations treated with a mix of red brick and stone effects. Large windows are present on all elevations, some benefitting from posted balconies.

Planning History

A review of the Council's planning register has been undertaken and the applications relevant to the Site are summarised at Table 1.



Ref No.	Development	Decision/Date
22/04065/F	Installation of rooftop plant, with associated acoustic screening.	Granted 2 nd December 2022
04/01316/F	Mooring of 25.2m barge for use as restaurant (Use Class A3) in dock fronting 'Redcliffes Restaurant'.	Granted 20 th May 2005
97/00762/F	Installation of two dish antennas and an equipment cabin.	Granted 26 th June 1997
97/01251/F	Installation of satellite receiving antenna, 1.2m in diameter, ground mounted on flat roof.	Granted 18 th July 1997
95/01832/A	Non-illuminated directional sign board.	Granted 11 th October 1995
94/00046/A	Externally floodlit company name/logo to waterfront elevation.	Grante 22 nd April 1994

Table 1: Planning History

The planning history includes minor applications associated with the office use of the building and contains no restrictions that would preclude the proposed alterations.

3 Proposals

The Site provides an important employment function within the City Centre. However, the building is now dated and comprehensive remodelling of the internal space is to be undertaken to bring the office space in line with the expectations of present day occupiers. As part of this remodelling, external alterations are proposed to improve the appearance, as well as the sustainability credentials of the building. The proposed improvements include alterations to the curtain walling, as well as replacement windows and external doors. Each element of the proposals is addressed in turn below:

Curtain Walling

In certain limited locations as indicated on the proposed plans, the existing metal profile double glazed curtain walling is to be replaced with aluminium frame double glazed curtain walling. The proposed design will match the existing in terms of glazing/spandrel locations, mullion widths and profiles. All proposed curtain walling will have fixed frames and will be dark grey in colour.

Windows

The existing metal profile double glazed openable windows on all floors are to be replaced with aluminium frame double glazed windows with fixed frames. The colour of all windows will be a dark grey to provide a cohesive appearance across the building. The fixed windows will enable greater control of the heating / cooling of the building which will provide opportunities for reduced energy consumption.



Replacement Doors

The existing red metal external doors on the first, second and third floors are to be replaced with aluminium framed double glazed external doors in a dark grey colour to match the proposed windows. On the ground floor and basement, several of the existing external doors are to be retained and repainted the same dark grey colour, whilst two of the ground floor doors are to be replaced with aluminium framed double-glazed doors of the same colour.

4 Planning Policy

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for the Site comprises the Bristol Local Plan which is made up of the following documents relevant to the Site:

- Core Strategy (2011);
- Site Allocations and Development Management Policies (2014);
- Policies Map (2015); and
- Bristol Central Area Plan (2015)

According to the Bristol Local Plan Policies Map the following designations apply to the Site:

- Within Redcliffe Conservation Area;
- Within the City Centre;
- Within City Centre Neighbourhoods: Redcliffe;
- Adjacent to Quayside Walkways; and
- Subject to the Bristol Central Area Plan.

The Site is not subject to any statutory designations, save for being located within Flood Zone 3.

Local Plan

Policy BCS2 is concerned with the City Centre and notes that continued improvement will be promoted in regeneration areas including Redcliffe. Policy BCAP47 (The Approach to Redcliffe), highlights the need for development and regeneration within the area.

In terms of design, Policy BCS2 the policy requires development to be the highest standard in terms of appearance, function, conservation of heritage assets, and sustainability. Policy BCS15 requires sustainable design and construction to be integral to new development, which should maximise energy efficiency; consider the life cycle and source of materials to be used; and be flexible and adaptable, allowing future refurbishment and retrofitting.



Policy BCS21 covers 'Quality Urban Design' and states that new development in Bristol should deliver high quality urban design and contribute positively to an area's character and identity, creating and reinforcing local distinctiveness. It also states that development should create buildings and spaces that are adaptable to changing social, technological, economic and environmental conditions.

Policy BCS22 is concerned with Conservation and the Historic Environment and states that development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including Conservation Areas. Any proposal should take into account the character of its context.

Policy DM26 states that the design of development proposals will be expected to contribute towards local character and distinctiveness, reflecting locally characteristic architectural styles, rhythms, patterns, features and themes and reflecting the predominant materials, colours, textures and boundary treatments in the area.

According to BCAP 32, development on or adjacent to proposed Quayside Walkways will be expected to provide or contribute appropriately towards a continuous and accessible route finished to a high standard of design including, where practical, seating and appropriate landscaping. Buildings lining the walkways will also be expected to have active frontages onto the walkways where feasible.

BSC16 notes that development in Bristol will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding.

Material Considerations

Material considerations applicable to the Site include the National Planning Policy Framework (NPPF) (December 2023), the Emerging Bristol Local Plan (2023); Future of Redcliffe SPD (2002); and Redcliffe Conservation Area Character Appraisal (2008).

NPPF - The NPPF highlights that opportunities to enhance or better reveal a conservation area's significance should be taken and proposals that preserve those elements of the setting that make a positive contribution should be treated favourably. Paragraph 213 however highlights that not all elements of a conservation area will necessarily contribute to its significance.

Draft Local Plan - Bristol City Council are currently in the process of reviewing its Local Plan. A draft plan was published in November 2023 and submitted to the Secretary of State for examination in April 2024. As this is in the early stages of submission, limited weight can be afforded to the policies in the draft plan.



Future of Redcliffe SPD - The vision for Redcliffe is to create a sustainable neighbourhood of compact, mixed-use development that is human-scale, accessible to all and respectful of the area's history and character.

5 Planning Considerations

Following review of the relevant policy and guidance, the key planning considerations applicable to the proposals are considered to be the principle of the development; design and heritage; sustainability and flood risk.

Principle of Development

The Site is located within the City Centre where planning policy supports the continued improvement of the built environment. Furthermore, the regeneration of the Redcliffe area is specifically promoted. The proposals are therefore considered to be entirely acceptable in principle.

Design & Heritage

National and local policy and guidance seeks to ensure high quality design and to contribute positively to the character and identity of an area. Within Conservation Areas, development should safeguard or enhance the area's character and setting.

The proposed curtain walling, windows and doors constitute a betterment in the existing design, incorporating high quality, functional materials which will improve the appearance of the building. The co-ordinated colour of the installations will also provide cohesion across the elevations, which are currently uncoordinated in their design. The proposals are also in keeping with the surrounding area. In particular, it is noted that the building directly to the north of the Site also features grey fenestration. As such, the proposal is considered to positively impact the design of the building and accord with Policy BCS21.

The Site lies within the Redcliffe Conservation Area, and the building is identified as having a neutral impact on its setting. The proposal represents minor alterations that would be in-keeping with the character of the host building as well as the surrounding commercial context. There will therefore be limited impact on the character of the Conservation Area, albeit the high quality materials will improve its setting.

Sustainability

Policy BCS15 seeks to ensure sustainable design and construction is integral to new development. Whilst the proposals are only minor in nature, sustainability has been considered from the outset. In terms of materials, aluminium has strong sustainability credentials as it can be recycled repeatedly without losing its properties. The new windows and doors will also provide the opportunity to ensure that insulation is as effective as possible, preventing heat from escaping from the building and conserving energy. Furthermore, the installation of fixed windows to replace the existing openable



windows will enable the heating and cooling of the building to be more effectively managed, providing the opportunity to reduce the energy consumption of the building.

Flood Risk Assessment

The Site is located within Flood Zone 3 and as such, consideration of flood risk is required. The proposals comprise minor alterations to the elevations of the building and do not involve the creation of any new floorspace, nor changes to any soft landscaping or hard surfacing. The proposals will not therefore increase the risk of flooding at the Site or beyond.

With regard to the Sequential Test, the National flood risk standing advice confirms that “A sequential test is required for major and non-major development...if any proposed building, access and escape route, land-raising or other vulnerable element will be in flood zone 2 or 3”.

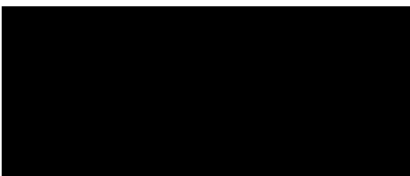
The application is for the installation of replacement windows, doors and curtain walling and there are no buildings, access, escape routes, land-raising or other vulnerable elements proposed. As such, a sequential test is not required.

6 Summary

In summary, this application seeks alterations to the curtain walling, windows and doors of the subject building to improve the appearance and functionality of the building. The proposals are part of a wider schedule of works being undertaken to improve the office accommodation. The proposals are high quality, will enhance the building and the Conservation Area setting and are in accordance with all relevant national and local planning policy.

We trust that everything is in order and the application can be approved without delay. Should you have any queries, please do not hesitate to contact me, otherwise I look forward to discussing the application with the case officer.

Yours sincerely



Louise Hambleton
Associate Director

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