2.30.5 Every effort should be made to retain traditional or distinctive architectural features and fabric that contribute positively towards the character of the building. Consideration should also be given to the sympathetic reinstatement of lost features and the removal of unsympathetic additions. If traditional facing materials exist and cannot be practicably retained in situ, they should be suitably reclaimed for re-use as part of the proposed development.

2.30.6 Care should also be taken to ensure that any extension or alteration does not result in a harmful loss of sunlight or daylight through overshadowing of its neighbours. Furthermore, extensions should not be overbearing or result in unacceptable overlooking or loss of privacy.

2.30.7 Any proposed extension should retain sufficient external private space to meet the continuing requirements of the building. These include the appropriate retention of usable amenity space, green infrastructure, off-street parking and storage provision.

2.30.8 Further information and detailed design guidance specifically in relation to householder applications can be found in Supplementary Planning Document No.2 'A Guide for Designing House Alterations and Extensions'.

2.30.9 Further information and detailed design guidance relating to shopfronts, security shutters and external signage can be found in Policy Advice Note 8 'Shopfront Guidelines'.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS21: Quality Urban Design

Other key Core Strategy policies

- BCS13: Climate Change
- BCS15: Sustainable Design and Construction
- BCS22: Conservation and the Historic Environment

Application Information

The following should be submitted with planning applications to show how the proposal addresses this policy:

- Where required, the Design and Access Statement should set out the rationale for the siting and design of any alterations or extensions with reference to the above criteria.

Policy DM31: Heritage Assets

2.31.1 Heritage assets, which can range from whole landscapes to individual items of street furniture, are a finite non-renewable resource that can often be irreparably damaged by insensitive development. Great weight is given to the conservation of designated heritage assets. As set out in the Core Strategy, the historic environment is important not just for its own sake, but also as an asset that can add value to regeneration and help to draw businesses to the city, acting as a stimulus to local economic growth.

2.31.2 The key to the sympathetic management of heritage assets is through a clear understanding of the assets themselves and the context in which they exist. Early

discussions on development proposals, before the submission of a planning or listed building application, may also assist in avoiding costly work at a later stage.

2.31.3 This policy implements policy BCS22 of the Core Strategy by setting out in detail how the council proposes to secure the conservation of heritage assets. When assessing development proposals that affect heritage assets, this policy will be applied in conjunction with the relevant parts of policies DM26 to DM30. Other relevant documents such as Conservation Area Character Appraisals and others listed under policy DM26 will form an important part of the assessment.

General principles

Development that has an impact upon a heritage asset will be expected to conserve and, where appropriate, enhance the asset or its setting.

- **Archaeology:**

  Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ. In those cases where this is not justifiable or feasible, provision should be made for excavation and record with an appropriate assessment and evaluation. The appropriate publication/curation of findings will be expected.

- **Listed Buildings:**

  Alterations, extensions or changes of use to listed buildings, or development in their vicinity, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.

- **Conservation Areas:**

  Development within or which would affect the setting of a conservation area will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance.

- **Registered Historic Parks and Gardens:**

  Development will be expected to have no adverse impact on the design, character, appearance or settings of registered historic parks and gardens and to safeguard those features which form an integral part of their character and appearance.

- **Locally important heritage assets:**

  Proposals affecting locally important heritage assets should ensure they are conserved having regard to their significance and the degree of any harm or loss of significance.

Understanding the asset

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

Conserving heritage assets

Where a proposal would affect the significance of a heritage asset, including a locally listed heritage asset, or its wider historic setting, the applicant will be expected to:

i. **Demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and**

ii. **Demonstrate that the works proposed are the minimum required to secure the long term use of the asset; and**

iii. **Demonstrate how those features of a heritage asset that contribute to its historical, archaeological, social, artistic or architectural interest will be retained; and**

iv. **Demonstrate how the local character of the area will be respected.**

Recording the asset

Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to:

i. **Instigate a programme of recording of that asset; and**

ii. **Ensure the publication of that record in an appropriate form.**

Energy efficiency measures and renewables

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

2.31.4 Heritage assets are defined as buildings, monuments, sites, places, areas and landscapes positively identified as having a degree of historic significance meriting consideration in planning decisions.

2.31.5 Heritage assets of national importance will generally be protected as designated assets under the Listed Buildings and Conservation Areas Act (1990) or the Ancient Monuments and Archaeological Areas Act (1979). However, the historic environment comprises a wide range of assets, which may not merit formal designation, but are nevertheless highly regarded and often much-loved elements of an area. They may be identified during the planning process or during the process of assessments of local character, such as Conservation Area Character Appraisals. Equally, they may be identified by local communities and individuals as part of the preparation of a Local List. Locally listed historic parks and gardens are designated on the Policies Map. These are considered to be non-designated heritage assets that would in future form part of a Local List and are therefore subject to this policy.

2.31.6 The concept of the significance of an asset is an important consideration in assessing and determining applications that may affect a heritage asset. The definition of significance is given in the National Planning Policy Framework and the various means by which the significance of an asset can be measured are set out in the Practice Guide to PPS5: Planning for the Historic Environment.

2.31.7 In order that the degree of impact of a development proposal can be fully appreciated, it is essential that there is a full understanding of the asset and its significance, proportionate to its relative importance, against which to measure that impact. An understanding of the context of the asset is also important to appreciate its place in the historical development pattern of the area. The primary source of data is the Historic Environment Record, a comprehensive data source covering all heritage assets, as well as evidence from previous recording activity, such as archaeological surveys and excavations, and antiquarian observations.

2.31.8 A desk-based assessment using relevant data sources may allow an understanding to be obtained of the significance of an asset. In some cases, this will be insufficient and further information will be required in order to assess the degree of impact of a development proposal. The collection of such information could take one of a number of forms as appropriate to the asset, including on-site evaluation, perhaps by trial trenching or geophysical survey in the case of buried archaeological sites, to more detailed building survey and selective removal of fabric such as plaster and other wall coverings. Such work should be carried out well in advance of the determination of an application so that their results can be given proper weight in decision-making.

2.31.9 The fact that heritage assets are irreplaceable means that great care must be taken when deciding on the destruction, either partial or total, of those assets. Even the most comprehensive record of an asset can never replace the asset itself. However, there will be occasions where other factors may dictate that a record is an acceptable alternative to the destruction of a heritage asset. Such a record should be in proportion to the significance of the asset itself and be carried out by suitably qualified people with provision for the publication of the results of the work to a wider audience.

2.31.10 The following adopted supplementary planning documents and supplementary planning guidance will continue to be used to guide decisions on development proposals:

- SPD7 "Archaeology and Development" (March 2006)
- SPD1 "Tall Buildings" (January 2005)
- PAN6 "Off-Street Residential Parking in Conservation Areas"
- PAN8 "Shopfront Guidelines" (1997)
- PAN 15 "Responding to Local Character – A Design Guide" (1998)
- "Conservation Area Enhancement Statements" (1993) (Until superseded by Conservation Area Character Appraisals).

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

- BCS22: Conservation and the Historic Environment

Other key Core Strategy policies

- BCS13: Climate Change
- BCS15: Sustainable Design and Construction
- BCS21: Quality Urban Design

Application Information

The following should be submitted with planning applications to show how the proposal addresses this policy:

- A Heritage Statement addressing the impact of the proposed development on heritage assets, including archaeological features.

Policy DM32: Recycling and Refuse Provision in New Development

2.32.1 Recycling and refuse storage is a practical requirement common to all development occupied by people. However, poorly sited or designed recycling and refuse storage provision has the potential for considerable adverse impacts on the visual appearance of an area as well as its general amenity, for instance by odours and obstruction of footways. An untidy proliferation of bins in streets and forecourts is often one of the most visible signs of higher residential densities when development is poorly designed, particularly when houses are subdivided.

2.32.2 This policy implements the recycling and refuse-related requirements of policy BCS15 of the Core Strategy and the design principles of policy BCS21 by setting standards for recycling and refuse provision in new development. It seeks to ensure that all new development is accompanied by recycling and refuse provision of sufficient quantity and quality, in order that the visual appearance, amenity and safety of an area is maintained when new development is introduced, including higher density development and residential subdivisions.

Recycling and Refuse in New Development

All new development will be expected to provide, as a minimum:

- **In the case of non-residential developments, shared housing and major flatted development, shared recycling facilities and refuse bins of sufficient capacity to serve the proposed development.**
- **In the case of other residential development:**
  - **Sufficient space for the storage of individual recycling and refuse containers to reflect the current collection regime; or**
  - **Communal recycling facilities and refuse bins of sufficient capacity to serve the proposed development as a whole (this could include whole street solutions).**

Residential properties with private garden areas should also include provision for the separate storage of garden waste for collection or composting.

Design and Access Requirements

The location and design of recycling and refuse provision should be integral to the design of the proposed development. In assessing recycling and refuse provision, regard will be had to the following considerations:

i. **The level and type of provision, having regard to the above requirements and relevant space standards; and**

ii. **The location of the provision, having regard to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles and operatives; and**