

Our ref: Q240462
Your ref: N/A
Email: [REDACTED]
Date: 18 December 2025



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
The Landing (Ground Floor Café), 125 Redcliff Street, Redcliffe, Bristol, BS1 6HU

1 Introduction

I write on behalf of Skelton Developments (Nottingham) Limited (the “Applicant”) to enclose an application for full planning permission in respect of external alterations to the entrance area of The Landing, 125 Redcliff Street, Redcliffe, Bristol, BS1 6HU (“the Site”). This application specifically seeks planning permission for the following:

“External alterations to ground floor entrance area, including the installation of a new shopfront and timber hand rails, and the raising of floor levels”

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

- Application & CIL Forms;
- Drawings and plans:
 - The Landing Café – Site Location Plan (4817-AWW-ZZ-ZZ-DR-A-02211-P01);
 - The Landing Café – Site Context and photos (4817-AWW-ZZ-ZZ-DR-A-02212-P01);
 - The Landing Café – Existing Plan and East Elevation (4817-AWW-ZZ-ZZ-DR-A-02213-P01);
 - The Landing Café – Existing Plan and South Elevation (4817-AWW-ZZ-ZZ-DR-A-02214-P01);
 - The Landing Café – Proposed Plan and East Elevation (4817-AWW-ZZ-ZZ-DR-A-02215-P01);
 - The Landing Café – Proposed Plan and South Elevation (4817-AWW-ZZ-ZZ-DR-A-02216-P01);



- Ecology Screening Assessment, BNG Screening Assessment and Exemption Statement;
- Heritage statement (*within this cover letter*);
- Flood Risk Statement (*within this cover letter*).

2 Factual Background

Site and Surrounding Area

The Site comprises the entrance area of an existing ground floor café located at the south-eastern corner of a building known as 'The Landing'. The Landing is a mixed use commercial building comprising self-contained office space on the upper floors and a restaurant / café on part of the ground floor. The building is located adjacent to the Floating Harbour, in the western side of the Redcliffe area within Bristol's City Centre. The surrounding area comprises Redcliffe Conservation Area and has a primarily commercial character.

The Site itself is the entrance to the café located at the south-eastern corner of the Landing, bound by Redcliff Street to the east and Redcliff Quay Square to the south. The immediate surrounding area is pedestrianised and the Site currently offers active frontages to the east and south. The café's existing entrance is set back from the building's elevation, situated within a small triangular alcove. This alcove is also currently used for additional seating associated with the café.

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.

Table 1: Planning History

Ref No. / Date	Description	Status
98/00827/F 19 Mar 1998	New restaurant entrance awning.	Granted 10 Jun 1998
96/02945/F 23 Dec 1996	Installation of new shopfront to existing shop unit.	Granted 20 May 1997
96/02900/F 18 Dec 1996	Provision of tables and chairs to form outside dining and drinking area adjacent to the waterfront.	Granted 14 Mar 1997
94/00788/A 7 April 1994	Building name, street name and number.	Granted 9 May 1994



94/01051/A 11 May 1994	Externally illuminated projecting signs and internally illuminated menu cases.	Granted 29 Jun 1994
88/03640/F 10 Oct 1988	Construction of 6 storey offices, shop, restaurant/wine bar, together with associated car parking and landscaping.	Granted 30 Mar 1989
86/00659/L 5 Mar 1986	Demolition of existing warehouse.	Granted 10 Nov 1986

The planning history includes several applications associated with the various commercial uses at The Landing. There have been no planning applications associated with the Site for the last 25 years. The existing planning history presents no restrictions that would preclude the proposals within this application.

3 Proposals

The Site provides a valued café space within the local commercial area, and a new company are set to be taking operation of the Site. The incoming retailer are a family run bakery, specialising in artisan products made daily with locally sourced ingredients. The introduction of this exciting new operator presents the perfect opportunity to revitalise the existing café area, thereby creating a space which is more closely aligned with the new operator's brand and intended uses.

Therefore, this application seeks planning permission for external alterations to the Site's existing entrance area. The proposals seek to infill the existing triangular alcove, bringing the external walls in line with the existing southern and eastern elevations to create a new shop frontage. The new entrance point will be situated on the southern elevation. Signage associated with the retailer is proposed to be installed on the windows at both the southern and eastern elevation. An additional 'blade' sign is proposed to be mounted to the eastern elevation. Indicative Signage Zones are indicated on the submitted plans and a separate application for advertisement consent will be made in due course.

The newly installed shopfront is proposed to have black windows, doorway and louvre framing in order to match the existing external features of the building. A small section of new brickwork is proposed on the eastern elevation beneath the window level, to match the appearance and dimensions of the existing windows.

The internal floorspace is proposed to be raised to align with the existing internal floor level. The paving level external to the new doorway will also be adjusted to meet building regulation requirements. New timber handrails are also proposed to be installed on the existing ramp area.

Further details regarding the proposals can be found in the accompanying plans.



4 Relevant 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 Documents for this Site comprises:

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

Under the above Development Plan Documents, the Site is designated as follows:

- Within Redcliffe Conservation Area;
- Within Bristol City Centre;
- Within Redcliffe City Centre Neighbourhood;
- Within Bristol Central Area Plan Boundary.

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

Core Strategy (2011)

Policy BCS2 (City Centre) promotes continued improvement in regeneration areas such as Redcliffe. Development proposals are expected to be of the highest standard in terms of appearance, function, conservation of heritage assets and sustainability. Small scale facilities and services which contribute to the diversity and vitality of the city centre are to be encouraged and retained.

Policy BCS15 (Sustainable Design) requires all development to be of sustainable design and construction by addressing the key issues: maximising energy efficiency; waste and recycling during construction; conserving water resources and minimising vulnerability to flooding; the type, life cycle and source of materials to be used; flexibility and adaptability, allowing for modification of use or layout.

Policy BCS16 (Flood Risk and Water Management) requires development in areas at risk of flooding to be resilient to flooding through design and layout and/or to incorporate sensitively designed mitigation measures.



Policy BCS21 (Quality Urban Design) seeks development proposals which contribute positively to an area's character, promote accessibility and permeability, delivers safe, healthy and attractive built environment of high quality inclusive design.

Policy BCS22 (Conservation and the Historic Environment) requires development proposals within conservation areas to safeguard or enhance the character and setting of the area.

Site Allocations and Development Management Policies (2014)

Policy DM26 (Local Character and Distinctiveness) expects development proposals to contribute towards local character and distinctiveness by responding appropriately to local patterns of movement and the scale, character and function of streets. Also by reflecting locally characteristic architectural styles and predominant materials, colours and textures in the area. Development will not be permitted where it would be harmful to local character or where it would fail to take the opportunities available to improve the character and quality of the area and the way it functions.

The above policy requires infill development to have regard to the prevailing character and quality of the surrounding townscape. Regarding return frontages, these should be compatible with the open character of corner sites and subservient to height, scale and massing to the primary frontage building.

Policy DM29 (Design of New Buildings) expects development proposals to incorporate active frontages and clearly define main entrances facing the public realm, emphasising corners and reinforcing the most prominent frontages. External signage will be expected to adopt a scale, design and siting appropriate to the character of the host building, the wider street scene and longer distance views.

Policy DM30 (Alterations to Existing Buildings) requires proposals for alterations to respect the existing scale, form and materials of the host building, its curtilage and the broader street scene.

Bristol Central Area Plan (2015)

Policy BCAP31 (Active Ground Floor Uses and Active Frontages in Bristol City Centre) expects all locations within the city centre facing existing public realm to provide active frontages.

Policy BCAP47 (Approach to Redcliffe) seeks development which maintains a range of services to meet local needs through the renewal of existing retail units and active ground floor uses. The pattern of uses and urban form brought forward within Redcliffe will be expected to contribute to the improvement of the townscape and the network of streets and spaces in the area with regard to the aspirations set out in the Supplementary Planning Documents.

Material Considerations

National Planning Policy Framework



Paragraph 219 of the NPPF sets out that proposals which preserve elements of conservation areas and which make a positive contribution to the asset should be treated favourably.

Local Plan Review

Bristol City Council are currently in the process of reviewing their Local Plan. A draft plan was published in November 2023 and submitted to the Secretary of State for examination in April 2024. The examination ran between 25 Feb – 24 April 2025. Under the policies within the Draft Local Plan (Nov 2023), the relevant site designations remain the same as under previous policy.

Future of Redcliffe SPD

As required by Policy BCAP47, this supplementary planning document sets out the vision for Redcliffe, which 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.

Redcliffe Conservation Area Character Appraisal

The Appraisal specifically highlights the risks associated with external alterations in affecting the Conservation Area, this has been due to high redevelopment threatening the removal of traditional buildings, gradual loss of street patterns, key views and skyline features threatened and erosion of local character with the introduction of non-traditional materials. Therefore, it is important to understand the local character when proposing minor external alterations. The Site sits within Character Area 1: North Redcliff which is characterised by Victorian warehouse type buildings, with a general palette of red brick and stone interspersed with larger 20th century office developments in various materials. Redcliff Street, which the Site is situated on, contains a range of buildings, mostly 20th century structures lacking a consistency of style or materials.

5 Planning Considerations

The key planning considerations applicable to the proposals are considered to be design and heritage, sustainability and flood risk.

Design & Heritage

National and local policy and guidance seek 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 alterations seek to revitalise the café space by providing a new café shopfront with high-quality features made from similar materials and colours to the existing elevations of the building. Thereby maintaining the existing character of the conservation area, specifically in line with Policy BCS21 and Policy BCS22.

Regarding Policy DM26, the infilling of the corner alcove has been designed with regard to the character of the building and surrounding area. The café's active frontage has been preserved and



improved, and the new entrance has been oriented towards the area of public realm to the south, to align with Policy DM29 and Policy DM30 requirements. The external signage zones have also been designed to be of an appropriate scale, design and siting to the commercial usage, as required by Policy DM29.

In respect of accessibility, the minor raising of the floor levels ensures that the proposals are compliant with buildings regulations and are accessible to all users, including wheelchairs.

Overall, the alterations proposed to the cafe seek to create an inclusive and attractive entrance space, providing an upgraded commercial space whilst remaining in keeping with the surrounding character and design of the conservation area, as required by Policy BCS21, BCS22, DM26 and BCAP47.

Sustainability

Policy BCS15 requires sustainable design and construction to be integral to new development. Whilst the proposals are only minor in nature, sustainability has been considered from the outset. The installation of new windows and door will provide the opportunity to ensure that insulation is as effective as possible, preventing heat from escaping the building and conserving energy.

In addition, sustainable materials will be incorporated, including timber handrails. Furthermore, in the raising of the external paving area, the re-use of existing slabs is proposed to reduce the need for new materials.

Flood Risk

The Site is located within Flood Zone 3 and as such, consideration of flood risk is required. The proposals comprise minor alterations to the café's entrance and the raising of a small area of internal and external floor levels. There is no increase in impermeable paving and the proposals will not 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 elements will be in flood zone 2 or 3*". The application is for external alterations to the café's existing entrance, there are no buildings, access, escape routes, or other vulnerable elements proposed. As such, a sequential test is not required.

6 Summary

In summary, this application seeks external alterations to the entrance area of the ground floor café within The Landing. The proposals will enhance the building and the Conservation Area and are in accordance with all relevant national and local planning policy.

We trust 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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