

# HERITAGE STATEMENT

TO ACCOMPANY

FULL PLANNING FOR THE  
RELOCATION OF EXISTING ROOF PLANT

AT

THE ROBERT FITZHARDING  
24 CANNON ST,  
BEDMINSTER, BRISTOL  
BS3 1BN

## Document Revision

Revision	Description	Date	By
-	First Issue	05.07.2021	JM

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## 1.0 Introduction

### 1.1 Purpose and Format

This assessment has been prepared as part of a planning application for the relocation of plant equipment at The Robert Fitzharding, Bedminster, Bristol. A heritage statement has been requested as the proposed site is within a conservation area. The building however, is not listed.

The assessment has been conducted in accordance with general guidelines set out in the English Heritage publication "Informed Conservation" and in particular responds to policies outlined in planning policy statement 5 (PPS5). In terms of local policies, the core strategy sets out the overall vision and special strategy for Bristol Council and seeks to achieve clear objectives for development end environment. This assessment supplements the design and access statement.

### 1.2 Methods of Investigation

Visual inspections of the property carried out in April 2021, were completed with the aid of existing plans and elevations provided by the client. Background research into the building was conducted through consultation with the following main resources:

- Bristol City Council
- The National Archives
- Historical Texts

The Robert Fitzharding is an existing public house.

### 1.3 The Robert Fitzharding

The Robert Fitzharding is a JD Wetherspoon public house. It is named after the lord of the manor in Norman times, Robert Fitzharding who was the king's official representative in Bristol and founded the Abbey of St Augustine in C1140, now the Chapter House of Bristol Cathedral.

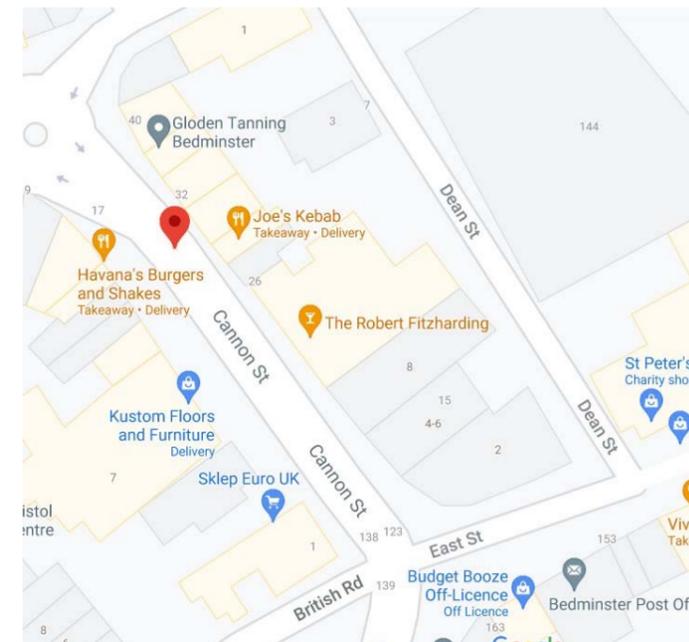
The building is of modernist style and positioned in-between a variety of other building styles including two and three storey post-war Georgian style buildings. The street level is dominated by poor quality shopfronts and signage with uses including retail stores and fast-food chains.

## 2.0 Location

### 2.1 Location

Bedminster is situated to the south of the River Avon and Bristol city centre in the county of Somerset. The unique character of Bedminster derives from its surviving historic route structure, complemented by a rich architectural backdrop, which tells the story of the area's evolution from a quiet rural settlement into an industrial suburb.

The proposed site is located on Cannon Street which forms part of the North Street Conservation Area. North Street is the main east/west route that connects Bedminster to Southville with Canon Street located on the Eastern extremity.



## 3.0 General Description

### 3.1 The building History

No information is available on the history of the building and it is not therefore thought to have any significant historical warrant. Instead its value is as part of the wider streetscape and its contribution to the character area.

### 3.2 Building services

The Building has Gas, Water and Electric services which are all functional to all levels of the building.

## 5.0 Assessment of Impact

### 5.1 Building Fabric Analysis

The Modernist style building is constructed of pre-cast concrete slabs, with JD Wetherspoon adding a traditional timber shopfront on the main façade. The plant equipment is currently located on the flat roof closest to Cannon Street. This equipment cannot be seen from street level.

### 5.2 The Proposed Work

The proposal is to re-locate the plant equipment from the flat roof closest to Cannon Street, to the higher rear roof closer to Dean Street. This relocation will allow for more flexible future uses of the lower front roof. The relocation of equipment will have no visible impact from the street level.

## 6.0 National Planning Policy Framework

### 6.1 Relevant NPPF Paragraphs

Paragraph 58 considers the general design principals within the built environment and where developments should function well and add to the overall quality of the area, not just for short term but over the life of the development. Whilst the proposal will have no immediate impact on the overall quality of the area, it provides an opportunity for alternative uses to the front lower roof which could positively impact the overall quality of the area. The immediate relocation of the plant equipment to rear roof has very minimal visual impact on the surrounding area.

Paragraph 61 stipulates that the visual appearance of the architecture of individual buildings has very important factors securing high quality and inclusive design goes beyond aesthetic considerations therefore planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. The proposals will have a minimal visual impact to the character of the building

## 4.0 Conclusions

The proposals above establish the approach taken to the proposed work (Minimum intervention, sympathy to the existing fabric to be considered) alongside an assessment of the buildings architectural and historical interest, which justifies the need to modify the building. The intention of the application is to allow flexibility of the front lower roof whilst retaining and relocating the required plant equipment to an alternative location which has minimal visual impact.

The proposed design has been assessed by relevant built environment professionals to completely understand the potential impact of the work and thereby ensuring only the most appropriate measures are taken. The historic environment record has been consulted and the heritage assets assessed using appropriate expertise where necessary



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