

# redcliff quarter - unit 2.4 planning design statement addendum for frontage of commercial unit



**Redcliff Quarter Bristol** Phase 2B, Unit 2.4  
for **UK Prime and Pasture Ltd**  
**ferguson mann** architects

# 01 contents introduction

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**Note:** For the purposes of this project, the part of Redcliff Quarter Phase 2 included in the scope of this project is referred to as Phase 2, Blocks A and B.

## INTRODUCTION

### Purpose of this report

Ferguson Mann Architects (FMA) have been appointed to prepare RIBA Stage 2/3 design information and RIBA Stage 4 Design Intent Information for the installation of commercial frontages to Phase 1 and Phase 2 at Redcliff Quarter, Bristol.

This brief report has been prepared as an addendum to the previous report prepared for these units and focuses specifically on unit 2.4, at the junction between Cross Street and St Thomas Street

### SCOPE OF THE CONSTRUCTION WORK

The relevant ground floor commercial units are as follows:

#### Phase 2 (Building B)

*Granted planning permission reference*  
16/02964/F, (as varied 17/06950/X)

*Total number of units*                      2 no

#### Unit 2.3

Outside the scope of the document

#### Unit 2.4

Single aspect unit with mezzanine facing Cross Street/St Thomas Street

Planning approved use class:            E

No of panels                                  4 no

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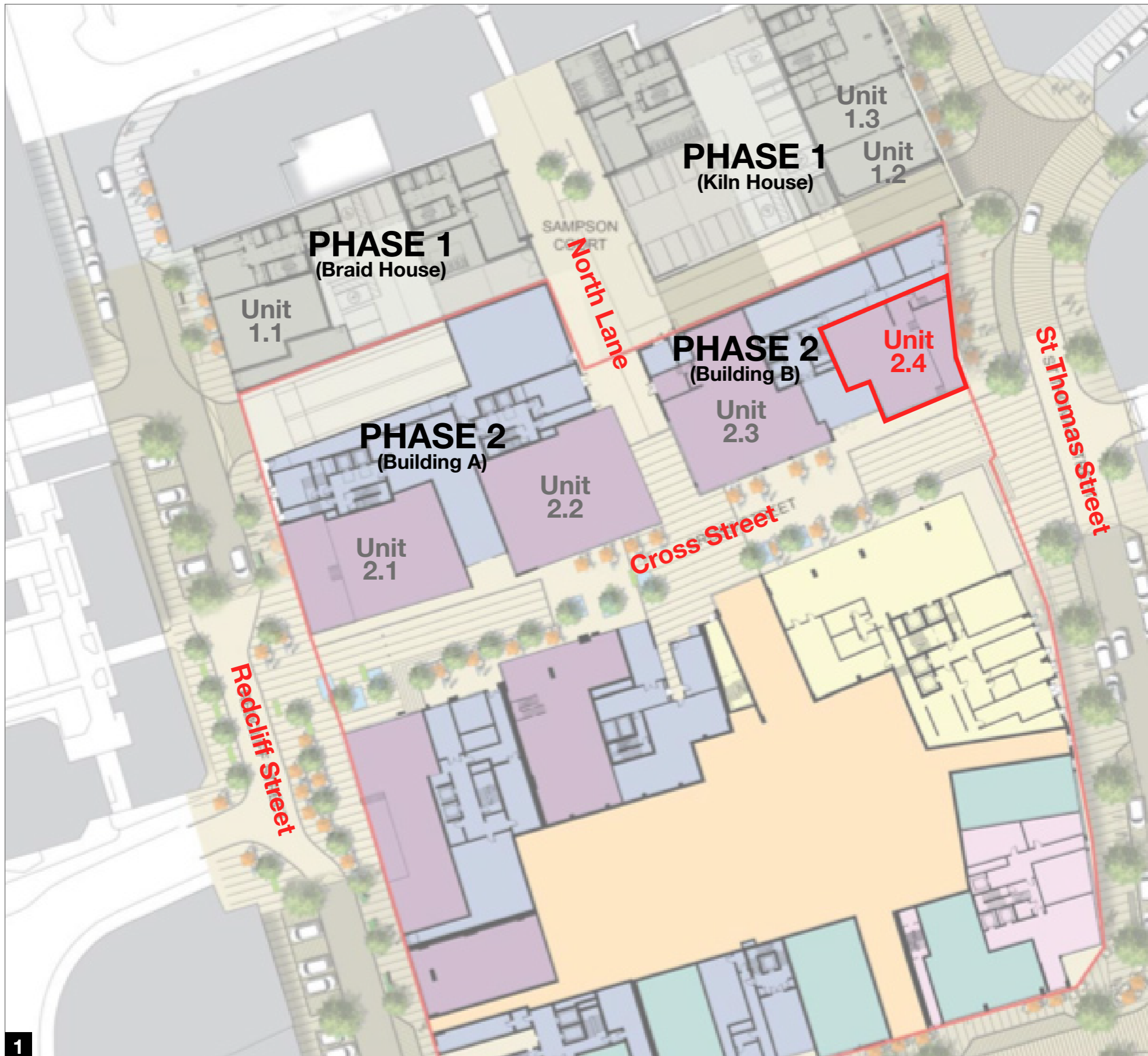
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Checked by:                    Andrew Kemp



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contents  
introduction

Fig 1: Redcliff Quarter context plan

03  
proposed site plan

*Ground Floor (Phase 1 / 2)*



# 03 context appraisal

*St Thomas Street*

*The [Braid House / Kiln House] development is located within the Redcliffe Conservation Area, and the built form onto St Thomas Street is adjacent to a number of local historically significant buildings.....*

*LSH Architects' Shopfront Design Guide*

## APPRAISAL - COMMERCIAL FRONTAGES

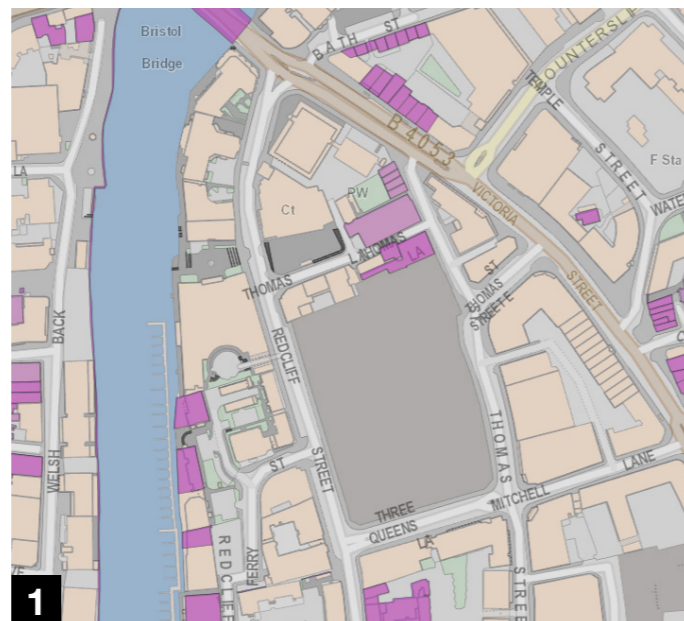
The site lies within the Redcliffe Conservation Area. A number of the adjacent buildings are listed - some include ground floor retail units and associated commercial frontages. Much of the historic fabric of the area was lost during the mid-20th Century. The area around the site itself is characterised by its variety of building types (including civic, office, retail and residential), scale (low, medium and high rise) and styles (historic and contemporary/modern).

The Redcliff Quarter scheme itself (comprising ground floor commercial uses and residential uses on the upper floors) provides considerable new active ground floor uses for the area, mainly to the new Cross Street, part of St Thomas Street and part of Redcliff Street.

### St Thomas Street

Within St Thomas Street itself, the north end contains small scale shops with a variety of individual occupiers and associated traditional frontages (see examples to follow). They often follow a pattern of:

- Within larger buildings, shop units are individualised by means of colour and detail



1



2

Fig 1: Context aerial view

Fig 2: Context plan with listed buildings (red)



1

- reflecting the pattern of occupier.
- Single doors (with glazed fanlight over) set to one side of the frontage (some are central).
- Stallriser to above 450 to 750mm above GL.
- Over-arching fascia containing signage relating to the shop.
- Painted timber construction.
- Vertical emphasis to the glazing panels (not always).
- Generally no porch canopies or awnings.

## 03 context appraisal

### *St Thomas Street (North) and Victoria Street*

However many of the other buildings in this area lack active ground floors being in office or civic use.

The south end of St Thomas Street has very few retail/shop units where much of the accommodation is also office use. The style here also is more consistently modern/contemporary.

#### **Victoria Street**

Ground floors in Victoria Street (a more major thoroughfare) combine both retail and office uses and occupiers both local and national.

- The pavement is more generous than say St Thomas Street.
- Whilst the majority of units are more commercial, there are examples of traditional frontages, some with an upper level (e.g. Marco's Olive Branch on Church Lane).
- Materials range from painted timber to painted aluminium framing and doors.
- Whilst doors are generally single leaf, the entrances can be found both centrally and to one side.
- Signage types and styles vary, as one would expect, but are usually contained within the unit's fascia or, more rarely, immediately above on the 'lintel'.
- Canopies are rarely found, most likely because the frontages are positioned tight against the back edge of the public footpath.

**Fig 1-3:** Context views - St Thomas Street and Victoria Street



2



3

03  
context appraisal

*St Thomas Street  
(North) and Victoria Street*



**Fig 1-5:** Context views - Victoria Street

**Fig 6:** Context views - St Thomas Street (South)





# 04 proposals

## Strategy

- A Plinth.
- B Stallriser.
- C Glazing.
- D Mullions.
- E Transom.
- F Glazing Bar.
- G Cill/Sill.
- H Console/Corbel.
- I Fascia.
- J Cornice.
- K Door.
- L Transom light / Fanlight.
- M Pilaster.
- N Toplight.
- O Awnings and Canopies.



### BACKGROUND CONTEXT

The following are relevant documents to the application. As these documents were prepared before the new planning use Class E came into operation, for the purposes of this report we have taken the term 'shopfront' to generically apply to all commercial frontages.

#### BCC Site Allocations and Development Management Policies

Policy DM29 of BCC's Site Allocations and Development Management Policies DPD relates to the design of new buildings and makes reference to shopfronts, signage and external alterations. The policy states:

*.....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.....*

#### BCC Policy Advice Note 8 - Shopfront Guidelines (1997)

BCC Policy Note 8 states:

*.....New shopfronts should respect local character in terms of scale, proportion and materials.....New shopfronts should permit safe and convenient access for all members of the*

*community, in particular disabled people....*

*The use of modern materials and methods of construction, together with innovative design solutions, will be encouraged.....*

#### LSH Shopfront Design Guide

LSH Architects' Shopfront Design Guide (2016) was submitted to the Local Planning Authority to address the requirements of Condition 23 of planning permission 14/05459/F for Phase 1 (Sampson Court, now Braid House and Kiln House). This document was approved on 13th May 2016 (15/05761/COND) and sets out broad design principles for the design of the commercial frontages within Phase 1.

We note:

*The shopfront should be read with the entire building to which it tends to form the base and as part of the overall street scene....*

*....in addition to the functions directly related to the shop, the display of goods, security from the street, letting light in, acknowledgement should also be given to the wider context, in terms of reflecting proportions, details, and general design from the building and street in which it is located.*

The design of the frontages should be:

- ...informed by an understanding of the significance of the buildings' setting, and their contribution to the character of the area and historic townscape.
- ...due to the importance of the adjacent buildings, a more traditional form of shop front is suited in this transitional area, informed by the traditional elements of shop front design.
- ...reproduction or replica frontages should only be sparingly used.
- ...ensure that new shop fronts are well designed and in context, and are able to

enrich the vitality and varied character of the area...

#### Design Guide Design Principles

The principles set out are summarised as:

- **Design Principle A** Shop front proposals of a modern design shall only be considered if they are of exceptional or innovative design and of high quality materials.
- **Design Principle B** The use of stall risers is an essential part of the shop front design, its height being variable but potentially useful as part of:
  - any flood defence or concealment of such,
  - any defence against ram raiders, or concealment of such.
- **Design Principle C** Where a shop front involves...two or more distinct buildings / part of buildings, then the vertical division between them should be maintained visually.
- **Design Principle D** Signage should use traditional styled hand painted lettering or raised lettering in wood or metal.
- **Design Principle E** New shop fronts should accommodate the needs of disabled people. The clear opening width of the shop door should be at least 850mm.
- **Design Principle F** Fascia boards shall be in proportion to the scale of the building and shop front.
- **Design Principle G** The style of new shop fronts should be derived from, reflect and harmonise with the scale, character, age and materials of the area as a whole.
- **Design Principle H** Hanging signs should use traditional metal brackets, be above fascia level and limited to one per shop front.
- **Design Principle I** Shop fronts shall be painted in a traditional palette of colours within Conservation Areas.
- **Design Principle J** External roller shutters containing no perforations result in dead frontage and are unacceptable.

## CONSTRAINTS

- **Uses** A corner commercial unit intended to accommodate a combined restaurant and retail outlet.
- **Mechanical Ventilation** All units will require mechanical ventilation and air intake, the extent being dependent on use. This must be provided through the facade. The general strategy accommodates more common scenarios in terms of louvres located at high level. Where kitchens are required, then the fascia is capable of adaption to provide additional louvres.

- **Future fit-out** A high level louvre panel is provided to accommodate provision for a possible suspended ceiling, as well as ventilation.
- **Bin stores** The unit is to include a dedicated store and associated entrance or an internal route to street access
- **Flooding** The Design Guide identifies a +9.4m level for providing flood defences. In Phase 2, this is accommodated internally, again across most of the frontage, the exception being the already installed screen adjacent to the residential entrance.
- **Security** A stallriser is provided to Cross Street (as part of the Flood defence strategy).

- **Signage / projecting signs** Do not form part of this application. However, the design accommodates signage within a mid level fascia, in a solid panel adjacent to the main door, and potentially behind glass panels next to the entrance, all in accordance with the 2016 Shopfront Design Guide. A signage strategy drawing is included within this application setting out parameters for such advertisements with relation to unit 2.4 only.
- **Accessibility** All shop units will have access in accordance with the requirements of Part M of The Building Regulations.

## 04 proposals

### Constraints

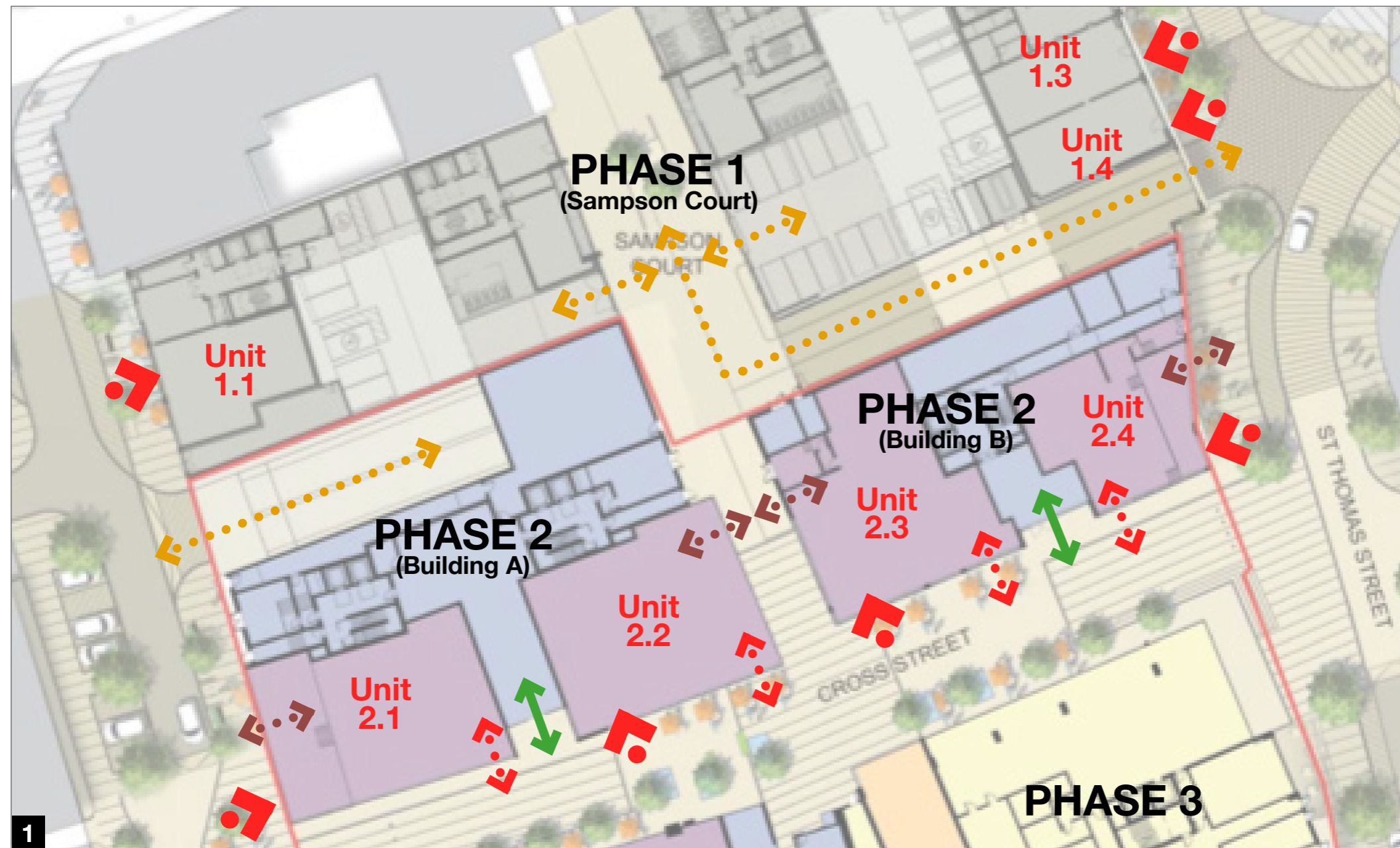


Fig 1: Access strategy plan

# 04 proposals

## Design Approach & Materials

### DESIGN APPROACH

A previous set of principles and drawings have been prepared to discharge conditions applying to the development as a whole. In developing the design for the frontages of the commercial units, we first looked at each building, and the various elevations that have already been constructed, comprehensively.

The current application is only for a single one of these units, it draws upon those original designs, following that strategy, a design approach has been formulated using the location of the unit, the width and height of the openings available, and the opportunities for use that the public realm outside presents.

Principal door locations to each unit have been chosen so that they are away from the existing landscape features for unobstructed access with secondary door locations positioned so that they are suitable for means of escape or access to outside amenity space; providing options for future fit-out and servicing requirements.

The use of curtain walling offers an opportunity for flexibility within the design of the units, the panels between the mullions and transoms can be exchanged for an alternative should the amount of ventilation or glazing prove insufficient or surplus to any future use, without replacing the entire frame.

### MATERIALS

The design of the frontages has been given consistency by the signage and venting approach noted previously, but also by the material selection.

#### Frame, louvres and solid panels

The use of PPC aluminium across the set of frontages is a good choice as it will be durable and resistive to abrasion. It can also be repaired.



**Fig 1:** Upper floors of Phase 1, Redcliff St  
**Fig 2:** Upper floor Phase 2, Redcliff Street  
**Fig 3:** Upper floor Phase 1, St Thomas Street

In terms of finishes, the selection of a dark colour, in this case RAL 7012 (basalt grey) has been chosen for the following reasons:

- It reflects the colour of the upper floor fenestration for each building (see adjacent page photographs)
- It will not dominate the colour texture and tone of the existing material palette of the buildings
- It will not draw attention away from the interiors of the commercial units which will be lit.

### Glazing

All windows will be double glazed with an outer layer of laminated glass for security, with a toughened or laminated inner leaf.

### ACCESS

As noted in the previous section each unit will have an accessible entrance. For each unit this is the main entrance as indicated on page 11 and on the application drawings.

Main entrances have been located away from planters and other large existing features in the public realm. Signage will be located above the principal doors to clearly identify them.

All doors are intended to have level thresholds.

### Door widths

Along St Thomas Street where access is intended to be from the pavement running alongside, each main entrance to the unit is designed to provide a clear opening in excess of 1m. Where double doors are used for entrances, the principle leaf will be in excess of 850mm wide, when both open the clear width will be in excess of 1m.

Along Cross Street where there will not be regular vehicle traffic and a wider public realm double doors are used as the main entry points with a clear width in excess of 1m.

## 04 proposals

### Access



**Fig 4:** Frontages in Temple Quay demonstrating flexibility in curtain wall design

### Key

1. High level ventilation units
2. High level fixed light
3. High level opening light
4. Fascia sign mounted over face of mullions
5. Individual lettering fixed back to mullions
6. Solid panel fixed in glazing line
7. Low level vent

# 04 proposals

## St Thomas Street

### St Thomas Street frontages

- Design influenced by the more traditional small scale frontages found nearby in St Thomas Street and Victoria Street further east.
- General strategy thus to minimise the apparent scale of the frontage in various ways including lowering the fascia (with other glazing over)
- Generally, window framing / doors are painted aluminium in order to give some consistency across the scheme including that of the upper levels to Redcliff Quarter.
- Use of smaller glazing panels / panes, that also picks up on adjacent elevation pattern.

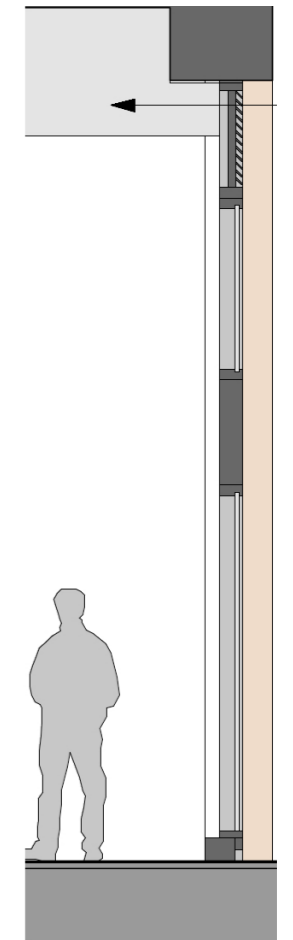
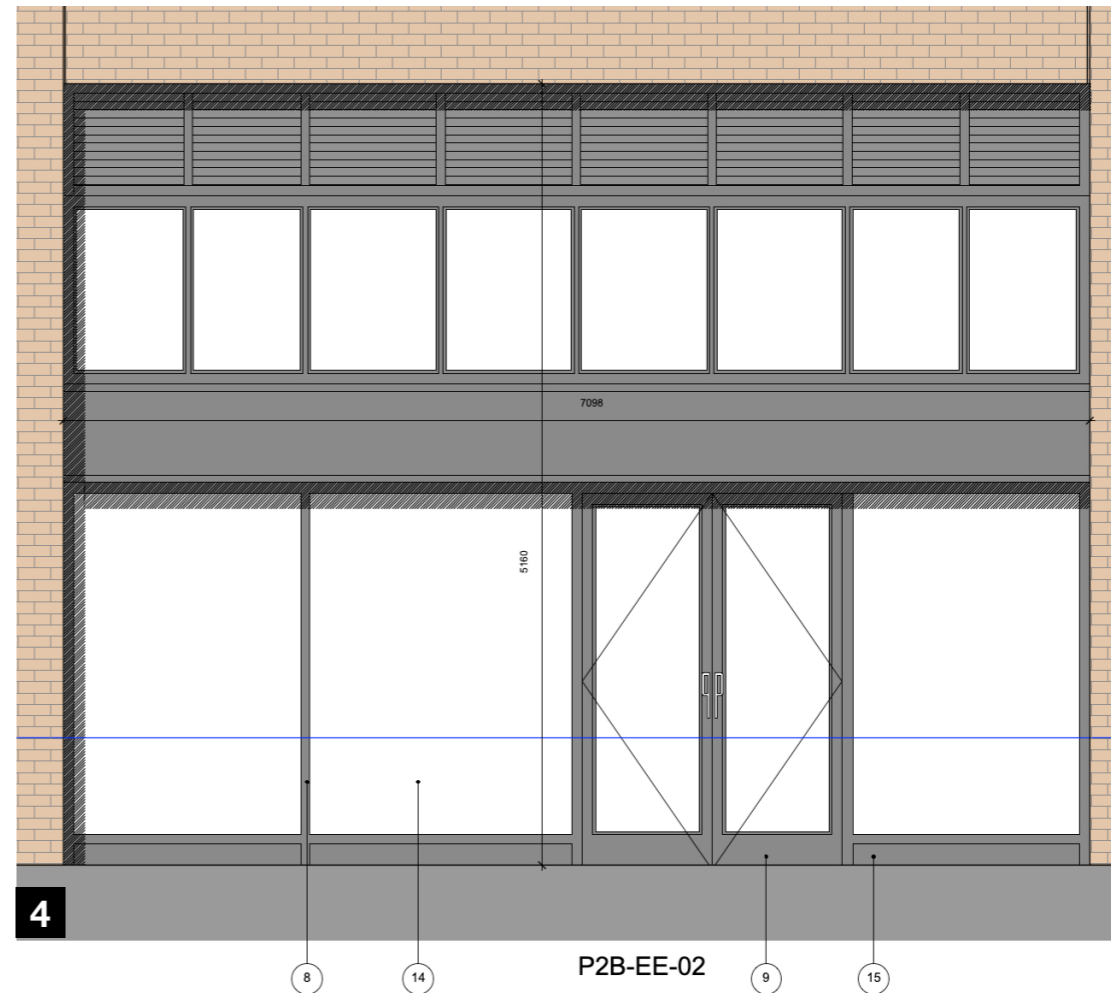
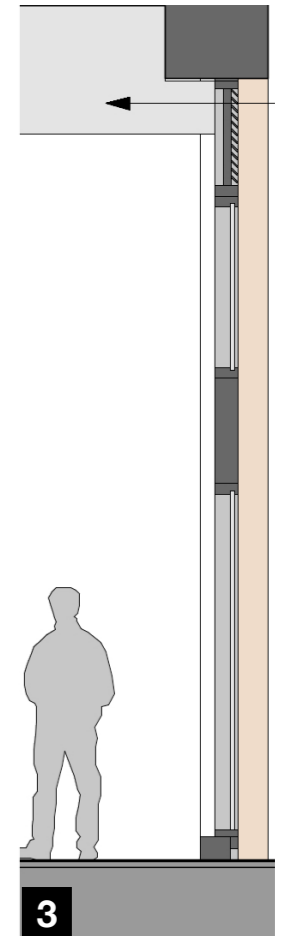
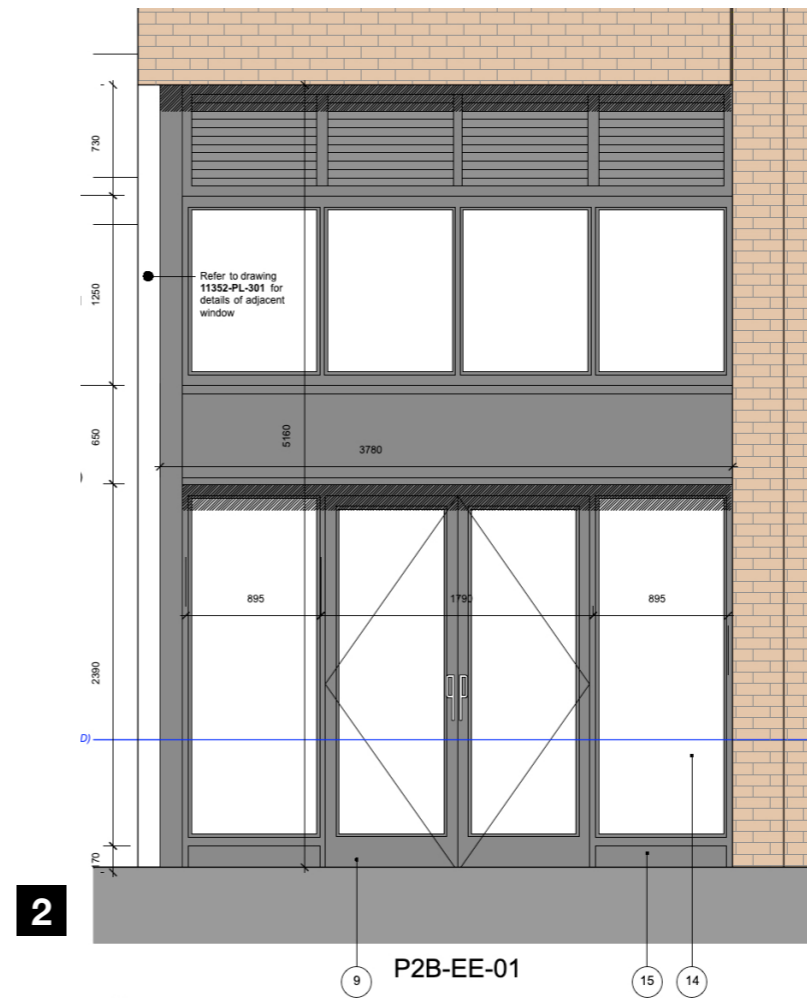
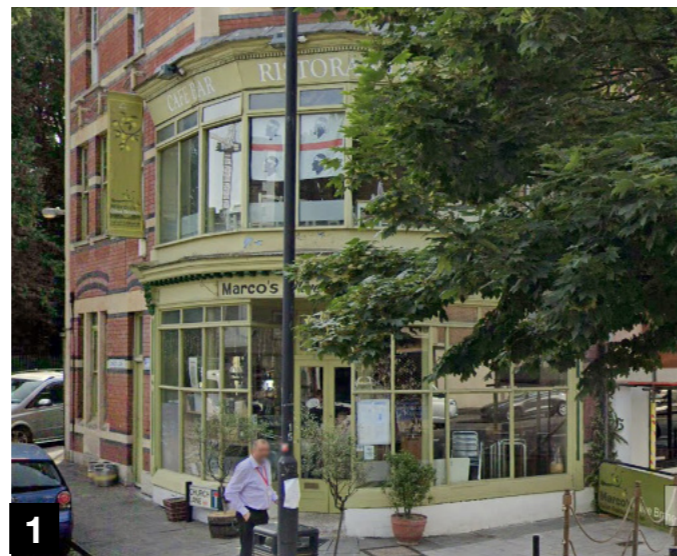
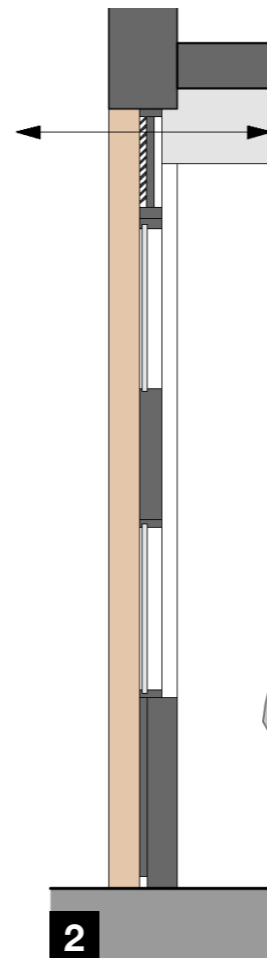
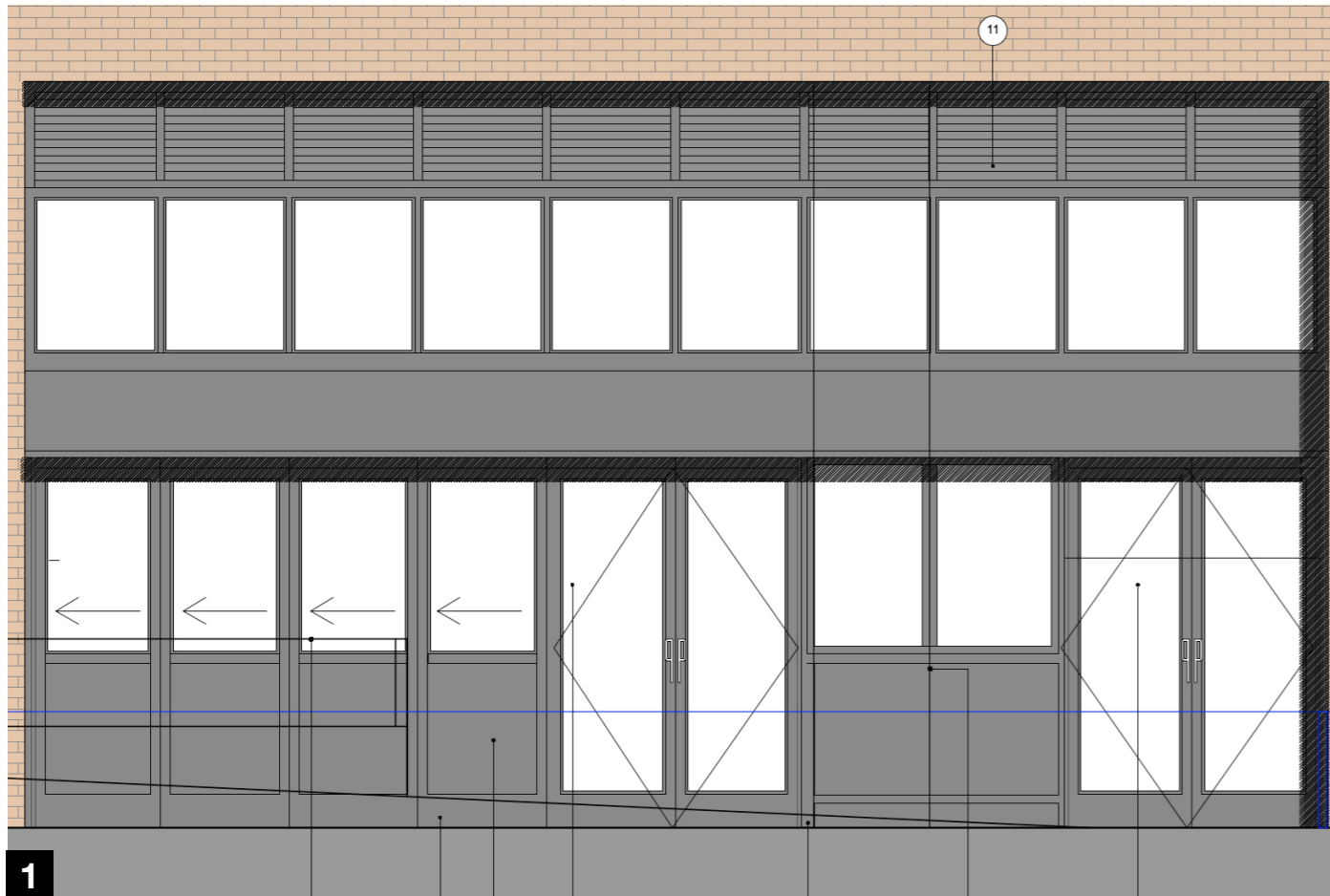


Fig 1: Typical nearby frontage

Fig 2 - 4: Typical St Thomas Street proposed elevations / sections (Phase 2)



### Cross Street frontages

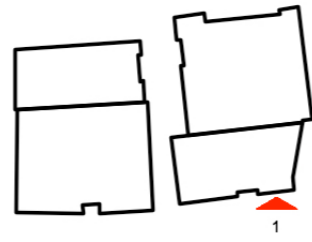
- Design influenced more by the new Redcliff Quarter and other similar contemporary buildings, partly to contrast with the more traditional approach on the adjacent streets and thus add variety.
- Generally, window framing / doors are painted aluminium in order to give some consistency across the scheme including that of the upper levels to Redcliff Quarter.
- Shallow, high level louvre slot provided to visually control general requirements for ventilation within the unit.
- Use of taller glazing panels / panes, to give a more contemporary feel at the centre of the new Redcliff Quarter.
- 600mm high fascia panel provided to all units to contain future signage.
- Fully glazed double front doors continue the more contemporary feel.
- Sliding folding doors are proposed to make the most of the outdoor seating area
- Raised stallriser to accommodate flood defence strategy, limited to where required.
- Where the upper facade is in line with the ground level fenestration the proposed windows are consistent with the fenestration and panel pattern above.

## 04 proposals

### *Cross Street*

**Fig 1-4:** Typical Cross Street proposed elevations / sections (Phase 2)

Cross Street (Block B)



Existing residential entrance

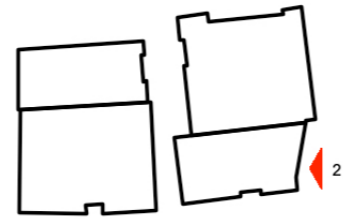
P2B-SE-03

P2B-SE-04

1 Unit 2.4 Cross Street Elevation (South)  
Scale: 1:100



St Thomas Street



P2B-EE-01

P2B-EE-02

2 Unit 2.4 St Thomas Street Elevation (East)  
Scale: 1:100

# 06 application drawings

## APPLICATION DRAWINGS

The adjacent schedule of drawings records the updated drawings issued as part of the application at the date of submission.

PL-100	A1 1:200	Phase 1, 2A, 2B Ground Floor Plan
PL-101	A1 1:200	Phase 1, 2A, 2B Mezzanine Plan
PL-102	A1 1:100	Unit 2.4 Ground Floor & mezzanine Plan
PL-103	A1 1:100	Context elevations Cross Street and St Thomas Street
PL-104	A1 1:100	Unit 2.3 and 2.4 Ground Floor Plan
PL-105	A1 1:25	Cross St Proposed Frontage Elevations
PL-106	A1 1:25	St Thomas Proposed Frontage Elevations
PL-110	A1 1:50 & 1:5	Proposed Curtain Wall Details
PL-111	A1 1:50	Unit 2.4 Proposed Signage Strategy

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