

# Planning and Heritage Statement

Prudential Buildings, Wine Street, Bristol, BS1 2PH

Produced by CBRE Ltd. on behalf of Grosvenor OEI Ltd.

December 2023

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# Introduction

1. This Planning and Heritage Statement has been prepared on behalf of Grosvenor OEI Ltd (hereafter referred to as 'the applicant'). The site is owned by Bristol City Council who have been notified of this application via a Certificate B Notice, dated 5<sup>th</sup> December 2023.
2. This planning application seeks to obtain full planning permission for the replacement of windows (first to fifth storeys), installation of secondary glazing, installation of rooftop mounted solar panels and additional rooftop plant, at the Prudential Buildings, Wine Street, Bristol, BS21 2PH (hereafter referred to by name or as 'the site').
3. The description of development is as follows:

"Full planning application for window replacement and installation of secondary glazing (first to fifth storey only), installation of rooftop mounted solar photovoltaic panels and rooftop mounted plant."

4. A separate planning application for the installation of condensers and replacement of windows on the rear elevation at ground floor level only was made in June 2023 relating to the application, this application has not been assigned a case officer (as of 04/12/2023) and consequently is pending determination. These applications relate to separate areas of the building are distinct in their scope of works.
5. The subsequent sections of this document are structured as follows:
  - Section 2: Background and Details of Development
  - Section 3: Overview of the Planning Policy Context
  - Section 4: Heritage Statement: Including details of significance and impact
  - Section 5: Key Planning Considerations
  - Section 6: Summary

# Background and Details of Proposed Development

## Site Location and Description

- The site is located on Wine Street in Bristol City Centre, see at Figure 1. The building comprises 6no. storeys and is roughly T-shaped with Class E (c) commercial units located on the upper floors and Class E (a) retail on the ground floor. The building is occupied by multiple businesses including Tesco, and Graphcore.



Figure 1: Location of the site (source: Google Maps with CBRE markup)

- The site is bound by Tower Lane to the north, The Pithay to the east, Wine Street to the South, and 59 Broad Street, a place of worship to the west.
- Pedestrian access to the site is granted via a reception entrance off of Wine Street, with vehicular access to the rear, understood to be accessed off Tower Lane.

9. The site is well served by public transport with a bus stop located just 60m to the east of the site. This bus stop offers regular local services to a number of destinations including Staple Hill, Broadmead, Temple Meads and Emersons Green.
10. The site is approximately 950m (c. 6-minute drive or 16-minute walk) northwest of Bristol Temple Meads train station which offers frequent regional and national rail services.
11. To the north of the site is the 24hour NCP car park Nelson Street providing parking for vehicles within close proximity of the site.
12. According to the Environment Agency’s flood map for planning the site is located in flood zone 1 is the flood zone at least risk of flooding, with ‘there being a less than 0.1% chance of flooding in any year.
13. The surrounding urban area comprises of a mix of uses including, retail, employment, car parking, food and beverage outlets, and hotels. Buildings within close proximity demonstrate heights of up to 7 storeys.

## Designations and Constraints

14. The site is located within the City and Queen Square Conservation Area. Whilst the site itself is not listed it immediately neighbours the Grade II\* St Ewen place of worship to the west. There are a number of statutorily listed heritage assets within a 50m radius of the site. Table 1 provides a list of statutorily listed buildings and scheduled monuments that are located within a 50m radius of the site. There are no locally listed buildings within 50m of the site.

Table 1: Listed buildings with 50m of the site

Name of Listed Building	Location	Grade of Listing	Listing Number
Christ Church With St Ewen	City and Queen Square Conservation Area – 40m to the southwest	Grade II*	1282367
1 Broad Street	City and Queen Square Conservation Area – 50m to the southwest	Grade II	1204315
63 Broad Street	City and Queen Square Conservation Area – 50m to the southwest	Grade II	1202021
59 and 61 Broad Street	City and Queen Square Conservation Area – 50m to the west	Grade II	1204385
The Grand Hotel	City and Queen Square Conservation Area – 35m to the west	Grade II	1202023



- 15. As the site is located in a Conservation Area, any trees onsite are protected and require permission from the local authority in relation to any proposed works which may impact on them.
- 16. The site is also located within the Old City Primary Shopping Area as outlined in the local plan policies map and the elevation fronting onto Wine Street is designated as a Secondary Shopping Frontage in the local plan policies map.
- 17. In addition, the Prudential Buildings is named an unlisted building of merit within the City and Queen Square Conservation Area Character Appraisal.

## Planning History

- 18. A planning history search using Bristol City Council’s online planning records has been undertaken, the search identified the following applications in relation to the site (see Table 2).

Table 2: Planning applications relating to the site

Reference	Development Description	Decision
23/02041/F	Installation of condensers and replacement of windows on the rear elevation at ground floor level.	Pending determination
20/02362/F	Installation of 3no. new ventilation grilles through existing basement level apertures to support installation of new changing rooms and refurbishment of existing shower facilities in the lower ground area of the office building as part of cycle store refurbishment. 1no. grille to act as supply air and 2no. grilles to act as extract (Changing room & Showers).	Granted, 28.07.2020
19/04592/F	To install 4 x floor mounted AC condensers to the existing enclosed courtyard car park and run pipework horizontally to the 5 <sup>th</sup> floor comms room. Armco Traffic barrier to be installed to protect the units.	Granted, 07.11.2019
04/04796/F	Change of use of ground floor and basement from Use Class B1 to Uses Classes A1/A2 and/or A3. (Restaurant and or cafe) Alterations to front elevation to create disabled access.	Granted, 01.06.2005
04/04518/F	New extension of office space at roof level and associated plant enclosure at roof level.	Granted, 23.06.2005
01/04160/A	Installation of internally illuminated fascia signs and panels to front elevation.	Granted, 28.01.2002
01/04064/F	Change of use of part of ground floor from office use (Class B1) to financial and professional services (Class A2) and external	Granted, 21.01.2002

	alterations to include new air conditioning units to side elevation.	
94/02657/F	Provision of a ramp for disabled access to the main entrance.	Granted, 23.06.1995
94/01916/F	Placement of a security & anti-glare film to the arched tops of the ground floor windows.	Granted, 04.11.1994
94/00448/F	Installation of split system air conditioning to serve 1 <sup>st</sup> floor office condenser unit located on 1 <sup>st</sup> floor flat roof	Granted, 22.04.1994

## Description of Development

19. The description of development is as follows:

“Full planning application for window replacement and installation of secondary glazing (first to fifth storey only), installation of rooftop mounted solar photovoltaic panels and rooftop mounted plant.”

20. The proposals requiring planning permission are outlined below:

- Replacement windows;
- Secondary glazing;
- Rooftop mounted solar photovoltaic panels; and
- Rooftop mounted plant.

# Overview of Planning Policy Context

## National Planning Policy

### National Planning Policy Framework

21. The revised National Planning Policy Framework (NPPF) was published in September 2023 and is a material consideration in the determination of planning applications.
22. Paragraph 11 of the NPPF demonstrates one of the fundamental principles of the NPPF which is a, “*presumption in favour of sustainable development*”. This means that development should be given planning approval where it agrees with the development plan; or, where the development plan is absent, silent, or out-of-date, permission must be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
23. Chapter 4 of the NPPF has regard to decision making and states that “*applications for planning permission should be determined in accordance with the development plan unless other material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.*”
24. Chapter 12 of the NPPF relates to achieving well-designed places and explains that “*design quality should be considered throughout the evolution and assessment of individual proposals*”. Developments should function well and add to the overall quality of the area, as well as be visually attractive and sympathetic to the local character.
25. Chapter 16 of the NPPF discusses conserving and enhancing the historic environment. Paragraph 206 explains that local planning authorities should treat applications which enhance or better reveal the significance of conservation areas, favorably.

## Local Planning Policy

### Introduction

26. Section 38(6) of the Planning and Compulsory Purchase Act 2004 [and paragraph 210 of the National Planning Policy Framework (NPPF)] requires that proposals should be determined in accordance with the Development Plan unless material considerations indicate otherwise
27. The development plan for Bristol City Council comprises:
  - Core Strategy 2011
  - Site Allocations and Development Management Policies Local Plan 2014
  - Bristol Central Area Plan 2015
  - West of England Joint Waste Core Strategy



### Bristol Development Framework Core Strategy (2011)

- 28. Adopted in June 2011, the Bristol Framework Core Strategy (‘Core Strategy’) provides the policies which will guide Bristol City Council’s decision making until 2026.
- 29. The most relevant policies from the Core Strategy are summarised in table 4 below:

Table 3: Core Strategy policy summary

Topic/Policy	Summary
Policy BCS2: Bristol City Centre	The city centre will be promoted and strengthened through development which will include mixed uses. Development will be of the highest quality in terms of appearance, function, and conservation.
BCS7: Centres and Retailing	Retail, offices, leisure, entertainment, arts, culture and tourism uses will be located within the centres. Active ground frontages will be maintained and enhanced throughout the centres. Retail shop uses will predominate in the primary shopping areas of the city centre.
Policy BCS15: Sustainable Design and Construction	Development should address the following key issues: <ul style="list-style-type: none"> <li>- Maximising energy efficiency and integrating the use of renewable and low carbon energy;</li> <li>- The type, life cycle and source of materials to be used; and</li> <li>- Flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting.</li> </ul>
Policy BCS21: Quality Urban Design	New development should deliver high quality urban design through contributing positively to an area’s character and identity, creating, or reinforcing local distinctiveness.
BCS22: Conservation and the Historic Environment	Development proposals will safeguard or enhance heritage assets, and the character and setting of acknowledged areas of importance, such as conservation areas.

### Site Allocations and Development Management Policies (2014)

- 30. The Site Allocations and Development Management Policies Local Plan is part of the Bristol Local Development Plan. The document was adopted in July 2014 and sets out the polices, designations, and site allocations for the authority.
- 31. The most relevant polices from the Site Allocations and Development Management Policies document are summarised in table 5 below:

Table 4: Site Allocations and Development Management Policies summary

Topic/policy	Summary
Policy DM7: Town Centre Uses	Retail and other main town centre uses should be located within the city centre and identified town centres.
Policy DM8: Shopping Areas and Frontages	Within secondary shopping frontages, development is acceptable where it would maintain or enhance the function of the centre. The development should not dominate or fragment the frontages, and the frontage should be compatible with the shopping area
Policy DM26: Local Character and Distinctiveness	<p>The design of development will be expected to contribute towards local character and distinctiveness by:</p> <ul style="list-style-type: none"> <li>- Responding appropriately to historic assets and features;</li> <li>- Respecting, building upon or restoring the local pattern and grain of development, including the historical development of the area;</li> <li>- Reflecting locally characteristic architectural styles, rhythms, patterns, features, and themes taking account of their scale and proportion; and</li> <li>- Reflecting the predominant materials, colours, textures, landscape treatments, and boundary treatments in the area.</li> </ul>
Policy DM27: Layout and Form	The layout, form, pattern and arrangement of streets, open spaces, development blocks, buildings and landscapes should contribute to the creation of quality urban design and healthy, safe and sustainable places. Development should be designed taking into account the needs and practicalities of servicing and long-term management.
Policy DM30: Alterations to Existing Buildings	<p>Alterations to existing buildings will be expected to:</p> <ul style="list-style-type: none"> <li>- Respect the siting, scale, form, proportions, materials, details, and the overall design and character of the host building, its curtilage, and border street scene;</li> <li>- Retail and/or reinstate traditional or distinctive architectural features and fabric;</li> <li>- Safeguard the amenity of the host premises and neighbouring occupiers</li> </ul> <p>The principles set out in Policy DM29 will apply to development proposals that involve new or altered shopfronts, external signage, and/or external installations.</p>

**Policy DM31: Heritage Assets** Development that has an impact upon a heritage asset will be expected to conserve and, where appropriate, enhance the asset or its setting. Development within a conservation area or development that 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 and appearance. Proposals should demonstrate how the local character of the area will be respected.

**Policy DM35: Noise Mitigation** Development which would have an unacceptable impact on environmental amenity or biodiversity by reason of noise will be expected to provide an appropriate scheme of mitigation. Noise-sensitive development in locations likely to be affected by existing sources of noise will be expected to provide an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers of the proposed development.

### Bristol Central Area Plan (2015)

- 32. The Bristol Central Area Plan is part of the Bristol Local Development Plan. The document was adopted in March 2015 and sets out development management policies, designations, and site allocations for the City Centre of Bristol.
- 33. The most relevant policies from the Site Allocations and Development Management Policies document are summarised in table 6 below:

Table 5: Summary of Bristol Central Area Plan Policies

Topic/policy	Summary
Policy BCAP17: Secondary Shopping Frontages in Bristol City Centre	Retail or other related uses will be considered acceptable where they would help to maintain or enhance the function of the shopping area. Development is expected to: <ul style="list-style-type: none"> <li>- Complement the retail function of the shopping frontage;</li> <li>- Not harmfully dominate or fragment the frontages; and</li> <li>- Be compatible to the shopping area in that it includes a shop front with a display function and would be immediately accessible to the public from the street.</li> </ul>
Policy BCAP20: Sustainable Design Standards	Non-residential development 1000sqm or greater will be expected to meet BREEAM 'Excellent' standard
Policy BCAP26: Old City – Reducing traffic in the heart of Bristol City Centre	Development within the Old City will be encouraged and acceptable where it would not increase the levels of general traffic entering the neighbourhood.

Policy BCAP37: High Street, Wine Street and Castle Park

Sites within the High Street, Wine Street and Castle Park will be developed for a mix of City Centre uses as part of the wider enhancement of Castle Park and its setting. Development will be expected to safeguard and enhance heritage assets and explore opportunities to restore the historic character of the Old City.

Policy BCAP44: The Approach to Old City

Development will be expected to preserve, enhance and, where appropriate, reinstate Old City's historic character, particularly in its scale and massing, grain and the choice of materials used, and should contribute where appropriate to the reinstatement of historic routes through the area.

### Responding to Local Character Design Guide – Policy Advice Note No.15 (1998)

- 34. The Responding to Local Character Design Guide was adopted in March 1998 and sets out design guidance for buildings, including the building exteriors and elevations.
- 35. Page 10 outlines that at ground floor level small scale detail is important to create interest of pedestrians.
- 36. Page 11 of the document states that the exterior design of a building should harmonise with the existing local buildings. Any external additions, such as communications equipment or condensers, should be sited away from public view.

### Traditional Windows (2016)

- 37. The Traditional Windows guidance was produced by officers at Historic England and members of the Bristol Conservation Advisory Panel and published in November 2016. The document provides guidelines as to how an applicant can assist in the preserving or reintroducing traditional windows within period properties.
- 38. Page 3 of the document outlines that planning permission is required when changing the windows on any building in a conservation area.
- 39. Page 16 has regard to the replacement of windows. For unlisted buildings where the traditional windows are unsalvageable or unsympathetic, high performance timber windows are the most preferred choice, and uPVC windows should never be considered. It must be noted that where a building is not listed.

### City and Queen Square Conservation Area Character Appraisal (2009)

- 40. The City and Queen Square Conservation Area Character Appraisal was adopted in March 2009. The document recognises that one of the main issues affecting the conservation area is alterations and loss of traditional architectural details. Two of the dominant characteristics within the conservations are that window heights diminish the higher the elevation and are generally made from timber, and shopfronts at ground level demonstrate continual entablature fascia. Within paragraph 7.6.4, the Prudential Buildings is named as an 'unlisted building of merit' which is defined as a building that makes a positive contribution to the special interest of the conservation area. In paragraph 7.8.4, it states that '*Unsympathetic alterations to a number of traditional buildings in the area have resulted in the loss of original architectural details, such as timber sash windows, doors, and parapets and cornices. Where possible original details should be preserved and restored; and the reinstatement of lost features sought where possible.*'

## Historic England- Conservation Principles, Policies and Guidance (2008)

41. This outlines the following Conservation Principles to provide a comprehensive framework for the sustainable management of the historic environment:
  - Principle 1: The historic environment is a shared resource
  - Principle 2: Everyone should be able to participate in sustaining the historic environment
  - Principle 3: Understanding the significance of places is vital
  - Principle 4: Significant places should be managed to sustain their values
  - Principle 5: Decisions about change must be reasonable, transparent, and consistent
  - Principle 6: Documenting and learning from decisions is essential
42. Conservation is defined as the process of managing change to a significant place in ways that will best sustain its heritage values, whilst recognising opportunities to reveal or reinforces those values for present and future generations.
43. Heritage values can be summarised as follows:
  - Evidential value – the potential of a place to yield evidence about past human activity (i.e., archaeological interest).
  - Historical value – the ways in which past people, events and aspects of life are connected through a place.
  - Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (i.e., architectural, and artistic interest)
  - Communal value – the meanings of a place for the people that relate to it.
44. The guidance further outlines that new works or alterations to a significant place should normally be acceptable where:
  - There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
  - The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
  - The proposals aspire to a quality of design and execution which may be valued now and in the future; and
  - The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

## Emerging Planning Policy

### Bristol Local Plan Review

45. Bristol City Council are currently undertaking a Regulation 19 consultation on their Local Plan which concludes in January 2024. Once the Draft Local Plan has been amended appropriately to reflect the representations, it will be submitted for examination and will begin the formal process of being adopted by the council. At this stage of the review, some weight can be given to the draft policies. This is in line with paragraph 48 of the NPPF, which states that local planning authorities may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and the degree of consistency of the relevant policies in the emerging plan to the NPPF.

46. According to their Local Development Scheme, Bristol City Council are targeting submission of their Local Plan Review in 2024, with examination hearings in 2024 and adoption in 2024/25.
47. Draft Policy DC A: Delivering well-designed, inclusive places, includes a section on local character and distinctiveness. Development will be expected to contribute positively to local character and distinctiveness. Development will not be permitted where it would be harmful to local character or where it would fail to take opportunities available to improve character and quality of the area.
48. Policies DM30: Alterations to Existing Buildings, and DM31: Heritage Assets from the adopted Local Plan are proposed to be retained.



# Heritage Significance and Impact

## Introduction

49. The site is not locally or statutorily listed. It is located within the City and Queen Square Conservation Area (Conservation Area) and is identified as an unlisted building of merit within the Conservation Area. The following sections outline the significance of the heritage and the proposals and assessment of impact of the proposals upon the heritage significance of the Conservation Area.

## Features of the Existing Site

50. The site comprises a late Victorian property, constructed in red brick. This building is part of a terrace of properties of a similar age and style but was designed to emphasise variety in appearance. The site has a well-preserved front façade and roof, there is a rear enclosed car park with minimal view from the public highway. The building has been heavily extended to the rear with a more modern style.

## Significance of the Heritage Asset

51. In order to assess the heritage of the building within the Conservation Area setting, in accordance with the Provisions of the NPPF, it is important to make reference to heritage values as defined in the Historic England document Conservation Principles, Policies and Guidelines, which can be summarised as follows:
  - Evidential value – the potential of a place to yield evidence about past human activity (i.e., archaeological interest).
  - Historical value – the ways in which past people, events and aspects of life are connected through a place.
  - Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (i.e., architectural, and artistic interest).
  - Communal value – the meanings of a place for the people that relate to it.
52. Having regard to the above, the building can be said to have aesthetic value – as a consequence of its architectural qualities. The Prudential Building is located in the Old City Character Area and is notable for its front elevation which includes timber sash windows with header and sill detailing, arch entrances, and stone facades.
53. The building is named as an unlisted building of merit with the City and Queen Square Conservation Area Character Appraisal.

## Proposals and Assessment of Impact upon Heritage Significance

### The Proposals

54. The proposed description of development is as follows:

“Full planning application for window replacement and installation of secondary glazing (first to fifth storey only), installation of rooftop mounted solar photovoltaic panels and rooftop mounted plant.”

55. Further assessment of the proposals is outlined below.

### Replacement of windows

56. It is intended to replace the windows on first to fifth storeys of the Prudential buildings.
57. In accordance with national and local policy guidance, the sash windows will be replaced with a frame of similar design and colour tone, which is more energy efficient and durable than the current windows.
58. As is outlined in Paragraph 199 of the NPPF, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The proposed window replacements are limited only to the modern rear elevation of the Prudential buildings and do not impact on its well-maintained front elevation. In accordance with Historic England’s Conservation Principles, Policies and Guidance (2008) it is considered the repairs are necessary to sustain the Conservation Area’s appearance and the unlisted building of merit.

### Installation of rooftop plant and photovoltaics

59. It is intended that the proposed plant will be installed in similar locations to current plant, which are out of view of the public at roof level. The photovoltaics at roof level will not be visible from the ground and will contribute to the ongoing sustainability of the building.
60. It is considered that the installation of the condensers and modular access steps are necessary to maintain and enhance the use situated on the ground floor of the Prudential Buildings. As stated in Policy Advice note no.15, plant should be located away from public view, to maintain the conservation area’s appearance. In addition, the location of the proposals ensures the aesthetic value of the unlisted asset is maintained.

## Conclusions

61. As is demonstrated in the submitted plans the proposals include no structural alterations and focus on enhancing the ongoing sustainability of the Prudential Buildings by increasing air tightness and introducing solar panels. The significance of the heritage asset both in terms of the special character of the building and in its contribution to the character of the conservation area will not be altered. It is considered none of the proposals would detract from its significance of the conservation area and ensure the longevity of the unlisted building of merit.

# Key Planning Considerations

## Principle of Development

63. The proposals are for window replacement and installation of secondary glazing (first to fifth storey only), installation of rooftop mounted solar photovoltaic panels and rooftop mounted plant. These works are necessary to ensure energy efficiency and enhance air ventilation to the building. Policy BCS2 of the Core Strategy requires development to be of the highest function. The proposals guarantee appropriate function; therefore, it is considered that the development is in accordance with Policy BCS2.
64. The replacement of the windows allows the delivery of high-class office space within Bristol City. This will attract new occupiers and encourage a thriving economy.
65. The replacement of the existing windows with aluminium windows will improve the energy efficiency and the draught proofing of the building and the installation of sustainable solar panels are in line with Policy BCS15: Sustainable Design and Construction of the Core Strategy. In addition, the aluminum material of the windows is more durable and consequently longer lasting making the proposals more sustainable. Therefore, it is considered that the proposed development is creating a more sustainable building and is in accordance with chapter 2 of the NPPF. Paragraph 10 of the NPPF states that there should be a presumption in favour of sustainable development.
66. The building is not listed and therefore the addition of condenser units, solar panels and replacement of the windows to match the upper floors are considered acceptable and sustainable in planning policy terms.

## Design

67. Policy BCS21 of the Bristol Development Framework Core Strategy relates to Quality of Urban Design, and states *'development should deliver high quality urban design through contributing positively to an area's character and identity'*. The proposed replacement windows mirror the design of existing windows at the Prudential Buildings.
68. In addition, in line with Policy DM29 of the Site Allocations and Development Management Policies documents, the windows are designed proportionately and are in keeping with the existing building as they are made of aluminium which is the same as the windows on the upper floors. The 'Responding to Local Character Design Guide' requires developments to harmonise with the existing local buildings.
69. Chapter 12 of the NPPF explains that *"design quality should be considered throughout the evolution and assessment of individual proposals"*. The design of the aluminum windows has been chosen to ensure that the windows do not negatively impact on the context of the Conservation Area. The material chosen will guarantee that the windows remain high quality, durable, and contribute positively to the conservation area for years to come.
70. Furthermore, the design guide within the Policy Advice Note no.15, states that condenser units should be located out of public view. In the proposals, the condenser units are located on the roof of the building.
71. Additionally, the proposed photovoltaics are proposed to be rooftop mounted and not to be visible from the ground.
72. Therefore, it is considered that the development is in accordance with national and local planning policy.

## Heritage

73. The site is located within the City and Queen's Square Conservation Area, which is home to a host of listed buildings, the site itself is not listed however, the Character Area Appraisal highlights the Prudential Buildings as an unlisted building of merit.
74. The proposed window frames will be made from aluminium to reflect the existing window material palette and also to provide greater sustainability across the building by reducing heat loss and as a durable long-lasting solution to the building. The Traditional Windows guidance explicitly states that uPVC windows should not be used on unlisted buildings within the conservation area as they cannot be painted to fit the aesthetic of the area, as such aluminium window frames are proposed. The proposals aim to enhance the significance of the unlisted building within the conservation area whilst guaranteeing economic and environmental advantages, therefore in accordance with the Traditional Window guidance and chapter 16 of the NPPF.
75. The limited inclusion of secondary glazing to parts of the proposals will ensure that policies BCS22: Conservation and the Historic Environment of the Core Strategy, as well as DM26: Local Character and Distinctiveness, DM30: Alterations to Existing Buildings, and DM31: Heritage Assets of the Site Allocations and Development Policies Document, are met.
76. Draft Policy DC A of the Bristol Local Plan Review states that development should positively influence the character of the area, and that any development that is considered harmful to the character will be refused. The proposals safeguard the windows on the secondary shopping frontage and aim to replace the existing windows with as to a like-for-like design. In addition, the condenser units and solar panels will be installed to the roof ensuring minimal or no harm is made to the conservation area. Therefore, it is considered that the proposals are in accordance with Draft Policy DC A.

# Summary

77. This Planning and Heritage Statement has been prepared on behalf of Grosvenor Ltd. for full planning application for window replacement and installation of secondary glazing (first to fifth storey only), installation of rooftop mounted solar photovoltaic panels and rooftop mounted plant.
78. The proposed development will reduce heat loss and create a durable, long-lasting solution for the prudential buildings, with additional sustainability benefits brought by the introduction of solar panels. Therefore, the proposals constitute as sustainable development in accordance with Paragraph 11 of the NPPF.
79. This Planning and Heritage Statement explains how the development addresses local and national planning policies. The proposed development is appropriate in its context and will ensure the heritage of the city centre and the conservation area are maintained. The application accords with the Development Plan and therefore should be approved without delay.

# Thank you

For more information

**CBRE**  
**Clifton Heights**  
**Triangle West**  
**13<sup>th</sup> & 14<sup>th</sup> Floors**  
**Bristol**  
**BS8 1EJ**