

Consultee Comments for Planning Application 24/04066/LA

Application Summary

Application Number: 24/04066/LA

Address: Christchurch Studios 38 Portland Street Clifton Bristol BS8 4JB

Proposal: Change of use of existing building to 9 flats, office and associated alterations to the building.

Case Officer: Catherine Forrester

Consultee Details

Name: The City Design Group - Conservation section

Address: City Hall, College Green, Bristol BS1 5UY

Email: Not Available

On Behalf Of: Conservation Section

Comments

The proposed redevelopment of the building will pose a low degree of harm to the special architectural and historic character of the listed building and character of the Clifton Conservation Area.

A long sequence of alterations to the original warehouse building have resulted in an interior that's heavily compromised and lacking in fabric and details that risk loss.

We are required to place great weight in the conservation of designated heritage assets. Where harm is not substantial the NPPF allows for tangible public benefits to be considered in offsetting that harm where it is justified. The low degree of harm posed through complete subdivision and the removal and replacement of the roof to a new profile is justified and the impact of the change of roof profile minimised. The retention of the original roof structures is an important aspect that ensures these survive to ensure legibility of the historic form.

The public benefit arising from the new residential units is clear, and this and economic benefit, are accepted in the planning balance in offsetting the low degree of harm posed to designated heritage assets. We are satisfied that development aligns with the NPPF and Local plan policies designed to protect the historic environment, subject to all relevant standard Listed building conditions being applied to any consent along with the following:

METHOD STATEMENTS

Prior to commencement a method statement/statements for the following and shall be submitted to the local Planning authority and approved in writing:

a) Intended process for demolitions including the forming of new openings and removal of existing roof structure, demolition using suitable hand tools, the use of all temporary structural support, the insertion of permanent structural support, and the removal of all fabric from site in a way that ensures the buildings fixtures and fittings are protected, and the making-good subsequent to demolitions.

b) For the restoration and refurbishment of existing windows and detailing the process of identifying defects, removing and replacing frame or sash box elements, providing draft proofing or reprofiling, the replacement of any glass panes, and replacement in the building.

c) all proposed cleaning and restoration of existing exterior finishes of the building including brickwork, stonework, and render and detailing the use of all mechanical, vapour, liquid, chemical or abrasive methods of removing airborne pollutants, organic growth, and loose and failed fabric and the use of tools and suitably trained personnel, and the repointing and repair of masonry.

Development shall be completed in accordance with the approved method statement.

Reason: To safeguard the architectural and historic significance of the Listed building and the special character of the Conservation Area.

DETAILED DRAWINGS

Prior to commencement detailed drawings of the following and shall be submitted to the local planning authority and approved in writing:

a) 1:5 section details and 1:10 elevation details of all proposed new windows, rooflights, other glazing and secondary glazing and showing all materials, frames, profiles, opening lights, glazing bars, and fabric connections with head, reveal and cills

b) 1:5 section details and 1:10 elevation details of all new internal and external doors and showing all proposed materials, frames profiles, panelling, beading and mouldings, architrave and fabric conditions at head, reveal and threshold.

c) typical 1:5 section details of proposed partition walls within the Listed building and fabric connections at wall, floor and ceiling

d) 1:5 section detail of proposed floor build-up, showing the proposed ceiling and floor treatment, proposed materials, and all fire and acoustic separation.

e) 1:5 section details of the proposed roof and dormers showing all intended materials, jey junctions at ridge and angle, thermal upgrading, and build-up and guttering and fabric connections with the existing parapet

f) section details to an appropriate scale showing proposed new stairs, balustrades, and handrails.

g) 1:5 section details and 1:10 elevation details of all proposed bin and bike stores and showing all proposed structure, external materials, fabrication, doors, roof and eaves.

Development shall be completed in accordance with the approved drawings.

Reason: To safeguard the architectural and historic significance of the Listed building and the special character of the Conservation Area.

MATERIALS

Prior to commencement the following materials samples shall be made available to the Local Planning Authority in their intended colour, composition, and finish and approved in writing:

- a) Roof slate
- b) Standing-seam zinc for dormers
- c) Ridge tiles
- d) Rainwater goods

Development shall be completed in accordance with the approved materials.

Reason: To safeguard the architectural and historic significance of the Listed building and the special character of the Conservation Area.