Design and Access Statement

Everards Print Works
NatWest Court,
Broad Street, Bristol

September 2018

AlecFrench Architects
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1. INTRODUCTION

This Design & Access Statement has been prepared by Alec French Architects who have been appointed by Artisan Real Estate UK to prepare an Application for Planning Permission and Listed Building Consent for the refurbishment and extension of NatWest Court and 35 – 38 Broad Street, Bristol.

Alec French were the original architects for the 1970s redevelopment of NatWest Court and the associated Listed buildings on Broad Street.

For the purpose of this document we will refer to the site as Everards Print Works. The four distinct component buildings which comprise the development site are NatWest Court, 35 Broad Street, 36 Broad Street and 37-38 Broad Street. The site roughly covers the former Everards Printing Works which was demolished in the 1960s.

The proposed development focuses on providing long term sustainable uses for the site providing homes, leisure and employment opportunities.
1.1 Client

Artisan Real Estate UK
Artifact Real Estate UK is an entrepreneurial driven, property development and investment company. Artisan have a long running reputation of developing similar sites across the UK and the redevelopment of NatWest Court will be their first major investment in Bristol; their broad range of expertise and partnerships has allowed them to deliver a varied portfolio of successful high-quality, large scale mixed-use development projects. They specialise in working on brown field sites and pride themselves in transforming undervalued assets.

Artisan and Dalata are also currently partnering on a site in Glasgow, Customs House. This project, not unlike Everards Print Works, will require the sensitive integration and refurbishment of listed buildings within the development site.

Recent projects completed by Artisan include the award winning New Waverley development, a large mixed-use scheme in heart in Edinburgh’s Historic City.

Dalata Hotel Group
The Dalata Hotel Group has been selected as the hotel operator who has a long running partnership with Artisan. The redevelopment of Everards Print Works will be their first Bristol hotel. Dalata are an experienced hotel operator with a large portfolio of hotels around Ireland and the UK. The meeting and conferencing facilities across their chain are popular and successful. Their recently completed hotels in Chiswick and Birmingham demonstrate the success of their front of house facilities with bars and restaurants which attract external visitors as well as guests.

1.2 Design Team

The Design Team has been carefully selected for their expertise and local knowledge and currently comprises;

- Alec French Architects
  Architect and Lead Designer
- CBRE Ltd
  Planning Consultant
- Gardiner and Theobald LLP
  Cost Consultant
  Project Manager
- Hydrock Engineering
  Building Services & Fire Engineering
  Acoustic & Noise Consultant
  Sustainability Consultant
  Flooding & Drainage Consultant
  Highways Engineering
  Waste & Servicing Consultant
  Daylight / Sunlight Consultant
  Transport Consultant
  Air Quality Consultant
- Quattro Consult Ltd
  Civil Engineering
  Structural Engineering
- Macgregor Smith Limited
  Landscape Architect
- Ginkgo Projects
  Public Arts Consultant
- Proudlock Associates
  Access Consultant
- Armour Heritage
  Archeology Consultant

www.artisanrei.com

Artisan’s New Waverley - an award winning mixed use development in the Historic Heart of Edinburgh.

Artists render of Customs House, Glasgow - a project Artisan and Dalata are currently partnering on. As per Everards Print Work’s it entails the sensitive integration and refurbishment of listed buildings within the development site.

Architects render of Customs House, Glasgow - a project Artisan and Dalata are currently partnering on. As per Everards Print Work’s it entails the sensitive integration and refurbishment of listed buildings within the development site.
1.3 Brief

The main brief is to introduce a change of use for the vacated NatWest Court office complex to deliver a mixed-use scheme comprising a 255 room 4* hotel incorporating conferencing facilities and a gymnasium for Dalata Hotel Group; 24 1-bed and 2-bed residential units; and a series of Retail and Commercial units for Artisan Real Estate. The final development will aim to bring activity back into this quarter of the Old City, which has been adversely affected by disuse, disrepair, poor lighting of paths and consequent lack of human activity. The proposed uses and design interventions are intended to reinvigorate the immediate public realm while providing new employment and living opportunities.

The proposals involve a Change of Use from B1a Office to a C1 Hotel; C3 Dwellinghouses; and a mix of A1 Retail, A3 Food and Drink and B1 Office. The new extensions include the hotel atrium, an extension to form the hotel kitchen and the hotel rooftop extension.

The existing buildings will be retained with a series of one-storey rooftop extensions introduced where appropriate to NatWest Court. These will be sensitively planned and designed. Additional accommodation will be introduced within two of the three Light-wells to address hotel and servicing requirements.

Carefully planned landscape and public realm works will complement the development, responding positively to the buildings’ appearance and setting.

The proposals also seek to:
- Retain all existing buildings on the site
- Repair and enhance all existing facades
- Replace all modern fenestration
- Improve the existing public realm with an integrated landscape and public art strategy
- Sensitively reuse the listed buildings on the site, responding to its location within a conservation area
- Increase footfall, activity and safety of the surrounding public realm and the public paths that thread through the site, particularly Tower Lane and John Street
- Improvements to casual surveillance through round the clock activities and active frontages along Nelson Street, Broad Street, John Street and Tower Lane via bar / restaurant to Board Street and John Street; retail units to Nelson Street, and a conference centre to Tower Lane.
- Enhance the legibility and attractiveness of the site’s urban grain via sensitively planned improvements to the public realm.
- Provide additional accommodation at rooftop level where appropriate to take advantage of city-wide views; responding to the height of neighbouring buildings’ but without affecting the existing skyline.
- Complement the City Council’s aspirations for the enhancement of Bristol City Centre and, locally, Nelson Street’s Public Realm Strategy by improving accessibility and creating new employment, living, and leisure opportunities to benefit the local community
- Create external enhancements to the building, to make it a more attractive and legible building within the cityscape without significantly increasing its prominence

Aerial View of the Site towards Nelson Street from the North.

Aerial View of the Site towards John Street from the South-East.
1.4 The Site

The site covers an area of approximately 0.355 hectares within the core of the medieval city consisting of an area generally bound by Broad Street, Nelson Street, John Street, and Tower Lane. The site effectively forms a significant portion of streetscape by occupying former medieval street patterns, which were occupied by Everards Printing Works (constructed in 1900) prior to largely being replaced by the current building in 1968. It forms significant boundaries to Nelson Street, Broad Street, John Street and Tower Lane.

The Everards Print Works site consists of four buildings, a series of three lightwells, Little John Street, and the length of Tower Lane stretching between Broad Street and John Street. The four buildings which constitute the site are:

- **35 Broad Street**: Grade II listed 3-storey building (with basement). Attached house, now office. Possibly late C17, C18 fenestration, early C19 shop front. Interior largely rebuilt internally in 1970’s.
- **36 Broad Street**: Grade II listed 3-storey building (with basement). Formerly known as No.36 Guildhall Tavern. Attached house, now office. Early C17, re-fronted c1825 with mid C19 shop front, cornice and parapet. Interior largely rebuilt in 1970’s.
- **The former Everards Printing Works (37-38 Broad Street)**: Grade II* listed 3-storey building (with basement). Printing works, now office. Art Nouveau facade and all that remains (along no. 1 John Street) of the former Printing Works. Interior: upper levels and basement completely rebuilt behind the façade in 1970’s; elements of ground floor interior remain.
- **NatWest Court**: 1970’s office development made up of a series of blocks arranged around three lightwells. Blocks range in height from four to nine storeys. See diagram opposite for Block distribution.
The morphology of the NatWest Court building varies considerably, creating interesting shapes and external spaces as the building responds to the medieval street pattern. The blocks are unified by the use of consistent window sizes and a material palette consisting almost exclusively of grey brick and pre-cast concrete panels.

The continuous unified grey facades form a backdrop to the landmark heritage buildings attached to or incorporated into the site, such as the Bank Tavern, No. 1 John Street and the Church of St John the Baptist. This creates the architectural diversity where buildings of contrasting styles intertwine with each other through and around the site.

The site is currently vacant and the buildings and the streets threading through it are in varying degrees of repair. The site is consequently blighted by a lack of activity and a lack of magnet uses to positively engage with people. This has led to a threatening and isolated atmosphere to develop caused by a lack of casual surveillance, activity and light. The proposals for the Everards Print Works seek to address a number of these issues.
1.5 Context

The site sits on and within the line of the historic city wall and in the medieval Bristol city centre. It is bounded by Nelson Street to the north, Broad Street to the southwest, and John Street to the East. Little John Street and Tower Lane penetrate the site, creating a fine grain of street blocks on the old medieval street pattern. Tower Lane follows the historic city wall line and on the other side of this sits the Nelson Street portion of the building, which also bridges Tower Lane.

The entire site is located within City and Queen Square Conservation Area and is in close proximity to the College Green Conservation Area and St Michael’s Hill and Christmas Steps Conservation Area.

Architectural Context

Everards Print Works is located at the transition point between the twentieth century interventions in the city and the old medieval quarter. This is where the historic city melds into post war development, with many of the post war buildings surrounding the site and the NatWest Court part of the site itself having been designed by Alec French Architects.

To the southeast of the site is the Old City, characterised by tightly packed inter-connected buildings in various styles, but predominantly 17th to 18th Century in this vicinity, with building heights typically three to four storeys. The Grade I listed Church of St John the Baptist, bounds the site and was originally built in the 14th century.

Despite the historic context to the north and west of the site there are numerous high-rise post war Modernist developments, circa the 1960s and 1970s, including (the recently refurbished) 13-storey Nelson House to the North, and the 12-storey St Lawrence House to the southwest.
Neighbourhood
During the recent decades, the area supported a business district typified by the larger scale modern office buildings both within and predominantly outside of the Old City. In recent times, a large number of these office buildings have been converted into or replaced by residential or student accommodation developments.

The historic elements of the immediate neighbourhood continue to support a series of small businesses, shops and restaurants alongside the law courts and chambers, hotels, and small-scale private housing. Much community activity is centred around The Lanes bowling & music venue, St Nicholas Market & Corn Street markets, and the Bank Tavern.

The neighbourhood sits between two key city districts: the Broadmead Shopping precinct and the City Centre.

Topography
The Everards Print Works Site is set into steep topography. The site rises two storeys in height. From the lowest part in Nelson Street it rises 5.7 metres to John Street, resulting in a building with multiple levels which affected the original design considerably.
In the late 1960’s to early 1970’s the site was redeveloped as offices for Legal and General in a Modernist style using grey brick with dark grained concrete panels. The colonnades along Broad Street and John Street mimicked the original printing works and the plan preserves the street patterns of the old city. The morphology of the building design was driven by the City Councils’ ambitious 1970s ‘Tall Buildings and New Roads Policy for Lewins Mead. This advocated ‘Streets In the Sky’ with the pavement level set aside only for vehicles and servicing.

Recent Context

In recent years changing business demands have meant that occupiers have moved out, as the Modernist buildings no longer meet the needs for office use and many of these buildings have been subsequently refurbished and re-purposed.

The site is also embedded within the Urban Street Art Scene due to the ‘See No Evil’ street art festival of 2011 and 2012, remnants of which are part of the Urban Art Trail that draws numerous tourists to the city.

Key Heritage Assets

Those identified to be protected and considered in the new designs are:

- The façade and main entrance of Everards Printing Works,
- The facades of 35 and 36 Broad Street
- The street patterns of Tower Lane & Little John Street
- Intimate views from the site & local views towards St John Baptist Church & Gate
- The setting of neighbouring historic assets: St John Baptist Church; No. 1 John Street; The Bank Tavern & St John’s Burial Ground

This is a brief summary and a full historic report will be contained within a separate Heritage Statement produced by Alec French Architects.
1.7 Planning Policy Context

The Proposals have been prepared having considered local and national planning policy: "The adopted Bristol Local Plan, National Planning Policy Framework (NPPF, July 2018); and the Local Planning Authority’s (LPA) Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG). Consideration has also been given to the emerging policy documents."

The proposals respond positively to the following key policies:

**Bristol Central Area Plan**
- **BCAP 1**: Mixed-Use Development: Delivery of New Homes: the proposals include apartments for sale.
- **BCAP6 & BCAP7**: Delivery of Employment Space: the proposed hotel and retail uses will create employment.
- **BCAP9 & BCAP10**: Enhancement of tourism & Investment in hotel development.
- **BCAP13, BCAP15 & BCAP17**: The proposals will help to revitalise Nelson Street as the proposals open up the link between Nelson Street and Tower Lane. Proposals include retail units along Nelson Street that will create active frontages and encourage regeneration. Nelson Street and Little John Street form links with Bristol Shopping Quarter & Christmas Steps Arts Quarter. This, together with the proposed artworks, enhance the continuity of footfall and general public interest in the area.
- **BCAP19**: Supported by the provision of a bar and a restaurant to be accessed from Broad Street which will positively influence the activity, vibrancy & vitality of the area.
- **BCAP21**: Provision has been made within the building design for connection to the district heating network.
- **BCAP26**: The proposals support minimising car use. The site is close to existing bus stops for all users of the building.

**Bristol Core Strategy**
- **BCS9, BCS13-19 & BCS25**: the proposal includes a green wall, the retention of existing trees, the planting of additional new trees, and the inclusion of renewable energy systems and upgrading the building fabric to resist heat loss.
- **BCS23**: The proposals will improve air quality and reduce Noise Levels by discouraging car use and by promoting walking and cycling.

**Bristol Site Allocations and Development Management Policies**
- **DM7**: Town Centre Uses
- **DM8**: Shopping Areas and Frontages
- **DM9**: Local Centres
- **DM10**: Food and Drink Uses and the Evening Economy
- **DM26**: Local Character and Distinctiveness
- **DM28**: Public Realm
- **DM30**: Alterations to Existing Buildings
- **DM31**: Heritage Assets

• **BCAP29**: Car parking is minimised and secure cycle parking will be generous for both hotel staff and residents. Parking for deliveries will be via Nelson Street and managed via the basement where possible.
• **BCAP30 & 31**: As a whole the proposals will create a vibrant, safe and welcoming environment by reviving existing pedestrian paths and public spaces and by placing activities to the street edges that will increase footfall, light and casual surveillance. External artworks and a green wall will also make the spaces more pleasant.
• **BCAP37 & 38**: The proposals contribute strongly to the regeneration of Nelson Street by re-purposing a redundant office building with a mix of retail, hotel & residential uses. It also contributes to integrating Pedestrian Routes throughout the City Centre: by enhancing the lanes and streets that thread through the site.
Nelson Street Public Realm Strategy

The Design Team has carried out discussions with members of the City Design Group and colleagues involved with the developments of the SPD8 Nelson Street Regeneration Framework and have gained valuable insight into the benefits the redevelopment of NatWest Court can bring to the Nelson Street area. Key areas which the redevelopment will positively contribute to through the pursuit of good design principles include:

- Intensifying footfall between Broadmead and the City Centre along Nelson Street
- Achieving public realm benefits
- Continuing the palette of materials used elsewhere in the area
- Removing the stairway on Nelson Street to free up movement of pedestrians and cyclists
- Improving the link between Nelson Street and Tower Lane
- Relating active frontages to animate public spaces with social activity.
- Introduction of public art

Conservation Area Considerations:

The building lies entirely within the City of Bristol Conservation Area No.4: City and Queen Square. This covers much of the medieval area of the city, a network of lanes, underground vaults and medieval buildings and streets.

In Broad Street, the series of listed buildings forming part of the development site contribute to the character of this historically important streetscape. The proposals meet the requirements of the City of Bristol Conservation Area No.4 document via the conservation and repurposing of the listed buildings. The frontages of 35 and 36 Broad Street will be incorporated into the proposed bar while the former Everards Printing Works building will become the main hotel entrance.

The NatWest Court building retains the medieval street plan and forms part of the existing streetscape along Broad Street, Nelson Street, John Street, Little John Street and Tower Lane. The topography, narrow street plan and the site’s prominent location within the Old City combine to frame important views. Proposed new massing to the NatWest Court roofscape have taken into consideration the importance of the Conservation Area.

Consultation

The Design Team have engaged with the Council’s internal departments through workshops and site visits as part of the formal pre-application engagement. Also, the Design Team have carried out extensive stakeholder and public consultation events to fully gain a better understanding of the key issues the proposals need to take into consideration. Results being:

- Extent of retail on Nelson Street increased
- Block J changed from serviced apartments to residential
- Increased entrances on Tower Lane
- Conference centre entrance at the top of the Nelson Street steps more prominent.
- Extension to Block E adjacent to church Spire reduced and stepped back from the Spire (response to comments from Historic England & findings in TVIA)
- Level entrance on John Street more prominent.
- Dead external covered space on Little John Street/Tower Lane now enclosed forming retail/co working space
- Car park entrance reduced from 2 to 1
- Oriel windows introduced on Block E facing along Tower Lane for casual surveillance.
- More windows & glazed frontages introduced to increase casual surveillance

A website for the project has been set up and will be updated through out to keep people informed. The address has been shared at consultation events. Contents include all presentations, a time line and the planning submission:  [www.everardsprintingworks.com](http://www.everardsprintingworks.com)

For further information, please refer to the CBRE Planning Report accompanying the submission.
2. DESIGN STATEMENT

2.1 Site Analysis

The site lies within the City and Queen Square Conservation Area. The buildings within the site were formerly offices for NatWest Bank. These are now vacant and most of the lanes and streets through and bounding the site currently feel lifeless and hostile.

Design Constraints

- The site is bound by occupied buildings, some of which are residential and therefore may be sensitive to noise levels generated by users occupying the site.
- The narrow streets within and surrounding the site require carefully considered servicing and vehicular access.
- Some of the proposed site uses are sensitive to noise levels from Nelson Street and the surrounding area.
- The provision of consistent level access into the building will be challenging due to the restrictions of the listing of buildings on Broad Street, the nature of frontage entrances, and level changes across the site.
- In the late 1960s, the NatWest Court was designed to preserve the medieval street pattern. Consequentially, Tower Lane is retained as a public footpath ‘right of way’ through the heart of the site with security issues.
- There are multiple existing public external spaces with limited natural daylight incorporated into and surrounding the site.

Existing Site Conditions

Path, Footfall and Permeability

- Tower Lane is narrow and the multi-storey design of NatWest Court results in a strongly shaded footpath which is currently poorly lit at night. The pavement surfaces of the footways are in poor repair and under-used as public routes which has led to anti-social activity in the form of drug taking and rough sleeping. This adds to the security issues for the site.
- Footfall to the Old City through the site is weak. Nelson Street potentially links Lewins Mead to the Old City via an external staircase that exits level with Tower Lane, which is poorly used, in a state of disrepair & with a lack of activity at the street edge.

Blocks & Active Edges

- There is a lack of physical permeability between the public realm and the building facades, particularly as the former office user restricted the number of entrances for security reasons. Furthermore, the offices were a mono-use for staff only and not accessible to the public.
- Specifically there are blank facades at pavement level in Nelson Street which consequentially lacks activity at the street edge.

Minimal Activity Magnets & Social Vitality

- The site has only been used as an office for decades and this mono-use is detrimental to the social vitality of the area.
- The only use within the vicinity of the site that currently concentrates pedestrian flows & footfall through it is the Bank Tavern in Little John Street. This is an Activity Magnet consequentially creating social vitality via the activities of patrons within the adjacent courtyard. There are no other uses within the site currently that work synergistically with The Bank Tavern to create social vitality within the public realm.
Active Edges & Casual Surveillance
- There are no active edges within the site currently, with the exception of the Bank Tavern.
- The previous use of the site as an office is detrimental to the creation of active edges at pavement level and for the building edge on upper storeys, which will be particularly noticeable at night when these areas would not be in use.
- Casual surveillance after office hours did not occur when the building was in use as an office and this situation continues whilst the building remains vacant.

Legibility
- The Everard’s Printing Works entrance, 35 & 36 Broad Street and the NatWest Court colonnade at ground floor level on the corner of Broad Street and John Street have their own distinctive character but they are not currently used in a way that is appropriate to this character.
- The Modernist NatWest Court building has facades consistently formed in the same style, using repeated windows, grey bricks and ribbed precast concrete panels but with an interesting sculptural morphology.
- Marker Landmarks exist along the lanes and include The Church of St John the Baptist and the cantilever of the NatWest Court Block B on Nelson Street.

Vulnerable Nodes
- All of the existing node spaces are in poor repair and are poorly lit.
- The paths frequently converge to form Nodes. Some occur under the cover of bridges, or inside-outside spaces, such as the junction of Little John Street and Tower Lane.
- These lack active edges and magnet uses and contribute to the hostile character of the site while creating an atmosphere of vulnerability due to a lack of social activity, vitality, poor lighting and poor visual appearance and repair of surfaces.
- This includes the existing external staircase for the public footpath from Nelson Street to Tower Lane.

Conservation Considerations
The historic significance of the site creates specific constraints:
- The Modernist building of NatWest Court by the nature of its design style contrasts strongly with the historic buildings of the Conservation Area which are required, by Planning Policy, to be respected in future designs.
- The Church of St John the Baptist was built in the 14th century forming part of the Old City wall and is a Grade I listed landmark.
- There are historic listed buildings incorporated into the fabric of the site.
- There are historic and replica buildings integrated into the fabric of the NatWest Court which are in separate ownerships which may cause design constraints due to the party wall and listed building restrictions.
- The Everard’s Printing Works is Grade 2* Listed and Nos 35 and 36 Broad Street are Grade 2 Listed, so their conservation must be addressed within the design proposals.
- No 1 John Street and the Bank Tavern are Grade 2 listed. They are outside of proposed ownership but remain integrated into the NatWest Court fabric which forms part of their setting.
- Currently, mechanical plant & associated equipment on some of the NatWest Court and 36 Broad Street rooftops are within view from some of the surrounding historic assets.
Design Opportunities

The proposals will respond to the site analysis and existing and emerging planning policies. This includes policies for the Central Area and Public Realm Strategy for Nelson Street, Tall Buildings, the emerging Local Plan and Conservation Area policies.

Paths, Footfall & Permeability
- To the north NatWest Court is bounded by Nelson Street, which forms a pedestrian link between the City Centre and Broadmead Shopping Centre. This footfall can be used to feed potential retail or other magnet uses and thereby to activate the Nelson Street frontage.
- Increase footfall and permeability through the site to the Old City via public footpaths through the site, by enhancing the staircase link from Nelson Street to Tower Lane.
- Improve pavement surface treatments to Nelson Street, Tower Lane, John Street & Little John Street.
- Increase night-time lighting levels of lanes and streets through and around the site.

Blocks & Active Edges
Place a variety of interactive magnet uses to the site edges at pavement level.

Bring disused entrances back into use & increase the number of active entrances to increase inter-activity between the public realm and the building interior.
Magnet Uses, & Active Frontages

- Increase footfall intensity through the site and surrounding public realm by placing a diversity of new socially interactive Magnet uses within it and along the site edges at pavement level. This will increase activity between the public realm and the building’s interior.
- Increase Casual Surveillance via the provision of round the clock uses, creating enhanced activity and overlooking.
- Support the Activity Magnet at The Bank Tavern with complementary adjacent uses in Little John Street.
Legibility & Nodes

Increase the Legibility of the various buildings within the site by re-purposing them to uses that suit their architectural language and their distinctive visual identity, form, style and era.

Improve the public realm by displaying public art, planting or lighting within Node points where streets and lanes converge to create character identity in each and to create identity for the spaces.

Create Micro-Climates using planting and landscaping for the exterior spaces, particularly at Node points where social activity will take place.

Historic Significance

The historic significance of the site creates specific constraints:

- Increase the Legibility of individual historic buildings within the site by appropriately re-purposing them with new uses that are magnet activities. This will also enhance the vitality and perception of the Conservation Area, thereby increasing the footfall and social activity associated with them.
- Intensify the use of the site and increase footfall through it to enhance the use of and links through the Conservation Area.
- Conceal or remove roof top plant so that it cannot be perceived at street level or from a distance and thereby enhance the setting of the listed buildings.
- Respect the curtilage of adjoining and adjacent listed buildings, particularly the Church of St John the Baptist with a modest design that allows the significance of the historic buildings to stand out from glimpses, local views, and city wide views.
### Design

Alec French propose to respond, transform and regenerate the site and the surrounding streets guided by the identified design opportunities.

#### Paths, Footfall and Permeability

Public Permeability and Footfall through the site are to be improved by:

- Removing the staircase that currently intrudes upon the pavement in Nelson Street and thereby restoring the pavement width.
- Introducing a new generous, wide, well-lit external landscaped stairway from Nelson Street to Tower Lane, that will improve pedestrian access and improve visual links between the two streets.
- New hard landscaping and street lighting to create a more inviting streetscape and improved public realm within and around the site to enhance the likelihood of footfall throughout the currently under-used Tower Lane and Little John Street.
- Concentrating pedestrian flows & footfall through the site by the inclusion of magnet uses at pavement level street edges that will attract the general public.

#### Blocks & Active edges

Public permeability to the edges of the building at pavement level is to be achieved by:

- Placing multiple magnet uses to the building edges at pavement level consisting of bars, a restaurant, retail, conference centre, hotel, residential and office units.

#### Magnet Uses & Active Frontages

To increase footfall intensity and permeability at the block edges it is proposed to introduce a wide variety of uses into the site by:

- Changing the primary use to a hotel (which will be open 24 hours per day), which will provide activity, frequently used entrances, and light spill to the site, thereby creating around the clock activity, over-looking and casual surveillance.
- Introducing a variety of social uses: hotel bar & restaurant behind the facades of 35 and 36 Broad Street; restaurant behind the colonnade of NatWest Court to the corner of Broad Street & John Street; a retail outlet to the corner of Little John Street; introducing retail & office space to Nelson Street, thereby increasing social vitality & footfall.

### Active Edges & Casual Surveillance

Casual Surveillance through and to the edges of the site will be improved by:

- The introduction of active uses affecting the building edges throughout the site at pavement and upper floor levels.
- Creating a mix of uses that will bring 24 hour activity to the site, with retail units, bars, restaurants and a conference centre at pavement level.
- Making the external public spaces feel safer with improved overlooking, creating casual surveillance at both street and upper levels.
- Improved lighting of the streets and lanes within and surrounding the site.
- Adding doorway entrances to apartments along Tower Lane.
- The addition of a level doorway entrance to the hotel/ restaurant on John Street.
- Enclosing the under-cover space between Tower Lane & Nelson Street as office use.
- Nelson Street car park entrances reduced from 2 to 1.
- Oriel & standard windows introduced to block E (hotel) & D (residential) along Tower Lane & gable ends to blocks D & J.

### Legibility & Nodes:

- A comprehensive and integrated landscape and public art scheme throughout the public realm will improve the look and feel of the site and surrounding streets to give each public space and/or node its own distinct identity.
Enhancing Nat’l West Courts’ Legibility & Robustness

Appropriate new uses for the buildings and improvements to the public realm will enhance legibility:

- **Around the clock activity** will be created by changing the use from Office to varied publicly accessible and legible uses proposed.
- NatWest Court will be re-purposed for Hotel and Residential use.
- The colonnade to the corner of Broad Street and John Street will be re-purposed as the hotel restaurant.
- Nelson Street: visually breaking up the large blank façade at street level with new frontages serving retail or office space.
- An artist or group of artists will work alongside the design team providing input into the design planned across the site to create character for each public space.
- NatWest Court Blocks will become more legible by cleaning the facades & creating an individual identity for each block by fitting new colour-coded fenestration, reveals, soffits and doorways.
- To re-purpose the corner of Block C in Little John Street as retail or bar space. This will intensify the use of the already socially active courtyard next to the Bank Tavern.

Landscaping and new surface treatments will help to increase the magnet effect of the courtyard & pub.

Enhancing Historic Legibility & Robustness

It is proposed to:

- Re-purpose the historic buildings within the site to re-vitalise them: 35 to 36 Broad street will become a bar and Everard’s will become the main entrance of the hotel, as appropriate to their strong visual cues.
- Enhance the streetscapes surrounding the site and bounding historic assets to complement the historic significance of the site as a whole:
  - Intensify footfall to Tower Lane to reveal its historic significance via the introduction of highly-used pavement level entrance ways via improved paving, improved street lighting, public art to under-passes and print-work art set into the paving.

Protecting Conservation Area & Assets

The character of the Conservation Area and the historic significance of the site will be protected by:

- Maintaining the medieval street pattern.
- The design of paving, landscape and street furniture to incorporate references to the history of the site & thereby enhance enjoyment & use of the public spaces.
- The skyline will be improved by de-cluttering and removing the majority of mechanical plant at roof level.
- Protecting the skyline by locating new roof top plant and roof-top extensions so that they are set back behind existing parapets, particularly adjacent to heritage assets.
- Construction of high quality and sensitively designed roof top extensions, located on blocks that are not immediately adjacent to or adjoining heritage assets.
- The extension to Block E adjacent to St. Johns’ Church spire has been stepped away from the spire.
- John Street and Little John Street: Landscaping & re-purposing the public realm will support heritage assets within the Conservation Area & increase the social vitality at pavement level.
- Broad Street: re-purposing to create social vitality at pavement level.
2.3 Active Frontages

These are essential to regenerating the area concentrating social activity. One of the keys to the success of the proposed development is to re-engage with the streets that surround it by opening the building frontages up to them at pavement level and placing uses, re-establishing existing entrances and providing new entrances. The uses are intended to draw people off the street and into the interior. Activity around the clock at first floor level will help to revitalise the area by providing activity seen through windows and light spill at night.

The building edges and frontages that will be focused on in the proposals to create activity are located in the following streets:

- Nelson Street
- Broad Street
- John Street
- Little John Street
- Tower Lane

The proposal is to introduce more active uses onto previously inactive elevations including:

- Hotel
- Bars
- Restaurant
- Retail
- Shared Offices
- Conference Suite
- Residential

Active edges to the buildings that comprise the site are the key to regenerating the area.

Both the developer and hotel provider have track records in providing successful active ground floor uses in mixed use developments.
Nelson Street: Active Uses & Edges

The facades along Nelson Street are currently inactive and consequently there is very little social vitality, a lot of graffiti on otherwise blank facades and the street edge feels hostile.

The City of Bristol Council planning policies focus on Nelson Street. The street already has some active uses such as a specialist supermarket, restaurant, bowling alley, a nightclub and student residences that overall create varying levels of social activity throughout the day and into the early hours of the morning. The proposals aim to reinforce this with a combination of new entrances, active uses and a new wide stairway connection to Tower Lane. Together these will generate social activity and aid in the regeneration of Nelson Street.

Pedestrians use Nelson Street as an important link to Broadmead shopping area from the City Centre as Rupert Street has heavy traffic and subjects pedestrians to noise and pollution. Nelson Street is comparatively calm and cleaner and is more often chosen as a route. This creates a moderate level of footfall through Nelson Street that will be supportive to potential commercial uses, such as retail. Adding active uses and new entrances to the facade of the NatWest Court building will further concentrate pedestrian flows.

To increase the activity at the street edge in Nelson Street the following types of uses are proposed at pavement level for the facade of the Modernist building:

- retail
- food outlets
- shared office space
Nelson Street: Linking Stairway

The existing external stair that impinges on Nelson Street will be demolished to free up pavement width for pedestrians and the cycle path. This public staircase continues to rise through the building footprint over a portion of the basement carpark and the demolitions will result in its complete removal, along with part of the structure to the external carpark.

The public footpath must be maintained and an alternative, wide public stair will be inserted with associated landscaping. This will involve removing a section of the basement carpark and remodelling a portion of the lowest level of the building facade, which is at pavement level.

This stair will aid in reducing the grain of the street blocks formed by the site and enhance permeability and connectivity between Nelson Street and Tower Lane. The proposed stair will result in a strong visual and physical connection between the two streets, increasing views between them and creating a pleasant public node and meeting place via the landscaping and street furniture and the placing of climbing plants to the gable end walls of the adjacent blocks.
Visualisation of former Broad Street 1970s office building re-purposed with the hotel restaurant at ground floor level.

**Broad Street and John Street**

The corner of Broad Street and John Street is occupied by the 1970s Modernist replacement of the Everard’s Printworks’ building. At that time the colonnade which formed this boundary at street level was echoed in the design of the replacement building and this is to be retained by the design proposals. It is prominent in Broad Street and forms part of the north side of John Street.

Alec French Architects propose to improve the appearance of this block by cleaning it, replacing the fenestration and rendering the brickwork. This block will be occupied by the hotel restaurant and the activity of this space will be viewed in use through the colonnade enlivening the street throughout the day and evening. Hotel guests will use the restaurant at breakfast time and the public will access it at lunchtime and in the evening via the former entrance to Everard’s entrance, which is to be utilised as the hotel entrance. Guests will arrive and check out via this entrance 24 hours a day, throughout the year.

35 to 36 Broad Street will be utilised as the facade for the hotel bar for guests and the public in the afternoon and evenings. These activities will enliven the streetscape with human activity and generate footfall through Broad Street throughout the day, evening and to a lesser extent at night-time. They will make John Street feel more attractive and safe. Additionally the landscaping and lighting proposals for the public realm will make the streets feel more pleasant, attractive and safe for the general public to use as links through and around the site.
Tower Lane and little John Street

Tower lane is primarily bounded by blocks of the 1970s development NatWest Court. Most of these blocks will be utilised by the hotel and residential apartments. However to the south side there will also be a conference suite with an exterior break-out space into a courtyard lightwell that is to be landscaped. This will not be open to the public but will be over-looked from the walkways of Tower Lane and it will create an attractive micro-climate and enhance the adjacent covered way that forms the node point where the entrance to the residential apartments will be located. The current inside-outside space will be enclosed by glass and will become an interior space to be used by a retail or office tenant.

The combination of these uses will enliven this space, which is central to the development, during the day and evening. Lighting, CCTV and the use of entrances will make it safer at night.
Little John Street

The Bank Tavern and its associated courtyard create a social activity over-spill, where patrons drink outside due to the small footprint of the public house. It is the most socially active of spaces on the site in its current condition. The pub creates footfall and this can be intensified by reinforcing the use of the space and the activity around the edges by the placing of a further bar or retail unit to the ground floor of the 1970s block opposite the Bank Tavern. The Bank Tavern and retail unit or bar use opposite will together create lively active edges to the space.

Cleaning the existing 1970s facades, landscaping proposals and the addition of a new tree and other landscaping will enhance the space and create a pleasant micro-climate.
The regeneration of Tower lane will be achieved by upgrading the vertical and horizontal surfaces, increasing the number of doorway entrances and via the redesign of fenestration.

The landscape architects’ Macgregor Smith have proposed new surfaces for Tower Lane, into which printing art will be inlaid, adding historic interest and sparkle to the street surface.

Alec French propose bright colours for the fenestration and doorway soffits. The addition of oriel windows will aid casual surveillance of Tower Lane. Increased footfall, increased occupation of blocks within the lane, improved street lighting and increased activity via a greater number of entrances at street level will together revitalise the street, both visually and socially. This will be further enhanced by the wide linking stairway between Nelson Street and Tower Lane.

In turn the intensified use of Tower Lane will help to revitalise the historic Old City by returning Tower Lane to its role as an important pedestrian link between it and Lewins Mead.

For further details please refer to the Landscape & Public Realm Design Statement by Macgregor Smith.
2.4 Building Scale & Massing

In scale and massing terms, the proposals seek to:

- Maintain the current visual mass of the building as experienced and viewed from surrounding area,
- Avoid any detrimental impact on the character of the conservation area,
- Not detract from the setting of heritage assets in and around the site,
- Improve and break up the mass of existing building at Street level.

The proposals seek to achieve the above by:

- Setting roof top extensions slightly behind the existing parapet line,
- Locating roof top extensions away from historic assets on or around the site,
- Limiting all roof top extensions to a single storey and only onto the higher parts of the NatWest building,
- Careful selection of the materials pallet for any new interventions and extensions to NatWest Court
- Breaking up the massing of the NatWest Court building on Nelson Street with active frontages and the new wide steps connecting Nelson Street to John Street,

Due to the narrow historic street pattern characteristic of the surrounding area of the Old City, the scale and the vertical mass of NatWest Court is not readily apparent at Street level.

The proposals limit the introduction of new rooftop extensions to areas furthest from the listed buildings on or near the site away furthest from the boundaries to the Old City to the southeast and southwest.

Additionally, all existing rooftop mechanical plant which has amassed on the rooftops over the past decades will be removed. Where replacement plant is required, it has been carefully sited away from the modern building edge and screened appropriately, including atop 35-36 Broad Street where the screening seeks to recreate a building profile similar to the original profile which was replaced by a flat roof configuration in the early 1970s.
1.1 Building Scale & Massing

Building heights and architectural styles surrounding the site vary considerably. The development site is located at a transition point on the edge of the Old City where building scale and massing are in transition.

Quay Street and Nelson Street are characterised by buildings ranging from five to thirteen storeys whereas, to the southeast, the built form along Broad Street and John Street consists predominantly of three to four storey, tightly packed pre-war buildings mainly dating from the 17th to 19th Centuries.

Due to the narrow historic street pattern characteristic of the surrounding area of the Old City, the scale and the vertical mass of NatWest Court is not readily apparent at Street level.

The proposals limit the introduction of new rooftop extensions to areas furthest from the listed buildings on or near the site away furthest from the boundaries to the Old City to the southeast and southwest.

Additionally, all existing rooftop mechanical plant which has amassed on the rooftops over the past decades will be removed. Where replacement plant is required, it has been carefully sited away from the modern building edge and screened appropriately, including atop 35-35 Broad Street where the screening seeks to recreate a building profile similar to the original profile which was replaced by a flat roof configuration in the early 1970s.

In scale and massing terms, the proposals seek to:

- Maintain the current visual mass of the building as experienced and viewed from surrounding area,
- Avoid any detrimental impact on the character of the conservation area,
- Not detract from the setting of heritage assets in and around the site,
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- Careful selection of the materials pallet for any new interventions and extensions to NatWest Court
- Breaking up the massing of the NatWest Court building on Nelson Street with active frontages and the new wide steps connecting Nelson Street to John Street,
Key Views Analysis

The proposals will aim not to detract from the character of the conservation area. One way in which this will be assessed through the design process will be by looking at the impact of the proposals on key views. Taking a lead from the City and Queen Square Character Appraisal, we identified long views, local views, and glimpses to help inform the early stage design process. The early stage 3D images from the critical viewpoints are highlighted opposite.

Long Views: long-distance views across the City, to key features or landmark buildings and beyond.

Local Views: these views tend to be shorter, confined to a specific locality and also frame landmarks.

Glimpses: allow intriguing glances to intimate routes or spaces, they make an important contribution to local character.

The studies indicated that the proposed massing related to the extension on Block E could adversely affect the setting of the spire of the Church of St John the Baptist (viewpoints 10 & 11 opposite).

A formal Townscape Visual Impact Assessment (TVIA) was then carried out by Macgregor Smith Landscape Consultants, with further views chosen by following Bristol City Council’s guidelines to illustrate the proposed scheme in relation to surrounding heritage assets, existing street patterns, and the positive contributions of the scheme to Nelson Street. Please refer to the Townscape Visual Impact Assessment Viewpoints report by Macgregor Smith which will accompany the main planning submission.
Final Design Analysis

The formal TVIA was used to inform the final massing proposals for the entire scheme and, more particularly, in the areas potentially affecting the setting of the Church of St John the Baptist when viewed from Christmas Street and the Cenotaph (Viewpoints 14 and 12 opposite). The massing issues affecting the Church were also raised during on-site discussions with Historic England and officers from Bristol City Council and featured in discussions with a range of stakeholders including representatives from the Church.

In response to the TVIA and these consultations, a number of options were investigated which sought to minimise any impact on the historic setting. The final massing proposals for the extension of Block E have been substantially set back from the Church and its spire with lost accommodation relocated elsewhere within the overall development. The existing mechanical plant and the associated bird screening on the retained rooftop will also be removed entirely which should deliver a positive impact on the historic setting.
2.5 Materials

The proposed development will retain the existing buildings on site. New materials will be introduced to the new accommodation created at roof level, within the existing lightwells, and in areas where active frontages are created at street level. Through the careful selection of materials, the proposals will seek to refresh and uplift the NatWest Court building. By varying the materials proposed for the rooftop extensions, the bulk and uniform massing of Natwest Court will be broken down, further benefitting the immediate and local context of the Conservation Area.

NatWest Court - Existing

Externally, the existing 1970s NatWest Court consists almost exclusively of rough-faced uncut grey brickwork with ribbed precast concrete panels above and below fenestration and along each floorplate. Rooftop plantrooms and the main core of Block B are similarly clad in a subtly contrasting uncut grey brickwork. These existing materials have proven extremely hard wearing and are in generally good working condition. The general intention will be to thoroughly clean these existing masonry elements throughout.

The existing fenestration is comprised of recessed, painted metal units, with the exception of the windows to Broad Street and John Street, which are red powder coated aluminium. There are also isolated areas of painted louvred grille to plant areas. The proposals replace all of the 1970s fenestration throughout with bronze coloured powder coated aluminium frames within the existing openings.

The existing fenestration is comprised of recessed, painted metal units, with the exception of the windows to Broad Street and John Street, which are red powder coated aluminium. There are also isolated areas of painted louvred grille to plant areas. The proposals replace all of the 1970s fenestration throughout with bronze coloured powder coated aluminium frames within the existing openings.

The existing roofs are almost exclusively of flat roof construction with a grey outer surface. All flat roofs will be replaced.

35 Broad Street - Existing

The main Broad Street facade is chiefly rendered with painted timber sash windows and shopfront with a cast lead hopper, iron downpipe, wrought-iron railings and a brass rail to the Pennant stone steps. The proposals seek to retain and repair all existing features and replace any window panes as necessary.

36 Broad Street - Existing

The main Broad Street facade is chiefly painted brickwork with painted timber sash windows and shopfront. The proposals seek to retain and repair all existing features and replace any window panes as necessary.

37-38 Broad Street - Existing

The Grade II* listed former Everards Printing Works at 37-38 Broad Street retains an ornate Art Nouveau façade formed with moulded glazed marble tiles. The base course and stairs are in a deep sky blue, with the top main back drop in a light marble with multi-coloured tiles depicting the Art Nouveau tableau. Arched windows are recessed and stained timber. There is an ornate cast iron gate to the top of the stairs. The intention is to retain the entire façade, windows, and gate. Conservation and repair works will be carried out where necessary. The proposals also seek to remove the stainless steel elements beneath the ground floor main windows in a manner sympathetic with the façade’s original design.

The building’s roof consists of clay roofing and ridge tiles with lead flashings behind the original gable end to Broad Street and a modern gable to Lightwell 3. The intention is to retain the entire roof and make good where necessary.

The rear elevations of 35, 36, and 37-38 Broad Street are all of modern construction consisting of grey brickwork with windows to match NatWest Court. The existing roofs of 35 & 36 Broad Street are of flat roof construction with a grey outer surface. All flat roofs will be replaced.
Materiality Montage - Proposed Materials

Proposed Materials
All new materials specified for the scheme will be high quality and durable. Any new materials used on the listed buildings will be carefully chosen to match existing.

Any new materials to the interventions and extensions to the NatWest Court will be chosen to uplift the grey façade and enhance or protect the character of the Conservation Area.

Ways in which this can be achieved will be through the use of colour and textures to break up and refresh the appearance of the 1970’s façade. The materials montage on the left gives an idea of options that might be explored.

NatWest Court Building

The main area where new accommodation is introduced relates to the new rooftop extensions on Blocks B, D, E and H. To produce better differentiation between the various Blocks forming NatWest Court, the material choice for the extensions varies.

The extensions on the tallest Blocks B & H will consist of a glazed curtain walling system producing a lightweight, regular pattern of window and insulated panels in a powder-coated finish. This approach seeks to reinforce the simple, rectilinear nature of each Block.

The extensions on the more irregular Blocks D & E will be clad in a vertical standing seam metal panel system with inset powder-coated windows. The vertical panels will be regularly set-out while the fenestration will vary in width and positioning, reflecting the related room layout which varies from the levels directly below each extension.

The Broad Street facade will be modified and re-clad to better address its proximity to the adjacent Art Nouveau facade and the wider context of Broad Street. At ground floor level the arched colonnade will be clad in glazed brick slips and the facade above rendered.

Active Frontages

The proposals introduce a series of new accommodation promoting active frontages along the street level on Nelson Street, Little John Street, John Street, and Tower Lane.

The newly formed Retail & Commercial accommodation on the ground floor level of Blocks B & D, along with the new Residential entrance to Block A, will be faced with a new glazed shopfront and insulated panel treatment designed to heighten the sense of openness within this public space along Little John Street.

The new Retail & Commercial accommodation along Nelson Street will take on a similar cladding treatment. The increased extent of glazing to Block B along Nelson Street also intends to create a visual link between the street level and the Little John Street area beyond. The non-commercial elements on Nelson Street beneath Blocks D & J will be clad in a series of vertical painted metal ribs concealing service entrances, plantroom areas, and areas of carpark ventilation in a uniform and consistent treatment.

All fenestration within NatWest Court will be replaced, predominantly with thermally broken, tilt-turn aluminium window units clad externally with a metallic coloured powder-coated finish to create a rich contrast with the existing brickwork and precast elements. The atrium glazing will consist of thermally broken fixed units within dark grey powder coated aluminium framing.

For a more detailed description of the materials proposed from the Landscape & Public Realm Design Statement by Macgregor Smith accompany the main planning submission.
2.6 Public Realm

The proposed scheme aims to create high quality, safe, vibrant and inviting public realm in and around the site.

The current building is characterised by public routes through it, lightwells and courtyards. Many of these are accessible to the public. This accessibility will be retained and improved upon by a landscaping scheme that will be fully integrated with the exterior lighting and public art works.

The proposals will respond fully to the aspirations identified in the City of Bristol Planning documents SPD8 Nelson Street Regeneration Framework and the Nelson Street Public Realm Strategy.

The security of the site will be enhanced by the design and lighting improvements will be supported by CCTV and a substantial increase in social activity and casual surveillance by bringing all the buildings back into use as a twenty-four hour hotel and by incorporating magnet uses that stimulate social activity.

Please refer to the Landscape & Public Realm Design Statement by Landscape Architects Macgregor Smith which explains the integration of all elements of the hard and soft landscaping, exterior lighting, microclimates and artworks.
2.7 Access

The overall development site is complex in terms of access. The site contains a number of different access points along several streets and via public spaces.

There are stepped access points to the site along Board Street, John Street, Little John Street, and Tower Lane. Existing vehicular access to the site includes two access points on Nelson Street into the Level LG2 carpark and access to the service yard in Lightwell 2 from John Street. Level service access into Lightwell 3 is also achievable from Tower Lane.

There are various pedestrian routes around and through the site, reflecting the historic pattern of links between main Streets and back Lanes. These include:

- Steep concrete staircase connecting Nelson Street to Tower Lane.
- Tower Lane following the line of the historic city wall cutting through the site from Broad Street to the top of St. John’s Steep.
- John Street connecting Broad Street to St. John’s Steep.
- Little John Street connecting John Street to Tower Lane.
- Broad Street.

The existing ramped access into the building is from Little John Street into Block A and the level access from John Street into Block C. The level entrance from John Street is intended as access into the hotel for wheelchair bound people, since due to listed building restrictions it is not possible for them to access the hotel via the Everard’s entrance.

Within the development, level access is provided via the doorway onto John Street and lift access will be provided throughout existing and newly proposed accommodation. The exceptions are in instances where historic fabric or other existing conditions prevent reasonable modifications.

The ornate Art Nouveau facade of the former Everard Printing Works building will provide the proposed hotel’s new main entrance. Due to the three changes in level between this entrance and the main ground floor level, and given the historic fabric of the Grade II* listed building, an alternative level access point for guests will be created nearby along John Street providing a more direct and shorter route to the main Reception area.

The residential accommodation in Block J will be accessed via single stepped entrances on Tower Lane and the residential accommodation in Block A will be accessed via the existing level access main entrance off Little John Street.

The Hotel and Residential cycle and car parking spaces are located within the lower level car park and will be accessed from Nelson Street via one entrance / exit. Lift access then connects users to the appropriate accommodation.

Cycle parking provision is also located within the basement carpark for hotel staff and site residents.

Deliveries will occur to the basement carpark via Nelson Street where there will a dedicated loading bay. Delivery vehicles will be too high to access the basement as head room is restricted but deliveries will occur at restricted times agreed in consultation with City of Bristol Council.

The proposed retail and commercial accommodation will be accessed directly from Nelson Street via stepped access due to existing floor levels and from Little John Street via level and ramped access. A new pedestrian link to replace and improve the stepped access between Nelson Street and Tower Lane is proposed.

For further information, please refer to the Access Report by Proudlock Associates accompany the main planning submission.
2.8 Security

The complex nature and variety of the external spaces within the existing site, combined with the site’s City Centre location, pose a series of security challenges for both the potential user of the site and those passing through the public spaces and narrow streets and lanes.

Following the closure and sale of the current NatWest Court complex, the site has become inactive and issues surrounding antisocial behaviour and rough sleeping have risen sharply.

The Design Team has met with members of the local community, business representatives, the police liaison officer and counter-terrorism officer to gain a better understanding of the issues faced and the ways of successfully addressing them.

The proposal seek to bring life back into both the buildings and the public spaces around the site to bring about a safer, more secure environment for users and members of the public. To help achieve this, the proposals will:

- introduce Hotel and Residential uses providing 24 hour occupation of the site thereby enhancing casual surveillance
- provide active frontages at pavement level along all perimeter streets and lanes
- increase activity at upper floor levels
- introduce landscape and public realm improvements incorporating effective lighting and surveillance equipment where deemed necessary
- remove and reduce the number of covered external areas
- maintain a site-wide management regime

The landscape design of the public realm will also create improvements that will make the site and its associated public footways a safe, well-lit, vibrant and inviting environment.
2.9 Archaeology

In line with the recommendations contained within the National Planning Policy Framework (NPPF) which state:

"Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

An archaeological report was commissioned at an earlier stage in the design process and its findings and recommendations have been adopted in the proposed scheme submitted for planning.

Currently, the proposals will have negligible affect on the lower levels of the site, including within the basement levels. Externally, the proposed landscaping will not be invasive and therefore no adverse effects on an existing archaeology are expected.

On of the key findings in Section 4.26 from the commissioned report conclude:

"In respect of the archaeological potential of the Site and the likely effects of the proposed development on any buried, or indeed upstanding, archaeological resource, it is considered that below-ground impacts are likely to be minimal, particularly in light of the surviving vaulted cellars beneath the Site."

For further information, please refer to the Archaeology and Heritage Background Statement prepared by Armour Heritage accompanying the main planning submission.
2.10 Sustainability

The conversion, upgrade and reuse of the now redundant existing buildings on the site to maximise their use, is inherently sustainable. Compared to a new build, there will be less embodied energy in the construction itself and the reduced amount of new material required for the development. Additionally, the amount of material into landfill will be significantly less than a demolition and new build. Finally, the existing building performance will be improved with thermal upgrades to the envelope, more efficient building services and the provision of renewable technologies in the form of air source heat pumps and photovoltaics.

The scheme design will respond to the sustainability and energy targets set out in the Bristol Development Framework Core Strategy. Due to the nature of site located in a tight knit historic city centre with a number of listed buildings some of these targets will be challenging. At this stage key challenges are:

- The reduction of the development’s residual Carbon Dioxide emissions by a further 20% through the use of renewables, without impacting on the character of the conservation area
- Upgrade of the thermal envelope of the existing building
- Building in future provision for connection to the district heat network
- Achieving good indoor air quality levels and acoustic separation within this city centre location, particularly when considering noise and pollution levels along Nelson Street
- The extent that BREEAM applies to the existing buildings, particularly the listed elements on the site

In addition to the BCC planning requirements, the hotel operator has a clearly defined preference for sustainable principles and benchmarking.

The operator specification states a preference for building services that meet high levels of sustainability (including thermal heat recovery and conversion efficiencies). This includes preference for mechanical ventilation with heat recovery and hybrid air source heat pumps to provide low energy heating and cooling.

Photovoltaics are the preferred means of achieving compliance with renewable targets where viable. The building benefits from a significant roof area across the site, which is sufficient to achieve the 20% reduction. Access and potential overshadowing due to varied heights of the blocks has been considered to determine a suitable layout for the array.

Due consideration will be given to establish the most suitable means of achieving each sustainability policy requirement. Foremost in achieving these requirements will be the retention of the existing buildings for re-use rather than demolition and reconstruction.

Sustainable Design Principles

Where possible, the building design will be developed to upgrade the thermal performance of the existing building fabric. The construction specification will be developed to incorporate low U values to fabric elements, where appropriate (in line with Building regulations Part L2B requirements; Conservation of heat and Power), reduce air leakage and utilise high efficiency heating systems thereby reducing heating demands. Mechanical Ventilation and Heat Recovery is proposed across all buildings.

Initial proposals are for the introduction of insulation to the existing cavity walls. If required, the addition of insulation to the inner face of external walls may also be considered but structural openings to windows and doors will generally be retained as the existing so that the composition of the complete Street is maintained.

In order to reduce energy consumption to a practical minimum, full consideration will be given to the selection of the plant and equipment that will be used within the building in order to reduce the energy consumed in the building systems. A hybrid variable refrigerant flow system (utilising heat pumps) will provide low energy heating and cooling for hotel bedrooms.

Sustainability measures will form an integral part of the scheme design, with the client and Design Team seeking to adopt a pragmatic approach to sustainable design, to ensure that the new accommodation is designed to be as efficient as practically possible, incorporating simple technology and features that can be easily understood and maintained by future occupants. The design will be developed to ensure the following:

- Building fabric upgraded to incorporate greater levels of insulation and air-tightness
- Renewable energy incorporated into the scheme with simple and cost effective solutions selected
- Windows replaced with double glazed units. New high performance glazing systems selected
- Sanitary fittings specified to minimise water consumption
- Low energy lighting specified throughout
- Components incorporating recycled materials will be used wherever possible. All timber will be specified from managed sources
- Segregated storage space for all waste streams will be provided.

For further information, please refer to the Energy and Sustainability Statement and BREEAM Statement detailed assessment of site wide residual carbon reduction prepared by Hydrock Engineering within the main planning submission.
Transport

A Transport Assessment and Framework Travel Plan will accompany the planning submission for the change of use. Traffic data has been gathered and will be submitted to the local highway authority for agreement. The scoping report sets out the proposed assessment methodology & parameters. The Transport Assessment will report upon inter alia highway safety, access arrangements for pedestrians, cyclists and vehicles, trip generation, servicing arrangements and parking provision. A Framework Travel Plan will also accompany the planning submission which will set out a long-term strategy for promoting access to the site by sustainable modes.

The site is an inner city site which enjoys very good accessibility by non-car modes of transport. In line with Bristol City Council's Adopted Local Plan – Bristol Central Area, March 2015, and through discussion with the client, a reduced level of car parking relative to those set out in the general Adopted Local Plan is proposed with staff encouraged to utilise public transport and other sustainable modes of transport including cycling. The site is easily accessed on foot, from all directions. Public transport routes also operate in close proximity to the site which is also on close proximity to Bristol Temple Meads Station.

Limited car parking spaces within the lower level car park are provided for residents, including accessible spaces also available for hotel guests and staff. Cycle parking facilities are provided for staff & residents. A drop off taxi point as been identified at the main Hotel entrance on Broad Street. All deliveries and servicing of the development will be accessed via the lower level car park off Nelson Street.

Please also refer to the Transport Assessment and the Framework Travel Plan prepared by Hydrock Engineering accompanying the main planning submission.
2.12 Waste & Servicing Strategy

Our proposals have taken into account the comments received from Bristol Waste in response to our Pre-application submission 18/02177/PREAPP during the early stage design process. Related discussions regarding waste and recycling provisions have also taken place with Destination Bristol and other stakeholder groups.

The development provides arrangements for the storage or refuse and recyclable materials as an integral part of the design. The facilities are provided in easily accessible locations, having regard to relevant urban design considerations.

Storage will be provided in line with up-to-date Council Policy so presently the, Bristol Local Plan Site Allocations and Development Management Policies, in particular DM32 Recycling and Refuse Provision in New Development. This provides guidelines on Design and Access requirements, storage for individual and communal dwellings and non-residential development, in addition to design for the facilities themselves.

The residential areas will be provided with a communal storage area, with capacity in line with BCC waste recommendations (generally shared bins 1,100 litre). Non-residential development will also provide an appropriate level of storage for recycling and refuse, generally in 1,100 litre bins. Since non-residential waste is not collected by the local authority, the non-residential waste will be kept strictly segregated from residential waste. Sufficient space has been provided for independent, safe and convenient access to and manoeuvre of each bin.

The locations from which recycling and refuse will be collected are situated on level LG2 accessed from Nelson Street and have been designed to be as close as possible to where the vehicle stops. In addition, the design and length of the route over which loaded bins must be transported will be reviewed in order to meet the acceptable operating limits as set out in the council’s supplementary guidance note, “Waste and recycling collection and storage facilities - Guidance for developers, owners and occupiers”.

Appropriate screening of recycling and refuse storage will be developed to help minimise the impact on visual amenity.

Recycling and refuse storage have been designed to be separate from all habitable areas and key circulation areas including independent ventilation.

In order to manage waste effectively and sustainably, and meet the high recycling aspirations of the development, all opportunities within the development will facilitate the separation at source of recyclables.

Options for licensed commercial waste handlers will be reviewed and engaged with in order to determine a suitable strategy for storage, access and transportation. Preliminary dialogue is underway with the Hotel Operator’s preferred waste management company. A review of the site requirements and waste streams has been undertaken and the output has been used to help inform the site waste strategy.

For further information, please refer to the Waste Management & Servicing Strategy prepared by Hydrock Engineering accompanying the main planning submission.
2.13 Daylight/Sunlight

While there are no specific policies relating to daylight and sunlight within the Bristol Core Strategy, Policy BCS 9 is of relevance. This requires new development to incorporate or contribute to the provision of an appropriate level and quality of open space.

The Bristol Site Allocations and Development Management Policies document also includes the following in relation to daylight requirements:

- The layout and form of development should enable existing and proposed development to achieve appropriate levels of privacy, outlook and daylight.

Further, BCC’s validation checklist requires a daylight and sunlight impact assessment to be carried out where the impact of development may affect adjoining properties, including associated gardens or amenity space, in respect of potential loss of daylight and sunlight. BCC reference the BRE guide BR 209, site layout planning for daylight and sunlight: a guide to good practice.

The scheme proposals include the addition of single-storey elements to Blocks B, D, E and H. The impact of these additional storeys, and potential reduction of daylight access or sunlight availability to surrounding buildings, has been undertaken.

The BRE provides guidelines for loss of light, a reduction factor of more than 0.2 would be considered noticeable. The following variables have been assessed:

- Vertical Sky Component (window)
- No Sky Line (room)
- Annual Probable Sunlight Hours (window)
- Annual Sunlight Exposure (amenity)

The surrounding buildings have been reviewed to determine location of windows, room usage and layout. An impact assessment as been undertaken to classify the light reduction according to the severity of it’s adverse impact. Where there is loss of light, but still within the BRE guidelines a classification of ‘minor’ or ‘moderate’ would be applied. Where necessary, steps have been undertaken to avoid loss as far as practicable. A review of the proposed new roof elements has been undertaken. While the extension will cause a minor reduction in skylight access to surrounding buildings, the reduction is well within recommended guidelines and can be considered negligible or minor across all relevant windows.

For further information, please refer to the Daylight / Sunlight Assessment prepared by Hydrock Engineering accompanying the main planning submission.
2.14 Drainage

A review has been undertaken of the existing drainage network for the site at Everard’s Print Works. Wessex Water is responsible for the drainage network in the area local to the site and their sewer plan to the left of this page.

The plan shows a series of adopted combined sewers linking the site to the wider strategic drainage network.

Wessex Water has confirmed that foul water and surface water from the property drains to the public sewer. The strategic network then drains to the Treatment Works at Dundry.

Wessex water have also confirmed that a surface water drainage charge is payable for the property. The property is not recorded as being at risk of internal flooding due to overloaded public sewers.

The Wessex public sewer map also indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property.

As the proposed redevelopment utilises the existing building no additional surface water will be generated. The existing drainage connections will be utilised for future uses with the appropriate applications made to Wessex Water for the new use.

For further information, please refer to the Utilities Report prepared by Hydrock Engineering, within which is the report about foul drainage by Quattro Consult Ltd. These accompany the main planning submission.
2.15 Flood Risk

The site is currently occupied by an existing building and associated hardstanding/curtilage. It is wholly within the low risk flood zone 1 and from a flood risk perspective can be considered suitable for all forms of potential development.

The FRA, to meet the requirements of the Environment Agency (EA), will need to assess the flood risk posed to the site from fluvial, tidal, surface water, groundwater and infrastructure failure sources, and outline, where necessary, suitable flood resistance and resilience measures.

In addition to confirming the flood risk posed to the site, demonstration that the proposed development will not have a detrimental impact on surface water generation will be required. This will be through provision of calculations and preliminary below ground drainage strategy drawings with sufficient detail to demonstrate deliverability.

For further information, please refer to the Flood Risk Assessment 1, FRA 2, FRA 3, FRA 4, FRA 5 & FRA 6, prepared by Hydrock Engineering accompanying the main planning submission.
2.16 Noise

A robust site survey has been carried out to quantify the exact requirements of the site. Given the size and number of noisy elements surrounding the site, several noise monitors were installed on site to capture typical weekdays and a weekend. Due to the noise levels affecting the site, some areas have been found unsuitable for natural ventilation.

A noise survey quantified the background noise levels at the site in order to set design targets for external plant. These levels will be designed to minimize impact on nearby noise-sensitive receptors in accordance with BS 4142: 2014 and Bristol City Council requirements.

The development of the façade, glazing and ventilation systems will be based on the noise measured from all surrounding sources, including road traffic, licensed and commercial venues.

For further information, please refer to the Noise Planning Report 1 & Noise Planning Report 2 prepared by Hydrock Engineering accompanying the main planning submission.
2.17 Air Quality

Traffic data as been gathered from the roads surrounding the site and a dispersion model will be developed in accordance with Defra TG16 and IAQM/EPUK “Planning for Air Quality” guidance. This will be used to determine concentrations at the Nelson Street facade of the proposed development, which forms part of a “Street canyon” due to other high sided buildings along the road. As the development will be “traffic free” it is not expected to have an impact on other sensitive receptors in the vicinity of the site.

A construction dust assessment will also be carried out in accordance with IAQM guidelines. For further information, please refer to the Air Quality Assessment Report prepared by Hydrock Engineering accompanying the main planning submission.

2.18 Ecology

The current ecological value of the site appears to be extremely low due to its use as an office complex and minimal external space provision. There is very little in the way of existing soft landscaping on the site.

However, a preliminary Ecological Assessment has been undertaken to identify any ecological constraints to the redevelopment. Recommendations from the ecology survey will be considered in the final scheme design, including:
- incorporation of green roofs,
- incorporation of bat and bird boxes

Additionally, opportunities to provide ecological gain will also be explored. For further information, please refer to the Ecological Assessment Report produced by Biocensus accompanying the main planning submission.
### Appendix A

#### Architectural Drawing List

**Existing Drawings**
- EP-AFA-XX-ZZ-DR-A-1000 Site Location Plan
- EP-AFA-XX-LG1-DR-A-1011 Existing Plan Level LG1
- EP-AFA-XX-02-DR-A-1014 Existing Plan Level 02
- EP-AFA-XX-03-DR-A-1015 Existing Plan Level 03

**Proposed Drawings**
Appendix B

Listed Building Records

- 35 Broad Street: Grade II listed
- 36 Broad Street: Grade II listed
- The former Everards Printing Works (37-38 Broad Street): Grade II* listed
NUMBER 35 AND ATTACHED RAILINGS

List Entry Summary
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBER 35 AND ATTACHED RAILINGS
List entry Number: 1204345

Location
NUMBER 35 AND ATTACHED RAILINGS, 35, BROAD STREET

The building may lie within the boundary of more than one authority.
County:
District: City of Bristol
District Type: Unitary Authority
Parish:
National Park: Not applicable to this List entry.

Grade II

Date first listed: 08-Jan-1959

Date of most recent amendment: 35-Dec-1994

Legacy System Information
The contents of this record have been generated from a legacy data system.
Legacy System: LBS
UID: 379007

Asset Groupings
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building
Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation
Legacy Record - This information may be included in the List Entry Details.

History
Legacy Record - This information may be included in the List Entry Details.

Details
BRISTOL

ST58735E BROAD STREET, Centre 901-1/11/525 (North West side) 08/01/59
No.35 and attached railings (Formerly Listed as: BROAD STREET (North side) No.35)

GV II

Attached house, now office. Possibly late C17, hopper dated 1711, C18
fenestration, early C19 shop front. Possibly timber-framed, render, roof not visible. Double-depth plan. 3 storeys and basement; 3-window range. Jettied first floor, a moulded timber string to the second floor, and timber modillion eaves cornice. Curtailed Pennant steps up to a right-hand doorway within a wide, low 4-panel door and 10-pane overlight. Fine shop front has strips with Greek key between three 20-pane windows, a cornice, and segmental-arched central basement entrance with double doors. Flush, moulded surrounds to 6/6-pane sashes, small on the second floor beneath the eaves. To the right is a good cast lead hopper with a winged cupid, the letters GJVL dated 1711. INTERIOR: largely rebuilt internally mid C20; an ovolo-moulded beam with chamfer stop extends across the front ground-floor and above the recessed doorway. SUBSIDIARY FEATURES: attached wrought-iron barleysugar railings with brass rail to steps. (Gomme A, Jenner M and Little B: Bristol, An Architectural History: Bristol: 1979:- 58; Winstone R: Bristol As It Was: Bristol: 1956:- PL 16).

Listing NGR: ST5877273154

Selected Sources

Books and Journals
Winstone, R, Bristol As It Was 1911 to 1916
National Grid Reference: ST 58772 73154

Map

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1204365_pdf
(http://mapservices.HistoricEngland.org.uk/printweb/services/StatutoryPrint_pdf?service=HILE_A41_GradeHILE_A51_Grade.pdf)

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End of official listing
36, BROAD STREET

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 36, BROAD STREET
List entry Number: 1282405

Location

36, BROAD STREET

The building may lie within the boundary of more than one authority.

County: 
District: City of Bristol
District Type: Unitary Authority
Parish: 

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 30-Dec-1994
Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS
UID: 379008

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BRISTOL

ST5873SE BROAD STREET, Centre 991-2/11/526 (North West side) No.36

GV II

Formerly known as: No.36 Guildhall Tavern BROAD STREET. Attached house, now office. Early C17, refronted c1825. Brick with limestone dressings, roof not visible. Double-depth plan. 3 storeys; 2-window range. Mid C19 shop front, cornice and parapet. Right-hand 6-panel door, with panelled pilaster strips to the doorway and shop window with small panes, fascia and
cornice. 5 stepped voussoirs to 6/6-pane sashes. INTERIOR: largely remodelled mid C20. (Gomme A: Street Index of Buildings of Architectural or Historic Interest: 9).

Listing NGR: ST 58779 73162

Selected Sources

Books and journals
Gomme, A. Street Index of Buildings of Architectural or Historic Interest 9

National Grid Reference: ST 58779 73152

Map

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[Link to PDF: http://maps-services.historicengland.org.uk/printwebservice/recl/StatutoryPrint_web/2572625/HF_E_A41_Grade/HF_E_A41_Grade.pdf]

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End of official listing
FORMER EVERARD'S PRINTING WORKS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: FORMER EVERARD'S PRINTING WORKS
List entry Number: 1281234

Location

FORMER EVERARD'S PRINTING WORKS, 37 AND 38, BROAD STREET

The building may lie within the boundary of more than one authority.

County: 
District: City of Bristol
District Type: Unitary Authority
Parish:  
National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 08-Jan-1959

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.
Legacy System: LBS
UID: 379009

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BRISTOL

ST5873SE BROAD STREET, Centre 901-1/11/527 (North West side) 08/01/59
Nos.37 AND 38 Former Everard's Printing Works

GV II*

Printing works, now office, 1900-1, demolished behind c1970. By Henry Williams, facade by W. Neatby, Chief Designer for Doulton and Co. For
Edward Everard, printer. Polychromatic ‘Carrara’ marble-ware faience. Pre-Raphaelite style: 3 storeys; 4-window range. A symmetrical gabled front has blue plinth to sill level, white above with a thin ground-floor impost band, a wide band over windows, first-floor impost band, crenellated parapet to recessed second-floor windows between octagonal turrets with cupolets, and moulded coping. A wide semicircular-arched doorway has a blocked architrave and hoodmould, flanking elliptical-arched windows, and a band above with coloured stylised trees and hearts. A pair of semicircular-arched first-floor windows with a central octagonal column, square impost and coloured base. EDWARD EVERARD in Art Nouveau lettering above the cills, beneath decorative spandrel panels featuring Gutenberg (L) and Morris (R) at presses with their respective alphabets, and an angel reading in the middle. Behind the parapet is a second-floor arcade of 4 semicircular arches with blocked architraves, brown columns and impost; the cupolets have similar columns to a frieze of coloured hearts, with brown domes and finials. In the gable is a semicircular-arched panel with an allegorical figure holding a lamp (Light) and scales (Truth). An entrance lobby has a blue plinth, coloured dado, white above a frieze, and panelled plaster ceiling. INTERIOR: completely rebuilt behind the facade. A timber fire surround and terracotta hopper are mounted in the foyer. Formerly part of a larger printing works by Williams in brown terracotta, of which a further part survives in No.1 John Street (cv). An important early use of glazed coloured external ware to propagate Arts and Crafts ideas of the recombination of art and industry, in the largest decorative facade of its kind in Britain. (Crick C: Victorian Buildings in Bristol: Bristol: 1975- 66, Gomme A, Jenner M and Little T: Bristol, An Architectural History: Bristol: 1976: 409; The Buildings of England: Pevsner N: North Somerset and Bristol: London: 1958- 426; Country Life: London: 1971- 412).

Listing NGR: ST5878173155

Selected Sources

Books and journals
Crick, C, Victorian Buildings in Bristol, (1975), 66
‘Country Life’ in Country Life, (1971), 412

National Grid Reference: ST 58785 73149

Map

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End of official listing.
Appendix C
Context Photographs
Views and Glimpses

Plan Key of Views

1

2

3

4

5

6

AlecFrench Architects
Broad Street Context
Tower Lane Context
John Street Context
Little John Street Context
Nelson Street Context
Appendix D
Internal Photographs
Everard's: Internal Images
35-36 Broad Street: Internal Images
Broad Street Vaults: Images
NatWest Court Interior:
Office Spaces: Images
NatWest Court Interior:
Lower Ground Floor Basement: Images