

One Hundred Victoria Street, Bristol — BBC Pension Trust c/o CBRE Global Investors

Bristol City Council



Demolition of existing roof space and addition of two new storeys, together with front lateral extension of existing building and minor extension to rear of building at 100 Victoria Street, Bristol.

Acting on behalf of BBC Pension Trust c/o CBRE Global Investors, Planning Potential's Bristol office have successfully secured planning permission at 100 Victoria Street, Bristol. The permission allows for the demolition of existing roof space and addition of two new storeys, together with extensions to the front and rear of the building.

The site is located in a high profile, gateway location which is highly visible for visitors to Bristol arriving from Temple Meads train station. The approved development enables the developers to create a high-quality, 'statement' building.

The development will create an additional 2,768 sq. m of office floorspace (GIA). However, the wider refurbishment and development of the building will create 6,543 sq. m (GIA) or 5,036 sq. m (NIA) of high quality, modern office floorspace. The creation of new Grade A office space will help to attract high quality office occupiers to Bristol.

The application was preceded by engagement with planning, design, and highways officers at Bristol City Council, in addition to discussions with Members and the Bristol Civic Society.

Planning Potential have worked closely with BBC Pension Trust c/o CBRE Global Investors following submission, keeping a keen eye on incoming consultee comments, and ensuring that both the Council and the Client were receiving consistent updates to push the application through a heavily delayed Council timescale.

Multiple Non-Material Amendments have been submitted and approved throughout the ongoing development of the site. Planning Potential have supported the client throughout the process and have always been open and available should they have any questions about the wonderful world of planning.

Summary of achievements

- Management of a proactive pre-application advice process and promotion of the scheme to Council Officers and key local stakeholders.
- Securing planning approval under delegated authority following numerous consultee comments, which reduced risks and avoided unnecessary delay.
- Successfully prepared and secured multiple post-submission non-material amendments to allow the development to continue uninterrupted.
- Close liaison with Council Planning Officer's to ensure that significant Council delays could not cause issues to the scheme; and
- Ensured development progressed through constructions stages whilst adhering to timed conditions.