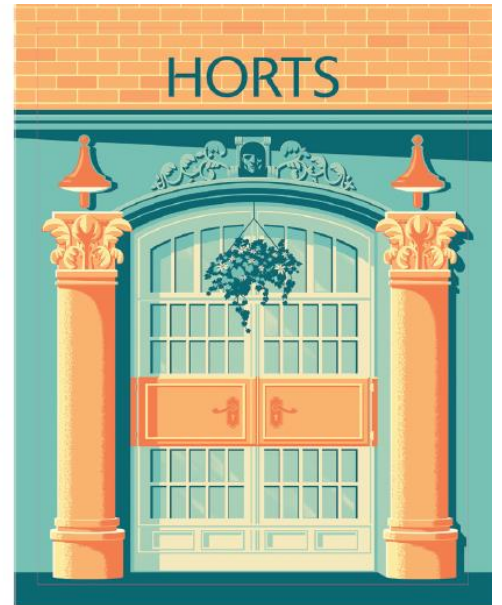


# Horts Public House, Bristol — Young & Co.'s Brewery

Bristol, Bristol City Council



## HORTS 49-50 BROAD STREET, BRISTOL

Proposed Change of Use from Offices (Class E) and Ancillary Pub Facilities (Sui Generis) to Hotel Accommodation (Class C1), Internal and External Alterations, and Listed Building Consent at Horts, 49-50 Broad Street, Bristol, BS1 2EP

Acting on behalf of Young & Co.'s Brewery (Youngs), Planning Potential's Bristol office, Heritage Potential and Communications Potential have together successfully helped to secure planning permission and Listed Building consent. The permission allows for the first and second floors of the Horts Public House to be converted into 19 boutique hotel rooms with accompanying facilities and reception area.

Horts has been operating as a successful Young's City Centre pub and restaurant in Broad Street, Bristol for a number of years. Occupying a Grade II Listed Building in the Old City, it is a well-placed food and drink venue in an area that is popular with both residents and visitors alike.

The building, which is listed for its architectural and historic value, occupies four storeys. However, at present, only the basement and ground floors are fully operational. The upper floors are currently in a derelict state and have been underused for a considerable amount of time.

Youngs has significant experience in dealing with historic buildings and the Company takes a long-term, 'custodian' approach to the management of Listed Buildings. As such, the proposals were carefully considered to ensure a comprehensive and sympathetic renovation programme, that will secure the long-term vitality and viability of the whole building, including assets of historical value.

The proposals will deliver a 25.6 per cent reduction in regulated CO2 emissions, to be achieved through energy efficiency measures. Air source heat pumps will ensure that this historic building will minimise its impact on the environment moving forward.

Although the Council's Heritage Officer did not fully support the proposals, Planning and Heritage Potential worked collaboratively to demonstrate that delivering a commercially viable scheme, while maintaining the building's historical value, was key, and that the impact on the Conservation Area and Listed Building was acceptable. The Council's Planning Officer concluded in his report that "it

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*is considered that the benefits of bringing the building back into use in its entirety would represent the optimal use of the building.”*

Communications Potential undertook a programme of community engagement to ensure local stakeholders, such as The Bristol Civic Society and The Bristol City Centre Business Improvement District team were provided with details of the proposals and had the opportunity to provide feedback.

Planning Potential, Communications Potential, and Heritage Potential worked proactively and positively with Officers at Bristol City Council to deliver a successful outcome for this project, achieving a delegated decision without any pre-commencement conditions

The proposals demonstrate the need for the hospitality sector to diversify and make best use of their premises. The scheme will provide a much-needed boutique hotel accommodation in the popular City Centre area, creating new jobs, bringing the building back into beneficial use, while enhancing the historic value a Listed Building in the heart of the historic City and maintaining its long term future.

### **Summary of achievements**

- Planning Potential, Communications Potential, and Heritage Potential worked proactively and positively with Officers at Bristol City Council to deliver a successful outcome for this project, achieving a delegated decision without any pre-commencement conditions.
- Thinking ‘outside of the box’ to provide a creative solution for the external alterations, in order to limit the harm to the Conservation Area, and heritage assets both on and adjacent to the site.
- Successful demonstration of the merits of the proposals, the compliance with planning policy, and that the benefits of the scheme outweighed any harm to the local heritage assets, resulting in the positive outcome.