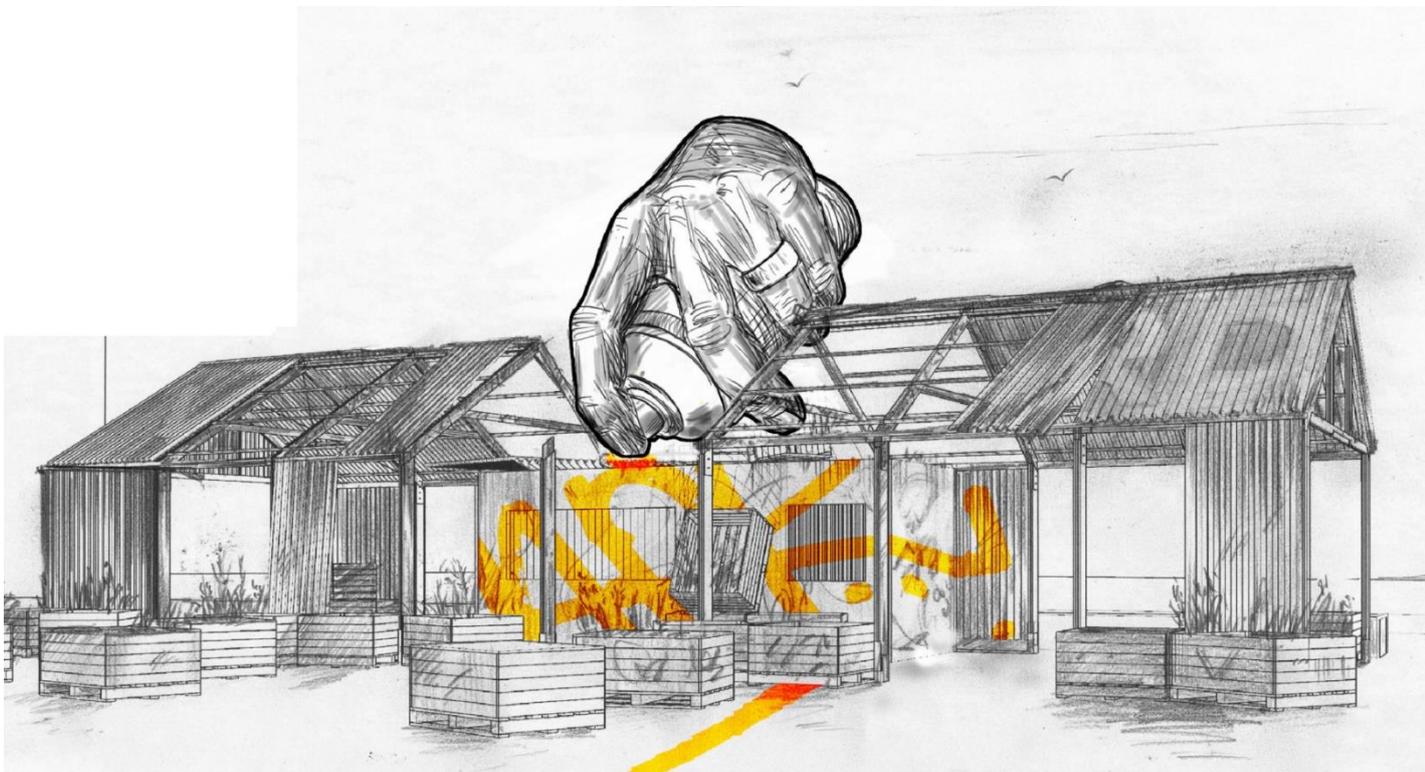


Planning, Design and Access Statement

For Vanguard Street Art Installation and Bar on Museum Square

On behalf of Vanguard Street Art

February 2021



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1. Introduction

- 1.1 Nash Partnership have been instructed by Vanguard Street Art CIC to submit an application for Full planning permission and Advertisement Consent for the following development on Museum Square, Bristol:

'Erection of a temporary outdoor art installation and bar (5 months) with internally illuminated signage in conjunction with the 'Vanguard' street art exhibition at M Shed'

- 1.2 Vanguard is a registered Community Interest Company (CIC) committed to improving local knowledge and respect for the global street art movement. Between 5th June 2021 and 31 October 2021 they will present the largest collection of British Street Art ever shown in the UK at M Shed, displaying several never seen before pieces from artists, including Banksy.
- 1.3 The proposed installation will function as an outdoor bar and meeting place for visitors to the M Shed as well as the general public. It has been designed by Block9, experts in immersive temporary realities bridging art, music, theatre and politics and best known for their work at Glastonbury Festival, Banksy's 'Dismaland', and collaborations with Gorillaz and Dua Lipa.
- 1.4 The main M Shed art exhibition is a large-scale project which has been 2 years in the making and has incurred a large expense to the organisers. With the current Covid-19 restrictions in place the capacity for the M Shed has been reduced and the commercial aspect of the installation and bar will provide much needed funding for the exhibition.
- 1.5 The installation will be available for workshops, talks, film nights and art-based projects connected to the main M Shed exhibition, as part of Vanguard's event outreach program. Outreach programming will be governed by the United Nations 17 Global Goals to promote Vanguard's core values of inclusivity, education and sustainable action. The project itself is also relevant to SDGs 4 (education) and 11 (with particular regard for protecting culture).
- 1.6 The bar will be operated by an experienced pub and restaurant team headed up by Dave Smeaton, who has over 15 years experience operating well known licensed premises in the city including The Spotted Cow in Bedminster, The Christmas Steps in the city centre, the Red Church in St George and The Big Chill Bar amongst others. The team have experience managing high volume premises and events and over the past year have been commended for their ability to operate safely and successfully with Covid 19 restrictions in place.

2. Context & Planning Designations

- 2.1 The site forms part of 'Museum Square' adjacent to the M Shed museum. It is located within the City Centre boundary and City Docks conservation area. It also forms part of the Harbourside City Centre Neighbourhood.
- 2.2 Museum Square forms part of the wider Wapping Wharf development allocation (policy SA101 – see below). Phase 1 of this allocation was completed by Umberslade Developments in 2014. The square is an important public space within the design and was handed over to Bristol City Council upon completion to be used specifically as an outdoor public event and exhibition space.
- 2.3 The square connects to the Harbourside walk, Gaol Ferry Steps and the temporary commercial development at Cargo 2. Since being handed over to the council it has been used for a wide range of purposes and Vanguard Art installation is a continuation of these.

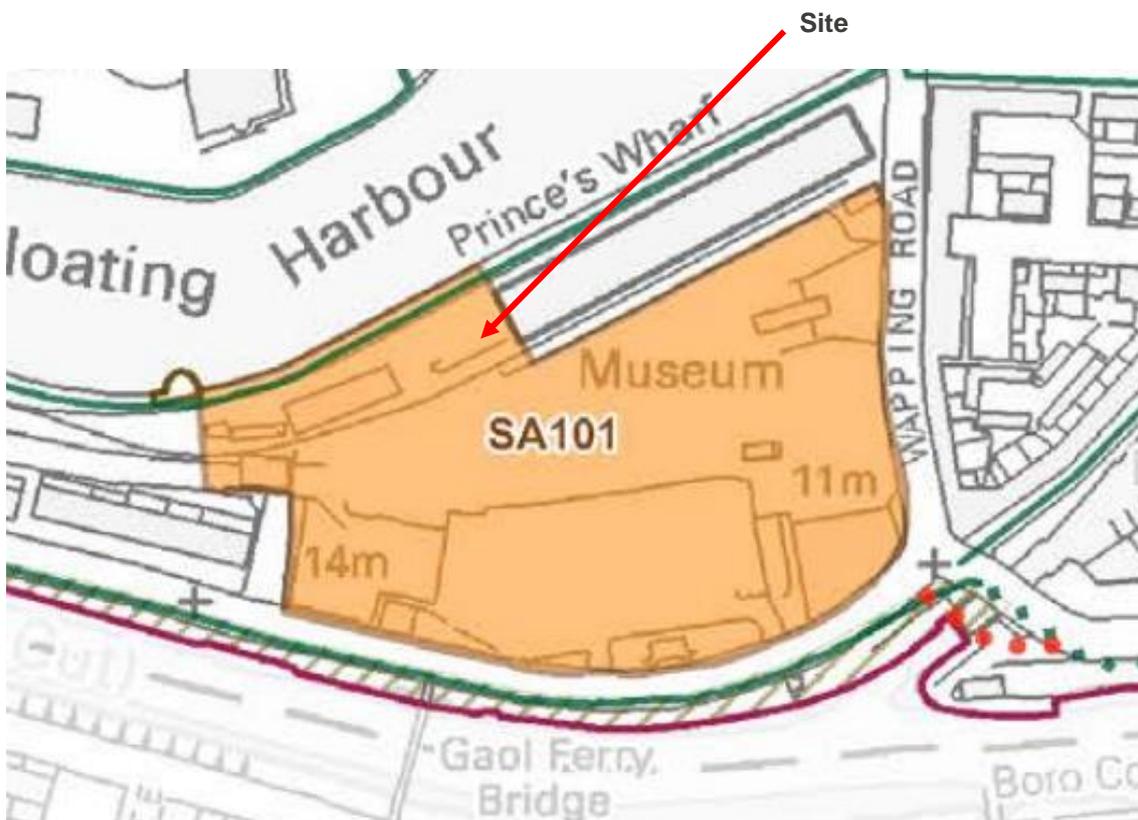


Figure 1: Site within wider SA101 Allocation (Wapping Wharf)

Planning History

- 2.4 Besides planning history associated with the main permission to develop Wapping Wharf, the site has been subject to one planning application of relevance to these proposals:

Reference:	20/03547/F
Description:	Temporary erection of an art installation 'Martian House' for public exhibition (April - August 2022)
Decision:	Granted subject to conditions
Decision date:	15.10.20

- 2.5 There is also a permission for a temporary cultural installation on Crane 29, to the front of M Shed (reference 17/01134/F). This was for the Temporary erection of a treehouse for holiday accommodation and abstract art installation.
- 2.6 Permission 20/03547/F relates to a future art installation to be erected on the square in April 2022, also delivered in conjunction with M Shed. The DAS explains that this is to be a publicly accessible two storey 'Martian House' with 'an accompanying public program of workshops and talks about sustainability, community and the future. The house will also be a space for small research groups to work collaboratively on projects that can help rethink life on Earth through exploring the challenges of a future life on Mars.' The installation would have a hoarding surround to the lower level with access scaffold staircase and platform lift to the upper level with metal balustrading, in keeping with the design and materials at Cargo 2.
- 2.7 The Martian House application was granted subject to conditions specifying:
- Temporary opening dates
 - Period of construction and setup (1 month before public opening)
 - Agreement of a Waste Management Plan setting out how waste will be stored and collected
 - List of approved drawings
- 2.8 The public arts officer commented as follows:
- I am in great support of this temporary and ambitious public exhibition for Bristol citizens. It is a timely and fascinating proposal that encourages collaborative questioning of our future through cross sector conversation [...] I feel that the location is appropriate and gives it deserved visibility as a temporary destination whilst also not restricting pedestrian footfall and movement in this harbourside area'.
- 2.9 In assessing the application the case officer found that the nearest residential units at Wapping Wharf were of sufficient distance from the site (50m) that no significant amenity impacts would occur by way of noise, pollution or loss of privacy or overlooking.
- 2.10 This permission sets a strong precedent for permitting the proposals in this application.

3. Design Statement

- 3.1 The proposals have been designed by Block9 who specialise in temporary art structures, installations and venues integrating video, set and lighting design. Their most well known installations are venues found at Glastonbury festival, including Genosys, The NYC Downlow, IICON and The London Underground.
- 3.2 The installation will be known as 'Birthplace' and has been designed in keeping with the main exhibition at M Shed, around the theme of street art and urbanism. It takes the form of a semi-derelict, partly destroyed, industrial building with corrugated metal roof and sidings. The structure is partly open on all sides and on the roof. The walls are covered with street art and cracked / peeling paint.
- 3.3 The structure will be a natural extension of the existing main M Shed café patio seating area, allowing existing streetscape activity from M Shed to be extended into museum square.
- 3.4 The footprint of the structure is 110m². Beyond this footprint the remainder of the outdoor area is 128m².
- 3.5 A lit Perspex sign in the form of a 2D hand holding a spray can will be mounted above the main structure, appearing to be reaching in and painting at huge scale across the interior. The sign will be internally illuminated at a static level of 300cd/m².
- 3.6 Discarded crates are distributed around the seating area. Some will serve as planters with greenery for wildflowers and insects whilst others will have lids for seating.

4. Access Statement

- 4.1 The site is a highly accessible and sustainable central location within walking distance of the city centre's main major bus and cycle routes, and Temple Meads train station.
- 4.2 The Festival Way cycle route runs to the West of the site and provides good cycle and walking links in the vicinity. A generous amount of public cycle parking is available in the immediate vicinity of the site at both M Shed and Wapping Wharf.
- 4.3 The area already experiences high footfall and these changes will not give rise to a material increase in pedestrian traffic.
- 4.4 The structure itself is partly open on all sides to provide access points from all directions. Access is level throughout, ensuring ease of access by pedestrians and wheelchair users.
- 4.5 The site is not accessible by car to the general public and the surrounding area is subject to parking restrictions, so no concerns are raised regarding parking or trip generation.
- 4.6 The site is accessible to commercial delivery and service vehicles via Museum Street to the rear of the main M Shed building. Arrangements for servicing and delivery are set out in section 5.

5. Operational Statement

Opening Hours

5.1 The space will be open to the public as follows:

- **Monday** 16:30 to 22:30 hours
- **Tuesday** 16:30 to 22:30 hours
- **Wednesday** 16:30 to 22:30 hours
- **Thursday** 16:30 to 22:30 hours
- **Friday** 12:00 to 22:30 hours
- **Saturday** 12:00 to 22:30 hours
- **Sunday** 12:00 to 20:30 hours

5.2 The proposed bar serving times are as follows:

- **Monday** 16:30 to 22:00 hours
- **Tuesday** 16:30 to 22:00 hours
- **Wednesday** 16:30 to 22:00 hours
- **Thursday** 16:30 to 22:00 hours
- **Friday** 12:00 to 22:00 hours
- **Saturday** 12:00 to 22:00 hours
- **Sunday** 12:00 to 20:00 hours

Jobs

5.3 The proposals will create at least 15 FTE jobs in the hospitality sector at a time when the sector has been impacted badly by Covid-19.

Servicing and Waste Management Plan

5.4 Deliveries and servicing will be carried out through M Shed's existing arrangements using Vanguard's own suppliers, with stock delivered to the M Shed café servicing bays immediately behind the installation before being moved to the bar by staff. Once at the bar they can be stored in the walk-in cooler shown on the proposed floorplan.

5.5 A dedicated, secure bin store is provided within a secure compound within the site curtilage. The store contains enough bins for the separation of recyclable waste as follows:

- 1x 1100L bin for general waste
- 1x 1100L bin for cardboard & recyclables
- 1x 240L bin for glass

5.6 The compound is generous enough to accommodate more bins should this be required.

5.7 Bins will then be collected as often as required as part a private commercial contractual arrangement.

5.8 Separate black bin bag waste and recycling bins for customers will be distributed evenly throughout the installation. Staff will empty these into the bin store as required as well as clearing tables and the area of waste.

WCs

- 5.9 The existing toilet provision at the M Shed will be available for use by customers of the installation and these will be signposted.

Noise

- 5.10 Music will be provided by a DJ between the hours of 5pm and 10pm on certain evenings. This music is designed to be an accompaniment to the art installation and to be played at a modest volume, it is not intended to encourage dancing or lively behaviour and the music programming will reflect this. The music will be an extension of the art exhibition.

6. Planning & Heritage Assessment

Planning Policy

- 6.1 The planning policies relevant to the proposals are as follows:
- National Planning Policy Framework (2019), chapters:
 - 6 – developing a strong, competitive economy
 - 7 – ensuring the vitality of town centres
 - 12 – achieving well designed places
 - 16 – conserving and enhancing the historic environment
 - Bristol Core Strategy (adopted June 2011), policies:
 - BCS21: Quality Urban Design
 - BCS22: Conservation and the Historic environment
 - BCS23: Pollution
 - Bristol Central Area Plan
 - BCAP9: Cultural and Tourist facilities
 - Site allocations and development management policies (adopted July 2019), policies:
 - DM10: Food and Drink Uses and the Evening Economy
 - DM35: Noise

Principle of development

- 6.2 Chapter 6 of the NPPF states that planning decisions should help create the conditions for driving innovation, and in areas with high levels of productivity, where they can capitalise on their performance and potential. In this regard the Vanguard exhibition is an innovative exhibition of international significance and the proposals offer a chance to capitalise on its performance and potential. The proposals will create 15 FTE jobs and wider spin-off benefits for the supply chain and help raise Bristol's profile as a world leader in street art.
- 6.3 By introducing an exciting installation to a public square in parallel with an internationally significant art exhibition, the proposals will make a significant contribution to the vitality of the city centre in accordance with chapter 7 of the NPPF.
- 6.4 Policy BCAP9 encourages proposals for new cultural facilities and tourist attractions which make an important contribution to the distinctiveness of the city centre's visitor offer. The proposals support this. The existing Martian House permission was permitted in accordance with this policy and sets a strong precedent.
- 6.5 Policy DM10 states that development of food and drink uses will be acceptable provided that they would not result in a harmful concentration of uses in the area or harm the character of the area, residential amenity and/or public safety, either individually or cumulatively.
- 6.6 Whilst the Wapping Wharf area is destination area for food and drink uses and evening economy, there are no other dedicated bar uses in the immediate vicinity of Museum Square and all evening uses in Wapping Wharf are restaurants or retail. The vacant square site itself is a non-active thoroughfare in the evenings, with most of the evening activity located along the Gaol Ferry Steps.
- 6.7 The introduction of a unique, well managed, arts-focused bar which is complementary to the M Shed exhibition and the character of the area will bring major benefits to the identity and character of this part of the centre and complement neighbouring uses. The addition is not

considered to result in any material change to the profile or concentration of existing uses. As such the proposals are in compliance with policy DM10.

- 6.8 The proposals are also the subject of a licensing application which provide added assurance on the impact and management of drinking uses.

Impact on Harbourside Conservation Area

- 6.9 The proposals are located within the Harbourside Conservation Area, in a space specifically designed and built for temporary events, artworks and displays within the Wapping Wharf development.
- 6.10 The City Docks character appraisal is relevant and emphasises the importance of the quality and diversity of its local details. This includes street furniture, dock fittings, surfaces, the remains of railway lines and buildings. Of special interest is the surviving legibility of industrial / maritime character that remains throughout the Conservation Area, particularly along the south side of the Floating Harbour.
- 6.11 The proposals will act as an interesting temporary addition to this character, the industrial style of the art itself making a link between the industrial history of the docks and the transient, contemporary character of the cargo containers of Wapping Wharf. The references to urban decay and ephemerality draws attention to the ever-changing nature of the urban environment documented in both the permanent displays in the M Shed and in the Vanguard exhibition itself. In this regard the proposals are considered an appropriate temporary addition to the conservation area.

Urban Design Quality

- 6.12 By filling in a space designed for temporary installations/events, the proposals improve physical circulation whilst maintaining views to the key modern features within Wapping Wharf and beyond. It would be reversible without harm to the open space when removed.
- 6.13 The proposals are in compliance with Core Strategy Policy BCS21 which encourages good design and requires developments to enable the delivery of permanent and temporary public art, and to contribute positively to an area's character or identity.
- 6.14 BCS21 also encourages a multi-functional, lively and well-maintained public realm that integrates different modes of transport, parking and servicing. The proposals are in compliance with this element of the policy.
- 6.15 Central Area Plan policy BCAP9 Encourages proposals for new cultural facilities and tourist attractions and requires these to make an important contribution to the distinctiveness of the city centre's visitor offer. The proposals are part of an exhibition of the largest collection of British Street Art ever shown in the UK at M Shed, displaying several never seen before pieces from internationally renowned artists, including Banksy. In this regard the proposals are strongly aligned with the ambitions of policy BCAP9.
- 6.16 Policy BCS21 also encourages the creation of spaces that are adaptable to changing social, technological, economic and environmental conditions. With the current Covid-19 restrictions in place the capacity for the M Shed has been reduced and the commercial aspect of the installation and bar will provide much needed funding for the exhibition.

Advertisement Consent & Lighting

- 6.17 The art installation also incorporates an illuminated Perspex sign depicting a hand spray painting inside the structure itself. Whilst this does not explicitly advertise the installation it is considered appropriate to apply for advertisement consent as it is illuminated and does provide a commercial function in signposting pedestrians to the exhibit.

- 6.18 This kind of signage is considered appropriate for a temporary exhibition within an area especially designed for temporary art installations/events, and will considerably enhance the distinctiveness of the city centre's visitor offer whilst contributing to the multi-functionality and vibrancy of the street scene in accordance with policy BCS21. It will also enhance the existing quality and design of the character of the conservation area in accordance with policy BCS22.
- 6.19 The sign will be internally illuminated at a level not exceeding 300 cd/m². This will be static and is a standard level of illumination for outdoor signage. There is already a considerable level of illuminated signage in Wapping Wharf associated with the restaurants, bars and shops and the proposals will not materially add to this. There are no neighbours within the vicinity of the site whose amenity will be affected by glare. As such the proposals are in accordance with policies BCS21, BCS22 and DM31.

Noise Impacts

- 6.20 Music will be provided by a DJ between the hours of 5pm and 10pm on certain evenings. This music will be designed to be an accompaniment to the art installation and played at a modest volume. It is not intended to encourage dancing or lively behaviour and the music programming will reflect this.
- 6.21 The bar will close at 10pm and so will not be open in sensitive hours. Owing to the nature of the prevailing restaurant and retail uses, the area already experiences a level of background noise typical of a city centre. The noise generated by the proposals will not be materially greater than the background situation.
- 6.22 There are no noise sensitive neighbours adjacent to the site (this position was established in the assessment of the Martian House application). The nearest residential uses on the upper floors of Wapping Wharf are approximately 50m away and are already subject to noise mitigation measures appropriate to a mixed use area, owing to the commercial activity on Gaol Ferry Steps.
- 6.23 As such the proposals are in accordance with policy BCS23 on pollution and policy DM35 on noise.

7. Flood Risk Assessment

- 7.1 Bristol Central Area Plan policy BCAP5 confirms that proposals on allocated sites do not need to be supported by a sequential test. This is consistent with paragraph 162 of the NPPF.
- 7.2 The site is located within Flood Zone 2 and the development plan framework dictates that all applications for planning permission in this zone are required to carry out a site-specific Flood Risk Assessment.
- 7.3 The proposed use is classified as appropriate within flood zone 2 in table 3 of the Technical Guidance accompanying the National Planning Policy Framework.
- 7.4 A key requirement for the Flood Risk Assessment is to identify how flood risks will be managed so that the development remains safe throughout its lifetime. As the lifetime of the development is only 5 months and flood zone 2 has between a 1 in 100 and 1 in 1,000 annual probability of river flooding, the flood risk is negligible.
- 7.5 The site is within a highly populated part of the city centre where a range of comprehensive engineered flood defence measures and management facilities are in place. It is located alongside a range of other retail and related uses. In the event of a flood there will be ample warning from authorities and neighbouring premises to allow effective evacuation. The installation will be subject to the same flood evacuation plan as the existing M Shed café, with evacuees escaping to flood zone 1 along the Gaol Ferry Steps (this includes wheelchair access).
- 7.6 The structure is temporary and open on all sides so does not involve the creation of additional floorspace (GIA). It unlikely to raise significant flood risk issues because:
- it will not have an adverse effect on a watercourse, floodplain or its flood defences;
 - it will not impede access to flood defence and management facilities, and
 - it will not give rise to cumulative with other developments or have a significant effect on local flood storage capacity or flood flows.
- 7.7 On the basis of the above it is considered that the combination of existing local flood defence measures and the described evacuation plan will ensure that the proposed development will remain safe throughout its lifetime, and that the proposals are therefore in compliance with the provisions of the planning policy framework.

8. Conclusions

- 8.1 The proposals are an essential part of an internationally significant art exhibition to be held at the M Shed. With the current Covid-19 restrictions in place the capacity for the M Shed has been reduced and the commercial aspect of the installation and bar will provide much needed funding for the exhibition.
- 8.2 The proposals represent an exciting and innovative addition to the city centre's visitor and cultural offer, in turn contributing to the vitality and distinctiveness of the city centre.
- 8.3 The proposals have been designed as an interesting temporary addition to the character of the City Docks Conservation Area, which is defined by the quality and diversity of its local details. The design contributes to the character by making a link between the industrial history of the docks and the transient, contemporary character of the cargo containers of Wapping Wharf.
- 8.4 The proposals will create 15 FTE jobs and further indirect job creation in the hospitality sector at a time when the sector has been impacted badly by Covid-19.
- 8.5 The operational statement has demonstrated that the proposals can be managed effectively using the existing M Shed café facilities without having a material impact on the amenity of the public square.
- 8.6 For these reasons the proposals should be granted planning permission.

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