

## One Hundred Victoria Street, Bristol

BBC Pension Trust c/o CBRE Global Investors

● Planning



**Planning Permission secured for a high-profile office refurbishment and extension at a prominent gateway location in Bristol.**

**Demonstrating our ability to manage complex urban commercial schemes, combining proactive engagement, close consultee coordination, and programme focus to secure approval under delegated authority.**

### The Challenge

The project involved the redevelopment and extension of a prominent office building in a highly visible gateway location for visitors arriving in Bristol from Temple Meads station. Proposals included the addition of two new storeys and extensions to the front and rear of the building to create high-quality Grade A office accommodation.

The scheme required careful navigation of design, highways and planning considerations, alongside sustained engagement during a heavily delayed determination period at the local authority, creating programme and delivery risk for the client.

**Without proactive planning management and close liaison with the Council, the scheme risked significant delay, loss of commercial momentum, and disruption to ongoing development.**

### Our Approach

- Managed a proactive pre-application advice process with planning, design and highways officers
- Promoted the scheme to Council officers, Members and key local stakeholders including Bristol Civic Society
- Maintained close monitoring of consultee responses following submission
- Provided consistent updates to both the Council and client throughout extended determination periods
- Secured approval under delegated authority through sustained engagement and issue resolution
- Prepared and secured multiple post-submission non-material amendments
- Supported delivery through construction stages while ensuring compliance with planning conditions

### The Outcome

- Planning permission secured under delegated authority for office extensions and additional storeys
- Creation of 6,500 sq. m GIA of modern, high-quality office floorspace
- Council delays managed without impacting delivery or programme certainty
- Ongoing development enabled through approved non-material amendments and condition compliance