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The Society's response to proposals to develop the former Empire Sports Club Newfoundland Road to residential use.

7<sup>th</sup> October 2015

The Society is grateful to the PG Group and their team for making available for comment the Community Consultation Boards on the redevelopment of the former Empire Sports Club Newfoundland Road to residential use. The scheme proposes to apply for planning permission to build a terrace of ten houses on the former car park and for outline planning permission to restore and redevelop the Grade II building to provide a mixture of flats to include starter homes.

### **The new houses**

The Society supports the change of use from car park to residential use. The new terrace of ten houses would stand on land that was formerly terraced housing. The Society supports the developer's imaginative designs and choice of materials that will reflect the recent development of the nearby Junction 3 site.

### **The former church hall**

It is a matter of regret that the community will lose an available public place. The developer supports the principle of change of use because there has been no market interest in the continued use of the property and the building is in poor repair. The conversion of the building to residential use would fund the building's repair, and subsequently maintain its fabric. Subject to the developer producing evidence to satisfy the Council that the current use is no longer viable, the Society supports a change of use that would return this empty building's to economic use and secure its future maintenance. The Society has no further comments to make on the matters that the planning permission will reserve.

### **Other matters**

In an inner city area such as this a major site that increases the population density will create critical issue over car parking and secure waste storage within the development. The Council has policies that regulate these matters, which are important for the neighbours.