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The Society's statement in response to pre-planning enquiry – to redevelop O & M Sheds Welsh Back to provide café / restaurant / retail units.

7<sup>th</sup> December 2015

Thank you for including the Bristol Civic Society in your stakeholder distribution. The Society fully supports new uses for these buildings that will return them to occupation and economic use. The Society is delighted that the developer will reverse retain the continued decay of these former industrial buildings which are becoming a negative feature in the area. The unremedied subsidence of the north east corner, probably caused by the subsidence of a medieval wharf, increases the risk to O Shed's survival.

These are the Society's comments upon the current proposal:

- The Society would support any commercial use – the planning priority is the restoration reoccupation and reuse of the buildings.
- The interventions in the fabric appear to be minimal, they largely appear to reuse the existing openings. The Society assumes that any new openings will follow the pattern of the built, void to solid ratios.
- The Society assumes that the developer will choose materials for repairs, doors and windows and their surrounds, that are either traditional materials or compatible with the existing materials.
- The Society strongly supports the retention of the tree to the south of M Shed. This mature tree is prominent at a distance from several viewpoints and is a positive local feature.
- The Society supports the replacement of railings at the southern end with a wall. The Society assumes that the developer will choose a sympathetic brick and coping and will construct the wall using say Flemish or English bond.
- The Society supports the proposal to collaborate with the Council to improve the surfaces that surround both sheds to create a more unified and less fractured appearance. The road surface is very uneven and as part of the public realm improvements, the setts could be re-laid outside the Sheds after further disturbance that the development will cause. The Society supports the installation of the double line of bollards shown in the CGI.
- The Society suggests that all stock and waste storage should be within the buildings.
- Should the whole development be called 'O' Shed to avoid confusion with the M Shed Museum?