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6th June 2018

The Society's response to the planning enquiry - **18/02177/PREAPP – to redevelop National Westminster Court And 35 - 38 Broad Street Broad Street** into a hotel, serviced apartments and a residential block.

The Society is grateful to Artisan Properties and Alec French Architects for presenting their scheme that will reuse this empty building and return it to economic use. We support the proposal. The experience of the development team and Artisan's intention to hold the investment suggests a good outcome.

The Society supports the proposed single storey, set back, roof top extensions away from Broad Street although there is a concern that the extension comes perilously close to challenging the height of the spire of St. John-on-the-wall. We were pleased that the current roof level plant will be relocated within the building.

The Society understands the reasons to retain the existing buildings with their cold grey elevations; perhaps the new windows could enliven the dull appearance of the textured concrete panels.

The proposals to enliven the street level frontages are welcome; we hope that the listed Broad Street frontages will be better used. Major planning gains will be the removal of the redundant staircase that obstructs the Nelson Street pavement, the insertion of steps to link Tower Lane to Nelson Street together with the improvements to Tower Lane.

The Society hopes that the developer will be able to work with the Council to improve the public realm in Nelson Street in line with SPD8 whose delivery has been limited by lack of money and the reconnection of the dry St John's Conduit.