



an independent force for a better Bristol

24<sup>th</sup> December 2018

The Society is grateful to Clare Reddington and the development team for inviting us to a presentation of the Watershed's exciting development plans. Public consultation is effective when it occurs early enough in the planning process to affect the final form of development.

#### **The proposal**

Watershed has an urgent need for space to expand several of its successful activities. The proposal is to build an extension on the Marriott Hotel side of the current building that is significantly higher than the existing Watershed building described as, 'backpacking' the shed.

#### **Use**

The extension would be used for Watershed's current activities including creating more rental income to support current activities. Watershed has significant creative potential and the society supports its ambitions to assist putting Bristol on the world map.

#### **Height and mass**

The ideal solution might have been to move to a neighbouring shed that would lower the development cost and improve the area's night time character. However, we understand that there were no opportunities nearby that would meet Watershed's requirements.

Whilst the Society supports the re-development of the site, we have a concern about the impact of the higher development on the immediate townscape. We expect that the Council will want Watershed to justify the height of the new building, and its impact on the local area. A photomontage of the view of the extension from Narrow Quay against the background buildings will be critical. It is essential to the success of the scheme that the elevational treatment and material palette is of the highest quality, thus complementing the surrounding buildings.

#### **Design**

Subject to the above point we support the design. A design suggestion might be that the roof could contain, within one single envelope, the M & E plant (behind louvres) with the PV array externally facing south.

**Materials**

Subject to the detailed choice, the use of exterior tiles could provide a point of interest from across the Harbour.

**Public realm**

We welcome the intention to improve the public realm in Anchor Road which might reduce congestion on the waterfront on busy days. However, without the Council's active support and some ambition to improve other areas on Anchor Road and the demolition of the blank IMAX wall there is limited scope for any significant improvement.