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7th June 2019

The Society's response to the presentation of a proposal to develop 345 Bath Road

Summary

- 1 The Society is grateful Galliford Try (the Developer) and to their development team for the opportunity to comment on this proposal, pre-application. Consultation is effective when it occurs early enough to affect the final form of development. Subject to its concern about the quantity of the proposed employment space, the Society supports the current proposal.

The Scheme

- 2 This is a clear site. Apart from some commercial space on the ground floor of the north elevation the scheme is entirely residential to be built around a perimeter block with a central private amenity green court. The proposal would provide around 130 new homes and would include affordable housing. Road access into the site and the car park would be from the Bath Road along the east side. The fall of the land from south to north enables the central courtyard to be constructed on a deck above a basement car park.

Use

- 3 This is previously developed land. The site lies in the Temple Quarter Enterprise Zone. The overarching policy of the Temple Quarter Spatial Framework (Framework) is to provide employment space. The Society supports Paintworks management who oppose the scheme because it fails to deliver enough employment space. Paintworks has a waiting list of applicants looking for workshop space. The Society recognises that there are other issues to consider. There is an extant unbuilt outline planning permission for the development of 47 dwelling and the Developer offers an above policy compliant percentage of affordable housing.

Height and mass

- 4 It is important for the scheme to reflect and enhance the character of the Bath Road at this location. The Framework proposes low-rise development which is up to four-storeys. The Developer relies upon the planning advice in the later Urban Living Special Planning Document which supports densification and buildings with augmented height in appropriate areas. The proposal is to build three residential blocks facing the Bath Road facing of 6, 6 and 5-floors above ground. The neighbour

signature Paintworks Deco building is a feature in the Bath Road. The Society is concerned whether there is enough distance between the neighbouring buildings to mask the jump in scale from the Deco building to the seven of the floors western block.

Design and materials

- 5.1 The Society understands that the design remains work in progress and its details will be refined. However, the image shown at the public presentation does not offer outstanding architecture to mitigate the massing of the blocks that rise directly from the ground.
- 5.2 Currently the Bath Road elevations have minimal articulation. There are no architectural features to define the top or bottom of the elevations or delineate the corners or the vertical junctions between the three blocks. The horizontal emphasis of the fenestration does not create any hierarchy between floors. The current design fails to create a recognisable character or distinction. This is a prominent site that merits a building with innovative architecture. The Society supports the use of brick but would also support the use of other modern materials.
- 5.3 Policy DM29: Design of New Buildings refers to the treatment of the roofscape and skyline as particularly important. We would welcome a roofscape that adds local interest and could incorporate a PV array.



- 5.4 Although we have criticised aspects of the design there is much that we support. The car park access below the slab that supports the internal court at Bath Road level works well. Access to the ground floor flats through ground level front doors is a positive feature

Impact on Heritage Assets

- 6 The Society understands the Historic England advise that the proposal would not affect the nearby heritage assets.

The housing mix and internal space

- 7 The Society supports the Council's affordable housing policy; the offer to provide affordable housing is welcome. The Society assumes that the proposal complies with current local policy relating to space standards, access and outlook.

The landscape and urban realm

- 8 We welcome various elements that will provide planning gains. Such as
- The green edge to the Bath Road.
 - The new street along the east side of the site which will assist the development of the neighbouring block.
 - The pavement in a green corridor to the west, set-back from the road.
 - The improvement and greening of the north-eastern corner although we understand that this land is not in the Developer's ownership.