

Comments were submitted at 10:46 AM on 19 Jul 2019 from Mr John Payne.

Application Summary

Address: The Former Bell Public House 7 Prewett Street Bristol
BS1 6PB

Proposal: Outline planning permission seeking approval of access, layout and scale, for the demolition of the former Bell pub and auction rooms, and construction of up to 61no. residential apartments, with appearance and landscaping reserved.

Case Officer: Paul Chick

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Customer Details

Name: Mr John Payne

Email: johnpayne997@btinternet.com

Address: Bristol Civic Society 53 Zetland Road Bristol

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society has lodged objections to this proposal on 12 April and 12 June. These are copied below for convenience. The Society maintains its objection of 12 June as the latest proposals still include the demolition of the Bell public house and do not propose alternative community uses. The Society objects to the loss of the Bell building as its retention would maintain a tangible link to the area's history. It's importance was noted in the Committee report resulting in the refusal of the previous application as the Society noted in its 12 April submission. We are particularly anxious that the opportunity should be taken to include community space in this development as the area, as we have previously noted, suffers from social deprivation. Community uses in addition to the public house are part of the land use history of the north western part of this site. As the Heritage Report notes, it was the location of the former Redcliffe Adult School.

THE SOCIETY'S EARLIER OBJECTIONS.

12 April.

Comment: Bristol Civic Society notes that the present outline proposal is an improvement upon the recent application for a larger area to which the Society had

some deep objections. The proposed layout would largely eliminate the overshadowed open area in the previous proposal which the Society considered would probably not be maintained to a standard which would encourage its use as amenity space. There will be a much less harmful impact on the residents of Corinthian Court and, especially, Magdelene Court in terms of the loss of daylight and sunlight. There is a view in the Society, however, that the height of the central block should be reduced. At 9 storeys, it would stand two storeys higher than the neighbouring Proctor house. It is most important that the impact of the higher part of the proposal on important views of St Mary Redcliffe Church is assessed before a decision is reached. It is noted that the proposed layout does not appear to make any provision for incorporating the former Bell Public House in any form. The report to the Council's Development Control Committee recommending refusal of the recent application stated, "The non-designated heritage asset represented by the Eighteenth Century Bell public house is a rare fragment of the historic fabric of the Redcliffe area, and there is a potential to recognise this in some form within the design. Preserving and revealing its special interest should have informed the design of the northern block as an appropriate response to Policy DM27." The Society feels that the layout would benefit considerably from retention of all or part the Bell either as a public house or a community facility. This would enable a familiar feature to be retained and provide a physical link with the history of the area. The Society does not object to the demolition of the auction rooms.

12 June.

Comment: Bristol Civic Society submitted comments noting its concerns on 12 April. The Society welcomes the reduction in the height the buildings to a maximum of 4-6 storeys. However, our concern for the loss of the Bell public house remains. In addition to the comments made on 12 April, the Society would wish to add that this area suffers from social deprivation and the opportunity of the redevelopment should be taken to enhance community facilities.