



an independent force for a better Bristol

30th September 2019

The Society's response to the planning application - 19/04331/F Old Building Bristol Royal Infirmary Marlborough Street

The proposal

Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats, external alterations; retention and refurbishment of Fripp's Chapel for community use, demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 students bedspaces ground floor commercial floorspace landscaping and private access road.

The Society welcomes the current planning application without reservations.

The retention, restoration of the street elevations and the reuse of the Old Building for residential purposes is a planning and conservation gain. The proposal to build student accommodation on the lower site is an acceptable balance of development against commercial need. We support the introduction of the elevated public square to provide local 'lung' space with the glimpse views that it will give through the site. We welcome and support Unite's efforts to improve the pavements, cycle ways and parking arrangements on Lower Maudlin Street and Whitson Street, as well as the creation of the new through routes along Earl Street and West Street and to improve the street furniture and tree planting.

The Society makes two suggestions,

- (i) Tree planting should not obscure the views of the Grade II listed chapel, from any direction. Similarly, no significant planting should disrupt the formality of the railed area that faces Marlborough Street.
- (ii) Graffiti and tagging will be a continuous problem. The graffiti on the security hoardings show that the location is a prime target. Natural stonework does not discourage tagging nor does street art protect walls. Thought should be given to means of designing out this form of anti-social behaviour.