



20/04934/P St Catherine's Place East Street Bedminster Bristol

This is a complex proposal, a retail and residential led regeneration scheme which will be implemented on a phased basis. The Society had the benefit of a presentation from the development team which greatly aided its assessment of the proposals.

We generally welcome this revised scheme which provides a range of benefits to the local area.

The proposed improvements to Mill Lane will make a significant difference to accessibility between Dalby Avenue, Bedminster Green and East Street. The Society welcomes these proposals. The improved pedestrian route through St Catherine's Place will also deliver a significant improvement, with new residential accommodation providing a degree of surveillance.

With respect to the detailed proposals for Plots 1 -4 we have the following comments:

Plot 1 conversion of ground floor retail to residential appears a pragmatic response to the relatively distanced location of this retail space

Plot 2 We support the plans to open up the entrance to St Catherine's Place and to remove the existing unwelcoming and outdated entrance. This will create a positive element to East Street. The residential element is tightly designed but advantageous in terms of providing onsite activity and surveillance.

Plot 3 The proposed 14 storey residential block has been carefully designed to provide a more attractive face to Dalby Avenue. Whilst the Civic Society is not supportive of such high rise proposals it accepts that the extant planning permission provides the context for this particular element of the scheme.

Plot 4 This appears to be an appropriate use of this relatively restricted site and to provide additional residential accommodation in close proximity to the facilities of East Street.

Overall, the Society welcomes the approach adopted by the developer and considers it a significant improvement on the previous application, which was refused planning permission earlier this year.