

Comments for Planning Application 21/02574/F

Application Summary

Application Number: 21/02574/F

Address: Land Bounded By Redcliff Street, St Thomas Street And Three Queens Lane Redcliffe
Bristol BS1 6LJ

Proposal: Redevelopment of the site to provide residential dwellings (Use Class C3), flexible retail and office floorspace (Use Class E), amenity space, car and cycle parking provision, with vehicular access, servicing arrangements, public realm works and landscaping.(Major)

Case Officer: Peter Westbury

Customer Details

Name: Mr Simon Birch

Address: BRISTOL CIVIC SOCIETY 3 Grove park, Redland Bristol

Comment Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:21/02574/F

Land Bounded By Redcliff Street, St Thomas Street And Three Queens Lane Redcliffe Bristol BS1
6LJ

The Civic Society OBJECTS to this development proposal

Background.

Bristol Civic Society responded to the presentation we received in December 2020, our key points being as follows:

- Disappointment that the scheme had become predominantly residential with a much less vibrant mix of uses.
- The proposal remained too dense.
- Urging the developers to seek more variation in the treatment of the elevations.
- Concern that the proposed internal courtyard would not provide an attractive amenity space.
- Concern that the pedestrian cross-street would not provide an attractive pedestrian experience in view of the height and proximity of the proposed development along its length.
- Confusion as to whether the affordable housing proportion related to the proposed development or the total Redcliff Quarter development including the part already implemented.

Response to the latest proposals on the consultation website.

The Society considers that there has been insufficient change in the proposals since December,

with the possible exception of the elevational treatment which has variations on the south and east sides, to persuade us to withdraw our earlier comments. We have the following additional comments.

Height and Design.

The Society is concerned that the scale of the proposal will be harmful to neighbouring buildings particularly those on the west side of Redcliff Street. This is demonstrated clearly in the proposal material on the consultation website in the image showing the scale of the proposed development. Of particular concern is the building proposed at the corner of Three Queens Lane and Redcliff Street.

We requested sections across the new pedestrian route when we met in December. We feel that this would yield an inhospitable pedestrian experience as it stands and wonder why there is no north elevation of the proposal facing on to the pedestrian route or sections across it.

We think that there will be a poor level of daylight and particularly sunlight in this courtyard and we are still not convinced that the proposed amenity space at first floor level will be attractive.

Furthermore, there are a number of single aspect apartments proposed including some facing north into the courtyard. The Society considers that living conditions in these apartments would be adversely affected absence of sunlight and restricted daylight. Acceptable living standards must be provided for all apartments in accordance with the NPPF and the Local Plan. The Council's Urban Living SPD seeks good levels of daylight and sunlight for internal spaces and the avoidance of single aspect dwellings.

Sustainability.

We consider that there is evidence to show that the taller buildings are the more energy they will consume per m² of floor area, both in their construction and in their use. Despite the reduction in height of the tower block, this proposal is still predominantly a medium to high rise development. The Society is also concerned that the amount of glazing proposed in the scheme will cause issues with overheating and uncomfortable indoor environments. If the levels of glazing shown are left in the design the Society anticipates that the building will require mechanical cooling to make the rooms comfortable in summer and additional heating to keep the rooms warm in winter, which is an unnecessarily energy intensive servicing strategy. Policies requiring development to adapt to and mitigate climate change are in the Council's Local Plan. The Society, too, is concerned about a warmer future climate and would therefore recommend that the building is built using fabric-first principles, and that levels of glazing are reduced to within acceptable daylight levels but not in exceedance of this. This might require differing approaches to the fenestration on different elevations of the building in order to respond to the availability of sunlight and daylight. We would welcome more information on these aspects to assist our consideration of the scheme.

We acknowledge the previous consent for development on this site and welcome the reduction in the height of Block H which caused us to object to the previous iteration. However, we advise that the revised scheme would still result in a degree of harm to the character and appearance of the Conservation Area and also on the setting of highly graded heritage assets, as a result of the massing and height of some elements. Further reductions and modifications could reduce the level of impact and harm to an acceptabl