

## **21/04096/F – 122 BATH ROAD.**

Bristol Civic Society strongly objects to this proposal. We have read the carefully reasoned response of the local residents group, TRESA, which we fully support and endorse. We do not wish to repeat TRESA's submission but summarise the Society's main concerns below:

The Society considers that the following aspects of the proposal would be particularly harmful:

### **Scale and Massing.**

A 9 storey slab is wholly inappropriate for this site. It is out of character with the surrounding dwellings and would destroy the setting of the Thunderbolt pub, a Grade II Listed Building. It is not appropriate to make reference to the Totterdown Bridge Development in terms of the context of the proposal. This is an anomaly in the area to which the Society objected strongly.

### **Impact on street scene and views.**

The proposal would fundamentally alter in a negative way the views east and west along Bath Road particularly the southside. Views included in the applicant's own Design and Access Statement exemplify this. There is a predominance of two to three storey buildings on the south side which fit well beneath the Totterdown escarpment and allow views of it. The coloured terraces tumbling down the escarpment and the wooded areas to the east make a valuable contribution to the townscape of the area and are important views from further north in the city. They must be preserved.

### **Overlooking and Overshadowing.**

The proposed building would be overbearing on the houses immediately to its south and overshadow them. The Society also believes the Thunderbolt garden would lose its evening sun.

### **Design.**

National and Local Policies are striving to improve the design of developments. Far from uplifting the area, the sombre grey tones of this eight storey slab abutting the pavement would be a negative intrusion in the area.

### **Living Conditions.**

This would be a high density development. Although roof terraces and balconies are provided, its location adjacent to the busy and frequently congested Bath Road would make the use of these facilities unpleasant for considerable periods during the day due to the noise and pollution coming from the road. They would not be at all attractive during inclement weather. Upwards of 100 people would be likely to be living in these circumstances and there are limited nearby open space facilities.