

## **BRISTOL CIVIC SOCIETY'S INITIAL RESPONSE TO THE ACORN PROPOSAL FOR 129 CUMBERLAND ROAD.**

Bristol Civic Society appreciates the opportunity to respond to the Acorn proposal at an early stage in its development. Whilst we reserve our position to comment in more detail at a later stage, we hope our comments will contribute to the evolution of this scheme.

### **Summary.**

The Society welcomes the development of this underused site. A mixed use scheme is appropriate. We have concerns about the proposed height of the northern end of the scheme and the impact the proposal would have on the ambience of Gas Ferry Road and the Harbourside footpath. An analysis of the impact of your proposals on views into, out of and across the site is essential. We would support a commitment to achieving the Council's aims for mitigating the impact of climate change and look forward to more details.

### **Height.**

Our main concern at this stage is the impact of the proposed height of the development at the northern end of the site. We do not accept that this has to be informed by the development of the McArthurs Warehouse site. We are concerned that Gas ferry Lane would feel very enclosed by the proposal as it stands. It is also important that the footpath between the proposal and the development to the north does not feel too much of a shady canyon. The Society understands Acorn's desire to protect potential residents from noise from Rolts shipbuilding business and other industrial activities. It is equally important that the reverse relationship is considered so that Rolts can continue to operate effectively.

### **Impact on Views.**

This is difficult to assess at present. We trust a full analysis of the impact of proposals on views will be provided as the proposal develops.

### **Mix of Land Uses.**

The Society supports the inclusion of space for business activities in the redevelopment.

### **Tenure and Size of Units.**

We support the Council's policies for increasing the supply of affordable housing and welcome Acorn's commitment to it. The Society is not convinced that the proposal should provide only one and two bedroom apartments.

### **Amenity Space and Public Realm.**

The Society considers private open space important and will be assessing its availability when more details are presented. Our concerns about the potential impact on the ambience of Gas Ferry Lane and the Harbourside walk separating the site from the McArthurs Warehouse site are mentioned above. It is also important that the Harbourside walk is kept open and pleasant to use in any subsequent construction.

**Sustainability Issues.**

The commitment to driving down the carbon footprint of the proposal is welcome and we will consider carefully more detailed proposals. The Society is also supportive of reduced car parking in this location and wonders whether further reductions could be made. We support the provision of electric charging facilities.