



an independent force for a **better Bristol**

Canningford House: response to pre-app

August 2022

Summary

The Society supports the proposed development. We think this is in most respects a good design response on a difficult site, building around the Cornubia pub.

Our comments are based on the slide presentation we have seen, and we may have further comments when we see further details. We thank the development team for their presentation to the Society, but we must express our disappointment at being asked for our views less than a month before the planning application is expected to be submitted. For meaningful consultation, we would expect to be involved earlier in the process

Our comments

We prefer buildings to be re-used to reduce a development's carbon emissions, but it was explained to us that there is asbestos material embedded in the structural fabric. We will look to see in the planning application design details to ensure that the new building, in construction and operation, is consistent with the City's aim to be carbon-neutral by 2030.

We think this a good location for Grade A offices.

We are impressed by the design at ground level. We think this is a good design response on a difficult site, building around the Cornubia pub. The proposal makes a good setting for the Cornubia and reinstates an historical street. Putting the entrance to Canningford House in Long Row will create vitality to the Long Row cut-through, whilst also leaving some active use on Victoria Street at the entrance to Long Row. The 'funnel' entrance from Victoria Street is a good idea, as it reduces the enclosure felt on entering the tunnel under the building.

It is good that the height respects the surrounding area of Victoria Street. We understand the reason for the greater height on the Temple Street side, matching the Halo development on the other side of Temple Street, but the stepping-up looks awkward from above. If this is not visible from ground level, then perhaps this is not important. We would expect to see in the planning application verified views that would reassure us on this point.

The design concepts shown to us – different for the facade on Victoria Street, the facade on Temple St, and the middle – seem reasonable to us. We have yet to see the more detailed drawings (sections and views) that were said to be available to us, and may have further comments when we see them. We do not yet have enough information to judge whether a 'landmark' building is created on Victoria Street, as is the objective. In the illustration of the back of the building above the Cornubia, there is a façade with small windows, which looks odd. This in part is because of the discordant horizontal emphasis when viewed as the backdrop to the vertical emphasis of the Cornubia's fenestration.

A mural is planned on the wall of Bristol House, in front of the Cornubia. The illustration in the

slides of the mural looks appealing: the reference in the presentation to us was to 'graffiti', which sounds less appealing ! We would not wish to see this become an advertisement. There should be a management plan for keeping the mural in good condition.

We would in general encourage attention to how unwanted graffiti is to be managed in the Long Row cut-through. Poor street management could lead in practice to the area feeling unsafe and uninviting, and the planning of the development should address this (as per government [planning guidance](#)).