

BRISTOL CIVIC SOCIETY'S RESPONSE TO THE CONSULTATION ON THE PROPOSED REDEVELOPMENT OF MICKLEBURGH'S PREMISES IN STOKES CROFT.

The proposal has much to commend it. In townscape terms, it would enhance the appearance of Stokes Croft particularly looking north. It would provide a strong feature at the junction with King Square Avenue where its design successfully turns the corner. The verticality of the upper floors provides a conspicuous contrast with the retail frontage and sits well with the character of Victorian and Georgian buildings in the vicinity. It is, perhaps, a little plain though and the Society wonders if more design interest could be achieved. Some use of local stone might add interest to its appearance and improve its relationship with older buildings in the vicinity.

The Society welcomes the provision of modern, more efficient premises to enable Mickleburghs to continue their business on site. This not only provides diversity in the retail offer of the locality but maintains employment opportunities. Performance and rehearsal space would further enhance facilities in the area.

This part of Stokes Croft is suitable for student accommodation provided the additional bed spaces would be compatible with the Council's policies for purpose built student accommodation.

However, the Society has some concerns relating to the height and mass of the proposal bearing in mind that the site is within a conservation area and close to residential properties particularly across King Square Avenue. We would like to see some additional information provided before reaching its final view on it. The height of the proposed building needs to be clearly understood in terms of its relationship with other nearby buildings. In particular, the impact on King Square needs to be assessed as does the relationship with buildings in Jamaica Street. King Square Avenue is a fairly narrow street including locally listed buildings. The ambience of the street could be adversely affected with tall buildings on each side. The Stokes Croft elevation also needs to respect the height of adjacent buildings to the north whether these are the approved redevelopments or the locally listed existing buildings. In order to facilitate the assessment of the proposal's impact, the Society requests that sections are provided to show clearly the height of the proposed building compared with its neighbours. Verified images of the views affected by the new building, including views from King Square and Kingsdown, are also essential.