

22/05268/F 38 Victoria Street Bristol BS1 6BY

Demolition of existing building to facilitate office-led redevelopment, including office floorspace (Class E) and flexible ground floor uses (Class E), along with amenity space, cycle access and parking provision, servicing, landscaping, public realm, and associated works to the demise of both Canningford House and The Cornubia. (Major Application)

The Society supports the proposed development with strong reservations.

The redevelopment of this brownfield site would provide an enhanced level of high-quality employment space within Bristol's city centre. The proposals include the reinstatement of a historic route through the city in Long Row, and substantial public realm improvements which combine to enhance the setting of the Grade II Listed Cornubia public house.

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. We are interested to learn more about how this new covered route will be managed, especially outside of office hours.

We are less supportive of the design proposals above ground floor. In particular we consider that the treatment of the upper stories and of the facade for the roof plant is unacceptable and will be a discordant note on the street scene and wider townscape.

We also have reservations concerning the elevation described as "north east Temple Street" which comprises the proposed office windows behind the Cornubia. This façade, which provides the backdrop to the pub is far too overbearing, and we would like to see further details of this particular elevation, as well as improvements in its appearance.