



## **PREMIER INN, HAYMARKET, BRISTOL**

### **Retention and reuse**

The Society is concerned about the carbon emissions arising from new development and would ideally wish to see the retention and reuse of the existing building. If this is not practicable because of the age and physical condition of the structure, we would expect any new development to be both well-designed and able to achieve life-cycle carbon savings relative to reusing the existing building. In demonstrating this, particular attention should be given to embodied carbon emissions as these are the upfront carbon load emitted right now, when our carbon budget is shrinking fast. In saying this, we are concerned that more than just lip-service should be given to Bristol's ambition to achieve carbon neutrality by 2030. We therefore reserve our position until we are able to see more details of such an assessment.

### **Design of proposed development**

In our view the proposed replacement buildings are far too tall for this site and, indeed, for any site in Bristol. We do not accept that any development should be any higher than the existing Premier Inn. There will be significant adverse impacts on adjacent buildings, on the immediate locality of the St James Barton Roundabout (and its potential for redevelopment) as well as on more distant views of historic buildings and city centre townscape. These will need to be examined in more detail using verified views as the scheme progresses.

The elevational treatment of the proposed towers is bland and lacks any distinguishing features. We would expect a much higher quality of architecture in such a prominent location.

We accept that there will be improvements at ground level, especially in relation to access to the Bus Station. There will also be an enclosed space between the two buildings, with ground floor activity, protecting people from the noise and pollution of the traffic on the roundabout. However, these improvements do not outweigh the substantial concerns we have set out.

**Bristol Civic Society objects to this proposed development**

**May 23<sup>rd</sup> 2023**