



an independent force for a **better Bristol**

2-8 Cannon Street / 160-164 East Street, Bedminster

A new health hub and pharmacy at ground floor level, together with the provision of 60 Co-living studio flats on the upper floors, and communal internal spaces including lounge, communal atrium space, co-working space, laundry, gym, cinema/ function room and external garden terrace.

23/03105/F

The society is pleased to see the expansion of health services in the use of the ground floor and choice of materials for this prominent corner site in Bedminster. However, we object to the height of the proposal which is out of keeping with the conservation area and character appraisal. The prevailing height along Cannon North Street is 2-3 storeys and 3-4 storeys on East Street. Taking this into account the development should step up within the site to a focal point at the corner. This would emphasise this prominent corner, helping reinforce the spatial hierarchy, legibility, and wayfinding all as described within the Urban Living SPD. The proposed street elevations show how out of keeping the development is both with the conservation area and character appraisal. They do not reference to the height of the properties directly opposite, ie the pub and further expansion of these street elevations should be sought to enable a better understanding of the street context.

Assuming the facade of this locally unlisted 'building of merit' is retained, then the elevational treatment proposed is poor. The elevations do not relate to any historic burgage plots and do not in the society's view, harmonise with the proportions and rhythms of the historic elevation. The elevation is a wallpaper treatment and does little to create high quality architecture. There is the opportunity here to create a development that helps to turn the corner thus utilising the retained historic façade emphasising the early plot layouts as defined in the character appraisal.

In our opinion the submitted drawings and images are confusing. The elevation, descriptions and image all suggest there are deep reveals to the windows, yet the section on p23 clearly shows very little, if any, reveal to the windows. Clarification should be sought as this will substantially affect the look and aesthetic of the final built form.

Co living, studios is a concept that promotes many opposing opinions. However, if these are long term rentals or for sale, they do not meet the standards set out by Bristol City Council. They are too small at 21 – 30 m², are single aspect and on a busy road junction.

The documentation for daylight levels shows that many of the studios fail the daylight analysis under the BS and therefore we would suggest cannot be deemed acceptable for affordable living. In addition, the noise report states that the studio bedsits cannot have opening windows and therefore a mechanical air ventilation system is proposed. This mechanical system (MVHR) both supplies and extracts air through the property, however, there does not seem to be anywhere for it to be placed within the design therefore leaving the design open to be altered or varied at a later date.

The open terrace is welcomed however it is unclear whether the area is large enough to give the studios the minimum private outdoor space required by BCC urban living SPD. The addition of the green walls (behind which is the proposed cinema) does not add to the design and seems to be an afterthought, as do the Juliet balconies behind which are windows that cannot be opened.