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23/04886/F | Demolition of existing structures and redevelopment of the site for two buildings comprising light industrial use (Class E(g)(iii)); flexible retail/light industrial use (Class E(a) / Class E(g)(iii)); flexible commercial use (Class E(b-g)); flexible industrial use (Class E(g)(iii) / Class B8 / Sui Generis); student accommodation use with ancillary community space (Sui Generis); public realm works and landscaping; cycle parking; ancillary plant and servicing; and other associated works. (Major App) | Premier Business Park Sussex Street Bristol BS2 0RA

We have read the Old Market Community Association's representation of 23 January 2024. It is pleasing to see such glowing feedback about the engagement process and what is cast as genuine listening by the developer and their team. Sadly, this sort of engagement has not been the norm in recent years in Bristol where schemes are presented to the general public and community groups with, it seems, little intention of reflecting the feedback. In this context, we do not want to second-guess the development principles supported locally. We have therefore limited our comments to matters of detail which we believe if addressed would improve the proposals and their impact.

Facades and roof articulation - currently, other than the town houses, much of the scheme is blocky in appearance. Some articulation of the roofscape would bring interest and relief.

Building height - there are parts of the courtyard and New Henry Street that will have no sunlight at any part of the year. In the winter, these areas will be substantial. A reduction in the height of the buildings fronting New Henry Street could facilitate a better outcome and help mitigate the impact on the proposed accommodation that currently would not meet sunlight / daylight standards (37% of student rooms would have levels of sunlight that do not meet the recommended level). In designing the purpose-built student accommodation (PBSA), the characterisation of student occupation of accommodation as transient should not be an excuse for taking risks with wellbeing. It is also essential for long term adaptability to be built in to take account of possible changes to the demand for PBSA. In our comments on the now withdrawn 23/01469/F, we expressed concerns about building heights, in particular on the Kingsland Road elevation. These have been addressed to a degree, but we note there will be still be an impact on the living amenity of the terraced houses opposite.

Mixed use - the range of activity proposed is welcomed locally, and something we would echo. However, the reality is that the non-PBSA uses largely fall within Use Class E. So, unless a planning restriction is imposed or landlord control is envisaged, there can be chopping and changing between the uses at any time without consultation and without the

consent of the local authority. Additionally, the permitted development rights (PDRs) set out in Class MA allow for a change from Use Class E to residential (subject to certain limitations).

Proximity of nightclub - we assume the Agent of Change principle will be applied consistently and with this assumption in mind we note this in the noise report “Due to existing noise levels at the site, compliance with ‘Approved Document O: Overheating’ cannot be achieved with ventilation panels open. Consequently, the detailed design of the proposed development will need to take into consideration measures to prevent overheating with closed windows, which can be provided pursuant to a planning condition.” In our view, the council will want to reassure itself at this stage that the principle can be implemented without adverse consequences on liveability and the wellbeing of occupants.

Carbon emissions - we note the aspirations with regard to operational energy and embodied carbon. Overall, the council will want to be reassured that the proposals are consistent with the city’s ambition to be carbon neutral by 2030. As submitted, we could see little reassurance on the actual approach to be taken to embodied carbon.

End