



an independent force for a **better Bristol**

**25/11717/Preapp** - Units 1,3,4+5 Avon Trading Estate, Albert Road

Jul 2025

The proposals are a pre application for the demolition of the existing buildings, redevelopment to provide a new primary-care facility, food store and purpose-built student accommodation within a new building along with ancillary amenity space, associated plant and cycle storage.

The society must object to the proposals for the following reasons.

#### Use

This is another development within the April 2023 agreed St Phillips Marsh/Temple Quarter development framework which is a material consideration for any planning application. The uses envisaged with the framework called for residential led use and I doubt that meant student accommodation in the quantity slowly being developed along the river edge. The idea of creating a mixed-use masterplan to create a new community, using the natural landscape as its background in this area is being eroded by multitudes of PBSA.

#### Layout

The society welcomes the inclusion of the flood defence, public realm enhancements the greenway, boulevard and landscaping. The site is allowed to breath by the layout allowing permeability through and around the site from the river to Albert Road. Thus, allowing for servicing and pedestrian routing. We are encouraged by the use of terraces above the flood defences creating good open areas for enjoyment and wellbeing and even pop-up events.

#### Height, scale and massing

The framework also states that this site is one that could be of a higher density. The adjacent sites interpretation of higher density has developed as taller, as Bristol City Council have approved schemes of well over 18 storeys. It would be (The other Cubex proposal is a blight in the landscape and should never have been given permission at the height it is). Tall buildings should be used as way makers for orienting yourself around a city and not obliterating the historic views and character of a city. The adjoining sites planning approval has a commercial building of only 5/6 storeys and therefore we would suggest a better relationship with the adjacent building should be developed by lowering this scheme along this side of the proposed development.

#### Flood

The applicant has taken account of the flood defences proposed by BCC and given the site space to ensure both the river and road frontage have activity. It is slightly strange to have a 3m high bund and retaining wall to the ground floor of the building as the river flood defence, however this has been used to hide the plant and services of the building allowing for active uses to the boulevard.

We wait to see further information on the design and detailing, including sustainability, transport, landscaping etc. before further commenting and hope the above can persuade the applicant to review their proposals to create a lasting legacy for Bristol with good quality housing and not PBSA.