

**25/11948/preapp - Transom House, Victoria Street, Bristol**

June 2025

The Bristol Civic Society have been sent a copy of the pre application document for the expansion of the PBSA scheme at Transom House in Bristol by the NPN. We appreciate the opportunity to review the proposals and below are our comments.

We accept the city has to expand and inevitably that will mean some vertical height increase. Therefore, we would support the proposed reuse and expansion option submitted as this is by far the most sustainable use of the existing building and site. However, it is yet another student living proposal and a lost opportunity to create real residential dwellings and permanent community in the city.

Reviewing the proposed height, we suggest that one floor is removed from the height so that it aligns better with Hartwell House and its neighbouring buildings. This would also help reduce the excessive overshadowing of the Victoria Street and Temple Street public areas. There is also an opportunity to create a better architectural treatment of the new extension or crown of the building. There could be a treatment that reflects the historic nature of the site's architectural forms and relate better to the verticality of the existing elevation.

It would be a shame to have to demolish the existing building and if this were the preferred option then a substantially better design needs to be forthcoming and not the bland, monotonous images presented in the document.