



an independent force for a **better Bristol**

26/11299/preapplication enquiry: 248 Gloucester Road

Bristol Civic Society OBJECTS to the proposals set out in the pre-application enquiry

Background

It appears to the Society that the developer has deliberately and systematically destroyed the fabric of this once attractive building. Previous applications for approval to demolish the building were refused yet demolition by stealth has taken place behind the sheeting concealing the site. It is profoundly depressing that the planning system has been flagrantly treated in this manner.

Current development proposals

Confusingly the architects state on page 3 of the pre application document that they have been appointed to retain the facade and to design a scheme of 9 apartments. Presumably they have forgotten to update the document.

In our view the proposal for 24 flats results in a building which is too high and too bulky for its location, resulting in a density of 443dph. This is well in excess of City Council Planning guidelines. We would consider that a reduced scheme would be appropriate, providing around 9 flats and a density of 166 dph.

Simon Birch, Bristol Civic Society, 24th April 2026