

COMMENTS SENT TO BCC FOLLOWING THE PAG MEETING ON 24 NOVEMBER 2014.

Application Summary

Address: 25 Redcliff Street 14/14A St Thomas Street Bristol BS1 6LR

Proposal: Demolition of buildings on site with the exclusion of the facade of no.14 St Thomas Street and redevelopment to provide up to 136 no. residential dwellings (C3 Use Class), 437 sqm retail floor space (A1 and A3 Use Classes) with associated works. (Major application)

Case Officer: Katy Dryden

[Click for further information](#)

Customer Details

Name: Mr John Payne

Email: johnpayne997@btinternet.com

Address: 53 Zetland Road, Redland, Bristol, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Comments: Bristol Civic Society made a detailed response to 14/02305/PREAPP and asks that the comments below are considered in conjunction with that. The Society remains content with proposed demolitions and welcomes the retention of 14 St Thomas Street in the development. Likewise the Society has no issues with the land uses. We remain of the view that the site would be better redeveloped in conjunction with the adjoining Carlisle site. However, we have considerable concerns relating to the height and mass of the proposed buildings. In particular, the elevation to St Thomas Street shows buildings exceeding the height of No14 and the Wool Hall. The height of neither of these buildings should be exceeded in order to protect their significance and preserve and enhance the character of the Conservation Area. We are concerned that the height of the central blocks will shade many of the apartments and adversely affect the amenity of the inner courtyards. It is also not clear what

the impact of the taller central buildings would be on the tower of St Thomas the Martyr when viewed from the south. Sections indicate that they would diminish its significance and that would be unacceptable. The Society welcomes the replacement of the wooden panels originally shown in buildings fronting St Thomas Street. The proposed redevelopment contains a major residential element. The Society urges the Council to ensure that the mix of unit sizes and the proportion of affordable units complies with Council policies.

Application Summary

Address: 2 Meridian Road Bristol BS6 6EG

Proposal: Construction of a single storey 1 no. bed dwelling house, on land to the rear of 2 Meridian Road.

Case Officer: Andrew Cross

[Click for further information](#)

Customer Details

Name: Mr John Payne

Email: johnpayne997@btinternet.com

Address: 53 Zetland Road, Redland, Bristol, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Comments: Bristol Civic Society objects to the proposal on three grounds. Firstly, the construction of a separate dwelling in this relatively small garden would represent an over intensive use of the site. Secondly, the access to the proposed dwelling would appear to be through the main house. Thirdly, the design of the dwelling and the over intensive use of the site would be harmful to the character of the conservation area.

Application Summary

Address: 74 Queens Road Clifton Bristol BS8 1QU

Proposal: Use of the highway forecourt to place tables and chairs in association with adjacent restaurant.

Case Officer: Thomas Wilkinson

[Click for further information](#)

Customer Details

Name: Mr John Payne

Email: johnpayne997@btinternet.com

Address: 53 Zetland Road, Redland, Bristol, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Comments: Bristol Civic Society objects to this proposal. The pavement here is heavily used and is relatively narrow. The width is further constrained by bollards and a lamp post which can be used for parking bicycles. The introduction of tables and chairs would affect the flow of pedestrians and could cause danger if pedestrians strayed into the busy road. This proposal would be perfectly acceptable if the pavement were widened sufficiently to accommodate both pedestrians and café users.

Application Summary

Address: 3 & 4 Princes Buildings Bristol BS8 4LB
Application for retention of i) detached garden cabin with attached deck located to the rear of the property for purposes ancillary to the main residential use of the property and ii) a raised deck towards the end of the garden.

Case Officer: Ann Royce

[Click for further information](#)

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Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Comments: Bristol Civic Society objects to the proposal. Despite the proposed screening, the use of this cabin for residential purposes would have a harmful impact on neighbouring gardens arising from overlooking and noise.

Application Summary

Address: Temple Plot A Finzels Reach Counterslip
Bristol

Proposal: Proposed construction of a new hotel and retail unit with associated works.

Case Officer: Charlotte Sangway

[Click for further information](#)

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BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Comments: Bristol Civic Society does not object to the proposed use of the site for a hotel and the scale and massing of the building is acceptable. The Society is concerned, however, that the proposed large metal screens illuminated from behind would be harmful to the character of this conservation area and, in particular, would detract from the appearance and setting of the Generator Building.

Application Summary

Address: 2-16 Clifton Down Road Bristol BS8 4AF
Demolition of existing building and redevelopment of site comprising retail floor space (A1 and A3), 14 residential apartments (C3) and ancillary uses. (Major application).

Case Officer: Charlotte Sangway

[Click for further information](#)

Customer Details

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Email: johnpayne997@btinternet.com
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Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Comments: Bristol Civic Society commented on pre-application drawings for this scheme. The Society accepted the scale and massing of the proposed building and welcomed the proposed retail activities on all street frontages but reserved its position on detailed design particularly the upper floors which it felt should reflect the character of the conservation area. The Society also noted its long standing position on protecting the amenity space and trees fronting Clifton Down Road. The Society is particularly disappointed with the proposed Clifton Down Road frontage. The loss of the existing trees and the proposed hard landscaping of this frontage do not adequately compensate for the loss of the open space that was previously there and the contribution it made to the Conservation Area. The upper floor elevations do little to reflect the character of the Conservation Area and, although the third floor is set back and has a lighter design, it is also out of keeping with the appearance of neighbouring buildings. The Society, therefore, considers that the proposal would be harmful to the character of this Conservation Area.

Application Summary

Address: The Paragon Counterslip Bristol BS1 6BX
Proposal: Internally suspended illuminated EY logo,
on south west elevation facing out of
building behind glazing.

Case Officer: Thomas Wilkinson

[Click for further information](#)

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Address: 53 Zetland Road, Redland, Bristol, Bristol
BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Comments: Bristol Civic Society considers that the proposed sign, at fourth floor level, is unnecessarily high and would have a harmful impact on the street scene. The Society considers that signage of this nature need be no higher than fascia level.

Application Summary

Address: Froomsgate House Rupert Street City Centre Bristol

Proposal: Proposed externally illuminated open weave banner mesh display.

Case Officer: Thomas Wilkinson

[Click for further information](#)

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Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Comments: Although the proposed sign would only be temporary, Bristol Civic Society objects strongly to it. It is far too large and far too high and it would have harmful effect on the amenity of this area.

Application Summary

Address: Beefeater And Premier Inn Lewins Mead
Bristol BS1 2LL

Proposal: Externally illuminated fascia sign ,
internally illuminated fascia sign, internally
illuminated hanging sign, externally
illuminated hanging sign and lightbox.

Case Officer: Thomas Wilkinson

[Click for further information](#)

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Comments Details

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Stance: Customer objects to the Planning Application

Comments: Bristol Civic Society considers this application to be a considerable improvement upon the recently withdrawn application particularly in respect of the impact on Lower Maudlin Street. However, the Society considers that the Premier Inn Sign is unnecessarily large measuring 5m x 1.25m. The Society also considers that the sign is too high, its base being 12m from the ground. The size and height of the sign will, in our view, have a harmful impact on the street scene.

Application Summary

Address: 538 Bath Road Brislington Bristol BS4 3JZ
Detached 2-storey artist studio. Single
Proposal: storey extension to kitchen to create utility
room and ground floor shower room.

Case Officer: Amy Prendergast

[Click for further information](#)

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Comments Details

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Stance: Customer objects to the Planning Application
Comments: Bristol Civic Society has no objection to the proposed extension. However, the Society considers that the additional proposed studio would have harmful effects arising from the loss of outdoor amenity space and the height of the studio, which could lead to overshadowing and overlooking of neighbouring properties.

Application Summary

Address: 37 - 39 Jamaica Street Bristol BS2 8JP
Proposal: Change of use of ground floor from an Artists Studio (Use Class B1) and provision of mezzanine floor for use as a Restaurant (Use Class A3) and including in-filling of courtyard to provide toilet facilities.

Case Officer: Rob McGovern

[Click for further information](#)

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Comments Details

Commenter Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Comments: Bristol Civic Society considers that the change of use from B1 to A3 use would allow an over concentration of restaurant uses in this area. Stokes Croft is characterised at present by small, independent, often alternative, activities which mark it out from many other areas in the City. A B1 land use would allow for a variety of other business uses. The economic viability of alternative B1 uses should be fully explored before an A3 use is permitted. The loss of this floorspace to another restaurant would, in the Society's view, harm the character of the Conservation Area.