



an independent force for a better Bristol

13 December 2014

## **The Society's statement in response to a pre-application consultation to redevelop Marlborough House Marlborough Street**

The Society was pleased to receive an invitation to the presentation of this proposed development on Thursday the 11<sup>th</sup> December 2014 to meet the developer's architects AWW and their planning consultants Hunter Page. The proposal seeks to alter the exterior of the building as necessary to adapt the building to its new residential use.



### **Change of use**

The Society understands that Marlborough House has recently been the subject of prior approval, in accordance with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 to provide residential apartments. The Society accepts that if the current occupiers vacate the building

it has a poor future as a commercial building and that it makes good commercial sense to convert it to residential accommodation. The Society's long term policy has been to support the Council's policy that encourages the increase of the residential population in the city centre.

### **Height and mass**

The Society understands that the proposals do not involve any substantial changes to the building's exterior envelope.

### **Design**

The scheme will re-fenestrate and re-clad the Marlborough Street and Charles Street elevations, resurface the top plant storey and create a new lobby from Marlborough Street. To improve the design the Society suggests:

- The metal sheeting of the panel that will clad the Marlborough Street elevation of the new lobby should not be a recessive colour. Its colour should enhance the appearance of this uninspired building in its setting, which is dominated by the outer circuit road.
- The developer might consider some element on the roof, perhaps to house the PV panels to improve the roofscape. The Society supports the Development Management Policy that seeks to treat the roof as a fifth elevation.

The Society supports this proposal.