

21/01999/F | Erection of 65 dwellings with associated parking, new vehicular access, and associated infrastructure and landscaping. | Former Car Park College Road Clifton Bristol BS8 3HX

BRISTOL CIVIC SOCIETY

The proposal is to develop the existing West car park at Bristol Zoo for a residential project

The Civic Society is supportive of this proposal in principle. It makes optimum use of the site which is located within a generally residential area close to The Downs. The proposed land use is appropriate. The scheme also makes use of high quality materials.

Access to the site from Cecil Road works well and the provision of car parking complies with City Council parking standards and is acceptable in a location where alternative modes of transport can readily be used.

The proposed mews style houses are generally low in height, maintaining the important views across the site between the larger houses on the perimeter. These are considered appropriate in terms of massing and density.

Whilst the principle of the new block along College Road is acceptable the Society has a concern regarding the overall height of the block which needs to be carefully assessed within its context.

A major challenge will be to ensure that the proposed development is developed at a future date to the high standards of materials and of design currently shown.