

## **BCS response to 21/02141/P – Former Vauxhall and Kawasaki sites, Avon Street.**

As noted in our response dated 17 June 2021 which should be considered together with this response, Bristol Civic Society broadly welcomes the redevelopment of this site which is badly in need of regeneration. In addition to the comments made then, we have the following points to make on the latest proposals for the site. We reserve our position on detailed proposals which are not dealt with by this application.

### **Height and Massing.**

The Society welcomes the removal of the building originally proposed to the rear of the regenerated Retort Building and the setting back of buildings on the Gas Lane elevation. This would result in a less overbearing development in relation to Gas Lane. We are still concerned that Building A is too high and will contribute to the continuation of the canyon effect in Avon Street south of the railway line. In addition, Building A together with Building B appear to overbear the Retort House. The Retort House is the focal point of interest on the site and the high standard of design which has gone into its regeneration should be maintained in the surrounding buildings. We suggest reductions in the heights of Buildings A and D.

We suggest that the east/west pedestrian/cycle route could be further improved by reducing the massing of the buildings either side of the new route from Silverthorne Lane. By opening up the corners of the buildings where the new route meets the east/west route, it would be possible to create a small square to provide an additional point of interest.

### **Access and Circulation.**

The Society welcomes the additional pedestrian/cycle access from Silverthorne Lane. However, we have concerns about the junction of the east/west route with Silverthorne Lane at the eastern end of the site. This crossroads has a blind corner and is dangerous to cross when entering the crossroad from the end of Gas Lane. We are not clear exactly what is proposed but we suggest including a 'raised roadway' at this crossroad to give a speed bump to slow cars as they come up Silverthorne Lane and onto Kingsland Road. Priority should be given to pedestrians and cyclists who are travelling along Gas Lane and across the crossroads onto Silverthorne Lane. This is a key cycle route into the city from the East, and will no doubt have greater use as a result of the development.

We welcome the proposal for a bus stop to serve a route along Avon Street. We note the statement on p9 of the Transport Assessment Addendum regarding discussions for enhancing bus services to TQEC. The Society considers that improved bus services commensurate with the demand that would be generated by development proposals in the area must be provided to serve this and neighbouring developments.

The development site includes the space required for a bridge across the Floating Harbour to connect with the new University campus. Yet, the funding for such a bridge does not seem to be secured at present. Bristol Civic Society believes this bridge to be essential to the successful development of the site and the surrounding area. A funding solution must be found to enable this bridge to be built before the development of this site is permitted.