

22/06050/F – Land south of Freestone Road and west of Kingsland Road.

Bristol Civic Society objects strongly to this proposal although we have no objection to the principle of redeveloping this site.

Height and Massing.

At the preapplication stages, we consistently objected to the height and intense massing of the proposal that would have a harmful, intrusive impact on the appearance and ambience of the area as it redevelops. The application shows a building three to four storeys higher than the one we already had such grave concerns about. It would also overbear Kingsland Road and cause some overshadowing of Dings Park. It would thus be extremely harmful to the emerging character of the area and to the ambience of Dings Park. We are also concerned about the impact of the development on wider views across the city. The Society considers that the maximum height of buildings should be similar to the 8 storeys proposed by the university for the south side of Gas Lane and respect the height of the student housing proposed for the north side of Freestone Road.

Public Realm.

We have welcomed at the preapplication stages improvements to the setting of Kingsland House and the adjoining public realm. We also would welcome improvements to make the tunnel to Dings Park much more user friendly.

Access and Circulation.

The Society supports the improved permeability of the site. The proposal would almost certainly generate more pedestrian and cycle traffic along Kingsland Road. We are concerned that the safety both of cyclists and pedestrians through the narrow Kingsland Road tunnel is addressed.

Conclusion.

Notwithstanding the improvements to the public realm and permeability of the site, the Society objects strongly to the proposal and urges the Council to refuse it in order to seek a development solution more in keeping with the emerging character of the area and less harmful to Dings Park.