

## **BRISTOL CIVIC SOCIETY'S RESPONSE TO APPLICATION 22/05998/F FOR PLOT 3, TEMPLE QUARTER.**

### **The Proposal.**

Construction of 3 buildings, ranging in height from 6 -10 storeys, comprising 108no. residential build-to-rent apartment including affordable housing, a hotel with restaurant and ground floor commercial units and an extended stay aparthotel, together with the creation of areas of public realm and open spaces, landscaping, walkway connections, along with the provision of disabled parking bays, cycle stores and waste and recycling stores.

### **Summary.**

The Society welcomes the redevelopment of this site. Whilst we feel that the proposal has potential to contribute positively to the townscape to the immediate west of Temple Meads, we have some concerns regarding form, materials, impact on views and climate change issues. We will build on our response to 22/01365/PREAPP.

### **The Society's Response to 22/01365/PREAPP**

In our response to 22/01365/PREAPP we stated that we considered that the proposed uses were suitable and the proposed permeability and pocket park would provide a welcome relief from the dense development of the surrounding area. We welcomed the commitment to minimise vehicle access to the development but urged that cycle parking and storage facilities were at least compatible with the Council's requirements. We made a number of suggestions summarised below which we felt could improve the scheme:

- Reduce the height of the aparthotel to avoid the building being visible above the Brunel buildings when viewed from the approach to Temple Meads.
- Relief from the orthogonal pattern of buildings, particularly for the residential block,
- Consider ways of relieving the hard elevation to Isambard Walk and ensuring an active frontage there.

### **Height and Impact on Views.**

The Society welcomes the reduction in the height of the aparthotel to mitigate its impact on views of the Brunel buildings from the main station approach. However, we still have some concerns about the building heights in response to the application proposals. We agree with Historic England's concerns regarding VVM 5 and 6, and in closing the vista looking south as you approach the station from Castle Park, VVM 4, the Floating Harbour loses that sense of what's around the corner and because of that some of its appeal.

Although there have been changes to the floorplan of the residential block, it is still largely orthogonal in form. We find the reliance on this rectilinear approach unexciting.

### **Materials.**

If the layout and form of the buildings is to achieve its full potential to create an appealing new urban place, the Society strongly feels that materials of the highest quality will be

required. The buildings will need to look striking on dull and wet days and, in particular, they will need to weather well in the longer term.

**Public Realm.**

The Society is generally supportive of the proposed approach to the public realm. Planting and active frontages along Isambard Walk will soften this elevation at street level.

**Climate Change.**

Bristol City Council's commitment to carbon neutrality by 2030 is strongly supported by the Society. We urge the Council to satisfy itself that the Sustainability Statement supports this ambition.