

24/01213/F | Demolition of existing structures and redevelopment of the site to comprise student accommodation with ancillary amenity space (sui generis), public realm works and landscaping; cycle parking; ancillary plant and servicing; and other associated works. (MAJOR). | 54 - 56 Redcliff Street Bristol BS1 6LS.

Bristol Civic Society has a number of concerns about the proposal and objects to it as it stands.

Design.

The ground floor and lower section of the building respect the prevailing height and character of Redcliffe Street to the south of Three Queens Lane. We find the upper seven storeys completely incongruous with the lower part and consider that they would have a negative impact on the character of the area. We would prefer that the upper seven storeys were dropped or reconsidered in a much lower format not exceeding the height of the string course below the top three storeys.

Height.

There are other adverse impacts arising from the proposed height of the building. This part of Three Queens Lane would become a canyon. This would put the street in shade for much of the year and have an adverse effect on light available to the occupants of lower floors in the building opposite. The height is also anomalous in relation to the Listed Atrium building to the south, resulting in an adverse impact on the heritage and feel of the Redcliffe Conservation Area to the south of the site.

Living Conditions.

Many of the student rooms proposed are single aspect and north facing. Bearing in mind the height of the building opposite, the Society considers that this would result in poor living conditions for future occupants. As we would expect the development to be adaptable to conventional residential use in the event of reduced demand for purpose built student accommodation, this is a particular concern.