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## **Revised plans for the Iron Works - Plot 2 & 3, Silverthorne Lane**

### Introduction

We support a number of the proposed changes, subject to seeing further detail in due course. Our comments are based on the information available at <https://www.silverthornelaneplot2and3.com/>. Unfortunately only one of us was able to make the presentation, which has left others with outstanding questions.

We comment only on the proposed changes, not on elements that are unchanged from the consented application. In our responses before the consented application, we did not support the height and mass of the 'finger blocks' facing the canal, but these are now a given.

### More detailed comments

We support:

- the opening out to the canal of the public space between blocks 2 and 3, with the provision of a ferry stop
- the design and use of materials reflecting the heritage of the site. And the use of the heritage lattice trusses in the design of the above-flood-level walkway and arches in the public spaces
- the treatment of the public space between blocks 4 and 5, sloping up towards the canal to allow for the future possibility of a bridge over the canal. We regret however that neither nearby developers nor the Council seem to show any indication of being willing to fund such a bridge. It would be a major gain. Rather than just design the approach in the hope of the uncertain possibility of a bridge, we would encourage the developer to take an active approach to help make it happen.

### Height massing and layout

The online information refers to "taller buildings on a reduced footprint", whilst not going above the height of the neighbouring Plot 1 development. Presumably this means that the distance between any of buildings has not been reduced. The relation between the space and the height of the buildings is already tight, and we would object to any further tightening. Potential issues from such a tight arrangement are noise from ground level uses, and flat-to-flat across the void, and wind in the balconies.

It was said at the presentation that building heights would be shifted a bit more to the western buildings from that shown in the published consultation plans. We would be interested to see

a verified view from Kingsland Road, which is north of the site, to gauge the impact on the view from there of the corner of the Iron Works site.

### Permeability

The pedestrian permeability of the site is welcome in principle, assuming there is no potential noise, privacy or security issue. For instance, the residents at Gaol Ferry Steps sometimes suffer from early morning disturbance as people pass through on their way home to south Bristol after a night's drinking and / or clubbing. We assume that the reference to "private podium gardens" means that there will be some outdoor space dedicated to residents. We may have further comments once we see the detail and understand the housing mix better.

### Further information

We would be interested to know:

- mix of housing units in terms of size, including % of larger family units, and how this all ties in to housing need in the City
- % and mix of affordable units, and definition of 'affordable'
- how the housing management will be undertaken and by whom, and how long this agreement will run for
- primary school provision for pupils arising from this development, and how is this planned for and paid for by the developer
- provision of play areas, as there will be children living here
- re the ground floor and first floor business space, whether there will be any affordable business /community space

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