



an independent force for a **better Bristol**

24/03876/PREAPP Crown Sawmills, Eugene Street, St. Judes: 359 private sector build-to-rent flats

Bristol Civic Society response, November 2024

The proposed development is wholly inappropriate for the site and one which we cannot support. Our reasons for this strong objection fall into the following areas:

1. 359 dwellings spread between three towers 19, 16 and 11 storeys respectively, all on a 0.71ha site would result in a development that is two-and-a-half times the optimum density of 200 units/ha that is stated in the Urban Living SPD for sites in an inner city-centre setting.
2. Sketch drawings in the pre-app document show buildings that are oversized, out of scale with the surroundings and overbearing on existing buildings. There is no justification for the proposed building heights. The site is not a suitable location for buildings that exceed height parameters set by the Old Market Quarter Neighbourhood Development Plan and The Frome Gateway Regeneration Framework.
3. The constraints set by existing sewers crossing the site and proposed alignments of extensions to James Street and Eugene Street have not been fully addressed in the draft plans.
4. The need to raise existing road levels to enable safe access and egress to/from the proposed buildings affects adjoining developments on the Alide and Globe House sites. Proposals for the three developments and their effect on the existing public realm need to be considered together and properly coordinated.
5. The scheme bears little relation to what is shown for the site in the Frome Gateway Framework document (also produced by the same architect) so we wonder about the validity of the framework if one of the first schemes for a site within the framework area ignores what is included in the document endorsed by the City Cabinet as recently as February 2024.
6. Alongside all these concerns we would suggest that serious consideration must be given to the Green Space 'Big Move' potential land swap shown in the Frome Gateway Regeneration Framework thus freeing up the Sawmills site to become a public park.
7. The developer, Platform has a 'model' which works well for them if they get 350+ units on a site, but it is clear to us that this site is too small for their 'model' to work.
8. The proposal does include improvements to the river setting, landscaping of the riverbank, creation of a public walkway along the river and enhancement of this undesignated wildlife corridor, which we would support, however this would appear to be contrary to EA requirements for access to the river and flood protection.

Bearing in mind everything mentioned above, we repeat that we cannot support this development.