

# Comments for Planning Application 24/04513/FB

## Application Summary

Application Number: 24/04513/FB

Address: 4-16 Filwood Broadway Bristol BS4 1JN

Proposal: Demolition of nos. 4-16 Filwood Broadway and redevelopment of site to provide 18 no. residential units (Use Class C3) and ground floor flexible commercial floorspace (Use classes E, F1, F2). Provision of associated landscaping, cycle parking and refuse storage and other associated works. Major

Case Officer: Thomas Wilkinson

## Customer Details

Name: Not Available

Address: Not Available

## Comment Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:24/04513/FB

4 -16 Filwood Broadway Development of site to provide 18 No residential units and commercial floorspace.

The Bristol Civic Society supports in principle but objects to the proposed layouts.

The applicant has spent an inordinate amount of time and effort producing the proposals and the documents show what a fantastic job has been done. The consultation with the community and in-depth analysis of the existing buildings and elevational treatments is to be commended. However, we believe that there is a fundamental design error in the proposals which has negatively impacted the applicants' wish to create more residential properties in the area.

Natural daylight is critical to general human wellbeing and as such should be a high priority in the design process. This seems to have been forgotten, although not entirely as the applicant has provided daylight analysis stating that the living /kitchen spaces do not meet the recommended light levels for healthy living. These living spaces are in the middle of the flats without any windows or clear views out. The applicant has therefore ignored this fundamental design principle and thus accepted that people in this area don't need living places that prove healthy living standards.

Also, the fundamental policy of providing good street surveillance from newly designed housing should have been considered. The flat layouts turn their backs on the street, by providing

bedrooms to the front elevation. This could cause ongoing noise issues and additional cost to the building and occupants.

Why design poor layouts at the expense of flat numbers. All the above could be corrected by widening the flats to enable the living rooms to be at the front of the building and retaining the 2 bed flats.

Please reconsider and redesign the layouts to provide better living spaces that will encourage healthy living and help the community and environment.