

STATEMENT A5

Planning Application number – 21/01999/F
Proposals for 62 new homes on land at West Car Park, College Road, Clifton
Development Control Committee A – Wednesday 22 September 2021

Tom Macklen – Architectural Director, Barton Willmore

Barton Willmore are the architects and planning consultants working on behalf of Bristol Zoological Society in relation to the West Car Park residential development scheme.

Throughout the design process we have received a wide range of feedback on the plans both before and after submission of the planning application.

We have been keen to engage the community and feedback has been built into the evolving design throughout – for example, prior to submitting the planning application for the site in April, the scheme and materials were modified based on feedback gathered as part of the Society's extensive programme of Community Engagement.

Further revisions have been made to the scheme since the initial application submission, also as a result of feedback, to further improve the relationship to the Conservation Area and setting along College Road, including reducing the height of the northern part of Block A by 1 storey, stepping the building back from College Road, and increasing the level of planting.

Our proposals are firmly in line with the aspirations set out within the Council's Urban Living Supplementary Planning Document – for example all homes are generous in size and compliant with National Space Standards.

The SPD locates the site within an Inner Urban Area, where development density of 120dph is considered an optimum amount. The application proposal of 121dph, as noted within the Case Officer Report would therefore be considered entirely appropriate.

Our heritage consultants' have also informed the proposals for the site. They found that the site's location gives sufficient space to ensure that new structures will not dominate nearby buildings of heritage interest. It is important to note that Historic England have not objected to the proposals.

We have developed the design for this brownfield site as one that responds sensitively to the setting and context of the site.

Bristol City Council Officers have reviewed the submission in detail and have approved the scheme.