

## **Committee Statement B4**

Good afternoon Councillors,

I believe that this development will help rejuvenate West Street with a beautiful building and greater footfall in local business. It is not our first development in Bedminster. In 2020 we brought the derelict Princess of Wales back to life which received wide praise on the local "Then and Now Facebook group". We are proposing to use a modern method of construction for this development that reduces delivery time by half, and reduces CO2 emissions during construction by 40% vs a traditional build. We also support the local councillor's proposal to employ apprentices from Hengrove's construction centre to learn this MMC technique.

Clearly there is demand for more student accommodation in the area. Landlords are already flipping traditional family homes into student HMOs to meet demand permeating from the centre. In just 2 years this has happened on nearby Bartlett's road, Palmyra road, Breach road, West St, Stanley St and Beaufort St. The trend is clear, and it is clear where it will go. Bedminster is in an Article 4 area so developments such as this will give Bristol Planning the opportunity to reject HMO conversions. Approval of this development will therefore help safeguard against future loss of traditional housing stock in the local area.