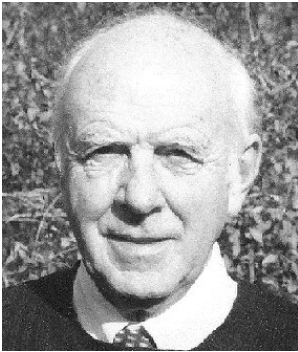


## NEW PLANNING APPLICATIONS

The following are some of the more important or interesting applications considered by the Group since the last *Newsletter*.



### O&M Sheds, Welsh Back

The application to develop these two dockside buildings was reported in the last *Newsletter*. The Society opposed the scheme, particularly because it involved the loss of a mature plane tree close to the Bascule Bridge. The current position is that the application has

been withdrawn and we await, no doubt, new proposals.

### Baptist Church, 177 East Street, Bedminster

This is an application to demolish a minor extension and to convert the main part of this redundant church to 12 residential units and to add 2 detached houses on the site. The building is not listed but is in a conservation area. The Society is not opposed to the principle of conversion of this handsome building but we have objected to the insertion of dormer windows which, we feel, are unsympathetic to its overall design and appearance.

### Former Esso Service Station, Bath Road

This site, close to Totterdown Bridge and between the river and the main Bath Road, has been unused for some time. Proposals have now been put before the city council to develop it in a major way, with 4 new buildings comprising 108 apartments, 5 terraced houses and 3 workshops. The Society does not have a problem with the principle of development but the proposals are, in our view, too intensive and too high. We do not think proper account has been taken of the topography of the site, nor of the traffic implications of such a large development on a main access route to the city centre. There is also the matter of whether the city's SPD *Tall Buildings* is being complied with.

### The Cutting, Barossa Valley, Guinea Street.

This is the cutting for the former railway line through the tunnel under Redcliffe which can be seen near *The Ostrich* public house. It is an awkward site to develop and this is a second attempt. The proposal is for 28 apartments, a cafe and some work units in a 3-storey building, below Barossa Place. We have serious reservations about the presentation of this scheme and, indeed, the suitability of the site for development of this nature.

### Wedlocks Public House (formerly The Star), Ashton Gate

This is a second attempt to develop this former pub, close to the Bristol City football ground. It is an attractive building with a history closely associated with the football club and we opposed its demolition earlier in the year. It now seems clear, however, that the planners are not to be persuaded that conversion is desirable and we reluctantly accept this reality. The proposals for a replacement building have been scaled down from the earlier application and the Society does not now object to them.

### Temple Way House, Temple Way

This is a major scheme to demolish the existing Clerical Medical office building on Temple Way, the one most people will recognise as the one with the orange windows. It is proposed to replace it with two buildings, two storeys higher, continuing its office use. We have no special liking for the existing building but have considerable reservations about the proposals in that we question the massive increase in floor space - the new buildings would be about 2.5 times bigger - and the whole issue of sustainability. The existing building is not very old and demolition seems an extreme and unsustainable option.



### Former Purifier House, Gas Ferry Road

The Purifier House has been long unused and is one of the skeletal dark grey buildings roughly opposite the *ss Great Britain*. A major refurbishment and conversion is planned to provide office, retail and cafe/restaurant use. There will be an additional ten residential apartments in a separate building. The Society was invited to see these proposals at an early stage and is very supportive of a scheme that should enhance the area and re-use an essentially handsome and significant building which has stood empty for far too long.

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