



17/04187/PREAPP

4 Glass Wharf / plot ND9

We commented on the previous pre-app for this site (planning ref; 17/00830/PREAPP) in April 2017 and our overriding concern was that the building proposed was too high and would have an overbearing effect on the flats on the opposite side of Anvil Street and, with the proposed building for 3 Glass wharf, would create a 'canyon' on Avon Street.

This revised pre-application submission is still too high and still has an overbearing effect on the flats on the opposite side of Anvil Street and creates a 'canyon' on Avon Street.

The report on the proposals for 4 Glass Wharf that accompanied pre-application 17/00830/PREAPP acknowledged that the development of ND9 will need to compliment 3 Glass Wharf whilst providing a transition from the commercial waterfront architecture to the domestic design at Anvil Street.

Planning permission 05/04334/F, renewed by planning permission 10/00430/R, is for a 6/7 storey residential building with retail and workspace units at ground level. The northwest corner of the scheme ties in particularly well with the corner of the Ibis Hotel on the corner of plot ND8. The permitted scheme has building heights of 15m (5 storeys) on Anvil Street and 18m (6 storeys) on Avon Street. There is a set-back penthouse floor on each side of the building adding another 3m to the overall heights. This permission therefore conforms to the URBED Masterplan for Temple Quay 2, which stipulates a maximum building height of 25m and a predominant building height of 18m for plot ND9.

Building heights on the three sides of plot ND9 are: flats on Anvil Street - 12.9m (4 storeys), Ibis Hotel 20.2/24.0m (6/7 storeys), proposed building for 3 Glass Wharf - 30.9m high (8 storeys) plus 2.65m plant compound.

Although two storeys have been removed in the revised pre-application submission, the proposed scheme still greatly exceeds the heights stipulated by the Masterplan and designed into the consented scheme; the height to the roof on Anvil Street (5 storeys) is 19.5m and allowing for a balustrade to the roof terrace would be 20.6m, and on Avon Street (8 storeys) is 31.9m to the parapet. The rooftop plant enclosure adds a further 2.6m to the overall height. The lower height on the Anvil Street side is achieved by two receding set-backs on the fifth and sixth floors, but these are not enough to mitigate the overall oppressive effect on the flats on the opposite side of Anvil Street.

The critical point is that the proposed building is too high on both Anvil Street and Avon Street and fails to make the transition from the commercial waterfront architecture to the domestic design at Anvil Street as aspired to in the report that accompanies this pre-application submission. The scale of building should comply with the parameters set by the Masterplan, which the previously consented scheme does.

Removal of a further floor would bring the scheme close to the height parameters set by the URBED Masterplan and reduce the overbearing effect on the flats on the opposite side of Anvil Street and the 'canyon' on Avon Street. The building thus becomes 4 storeys on Anvil Street and 7 storeys on Avon Street as indicated on the attached marked-up cross section (below).

Submitted by Paul Bradburn on behalf of the OMCA planning group.

