

Montpelier Conservation Group

Please reply to: Tony Mason, 104 York Road, Montpelier, Bristol BS6 5QQ

Development Management
City Hall
Bristol City Council
PO Box 3399
Bristol BS1 9NE

28.1.2021

Re: Backfields House Upper York Street; Application 20/05805/F

We write with our comments on the above application, which is for “Delivery of 15 low carbon, affordable, modular homes and associated amenity space to create a new rooftop community. (Major) ”.

- Upper York Street forms one boundary of the Stokes Croft Conservation Area. Backfields House is outside this boundary but is opposite the former Malthouse, an Unlisted Building of Merit within the Conservation Area.
- Although the proposal is unusual and uncharacteristic of the area we do not consider it would cause harm to the Conservation Area.
- There are a number of nearby sites where additional storeys have been added and have resulted in buildings which are out of scale, overbearing and harmful to the Conservation Area. However, in this particular situation the steel supporting framework would add definition to the host building and the varied roof-line would add interest to the skyline without being oppressive.
- The proposal is intended to meet a recognised housing need by providing a level of independence within an integrated, sustainable community.
- The application documents explain the supportive environment that would exist for the residents: the provision of a formal management plan should be considered.
- The sustainability of the new community would be safeguarded if there were to be restrictions preventing the flats being used for short-term lettings, such as Airbnb.

We ask that our comments above are taken into account when the application is determined.

Tony Mason
for Montpelier Conservation Group