

Changes to the Design and Access Statement - December 2023

The new Design & Access Statement supersedes, the Design and Access Statement submitted in April 2023. It describes the amendments Dominus Bristol Ltd. ("Dominus") and the design team have made to the submitted design to positively address comments made by planning officers, and changes in building regulations since the application was submitted.

Dominus and the design team have considered the feedback received and have liaised with the wider project team, including the appointment of Townscape Consultancy, in making the following positive changes to the proposals:

- Revised architectural expression, including the division of the buildings into more blocks and the use of brick patterning and banding, in response to Officer comments.
- Revisions to the plan and massing in order to comply with revisions to Approved Document B (the "two staircase rule").
- A redistribution of the massing, including a reduced mass along Kingsland Road, reducing the level of townscape and daylight impacts on the neighbouring Dings.
- Addition of rooftop amenity space.
- Optimisation of the floorplans to increase the number of student accommodation units from 627 to 705.

Together, these changes create a design that benefits from further input from officers and the wider community. The elevations are more interesting and more directly related to the historic buildings of inner East Bristol, the massing has less visual impact on the surrounding streets, and the linking of staircases brings the design up to current regulations and best practice for fire safety. It is a proposal that sets a high benchmark for the future transformation of the sites along Kingsland Road.

