



## **Summary of the objection by Bristol City Council's Conservation Panel**

The Conservation panel has objected to the proposals and lists a catalogue of problems with the design, layout, height and mass of the proposed development. They also complain that their previous advice was not heeded by developers and “concerns expressed during the previous (pre) application remain unresolved.”

Among many other issues, the report maintains the various proposed blocks of flats are too high and too close together - calling the building “overbearing” and saying there’s so little space between them, it’ll impact natural light and tree growth.

The report calls for a landscape-led setting and says very high tree loss is “concerning” and the replacement tree plan is inadequate. And they have concerns about the setting of Grace House, the Grade 2 listed building at the centre of the site built to Steiner principles with “architectural and historic significance” designed to be in an “open verdant green parkland-style setting” - the new blocks are uncomfortably close and will lead to “an overcrowding and overbearing impact on Grace House”

They conclude that the plans are “unacceptable in their current form” and “inappropriate” for the character of the Conservation area.