



**Ms P Goldfinger**  
Head of Programme  
The Architecture Centre

Date: 18 September 2017

Our Ref: M15/0702-25

By email only:  
[pippa.goldfinger@architecturecentre.org.uk](mailto:pippa.goldfinger@architecturecentre.org.uk)

Dear Ms Goldfinger

**RE: DRAFT APPLICATION PROPOSAL AT LAND AT SILVERTHORNE WHARF,  
SILVERTHORNE LANE, BRISTOL BY PREMIER FOREST ESTATES LTD**

**BRISTOL URBAN DESIGN FORUM, 11.00AM 26 SEPTEMBER 2017**

On behalf of my client Premier Forest Estates Ltd and Frame International Architects, thank you for inviting us to present the draft mixed use proposal at Silverthorne Wharf to the Bristol Urban Design Forum at 11.00am on 26 September 2017.

I have pleasure in providing our synopsis of the emerging scheme.

### 1. Title of the Project/Development

Redevelopment of land at Silverthorne Wharf, Silverthorne Lane, Bristol.

### 2. Brief Description of the Works

Erection of mixed use employment, residential and leisure proposal including conversion of grade II listed warehouse building comprising B1 office (7,962 sqm GIA), 164 flats, A3 cafe/restaurant/terrace (286 sqm GIA), amenity space, landscaping, ferry landing on Feeder Canal and car parking.

### 3. Contact Details

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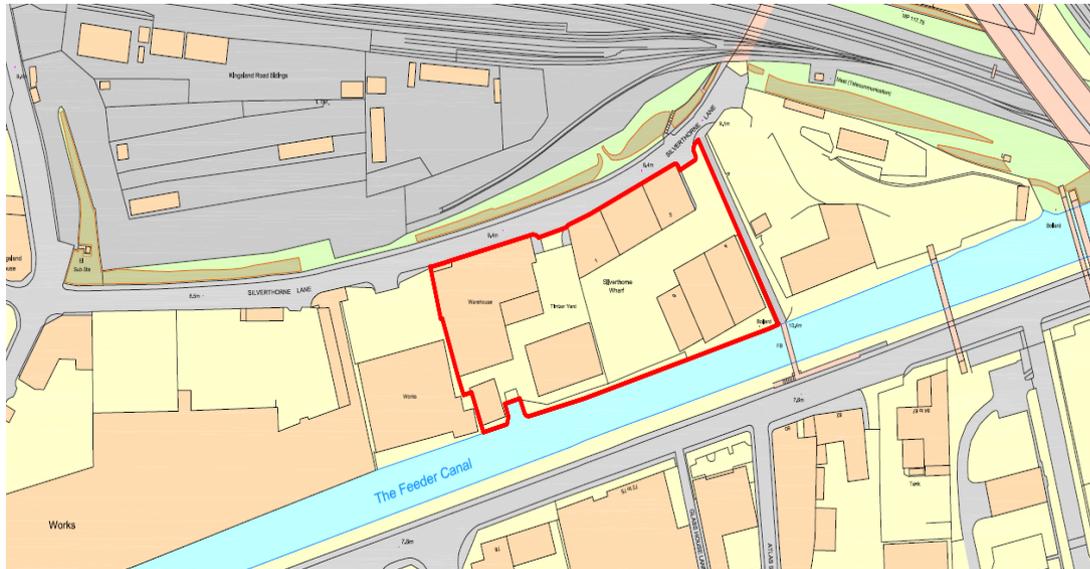
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## 4. Synopsis

### Location

The site is located between Silverthorne Lane and Feeder Canal, St Philip's which is in Bristol City Centre's Temple Quay Enterprise Zone, and is currently in use as a timber yard. The location plan identifies the site and the address is land at Silverthorne Wharf, Silverthorne Lane, Bristol, BS2 0QJ. Any site visit should be arranged with Tetlow King Planning (Jonathan Adams or Andy Moger).

Figure 4.1: Site location



To the north the site is bounded by Silverthorne Lane; to the east it is bounded by adjacent industrial uses; whilst to the south the site abuts Feeder Canal. The western boundary is formed by industrial and commercial premises.

The site has two vehicular access points directly off Silverthorne Lane.

Figure 4.2: Western approach vehicular access



Figure 4.3: Eastern approach vehicular access



Vehicular access to Silverthorne Lane is restricted to bicycle and pedestrian access only when approaching from the east. Vehicular access is available from the western approach via Kingsland Road, Gas Lane or Avon Street.

Figure 4.4: Silverthorne Lane Restricted Access



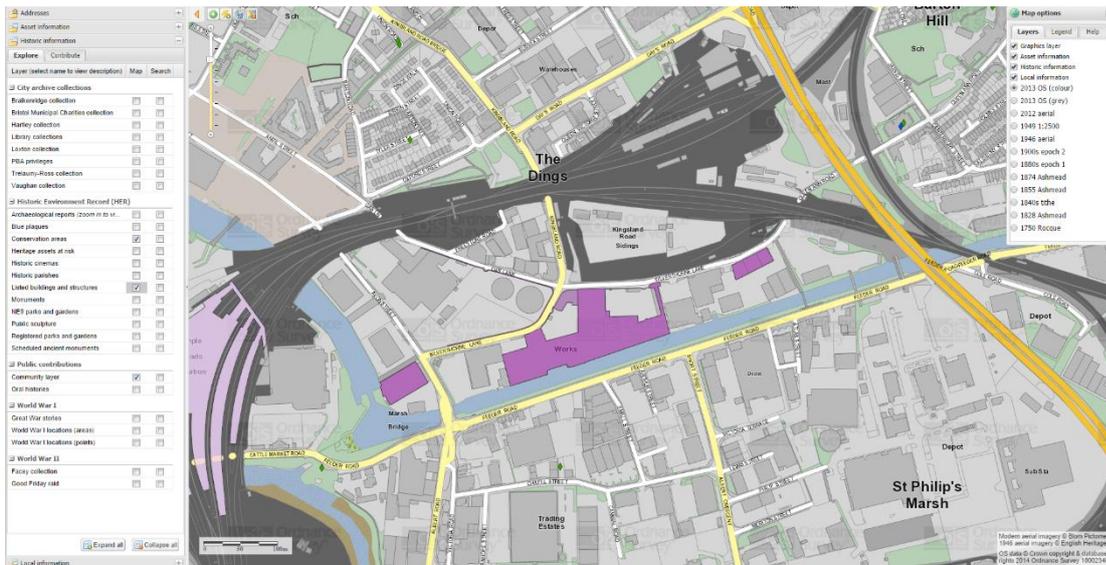
The northern side of Silverthorne Lane is formed of stone walls with mature trees and hedge growth above. These high pennant sandstone Listed rubble walls characterise the area that is bounded by Feeder Canal, Floating Harbour and elevated railway.

Access to the area from the north is restricted by the railway arches that form part of the significant railway heritage of the wider area.

Figure 4.5: Silverthorne Lane Listed Building



Figure 4.6: Silverthorne Lane Listed Building Designation



Bristol Temple Meads railway station is approximately a 15 minute walk from the site. The site has excellent access to Dings Park recreation ground which is approximately a four minute walk.

### Description

The draft proposal is for the erection of mixed use employment, residential and leisure including conversion of the grade II listed warehouse building. The proposal comprises B1 office (7,962 sqm GIA), 164 flats, A3 cafe/restaurant/terrace (286 sqm GIA), amenity space, landscaping, ferry landing on Feeder Canal and car parking.

The basement level will provide 270 cycle spaces, 31 motor cycle spaces and is capable of providing up to 130 (+15 restricted height) car parking spaces. Bristol City Council is currently preparing a transport capacity study that will inform the final provision for car parking at the site.

The proposed blocks fronting Feeder Canal are up to eight storeys (including ground floor). The blocks fronting Silverthorne Lane are up to seven storeys (including ground floor). The listed warehouse will be converted to B1 office.

## **Status**

The proposal is still in draft form and we expect to submit a full planning application to Bristol City Council in early November 2017. The applicant Premier Forest Estates Ltd and City Council have entered into a PPA to achieve this.

On behalf of the applicant, Tetlow King Planning and Frame International Architects have held pre-application discussions with officers at Bristol City Council since early 2015. Several other consultants have also liaised with officers and key stakeholders.

In summary, the emerging proposal has been submitted to officers for pre-application advice as follows:

March 2015 – Erection of 262 flats, 1,000 sqm B1 office, 1,000 sqm A1 retail, landscaping and parking. Block A 17 storeys, block B eight storeys, block C eight storeys. Refurbishment of grade II listed warehouse building to provide 1,000 sqm B1 office and 1,000 sqm A1 retail. Officers and Bristol Civic Society objected to the scale, height, mass and density of the proposal. The officer qualified his comments by saying that a heritage statement must be carried out and that it should inform the design and layout of the proposal.

February 2016 – Erection of hotel (nine storeys containing 237 rooms); conversion of listed building to provide health and fitness gym and spa connected to the hotel; blocks A and B (each seven storeys each providing 41 flats). Officers accepted the principle of the proposed mix of uses and requested further details to clarify matters including heritage, massing/design, contamination, flood risk, transport, sustainability, ecology, public art, air quality.

July 2016 – Erection of 96 flats, 2,648 sqm leisure, 10,166 sqm hotel, 1,428 sqm office. Officers were pleased with the changes to design and layout.

October 2016 – Erection of 207 bedroom hotel including conversion of the listed building to provide a spa, health and fitness gym, 91 flats and 1,293 B1 office, parking and landscaping. More technical justification was provided to support the draft proposal. The draft proposal was well received.

October 2016 onwards – The applicant's design team have regularly met officers to discuss the emerging scheme. As a result the proposal has evolved in close liaison with key officers including urban design. This was especially important and helpful when the hotel operator withdrew from the process and the proposal was drawn up to provide B1 office, residential and A3 restaurant/cafe/terrace.

## **Main statutory constraints**

The existing warehouse is a grade II listed building.

## **5. Plans, Sections and Elevations**

For the Forum's reference, please find enclosed the following plans of the current draft proposal:

- Location plan
- Existing site plan
- Floor plans (Basement to roof)
- Elevation plans
- Section plans

## **6. Design and Access Statement**

The Architect's Design Statement (Rev D dated October 2016) is enclosed. This sets out the context of the site including within the Temple Quay Spatial Framework; pre-application discussions with officers; evaluation and objectives of the scheme; and the emerging proposal.

Please note that the Design Statement only covers the period up to October 2016 and the Architect will be preparing an up to date Design and Access Statement to support the application proposal. The key change is that proposal no longer includes a hotel and now proposes more B1 office space.

## **7. Other relevant material**

I enclose the following supporting material:

FRA (October 2016)

Heritage assessment (September 2016)

Preliminary ecological report (October 2016)

Bat report (October 2016)

Landscape concept (September 2017)

CGI images

Photomontages

Schedule of accommodation

Extracts from Temple Quarter Spatial Framework

Items 8-11 will be provided this week.

Yours sincerely



**JONATHAN ADAMS**

**DIRECTOR**

For and On Behalf Of

TETLOW KING PLANNING

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Encs.