BUDF Brief

St Mary-le-Port

1. The Project and description

   The Project
   - Project name: St Mary-le-Port, Bristol
   - Developer: St Joseph Homes Ltd (member of the Berkeley Group of companies)
   - Planning Consultant: GVA
   - Architect: Chapman Taylor
   - Description of Development: Demolition of existing unlisted buildings and redevelopment of the site to provide a residential-led mixed use scheme including 500 new homes, 2,325 sqm of B1 floorspace and retail uses at ground floor level.

2. Contact details

   - GVA, Planning Consultant:
     - Jo Davis, National Head of Planning, Development & Regeneration - T: 0117 988 5224 / Jo.davis@gva.co.uk
     - Veronica Barbaro, Associate – 0117 988 5308 / veronica.barbaro@gva.co.uk

3. Synopsis

   Site details
   - Castle Park, Bristol BS1 2AN
   - Access: the public realm around is accessible to the public. Building access is restricted but can be arranged on request.
The site and surrounding area

The St Mary le Port site is located in central Bristol, within the old town area of the city. The site is bound to the west by High Street, beyond which is the Grade I listed Exchange building, which includes a number of local traders and pubs at St Nicholas market. The north of the site is bound by Wine Street, including various commercial and retail units. The area to the east is occupied by Castle Park and the Floating Harbour runs southwest to northeast to the south of the site. The city centre shopping areas of Cabot Circus and Broadmead are located to the northeast, with office development to the south along Victoria Street and mixed use development at Finzels Reach to the southeast.

The site itself comprises the former St Mary le Port Church ruin and tower and a derelict 1960’s office building, previously occupied by Norwich Union. Bank of England House is a derelict and unoccupied former banking building and Bank House, another modern office building currently part occupied by Lloyds Banking Group, is located on the northern part of the site. The site also includes a number of trees and an area of hardstanding to the south of Norwich Union House.

The St Mary Le Port church tower is Grade II listed and the church ruins are also a Scheduled Ancient Monument. The vault under High Street, to the southwest of Norwich Union House, is also a Scheduled Ancient Monument (SAM). The site falls in the City and Queen Square Conservation Area.

The proposed development

The proposals seek to put forward a holistic masterplan and vision for redevelopment of the site which includes the demolition of the 1960s office buildings, Norwich Union House, Bank of England House and Bank House in order to provide a high quality residential-led mixed use scheme. The scheme envisages the provision of 500 new residential units across a number of blocks, as well as an element of employment floorspace and retail uses at ground floor level. The aspiration is to increase the site’s permeability and open up views to and from St Mary le Port Church, enhancing its setting and that of the wider conservation area.
Key statutory constraints

- **Heritage:** the St Mary Le Port church tower is Grade II listed and the church is also a Scheduled Ancient Monument (SAM). The vault under High Street, to the southwest of Norwich Union House, is also a SAM.

- **Flood Risk:** the site is within Flood Zone 1 (low risk).

- **Policy:** the primary shopping area runs along the north of Wine Street and west of High Street at the Exchange. Secondary shopping frontages also run along this side of the road. The site is allocated within the Bristol Central Area Plan under site reference KS04 and policy BCAP37.

Status

The proposals shared with the BUDF are at ‘concept’ stage; detailed design will follow over the next few months informed by input from the technical team, further survey work as well as input from key stakeholders including the BUDF. We envisage a further presentation to the Forum once the proposals have been further developed.

Initial high level pre-application discussions have taken place with the Council but the formal pre-application process has not yet commenced.