



PRINCESS OF WALES, BEDMINSTER

OVERVIEW

CLIENT
CTMT Capital

SECTORS
Residential

LOCATION
Bedminster, Bristol

PLANNING AUTHORITY
Bristol City Council

HIGHWAY AUTHORITY
Bristol City Council

PROJECT TEAM
CSJ Planning

PROJECT DIRECTOR
James Darrall



PROJECT

TPA was instructed by TMT Capital to support an application at the Princess of Wales public house in Bedminster, Bristol. The proposals comprised the partial demolition and redevelopment of the existing public house to provide three Use Class C4 flats of multiple occupation.

APPROACH

No on-site parking was proposed as part of the redevelopment and, whilst the site is centrally located in Bristol with high levels of accessibility, Bristol City Council provided a consultation response that requested a parking survey.

TPA are experienced in undertaking parking surveys and, in accordance with Bristol City Council guidance, we completed a snapshot residential parking on two weekday evenings.

The results of the parking survey were summarised in a Technical Note which was supported by photographic evidence and a plan which detailed the survey extent, recorded parked cars, available spaces and any unusual observations. The Technical Note also forecast the parking demand likely to be generated by the redevelopment and provided an accessibility review by non car modes.

OUTCOME

The Technical Note concluded that the parking demand generated by the development could be comfortably accommodated on-street. The redevelopment was subsequently granted planning permission subject to conditions.

RELATED PROJECTS

Cothars Cottage

