

# Temple Gate / Clarence Road, Bristol



## Delivering an inclusive new community with 435 high-quality homes for rent

### CLIENT

Dandara

### LPA

Bristol City Council

### STATUS

Planning permission  
granted

### SERVICES

Heritage, Townscape and  
Landscape

### Our role

- This brownfield urban site spans two parcels of land flanking Bristol's Chatterton Street, with prominent frontages onto Clarence Road and Temple Gate, opposite the main railway station. Vacant since 2021, it occupies a strategic gateway into the city centre within the Temple Quarter Enterprise Zone and lies in the setting of highly listed buildings like the grade I St Mary Redcliffe Church and Temple Meads Railway Station complex.
- The proposed development features varied-height buildings clustered around a landscaped courtyard, creating a considered silhouette that frames long views of St Mary Redcliffe and complements its surroundings. Public realm improvements, including a ground-floor terrace connecting Chatterton Square and Clarence Road, will enhance pedestrian and road-user experiences.
- We, alongside Stride Treglown, provided Heritage, Townscape and Visual Impact analysis to inform the design process, ensuring taller developments respect nearby heritage assets. Collaborative engagement with Bristol City Council (BCC), Historic England and Design West helped guide the proposal through pre-application stages, including advisory panel presentations.

### Results

- Following confirmation of the scope of receptors and representative views for testing from BCC, our specialist Heritage, Townscape and Landscape team prepared a comprehensive built Heritage, Townscape and Visual Impact Assessment (HTVIA) in support of the scheme at application. This document described in detail the history and heritage significance as well as the setting of the site, how the design of the proposed development had evolved in response to stakeholder engagement, and also its final impacts / benefits in policy terms.
- Further updates to the HTVIA were prepared to support later revisions to the scheme, and in response to ongoing engagement with BCC during the determination period.
- Planning Committee determined the planning application in October 2024 and have subsequently approved the scheme.

**Turley**