

# CLIFTON DOWN ROAD, BRISTOL

## OVERVIEW

### CLIENT

THAT Group

### SECTORS

Retail  
Employment

### LOCATION

Bristol

### PLANNING AUTHORITY

Bristol City Council

### HIGHWAY AUTHORITY

Bristol City Council

### PROJECT TEAM

Tetlow King  
Fielded Clegg Bradley Studios  
BD Landscape Architects

### PROJECT MANAGER

Robert Roughan

### PROJECT DIRECTOR

James Darrall



## PROJECT

We were instructed by THAT Group to support a planning application for 1,781 m<sup>2</sup> retail GFA and 1,151 m<sup>2</sup> of employment GFA. The site is situated in the centre of historic Clifton Village. Once constructed, the development will house retail across two floors, with offices above. The development is car-free, with no parking provided on site. The site has significant local importance, which meant that stakeholder engagement was key in ensuring the most appropriate scheme for the area came forward.

## APPROACH

We provided the technical documentation to support the planning application, namely a Transport Statement and Travel Plan. Input into the design of the surrounding public realm was also provided. Key to this was demonstrating that a car free development in this location would not result in a significant effect on the local highway network.

Following submission of the planning application, we worked with Transport Officers at Bristol City Council to agree the public realm improvements, including a high quality environment for pedestrians, and a new bus stop on Clifton Down Road. We have since been commissioned to undertake the S278 design and approval and construction management plans

## OUTCOME

The application received a resolution to grant planning permission at Committee in January 2020.

TPA are currently advising on the construction phase of the development, and are providing input into the Section 278 for the public realm works.

## RELATED PROJECTS

Knight & Lee, Portsmouth

