

About us



Bristol City Council has an aspiration to increase the number of new affordable homes being built in the city. To achieve this, the council's housing development team are looking at potential sites for building new affordable housing, and have identified several sites in Bristol where we are proposing to build high quality, net zero carbon homes. The sites are part of a wider housing programme for Bristol City Council (BCC) via the Climate Smart Cities Challenge initiative.

The council has selected **EDAROTH** to deliver these new homes, which will be made available for social rent. **EDAROTH** is a subsidiary of AtkinsRéalis, providing end-to-end development solutions that are focused on delivering social and affordable housing. **EDAROTH** focuses on the development of under-utilised and brownfield land.

One of the sites identified is the garage site off Dutton Close. This underutilised site exists within an established residential area with supporting infrastructure already in place. If planning permission is achieved for this site, notice would be given to any residents leasing the garages; the garages would be removed before redevelopment for new homes.

The proposed development would deliver six high quality, sustainable homes that have been designed to respond to the local context and fit within the existing residential area. Additional trees will be added where feasible and vegetation will be retained to the eastern boundary. The site will benefit from car parking spaces as well as cycle parking, refuse and recycling storage to support residents to live sustainably.

EDAROTH use innovative modular structures which are built off site in a factory and transported to the location. One of the main benefits of this is the speed with which these new homes can be built with little disruption to surrounding homes. The off-site manufacturing system will reduce on-site construction time, wastage, and construction traffic to site.

EDAROTH houses achieve net zero carbon emissions for all regulated, operational energy. The term regulated energy refers to energy consumption associated with space heating, water heating, ventilation, and lighting. This will be achieved by using highly insulating materials, low energy heating systems and photovoltaic solar panels.

Everybody deserves a roof over their head

A place to survive, and to thrive. A place they are proud to call home. It's our mission to create the conditions that allow individuals, families and communities to flourish.



Dutton Close BS14 8BX



Dutton Close (BS14 8BX) will deliver:

- 2 x 2 Bed Houses (89m²),
2 x 1 Bed Apartment (52m²), and
2 x 2 Bed Apartment (73m²) for
Social Rent
- 2 parking space including
1 accessible parking space

Dutton Close



Typical home layouts

Two bedroom houses

Ground floor



First floor



Three bedroom houses

Ground floor



First floor



- | | |
|-----------------|--------------------------------|
| ① Living/Dining | ⑤ Bedroom |
| ② Kitchen | ⑥ Study |
| ③ WC/ Wet Room | ⑦ Cupboard |
| ④ Hall | ⑧ USM (Utility Service Module) |



Come on our
virtual tour

Typical apartment layouts

2B4P flat (apartment) internal layout



1B2P flat (apartment) internal layout



- ① Living/Dining
- ② Kitchen
- ③ Cupboard
- ④ Bedroom 1
- ⑤ Bedroom 2
- ⑥ Bathroom
- ⑦ Store Room
- ⑧ USM (Utility Service Module)



Benefits of EDAROTH housing

Faster:

 **50%**

50% faster to build than traditional construction.

Tougher:

 **BOPAS**

Industry-recognised quality and durability accreditation from Buildoffsite Property Assurance Scheme (BOPAS).

More sustainable:

 **NET ZERO**

Achieves net zero carbon in use.

Efficient:

 **OPTIMISED LAYOUTS**

Layouts optimised for off-site manufacture whilst exceeding national space standards.

Safer:

 **FIRE SAFETY**

Walls manufactured entirely from non-combustible materials.

Lower bills:

 **50%**

50% reduction in central heating costs.

More secure:

 **SECURED BY DESIGN**

Secured by Design accredited with Product Assessment Specification (PAS) 24 compliant doors and windows.

More assurance:

 **NHBC**

The National House Building Council (NHBC) accepts certification. NHBC Buildmark.

Modern methods of construction:

 **63%**

Pre-Manufactured Value.



Watch
our build
process

More inclusive:

 **LIFETIME HOMES**

Designed for adaptation using Lifetime Homes principles.

Higher quality:

 **HQM**

Designed to score very highly under the Homes Quality Mark scheme.

Next steps

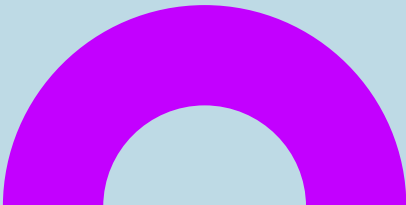


We will review the feedback from the engagement and intend to submit a planning application to Bristol City Council in December 2023.

Subject to planning consent we would expect to begin construction in Summer 2024 with a view to completing the development by Winter 2024/25.



Speed of construction
Accelerating delivery by treating the site as an extension of the factory.



Have your say



You are invited to have your say on the proposed developments through an open engagement process.



To participate in the engagement please follow this link: www.bristol.gov.uk/residents/housing/new-build-affordable-homes/affordable-housing-consultations

When we have collated feedback from residents and local stakeholders, this will be incorporated into the proposed plans where possible, before submitting a planning application.

We will share the updated designs on **this web page** and let you know how the views were taken on board. We will also keep you updated on progress.