

WELCOME

Thank you for attending the public consultation for the Filwood Broadway Cinema Site development on Filwood Broadway Road.

WHY ARE WE BUILDING?

Filwood Broadway is one of several sites in South Bristol being brought forward by Bristol City Council to help meet the demand for more housing across the city. These sites will provide a mix of housing, with new council homes as well as other types including shared ownership, private sale and community-led projects.

Initial surveys and studies have been carried out to assess the suitability of these sites for development and to guide the kind of housing that could be built. Some suggested designs have also been produced in order to draw out feedback from technical teams within the Council and statutory stakeholders as part of a pre-application enquiry process.

HAVE YOUR SAY

This first round of consultation is to give the local community the opportunity to help influence the designs at this early stage whilst we are exploring different site layouts. Your comments, together with those from other stakeholder groups and organisations, will help shape more detailed plans.

The Council and their external design and planning teams are pleased to be working with the Knowle West Alliance to help engage with the local community and encourage those living and working in the area to take part in the consultation.

Please have your say by filling in a feedback form and handing it in, or completing one online at www.bristol.gov.uk/housing/new-council-homes by 6 January 2020.

After 5 December, the exhibition will be on display at The Park, Filwood Community Centre, and Knowle West Media Centre with bound copies available in re:store and local libraries. Feedback forms will be available at the above Alliance sites and should be filled out and put in the feedback box before 6 January 2020.



View from the East - frontages along Filwood Broadway



Views within site

LDS ARCHITECTS

LDS Architects are an award winning multi-disciplinary team of 80 architects, design consultants and urban planners based in West London. We bring fresh thinking to every project and achieve success with architecture that is designed for people and built for change. This approach has been informed by more than 30 years' experience across all sectors.



site aerial view

PROJECT TEAM



client



project lead: project management, costs, engineering, highways/transport, environmental

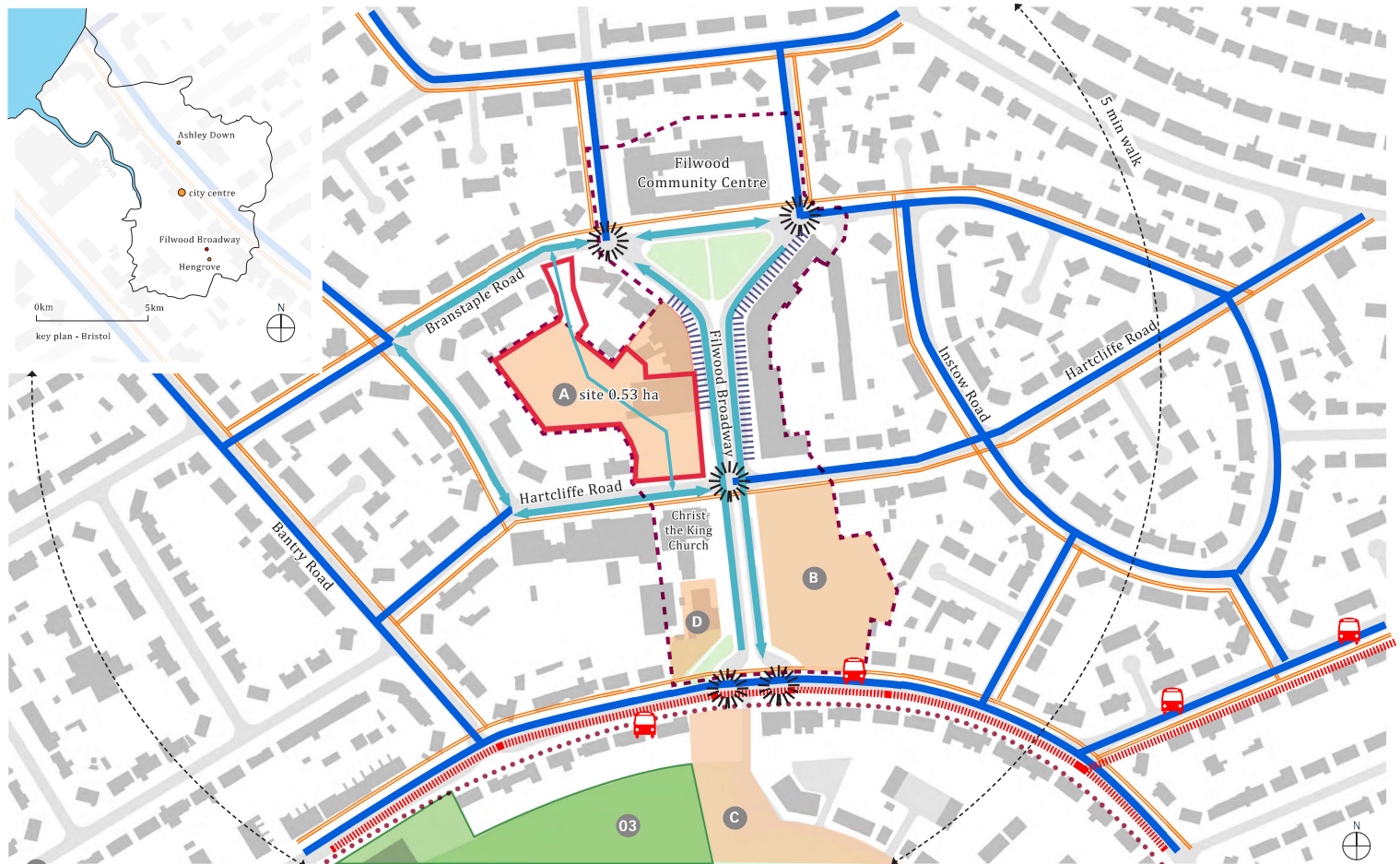
Lifschutz Davidson Sandilands

architect and masterplanner



CSJ PLANNING

planning consultant



location plan with key planning areas and policies (source: 'site allocation and development management policies' 2014).

- key:
- site boundary
 - key vehicular routes
 - key pedestrian and cycle routes
 - - - - bus routes
 - bus stop (m1, 90)
 - site accesses
 - shop fronts
 - - - - identified centre
 - - - - conservation area
 - important open space
- Local places of interest:
- 01 Hengrove Park Nature Reserve
 - 02 Hengrove Park Leisure Centre
 - 03 Mendip Broadwalk Football Club
 - 04 Imperial Retail Park
- site allocation
- A. Filwood Cinema Site
 - B. Former Swimming pool site
 - C. Hangar Site and Filwood Park
 - D. Filwood Library

SITE ANALYSIS

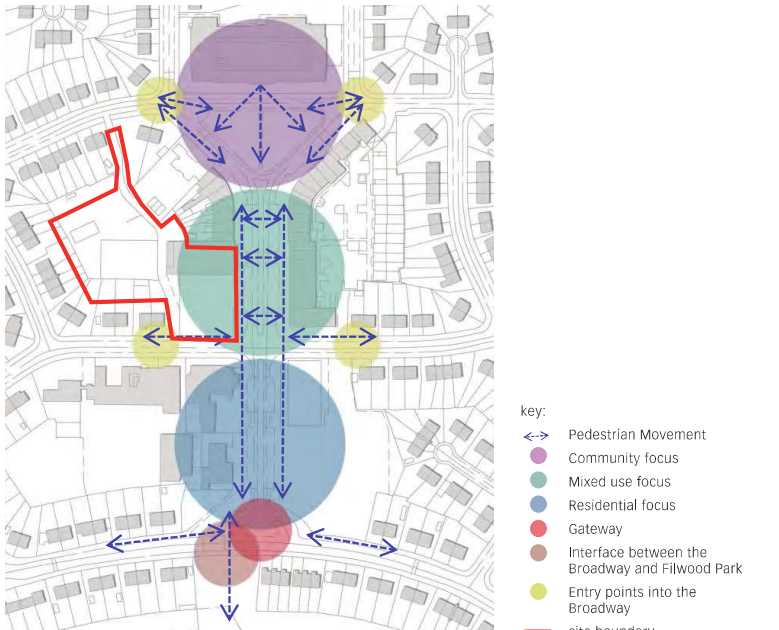
The 'cinema site' is located in the local centre of Filwood Broadway, part of the residential Knowle West area to the south of Bristol city centre.

In response, Bristol City Council commissioned the Filwood Broadway Framework (published 2012) to provide strategic design guidance to underpin the reinvigoriation of the Broadway as an important local centre.

The Framework Report outlines the conceptual strategy for the "remaking of Filwood Broadway".

Relative to the cinema site, the report notes the following:

- The proposal should provide a mixed use scheme on the vacant corner and cinema plot - contributing to the high street.
- The new building on the vacant corner plot should act with the Church on the southern side of Hartcliffe Road to form a gateway entrance to the Broadway.



Spatial concept for Filwood Broadway (source: 'Filwood Broadway Framework Report 2012').

PROJECT TEAM

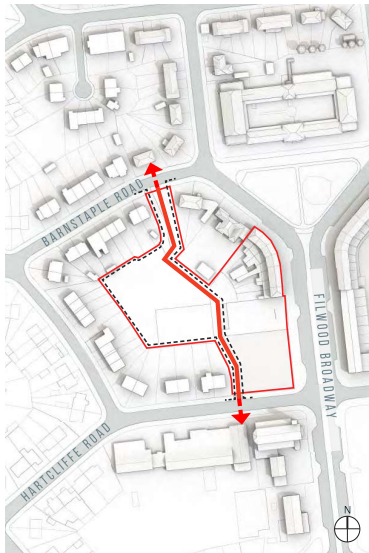


Lifschutz Davidson Sandilands



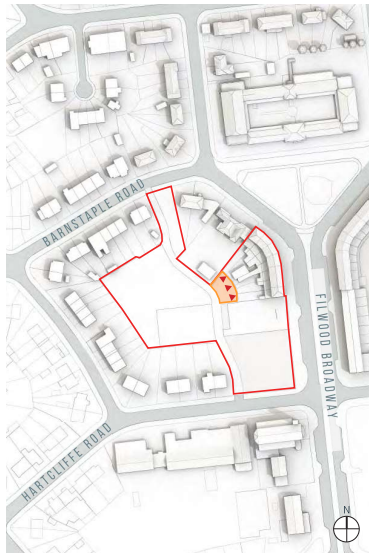
C S J PLANNING

CONSTRAINTS



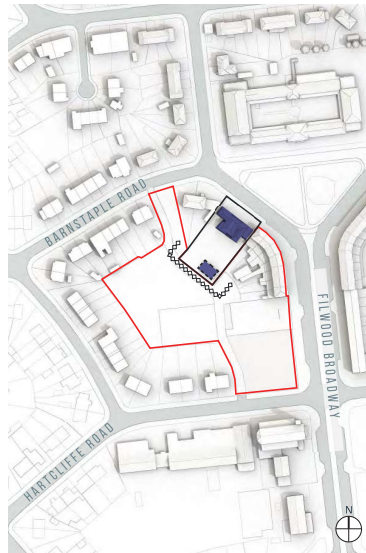
ACCESS & RIGHT OF WAY

The site is split by a north to south access road, with an entry point on Hartcliffe Road and on Barnstaple Road. The current route does not benefit from any natural observation from adjacent buildings, causing potential security issues with unobserved accesses to the rears of the surrounding buildings.



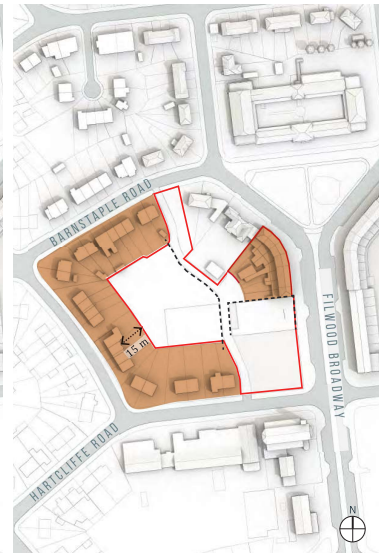
SERVICING & RESIDENTIAL ENTRANCES

The central access leads to private residential units facing onto Filwood Broadway. While within the site boundary, it is assumed that access to this area will need to be maintained.



CONVENT & LAND OWNERSHIP

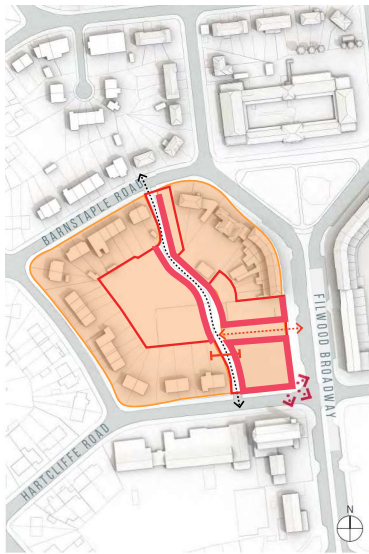
Lee Abbey Knowle West, an existing convent is located adjacent to the site. Due to the site geometry at this point, the garden extent makes achieving double frontage within the site difficult.



RESIDENTIAL ADJACENCIES

There are a number of residential properties on and surrounding the site. Consideration will be required for overlooking, overshadowing and maintaining acceptable distances between elevations for privacy.

OPPORTUNITIES



POSITIVE PUBLIC REALM

There is the opportunity to turn the site into positive in and outward facing blocks. The access of the mews that crosses the site will be moved from Hartcliffe Rd to Filwood Broadway. This will create an island towards the southern perimeter of the plot that will mark the corner.



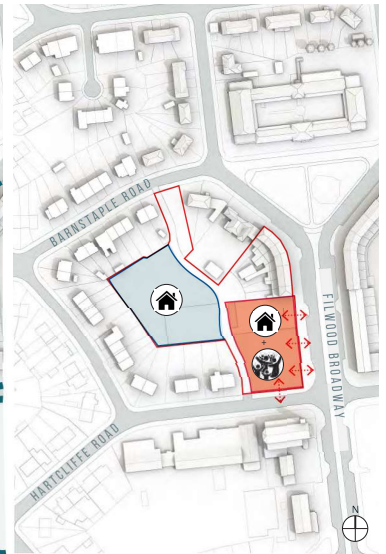
COMPLETE URBAN BLOCK

The site has an empty plot on the southern corner which has the potential to be occupied to reinforce the urban block. Its relation to the opposite Church will form the gateway onto Hartcliffe Road.



REINFORCE FRONTAGE ONTO FILWOOD BROADWAY

The vacant plots along Filwood Broadway have the potential to generate a strong and active frontage and reinforce the local centre.



MIXED USE

The corner plot fronting Filwood Broadway has the opportunity to accommodate public or commercial uses at ground floor, in line with the requirements of the Filwood Broadway Framework. A potential use could be a community space.

PLEASE ADD YOUR COMMENTS ...

PROJECT TEAM



client



project lead: project management, costs, engineering, highways/transport, environmental

Lifschutz Davidson Sandilands

architect and masterplanner



CSJ PLANNING

planning consultant

OPTION 01



Possibility of adding further houses along the internal mews upon agreement with the Convent owner, as these will not sit within the site boundary.

36 new residential units
houses 11
apartments 25

mixed use scheme
350 sqm
community space

ca. 25 spaces
parking spaces

OPTION 02



The scheme proposes a 2 additional units within the site boundary. The apartment block retains rhythm along Filwood Broadway.

40 new residential units
houses 10
apartments 30

mixed use scheme
400 sqm
community space

ca. 39 spaces
parking spaces

PLEASE ADD YOUR COMMENTS ...

PROJECT TEAM



Lifschutz Davidson Sandilands



CSJ PLANNING

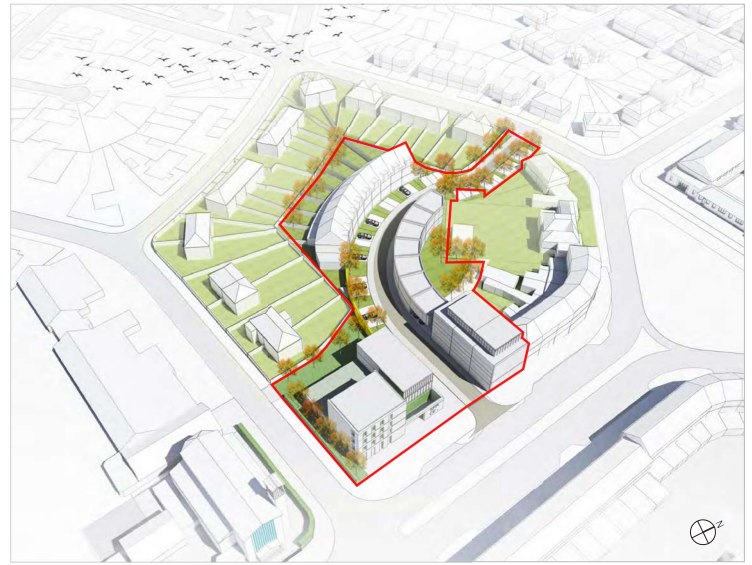
client

project lead: project management, costs, engineering, highways/transport, environmental

architect and masterplanner

planning consultant

OPTION 03

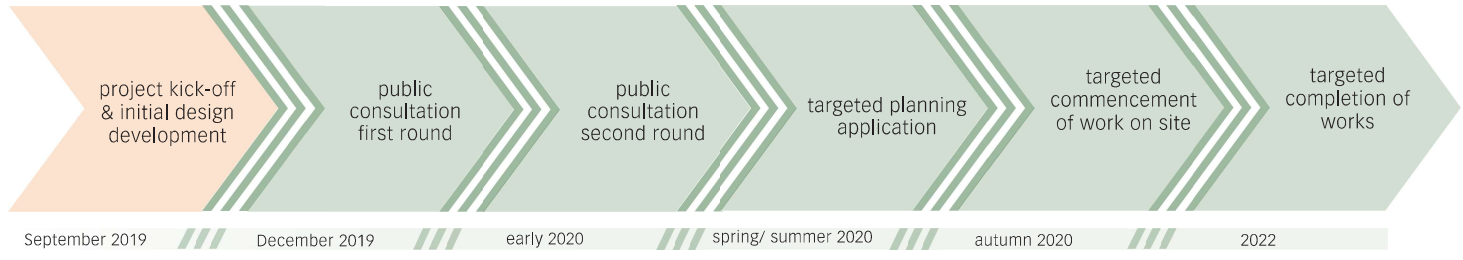


The scheme proposes a **420 sqm community space** and **public square** located at GF level of the corner building towards South

34 new residential units
houses 15
apartments 18

mixed use scheme
450 sqm
community space

ca. 35 spaces
parking spaces



NEXT STEPS

A second round of consultation will be held next year. This will show how we have responded to feedback and invite further comments on a preferred option, prior to submitting a full planning application in spring/ summer 2020.

The application will show detailed plans, including the site layout, what the new housing will look like, landscaping and how the site will be accessed. Once the application has been registered the council will carry out further statutory consultation.

If you have any queries or questions about the consultation, please see contact details below.

contact:
Avril Baker Consultancy – consultation co-ordinator by email:
info@abc-pr.co.uk or tel: 0117 977 2002 or
email: housing.development.hra@bristol.gov.uk



PLEASE ADD YOUR COMMENTS ...

PROJECT TEAM



Lifschutz Davidson Sandilands



CSJ PLANNING

client

project lead: project management, costs, engineering, highways/transport, environmental

architect and masterplanner

planning consultant