

PREVIOUS PROPOSALS AT FIRST PUBLIC CONSULTATION

- The previous proposal provided 8 studio flats on the site for Move-on accommodation.
- A common room was proposed on the ground floor, along with an internal cycle and bin store.
- No parking was proposed as Move-on accommodation residents following transport consultant advice.
- The proposed main entrance was off Clifton Road, into a communal stair through which residents and visitors would access their accommodation.
- The building was divided in two, separated by the stairwell which was highlighted on the street with glazing which served to break down the building facade.
- The building facing West Street featured a flat roof to reflect the properties directly opposite, whilst the rear section of the building on Clifton Road feature a pitched roof and dormer to reflect the pitched roofs that run along Clifton Road.
- The indicative visuals showed bricks of two different colours along with cladding panels. The material palette was to be confirmed following further context analysis.



Site layout as previously proposed



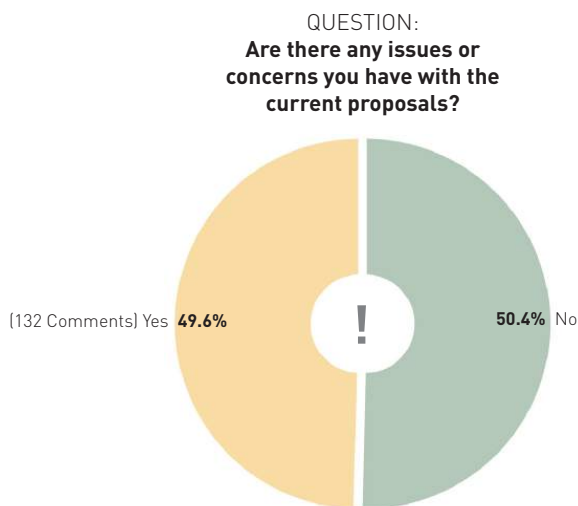
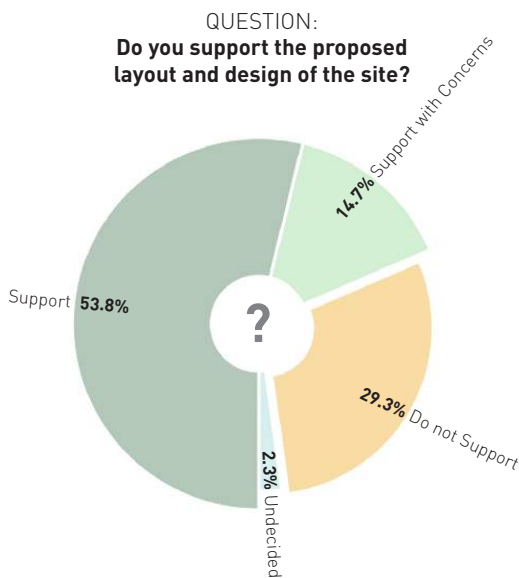
View from Clifton Street
Building massing and materials as previously proposed



View from West Street
Building massing and materials as previously proposed

RESPONSE TO FEEDBACK

A public consultation took place for the proposal and 3 questions were posed; Principle of Development, Context and Design/ Layout and Features. 68.5% of 266 responses support the proposal and 132 of the 266 responses left comments regarding the design and principle. The bar chart to the right has summarised the issues raised by the 132 comments and shows how many times an issue was raised. The majority of the concerns revolve around the principle and perception of Move-On accommodation whilst comments have been taken on board and responses and actions noted to the right.



ISSUE / CONCERN	TIMES RAISED	RESPONSE
PRINCIPLE OF DEVELOPMENT		
Antisocial behaviour / tenure type	51	The proposals will accommodate a total of 7 residents, which is a small number in comparison to the local population. Tenants will be allocated a housing officer who will be on hand to ensure the residents are complying to the terms of their lease.
Concern about tenure management: "Light touch / Low support"	29	Bristol City Council will own and manage the building and will conduct regular maintenance of the property and cleaning of communal areas. The residents will have to sign a lease agreement with the council which will set out terms and conditions that the residents will need to conform to in order to stay in the property.
Location of proposed housing type	32	The site is ideally located for Move-on accommodation due to the sites close proximity to employment opportunities, walking distance to retail and hospitality along with access to local bus stops providing routes into the city centre.
Not enough flats	1	
CONTEXT		
Decrease in house values, impact on area	3	It is not thought that the proposals will have a negative impact on local house prices.
Noise and pollution levels from the road	4	MVHR systems are proposed, which will provide filtered clean air for each flat. Flats are set back from West Street with bedroom windows facing onto the quieter Clifton Street.
Overshadowing	2	A daylight and sunlight analysis has been undertaken on the scheme and shown that surrounding buildings are not negatively effected by the proposals.
Add a pedestrian crossing / give priority to Clifton Street	1	Changes to street layouts and crossings are outside of the remit of the site development and so not proposed.
No parking provided. Added stress to the area	12	A parking survey has been undertaken and will be provided with the planning application.
Area overcrowded and overdeveloped already	7	There is a city-wide affordable housing shortage. Small scale developments such as this are vital to provide this accommodation. The local plan has identified the area as being capable of providing increased housing
DESIGN, LAYOUT AND FEATURES		
Community garden/ green space removed	9	The scheme is in close proximity to South Street park, which gives residents access to a maintained, public green space
Are balconies evenly and suitably sized?	2	Each flat has over the required 5m2 of balcony space for a single person flat
Balconies are not sensible for tenure type and location	9	All flats must provide private amenity space for well being, for flats this is typically provided in the form of a balcony. The balconies are recessed to maximise privacy.
Adequate Bin Stores?	1	The bin store has been increased in size to meet Local Authority requirements
Green credentials? Be to a higher standard. Solar Panels	2	The building seeks to exceed the local plans 20% reduction in Co2 Emissions from Part L regulations. This includes a fabric first approach, the use Of ASHP's and solar panels.
Adequate cycle storage?	3	7 secure cycle spaces have been provided in line with Local Authority requirements
Material Palette	2	A simplified material palette is proposed to provide a striking high quality brick finish. with dark grey brick proposed for the 3 storey flat roof element whilst lighter grey brick is proposed for the terrace extension.
Design Style and Character	2	The surrounding context has no distinct character but the design has sought to be of a high quality and finish, taking design cues from the surroundings.
Is there need for a common room?	2	The common room has been removed
Accommodation too small	1	The accommodation meets Nationally Described Space Standards for a 1 bed / 1 person flat
Maintain line of other terrace houses	1	The design initially extends the terraces before changing it's mass to Meet the character and scale of West Street

REVISED SCHEME

The design has been developed following public consultation in September 2021 and a planning pre-application in November 2021.

Sustainability

- The design has evolved from the consultations with structural and energy consultant input.
- Walls have increased in thickness to increase insulation to improve thermal efficiency, whilst Air Source Heat Pumps (ASHP), Mechanical Ventilation with Heat Recovery (MVHR) and Photovoltaics (PV's) have formed an energy strategy to reduce CO2 emissions.
- PV's have been prioritised for the flat roof to provide renewable energy.

Height

- Floor to ceiling heights have been increased to improve internal daylight and sunlight levels.
- As the main entrance is off Clifton Street, the building is accessed at a higher level due to the ground gradients. This results in a small plinth on West Street which is beneficial in providing additional privacy to the ground floor flats.
- A taller parapet has been added to hide the PV's proposed on the roof.
- Whilst the building height has increased, it is still relative to the surrounding context whilst improving facade proportions.

Daylight & Sunlight

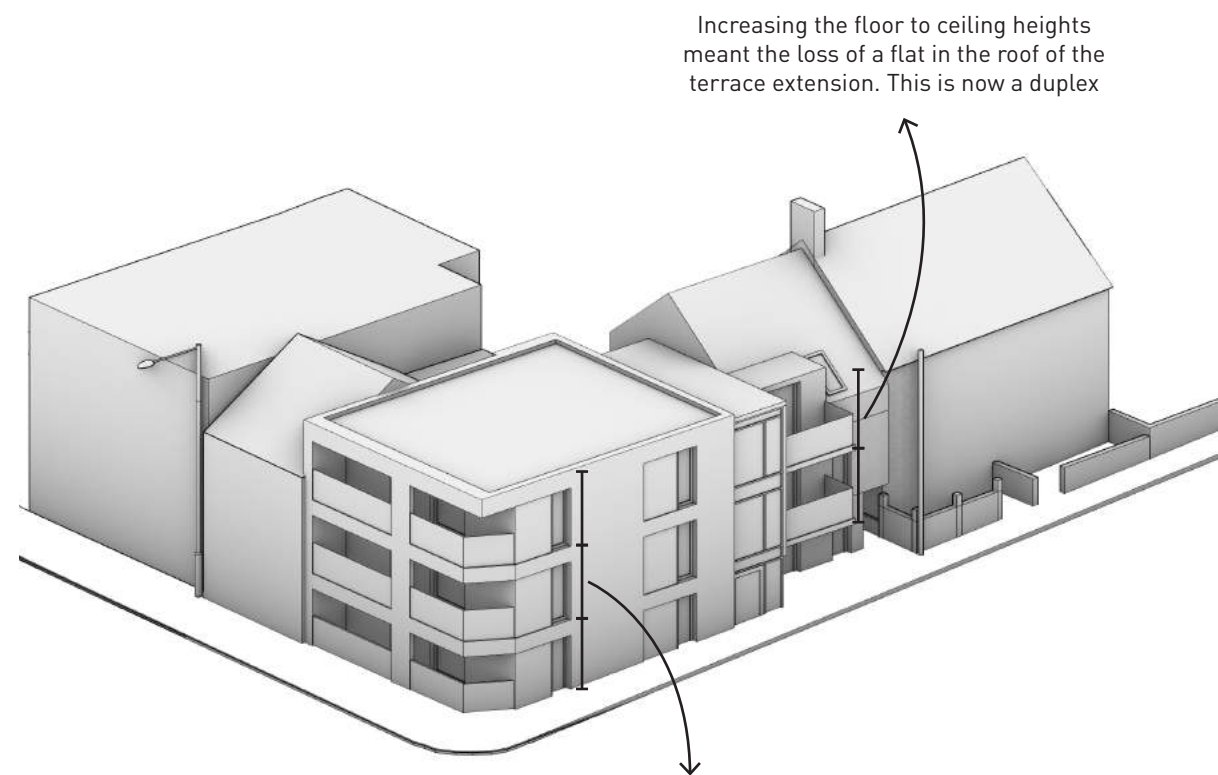
- A daylight and sunlight impact assessment has been conducted and shows no impact on the Vertical Sky Component (VSC), Annual Probable Sunlight Hours (APSH) and garden sunlight hours. Only 2 rooms are impacted on No-Sky Line (NSL) on Clifton Street however both windows have a direct view of sky for more than 50% of their working plane which is considered acceptable.

Accommodation

- The increase in the buildings wall thickness and roof heights has resulted in the loss of a flat in the terraced section of the building, which is now a single duplex.
- The proposals now provide a total of 7 flats instead of the previously proposed 8 flats.

Form

- The form has also been simplified and rationalised into 2 sections, the pitched roof continuation of the terraces, and a 3 storey building meeting the increased scale along West Street. The increased roof height has improved the overall proportions of the building, which now reflect a pattern in the area of taller buildings located on key junctions.

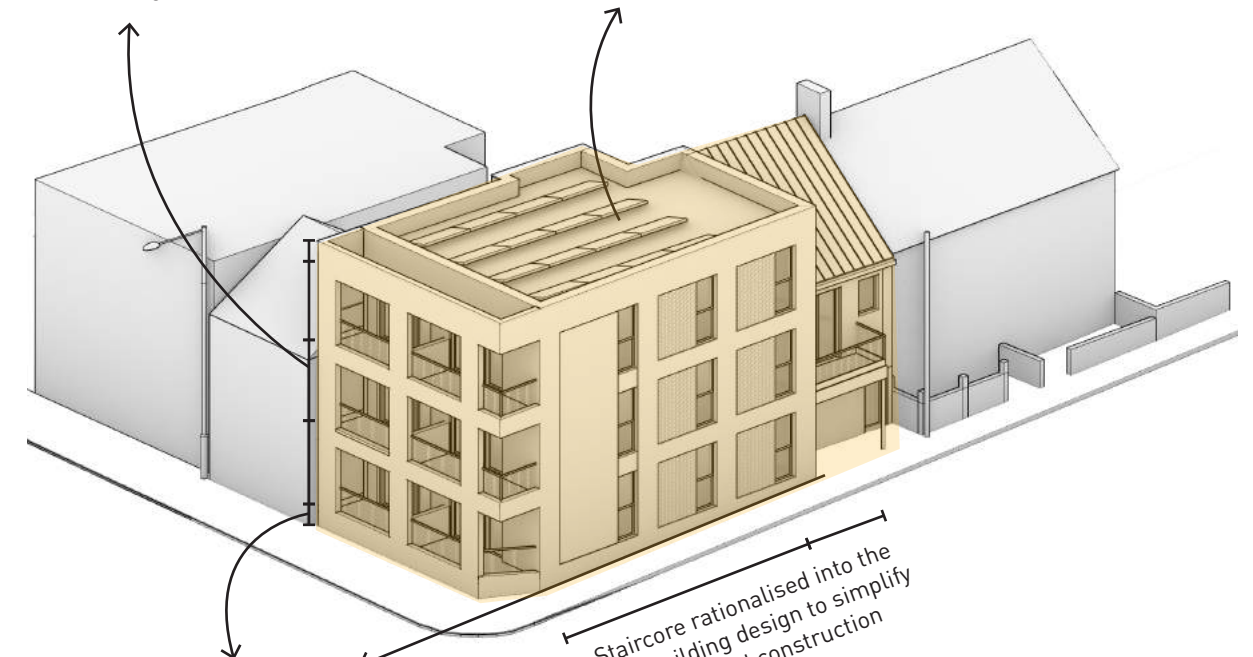


Floor to ceiling heights have been increased to meet BCC standards and to increase daylight and sunlight into the flats. This change, PV's, increased roof build ups for thermal efficiency and the provision for the sites gradient has increased the buildings height. This is however still relative to the 3-4 storey buildings opposite along West Street.

Pre-Application Scheme

Floor to Floor heights increased to 3m to provide 2.6m floor to ceiling heights to increase daylight and sunlight into buildings.

PV's and parapet added to the roof to limit visibility from the street.



Site gradient has been accommodated into the design. GF finish floor level on Clifton Street is at 25.60m with West Streets level approximately 25.00m. This means the building has a plinth of approximately 600mm at West Street level, providing additional privacy to GF flats.

Staircore rationalised into the main building design to simplify design and construction

Proposed Scheme

REVISED SCHEME

Massing

- The 2 storey terrace continues along Clifton Street. This section acts as the entrance to the stair core, with cycle and bin storage on ground, whilst a duplex unit makes use of the pitched roof.
- The 3 storey flat roof mass follows the line and height of the ridge to the terraces but relates to the 3-4 storey buildings fronting West Street which typically have flat or parapet roofs.

Layout

- Balconies and living spaces look onto West Street facing south, benefiting from good levels of daylight.
- Bedrooms either face onto a light well to the rear or onto the quieter Clifton Street which faces east, benefiting from early morning sun.
- The balconies break up the form of the mass onto West Street. The corner balconies are partially cantilevered softening the corners edge between West Street and Clifton Street, whilst on ground floor a chamfer improves pedestrian movement on the junction.

Materials

- The buildings materials reflect local context.
- The pitched roof has slate tiles to match the West Court development opposite. Light grey/buff brick relates to the terraces along Clifton Street.
- The 3 storey building utilises a darker grey brick relating to the 4 storey buildings opposite on West Street.
- Brick detailing provides interest and contrast to the facade.



Revised site layout as proposed



View from Clifton Street
Revised building massing and materials as proposed

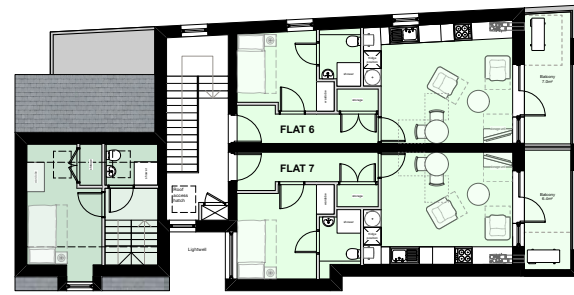


View from West Street
Revised building massing and materials as proposed

REVISED SCHEME

Accommodation

- The revised scheme provides 7no. 1 bed, 1 person flats for use as Move-on accommodation with one of the flats now a duplex.
- 7no cycle spaces are provided (one space per person).
- The communal room has been removed.
- A larger bin store has been provided to accommodate refuse and recycling facilities.
- Each flat is provided with a small balcony to provide access to private external amenity space.
- Private access to adjacent building has been provided.



SECOND FLOOR PLAN
1:100 @ A2

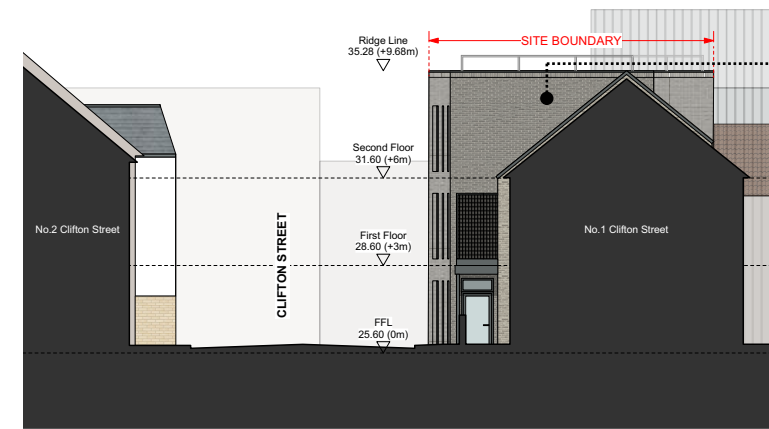


FIRST FLOOR PLAN
1:100 @ A2

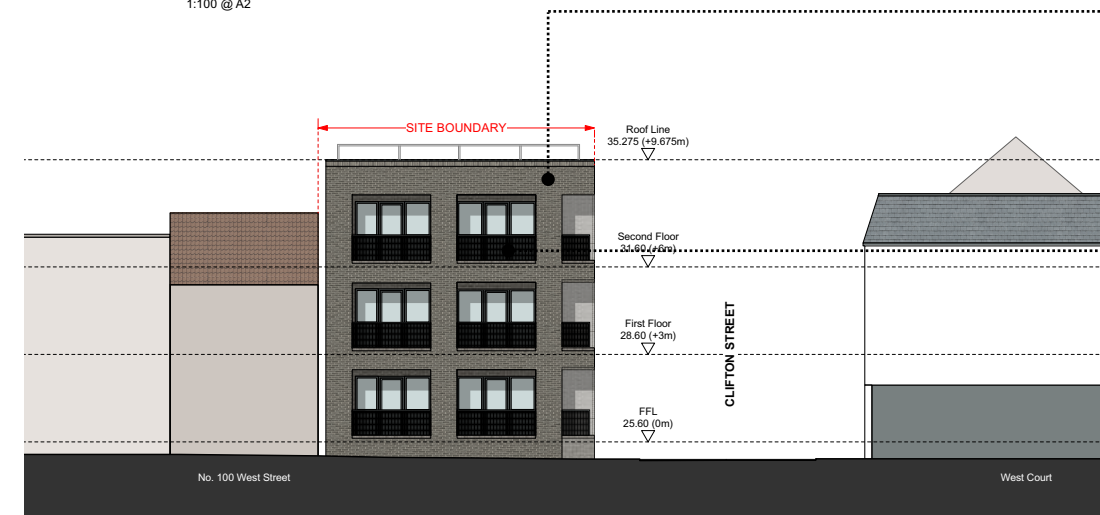


GROUND FLOOR PLAN
1:100 @ A2

Proposed Floor Plans



NORTH ELEVATION
1:100 @ A2



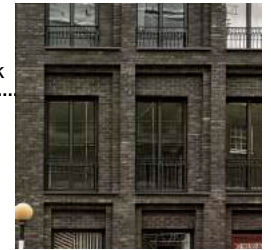
SOUTH ELEVATION
1:100 @ A2



EAST ELEVATION
1:100 @ A2

Proposed Elevations

Multi Grey Facing Brick



Multi Grey Facing Brick & Brick Detail



PPC Steel Bars with square welded wire



Slate Tiles



Multi Light Grey Facing Brick



Brick Detail

