

Blake Site, Lockleaze_

Proposed Extra Care Living Scheme_

01_ Welcome & Introduction_

January 2021_

Bristol City Council is consulting on the latest plans for a new residential development on the site of the former Blake Centre, off Gainsborough Square.

The proposal is for a combination of Extra Care housing [with care and support that promotes independence] where older residents, with a range of individual needs live alongside young people in an 'intergenerational' setting.

Public consultation will run from 13 January – 01 February 2021. Due to ongoing Covid-19 restrictions on face-to-face gatherings this will be managed online.

The public consultation will feed into preparation of an Outline Planning Application which is due to be submitted in March 2021. Once outline planning consent has been secured the council will go through a procurement process to select a developer to take the scheme forward. A further reserved matters application will be submitted sharing more detailed proposals.

Trinity Academy is also preparing to submit a separate application for short term use of the site for temporary school buildings - for up to six months.

Former Blake Centre
Gainsborough Square
Bristol
BS7 9XA



AECOM

CSJ Planning

kke
architects



02_ Site Description_

The site is in a prominent position facing on to Gainsborough Square - the local centre - and parallel to Brangwyn Grove and Romney Avenue.

Currently within Bristol City Council ownership, the site is designated as part of the Lockleaze (Gainsborough Square_ Centre (CEN0017).

The site is the combination of two sites; the former Lockleaze Day Centre demolished in February 2020, and the Blake Day Centre, in Lockleaze.

These sites with their former buildings were used to deliver day care and meals on wheels services for the North of the City, for the Council's Adult Social Care department.

The sites were declared surplus to operational use in 2015 and the buildings demolished in February 2020.

Since demolition various enabling works have taken place to prepare the site for development using the £577,000 grant allocated to the council in 2018 from Homes England's Accelerated Construction Fund. These include asbestos removal, site clearance, ground investigations and surveys.



Inset image key_



Former building on site.
Photograph taken facing North-East



Former building on site.
Photograph taken facing North



Existing landscape.
Photograph taken facing South-East.

03_ Site Analysis_

The ‘Lockleaze Voice Draft Neighbourhood Development Plan 2014-2026’ [2015] provides a clear community vision for the wider area and the site in particular. The wider vision includes:

- Lockleaze will have a well balanced community with people representing every stage of life.
- It will be a safe and enjoyable place to move around on foot, by bicycle and by public transport.
- Gainsborough Square at the heart of the neighbourhood and promoting community spirit creating a vibrant ‘community street’, a hub for retail, enterprise and community activities.
- Gainsborough Square well connected to Stoke Park via a ‘community street’.

Public/
Community
aspect facing the
square

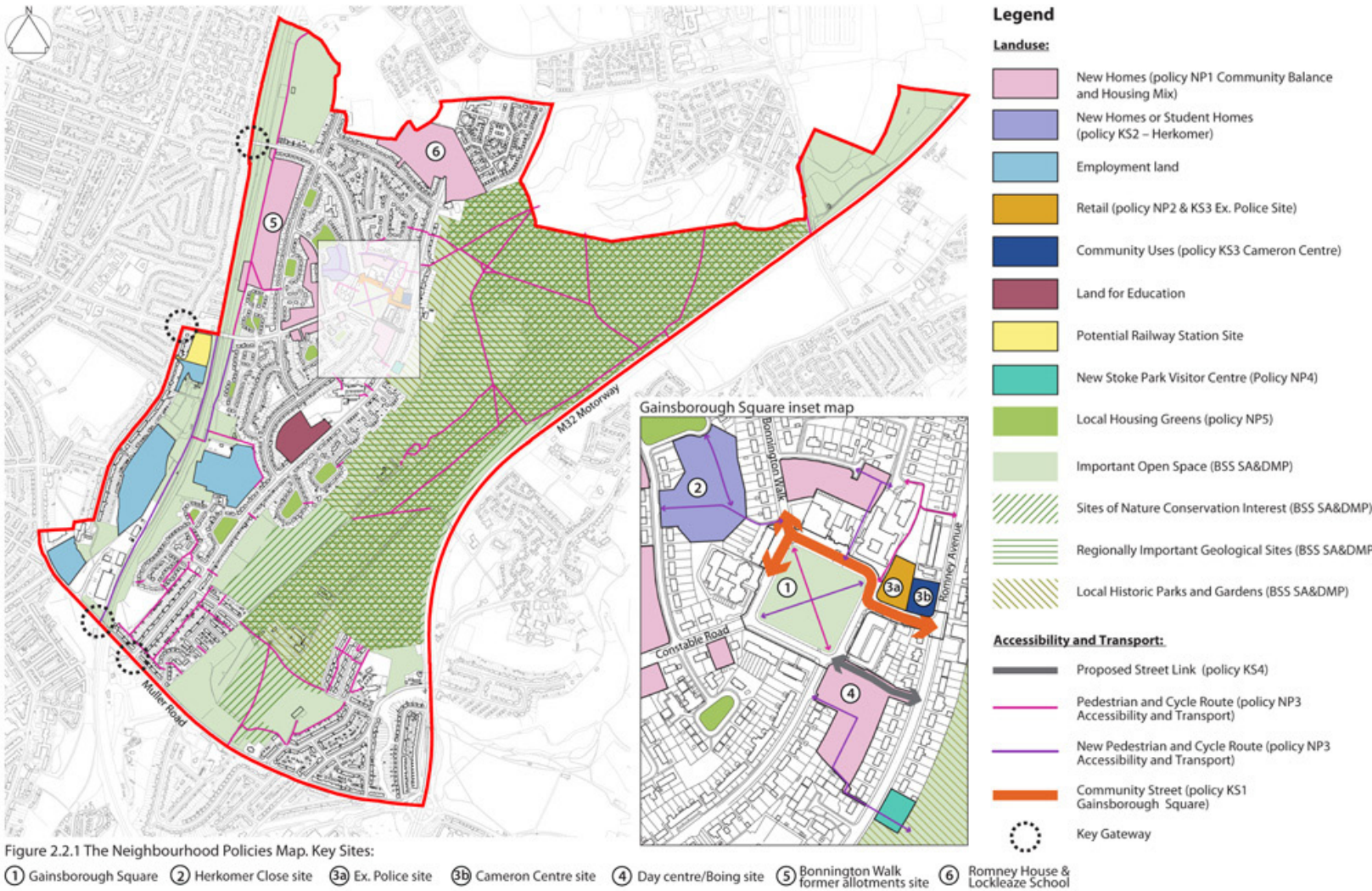
The Hub
Family Centre
S R Homecare



St Mary Magdalene
with St Francis

Private aspect at centre of
residential block

Public/Community use building facing the square



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Vehicular one way

Vehicular dual way road

Pedestrian route



Single Storey

2x Storeys

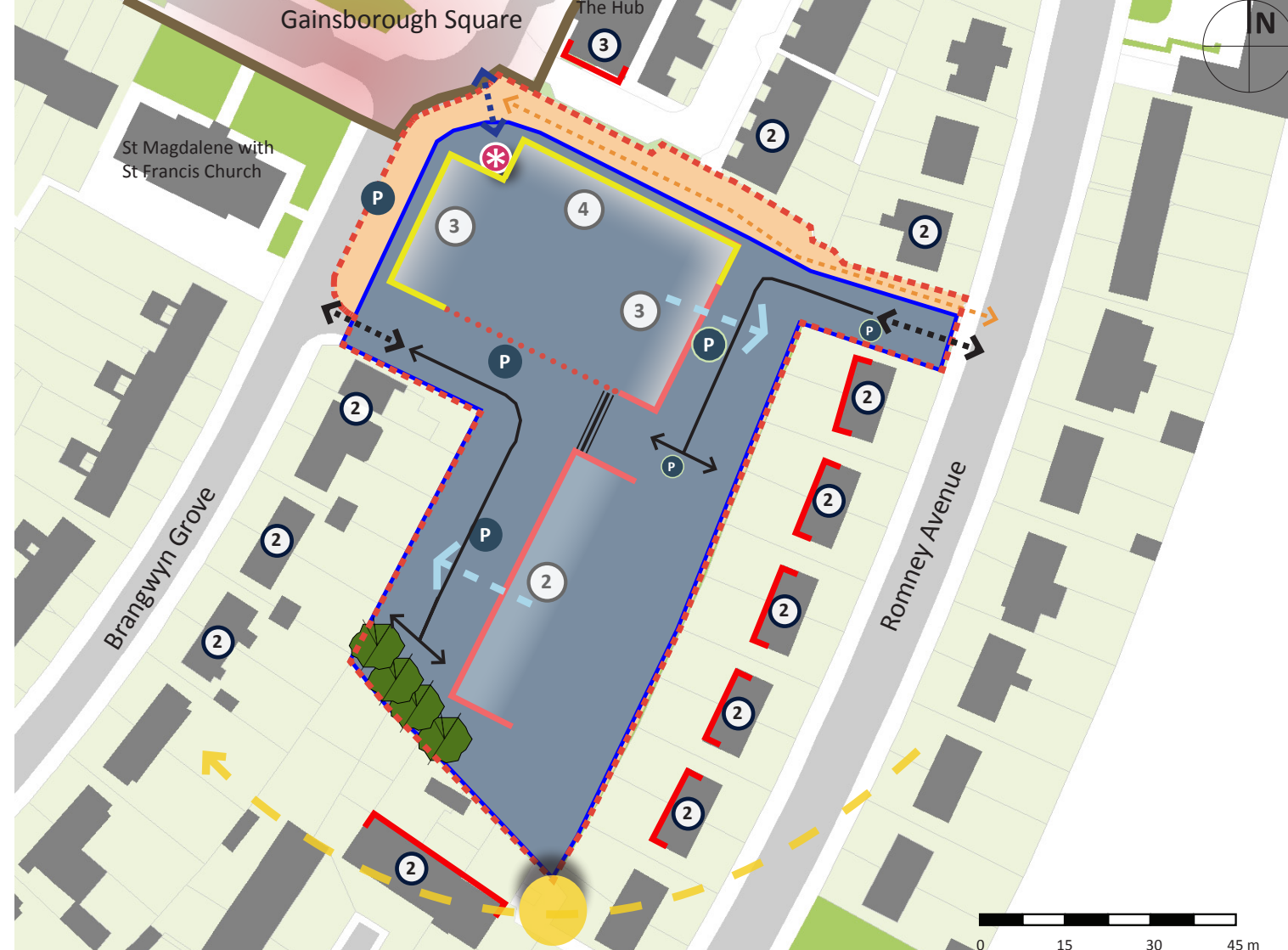
3x Storeys

04_ Design Principles_

This is identified as one of the first sites to be brought forwards under Bristol City Council's 'Better Lives at Home' programme. The proposal for the site is to create a residential development comprising of Extra Care housing - a provision of dwellings for independent living with on-site care assistance - with an active frontage to Gainsborough Square that offers flexible commercial space and community facilities to ensure the scheme integrates with the local community and enhances the local centre.

The vision for the site and its potential contribution to the enhancement of the local area has been developed through discussion by Bristol City Council and previous consultation with stakeholders resulted in a design brief that should demonstrate :

- Development of modern high quality flats and houses of mixed tenure young and elderly to enable 'intergenerational' housing within the scheme.
- To help to create a more viable and attractive Gainsborough square with strong connection to Stoke Park
- To facilitate the provision of a new pedestrian access from Romney avenue to help and achieve a more pedestrian friendly environment around Gainsborough square
- A development which presents an urban and high density edge towards Gainsborough square but also provide a calm and small scale type development to the back
- The corner building should address Gainsborough Square with active ground floor uses



Key to Design Principles plan

	New development - buildings and private space / gardens		Potential vehicular access to site
	Public realm		Potential pedestrian access to site
	Residential development frontage		Public pedestrian and possible cycle link
	Residential development frontage with active ground floor uses / activities		Vehicular movement to allow safe access and servicing
	Sensitive building elevation		No vehicular through route
	Existing / proposed optimum building height [stories]. Up to 4 stories to the Northern facade facing Gainsborough Square		Potential location for parking
	Important building corner defining the entrance to Gainsborough Square		Incorporate windows to overlook exposed rear garden boundaries
	Trees to be kept and incorporated within the development landscape design		Site boundary
			Gainsborough Square [the local centre]

05_ Planning Policy Context_

The development site is located within the 'Northern Arc' area of the city as defined in the Bristol Core Strategy Development Plan document. This is a collection of neighbourhoods that generally have low-density family housing with concentrations of single tenure types, limited local employment opportunities, inadequate service provision and some poor quality local amenity space. The Plan places an emphasis on development in this area to encourage higher density and mixed forms of development in the most accessible locations, make more efficient use of underused land and promote improved access and linkages to neighbouring areas (Bristol Core Strategy policy BCS3).

It is an unallocated site within the Development Plan, meaning that it is not been identified for a specific use or building. However, it has been earmarked as a potential housing redevelopment site for many years. The 'Lockleaze Voice Draft Neighbourhood Development Plan (2015)' identified it as a site for new development (see inset plan). Given the location of most of the site within Lockleaze Local Centre, a mixed use development comprising an active ground floor use with residential to the rear and above is an appropriate set of uses.

The land has no designations or constraints that would preclude development. Given the green infrastructure on site, an ecological appraisal is being undertaken to inform the proposals. Additionally, studies relating to noise impact on existing and future properties around the site, transport, and sustainable design & construction are being carried out. All of this information, when gathered, will feed into the final designs to ensure that the scheme is in keeping with the area.

This proposal comes forward at a time when a significant amount of investment and redevelopment is set to take place in Lockleaze. It will provide much needed housing and will contribute to the regeneration of the area.

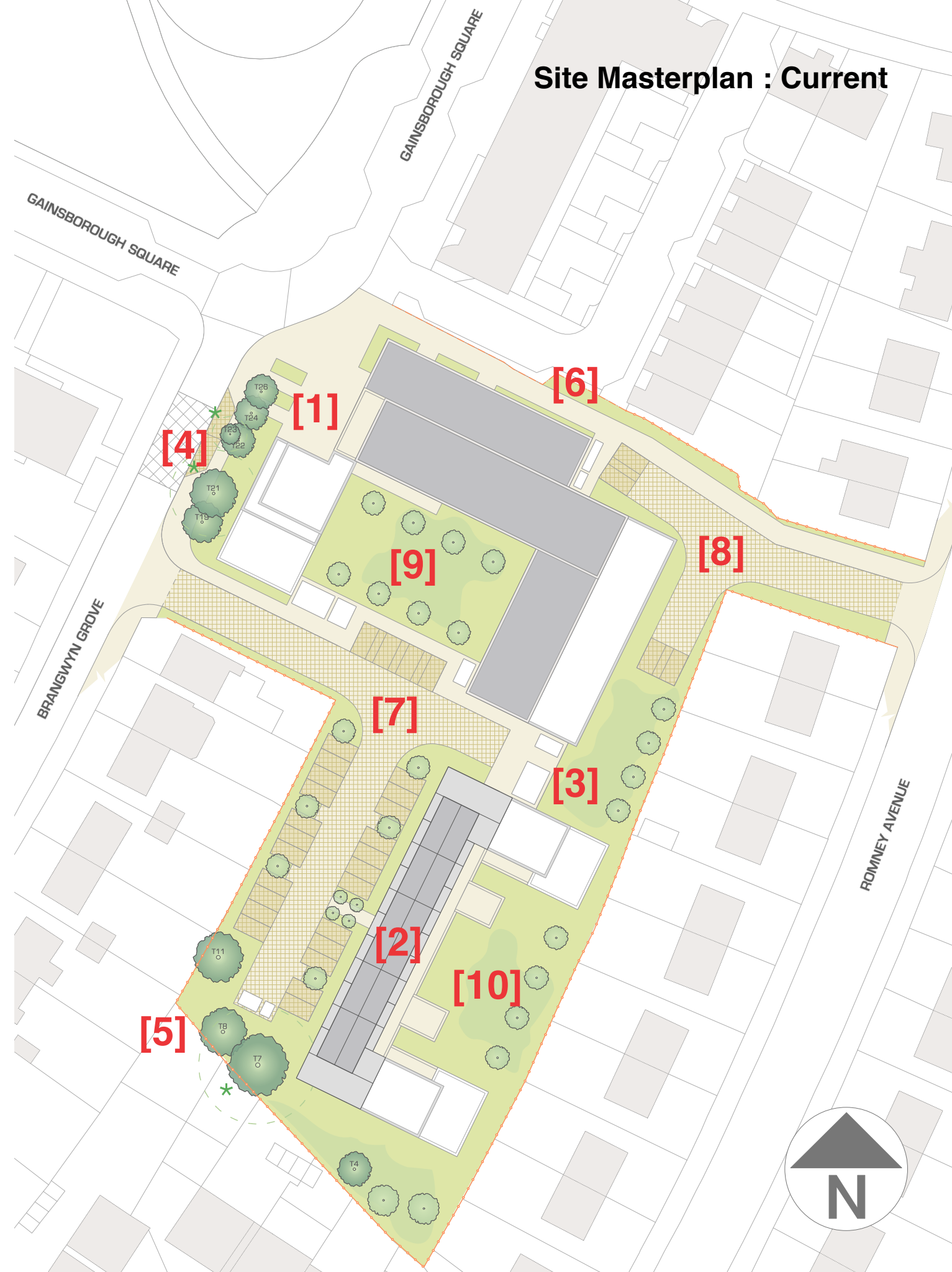


06_ Pre Application Enquiry_

A pre-planning application enquiry was submitted to Bristol City Council's planning department in November 2019. This received in-principle support for Extra-Care housing coupled with flexible commercial space fronting onto Gainsborough Square. A corner building of up to four stories fronting Gainsborough Square was also supported. Potential issues were raised with the layout and proximity of buildings to existing properties in addition to recommendations regarding landscaping, trees, biodiversity and drainage.

In response to pre-application feedback, the latest proposals have incorporated the following changes :

- **[1]** Flexible use public spaces and extra care common spaces reorganised to create active frontage onto Gainsborough Square;
- **[2]** Building B rotated to increase separation between new apartments and existing houses on Romney Ave. Apartments closest to Romney Avenue homes now single storey;
- **[3]** Gap between buildings increased to 10.5m to improve separation distance of new buildings on site.
- **[4] [5]** Seeking to retain trees on Brangwyn Grove and south end of site, integrating them into landscape. 3 of these trees require detailed review by tree consultant but it is hoped they can be retained. More tree planting proposed and living roof opportunities being investigated;
- **[6] [7] [8]** 3m wide shared cycle/pedestrian link from Gainsborough Square to Romney Avenue retained. Highway designed to adoptable standard.
- **[9] [10]** Public/semi-public/private spaces more clearly defined.



07_ Current Scheme Proposal_

The intention is to create a strong presence to Gainsborough Square to enhance the local centre and integrate the scheme with the community, providing homes for independent living within a care environment for a mixture of young and elderly persons that promote independence and intergenerational living.

The proposal for the site includes two extra care housing buildings set within a landscape which divides the site into public, private and semi-private spaces.

The proposed buildings respond to their neighbouring properties in terms of massing and use. As the public face to Gainsborough Square, the proposed building **[1]** on the corner of Brangwyn Grove and Rossetti Way seeks to enhance the local centre by providing active/commercial **[2]** uses to complement existing functions in Fedden Buildings and around the square.

This 'active frontage' will also incorporate spaces ancillary to the Extra Care apartments **[3]** - such as a lounge/cafe/meeting space - which offers additional scope for engaging with the wider community.



Proposed First Floor Masterplan



Proposed Second Floor Masterplan



Proposed Third Floor Masterplan



Proposed Ground Floor Masterplan

PROPOSED SITE PLAN KEY :



COMMUNITY PROVISION
FLEXIBLE COMMERCIAL USE CLASS.
TO ENHANCE GAINSBOROUGH SQUARE AS A LOCAL CENTRE BY CONTRIBUTING TO ECONOMIC AND SOCIAL ACTIVITY.



EXTRA CARE ACCOMMODATION
BUILDING A



EXTRA CARE ACCOMMODATION
BUILDING B



EXTRA CARE ANCILLARY SPACE
TO INCLUDE : ENTRANCE, CIRCULATION, OFFICES, OTHER STAFF AREAS, COMMON SPACE SUCH AS DINING/LOUNGE, PLANT ETC.

1b

1No. BEDROOM APARTMENT

2b

2No. BEDROOM APARTMENT



EXTRA CARE COMMUNAL SPACE
KITCHEN/DINING/CAFE/LOUNGE AREAS THAT COULD ENABLE INTEGRATION WITH WIDER COMMUNITY & HELP TO 'ACTIVATE' FRONTAGE TO GAINSBOROUGH SQUARE.



EXTERNAL STORES
TO INCLUDE : BINS, CYCLES & BUGGIES



NEW PARKING BAY
31No. INDICATED (INC. 8No. ACCESSIBLE)
MINIMUM OF 1/5 VW/ ELECTRIC VEHICLE CHARGING POINT.
TBC



EXISTING TREE
TO BE RETAINED. TREES OFF SITE NOT INDICATED. SEE ARBORICULTURAL REPORT FOR REFERENCE.



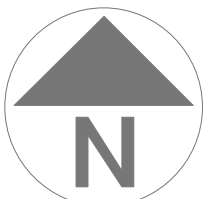
NEW TREE
24No. INDICATED [+4 No. SMALLER SPECIMEN]
TBC



EXISTING TREE
TO BE RETAINED IF POSSIBLE. PRESENTLY 3No. TREES (REFERENCES 07, 21 & 23) ARE BEING REVIEWED WITH THE HOPE THAT THESE TREES CAN BE RETAINED.
TBC



LIVING ROOF (UPPER FLOORS)
POTENTIAL AREA FOR LIVING ROOF - TO BE FURTHER EXPLORED.
TBC



08_ Current Scheme Proposal_

Landscape & Sustainability

To the rear [South] of the site, the second proposed building [4] is of a smaller more domestic scale to reflect residential adjacencies and is set within landscaped gardens [5] that endeavour to improve biodiversity and enhance green infrastructure in the local area.

The council's design team is working together with a number of specialist environmental consultants to provide a sustainable development. The intentions are to retain as many trees on site as possible, plant new trees, integrate sustainable urban drainage systems and to create new habitats for wildlife with the aim of creating a biodiversity net gain through the use of nectar rich planting and living roofs [6].

The site is in a highly sustainable location, and benefits from a good level of local facilities within walking and cycling distance, including those on Gainsborough Square and Filton Avenue. Bus routes are available from Gainsborough Square directly outside of the site, providing connections to key locations such as the City Centre, North Fringe, Bristol Temple Meads and Southmead Hospital. There is a good local walking and cycling network, including Concorde Way which connects the City Centre and North Fringe.



09_ Current Scheme Proposal_

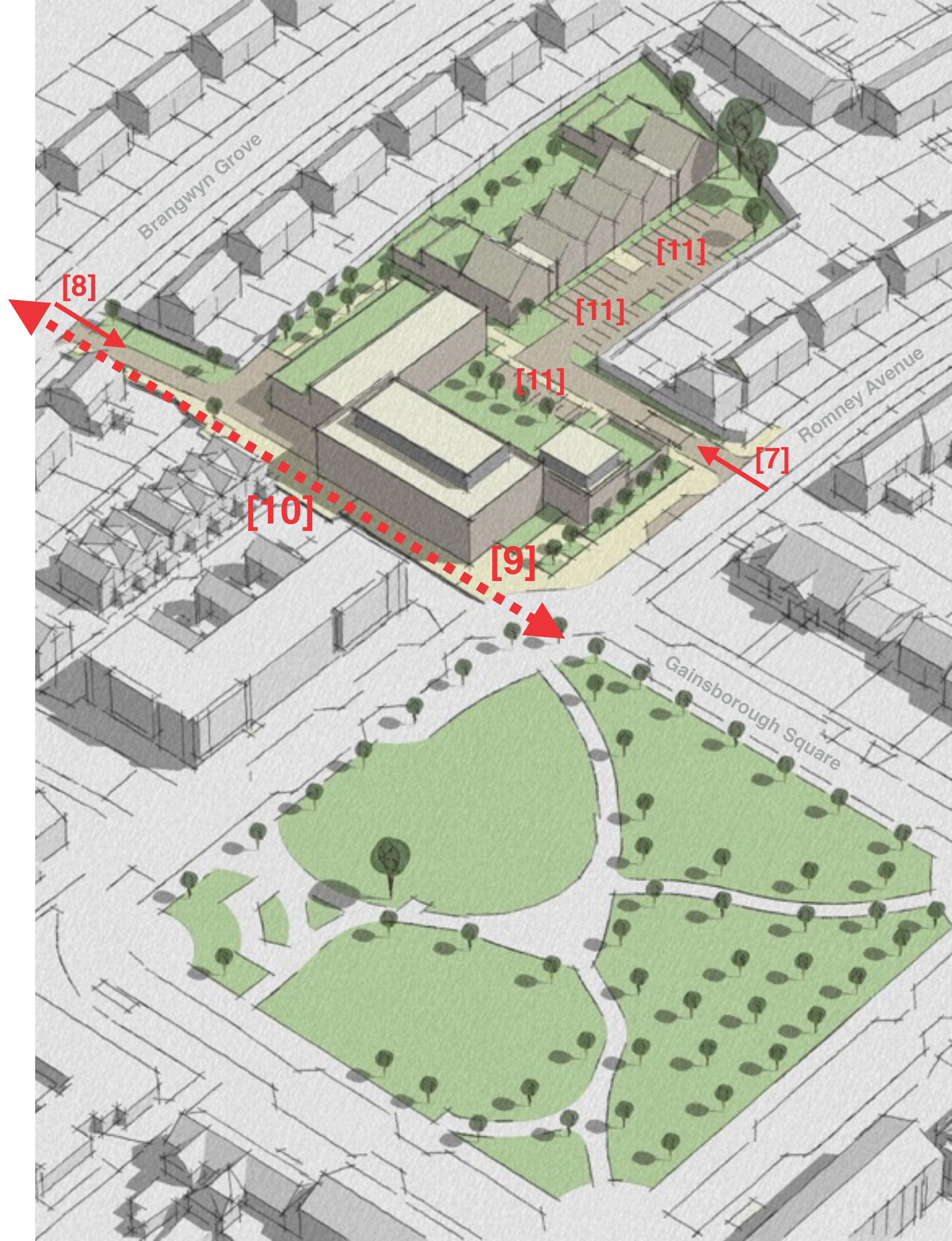
Access & Movement

Access to the proposed development will be via the existing accesses on Brangwyn Grove [7] and Romney Avenue [8]. The accesses will be modified as appropriate to meet current design standards. Pedestrian only access [9] will also be provided to the public flexible use and communal areas from Gainsborough Square. A new shared cycle and pedestrian route [10] from Romney Avenue to Gainsborough Square between the new buildings and The Hub serves to create improved linkage with cycle routes across the area.

Circa 30 car parking spaces [11] will be provided on-site at an appropriate level for the scale and form of development in line with Bristol City Council's adopted parking standards.

The proposed development is forecast to result in under 30 two-way vehicle movements during the weekday AM and PM peak hours. This is unlikely to result in a material traffic impact on the local road network.

The planning application will be accompanied by a Transport Statement, which will examine the effects of the proposed development in transport terms. A Travel Plan will also be submitted, which will set out the measures to encourage users of the proposed development to take-up sustainable modes of travel in favour of car-based modes.



10_ Next Steps_

We are pleased to be working with the Lockleaze Neighbourhood Trust to help engage with the local community and encourage those living and working in the area to take part in the consultation.

The proposals will be discussed at the Lockleaze Residents Planning Group virtual meeting on 28 January. The consultation material will also be displayed at The Hub, in Gainsborough.

Have your say by completing the online survey at www.bristol.gov.uk/housing/new-council-homes by 01 February 2021.

Please let us have your comments on these latest residential proposals. Your feedback, together with those from other stakeholder groups and organisations, will help shape the final scheme going forward for planning.

The outline planning application is due to be submitted to Bristol City Council in March 2021.

This will seek consent for the principle of development and access. It will include information on proposed uses, scale / height and an indicative site layout.

Once the application has been registered the council will carry out further statutory consultation with adjacent neighbours and other key stakeholders. The full suite of planning documents will be available to view on the council's online planning portal.

If you have any queries or require paper copies of the proposals and survey please contact [consultation co-ordinator] Avril Baker Consultancy_

email_ info@abc-pr.co.uk or call_ **0117 977 2002**

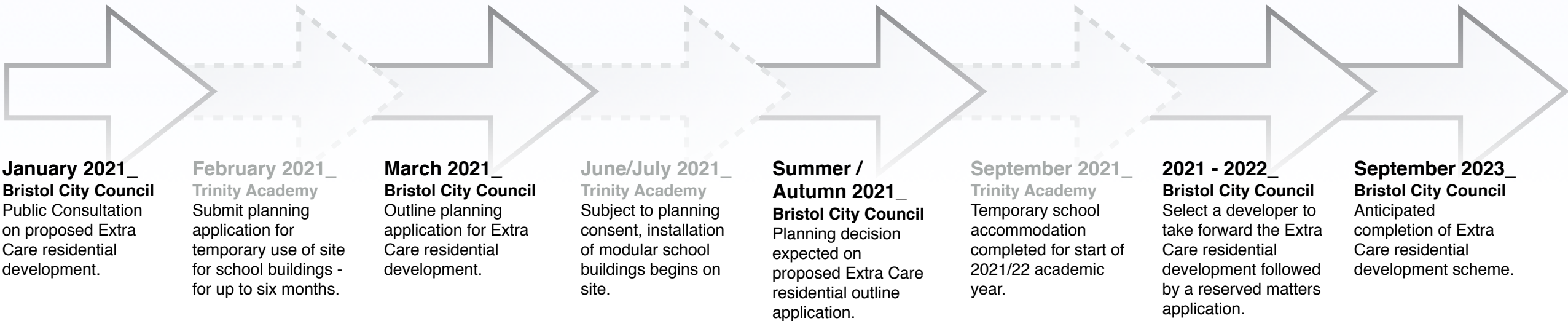
or email Bristol City Council_ housing.delivery@bristol.gov.uk



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Photographs from previous public consultation events



January 2021_
Bristol City Council
Public Consultation on proposed Extra Care residential development.

February 2021_
Trinity Academy
Submit planning application for temporary use of site for school buildings - for up to six months.

March 2021_
Bristol City Council
Outline planning application for Extra Care residential development.

June/July 2021_
Trinity Academy
Subject to planning consent, installation of modular school buildings begins on site.

Summer / Autumn 2021_
Bristol City Council
Planning decision expected on proposed Extra Care residential outline application.

September 2021_
Trinity Academy
Temporary school accommodation completed for start of 2021/22 academic year.

2021 - 2022_
Bristol City Council
Select a developer to take forward the Extra Care residential development followed by a reserved matters application.

September 2023_
Bristol City Council
Anticipated completion of Extra Care residential development scheme.