

Public Consultation 02 - 10/02/2020

/ WELCOME

Thank you for visiting the Branwhite public exhibition.

The public consultation presents the emerging planning proposals for the redevelopment of the site adjacent to Branwhite close.

- This site along with several others in this part of Bristol has been allocated for residential development and will be developed by Bristol City Council. AHR have been appointed to submit a detailed planning application for the site.
- This is an important site close to the district centre and can deliver a major enhancement and visual improvement to a currently underused and inefficient site.
- The layout/design can improve linkages within the immediate neighbourhood and improve the public realm in Lockleaze.
- The development will comprise of a minimum of 47 residential dwellings and will maximise the development of Affordable Homes, especially for Social Rent.
- The site has a number of local amenities including a post office, convenience store and community centre, the proposal seeks to add to the current offer.



Aerial view of the site



View 01- Inside the site



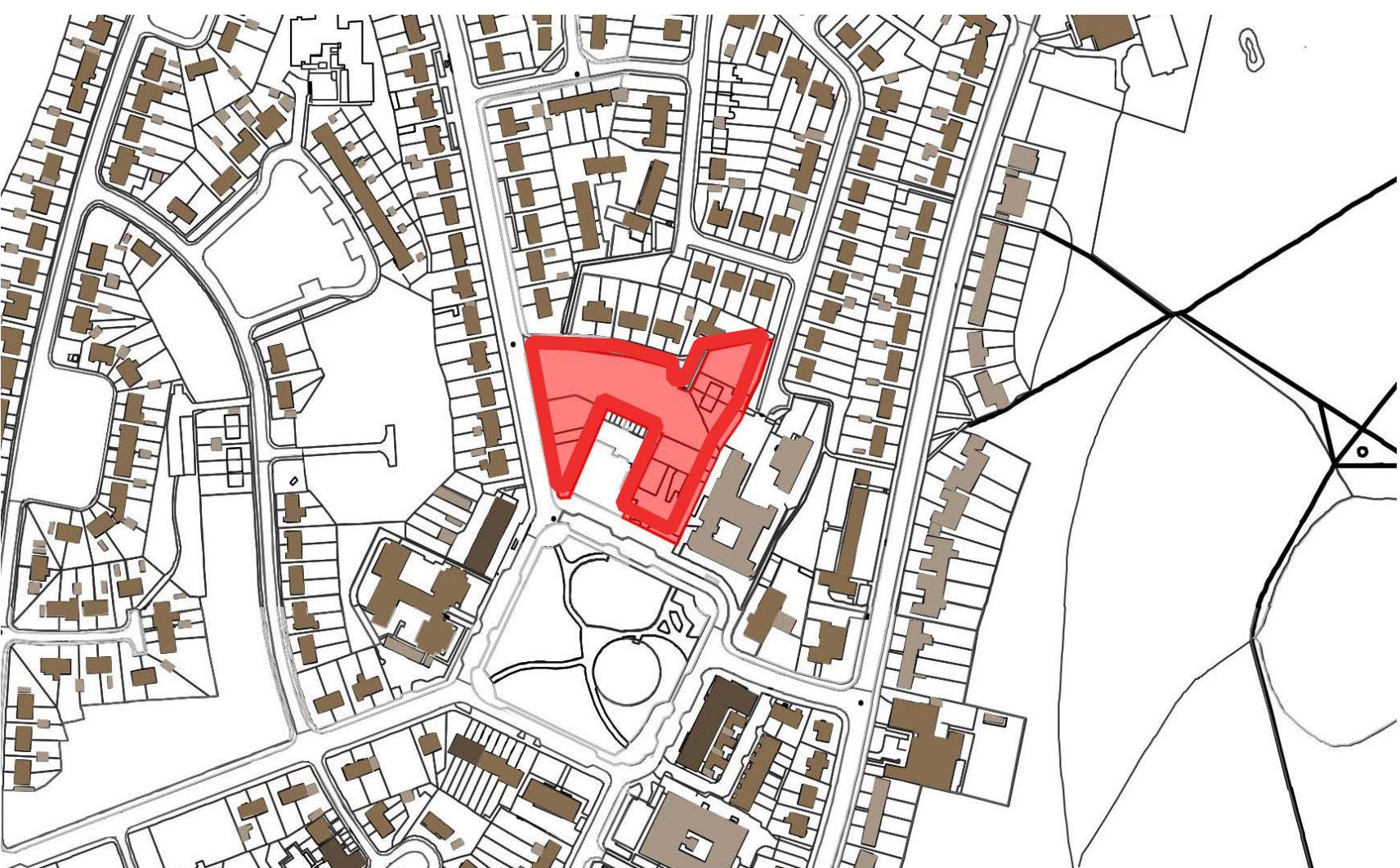
View 02- View down Bonnington Walk



View 03- View up Branwhite close



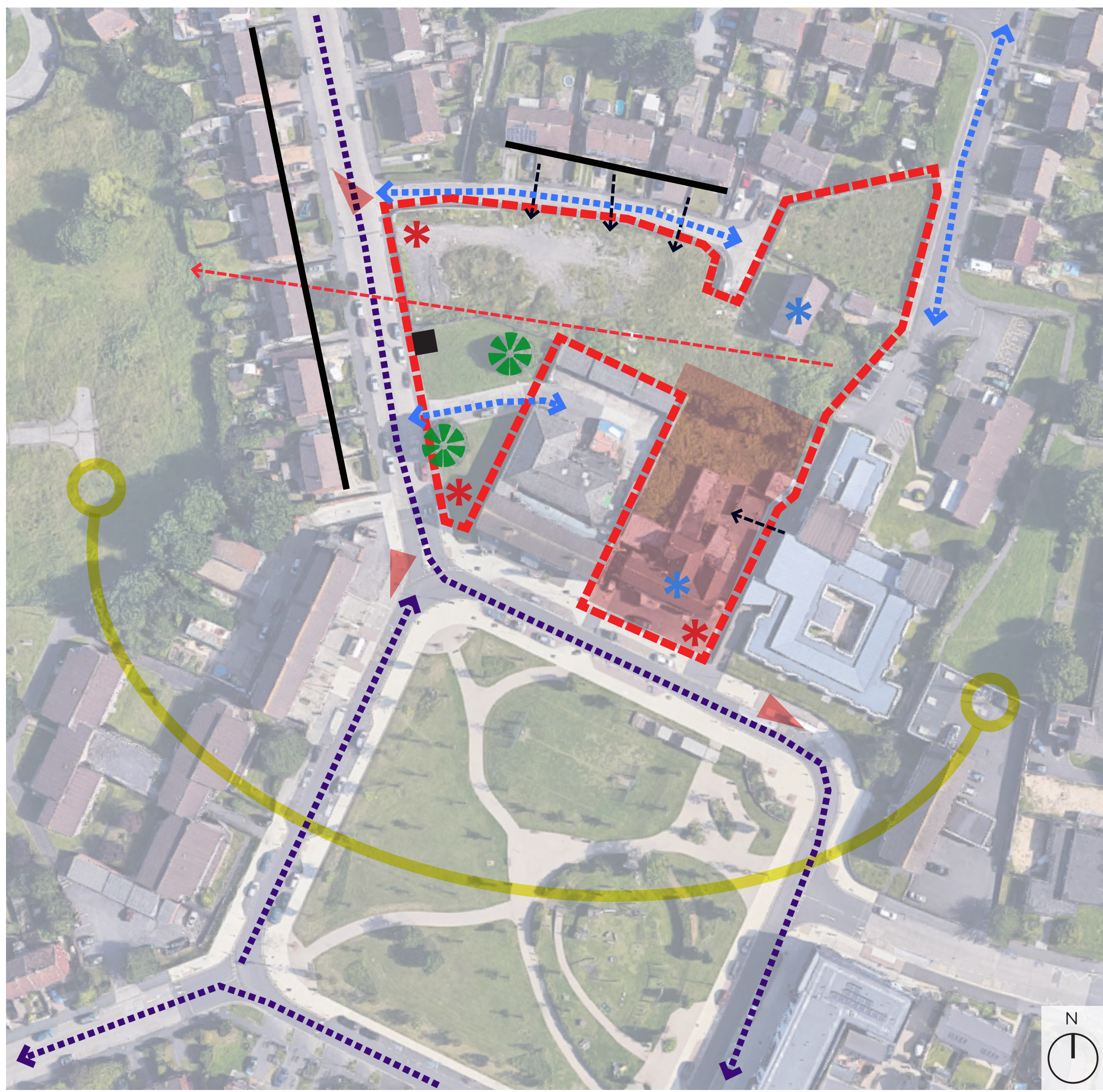
Building use



Building heights

- garages and other
- venue
- community centre
- library
- hotel
- car enterprize
- church
- health centre
- GP
- children's centre
- primary school
- nursery school
- apartments
- attached houses
- detached houses

- Single storey
- Two storeys
- Three storeys



Constraints and opportunities

- Key
- Site boundary
 - Primary vehicle route
 - Secondary vehicle route
 - Potential long views
 - Key frontage corner
 - Building to be demolished
 - Private houses
 - Potential overlooking
 - Mature trees
 - Sub station
 - Key View
 - Street frontage
 - Potential second phase

/ SITE PLAN



/ SITE SECTIONS

- The site banks up Branwhite close from Bonnington Walk. Semi detached houses gradually step up this road following the curve of the road.
- Buildings are predominantly buff brick with key corners of buildings or full buildings on certain corners being red brick.

- Where possible roofs face south to accommodate any requirement for future PV.
- Brick walls are proposed to enclose plots.
- Windows are located on key corners to improve natural surveillance and activate the street scene.

Site Section 01
NEW EASTERN ROAD



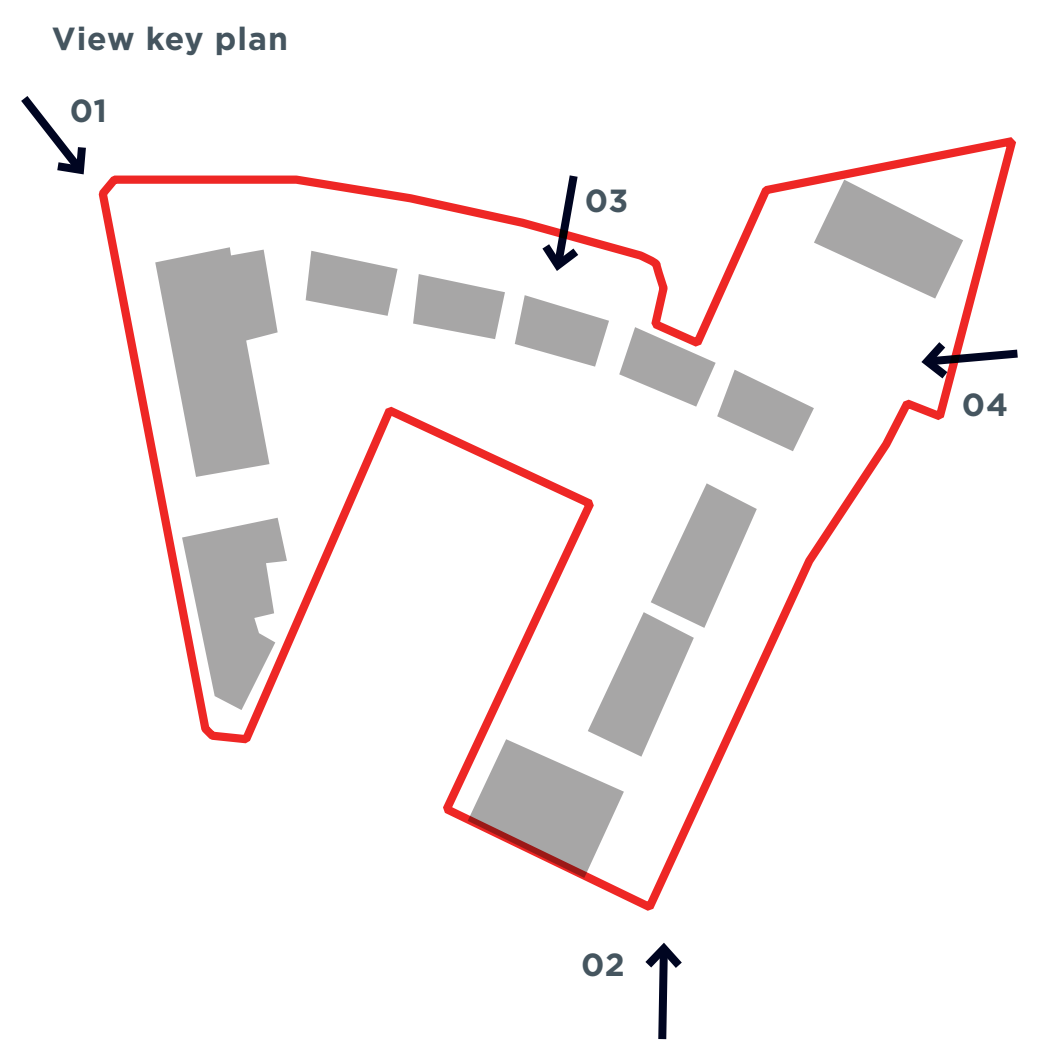
Site Section 02
BRANWHITE CLOSE



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/ INDICATIVE STREET VIEWS

Indicative view 01



Indicative view 02



Indicative view 03



Indicative view 04



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/ YOU SAID, WE DID

- The first consultation event was held in September 2019. Local residents and stakeholders attended and provided the team with their comments on the proposed layouts.
- Where possible we have tried to address the main concerns raised which are listed below.



YOU SAID

“Looks a bit dark, too much metal”

In response to the comments made at the last event, we have reduced the amount of metal cladding and removed all metal projecting frames balconies

YOU SAID

“Want as many council houses as possible as thats what they were originally”

We are prioritising the delivery of council and shared ownership houses on the site

YOU SAID

“Amenitites are needed for the community...maybe where the pub is”

The development proposes 2 spaces which can be for community or commerical use

YOU SAID

“4 storey apartments need to be in keeping with local scale”

The fourth floor of the apartment block is within the roof to reduce the scale of the building