

## Hartcliffe Campus

summary of outline planning permission application

[www.bristol.gov.uk/plansforhengrove](http://www.bristol.gov.uk/plansforhengrove)

Planning Application Reference 18/02055/P







## site location

scope of this Project is to secure Outline Planning Permission with access and strategic landscaping, and all other matters reserved

1062 : Hartcliffe Campus



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Lifschutz  
Davidson  
Sandilands

Bradley Hole Schoenaich  
Landscape

CSJ  
CSJ PLANNING



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# Hartcliffe Campus

key:  
 — site boundary



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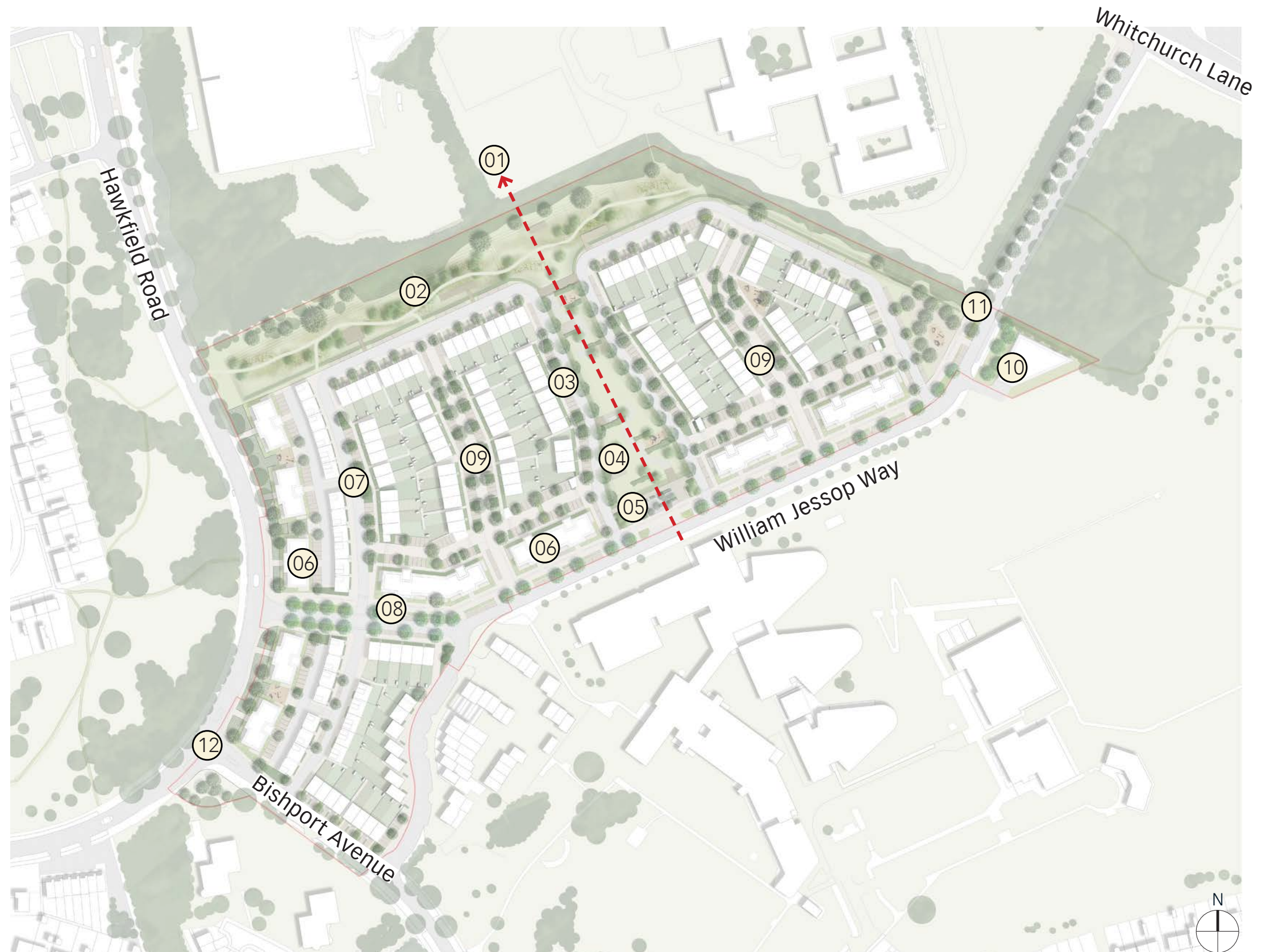


## existing site photos





- key:**
- 01 - potential view of Clifton Suspension Bridge
  - 02 - wildlife corridor
  - 03 - park street
  - 04 - pollinator park
  - 05 - school square
  - 06 - apartment buildings
  - 07 - Hawkfield Edge
  - 08 - new connection to Hawkfield Road
  - 09 - shared surface street
  - 10 - energy centre
  - 11 - existing bus gate (retained)
  - 12 - junction to Bishport Ave reconfigured



## overview of the illustrative masterplan



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potential view of Clifton  
Suspension Bridge beyond



## view from the top of the Bridge Learning Campus



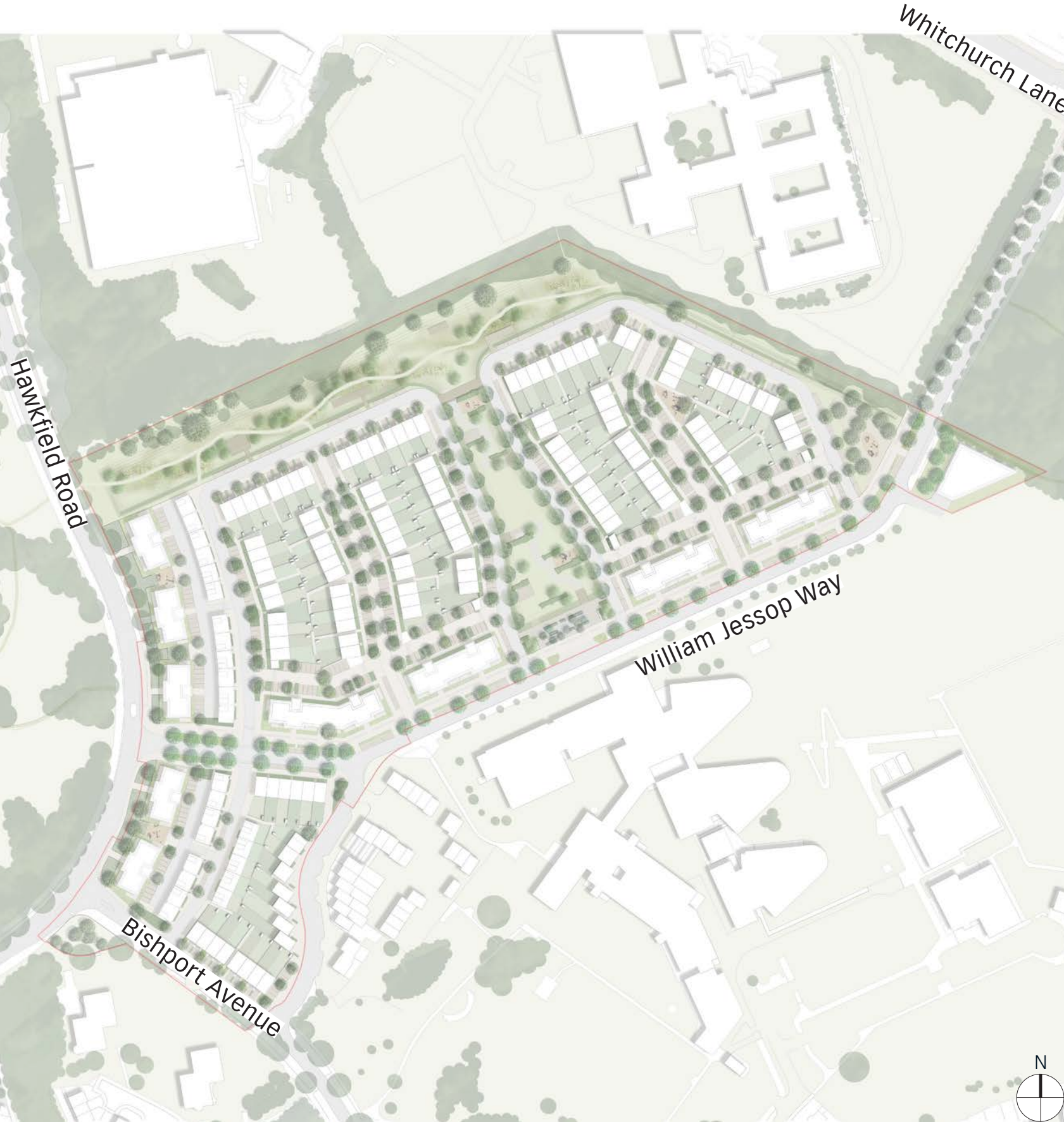
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Bristol City Council has submitted an outline planning application with access and strategic landscape detailed for a policy-compliant housing scheme with the following approximate mix of units and tenures:

type of housing unit	overall number of housing units to be provided (all tenures)	number of affordable housing units to be provided (30%)	of which, number which will be Social Rented (77%)	of which, number which will be Shared Ownership (23%)
1 bed flat	102	31	24	7
2 bed flat	116	35	27	8
2 bed house	20	6	5	1
3 bed house	99	29	22	7
4 bed house	13	4	3	1
Total	350	105	81	24

Design codes accompany the Outline Planning Application to promote high quality development whilst providing an appropriate level of flexibility to allow the design to be tailored at Reserved Matters Application stage.

## overview of the scheme





## **FIXED:**

(i.e. what we're submitting for approval at Outline Planning Application stage)

### **No. of Units**

- Number of dwellings will be stated as a maximum of up to 350 dwellings within the description of development, on application form and elsewhere
- 30% affordable housing

### **Energy Centre**

- The Outline Energy Strategy will respond to current policy, promoting a heat network if technically and financially viable.

### **Strategic Landscape (incl. Sustainable Drainage)**

- The design principles of the strategic landscaping will be clearly defined. The Park along with other areas of Public Open Space will have an area of 1.88 ha with the total site area being 8.4 ha.

### **Access**

- This will be off Hawkfield Road and William Jessop Way. All access to the site will be detailed in the planning application.

### **Design Codes and Parameter Plans**

A series of Design Codes and Parameter Plans will be approved as part of the Outline application consent. Conditions will be attached to the Outline consent stating that the principles set out in Design Codes and Parameter Plans will be adhered to at Reserved Matters unless otherwise agreed with the Planning Authority.

### **Parameter Plans include:**

- Illustrative Site Structure
- Building Heights
- Access and Movement
- Illustrative tree planting strategy
- Tree removal strategy

## **Outline Planning Application Approach**

What we are proposing to fix at this stage vs. what will be treated as Reserved Matters

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## Design Codes:

(What the Design Code will cover)

### Street design codes:

The design codes will guide the following:

- site access
- public realm design
- soft landscaping within the public realm and streetscape
- parking strategies
- refuse/recycling/cycle storage
- SUDS integration
- building frontage line (front threshold and boundary)

### Building design codes:

The design codes will guide the principles of the building performance. Examples of which are:

- building form/massing – showing heights, where there should be apartment buildings v housing
- entrance location and boundary treatments – clarifying threshold treatments and location of front doors.
- building material types
- floor to floor heights
- location of primary living spaces overlooking streets
- window sizes – setting rules for sizes to ensure quality visual appearance and encourage standardisation
- amenity provision for apartments – setting standard as per the Consultation draft of the Urban Living SPD
- Secured by Design
- inclusive access considerations

## Outline Planning Application Approach

What we are proposing to fix at this stage vs.  
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# RESERVED MATTERS:

(I.e. to be determined at Reserved Matters Planning Application Stage)

## Layout

- final layout and detailed hard and soft landscape design
- final unit numbers and mix of unit sizes

## Scale

- Scale of buildings to be specified within Design Codes to be adapted by way of Condition with reference to minimum and maximum dimensions for height, width and length for different building typologies.

## Appearance

- Appearance and materials

## Parking (quantity and format of provision)

- Quantity and location of parking has been included within the Design Codes based upon adopted Local Plan standards (circa 1.25-1.5 spaces/dwelling dependent upon housing mix). Final quantity and location will be dealt with in the Reserved Matters application.

## Drainage strategy

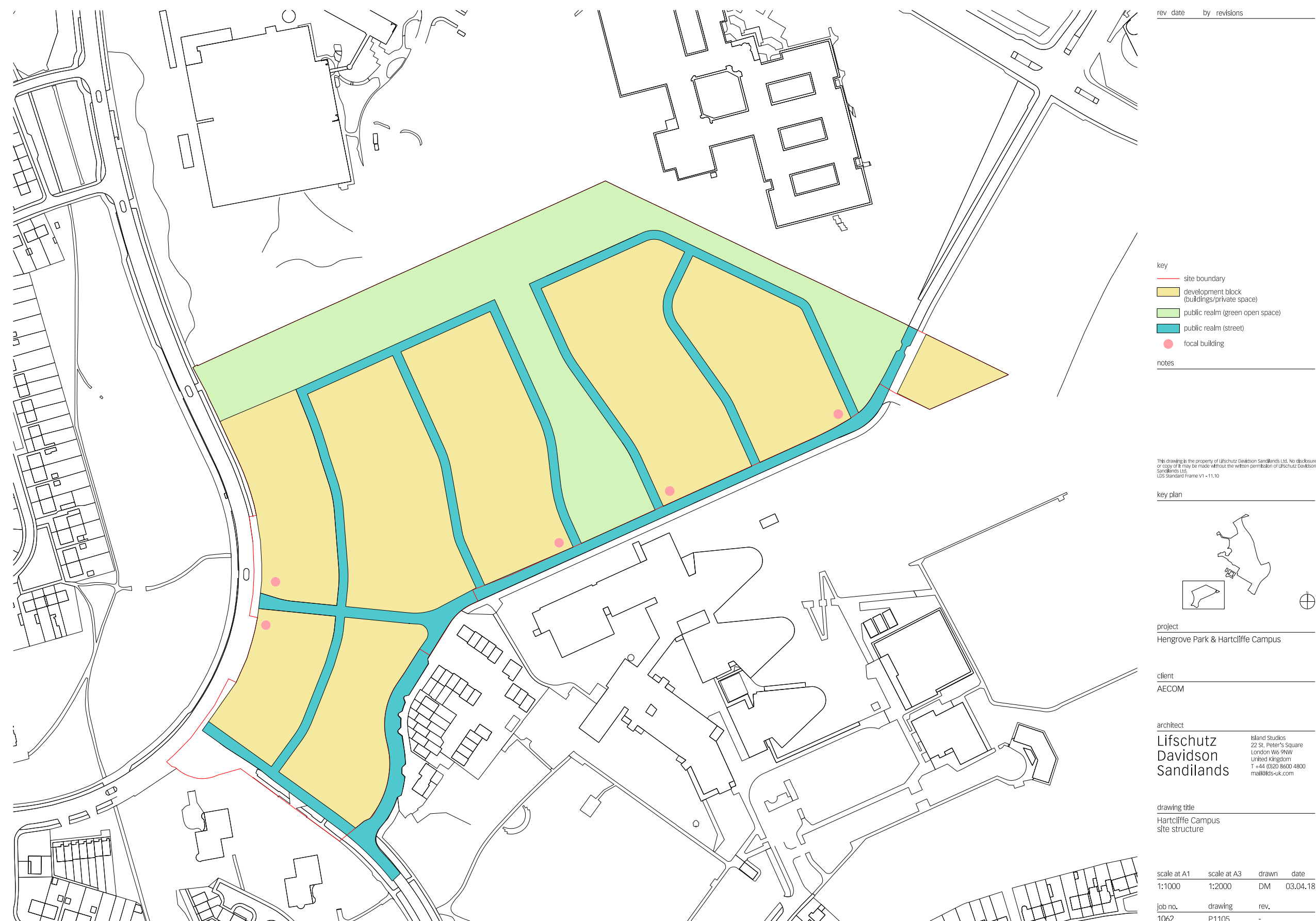
- Final drainage strategy

## Outline Planning Application Approach

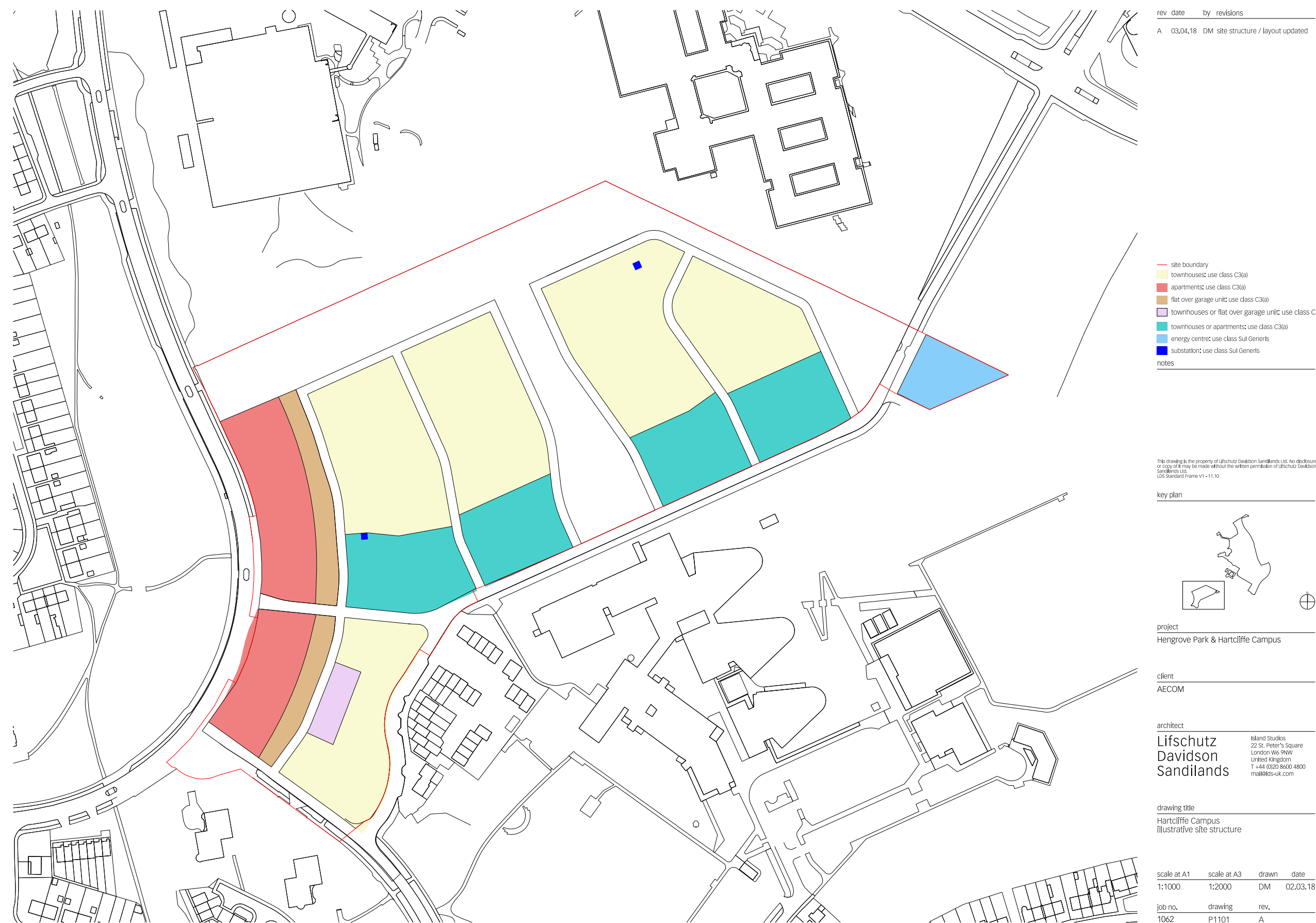
What we are proposing to fix at this stage vs.  
what will be treated as Reserved Matters









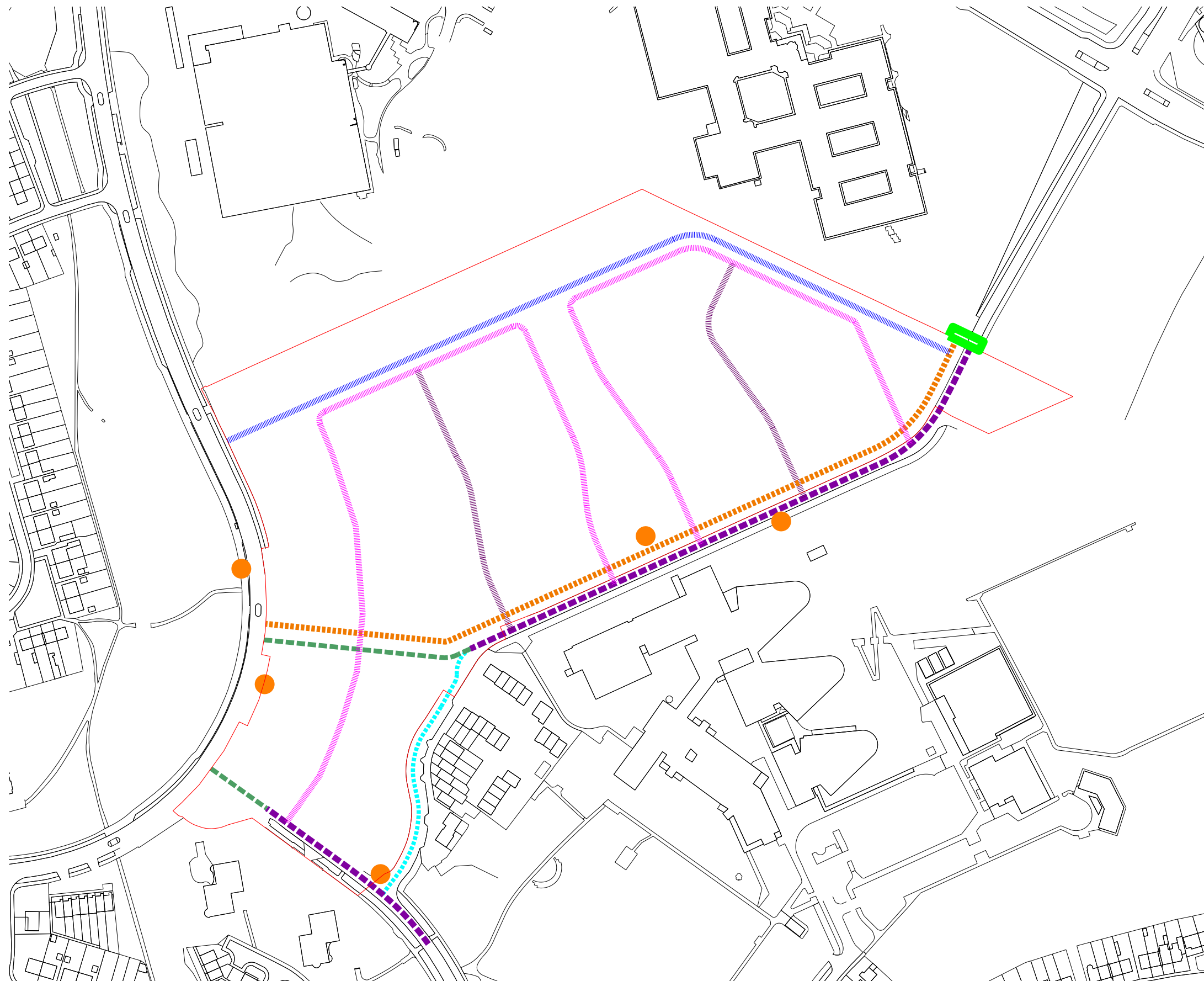


parameter plans - land use









rev	date	by	revisions
A	03.04.18	DM	drawing title changed

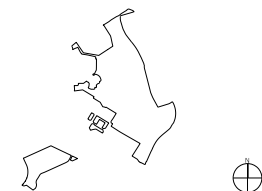
key
site boundary
existing primary street
proposed primary street
tertiary perimeter street
tertiary street
existing primary street converted to tertiary street
dedicated cycle path
pedestrian-only route
bus gate
bus stops

notes
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LDS Standard Frame V1 - 11.10

key plan



project  
Hengrove Park & Hartcliffe Campus

client  
AECOM

architect  
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drawing title  
Hartcliffe Campus  
access and movement strategy

scale at A1	scale at A3	drawn	date
1:750	1:1500	DM	02.03.18
job no.	drawing	rev.	
1062	P1104	A	

## parameter plans - access and movement



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rev date by revisions

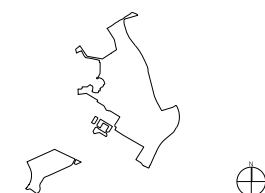
key:

- site boundary
- Coppice trees: multi-stem trees, 2-3m height, 1-2m spread
- Small trees: 25-30cm circumference, 4-5m height, 2-3m spread
- Medium trees: 25-30cm circumference, 4-5m height, 2-3m spread
- Climax trees: 25-30cm circumference, 4-5m height, 2-3m spread
- Climax trees: 30-35cm circumference, 5-7m height, 2-3m spread

notes

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key plan



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drawing title

Hartcliffe Campus  
illustrative tree planting strategy

scale at A1	scale at A3	drawn	date
1:750	1:1500	CS	08.03.18

job no.	drawing	rev.
1062	P1109	-

## parameter plans - illustrative tree planting strategy

approx. 280 new trees to be planted



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rev date by revisions

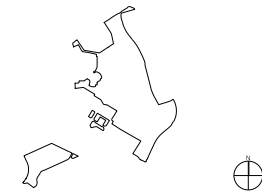
A 03.04.18 DM trees to south west corner of the site added to be removed

notes

key:  
— site boundary  
— existing trees to be retained  
— existing trees to be removed

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key plan



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drawing title  
Hartcliffe Campus  
tree removal plan

scale at A1	scale at A3	drawn	date
1:750	1:1500	CS	08.03.18

job no.	drawing	rev.
1062	P1115	A

## parameter plans - tree removal plan

approx. 67 trees to be removed

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William Jessop Way - housing



William Jessop Way - apartment building

## design codes - creating living streets

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mews street - view 1



mews street - view 2

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Bridge Park street



Wildlife Corridor street

## design codes - creating living streets

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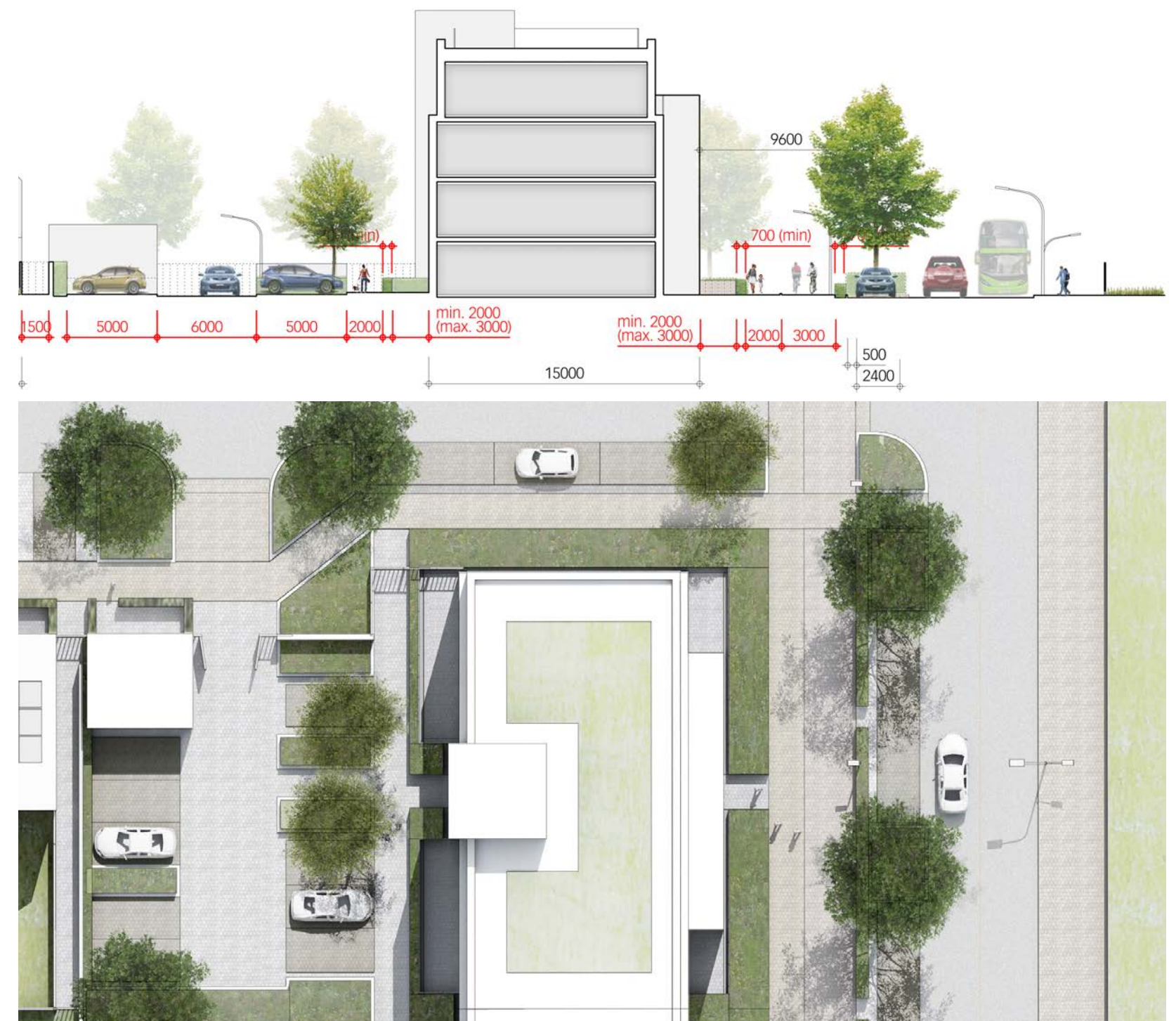
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## design codes - creating living streets





## illustrative masterplan