

Scheme Summary

Proposed Council Housing:	100% Affordable
Overall Site Area:	3.14 Acres
Developable Area:	1.8 Acres
Number of Houses:	24
Number of Apartments:	10
Number of on site parking spaces:	36
Number of cycle spaces:	30
Materials & Aesthetics:	
High quality traditional construction -	
<ul style="list-style-type: none"> • Textured brickwork facades • Glazed brickwork inserts • Metal windows • Perforated Metal Panels 	



Visualisation of the Proposal - Showing terrace housing

Introduction

This online exhibition shows emerging proposals to redevelop the land accessed via Kingswear Road in Knowle West.

It 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.

The first round of public consultation was held in December 2019/January 2020 and feedback from key stakeholders and public has helped shape the latest proposals.

This second round of consultation will run from 18th January until 1st February 2021.

Due to Covid-19 restrictions on face-to-face gatherings, this will be held online.



Birdseye view of the site and surrounding area

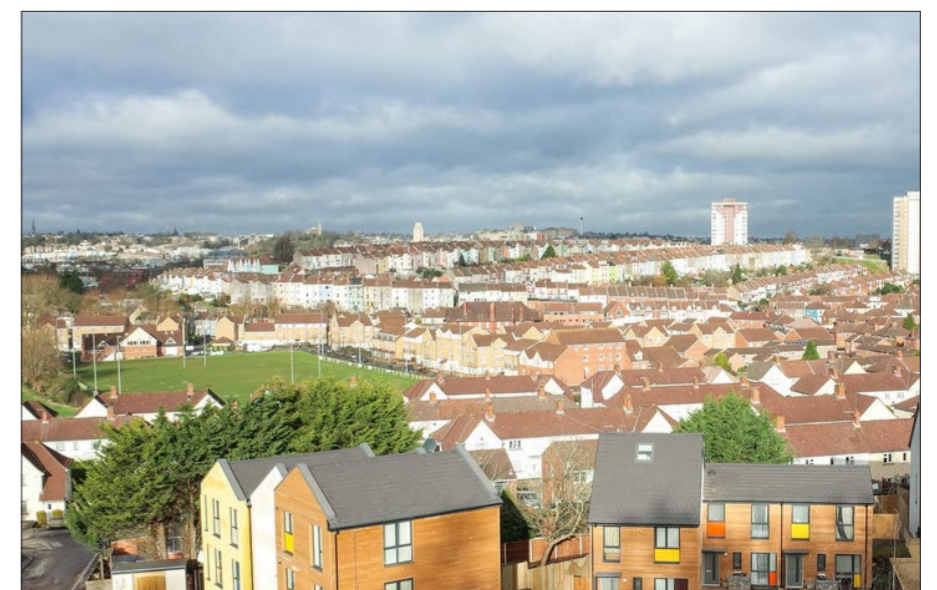
The Site

The site occupies a prominent hilltop position situated on Kingswear Road within 'The Novers' area of the Northern Slopes. From this location spectacular views of Bristol extend to the north.

Large areas of green open space adjoin the site to the east and west with residential properties to the south. The site was previously occupied by flats that were demolished in 2011. The remaining site area is characterised by grassland and overgrown shrubs. The Bristol Local Plan has allocated the site for Housing.



Aerial view looking north east from the site



View from site looking north



Diagram of Site Opportunities and constraints

Site Constraints

Site Gradient

The site lies at the edge of a steep ridge and slopes down towards the existing road. The central area of the site is too steep for vehicular access and is therefore not suitable for residential development.

The existing road follows the contours of the slope and is therefore relatively level. As this is the only vehicular route, the developable land is restricted to a single row of houses and apartments.

Footpaths & Pedestrian Access

A number of footpaths pass through the site. These link surrounding residential areas to local facilities such as shops, schools and medical centres. Development proposals should ensure good levels of public access and maintain footpaths.

Due to the steep slopes, steps are unfortunately the only design solution but we however hope to minimise the gradient of these routes, improving access for all users.



Existing road and steep slope



Existing footpaths cross the site

Edge Conditions

- Private Amenity (Back gardens)
- ⋯⋯⋯ Open
- Retaining Wall

Access

- ➔ Pedestrian Access
- - - Pedestrian Footpath
- ➔ Vehicular Access
- 👁 Views Across City
- ≡ Steep Slope

Previous Proposals

The previous proposals were exhibited December 2019/January 2020 at the first public consultation. We have used feedback from this public consultation to inform our proposals going forwards.

A summary of comments and our responses can be found on boards 5 & 6.



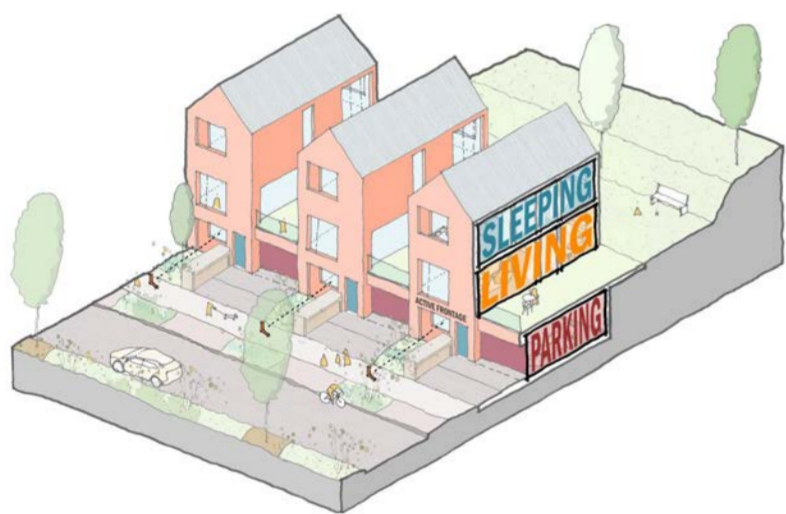
Concept Development Sketch



Sketch of Previous Proposal - Section



Sketch of Previous Proposal - Aerial View



Sketch of Previous Proposal



Sketch of Previous Proposal - Floor Plan



Sketch of Previous Proposal - Street View



Visualisation of the Proposal - Aerial View



Site Layout

Overview

The site layout above delivers 34 new dwellings, all of which boast expansive views to the north across Bristol. The development is book-ended by clusters of two storey two bed houses with a central terrace of three storey three bed houses in clusters of four. We have also accommodated a three storey apartment block with external balconies facing the street at the corner of the site.

- 1 Northern Slopes Nature reserve
- 2 Sidford Road Housing Dev.
- 3 Vehicular access
- 4 Pedestrian routes
- 5 Existing trees retained
- 6 New Landscape and ecology area
- 7 New street trees
- 8 Three storey apartment building
- 9 Three storey houses
- 10 Two storey houses

Building height and size

Height of the housing and impact on the view from houses behind

The new housing has been arranged with gaps between the short terraces to allow views across Bristol. In the latest layout the width of these gaps has been doubled. The topography of the site means the new houses are significantly lower (approx 10m) than the existing houses to the south. The apartment building now has a flat roof, which has further reduced the overall height.

Suggest removing blocks 8, 9 and 10 closest to the junction with Glyn Vale

There is a minimum density of new housing required on the site. If these blocks were removed, development on the rest of the site would have to be taller to achieve the number of dwellings required to make the scheme viable.

Open space / Public realm

The area's original vision valued adequate space, good ventilation and access to green space. What are the health and wellbeing benefits for people and wildlife?

All proposed dwellings exceed the minimum space standards with generous living spaces and storage. They are all dual-aspect, providing cross ventilation and sunlight at different times of the day. The new homes will be highly insulated to reduce energy costs and all dwellings have private outdoor space and access to the Northern Slopes.

Cycle storage is provided for residents and visitors. The development is targeting a Biodiversity Net Gain through improvements to the existing grassland, new tree planting and green roofs on the apartment building.

Central green play area will be a magnet for anti-social behaviour. Who will manage and maintain it?

This will continue to be managed by BCC parks in line with all other parks in the city. The new development will also provide greater security and overlooking of the Northern Slopes.

Is the play space formal or informal/natural?

Elements of original mitigation plans not provided on the Kingswear Green Space, should be included. e.g. informal play structures, dog agility area, recognised paths, informal benches

The formal play space shown in the previous option has been omitted; as there are two other formal play areas within easy walk of the development. The open space is intended as biodiversity land. New benches will be integrated into the landscape layout and the existing picnic benches to the north will be retained.

Access

Both access points are narrow; one has steps, the other blocked by trees. The proposed diversion of footpath is steep, stepped and requires expensive civil engineering. Steps at the western edge of the development also need renovation.

The main access point will be from Glyn Vale. The existing footpath routes will be maintained in their present locations and improved. The zig-zag path has been omitted from the latest layout; the existing path and steps will be retained and upgraded to improve access. Benches will be included along this route.

The footpath needs to be constructed to BCC Parks specification(3.5 tonnes minimum) and vehicles need a 3m wide access with no steps to maintain the site.

A vehicle access point and stabilized route will allow access to the hill to the south for maintenance.

Footpaths across Novers Common should be reopened, ideally suitable for pushchairs to get directly to the school

This is not within the scope of this project. The project is only funded to build new homes.

Scree slope could be developed into zig zag path with planting to link with existing housing

This is outside of the site boundary.

It will be hard for residents to get to the road from their homes or the pavement when cars are parked between the trees

The layout of the landscape and parking has been redesigned as part of the design process. The street has been designed as a shared space to allow free movement of people and bikes. Parking complies with Bristol city council design standards which allows people sufficient space to access their vehicles.



Housing Tenure/Type

Types and proportion of tenures needs to be made clear

The mix of housing is shown on the consultation boards. The development will be 100% affordable housing. The tenure type being proposed is based upon an assessment and is based on specific needs and requirements within the local area.

Proposed designs appear incompatible with any accessible family homes. How will disabled people's access needs be accommodated?

All dwellings are designed to Building Regulations approved document M4(2) meaning that they are accessible and adaptable for disabled residents and visitors. Upper floor dwellings have been designed to the same M4(2) standard, but as there is no lift they are categorised as M4(1). There are no dedicated fully wheelchair accessible houses proposed. Due to the topography of the site and the steep slope, living rooms are typically at first floor level with accessible staircases. Refuse and cycle stores are located at ground level accessed from the street.

If tenure was 55+ it would free up three-bed council houses elsewhere with one or two residents

As above - the tenure has yet to be fully decided at this stage.

Parking

How many parking spaces will there be?

There are 36 new parking spaces proposed on site. 10 of these will be off-street, and 26 on-street. There are an additional 8 spaces at the junction with Glyn Vale.

Security

Will CCTV be included in the park area?

This is not part of the remit of this development. The development will however be based on secure by design principals which include natural surveillance.



Construction

Is the sloped area stable enough to build on?

Yes, all aspects of construction have been considered during design development including an assessment of the ground conditions. We have established a structural strategy which will be submitted as part of the planning application. This structural strategy will enable the scheme to be realised going forward.

How will public and wildlife access the green space during construction and after?

Access to the green space will be reviewed with the contractor when appointed. The green space will be open to the general public when the development is complete

How, and for how long, will construction impact existing local residents and people and wildlife's enjoyment of the Kingswear Road green space?

The construction period is unknown at this stage, however a Construction Environmental Management Plan will be produced to ensure that the contractor protects the open space during construction.

Where will all the construction site and haul road be located?

This will be agreed when a contractor is appointed before starting on site. As part of the planning requirement, a traffic management plan will be submitted showing proposed setup vehicle and pedestrian routes. This will be subject to further public consultation.

Local impact/amenities

How will local amenities e.g. GP surgeries cope?

This development is providing much needed housing for the city but will not generate any Community Infrastructure Levy (CIL) as it is 100% affordable. The impact on local amenities will require the relevant health authorities to assess their requirements and provide sufficient supply if there is an increase demand.

Lots of new people to the area already – area needs time to bed in and find a sense of belonging.

The allocation of these homes has not yet been agreed and will be managed by Homes and Landlord Services nearer to the completion of the homes. Housing demand is high across the city and we need to meet this demand where possible.

The scheme comprises 24 two and three storey terraced houses, and an apartment building housing 10 two and three bed apartments.

High quality textured brick is proposed for the principal facade material, complemented by contemporary detailing around window and door openings.

Coloured brick has been used for both identification of each dwelling and as a reference to Bristol's colourful facades used throughout the city.

The scheme provides will provide 100% affordable housing with an overall gross internal area of 3098 square metres.

The tenure type being proposed is based upon an assessment made by the Council's Homes and Landlord Services, and is based on specific needs and requirements within the local area.



Visualisation of Proposal - Showing Apartment building



Visualisation of Proposal - Showing three storey three bed terrace housing



Visualisation of Proposal - Showing two bed terrace housing

Proposed House Types

8 no. 2 Bed House
16 no. 3 Bed House

Housing Type Total: 24

Proposed Apartment Building

6 no. 1 Bed Apartment
4 no. 2 Bed Apartment

Apartments Total: 10

The site offers open views, wooded areas and hedgerows filled with birds and wildlife. We therefore want to respond sensitively and appropriately to this location:

The Play Street

The aspiration for the landscape design is to create a lush green playable street along Kingswear Road. This connects residents with nature and a place where new residents can spend time with their neighbours.

The cul-de-sac creates a quiet setting and opportunity for a design solution which focuses on the pedestrian. There are suitable spaces for tree planting along the street that provide long term benefits to the community.

Kingswear Field

The public open space to the south of the site is part of a much wider network of wild open spaces (Northern Slopes) and offers a valuable place to connect with nature.

A sensitive approach is proposed to conserve the local area's wildlife value and strengthen its amenity value. Green links, between the street and the open space create wildlife corridors across the street and a place to connect with nature.

Pocket Play and Fitness Parks

A shared street approach provides space for social interaction, informal pocket play area and fitness parks.

Ecology Links

Ecology links are made between buildings with tree groves linking the open space of Kingswear Field to the street and beyond.



Landscape Site Plan



Street Section 1

- 1 The Play Street
- 2 Kingswear Field
- 3 Pocket Play and Fitness Parks
- 4 Rain Garden Planting
- 5 Existing woodland trees and vegetation
- 6 Footpath
- 7 Parks maintenance access via grassy slope



Street Section 2



Street Section 3

Proposed Enhancement of green space (Kingswear field).

A sensitive approach is required to balance the existing woodland, hedgerow and grassland habitats.

Where vegetation is disturbed in construction or through removal, we propose enriching the biodiversity with native grassland, hedge and tree species.

New tree planting includes native Oak trees in the public open space which offer a long term benefit to the micro climate. They also offer a place to sit in shade, as well as helping the eco-system and improving air quality.

Access - The elevated position along the ridge captures views out over Bristol; the pedestrian stepped access will be improved, seating along the path will provide a place to pause.

Ecology Links - Terraced groves of trees between the buildings will provide continuous wildlife habitats across the site.

Woodland and Hedgerow - Hedgerow planting will increase the number of animal and plant species on site.

Street Trees - Species will be selected for their value to fauna, particularly bees and other pollinating invertebrates.

Rain Gardens - Flowering perennials and ornamental grasses that are tolerant of both drought and water logging will be used to fill the rain gardens.



- - - SSCI Boundary
- - - WNS Boundary
- New trees
- Hedge and scrub planting including edible species
- ↔ Ecology links across the site
- Area of woodland, ground clearance and remedial works to trees.
- Annual/ biannual mowing to achieve semi-improved grassland.
- ⊘ ⊘ Bat and bird boxes
- Annual cutting of existing vegetation.

Previous Use Of The Site

Until recently the Kingswear Road site and the wider site context at Sidford Road were occupied by a 1970s housing development of council-owned split-level maisonettes.

The Kingswear Road site contained 3no. four storey concrete frame blocks comprising 18 units.

Demolition of the Kingswear Road blocks took place in 2011 with a large amount of material from the demolished blocks recycled and reused on and off the site. A number of the retaining structures are understood to remain on the site.

This made up ground which would be unsuitable for habitat use due to the ground conditions, is around half of the developed area of the proposals shown previously.

- 1 Existing area of made up ground
- 2 Existing Footpath
- 3 Existing Green space
- 4 Existing access road



Sketch of Existing Site



Photo of demolished building on site



Photo of made up ground

Access & Amenities

Vehicular access to the site is via Glyn Vale Road to the south which is also a major bus route.

The site is connected to a network of footpaths offering access to the Northern Slopes and surrounding neighbourhoods.

There are also several 'greenways' within 400m of the site which offer sustainable modes of transport such as bicycle riding and walking.

Several local amenities are located within 400m of the site.



Next Steps

During this second round of consultation we are inviting further comments on the latest proposal, ahead of submitting a full planning application to Bristol City Council in February 2021.

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 with adjacent neighbours and other key stakeholders.

Have your say by completing the online survey at:

www.bristol.gov.uk/housing/filwood-housing-developments by 01 February 2021.

Have your Say

We are pleased to be working with the Knowle West Alliance and the Northern Slopes Initiative to help engage with the local community and encourage those living and working in the area to take part in the consultation.

Please let us have your comments on these more developed proposals. Your feedback, together with those from other stakeholder groups and organisations, will help shape the final scheme.

Paper copies of the proposals and survey are also available on request, from Avril Baker Consultancy, by emailing

info@abc-pr.co.uk or calling 0117 977 2002.

A reference copy of the consultation material is also be available at re:work. (maybe other KWA venues as well)

If you have any queries or questions about the consultation, please contact:

**Avril Baker Consultancy
Consultation Co-ordinator**

email: info@abc-pr.co.uk

t: 0117 977 2002

e: housing.development.hra@bristol.gov.uk