

Introduction

Housing Delivery has carried out high-level feasibility work on land at Novers Hill to ascertain how it could be developed for residential use. The land in question was allocated for housing as part of the Bristol City Council's site allocation process (BSA1108) and includes the former Priory Infant School site and Hillside Farm.

The site presents a number of challenges in terms of development including steep topography, lack of direct access and its location adjacent to a Site of Nature Conservation Interest (SNCI). With this in mind, Housing Delivery have been working with development consultants, Aecomm, and architectural practice, AHMM, to ascertain how

these challenges could be overcome and the potential cost of doing so.

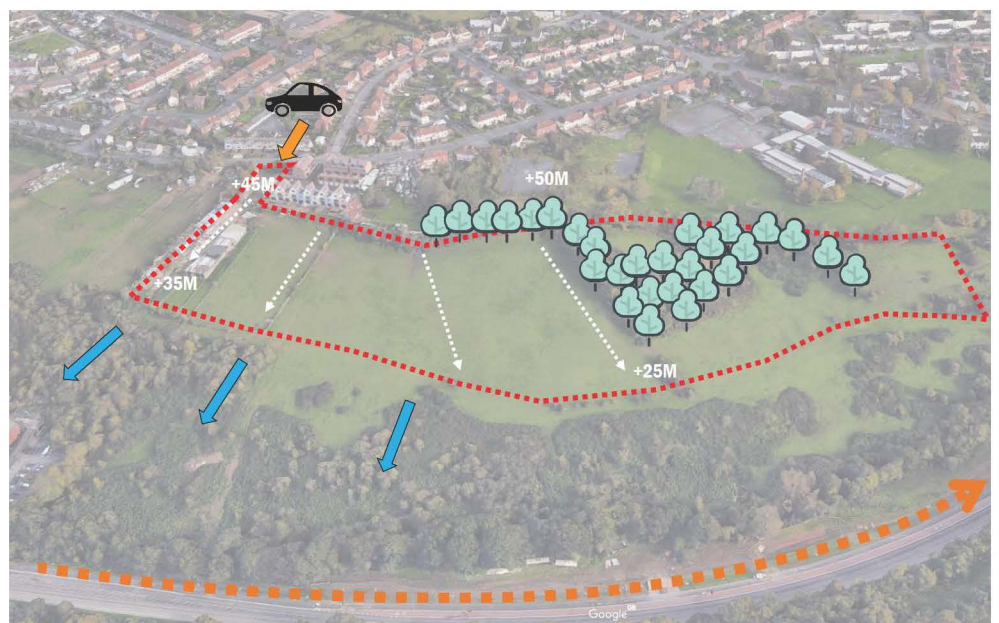
This work has resulted in the creation of the masterplan you can see on display today.



Constraints and Opportunities

The main constraints and opportunities related to the northern site are as follows;

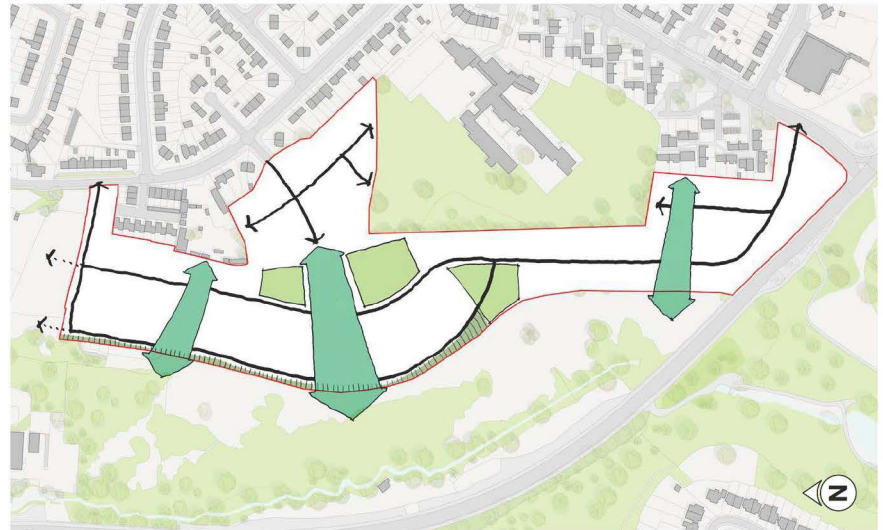
- There is a single vehicular access point off Novers Hill.
- The site is steeply sloping with levels falling east to west.
- A large area of vegetation and trees occupies the central section of the site.
- Proximity to Hartcliffe Way, the industrial zone to the north west and an adjacent proposed Household Waste Recycling Centre may be a source of noise pollution.
- Upper sections of the site benefit from excellent views across south Bristol towards the Avon Gorge



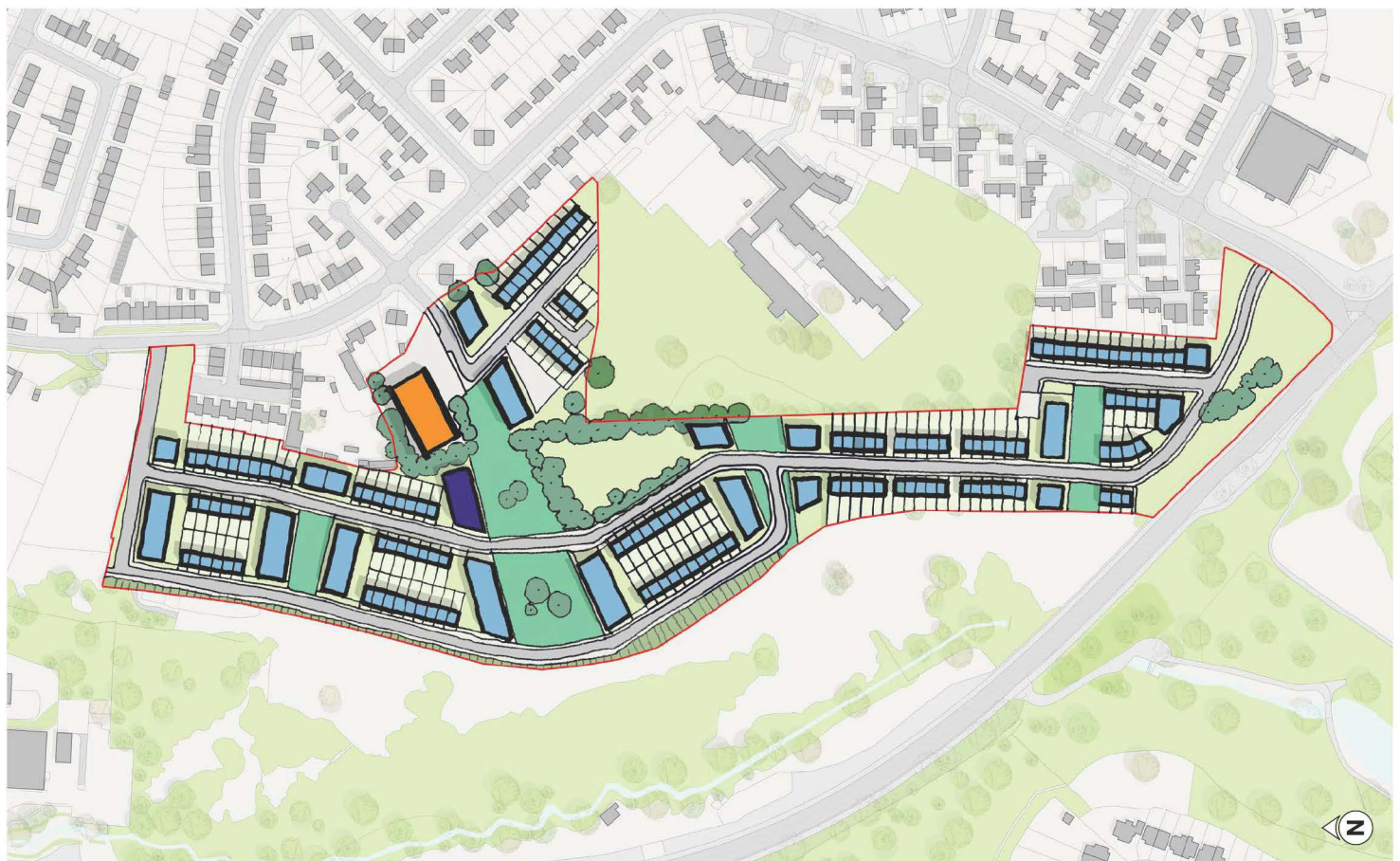
Green Corridors & Ecological Mitigation

The masterplan has been informed by the ecology of the site and has incorporated the findings as part of the design methodology, resulting in a number of mitigation and enhancement measures, most notably the introduction of a series of "green corridors" laid out perpendicular to the roadways to provide pedestrian connections across the site and down to the Pigeonhouse SNI to the west. These landscaped spaces provide valuable amenity space for play and social activity. The layout of the green links across the site help to break up the streetscape and define suitably sized urban blocks.

In line with the conditions laid out in the Bristol Local Plan site allocation, the current masterplan integrates appropriate landscaping to ensure that green links to the surrounding area are maintained, and the integrity and connectivity of the wildlife network is improved.



Current Masterplan



Accommodation Schedule:

House (2/3 Bed)	151	(42%)
Apartments (1/2 Bed)	210	(58%)

Total Dwellings **361**

Density 50 D/Ha

 MMC Factory

 Community Centre

Ancillary Uses: Community Centre and MMC Factory

In line with the Council's commitment to facilitating the delivery of a factory as part of the 'We Can Make' project, the feasibility study and subsequent masterplan has made provision for the footprint of the factory (as suggested by White Design) on the former infant school site. In addition, the study has looked at potential housing options were the MMC factory to be located elsewhere off-site.

A community centre has also been proposed, which could be situated either where the current MMC factory is planned or more centrally, adjacent to the main green corridor running through the site. Further plans for community facilities (i.e. community gardens, kitchens and workspaces) will be explored as consultation with local residents and community group's progresses.