



Brislington Meadows Design Code



Homes
England

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This document has been prepared
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9001:2015

Contents

Homes England's Vision	4	5.3 Bonville Glade	26	8.0 Parking	68
1.0 Introduction	6	5.4 The Gate	30	8.1 General approach	68
1.1 Purpose of the code	7	5.5 Brislington Heights	33	8.2 On-plot parking	68
1.2 Structure of the code	7	5.6 Wetland Meadow	37	8.3 On-street parking	72
1.3 Building for a Healthy Life	9	5.7 The Greenway	41	8.4 Courtyard parking	73
2.0 Masterplanning Principles	10	5.8 The Wild Edge	45	9.0 Public Realm Details	74
3.0 Sustainability and Nature Recovery	12	5.9 Incidental greenspaces	46	9.1 Trees and hedgerows	75
4.0 Regulating Plan	14	5.10 Key buildings	48	9.2 Planting	76
4.1 Introduction	14	5.11 Focal points	49	9.3 Furniture	77
4.2 Parameter plans	15	6.0 Street Codes	50	10.0 On Plot Details	78
4.3 Regulating Plan	16	6.1 Introduction	51	10.1 Introduction	78
5.0 Spaces codes	18	6.2 Primary street	52	10.2 Character & material	78
5.1 General approach	19	6.3 Secondary / Tertiary streets	60	10.3 Biodiversity and wildlife	80
5.2 Brislington Green	22	6.4 Junctions	62	10.4 Waster & Refuse	82
		7.0 Level Changes	64	10.5 Other details	83
				10. Brislington Meadows Design Checklist	84

Homes England Vision

Bristol is a fantastic City and is widely regarded as a great place to live, but is facing the difficult challenge of balancing the urgent need for new homes against ecological and climate emergencies. We believe that balance can be achieved at Brislington Meadows.

Our vision is for a sympathetically designed sustainable neighbourhood, located within Broomhill and in close proximity to existing services and amenities available. The landscape-led masterplan seeks to retain a significant amount of open space on the site and public routes through the site, enhancing connection to Victory Park and Eastwood Farm, as well as access to the Local Centre itself to support existing services and encourage further investment.



An illustration from the Design and Access Statement showing how Brislington Meadows could be developed in response to the outline parameters and design principles set out in this Design Code.



1.0 Introduction



1.1 Purpose of the code

The Brislington Meadows Design Code is an important document for delivering on the long-term aspirations for beautiful and sustainable placemaking for the site.

The purpose of this Design Code is to set design requirements and principles against which the forthcoming Reserved Matters Application(s) can be assessed, ensuring they comply with the Code. It is a tool for designers, developers and planners to use at all stages of the design process, from the overall layout to on-plot details.

The overarching aim of the Design Code is to ensure that the development is of high quality and contributes to healthy and sustainable placemaking which ties the landscape and built form together. The Code focuses on key design requirements and principles to ensure that the important elements are fixed without stifling innovation and creativity during the detailed design stage.

The Design Code sets out design requirements and principles relating to the landscape, public realm, built form, boundary treatment and parking.

1.2 Structure of the code

Chapters 1-3 sets out the overarching vision and design principles that should define development proposals for the site from the outset. These emphasise the importance of creating a truly sustainable development that puts the landscape and biodiversity at the heart of the proposal.

Chapter 4-10 addresses the different themes that the code covers: spaces, streets, level changes, parking, public realm detail and on-plot detail. Each chapter includes a description of the general approach and overarching aspirations for the theme. This is followed by a list of design requirements (shown within a green box) which proposals should comply with. Additional design

guidance of good and bad examples are provided to show different ways the design requirements and overall aspirations can be achieved.

There might be instances where a proposal needs to divert from the mandatory requirements of the code. This might be acceptable if it can be demonstrated that the proposal still achieves the overall approach and intent of the vision and masterplan principles and creates a high-quality neighbourhood. In these instances, Building for a Healthy Life will be a useful guidance document for the Planning Authority to determine if the proposal is acceptable or not.



General approach and overarching aspiration

Design requirement proposals should comply with

Design guidance: good example

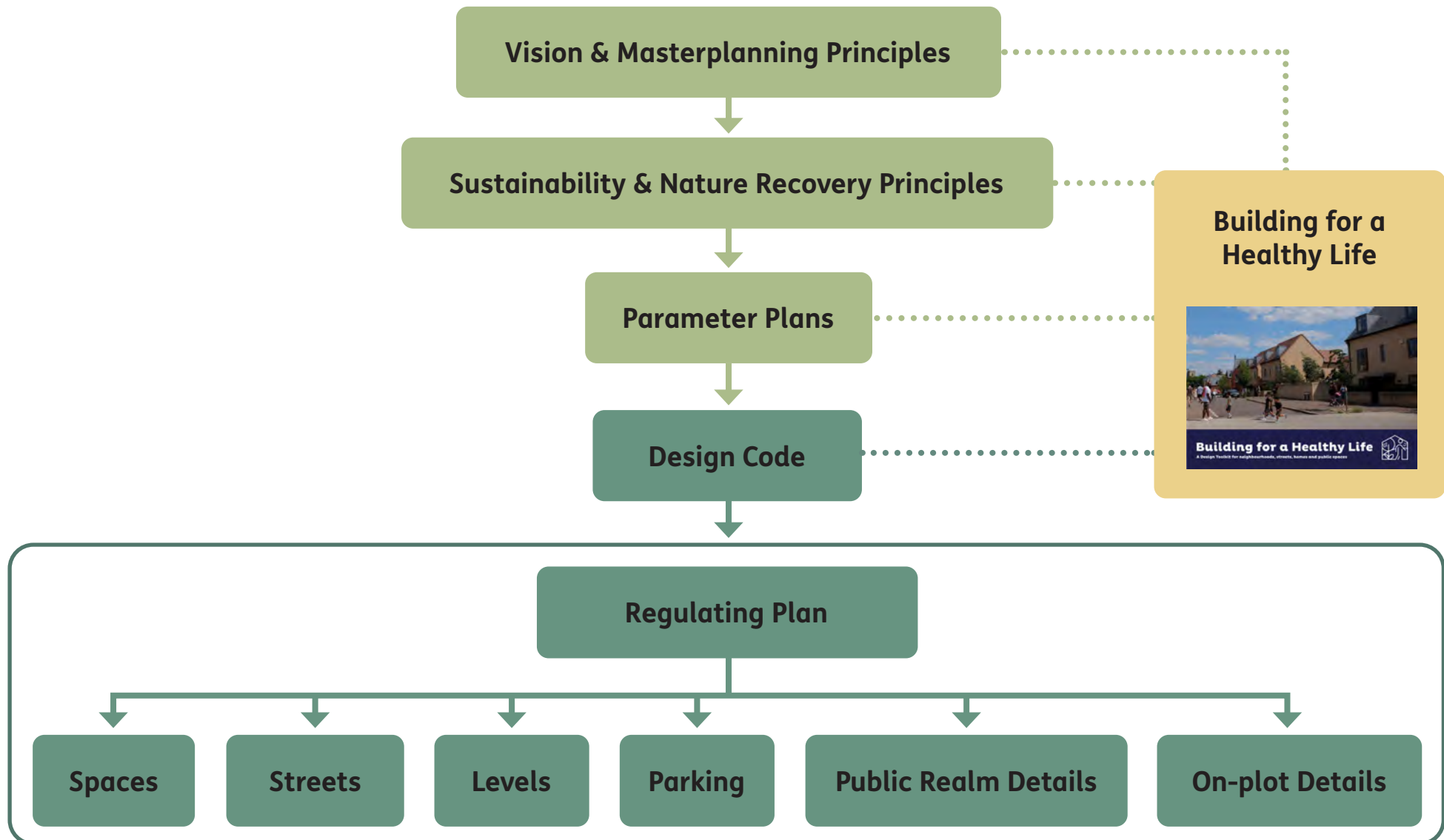


Design guidance: bad example



Example page from the Design Code

Structure of the Design Code



1.3 Building for a Healthy Life

Building for a Healthy Life (BHL) is a Design Guide to help people improve the design of new and growing neighbourhoods. Twelve considerations are presented relating to qualities of successful places from the macro to the micro scale.

Homes England endorse BHL and will use the twelve considerations as part of its evaluation process for selecting bidders for Brislington Meadows. Procurement panel partners whose designs ignore BHL considerations are marked down in the bidding process.

BHL will sit alongside this Design Code as an important design guidance. It will function as a design tool for designers and developers as well as being a useful reference for Bristol City Council when determining applications at Reserved Matters Stage. This Design Code focusses on codes and principles that are particularly important for Brislington Meadows without repeating general principles of good design that are well covered in BHL.

This Design Code will cross-reference key aspects of BHL and the twelve considerations throughout the document.

14	INTEGRATED NEIGHBOURHOODS
	Natural connections
	Walking, cycling and public transport
	Facilities and services
	Homes for everyone

38	DISTINCTIVE PLACES
	Making the most of what's there
	A memorable character
	Well defined streets and spaces
	Easy to find your way around

62	STREETS FOR ALL
	Healthy streets
	Cycle and car parking
	Green and blue infrastructure
	Back of pavement, front of home

The twelve Building for a Healthy Life considerations



2.0 Masterplan Principles

The masterplan principles are guidelines that set out the key components that should structure the overall development layout.

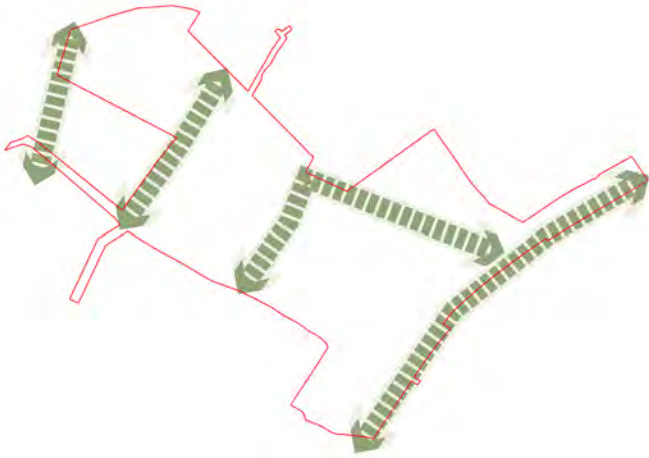
The aim with these guiding principles is to create a place where visitors and residents alike can experience a characterful and leafy development and get in touch with nature - a development which is nestled in a meadow landscape and with parks and woodland on the doorstep.

It should be a place of its own whilst also be well-connected to neighbouring areas supporting a walkable neighbourhood.

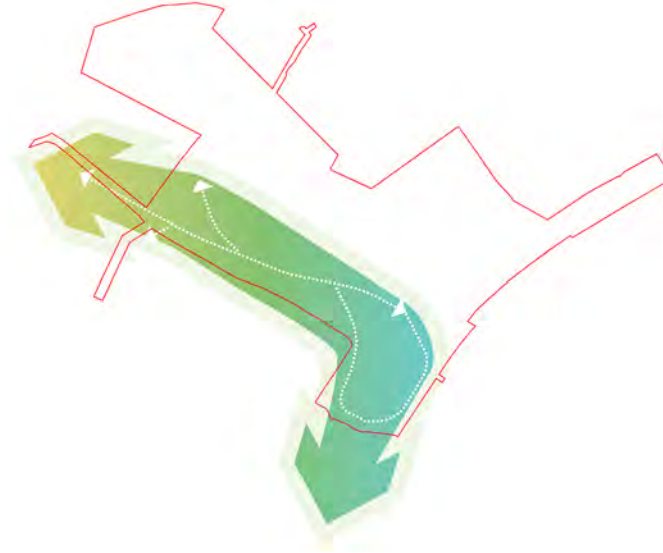


Concept Masterplan from the Design & Access Statement

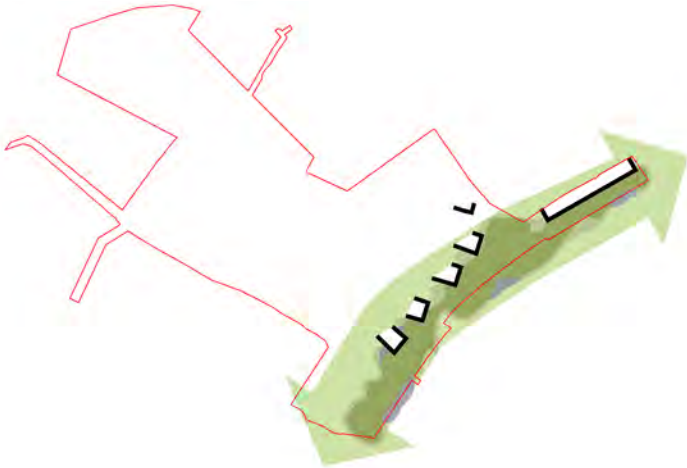
1. Retain and enhance existing green corridors



2. Create a biodiverse wetland meadow



3. Set homes within the landscape



4. Create a street that moves through a series of spaces



3.0

Sustainability & Nature Recovery

Built form, open space, movement and parking strategies all need to be balanced to create sustainable, liveable, healthy environments.

Homes England is committed to delivering a high quality, sustainable new neighbourhood and will include this as a requirement when selecting a development partner. This chapter sets out the key principles of creating a healthy and sustainable neighbourhood. These are incorporated into the following codes and guidance chapters and are also echoed within Building for a Healthy Life.

Location

The site is in a highly sustainable location near existing facilities at Broomhill local centre and the development will further support the services offered through increased population and encouraging investment. The site is also well located for public transport or active travel modes to the wider Brislington and Bristol area.

Active travel and access to open space and social infrastructure

The Regulating Plan defines spaces, access

points and routes that will create good connectivity between the new dwellings, existing adjacent neighbourhood, open spaces and nature within and near the site, access to the existing local centre and schools and connections with wider strategic active travel networks. This provides a great starting point for proposals to create high-quality, attractive spaces and routes where people can spend time outside, connect with nature and access their everyday destinations by foot or by bike.

Biodiversity Net Gain

Homes England are committed to delivering 10% Biodiversity Net Gain. The mitigation strategy of firstly avoiding removal of habitats, secondly mitigate removal and lastly compensate has been a key driver for the design proposal throughout the Outline Application stage and should continue to drive design responses at Reserved Matters stage.

Density

Brislington Meadows is in a suitable location for a medium density neighbourhood that make efficient use

of land with a significant proportion of semi-detached, terraced homes and apartments. A higher density of homes help to create walkable neighbourhoods whilst compact housing typologies also has got a lower space heating demand compared to detached homes.

Layout

The networks of streets, paths and spaces as defined by the Regulating Plan offer great opportunity to design a neighbourhood where people choose to walk and cycle because routes are pleasant, safe and convenient. The routes should create seamless connectivity with the adjacent neighbourhoods and open spaces to support positive integration with the existing areas.

The steep topography on the site will likely require significant earthworks but this can be reduced with a layout that works with the topography and minimises need for level development platforms and large retaining walls.

The south-west sloping orientation and location of the site lends itself well to orientate dwellings to reduce cooling and heating demand, include passive design

features and maximise opportunities for Solar PV's. It is best to avoid easy-west facing windows wherever possible to avoid low angle sunlight during the summer which is harder to control with shading. Proposals should also look to orientate streets and buildings to create shelter from prevailing winds, whilst enabling natural cross-ventilation inside the dwellings.

Massing

It is important to consider the massing of the buildings to avoid over-shading of roof areas that can accommodate solar PV's as well as avoiding wind acceleration to reduce heat loss in buildings and create a more pleasant environment for people to walk and cycle in.

Low carbon energy

It is expected that Reserved Matters proposals explore and maximise opportunities for low carbon energy on site. The two main and readily available options are solar PV's and air source heat pumps for individual buildings but there might be other options to consider such as site-wide renewable community heating.

Housing quality and design

Proposals are expected to include a range of housing types and sizes, including private, rented and affordable housing responding to local housing needs. The Nationally Described Space Standards provide a good benchmark for the minimum sizes of good homes. Homes should also be designed with a 'fabric first' approach and be highly energy efficient.

Crime reduction and community safety

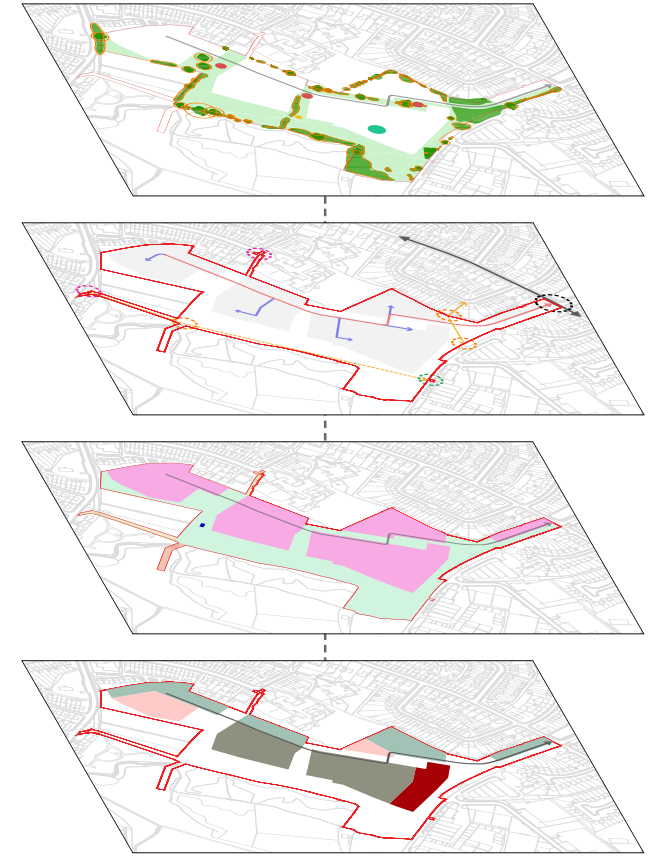
This design code puts great emphasis on providing natural surveillance onto streets and public spaces through active frontages. This, alongside creating a high-quality development with streets, spaces and buildings that are well designed and will age well, all contribute to creating a safe and attractive neighbourhood. The reserved matters proposals will need to carefully consider lighting across the site to ensure it is well distributed and create safe and pleasant routes, whilst enabling dark corridors for wildlife where this is appropriate and needed.

4.0 Regulating Plan

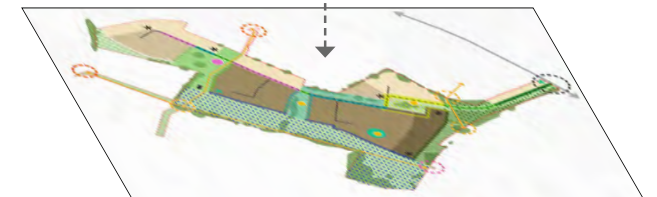
4.1 Introduction

The Regulating Plan is a composite plan containing all requirements from the Parameter Plans and the location specific requirements of this Design Code. Further details of what is required under each heading is set out in the following chapters.

The Parameter Plans





The Regulating Plan



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4.3 Regulating Plan

Space Codes






	Brislington Green	p. 22
	Bonville Glade	p.26
	The Gate	p.30
	Brislington Heights	p.33
	Wetland Meadow	p.37
	The Greenway	p.41
	The Wild Edge	p.45
	Incidental space - location indicative only	p.46
	Key buildings	p.48
	Focal point	p.49

Street Codes






	Primary street - General requirements	p.52
	Primary - Double-sided frontage	p.56
	Primary - Single-sided frontage	p.58
	Primary - Through green space	p.59
	Secondary & tertiary streets	p.60

All street alignments shown are indicative





Landscape parameters

	Open Space
	Existing trees & hedgerows to be retained
	T6 Veteran Tree
	Local Equipped Area for Play (LEAP) - location indicative only
	Local Area for Play (LAP) - location indicative only

Access parameters

	All users access
	Pedestrian/cycle access
	Pedestrian access
	Pedestrian/cycle/emergency vehicle access
	Pedestrian & cycle path - alignment indicative only

Height & land use parameters

	2 storey
	2.5 storey
	3 storey
	Up to 4 storey
	Pumping station - location indicative only

	Application boundary
	Broomhill Road



5.0 Spaces Codes



5.1 General approach

This section sets out the codes and guidance for the public green spaces and the built form around them that will be fundamental to setting the quality and sense of place. The design of Brislington Meadows has been landscape-led from the very beginning of the outline application process with a network of green spaces and corridors that define the overall structure of the development and provide a rich variety of spaces for people to meet, play, relax and move through as well as spaces for wildlife. It's particularly important that these new spaces create attractive connections for both new and existing residents within the local area.

The Design and Access Statement sets out a number of key landscape elements that provide an important guide for Reserved Matters design proposals to consider. These include:

- Delivering a green infrastructure that will create habitats, provide climate resilience, enhance people's enjoyment, learning and interaction with nature, providing play, recreation and sustainable drainage.

- Providing a mixture of green spaces for play, recreation, relaxation and socialising.
- Prioritising retention and enhancement of high quality habitats and trees.
- Creating a network of pedestrian and cycle routes.
- New hedgerow and tree planting.
- Creating a liveable place for the local community where residents and nature co-exist.
- Delivering green links with local natural green spaces such as Victory Park and Eastwood Farm and amenity.
- Creating new habitats such as the wet meadows, increasing flora and fauna diversity and managing existing habitats.

The location and amount of green space is defined by the Parameter Plans and included on the Regulating Plan.

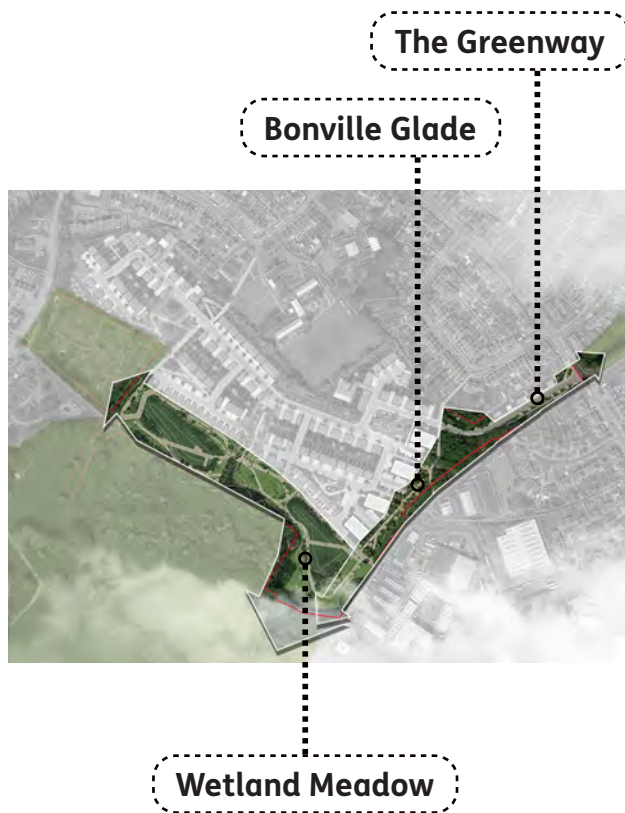
Ecological corridors

The network of green spaces and corridors are important ecological corridors for wildlife and the design of these will be crucial to achieving biodiversity net gain and creating a sustainable development.

Each green corridor has got its own identity and role within the overall network. There are two primary corridors connecting north-south and east-west along the edges of the site. This is complemented by secondary corridors within the site that links with the primary corridors. Tertiary corridors can be achieved through the design of the development by aligning back gardens and retaining and enhancing vegetation along site boundary edges.

The diagrams on the following page are overlays of the Illustrative Masterplan from the Design and Access Statement showing one way that these ecological corridors can be achieved.

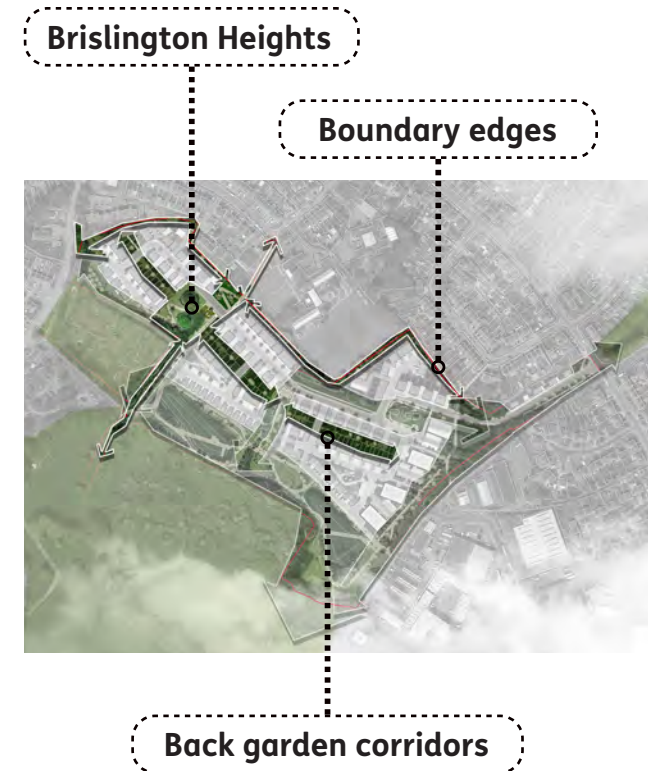
Ecological corridors



Primary ecological corridors



Secondary ecological Corridors



Tertiary ecological corridors

5.1 General approach

Design requirements

- Buildings should have active frontages, with windows and front doors facing onto the space;
- Dwellings should have a defensible space to the front that clearly defines the threshold between public and private;
- Prominent corner buildings should actively respond to the streets and spaces on both sides;
- Apartments should generally be positioned at the edges of the parcel, fronting onto key streets or spaces, with their parking provided to the side or rear in landscaped parking courts;
- Timber fencing onto any of the spaces will not be allowed.



Prominent corner building on junction between the space and the street.



Active frontages onto the space.

Note: The Spaces Codes chapter sets out requirements and guidance for all spaces and also covers the sections of the Primary Street that sits within Brislington Green & the Greenway.

The other sections of the Primary Street are covered in the Streets Codes chapter.

5.2 Brislington Green

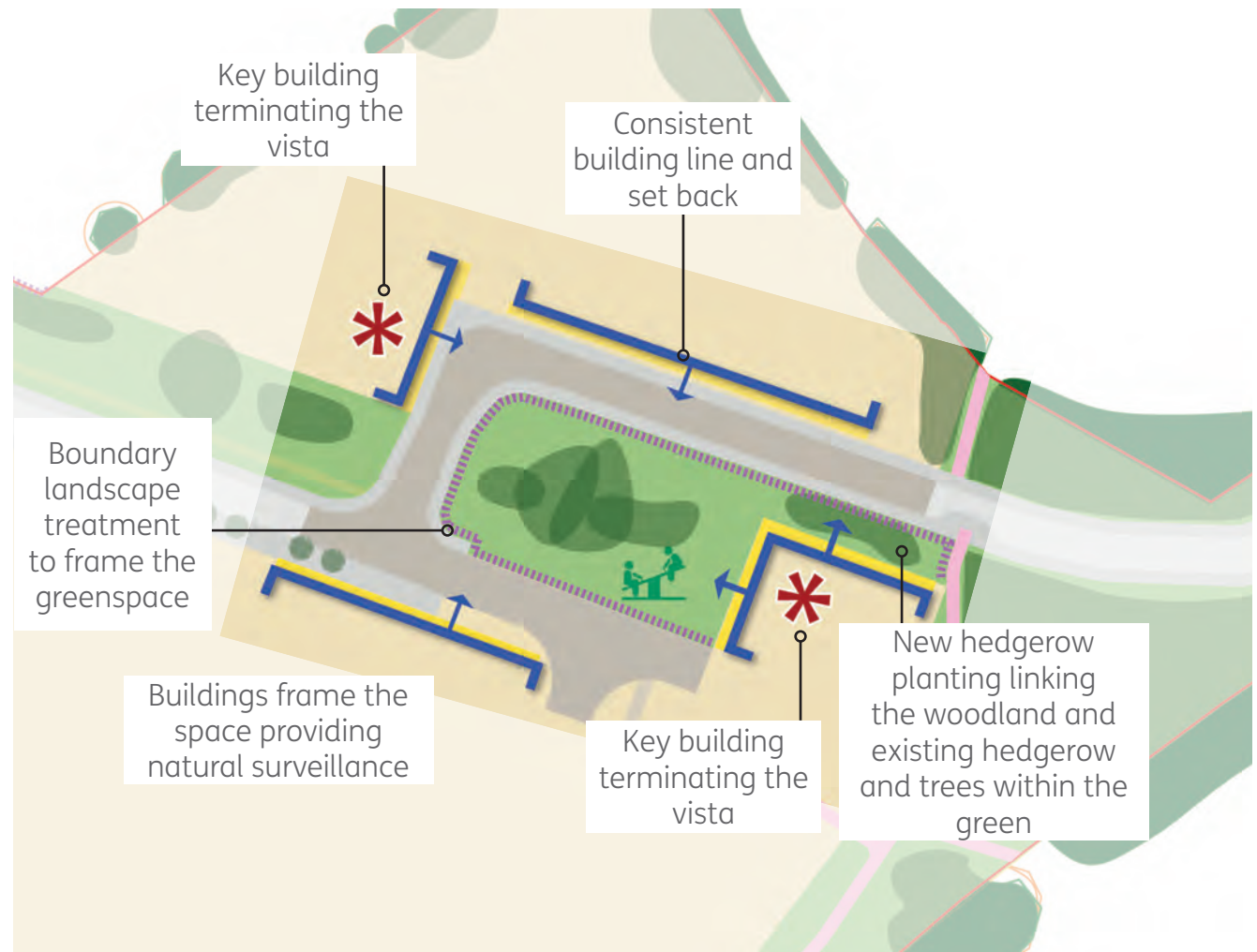
Character

Brislington Green is an interpretation of a village green for the new and existing community to connect and interact. It's a significant nodal point where both movement routes for people and wildlife come together. The space is an important part of the east-west green wildlife corridor that connect the Woodland to the Gate with significant existing trees and hedgerows to be retained and positively integrated within the design of the space.

The space will provide places to sit and relax and informal play features integrated within the design. Natural surveillance and homes fronting directly onto the space is important to make the space safe and pleasant to use.



Location Plan



Brislington Green Illustrative Diagram



Active frontage

Boundary treatment to greenspace



Boundary treatment to dwellings



Key building terminating the vista



Play area

5.2 Brislington Green

Design requirements

Landscape and public realm

- The space should be defined by the retained hedgerow and trees centrally located;
- The space should be predominantly green with planting to support a biodiverse site and create a green connection between the Bonville Glade and the Gate;
- The space should incorporate natural play within the overall design which should not be zoned or fenced off;
- The topography and level changes should be positively incorporated within the design of the space (see 6.0 Levels Code for detail);
- The primary street going past this space should be designed with a raised table and/or different surface material to reduce it's dominance and create a people friendly street.



Development incorporating existing mature tree as central feature within the space



Level change positively incorporated within the design providing seating area



Natural play incorporated into space

5.2 Brislington Green

Design requirements

Built form

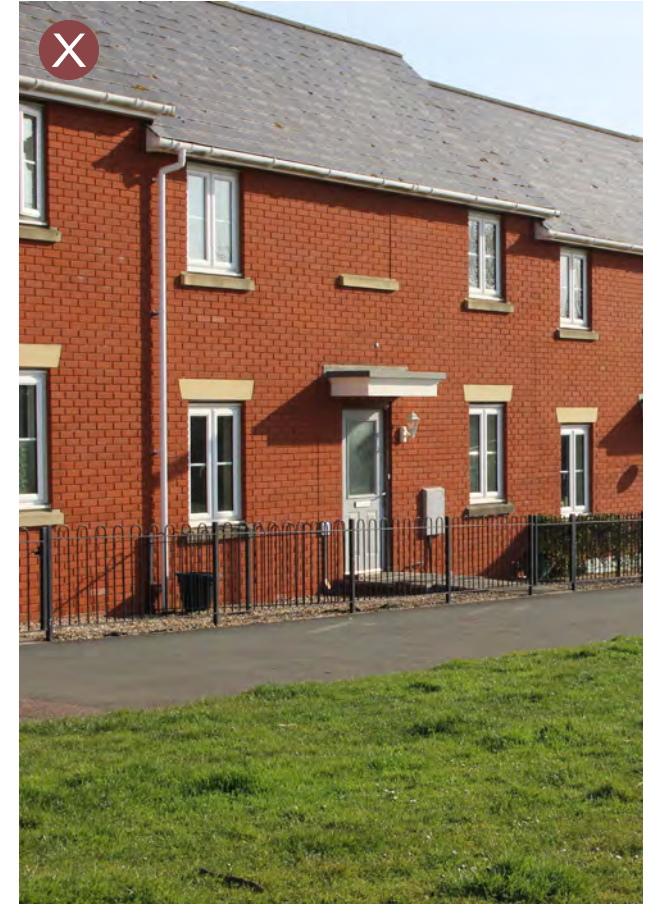
- Buildings should have active frontages with windows and front doors onto the street and the space. Large areas of blank façades will not be allowed;
- Occasional side elevation with prominent windows can be allowed. A small WC window is not sufficient;
- Buildings need to terminate vistas;
- The buildings along the street should have a uniform rhythm with consistent building height, roof lines and massing;
- There should be a marker building on the corner of the space;
- Buildings should have a consistent building line and set back;
- Buildings should provide good enclosure. Gaps between buildings, should be maximum 7m.



Marker buildings can introduce alternative materials or accent colours to create visual interest.



Consistent approach to material application and building set back around a space. Planted boundary to public space. Coloured render is used to add interest along the street.



Dwellings with no planting in boundary treatment, fronting onto a space of lawn with limited biodiversity and interest.

5.2 Brislington Green

Design requirements

Boundary treatment

Greenspace:

- A well defined edge, but would not need to be fenced. It may be defined by planting, a level change or low walls which can provide informal seating.

Dwellings:

- A hard boundary such as a low masonry wall or railing complemented with prominent planting. Only lawn will not be allowed.
- If a wall is provided, it should not be more than 600mm tall to enable a visual connection to the space. The material should match the adjoining dwelling;
- The boundary treatment should be consistent around the space;
- Where side boundaries face the street, they should be a hedgerow and/or wall. Timber fencing is not allowed onto the space and street.

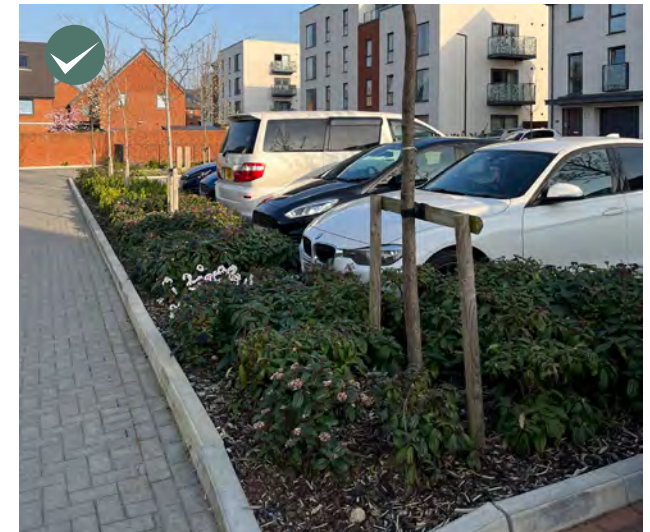
Parking

Within/adjacent to the space:

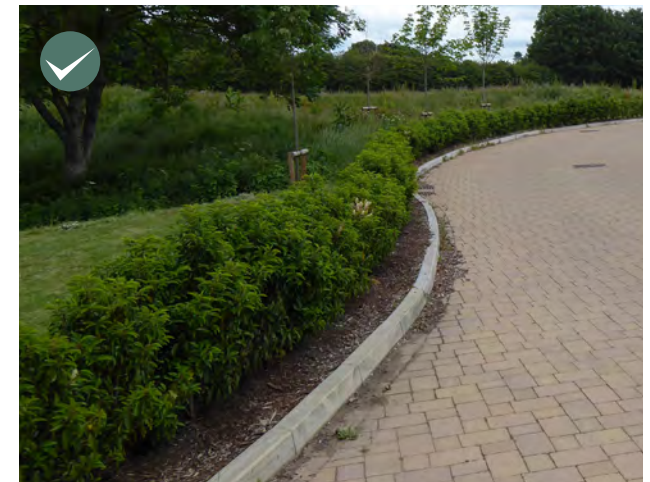
- Should only be provided if for visitors, and should be kept to a minimum;
- Any parking should be well screened using planting to reduce the visual impact on the space.

For dwellings:

- Situated behind the building line to not dominate the streetscene;
- On plot between buildings or to the rear of properties.



Parking is screened by a substantial planting boundary.

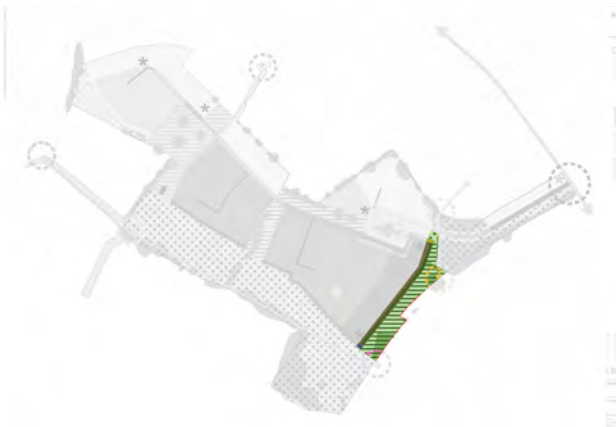


Planted boundary to public open space

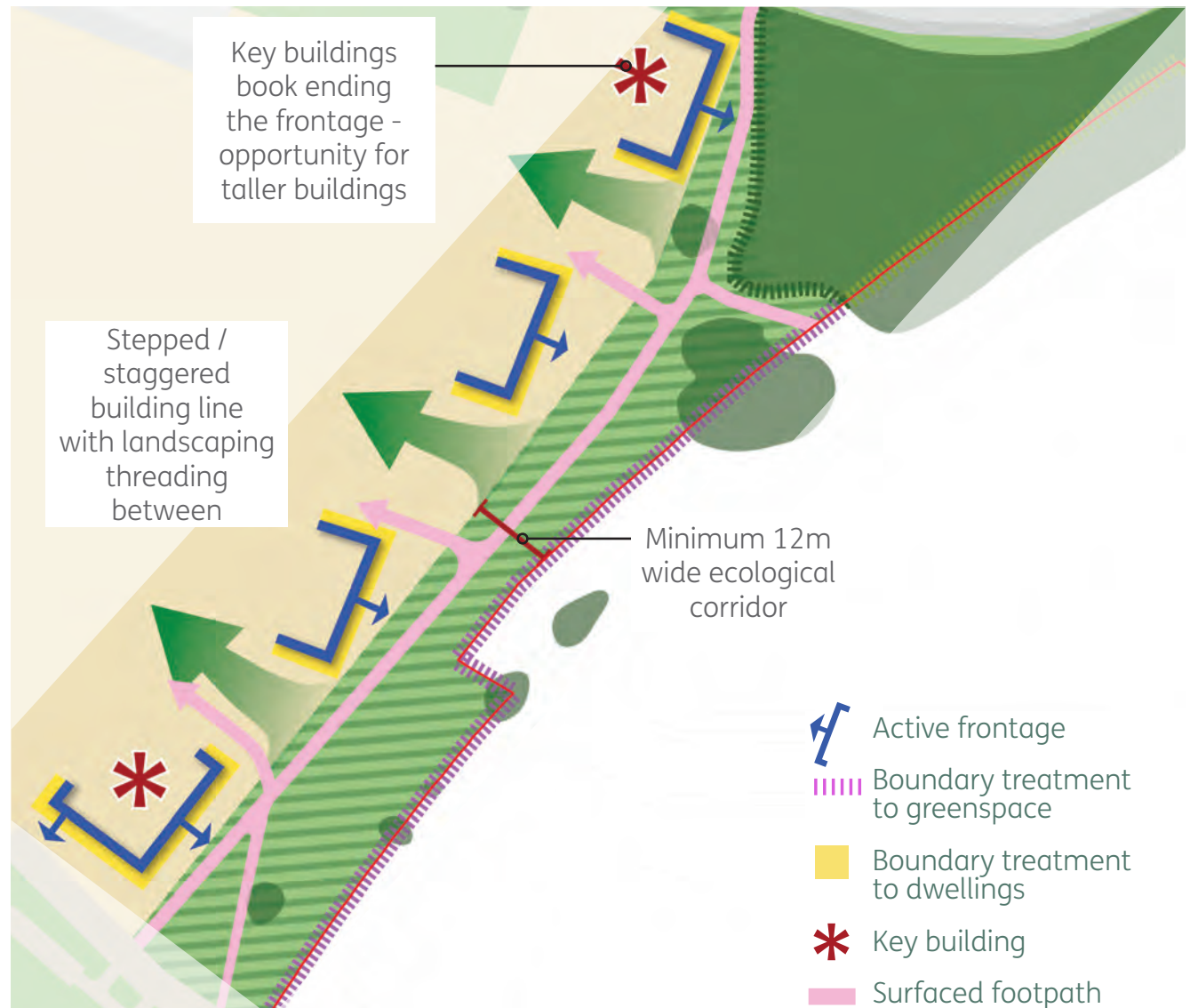
5.3 Bonville Glade

Character

An enhanced woodland and new parkland that threads through the residential area. Characterised by the existing woodland to the north, with seasonal planting and informal glades, with new formal planting to the south connecting to the Wetland Meadow. Enhancing the public open spaces around the woodland will assist with wayfinding, improve the setting of residential properties fronting onto them and will maintain key habitats and foraging routes for existing wildlife. The southern area is characterised as a formal landscape with new tree copse planting, shrubs and a diverse grassland mix.



Location Plan



Bonville Glade Illustrative Diagram

5.3 Bonville Glade

Design requirements

Landscape and public realm

- A surfaced path (including the existing public right of way) to encourage pedestrians to use the designated routes through the landscape.
- A mosaic of grazed/mown areas and taller, tussocky areas of high diversity grassland should be provided to support a diverse invertebrate assemblage as well as provide high quality foraging areas for birds, bats, badgers, reptiles and hedgehogs.
- Small patches of scrub should be planted to enhance the biodiversity of the area and provide a diverse mixture of habitat.
- Standard native trees should be planted to provide further habitat diversity and high-quality habitat for the future.
- Create informal glades within woodland and informal unsurfaced paths (except for footway associated with primary road corridor).
- Lighting within Bonville Glade should be carefully designed and kept to a minimum with directional lighting at frontages to direct light away from the habitat.



Surfaced path through the public open space, directing pedestrian movement.



The buildings provide great opportunity for wildflower green roofs.

5.3 Bonville Glade

Design requirement

Built form

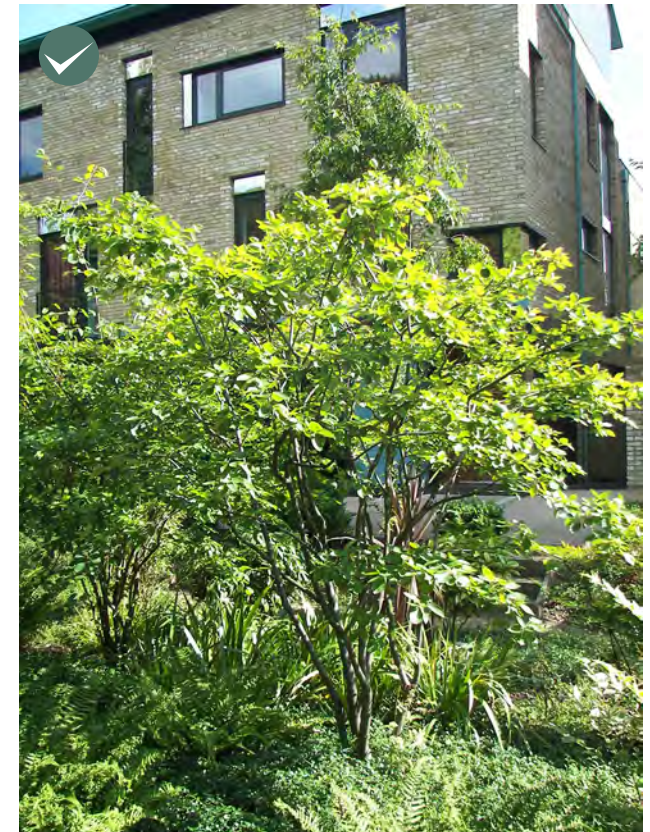
- A staggered / stepped building alignment allowing the landscape to thread between housing blocks;
- All buildings located at junctions / at the edges of development zones will be designed to “turn the corner” appropriately;
- If apartments are proposed along this edge, the stair / lift core should be located away from the Bonville Glade, enabling habitable rooms benefit from an outlook onto the greenspace and provide natural surveillance;
- There should be a marker building on the southern corner onto the space with active frontage onto Bonville Glade and the Wetland Meadow.



Apartment block with planted level change



Marker building with architectural features and building ‘turning the corner’ with windows and doors onto both sides.



Apartment nestled within a leafy landscape.

5.3 Bonville Glade

Design requirement

Boundary treatment

Greenspace:

- A well defined edge, it may be planting, a level change or low walls which can provide informal seating.
- Additional species rich, native structure planting to strengthen the hedgerow around the site boundary should be provided;

Dwellings:

- A high-quality boundary treatment which include prominent planting, e.g hedge. Only lawn will not be allowed.
- The boundary treatment should be consistent throughout Bonville Glade.
- Apartments should have amenity and defensible space, separate from the Bonville Glade greenspace. This could be a courtyard space for ground floor apartments and balconies for upper floors.

Parking

- Parking should be screened from view from the public open space, either through locating to the rear of dwellings, or with landscape treatment.
- If access is provided to the front of properties, it should be a tertiary street / private drive that is sinuous in character, creating a more organic edge to the development.



Naturalistic boundary to a parkland.



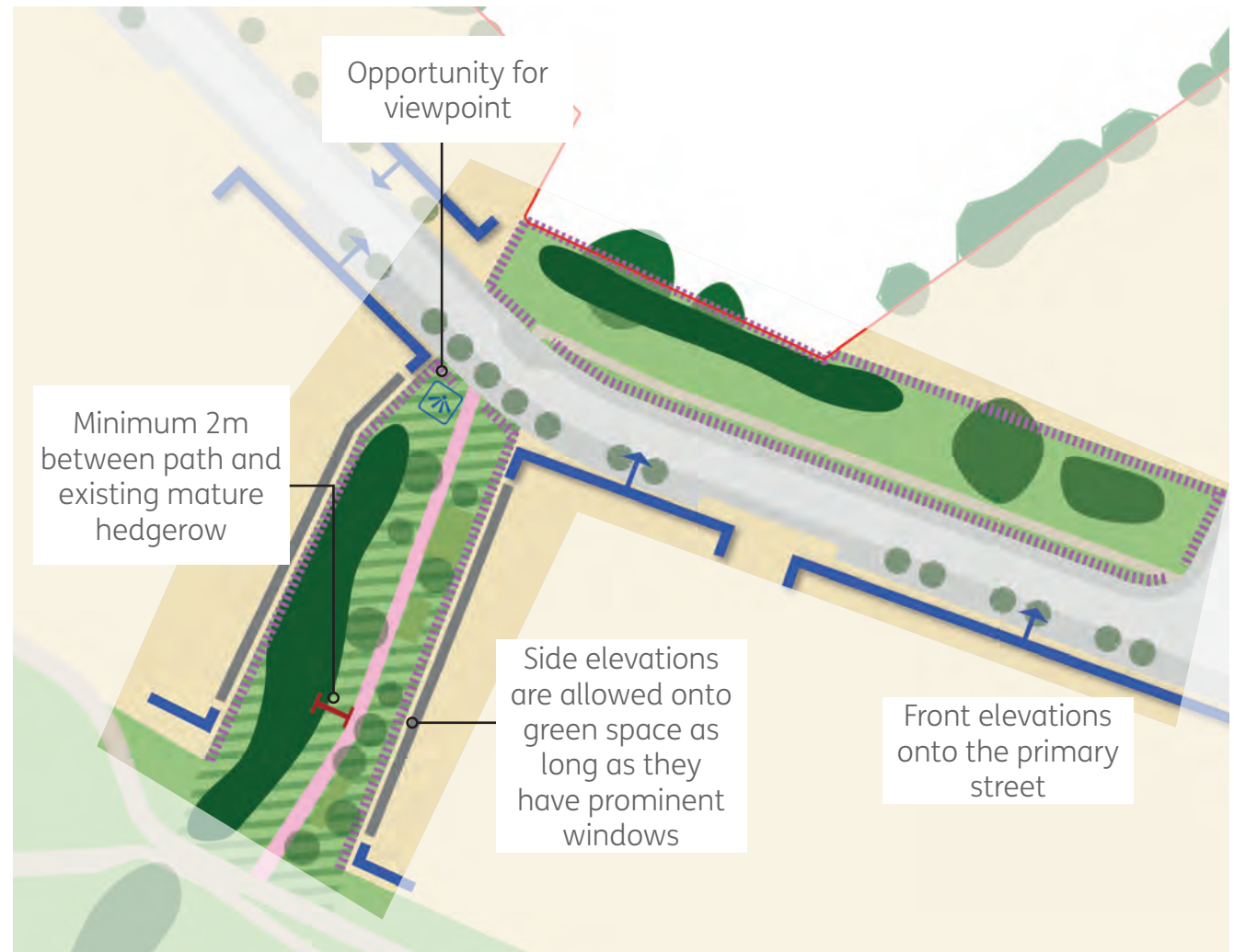
Planted boundary treatment.

5.4 The Gate

Character

An ecologically rich space, connecting the Brislington Green to the Wetland Meadow. The existing hedgerow is an intrinsic part of the space; the landscape and built form should be designed to enhance this ecological link. There's a great opportunity to provide a resting space at the top of the green space to enjoy views across the south of Bristol.

Location Plan



The Gate Illustrative Diagram



 Active frontage



Side elevation



Boundary treatment to woodland



Surfaced footpath



 Diverse grassland

5.4 The Gate

Design requirements

Landscape and public realm

- Retain existing hedgerow and trees as shown on the Regulating Plan with minimal breaks to the hedgerow, maintaining the north-south connection;
- Surfaced path to the east of the existing hedgerow with a minimum 2m buffer to the hedge base;
- Natural play / trim trail along the path, natural materials are encouraged;
- Diverse grassland with tree planting on both sides of existing hedgerow to ensure this wildlife corridor is maintained;
- Roads will only be permitted alongside one side of the greenspace to reduce the amount of light spill and interference with wildlife.



Hedgerow with 2m buffer and mown path



Positive use of topography to create a play feature



Use of gabion walling as a feature in the public realm - could be used to create elements of protection and enclosure as well as seating.

5.4 The Gate

Design requirements

Built form

- Buildings and roads should be arranged to work with the topography as much as possible;
- Buildings should have active frontages with windows and front doors onto the street. Large areas of blank façades will not be allowed;
- Side elevations onto the public space are allowed as long as they have active frontages with prominent windows from habitable rooms. A small window is not sufficient.

Boundary treatment

Note: See Street Code for treatment of the primary street.

Greenspace:

- A formal boundary is not expected for this greenspace. However if required to delineate between public and private space or the greenspace and a road a naturalistic response is expected. For example a hedgerow or shrub planting, or a level change.

Dwellings:

- Front boundary: A high-quality boundary treatment which include prominent planting, e.g hedge. Only lawn will not be allowed.
- Side boundary: Natural boundary such as hedgerow. If a brick wall is proposed, it should be accompanied by planting and have gaps to allow wildlife, such as hedgehogs, to move through the boundary;



Example of a side elevation with suitable glazing and activation.

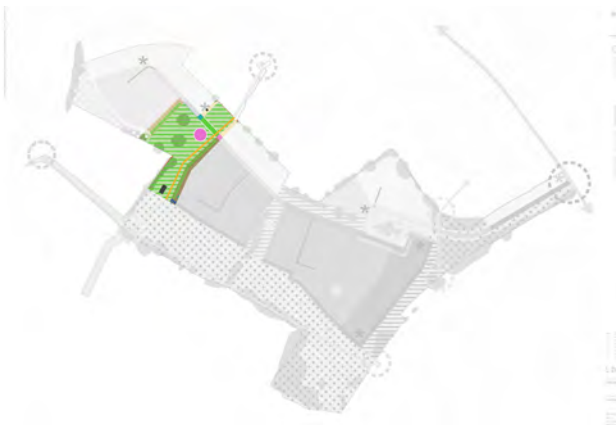


Side boundary brick wall accompanied with planting to soften the visual impact.

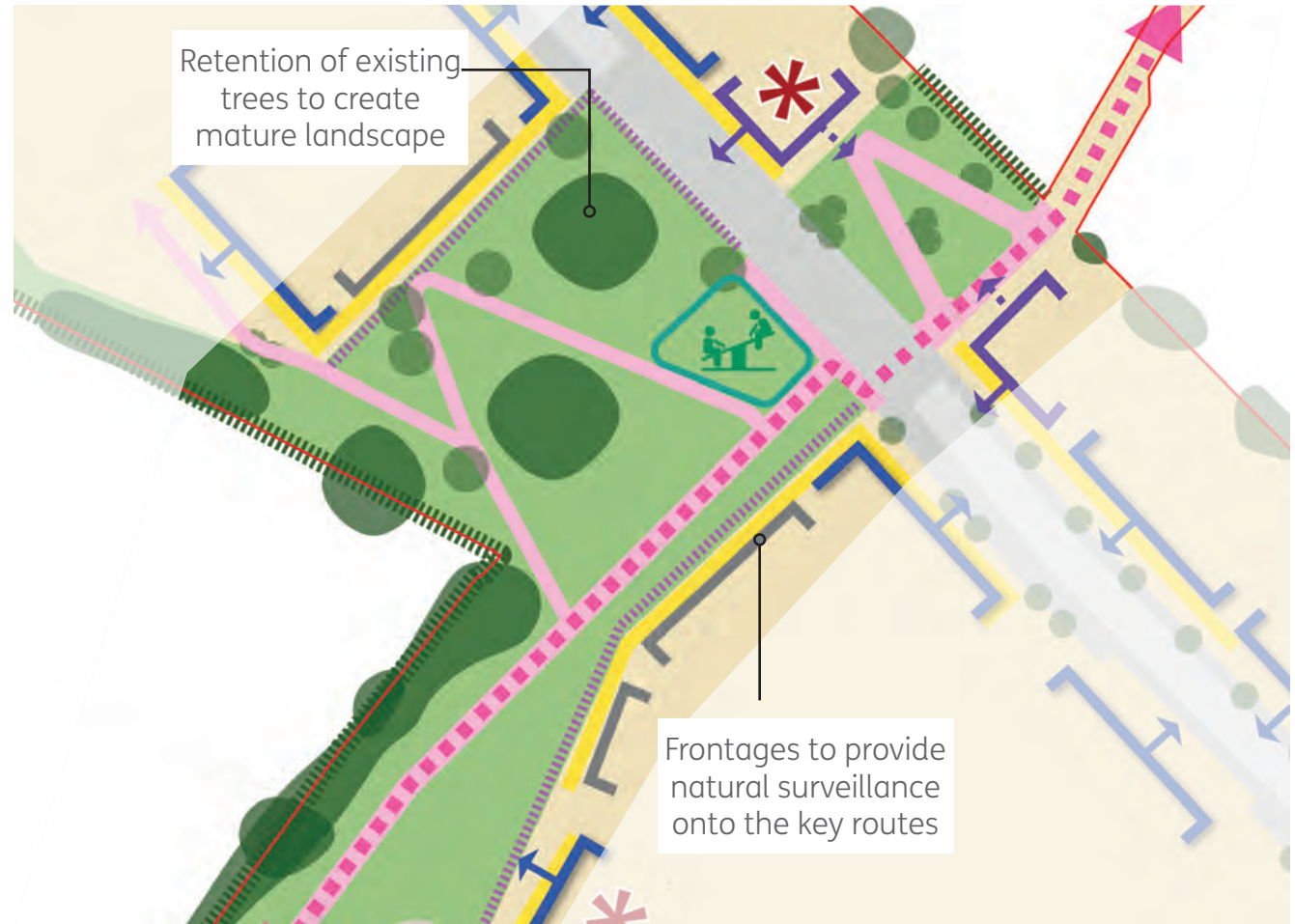
5.5 Brislington Heights

Character

A space for people of all ages to learn, play and connect with nature. A key community space, providing a new connection from Broomhill Centre to Victory Park. Homes will enclose the space and provide natural surveillance, and existing trees will provide a sense of maturity to the landscape from the outset. New routes will be created, and existing natural paths will be retained to maintain the character of the existing routes. An innovative response to the topography is encouraged through landscape and built form design. There's an opportunity to provide seating and view points that capitalise on the spectacular views over the South of Bristol.



Location Plan



Brislington Heights Illustrative Diagram

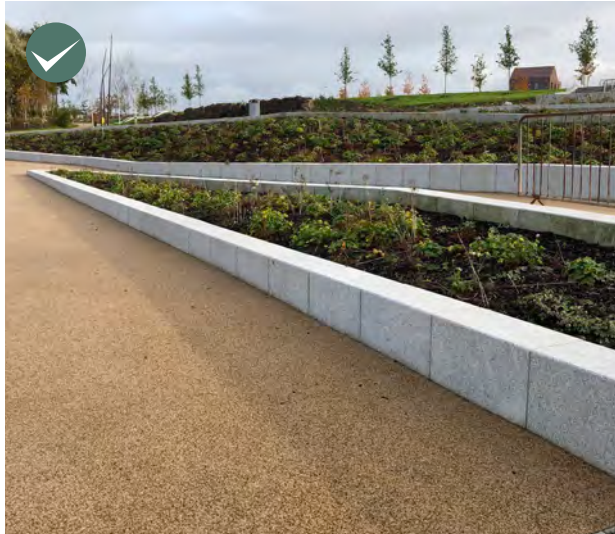


5.5 Brislington Heights

Design requirements

Landscape and public realm

- The space should have a playful landscape design, embracing the topographical changes;
- The space should have a formal play area, within close proximity of the new pedestrian / cycle link to the primary schools and nursery. Naturalistic play equipment is encouraged;
- The existing trees should remain connected to the vegetated boundaries with the allotment;
- The setting of the trees should be enhanced through landscaping;
- A network of routes that follow desire lines should be provided;
- A north-south pedestrian and cycle connection should be provided through the space.



Use of landscape features to deal with level changes - opportunity to be innovative.



Consider the creation of a space for the gathering of the community.



Natural play features are encouraged.



An opportunity for learning about and engaging with nature.

5.5 Brislington Heights

Design requirements

Built form

- Buildings and roads should be arranged to work with the topography as much as possible;
- Buildings should have active frontages with windows and front doors onto the street. Large areas of blank façades will not be allowed;
- Side elevations onto the public space are allowed as long as they have active frontages with prominent windows from habitable rooms. A small window is not sufficient;
- Active frontage onto the ramp access should be considered to provide natural surveillance;
- A focal point should be provided at the southern edge as shown on the Regulating Plan. This can either be a marker building or an incidental space.



Building with side elevation with prominent windows



A focal point with marker building and play features defining the threshold between the space and the development

5.5 Brislington Heights

Design requirements

Boundary treatment

Greenspace:

- A low 'racing' wall or knee rail, or posts to be used along northern boundary to create a distinction between the street and the play area / greenspace.

Dwellings:

- Front boundary: A high-quality boundary treatment which include prominent planting, e.g hedge. Only lawn will not be allowed.
- Side boundary: Natural boundary such as hedgerow. If a brick wall is proposed, it should be accompanied by planting and should have gaps to allow wildlife, such as hedgehogs, to move through the boundary;
- Timber fencing onto the space will not be allowed.



Planted boundary onto space.



Brick wall accompanied by planting.

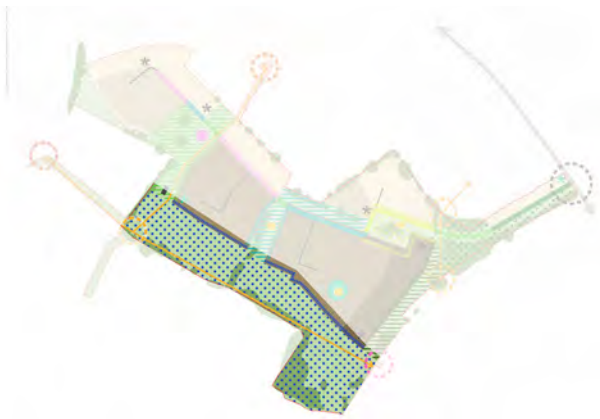


Low knee rail to public open space.

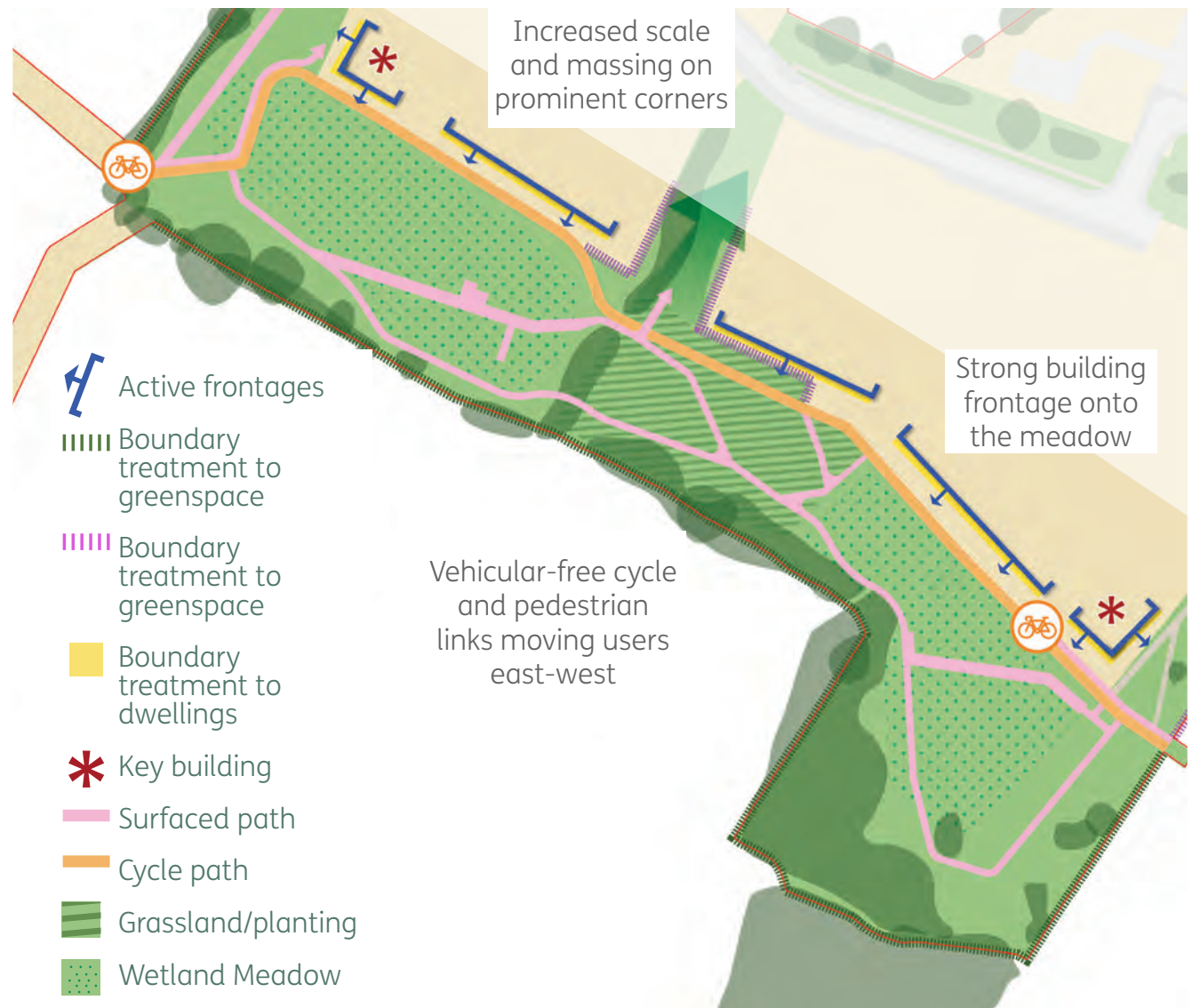
5.6 Wetland Meadow

Character

The Wetland Meadows will serve as a public amenity space and as an extension to Victory Park to the south. Housing will enjoy an aspect onto the greenspace, with an opportunity for a strong building frontage creating a sense of enclosure and framing the space. Along with pedestrian and cycle paths, meadow flowering grassland, and elements of sustainable drainage, the meadows will provide the single largest area of on-site outdoor amenity space for the existing and future residents. The space provides a great opportunity to incorporate learning opportunities throughout the space, creating a strong link with Brislington Heights and the schools.



Location Plan



Wetland Meadows Illustrative Diagram

5.6 Wetland Meadow

Design requirements

Landscape and public realm

- The SuDS basin should be designed with 'wet meadow' planting such as 'Holcus-Juncus' neutral grassland complemented with some small scrub patches. Plants should be tolerant to occasional inundation;
- The other parts of the meadow should be a 'dry meadow' planting such as 'Lolium-Cynosurus' neutral grassland;
- The space should be a diverse wild flower meadow to provide habitat for a range of invertebrates such as butterflies, bees and other pollinators;
- Hummocks and small pools should be designed into the floor of the attenuation areas to create varied micro habitats for invertebrates;
- Retained thickets of scrub and individual trees along the southern edge retain a vegetated frame around the open, central space and provides additional habitat for nesting birds.
- Boardwalks should be created across the attenuation areas to provide clear routes for pedestrians and cyclists.
- A dedicated pedestrian and cycle route should be provided within the wetland meadow connecting east-west.
- Additional footpaths and cycle paths should link from the parcel to the wider pedestrian network across the Wetland Meadow, ensuring good permeability.
- There should be no artificial lighting within the meadow other than along the cycle path.



Boardwalks through long mixed grassland



Consider the seasonality of planting and flowering grassland.

5.6 Wetland Meadow

Design requirements

Built form

- Consistent, well defined building line with minimal set-back from the public realm;
- Repetition of dwellings of a similar typology and size to generate a strong rhythm along the southern edge of the development;
- Opportunity for a higher density approach with compact / urban house types, taller buildings and/or apartment blocks;
- Large areas of blank elevation facing the Wetland Meadow will not be allowed;
- Lighting from buildings, driveways and streets should be minimised.



Urban typology, consistent building line and building form.



Repeated building typology



Examples of a strong building frontage onto a green space.



A wetland meadow with rich planting, a boardwalk providing access through the landscape and well designed drainage outlet in brick

5.6 Wetland Meadow

Design requirements

Boundary treatment

Greenspace:

- Existing features such as the brook, hedgerows and trees and neighbouring uses will determine the edges of the majority of the south western edge;
- Changes in level could be used to delineate between public and private space along the northern boundary, but this should not impede access.

Dwellings:

- Due to the topography of the site, it is likely that some homes will be at a different level to the Wetland Meadow. Therefore, any boundary treatment should be open in nature e.g. low level planting or metal railing, to enable a visual connection between the homes and the greenspace;

- A high-quality boundary treatment which include prominent planting. Only lawn will not be allowed;
- If retaining walls are required, proposals should explore the opportunity for living walls to create a more attractive back-drop to the greenspace.

Parking

- Vehicular access from low-key streets and private drives adjacent to the frontage.
- Parking provided on-plot, between dwellings and to the rear, behind the building line.



Raised courtyard terraces can provide amenity for dwellings and reduce the visual impact of driveways.

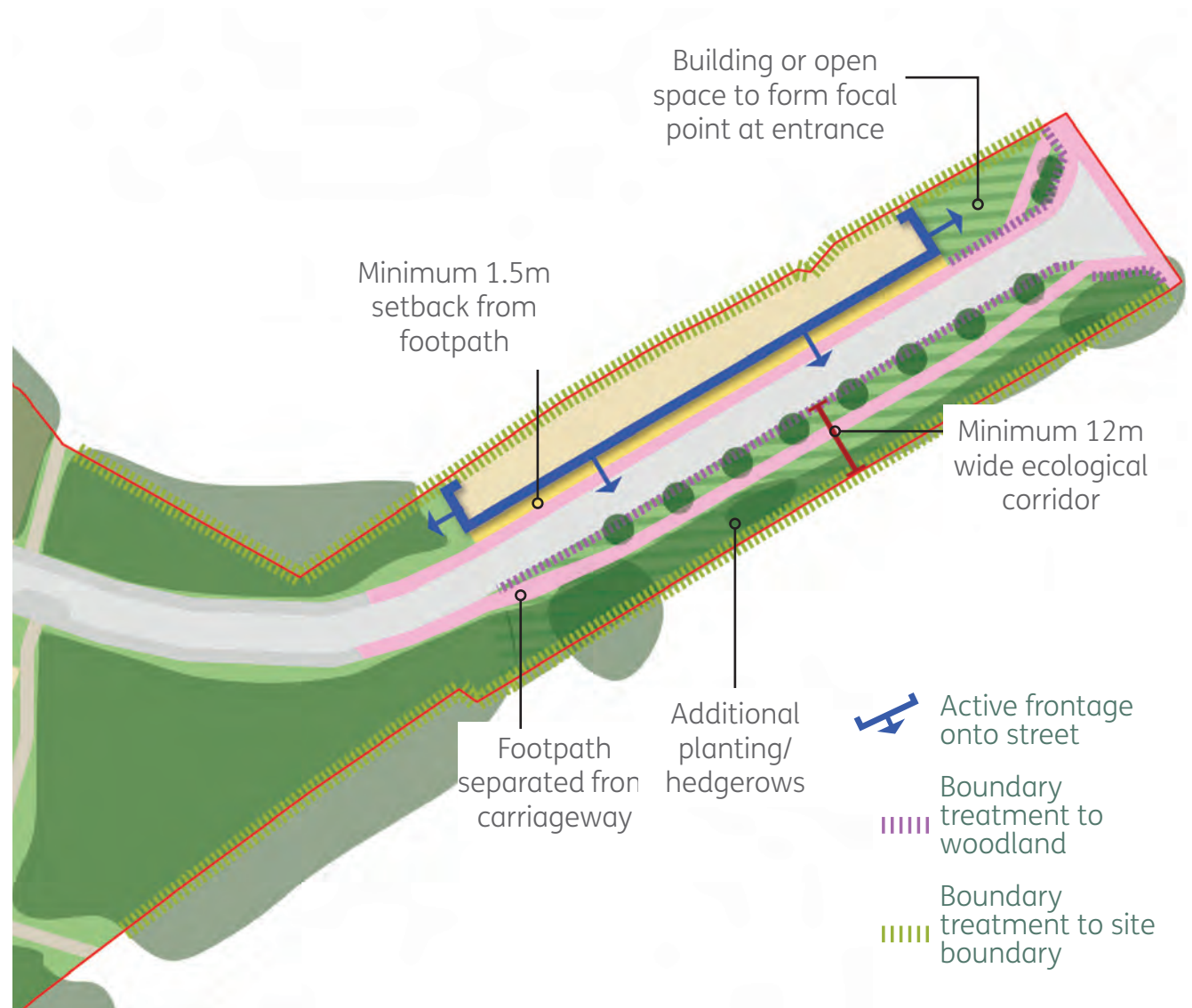
5.7 The Greenway

Character

Buildings set within a tree-lined greenway, creating a welcoming entrance into Brislington Meadows. An important movement corridor for people and wildlife, connecting key destinations and landscape, incorporating habitat creation while also providing homes within a landscape setting.



Location Plan



The Greenway Illustrative Diagram

5.7 The Greenway

Design requirements

Landscape and public realm

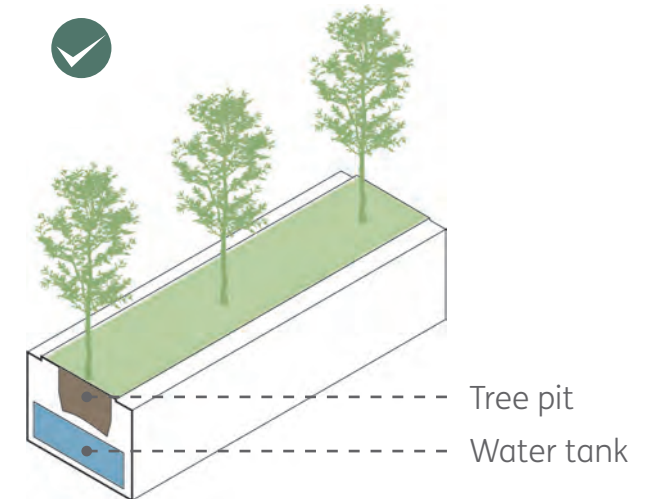
- Corridor of semi-natural habitats along the street should be minimum 12m wide (can include 2m footpath).
- A 2m footpath separated from the carriageway, set within landscape, meandering through new and existing tree planting.
- Street trees should be provided along the street and green corridor. These should be planted semi-mature with a minimum girth of 25-30cm and 2.5m clear stem;
- Additional planting and hedgerows should be provided to enhance the wildlife corridor;
- Drainage features can be incorporated above or below ground. Where below ground, planting must be provided on top to maintain green corridor (see adjacent section for more details).



Standing dead wood are great for wildlife and can be incorporated within the overall landscape



Retained hedgerow incorporated into space.



Illustrative section of how trees could be accommodated above an underground storage tank.

5.7 The Greenway

Design requirements

Built form

- Buildings should have active frontages, with windows and front doors facing onto the street;
- There should be no direct overlooking to existing properties to the north-west of the site boundary;
- Buildings should have a consistent building line and set back from back of footpath. The set-back should be a minimum of 1.5m allowing for front garden planting;
- Proposals should consider both ends of the built form and the streetscene as a whole;
- A focal point should be provided at the entrance to the site. This could either be an incidental space or a marker building complemented with prominent planting (see the Regulating Plan for extents of development zone).



Mews house type with no rear windows allows for an alternative design solution to traditional back to back.



Dwellings with side gardens, active frontage onto the street and no rear windows with a planted boundary complementing the built form.

5.7 The Greenway

Design requirements

Boundary treatment

Site boundary:

- Additional species rich, native structure planting to strengthen the hedgerow around the site boundary should be provided;
- A boundary to the properties on Broomhill Rd/Condoval Rd that side or back onto the site should be provided that ensure privacy and security to these properties. This should include a thick and thorny hedge which will also support this important ecological corridor.

Woodland:

- No formal boundary between the woodland the surrounding greenspace to enable connectivity for people and wildlife.

Dwellings:

- A hard boundary such as a low masonry wall or railing complemented with prominent planting to give this area a leafy character. Only lawn will not be allowed.
- If buildings have a side garden and higher walls onto the street, these should have planting in front.

Parking

- Driveways and parking bays should be grouped where possible to reduce impact on landscaping of the street and enable more substantial areas of planting to the boundaries;
- Parking spaces should not be visible from the entrance into Brislington Meadows (from Broomhill Road).

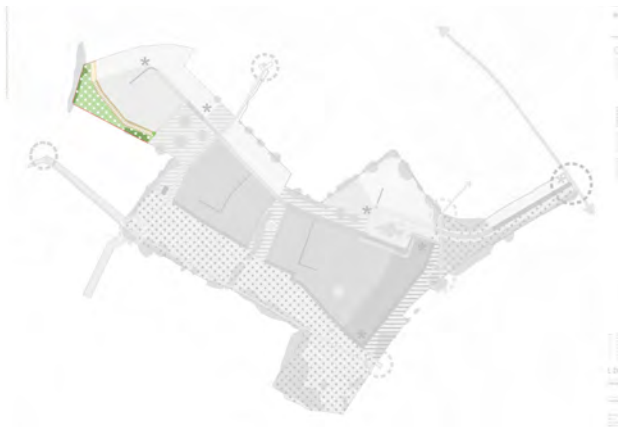


Planting in front of high boundary wall

5.8 The Wild Edge

Character

A naturalistic area of open space with limited / no access to enable a wildlife focus. New tree planting will reduce the visual impact of the houses in this part of the site, and shrub and hedgerow planting will reinforce existing ecological corridors.



Location Plan

Design Requirements

Landscape and Public Realm

- Scrub and native hedgerows will be planted to create a naturalistic environment.
- New tree planting will be planted to reinforce the existing tree belt.
- Due to topography, an underground water storage tank or pumping station area may be required within the public space. The design of this service requirement should be done in combination with the landscape design.

Built Form

- Buildings can front, side or back onto the space. The design should take opportunities for views into account.

Boundary Treatment

Greenspace:

- Additional species rich, native structure planting to strengthen the hedgerow around the site boundary is encouraged;

Dwellings:

- A hedgerow boundary or wall to provide a clear delineation between public and private space.



Biodiverse space with limited access whilst still providing positive interaction between buildings and the space.

5.9 Incidental spaces

Character

Important local community provision of amenity space. The location will be determined by the layout of the residential areas, but they should form a focal point for the immediate residential area with good natural surveillance from surrounding homes. Incidental spaces can vary in size but are most successful if they have got a clear purpose, are well designed and well overlooked. They also provide great opportunities for planting, seating and informal play.

Design requirements

Built form

- Buildings should have active frontages, with windows and front doors facing onto the space;

Landscape and public realm

- Include a play area – LAP / doorstep play where appropriate as part of the site-wide play strategy;
- Each incidental greenspace should be a minimum of 100sqm area;
- Each should have its own identity and clear purpose to reinforce local distinctiveness and assist with wayfinding;
- Spaces should be predominantly green.

Boundary treatment

The space

- A well defined edge, but would not need to be fenced. It may be defined

by planting, a level change or low walls / seating edges.

- No boundaries around play areas where located next to footpaths.

Dwellings

- Front boundary: A high-quality boundary treatment which include prominent planting, e.g hedge or low level planting. Only lawn will not be allowed.
- Timber fencing is not allowed onto the incidental spaces.

Parking

- Car parking can be integrated into the space if these are well screened and broken up by prominent planting;
- No more than 6 perpendicular parking spaces before a break to allow for tree planting, pedestrian and cycle access. Less frequent breaks for planting can be allowed where larger trees or areas of planting are proposed.



A leafy incidental space with rich planting and active frontages onto the space.



A small incidental space with a clear purpose.



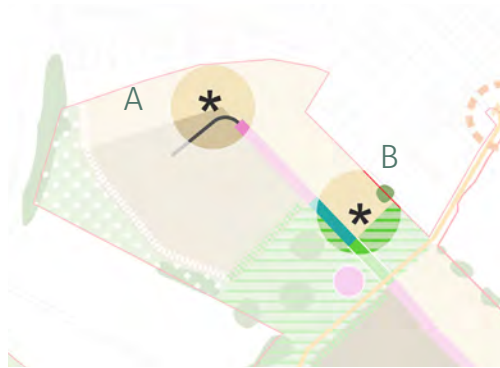
A large incidental space with only hard surfacing and small tree in compromised tree pit.

5.10 Key buildings

These are buildings in visually prominent locations or on corners, addressing key routes and spaces. The positioning and architectural expression of these buildings should therefore be given particular consideration at the design stage of reserved matters applications to ensure appropriate treatment is achieved. Proposals should demonstrate how marker buildings have been designed to reflect their prominence and status: they will demonstrate qualities over and above neighbouring buildings such as distinct architectural form, increased height, increased expanses of glazing, and additional external structure or features.

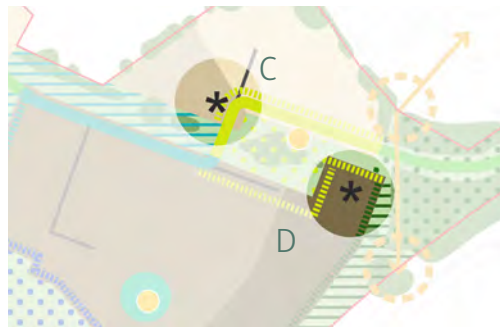


Example of a key building



Residential area

- A - A building should be positioned to terminate the vista at the end of the primary street.
- B - A building in this location will be visually prominent from Brislington Heights and the new ramped access to Fermaine Road. An opportunity for a unique housetype that responds to multiple frontages.



Brislington Green

- C - terminating a view along the primary street, important for wayfinding.
- D - a key building with multiple active frontages, marks the transition from the woodland into the main residential area.



Bonville Glade

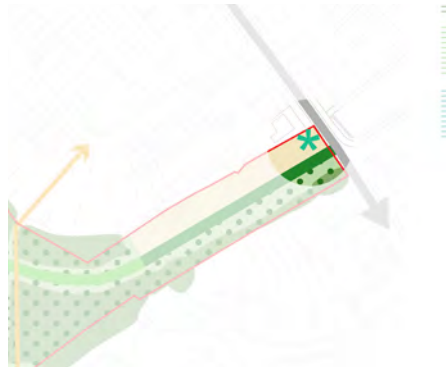
- A visible frontage onto both Bonville Glade and the Wetland Meadow.
- Opportunity for a taller building due to location on lower contours.
- Differentiation in material selection / accent colours encouraged to aid legibility.

5.11 Focal points

These are locations within Brislington Meadows that require special design guidance and consideration. There are a number of ways in which these spaces could be delivered – either through built form or landscaping. The key consideration is ensuring the design of this space responds to the specific requirements of its location and play an important role in the placemaking at Brislington Meadows.

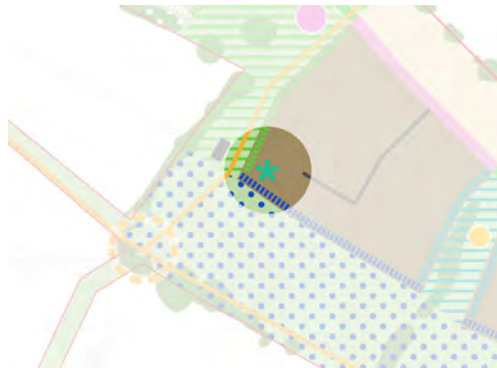


Building and landscape creating focal point.



Greenway Focal Point

- The entrance gateway into Brislington Meadows for all forms of traffic.
- Design should have a landscape focus to link to Eastwood Farm opposite.
- Potential for either a built form or landscaped design response.
- Ensure use of high-quality materials including on the boundary treatments.



Wetland Meadow

- Visually prominent location from PRow and pedestrian / cycle routes entering the site from Victory Park and School Road.

6.0 Street Codes



6.1 Introduction

Encouraging sustainable forms of travel

The streets should be designed to prioritise walking, cycling and other active travel modes. All streets within Brislington Meadows are low-traffic streets suitable for on-carriageway cycling. The design of the streets should create a pleasant experience for on-carriageway cycling for example by designing for low traffic speeds and carefully considering adjacent parking to avoid conflict.

The development should provide frequent and pleasant paths for active travel modes to make these the preferred mode of travel. These paths should connect to Broomhill Road, School Road, Allison Road and Victory Park.

Due to the nature of the site with green corridors connecting north and south, secondary and tertiary streets will largely be cul-de sacs for vehicle traffic. These streets should provide cycle and footpath connections wherever possible to maximise connectivity for these modes across the site and to adjacent areas.

Streets for all

Streets should be designed for everyone and take into account different levels of ability and different ways of moving around. At the same time, Brislington Meadows is a site with steep topography that make it challenging to provide shallow gradients and step free paths across the whole site. It is expected that development proposal strive to provide shallow gradients and accessibility for all wherever this is possible. For instance if a street needs to be steeper, an alternative shallower route can be provided elsewhere. The BCC standards set recommended gradients but allow for exceptions on sites with steep topography.

Tactile paving should be provided to mark crossing points and drop kerbs and raised tables at junctions will make it easy for people with buggies and wheelchairs to cross the streets.

Clutter free streets

The streets should be designed to be intuitive and clutter free environments. Sensory cues for people, that will negate the need to use signage, should be provided along the street wherever possible. This includes clear delineation of parking bays and pedestrian crossing points through high quality materials and detailing.

The design will avoid the use of white and yellow lining to define parking restriction wherever possible. EV charging points should be accommodated on plot wherever possible.

Traffic Speeds

All streets should be designed to suit a maximum speed limit of 20mph with suitable street widths, parking arrangements, planting and materials.

On longer straight sections of the street, slower speeds should be encouraged through changes in carriageway material, build outs to alter the carriageway alignment and narrowing the carriageway at key places such as pedestrian and cycle crossings.

6.2 Primary street

The primary street moves through a series of spaces with varying character along its length. It should be designed as a leafy urban environment with strong frontages and landscaping that complement the areas of green space. The street will have consistent general principles along the whole length but with subtle variations that reflect the different spaces and edge conditions.

Details of the section of street that go through the Greenway and Brislington Community Green are included within chapter 4.0 Spaces.

Design requirements

- The design of the primary street should take topography, spaces, paths and development areas into account. The alignment shown on the Regulating Plan is indicative only.
- The typical street section should be a 5.5m carriageway (with widening on bends to allow for a refuse lorry to pass a car) and 2m footway on each side. Cycling will be accommodated within the carriageway;
- Level changes between the footpath and the front door should be a max. 150mm step or a gentle sloping path;
- A consistent utilities corridor should be provided within the footway. Services must avoid tree pits and planted zones;
- The buildings along the street should have a uniform rhythm with consistent height, roof lines and massing. Marker buildings in key places are exempt;
- Buildings should have a consistent building line and set back from back of footway. The set-back should be min. 1.5m or 2m if the front garden accommodates bicycle or bin storage.
- Buildings should provide good enclosure. Gaps between buildings, e.g. for parking and access, should be maximum 7m when two driveways are paired.

Built form

- Buildings should have active frontages with windows and front doors onto the street. Large areas of blank façades will not be allowed;

Boundary treatment

- A hard boundary such as a low masonry wall or railing complemented with prominent planting. Only lawn will not be allowed;
- The boundary treatment should be consistent along the Primary Street. Subtle variations are allowed;
- Standard timber fencing is not allowed.

Street Codes

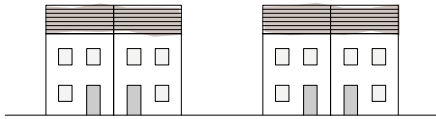
	Primary street - General requirements	p.52
	Primary - Double-sided frontage	p.56
	Primary - Single-sided frontage	p.58
	Primary - Through green space	p.59
	Secondary & tertiary streets	p.60

All street alignments shown are indicative

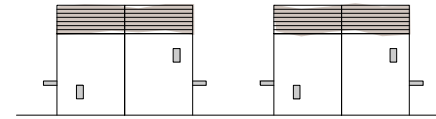


Location Plan

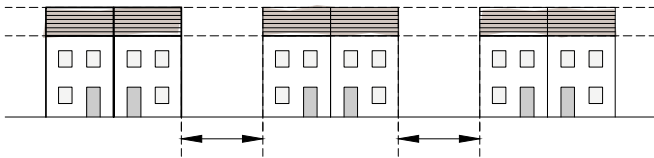
Active frontages onto the street



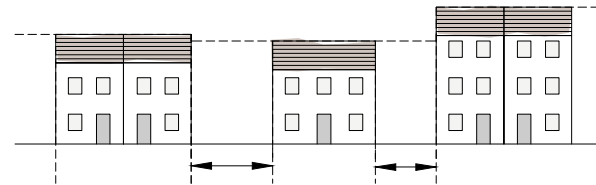
Large areas of blank facade onto the street



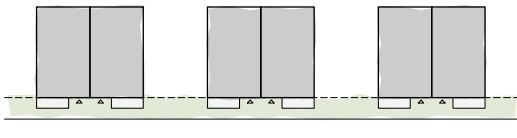
Uniform rhythm and composition of house types



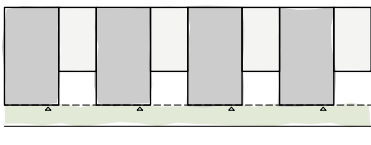
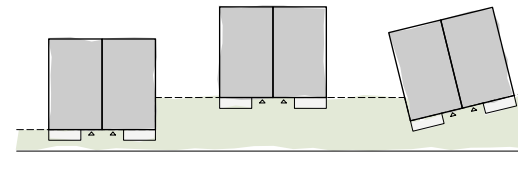
Random mix of housetypes with varied massing and uneven gaps



Consistent set-back from the street



Inconsistent set-back and orientation



Design guidance



Consistent building line and strong frontage with railing and planted boundary.



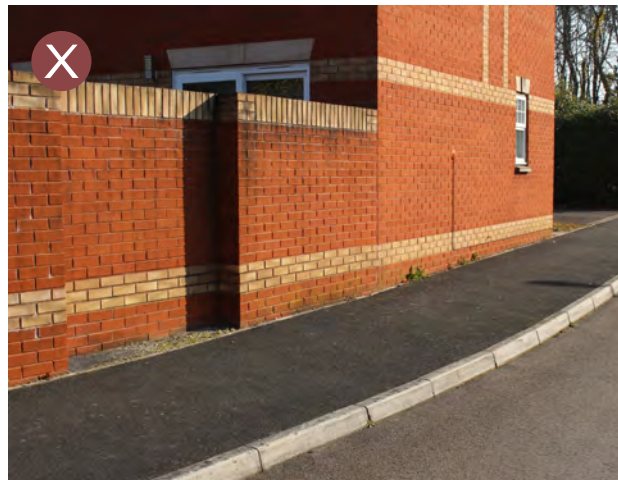
House on corner with active frontages with prominent windows onto both streets.



High-quality boundary treatment with prominent planting



Inconsistent roof line and massing



A small WC window is not sufficient to provide active frontage onto the street

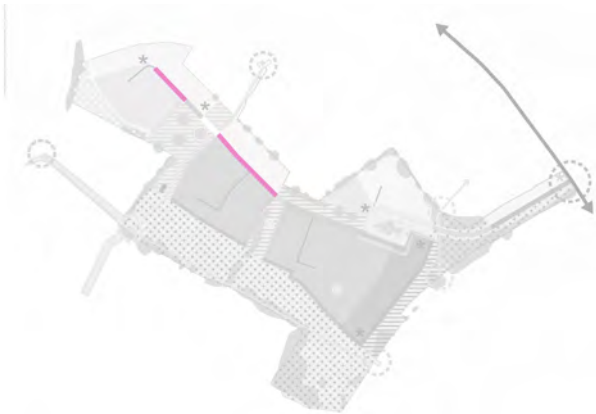


Poor boundary treatment with only lawn

Primary street - Double-sided built frontage

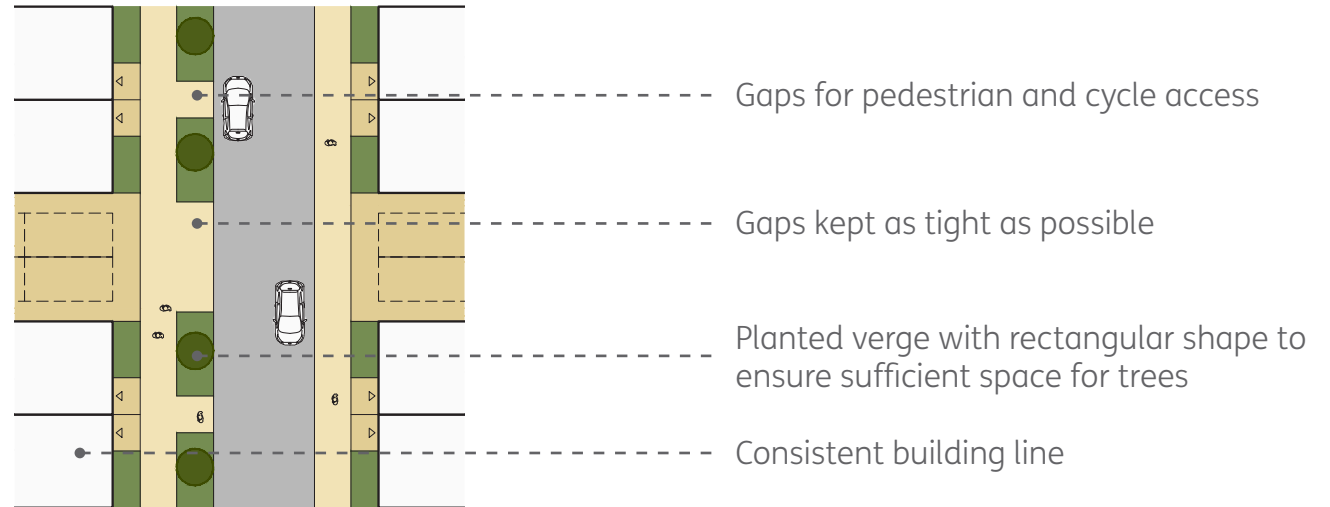
Design requirements

- This section should have a minimum 1.5m wide verge with planting and trees at least on one side of the street. Gaps in the planting for driveways and parking should be kept to a minimum. Frequent gaps for pedestrian and cycle access should be provided;
- Street trees should be semi-mature with a minimum girth of 25-30cm and 2.5m clear stem when planted.
- Boundary treatment should be consistent on both sides.

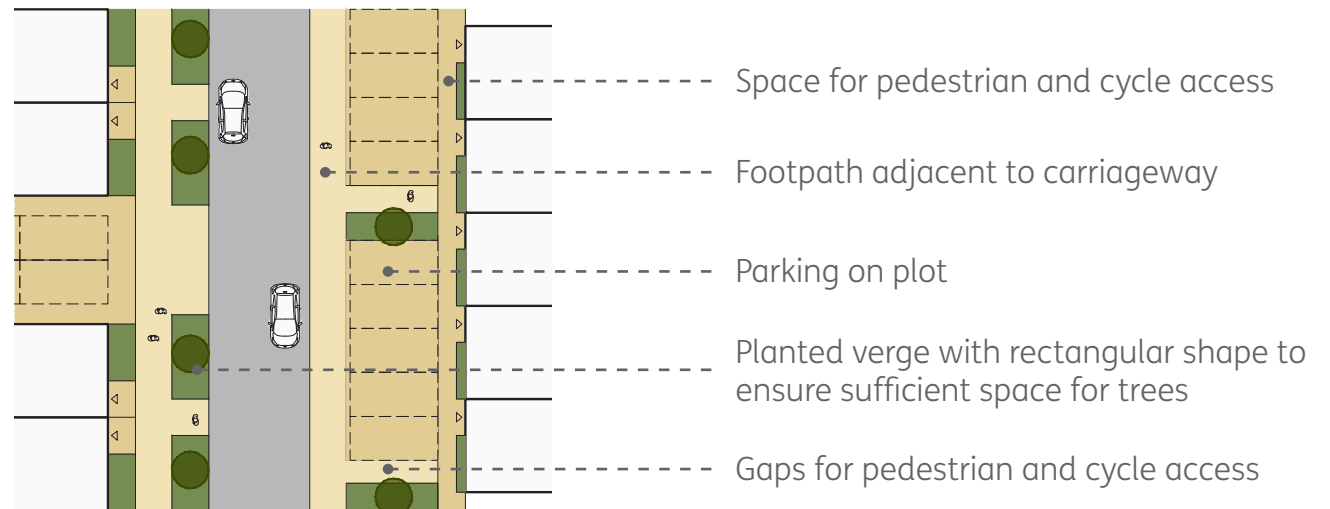


Location Plan

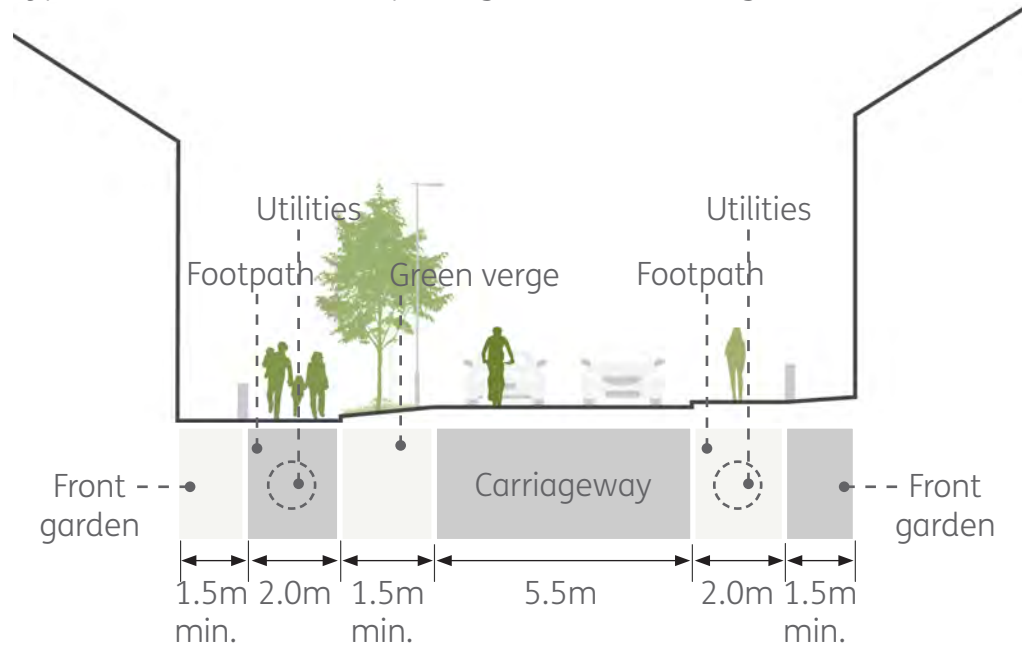
Typical street section with parking between dwellings



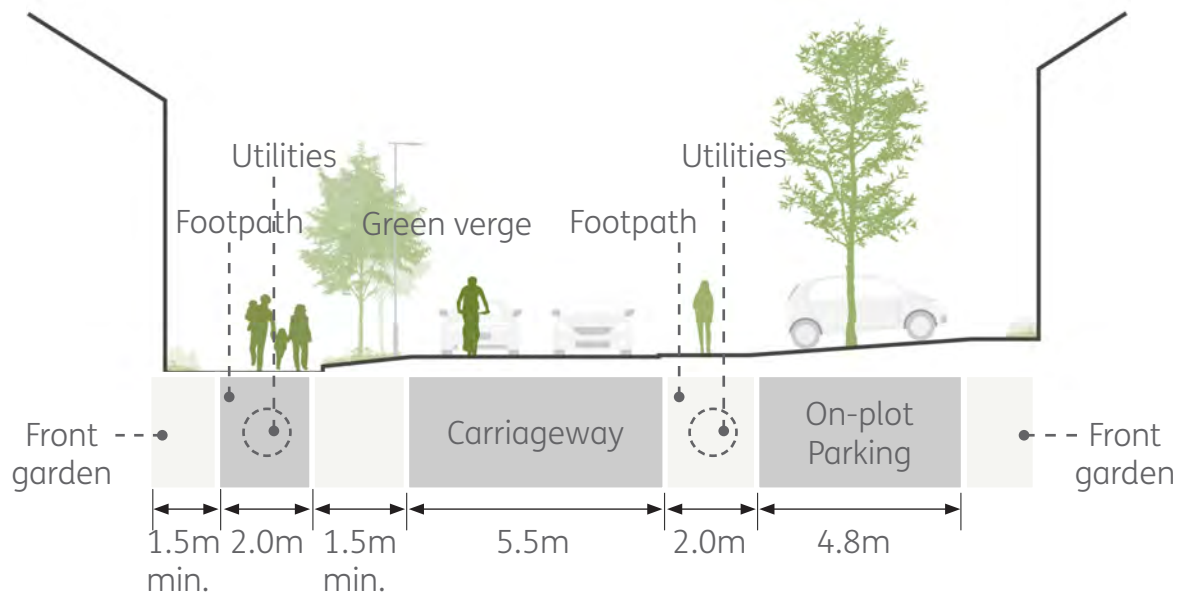
Typical street section with parking between and in front of dwellings



Typical street section with parking between dwellings



Opportunity for rain gardens/swales with trees and high quality planting



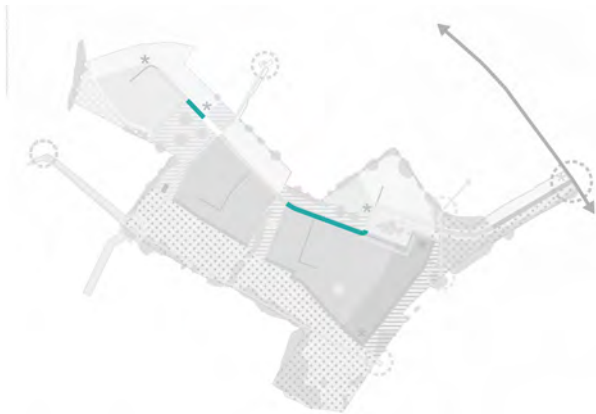
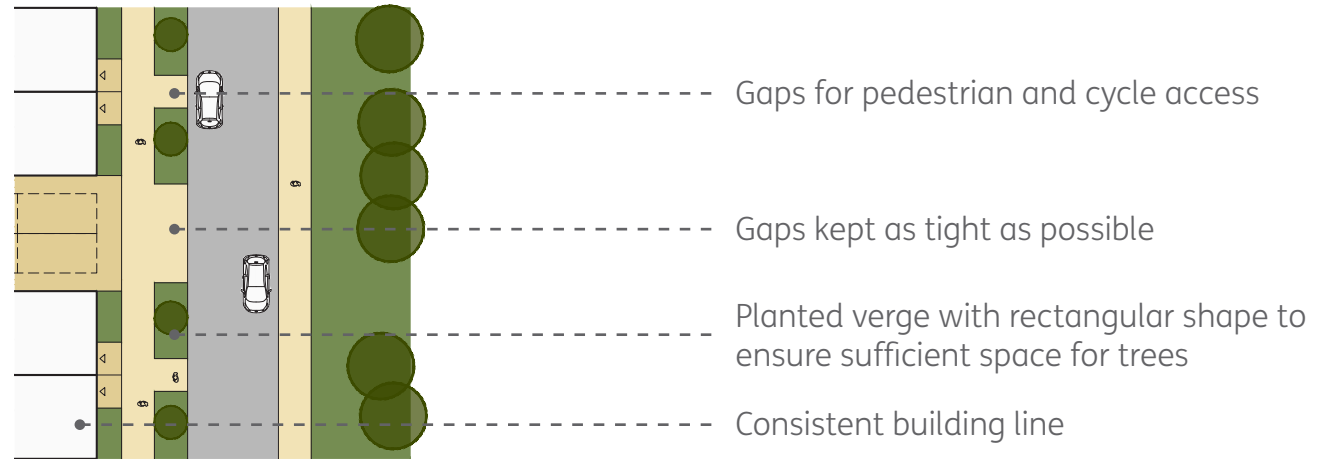
1.5m wide verge with rectangular shaped planting area to allow sufficient space for trees

Primary street - One-sided frontage onto green space

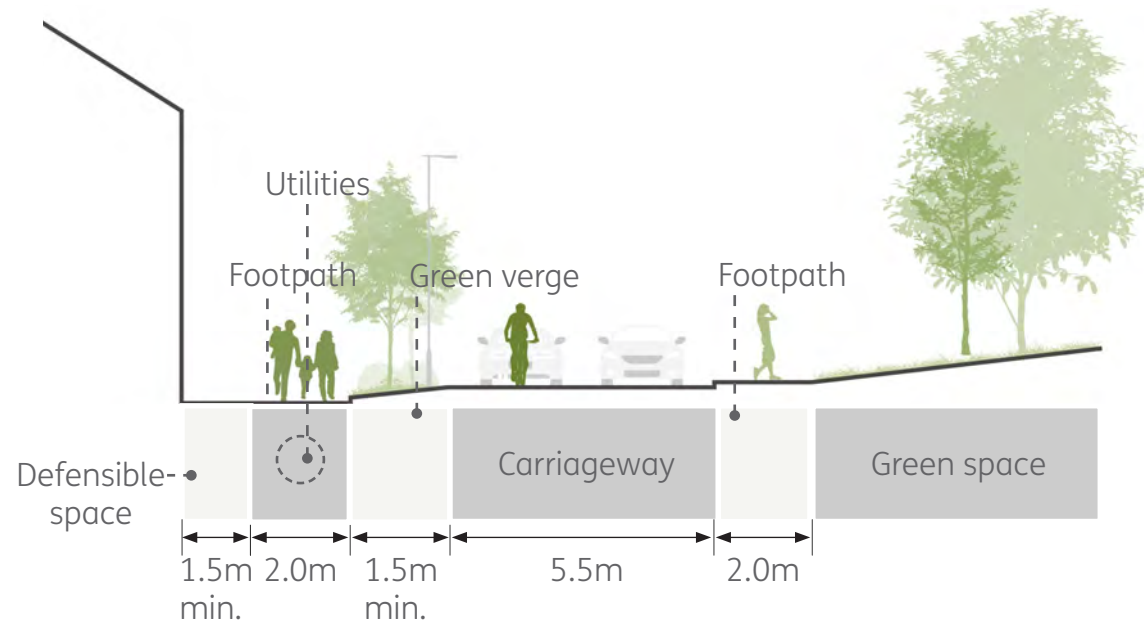
Design requirements

- This section should have a minimum 1.5m wide verge with planting and trees between the carriageway and footpath at least on one side. Gaps in the planting for driveways and parking should be kept to a minimum. Frequent gaps for pedestrian and cycle access should be provided;
- Street trees should be semi-mature with a minimum girth of 25-30cm and 2.5m clear stem when planted.

Typical street section



Location Plan



Primary street - Through green space

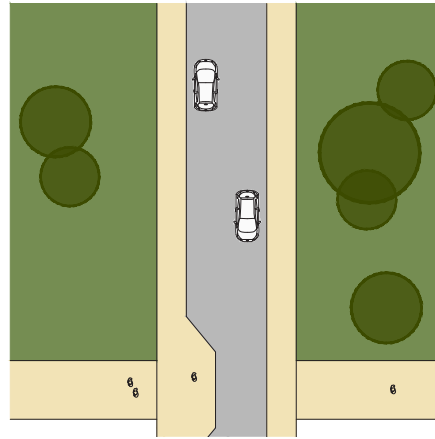
Design requirements

- The street section should be kept as tight as possible when it passes through open space
- The street should have localised narrowing of the street where the footpath crosses the street;
- These sections of street can accommodate on-street parking within localised narrowing of the street where there is sufficient forward visibility. This should be a maximum of 2 spaces enclosed by planting and footway build out.

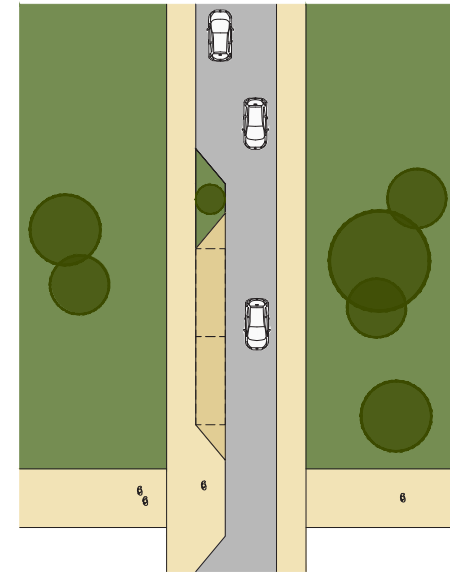


Location Plan

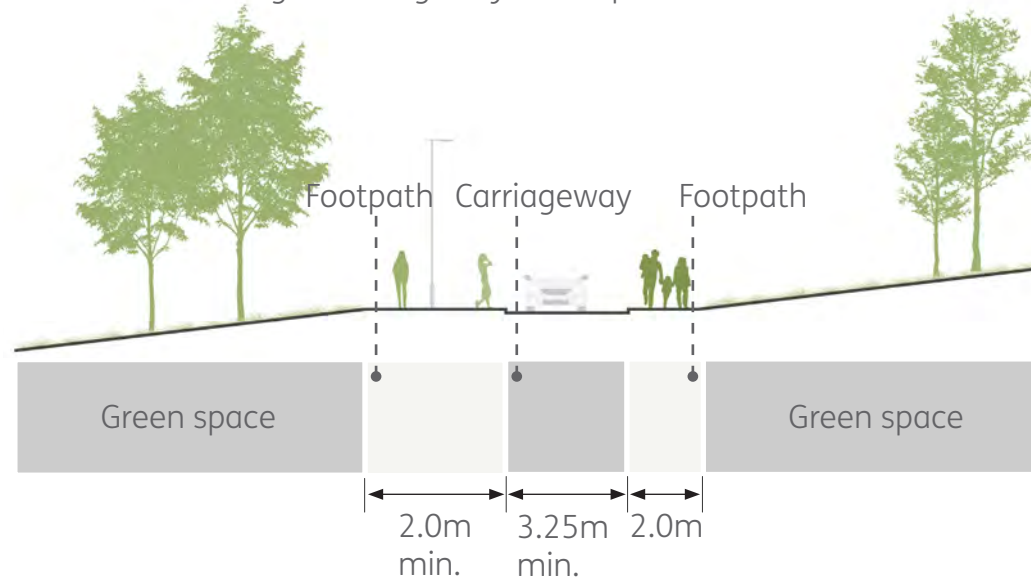
Localised narrowing of carriageway at footpath



Localised narrowing with parking



Localised narrowing of carriageway at footpath



6.3 Secondary/Tertiary streets

Design requirements

Street section option 1:

- A 5.5m defined carriageway (with widening on bends to allow for a refuse lorry to pass a car) and 2m footway on each side.

Street section option 2:

- A pedestrian priority street with a level surface of minimum 7.5m.

Landscape

- Planting and street trees should be incorporated within the street design to give the streets a leafy character
- Street trees should be semi-mature with a minimum girth of 25-30cm and 2.5m clear stem when planted.

Built form

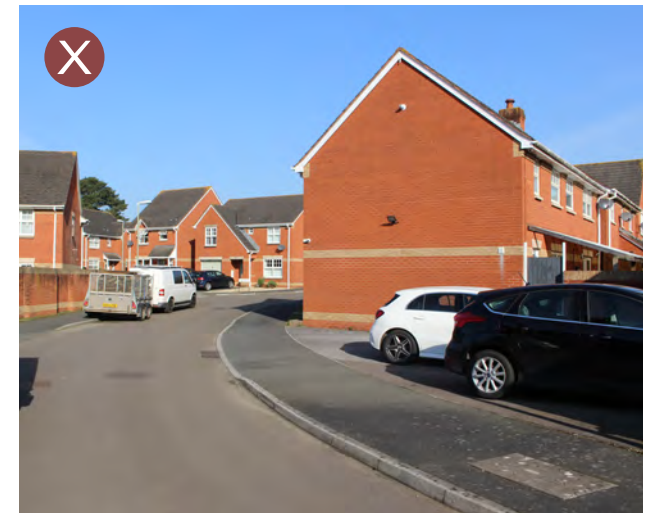
- These streets can have consistent or staggered building lines and set-back;
- Where the building line is staggered side elevations should have prominent windows to avoid blank façades onto the street;
- The set-back should be a minimum of 1.5m or 2m if the front garden accommodates bicycle or bin storage.
- Buildings should provide good enclosure with well considered gaps for parking and access.

Boundary treatment

- A high-quality boundary treatment e.g. a low wall. The boundary should have some prominent planting, e.g. hedge or low level planting. Only lawn will not be allowed;
- Timber fencing is not allowed onto.

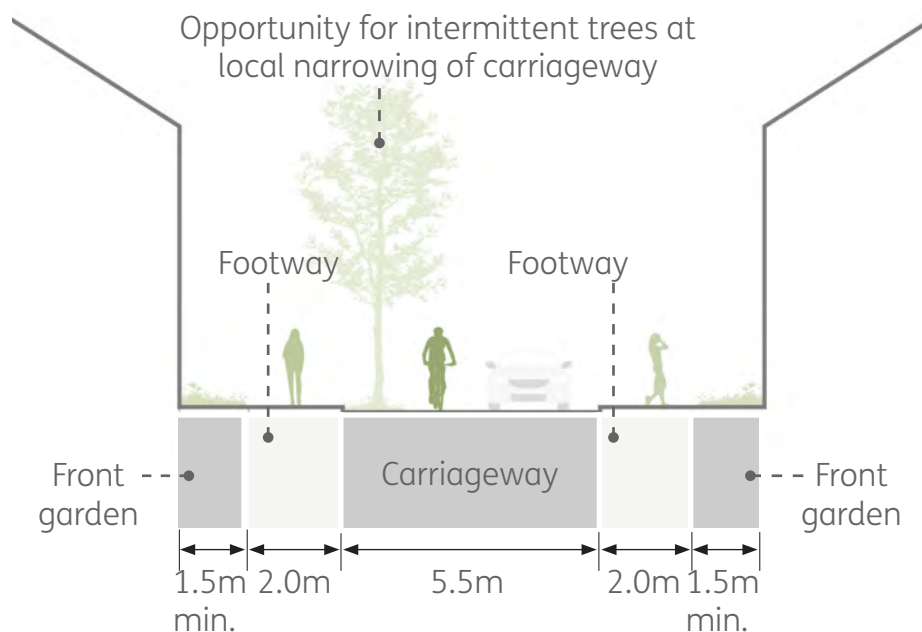


A staggered building line creating interest whilst avoiding blank facades onto the street



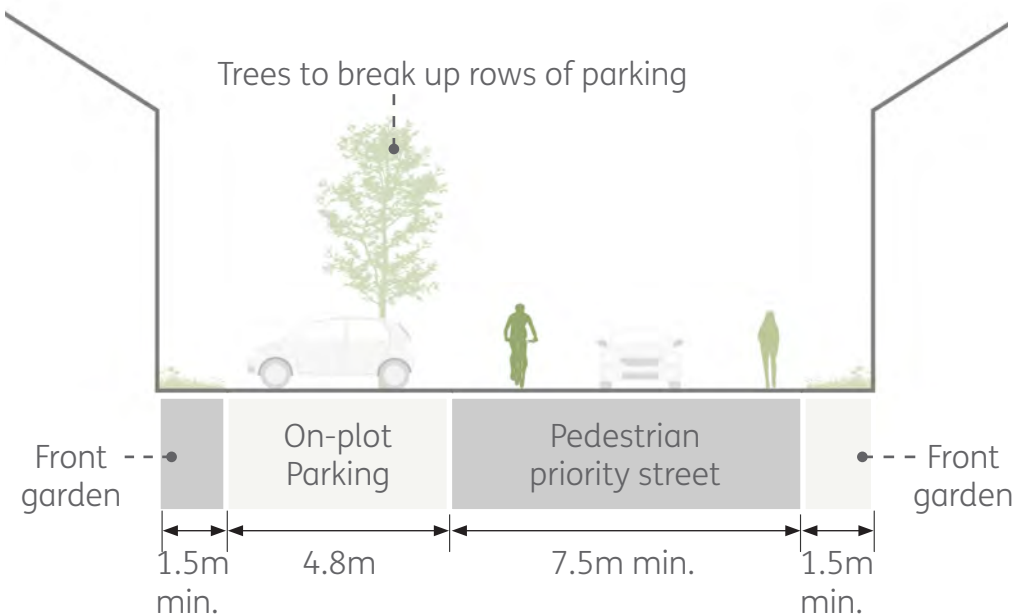
A poorly considered staggered building line with large blank facade onto the street

Example of street section option 1



Precedent image for option 1: Local narrowing of carriageway with tree.

Example of street section option 2



Precedent image for option 2: Pedestrian priority street with planted front gardens.

6.4 Junctions

Junctions are important multi-functional places within a neighbourhood and should have space for people to move as well as stop and play or socialise. They should be designed to be attractive nodes that are pleasant places for people and not be dominated by the physical requirements for vehicle movement.

Brislington Meadows will have a few key junctions or nodes that will help define the character and create a legible network of streets and spaces. The most prominent is the junction at the entrance to the site between Broomhill Road and the new entrance street (Greenway). There is a great opportunity to provide a junction with a strong landscape and an incidental space to welcome people into the development. An illustrative plan of what this junction could look like is included within chapter '4.0 Spaces Codes'.

Design requirements

The street

- The design of all junctions should comply with the design principles set out in the Manual for Streets (2007) and Manual for Streets 2 (2010), including visibility splay standards;
- Pedestrians and cyclists should have priority over motor vehicles
- Raised tables should be designed to be comfortable for cyclists and disabled users;
- The junction size and corner radius should be kept as tight as possible. It is acceptable for larger vehicles to use the opposite carriageway where turning where good visibility can be demonstrated;
- The junction design should enable straight pedestrian and cycle desire lines;

- Signs, barriers and other clutter should be avoided.

Built form

- Junctions should be well-enclosed by built form with active frontages onto both streets;
- Marker buildings that for example are taller or have prominent architectural features can be used to provide interest and variation. Locations of these are shown on the Regulating Plan.



Pedestrian and cycle friendly junction



Tight junction radius and raised table



Marker buildings on junction with active frontages onto both streets



Junction between a street and a footpath where a raised table and textured paving gives clear priority to pedestrians



Oversized junction with lack of strong frontage

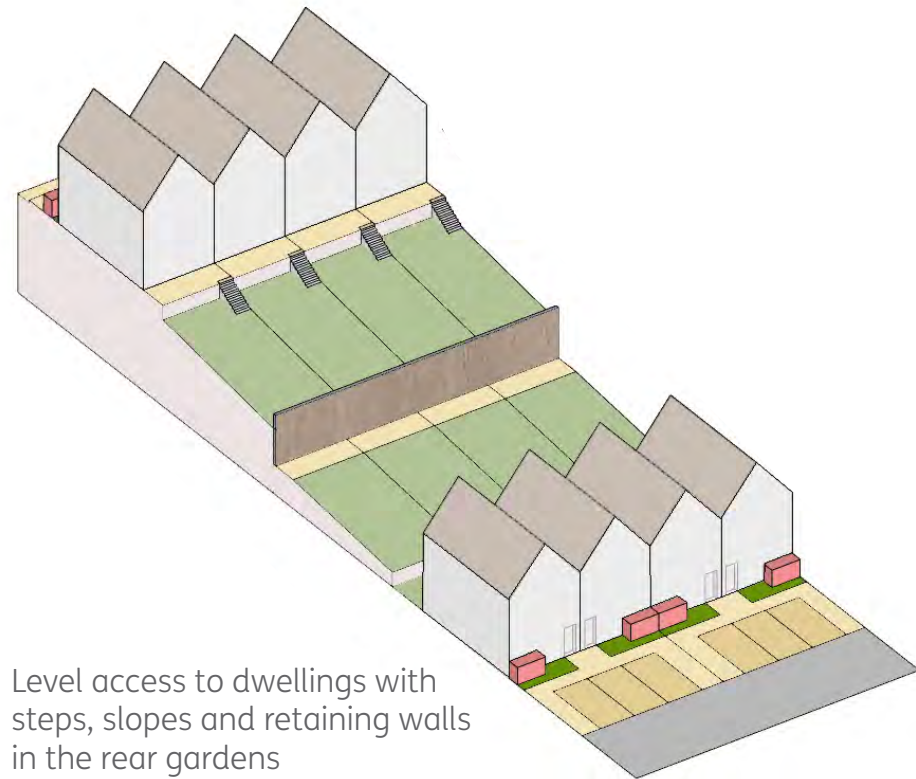
7.0 Level Changes Code



7.1 General approach

Brislington Meadows is a site with a varied and steep topography that is an important part of the site's unique character. Proposals should work with the topography and maximise the positive benefits through creating spectacular views, characterful terraced landscapes and well-considered retaining features.

The topography needs to be carefully considered at all stages of the design from setting out the overall site layout to construction details to minimising negative impacts such as large retaining walls and disconnected streets and spaces. Proposals should seek to strike a balance between topographical constraints and ease of accessibility.



Level access to dwellings with steps, slopes and retaining walls in the rear gardens

Site boundary



Site boundary

Illustrative section through the site with level streets, terraced and sloping gardens and sloping spaces

Design requirements

Accessibility

- The streets should have minimal level change across the section;
- Planted verges can accommodate gentle slopes where necessary;
- Level changes between the footpath and the front door should be a maximum 150mm step or a gentle sloping path;
- The carriageway should have a gradient of 1:20 wherever possible so footways alongside the road provide suitable access for all. Where topography doesn't allow 1:20 without excessive earthworks or retaining walls an alternative pedestrian route should be accommodated at 1:20 gradient wherever possible;
- Driveways should have a maximum gradient of 1:12.

Level changes

- The layout should work with the topography as much as possible to minimise the need for cut and fill and large retaining features;
- Where retaining features are needed these should use high-quality design and materials such as gabion walls and green walls;
- Level within the development areas should predominantly be accommodated within the rear garden (or within the dwelling if split-level housing is utilised).

Built form

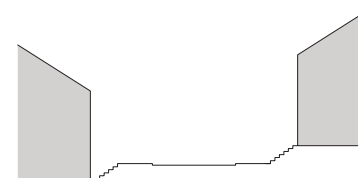
- Buildings on each side of the street should have a balanced massing with minimal level difference between the two sides;
- Buildings should avoid large and unsightly under builds onto streets and spaces wherever possible.

Landscape

- Retained trees and hedgerows should be well incorporated into the new streets and spaces. Awkward level changes that disconnect these key features from adjacent streets and spaces should be avoided.



Level street with balanced built form



Steps to houses and unbalanced built form

Design Guidance



Terraced housing stepping down contours in even rhythm



Gentle slope up to front door



High-quality gabion retaining wall with additional planting



Level changes as positive feature within playground and open space



Large amount of steps up to front door



Unbalanced street with houses set far above or below street level

8.0 Parking Codes

8.1 General approach

The amount, type and location of car parking affects the character and appearance of the streets and the development overall. It is therefore important that parking is considered and designed as an integral part of the overall development.

The general approach is to provide a sufficient amount of parking for residents (allocated parking) and visitors (unallocated parking) within the curtilage of the residential plot, close to the plot, or on the street in a location that is close to the front door and is well overlooked. The parking arrangement should be coordinated with the design of streets, open space and front gardens in particular to ensure there is space for street trees, pedestrian & cycle access, Electric Vehicle (EV) charging points etc.

8.2 On-plot parking

Design requirements

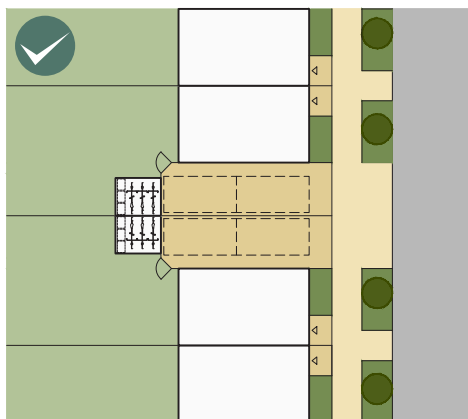
General principles

- Allocated spaces for houses should be accommodated on plot;
- Driveways can have a maximum gradient of 1:12;
- Parking spaces should be located behind the main building line wherever possible;
- The driveway and its access should be well designed to prevent cars partially parking in the footway;
- Location for EV charging points should be carefully considered. These should avoid the primary frontage of the dwelling wherever possible and not result in over ground charging cables within the footway.

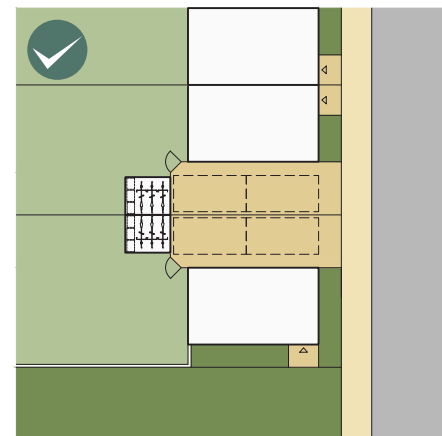
Design requirements

Parking between or rear of dwellings

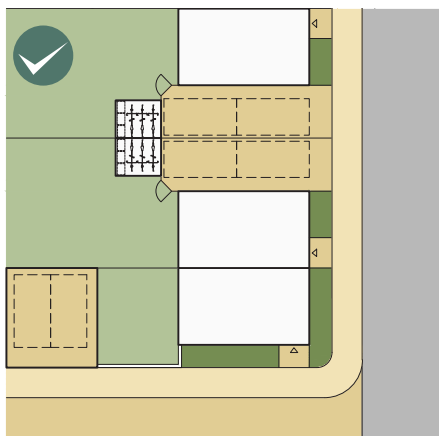
- Driveways should be grouped into two where this is suitable to make most efficient use of space;
- Gaps between buildings should be kept as tight as possible;
- Where bin and bike location are accessed via the driveway the width should be sufficient to access these when car is parked;
- Parking to the side of dwellings next to streets, paths and public open spaces should be avoided. Parking for these dwellings can either be provided between dwellings or at the rear.



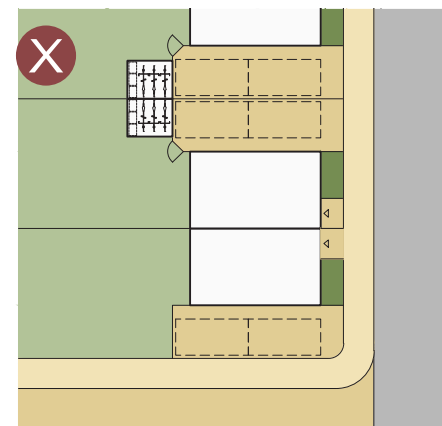
Parking between dwellings and behind the main building line



Parking between dwellings when located alongside a green space



Parking to the rear of dwelling on corner plot

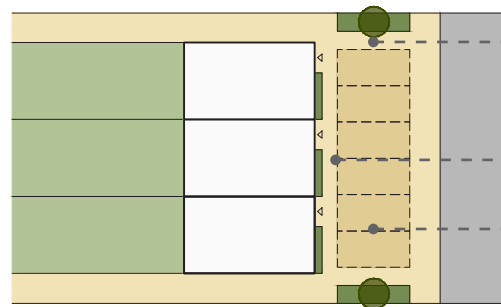


Parking to the side of a dwelling next to a street

Design requirements

Parking in front of dwellings:

- No more than 6 parking spaces before a break that is wide enough to allow for tree planting and pedestrian and cycle access;
- Parking spaces should be set behind the main building line wherever possible. If spaces project in front of the main building line, these should be complemented by strong active frontages and prominent planting

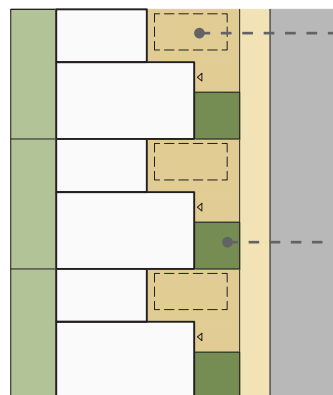


Parking in front of dwelling - terraced housing

Gaps for pedestrian and cycle access

Space for pedestrian and cycle access

6 spaces with breaks of trees and planting



Parking in front of dwelling - linked detached

Parking space might project slightly in front of main building line

Large area of prominent planting to reduce visual impact of parking space

Design guidance



Planting and trees break up the visual impact of parking to the front of dwellings.



Prominent planting breaking up parking in front of dwellings.



Prominent planting and balcony creating strong frontage



Visual impact of parking space projecting past the main building line is reduced with prominent planting and strong frontage.



Parking in front of dwelling with no trees or planting to reduce the visual impact

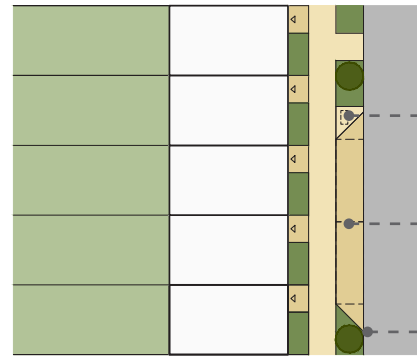


Large area of on-plot parking dominating the street with no active frontages

8.3 On street parking

Design requirements

- On street parking is suitable for unallocated spaces for visitors;
- On street parking spaces should be well defined e.g through trees, planting, kerbs and changes in surface material;
- On street parking should only run down one side of the street. The side can change along the length of the street;
- No more than 3 parallel parking spaces in a row before a break with planting;
- No more than 6 parking spaces before a break that is wide enough to allow for tree planting and pedestrian and cycle access;
- Location of spaces should be coordinated with driveways to ensure trees and other planting can be accommodated;
- EV charging points should be located within the parking zone or build-outs and not within the footway. These should not result in over-ground charging cables within the footway.

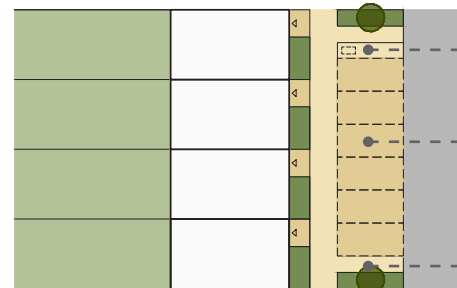


Parallel on-street parking

Suitable location of EV charging point

Maximum 3 spaces before break

Break with planting big enough for a tree



Perpendicular on-street parking

Suitable location of EV charging point

Maximum 6 spaces before break

Break with planting big enough for a tree and space for pedestrian and cycle access



Good on-street parking precedent

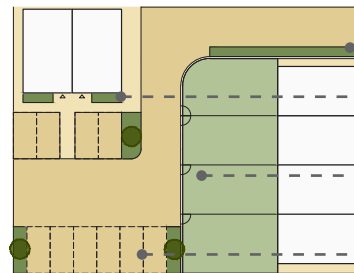


On-street parking without trees or planting

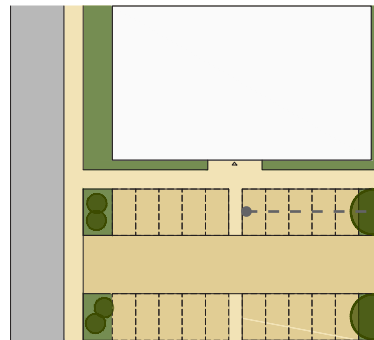
8.4 Courtyard parking

Design requirements

- Predominantly suitable for apartments and terraced housing
- Courtyards should be well overlooked by active frontages wherever possible;
- Courtyards should be well defined with high quality materials, e.g. masonry wall or hedges. Timber fencing around the courtyard will not be allowed;
- No more than 6 perpendicular parking spaces before a break to allow for tree planting and pedestrian and cycle access. Less frequent breaks can be allowed where larger trees or areas of planting are proposed;
- Maximum 20 spaces within one court. Exceptions can be made for apartments if significant planting is proposed;
- Access to bin stores, bicycle stores and dwellings should not be blocked by parking spaces;
- Courtyards at the back of properties should be avoided wherever possible.



Courtyard parking for dwellings



Courtyard parking for apartments



Parking court with trees and planting



Parking court with limited planting and enclosed by timber fencing

9.0 Public Realm Details



9.1 Trees and hedgerows

Nature recover and sustainability are key factors for the development of Brislington Meadows, as emphasised in Chapter 3.0 and throughout the document.

The site has a large amount of mature trees and hedgerows which contribute to the sites unique character. These should be viewed as important features rather than constraints that will retain biodiversity on the site and help create a memorable development which is strongly rooted in its context.

Design requirement

Existing vegetation

- Any impact on veteran tree T6 (see Regulating Plan) must be avoided.
- High quality (category A) and moderate quality (category B) trees should be retained wherever possible;
- Removal of hedgerows should be kept to a minimum;
- Scrubs provide shelter and forage for wildlife and should be preserved wherever possible;

Tree planting

- Tree species should be selected on the basis of resilience to urban environments and future climate change; height and canopy spread at maturity; visual interest; biodiversity value; and reduced propensity to drop fruit and branches;

- At least 50% of the selected tree varieties should provide opportunities for pollinators;
- Street trees should be planted in the next appropriate season after a development phase has reached practical completion to avoid damage during construction;
- Tree pits should be of a suitable size to ensure future healthy growth;
- Location of trees should be coordinated with other aspects to ensure trees can be accommodated, e.g. along streets;

Hedgerow planting

- The development should deliver new hedgerow in the proposed open spaces (see detail in chapter 4.0);
- New hedgerows should be species rich with at least 80% native species.

9.2 Planting

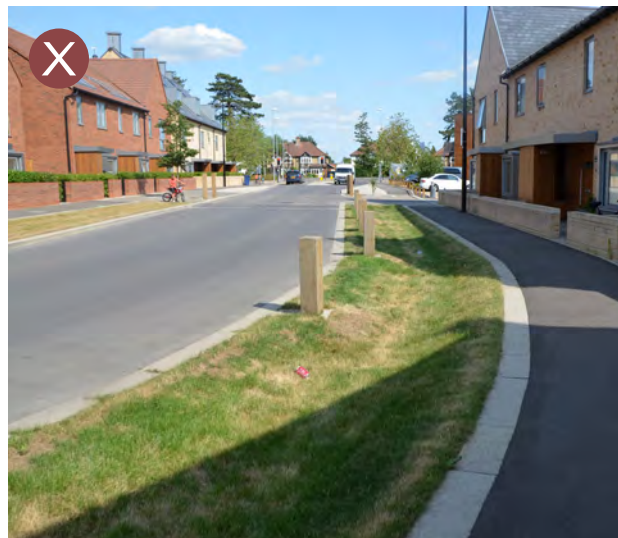
The design and selection of planting will play a vital role in achieving biodiversity net gain and maximise every opportunity to create a wildlife friendly neighbourhood which is also attractive for people living and visiting.



Wildlife friendly 'Holcus Meadow'.



Planting bed with groundcover



Green verge with only lawn/mown grass.

Design requirement

- Planting across the site should predominantly be species that directly benefit wildlife e.g. through nectar, pollen, seed or berry production and shelter opportunities for insects;
- The planting scheme should incorporate species that provide nesting sites and materials for birds;
- Planting in green verges should contribute to a high biodiversity and strong development character e.g. through ground cover planting and a variety of grassland types. Only providing lawn/mown grass will not be allowed.
- Planting beds must be designed and sized to ensure an adequate growing medium for healthy and robust planting;
- Planting should be climate resilient.

9.3 Furniture

Design features such as benches and signage are an important part of creating a development with a strong and coherent character. They provide opportunities to add interest and improve legibility along streets, paths and within spaces.

Design proposals could for example include features that frame views, incorporate seating into level changes or provide interpretation boards to inform residents about the important role of scrub planting for wildlife.

The furniture are also a key opportunity to provide space for wildlife to thrive e.g. through bug and bat hotels or planting integrated within the furniture design.



Furniture can be used to frame views



An example of artwork incorporated into signage design.



EV charging point obstructing footway and with visually intrusive design and size

Design requirement

- A design furniture design suite (posts, signage, seating, lighting, bins, EV charging points etc.) should be developed to ensure consistency across the site. This should fit with the overall character and material palette of the development.
- Furniture should be grouped or aligned wherever possible to ensure that clutter is minimised;
- Positioning of furniture should not create an obstruction to pedestrian, cycle or vehicle movement;
- All furniture should be robust, age and weather well and require minimal maintenance;
- The lighting design should be developed in close coordination with the ecological strategy, highways design and design of individual plots and buildings to ensure dark wildlife corridors can be created whilst providing safe and pleasant routes for people.

10

On-Plot Details

10.1 Introduction

Brislington Meadows should be designed with a coherent character and material palette that allows the landscape to take centre stage. This code does not specify exactly what that character looks like but instead encourages innovation and high-quality design that responds to the site context. Proposals using low carbon materials are particularly encouraged.

The landscape and topography is the most prominent feature of the site that design proposals for buildings and gardens should respond to. The development proposal should maximise opportunities to improve biodiversity including interventions on plot such as using hedges, species rich planting that can attract wildlife. Buildings should also sit comfortable within the landscape and the topography and there's an opportunity to explore different ways of incorporating level changes within the buildings and gardens.

Note that requirements and guidance for boundary treatment and parking is included within other chapters.

10.2 Character & material

Design requirement

- The development should have a strong and coherent character across the whole site
- The material palette should be consistent across the whole site. This material palette should be used to create subtle variations and interest across the site;
- The material palette for buildings and boundary treatment should be coherent and complement each other;
- All materials should be of a high-quality that will age and weather well.
- The building material palette should be muted colour tones that blend well in with the landscape.
- All roofs should be made of a dark and muted material such as slate tiles, grey concrete tiles or zinc roof to reduce the visual impact of the site from the surrounding areas.

Example of a muted material palette

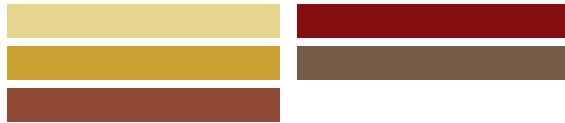
Window and door frames, rainwater goods and metal work



Primary development colours



Accent colours



An 'anywhere development' which lack a distinct character.



Development with a coherent character and muted material palette that blends in well with the landscape



Use of natural materials and front boundary gabion walls that matches retaining walls across the site

10.3 Biodiversity & wildlife

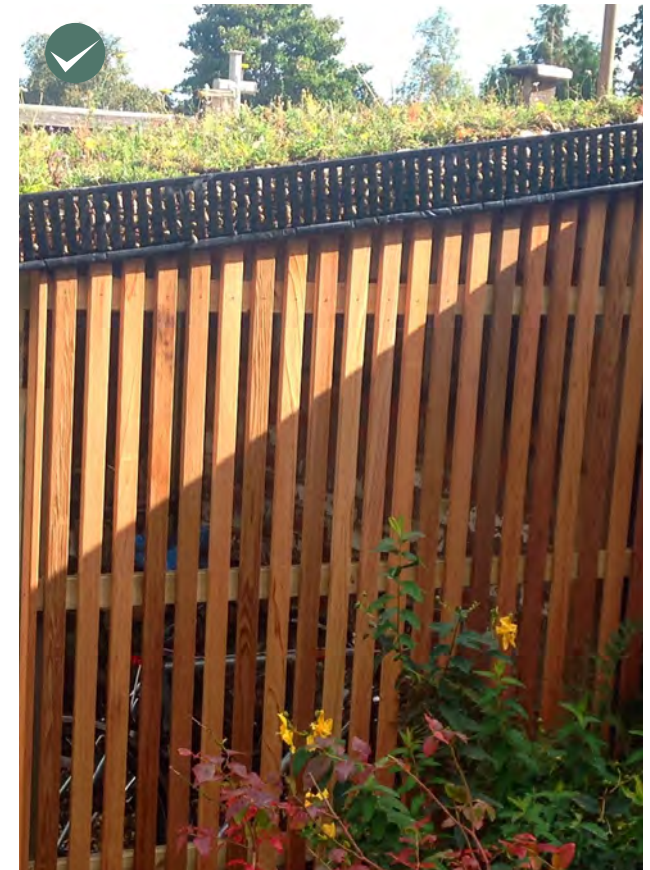
Chapter 5.0 highlights the opportunity for private back gardens to become tertiary ecological corridors that provide important space for wildlife. Development proposals should strive to align gardens and provide wildlife access between gardens where this is possible with the steep topography and other factors. Bird boxes, bug hotels and wildlife friendly planting can be successfully be incorporated into the design of gardens and buildings.



Gap in fencing between gardens provide space for hedgehogs to move.



Bird boxes can be incorporated on boundaries or on buildings.

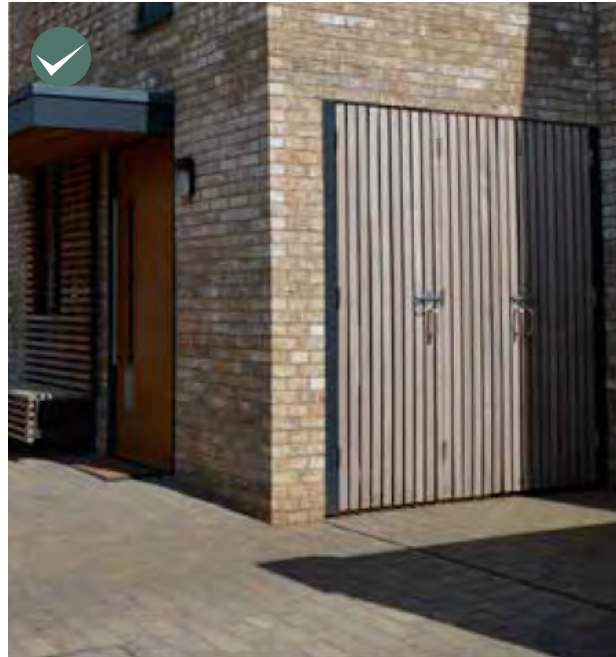


Bin or bike store with a wildflower meadow green roof.

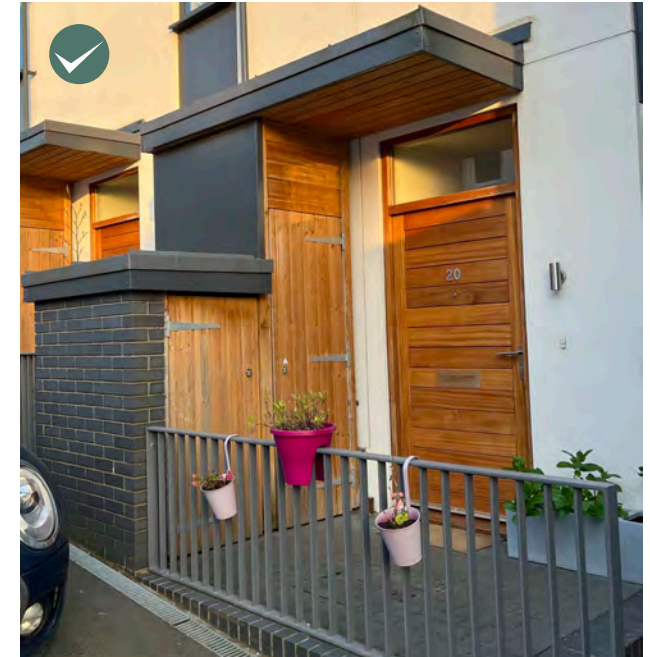
10.4 Waste & refuse

Design requirements

- Bin storage location for all dwellings should be considered from the start of the design process and be well integrated within the overall design;
- The location and design should make the bins easy to access to avoid residents leaving their bins out on the street;
- Bin stores that are visible from streets and public spaces should be well integrated within the design of the building or the front garden.

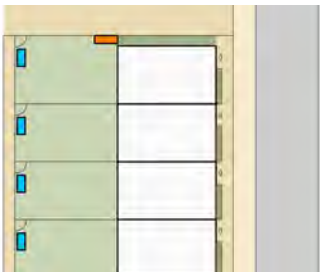


Bin store well integrated into the building



Bin store within porch/front garden

Example of acceptable bin store locations



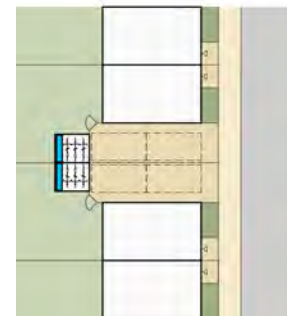
Rear garden



Front garden



Communal



Between dwellings

- Bin store location
- Collection point location

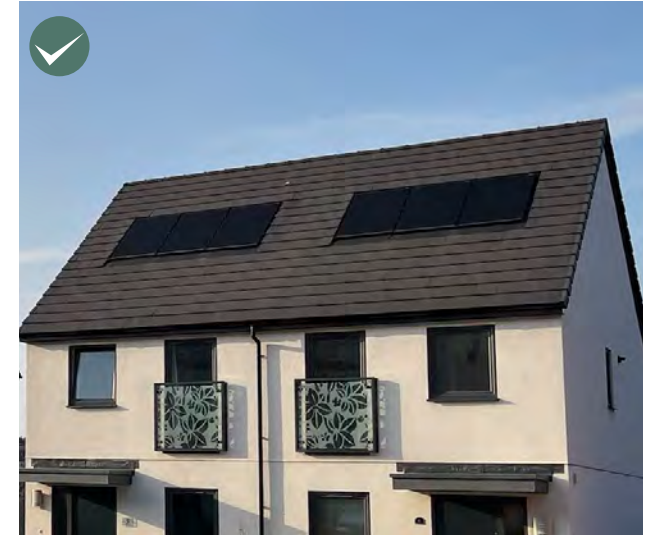
10.5 Other details

Design requirements

- Meter boxes, vents, heat pumps, EV charging points etc. should wherever possible be located away from elevations onto streets and public spaces. These fixtures should blend in with the overall material palette;
- Garages should be set back behind the main building line. Exceptions can be made if a prominent frontage, e.g. through balcony and front garden planting, reduce the visual impact of the garage;
- The layout of solar PV's should be considered as part of the overall roof composition, e.g. in relation to dormers and the roof shape
- The location of downpipes should be well considered to minimise their visual impact;
- Size of windows should be well proportioned to ensure a good ratio between glazing, window frame and blank facade.



Subtle EV charging point on front elevation



Solar PV arrangement uniform and centred



Garage on main building line with balcony and planting to reduce visual impact



Visually intrusive metre boxes onto street

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Brislington Meadows Design Checklist

This checklist summarises all of the mandatory requirements a designer or developer need to follow when designing Brislington Meadows. Additional detail for what is required, alongside examples of good design, is included within each section of the code.

Innovation in the approach to housing typologies, materials and design is encouraged. It is recognised that this may mean that not all the requirements of this Code are met. In these instances a design justification should be provided demonstrating that the proposal achieves a high-quality design in line with Building for a Healthy Life.

The Regulating Plan

- ☐ Does the layout provide open spaces and streets in line with the Regulating Plan?
- ☐ Does the layout provide access points as shown on the Regulating Plan?
- ☐ Does the design provide focal points and key buildings in the locations shown on the Regulating Plan?
- ☐ Are the building heights in line with the Regulating Plan?

Spaces

- ☐ Does the proposal provide a Community Green in line with section 4.2?
- ☐ Does the proposal provide an enhanced woodland in line with section 4.3?
- ☐ Does the proposal provide a green corridor and open space in line with section 4.4?
- ☐ Does the proposal provide a key public space in line with section 4.5?
- ☐ Does the proposal provide a biodiverse wetland meadow landscape in line with section 4.6?
- ☐ Does the proposal provide an attractive entrance to the site in line with section 4.7?
- ☐ Does the proposal provide incidental spaces in line with section 4.8?

Streets

- ☐ Does the proposal provide an attractive and coherent primary street in line with sections 5.2-5.5?
- ☐ Does the proposal provide secondary and tertiary streets in line with section 5.7?
- ☐ Does the proposal provide high-quality and people-friendly junctions in line with section 5.8?

Level Changes

- ☐ Has the proposal taken the topography into account at every stage of the design process?
- ☐ Does the proposal deal with the topography and level changes in line with section 6.2?

Parking

- ☐ Has parking provision been considered from the start of the design process and been coordinated with level changes, landscaping, access etc?
- ☐ Has the allocated parking been provided in line with section 7.2?
- ☐ Has on-street parking been provided in line with section 7.3?
- ☐ If courtyard parking is proposed, is this in line with section 7.4?

Public Realm Details

- ☐ Has existing and proposed trees and hedgerows been considered in line with section 8.1?
- ☐ Is the proposed planting scheme in line with section 8.2?
- ☐ Has a coherent suite of furniture been proposed in line with section 8.3?

On-Plot Details

- ☐ Has the design proposal got a strong and coherent character and materials in line with section 10.2?
- ☐ Are on-plot details well incorporated within the design as described in section 10.3 & 10.4?

Team



Homes
England

Land Owner/Applicant

CampbellReith
consulting engineers

Drainage, Utilities and Services

L D Æ D E S I G N

Masterplanning, Planning and Landscape & LVIA



Transport



THE
ENVIRONMENT
PARTNERSHIP

Ecology

cadence ^{pr}

Communications / PR

KOVIA[®]

Sustainability