

Kingswear Road

Design & Access Statement

Version P01, 15 February 2021



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Reviewed by: (Name, Company)	Lyndon Lewis - AHMM Architects
Authorised for issue by: (Associate Director/Associate)	Cormac Farrelly - AHMM Architects
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Contact details

AHMM Ltd.
Morelands
5-23 Old Street
London
EC1V 9HL

T: 020 7251 5261
F: 020 7251 5123

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1.0 Introduction

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1.0 Introduction

1.1 The Design Team



Bristol City Council
Client

City Hall
Bristol City Council
PO Box 3176
Bristol
BS1 5UY

Contacts:
Martyn Pursey - Senior Development Manager
Paul Plum - Construction Project Manager



Allford Hall Monaghan Morris
Architect

53-55 Queen Charlotte House
Queen Charlotte Street
Bristol
BS1 4HQ
+44 (0)207 251 5261

Contacts:
Cormac Farrelly - Associate Director
Lyndon Lewis - Senior Architect
Matthew Lambert - Architect

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Aecom
Project Manager and Civil Engineer

Portwall Place
Portwall Lane
Bristol
BS1 6NA
+44 (0)117 901 7000

Contact:
Jon Elms - Senior Project Manager

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We're planners, designers, engineers, consultants and construction managers driven by a common purpose to deliver a better world.



Churchman Thornhill Finch
Landscape Architects

1.14 Temple Studios
Temple Gate
Bristol
BS1 6QA
+44 (0)20 3727 6788

Contact:
Clare Van Someren - Landscape Architect

Churchman Thornhill Finch is a collective of landscape architects and horticulturists who bring a diverse range of influences and experiences to our work. We are actively engaged from concept to delivery, we collaborate with clients, communities and the environment to improve people's quality of life for the future.

Our approach is rooted in research, going to ever greater lengths to test new ideas, asking if what we are doing is truly sustainable. An enquiring attitude and technical capacity underlies and informs our work, along with an ongoing desire to persistently raise the standard. We aim to deliver change for the greater good of the environment and all those who will live within it.

1.0 Introduction

1.2 The Client's Brief

Site Address:
Kingswear Road
Knowle
Bristol. BS3 5JF

Background:
The HRA development programme for Bristol City Council is being managed by the Housing Development team which forms part of the council's wider Housing Delivery Service. Phase 4 of the programme will see a number of other sites brought forward for development; Bonnington Walk, Lockleaze, Leinster Avenue, Knowle, and Kingswear, Knowle West which are being considered for mixed tenure developments.

Objectives:
The main objective for the above sites is to maximise the number of council homes being built and options for non-council units in a tenure blind development.

The design should accommodate a range of housing types:

Houses:

- 2 Bed 4 Person Two Storey House
- 3 Bed 6 Person Three Storey House

Apartments:
One Apartment complex with 10 apartments; 6 one bed two person and 4 two bed four person apartments.

The design should be considered as part of the wider Bristol city council planning policy framework, specifically taking into account the following sustainability policies:

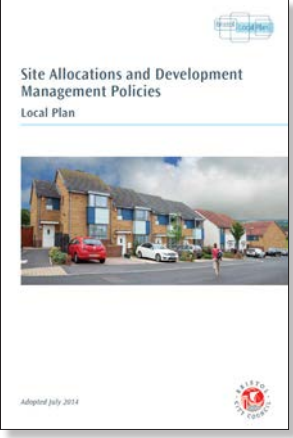
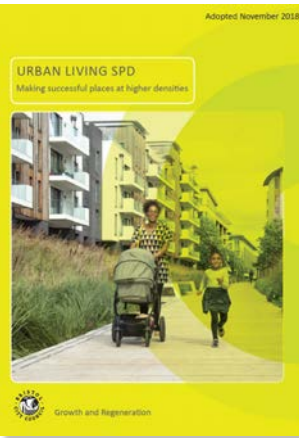
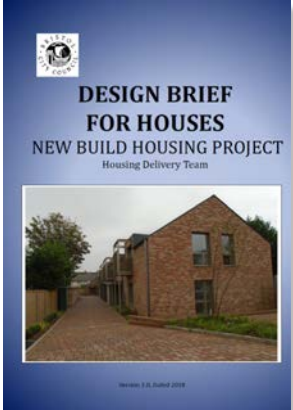
- BCS13 Climate Change
- BCS14 Sustainable Energy

- BCS15 Sustainable Design and Construction
- Urban Living SPD
- Site Allocation and Development Management Policies

Throughout the design process we have also referenced the Bristol city council guidance for:

- Design Brief for Flats
- Design Brief for Houses

We have also used the Nationally Described Space Standards and the London Housing Design guide to inform internal layouts.



1.0 Introduction

1.3 Site Location

The site is located within the Knowle West area of South Bristol in the Filwood Ward, approximately 1.2 miles (2km) to the south of the city centre.

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

Large areas of green open space adjoin the site to the east and west with residential properties to the south. The site was previously occupied by flats that were demolished in 2011.

The remaining site area is characterised by grassland, overgrown shrubs and woodland trees. The Bristol Local Plan has allocated the site for Housing.

The Knowle West estate, which was built at a very low density of 25 dph, was founded on the ‘garden city’ principles of Ebenezer Howard and is characterised by semi-detached homes with generous garden plots.



2.0 Site

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2.0 Site

2.1 Existing Site Overview

Context

- 1 Site vehicular access
- 2 Kingswear road
- 3 Vehicular turning head
- 4 Footprint of former housing
- 5 Elevated public park
- 6 Connecting routes to Northern Slopes
- 7 Stabilized hillside flanked by steps.
- 8 Existing 1930s residential development
- 9 Recently completed Sidford road housing



2.0 Site

2.2 Site History

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

The Kingswear Road site contained three 4 storey concrete frame blocks comprising 18 units.

Having fallen into a poor state of repair and having been subject to repeated vandalism, the decision was taken to demolish the blocks, many of which had been vacant for several years previously.

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



Former split-level maisonettes on Kingswear Road



Former council-owned housing on Sidford Road



Demolition of housing on Kingswear Road in 2011



View of existing retained structure

2.0 Site

2.3 Built Context

The immediate context to the site is predominately residential in character and like much of Knowle West is largely comprised of two-storey, semi-detached homes within spacious plots. The development of the immediate (and the wider area, Knowle West) can best be described as low density in nature.

Generally, the houses are set back from the road with front gardens enclosed by a mix of hedges, timber fencing & masonry walls or used for off-street parking.

The site's immediate context is largely dominated by two-storey, semi-detached and terraced homes within spacious plots. The development of the immediate (and the wider area, Knowle West) can best be described as low density in nature. Generally, the houses are set back from the road with front gardens enclosed by a mix of hedges, timber fencing & masonry walls or used for off-street parking.

The majority of the existing homes in the immediate vicinity were built in the 1930s and are of traditional construction with brick or render external finish under concrete tiled hipped and gable roofs.

The house types in the area are not distinctive with little hierarchy or variation. This creates a somewhat monotonous uninspiring streetscape.



A - Terraced housing opposite site entrance on Glyn Vale



B - Terraced housing on Lurgan Walk



C - New-build semi-detached housing on Sidford Road



D - New-build apartment blocks on Sidford Road

E - Pitched gables on Leinster Avenue

2.0 Site

2.4 Site Context



E - View north from entrance point



F - View west showing site of demolished housing

The site is fairly constrained and contains only a single access road from Glyn Vale which terminates in a cul-de-sac. The western section of the site contains a small area of brownfield land which had previously been occupied by a 1970s council-owned housing development which was demolished in 2011.

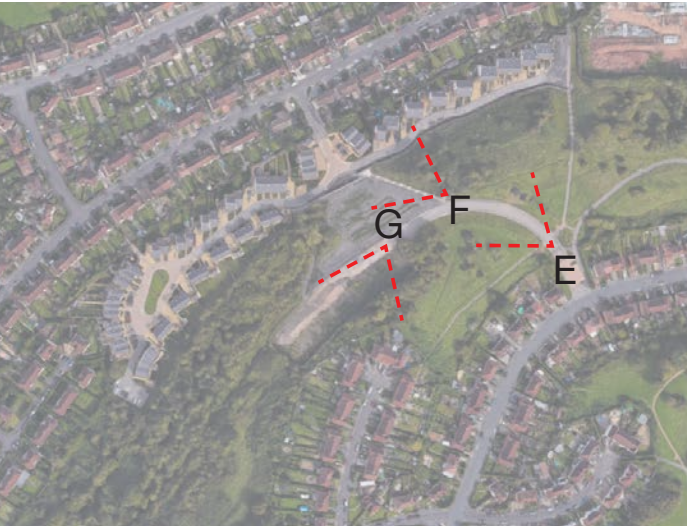
The remainder of the site comprises open green space which connects to the Northern Slopes; a large expanse of open green space to the north-east of the site.

There are a number of pedestrian access routes in and around the site. These provide connections between the immediate context from the residential areas to the south, across the Northern Slopes to some of the newer areas of development to the north.

The topography of the site and its immediate context fall dramatically by approximately 30m from a high point of approximately +52m AOD at the south of the Kingswear road site boundary to +23m AOD along Sidford road.



G - View north over recently completed Sidford Road development towards Bristol City Centre

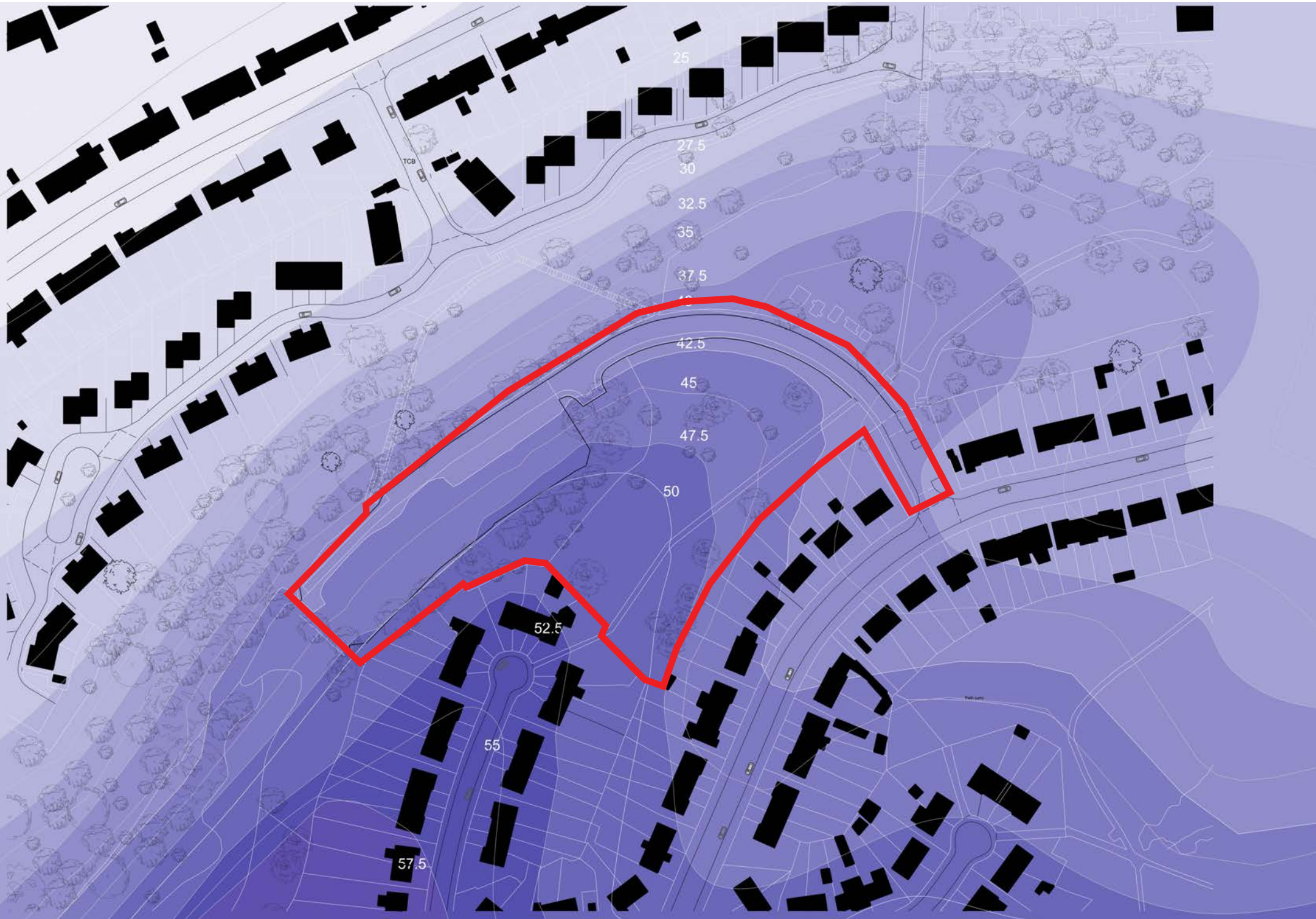


2.0 Site

2.5 Site Topography

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

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



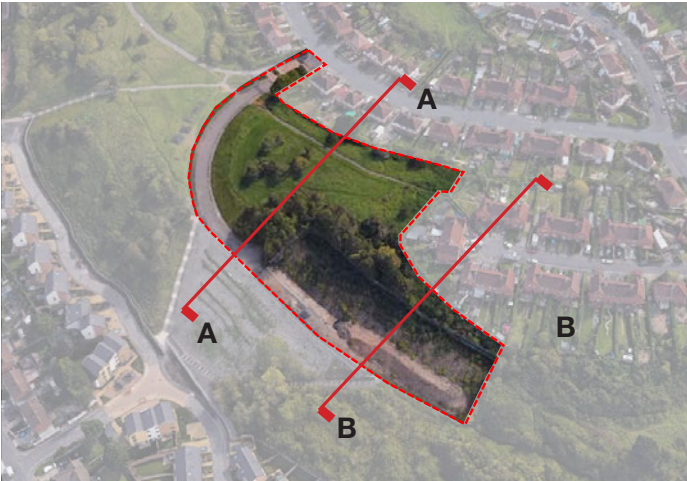
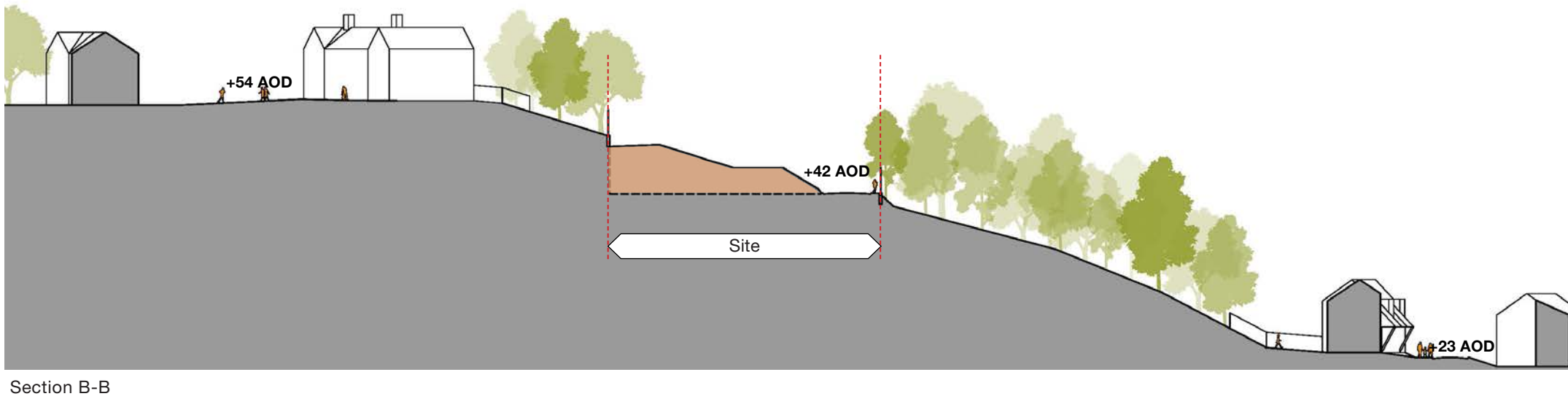
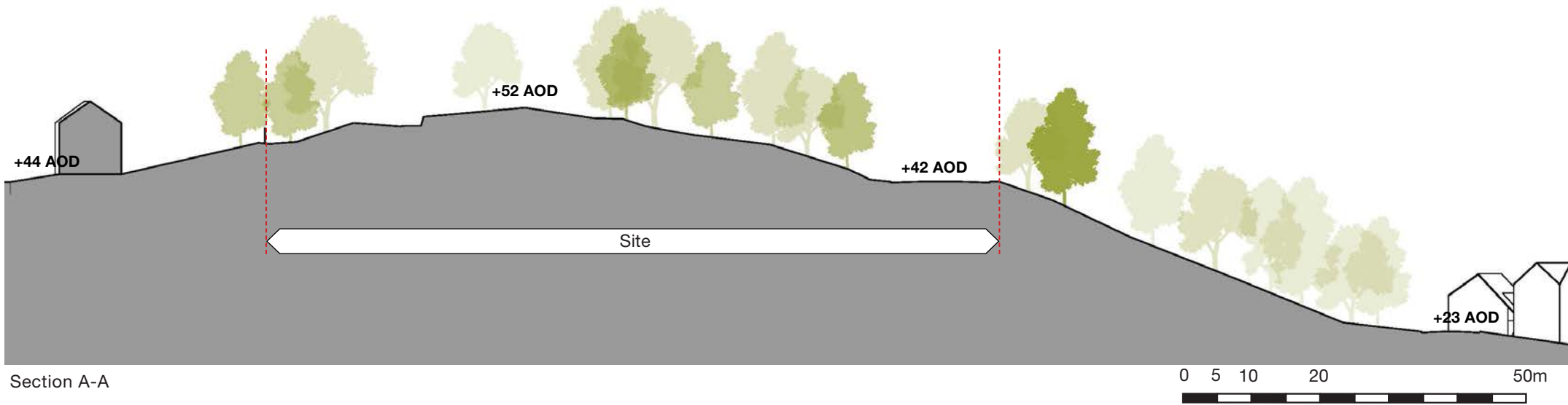
- Key**
- +68m
 - +66m
 - +64m
 - +62m
 - +60m
 - +58m
 - +56m

Topographical site plan

2.0 Site

2.6 Existing Site Sections

The adjacent sections give an indication of the site levels and topography of the immediate context as discussed in section 2.10.



2.0 Site

2.7 Constraints and Opportunities

Topography

The site slopes steeply from south to north with an overall level change across the site of approximately 10m. The level of Kingswear Road also gently rises towards the west.

The natural topography along with the section of demolished materials with unknown retaining structures are a considerable constraint for the site.



Site Access

The site is served by a single access road off of Glyn Vale. There are also a number of pedestrian routes which connect into and cross the site.

A pair of stepped footpaths connect the Kingswear Road site with the recently completed development on Sidford Road.



Ecology

The majority of the site is overgrown scrubland with a number of trees and dense vegetation towards the south of the footprint of the previous development.

The site sits within the Knowle West Northern Slopes, part of which was recently granted Local Nature Reserve status.



Solar Orientation

The site has good solar aspect from the south with excellent views north towards the city.



2.0 Site

2.7 Constraints and Opportunities

Views

The elevated position of the site affords expansive views across the city towards the city centre, the upper slopes of Clifton, the Avon Gorge and the Suspension Bridge.



Site Buildings

The site has a single access road. The previous development which occupied the western edge of the site was demolished in 2011, and the building footprint is now covered with some of the crushed materials.

It is understood that some of the retaining floor and foundation structures remain in the earth in this location.



Edge Condition

The only hard border to the site runs along the southern edge and is characterised by back gardens of residential dwellings on Glyn Vale and Lurgan Walk.



Adjacent Building Use

The immediate context of the site is residential in nature. This may have implications on working hours, dust and construction noise.



2.0 Site

2.7 Constraints and Opportunities

Edge Conditions

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

Access

- Pedestrian Access
- Pedestrian Footpath
- Vehicular Access
- Views Across City
- Steep Slope



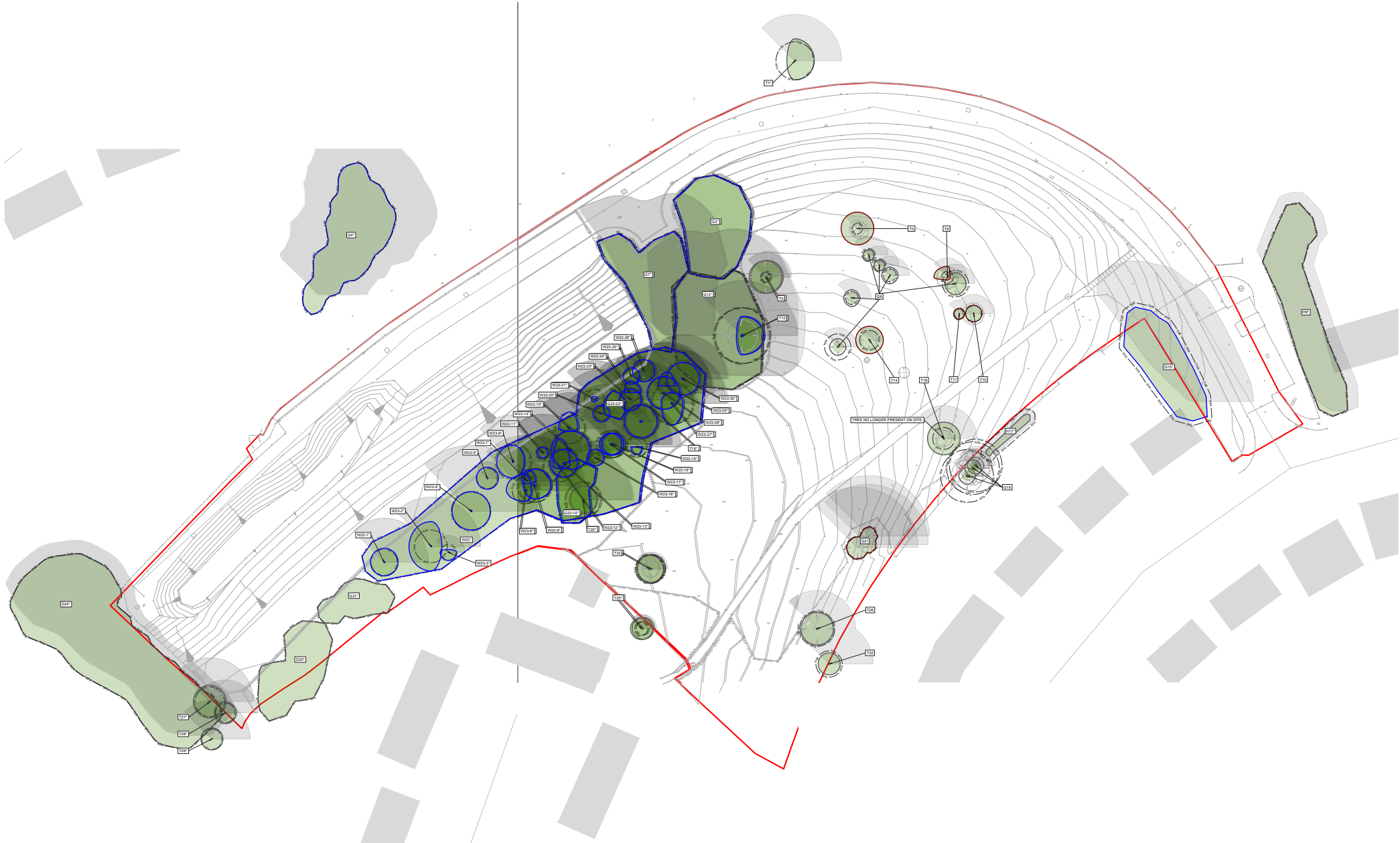
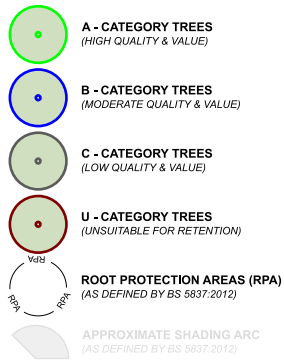
Site analysis

2.0 Site

2.8 Existing Trees

Arboricultural Survey

An Arboricultural survey was carried out by Aecom on the 15th of August 2019. A Subsequent tree survey report was carried out by Aecom and issued in November 2019. Please refer to Kingswear Road Tree Survey Report for more information. The site contains moderate value tree groups and woodland areas mainly to the west. A number of lower quality trees have been recommended to be removed and their loss mitigated by tree replacement. We are proposing to exceed the quota of replaced tree's required by the Bristol Tree Replacement Strategy. Please see Design & Access Statement from Landscape Architect Churchman Thornhill Finch for more information.



Tree Constraints Plan - Revision F 15.01.21