

3.0 Planning

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3.0 Planning

3.1 Planning policy

Bristol Local Plan - Core Strategy 2011

The Core Strategy identifies South Bristol as a priority focus for mixed use development with a specific requirement for major regeneration activity on previously developed land in Knowle West and Hengrove.

Policy BCS 1 states that between 2006-2026, development in South Bristol will deliver:

- 8000 new homes of mixed type, size and tenure
- Up to 10 hectares of new industrial and warehousing land
- 60,000m² of net additional office space

Site Specific Information

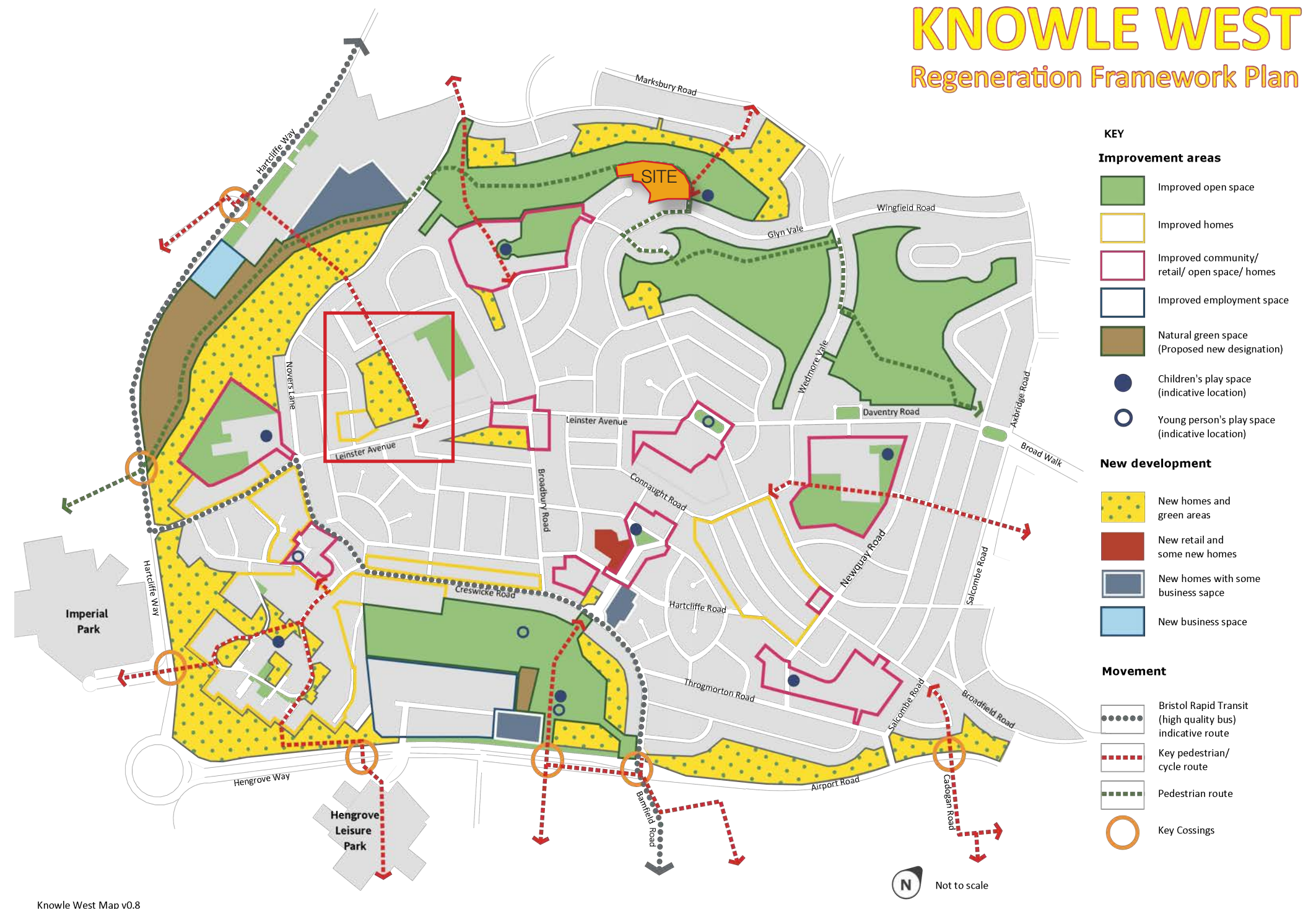
In 2014 the site was allocated within the Site Allocations Document (ref BSA1124) for housing and improvements to existing informal recreational space. The Kingswear Road site is one of three sites within the allocation, the others being land at Sidford road and Haldon Close. The policy estimates a total number of 250 new homes across the entire site allocation.

Knowle West Regeneration Framework

The Knowle West Regeneration Framework is a 20 year plan for meeting community aspirations for the area. This includes making improvements to:

- Housing
- Infrastructure
- Jobs
- Transport connections
- Community facilities
- Public open spaces

Kingswear Road is allocated under the Framework for new homes and green areas.



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3.2 Public Consultations

Filwood Community Centre; Exhibition - 11 December 2019

Key stakeholders and public were invited to view the exhibition of the proposals and to meet members of the team to discuss the plans and gather feedback.



Feedback

1. Height of housing - impact on houses to the south.
2. Suggest removing blocks 8, 9 and 10 closest to the junction with Glyn Vale.
3. The area's original vision valued adequate space, good ventilation and access to green space. What are the health and wellbeing benefits for people and wildlife?
4. Central green play area will be a magnet for anti-social behaviour. Who will manage and maintain it?
5. Is the play space formal or informal/natural? Elements of original mitigation plans not provided on the Kingswear Green Space, should be included. e.g. informal play structures, dog agility area, recognised paths, informal benches
6. Both access points are narrow; one has steps, the other blocked by trees. The proposed diversion of footpath is steep, stepped and requires expensive civil engineering. Steps at the western edge of the development also need renovation.
7. Proposed designs appear incompatible with any accessible family homes. How will disabled people's access needs be accommodated?
8. It will be hard for residents to get to the road from their homes or the pavement when cars are parked between the trees
9. Is the sloped area stable enough to build on?
10. How will local amenities e.g. GP surgeries cope?

Response

1. The difference in height between proposed ground level and the ground level of these houses is over 10 metres difference meaning views are unimpeded.
2. There is a minimum density of new housing required on the site. If these blocks were removed, development on the rest of the site would have to be taller to achieve the number of dwellings required to make the scheme viable.
3. All proposed dwellings exceed the minimum space standards with generous living spaces and storage. They are all dual-aspect and new homes will be highly insulated to reduce energy costs and all dwellings have private outdoor space and access to the Northern Slopes.
4. This will continue to be managed by BCC parks in line with all other parks in the city. The new development will also provide greater security and overlooking of the Northern Slopes.
5. The formal play space shown in the previous option has been omitted; as there are two other formal play areas within easy walk of the development. The open space is intended as biodiversity land. New benches will be integrated into the landscape layout and the existing picnic benches to the north will be retained.
6. The main access point will be from Glyn Vale. The existing footpath routes will be maintained in their present locations and improved. The zig-zag path has been omitted from the latest layout; the existing path and steps will be retained and upgraded to improve access. Benches will be included along this route.
7. All homes comply with Building Regulations M4(1) standard and have been designed to M4(2) standard where possible. The steep topography of the site requires the two and three bedroom houses to be built into the slope with significant retaining structure to the rear. Kitchens and living

rooms are located at first floor in order to have access to rear gardens and benefit from views to the north. All dwellings have a habitable room and a level access WC on the entrance level. The apartment buildings comply with M4(1) standard, however are designed to M4(2) standard in all respects apart from level access to upper floors

8. The layout of the landscape and parking has been redesigned as part of the design process. The street has been designed as a shared space to allow free movement of people and bikes. Parking complies with Bristol city council design standards which allows people sufficient space to access their vehicles.
9. Yes, all aspects of construction have been considered during design development including an assessment of the ground conditions. We have established a structural strategy which will be submitted as part of the planning application. This structural strategy will enable the scheme to be realised going forward.
10. This development is providing much needed housing for the city but will not generate any Community Infrastructure Levy (CIL) as it is 100% affordable. The impact on local amenities will require the relevant health authorities to assess their requirements and provide sufficient supply if there is an increase demand.

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3.2 Public Consultations

Knowle West Future Group; Online Discussion Via Zoom – 20 January 2021

Key stakeholders and public were invited to attend a Zoom meeting in light of Covid restrictions. The proposals were presented by AHMM with a feedback session at the end in which meeting attendees could ask questions about the proposals.

Key points raised by AHMM and Churchman Thornhill Finch:

- Footpaths – looking to enhance public access. Took on board comments from earlier consultation, now they are focused on improving the current access path.
- The original plan was for four x 4 storey apartment blocks. People were concerned about the height and mass of these buildings. We have replaced that with just one x 3- storey apartment block, with a flat biodiversity green roof.
- The latest proposal leaves the surrounding grassland areas in situ and there would be a long-term management plan for these.
- Proposal for garages replaced with a retaining structure and climbing plants.
- Parking has been reconfigured.
- Aspiration – lush, green and playable for the old and the new community.
- Pedestrian focused, shared surface, ecology links
- “Kingswear Field” will be a public open space

A selection of questions are included on this page, for the full set please refer to Knowle West Future Groups Discussion notes.

Q. What type of housing e.g will it include families and how many affordable?
A: Housing will be for a mix of people and it is 100% affordable- the current proposal will provide 2 bed apartments, and 2 and 3 bed houses.

Q. What infrastructure are you building to support this new housing and for the benefit of the whole community?
A: The local authority is intending to fund this development with no private finance being invested, so funding can only be limited to the requirement of the development. The impact of this development on the local area due to its size will be relatively limited is therefore not required to be considered

Q. Added further re existing issues in the community with lack of facilities, shops and school places need to consider their quality of life.
A. There is major expenditure going into improvements to schools in the area. It is not the Council’s role to subsidise retail outlets locally. However if there is more demand as a result of an increase in local residents this will bring more spend to support local shops.

Q. How was the number and type/mix of houses assessed in relation to existing facilities
A: The scheme is looking to provide 100% affordable housing and the mix within this has been based on a housing needs assessment of the area. With the likelihood that the tenure of the homes will involve some shared ownership units, then we will look to work with Homes England to support the cost of development of these through the Affordable Homes Programme.

Q. Why hasn’t there been an impact assessment on wider community needs
A: As the size of this development is relatively low, it does not trigger any requirements for an impact assessment to be carried out

Q. Concern re water run off. Water comes down the slope to the Sidmouth site. Want reassurance about plans to manage this?
A: A sustainable urban drainage strategy has been integrated into the design to ensure that the development can account for the storage volumes required at the site and also greater rainfall in the future for climate change. The proposals include above ground and underground storage features, such as raingardens, bioretention areas and permeable paved areas.

Q Is there a tree planting plan?
A. An arboricultural report will be submitted with the application. Planting plans will be produced at 1:250 showing species and location of trees and size on

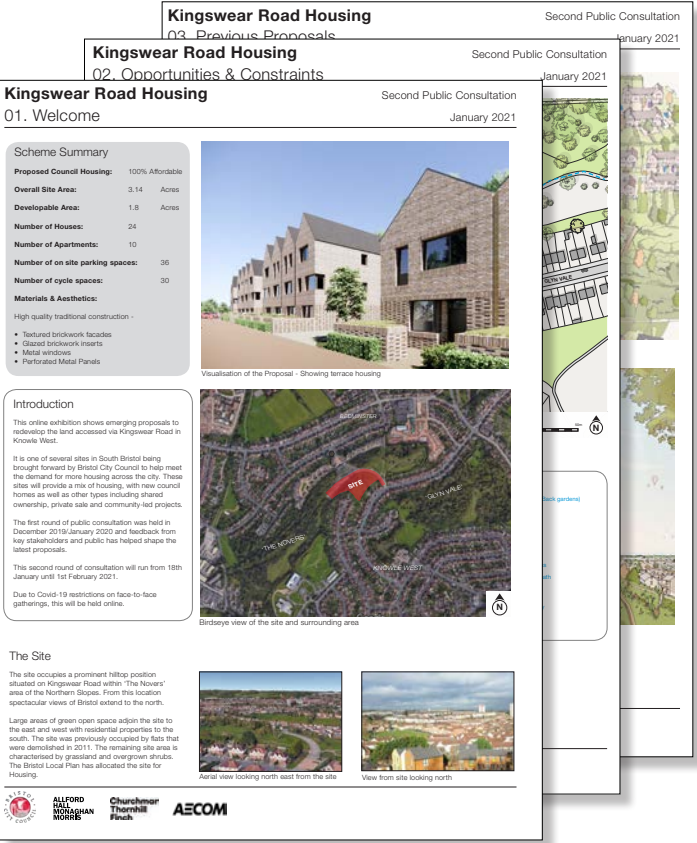
planting. This will be supported by a Planting Schedule and illustrative information on the planting strategy within the Design & Access Statement

Q. Although a local resident never saw anything re previous consultation
A. Consultation was carried out in December 2019 covered several sites on Filwood. Notification mailing went out to residents within a large area covered by the Knowle West Regeneration Area.

Q. How does this housing meet the needs of Knowle West residents, what Housing Association will be involved and will local people get ‘first dibs’
A. The proposed development is being brought forward by the local authority who will retain the ownership of the social rented homes. There is no intention of any Housing association being involved and homes will be let in accordance with BCC Home Choice system. The sale of any shared ownership properties that may be provided has not been consider at this point but will be considered at the appropriate time during the construction phase of the site. If it is felt that local residents should be able to have an opportunity for these homes then this would need to be taken up by the ward Councillors and the Council’s Housing Options manager.

Q. Will there be electric charging points on site
A. yes the proposal is to provide EV charging points to 8 parking spaces, located to the south of the road. This exceeds BCC’s requirement

Q. Will any CIL payments go towards funding local shopping/facilities
A. As this scheme is 100% affordable it will be CIL exempt as this “local tax” for infrastructure projects within the city is not payable on affordable housing schemes. This is central government advice in order to encourage more affordable housing to be developed and make it viable.



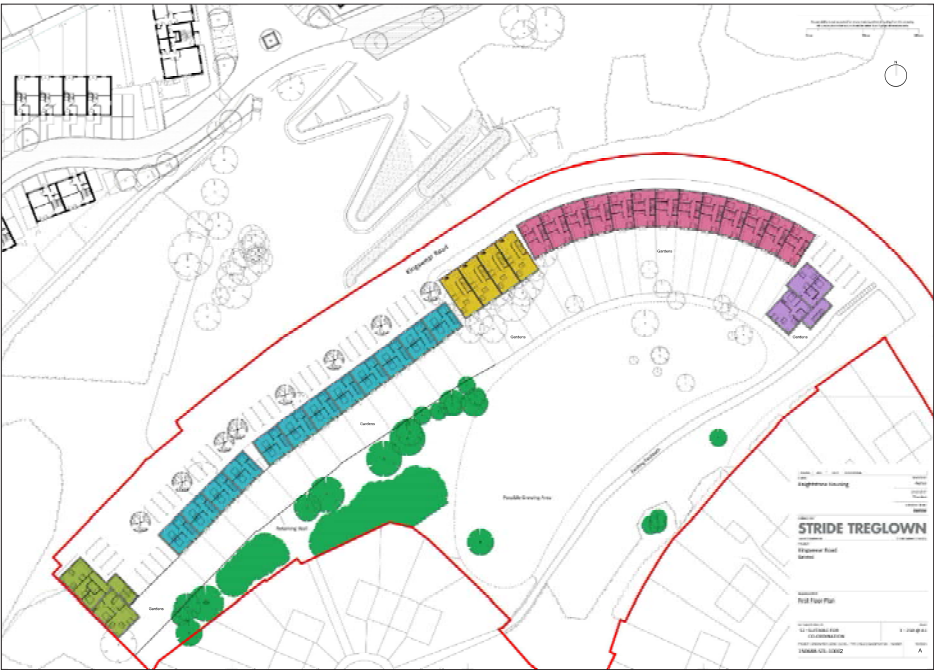
Public Consultation Boards

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3.3 Previous Development Proposals

A number of previous capacity studies have been completed for the site. Due to a number of key site constraints, each of the options illustrates a similar approach to the design and layout of the site. In acknowledging the topographical challenges of the site, the previous proposals generally only show development bordering the line of the existing Kingswear Road. In addition to this all of the proposals are extremely car-dominated which is accentuated by driveways and on-street parking which also border the building line along Kingswear Road.

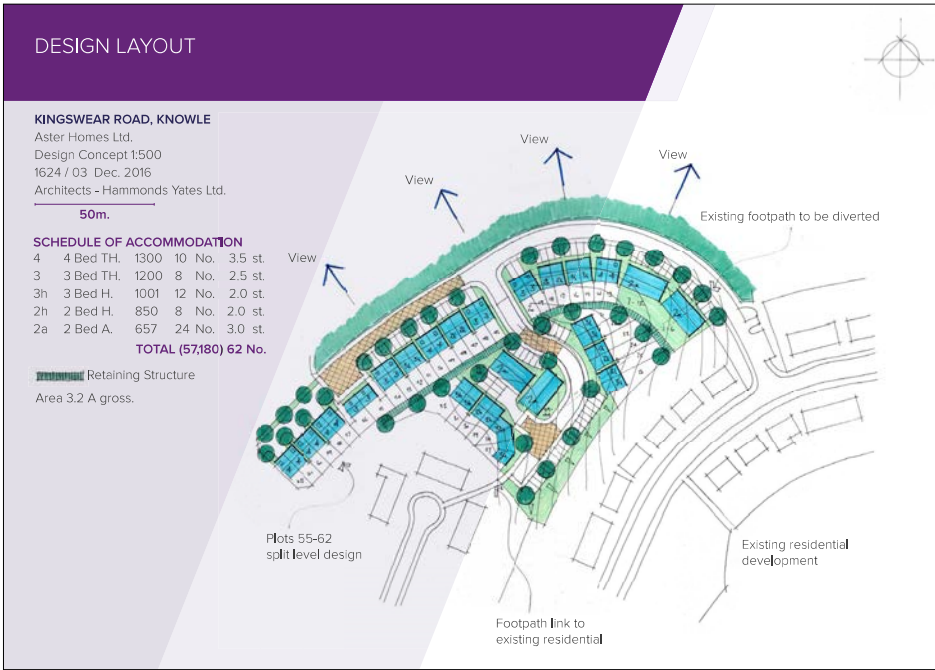
On average the majority of the proposals provide approximately 30-40 dwellings on the site.



Knightstone Housing Layout / Stride Treglown

39 Dwellings

- Development follows the site contours
- Parking strategy dominates streetscape
- Lack of adequate turning head



Aster Homes Layout / Kingswear Road (2016)

62 Dwellings

- Development follows topography
- Proposed development to centre of the site considered unfeasible
- Footpath and pedestrian desire-line diverted

3.3 Development Proposals



- Development follows the site contours
- Large front gardens increase retaining requirements
- Parking strategy dominates streetscape
- Turning head insufficient for large vehicles



- Development follows the site contours
- Large front gardens increase retaining requirements
- Parking strategy dominates streetscape
- Turning head insufficient for large vehicles



- Development follows the site contours
- Street parking and front gardens increase extent of earthworks
- Parking strategy dominates streetscape
- Limited visual permeability

4.0 Design Development

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4.0 Design Development

4.1 Utilising the Slope

A key defining feature of the site is its steeply sloping topography, which effectively constrains both the site layout and internal layout.

The layout of any housing development on the site is limited due to a single access road (Kingswear Road) which follows the line of the contours of the hillside. This effectively means a single row of terraces which face down the slope is the only viable layout solution.

Several design responses were tested in turn, to determine how best the site could be configured to respond to it's unique constraints. Key drivers were to both take advantage of views and minimise excessively cutting into the slope to reduce retaining structures required.

On-street parking was initially minimised by providing integral parking (private garages). Our final solution uses on-street and off-street driveways as this was seen as a more suitable solution appropriate to Bristol City Council's specific tenant management concerns.

The resultant parking strategy has however been integrated into the layout in a considered way which doesn't dominate the streetscape.



Concept 01: N/S Dual Aspect

- Dual aspect N/S orientation
- Large south facing garden within retaining structure
- Level access from existing road
- Potential lack of parking



Concept 02: N/S Dual Aspect Undercroft

- Dual aspect N/S orientation
- Undercroft parking location
- Large south facing garden within retaining structure



Concept 05: E/W Mews Undercroft

- Stepped terrace E/W orientation
- Potential for back-to-back design
- Terraced landscaped access
- Communal courtyard
- Undercroft parking within retaining wall structure



Concept 03: N/S Dual Aspect On-Property

- Dual aspect N/S orientation
- Reduced building height
- South facing garden within retaining structure (reduced size)
- Level access from south road
- On-property parking off existing road layout



Concept 04: E/W Mews Stepped

- Stepped terrace E/W orientation
- Raised ridge height
- Potential for back-to-back design
- Terraced landscaped access
- Limited on-property parking off existing road layout

4.0 Design Development

4.2 Initial Site Layout Design Development



1. Terrace Follows Contour

The site has a single access road, Kingswear Road, which provides the only level access route into the site. Kingswear Road also roughly follows the site contours and rises towards the west.

By locating a row of houses along the street edge, the amount of excavation can be minimised, reducing the cost and complexity of the project.

Due to the topographical constraints, much of the remainder of the site is not considered suitable for development.



2. Shallow Footprint

To further reduce the amount of excavation on the site, a shallow footprint at ground floor is favoured.

This means that the majority of developable area is focused on first floor and above.



3. Green Links

In order to promote biodiversity through the site, the building line is broken at strategic points to provide green fingers which permeate through the terrace.



4. Creating a mix of Dwelling Typologies

Creating a mix of distinct dwelling typologies increases variation whilst maintaining a cohesive streetscape. Creating gaps in the massing will allow views through from rear garden terraces and the green space to the South.

4.0 Design Development

4.3 Layout Options

Various site layouts and massing options were tested with bespoke house typologies developed in tandem. Various options for grouping of terraces into fours rather than threes were investigated to potentially reduce external wall and make the scheme more economical. Massing options for different roof configurations were also tested.



Massing Option Investigating Roof Form and Rhythm



Option 8



Option 9



Option 11



Option 15



Option 25



Option 26

4.0 Design Development

4.4 Massing Options



Massing Option 15



Massing Option 16

4.0 Design Development

4.5 Concept Streetscape Sketches



Sketch Street View of Pedestrian connection



Sketch Street View of House typology with Garage

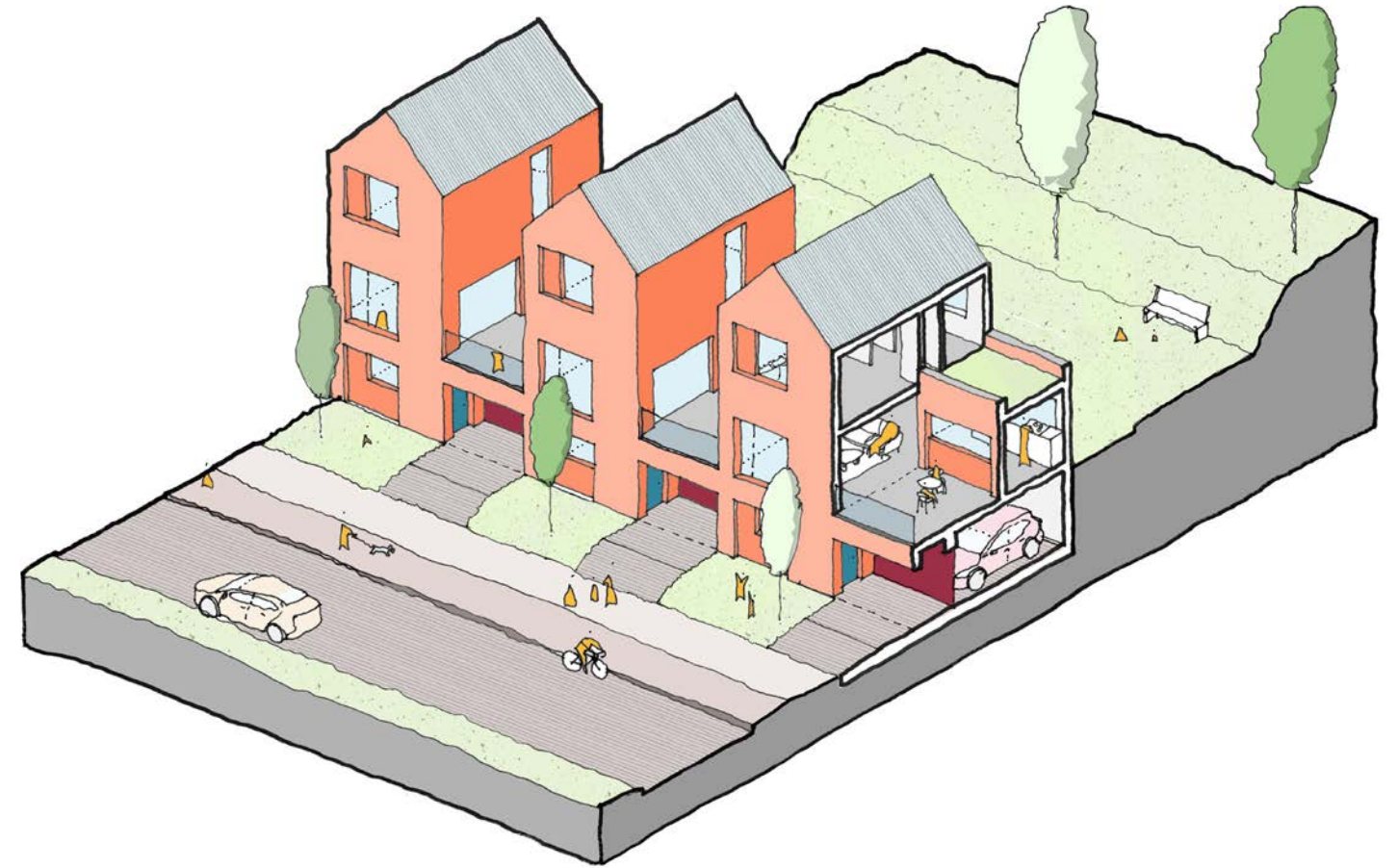
4.0 Design Development

4.6 House Type Layout & Form - Concept Ideas



Sketch Option 1: Wrap-around garden

- Integrated garages minimise street parking
- Private wrap-around garden created above garages
- The concept of hit and miss of built form maintains viewing corridors through the site

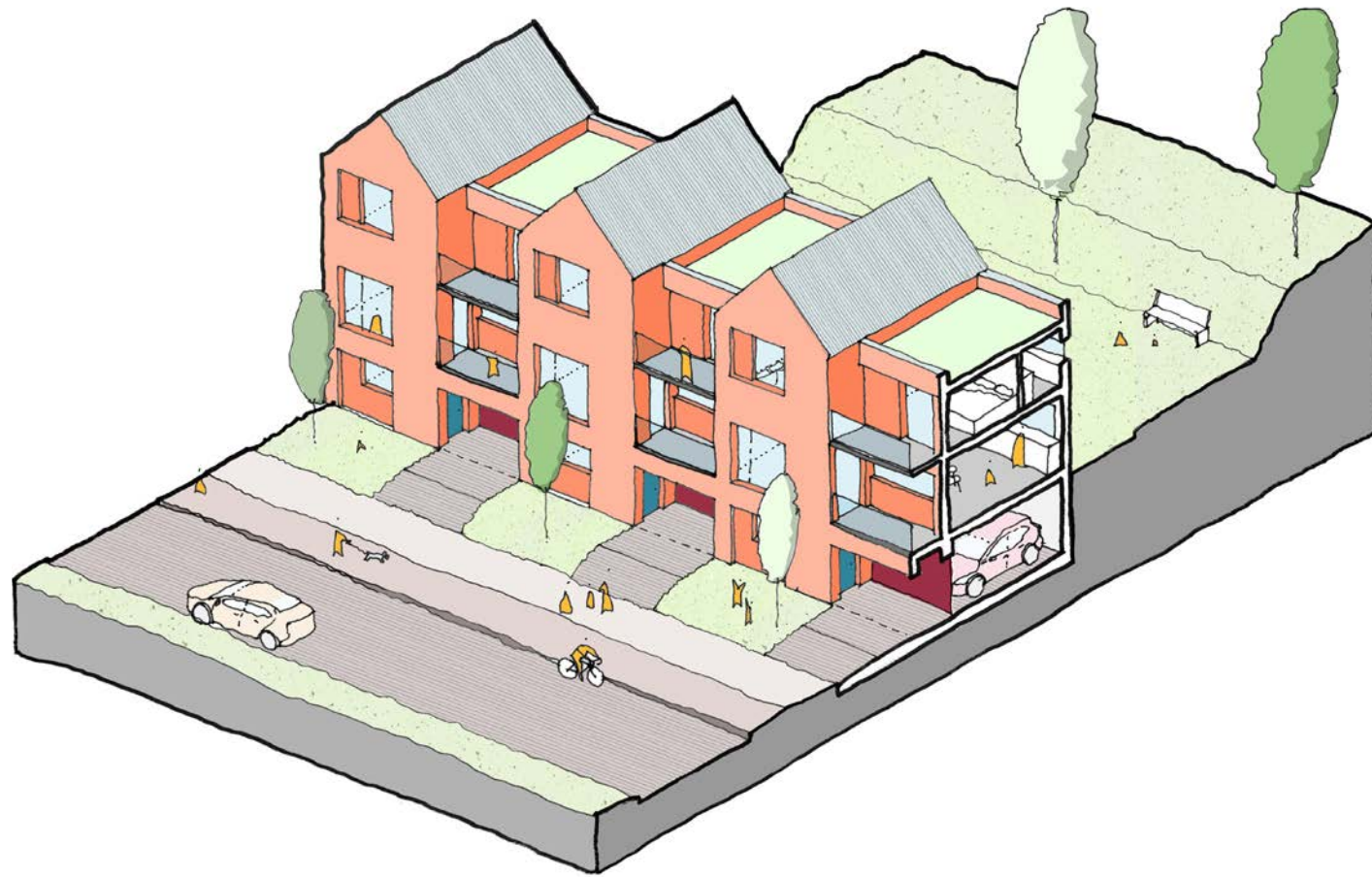


Sketch Option 2: Single storey addition

- Integrated garages minimise street parking
- Private terrace over garage
- Additional single storey accommodation provided above integrated garage

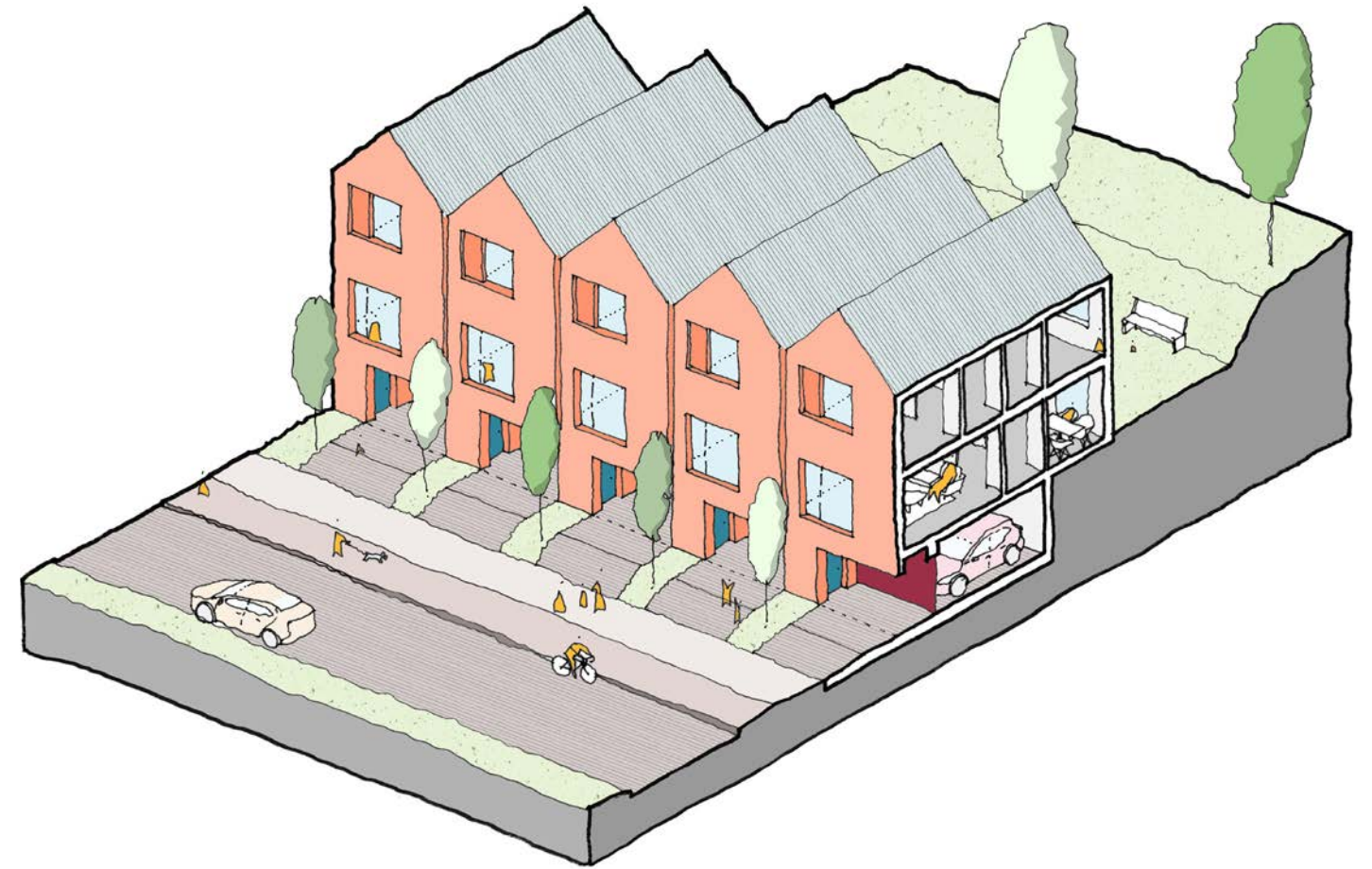
4.0 Design Development

4.5 House Layout & Form - Concept Ideas



Sketch Option 3: Wide-frontage

- Integrated garages minimise street parking
- Opportunity to create larger unit with accommodation above integrated garage

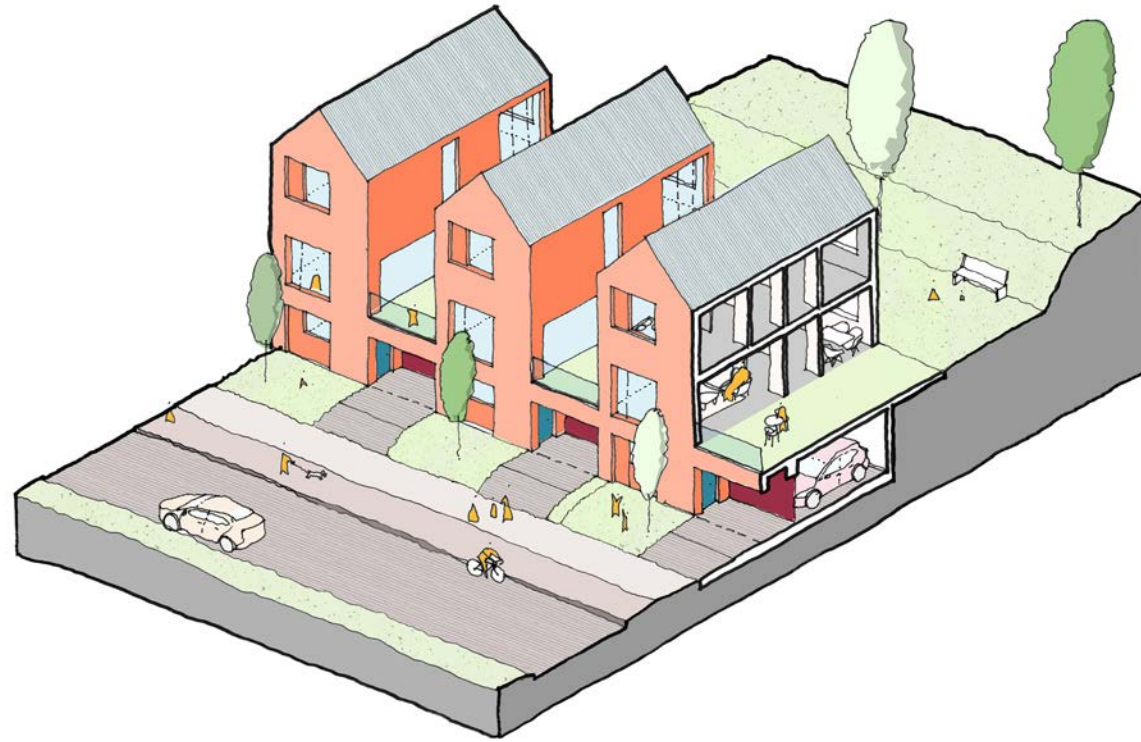


Sketch Option 4: Terraced

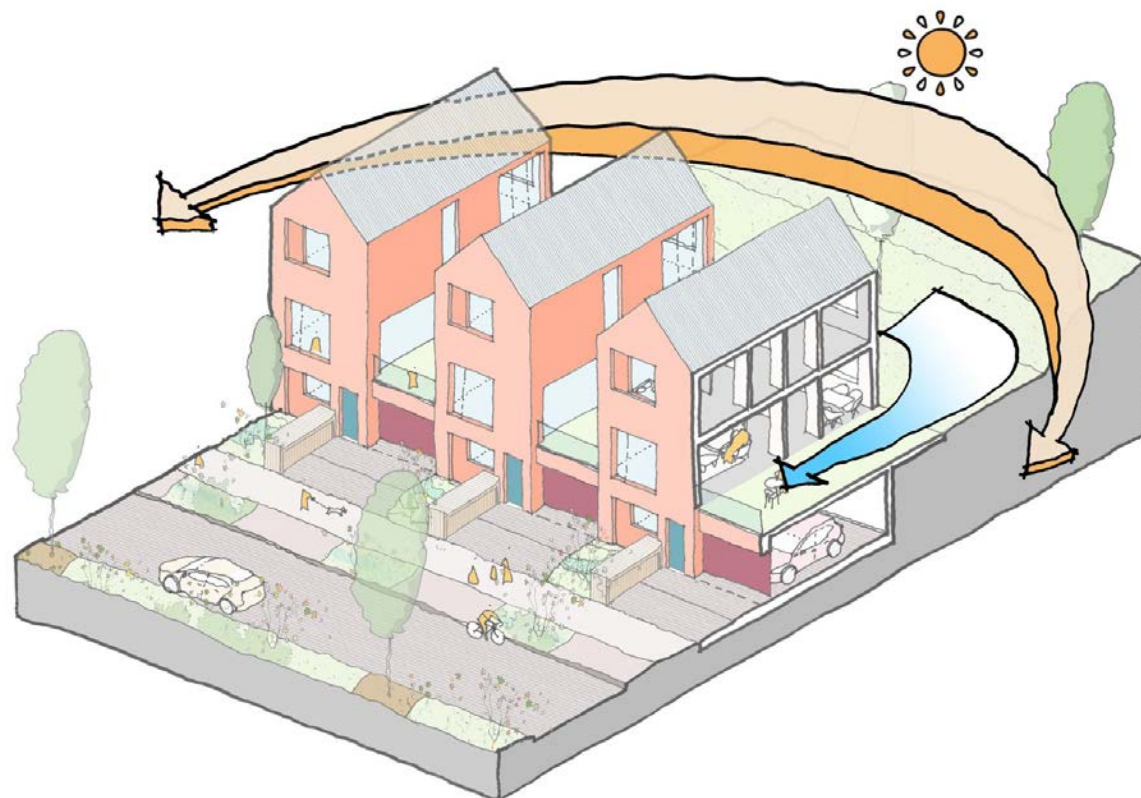
- Integrated garages minimise street parking
- Narrow frontage insufficient for habitable room at ground floor
- Terracing increases density on the site.

4.0 Design Development

4.7 House Type Layout & Form Design Considerations

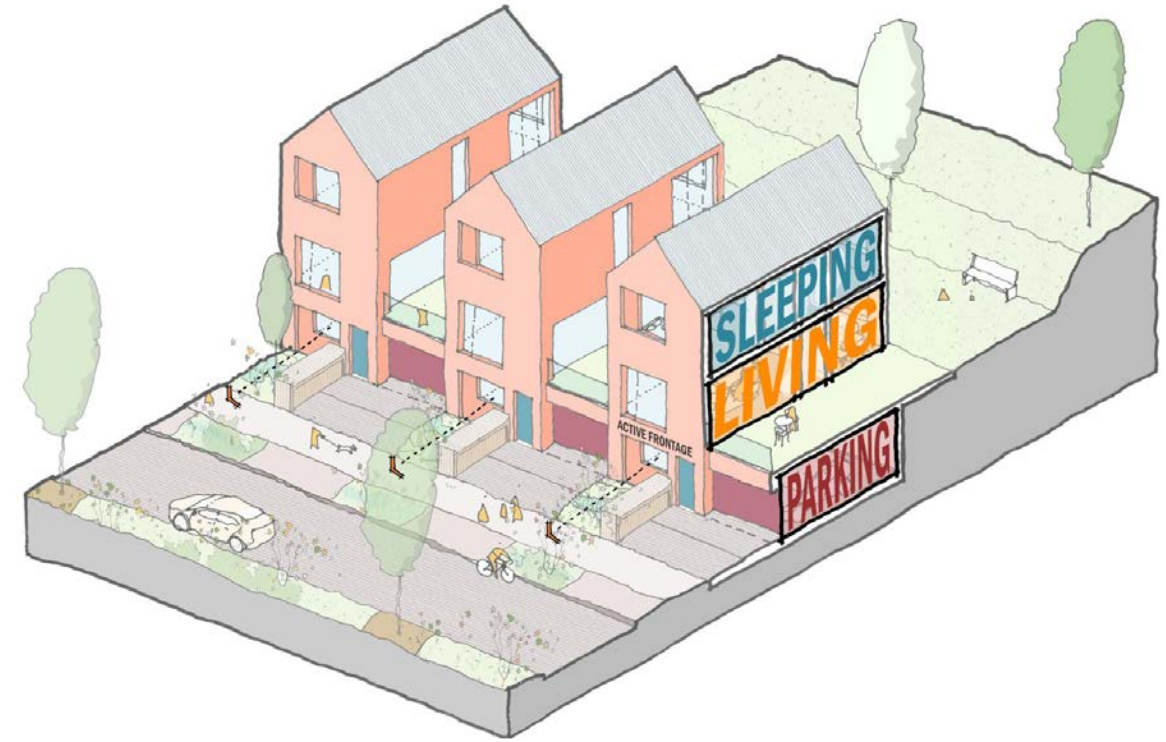


Garage House Option



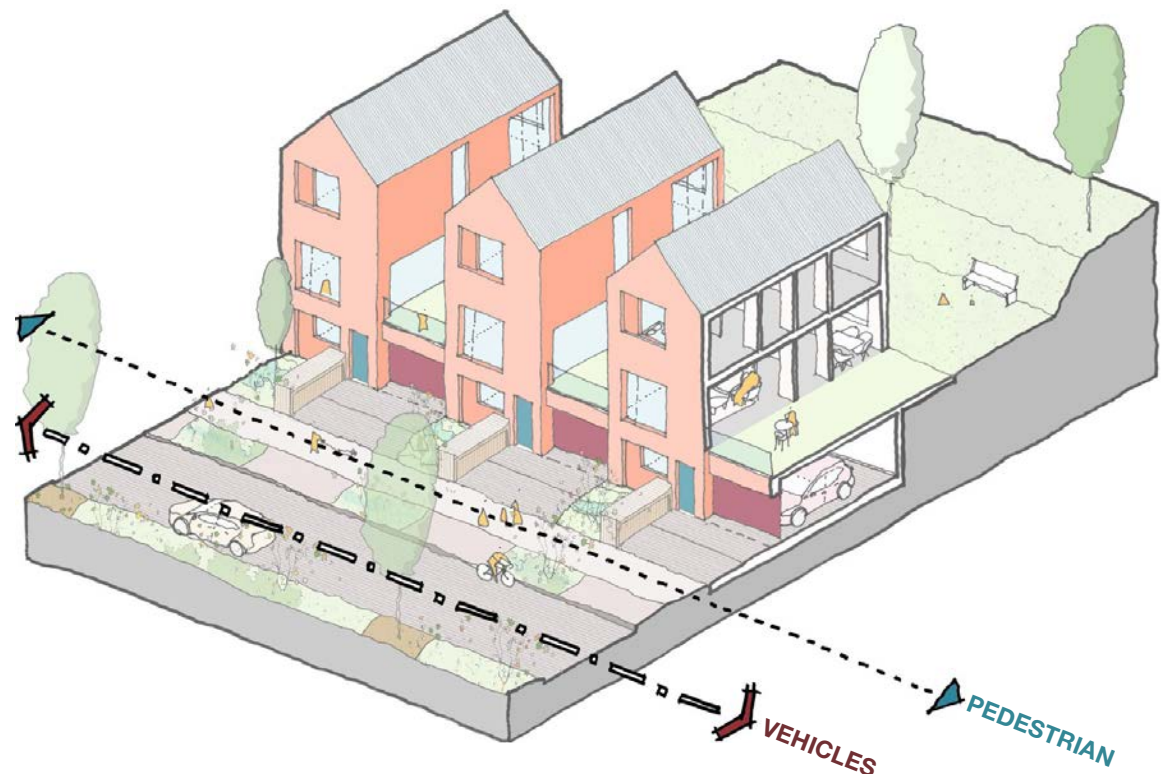
Solar Aspect

The site benefits from open solar access with the potential for all dwellings and rear gardens to have excellent daylight and sunlight.



Uses

The buildings are designed to work with the slope of the site. The ground floor accommodates a mixture of functional and habitable space with the main living, garden and sleeping spaces above.



Routes

The layout of the site provides a clear separation of pedestrian and vehicular routes in and around the site.

4.0 Design Development

4.4 House Layout & Form Design Considerations



Access

At ground floor the building line accommodates a mix of private and communal entrances as well as driveways and garage doors.



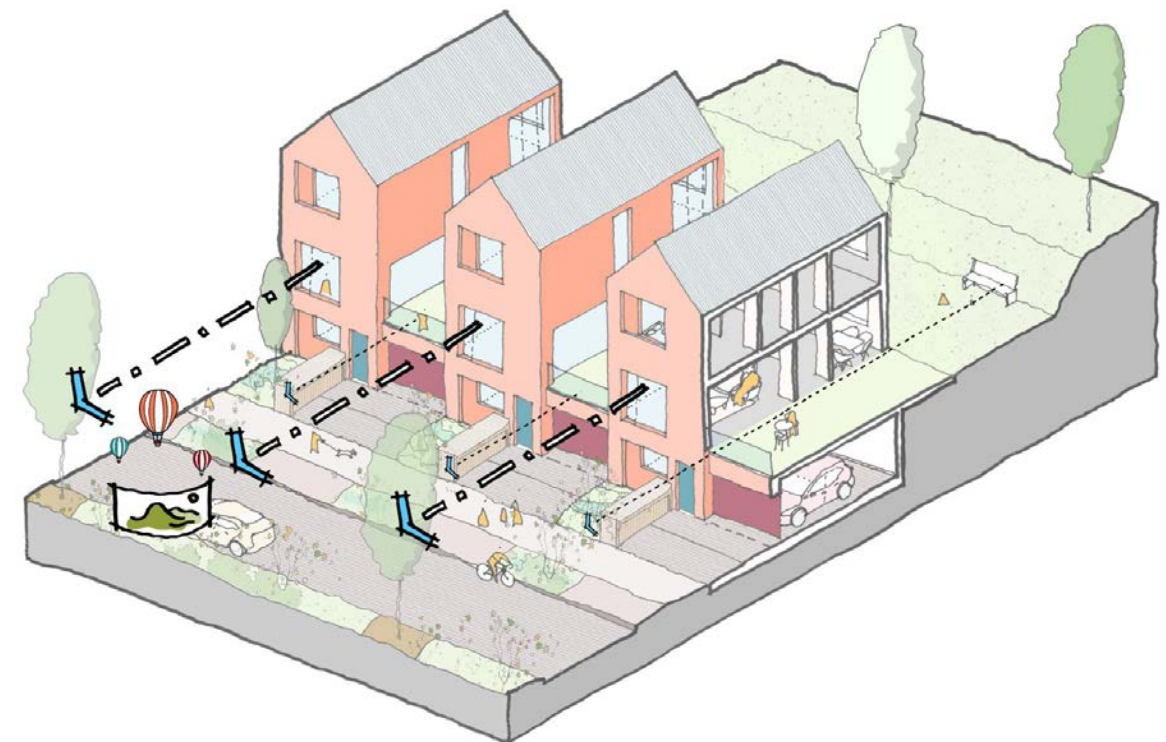
Natural Surveillance

The layout and orientation of the housing on the site allows for maximised visibility of people, parking and building entrances thereby supporting the principle of natural surveillance.



Sustainable Urban Drainage

The sustainable urban drainage strategy integrates a mixture of rain gardens and open spaces to attenuate and store rain water run-off.



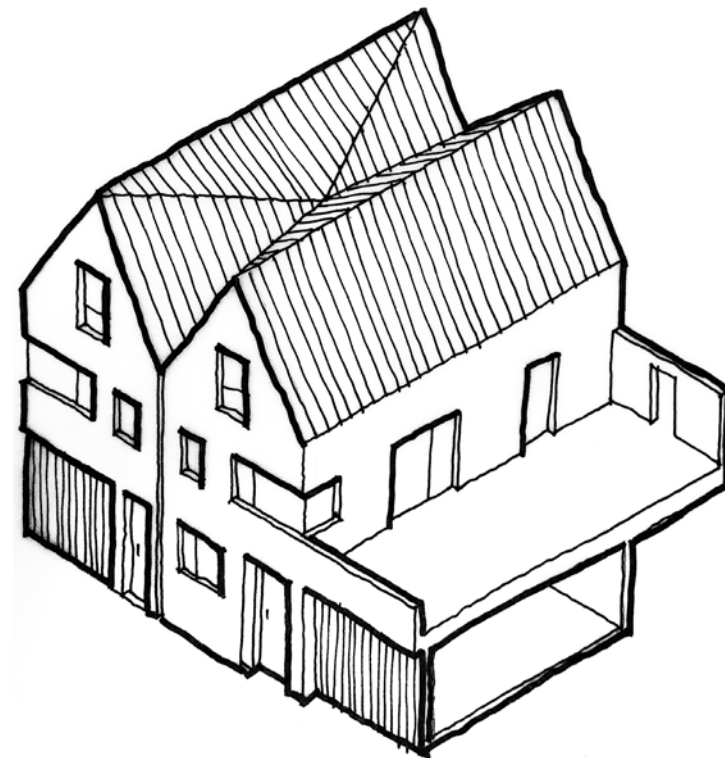
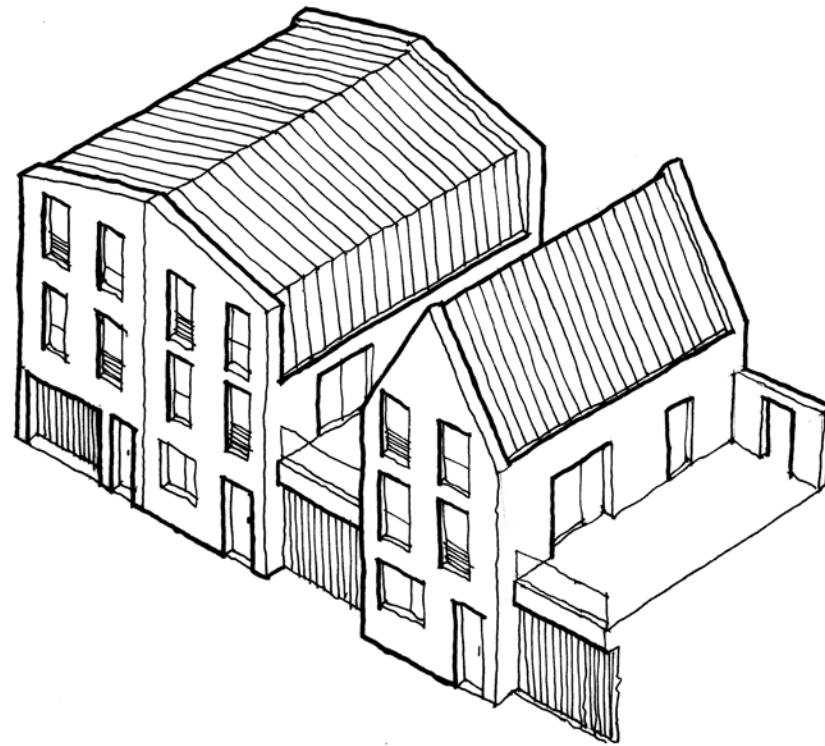
Views

The elevated position of the site affords excellent north facing views towards Bristol City Centre and the Avon Gorge

4.0 Design Development

4.8 Layout Options

Various bespoke house types and roof forms were investigated.



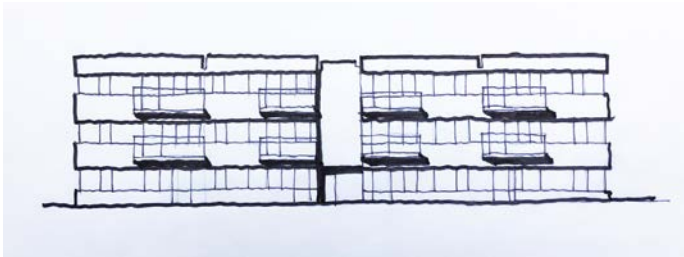
4.0 Design Development

4.9 Apartment Elevation Development

The apartment building was developed to be site specific and respond to the sloping topography of the site. Large windows to the main living space take advantage of views on the front elevation.

The apartment buildings maximise their aspect by providing balconies and large windows on the front facade. This allows the balconies and living spaces to provide both natural surveillance and take advantage of the views to the North.

Options for the apartment and fenestration were tested. Several roof forms, fenestration and material options were also developed.



4.0 Design Development

4.10 House Type Elevation Development

A variety of house designs have been tested at concept stage, exploring various material strategies, order, layout and construction.

Three storey 3 Bed and two story 2 Bed house typologies were developed to fully utilise the slope with living accommodation located along the front facade of the building. The rear of the houses at ground floor are built into the slope.

Refuse and cycle storage is to the front of the properties in robust, secure brick enclosures.

A key development objective has been to achieve an optimum balance of variation and order; to enliven the streetscape and provide both a visually stimulating and functional place to live.

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

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

