

5.0 Layout

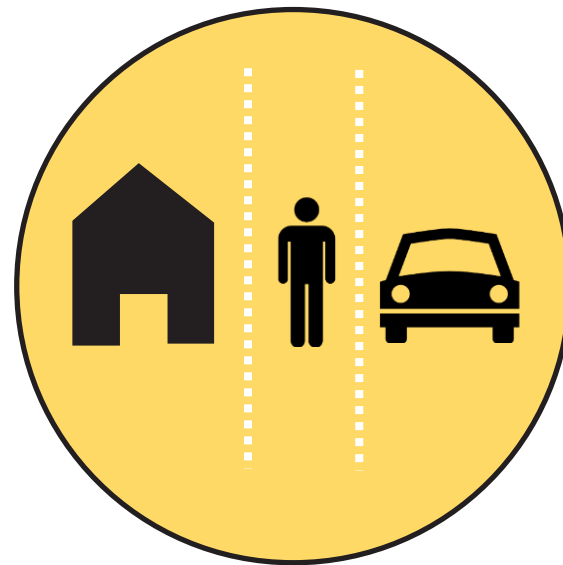
**ALLFORD
HALL
MONAGHAN
MORRIS**



5.0 Layout

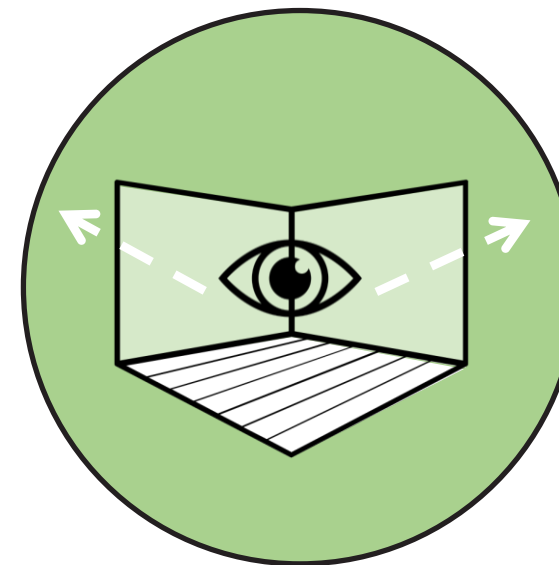
5.1 Design Aspirations

Kingswear Road has been developed with several key design aspirations in mind. These aspirations have been derived both by site and functional constraints and have informed all aspects of the development. This has helped to maintain a well designed, coherent and considered outcome.



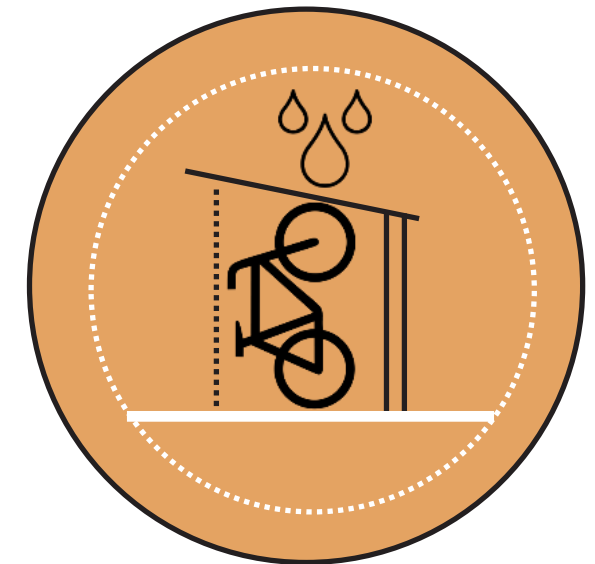
Legible Site Layout

- Should provide clearly defined defensible space in front of dwellings.
- Provide high levels of natural surveillance.
- Creates more pedestrian freindly streets.
- No parking courts - even distribution of spaces.



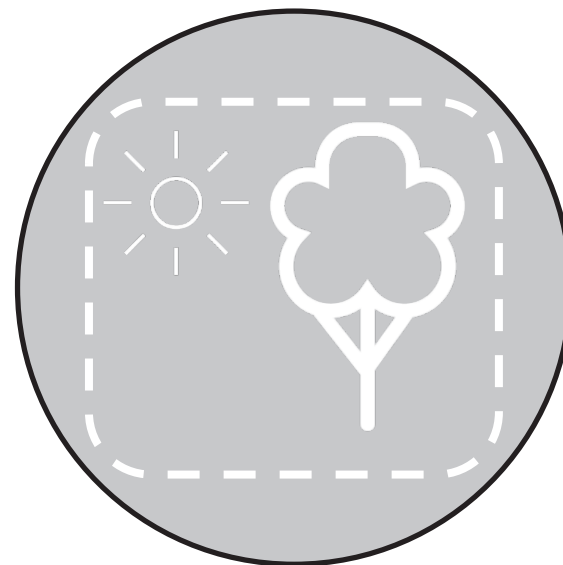
Maximised Views

- Dwelling typologies should be designed to respond to the site's slope, with living accomodation at first floor with views to the north maximised.



Efficient & Functional Dwelling Typologies

- Dwelling typologies should exceed all minimum functional requirements of the contemporary home.
- Should also provide well designed and efficient external bin and bike storage.



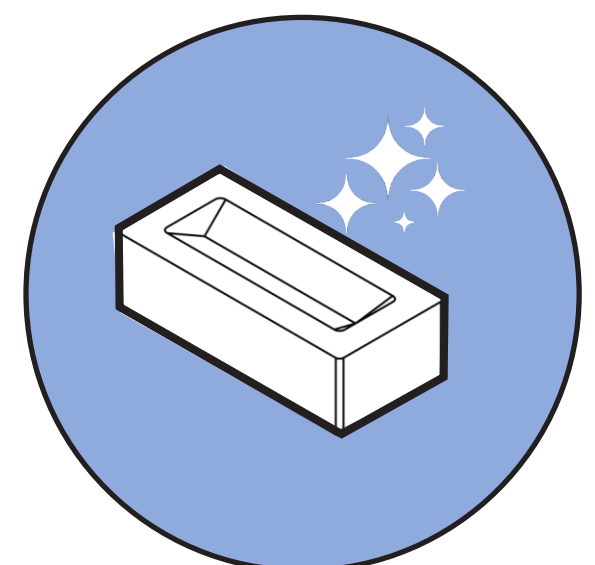
High Quality Landscaping

- Should provide front and back external amenity spaces to dwellings.
- Should maximise planting for rain gardens, trees and flowers; increasing biodiversity.



Strong Identity and Variation

- Should create a sense of Identity and variaton to each dwelling using colour.



Material Strategy

- Should use a simple, robust and high quality material palette responding to the local context.

5.0 Layout

5.2 Illustrative Masterplan

KEY

- 1 Northern Slopes Nature reserve
- 2 Sidford Road Housing Dev.
- 3 Vehicular access
- 4 Pedestrian routes
- 5 Existing trees retained
- 6 New Landscape and ecology area
- 7 New street trees
- 8 Three storey apartment building
- 9 Three storey 3 Bed houses
- 10 Two storey 2 Bed houses
- 11 Rain Garden Planting
- 12 Pocket Play and Fitness Parks



5.0 Layout

5.2 Illustrative Masterplan



5.0 Layout

5.3 Access and Circulation

Vehicular Access

The only Vehicular access to the site is via Glyn Vale to the south east.

Due to the cul de sac nature of the site a turning head is required to the south west end. This would be demarcated to stop any unauthorised parking in this area.

The main access road strategy is shared surface between pedestrians and cars.

Shared surfaces have many benefits as outlined in the Manual for streets:

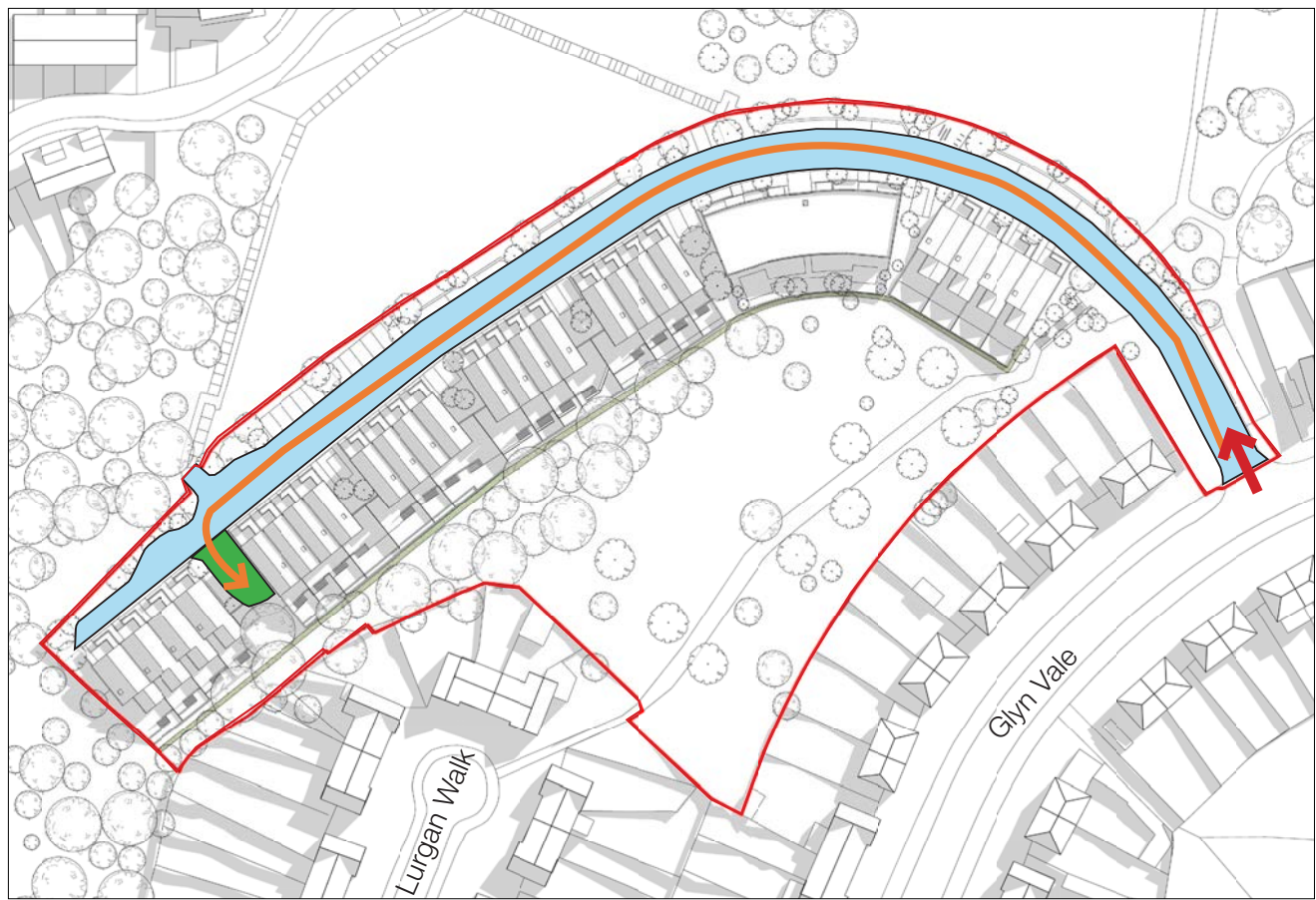
- encourage low vehicle speeds;
- create an environment in which pedestrians can walk, or stop and chat, without feeling intimidated by motor traffic;
- make it easier for people to move around; and
- promote social interaction.

Pedestrian and Cycle Access

The main pedestrian access across the site to the south east which connects to Lurgan walk is proposed to be enhanced and regraded.

The site is also well connected to the surrounding neighbourhood and the Northern slopes via existing stepped foot paths.

For more information on the green area to the south and access path enhancement please refer to Churchman Thornhill Finch Design & Access Statement.



- Residential vehicular route
- Residential access maintained
- Shared Surface
- Turning Head

- Pedestrian route



5.0 Layout

5.4 Drainage

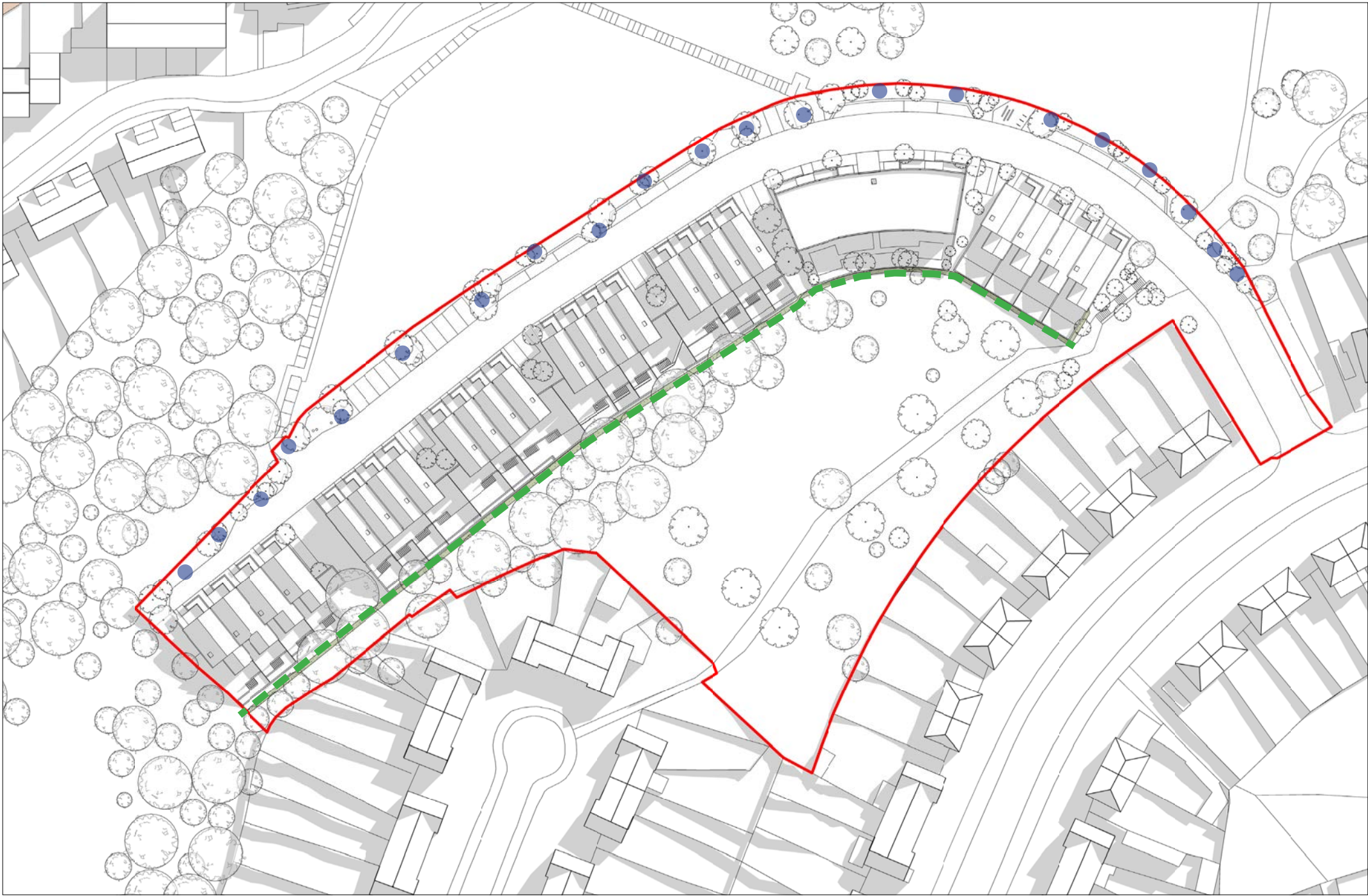
As part of the site wide Sustainable Urban Drainage strategy (in line with requirements of the Bristol Local Plan) several rain gardens manage runoff volumes and flow rates from hard surfaces and reduce the impact of the development on flooding.

A land drain is proposed to the rear boundary of the terrace of housing adjoining Kingswear field. It is intended to mitigate any run off and/or flooding of rear gardens due to the sloping site.

Additionally rain gardens are provided to the main avenue. Rain gardens integrate sustainable water management into the street and create places for planting/flowering pollinator species to provide a source of nectar for bees and other insects increasing the local biodiversity.

Please see Churchman Thornhill Finch Design & Access Statement for more information on the landscaping design and drainage.

Please also see AECOM civils and drainage reports.



- Rain garden / Tree Pits
- Land Drain



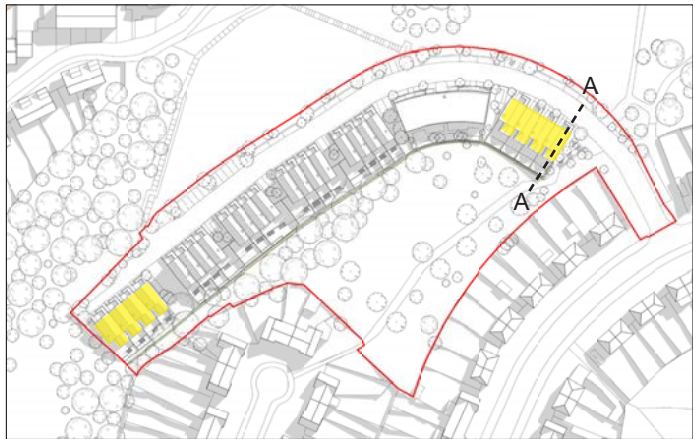
6.0 Dwelling Typologies

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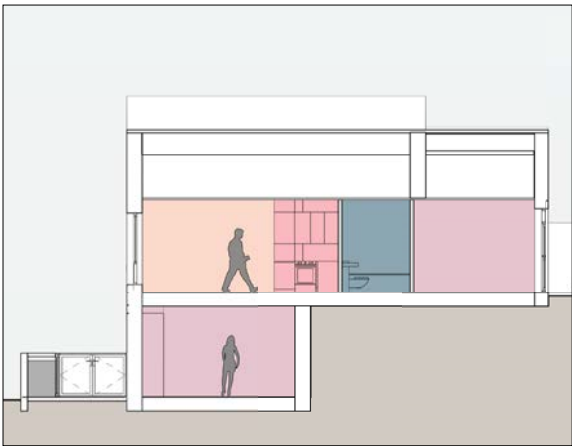
6.0 Dwelling Typologies

6.1 Two Bed Four Person House



Key Plan

- Bedroom
- Kitchen
- Living/Dining
- Bathroom



Section AA



Front Elevation



Rear Elevation

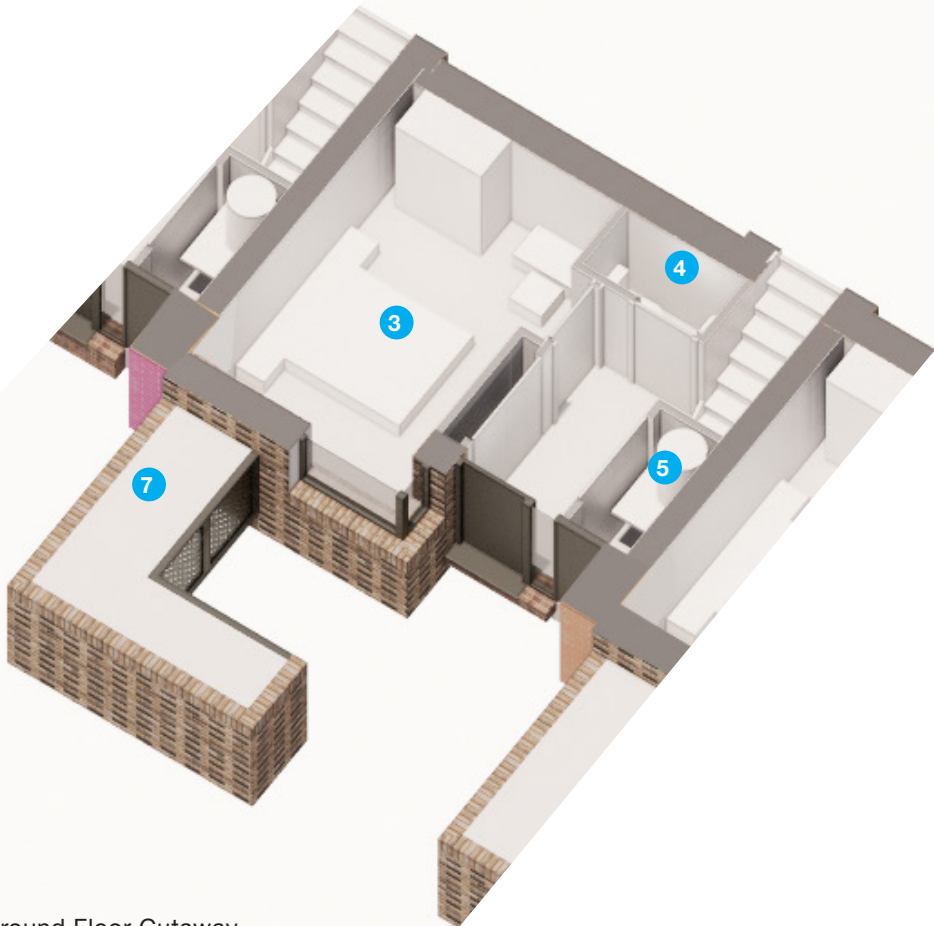
6.0 Dwelling Typologies

6.1 Two Bed Four Person House



Ground Floor Plan

- Bedroom
- Kitchen
- Living/Dining
- Bathroom

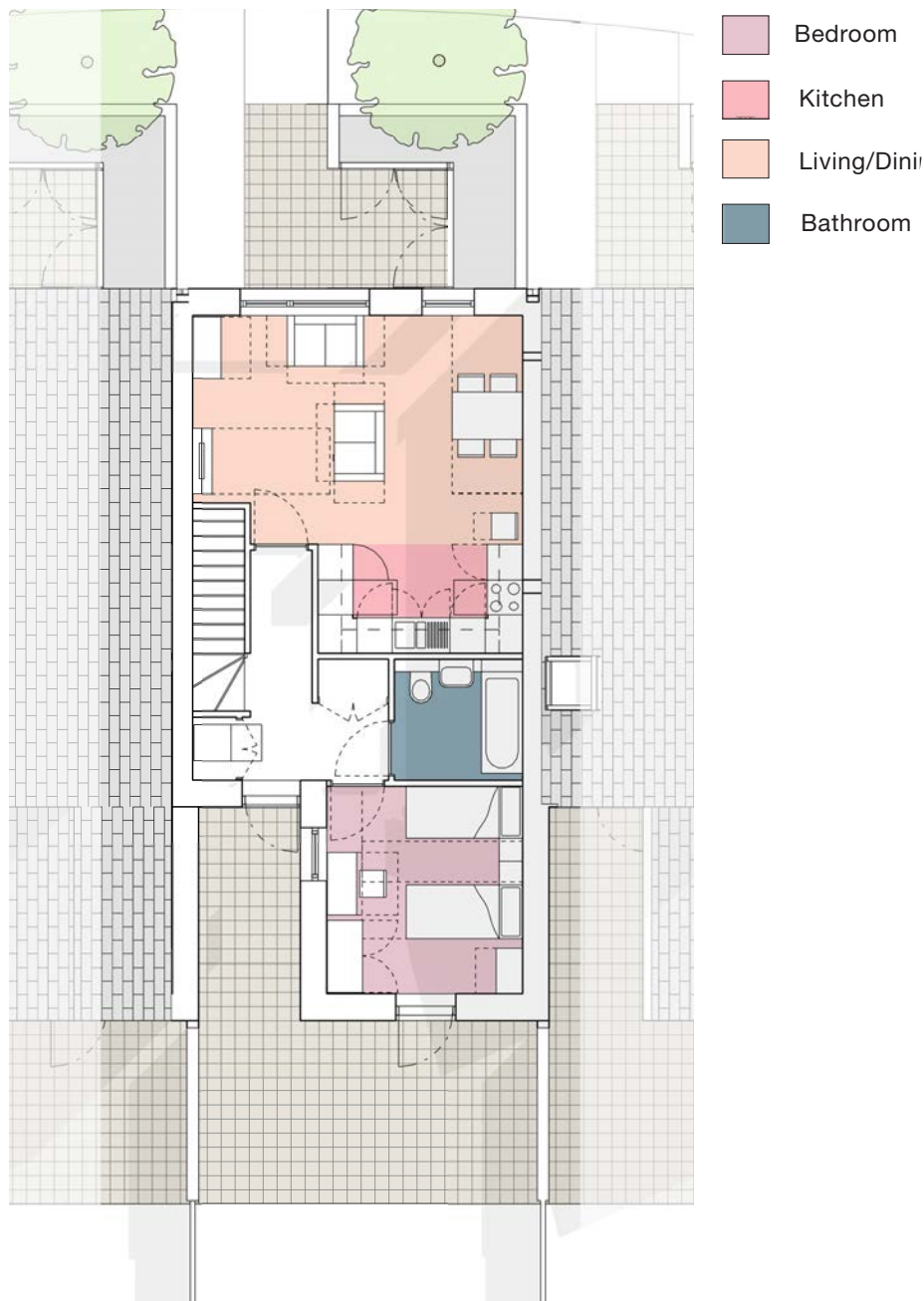


Ground Floor Cutaway

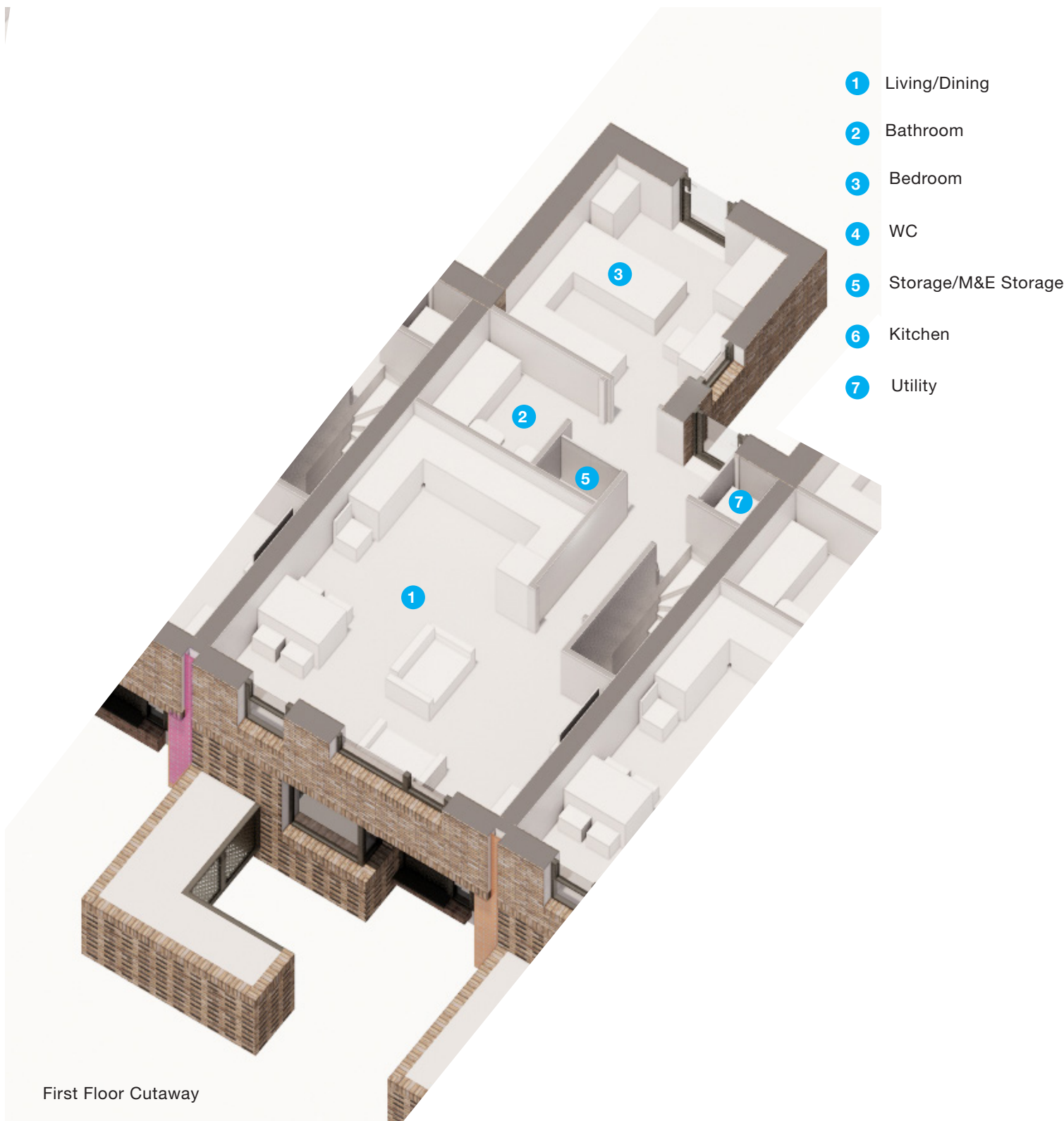
- 1 Living/Dining
- 2 Bathroom
- 3 Bedroom
- 4 WC
- 5 Storage/M&E Storage
- 6 Kitchen
- 7 Combined Bicycle/Waste Storage

6.0 Dwelling Typologies

6.1 Two Bed Four Person House



First Floor Plan



First Floor Cutaway

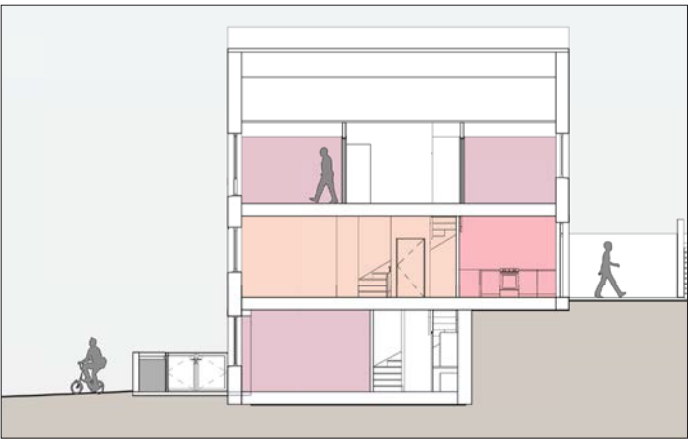
6.0 Dwelling Typologies

6.2 Three Bedroom Six Person House



Key Plan

- Bedroom
- Kitchen
- Living/Dining
- Bathroom



Section BB



Front Elevation

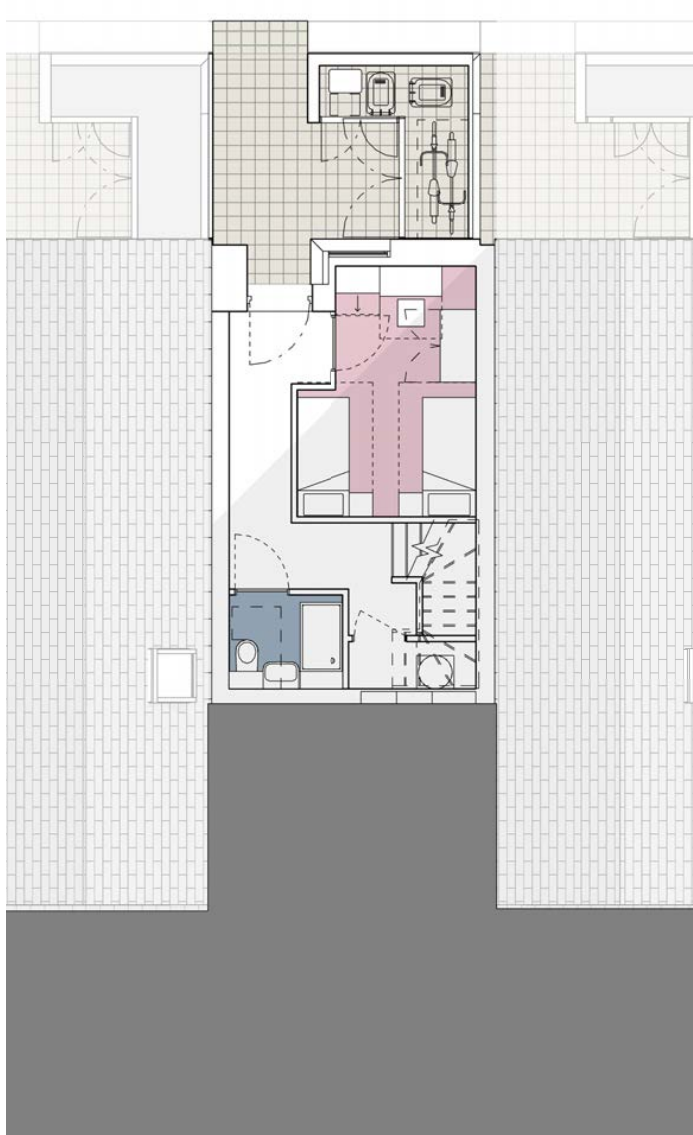


Rear Elevation

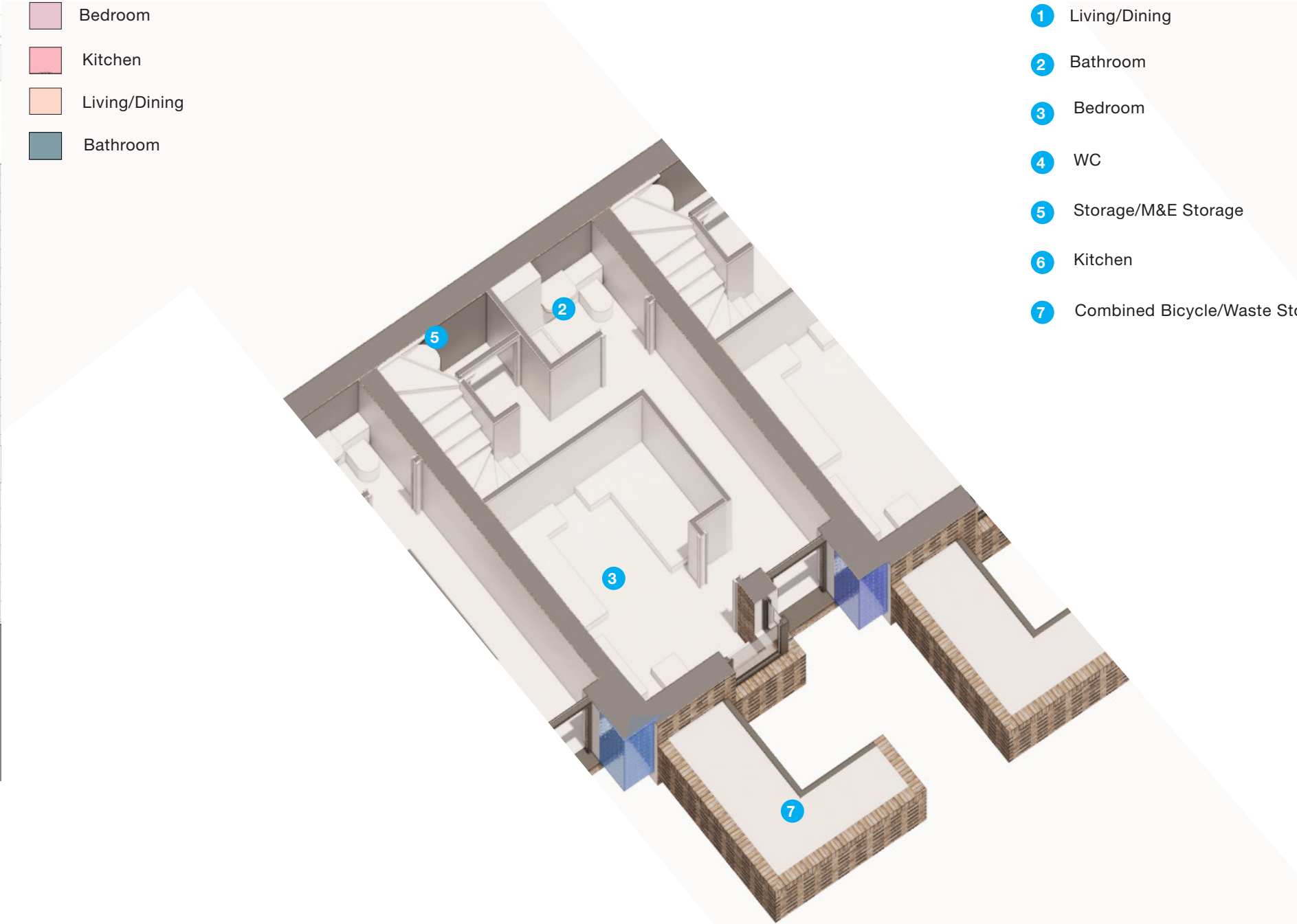
Second Floor Cutaway

6.0 Dwelling Typologies

6.2 Three Bed Six Person House



Ground Floor Plan

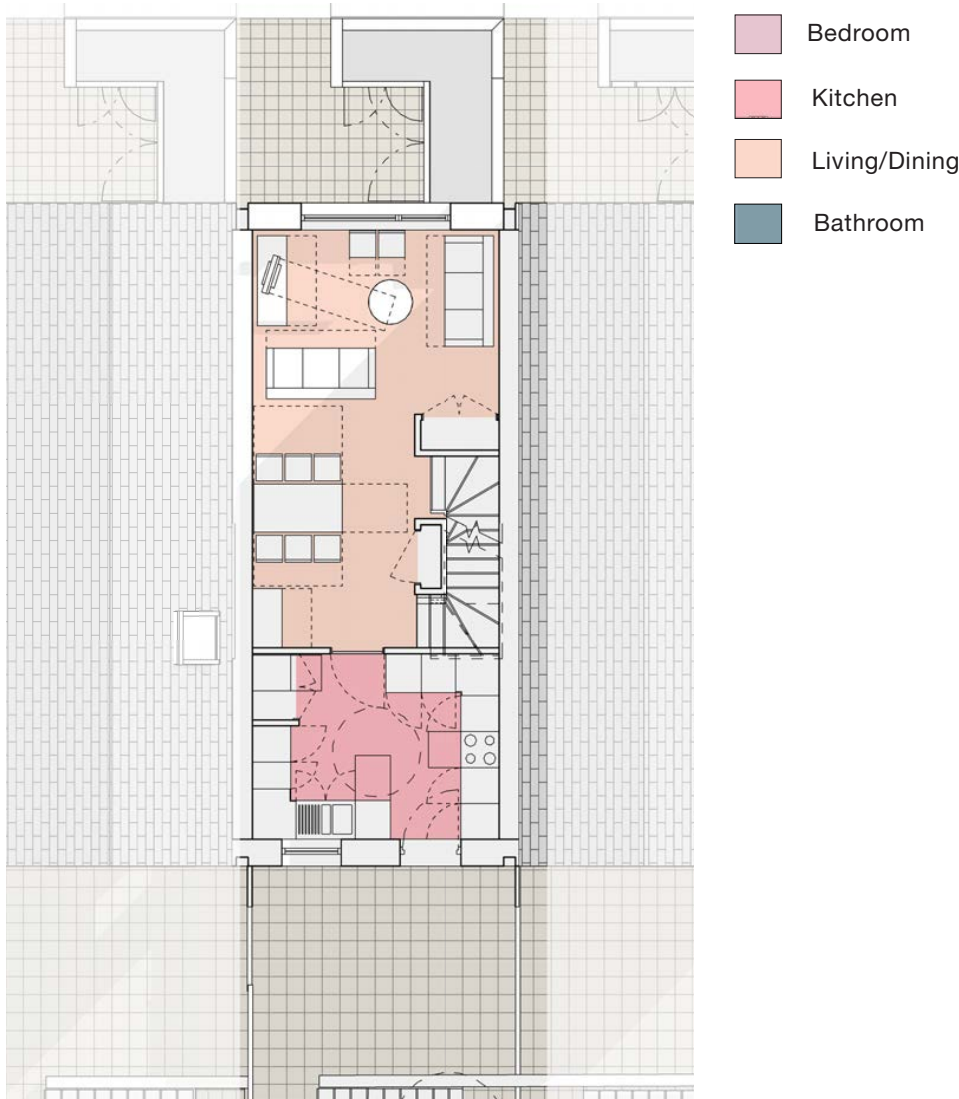


Ground Floor Cutaway

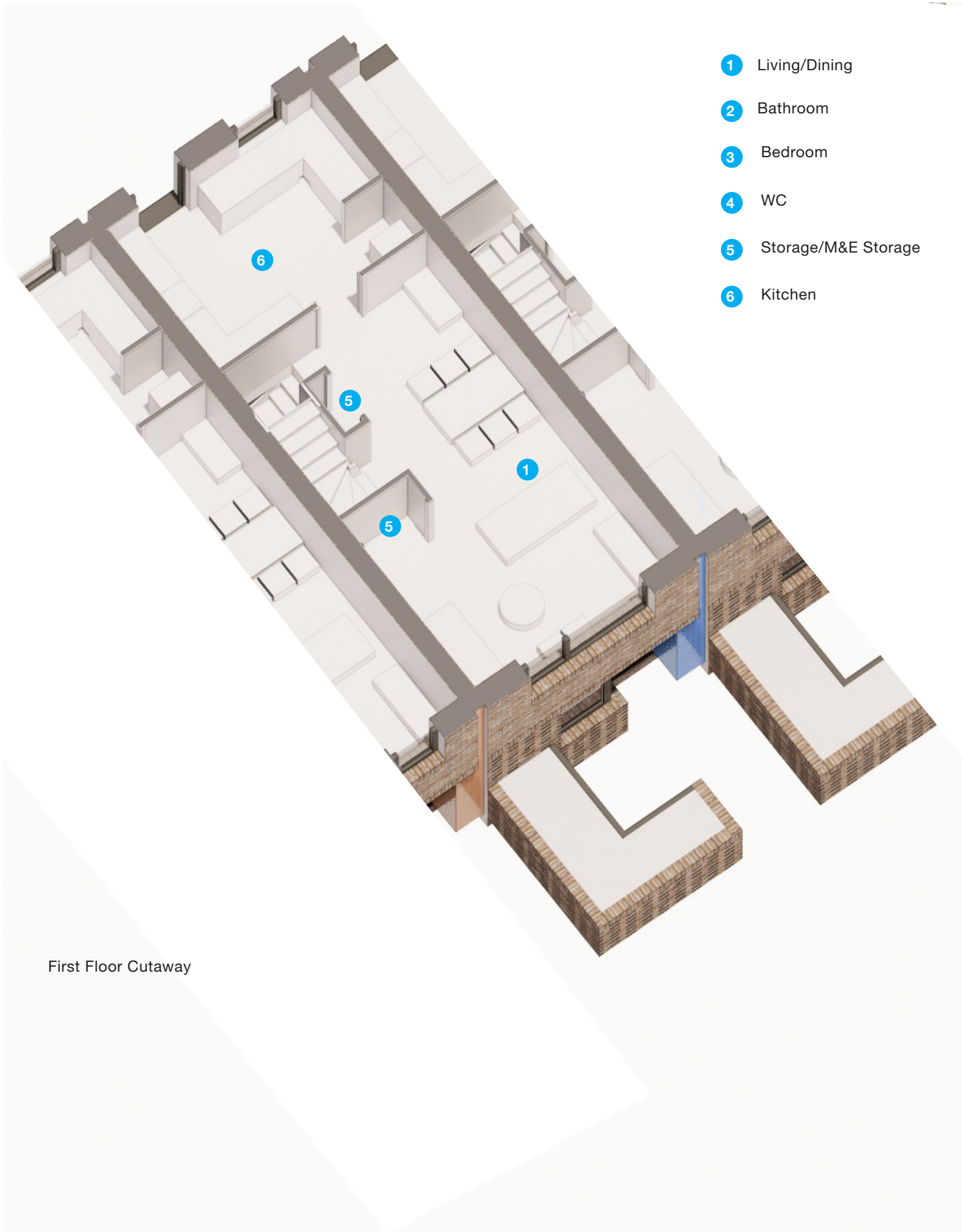
- 1 Living/Dining
- 2 Bathroom
- 3 Bedroom
- 4 WC
- 5 Storage/M&E Storage
- 6 Kitchen
- 7 Combined Bicycle/Waste Storage

6.0 Dwelling Typologies

6.2 Three Bed Six Person House



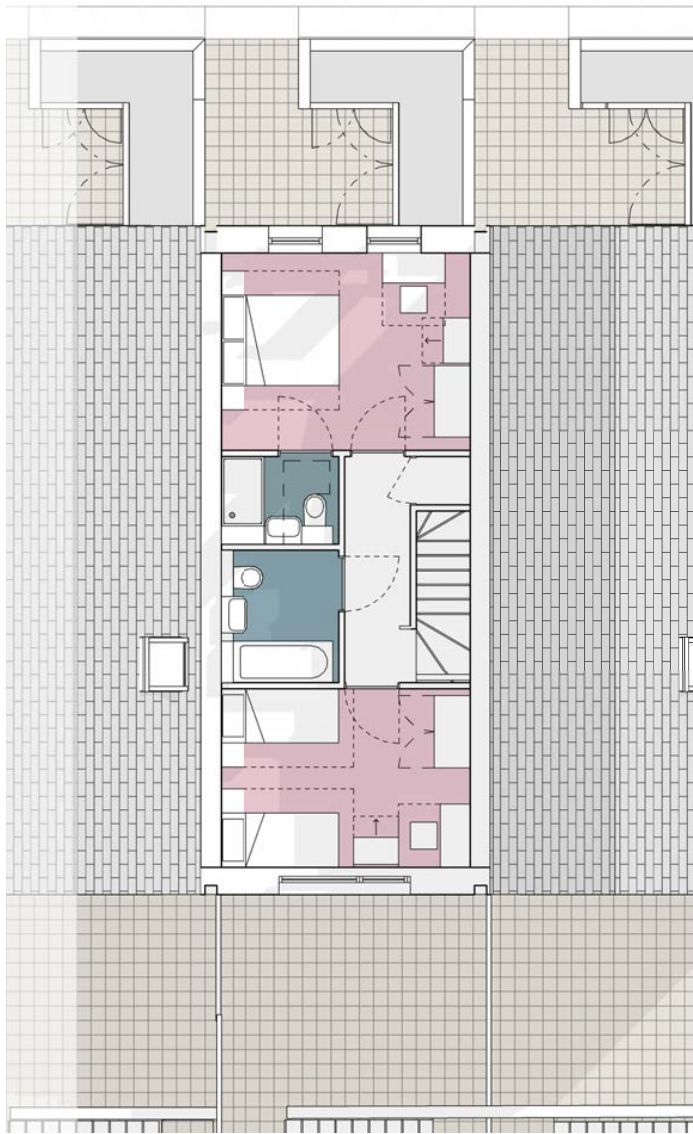
First Floor Plan



First Floor Cutaway

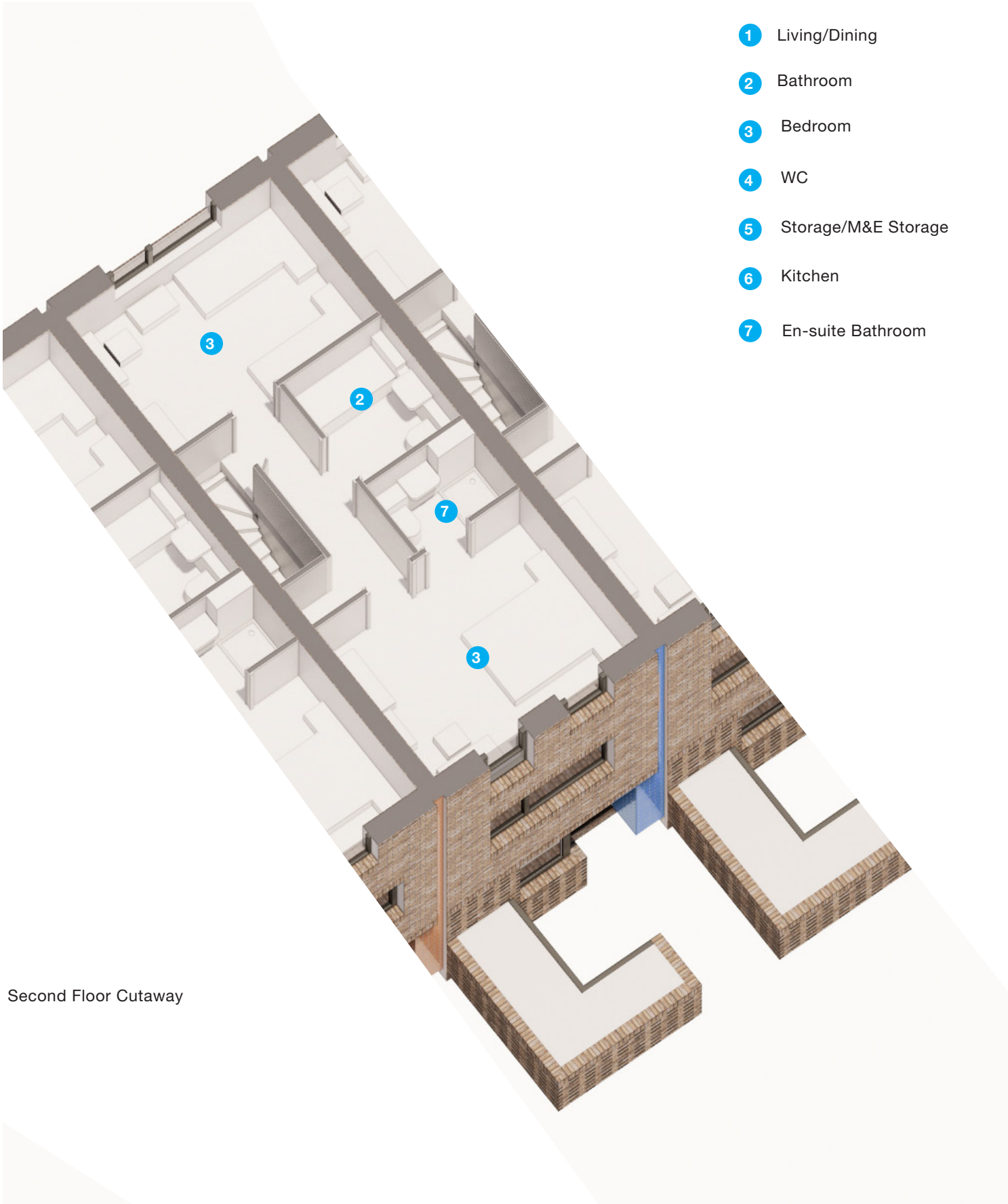
6.0 Dwelling Typologies

6.2 Three Bedroom Six Person House



- Bedroom
- Kitchen
- Living/Dining
- Bathroom/En-suite

Second Floor

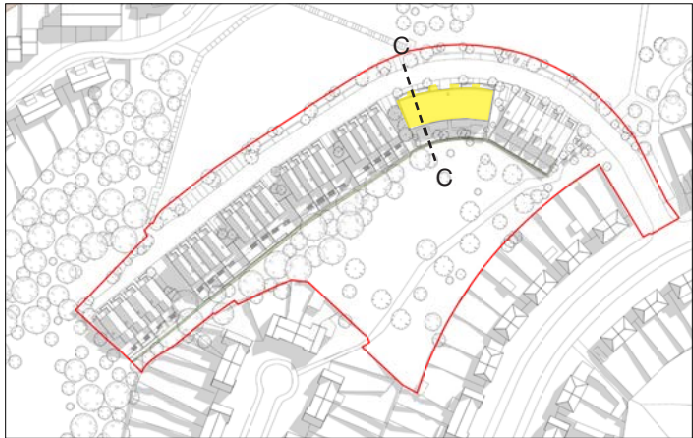


- 1 Living/Dining
- 2 Bathroom
- 3 Bedroom
- 4 WC
- 5 Storage/M&E Storage
- 6 Kitchen
- 7 En-suite Bathroom

Second Floor Cutaway

6.0 Dwelling Typologies

6.3 Apartment Building



Key Plan

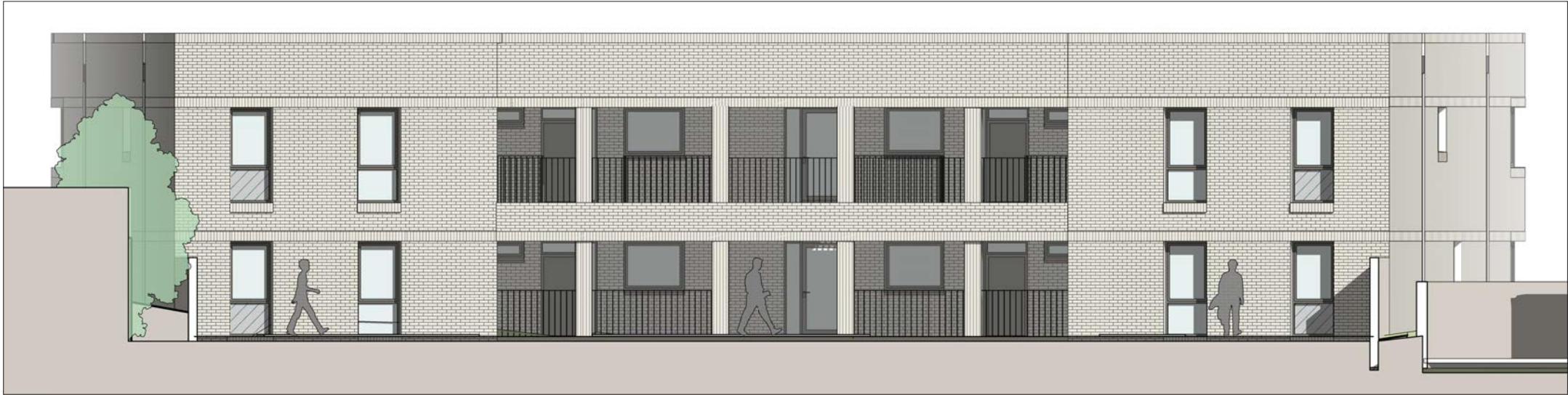
- Bedroom
- Kitchen
- Living/Dining
- Bathroom



Section CC



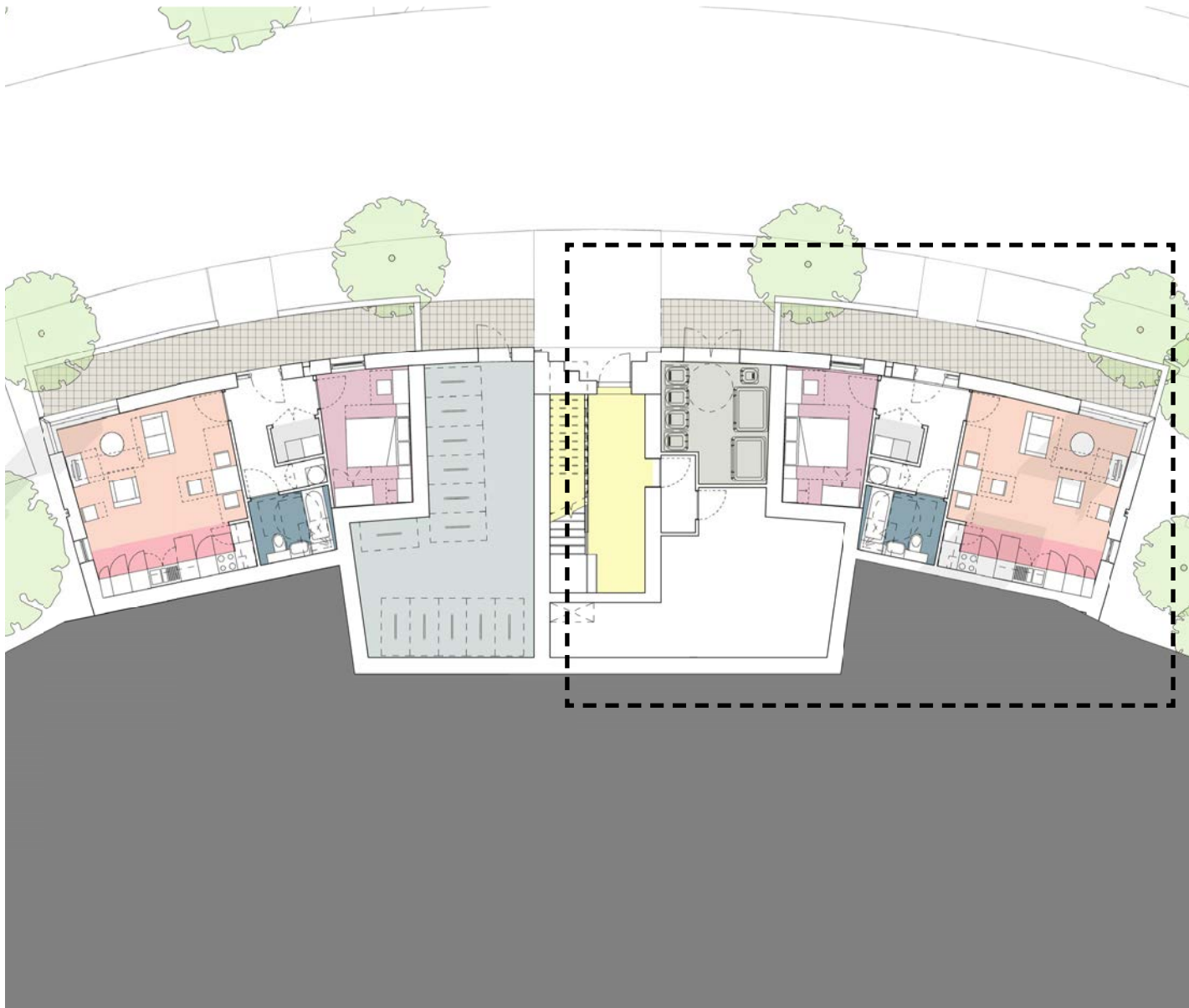
Front Elevation



Rear Elevation

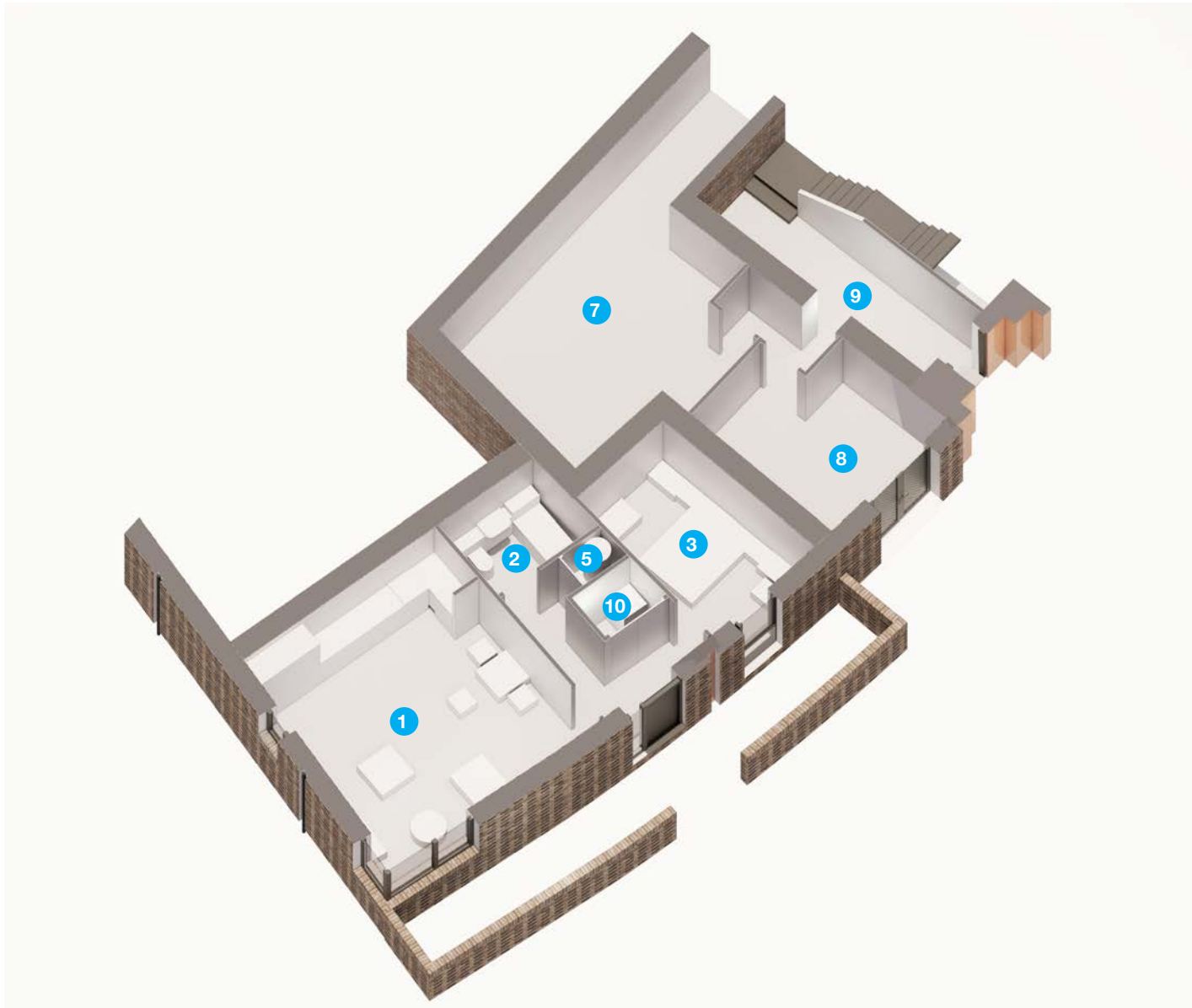
6.0 Dwelling Typologies

6.3 Apartment Building



Ground Floor Plan

- Bedroom
- Kitchen
- Living/Dining
- Bathroom

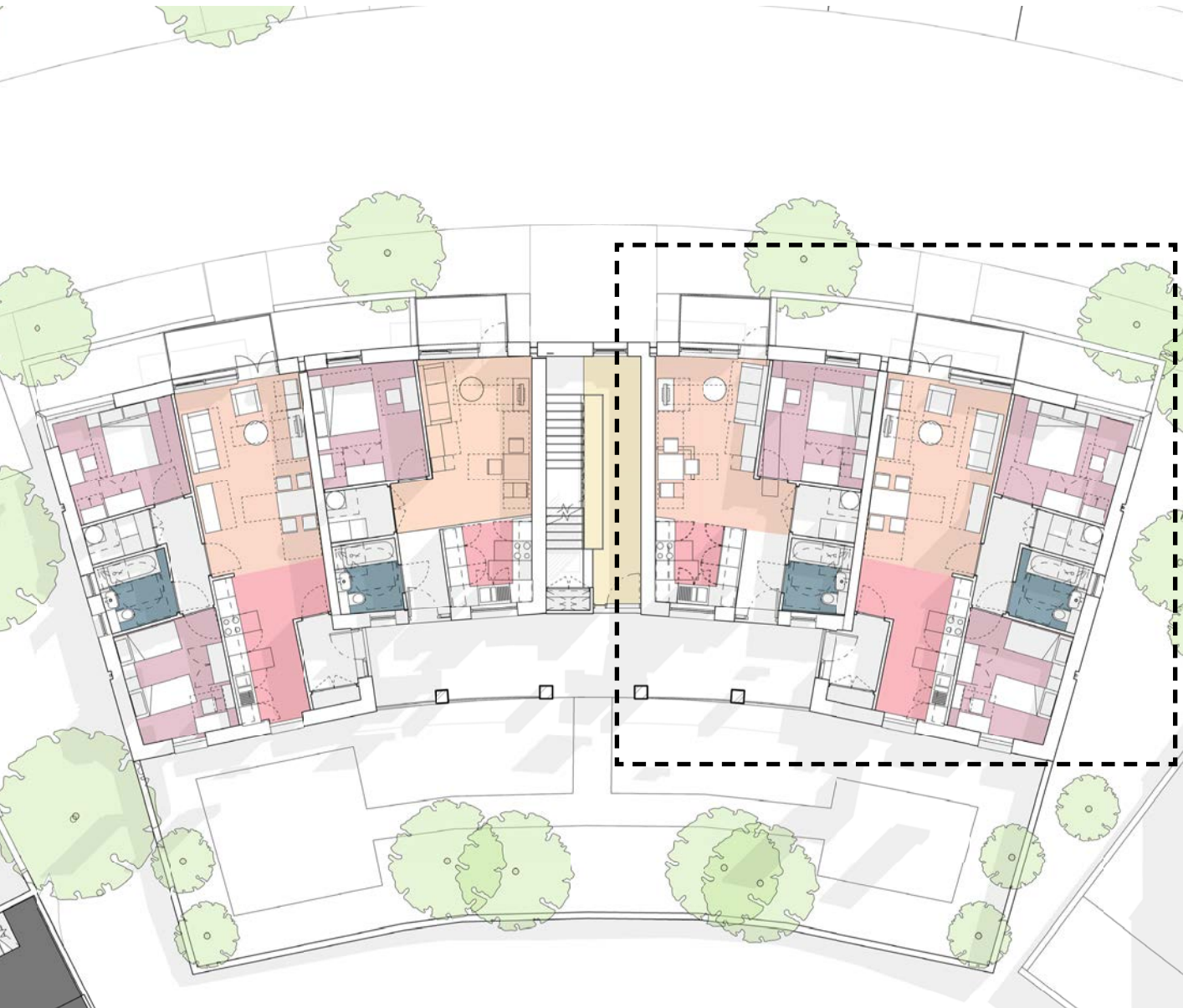


Partial Cutaway - Ground Floor

- 1 Living/Dining
- 2 Bathroom
- 3 Bedroom
- 4 WC
- 5 Storage/M&E Storage
- 6 Kitchen
- 7 Plant Room
- 8 Communal Bin Store
- 9 Entrance Lobby
- 10 Utility

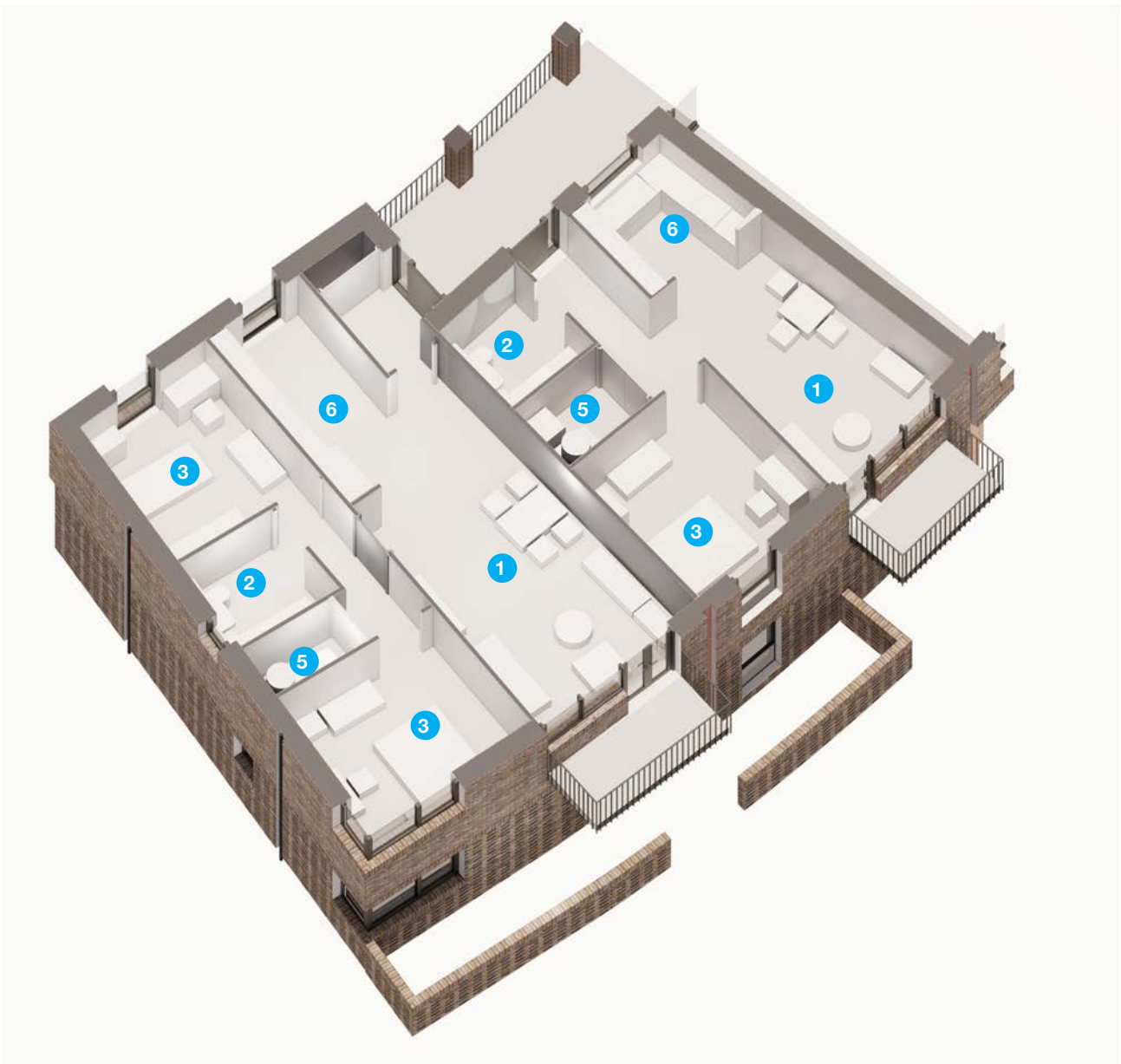
6.0 Dwelling Typologies

6.3 Apartment Building



First Floor Plan

- Bedroom
- Kitchen
- Living/Dining
- Bathroom



Partial Cutaway - First Floor

- 1 Living/Dining
- 2 Bathroom
- 3 Bedroom
- 4 WC
- 5 Storage/M&E Storage
- 6 Kitchen
- 7 Plant Room
- 8 Bin Store
- 9 Entrance Lobby
- 10 Utility Store

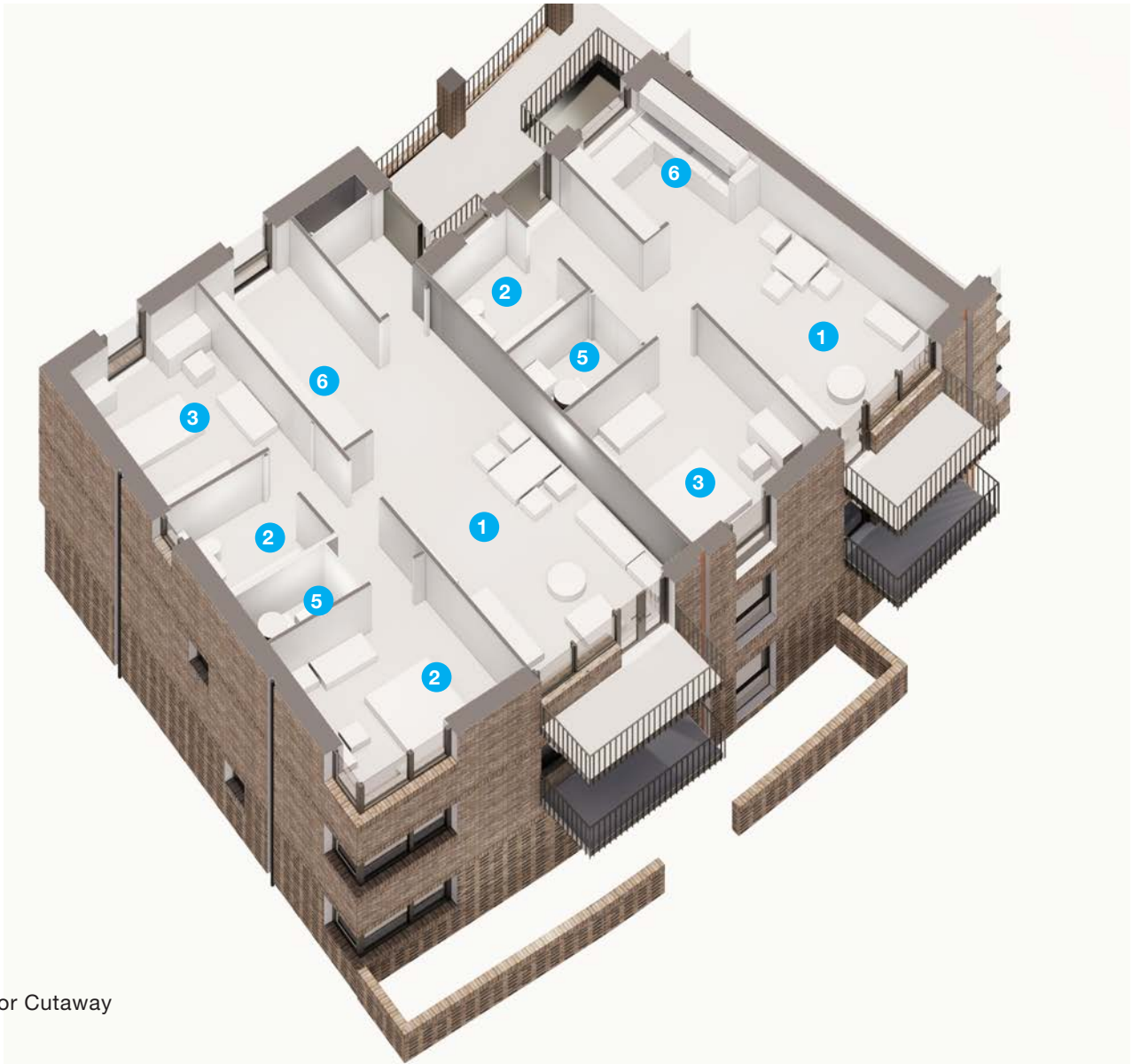
6.0 Dwelling Typologies

6.3 Apartment Building



Ground Floor Plan

- Bedroom
- Kitchen
- Living/Dining
- Bathroom



Ground Floor Cutaway

- 1 Living/Dining
- 2 Bathroom
- 3 Bedroom
- 4 WC
- 5 Storage/M&E Storage
- 6 Kitchen
- 7 Plant Room
- 8 Bin Store
- 9 Entrance Lobby
- 10 Utility Store

7.0 Use & amount



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7.0 Use & amount

7.1 Accommodation mix

Site Area: 3.15 Acres

Developable Area: 1.8 Acres

The overall density of the site is 46.6 dwellings per hectare.

A total of 34 dwellings are provided across the site, and the tenure distributionhas not been established at this stage.

All dwellings to be tenure blind.

TOTAL MIX		
Dwelling type	%	Unit no.
1 Bed 2P apartment	18%	6
2 Bed 4P apartment	12%	4
2 Bed 4P House	24%	8
3 Bed 6P House	47%	16
3 Bed 6P House Garage	0%	0
GRAND TOTAL	100%	34

Plot Number	Building Type	Tenure	1B2P Apartment	2B4P Apartment	2B4P House	3B6P House	AD Part M Category	Habitable Rooms	GEA m ²	GIA m ²	NSA m2
1	HOUSE	TBC			1		M4(2)	3	105	79.4	79.4
2	HOUSE	TBC			1		M4(2)	3	105	79.4	79.4
3	HOUSE	TBC			1		M4(2)	3	105	79.4	79.4
4	HOUSE	TBC			1		M4(2)	3	105	79.4	79.4
5	BLOCK 1	TBC	1				M4(2)	2	142	110	55.3
6	BLOCK 1	TBC	1				M4(2)	2	133		55.3
7	BLOCK 1	TBC		1			M4(2)	3	303 25.5	255.2	76.8
8	BLOCK 1	TBC	1				M4(2)	2			50.8
9	BLOCK 1	TBC	1				M4(2)	2			50.8
10	BLOCK 1	TBC		1			M4(2)	3			76.8
11	BLOCK 1	TBC		1			M4(2)	3	303 25.5	255.2	76.8
12	BLOCK 1	TBC	1				M4(2)	2			50.8
13	BLOCK 1	TBC	1				M4(2)	2			50.8
14	BLOCK 1	TBC		1			M4(2)	3			76.8
15	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
16	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
17	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
18	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
19	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
20	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
21	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
22	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
23	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
24	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
25	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
26	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
27	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
28	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
29	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
30	HOUSE	TBC				1	M4(2)	5	136.1	115.2	115.2
31	HOUSE	TBC			1		M4(2)	3	105	79.4	79.4
32	HOUSE	TBC			1		M4(2)	3	105	79.4	79.4
33	HOUSE	TBC			1		M4(2)	3	105	79.4	79.4
34	HOUSE	TBC			1		M4(2)	3	105	79.4	79.4
TOTAL			6	4	8	16	34	128	3017.6	3098.8	3099.4

NDS

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8.0 Scale & Massing



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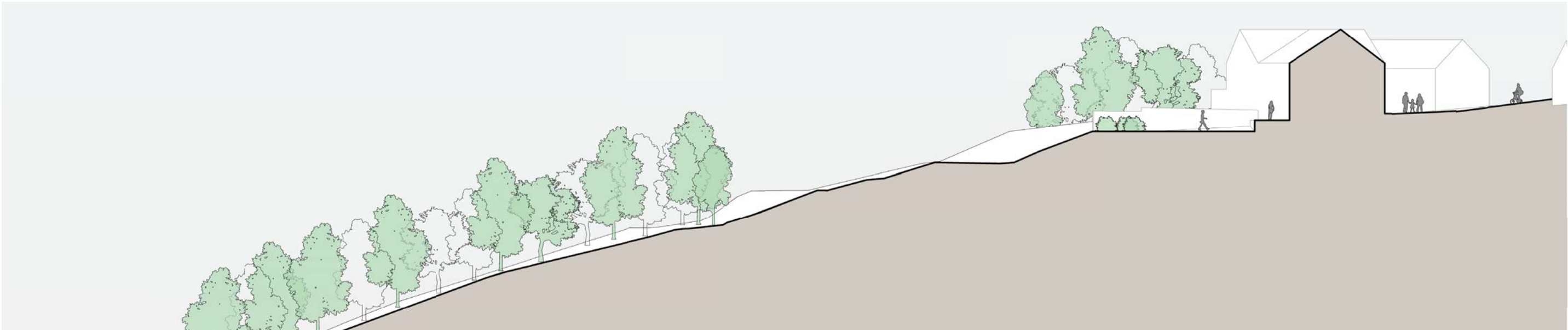
8.0 Scale & massing

8.1 3D Street Section

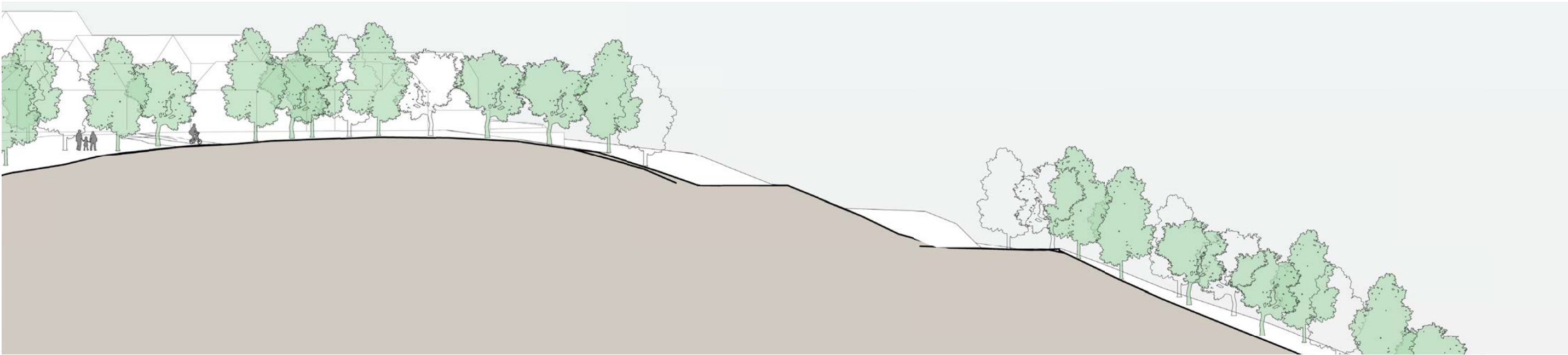


8.0 Scale & massing

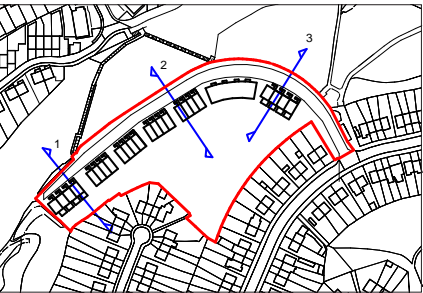
8.2 Existing Site Sections 1 & 2



Existing Site Section 1



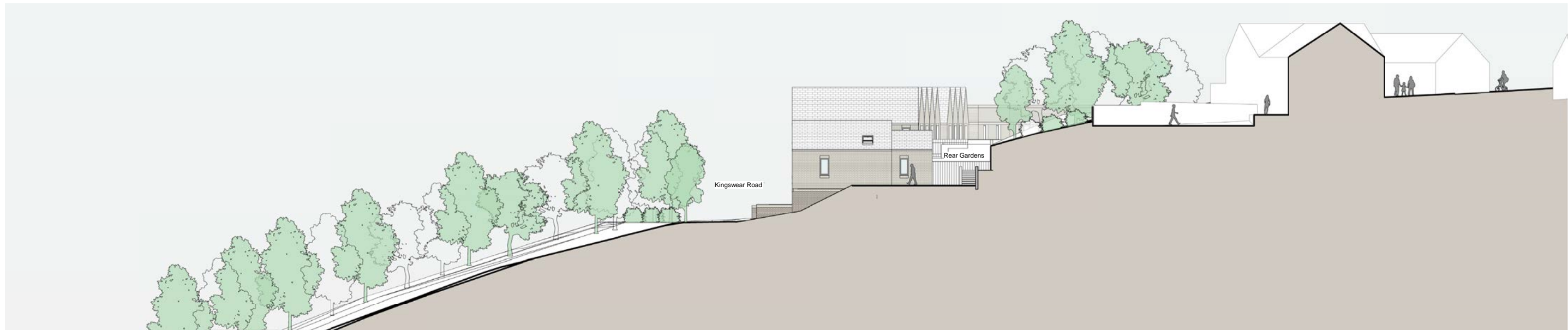
Existing Site Section 2



Key Plan

8.0 Scale & massing

8.3 Proposed Site Section 1 & 2



Proposed Site Section 1



Proposed Site Section 2



Key Plan

8.0 Scale & massing

8.4 Existing Site Section 3



Existing Site Section 3



Key Plan

8.0 Scale & massing

8.5 Proposed Site Section 3



Front Elevations 2



Key Plan

8.0 Scale & massing

8.6 Street Elevations



Front Elevations 1



Rear Elevation 1



Key Plan

8.0 Scale & massing

8.2 Street Elevations



Front Elevation 2



Rear Elevation 2



Key Plan