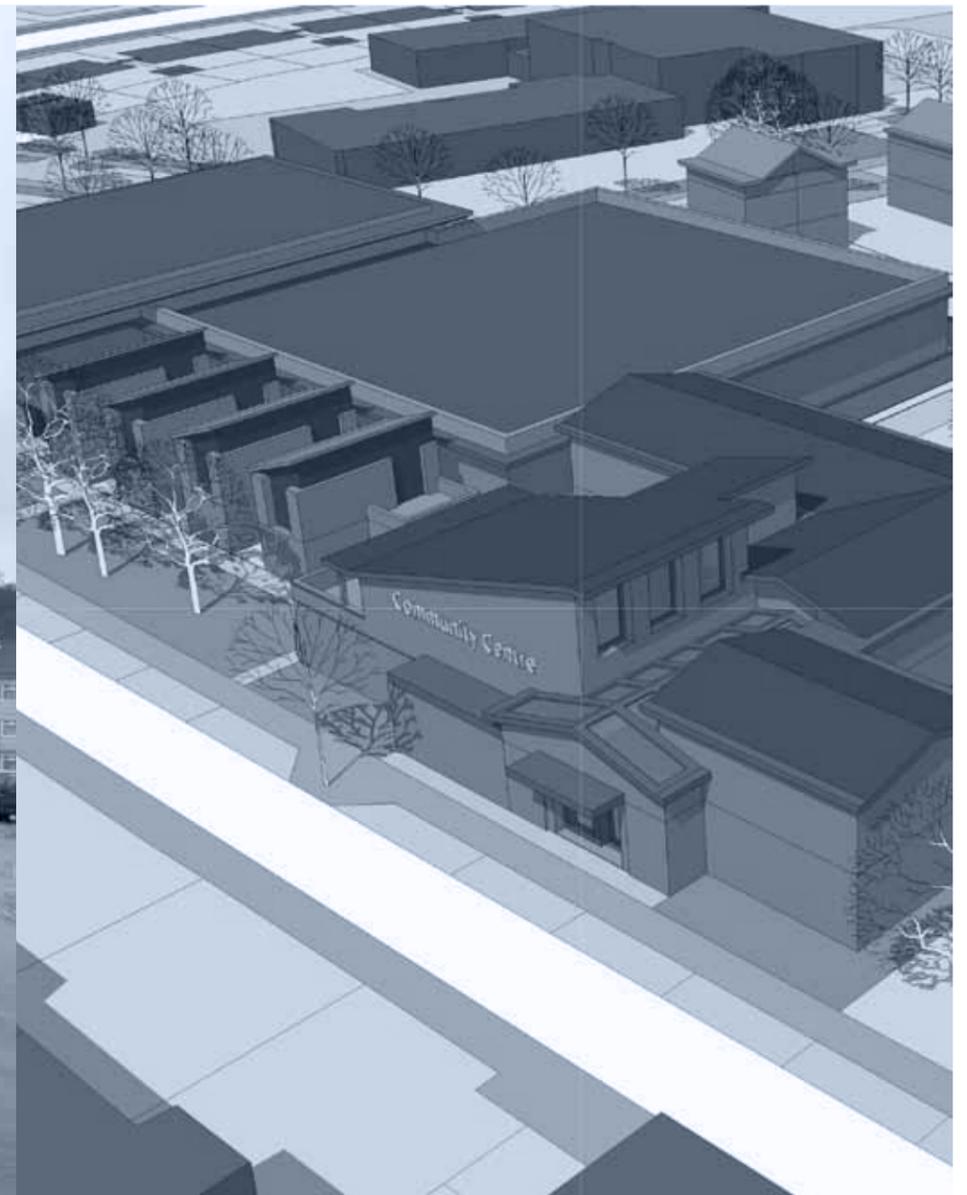


## Former Lawrence Weston College Site



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Prepared on behalf of Bristol City Council Strategic Property & City of Bristol College by:

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Section 1

# Background and purpose of brief

# 1

# 1. Background and purpose of brief



## Local context

- 1 Eastern part of site and backs of Knovill Close properties
- 2 Redundant college premises with car parking to front

## Required outcomes

### 1.1 General

This planning and design brief has been prepared by the City Design Group on behalf of the City Council's Strategic Property Division and the City of Bristol College for the former Lawrence Weston College site.

The site represents a unique mixed-use development opportunity immediately adjoining the Ridingleaze District Centre within the heart of Lawrence Weston. Lawrence Weston, Shirehampton and Henbury create a largely contiguous arc of residential development around Bristol's north-western periphery, whilst Avonmouth beyond represents the largest employment site in the City. A number of other larger housing sites are coming forward within Lawrence Weston under the Council's Local Plan.

The brief takes account of the key findings of a detailed local stakeholder engagement process undertaken during 2012.

The document outlines considerations, policies, standards, principles and parameters impacting upon the future spatial planning of the site. This will influence future use(s) of the site, access arrangements, development form and density, design quality and environmental performance.

Design and development proposals for the site should take full account of the content of this brief.

It should be noted that the content of this document is without prejudice to consideration of any formal future development proposal by the council as Local Planning Authority.

### 1.2 Required Outcomes

In achieving its objective the brief will:

- Provide greater certainty to prospective developers and local stakeholders by setting out the landowners' requirements for the site.
- Provide guidance based upon an understanding of the site and its context.
- Promote the application of sound urban design principles.
- Show the process of community engagement and how its conclusions have shaped the requirements of the brief.
- Unlock the site value by demonstrating the development potential of the site using illustrative design options.
- Provide guidance that will support the planning pre-application process, including the process of continuing community engagement.

### 1.2 Further Guidance

This document aims to steer and influence an appropriate development solution for the college site and brings together aspects of wider studies and work that has been undertaken as part of the project investigation.

The following reports will provide greater detail on specific aspects related to the potential development, specific requirements, and further guidance and support for the approach taken within this brief:

- Lawrence Weston Retail Study, January 2013
- Lawrence Weston Community Plan - The Way Forward 2013-2023, adopted by Ambition Lawrence Weston and the Avonmouth and Kingsweston Neighbourhood Partnership
- Community Buildings Review, Lawrence Weston, 2013
- Lawrence Weston Housing Needs Study 2013 Report
- Lawrence Weston Design Statement 2013
- Lawrence Weston Neighbourhood Development Plan (in preparation)



Section 2

## The site and its setting

# 2

# Neighbourhood setting & site description

### 2.1 Neighbourhood setting

The former college site is centrally located within the Lawrence Weston area of North Bristol. Lawrence Weston developed as a housing suburb in the late 1940s and early 1950s, between the villages of Henbury and Shirehampton. Originally set out as a low rise Council owned estate, the area has seen the construction and subsequent redevelopment of higher rise flats. The adjacent local centre at Ridingleaze comprises a rank of 19 shops, council offices, and Church arranged around a simple open grass swathe adjacent to the primary route of Long Cross

### 2.2 Site description

The 2.3 Ha main site comprises land that was formerly occupied by the Lawrence Weston College of Further Education, which in turn replaced the Lawrence Weston secondary school in August 2002. The college, which finally closed in 2010 as a result of reduced funding, occupied the majority of the buildings originally constructed in the 1950s. Part of the original school site, including over half of its playing fields, is still occupied by the present Gateway School which forms the northern boundary of the redevelopment area.

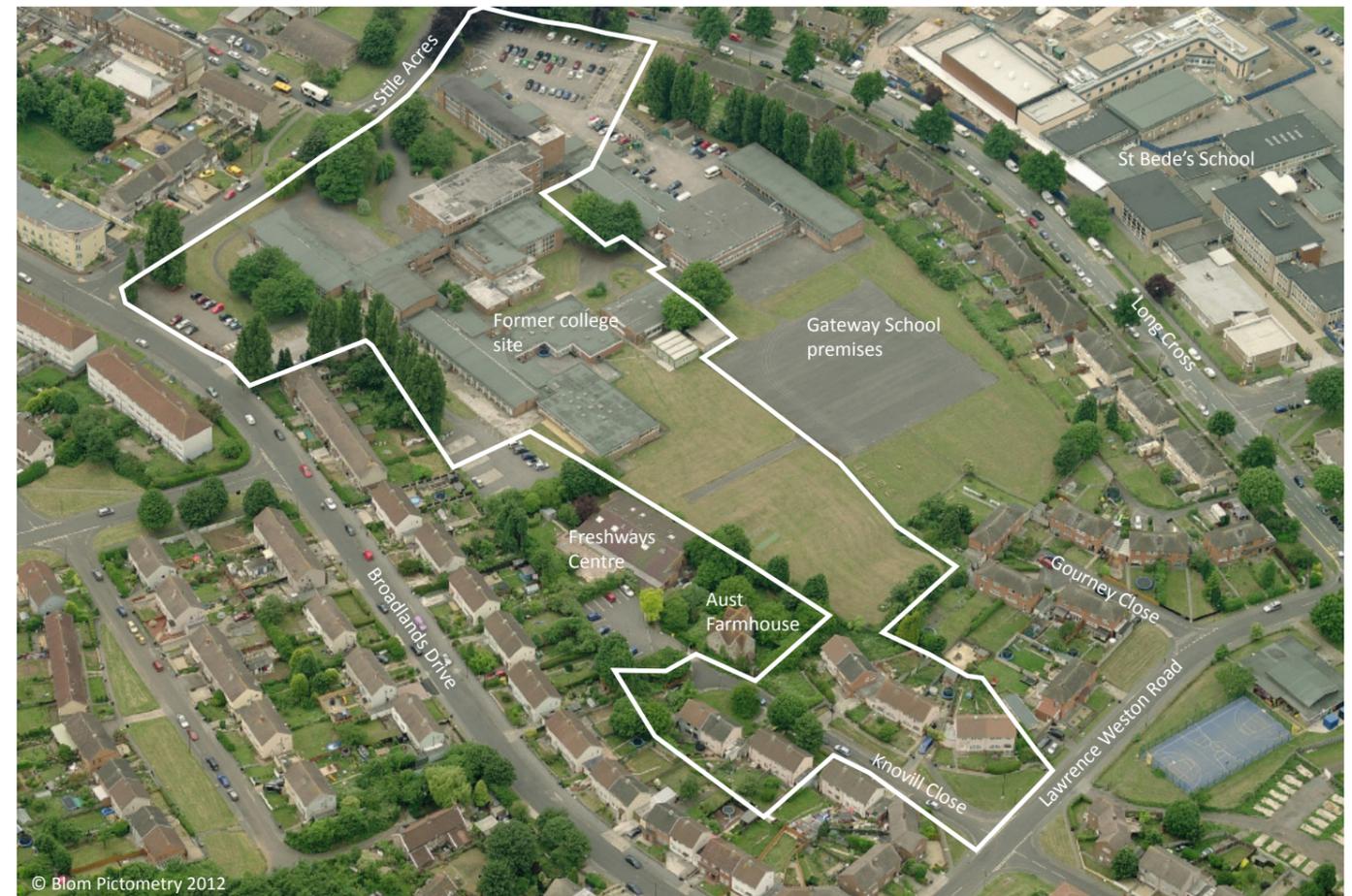
On the opposite side of the site to the south and east lies Aust Farmhouse a surviving but vacant historic property that pre-dates the construction of Lawrence Weston. The Freshways Resource Centre lies to the west of Aust farmhouse. This building and its grounds are not included in the proposed development area.

To the east, an additional 0.5 Ha of land alongside Knovill Close has been included as part of the extended development site. This area is presently occupied by 10 vacant semi-detached houses, which have been identified separately for redevelopment under the PRC (precast reinforced concrete) replacement programme (site now largely cleared). The inclusion of this area within the broader development site allows for a more permeable, and connected layout to be achieved.

### 2.3 Topography & views

Situated on the lower slopes of the Kings Weston ridge, the area lies above the flood plain of the River Severn overlooking the more industrial landscape of Avonmouth. The site itself gently rises from the corner of Long Cross and Stile Acres up to Broadlands Drive with an approximate difference of 6 metres. This is apparent within the existing design of the college building which accommodates an additional full storey height as the building steps up alongside Stile Acres.

The majority of the potential development site is largely hidden from wider views by the existing buildings, and following any redevelopment significant views of the site will remain looking north west toward the Stile Acres frontage from Ridingleaze and Long Cross.



## 2. The site and its setting

# Analysis of site & local context

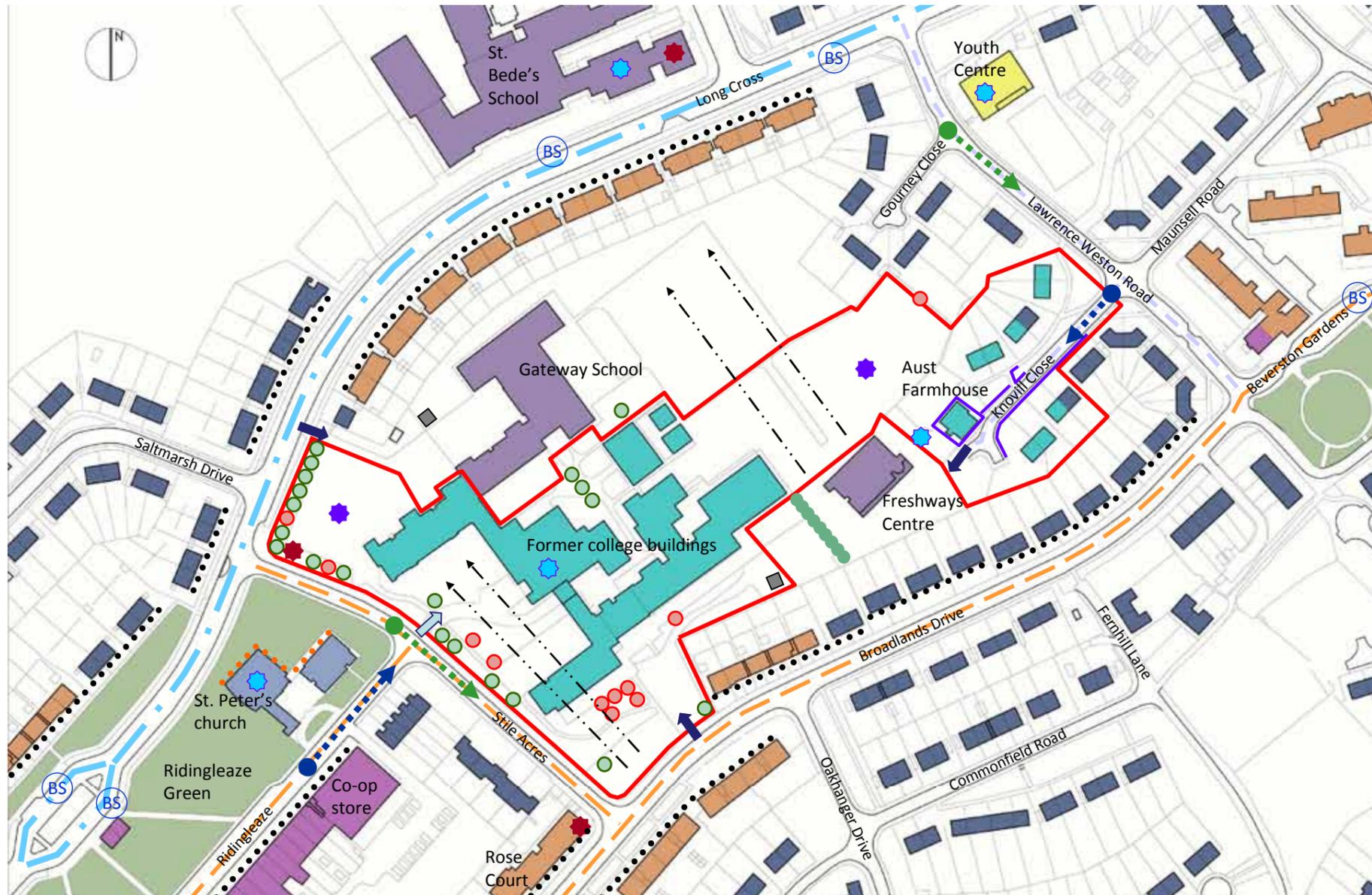
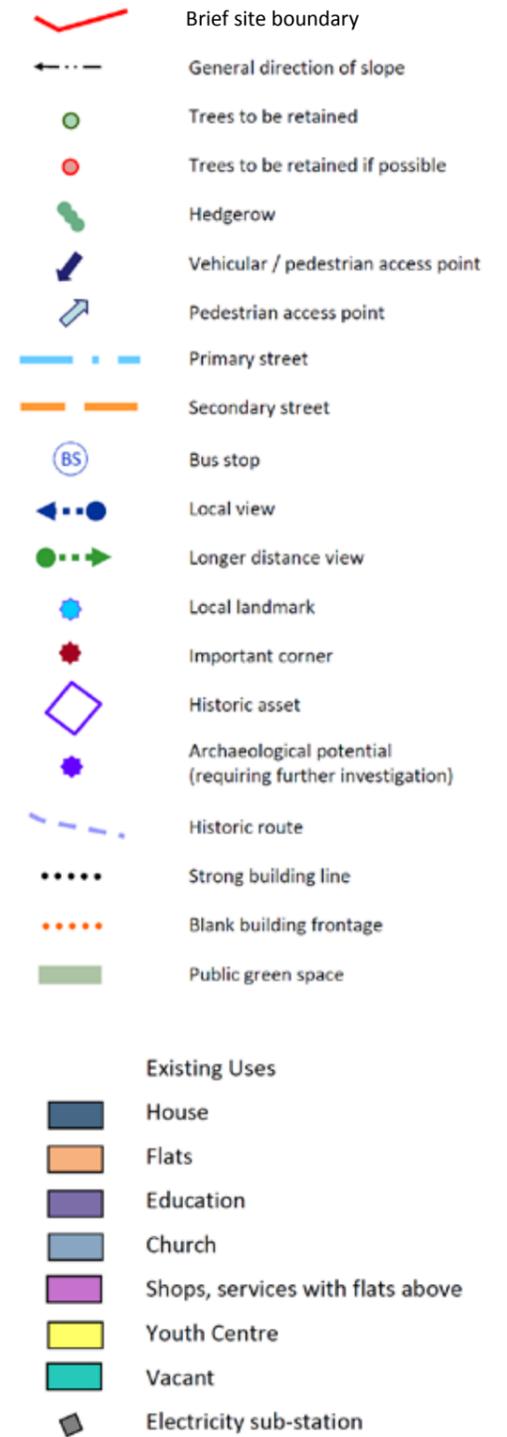


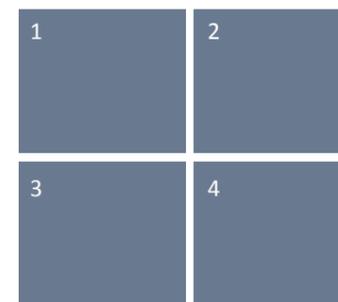
Figure 2 - Analysis of site and local context

### Key



## 2. The site and its setting

# Neighbourhood setting & site description



### Images of existing site and context

- 1 Former college buildings and poplar trees to rear of Broadlands Drive premises
- 2 Housing fronting Long Cross
- 3 Stile Acres frontage with mature tree planting
- 4 PRC housing and historic rubble walling, Knovill Close

### 2.4 Natural features

There are a number of mature trees both within and on the edges of the site. In particular the formal row of trees fronting the car park at the corner of Long Cross and Stile Acres contribute to the wider setting of the Ridingleaze local centre. Trees further along Stile Acres help to provide an attractive outlook for houses on the opposite side of the street, whilst a number of smaller groups within the site might potentially contribute to a redevelopment scheme.

The row of poplar trees that exist along the site boundary to the rear of Broadlands Drive are not considered to be of a long term value, although removal of these trees should be considered as part of an enhancement planting scheme that serves to reinforce this boundary and the amenities of existing residents.

### 2.5 Access

Vehicle access to the main site is currently via the two car park entrances serving the school and former college buildings, these are located on Long Cross and Broadlands Drive. In both cases these are considered appropriate entry points to serve any new development. In addition the inclusion of land at Knovill Close provides an opportunity to provide a more permeable site that links with streets to the north west of the site.

### 2.6 Ground conditions

No geotechnical work has been carried out to establish the ground conditions. The Council believe that the site is suitable for development. However the developer will be expected to carry out the necessary surveys and investigations to establish the site's suitability for development.

### 2.7 Services

The substation site in the northern part of the site was sold to SWEB in 1961, with the conveyance containing associated rights of access and a right to lay cables etc in a strip of land 2.5m wide running alongside the flank of no. 318 Long Cross. A lease of the sub-station site within the southern part of the site was granted to Western Power Distribution (South West) plc on 20 March 2002.

Foul and storm water drainage currently runs from Aust Farm through private premises at 10-15 Knovill Close and 101 Lawrence Weston Road, with associated rights of access. The redevelopment of the site incorporating Knovill Close may provide an opportunity to improve this situation.

The site has good access to all public utilities from Long Cross, Broadlands Drive and Knovill Close.

The developer(s) will be expected to undertake detailed service investigations for the purposes of developing the site.



## 2. The site and its setting

# Neighbourhood setting & site description

### 2.8 Archaeology

An archaeological desk-based assessment was carried out for the whole of the Lawrence Weston estate as part of a programme of replacement of PRC housing in 2008. In summary, the assessment highlights the importance of the area from the prehistoric period onwards, with Bronze Age barrows identified on the higher ground to the south and extensive evidence for Roman settlement in the immediate area of the site.

The Roman villa at Kings Weston lies about 1 km to the south-east. Most recently in 2009, excavation at St Bede's School, immediately to the north of the site, revealed evidence for late Iron Age buildings and subsequent field systems of the 3rd and 4th centuries AD.

From the site itself, the late George Boon is reported to have discovered Roman pottery 'in fairly large quantities' (HER ref. 23766). In the medieval and subsequent periods, however, the area appears to have been largely agricultural.

Adjoining the site is Aust farmhouse, a cross gabled building probably of 17th century date and a local heritage asset of particular importance. The earthworks which can be detected in the rough grassland to the north of the farmhouse maybe associated with contemporary field boundaries, which can be traced at least from the 1840 Tithe Map onwards.

Appendix C outlines a brief for archaeological field evaluation of the site.

### 2.9 Wider Context

The school site was set out in the original plans for Lawrence Weston, and its proximity to the shops and other facilities in Ridingleaze were developed to provide the community heart of Lawrence Weston, and as such the closure of the college has been seen by local people as reducing the overall facilities and attraction associated with the wider area.

As well as delivering further education and training, the college site incorporated a public library, after school club, canteen, hairdressing service and supported a range of other community activities and events. Following its closure in 2010 a limited library lending facility has moved to the council offices in Ridingleaze.



#### Local context

1 Local centre, Ridingleaze House

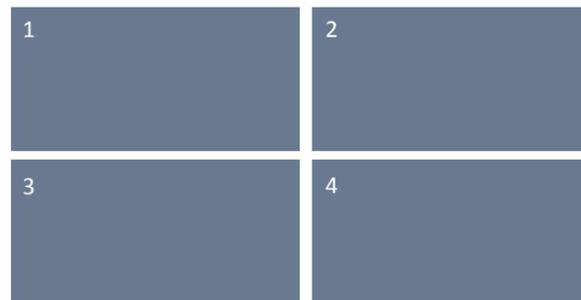
2 Typical local housing style, Long Cross



Former Lawrence Weston College Site  
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## 2. The site and its setting

### The local context



Images of wider setting

1 Ridingleaze Green

2 Ridingleaze shops and on-street parking

3 View along Lawrence Weston Road towards Kings Weston

4 Knovill Close and Aust Farmhouse



# Planning considerations

# 3

### 3. Planning considerations



#### Planning context

1 Recent infill housing, Barrowmead Drive, Lawrence Weston

2 Supermarket development at Symes Avenue, Bristol

## Site-specific planning issues

### 3.1 General

The Council has prepared this brief as the landowner and not in its role as the Statutory Planning Authority. The developer will be required to address the planning considerations set out in the following paragraphs, which have been prepared with the advice of the Council's Strategic Policy and Development Services Teams.

The commentary given is not binding on any future decision made by the Council. Furthermore it does not purport to provide an exhaustive response to the issues raised.

It should be noted that the Council will not engage in detailed pre-application dialogue until a preferred development partner(s) is selected. The Council operates an approach to its pre-application service on a cost-recovery basis.

Reference will need to be made to the Environmental Impact Assessment Regulations and a screening opinion provided with a future planning submission.

### 3.2 Planning policy context

The national and local planning policies relating to this site comprise the National Planning Policy Framework (NPPF) and the Bristol Local Plan.

Details of the most relevant policies and links to planning documents are outlined in Appendix A. The content of this document takes account of these policies.

Lawrence Weston has recently been designated as a Neighbourhood Planning Area and is producing a Neighbourhood Plan. This document is due to be taken to referendum during 2014/15.

### 3.3 Community Involvement

The City Council has carried out a programme of community involvement in the preparation of this brief, and in conjunction with preparation of a Neighbourhood Plan. One of the key objectives for the redevelopment of this site is that it is delivered through a process of community involvement. The developer will be required to fully comply with the Bristol Local Plan - Statement of Community Involvement in the design process and the preparation of a planning application.

### 3.4 Land use - retail

The site allocations document produced as part of the Bristol Local Plan recognises the role of Ridingleaze as a district centre, and identifies retail as an appropriate use on the College site to reinforce the character and hierarchy of the centre. The scale of any retail development should be informed by the recent retail study produced by GVA.

The study concluded that a new store of 1,800 sqm net floorspace would have a big impact on Ridingleaze and Shirehampton. In the case of Ridingleaze, the impact could be mitigated in various ways as set out in the report, and the new store in itself does much to compensate for any harm. The situation is more

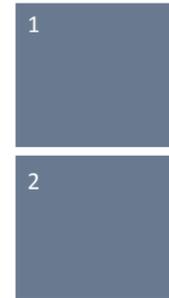
difficult with Shirehampton which could lose an estimated 25% of its convenience goods trade.

Shirehampton is an identified 'Town Centre' in the established centre hierarchy within the Local Plan, whereas Ridingleaze is identified as a 'District Centre'. Retail planning policy (Policy BCS7 of the Core Strategy) states that: "Development will be of a scale and intensity appropriate to the position of the centre in the hierarchy and to the character of the centre. Where proposed developments would be significantly larger in scale than existing uses, it should be clearly demonstrated that the catchment the development will serve is in keeping with the role of the centre."

Issues surrounding Shirehampton and the possible retail impact on other centres would need to be looked at carefully. What would need to be weighed in the balance are the regenerative benefits the development would bring to the Lawrence Weston community. These are seen as the improved consumer choice and competition that would be provided by a new retail store that would directly benefit local residents of Lawrence Weston, and the improved image of the Ridingleaze Centre that would result, increasing its attractiveness as a destination which would in turn stimulate inward investment.



### 3. Planning considerations



#### Planning context

1 Community Facilities at Barton Hill

2 New high quality housing, Newhall, Essex

## Site-specific planning issues

### 3.5 Land use - community

The established use of the site is for 'community' purposes, triggering the application of Local Plan Policies BCS12 and DM5. In essence, a proposal to redevelop a site currently or last in use for community purposes has to replace the community facility either off site or on site as part of a wider development proposal, unless it can be clearly demonstrated that there is no demand for community uses in the area.

Applying this to the Lawrence Weston site, it is apparent that the previous facility met both local and city-wide needs. It is acknowledged that the city-wide facility has been reprovided elsewhere within the City. This is less clear, however, in relation to the local facilities that were provided. There is also a locally recognised need/demand for other community facilities within the area. The replacement of these local facilities will therefore need to be demonstrated under any redevelopment proposal, to the satisfaction of the planning officer (whether on or off site).

To address this, Ambition Lawrence Weston are putting together a community hub business plan to demonstrate the cost and viability of this facility, identifying streams of funding that will be required to pay for the construction and running costs. This plan will be material to any future planning decision.

The emerging solution to this issue is also to reserve a half acre plot (approx 2,020 sq m) within the site along its Stile Acres frontage to either be used to accommodate a community facility or to be sold for housing with the associated capital receipt contributing towards an appropriate off-site provision.

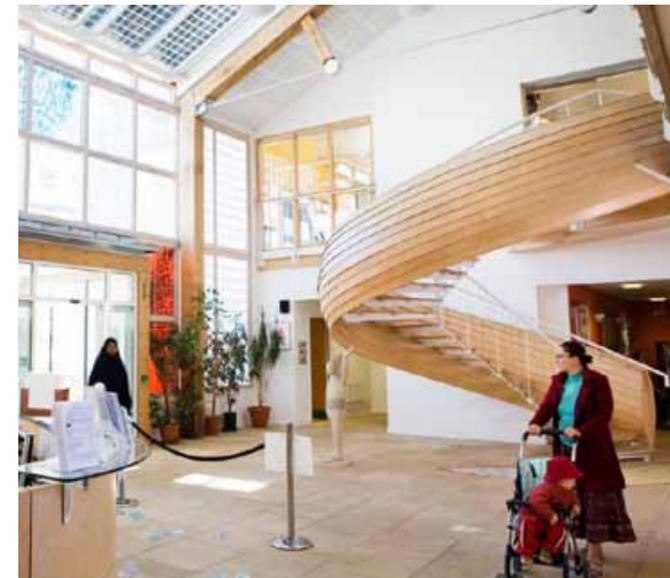
Off-site provision of the community facility might necessitate a Section 106 agreement to cover any financial contribution from the site's development.

### 3.6 Land use - housing

The planning policy position is set by the NPPF, and Policies BCS17, BCS18 and BCS20 of the Core Strategy.

The wording to Policy BCS17 is clear on the level of affordable housing expected to be provided on the site (30%).

Policy BCS18 overlaps with this as it concerns the need to provide mixed, balanced and inclusive communities and this involves a mix of housing tenures, types and sizes.



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### 3. Planning considerations

## Site-specific planning issues

#### 3.6 Land use - housing

Similarly, issues regarding the appropriateness of housing type and size should be determined with reference to evidence on current housing stock in Lawrence Weston and local housing need.

With regard to BCS20, in considering this policy a net density of around 50 dph should be sought on the site given its central position adjacent to the local centre. The policy is flexible in its wording concerning the factors to be taken into account to determine the eventual density figure.

The Lawrence Weston Housing Needs Study (2013) concludes that:

- More homes are needed to increase the local population and make the provision of services and amenities more attractive.
- It would be beneficial to increase the range of tenure types in the area. This helps to create diversity and, in turn, sustainable communities.
- There is demand for social housing in the area but the range of property types and sizes needs to be increased, with an emphasis upon increasing smaller and larger homes (particularly houses).
- Consideration needs to be given to the design and quality of new homes regardless of tenure type.
- Anecdotal evidence suggests that there are groups of residents who consider themselves to be in housing need that are less likely to be able to access new homes.
- There is a resident aspiration to create a local lettings plan for new build schemes.

The content of this brief, including the development requirements and figures in Appendix E reflect the above conclusions.

#### 3.7 Movement & highways

It is envisaged that vehicular access to the site will be via the existing car park entrances as well as a new entrance via Knovill Close. Although this provides a new through route, excessive vehicular rat-running will be discouraged through the design of strong thresholds and a shared space philosophy that encourages low vehicle speeds.

The potential for establishing mixed uses at Stile Acres would provide a link to the existing Ridingleaze District Centre. The scheme will therefore be expected to deliver improvements to facilitate an improved pedestrian environment with safe crossing provision where Ridingleaze meets Stile Acres.

New highway works within the site will be expected to be built to an adoptable standard, with a preference for the council to adopt these public spaces, along with associated trees and lighting.

Car/cycle/motorcycle parking and servicing should be provided in line with the Council's emerging standards under its Local Plan. Appropriate parking provision will also need to be made to serve disabled people, visitors and staff.

1

2

#### Planning context

1 New mixed housing development integrating established green infrastructure.

2 Mature trees on site considered worthy of retention



### 3. Planning considerations

## Site-specific planning issues

#### 3.8 Trees & ecology

The Council's Nature Conservation Officer, having visited the site, didn't consider there to be any ecological issues that would prevent development. There are, however, parts of the site which have some potential for protected species. Any development proposal should therefore be informed by a protected species survey and provide for mitigation measures that create appropriate habitat.

The initial observations of the Council's Tree Officer are outlined within Appendix B.

#### 3.9 Archaeology

The Developer will need to take account of the requirements set out within the brief for archaeological field evaluation at an early stage in design development work (refer to Appendix C).

#### 3.10 Public art

In line with Local Plan Policy BCS21, the development of the site should enable the delivery of permanent/temporary public art, promoting a multi-disciplinary approach to commissioning artists in the design process.

#### 3.11 Ground conditions

The site was until c1945 in use as an agricultural field. Mapping from c1950 shows two small heaps in the playing field of the school site. These may comprise agricultural wastes or construction waste from the building of the school and housing.

As this represents a brownfield site, any new development would need an intrusive investigation to ensure that the site is suitable for the proposed use and undertake any required remediation works to ensure that, once completed, there is no unacceptable risk of pollution within the site or in the surrounding area. This work is usually undertaken to facilitate discharge of planning conditions applied to a planning consent. Based upon the current information held within the Council, the site would not be considered appropriate for determination under Part IIA of the Environmental Protection Act 1990.

#### 3.12 Neighbouring amenity

The development of the site will have both short and long term impacts for people living around the site. Particular attention should be given to potential impact arising either from the scale and proximity of any mixed use development, or the activity it is likely to generate.

The proposed relocation of the adjoining Freshways outdoor play space doesn't highlight any immediate amenity concerns. There may, however, be a requirement for acoustic fencing/enhanced landscape to its boundaries with the development site and for a limitation of hours of use.

### 3. Planning considerations

## Site-specific planning issues

#### 3.13 Sustainability

Consideration needs to be given to the Core Strategy suite of sustainability policies (BCS13-BCS16), with the submission of a sustainability statement clearly explaining how the policies have been addressed. The statement would need to address the issue of on-site renewable energy provision (20% policy requirement) and how it is/is not met on site and why.

#### 3.14 Contributions

The development will be liable for Community Infrastructure Levy (CIL) in accordance with the rates set out in the Council's Charging Schedule. The relevant rates are:

|                                   |            |
|-----------------------------------|------------|
| C3 residential:                   | £50 /sq m  |
| C2 Care Homes:                    | £0 /sq m   |
| D1 (non-residential institutions) | £0 /sq m   |
| Retail:                           | £120 /sq m |

There would be no CIL payment for community floorspace provided on site.

The following types of development are entitled to claim Mandatory Relief:

- Development by registered charities for the delivery of their charitable purposes, as set out in Regulation 43 of the [Community Infrastructure Levy Regulations 2010](#).
- Those parts of a development which are to be used as affordable housing, as set out in Regulation 49 of the Community Infrastructure Levy Regulations 2010.

More information on CIL can be found on the Council's Planning (Community Infrastructure Levy) webpage.

Planning Obligation requirements are set out in the Council's Planning Obligations SPD.

In this case, Section 106 issues will be highway works required for the development including accessibility links to the district centre (although these might be covered through use of a planning condition). There may also be a case to include a contribution towards the improvement of the Ridingleaze centre.

Affordable housing will also be covered in a S106 and this will detail the percentage provision/housing type on site and any off-site provision if required. Economic Development issues may also be included in the S106 for example to cover the 'On-Site' employment initiative.

#### *Provision of Off-Site Community Facility*

A separate legal agreement would be required to secure any off-site community provision. This would need to tie down the size of contribution and where/how/when it would be implemented.

# Stakeholder and community involvement

# 4

## 4. Stakeholder and community involvement

# Stakeholder engagement process

### 4.1 Stakeholder & community engagement process

Preparation of this brief has been substantially supported by the work of the community and the Neighbourhood Plan for Lawrence Weston, the process for which has involved working with local people.

Research associated with the preparation of Lawrence Weston's Neighbourhood Plan has been taken into account as part of the development of this brief. This has brought considerable substance to its formulation, by informing views with regard to the future of the site and its context.

The brief has also drawn upon the research and vision for the area encapsulated within the Lawrence Weston Community Plan.

### 4.2 Surveys

A number of separate surveys were carried out, that have provided community derived positions on a range of areas. It is data that would not have otherwise been available to preparation of a document like this, but which will, particularly in relation to any future planning process, help demonstrate that proposals have taken into account the views of local people. Survey material used has included the Community Research Project, Shopper and Business Surveys, and Partner Survey.

A very high proportion of respondents favoured the inclusion of retail, notably in the form of a supermarket, and more recently this has been backed

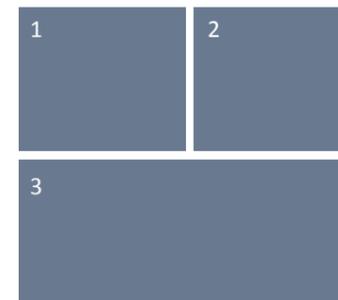
up by a 74 signatory petition. Behind this is also local people's frustration that they feel they need to leave Lawrence Weston in order to purchase affordable products and gain greater choice. A high proportion of respondents further believe that a greater number of food shops would attract them to shop locally more regularly, particularly were a supermarket to be provided. While people generally feel safe shopping locally, safety in proposals content will be vital to any emergent scheme, particularly in evenings as natural lighting deteriorates.

Community facilities in their various forms featured prominently in people's minds, including: community businesses, offices, better library provision, training rooms, sport, health, art, as well as targeted provision for older people and young people. However, what may be located on-site or off-site was to be a matter for separate consideration. People's desire for the improvement of children's play facilities was also seen as part of the overall potential attractiveness of Ridingleaze as a local shopping centre. Aspirations for improved provision is recognised as being most appropriately provided on Ridingleaze Green, although actual implementation is reasonably beyond the physical scope of this brief.

Regarding any potential residential scheme content, many respondents favour smaller houses, while some recognise the case for apartments and big houses. A strong belief was expressed in the need for private housing and social housing.

The detailed content of each survey is given in Appendix D.

Former Lawrence Weston College Site  
Planning & Design Brief



### Community Consultation

1 Site walkabout with members of Lawrence Weston Neighbourhood Planning Group (March 2012)

2 & 3 Wider community engagement event at Ridingleaze with interactive model (April 2012)



## 4. Stakeholder and community involvement

# Stakeholder engagement process

### 4.3 Events

A range of project-specific events has marked progress toward completion of the planning and design brief and helps demonstrate how the community have supportively and enthusiastically contributed to the formulation of its proposals. Key events were as follows:

- 22 March 2012, Lawrence Weston Planning Group Site Walkabout
- 29 March 2012, Open Lawrence Weston Planning Group Meeting
- 26 April 2012, Open Lawrence Weston Planning Group Meeting
- 28 April 2012, Wider Community Engagement Open Consultation Event
- 8 May 2012, Neighbourhood Forum
- 31 May 2012, Lawrence Weston Planning Group
- 12 June 2012, Neighbourhood Partnership
- October/November 2012, Lawrence Weston Planning Group
- Regular updates on the community website and in the community newsletter

The key findings of this engagement process are included here in summary.

### 4.4 Lawrence Weston Planning Group

The Planning Group was initially set up as the Friends of the College Site Group and has been part of the consultation process from an early stage. On the 22nd March 2012, project team representatives and members of the Planning Group undertook a joint visit to look at the site and its local context. The visit enabled initial information exchange and started to identify the key issues of local concern relating to the site's redevelopment such as avoiding poor quality flats. Members of the project team were able to point out opportunities and constraints relating to the site's future use and development

At the subsequent open Planning Group meeting on the 29th March, thirty residents attended and a presentation from the Council Placeshaping Team officers provided further information. It included:

- Objectives of the project and examples of development briefs.
- Relationship with wider Bristol Local Plan and neighbourhood planning context.
- Design/development/planning process and how the Neighbourhood Planning Group and wider community representatives can most effectively influence this.
- Need for financial viability.
- Principles of urban design/place making and applying these principles to the former college site, with imagery of relevant examples from elsewhere.

At the Planning meeting of the 31st May, the Planning Group looked at several layout options. The Planning Group agreed that they preferred the Supermarket and housing on the Site, with funding being made available from the sale of the land to fund a community building at the other end of Ridingleaze shopping parade. If this was not possible then the option with a Supermarket, a community building and dwellings would be the second choice.

### 4.5 Wider community engagement event

The project team developed and delivered further consultations including an open event at Juicy Blitz Cafe on Saturday 28th April 2012.

At this event mood boards were put up, discussing different aspects of a design brief, presenting initial design options/ideas for the site (all of which took into account the first two engagement events as well as early feedback from research informing Community Plan). A scale model was produced to aid the discussion with residents. Over 80 People attended, with 26 completing questionnaires. This event targeted a wider residential community, local businesses, traders and service providers .

## 4. Stakeholder and community involvement



### Community Consultation

- 1 Wider community engagement event at Ridingleaze (April 2012)
- 2 Display material used as part of the engagement process

## Stakeholder engagement process

### 4.6 Key findings of stakeholder engagement process

#### Overall development vision & aims

- Broad support for the proposed vision and development aims presented at public engagement event on 28th April and later circulated to local stakeholders.
- Recognition that development needs to contribute towards the regeneration of Ridingleaze Centre as a whole.
- Lawrence Weston doesn't need the burden of another community building to look after and run. Explore as an alternative making better use of the existing clinic site (at Ridingleaze) to accommodate an enhanced community facility (similar to Wellspring Healthy Living Centre, Barton Hill). This would provide a potential anchor to this end of Ridingleaze to balance a foodstore on the college site.

#### Uses

- Support for a mixed use development on the site.
- Very strong desire to see supermarket/foodstore on the site, which is large enough to allow weekly shop, with good choice and affordability.
- Strong desire to see enhanced local community facilities, especially library, youth, training, sport, healthcare provision (also see above point regarding clinic site).
- Mixed views on whether site should deliver private or social housing.
- Some concern regarding the development of flats on the site, especially badly managed, poor quality social flats. Preference expressed for houses,

- especially small houses to meet local needs.
- Some support for notion of providing a free car park to serve the wider Ridingleaze Centre; safety and security issues need to be carefully considered.
- No desire to see offices developed here.

#### Development scale & density

- Some concern expressed regarding development of buildings in excess of two storeys.
- Some concern expressed at the initial housing numbers shown within the illustrative design options.

#### Traffic & access

- Need to ensure adequate, safe servicing arrangements for foodstore with restricted operational hours.
- Need to design new streets within site to minimise rat-running and speeding.

#### Other matters

- Local community would like to see something happen on the site sooner rather than later.
- Concern about need for additional social infrastructure to support new housing development.
- Request that developer signs up to local labour, supplier etc initiatives.
- Local community desire to work with developer to create a new development that attracts home buyers who want to become part of the longer term community.



# Development aims, delivery and standards

# 5

## 5. Development aims, delivery and standards

|   |   |
|---|---|
| 1 | 2 |
| 3 | 4 |

### Key Ingredients

- 1 Uses to reinforce the local centre
- 2 A range of good quality dwellings
- 3 Usable and safe public realm
- 4 Safe, well managed development

## Development vision and aims

### 5.1 General

The stakeholder engagement process resulted in the following vision statement and series of development aims.

### 5.2 Vision statement

“The creation of a high quality and sustainable development that adds to the character and mix of uses in the neighbourhood and ties in with the existing streets and houses”

### 5.3 Development aims

To achieve this vision the development must:

- Make a positive contribution to the area’s sense of place, respecting the neighbourhood’s historic character and setting.
- Create a green, healthy, safe and secure environment.
- Make a new street connection to Knovill Close.
- Deliver a mix of uses, with non-residential uses focussed upon Long Cross and Stile Acres.
- Retain existing trees, particularly those to the existing site frontages.
- Create an improved street link to the existing shops and Ridingleaze Green.
- Ensure a positive relationship between new buildings and existing streets.
- Contribute towards a balanced mix of housing type, size and tenure throughout the neighbourhood.
- Provide for the long term management and maintenance of the development.



## 5. Development aims, delivery and standards

# Development Delivery

### 5.4 General

The development delivery requirements and quality standards set out below outline the expectations that the Council and other stakeholders seek from the project.

### 5.5 Foodstore

The retail study undertaken by GVA assumes an appropriate store size for the site of 1,800 sqm net floorspace. This would be considered the maximum store size for the site.

### 5.6 Housing

The development should look to provide in the order of 100 dwellings. Housing numbers will ultimately be dependent upon other uses accommodated within the site, as well as the mix of housing type and size provided. Reference needs to be made to the local Housing Needs Study in this regard. A minimum net density of 50 dph will be required under the Council's Local Plan policies.

The Local Plan policy expectation is for 30% affordable housing within the development. This would be split 50% social rent and 50% intermediate rent. Affordable units should be pepperpotted throughout the development.

### 5.7 Community Facilities

The community research and consultation on the college site has identified a need for the following local facilities:

- GP surgery and other clinical services
- Health services (particularly for older people, counselling, drug and alcohol support)
- Training rooms (there is currently very little provision for adult learning)
- A larger and better equipped library (the current provision within the housing office is very small and inadequate to serve the needs of the local area)
- Advice rooms (for employment, debt advice, counselling)
- Open access IT suite (There are currently only 3 open access computers in Lawrence Weston)
- Flexible workspace for public sector workers, voluntary sector workers and small businesses (including better premises for Lawrence Weston Community Transport)
- A place to meet others and find out what is available locally

The existing facilities within the area have been described as fragmented and suffer accordingly. The recent study of the Lawrence Weston area has highlighted the need for a 'community hub' or 'healthy living centre' where services such as library, health, advice, training and social enterprise can be brought together and benefit from a strong identity and support facilities.

The development of the college site is expected to help deliver this vision by either incorporating facilities as part of the scheme, or contributing to the achievement of facilities on a nearby site as a result of enhanced land value.

A first draft of the commissioned Community Hub Business Plan makes the following recommendations:

- Preference for community facility to be located on the College site
- Site size of 2,068 sqm sought for the facility
- Facility to be located on Stile Acres frontage
- Shared car park provision for both community facility and food store (aside from dedicated adjacent disabled parking)

In response to this issue, a 0.5 acre (2,020 sqm) site reservation will be made along the Stile Acres site frontage to either accommodate the community hub facility, or to be disposed of in order to contribute towards the off-site provision of the facility. If delivered off-site, the facility would need to be retained within the Ridingleaze District Centre.

### 5.8 Gateway School operational requirements

Any site redevelopment will need to liaise with the adjoining Gateway School to ensure that their access and operational requirements are adequately provided for.

### 5.9 Shared car park facility

The development should look to deliver in the order of 80 car parking spaces within a shared car park serving the new foodstore, community facility and the wider Ridingleaze District Centre. A suitable management arrangement will need to be put in hand in this regard. The car park will be sought at the junction of Stile Acres and Long Cross for the reasons outlined in Section 6.

### 5.10 Long term management and maintenance

Successful places are safe, well maintained and well managed. Bristol City Council is committed to achieving high quality places. However this depends on suitable management structures being put in place.

The developer will be required to:

- Create an appropriate estate management plan and body/bodies to actively manage the non-adopted and shared/common parts of the development.
- Incorporate appropriate covenants within the onward disposal of residential and other property on the site, to maintain the integrity of the completed scheme.

An ownership and management plan will need to be submitted clearly identifying the extent of public highway, parking provision, planting, amenity space and storage provision proposed for:

- Council adoption.
- adoption by the estate management body/bodies.

## 5. Development aims, delivery and standards

# Quality Standards

### 5.11 Quality Standards

The standards set out below are intended to ensure the highest quality of new development.

- Planning proposals should demonstrate, through the submitted Design & Access Statement, how the development would deliver high quality urban design, with reference to the Building for Life 12 assessment questions.

<http://www.designcouncil.org.uk/our-work/CABE/Our-big-projects/Building-for-Life/>

- Code for Sustainable Homes: As a minimum Code Level 3 is sought, with an aspiration to achieve higher levels; considering matters of cost, site constraints, robustness, ease of use and ongoing maintenance liabilities. It should be noted that Local Plan Policy BCS15 requires all residential development to meet Code Level 6 from 2016.

- BREEM: As a minimum, non-residential development should aim to achieve BREEM 'Very Good' standard. Ideally, the proposal will achieve an 'Excellent' standard. Local Plan Policy BCS15 requires all non-residential development to achieve a BREEM 'Excellent' rating from 2016. Super-major applications require a BREEM for Communities assessment.

<http://www.breem.org>

<http://www.breem.org/page.jsp?id=86>

- Renewable energy: Policy BCS14 of the Local Plan requires 20% renewable energy generation in new development, and the consideration of potential for district or community heat networks.

- Lifetime Homes/Wheelchair Accessible units: All houses and ground floor level flats to aim for Lifetime Homes compliance, with 2% of all units being fully wheelchair accessible, or easily adaptable for residents who are wheelchair users (as required by Local Plan Policy DM4).

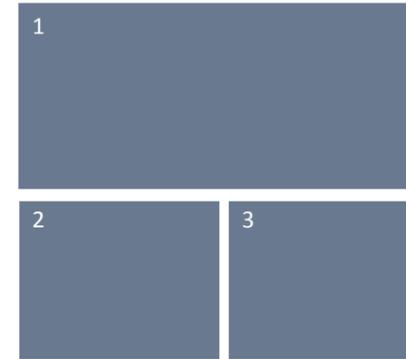
<http://www.lifetimehomes.org.uk>

- Space standards: All dwellings must aim to achieve the internal minimum space standard requirements set out in Appendix E. This will contribute significantly towards the achievement of liveable, adaptable and sustainable buildings. The standards reference the Local Plan policy requirement (BCS18) to apply the HCA space standards to all residential development proposals.

A robust case would need to be made if these standards cannot be achieved.

- CEEQUAL: Civil Engineering Environmental Quality (CEEQUAL) 'Excellent' Standard is sought. Verification would be required by an approved CEEQUAL assessor.

<http://www.ceequal.com/>



Examples of new developments where buildings, public realm and landscape design have been considered as a whole to achieve a high standard of urban design

1 Contemporary mixed dwellings with highway planting and on-street parking

2 Traditional style housing and tree planting in the footway

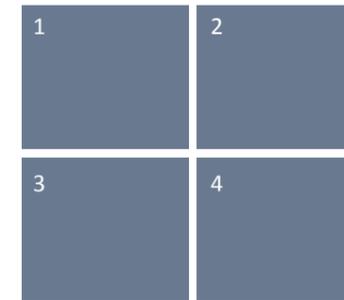
3 High quality modern housing, integrating new and existing planting.



# Urban design framework

# 6

## 6. Urban design framework



1 Attractive architecture and landscape

2 Connected streets

3 Well managed and organised streetscape

4 Attractive, usable and energy efficient

# Overarching Design Objectives

### 6.1 General

This section of the document establishes the design objectives, concept, principles and parameters with which any new development must comply in order to deliver the site aims, policy requirements and development standards outlined in the preceding sections.

### 6.2 Overarching design objectives

An acceptable design solution must:

- Create a safe and secure environment for future residents, staff and visitors
  - Be fully accessible to all those who will use the site, particularly addressing the needs of disabled and elderly people
  - Make efficient use of the site and capitalise upon its good public transport links and proximity to Ridingleaze centre by delivering a higher residential density than the surrounding neighbourhood.
  - Create attractive, lively, well managed streets that integrate landscape treatments and accommodate different transport modes, parking, servicing, play and social interaction.
  - Establish landscape treatments, whether hard or soft, that are integral to the overall scheme, with tree planting providing green infrastructure that frames and permeates the new development.
  - Deliver private spaces that can support domestic scale outdoor play and recreation, storage, refuse and recycling, ecology, local food production and sustainable drainage solutions.
  - Deliver buildings of a human scale that is appropriate to the local context and character of the new streets created.
  - Deliver attractive, usable, energy efficient, 'green' housing.
  - Deliver buildings and spaces that are adaptable to changing conditions.
  - Ensure that proposals do not adversely affect the potential future development of adjoining sites.
- Contribute towards the local neighbourhood
  - Be grounded upon a rigorous understanding of site and context
  - Consider local climatic conditions including optimising solar access and protection from prevailing winds
  - Create an accessible and permeable street environment that links with the existing local street network
  - Integrate with existing boundary development edges and clearly define public and private space
  - Deliver buildings and spaces that sit comfortably within their landscape setting and integrate existing natural features
  - Safeguard the amenity of existing neighbours and create a high quality environment for future occupants and visitors



## 6. Urban design framework

# Ridingleaze Centre

### 6.3 Urban design principles for Ridingleaze Centre

The former College provided complementary uses, including a public library, alongside the local centre at Ridingleaze. The redevelopment of the site provides an opportunity to positively contribute to an enhanced community focus at the heart of Lawrence Weston.

The existing centre suffers from a relatively poor retail offer, and inadequate parking facilities with the majority of available spaces located to the rear of the shopping parade with limited surveillance. The existing buildings and facilities are in need of investment, and the wider area includes further development potential to add to the existing community facilities.

The public realm in the form of the associated greenspace and streetscape is also in need of investment to improve landscape quality, connectivity and the pedestrian environment. There is potential to introduce more shared space areas with higher quality and distinctive surface treatments in front of the shops. Improvement works are currently in hand to create a new children's play area where indicated in fig 3. These will be completed in March 2014.

Figure 3 indicates a number of principles for the enhancement and regeneration of Ridingleaze. Although redevelopment of the former college cannot deliver all of the wider changes, it is seen as a major opportunity to act as a catalyst for improvements by setting appropriate design standards and directly delivering public uses, access and street improvements at the north eastern end of Ridingleaze.



Figure 3 - Ridingleaze design principles

#### KEY

##### Public Realm

- Shared space to serve public facilities
- A Designed for improved access, shoppers parking, environmental improvements, street trees, events space, markets etc.
- B Bus arrival
- C&D Improved shared space junction as public square to provide improved connectivity and gateway into local centre
- ➔ Main public links
- Existing trees
- New trees and reinforcement of greenspace
- PLAY** Potential enclosed play area within park

##### Main Buildings

- 1 Ridingleaze Shops
- 2 Existing Community Facilities
- 3 Potential site for new community use
- 4 Potential Supermarket
- 5 St Peters Church / the Rock
- 6 Potential shop in former toilets

# Spatial concept

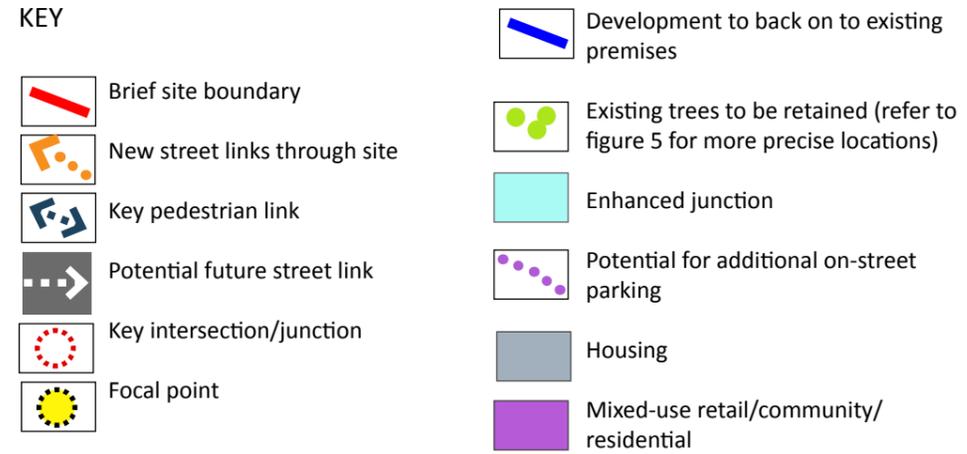
## 6.4 Spatial Concept

Figure 4 establishes the essential spatial concept diagram that needs to guide the future layout and planning of the development site. This builds upon the assessment of site character, constraints, planning context, local stakeholder engagement and development requirements established in the previous sections of the document.

The diagram describes the spatial configuration of public and private space based upon the required access and movement patterns through the site. In this regard, the potential to improve local permeability is recognised, alongside the opportunity to open the site up as an integral part of the local neighbourhood.

The land fronting Stile Acres provides a key opportunity to provide a mix of uses to reinforce and connect with Ridingleaze. The provision of an enhanced junction balancing pedestrian movements with vehicles, should be reinforced by providing an active building frontage in association with firm proposals for strong landscape and surface treatments.

Existing mature planting is retained within the site and around its periphery.



# Spatial parameters plan

- Key**
-  Existing building
  -  Existing private gardens
  -  New development - buildings & private space
  -  Active building frontage
  -  Potential for active ground floor uses
  -  Trees/planting to be retained & strengthened
  -  Residential Street (refer to fig 6)
  -  Mews Street (refer to fig 7)
  -  Access/street link
  -  Potential future access point
  -  Parking area/drop-off serving foodstore
  -  Public pedestrian/cycle link
  -  Private access retained
  -  Appropriate building height (residential storeys)
  -  Focal point
  -  Preferred location for foodstore
  -  Preferred location for community facility



-  Existing sub station retained with vehicular access
-  8-10m deep root protection zone to retained frontage trees
-  Link to provide 3.0m wide pedestrian/cycle route
-  Existing sub station retained with vehicular access

## 6. Urban design framework

# Design principles and parameters

### 6.5 Development layout

The parameters plan at figure 5 establishes the essential site layout and street structure that any development proposals will need to achieve. The following site planning requirements should be read in conjunction with this diagram, as well as figures 6 and 7 that illustrate typical plans and sections through the different street types.

Adherence to these parameters and principles will assist in achieving a successful planning outcome.

#### *Landscape character*

New development should be laid out to respect the local landscape pattern, including the site geometry, topography, pattern of development and natural features.

#### *Access and street pattern*

The development layout should create a series of new inter-connected streets that link into the existing public realm network.

The Spatial Concept and Parameters Plan indicate a new link street to Knovill Close. This street needs to be designed as a shared space 'mews' to deter excessive vehicular through movement. Knovill Close and the other new street link should be designed as traditional residential streets in consideration of the likely volume/nature of traffic accommodated.

The site layout should maintain vehicular access to the Freshways Centre, Gateway School premises and the existing electricity sub stations within the site. The

private access to the garage within the curtilage of no. 318 Long Cross should also be maintained.

Suitably positioned adopted street links should be provided up to the site boundary with the Gateway School premises that would enable a coordinated development form should this site be redeveloped in the future.

#### *Parking area*

The former college car park in the north-western corner of the site is strategically well placed along Long Cross to serve new retail or community uses on site, as well as the wider local centre.

Siting the car park here would avoid building within an area of archaeological sensitivity and would give any new foodstore optimum visibility from Long Cross. The car park should be configured and designed to read as a logical continuation of the Ridingleaze Green public space.

#### *Natural features*

The site includes a number of existing trees that provide protection to adjacent properties and potential amenity within the new development.

The development layout should retain and integrate valuable trees as indicated in figure 5. A suitably wide buffer area of managed planting will need to be provided to reinforce the protection of the retained trees and to protect root zones. This should be informed by the findings of ecological and arboricultural surveys.



#### Precedent images

1 District Centre architectural expression

2 Community Hub at Barton Hill

It is anticipated that retained trees and associated landscape treatments will be taken on by the site management company.

#### *Development configuration*

Development should be arranged into perimeter blocks, with buildings fronting, defining and overlooking the public realm and physically containing private realm within the centre of the block. In this regard, new development plots should back on to and secure the rear of existing premises.

Buildings and front boundaries should be configured to create strong, clean development edges to the existing/new street spaces. The building lines for new development need not be continuous and might have breaks to create visual relief and conform with the local built form.

Development blocks and plots should be large enough to allow for an appropriate combination of building uses, housing type and size. Sufficient space should be created within the block interiors to allow adequate privacy, outlook, natural lighting and external amenity space. Development plots should be configured to optimise solar access.

A minimum distance of 10.0m should be provided between the rear elevation of any new building and the boundary to existing back gardens, with a minimum of 5.0m between the flank elevation of any new building and the boundary to existing gardens. A minimum of 21m will be sought between opposing rear elevations. Adhering to these distances will assist in securing a successful planning outcome.



## 6. Urban design framework

# Design principles and parameters

### 6.6 Development form

#### Density

New housing development should be at densities of 50 dwellings per hectare or more to align with Bristol's Core Strategy planning document (refer to Policy BCS20). Higher building densities around the local centre will help to ensure its viability, whilst enhancing its legibility. Development should therefore seek to deliver housing at above local densities on this accessible site where a good design solution can be found.

#### Building scale, form & appearance

The site's character and context constrains a general building scale of two to three storeys, a position that has strong local community support. Any proposals would, however, need to be tested with regard to wider landscape and visual impact. The form and massing of new buildings should reinforce local character by responding to level differences across the site.

Larger non-residential elements accommodated will potentially help to reinforce the prominence of Ridingleaze local centre. The aim should be to contribute to the distinctiveness and legibility of the centre through siting and architectural expression.

Figure 5 highlights the potential for taller three storey buildings to front Long Cross, Stile Acres and Broadlands Drive.

Buildings to the new mews street should be of an appropriate, low key scale, form and character.

Similarly, the scale and design of buildings to Knowill Close should be mindful of the prevailing character to this street and adjoining Lawrence Weston Road.

The roof forms of new buildings, particularly non-residential buildings, will be especially important. A contemporary approach to roof modelling might be considered that allows for renewable energy installations, the sensitive accommodation of M&E plant, and opportunities for biodiverse green/brown roofs.

The site represents an opportunity to design imaginative architectural solutions that complement the locality through a bespoke and contemporary interpretation of characteristic forms, materials, colour tones and themes. All building elevations should be well articulated in this regard.

#### Focal points

The focal points highlighted in figure 5 should be accentuated to assist in the creation of a legible built environment. This could be achieved through a subtle change in building heights, active ground floor use(s) or by employing a particularly striking or innovative design solution.

#### Adaptability & internal arrangement of buildings

Internal spaces within buildings should be arranged to create public, active fronts and private backs. This would involve maximising the potential for building entrances, ground floor windows and residential living rooms to face the street. Windows should be incorporated to all building elevations facing the public realm.

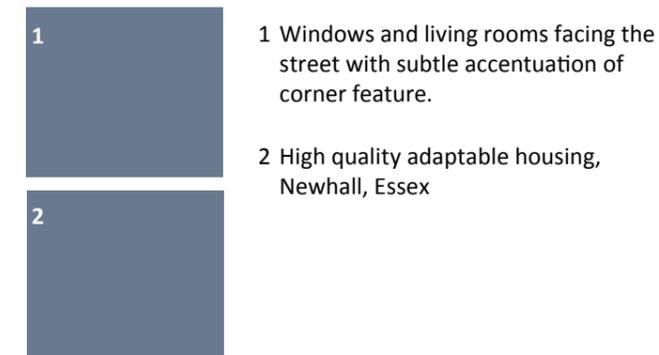
Active ground floor level uses will be appropriate to those frontages indicated in fig 5.

Where practicable, independent front doors should be provided to those ground floor flats facing the public realm. This will assist in maximising active frontages.

The scale, form, construction and internal arrangement of new buildings need to allow for future adaptability whilst optimising natural lighting, ventilation and solar access. Individual house widths should be a minimum of 5.0 metres.

Floor:ceiling heights in all habitable domestic rooms should be a minimum of 2.6 metres. A robust case would need to be made if this standard cannot be achieved. Floor:ceiling heights for commercial and community uses are anticipated to be higher.

If the community facility is provided as part of the site's development, allowance should be made for its future extension and adaptation.



## 6. Urban design framework

# Design principles and parameters

In order to minimise noise disturbance, any flats should be configured with living rooms:living rooms and bedrooms:bedrooms in vertical and horizontal arrangement.

Local Plan Policy DM29 emphasises that new residential development should provide dual aspect where possible, particularly where one of the aspects is north-facing. Any proposal to develop single aspect accommodation would need to ensure acceptable natural lighting, ventilation, privacy and outlook.

### *Foodstore*

The foodstore should be sited to front and be accessed from the parking area. Careful consideration needs to be given to the other passive building elevations, which should be sleeved with development as indicated in the illustrative site designs. This might necessitate the incorporation of an element of single aspect residential accommodation, which wouldn't be expected to provide the external garden standards outlined below.

Site topography could allow the southern element of the building to be cut into the land form.

### **6.7 Public realm**

#### *General*

The public realm principles outlined below should be read in conjunction with the street codes that relate to the new/altered street designs (figs 6 and 7).

The new street spaces created will need to safely accommodate pedestrians, cyclists, motorists and service vehicles. All street designs will need to be able to accommodate the swept path of a 6 wheeler refuse vehicle and a pantechnic without obstruction.

Structural planting, parking, traffic calming, street furniture, road markings, lighting and public art should be integral to street designs and should be considered from the outset in a coordinated manner that reflects local identity and avoids visual clutter. High quality hard and soft landscape treatments will be expected.

Appropriate provision should be made for ecological enhancement and sustainable drainage solutions. Services should run beneath footways/carriageways and should also be considered in a coordinated manner, avoiding all planted or otherwise soft landscape areas and proposed tree locations.

Framework tree planting will be particularly important in creating enclosure to street spaces.

Asuitably wide area of buffer planting (1.5-2.0m) should be provided where existing property flanks are exposed to the new streets.

Careful consideration needs to be given to the design of the new streets to minimise undesirable vehicular through movements. Integrated on-street parking would assist in this regard, and the dimensions shown within figures 6 and 7 allow for appropriate combinations of parallel and perpendicular parking on one or both sides of the street (also refer to illustrative site designs).

#### *Design codes*

The street design codes below (figs 6 and 7) illustrate typical plans and sections through the different street types identified on the Parameters Plan. These diagrams establish spatial and design requirements that will need to be applied by all design proposals.

The dimensions shown within the street codes are dependent upon parking arrangements and the street's status within the local movement hierarchy. It is acknowledged that minor adjustments might be necessary to the dimensions and details shown as part of future stages of design development.

#### *Residential Street*

The design of the residential street should make allowance for the operational requirements of the Gateway School as outlined within section 5. This might include the provision of taxi drop-off/pick-up provision outside the school entrance point.

#### *Mews Street*

The site's development presents the opportunity to introduce a new mews street type to the neighbourhood.

The mews streets should apply shared space and landscape design principles that calm traffic, enabling safe children's play and social interaction.

#### *Knovill Close*

Particular care should be taken to preserve as much of the historic rubblestone boundary walls as is practicable.

## 6. Urban design framework

# Design principles and parameters

### 6.8 Private realm

#### External space standards

In order to achieve a liveable, sustainable and adaptable development form, all new house plot rear gardens should look to provide a minimum 20 sqm per bedroom, with the majority (50%+) providing 25 sqm per bedroom. All 2 bed houses should look to provide a minimum 50 sqm of rear garden space.

These standards will support different outdoor activities, including local food production. They will also allow potential for buildings to be extended or for a garage/hardstanding to be accommodated where direct access is possible from the public realm. A robust case would need to be made if these standards cannot be achieved.

Applying the urban design principles and parameters outlined within this strategy will ensure that these external standards can be achieved at the higher densities sought.

Wherever practicable, independent access should be provided to rear garden areas from the public realm. This should be secured with an appropriate means of enclosure where it meets the public realm.

An appropriate and usable amount of shared private amenity space should be provided to flat buildings. Any balconies to flats should have a depth of not less than 1.5 metres.

#### Front gardens/thresholds & storage provision

The required depth dimensions and boundary treatments for front gardens/thresholds to the different street types are indicated in figures 6 and 7. These provide defensible space, as well as opportunities for planting, water butts etc. All house plots should accommodate adequately sized and screened refuse/recycling storage within these spaces.

Design proposals for front boundary treatments should refer to the local context.

Flat buildings should be provided with shared refuse/recycling storage that is covered, secure, inconspicuous and conveniently sited for use/collection.



- 1 New development and street design with grade-separation, on-street parking and tree planting.
- 2 Private garden space providing for outdoor recreation, storage, planting & ecological enhancement

## 6. Urban design framework

# Design principles and parameters

### 6.9 Parking and servicing

Car parking provision should be in line with the standards and requirements set out in the Bristol Local Plan Site Allocations and Development Management Policies. It is suggested that residential car parking provision be at a minimum of one space per dwelling, with the overall average provision across the site at 150% per dwelling.

Car parking needs to be integral to the design of the development and should prioritise unallocated/ allocated on-street provision, followed by allocated off-street frontage/on-plot solutions. On-plot frontage parking must not dominate streetscenes however or prevent natural surveillance or the clear demarcation of public and private realms.

On-street parallel parking bays should be 2.7 metres wide where immediately adjacent to planting or a boundary treatment and 2.0 metres wide where adjacent to a footway.

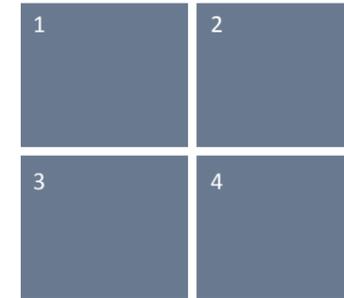
Single garages should be minimum 3.0 m x 6.0 m. Integral garages are best incorporated to dwellings with a minimum width of 8.0 m. This enables a habitable room to also be accommodated at ground floor level.

Small rear parking courts should only be considered once on-street and frontage options have been exhausted. These should provide a maximum of 8 parking spaces and should be clearly designed as

private spaces with a single, secure point of access. Any courts should incorporate high quality landscape treatments, lighting and means of enclosure and should look to include permeable paving.

Suitable allowance will need to be made for disabled parking, cycle and motorcycle parking (in line with Local Plan standards). Cycle parking should be provided at a minimum of one space per dwelling. Suitable storage should be provided that is secure, covered and conveniently located.

Servicing for non-residential uses should take account of the Local Plan standards and look to make provision in as discrete and space efficient manner as possible (in line with Local Plan Policy DM23). The possibility of creating an on-street servicing bay to Stile Acres should be considered for any foodstore proposal.



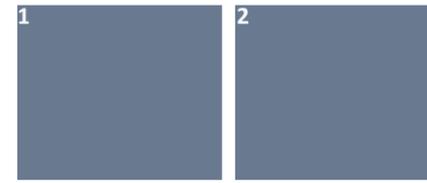
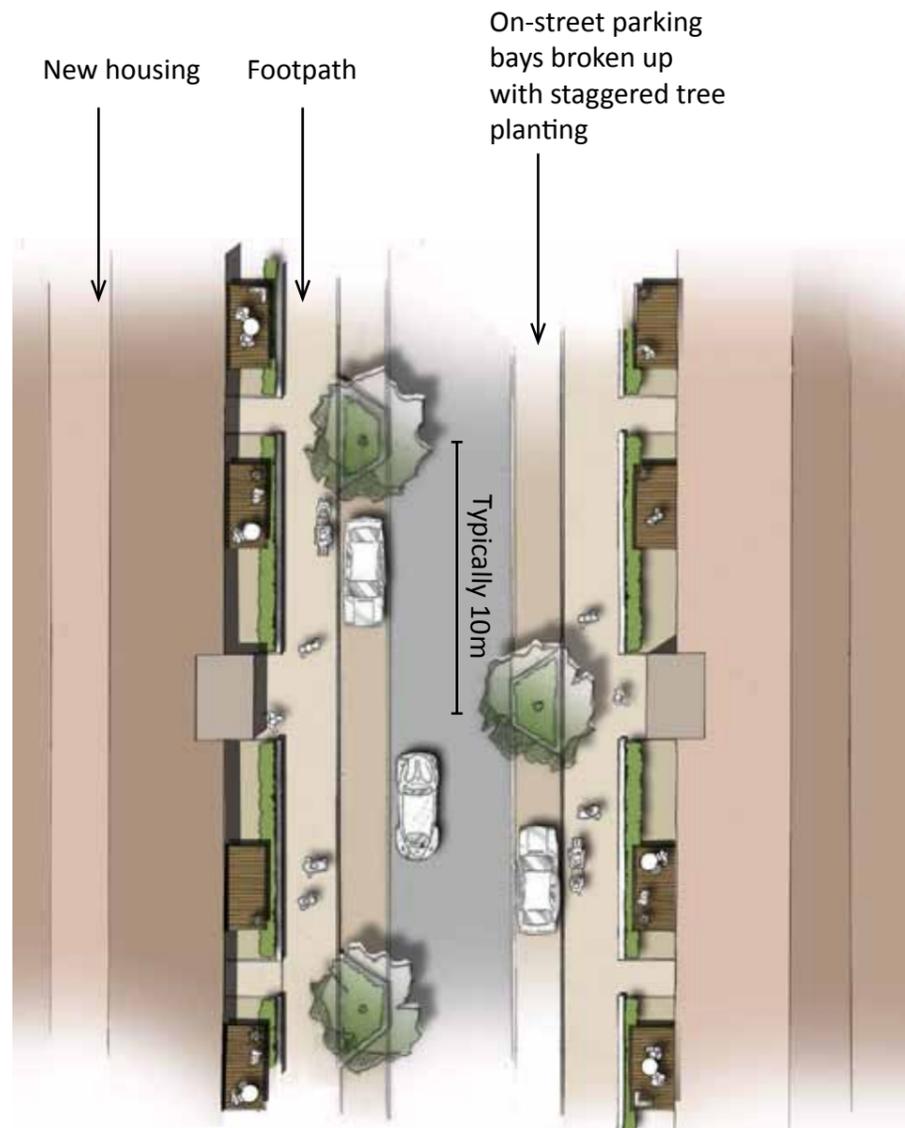
### Residential public and Private Realm

- 1 Layouts should provide adequate usable private space at the rear
- 2 Street design should promote pedestrian safety and enclosure
- 3 Existing planting strengthened as part of boundary treatment
- 4 Existing trees can be used as a focus for new public space



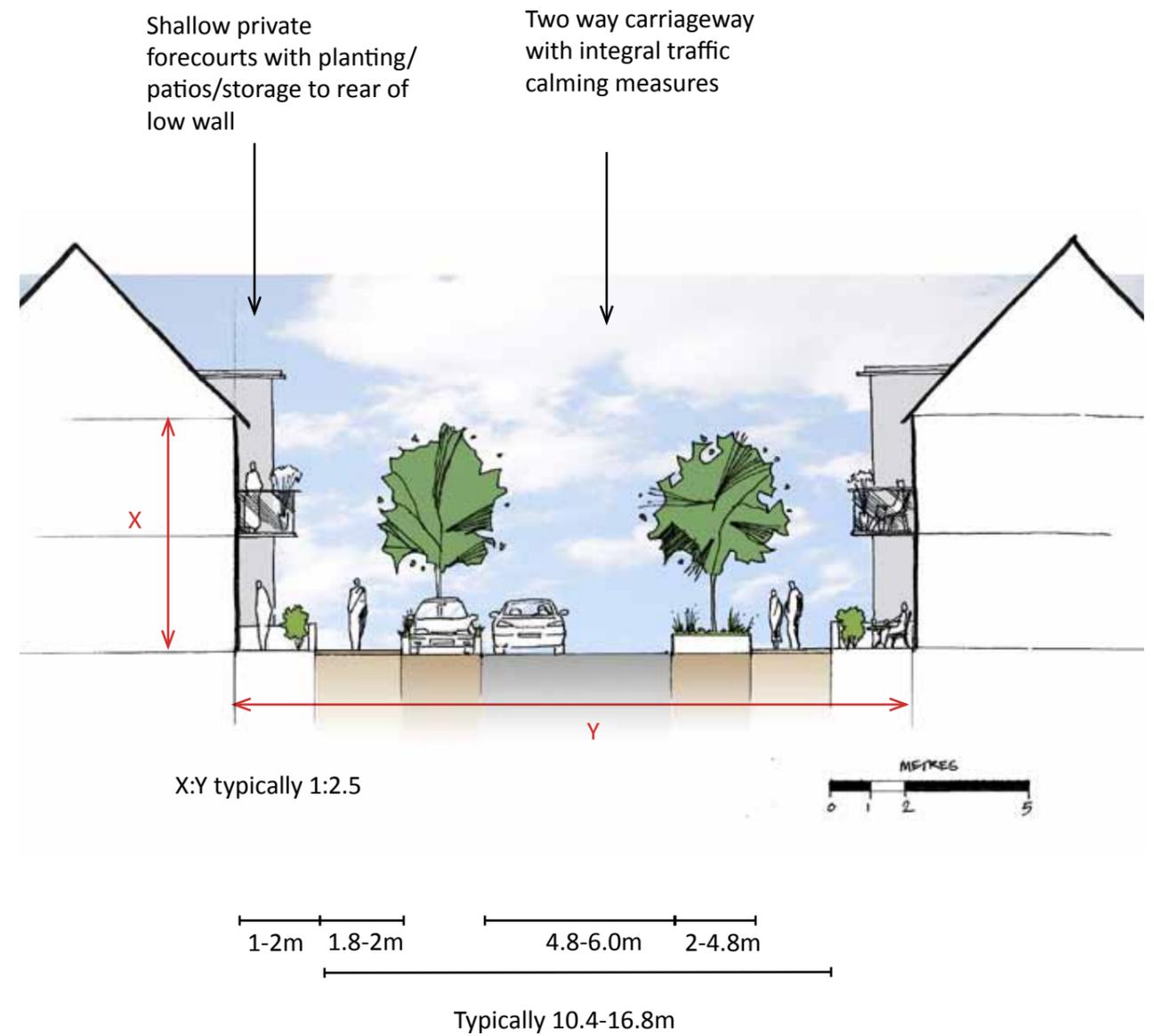
## 6. Urban design framework

### Residential Street



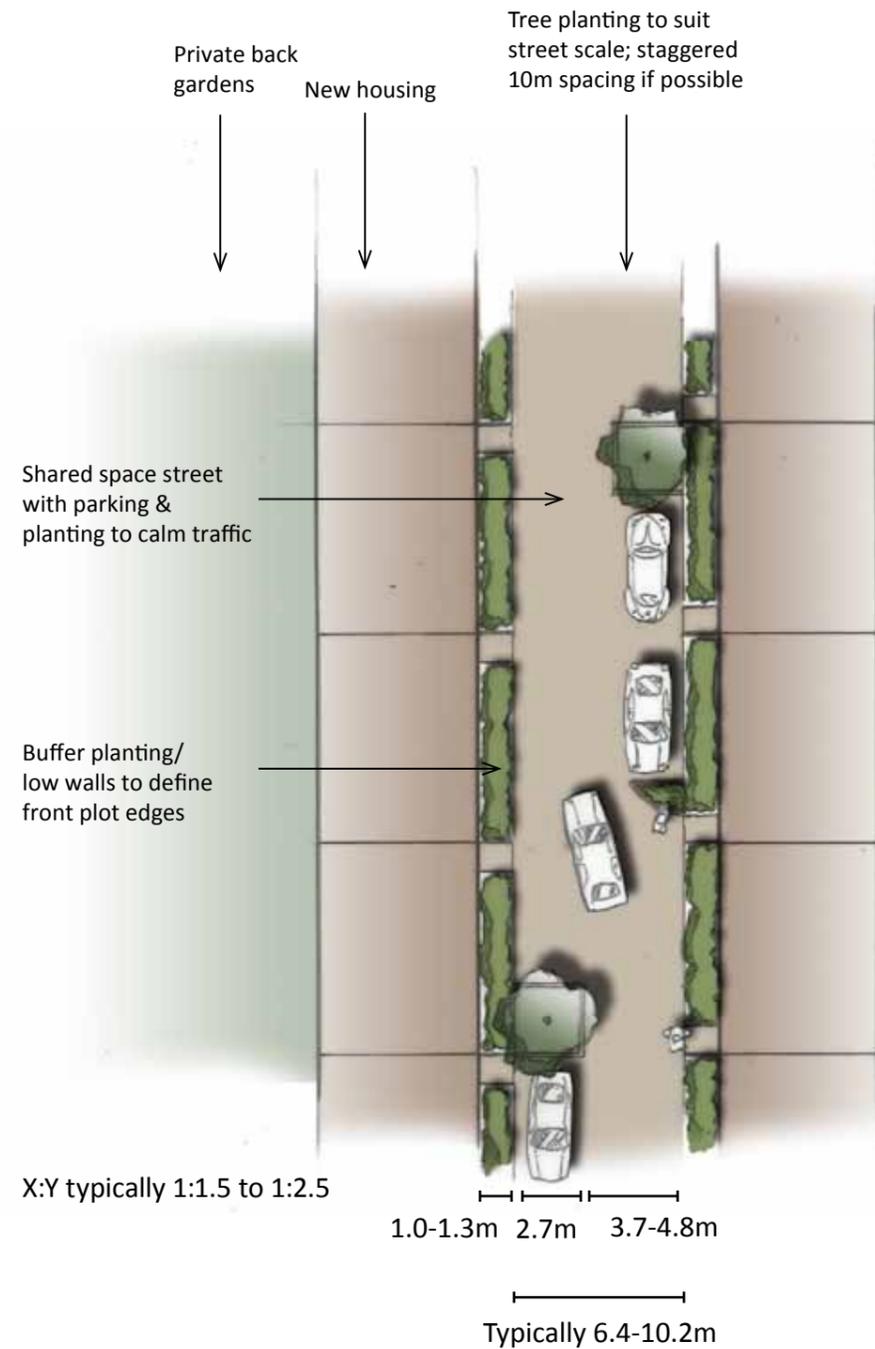
1 Illustrative plan  
2 Illustrative section

Fig 6  
Residential Street Design Codes

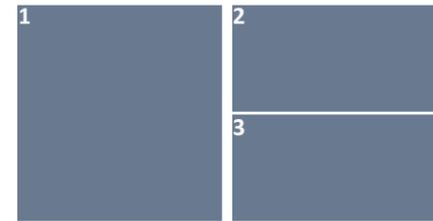


## 6. Urban design framework

### Mews Street



Former Lawrence Weston College Site  
Planning & Design Brief



- 1 Illustrative plan (not to scale)
- 2 Precedent image of mews street with perpendicular and parallel parking arrangement
- 3 Precedent image of mews street with shared space, parallel parking and planting configured to slow traffic

Fig 7  
Mews Street Design Codes and precedent imagery



# Illustrative site designs

# 7

# Scheme option one

## 7.1 General

Two design options have emerged as illustrative solutions of how the site might be developed, taking into account the content and spatial/design requirements of this brief. They are intended to aid the development of an appropriate design solution for the site but should not to be taken as definitive, or preclude alternative approaches that might also be compliant with this brief.

## 7.2 Scheme option one

Option one incorporates the full mix of uses that are derived from the planning and community aspirations. It includes a new supermarket and associated car park accessible from Long Cross/Stile Acres and adjacent to the existing Ridingleaze District Centre. Community uses are provided on-site in the form of a new community hub building close to Ridingleaze fronting on to Stile Acres. The new residential properties contain a mix of housing types, comprising in the main two and three bedroom houses, with a small number of larger houses and smaller flatted accommodation. This reflects the housing need of the wider area as well as providing a more viable scheme within the current market.

This represents the Neighbourhood Planning Group's preferred option.



## 7. Illustrative site designs

### Key

|  |  |
|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> 4 bed house | <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> 1 bed apartment |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> 3 bed house   | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> 2 bed apartment |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> 2 bed house    |  |

Figure 9 - Option 1 aerial perspective demonstrating arrangement, mix and scale of development



### 7.3 Key Features

Under both options, the supermarket building has been sited to reinforce Ridingleaze as the neighbourhood centre, and would occupy the prominent position at the north eastern junction closest to the existing rank of shops. The parking which serves the store is located at the junction of Long Cross with Stile Acres providing a highly visible parking resource for shoppers, whilst retaining the existing tree planting as an attractive feature of the site, and avoiding development at the most archaeologically sensitive location alongside Long Cross.

The community facility takes the form of a single hub building which would allow a bringing together of local resources and services. Its location is intended to be prominent at the edge of the neighbourhood centre.

Locating the supermarket and community facility as indicated is likely to necessitate the loss of a small number of trees to the Stile Acres street frontage.

The housing layout provides a permeable street pattern linking Knovill Close with Broadlands Drive and Long Cross. A continuous frontage of dwellings aims to create a clearly defined public realm and contain private gardens to the rear. This arrangement also provides containment to the existing playing pitches and Freshways Centre facility away from the new street, in order to retain a degree of privacy.

The majority of car parking is provided on-street and frontage on-plot/integral garages. This, in turn, enables larger building plots to be achieved at the densities shown.

Development plots have been intentionally configured to optimise solar access, with wider house plots, wherever possible, to east-west streets.

### 7.3 Option one - outline schedule of accommodation

|                      |  |
|----------------------|--|
| Supermarket          | 2,000 sq.m Gross External Area (GEA) with 80 space car park  |
| Community Facilities | 1,600 sq.m GEA with limited outdoor space and disabled parking   |
| Housing              | 95 dwellings (5 no. 4-bed, 37 no. 3bed, 35 no. 2-bed, 12 no. 2 -bed(apartment), 6 no. 1bed(apartment)) |
| Site area            | 0.84 Ha non-residential, 1.96 Ha residential. Net. residential density 48 dph                          |
| Car parking          | 141 no. spaces (148% per dwelling)   |

## 7. Illustrative site designs

### Scheme option one

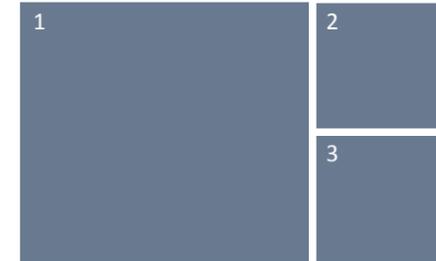


Figure 10 - Option 1 development Form

1 View 1 - Stile Acres frontage showing community facility and single aspect housing sleeving the food store

2 View 2 - Supermarket entrance sited on the Ridingleaze axis

3 View 3 - Looking south-west along new mews street towards three storey focal building

#### 7.4 Community facilities

Option one includes provision of the community facility on site. This comprises a 2 storey hub building, loosely based on the scale of provision at the Barton Hill Wellspring Centre. The sketch scheme for this facility has, however, not been considered in any detail for the purposes of this brief.

The community hub building has been sited to create a direct access and visual presence from Ridingleaze/ Stile Acres. A small private rear parking court has been provided to serve the facility.

The design indicates a facility of 1,600 sqm that might, in reality, need to be larger. In this regard, it might prove necessary and desirable for the building to turn the corner where Stile Acres meets Broadlands Drive. Both options indicate a three storey flat building marking this corner.

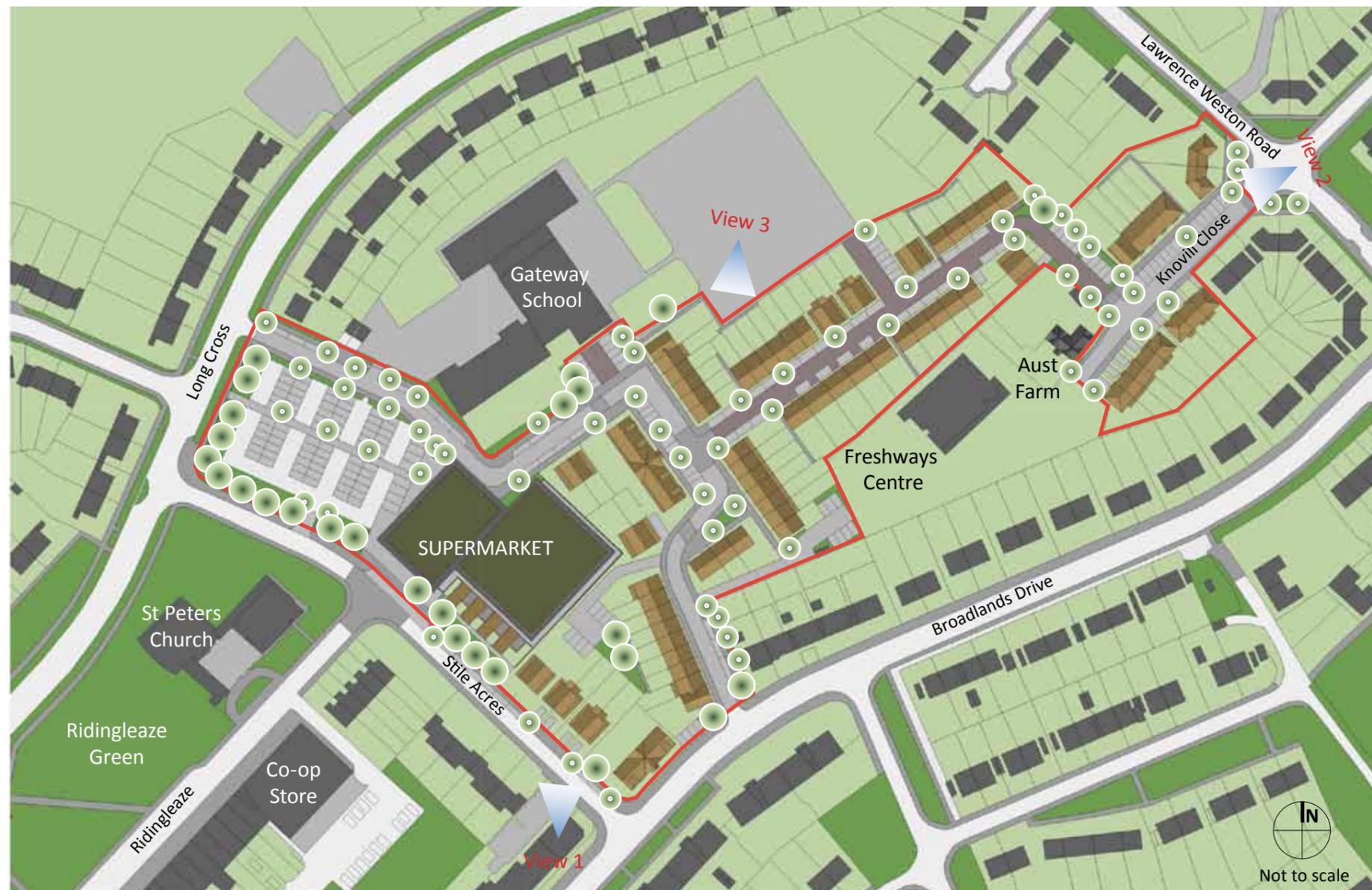
## Scheme option two

### 7.5 Scheme option two

Option two looks to provide the supermarket and parking on the former College site, and illustrates the same arrangement as seen in option one. The community facility has been omitted from the site design, with an understanding that the equivalent be provided at an appropriate off-site location as part of the overall development package.

Although not forming part of the scheme design, the community facility must help to reinforce the neighbourhood centre at Ridingleaze. As part of the discussions involved in drawing up this brief, options for redevelopment or conversion of existing facilities at the south western end of the existing rank of shops have been explored.

By removing the on-site community facilities the site is able to accommodate additional housing, increasing the overall value associated with the development package.



## 7. Illustrative site designs

### Key

|   |   |
|---|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> 4 bed house | <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> 1 bed apartment |
| <span style="display:inline-block; width:15px; height:15px; background-color:cyan; border:1px solid black;"></span> 3 bed house   | <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> 2 bed apartment |
| <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> 2 bed house    |   |



Figure 12 - Option 2 aerial perspective demonstrating arrangement, mix and scale of development

### 7.6 Providing a Supermarket

In considering a supermarket and car park as part of the development, an attempt has been made to provide a facility that contributes to the area both in terms of its visual prominence and design quality. The illustrated options aim to make the most of the location at the junction of Ridingleaze and Stile Acres, where improvements to the highway design should aim to provide safe pedestrian circulation and enhanced surface treatments, in order to provide a better link between the new store and the existing shops. The store entrance has also been intentionally sited on the axis of this key junction.

A space between the store and its car park is indicated to allow for trolley facilities, cycle and motorcycle parking and to provide an attractive pedestrian/cyclist link through to the Gateway School and beyond. The Car park shows a total of 80 spaces including 10% wider bays for disabled and parent allocated spaces close to the store.

A number of options for servicing the new supermarket have been explored, including a new service road within the site. In order to achieve an efficient use of land, an on-street servicing bay is indicated to the Stile Acres frontage. This solution would also enable single aspect housing to sleeve the blind supermarket elevation on to Stile Acres, as indicated. There are, however, broader concerns as to the routing of service vehicles which will need to be explored in order to reduce any adverse impact on Broadlands Drive. As such improvements to Stile Acres should aim to better accommodate and orientate service vehicles.

### 7.3 Option two - outline schedule of accommodation

|             |  |
|-------------|--|
| Supermarket | 2,000 sq.m GEA with 80 space car park  |
| Housing     | 101 dwellings ( 5 no. 4-bed, 41 no. 3bed, 37 no. 2-bed, 12 no. 2 -bed(apartment), 6 no. 1bed(apartment)) |
| Site area   | 0.7 Ha non-residential, 2.1 Ha residential. Net. residential density 48 dph                              |
| Car parking | 149 no. spaces (148% per dwelling)   |

## 7. Illustrative site designs

### Scheme option two

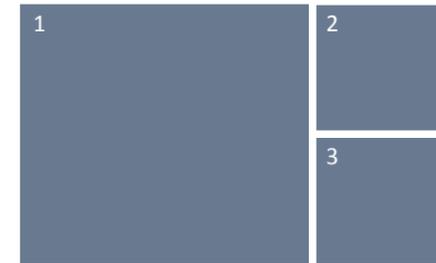


Figure 13 - Option 2 development Form

1 View 1 - Stile Acres frontage showing semi-detached housing and single aspect housing sleeving the food store

2 View 2 - Knovill Close looking west

3 View 3 - Looking south-west across site from Gateway School

#### 7.7 Quality housing and efficient use of land

The illustrative schemes include a mix of housing, at a density of circa 50 dwellings per hectare. This conforms with Local Plan and Ecotown standards, and aims to make the best use of urban land, at densities that support local services and public transport. Whilst the approach to density at lower storey heights produces relatively smaller gardens, in comparison to the semi-detached properties constructed in the late 1940s, there is a need to optimise density close to Ridingleaze District Centre. Both layouts, nevertheless, meet the internal and external space standards outlined within this document, as well as the recommended levels of car parking.

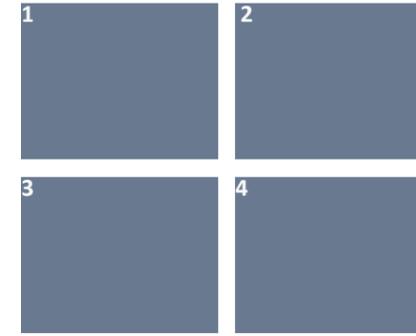
The options presented include a mix of housing types that address the conclusions of the Housing Needs Study. The approach is to develop smaller flatted buildings in focal locations that complement the scale and character of two and three storey houses. Houses would be configured as short terraces and semi-detached pairs, reflecting the local built form.

Buildings have been intentionally scaled and configured to enable adaptability, whilst optimising natural lighting and ventilation.

Three storey residential buildings have been intentionally sited at corners and identified focal points.

## 7. Illustrative site designs

### Precedent imagery



Examples of new developments where buildings, streets and landscape design have been considered as a whole to achieve a high standard of urban design.

- 1 Newhall, Essex
- 2 Barton Hill, Bristol
- 3 Accordia, Cambridge
- 4 Bermondsey Square, London



# Additional work required

# 8

## 8. Additional work required

### 8.1 General

The following work is considered necessary to inform the full planning process and associated stages of detailed design development:

- Detailed topographical survey of site
- Geotechnical site Investigation to address ground conditions, hydrology and sustainable drainage potential.
- Extended Phase 1 Habitat Survey
- Arboricultural Survey, in accordance with BS5837: 2012 'Trees in Relation to Design, Demolition & Construction - Recommendations'
- Liaison with City Archaeologist regarding need for archaeological site investigation (Appendix C)
- Local Stakeholder Engagement Strategy.

All Planning and pre-application enquiries should be directed to:

Paul Chick,  
North Area Team Manager,  
Development Services,  
Bristol City Council

Tel: 0117 9223010

E-Mail: [paul.chick@bristol.gov.uk](mailto:paul.chick@bristol.gov.uk)

Appendix A

# Planning policies

# A

## Planning policies

### National Planning Policy Framework

Central government planning policy and guidance is outlined within the recently published National Planning Policy Framework, March 2012, which can be found at the following link:

<http://www.planningportal.gov.uk/planning/nppf>

Refer particularly to section 7 'Requiring Good Design' (paras 56-68).

### Bristol Local Plan Core Strategy

The Bristol Local Plan Core Strategy, adopted June 2011, represents the council's primary strategic planning document.

<http://www.bristol.gov.uk/page/planning-core-strategy>

The relevant policies affecting this site are listed below and can be found on the council's website:

- Policy BCS3 (Northern Arc and Inner East Bristol - Regeneration Areas)
- Policy BCS5 (Housing Provision)
- Policy BCS7 (Centres & Retailing)
- Policy BCS9 (Green Infrastructure)
- Policy BCS10 (Transport & Access Improvements)
- Policy BCS11 (Infrastructure and Developer Contributions)
- Policy BCS12 (Community Facilities)
- Policy BCS13 (Climate Change)
- Policy BCS14 (Sustainable Energy)
- Policy BCS15 (Sustainable Design & Construction)
- Policy BCS16 (Flood Risk & Water Management)
- Policy BCS17 (Affordable Housing Provision)
- Policy BCS18 (Housing Type)

- Policy BCS20 (Effective & Efficient Use of Land)
- Policy BCS21 (Quality Urban Design)
- Policy BCS22 (Conservation & the Historic Environment)
- Policy BCS23 (Pollution)

### Bristol Local Plan Site Allocations and Development Management Policies

The Bristol Local Plan Site Allocations and Development Management Policies Publication Version Document was submitted to the Secretary of State on 12 July 2013 for independent examination. Although this document is not yet adopted, the National Planning Policy Framework confirms that its policies can be given weight in advance of adoption where they are in accordance with it.

<http://www.bristol.gov.uk/siteallocations>

The site is allocated within this document for housing, community use and retail (Site reference BSA0102).

The document specifies that development should:

- take a coordinated approach to the delivery of this allocation and be guided by community involvement;
- contribute towards meeting the recognised local need for community and health facilities on site or in the local area;
- be informed by a retail impact assessment if the proposed retail use is larger than 2,500 sqm;
- ensure that the scale of the retail use is appropriate to the character/hierarchy of Ridingleaze as a District Centre identified by the Core Strategy;

- ensure that the town centre uses are well-connected to the Ridingleaze District Centre;
- be informed by a site-specific flood risk assessment as the area of the site is greater than one hectare.

The estimated number of homes stipulated for this site is 80. A small element of office use would also be acceptable alongside the housing, community use and retail to reflect the edge of centre location of the site.

The Development Management policies comprise detailed policies that will be used by the Council when assessing planning applications. The relevant Development Management policies to this particular site are listed below:

- Policy DM1 (Presumption in Favour of Sustainable Development)
- Policy DM4 (Wheelchair Accessible Housing)
- Policy DM5 (Protection of Community Facilities)
- Policy DM7 (Town Centre Uses)
- Policy DM14 (The Health Impacts of Development)
- Policy DM15 (Green Infrastructure Provision)
- Policy DM16 (Open Space for Recreation)
- Policy DM17 (Development Involving Existing Green Infrastructure)
- Policy DM19 (Development & Nature Conservation)
- Policy DM23 (Transport Development Management)
- Policy DM26 (Local Character & Distinctiveness);
- Policy DM27 (Layout & Form)
- Policy DM28 (Public Realm)
- Policy DM29 (Design of New Buildings)
- Policy DM31 (Heritage Assets)
- Policy DM32 (Recycling & Refuse Provision in New

- Development)
- Policy DM34 (Contaminated Land)
- Policy SA1 Site Allocations
- Appendix 1 (Standards of Open Space for Recreation)
- Appendix 2 (Parking Standards Schedule)

### Other documents

Other relevant documents to any future planning submission include:

- Statement of Community Involvement - Adopted October 2008

<http://www.bristol.gov.uk/page/planning-statement-community-involvement>

- Planning Obligations Supplementary Planning Document, Adopted September 2012.
- Climate Change and Sustainability Practice Note (supporting Core Strategy Policies BCS13-16).
- Space Standards Practice Note, July 2011

<http://www.bristol.gov.uk/page/supplementary-planning-documents-and-guidance>

- Bristol City Council Community Infrastructure Levy Charging Schedule (January 2013)
- The Bristol Planning Protocol, 2011

<http://www.bristol.gov.uk/page/major-developments#jump-link-3>

# City Council tree officer comments

# B

## City Council Tree Officer comments

Following our recent visit to the above site I have the following comments regarding the trees.

There are a number of trees that have significant value on site. These are predominantly trees that can be seen from a public perspective and have sufficient amenity value to be considered for retention. There are also a number of mature trees within the site that would provide considerable benefit if retained within any future residential development.

As discussed I can give you an initial assessment of the trees, however they should be the subject of an arboricultural survey to fully inform you of value, condition and constraints to be submitted as part of any future application.

### **Aust Farm House Area**

There are a number of walnut trees within the garden of the Farm House. As mature native trees they contribute to the area but have mediocre value. Two large cypress trees also stand in the rear garden of the property. These have become overgrown and dominate the rear of the property. They are no longer suited to their location.

A Norway maple is located on the eastern boundary with a Gourney Close property. This is a mediocre tree but its retention would be beneficial if possible.

### **Broadlands Drive Entrance Area.**

There are two significant lombardii poplar trees located adjacent to No 131 Broadlands Drive and near the corner of Stile Acres and Broadlands Drive - These appear to be in reasonable condition. Providing this is the case I would support their retention. Near these trees is a group of five sycamore trees and located near the Public Library building is a willow. The trees are average in terms of value. Their retention would be beneficial but not essential.

Poplar Trees at the rear of 131-145 Broadlands Drive. This is a group of seven large lombardii poplar trees and also a willow. The trees are large and mature. Whilst significant they are already located in close proximity to current housing and are likely to be located closer to any future housing. Their aspect is such that they would cause heavy shading to any future development within the site. Considering their age and location, providing there is sufficient mitigation for suitable replanting, their removal is likely to be accepted.

### **Trees at Centre of Site.**

Comprise of two groups.

#### **1. A Horse Chestnut and Ash tree**

The ash tree is I believe located off site but is a good specimen which appears to be in a reasonable condition. The root system of the tree is likely to require protection if development is to occur within the vicinity.

The horse chestnut is already showing signs of bleeding canker and is likely to decline considerably in the near future. Horse Chestnuts are also susceptible to leaf minor which will also affect the condition and future of the tree. Its removal is likely to be accepted.

#### **2. Lime, Sycamore and Ash**

These trees are mature specimens that appear to be in reasonable condition. As such they would provide significant benefit to any future development. They should be retained, possibly as part of a green area at the centre of the site.

### **Stile Acres and Long Cross Boundaries**

Nearly all of the trees running adjacent to the boundary in this area are of significant amenity value and should be retained. There are one or two birch trees which are poorer specimens. Near the main entrance to the school there are a number of mature trees slightly set back from the boundary behind existing trees. This makes them of slightly less value however their retention if possible would be welcomed.

**Laurence Wood**  
**Arboricultural Officer (Planning)**

**Job Share Thursday, Friday & alternate Wednesdays.**  
**First Floor, Brandon Wing**  
**Brunel House**  
**St Georges Road**  
**Bristol**  
**BS1 5UY**

**Tel: (0117) 922 3728**

**Fax: (0117) 922 3744**

**Email: [laurence.wood@bristol.gov.uk](mailto:laurence.wood@bristol.gov.uk)**

### **Useful Links:**

**[www.bristol.gov.uk/planning](http://www.bristol.gov.uk/planning)**

**[www.bristol.gov.uk/treebristol](http://www.bristol.gov.uk/treebristol)**

**[www.bristol.gov.uk/treemanagement](http://www.bristol.gov.uk/treemanagement)**

# Brief for archaeological field evaluation



## Brief for archaeological field evaluation



LAND AT THE FORMER CITY OF BRISTOL COLLEGE, LAWRENCE  
WESTON, BRISTOL  
(NGR ST 54581 78459)

### BRIEF FOR ARCHAEOLOGICAL FIELD EVALUATION

**(Contact: Mr R H Jones, Senior Archaeological Officer, City Design Group, Urban Design and Conservation, Brunel House, St. George's Road, Bristol BS1 5UY. Tel (0117) 922 3044; email bob.jones@bristol.gov.uk)**

Client: Bristol City Council

Agent:

Nature of development:

Local Authority Reference:

#### 1. Site Location and Description

1.1 The site lies within the Lawrence Weston housing estate, largely constructed in the years immediately following the Second World War. The development site itself is largely taken up by the buildings of the former college, probably constructed in the 1950s or later. Outside the footprint of the college buildings there are area of car parking, surfaced in tarmac, with an area of grass on the eastern

side of the site, immediately north of Aust farmhouse (see below). This grassed area shows little sign of recent cultivation and has well defined evidence for earthworks of unknown origin. The Freshways Resource Centre lies to the west of Aust farmhouse. This building and its grounds are not included in the proposed development area.

#### 2. Planning Background

2.1 A Development Brief is in the process of being produced. Given the potential archaeological sensitivity of the site, further information is required, in the form of intrusive field evaluation, to supplement existing information contained within a desk-based assessment of the whole of the estate (BaRAS, 2008), to fully inform the design and planning process. This approach is in line with guidance given in NPPF, para 128 (DCLG 2012), as well as Core Strategy policy BCS22 (BCC, 2011) and policy B22 of the Bristol Local Plan (BCC, 1997).

#### 3. Historical Background

3.1 An archaeological desk-based assessment was carried out of the whole of the Lawrence Weston estate as part of a programme of replacement of PRC housing (BaRAS, 2008). This assessment should be consulted for more detailed information about the site and the area in general. In summary, the study highlights the importance of the area from the prehistoric period onwards, with Bronze Age barrows identified on the higher ground to the south and extensive evidence for Roman settlement in the immediate area of the site. The Roman villa at Kings Weston lies about 1 km to the south-east. Most recently in 2009, excavation at St Bede's School, immediately to the north of the site, revealed evidence for late Iron Age buildings and subsequent field systems of the 3<sup>rd</sup> and 4<sup>th</sup> centuries AD (AOC Archaeology, 2010). From the site itself, the late George Boon is reported

to have discovered Roman pottery 'in fairly large quantities' (HER 23766). In the medieval and subsequent periods, the area appears to have been largely agricultural. Adjoining the site is Aust farmhouse, a cross-gabled building probably of 17<sup>th</sup> century date and remarkably unlisted, but certainly a heritage asset of particular importance. The earthworks which can be detected in the rough grassland to the north of the farmhouse may be associated with contemporary field boundaries, which can be traced at least from the 1840 Tithe Map onwards.

4. Objectives (these are not exhaustive and new objectives may be defined in the course of compiling a Written Scheme of Investigation)

4.1 In general terms, the evaluation should establish the survival quality of the archaeological resource as defined above. In particular, it should establish:

- The presence/absence of pre-medieval settlement, especially relating to the late Iron Age and Roman periods, perhaps associated with the Iron Age/early Roman and later Roman settlement evidence found to the north and possibly the source of the pottery found by Boon in 1950.
- The potential for structures and settlement activity associated with the adjacent Aust farmhouse. The earthworks in the grassland to the north of the farm should be investigated and their date and significance established.

4.2 The report should consider possible impacts of development on archaeological deposits and features and should make an assessment of the likely problems associated with further excavation and recording. It may also make recommendations regarding a strategy to mitigate the effects of development, although the final decision regarding the future archaeological strategy for the site is to be determined by the Local Planning

Authority, advised by the Senior Archaeological Officer.

5. Written Scheme of Investigation

5.1 A detailed Written Scheme of Investigation (WSI) must be submitted to the Local Planning Authority for approval, in order that it may be satisfied that the conduct of the project satisfies the terms of the brief and that sufficient resources are available to undertake all the tasks put forward in this brief. Its contents must therefore be agreed, in writing, with the Local Planning Authority.

5.2 The WSI should be compiled following the guidance put forward in Management of Research Projects in the Historic Environment – PPN3: Archaeological Excavation (English Heritage 2008) and must have been compiled in full consultation with all specialists who will be employed in the project team. Where it appears likely that specialists will play a major role in the execution of the project, they should be asked to contribute to the WSI.

5.3 The WSI should include the following details:

1 the statement of objectives, including research objectives of the project;

2 a detailed methods statement, to include:

- trench location, based upon the trench location plan supplied as part of this brief or as finally agreed (if different)
- arrangements for safe working, including provisions for shoring if required (the contractor should submit a copy of their current health and safety policy) and fencing of the site

- details of plant to be used
- spoil storage
- backfilling and reinstatement

3 Proposed sampling strategies for geoarchaeological examination of the sediments and for the recovery and assessment of organic and non-organic ecofacts;

4 A discard strategy for all artefacts and arrangements for liaison with the selected conservation service;

5 the structure and personnel of the project team;

6 a list of tasks as identified in the methods statement apportioned to the identified project team members;

7 details of timetable including a cascade chart to show the time allowed for each of the tasks identified in the WSI;

8 details of provision for on-site and post-excavation input by specialists identified in the WSI (financial provision must be made for site visits by relevant specialists). Such identified specialists must be part of the project team and have a detailed input into the design of the project, including the provision of financial estimates for specialist work. On this site it is likely that, at the least, specialists will be required for:

- pottery analysis;
- artefact conservation – all artefacts, where applicable, must be conserved prior to the submission of the site archive to the City Museum;
- artefact analysis;
- palaeoenvironmental analysis (specific specialists should be identified within this broad heading, to include a potentially wide range of scientific analyses, following advice from the English Heritage Archaeological Science Advisor);

5.4 During the compilation of the WSI the archaeological contractors are advised to liaise closely with the English Heritage archaeological science adviser for the South-West, Ms Vanessa Straker, and should give her advance notice of the commencement of work (tel no 0117 975 0689; email Vanessa.Straker@english-heritage.org.uk). She may be able to offer expert advice in the light of recent scientific research work in the area and would be willing to comment on the scientific component of the WSI.

5.5 All specialists in archaeological science (both those employed in-house by the contracting field unit or those sub-contracted) should be named in project documents. Prior agreement of specialists must always be obtained before their names are listed. Their competence to undertake proposed investigations, and the availability of adequate laboratory facilities and reference collections should be demonstrated.

5.6 It is essential that the Written Scheme of Investigation be compiled in close collaboration with all the specialists who will be employed in the project team. Specialists should have been asked to quote their costs which should be included in

the overall budget for the project. It should be borne in mind that specialists will wish to visit the site during the progress of work and allowance for this should be made in the fieldwork budget. The costs to specialists for attending subsequent meetings should also be allowed for in the budget.

- 5.7 Provision should also be made for the incorporation of further specialists on to the project team as required. Budgets should allow for further specialist work to be carried out during the conduct of the project.
- 5.8 Curatorial staff of the Archaeology Department of Bristol Museum should be consulted during the compilation of the WSI to clarify questions of storage requirements and to allow museum staff to make suitable provision for future storage arrangements (Tel 0117 922 3459). The requirements for artefact conservation should be discussed with specialist conservation staff.
6. Evaluation Methodology
- 6.1 The location of trenches should be as shown on the accompanying plan (Fig 1), except where overriding constraints dictate that trenches will need to be relocated. The trenches have been sited in areas considered to have the greatest archaeological potential, following a visit to the site and considering such issues as previous impacts on the site and the topography of the site. However, the archaeological contractor is encouraged to assess the trench locations as shown in figure 1 in the light of any constraints and to consider preferable positions which could satisfy the objectives set out above. New trench locations should be discussed and approved by the Senior Archaeological Officer, possibly following an on-site meeting.
- 6.2 All finds (artefacts and ecofacts) visible during evaluation

must be collected and processed. However, it will be sufficient to collect a representative sample from deposits of clearly recent date (eg recent demolition material) in accordance with an agreed discard strategy. Finds must be appropriately packaged and stored under optimum conditions, as detailed in First Aid for Finds (Watkinson & Neal 1998). All iron objects, a selection of non-ferrous artefacts (including all coins) and a sample of any industrial debris relating to metallurgy should be X-radiographed before assessment (English Heritage 2006a).

- 6.3 Where there is evidence for industrial activity, macroscopic technological residues (or a sample of them) should be collected by hand. Separate samples (c 10 ml) should be collected for micro-slugs (hammerscale and spherical droplets). Reference should be made to the document Science for Historic Industries (English Heritage 2006c) and Hammerscale (Starley 1995).
- 6.4 Samples must be taken for scientific dating (principally radiocarbon dating at the evaluation stage) in specific circumstances. This would apply where dating by artefacts is insecure or absent and where dating is necessary for development of the Project Design for subsequent mitigation strategies.
- 6.5 If appropriate, buried soils and sediment sequences should be inspected and recorded on site by a recognised geoarchaeologist, since field inspection may provide sufficient data for understanding site formation processes. Procedures and techniques presented in the English Heritage document Geoarchaeology (English Heritage 2004) should be followed. Samples for laboratory assessment should be collected where appropriate, following discussion with the Local Authority.
- 6.6 Where appropriate, suitable deposits must be sampled for

retrieval and assessment of the preservation conditions and potential for analysis of all biological remains. The sampling strategy should include a reasoned justification for selection of deposits for sampling and should be developed in conjunction with a recognised bioarchaeologist. Sampling methods should follow the guidance given by the document Environmental Archaeology (English Heritage 2011). Bulk samples and samples taken for coarse-sieving from dry deposits should be processed at the time of the fieldwork wherever possible, partly to permit variation of sampling strategies if necessary, but also because processing a backlog of samples at a later stage causes delays.

- 6.7 Lifting of human remains should be kept to an absolute minimum and should only be carried out if absolutely necessary (English Heritage 2005). If human remains are lifted, provision must be made for their inspection and assessment by a recognised specialist, (English Heritage 2002). A Ministry of Justice licence will be required for the exhumation of such remains under the terms of section 25 of the Burial Act 1857.
- 6.8 Non-archaeological constraints should be accounted for in determining the conduct of the evaluation, for example, the location of live services, trees and other natural environment constraints, existing rights of way, local access routes and public safety.
- 6.9 The field evaluation should be conducted by an archaeological contractor of recognised competence with experience in this type of work. The contractors will be required to conform to the Code of Conduct of the Institute for Archaeologists. It is recommended that at least one senior member of staff is a member of the Institute for Archaeologists.
- 6.10 To conform to Bristol City Museum's standards for archive storage and information retrieval, an accession number must

- be obtained from the Museum before fieldwork starts. All paper records and artefacts should be suitably marked with this accession number (see above para 5.8).
- 6.11 Where total excavation of archaeological levels takes place, each level should be recorded three-dimensionally.
- 6.12 Archaeological levels and features should be recorded in plan and section at scales of 1:20 and 1:10 respectively. All layers and features should be levelled relative to Ordnance Datum.
- 6.13 Prior to the commencement of all fieldwork, an Historic Environment Record number should be obtained by creating a new OASIS record (<http://www.oasis.ac.uk/form/>). This initial OASIS record should provide enough site information (OS Grid location, site name, street address and name of fieldworker) to enable the creation of a new HER event record number.
- 6.14 Finds of gold and silver should be removed to a safe place and their discovery reported to the Coroner in accordance with the terms of the Treasure Act 1996. The Archaeology Dept of Bristol City Museum should also be informed.
- 6.15 Recording systems used should be compatible with those used elsewhere in Bristol. Context descriptions, artefact registers, photographic records, etc, should be entered on pro-forma sheets similar to those used on other archaeological sites in Bristol.
- 6.16 All trenches should be backfilled and reinstated upon completion of work unless specific instructions to the contrary are given by the site owner or his agent.
7. Monitoring
- 7.1 Provision must be made for monitoring the progress of the evaluation in order to ensure the effectiveness and proper execution of the work and that proper standards are being maintained. Regular monitoring stages should be agreed between the archaeological contractor and the City Archaeologist when drawing up the WSI.
8. Assessment
- 8.1 A full assessment of all data must be carried out immediately following the completion of the evaluation. Assessment of artefacts must include inspection of x-radiographs of all iron objects, a selection of non-ferrous artefacts (including all coins) and a sample of any industrial debris. A rapid scan of all excavated material should be undertaken by conservators and finds researchers in collaboration. Material considered vulnerable will be selected for stabilisation after specialist recording. Where intervention is necessary, consideration must be given to possible investigative procedures (eg glass composition studies, residues in or on pottery, and mineral-preserved organic material). Once assessed, all material will be packed and stored in optimum conditions, as described in First Aid for Finds (Watkinson & Neal 1998).
- 8.2 Assessment of any technological residues should be undertaken.
- 8.3 Samples for dating must be submitted to laboratories promptly, so that results are available to assist in the development of subsequent mitigation strategies.
- 8.4 Processing of all samples collected for biological assessment, or sub-samples of these, must be completed. The preservation state, density and significance of material retrieved must be assessed. Unprocessed sub-samples must be stored in conditions specified by the appropriate specialists.
9. Archive
- 9.1 The standard of the archive should be as defined MoRPHE (English Heritage, 2008). This represents the minimum which must be produced following on from the fieldwork stage. It should contain all original records, suitably ordered, catalogued and indexed, as well as matrices and summaries of the context record and artefact record. It should include the results of all assessments, as described above.
- 9.2 A copy of the archive should be deposited with Bristol City Museum as the recognised repository of archaeological material for the Bristol area. Issues of copyright and ownership of records and artefacts must be clarified with the site owner before the commencement of work. Agreement must also be reached with the Archaeology Department of Bristol City Museum in order to make suitable arrangements for the deposition of the archive and for information regarding standards required by the Museum (eg for storage). It is especially important that all artefacts, where applicable, are conserved before transfer to the Museum.
- 9.3 Particular attention should be given to the Museum's guidelines relating to their conditions for acceptance of archaeological archives (Bristol City Council, 2008) and the Archaeological Archives Forum Best Practice Guidance (AAF, 2007), as well as the Institute for Archaeologists Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives (IfA, 2009).

10. Reporting Arrangements
- 10.1 The field evaluation must be followed by a comprehensive report for submission to the Local Planning Authority. It should include:
- i Aims of the work and a summary of the results;
  - ii Historical outline of the site;
  - iii Likely survival of archaeological remains on the site;
  - iv Potential impact of development upon the archaeological resource;
  - v Main results of evaluation fieldwork, including plans, sections and any other relevant field drawings;
  - vi Plans and photographs to support the text of the report, (most of the photographs may be supplied in a digital format);
  - vii Specialist reports as required to corroborate the statements made in the report. These reports should include assessments of the value of further analysis and sampling on the basis of the samples retrieved from the evaluation. They should include tabulations of data in relation to site phasing and contexts, and must include non-technical summaries. The objective presentation of data must be clearly separated from interpretation.
- 10.2 Plans should be delivered for inclusion within the Bristol HER in an agreed format, preferably as ESRI shapefiles or AutoCad DWG or DXF. All such digital data must be on OS coordinates. This data must be supplied at the time of fieldwork or immediately thereafter. The text of the report should be submitted in the format used for its creation, in a standard word processing package (eg Word) or as an Acrobat PDF file. This is in addition to a printed report. All digital submissions should include adequate documentation of metadata. Further guidance on the creation of digital archives and metadata is given in MoRPHE Technical Guide 1 (English Heritage 2006b) and can also be obtained from the Archaeology Data Service ([www.ads.ahds.ac.uk](http://www.ads.ahds.ac.uk)).
- 10.3 A bound copy of the report must be sent to the City Archaeologist to allow him to make a decision regarding the proper management of the archaeological resource and for inclusion in the Bristol Urban Archaeological Database. A digital version must be submitted at the same time as the printed copy. Further copies of the report may be required by relevant city council officers and the contractor should ensure that sufficient copies are produced for all interested parties.
- 10.4 The report may make recommendations for further work, based upon the results of the evaluation. Similarly, specialists should be encouraged to make recommendations for further investigations. However, it will be important that such recommendations are separate from results and interpretation.
11. Publication
- 11.1 Full publication of the results of the evaluation will depend upon the perceived need for further work. If the evaluation is followed by more extensive fieldwork, the results of the evaluation should be incorporated within the publication of the larger excavation.
- 11.2 If important archaeological features and deposits are discovered which can be preserved largely or entirely in situ, little further archaeological work may be required. In this case, it will be important to ensure that the results of the evaluation stage are made available to a wider public. The results of the evaluation should then be published in a journal or other suitable outlet with full supporting data. Due financial provision should be available to allow for this (including the costs of full analysis of retrieved data. If, on the other hand, the results from the evaluation are largely negative, a short report in a local archaeological journal should be sufficient.
- 11.3 In any event, short summaries must be submitted to the relevant period society journals and to the local archaeological society journals for inclusion in their yearly summaries of work.
12. Bibliography
- AAF, 2007, Archaeological Archives. A guide to best practice in creation, compilation, transfer and curation (Duncan H Brown – Archaeological Archives Forum).
- AOC Archaeology, 2010, St Bede’s Catholic School, Long Cross, Bristol. An Archaeological Post-Excavation Assessment Report.
- BaRAS, 2008, Archaeological Desk-based Assessment of land at Lawrence Weston, Housing Estate, Bristol. Report No 1801/2008
- Bristol City Council, 1997, Bristol Local Plan

## Appendix C

Bristol City Council, 2006, Archaeology and Development, Supplementary Planning Document Number 7.

Bristol City Council, 2008, Bristol's City Museum & Art Gallery Conditions of Acceptance of Archaeological Archives <http://www.bristol.gov.uk/ccm/content/Leisure-Culture/Museums-Galleries/Archaeology.en>

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English Heritage, 2004, Geoarchaeology: using earth sciences to understand the archaeological record. Swindon: English Heritage.

English Heritage, 2005, Guidance for best practice for treatment of human remains excavated from Christian burial grounds in England. London: English Heritage & The Church of England.

English Heritage, 2006a, Guidelines on the X-radiography of archaeological metalwork. Swindon: English Heritage.

English Heritage, 2006b, MoRPHE Technical Guide 1: Digital Archiving and Digital Dissemination. Swindon: English Heritage.

English Heritage, 2006c, Science for Historic Industries.

Guidelines for the investigation of 17<sup>th</sup>- to 19<sup>th</sup>-century industries. Swindon: English Heritage

English Heritage, 2008, Management of Research Projects in the Historic Environment. PPN3: Archaeological Excavation. Swindon: English Heritage

English Heritage, 2011, Environmental Archaeology: a Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-excavation (second edition).

Institute for Archaeologists, 2008, Standard and Guidance for Archaeological Field Evaluation.

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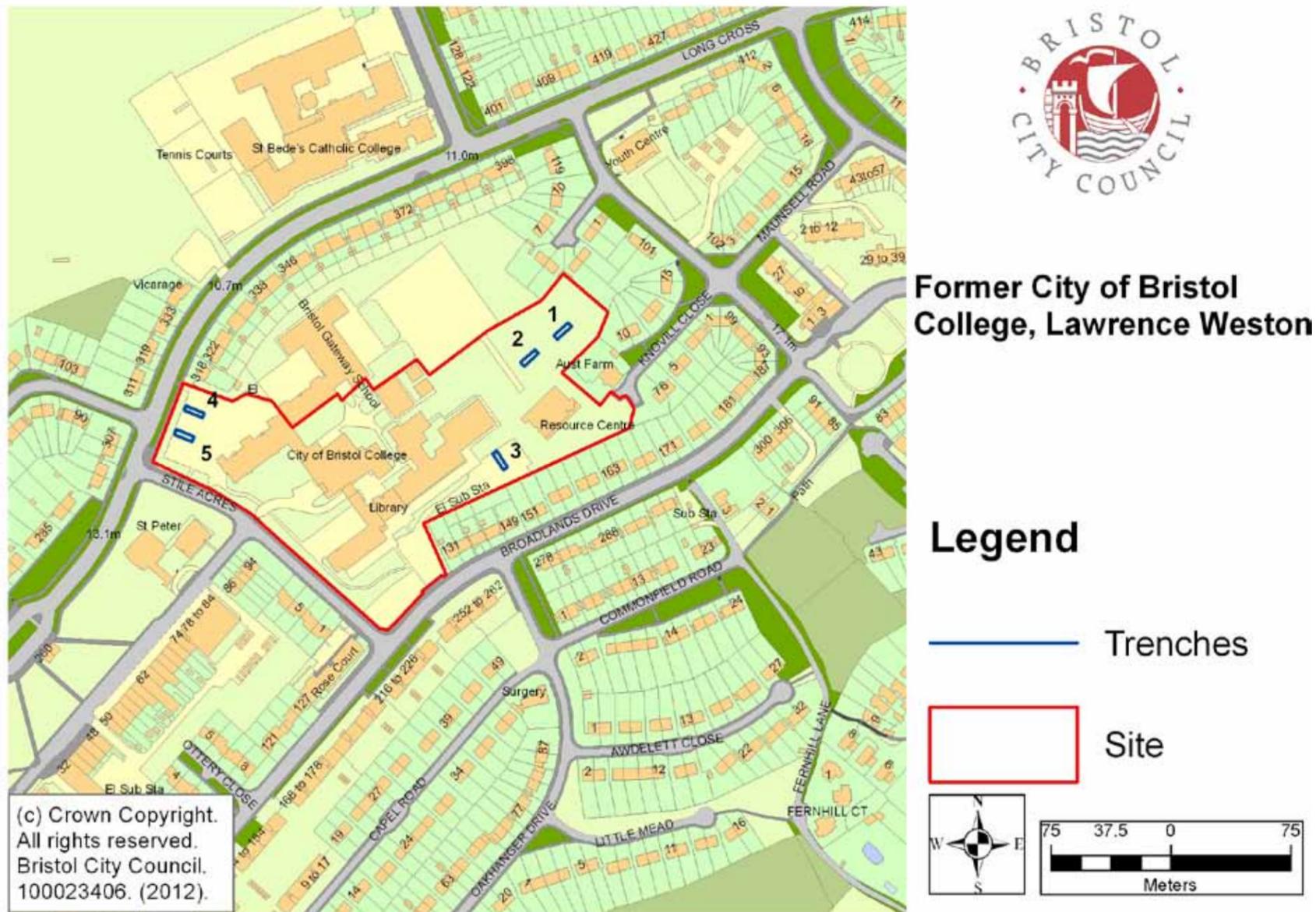
Starley, D, 1995, Hammerscale. Historical Metallurgy Society: Archaeology Datasheet 10

Watkinson, D & Neal, V, 1998, First Aid for Finds, RESCUE and UKIC.

R H Jones  
Senior Archaeological Officer  
Urban Design and Conservation

April 2012

NB This brief remains valid for three months from the above date. If the work covered by this brief has not been commenced within this period it may be necessary to revise the brief in the light of new information and priorities.



**Former City of Bristol College, Lawrence Weston**

**Legend**

— Trenches

□ Site

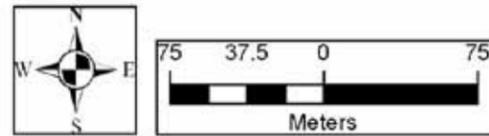


Fig 1. Proposed location of evaluation trenches – to be discussed and agreed on site

# Community surveys

# D

## Community surveys

### Community research

This substantial research project has trained 10 local people in research skills, developed a thorough questionnaire and got the views of 946 local people on social, environmental, economical and spatial issues. This has enabled us to see exactly what a large percentage of the population think about the development.

- 80.5% wanted to see shops as part of the College Site development
- 83.2% wanted to see a supermarket
- 61% wanted to see Community Businesses
- 66.7% did not want to see Offices
- 80.3% wanted to see better library provision
- 67.4% wanted to see training rooms
- 80% wanted to see Sport Facilities
- 62.6% wanted to see Arts Facilities
- 76.2% wanted to see older peoples facilities
- 80.9% wanted to see youth facilities
- 69% wanted to see employment, debt and benefit support
- 76.1% wanted to see health facilities
- 73.6% wanted to see smaller houses
- 50.1% wanted to see apartments
- 52.1% wanted to see big houses
- 83.2% suggested that they shop outside of Lawrence Weston because of the price of products and 74.2% because of the choice of products

### Shopper surveys

This work was further informed by the work of Bristol University Student Volunteers who carried out Shopper survey (46 Completed questionnaires over two days new survey currently being researched). Key findings include:

- 64.3% of people suggested that they where not satisfied with the shopping offer in Lawrence Weston
- 70% of people felt safe shopping in Lawrence Weston
- 63.2% did not feel safe after 8pm
- 27.5% suggested that the cost of public transport affected their shopping destination
- 30% of people surveyed suggested that Choice of food stores affected their shopping destination,
- 80% of people thought that more food shops would make them shop in Lawrence Weston more regularly
- 76.6% suggested that they would like to see a supermarket in Lawrence Weston.
- 51.8% felt that a play area would improve the greenspace in front of the shops at Ridinglease.

### Business surveys

17 of the local businesses were surveyed over August 2011, their responses are set out below:

- 69% agreed that the area needed more shops
- 58% agreed that they would like to see a supermarket
- 42.9% wanted to see Office space
- 38.6% agreed that they wanted to see business units
- 28.5% wanted to see Market Stalls
- 71.5% wanted to see small houses
- 24.2% wanted to see large houses
- 71.4% wanted a library
- 30.8% wanted to see a café/restaurant
- 64.3% agreed that they would like to see training rooms
- 78.6% wanted to see sports facilities
- 53.9% wanted to see Health Facilities

### Community Plan Coordinator

Consultation with the local population has also been informed by the work of the Community Plan Coordinator, who among many other things has set up the Lawrence Weston Planning Group, the Chair of which now sits on the Lawrence Weston College Site Project. The Community Plan Coordinator has also consulted widely as part of the community planning process, including the Partner Survey (14 completed questionnaires)

- 90% thought that Private housing was needed
- 87% felt that Social housing was needed
- 80% felt that big houses where needed
- 12% felt that smaller houses where needed
- 75% felt that a hostel was not needed
- 92% thought that a better library should be included
- 100% felt that training rooms where needed
- 91.6% felt that older peoples facilities where needed
- 84% felt that youth facilities where needed
- 91% felt that employment, debt and benefit support where needed
- 75% felt that health facilities were needed
- 100% felt that the cost of public transport was a problem
- 100% felt that transport links to the city and jobs where a problem
- 100% felt that links to the hospital where a problem

# Residential space standards and housing need

# E

## Residential space standards and housing need

The following unit size space standards are based upon the upper end of the range set out by the Homes and Communities Agency within the Housing Quality Indicators (HQI) Form (updates April 2008) and referred to under the Bristol Local Plan Core Strategy Policy BCS18, except where the City Council's 'Interim Affordable Housing Practice Note' would require a higher standard.

Minimum unit size by gross internal floor area:

|  |
|--|
| No 1Bed 1Person flats permitted                                |
| 1Bed 2Person flat – 50 sq m                                    |
| 2Bed 3Person flat/bungalow – 67 sq m                           |
| 2Bed 4Person flat/bungalow – 75 sq m                           |
| 3Bed 5Person flat/bungalow – 85 sq m                           |
| 4Bed 6Person flat/bungalow – 95 sq m                           |
| 2Bed 3Person house (2 storey) – 67 sq m                        |
| 2Bed 4Person house (2 storey) – 76 sq m                        |
| 3Bed 5Person house (2 storey) – 86 sq m                        |
| 4Bed 6Person house (2 storey) – 110 sq m                       |
| 3Bed 5Person house (3 storey) – 95 sq m                        |
| 4Bed 6Person house (3 storey) – 110 sq m                       |
| 4Bed 7Person house (2+ storey) – 115 sq m                      |
| 4+ Bed 7+ Person house (2+ storey) - Add 10 sq m per bed space |

In addition, all dwellings must aim to meet the minimum standards in relation to unit size by number of living spaces, furniture provision, access, passing and activity zones and storage requirements as set out within the Housing Quality Indicators (HQI) Form (see [www.homesandcommunities.co.uk/hqi](http://www.homesandcommunities.co.uk/hqi)).

Addressing these standards should be demonstrated through the submission of clearly scaled and dimensioned floorplans, indicating internal room configurations, furniture layouts, storage provision and access/activity zones.

### Affordable housing assessment of need

The following affordable housing percentage split has been calculated to respond to the need for accommodation in the area:

- 19% 1 bed flat - social rent
- 7% 2 bed flat - intermediate rent
- 11% 2 bed house - social rent
- 39% 2 bed house - intermediate rent
- 17% 3 bed house - social rent
- 4% 3 bed house - intermediate rent
- 3% 4 bed house - social rent

