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DANDARA LIVING - CLARENCE ROAD PROPOSAL

Community consultation feedback and response

Issue raised	Applicant response
Principle of development	
<ul style="list-style-type: none"> ➤ Broadly supportive of redevelopment for a housing-led scheme ➤ Positive comments included: 'Fantastic sustainable location, replacing an existing eyesore, will be great to see this area become more vibrant,' and 'An ideal site for high density homes, being immediately opposite Temple Meads' ➤ One critic said location better suited to commercial ➤ Two other notable comments said: scheme needs to be mixed use; the other, that the whole area needs investment 	<p>The site forms part of the Bristol City Council Temple Quarter designation (Central Area Plan, policy BCAP35). This area is to be developed for a wide range of uses as part of a mixed-use quarter including new homes and employment space. The supporting Bristol Temple Quarter Vision Document (2021) identifies the site and the wider Temple Gate area as being suitable for mixed-use residential led development.</p> <p>The proposals are for a residential-led mixed use development which includes an element of new, flexible commercial / employment floorspace. Where possible, different land uses should be mixed together; residential above businesses etc to create vibrant mixed and balance communities.</p> <p>There is a pressing need to deliver more homes in Bristol to address the current shortfall. The site is in a highly sustainable location where new homes are to be located. The principle of a residential-led development on this site is therefore wholly appropriate.</p>
Density	
<ul style="list-style-type: none"> ➤ Significant density concerns 	<p>National and local planning policy dictate that new development should promote an effective use of land in meeting the need for homes and other uses. The National Planning Policy Framework states that we should make as much use as possible of previously-development or 'brownfield' land, such as the application site.</p> <p>The site is in a highly sustainable city centre location. We consider that it is wholly appropriate and acceptable that the best possible use must be made of the site. The key is that the site must be optimised, with the correct balance struck between the amount of housing that can be provided upon it and the impact that might result from so doing, though such impacts may also be positive.</p> <p>Throughout the design process we have been mindful to give due consideration to compliance with the Bristol Urban Living SPD which ensures new development follows a design-led approach to optimise densities. The proposed development seeks to</p>

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	<p>maximise the amount of daylight and sunlight the new residential dwellings will achieve, maintain privacy, have suitable acoustic separation and delivers a range of amenity spaces and amenities.</p> <p>We have commissioned a number of technical reports that robustly test and assess the proposed development. These reports confirm that the development is appropriate within the existing context and minimises impacts on the surrounding context ensuring the design quality of the proposal is high. We therefore consider the density of the proposals to be acceptable.</p>
Height	
<ul style="list-style-type: none"> ➤ A wide range of opinions, substantially more negative than positive ➤ A wide range of lower heights considered appropriate, including a 'little' lower, down to six storeys and 'low-rise' ➤ Critics described the heights as 'overbearing' and 'suffocating' Temple Meads ➤ But others said the 'taller the better' ➤ The tallest building seemed to be the focus of concern ➤ One opinion was that tall could help create a Bristol landmark, though other respondents were concerned about visual impact on Temple Meads ➤ There was little direct mention of the Totterdown escarpment view, though it was raised 	<p>The proposed development has been subject to extensive and robust pre-application assessment and discussion. We have engaged with Design West and Historic England at an early stage as well as consulted the local community. A series of design workshops have also been held with Bristol City Council's planning, urban design and heritage officers where we have agreed in principle the approach to height, scale and massing.</p> <p>Following feedback received during the pre-application stage of this project, we have reduced the maximum height of the proposals by five storeys.</p> <p>The proposals have been tested from a townscape and heritage perspective from a range of short, middle and long distant views from various viewpoints around the city. The design of the proposals has sought to have regard to the existing built and environmental context, future development aspirations for this key regeneration area of the city and critically, the heritage assets surrounding the site.</p>
Building design	
<ul style="list-style-type: none"> ➤ Some subjective criticisms: 'bland,' 'different styles will clash,' 'blockish,' 'uninspiring'. Some of these negative comments accompanied general criticism of height & massing ➤ Quality of design & materials key to scheme's success, given the prominent location, 'must stand the test of time' ➤ The importance of this location was raised as the key view from Temple Meads, so the design quality needed to 	<p>We have taken influence from the Bristol Byzantine style and also architecture within the locality of the site including historic precedents such as Temple Meads station and the former WHSmith building which previously sat opposite the site. Throughout the design process we have increased the amount of Byzantine references across the scheme, utilising hierarchy and proportions found in these buildings and architectural features including arches, cornicing and corbelled brickwork.</p>

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<p>reflect this (no comment on whether the proposed design does or does not)</p> <ul style="list-style-type: none"> ➤ Design should reflect 'independence' of Bristol, not being 'a copy and paste red brick build with black railed balcony...that are popping up all over the city' ➤ Needs to integrate with housing behind ➤ Wind tunnel concerns ➤ Accessibility, activation and good placemaking all needed ➤ Need to think about how to make the most of the river frontage ➤ One suggestion to incorporate wall art into the scheme, given its prominent use across Bristol 	<p>Materials proposed are brickwork to the facades which picks up on buildings within the local context and will be hard wearing and durable. We have also introduced aluminium into the design.</p> <p>Our proposals are a contemporary interpretation of the Bristol Byzantine style which is unique to the city. We are utilising a range of brickwork colours and textures throughout the scheme to add variation throughout. We are also utilising a number of finishes and designs to windows and metal work to further add variety throughout the scheme and break down the scale.</p> <p>The scale of the building addresses Caxton Court by stepping down to four storeys on the neighbouring plot. We have taken influence from the material palette and the roof profile on Caxton Court through to elements of our design.</p> <p>We are working with a specialist to analyse the effects of the building on the microclimate and have used this data to amend the profile of the building to reduce its effects on wind speed; further improvements have been made by utilising soft landscaping.</p> <p>All aspects of the building have been considered with regards to accessibility for all needs. We have looked to maximise ground level activation of the building frontage, particularly along Clarence Road, Chatterton Square and Temple Gate whilst balancing with flood constraints on building uses which sets floor levels above the existing ground level.</p> <p>The proposal creates active frontage with views towards the river which will also benefit residents. We felt increasing public realm along this frontage was not appropriate given the high trafficked environment with associated air pollution and noise; we have focused more public realm into the centre of the development away from the road network.</p>
<p>Public Realm</p>	
<ul style="list-style-type: none"> ➤ There is currently a significant lack of green spaces in this area, so green space welcomed, but more wanted; concern it would be insufficient for the number of new residents 	<p>This has been considered within the proposal. Space has been provided to create high quality green space on ground level and roof terraces.</p> <p>There will be integrated green space available to the public, as well as private amenity space for residents.</p>

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	<p>The scheme proposes a total of 1,784sqm of public open space, of which approximately 1,000sqm forms the central area ('pocket park').</p> <p>The neighbourhood also has nearby green spaces and infrastructure, not least the riverside itself, which runs adjacent to the site.</p>
➤ In terms of green spaces, comments focussed on need for as many trees as possible (including acknowledging their contribution towards clean air), grassed play areas, pocket parks, picnic spots, grass not paving, green walls	There are currently two poor quality trees on the site. The proposal increases tree canopy coverage which contributes to urban heat, surface water, air quality management. The proposals will also provide opportunities for play, rest, and social interaction.
➤ Soft landscaping also requested along river-fronting side of the scheme	Soft landscape has been provided along the building edge facing the river. Space has been provided to create an improved safer walking route along Clarence Road.
➤ Several comments seeking to create community meeting spaces, including space for activities (more on this under the community section below) and seating areas	Spaces for gathering and communal meeting have been provided, including the central 'pocket park'. These will provide opportunities for rest & play.
➤ Supplementary point about creating places to relax and play for different age groups	A play for all approach as well as usable amenity space has been designed into the proposals, including roof-level play area for residents.
➤ Personal safety also a significant consideration, in terms of separation from traffic, but also night-time activation, lighting to make it feel safe at night, as well as night-time security (CCTV mentioned)	<p>The building design will provide significant improvements to personal safety, notably with natural surveillance from the new homes and in the pocket park central area of the scheme.</p> <p>From a landscape perspective, planting, furniture, and structures have been designed to allow natural surveillance throughout the proposals.</p>
➤ Building back from the road, creating liveable streets welcomed	<p>Improvements to Chatterton Street have been proposed to improve the streetscape, through planted edges and surface treatment enhancements.</p> <p>The edge of the current building line on Temple Gate has been pulled back, to allow a widened pavement (approximately 3.5 metres wide) with a separate and segregated 3 metre wide cycle path. The pavement on Clarence Road will also be 3 metres wide, and the other pavements at least 2 metres wide.</p> <p>The soft landscaping – including tree planting – will help create a welcoming and liveable space.</p>

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➤ Maximising daylight/sunlight into open spaces highlighted as important	A micro-climate & daylight analysis has been undertaken by the consultant team. This has informed the design proposals from an early stage.
➤ Covered walkways suggested once	Natural canopy cover using tree planting has been integrated where appropriate.
➤ Ensure the scheme is not gated	The c.1,000sqm ground level pocket park off Chatterton Square will remain open to the public 24/7. This is a site that currently has no public access. It is also important – and a requirement – that residents have their own amenity space, so there will be some areas that will be solely for the use of the building's residents.
➤ Three specific feature suggestions to consider: cobbles difficult for many people, including for pushchairs; water fountains; and use of warm/distinct coloured pavements, not grey	Paving choices will be appropriate to the context as well as suitable for the use. This detail is principally determined by the council's highways, landscape and urban design officers.
Vehicles & parking	
<ul style="list-style-type: none"> ➤ Clear conflict between pedestrians and cyclists, with different priorities. ➤ Criticisms that the development would add significantly more cyclists and walkers so undermining the benefits of the investments proposed. ➤ Segregating pedestrians from cyclists (and scooters) seen as a key priority across the board, including with different material colours and textures. ➤ Pedestrians want pedestrian-only zones, a dedicated crossing between Chatterton Street and Temple Meads that prioritises pedestrians, and dog-walking also considered. ➤ Request for no access or docking of Voi scooters in the pedestrianised areas. ➤ General feeling that the whole Temple Meads area is confusing for drivers, cyclists and pedestrians...and that pedestrians and cyclists should be prioritised through traffic-light management. ➤ Investment in the roundabout would improve safety for cyclists. ➤ Consideration must be given to disabled, to ensure full accessibility for them, including dropped kerbs and sufficiently-wide pavements. 	<p>The application site is located in a highly sustainable city centre location, adjacent to Bristol Temple Meads railway station. The redevelopment of the site for a new residential-led mixed use development will allow new residents, employees and visitors to access the site via active travel modes. The proposed development therefore supports walking and cycling trips.</p> <p>The proposed development seeks to deliver a package of off-site improvement to further support active travel patterns. The enhancements include the following works:</p> <ul style="list-style-type: none"> - The scheme proposes a 3.0m wide footway along north side of Clarence Road which will tie in with the existing low brick boundary wall to the western edge of the site. This footway would be continuous with the proposed 2 metre wide footways on both sides of Chatterton Street. - The proposals seek to resurface an existing section of the segregated cycle and footway on the south side of Clarence Road. - It proposed to upgrade the existing controlled crossing into a signal-controlled parallel crossing across Clarence Road, at the junction with Bath Bridge Roundabout. This would be equipped with dropped kerbs and tactile paving. - The scheme will include an extension of the segregated pedestrian and cycle facilities along

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<p>➤ Seating areas must not conflict with cycling or walking.</p>	<p>Temple Gate and Bath Road Roundabout. The footway would be 3.5m wide and the cycle way 3m wide.</p> <ul style="list-style-type: none"> - It is proposed to improve Chatterton Square by widening and resurfacing provide a shared surface promoting walking and cycling. This would lead onto the area of newly created public realm / courtyard within the development. <p>The creation and extension of segregated cycle and pedestrian routes have been provided. The off-site improvements benefit the new residents, visitors and employees of the development as well as the existing community.</p>
<p>Sustainability</p>	
<p>➤ A theme mentioned in different ways a number of times, but mainly as a broad principle including sustainable buildings and biodiversity</p>	<p>The proposals seek to create a series of overarching sustainable design principles that inform the design process. There are 4 Blue Green Infrastructure principles, they are:</p> <ul style="list-style-type: none"> • Social Health & Wellbeing • Sustainable & Green Economy • Environment Adaptation & Resilience • Smart Governance & Delivery <p>More detailed explanation of this can be found in the documentation submitted with this planning application, where sustainability is further addressed specifically in the Energy and Sustainability Statement.</p>
<p>➤ Specific comments on the need for wildflowers for bees, and a question about how plants would be watered</p> <p>➤ One specific comment was to maximum onsite resource management, including water</p>	<p>Biodiversity Net Gain is important requirement of the scheme, and a significant gain will be achieved on-site. Wildflower and biodiversity rich planting areas will be included within the proposals.</p> <p>With regards to watering, a maintenance schedule will be provided by the client for the site's management.</p> <p>The scheme is proposing to aid in the decarbonisation of Bristol by eliminating the need for fossil fuel consumption on site.</p> <p>We are targeting LETI energy use targets which will improve thermal insulation above building regulations levels.</p>
<p>Housing</p>	
<p>➤ Affordable welcomed but more wanted...some wanted affordable only</p> <p>➤ Scepticism the homes would be affordable</p>	<p>The proposals are for a build-to-rent development.</p> <p>A portion of the units will comprise affordable units under the defined affordable private rent tenure. The</p>

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<ul style="list-style-type: none"> ➤ One call for a price cap (including on market homes) ➤ Affordable service charges too (price cap) ➤ Priced so new graduates can afford, with own washing machines not communal ➤ Don't need more luxury flats (though one said high-end flats attract investors) ➤ Homes for sale needed ➤ Need houses suitable for families ➤ Should be for locals, not people from London ➤ Need storage space for residents ➤ Shared ownership & co-housing 	<p>rent for the affordable private rented units will be inclusive of service charges. The affordable units will have access to all amenities and facilities contained within the development.</p> <p>The private rented sector is an important and growing part of the housing market. Build to rent properties provide greater choice, improved standards with more secure tenancies. The provision of build to rent properties will therefore add to and complement the Bristol housing stock to support mixed and balanced communities.</p> <p>The proposed development as a whole includes a mix and range of properties including larger units suitable for families such as 3 bed 4 person home and 3 bed 5 person home.</p>
<p>Pollution</p> <ul style="list-style-type: none"> ➤ Air quality concerns mentioned a handful of times ➤ Shield homes from road noise ➤ Adequate thermal and acoustic insulation and air filtration systems 	<p>An air quality survey has been undertaken which has found levels to be acceptable to have opening windows within the homes from 1st floor and above.</p> <p>We have looked to maximise the number of dual aspect homes fronting onto both Clarence Road and Temple Gate so that most residents enjoy a choice of aspect of rooms. Apartments fronting onto Temple Gate and Clarence Road will be fitted with a mechanical ventilation system which will reduce the requirement for residents to open windows for ventilation, so that opening windows would be personal choice.</p> <p>As stated above, we are targeting LETI energy use targets which will improve thermal insulation above building regulations levels. Mechanical ventilation and filtration systems will keep apartments along Clarence Road and Temple Gate well ventilated without the need to open windows unless occupants choose to.</p>
<p>Services</p> <ul style="list-style-type: none"> ➤ Concern at lack of school places, GPs, and dentists. Cafe, shop, newsagent, gym, outdoor space/green space, school & nursery required (more on this under the community section, below) ➤ One specific comment: investment needed in St Mary Redcliffe school 	<p>Please refer to our Economic Statement that confirms this area is well supported already and can accommodate this development.</p> <p>We would expect to contribute to this if required via a Section 106 Agreement with Bristol City Council to secure funding to address shortfalls in local capacity. This matter will be discussed with council officers during the course of the application. The development will also be liable for a Community Infrastructure Levy payment. This money paid by the applicant to Bristol</p>

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<ul style="list-style-type: none"> ➤ No mention was made by respondents of the need for places of religious worship, postal facilities, or bank/ATM. Internet provision was raised. 	<p>City Council will be used on infrastructure that supports the growth of Bristol, such as schools and transport improvements.</p> <p>We provided the opportunity for respondents to raise any issue or need, via the unpromoted section of the feedback form. No mention was made of these three areas, possibly because of existing nearby facilities. Regards internet provision this is likely to be available in the ground floor spaces though that would be agreed with any operators. Resident broadband would be provided for those living in the new homes.</p>
<p>Employment</p>	
<ul style="list-style-type: none"> ➤ Very few mentions ➤ General wider concern of housing displacing employment in the area ➤ One comment only pressing for opportunities to employ and train local people in the building and redevelopment work 	<p>Please refer to our Economic Statement findings.</p> <p>The need to strike an appropriate balance between competing uses for land, particularly housing and employment is noted.</p> <p>The site is predominately vacant and therefore supports limited economic activity at present. The former vehicle workshop and showroom uses have relocated to a new site.</p> <p>The site represents underutilised land in central Bristol in need of redevelopment to support the overarching regeneration aims and aspirations of the Council. The proposal comprises a residential-led mixed use development which includes new, flexible commercial / employment floor space.</p> <p>The applicant is committing to an Employment and Skills Plan which will drive forward inclusive employment and improved skills pathways as part of the redevelopment of the site. The aim of this plan is to support and maximise employment opportunities for local residents.</p>
<p>Local impacts</p>	
<ul style="list-style-type: none"> ➤ Noise impacts on existing residents from new residents (only mentioned once) 	<p>Whilst we do not anticipate any negative impacts from new residents on existing residents; the development will be served by a 24hour on site management team; any concerns regarding noise can be reported to the reception.</p>
<p>Italian restaurant</p>	
<ul style="list-style-type: none"> ➤ Clearly needs to be addressed – issue raised a number of times ➤ Urged to accommodate in new scheme 	<p>Discussions with Don Giovanni's are ongoing and a variety of options are being explored including accommodating the restaurant within the new development.</p>

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➤ At this stage was only mentioned once with one suggestion of 'living hoardings' used on Victoria Street.	We note this suggestion, which will be considered if consent is granted and we move into the construction stage.

Community suggestions	Response
<p>Lots of people responded to this question, with some key themes running through their suggestions/comments:</p> <ul style="list-style-type: none"> ➤ Significant number of respondents simply suggested café/bar/local store, including references to 'café culture', with one person questioning whether a location adjacent to Temple Meads should be for community use when F&B would work very well ➤ There were some calls for any commercial occupiers to be independent, not 'Costa or Tesco;' a community-run shop/café selling locally-made produce was also suggested, as well as a community-run supermarket ➤ A laundrette (with a café) was mentioned twice ➤ A market was also mentioned a number of times (both inside and outside), with St Nick's, Borough Market/Seven Dials all cited as good examples; there were variations on this theme including food/grocery market ➤ The food theme was raised a lot, including a food bank ➤ Co-working/incubator/spaces for small local businesses came up a number of times, keen to see very low/free rents...these respondents didn't mention the proximity of other similar spaces like The Engine Shed, though one mentioned Brighton's Platf9rm ➤ One suggestion was for somewhere with access to tools and equipment that people can use to create things ➤ There were a significant number of suggestions for the internal space to be for some form of community use. These included a generic 'community hall,' Youth Centre (focusing on nearby estates), mini-library, therapeutic studios, mental health café, bookable spaces for hosting workshops, events, classes, children's parties, soft play, bike repair facility, swap-shop, a 'library of things' where residents could, for example, borrow a drill. ➤ Art spaces/studios also came up a number of times, including dance studio ➤ Free or discounted use for community groups was asked for. There was also recognition that any community use space would need ongoing funding ➤ Interestingly one person suggested using it for public consultation showing the latest plans for Bristol's roads, cycle lane and development 	<p>Through our Social Value report (submitted with this application) we set out how we have engaged with the community and sought to involve groups in helping shape what potential form internal and external ground floor spaces might take.</p> <p>The proposed development includes new, flexible commercial and employment floorspace on the ground floor. These spaces will be subject to Use Class E (commercial, business and service) which could come forward as retail, food & beverage, financial services, medical or health services, creches and offices/workspace.</p> <p>The proposals also include studio and workspace for the use of the residents. The flexible nature of the E Class Use space will allow delivery to be demand led as well as adaptable to meet changing needs. This will guard against ground floor units being left vacant for long periods to the detriment of the vibrancy and vitality of the area.</p> <p>The proposed development includes a substantial public realm offering as well as off-site improvements – in the immediate vicinity - to support a high-quality development and placemaking.</p> <p>The central courtyard space has been designed to be a dynamic</p>

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<ul style="list-style-type: none">➤ One suggestion articulated an important point, given the wide range of suggestions...that it should be flexible and multi-use➤ Much of the response focussed on the outside space too, with suggestions including a community garden, [plant] nursery, public art, performance/music & event spaces, allowing buskers, an outdoor café (like at Castle Park), regular outdoor markets, community boards, spaces to showcase the neighbourhood including to visitors arriving at Temple Meads. There were a small number of diverging comments on late night hospitality/entertainment, some in favour, others against➤ Two respondents suggested public toilets.	<p>space to relax and socialise for residents and the wider community. The space has been designed to be flexible to enable opportunities for a wide range of activities or 'pop ups'.</p>
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