

BUDF Design Review Panel SYNOPSIS

Title of the project/development

Pring and St Hill Site (Malago Road, Bedminster.)

Contact:

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Location:

The site is located approximately 1.5 miles south of Bristol City Centre, to the east of the Malago Road (A38). The railway that separates Windmill Hill from Bedminster adjoins the site to the east.

Description:

Following the successful planning outcome for the St Catherine's Place project a wider regeneration framework has been developed through 2015 and into 2016 and our initial thoughts were presented to BUDF in Aug 2015 and again in May 2016.

We now bring to the BUDF the former Pring and St Hill Site which was within the original framework area on behalf of Rollo Homes a local developer.

The site has an area of 0.51 ha, and forms part of the former Pring and St. Hill site, which was last used in 2005 for uses within Use Class B2. The application site takes its name (Pring and St. Hill) from a steel fabrication business, which occupied the site from 1821 until 2003. The entire Plot 1 site is vacant, with buildings having been demolished in 2010 by Network Rail who used the site as a compound during works to the railway embankment

The proposals is for the majority of the site and follows principles set out in the original framework and Planning permission was granted for a high density residential led mixed use scheme (containing 185 no. residential units) on the site in 2013 (reference 11/01608/R), however this consent has lapsed.

The project is currently in planning and has recently undergone revisions based on feedback received from the public and officers at BCC.

The Proposed Development:

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The proposed development layout includes the construction of two blocks to provide a total of 206 flats (93 no. 1 bedroom and 113 no. 2 bedroom).

Block B will contain 160 flats over 5-10 storeys with car parking within the semi basement and at ground level. Block C will contain 46 units over 5-10 storeys.

A total of 90 car parking spaces are proposed, and secure, fully enclosed provision is made for a total of 366 bikes. Dedicated areas for refuse/recycling storage is also provided.

An application for a district heating “Energy Centre” has been made under a separate application on land to the south western corner of the site. This will provide Heat and Power to the main proposals and subsequently other developments coming forward in the area.

Key issues which we have had to addressing developing the scheme are as follows:

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In 2011 planning permission was previously granted for a high density scheme comprising 185 residential units and commercial floorspace. That scheme did not prove viable and due to the economic downturn, the consent expired and the site has remained undeveloped and vacant for over a decade.

This new proposal for 217 apartments in an 8-10 storey building revives the concept of the previously approved scheme but seeks to address new policy requirements that have arisen, namely the need for a high density scheme to be energy efficient and utilise renewable energy requirements and to address minimum national space standards.

This has been reduced to 206 units following a requirement from Bristol City Council to secure a road widening scheme on Malago Road. The proposal is from 10 – 8 storeys in height with the height focussed close to Bedminster Green next to the Bedminster Railway Station.

The Local Planning Authority have also sought alterations to secure a more varied built form and to achieve more active ground floor frontages. The alterations secure linkages through the site to improve the pedestrian environment. The design team are working with Bristol City Council to address affordable housing and sustainable energy requirements.

This new proposal has been designed to reflect the developing new context established by the emerging framework for the area and the planning permission that has been established for the redevelopment of St Catherine’s Place with a 16 storey apartment scheme.

The bigger picture is that this proposal will result in the redevelopment of a long term vacant brownfield site and will help to further regenerate the inner urban area of East Street/East Bedminster. This high density approach in an accessible location (next to Bedminster Railway Station) is deemed preferable to developing on green space on the periphery of the city and will help the area to reinstate

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itself as a residential neighbourhood for Bedminster, reconnecting the residential suburbs of Victoria Park/Windmill area with the district centre at East Street, which will in turn benefit from the increased population.

The proposal will deliver new housing to address the needs of the City in a most accessible location. The proposal represents an opportunity to bring the site into beneficial use, breathing a new lease of life into the area, significantly enhancing the character and the appearance of the area, adding to its levels of activity and overall vibrancy of local shops, transport, community facilities.

This high density mixed use scheme is a viable and sustainable proposal, which will help to change the character of the Malago Road area at a prominent gateway into the City, from the A38. The proposal is a further piece of the regeneration jigsaw identified in the proposed redevelopment of St Catherine's Place and the emerging vision for the area.

The documents submitted in support of the application demonstrate how environmental, design and transport issues are listed below:

- Affordable Housing and Planning Obligations Statement
- Air Quality Assessment
- Community Involvement Statement
- Design and Access Statement
- Planning and Economic Statement
- Flood Risk Assessment
- Flood Risk Assessment Sequential Test Evidence
- Foul Sewage and Utilities Assessment
- Land Contamination Assessment
- Noise Impact Assessment
- Sustainability Statement and Energy Strategy
- Sustainable Drainage System Strategy
- Transport Assessment
- Travel Plan
- Tree Survey and Arboricultural Impact Assessment
- Views Analysis

Project Status:

A full planning application was submitted January 2017 (16/06785/F) for the main site with a subsequent application for land at the northern end made in March 2017 (17/01222/F)

Following revisions to the scheme we will be consulting with the public on the 29th June before finalising the revised scheme.

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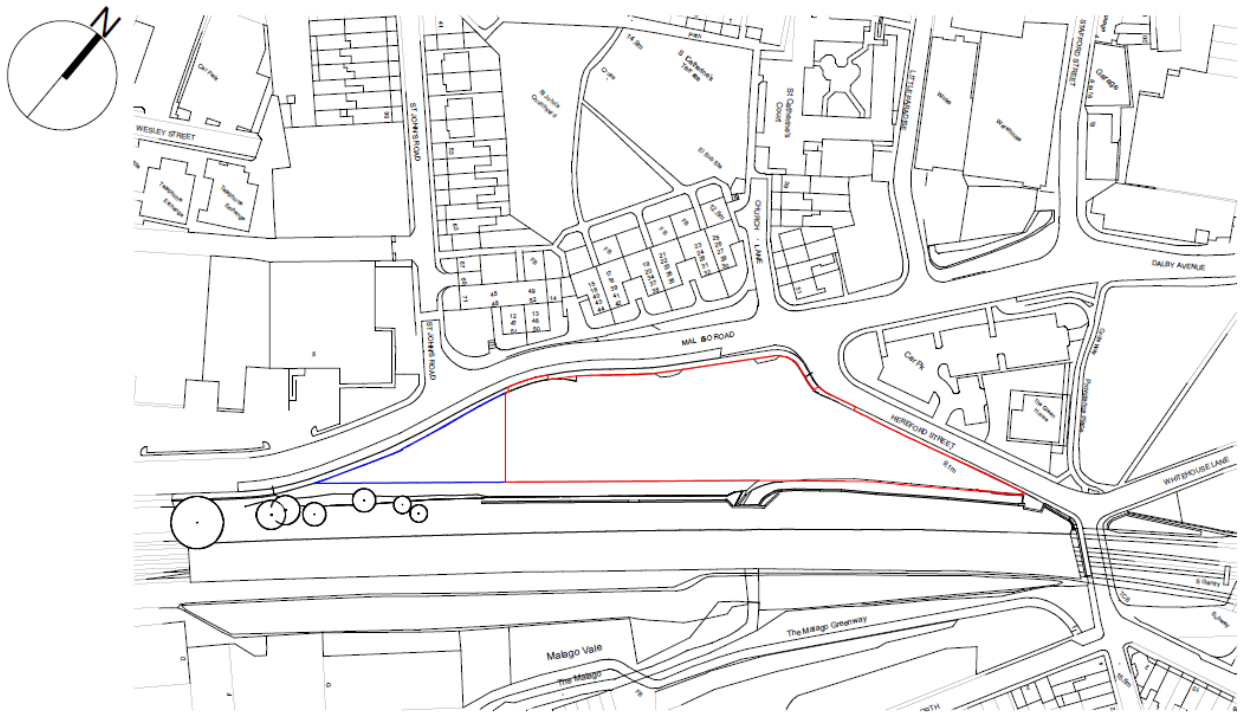


Figure 1: Site Location Plan