

Memo

Job No/Ref:	17/04346/Preapp	Client/Site:	Dandara/ Little Paradise, Bedminster
Author:	Chris Burton	Date:	12 September 2017
Subject:	Presentation to Bristol Urban Design Forum – Little Paradise, Bedminster		

Please note that this submission is being made prior to the design team's second pre-application meeting with Bristol City Council. It is therefore possible that the scheme presented to the Panel on 26 September 2017 will have moved on from this initial submission in order to take account of feedback received from Council officers.

1	Title of the project/development
	Little Paradise, Bedminster
2	Brief description of the works
	The proposal is for a quantum of high quality studio, 1 and 2 bed private rented sector (PRS) flats in a design that responds to local design constraints.
3	Title, name, practice name and address, mobile and email details of the key contact person on the design/development team.
	Jo Davis National PDR Director GVA St Catherine's Court Berkeley Place Bristol Bs8 1BQ 07876 848672 Jo.davis@gva.co.uk
4	Synopsis
	Location: Little Paradise, Bedminster, Bristol.
	The site is located in south Bristol and sits within the Southville Ward. The existing building is industrial in nature with a small car park to the north (see site location plan).
	The site borders the Bedminster conservation area and is outside but borders flood zone 2 as per the EA Flood map.
	The proposal will include a quantum of high quality studio, 1 and 2 bed PRS flats in a design that responds to local design constraints.
	The pre-application DAS, (included with this submission) evidences the design intentions of this application with the design evolution documented on page 20 and 21.
	The scheme looks to relate to the street pattern with an inclusive design; permeability and active street frontages will form an important tenet of the design rationale.
	The tallest elements of the proposal (proposed 21 storeys) will face onto Dalby Avenue, the building will.

	<p>The proposed will 'step down' to the corner of Malago Road and Little Paradise.</p> <p>The proposed will be a lower height along Little Paradise and towards East Street, reflecting the existing lower height at this location. Again the buildings will be 'stepped' back from the road so the buildings do not dominate the street scene.</p>
	<p>Status: An informal meeting was held with BCC in June 2017 to introduce the concept of the site; no feedback was received from BCC.</p> <p>As set out above, a formal pre-application request was submitted to Bristol City Council on 26 July 2017. We are yet to meet with the planners or receive any initial pre-application feedback from Officers on the proposal.</p> <p>Following the pre-application meeting which is to take place with the Council imminently, further engagement will take place with local stakeholders and it is our intention to liaise with the local community and local ward members. We also anticipate a public consultation event taking place in October.</p>
	<p>Main statutory constraints: The site is not within a floodzone, is outside of the Bedminster Conservation Area and has no listed buildings within the site.</p> <p>There are no statutory constraints.</p>