

welcome



About

Welcome to the exhibition for our proposed residential led development at Barrow Road, Lawrence Hill. Thank you for taking the time to attend.

The intention of this exhibition is to share details of the emerging plans, provide an opportunity to discuss them with the team and for us to take on board feedback.


The plans are being brought forward in the context of Bristol's acute housing need and also the need to make better use of brown field and sustainable sites, and help protect green space. There are over 17,000 families on Bristol's housing waiting list and over 1,000 in temporary accommodation.

The plans are being brought forward by the Galliard Apsley Partnership who have over 30 years' experience of building homes across the country. Their Bristol schemes include: Brooks Dye Works in St Werburgh's, Brandon Yard on the Harbourside, and Tempus on Whiteladies Road. They are also currently working with Bristol City Council on the Whitehouse Street Regeneration Framework and consulting on Redcatch Quarter in Knowle.



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Barrow Road, Lawrence Hill

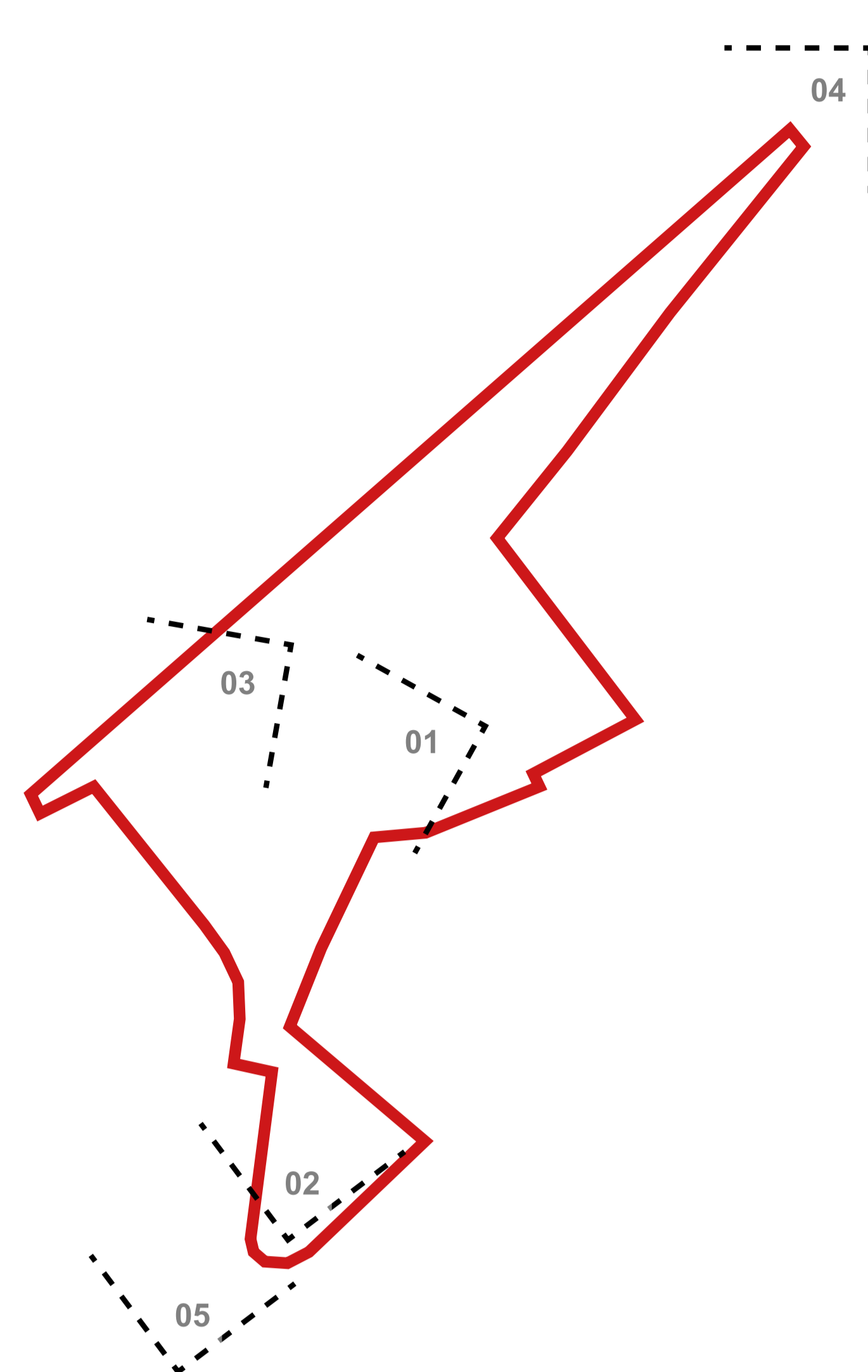
Current Site

The current site is comprised of a large warehouse and car park, located between St Philips Causeway, Lawrence Hill and the side of the Bristol and Bath railway path. The car park includes some mature trees that would stay.

Pure Gym moved out last year and 'We Are Padel' will be moving in shortly, while the planning process is progressed.

The site fits within the Lawrence Hill regeneration area which encourages high density residential development. *"Tall buildings in the right setting and of the right design may be appropriate in this area as part of the overall approach to development."* (Local Plan, 2018).

View Key

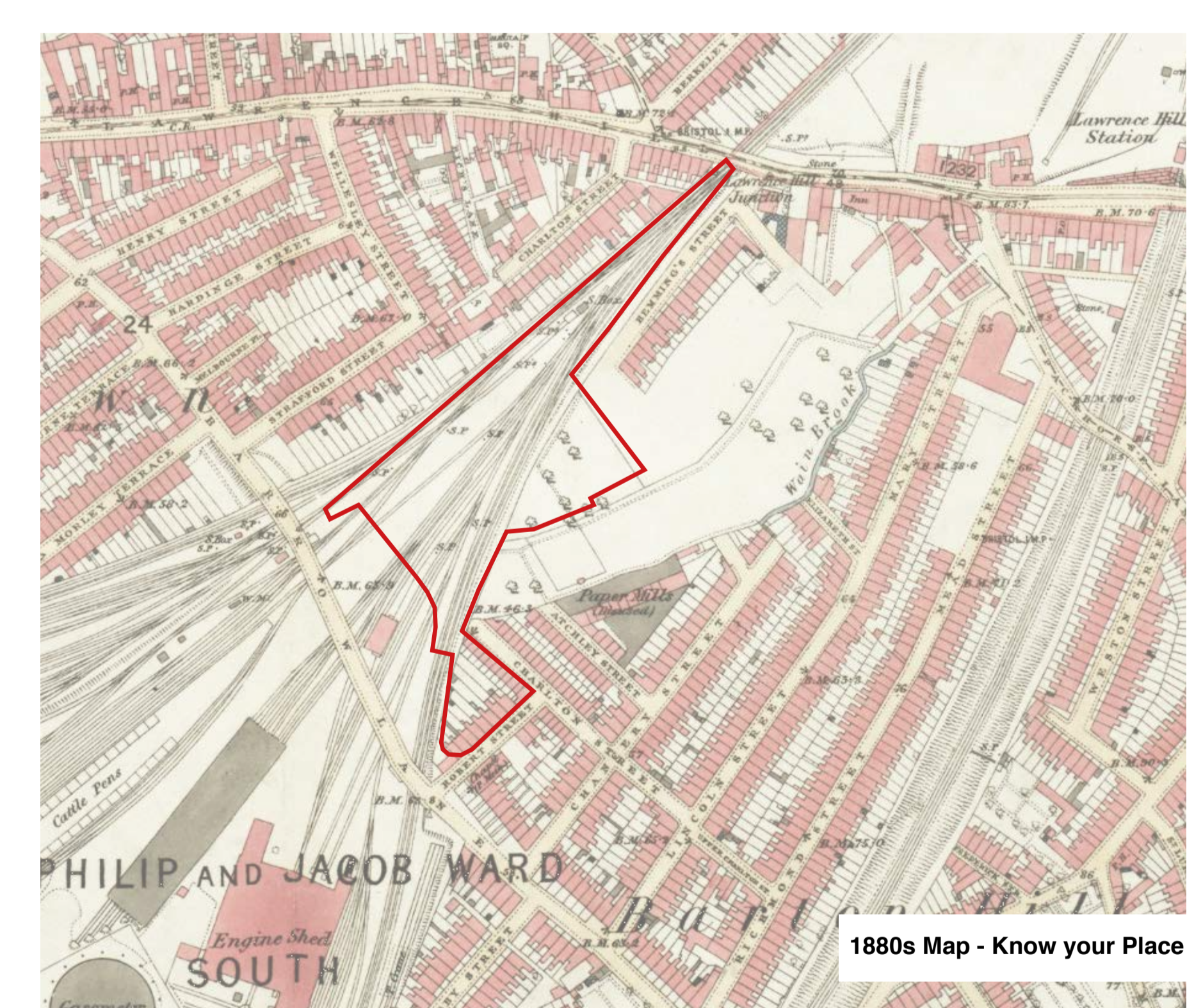


History

The opening of the Mangotsfield and Bath branch line by the Midland Railway Company in 1869 saw the start of significant change around Lawrence Hill and Barrow Road as the city grew.

The line connected Bath to its Bristol and Birmingham network but also Bristol's coal mines. It saw the start of the age of commuting and day trips, taking families to the sea side, but it also carried coal, supporting, in particular, Bristol's glass and soap industry. In the 1960s, the daily "Pines Express", became famous among railway enthusiasts.

The line closed in 1966 except for a minimal coal delivery to Bath which continued until 1971. It was later converted to its current use, a commercial unit and parking, becoming a Mecca Bingo, then Pure Gym, now We are Padel.



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vision



Vision

Our vision is to create a high-quality housing scheme that regenerates the site and invests in the local community. Key principles include:



Up to 340 New Homes



20% Affordable Housing



Biodiversity Net Gain



Championing Climate Change



New Open, Green and Play Space



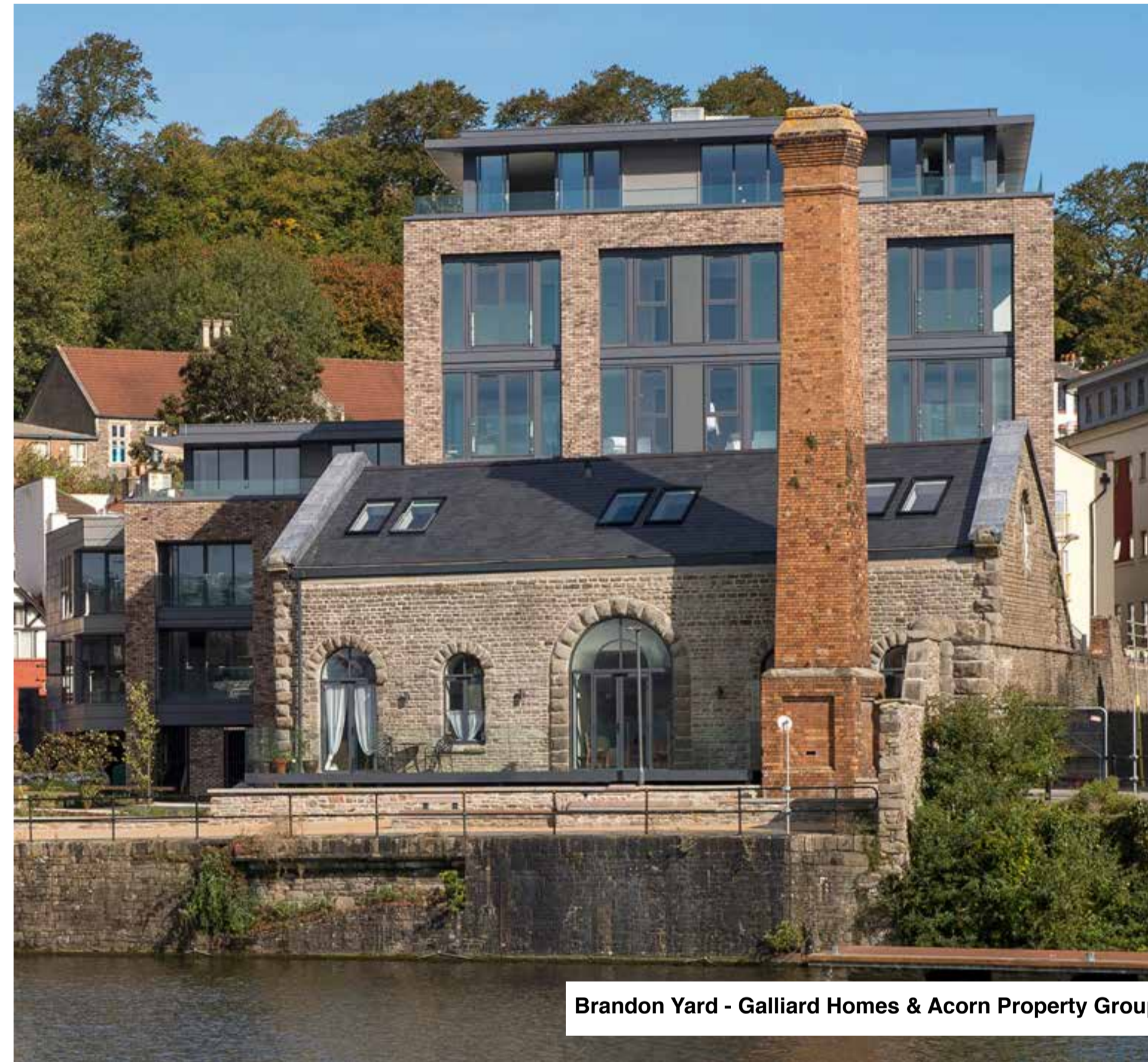
Connected Neighbourhood



Birds eye view of proposed mass



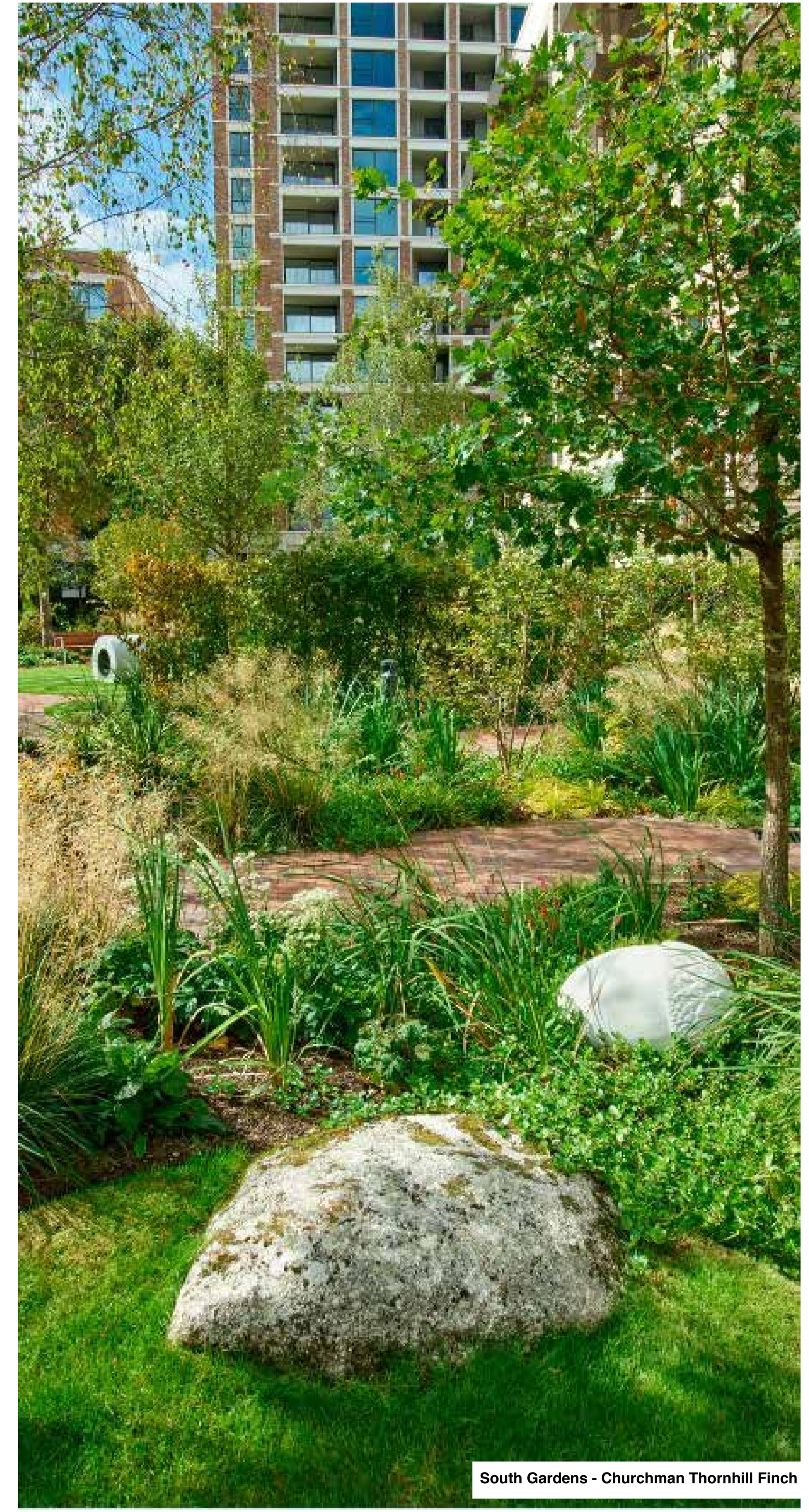
Bristol Harbourside Nature Walk



Brandon Yard - Galliard Homes & Acorn Property Group



Brooks Dye Works - Galliard Homes & Acorn Property Group



South Gardens - Churchman Thornhill Finch

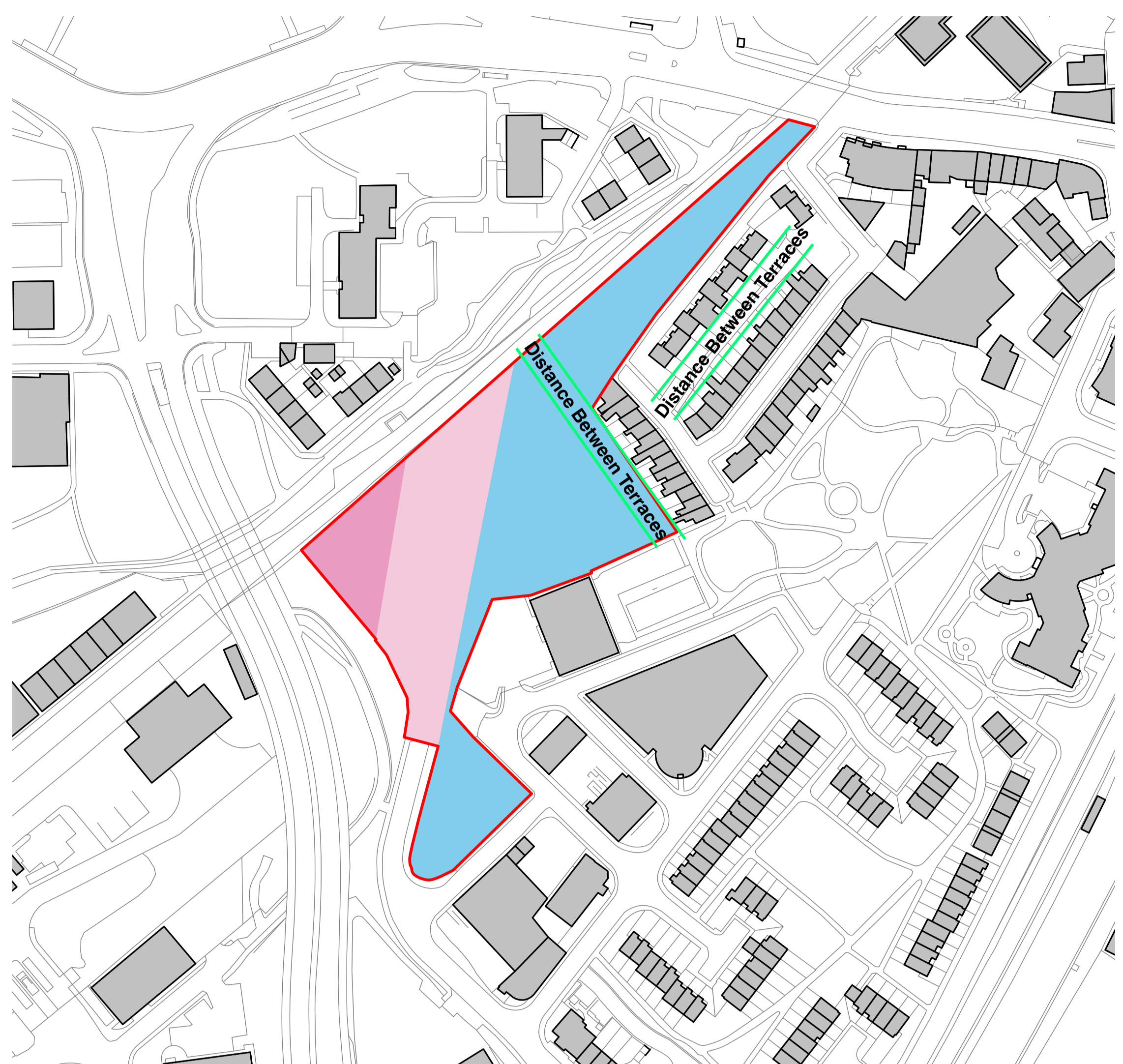
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considerations



Minimising impact on our neighbours

We are keen to minimise the impact on our existing neighbours. The main way we are proposing to do this is by locating the town houses next to our existing neighbours and having the taller buildings further away on the site of the current warehouse.

The town houses will, in effect, form a new street, set back and lower than Tenby Street, with the height kept to 2 storeys. The distances between homes will be similar to the properties on the neighbouring Brentry Avenue.

Legend

- Low height area
- Mid height area
- Higher area

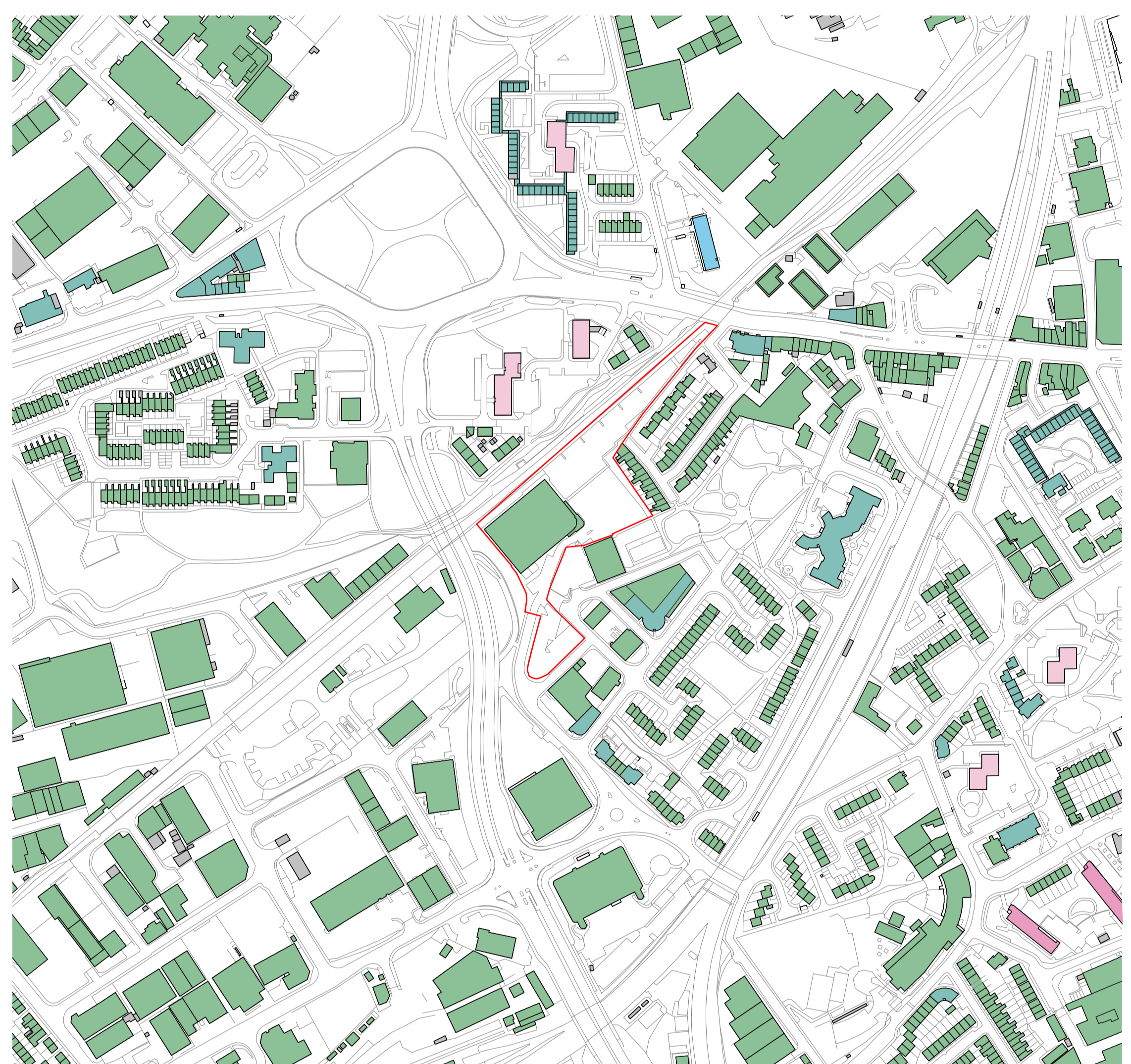
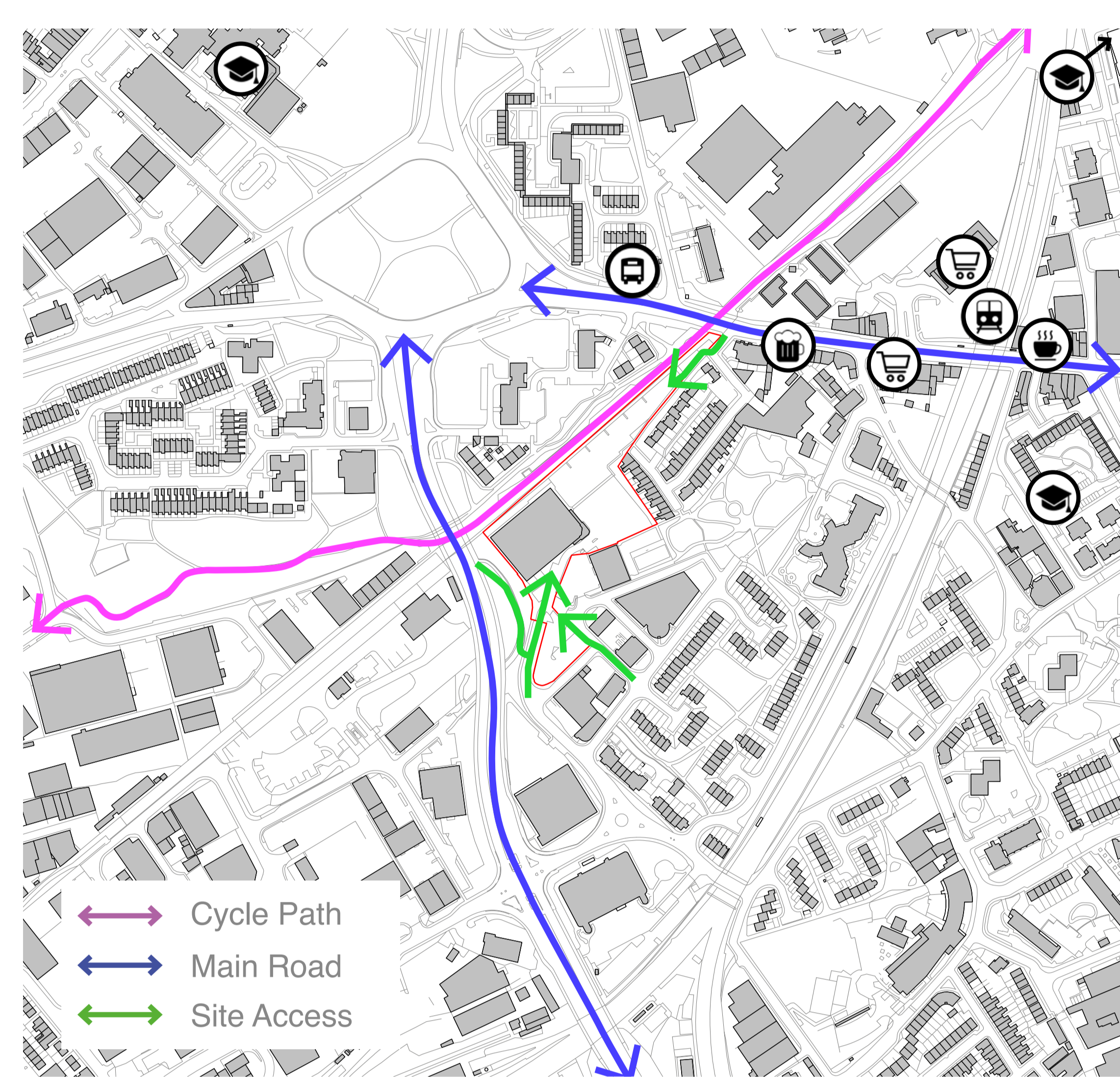
Transport links & access

We see this as a really sustainable site, close to shops, schools and local services, but it also has great active and public transport links, making it easy to walk or cycle into, or around the city.

Existing transport links are readily accessible, with the road network along Lawrence Hill providing easy access both in and out of Bristol.

Bus stops on Lawrence Hill are located around 500m to the north of the site and provide access to a high frequency of services, whilst Lawrence Hill Train Station, located around 650m from the site, provides direct access to Bristol Temple Meads and Bristol Parkway, along with London Paddington, Cardiff and Birmingham wider a field.

Via the Bristol and Bath Railway Path, Old Market, Cabot Circus and the centre of Bristol are all within a 10 minute cycle from the site, whilst Bath is accessible in the other direction.



Contextual building heights

To the northeast of the site lies a residential area, where the houses tend to be 2 to 2 1/2 storeys. Further south there are industrial buildings which are typically 1 to 2 storeys; amongst these there are a few 4 storey apartment blocks. The taller buildings are located to the north of the site where the scale then varies. With this in mind, taller elements are to be to the northwest corner of the site, bordering the busy A road, while smaller domestic scale dwellings will be placed bordering the neighbouring terraces.

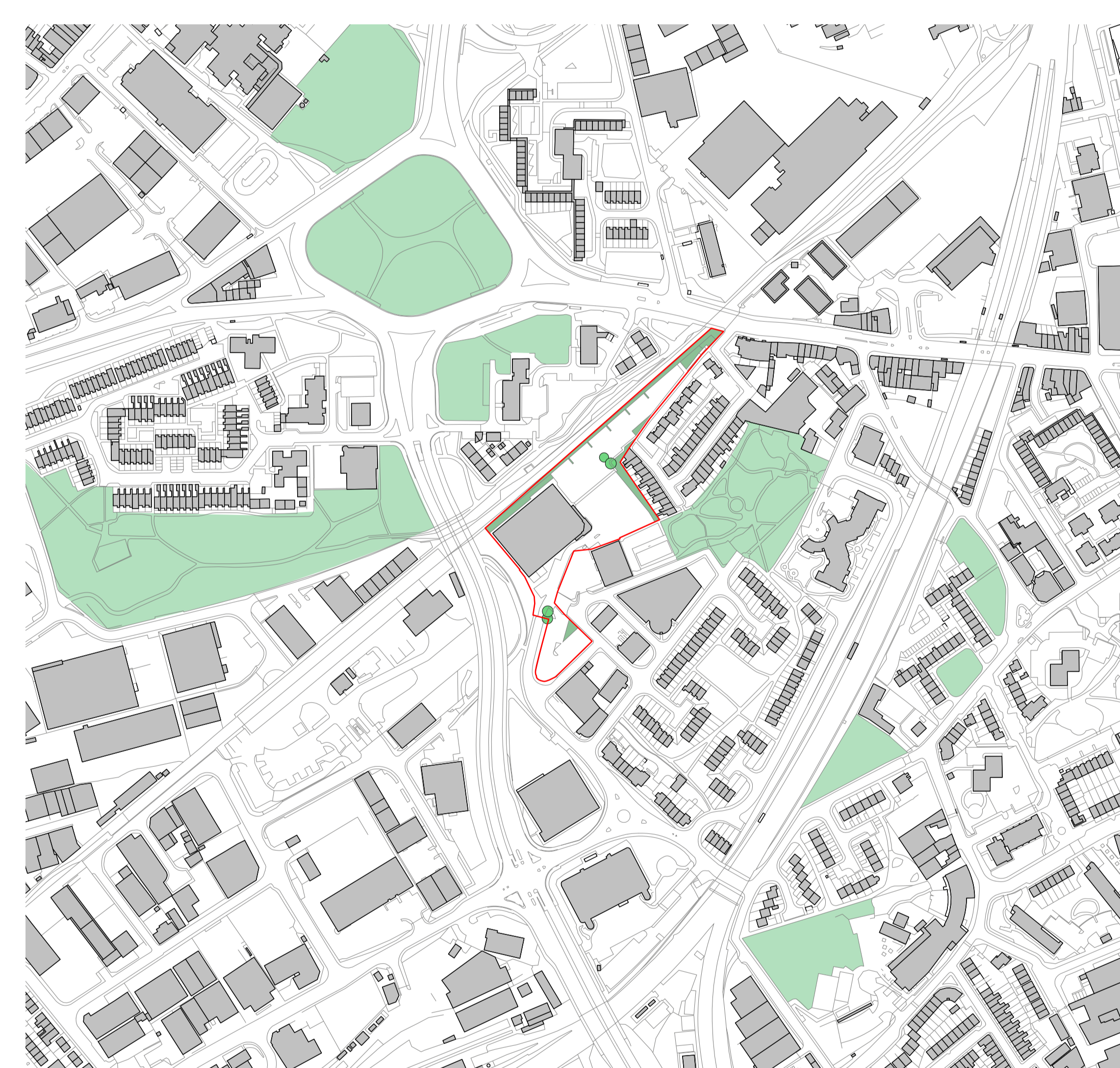
Legend

- 0-2 Storeys
- 3-4 Storeys
- 5-8 Storeys
- 9-12 Storeys
- 12+ Storeys

Green space & ecology

The majority of the site is currently hardstanding and building so it has an almost zero, biodiversity value. With the climate, ecology and housing emergencies, this scheme provides a fantastic opportunity to help on all.

Our proposals look to create new green and open space along Hemmings Parade, with the existing trees protected and extensive planting planned. The space is intended to be used for amenity, play and ecology.



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masterplan

The proposals include a mix of around 340 houses and apartments, alongside new amenity space and associated facilities such as cycle storage. The proposals range from 2 to 16 storeys, similar to the neighbouring Kingsmarsh House. The two storey town houses would be located close to the existing neighbours and the taller element located further away to the south. There will be around 70 parking spaces, with some as shown, but most sited under the apartments.



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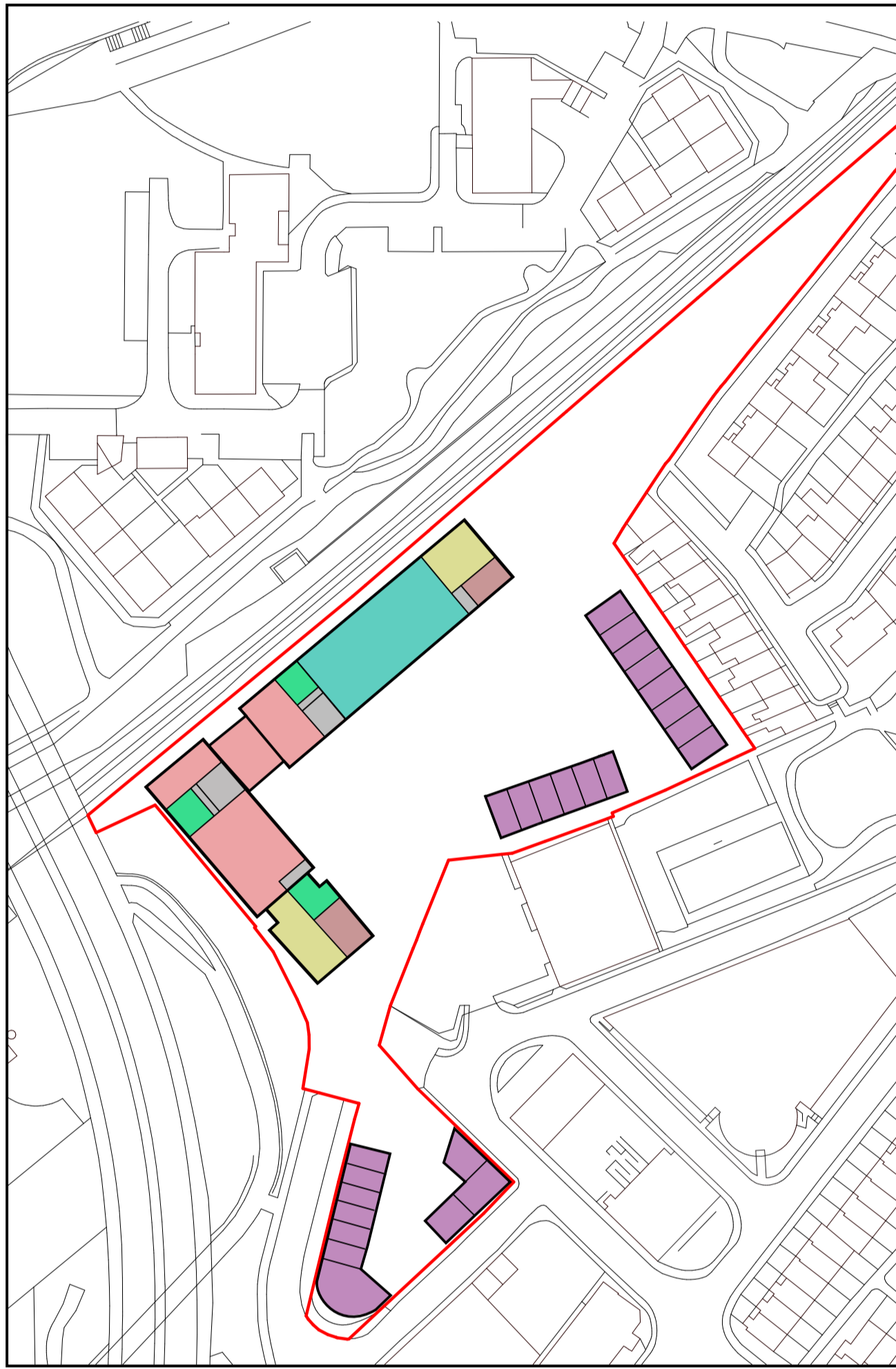
The proposed scheme will consist of a series of residential buildings ranging from 2 to 16 storeys, with the town houses being close to the existing neighbours and the taller element located further away.



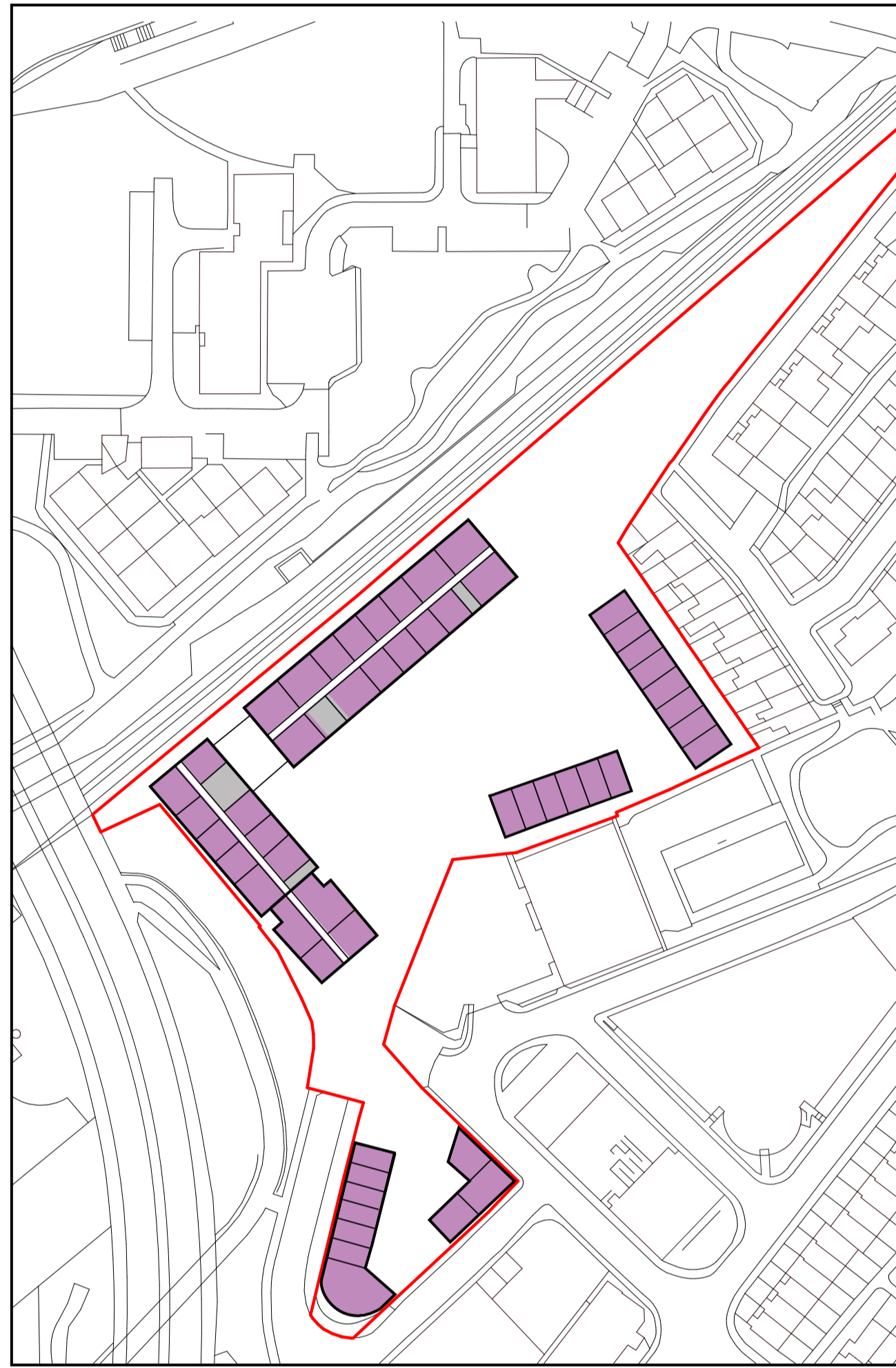
Illustrative View - Proposed Scheme from St Phillips Causeway

Use & Layout

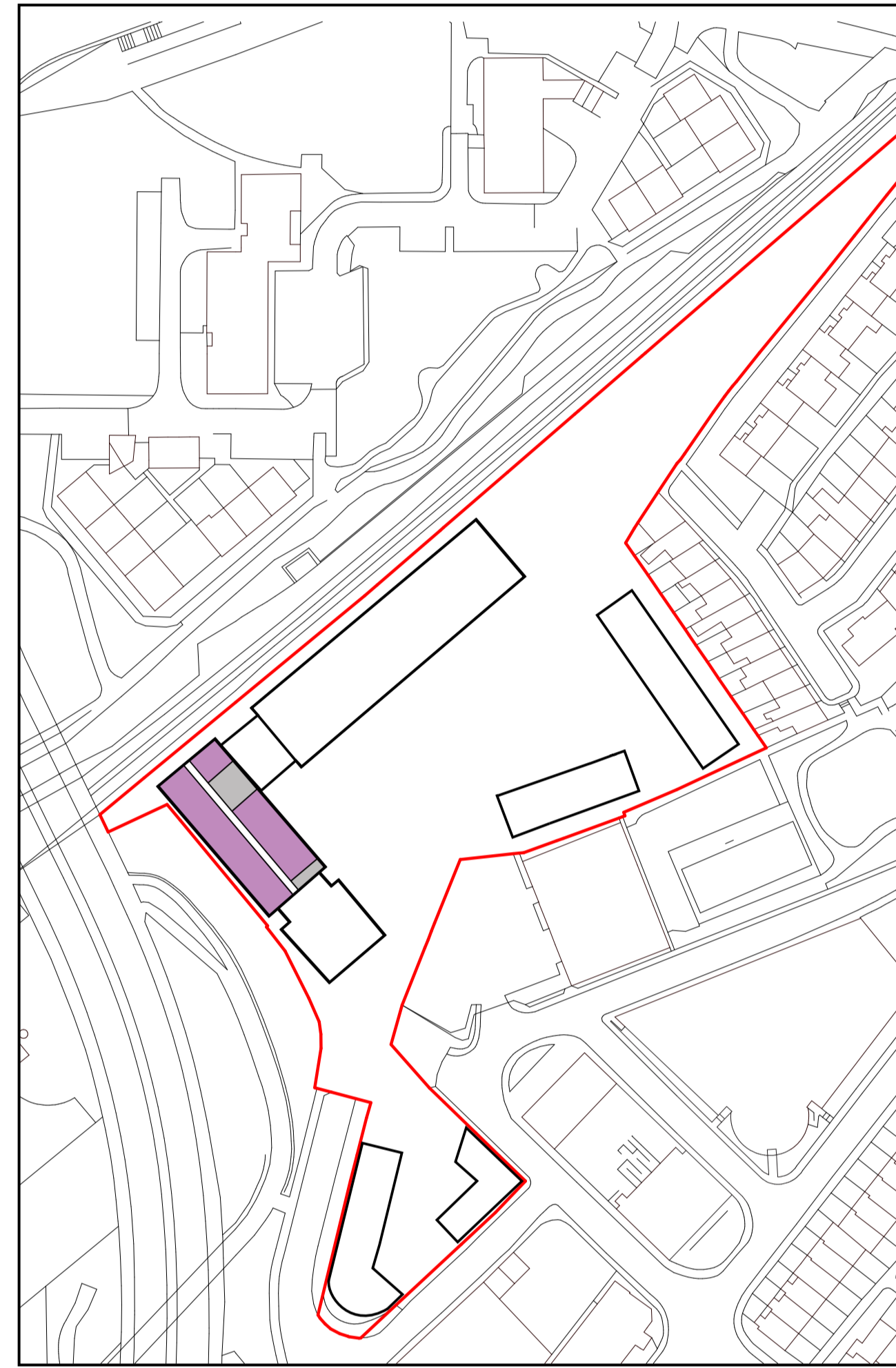
- Residential
- Internal Amenity
- Cycles
- Refuse
- Parking
- Entrance
- Plant
- Circulation



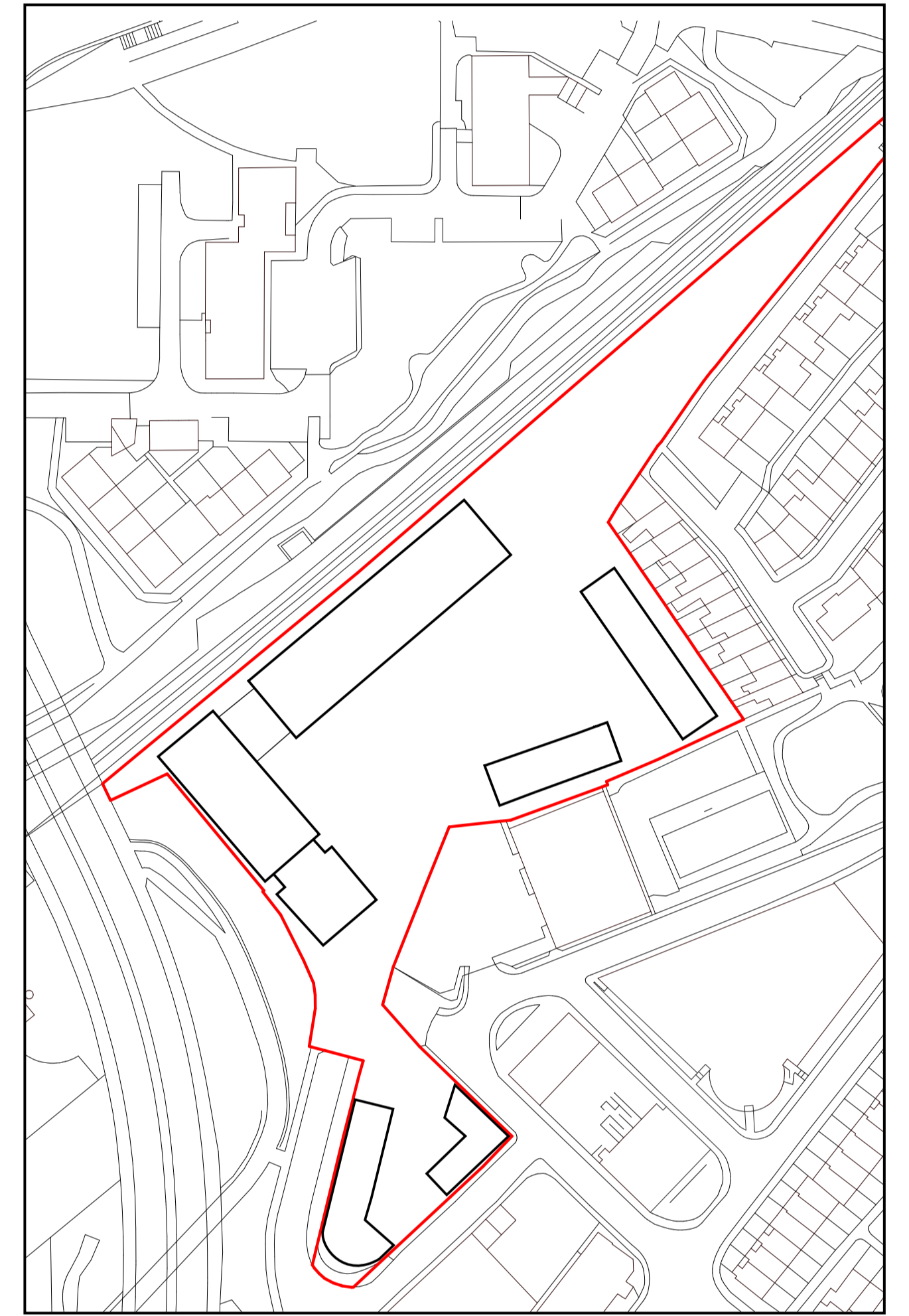
Ground Floor



Typical Mid Floor



Typical Upper Floor



Roof Plan

Aspirational Views of Scheme



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materiality

Apartments

We are looking to use brick as the primary material here, in keeping with the local setting with subtle differences in colour tone as you move through the scheme.

At ground level, a clear base will be defined with materiality and a change in colour to help separate the mass. Variations in brick detailing such as banding, recesses and bond type will help to create a subtle separation in some cases, while helping to tie the scheme together.

Large glazed windows will help to break up the elevations and emphasise the verticality of the façades. Floor to ceiling glazing helps to create light-filled apartments, while assisting in improving the aesthetics of the larger blocks.



Townhouses

A key feature of the town houses will be the pitched roof. This has been inspired from the local residential scale context and helps to give the townhouses a more domestic scale impression.

The use of red brick with buff accenting features helps to tie the townhouses in with the local context as well as the larger apartment blocks of the proposed scheme. Brick detailing such as herringbone patterns will assist in creating attractive homes with a familiar feeling aesthetic.



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landscape



Illustrative View - Proposed Landscaping



Illustrative View - Proposed Landscaping



Legend

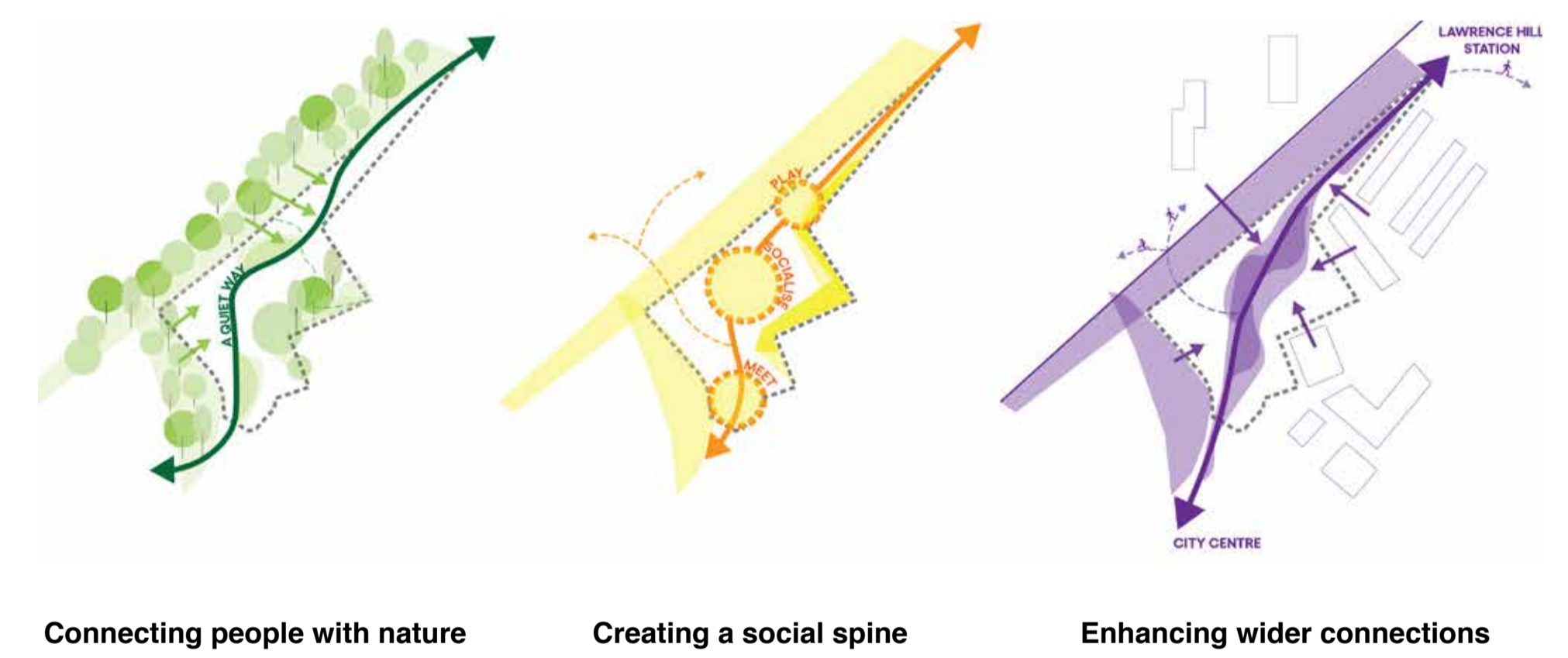
1. Entrance Square
2. Shared surface access road with rain gardens
3. Focal building
4. Central 'Village Green' - with integrated doorstep play and SuDS elements
5. Car parking for terraced houses
6. 'Parking Grove' with existing trees retained
7. Community productive garden
8. Neighbourhood community play area
9. Private courtyard Garden
10. Rear gardens to terraced houses
11. Improved connection to Hemmings Parade
12. Bristol - Bath Railway Cyclepath Sustrans Route
13. Existing entrance trees retained

Landscaping Goals

A benefit of our proposals is the opportunity to create a new public realm and reintroduce greenery to an otherwise industrial site.

The goal here is to create new green, safe public spaces. Spaces where children can play, people can sit, and residents can grow food. Places where biodiversity can be improved by planting trees and rain water can be utilised. All of this helps to improve air quality and create pleasant places for people to use.

There is also the opportunity to improve connections through the site. Creating a liveable neighbourhood where shops, schools, transport links and the city centre are all within walking and cycling distance.



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next steps



Following the public consultation, all comments and feedback will be considered by the team as we draw up a final scheme and submit a planning application in the upcoming months. Once the application has been formally registered, the council will carry out further statutory consultation during which time there will be a further opportunity to comment on the proposals. Subject to planning, work on site will not start for two years.

Illustrative View - Proposed green space with townhouses behind



Illustrative View - Looking through site from barrow road entrance

We welcome your feedback

Thank you for coming to see our plans. We hope you have found the information and opportunity to talk our team useful.

We are keen to know what you think and would encourage you to let us know your thoughts by completing a feedback form.


Either complete a form and leave it in the feedback box here today, or take it away to complete. As well as emailing us or completing it via the website, you can also post it to us via Royal mail by using one of our pre-addressed Freepost envelopes, or by writing 'Freepost Consultation Reply' on your own envelope.



Illustrative View - Proposed scheme from cycle path

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