

25 November 2024

Dear Neighbour,

**Redevelopment plans for the former Pure Gym and Mecca Bingo site and car park,  
off Barrow Road**

We held public consultation events in February 2023 regarding the redevelopment of this brownfield site, which represents a prime opportunity to transform a piece of underutilised land in the city.

The feedback received was extremely constructive and the plans have evolved considerably since then.

Thanks to your input and continued dialogue with Bristol City Council officers and local stakeholders, we will be submitting a planning application shortly and wished to take this opportunity to update you with the changes we have made.

We are proposing to create:

- A purpose-built block designed with the intention that 82 one, two and three bedroom homes and a flexible amenity space (which could be used for a variety of purposes such as meetings, fitness classes and support groups for hire by the local community) will be owned and operated by a Registered Housing Provider.
- 299 one, two and three bedroom homes for rent. These will be managed by a professional Build-to-Rent operator providing 24/7 support, high-quality living standards, and flexible leases.
- New footpath connections into Gaunts Ham Park, Hemmings Parade and Peter's Terrace.
- New, accessible and well managed public spaces, including a dedicated growing spaces area.



An artist's  
impression  
looking into the  
site from Barrow  
Road

## How have the plans changed?

### *Height of the Buildings*

Concerns were raised during the consultation about the building heights. In response, we've reduced the buildings' overall mass.

Key changes:

- 16-storey building: Reduced by 2.4 metres, nearly equivalent to 80% of a full storey. Additionally, one floor has been removed in part of the building and replaced with a communal roof terrace.
- 10-storey building adjacent to the Bristol to Bath cycle route: Reduced by 3 metres (one storey) and moved slightly apart from the 16-storey building to reduce the overall mass.

Although the buildings still have the same number of storeys, their total height and mass have been reduced.

It should be noted that the site is part of the Lawrence Hill Regeneration Area, which encourages high density residential development and well-designed tall buildings. Our proposals need to meet the Council's desire for more housing at a time that housing supply is outpaced by population growth in the city.

The taller buildings have been placed furthest from existing, lower-rise properties. They will be high quality, architecturally designed buildings which comply with the latest fire regulations. The plans to build two storey townhouses, the same height as existing properties in Tenby Street, have not changed.

### *Parking*

This is a highly sustainable area with good public transport links and nearby facilities. Bristol City Council's policies encourage developers to include a range of measures to help new residents travel without using a car, including car clubs, enhanced cycling facilities and improvements to the local cycling network.

Each townhouse will have a designated parking space, and the overall number of parking spaces has been thoughtfully reconfigured to 37, including four disabled spaces and electric vehicle charging. A Car Club provider will provide two vehicles based on this site for hire. The latest data shows that, on average, each car club vehicle displaces the need for 22 private car spaces, making this a highly efficient solution that supports a greener, more community-focused environment.

Our plan requires the provision of 595 cycle spaces for residents and visitors. Most bikes will be stored in secure cycle areas within the new buildings and each townhouse will also have a secure area to store two bikes. Short stay bike stands will be provided within the new landscaped areas.

Data for Build-to-Rent developments in UK city centres suggests that overall car ownership rates are lower than traditional residential setups, as younger renters (the traditional demographic) value proximity to work and city amenities over car ownership.

The Council has expressed a desire to introduce a comprehensive parking scheme (permits) to this part of Bristol, to tackle the number of cars travelling into the city and parking for

free for the day. The financial contributions raised from this development could help fund the cost of introducing parking permits in this neighbourhood.

### *Play Space*

During the consultation, residents told us there was already ample children’s play areas in the locality. Therefore, some of the proposed play spaces have been changed to a community growing area for use by the existing and new community. New green and open space will be created between Hemmings Parade and the existing cycle path, with existing trees protected and extensive planting planned.

### *Anti-social Behaviour (ASB)*

Several residents commented on anti-social behaviour issues and drug use in the area. We have liaised with the local Police and the Safer Neighbourhood team and have introduced safety measures for the proposed public areas within the development, such as well-lit pathways, open sightlines, CCTV and natural surveillance in the form of windows overlooking public spaces. Thoughtful urban design of new residential developments can play a significant role in reducing anti-social behaviour in an area.

Section 106 monies are funds that developers contribute to local councils as part of planning agreements when granted planning permission for a new development. Although the exact sums are yet to be agreed, this money could, for example, be used to fund lighting for Gaunts Ham Park and tackle other ASB hotspots.



Landscaping & Public Realm Proposal (also available on the website)

1. Existing Trees to Barrow Road
2. Existing trees to car park
3. Barrow Square
4. Rain Gardens
5. Private gardens to ground floor
6. Private gardens to terraced houses
7. Communal bin store holding area
8. Existing trees to Gaunts Ham Park
9. Focal tree
10. Bioswale with incidental play elements
11. Barrow Green
12. Privacy strips to terraced houses
13. Block E roof terrace with productive planting
14. Raised podium planters with seating edge
15. Raised beds to productive gardens
16. Car Parking
17. Accessible parking bay
18. Footpath connections to Hemmings Parade
19. Grow dome
20. Productive garden fruit trees
21. Entrance garden
22. Green walk
23. Network rail owned existing green corridor
24. Existing planted bank between site and St. Phillips Causeway
25. Visitor cycle parking spaces
26. Potential new pedestrian link to Peters Terrace

## Summary

Galliard Homes is a long established and award-winning brownfield developer, based in London, Birmingham and here in Bristol. Recent schemes include Brooks Dye Works (St Werburgh's) and Brandon Yard (Harbourside).

The Galliard Apsley Partnership is currently working with Bristol City Council on proposals within the Whitehouse Street Framework Area. It takes great pride in delivering high-quality projects for the city and is confident that the Barrow Road development will become an exceptional place to live, fostering a positive impact throughout the neighbourhood, creating 141 construction jobs, in addition to 125 new jobs associated with the operation and management of the new buildings. It is also anticipated that the new residents are likely to spend £3.6m a year in the local area, supporting local businesses and facilities.

## What happens next?

As a neighbour to the site, you will be notified by Bristol City Council once the planning application has been registered and the Council will then undertake its own period of public consultation, prior to making its final decision.

If planning permission is granted, work could start on site at the end of 2026. A construction management plan will be created prior to this, to ensure any disruption from building works is kept to a minimum.

We will continue to keep our website updated with the latest information ([www.barrowroadconsultation.com](http://www.barrowroadconsultation.com)).

If you have any immediate questions or comments and would like to speak to the team, please get in touch via the details below.

Kind regards

On behalf of The Galliard Apsley Partnership

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0800 689 5209 (within working hours)

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