

GLENCOYNE SQUARE REVISED PROPOSALS - APRIL 2022

WELCOME

This exhibition relates to revised proposals for Glencoyne Square in Southmead.

Nash Partnership, on behalf of Southmead Development Trust, are preparing a revised Planning Application for the development of part of the Glencoyne Square site.

The purpose of this exhibition is to explain why the design is changing and to show the emerging design proposals before a Planning Application is submitted.

BACKGROUND

Story so Far

Since summer 2018, driven by the outcomes from the 2015 Community Plan, Southmead Development Trust has worked on behalf of the Southmead Community and in partnership with Bristol City Council to take forward the regeneration and development of the centre of Southmead.

Local residents and stakeholders were widely consulted to help shape proposals for the regeneration of Southmead which resulted in the preparation of a Wider Masterplan which was presented to the Community in September 2018.

Southmead Development Trust are taking forward the first site in the Masterplan, which is the redevelopment of Glencoyne Square. A planning application for the redevelopment of the Square was submitted in September 2019 and permission was granted in 2021.

The development proposals included 120 residential units, a relocated health centre and library, live-work accommodation and other potential uses including offices and community space, together with an improved open space.

Why are the proposals for Glencoyne Square Changing?

The aim of the planning application from Southmead Development Trust is to improve the central part of Southmead for residents now and into the future, meet the huge demand for new and more varied housing options in Southmead, and generate income to help pay for community services.

We have been impacted by the pandemic, escalating building costs, and some changes in requirements for community space. All our partners need to be happy that the scheme is not too expensive to build.

Therefore we are going to be making some adjustments to the design in order to make it possible for the project to go ahead.

The revised proposals are shown in this exhibition.



Wider Masterplan 2018



Phase 1 Planning Approved Proposals 2021



nash
partnership

Churchman Thornhill Finch

WHAT IS CHANGING

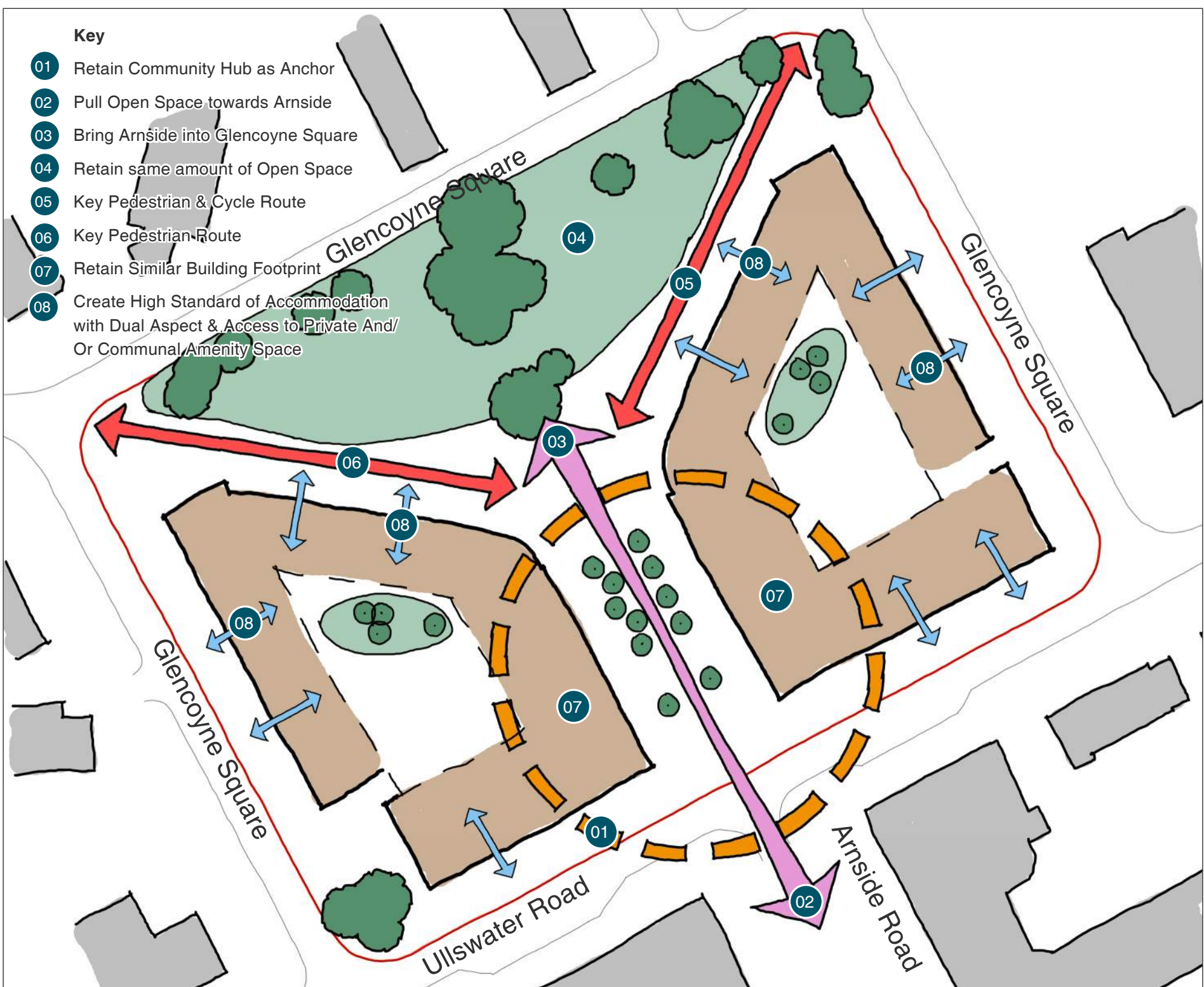
Original Design Principles

The revised proposals will still follow the Design Principles set out during the original Planning Approved Scheme.

It will still provide a northern extension to Arnside, creating a new ‘hub’ for community uses with housing above. This will be in the form of two ‘perimeter’ blocks with upgraded open space sitting at the northern end of an extended high street. The open space will not be reduced in size.

All new homes will meet national space standard requirements and the majority, approximately 80%, will be dual aspect with windows on two sides of the flat.

Private amenity space will be provided to every home via balconies, terraces and shared gardens.



Respecting Original Design Principles

Ground Floor Community & Enterprise Space

The original scheme had ground floor space allocated to a new health centre, library, community space and possible live work space.

Going forward, Bristol City Council have decided there won't be a new health centre. Unfortunately the NHS was unable to offer the rent for the space being sought by the Council, who were going to pay for this part of the building.

The Council are still considering a new library on the ground floor which is included in the revised proposals.

The original health centre space needs a new use. This could be for alternative community health or community enterprise uses that support the library. The library could potentially have longer opening hours and increased services. Possible ideas include training space, fitness or workspace.



Revised Design Proposals Ground Floor



Planning Approved Scheme

WHAT IS CHANGING

Number of Homes

We have been working hard to make better use of the spaces within the original layout of the buildings and to make the scheme cost effective to build.

The revised proposals includes increasing the number of homes from 120 (Planning Approved Scheme) to around 187. We have sought to achieve this through retaining same footprint. This has been achieved through some internal reconfiguration and a slight increase in the building envelope - see Building Footprint Diagram. We are still working on the layout and the final numbers are subject to changes to ensure the scheme can work.

Flat Type	Planning Approved Scheme	Revised Design Proposals
1 Bed 2 Person Flat	37 (31%)	52 (28%)
2 Bed 3 Person Flat	-	34 (18%)
2 Bed 4 Person Flat	77 (64%)	98 (52%)
2 Bed 3 Person Wheelchair Flat	-	3 (2%)
2 Bed 4 Person Wheelchair Flat	6 (5%)	-
Total	120	187



Building Footprint Diagram

Building Heights

We have kept the outside footprint of each building, made some parts deeper, and added one additional floor at certain parts of the design. Doing this means we can keep as much shared outdoor space as possible and ensure any impacts on the wider area are kept to a minimum.

Where we have added an additional floor we have tried to reduce the height of the building below to reduce the impact. A typical 'storey' height is around 3 metres and the proposed increase in height ranges from 3.3 metres down to 0.8 metres

The originally proposed 5 storey buildings next to Arnside will still be the tallest buildings in the proposals.



Additional Height Diagram



Planning Approved Scheme - Storey Heights



Revised Design Proposals - Storey Heights

WHAT IS CHANGING

Building Materials & Look of the Building

The revised proposals will maintain, as far as possible, the look, feel and layout of the current design that was heavily supported through the planning process.

Some changes to materials are likely, including replacing the metal cladding and more use of coloured bricks.



Example Brick Colours

Outdoor Space & Landscape Design

Every home will have access to private amenity space by a mix of balconies, terraces and shared communal courtyard gardens.

Generally, recessed balconies are located near the busier parts of the proposals to provide privacy and protection to the residents and projecting balconies are located overlooking the public open space and courtyard garden, to maximise activity and natural surveillance of these spaces.

The public open space has been redesigned to make better use of the space. A central lawn area provides an open flexible space edged with a circular footpath and seating. Existing trees are retained with long grass and bulbs planted under the tree canopies. The S-bench is relocated to the east side of the lawn. Boulders provide informal play and seating in this part of the park. Additional tree planting and mounding provides a sense of enclosure to the park and screening to the adjacent homes. The design of the park will be subject to approval by Bristol City Council’s Parks Department.

The central space between the two perimeter buildings is seen as an extension to Arnside and replicates the groundcover and tree planting, paving and furniture. The layout provides flexible space for community events, markets and pop-ups. The dedicated cycle path in Arnside is extended to link with Lanercost Road.



Illustrative View across the Park



Illustrative View from the Park towards Arnside



Illustrative View back towards the Park



Illustrative View through the Central Space



Revised Landscape Plan

EMERGING DESIGN



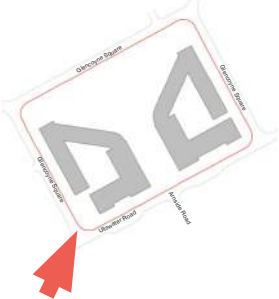
Planning Approved Scheme

Perspective View 1

Aerial View looking from South-West to North-East



Revised Design Proposals



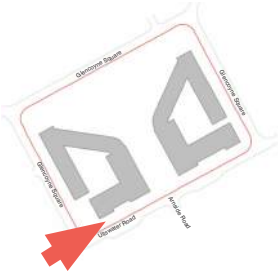
Planning Approved Scheme

Perspective View 2

View along Ullswater Road looking East



Revised Design Proposals



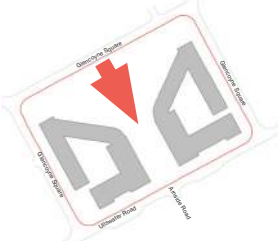
Planning Approved Scheme

Perspective View 3

View looking South from within proposals to Arnside



Revised Design Proposals



EMERGING DESIGN

This board shows the Revised Design Proposals compared to the Planning Approved Scheme.



Planning Approved Scheme
Perspective View 4

View looking North from Ullswater Road



Revised Design Proposals

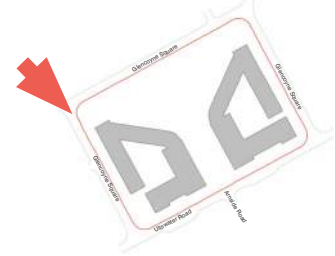


Planning Approved Scheme
Perspective View 5

View looking South-East from corner of Embleton Road



Revised Design Proposals

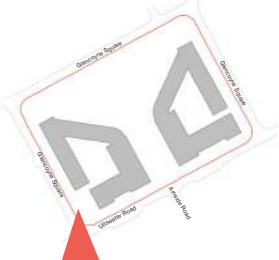


Planning Approved Scheme
Perspective View 6

View looking North-East from St Stephen's Church



Revised Design Proposals



EMERGING DESIGN

This board shows the Revised Design Proposals compared to the Planning Approved Scheme.

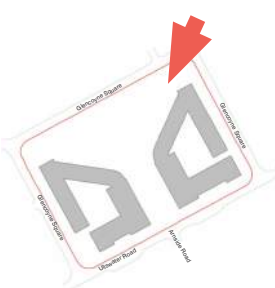


Planning Approved Scheme
Perspective View 7

Aerial View looking from North-East to South-West



Revised Design Proposals

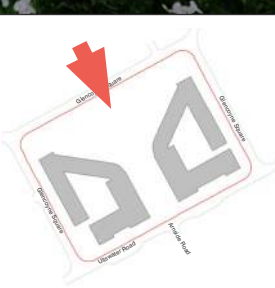


Planning Approved Scheme
Perspective View 8

View looking South from within proposals to Arnside



Revised Design Proposals

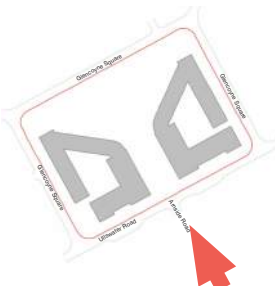


Planning Approved Scheme
Perspective View 9

View looking North from Arnside



Revised Design Proposals



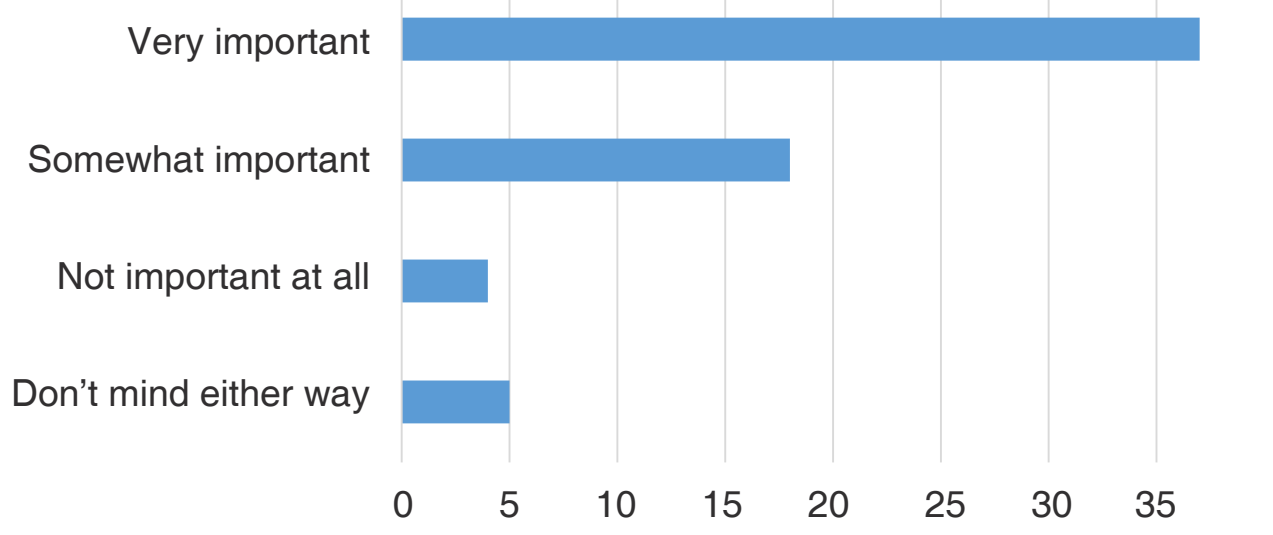
GLENCOYNE SQUARE REVISED PROPOSALS - APRIL 2022

COMMUNITY SURVEY

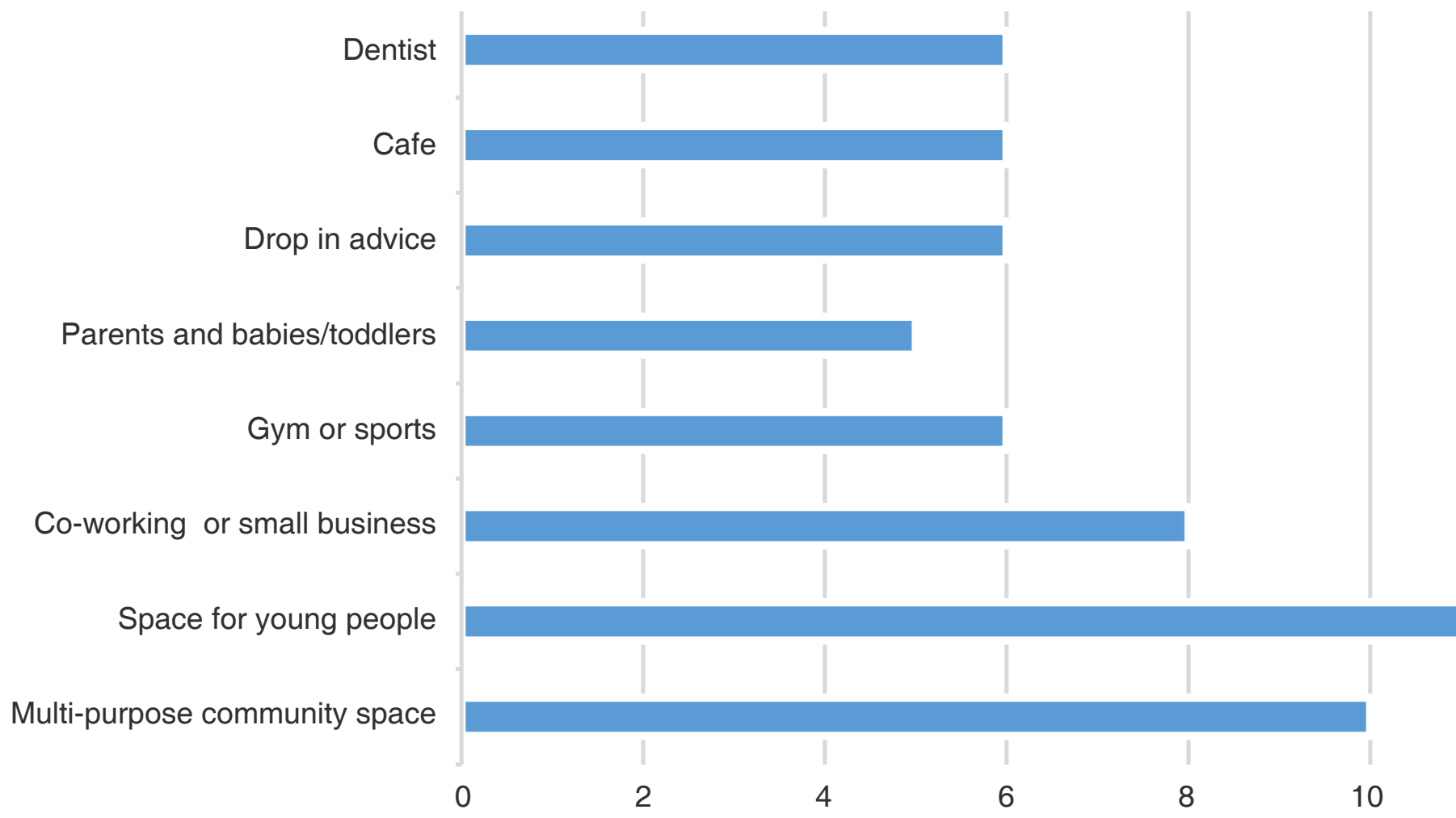
Summary of Survey Responses

Southmead Development Trust created an online Community Survey which ran between 31 March and 18 April 2022 to gather views on the changes. A number of questions were asked and the responses are summarised on this board. We will endeavour to take on board as many comments as possible.

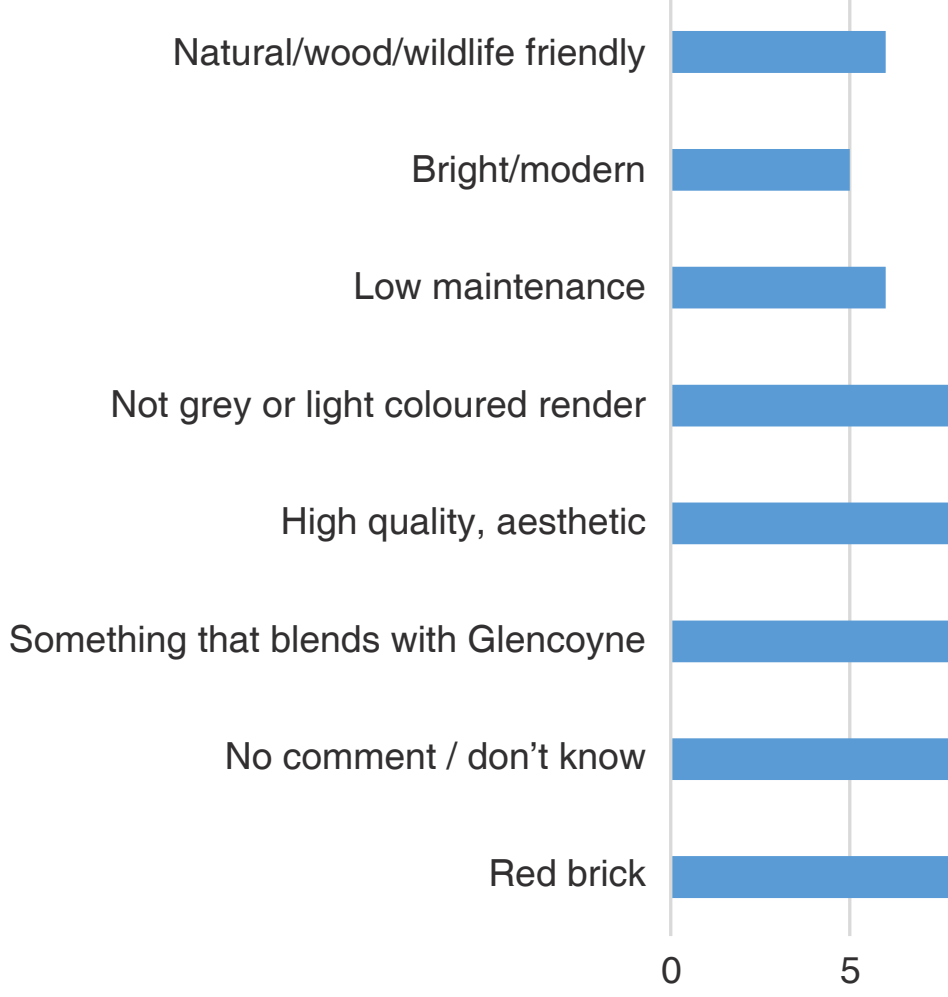
How important is keeping the new library at Glencoyne Square for you?



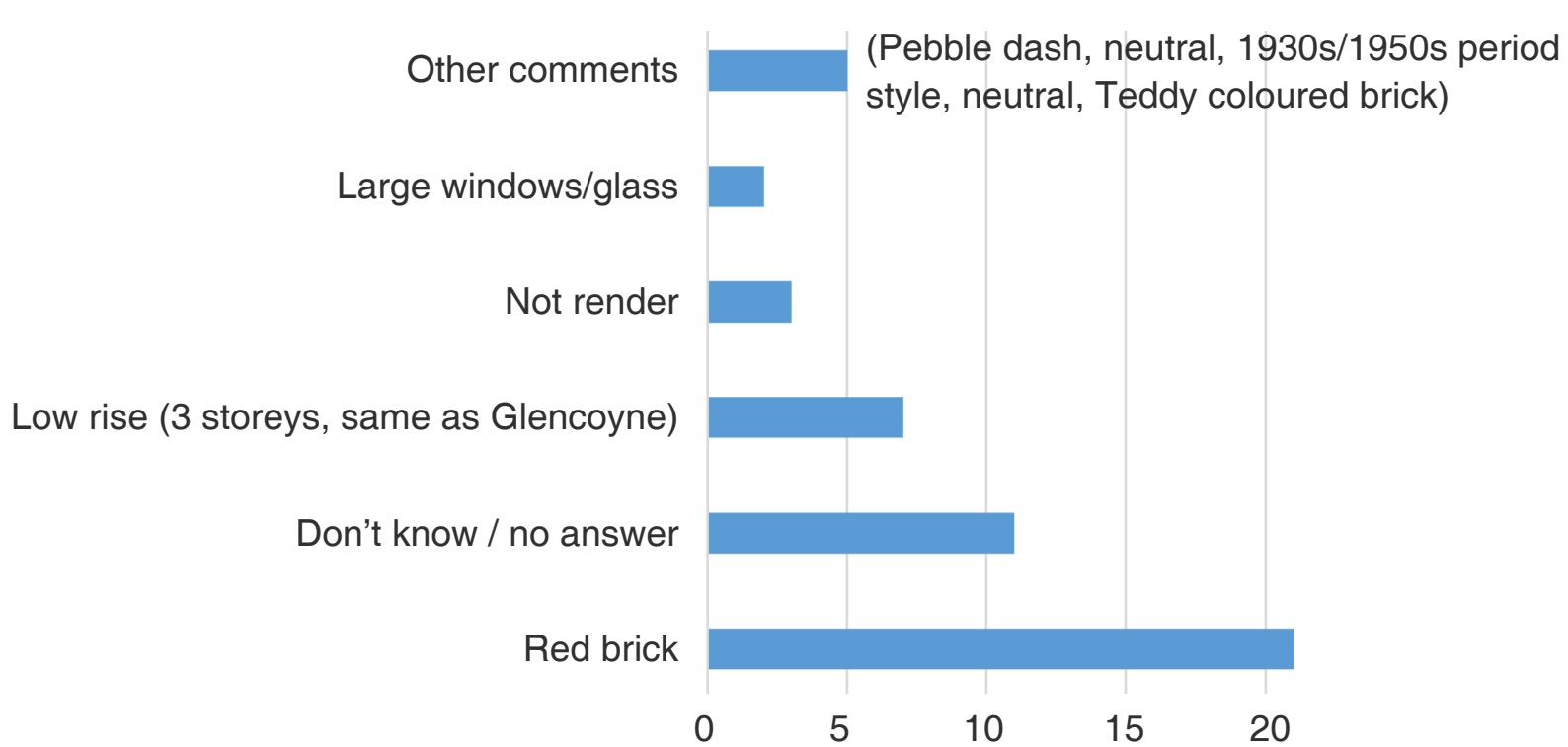
Do you have any comments on the type of community or enterprise space that should replace the health centre?



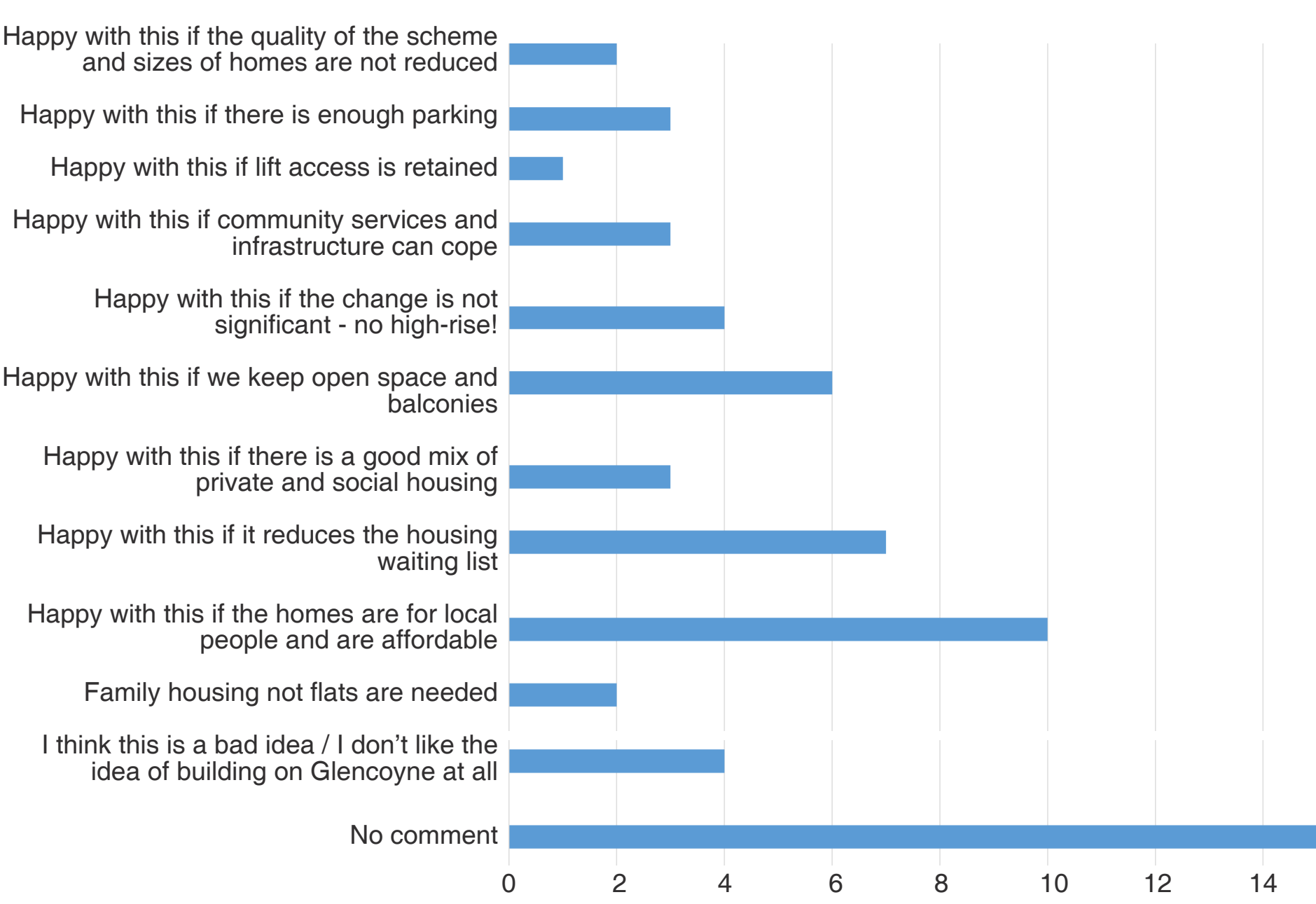
Do you have any comments on the type or colour of external render or brick work to be used in the scheme & What building materials do you like?



What do you think fits in well with other buildings in Southmead?



Do you have any comments on adding more homes to the scheme?



Example Comments from the Survey

Uses to replace Health Centre:

- Somewhere for older people to meet, do various crafts, get a cup of tea etc.
- A flexible multi use space for all sorts of people to use. Small business pop ups? Hot desking space?
- Youth club/restaurant/laundrette/dentist/hardware shop/ gardening shop.
- Drop-in resources centre eg PCs for casual use, advice/resource leaflets, what's-on locally information, transport timetables.
- Something like Boing in Lockleaze, at the Hub. A community led softplay space.
- Please try and get the Health Service to commit to moving into the new building. Their current facilities are no longer fit for purpose.
- Dentist - the nearest NHS dentist with spaces is currently Gloucester!!!
- Designing a library space that is combined with retail or similar can make better more regular use of the space and creates a more welcoming community space.

Types of Building Material:

- Red brick like the estate.
- Something modern but not depressing and that can be easily maintained.
- It should be in keeping with the rest of the estate and be good quality. Brickwork would be preferable to render.
- Nice brick or to blend in with natural surroundings, not something that looks cheap. The people of Southmead deserve something good.

Height of Buildings:

- We need as many new homes as possible as the building of Southmead Hospital has made housing quite expensive in the area.
- If u cram more in parking will be a major problem.
- Do not make them any taller, we do not want other ugly tall buildings .
- I personally worry about losing too much green spaces so this would be my concern.
- Make them affordable to the people who live in the area please.
- As long as the infrastructure supports it then I think it is a good thing.
- The height concerns me as it may dominate the surrounding houses.

Other Comments:

- The main things is that this serves the people of Southmead, is affordable and well maintained
- Trees and gardens on every spare space, low or high, will make it lovely.
- How is the re-design approved? Everything needs to be transparent to the community.
- Please don't price out people who grew up here.
- I don't agree with the build. Some things should remain as they are now there is no need for buildings here.
- I think it is really important that in the revisions to the plans we do not lose important communal spaces like playgrounds and parks.
- Please allow light to shine through Southmead and keep buildings low in height. If properties are built then I think there should be facilities such as laundrette, swimming pool, children's park, washing lines, parking and things to promote better lifestyle for those choosing to live there.
- Don't stop now - this scheme still has legs and should be delivered. Southmead needs more housing units!



Churchman Thornhill Finch