MAPPING NEW HOMES IN BRISTOL

Research by UWE Architecture & Planning students offering a snapshot into new and future housing delivery in the city.

The defining issue of our time for the UK and beyond is the lack of housing and in particular affordable housing. How can housing be built well in a time of economic austerity?

Against this backdrop and with a focus on what is happening mainly in the Bristol City Council area, the Architecture Centre invited UWE Bristol Architecture & Planning students to report on conventional and alternative methods of delivering housing.

This Architecture Centre exhibition is a snapshot of the new housing being planned and built for Bristol. The students researched new builds, conversions and forthcoming masterplans to find out who is delivering what (private developers, the council, self-builders and housing associations), how it connects to the rest of the city and how much of it is affordable. The list is not exhaustive but aims to show a range of housing on offer and in the pipeline.

Thanks to UWE Bristol students Matt Maguire and Sara Rahman, and to the architects, developers and council officers contacted during this research for their cooperation.

Additional design by Sam Welch.
The map shows a selection of new housing projects, each with a case study providing more information about the design intentions, giving an insight into how the city is responding to current housing need.

A  Water Lillies, Kings Weston
B  2a Council Houses, Lawrence Weston
C  2b Council Houses, Henbury
D  Elderberry Walk, Southmead
E  Bonnington Walk, Lockleaze
F  Gainsborough Square, Lockleaze
G  Shaldon Road, Lockleaze
H  The Bower, Fishponds
I  Chocolate Factory, Greenbank
J  Junction 3, Easton
K  Kingsmarsh & Baynton, Lawrence Hill
L  Batten’s Lane, St George
M  Electricity House, City Centre
N  Finzels Reach, City Centre
O  Wapping Wharf, Harbour Side
P  Alderman Moores, Ashton Vale
Q  Torpoint Road, Knowle West
R  We Can Make, Knowle West
S  Hengrove Park, Hengrove
A self-build eco community located on an old reservoir site where residents can design, build and control the budget for their own homes while collectively sharing a passion for sustainability.

Each participant is allocated time to develop their bespoke design project with the site architect. Through the process of self-build, Bright Green Futures will offer mentoring, legal support, training, tours and workshops to educate residents and help with their projects. The residents will be committed to living sustainable lifestyles and building low carbon eco friendly homes.
NUMBER AND TYPE OF UNITS
33 homes comprising of 7 detached and 2 semi detached self-builds; and 12 flats and 12 terraced homes to be self-finished

% AFFORDABLE
- All homes are likely to be more affordable as they are self-build
- Significant savings can be made through DIY
- Investigating bursaries to subsidize plot values for priority groups

SECTION 106 CONTRIBUTION
N/A

DENSITY
Medium: 33 dwellings on 0.5 hectares

CONNECTIVITY
- Bus stop 5 min walk away, car pool and bicycle parking available
- Nature trails surround the site, with the community hub and garden on site to provide many amenities
- Close to existing amenities and a new supermarket is to be built nearby

KEY DESIGN FEATURES
- Sustainability features, community provisions and design details vary according to individual self-builders
- Natural setting on hill next to a woodland with great views
- Large communal garden with water lilies pond and community hub, BBQ pit, play features and seating

THESE SELF-BUILT AND SELF-FINISHED HOMES ARE NESTLED WITHIN WOODLAND AND PARKLAND AND WILL SHARE A FABULOUS GARDEN AND WATER LILY POND AT THE HEART OF THE COMMUNITY.

DR STEFFIE BROER, BRIGHT GREEN FUTURES
These council houses were part of Phase 2a of Bristol’s New Build Council House programme, where the council committed to building exemplar environmentally friendly homes, designed to high standards of energy efficient design. The scheme took council owned sites that were previously undeveloped, and provided a mix of family houses and bungalows to meet local demand.

The 27 houses spread over 5 brownfield sites were based on a holistic design approach with Passivhaus principles. This design decision was to reduce energy demand to help defeat fuel poverty for residents through low running costs.
NUMBER AND TYPE OF UNITS
20 units over five brownfield sites: Chapel Lane: 5 two-bed bungalows; Deans Mead Depot: 5 one-bed houses; Deans Mead: 4 three-bed and 2 four-bed houses; Lawrence Weston Road: 5 one-bed bungalows; Oakhanger Drive: 2 one-bed flats and 1 two-bed house

% AFFORDABLE:
100% Affordable

SECTION 106 CONTRIBUTION: N/A

DENSITY
Medium: 20-50 dwellings per hectare

CONNECTIVITY
In close proximity to bus routes

KEY DESIGN FEATURES
The buildings were designed to Passivhaus principles and to meet Code of Sustainable Homes Level 4 and Lifetime Homes standards. They use minimum amounts of energy and water, whilst creating a comfortable, healthy environment that meets Building Biology best practice guidance.

An alternative construction method utilising large clay format blocks help moderate internal humidity levels as well as increasing the speed of construction. The integrated landscape and sustainable urban drainage design enhances the natural environment using permaculture principles.

“GALE & SNOWDEN’S DESIGNS FOCUS ON A FABRIC-FIRST APPROACH BASED ON PASSIVHAUS PRINCIPLES TO FIRST REDUCE THE ENERGY DEMAND OF A BUILDING. THIS REDUCES ITS CARBON EMISSIONS BEFORE ADDING RENEWABLES, RESULTING IN AFFORDABLE LOW CARBON HOUSING SOLUTIONS DEFEATING FUEL POVERTY AND RESPONDING TO CLIMATE CHANGE AT THE SAME TIME.”

TOMAS GARTNER, GALE & SNOWDEN
Utilising sites previously occupied by garages to the rear of existing post-war council housing, these new build council houses on three in-fill sites in Henbury and Brentry were part of Phase 2b of Bristol’s New Build Council House programme.

Most of the existing housing in these areas is family housing, typically three bedroom terraced or semi-detached houses. These new housing projects will provide twenty smaller units with a mix of one-bedroom flats and two-bedroom bungalows. One of the aims of the project was to provide housing that would be suitable for existing tenants who wanted to downsize.
NUMBER AND TYPE OF UNITS
20 units across three sites:
Peverell Drive: 8 one-bed flats and 1
two-bed flat; Satchfield Crescent: 8 one-
bed flats; Chakeshill Drive: 3 two-bed
bungalows

% AFFORDABLE
100% affordable council housing

SECTION 106 CONTRIBUTION: N/A

DENSITY
Medium: 55 dwellings per hectare

CONNECTIVITY
The sites range from 300 to 1100m to the
local shops. All are within 350m of local
bus routes.

KEY DESIGN FEATURES
Built to Passivhaus Low Energy Building
Standard. The development incorporates
triple glazing throughout with high
levels of insulation, Mechanical
Ventilation with Heat Recovery (MVHR),
good levels of air tightness and low cold
bridging. Solar thermal hot water system
also incorporated.

Typical annual fuel use for heating is
around one tenth that of an average
home, creating low energy bills for
tenants and minimizing carbon
emissions. The buildings achieve a 75%
reduction in space heating requirements
compared to standard UK new builds.

“IT WAS IMPORTANT THAT THE PROJECTS HAD A SIMPLE AND
ROBUST FABRIC-FIRST APPROACH TO REDUCING ENERGY USE AND
WERE EASY TO USE AND MAINTAIN. THE NEW HOUSING HAS BEEN
BUILT USING PASSIVHAUS PRINCIPLES AS A WAY TO REDUCE
ENERGY USE, ADDRESS ISSUES OF FUEL POVERTY AND PROVIDE A
COMFORTABLE INTERNAL ENVIRONMENT WITH GOOD AIR QUALITY.”

TOM RUSSELL, EMMETT RUSSELL
HAB Housing and local housing association United Communities were selected by Bristol City Council to deliver an exemplar mixed-tenure sustainable housing scheme on the site of the former Dunmail Primary School, designed by Allford Hall Monaghan Morris (AHMM).

The project will deliver 160 homes – ranging from one-bed apartments to four-bed houses – around a central Green Lane, a 20 metre-wide promenade for people and wildlife. Designed to be affordable for local people, the houses are designed to be economical to build and efficient to run, with the residents being given training and advice to maximise these benefits.

DESIGN TEAM
Architect: AHMM
Engineer: Arup
Landscape: Clifton Emery & Churchman
Contractor: Keepmoat

DELIVERY PARTNERS / FUNDING
A joint venture between HAB Housing, United Communities, Bristol City Council, Cheyne Capital, Bristol and Bath Regional Capital

START / FINISH DATE
Construction start: 2018
Completion: 2020
ELDERBERRY WALK DRAWS ON THE GARDEN CITY PRINCIPLES THAT UNDERPIN THE URBAN DESIGN OF THE SURROUNDING AREA - AFFORDABLE HOUSING, LEGIBLE NEIGHBOURHOODS AND EASY ACCESS TO OPEN SPACE. OUR AIM IS TO CREATE A RESIDENTIAL QUARTER WHICH SITS COMFORTABLY WITHIN ITS CONTEXT BUT Responds TO CONTEMPORARY TECHNOLOGIES, LIFESTYLES AND TASTES.

NUMBER AND TYPE OF UNITS
160 homes in total comprising of:
42 one-bed flats; 42 two-bed flats;
43 two-bed houses; 25 three-bed houses; 8 four-bed houses

% AFFORDABLE
25% affordable, 7% shared ownership and 25% private rental sector

SECTION 106 CONTRIBUTION
Upgrading the nearest bus stop, traffic regulation orders to improve safety of road users and preserve or improve the character and amenity of local roads.

DENSITY
Medium/high: 55 dwellings per hectare

CONNECTIVITY
Short walking distance to local shops, schools and community facilities. Regular buses to city centre. In catchment area for shared ride-to-work services. Pedestrian and cycle routes linking into existing networks. Car club to be provided on site.

KEY DESIGN FEATURES
Additional grant funding will enable improved sustainability and reduced running costs for the Affordable Rent Units through upgrades to airtightness and building envelope performance, and the installation of highly efficient space and water heating systems; all homes will deliver real savings in energy usage.

"ISABEL ALLEN, HAB HOUSING"
The Bonnington Walk scheme involved the redevelopment of underused sports fields that were in long term decline with changing rooms and pavilion space no longer fit for use.

A cross boundary planning application (including both South Gloucestershire and Bristol City land) proposed the development of part of the fields for housing (as an extension of the existing Cheswick Village development). This secured the capital funds to consolidate sport facilities on the rest of the land and pay for a new sports pavilion, two all-weather pitches, lighting and existing public realm improvements, such as paths and outdoor fitness equipment.
NUMBER AND TYPE OF UNITS
95 dwellings in a mixed use development with a range of 1 and 2 bed flats; 2 and 3 bed houses

% AFFORDABLE
35% affordable (33 units)

SECTION 106 CONTRIBUTION
5% of the affordable housing to meet wheelchair accommodation standards as set out in the Affordable Housing Supplementary Planning Documents

DENSITY
Medium to low density residential development

CONNECTIVITY
● Cycle routes and footpaths located throughout the site, connecting north Bristol with the city centre
● Close proximity to the River Frome, which is a Site of Nature Conservation Interest

KEY DESIGN FEATURES
● Crescent around Listed building in northern housing area
● Avenues with street trees
● The contemporary sport centre provides a splash of colour in the local environment, and has been designed so the second phase can be added once funding is available

“THIS WAS A VERY EXCITING PROJECT THAT TRANSFORMED A WINDSWEPT AND DESOLATE SITE THAT WAS PRONE TO ANTISOCIAL BEHAVIOR AND VANDALISM INTO A REGIONAL QUALITY SPORTS FACILITY THAT WILL ALLOW LONG TERM MANAGEMENT OF THE SITE FOR THE GOOD OF THE LOCAL COMMUNITY.”

MATTHEW KENDRICK, GRASSROOTS PLANNING
GAINSBOROUGH SQUARE
LOCKLEAZE

The predominantly residential scheme, provides a mix of affordable houses and affordable apartments with a community hub at ground level. The hub, run by the Lockleaze Neighbourhood Trust (LNT), includes a community hall for hire, soft play centre and business space.

This mixed-use infill development provides apartments and a community focus in an area otherwise dominated by low-density family housing. Alongside significant investment in the open space within the square (including a children’s playground), the project represented the first stage in a wider regeneration programme for the area.

DESIGN TEAM
Architects: Kendall Kingscott
SE: Craddys
Energy Consultant: Jones King Partnership
Contractor: Carter Construction

DELIVERY PARTNERS / FUNDING
United Communities
Bristol City Council
Homes & Communities Agency
EU Regional Development Fund

START / FINISH DATE
Construction start: 2013
Completion: 2014
NUMBER AND TYPE OF UNITS
28 affordable homes comprising 12 houses and 16 apartments. Community hub for LNT comprising community hall, soft play centre and 2 business units.

% AFFORDABLE
100% affordable

SECTION 106 CONTRIBUTION
Affordable homes, landscape improvements, site environmental improvements, off site highway works

DENSITY
High: 83 dwellings per hectare

CONNECTIVITY
Gainsborough Square is a local centre in the heart of Lockleaze. The square has a mix of uses including advice centre, local shops, post office, and church. The local primary school and Stoke Park are in close proximity. Buses to city centre and the wider area stop on Gainsborough Square.

KEY DESIGN FEATURES
A tight mixed use block houses the flats and community hub, which address Gainsborough Square at the front. Houses at the rear form a tightly enclosed mews street.

Houses achieve Code for Sustainable Homes Level 4, whilst the flats achieve Level 3. The Community hub achieves BREEAM Very Good rating.

FROM THE OUTSET, THE PROJECT WAS DRIVEN BY THE NEEDS OF THE LOCAL COMMUNITY. UNITED COMMUNITIES WORKED CLOSELY WITH A STEERING GROUP TO GUIDE A BOLD DESIGN THAT WOULD DELIVER MUCH NEEDED NEW HOMES AND COMMUNITY FACILITIES ALONGSIDE BUILDING CONFIDENCE IN THE WIDER REGENERATION PROPOSALS FOR THE NEIGHBOURHOOD.

OONA GOLDSWORTHY, UNITED COMMUNITIES HOUSING ASSOCIATION
The Shaldon Road Housing project is a community led scheme that will provide affordable housing in a supportive and collaborative community environment.

The layout of the houses respond to the natural features of the site and use its steeply sloping topography to create a range of interconnected shared spaces for community events and informal interactions to occur on a daily basis. Two common houses provide shared cooking and dining facilities as well as a community workshop and office space. The houses will be constructed to stringent fabric first construction methods, increasing user comfort levels and reducing energy bills.
NUMBER AND TYPE OF UNITS
33 houses, 16 flats, 2 common houses

% AFFORDABLE
100% affordable

SECTION 106 CONTRIBUTION
N/A

DENSITY
Low: 35 dwellings per hectare. Due to site topography and existing ecology, some areas are undevelopable.

CONNECTIVITY
4km from city centre. Existing local amenities within walking distance. Good public transport links to city centre and Southmead.

KEY DESIGN FEATURES
Shared community facilities including two common houses, communal waste and recycling stores and community gardens.

Properties will be self-finished by residents to improve affordability, including an opportunity to personalise facades and characterise the neighbourhood.

Stringent fabric-first construction methods with individual air source heat pumps and Mechanical Ventilation with Heat Recovery (MVHR) in each unit. There is also a district energy network, utilizing photovoltaics and centralised battery storage.

"THIS IS A UNIQUE AND INNOVATIVE COMMUNITY SCHEME THAT WILL PROVIDE HIGH QUALITY AND MUCH NEEDED AFFORDABLE HOUSING FOR THE CITY... WE HOPE THAT THIS SCHEME WILL SET A NEW BENCHMARK NATIONALLY FOR LOW COST, SUSTAINABLE AND AFFORDABLE COMMUNITY HOUSING."

ELLY DEACON-SMITH, ARCHETYPE
The Fishponds co-build scheme comprises of a group of self-builders who are developing a former car repair yard into 14 dwellings with shared gardens and a community/social enterprise hub.

The scheme is made of a mix of housing, tailored to individual members’ needs. Each co-builder is a member of the company and has been involved early on in the project, contributing each step of the way, including designing their own units. It is through the efforts of residents pooling their strengths and resources that they have been able to design a sustainable, affordable and holistic scheme.
NUMBER AND TYPE OF UNITS
4 houses
1 six-bed House of Multiple Occupancy (HMO)
9 flats including 2 three-bed units
Community space of 150m²

% AFFORDABLE
One unit will be affordable in perpetuity, through Fishponds Co-Build retaining ownership of 35% of the unit

SECTION 106 CONTRIBUTION
N/A

DENSITY
Low: 14 units on less than 0.5 hectares

CONNECTIVITY
Short walking distance to all local amenities in Fishponds, close to the Bristol and Bath cycle path and walking routes through Eastville park and Snuff Mills

KEY DESIGN FEATURES
• Energy saving design through passivhaus principles, maximising solar photovoltaic generation on site, and prioritising 100% renewable energy; aiming to make all homes zero carbon in their energy use
• Community centre
• Central communal courtyard gardens
• Diverse mix of dwellings

WE ARE FISHPONDS CO-BUILD, AN EMPOWERED, GRASSROOTS, CO-BUILD MOVEMENT WHO ARE INSPIRED AND MOTIVATED TO TAKE IT ALL THE WAY FOR THE BENEFIT OF ALL. OUR VISION IS A THRIVING LOCAL COMMUNITY IN BRISTOL, AND OUR MISSION IS TO MAKE IT HAPPEN ON OUR SITE IN FISHPONDS!

FISHPONDS CO-BUILD
The Chocolate Factory scheme involves the redevelopment of the former Elizabeth Shaw Chocolate Factory site in Greenbank, Bristol. This derelict site is to be transformed into a new and vibrant community that will include a range of family housing, commercial and community spaces all arranged around a series of open, landscaped spaces.

The heart of the site will be a new community square framed by commercial units and a café/restaurant, which connects both the existing neighbourhood and new residents with the city centre via the Bristol and Bath Railway Path.
NUMBER AND TYPE OF UNITS
Mixed use development incorporating commercial space and 135 new build homes comprising of: 44 two, three and four-bed family houses and 91 one and two-bed apartments

% AFFORDABLE
None

SECTION 106 CONTRIBUTION
- £80,000 Highways Contribution including new and improved footpaths and bus stops
- £10,000 Landscaping Contribution including new tree planting
- £978,913 Community Infrastructure Levy

DENSITY
High: 75 dwellings per hectare

CONNECTIVITY
The Bristol to Bath Railway Path runs along the southern boundary of the site, providing a direct cycle and pedestrian route into the city that is popular with many commuters and recreational users.

KEY DESIGN FEATURES
A range of sustainable housing types are incorporated across the site from large family houses to apartments within the former factory buildings, which will benefit from the unique nature of the converted former industrial buildings.

“THE REGENERATION OF THE FORMER ELIZABETH SHAW CHOCOLATE FACTORY WILL TRANSFORM THE AREA AND BRING MUCH NEEDED HOUSING AND PUBLIC REALM IMPROVEMENTS TO THE GREENBANK AREA OF BRISTOL.”

PAUL ISAACS, GENERATOR SOUTH WEST
Junction 3, close to the M32 in Bristol, is an ambitious development of a site that lay vacant for over 35 years. The brief was to design an iconic and fully accessible project to bring about the sustainable redevelopment of the site, bring forward much needed inner city housing, provide new library provision, much improved community facilities and market driven small scale employment space.

In 2013, the development won ‘Best Mixed-Use Development’ in the What House Awards, ‘Residential Development of the Year’ in the South West Insider Property Awards, and the RICS Regeneration Award in 2015.
NUMBER AND TYPE OF UNITS
Mixed-use development including 17 one-bed flats, 17 two-bed flats, 19 two-bed houses, 6 four-bed houses. A learning centre/library, community meeting rooms, crèche and 7 small scale workspace units.

% AFFORDABLE
100% affordable: 28 shared ownership homes including 2 four-bed houses, 31 flats and family houses let on a mixture of social rents and affordable rents.

SECTION 106 CONTRIBUTION
N/A

DENSITY
High: 208 units per hectare

CONNECTIVITY
- 10 minute walk into central Bristol, all off road
- Straddles Frome Route (cycling commuter route alongside the M32)
- M32 roundabout intersection with cycling and walking underpasses connecting Easton and St Paul’s.

KEY DESIGN FEATURES
- Knightstone Housing wanted a design to signify that development outside the city centre could be interesting and attractive. The scheme was to be a gateway to Easton.
- Achieved Level 3 Code for Sustainable Homes and BREEAM Very Good for the learning centre.

“J3 REALLY IS SOMETHING TO SHOW OFF ABOUT AND TO BE PROUD OF. YOU APPROACH THE DEVELOPMENT AND JUST THINK ‘WOW’. IT’S A GENUINE EXAMPLE OF HOW BUILDING HOMES IS A GREAT THING. WHEN WE BUILD HOMES WE CREATE COMMUNITIES AND WE MAKE BETTER PLACES AND THAT’S EXACTLY WHAT IS HAPPENING HERE. EVERYONE WHO HAS BEEN INVOLVED IN DEVELOPING J3 SHOULD BE PROUD.”

DAVID ORR, THE NATIONAL HOUSING FEDERATION
In 2013, the Mayor made public his aspiration for the City Council to play a key role in the creation of new affordable homes. Bristol City Council's Housing Service made a commitment to contribute towards providing a proportion of the new affordable homes per year.

The construction of these sustainable houses, designed with parlour rooms for expanding families, are situated within the grounds of Kingsmarsh and Baynton tower blocks. It was one of the first sites developed in phase one of the New Build Council House programme.
NUMBER AND TYPE OF UNITS
13 affordable homes consisting of:
4 two-bed houses, 6 three-bed houses,
2 four-bed houses, 1 two-bed flat over garage

% AFFORDABLE
100% affordable fully funded by the Council’s Housing Revenue Account

SECTION 106 CONTRIBUTION
N/A

DENSITY
Low: 15 dwellings per hectare

CONNECTIVITY
The site is adjacent the Bristol and Bath cycle path providing links into both city centres. Church Road to the east provides access to local shop facilities, bus stops and Lawrence Hill railway station. To the west the A420 connects with Old Market providing access into Bristol city centre and Cabot Circus.

KEY DESIGN FEATURES
- A new cycle spur provides direct access onto Church Road
- Houses are large with parlour rooms for expanding families
- External materials are robust and windows well proportioned providing increased surveillance around the development
- Houses & flats achieve Code for Sustainable Homes Level 4

"THE MIX AND SIZE OF HOUSES PROVIDED ARE SPECIFICALLY AIMED AT SATISFYING LOCAL NEED. THE NEW HOMES ARE SPACIOUS, ADAPTABLE AND SUSTAINABLE, DESIGNED TO MEET LEVEL 4 OF THE CODE FOR SUSTAINABLE HOMES WITH ACCOMMODATION PROVIDED IN A MIX OF THREE AND FOUR BEDROOM HOUSES."

LYNDON BATES, KENDALL KINGSCOTT
Abolish Empty Office Buildings (AEOB) was set up to convert disused workspaces into affordable homes. The group’s first project was to convert and extend a redundant office building into six affordable flats with low energy consumption when in use. The completed project is being operated as a co-operative with the building subject to an asset lock to retain the development as affordable housing, and prevent it being subject to right-to-buy.

The work was carried out as a self-managed project with 50% refurbishment and 50% rebuild, utilising available skills within the group while builders assisted with the process.

DESIGN TEAM
Architect: Askew Cavanna
SE: Ecos Maclean
Code Assessor: Aaben
QS: WCP
Contractor: Self managed by AEOB, helped by Natural Design & Build

DELIVERY PARTNERS / FUNDING
AEOB
Community share offer, combined with a mortgage from Triodos Bank

START / FINISH DATE
Construction start: 2015
Completion: 2017
AEOB HAVE AN AMAZING MODEL - RAISING FUNDS THROUGH THE COMMUNITY TO BRING REDUNDANT BUILDINGS BACK INTO USE AS AFFORDABLE LIVING SPACES... THE GREAT THING IS THAT THEY HAVE GONE OUT THERE AND DONE IT, DESPITE ALL THE DIFFICULTIES IN GETTING SOMETHING LIKE THIS GOING. THAT IS SOME ACHIEVEMENT.

CHRIS ASKEW, ASKEW CAVANNA ARCHITECTS
Electricity House, sitting at the head of Bristol’s city centre and the Nelson Street area, is an iconic Grade II listed building. Commissioned in 1935 for Bristol’s Corporation of Electricity, it was designed by renowned architect Sir Giles Gilbert Scott, designer of the famous red telephone box and Bankside Power Station, now Tate Modern, amongst many other buildings.

The refurbishment by Crest Nicholson to high end residential use creates an opportunity to bring vitality back into the building and continues the regeneration of the city centre towards Nelson Street and Broadmead.
NUMBER AND TYPE OF UNITS
85 apartments (a mix of 1, 2 and 3 bed) including a penthouse level of duplex apartments.

% AFFORDABLE
No affordable units as determined by the viability appraisal related to high conversion costs.

SECTION 106 CONTRIBUTION
N/A

DENSITY
High: 425 dwellings per hectare

CONNECTIVITY
City Centre location linked to all services and public amenities.

KEY DESIGN FEATURES
At roof level, the plant-rooms have been replaced with a glazed penthouse, sitting on the original Portland stone building.

The central atrium is reinstated to its original proportions and a new glazed roof allows natural daylight into the heart of the building.

The upgrade of fabric and introduction of photovoltaic panels and air source heat pumps improve the sustainability credentials of the building, with residual CO₂ emissions set to be reduced by 18.9%.

Residents benefit from secure undercroft parking for cycles and cars.

“WHEN WE WERE FIRST ASKED TO BE INVOLVED WITH THE REINVENTION OF THIS BUILDING WE WERE PASSIONATE THAT SIR GILES GILBERT’S ORIGINAL LAYOUT SHOULD BE REFLECTED IN OUR INTERVENTIONS. THE UNSYMPATHETIC OFFICE CONVERSION WAS CAST ASIDE AND A NEW VIBRANT CONVERSION INTRODUCED.”

STRIDE TREGLOWN
Over 2,500 people will live or work at Finzels Reach, a 4.7 acre site, one of the largest mixed-use regeneration projects in the South West.

This new Bristol city centre quarter will include 437 new apartments and two Grade A office buildings alongside shops, restaurants, a micro-brewery and a hotel.

A new iconic S-shaped pedestrian and cycle bridge has been created across the river as part of this project. The restoration of the listed Generator Building will be completed in 2018/19.
NUMBER AND TYPE OF UNITS
437 apartments, including 194 private rental sector units and 55 affordable dwellings

% AFFORDABLE
13% affordable

SECTION 106 CONTRIBUTION
Construction of a new cycle and pedestrian bridge across the floating harbour, along with upgrading of the adjacent ferry pontoon facility

DENSITY
High: 230 dwellings per hectare

CONNECTIVITY
Castle Bridge, a new iconic S-shaped pedestrian and cycle bridge, provides direct access from Finzels Reach to the city centre. Excellent road, rail and waterway links. Bristol’s water taxis and ferries can also be boarded from a new jetty just minutes away.

KEY DESIGN FEATURES
New contemporary buildings are combined with the sensitive restoration of historic buildings, which has led to the creation of a varied series and sequence of high quality public routes and spaces across the site.

WE ARE THRILLED TO SEE THIS NEW QUARTER TAKING SHAPE, DELIVERING MUCH NEEDED HOUSING AND HIGH QUALITY OFFICE SPACE AT A TIME WHEN DEMAND IS FAR OUTSTRIPPING SUPPLY. THIS IS AN AREA THAT HAD BEEN CLOSED OFF TO THE PUBLIC FOR OVER 100 YEARS, SO IT IS EXCELLENT TO SEE IT NOW OPENED UP AND COMING TO LIFE AS A VIBRANT NEW PART OF THE CITY.

GAVIN BRIDGE, CUBEX
Wapping Wharf is located on a key site between Bristol’s two waterways, the Floating Harbour and River Avon (New Cut). Following a masterplan for the whole site, approved in 2006, Phase 1 was designed in 2012 and completed in spring 2016. Above the retail units there are a mix of 194 private for sale and rent apartments and affordable units. Car parking is concealed below landscaped courtyards.

Phase 1 has a pedestrianised street with cafés, bars and other retailers. It has been augmented by Cargo 1, the first retail food hub in Bristol comprising recycled shipping containers on two levels, adapted for retail use.
Here is a ribbon that ties one end of the city to the other, as though it’s a parcel you want to unwrap. Take the weight off your footfall for a minute.

Ian McMillan, Poet in Residence, Academy of Urbanism
The proposed development is part of the New Build Council House programme. These homes form part of the plan to increase the supply of new homes in the city as well as address the need for additional affordable housing. The development aims to help tackle the city's housing needs including relieving overcrowding in the central wards, providing downsizing opportunities for those affected by welfare changes as well as tackling homelessness.

The scheme will go beyond planning requirements (30% affordable homes) to achieve 40% affordability which will be sold as social rented council houses.
NUMBER AND TYPE OF UNITS
133 dwellings: 50 Houses, 83 apartments

% AFFORDABLE
A minimum of 40% social rented council houses

SECTION 106 CONTRIBUTION
N/A

DENSITY
Medium: 53 dwellings per hectare

CONNECTIVITY
Immediately adjacent to transport links, walking and cycling routes. Shops within 5 minutes walk.

KEY DESIGN FEATURES
Limited range of simple materials: facing brick, render, dark grey/black cladding. Protruding brick course detailing to express contemporary and clean design intention. Grey windows to match in with finishing materials with deep reveals.

60% of the homes are to be sold, with the receipts of those sold subsidising the construction cost of the 40% retained as council homes. The total cost of the development will be an estimated £25 million, with a net cost to the Housing Revenue Account of an estimated £4 million after sale of the private homes.

"This is the first time we have used this model of building homes for sale on the open market, and we are hoping this can pave the way for our new housing company to deliver more housing for the whole city. We are not just building houses, we are trying to build mixed, balanced communities where people feel they belong."

MARVIN REES, MAYOR OF BRISTOL
Torpoint Rd is the first phase in a wider development that plans to see 120 homes built: 71 at Torpoint Rd; 30 at Kingswear Road; and 20 at Haldon Close. The site forms part of the northern slopes, 3 areas of green space in south Bristol which previously held 124 flats, of which 66 have now been demolished.

The proposal sought to retain the green characteristics of the area by encouraging a better use for both people and wildlife. This was achieved through new planting strategies including landscape terraces, wildflower meadows, natural play and food growing and a wildlife area as well as pedestrian and cycle priority roads.
NUMBER AND TYPE OF UNITS
71 mixed tenure dwellings: 1, 2, 3, 4 bedroom properties; 4 Passivhaus; 4 AECB Silver Standard

% AFFORDABLE
12 market sale or rent units (16%)
21 socially rented (30%)
38 affordable rented (54%)

SECTION 106 CONTRIBUTION
N/A

DENSITY
Low: 37 dwellings per hectare

CONNECTIVITY
Site is located adjacent to the ‘Northern Slopes’ public open space and as part of the development pedestrian links were renewed and strengthened to maintain access to this visually important open space.

KEY DESIGN FEATURES
The steeply sloping site required an innovative approach to site and home layouts, incorporating stepped sections to change levels between street and gardens. All the homes were designed to have a high-performance fabric, reducing energy demand to achieve the 2016 Zero-Carbon standard. For a small number of units this was further enhanced with increased airtightness and higher specification fittings to achieve the PassivHaus Principles of the AECB Silver Standard.

“WE HAVE A HOUSING SHORTAGE IN THIS CITY, WITH 14,000 PEOPLE ON OUR WAITING LIST. WE NEED A MIX OF AFFORDABLE HOMES, FOR RENT AND TO BUY, TO MEET THIS DEMAND. THESE 71 HOMES ARE FOR PEOPLE TO LIVE AND FOR A COMMUNITY TO EXIST, AND THAT I VERY MUCH WELCOME ON BEHALF OF THE CITY OF BRISTOL.”

CLLR MARK BRADSHAW, BRISTOL CITY COUNCIL
We Can Make is a community led housing project based around using micro plots currently owned by residents and the council to build new housing. There are 1000–1500 micro plots identified, primarily in between semi-detached homes, side plots and garden spaces. The community can unlock land, build homes that are more responsive to local needs and invest profit back into the local community.

The project is also re-imagining legal, financial and policy frameworks so that citizens themselves can better meet their own family and housing needs, rather than relying on developers and top down structures.

**DESIGN TEAM**
Architects: White Design
Construction: ModCell

**DELIVERY PARTNERS / FUNDING**
Knowle West Media Centre
Bristol City Council
Power to Change
BACS
University of the West of England

**START / FINISH DATE**
Construction start: 2017
Completion: Ongoing to 2022
NUMBER AND TYPE OF UNITS
350 dwellings, 1 and 2 bed homes

% AFFORDABLE
Up to 70% affordable

SECTION 106 CONTRIBUTION
N/A

DENSITY
By inserting homes into the existing fabric of the interwar, garden city estate, density is increased by around 10%

CONNECTIVITY
The project takes advantage of and supports the existing amenities and generates a community dividend to enhance them

KEY DESIGN FEATURES
- Locally manufactured, super insulated, low-carbon homes. Triple glazed, all LED lighting, minimal need for foundations
- Building in between houses could improve the U-values of both houses either side of it, saving them money and reducing energy consumption
- Community events have identified how the project could change personal circumstances to improve the lives of residents, be it caring for a sick relative, down sizing, or allowing large families to give their children an opportunity to move out but remain in the area

"AT A TIME WHEN WORKING PEOPLE CAN EXPECT TO PAY AROUND 7.6 TIMES THEIR ANNUAL EARNINGS ON PURCHASING A HOME IN ENGLAND AND WALES, THE ‘WE CAN MAKE’ INITIATIVE ENSURES COMMUNITIES, NOT PROPERTY DEVELOPERS, CALL THE SHOTS: WHERE HOMES ARE BUILT TO MEET LOCAL NEED USING LOCAL ASSETS AND SKILLS."

CRAIG WHITE, WHITE DESIGN
The proposals build upon the high quality civic buildings (leisure centre, community hospital and skills academy) adjacent to the site, creating a new destination park in South Bristol and circa 2,000 new homes across two sites, arranged in a number of distinct character areas.

New homes will be a mix of houses and apartments, market and affordable, ranging from 2-4 storeys with the opportunity for some 5 storeys at key locations. The park retains the memory of the airfield’s runway and the best of the existing landscape, providing a combination of formal and informal spaces.
NUMBER AND TYPE OF UNITS
Circa 2,000 new homes: 50% townhouses and 50% apartments. Retail space, offices, workshop spaces and a community building.

% AFFORDABLE
30% affordable

SECTION 106 CONTRIBUTION
TBC

DENSITY
Medium: 70 dwellings per hectare

CONNECTIVITY
The site will be connected to the wider area through a variety of sustainable transport links including: MetroBus connection to the City Centre; local bus connections; dedicated cycle routes; and improved pedestrian links to the surrounding areas.

KEY DESIGN FEATURES
- Destination park with wildlife trail, running tracks, playing areas, sports pitches and allotments, helping to draw people to the area both to live and to play
- Pollinator park and integrated ecological areas
- Integrated sustainable urban drainage systems

THE HENGROVE PARK AND HARTCLIFFE CAMPUS MASTERPLAN ARE AN IMPORTANT OPPORTUNITY FOR SOUTH BRISTOL TO BRING NEW INVESTMENT TO THE AREA AND PROVIDE REGENERATION THAT WILL HAVE LASTING POSITIVE IMPACT ON THE LIVES OF THE LOCAL RESIDENTS.

MARVIN REES, MAYOR OF BRISTOL
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<tr>
<th><strong>GLOSSARY OF TERMS</strong></th>
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<td><strong>Affordable Housing</strong></td>
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<td><strong>Civil Engineer (CE)</strong></td>
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<td><strong>District Energy Network</strong></td>
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<td><strong>Fabric First Construction</strong></td>
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<td><strong>House of Multiple Occupancy (HMO)</strong></td>
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<td>Shared Ownership</td>
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<tr>
<td>Sustainable Urban Drainage Systems (SUDS)</td>
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<td>Zero Carbon Standard</td>
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FURTHER READING

National Planning Policy Framework  
http://bit.ly/1gGu8KY

Bristol City Council Core strategy  
http://bit.ly/2FXJhYn

Bristol City Council Corporate Strategy  
http://bit.ly/2DnNYJc

More than a Roof: Bristol Housing Strategy 2016-2020  
http://bit.ly/2mVvlQn

Bristol Homes Commission 2014  
http://bit.ly/2DRXaXo