

Extract from Statement of Community Involvement: 07-2018
Concerns raised during public meeting/s that influenced the design and content of the final Planning Application

4.6 Table of concerns/support

	Ranking 1	Ranking 2	Ranking 3	Ranking 4	Ranking 5	Ranking 6	Ranking 7	Ranking 8	Ranking 9	Ranking 10	Ranking 11
Reason	Lack of Parking - resident or visitor	Building Height - Block C in particular	Density	Scheme Design	Employment communal on-site facilities	Bath Road Traffic	Pressure on Local Public Services	Belmont Rd pedestrian access support	Protect affordable	Arnos Vale Views	CIL/Public Art Overlooking Private ownership Antisocial behaviour CIL
Number of comments	22	21	13	12	10	9	8	5	4	1	All 1 each

- A further meeting was held with Jenny Gee and the residents of number 15 Belmont Road, to listen to their specific concerns regarding the proposals. See specific emails in the appendices.
- Reflecting on the public feedback, the team and client made a number of significant changes to the Bath Road scheme to positively address concerns. The following text summarises how the scheme has responded to the key feedback themes identified above – the numbering shown below corresponds with the Table of concerns /support shown above.

Ranking 1. Parking – number of comments 22

The number of parking spaces has been increased by 12 (+13%) from 92 spaces at the public consultation up to 104. As part of this, there is now the addition of 5 dedicated visitor spaces.

Ranking 2. Building Height – number of comments 21

Overall scale, bulk and mass of scheme has been significantly reduced (C20% reduction in mass and bulk)

- Block C height reduced by 4.5 – 5.5 m.
- Block B height reduced by 1.5 – 3.0 m.
- Block A height reduced by 4.0 m adjacent to 503 Bath Road.
- Length of Bath Road terrace Block A reduced by 5.0 m.
- Height of Block D reduced adjacent to Belmont Road properties to follow roof line of adjacent existing properties.

- Reduced scale of facade with stepped stairwells at ends of blocks which significantly reducing mass of Block C.
- Paired stepped facade to Bath Road / Arnos Vale Park to follow pattern of Victorian Villas adjacent on Bath Road.

Ranking 3. Density – number of comments 13

- The density of the scheme has not changed since the public presentation, a total of 146 units. With the aim of optimising the development potential of the site, which is in an accessible and sustainable location, as well as achieving the maximum affordable housing within the scheme, we consider that this design led approach, and the density it produces are appropriate. The breakdown of units on a block by block basis is as follows:

- Block A - Consists of 18 x 1B, 6 x 2B apartments, a total of 24 units
- Block B – Consists of 18 x 1B, 32 x 2B apartments, a total of 50 units
- Block C - Consists of 24 x 1B, 36 x 2B apartments, a total of 60 units
- Block D - Consists of 3 x 1B, 6 x 2B apartments, a total of 9 units
- Block E - Consists of 3 x 3B, 36 houses, a total of 3 units

Ranking 4. Scheme Design – number of comments 12

4.1 Bath Road Elevations

- Stepped paired (villa style) elevation giving an attractive proportionate elevational treatment, picking up features from the adjacent existing housing.
- Simple paired bays.
- Metal Cladding to upper level with chevron detail, reflecting timber the villa gable details locally
- Verdigris cladding to stair cores identifying the vertical circulation and hinge point.
- Block B step up set back from Bath Road facade. Continuity of materials across the facade
- Block C to rear share materials
- Open access balcony to Block A rear. (Under consideration)

4.2 Block B Elevations

- Layered proportionate facade.
- Simplified palette of quality materials to public amenity space.
- Render facade to courtyard to brightness and lighting levels to courtyard.

- Each apartment has a glazed balcony with French doors opening up into apartment to provide inside/outside sun space

4.3 Block C Public Amenity Space Elevations

- Simplified palette of quality materials to all elevations.
- Stepped facade to break down mass of building.
- Each apartment has glazed balcony with French doors opening up into apartment to provide inside/outside sun space.
- Stair towers stepped to each end.
- Rhythm and scale of the scheme enhanced by artistic visual screen and security grilles between car parking and public amenity space.

4.4 Block C Tramways Road Elevations

- Pergola to car park at Ground floor level to provide green screen to apartments over.
- Dragon-scale Verdigris panel to stair towers.
- Simplified palette of materials to facade.

4.5 Block D Elevations

- Block D forms a step between the domestic 2 storey facades to Belmont Road properties and the 6 storey Block C facade.
- Dragon-scale Verdigris detail to corners to signify the principle vehicular entrance into the development from Tramways road and forming the entrance into the scheme.

4.6 Block E housing Elevations

- 3-storey 3-bedroom family houses to Block E. Developed at a scale to reflect the adjacent Victorian houses
- Simple palette of materials.

Ranking 5. Employment and communal Onsite Facilities – number of comments 5

In Planning Policy terms, the site is allocated for residential uses only, therefore the proposals accord with the Council's adopted development plan. However, within a few minutes walking distance Sandy Park Road provides a vibrant local centre with a number of facilities.

Ranking 6. Bath Road traffic – number of comments 9

The location and design of the scheme will help to minimise the impact of traffic on Bath Road. A level of car parking which is appropriate to the sustainable and accessible location of the site has been proposed as well as above policy levels of bicycle parking. Furthermore, the Travel Plan is likely to include incentives for the use of car clubs, subsidised public transport and / or vouchers toward the purchase of bikes.

It is also relevant to note that as an existing employment site, which could be occupied as such immediately without any planning permission and generate significant traffic movements, it is reasonable to conclude that a residential scheme would have lesser impacts.

A detailed Transport Assessment and Travel Plan will be submitted as part of the planning application.

Ranking 7. Local Public Services – number of comments 7

Financial contributions via CIL and S106, subject to viability, will enable the Council and other service providers to mitigate the impact of the scheme on local services including schools and medical facilities.

Ranking 8. Belmont Road Access – number of comments 6

There is a split of opinion of this aspect of the scheme, with five respondents in favour of some form of opening to enable public access from the site through Belmont Road to Sandy Park Road and one comment against. We continue to hold the view that a connection through for pedestrians and cyclists brings a significant benefit in terms of movement and permeability in the local area and therefore we are continuing to propose such a connection as part of the scheme. In addition Sovereign has suggested that an artistic screen could be designed and installed within the existing arched openings to the end of Belmont Road.

Ranking 9. Protecting Affordable housing - number of comments 4

The precise percentage of affordable housing is yet to be agreed, however, in conjunction with the Council's Housing Enabling team, Sovereign, as a registered provider, are working to maximise the amount of affordable provided within the site. This will certainly exceed the minimum level required by planning policy, and include a mix of tenures to create a mixed and balanced community within

the site, as well as contributing toward meeting the housing needs of the Brislington area.

Ranking 10. Arnos Vale Views – number of comments 2 (Including Bristol Civic Society)

See Point 2 which specifies building height reductions. Additionally the design has been enhanced to include the following:

- Stepped paired facade to Bath Road creating a stylistic rhythm to the façade
- Stepped bay features matching the Victorian style facades to upper and Lower Bath Road
- Feature cladding to upper level
- Planting on Block B to give a green edge form to distant views from Arnos Vale. Extensive planting to Bath Road to provide visual and acoustic buffer to the road
- Maisonette to upper floors maximising use of roofspace
- Landscaped zone between Bath Road and Block A
- The facade is significantly lower than that presented at the public consultation.
- Paired stepped terrace facade to Block A towards Arnos Vale Park.
- Layered feature-rich facade treatment to public face of building
- Stepped and layered arrangement to Blocks A, B, C. to give contrast between the blocks when viewed from afar.

Ranking 11. CIL, Public Art/Overlooking, Private occupancy, Antisocial behaviour –each received 1 comment

CIL - As highlighted above, the scheme will be expected to make financial contributions via CIL and S106, subject to viability. From the CIL contribution, 15% of this money is treated as a “neighbourhood portion” which the local community can identify schemes and projects upon which this money is spent. This is outside of Sovereign’s control as the applicant.

Public Art - A Public Art Strategy will be submitted as part of the planning application, with provision of artwork incorporated into the scheme. It is Sovereign’s intention to undertake further consultation with existing residents to inform the decision process on the artwork and this is in the process of being implemented.

Overlooking – Residents of Belmont Road were concerned about overlooking - the reduction in height will help address this concern. Blocks D&E adjacent to the Victorian era Belmont Road terraced housing will be similar in scale and texture.

In addition, the introduction of a stepped facade to Block D stepping up from the domestic 2 storey properties towards Block C will also help address this concern.

% of Private occupancy – As highlighted above, the levels of private and affordable housing are yet to be finalised, however, there will be elements of both within the scheme in an effort to create a mixed and balanced community.

Antisocial behaviour – With over 55,000 homes, Sovereign has considerable experience of managing tenancies. In a small number of cases, tenants' behaviour may cause a nuisance to their neighbours or the wider community. In such circumstances Sovereign will work closely with Partner agencies to resolve issues and we'll apply a wide range of tools and powers in an effort to change and address behaviours. Sovereign's commitment to effective tenancy management is further supported by our fully trained Anti-Social Behaviour team whose skills are used to support our aim of maintaining cohesive communities.

Where necessary Sovereign will make use of a wide range of tools and powers to address challenging behaviours. More often all that is needed is some low level intervention or tenancy support in order to change tenants' behaviour. But if this is unsuccessful we'll make use of a wide range of powers such as; Tenancy Cautions, Acceptable Behaviour Contracts, ASBOs, or Injunctions. In severe cases of Anti- Social Behaviour we may take steps to evict a tenant from their home. In such circumstances we'll work closely with key agencies, collate evidence and instruct our legal teams in order to take a case to court.

We are experienced in supporting the victims of anti-social behaviour, providing regular feedback on the steps we take to resolve issues and we monitor customer satisfaction in the way their case has been handled. Satisfaction data is then used to influence change and improve our services. Satisfaction figures for 2016/17 showed satisfaction rates of 85.19% satisfaction - against our target of 80%.

Following this development, Sovereign and the planning team met with the planning officer to discuss the revised scheme and further developments have been included in the final application.