

# 1. Introduction

493-499  
Bath Road  
Bristol

## Sovereign Network Group

Welcome to this exhibition which shows emerging proposals for 100% affordable housing at 493-499 Bath Road.

### Background and planning context

The Bath Road site, also known as John Peer site, is allocated for residential development within the adopted Local Plan. The Plan references that it is a previously developed (brownfield) site in a sustainable location and within a largely residential context, and therefore suitable for housing.

Sovereign Network Group acquired the John Peer building in 2016. A planning application for 146 homes was submitted in September 2018, following extensive stakeholder and public consultation. The application was refused in 2021 and a subsequent planning appeal was dismissed in November 2022.

In 2023 SNG bought the Go Outdoors retail store, adjacent to the John Peer building, as well as the nearby former railway path on Tramway Road, Brislington. This acquisition represents a strategic long-term investment for SNG, building on its existing land ownership in the local area and across the city. SNG has no immediate plans to redevelop the Go Outdoors site and the retail store will continue to operate as it does now.

In March 2024, SNG submitted an application to Bristol City Council to demolish the existing building in accordance with permitted development rights. The site now has deemed consent for the demolition of the building.



— Site Boundary

— Additional land in Sovereign Network Group Ownership



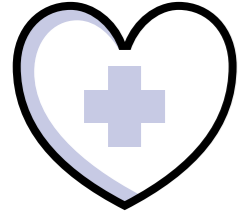
### Existing Site Photos:

1. Prominent framing to existing building
2. Frontage on Bath Road - Existing building across full extent of site, View from King's Road
3. Robust edge of site with stone wall on Bath Road, with view towards Arnos Court Park on the left.
4. Prominent view further along King's Road.
5. Photo demonstrating scale of existing building form from Bath Road.

## Homes and Place Standard

### Customers

SNG Homes will:



#### Encourage long-term health and wellbeing

Homes and places where people choose to live and thrive; creating well-integrated, sustainable and sociable communities.

C1



#### Be safe, secure and inclusive

Customers will be safe and feel secure within their homes and the wider community. People of all ages and ability will be able to play, stay and flourish.

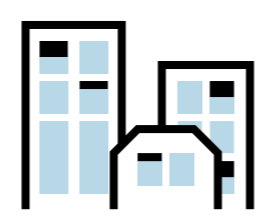
C2



#### Provide an excellent customer experience

The customer journey of renting or buying, and living in a home from Sovereign will be a great experience.

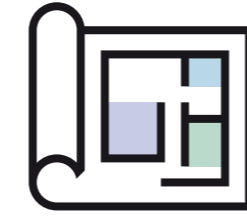
C3



#### Foster pride in homes and communities

Places where customers can play a full part in shaping their community.

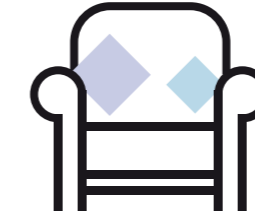
C4



#### Usable and adaptable

Homes will be designed to be flexible so they can meet the changing needs of households over the long-term.

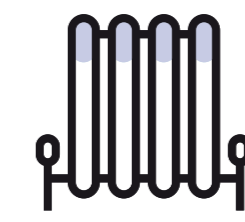
S1



#### Enjoyable to live in

Homes will be designed to be welcoming, creating a sense of arrival and providing shelter. Consideration will be given to views from the home and noise insulation between homes.

S2



#### Cost effective

Homes will be designed to keep customer costs, service charges and energy use as low as possible.

S3



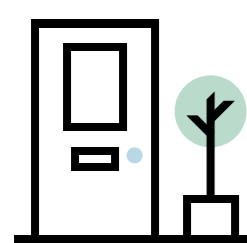
#### Digitally connected

Homes will be future-proofed so that customers can take advantage of new technology.

S4

### Homes

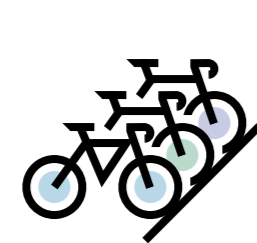
SNG Homes will:



#### Have character and delight

Our homes will be beautiful and complement their local area, enhancing the built and natural environment. Places will be designed to look and feel great and will provide usable and inviting outside spaces.

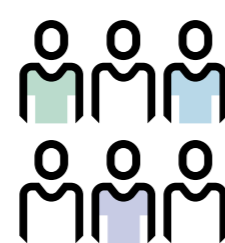
H1



#### Be well-integrated

Places will connect and integrate with the surrounding area, making it easy for people to get about.

H2



#### Be inclusive

Places will provide different kinds of homes to reflect local housing need with supporting facilities and services.

H3



#### Be safe

People will feel safe in their local areas, created through a deep sense of belonging and understanding of their community. Places will be designed with safety and security in mind.

H4



#### Be comfortable for the future

Homes will be future-proofed against climate change and increasing extreme weather events. They will be easy to keep cool in the summer and warm in the winter.

P1



#### Have a simple approach to moving towards zero carbon

We will take a fabric-first approach to the delivery of homes. Embodied carbon and energy requirements will be minimised.

P2



#### Promote a healthy environment

Homes and places will have a positive impact on the environment and the community. Gardens and allotments will sit alongside existing trees and hedgerows to encourage biodiversity.

P3



#### Empower customers through technology

Our homes and places will take into account how customers use technology, so they can make the most of its benefits from day one.

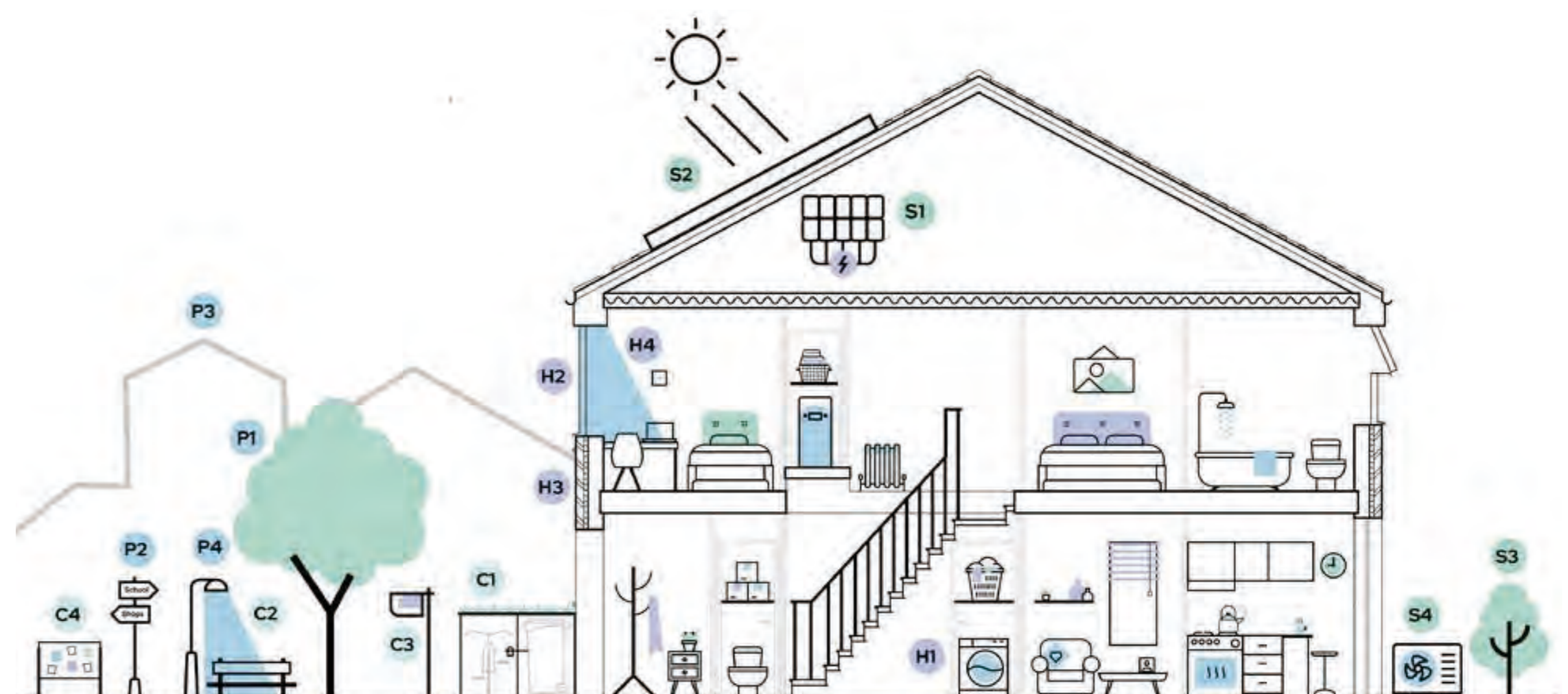
P4

### SNG Homes and Place Standard

SNG is both a housebuilder and a Housing Association dedicated to fostering lasting connections within communities. As a responsible landlord, SNG prioritise collaboration with our residents, having co-created the 'Homes and Place Standard'—a quality benchmark that guides all SNG developments..

The Standard was co-created with residents, for residents and the Standard, together with its Design Guide and Assessment Tool marks SNG's commitment to designing, building and maintaining good quality homes and better places to live.

Shown right are the pillars and themes of the Standard which underpin how SNG invest in homes and how they build new homes:



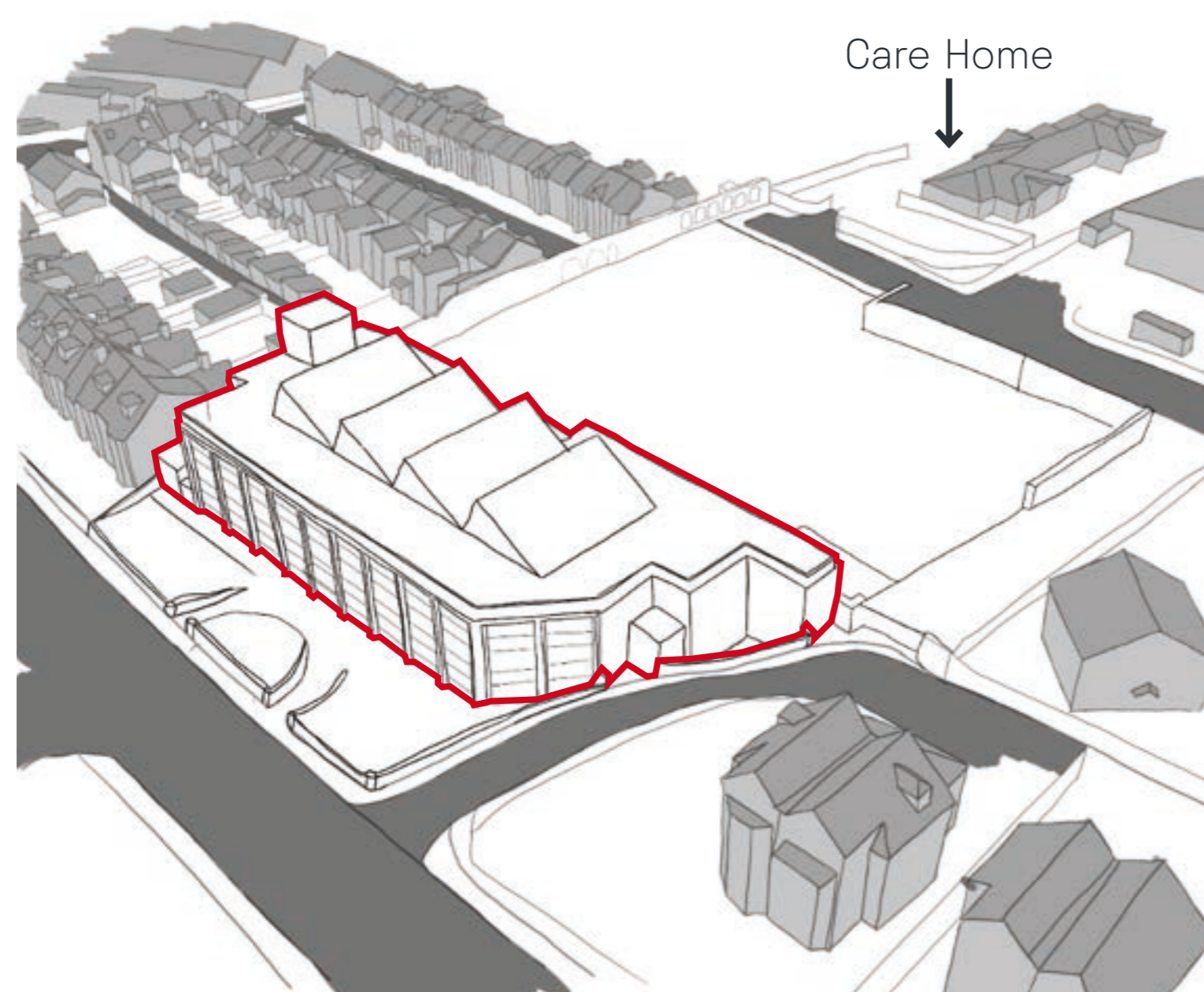
# 3. The Site

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## Site Analysis



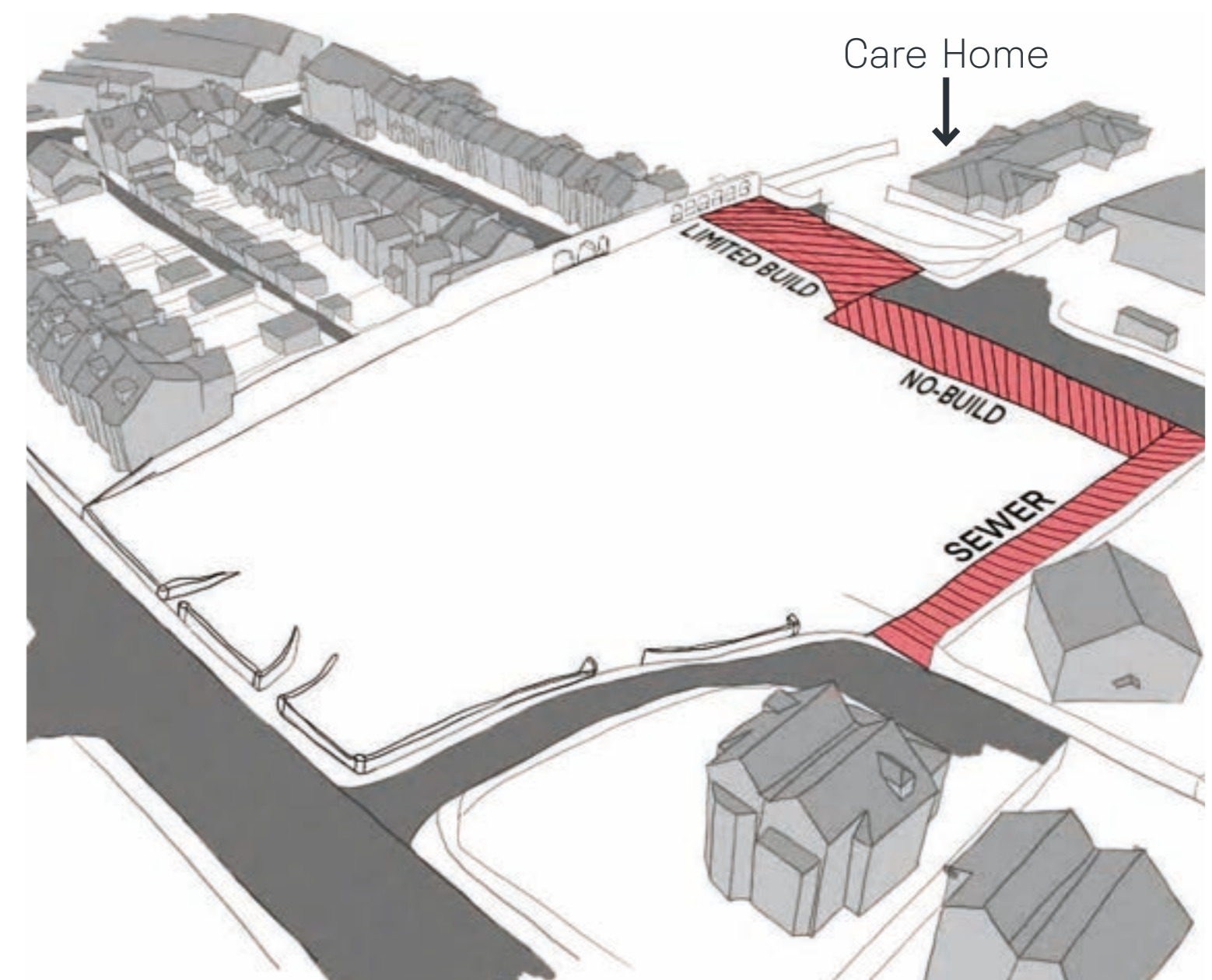
### Existing Conditions



Existing building subject to demolition

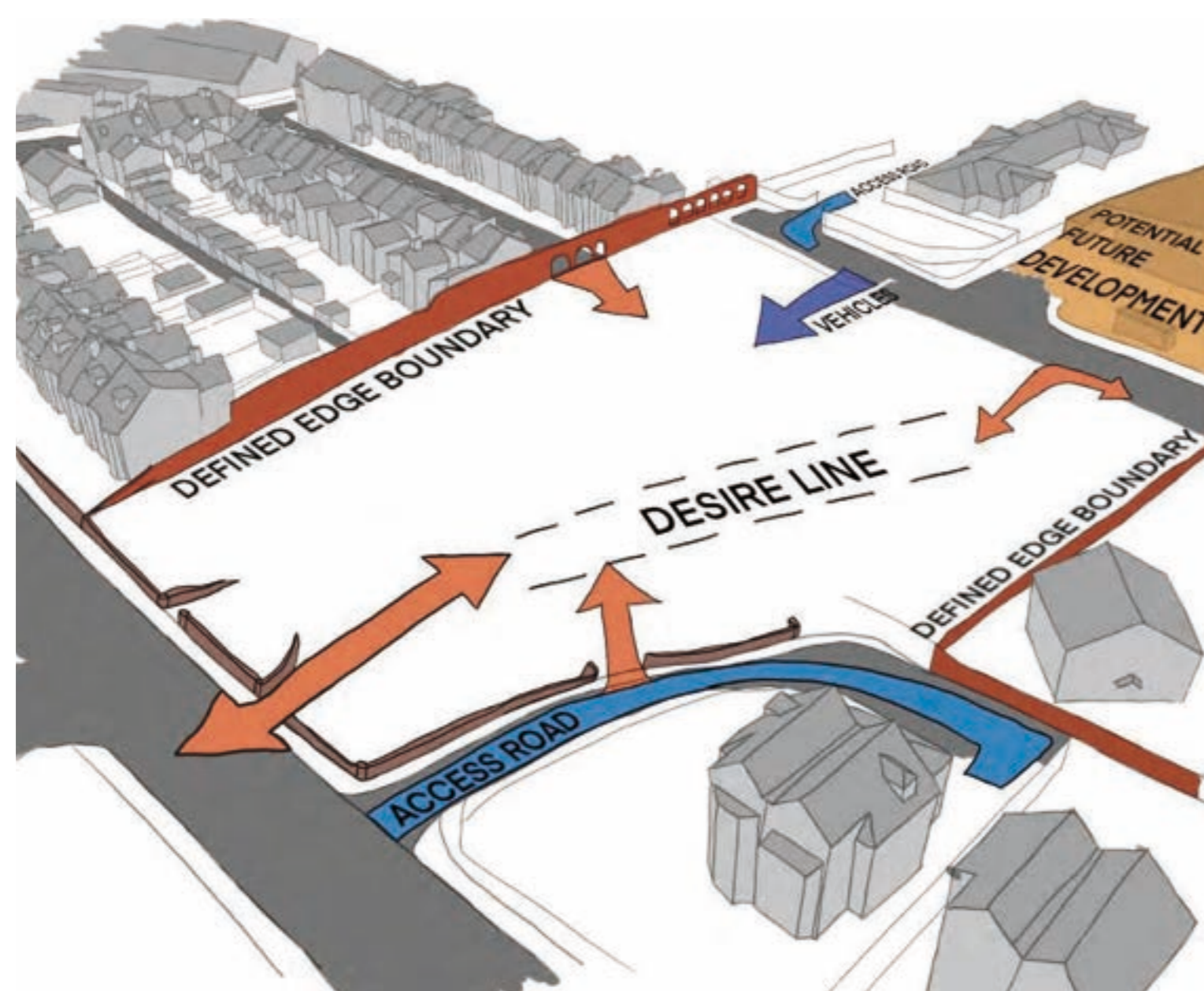
- Prominent frontage to Bath Road - continuing streetscape.
- Larger building scale at end of terraces.

### Key Constraints



- Limitations on developable area, including sewer easement and rights of access.
- Retain access to care home

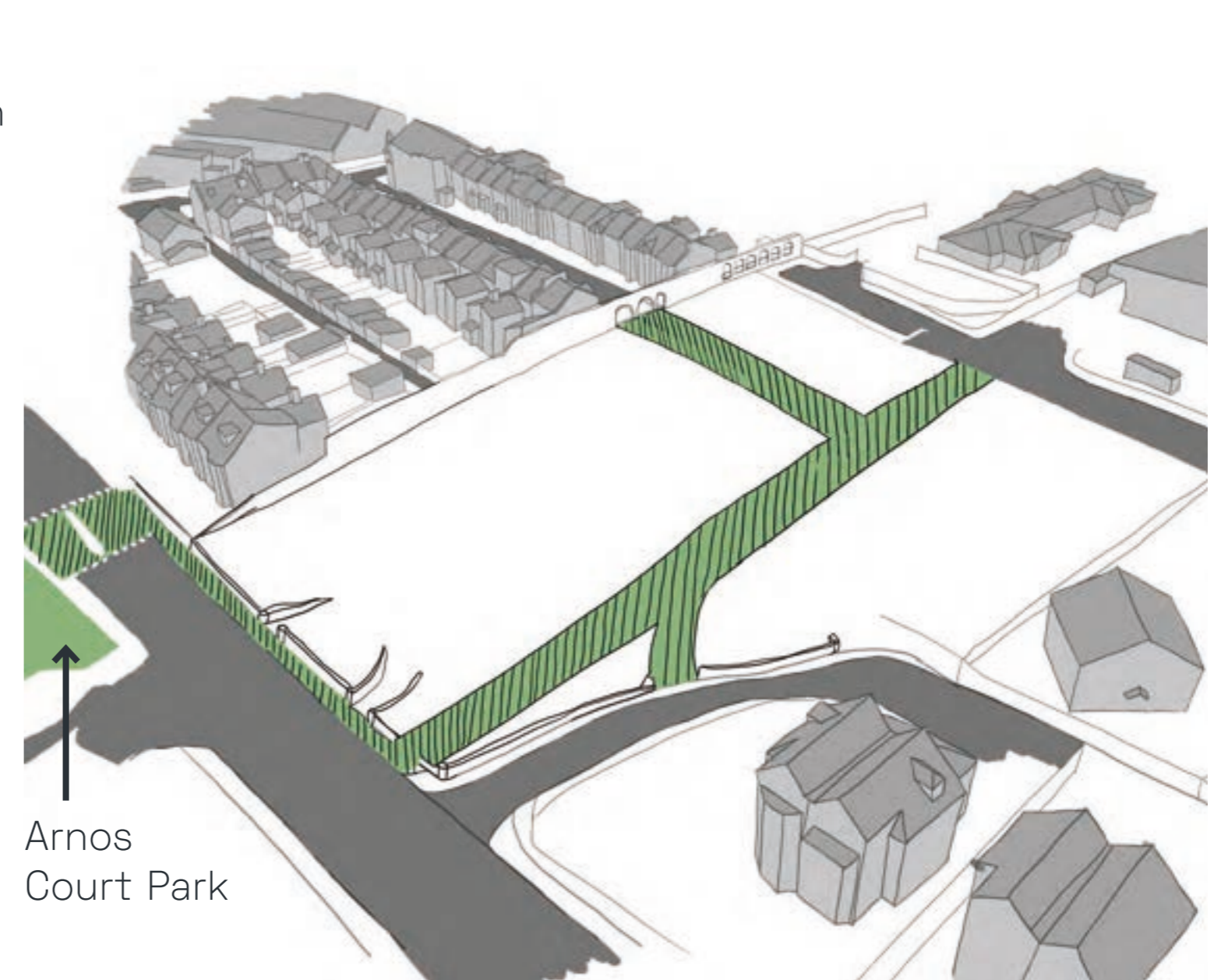
### Access and Permeability



Potential pedestrian access  
Vehicular access  
Access road to neighbouring area

- Robust, hard edge boundaries to existing housing.
- Potential greater permeability across site towards Arnos Court Park.

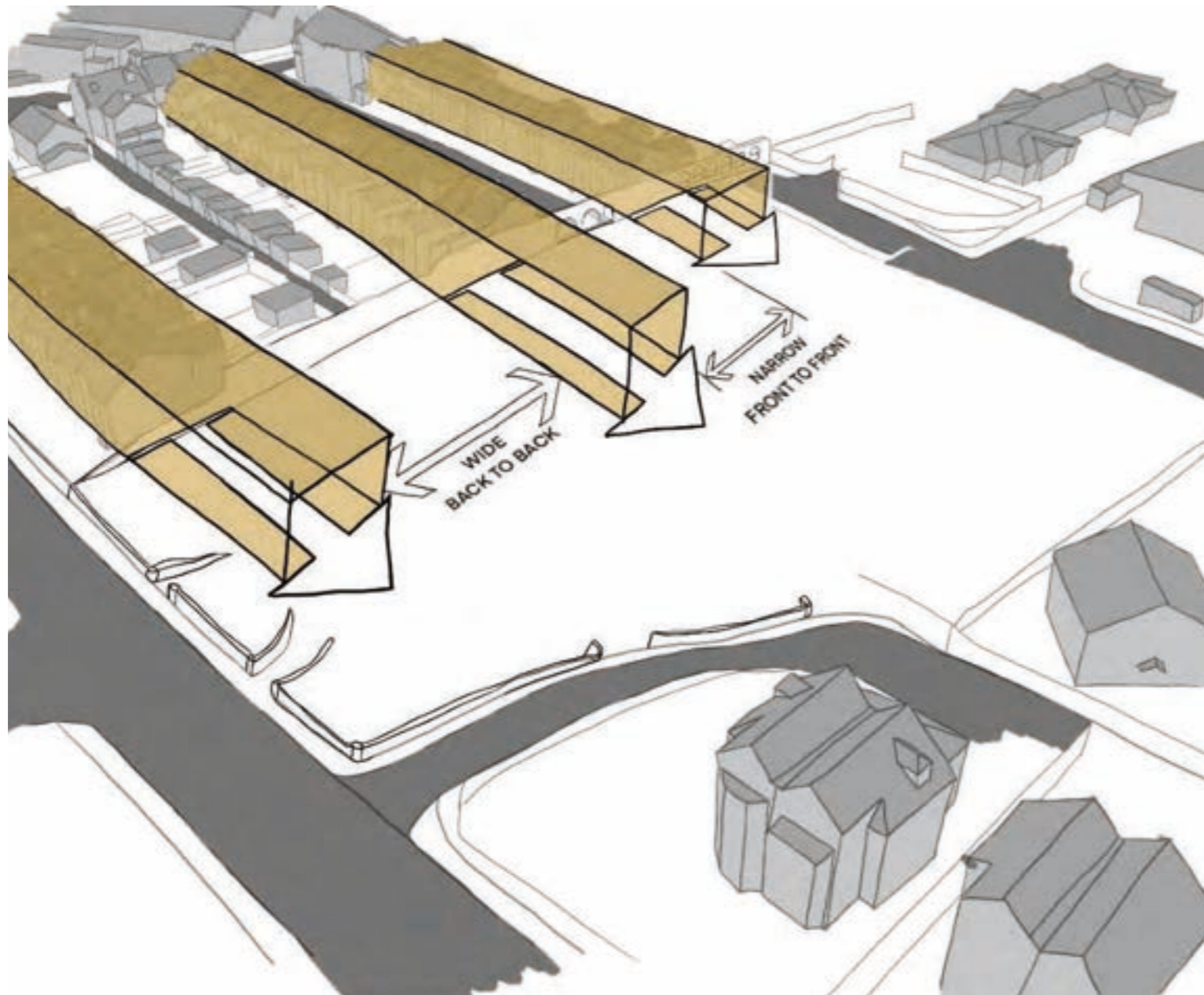
### Connection to Green Space



- Greater connection to Arnos Court Park amenity space.

## Site Layout Strategy

### Continuing Urban Grain



Repetitive linear streetscape is common in locality; potential to extend this; recognised that distance between blocks varies.

### Defining Built Form



- Emerging building form, continuing similar grain to existing and defining an emerging new linear route across site to improve access to Arnos Court Park.

### Scale & Massing



Increased building scale on corners to provide distinct edges and prominence of building form to improve legibility and views to and from site

### Access to Green Space



Opportunity for greater site permeability, providing linear link to existing Arnos Court Park. Potential for instances of green amenity space along route.

### Key principles of Access Strategy:

There are multiple access points to the site. The primary vehicular route from Tramway Road already exists, providing an opportunity to integrate it more effectively into the design proposal.

Additional pedestrian and cycle connections from Belmont Road and Bath Road will benefit new residents. Along with the new landscaped green corridor, these connections will enhance permeability across the site, providing better access to local amenities.

The development is presented as a sustainable low car development, however adequate car parking provision is important and therefore 30 car parking spaces are provided at a ratio of:

- 1 : 0.25 spaces for Apartments
- 1 : 1 spaces for Houses

Cycle storage is provided across the development within secure cycle stores.

- Site Access Road
- Vehicle Parking Area
- Pedestrian-only route
- Home-zone, shared surface



## Proposed Scheme

The wider site strategies are reinforced by our project vision for the development:

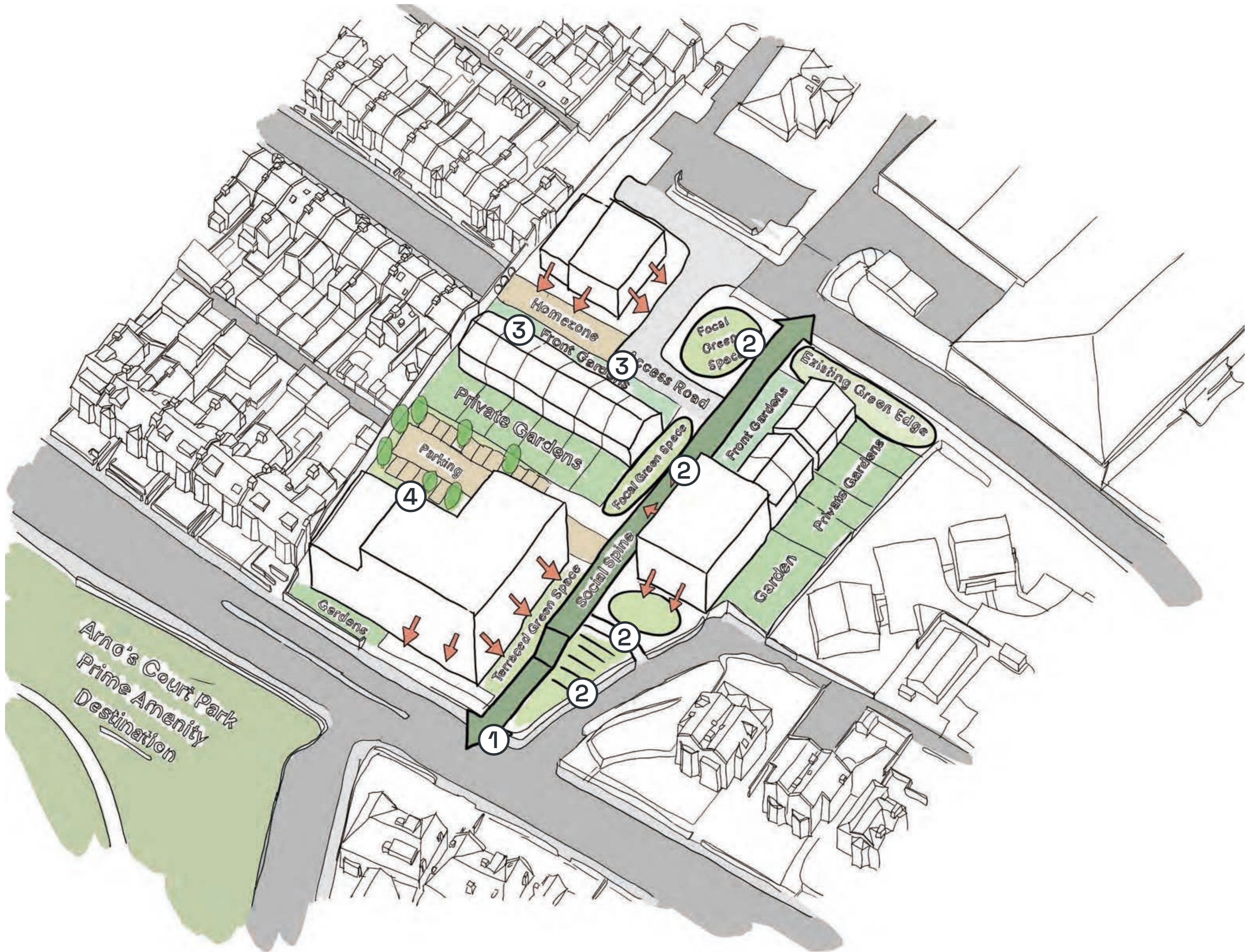
- A development that brings **life and activation** to this previously developed derelict site which is currently underused and does not represent a good use of land.
- A development that delivers an exemplar **place to live, grow and thrive**.

- A Place that **provides connection and permeability** from Bath Road to Tramway Road with connectivity to Sandy Park Road, the Castle Court supermarket, and bus routes along Bath Road.
- A **highly sustainable development**, offering highly insulated and low energy homes that simultaneously contribute to addressing Bristol's climate emergency and housing shortage.

- A scheme that demonstrates **design excellence**.
- A development that targets **urban greening and biodiversity net gain** across site.
- A development that **improves safety** in the local area and positively responds to the environment created by Bath Road.



## Emerging Masterplan



### Proposed Masterplan:

①

Frontage to the site is opened at the south to present a structured green landscaped environment with pedestrian access from Bath Road to the dwellings within the site; providing connectivity and permeability to and from Arnos Court Park and Bath Road and to the local connecting streets.

②

The proposed central landscape route creates opportunity for focal green spaces along with linear pocket play and places to pause, rest and dwell.

③

At the site entrance from Tramway Road, the streetscape is partly an extension of frontage of Belmont Road, with defensible space to the front of the houses, creating a visual and physical connection to the existing streetscape.

④

Parking is provided outside of the main social spine. Structured planting is used as visual screening putting emphasis on the pedestrians and the main social spine through the development.

# 7. Our Proposals

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## Proposed Scheme



① Aerial View of Social Spine

The proposals provides the following accommodation:

### Apartments

1B2P	40 (Includes 4 Accessible)
2B4P	41 (Includes 4 Accessible)

### Houses

3B5P	6
4B7P	4

Total Apartments	81
Total Houses	10
Total dwellings:	91 Dwellings

100% affordable accommodation will be provided with a mix of social rent and shared ownership.

### Key viewpoints:



② Social Spine Viewed from Bath Road

# 8. Our Proposals

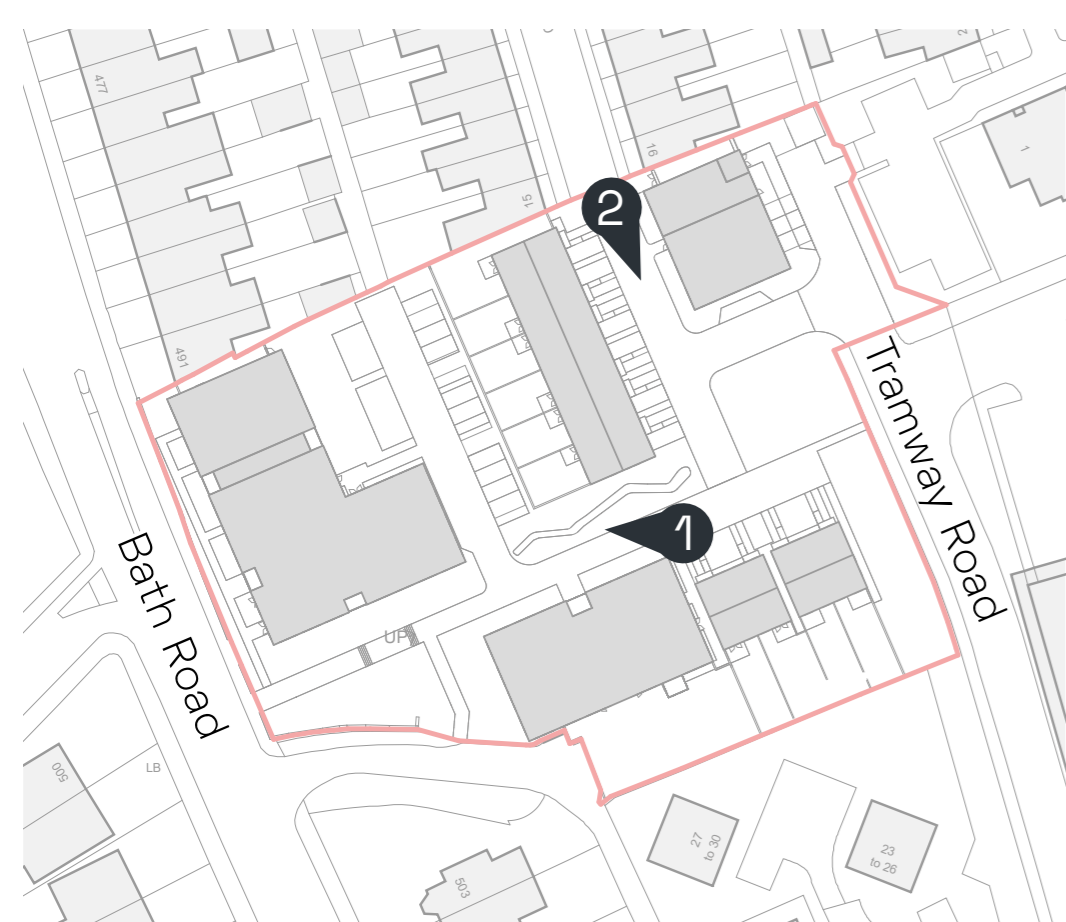
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## Creating a Place - Social Spine



○ Social spine looking towards Bath Road

### Key viewpoints:



② Active Street viewed from Belmont Road



## Landscape Design

### 1 THE TERRACES

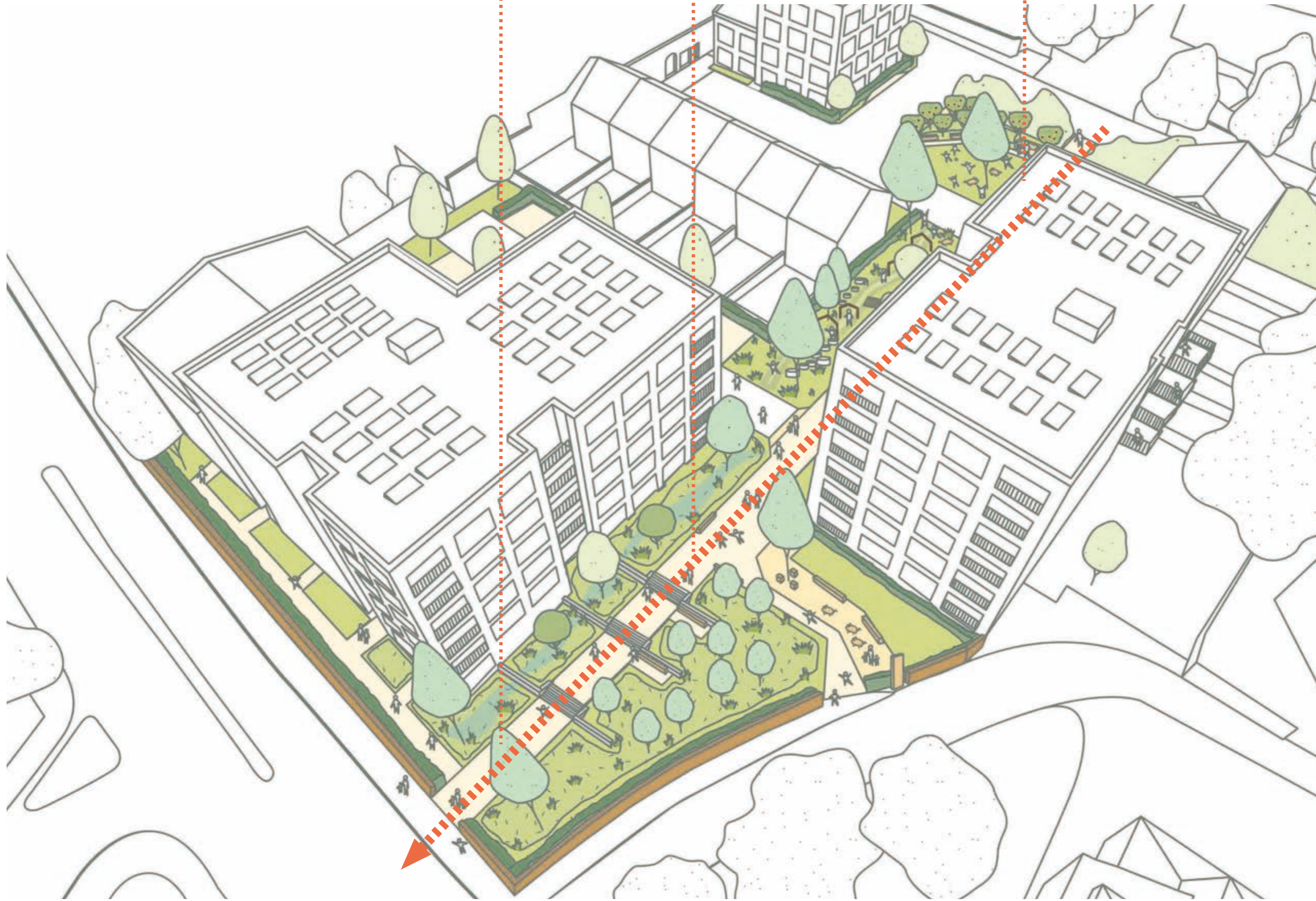
Terraced Meadow style planting/ rain gardens with seating and feature trees to Bath Road entrance

### 2 THE STREET

Swales planting and feature trees  
Incidental play

### 3 THE LAWN

A Green Edge with urban fruit growing  
Incidental play and seating



THE SOCIAL SPINE

### Landscape Strategy:

The design is structured around a central social spine, which carves a new key route through the site and provides a liveable street populated with spaces to gather, play and pause while an orchard provides space for urban food growing. The site edge to Tramway Road and Bath Road are richly planted with an ecological focus.

Incidental, doorstep play will be threaded along the social spine creating a play route. This will feature natural materials.

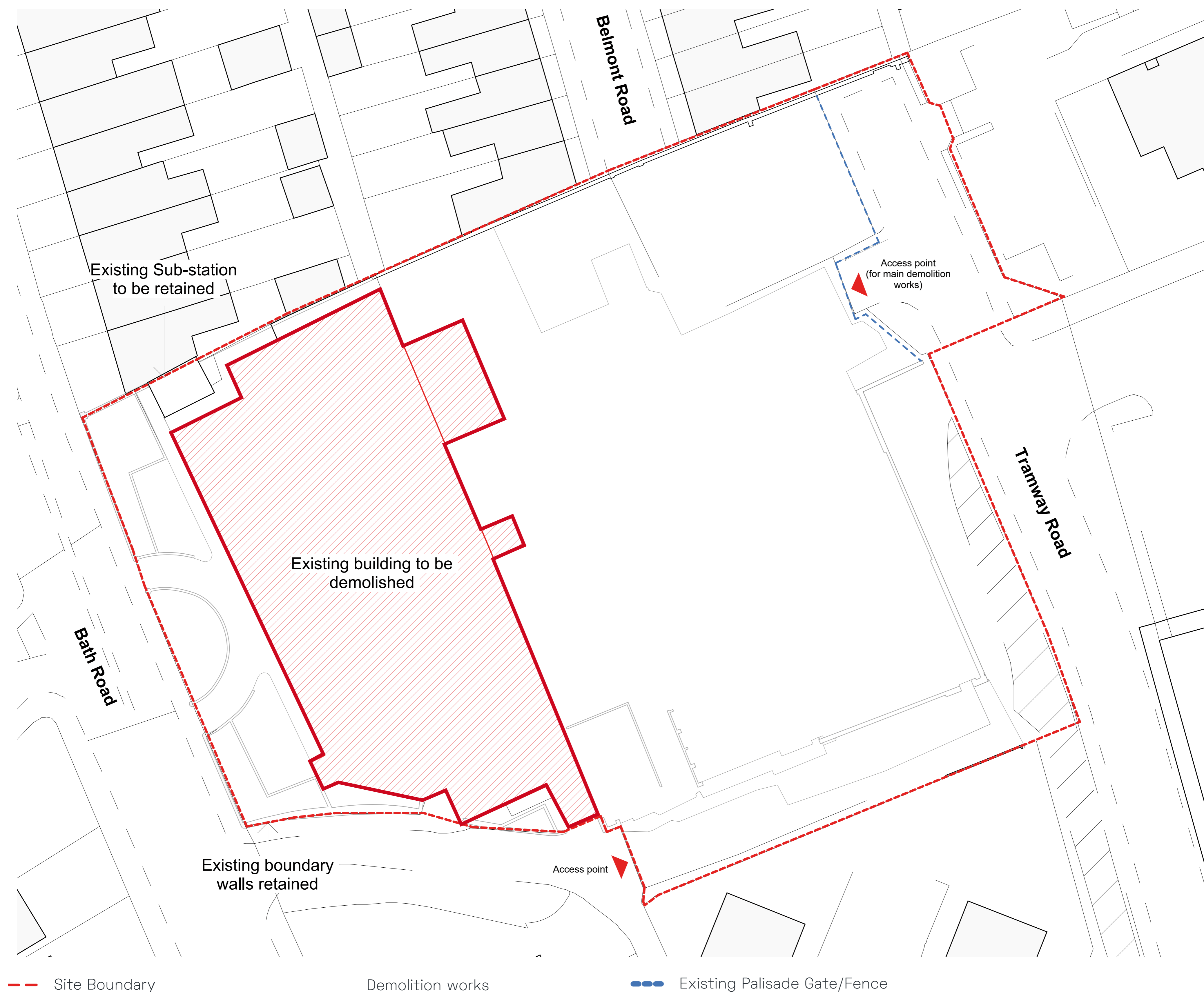
More formal play provision suitable for older children is located c. 150m away in Arnos Court Park.



# 10. Existing Building

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## Demolition Strategy



### Preparatory works:

Preparatory works are planned to take place in October. This includes site clearance and installation of hoarding to the front of the site. Access will be to the south of the site.

Scaffolding will also be installed within the building to enable manual inspection of the internal features within the roof that could have the potential for bats. This work will be undertaken under the supervision of a bat licensed ecologist. If a bat is found to be present, works will cease in that location and continue elsewhere with the bat allowed to disperse naturally overnight. If deemed necessary, the bat may be recovered by hand under the advice of the bat licensed ecologist for release in the evening.

### Demolition:

Demolition of the building is planned to start from the end of October and will take approximately 7 weeks. Access for the main works will be via Tramway Road.

Natural England licences are being obtained in relation to the potential for bats and badgers on the site. The works will be carried out in accordance with the requirements of these licences. The project ecologist will work closely with the demolition contractor throughout the duration of the works.

### Contact:

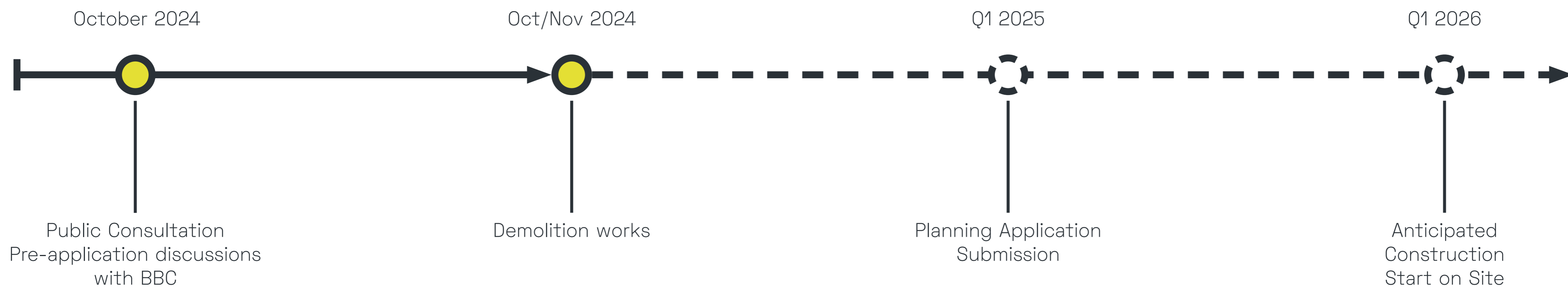
If residents have any concerns during these works - the demolition contractor can be **contacted at 07375048068 / dorian@weaverdemolition.com**. For any other enquiries, please **contact ABC on 0117 9772002 or info@abc-pr.co.uk**

# 11. Have your say

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## Next Steps

### Project Timeline



### Have your say

Your comments and views are important and will be carefully considered by the design and planning team as they prepare the planning submission.

Public consultation will run from Monday 30 Sept. to Monday 14 October 2024. Please have your say by completing our feedback survey on [www.sovereign.org.uk/developing-homes/bath-road](http://www.sovereign.org.uk/developing-homes/bath-road). For frequently asked questions please follow the website link.

### What happens next

A Report of Community Involvement will include details of this consultation and analysis of all feedback received. This report is one of a suite of documents that make up the planning application.

We are aiming to submit the planning application early in 2025. The planning application will show detailed plans, including the site layout, what the new buildings will look like, the landscaping and how the site will be accessed.

Once the application has been registered Bristol City Council will carry out further statutory consultation, when you will have another opportunity to comment before any formal planning decision is made.

In tandem with the planning application, we will provide a community update summarising the feedback received as well as details of the final scheme being submitted.

### QR Code

