

1. Sovereign & The Team

About us

Introduction

Welcome to this exhibition which shows Sovereign Housing Association's emerging proposals for a new residential led development at Castle Court, in Brislington.

Sovereign's vision for Castle Court is to create a flagship development which delivers on the ambitions of their 'Homes and Place Standard'.

Public consultation will run from Tuesday 19 July – Friday 26 August

This will give our neighbours, stakeholders and the local community the opportunity to help influence the emerging designs at this early stage. Your comments and views are important and will be carefully considered by the design and planning team as they proceed to draw up more detailed proposals. Details of how you can have your say are shown on the final board.



"At Sovereign we believe that everyone should live in a home and a place where they feel safe, part of their community and where they can thrive"

"Unlike most housebuilders we at Sovereign are driven not by profit but by social purpose. We invest for the long-term, in places and people, and we care about the homes we build long after they are built."

About Sovereign

Sovereign is one of the largest housing associations in the country providing good quality, affordable homes and services within successful sustainable communities for more than 30 years. We now own and manage over 61,000 properties and serve 140,000 customers across the south of England.

We're driven by our social purpose, with residents at the heart of everything we do. We don't just deliver one of the largest new affordable housing development programmes in the country, we make great places too. Whether it's new build, conversion or regeneration schemes, we focus on design, quality and sustainability to make places people want to live today and tomorrow. Because we put our customers first, we know that good design, reliable maintenance and sustainable communities will have a positive impact on their future.

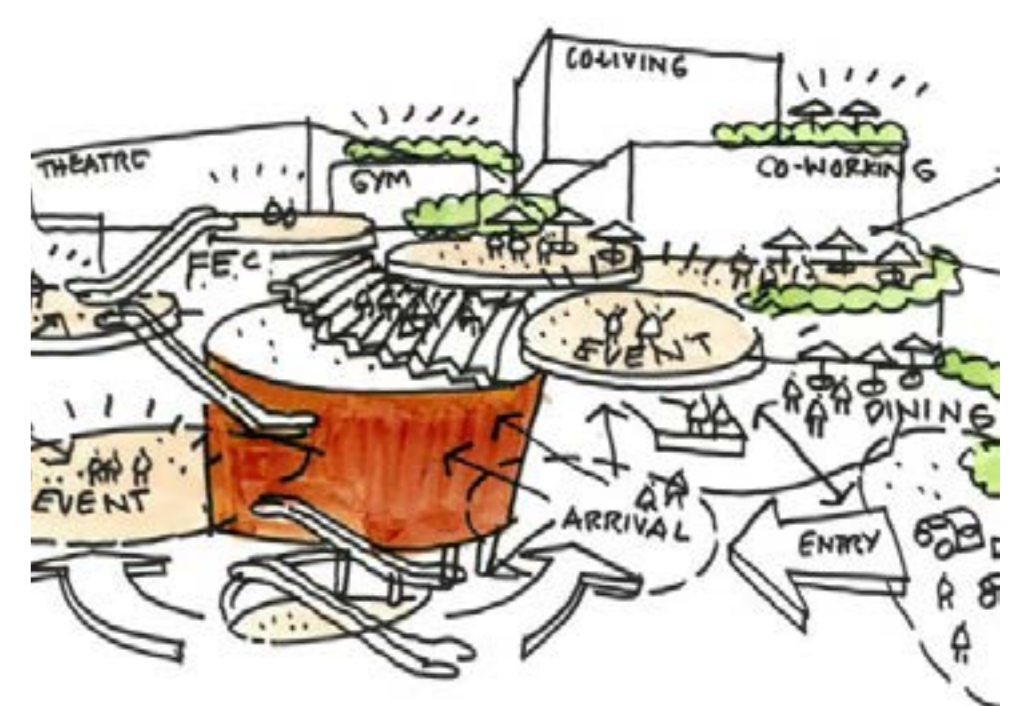


The team

Following a design competition, Sovereign have brought together a team of internationally renowned designers and consultants.

BroadwayMalyan^{BM}

Broadway Malyan is a global architecture, urbanism and design practice, dedicated to creating cities, buildings and places that will provide a lasting legacy. Through a shared design ethos, we work together to create places with a strong sense of identity where people and communities want to live, learn, shop, work and relax. Our collaborative approach to integrated sustainable design has enabled us to deliver award-winning projects at all scales across the world. Every project, from a strategic city plan to the craftsmanship of a balustrade, reflects our passion for quality design and place-making.



GILLESPIES

Gillespies is a leading international landscape architecture, urban design and masterplanning consultancy, with our main studios based in the UK. The practice is renowned for its exceptional quality, creativity and responsibility in placemaking, working across a rich mix of project types and scales to deliver cutting-edge, ecologically smart landscapes for pioneering clients. Regardless of scale, Gillespies create multi-functional, healthy, engaging, and beautiful urban landscapes with a clear-cut purpose: to improve the way people live and interact with nature and each other.'



Savills is an international property consultancy and the largest planning consultancy in the UK. The Bristol Planning team have worked on an extensive number of high quality, sustainable developments across the City and the South West and seek to ensure that technical expertise and local knowledge are at the forefront of every project. Savills has had a close working relationship with Sovereign for many years.

2. Sovereign's Principles Homes and Place Standard

The Sovereign Homes and Place Standard

We have created the Sovereign 'Homes and Place Standard' as the quality benchmark for all Sovereign schemes. We are a housebuilder, but as a Housing Association we are also a landlord with a lasting stake in the communities we build.

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

Below are the pillars and themes of the Standard which underpin how we invest in our homes and how we build new homes. You will see these icons throughout our exhibition materials, showing how the proposals link back to our Homes and Place Standard.

"At Sovereign we understand our responsibility to future generations, who will inherit the built environment we are investing in today."

Customers

Sovereign 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



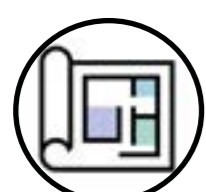
Foster pride in homes and communities

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

C4

Homes

Sovereign homes will be:



Usable and adaptable

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

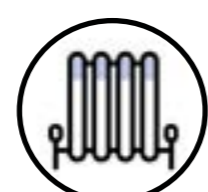
H1



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.

H2



Cost effective

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

H3



Digitally connected

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

H4

Place

Sovereign 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.

P1



Be well-integrated

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

P2



Be inclusive

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

P3



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.

P4

Sustainable future

Sovereign homes will:



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.

S1



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.

S2



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.

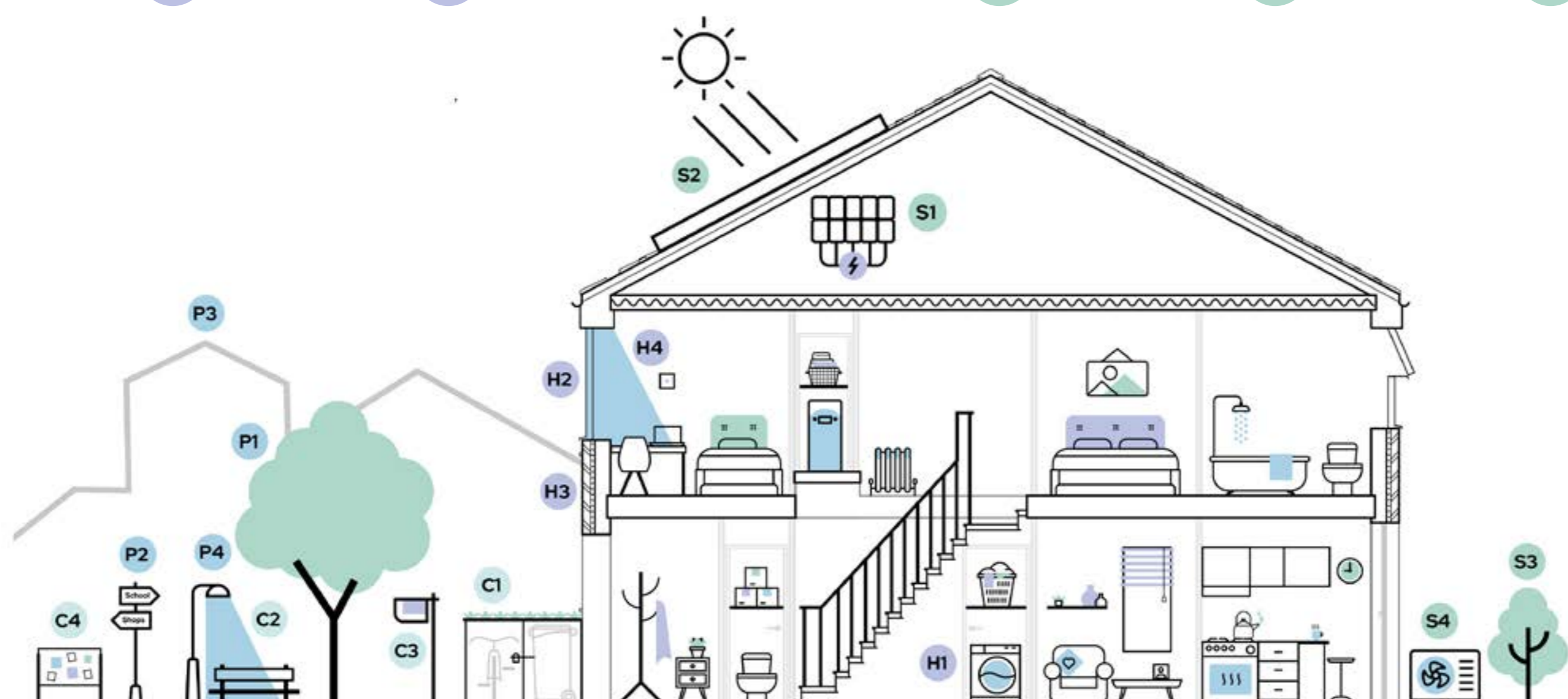
S3



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.

S4



3. Castle Court








Sovereign's vision & planning context

The brief

Sovereign wish to create something special at Castle Court. We wish to create an exciting and truly flagship scheme, embedding the Sovereign Homes and Place Standard to demonstrate our commitment to a high quality design and landscape led placemaking approach; creating a strong and successful community both now and into the future.

The scheme must create an exemplar residential led scheme, considering its location including Paintworks to the west, the river and park to the north and existing housing to the south. The masterplan must sit comfortably within its context and create a real sense of place.

Sovereign will remain custodians of the scheme in perpetuity; our residents and the community we create together must therefore be placed absolutely at the heart of the design ethos.

-  • 350-370 dwellings, with a mix of dwelling types, ranging from 1, 2 and 3 bed apartments to family houses.
-  • Approximately 50% of the accommodation envisaged as affordable housing.
-  • High quality landscape led public realm, designed to meet the differing needs of residents; including busy places with play opportunities and spaces for quiet contemplation.
-  • A Changing Places facility is to be provided; for people and their carers who could otherwise easily be excluded.
-  • A "mobility hub" to include car club spaces and electric scooter parking.
-  • Around 5,500sqft (500sqm) of non residential uses including, coffee shop / café and community facilities to help bring the place and community alive.
-  • Cycle parking to meet or exceed policy standards.

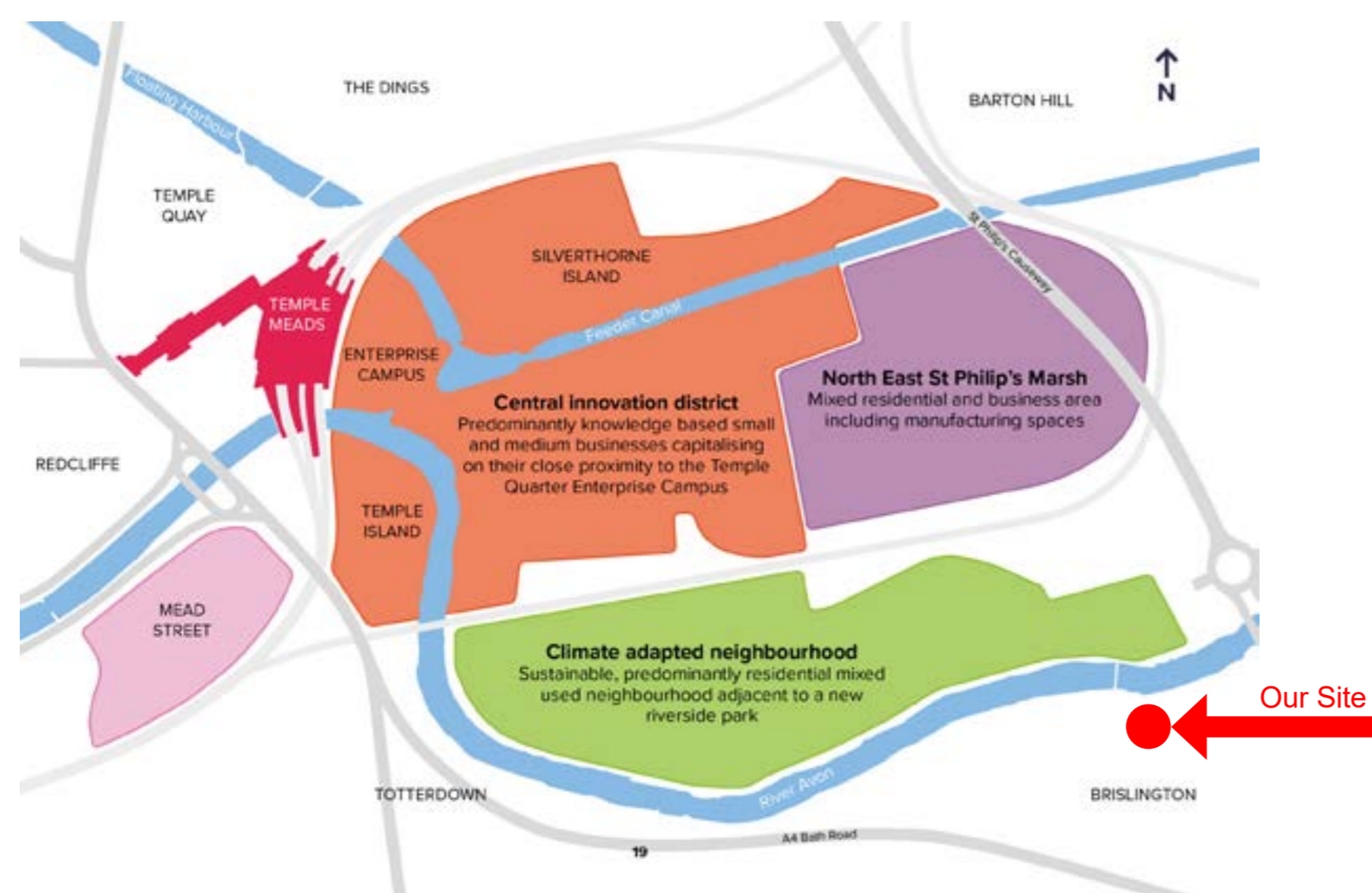
Planning context

St Philip's Marsh Regeneration

Castle Court sits on the boundary of the St Philip's Marsh area, which is set to undertake a major regeneration over the coming decades. Not only do our proposals for Castle Court need to take into account the existing context, but also future developments.

St Philip's Marsh Regeneration outcomes:

- 10,000 new homes, helping to meet the needs of the growing city and providing places for people to live in a sustainable and accessible location, including affordable housing.
- 22,000 new jobs, supporting the continued economic success of the region and its residents.
- Boosting skills and tech innovation businesses. Supporting continued growth and skills and knowledge and kickstarting the growth of creative and tech industries.
- New public spaces contributing to city life by creating a vibrant and engaging 18 hour economy around the station, and supporting pedestrian and cycle movement.
- Regenerated neighbourhoods. Long term regeneration of St Philip's Marsh to create climate adapted neighbourhoods and new community facilities which serve the wider east Bristol communities.
- New riverside open spaces contributing to enhanced biodiversity, flood resilience, community health and active travel.



Source: Temple Quarter & St Philip's Marsh - A Vision for the Future

Urban Living SPD

Overview

The design of the masterplan is being developed through the intertwining of landscape and architecture to create a pleasant place to live that has a strong sense of place and identity. As the project is evolving Sovereign and the Design Team are closely addressing and responding to the Bristol City Urban Living Supplementary Planning Document. The objective is to create a place that will be appreciated and enjoyed in the long term, a place that helps a new community to evolve and create its own future and its own history in well designed surroundings.

Summary of our approach

The design's development will respond to all of the key elements in the SPD and will address the three main parts:

Part 1: Major Developments

- Create a neighbourhood that helps to foster new inclusive communities both within and around the development.
- Knit into the wider surrounding area through providing a well designed amenity for both dwellers, neighbours and passers by using squares, gardens and human scale friendly streets.
- Develop a carefully balanced combination of open space and buildings with activated engaging frontages and public realm, including community facilities, cafes and places to gather.

Part 2: Residential Development

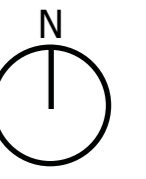
- Well designed dwelling typologies including houses, maisonettes and apartments.
- Maximised percentage of dual aspect dwellings and complete avoidance of solely north facing dwellings.

Part 3: Taller buildings

- Appropriately located taller buildings to optimise environmental conditions and provide positive landmarks and wayfinders.
- Aspiration to create architecture with a high level of design excellence that enhances the local and city wide contexts.
- Short and long range views will be appropriately assessed throughout the design process.

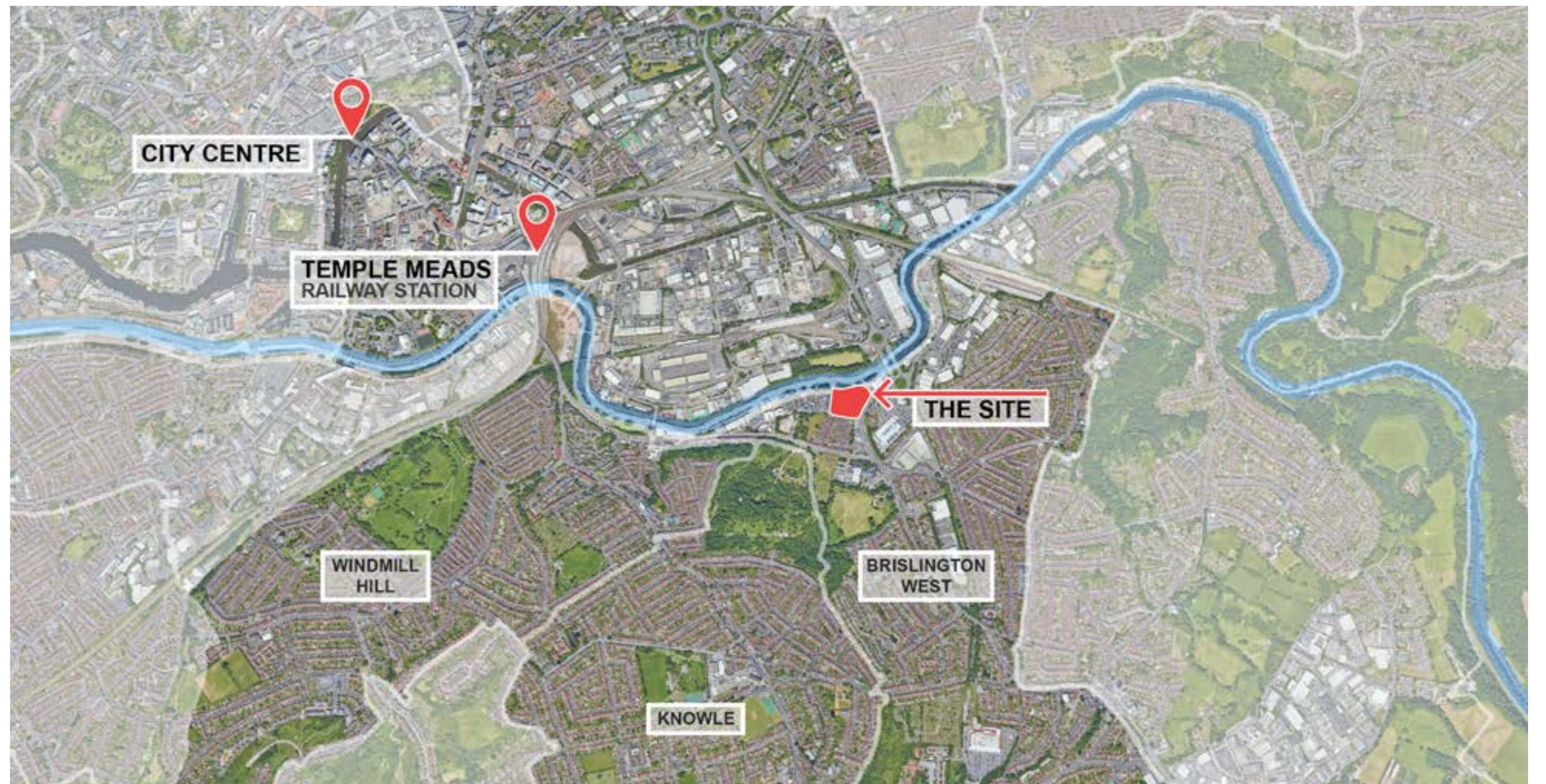


4. Castle Court Location



The city of Bristol

The site is located in the ward of Brislington West, in the south east of the city of Bristol.



The wider area

Successful neighbourhoods are well connected and it is essential to look beyond the site boundary to consider how the site connects with its surroundings, for all types of movement.

A popular pedestrian footpath forms the site's western boundary, leading to the footbridge and onto Sparke Evans Park. Currently a concrete wall forms the boundary. The proposed development will improve this route's environment by replacing the wall with a residential building, providing an active frontage and planting. National Cycling Network route 3 passes through Sparke Evans Park to the east and west.

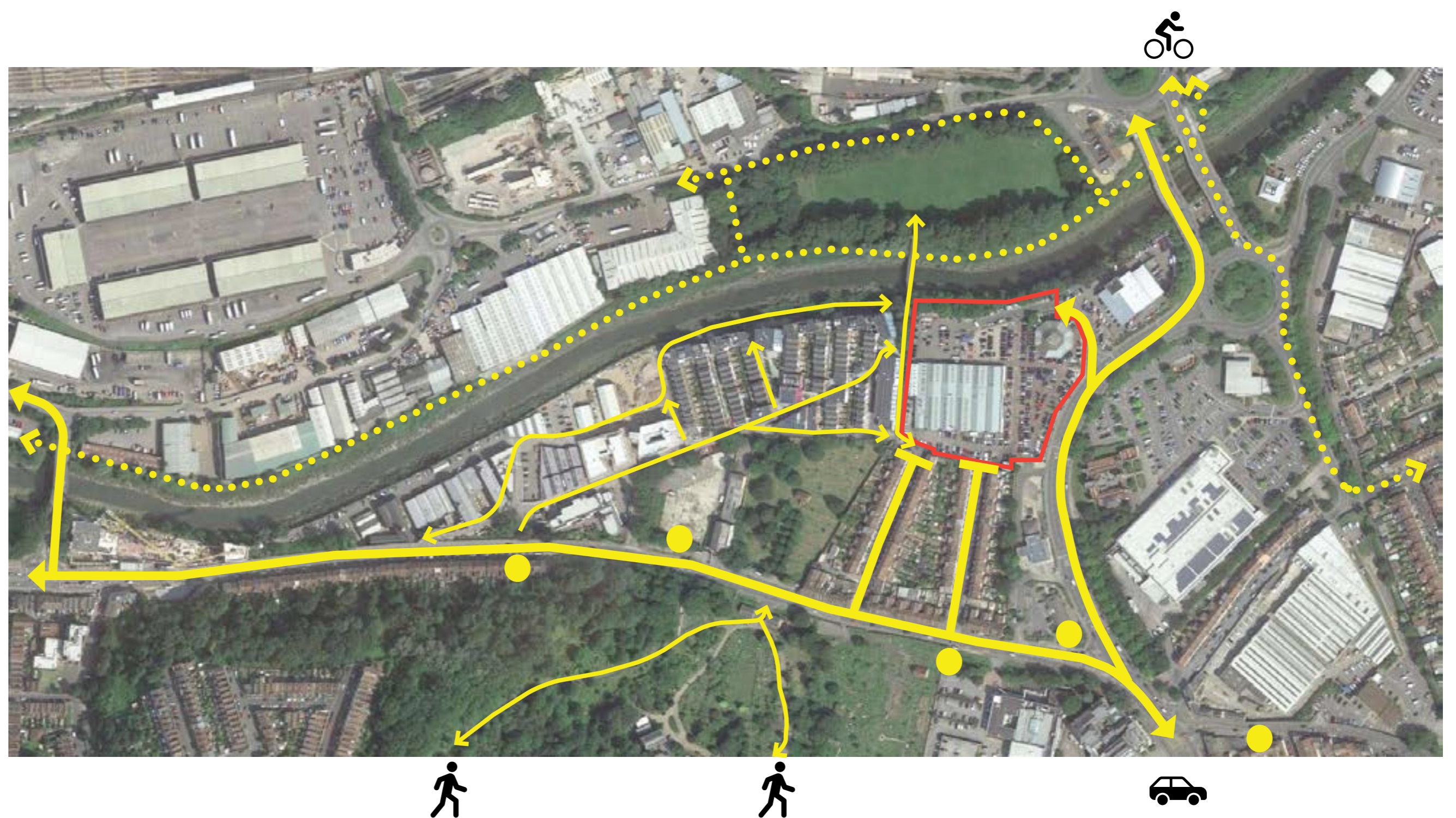
East-west links pass along the river's edge and the Paintwork Scheme. Our proposal will look to reinforce and continue these routes through to St Philips Causeway.






Vehicular access to the site will remain in the existing location. Measures will be taken to prevent vehicles from entering the scheme from Edward Road and Chatsworth Road.

Bath Road To Temple Meads Station
7 mins by car



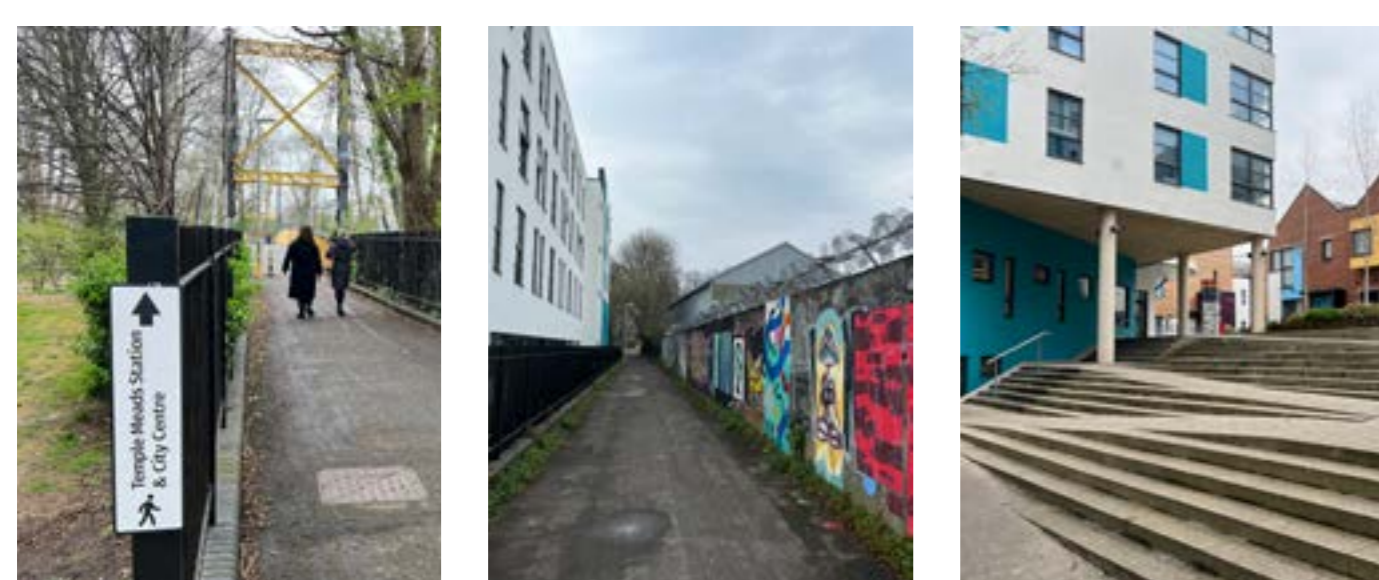
National Cycling Network Route 3



-  Primary roads
-  Cycle routes
-  Pedestrian links
-  Castle Court site
-  Bus stop

The site

The site, which was acquired by Sovereign in May 2020, is located between Paintworks to the west, the River Avon to the north, existing terraced housing to the south, and St Philips Causeway to the east. It is currently occupied by car retail and repairs businesses.



-  Castle Court site

5. The Big Idea

A landscape led scheme

Concept diagram: A landscape led scheme

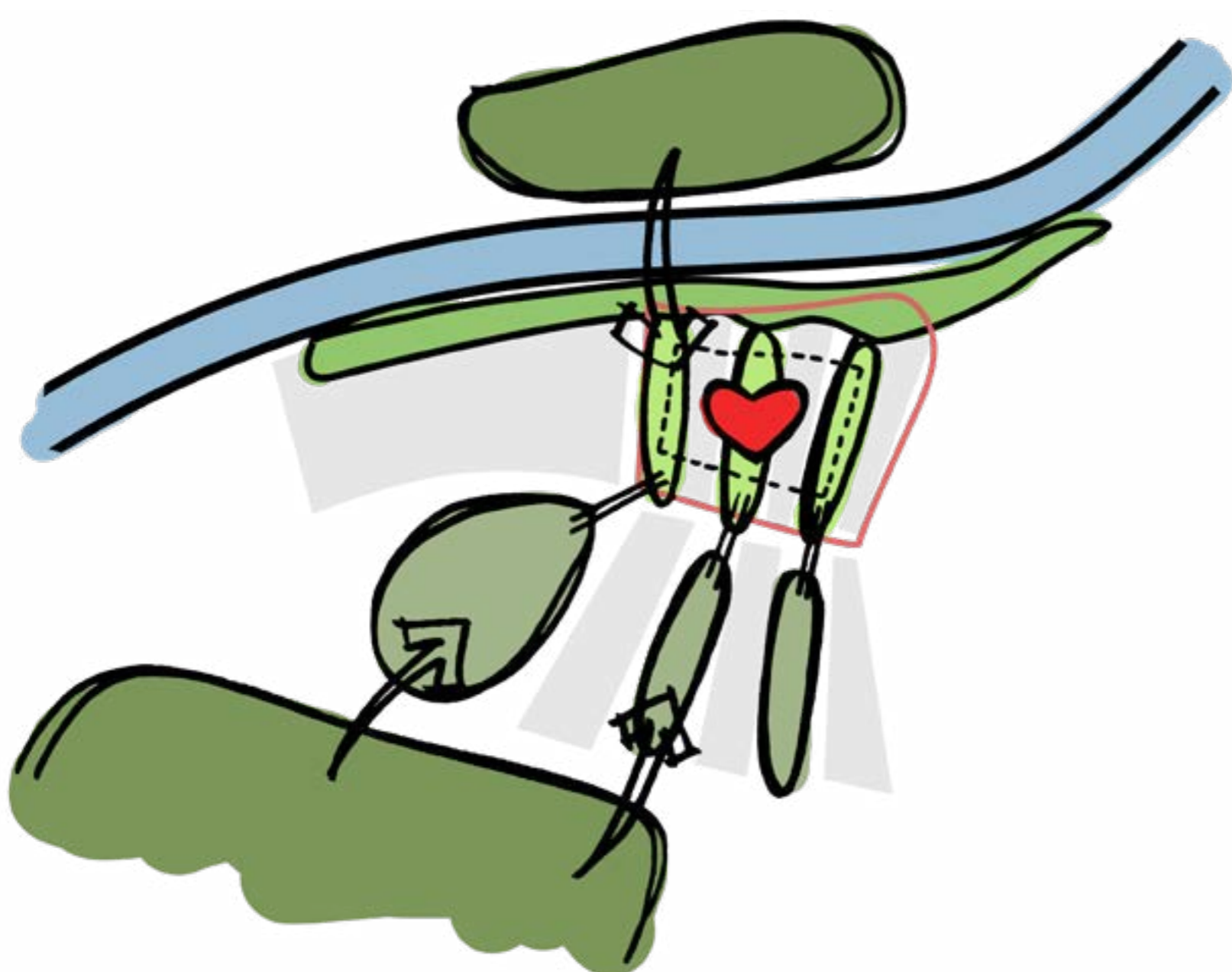
Drawing inspiration from the site's location, the strategy for the scheme is based around one big idea, a clear vision that sets the ethos of the development.

The site is located between the green spaces of Sparke Evans Park to the north and Arnos Vale cemetery to the south.

Our site will act as a bridge, connecting these open spaces, via three 'green fingers'.

Bringing recreational spaces and biodiversity through the scheme and forming a community garden, the heart of the development.

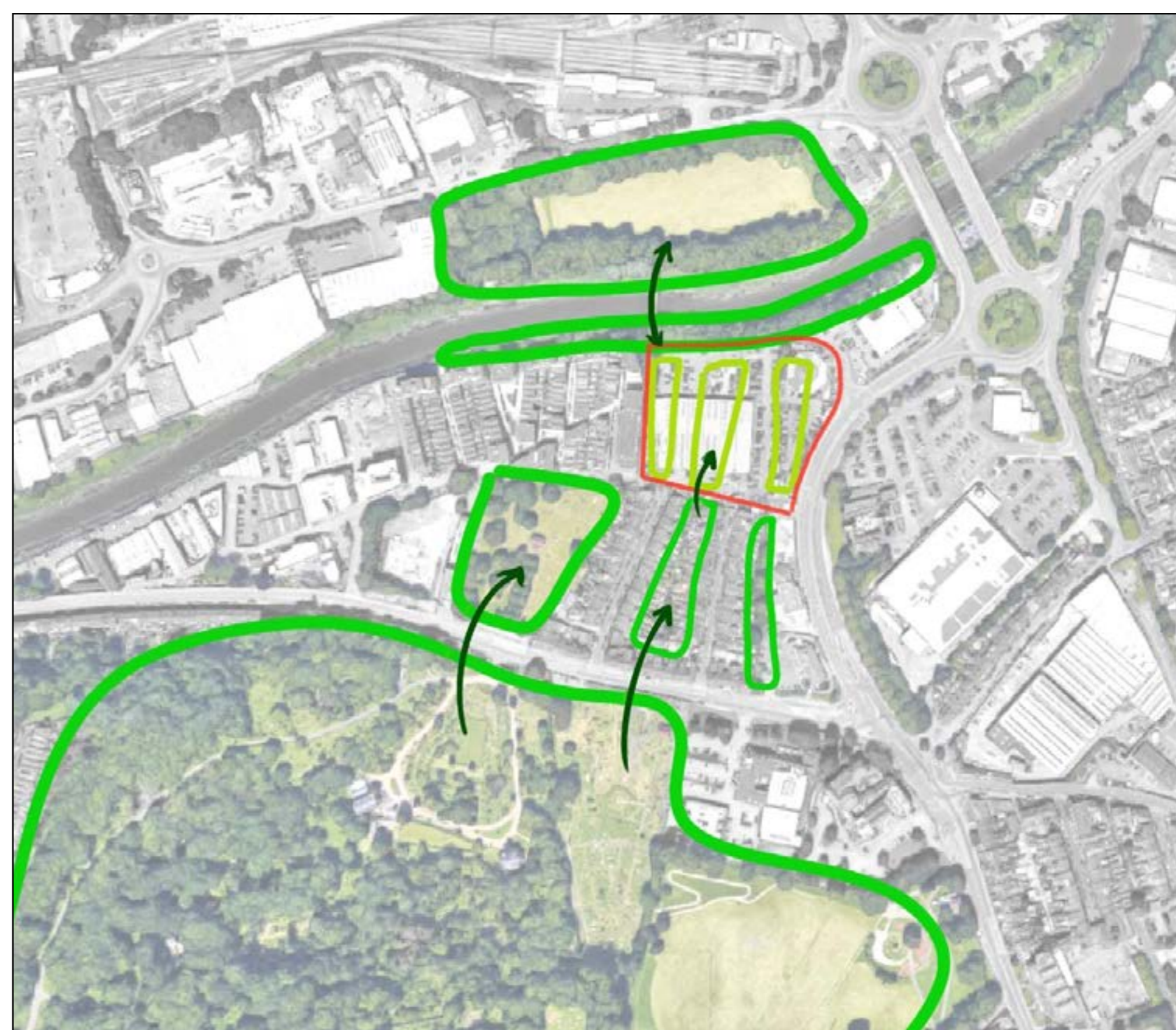
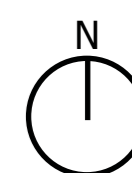
This concept is represented in the big idea diagram below and the aerial view image to the right.



- Creating a place through landscaping.
- Creating a sanctuary for a new community.

Landscape strategy:

A place where the city meets the green



- A place where the city meets the green.
- Key link space between existing green spaces to the north and the south



Bird's eye view of site from south-east

6. Sovereign's Approach Sustainability

Sovereign's approach to sustainability

Sovereign embrace sustainability because it is the right thing to do and we understand that maximising social value and having a positive impact on the environment will help address the housing crisis— building and shaping a future in which people can thrive.

Sovereign's Sustainability Strategy is based around the three core pillars of sustainability:



PEOPLE
The impact that we have on our people and wider society



PLANET
The impact that we have on the natural environment



PROSPERITY
The impact that we have on the housing system

Aligned to these core pillars we have three outcomes we will target through this strategy:

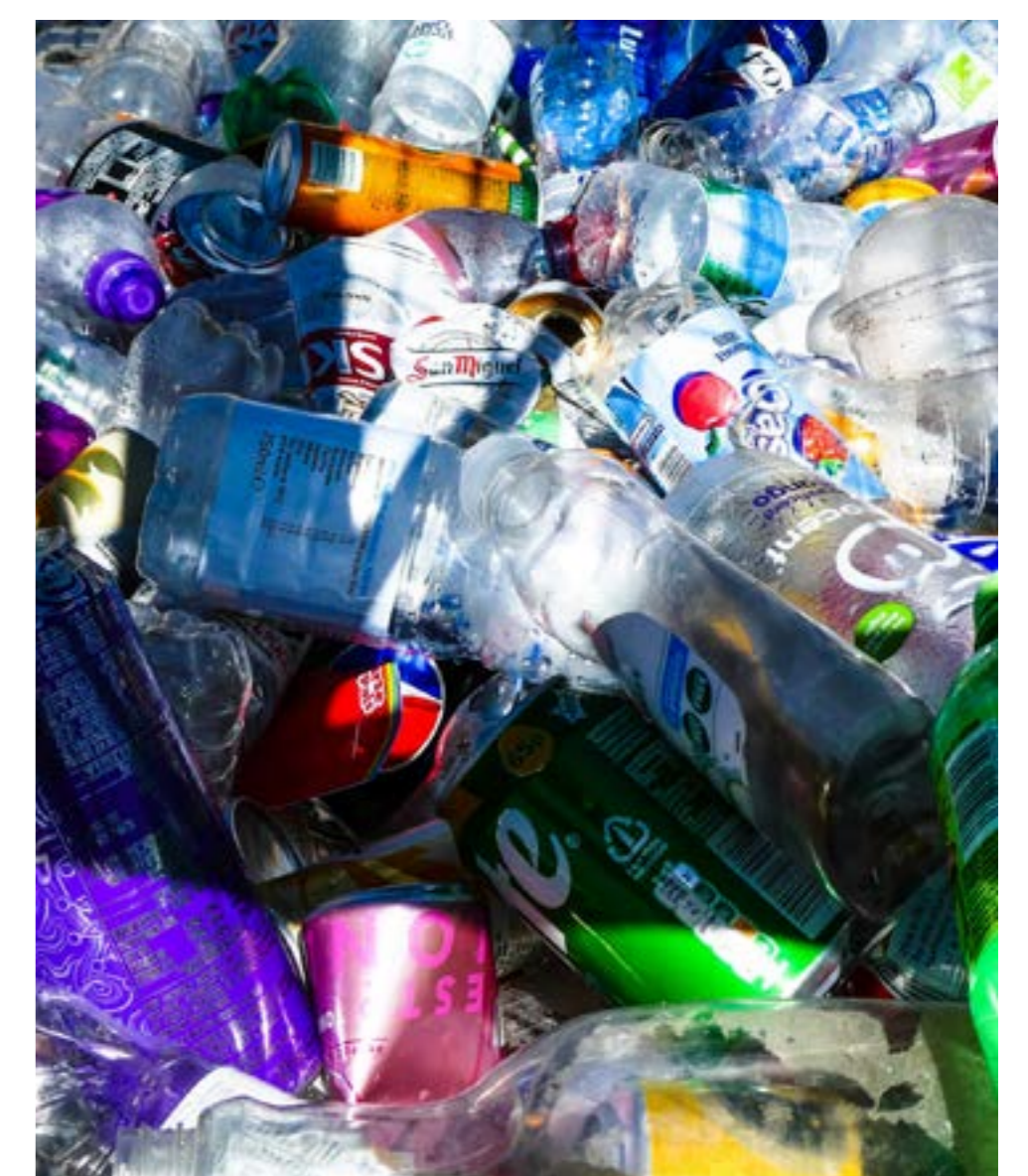
- Maximising Social Value
- Ensuring positive environmental impact
- Proactively promoting a sustainable housing system

Sovereign's Homes and Place Standard, informed by The United Nations Sustainable Development Goals, follows a holistic approach to sustainability and seeks to protect and enhance, the place, health, well-being and affordability outcomes for our residents as well as mapping a simple pathway to net zero.

For Castle Court, we will investigate :

1. A Fabric-First approach adopting the requirements of the Future Homes Standard seeking a 75% operational carbon dioxide reduction.
2. Provide Low Carbon Hot Water and Heating (Air Source Heat Pumps supplemented by PV Panels).
3. Dual-aspect apartment orientation (optimising daylight and natural ventilation) while mitigating overheating risk.

United Nations Sustainable Development Goals



7. Biodiversity

Bringing nature in

Biodiversity and ecology connections

The site currently has very limited biodiversity indeed. Our landscape led design approach will significantly enhance biodiversity net gain.

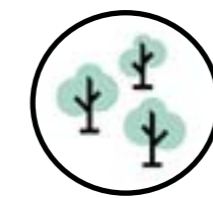
The concept vision looks to create significant new landscape 'stepping stones' that link with existing green spaces to the north and south of the site and contribute to improving both the site and the wider context. The scheme should utilise a diverse planting palette with native indigenous species, tailored to localised and regionally strategic ecological aims.



Encourage long-term health and wellbeing



Foster pride in homes and communities



Promote a healthy environment



Have character and delight



Opportunities for pollinators



Habitat boxes



Planting with maximised native species diversity



Diverse planting habitats within rain gardens



Foraging opportunities for people and wildlife



Sedum and wildflower roof mixes



Biodiverse and multi-layered planting
Project: Neo Bankside (Gillespies)



Beehives integrated within landscape



Insect hotel



SuDS integrated into landscape
Project: Elephant Park (Gillespies)



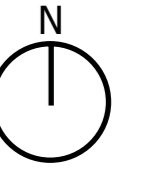
Wildlife friendly planting
Project: Elephant Park (Gillespies)



Raingardens
Project: Frederick Douglass Centre at Newcastle Helix (Gillespies)

8. Our Vision

Site analysis



Site opportunities plan

1. Landscaped led scheme:

Bringing the river bank landscaping into the development.



Promote a healthy environment

2. A place for a community:

It will be important to create a series of garden squares along a route that connects the Paintwork steps to the west, to St Philips Causeway to the east. These create opportunities for locating community centres and cafes. Each could contribute to a variety of characters within the development.



Be inclusive

3. Garden Walk:

The existing west boundary footpath could create a new positive pedestrian route by becoming a new linking element with Paintworks. There is an opportunity to create a green garden walk that is embraced and positively overlooked (and passively policed) by nearby residents. This route allows for the creation of a new edge, and could link the foot bridge with a new pocket park to the south.



Be safe

4. Urban grain and height:

The development should embrace the existing Victorian grain to the south by knitting directly into the streetscape in terms of permeability and scale. This will create a neat, tidy and thoughtful relationship between new and existing. Overall, height increases from lower in the south to higher in the north east. This relates to the surrounding scale as well as sunlight and daylight. All dwellings should be oriented to maximise sunlight and well-being and this generally orients the building grain in a north-south arrangement.



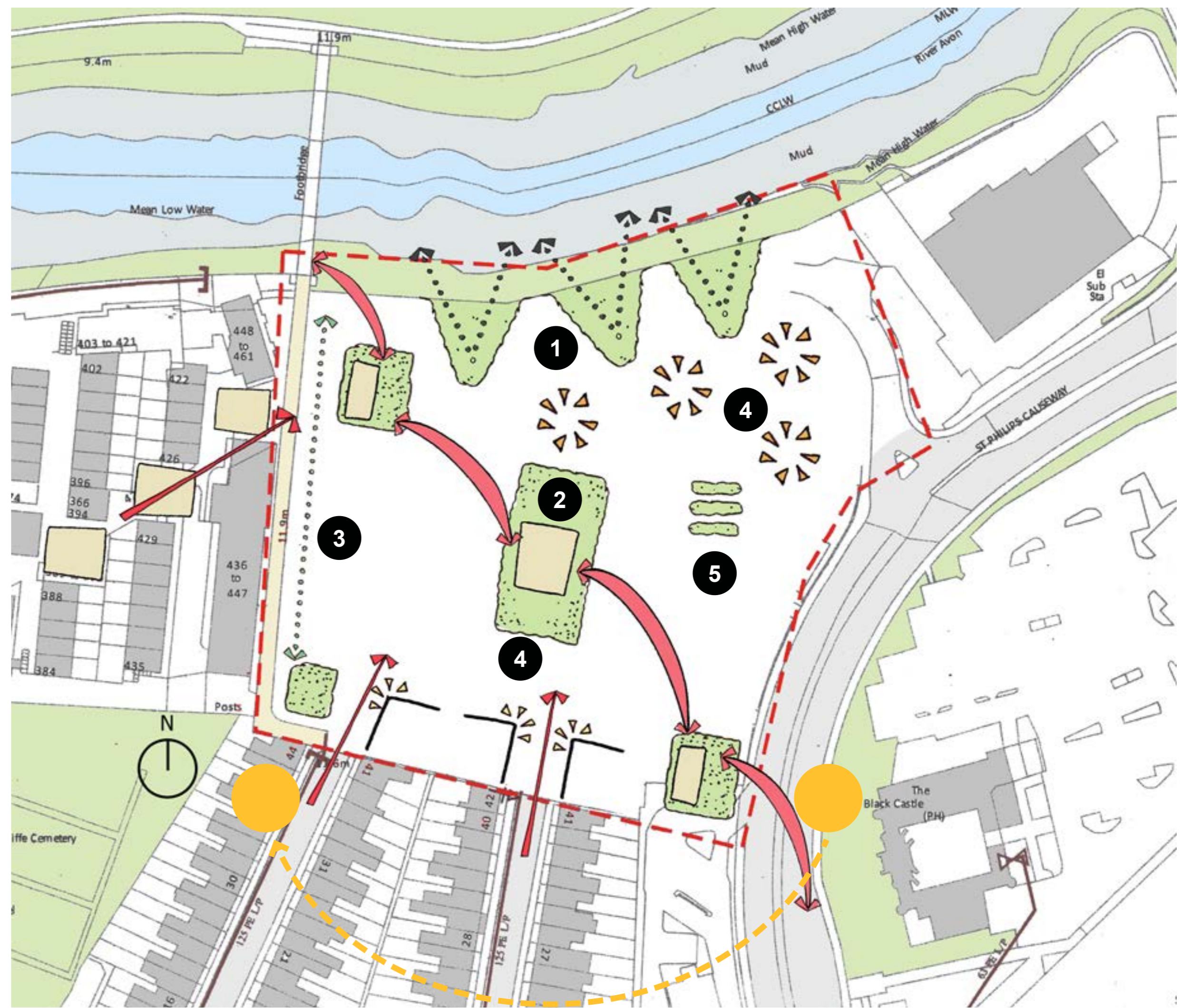
Have character and delight

5. Community Gardens:

Historically there were nurseries located adjacent to the site, is there an opportunity to reflect these within the scheme with community growing spaces?



Encourage long-term health and wellbeing



Site challenges plan

1. Limited vehicular access:

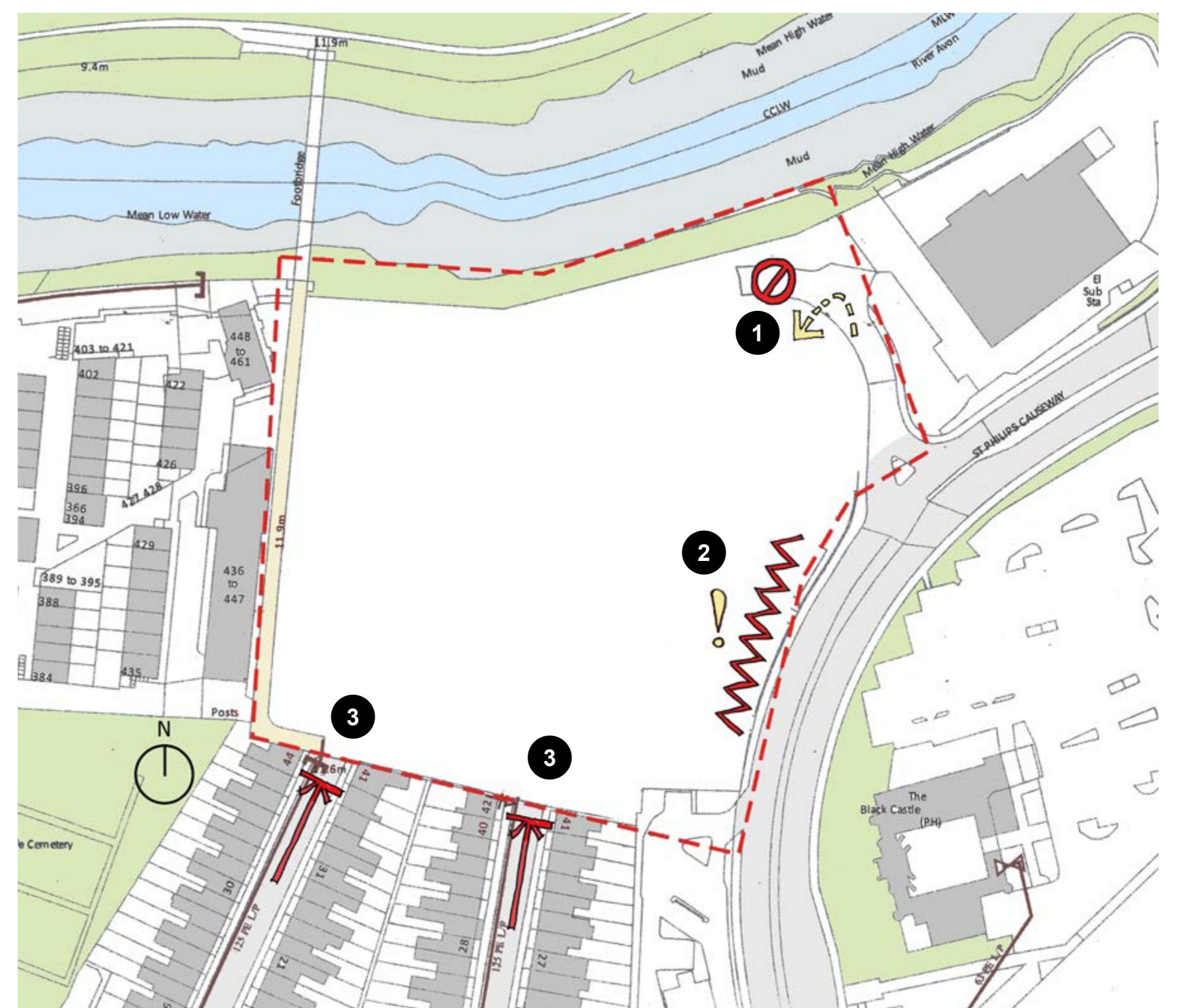
Vehicular access is not available at this point. Due to the close proximity of the junction from St Philips Causeway, vehicular access into the site is limited to this location.

2. Hostile environment:

St Philips Causeway is a major road and therefore is a source of noise and pollution. This can be mitigated by the careful positioning and design of buildings to create a positive edge for the scheme.

3. Edward Road & Chatsworth Road:

We anticipate that the residents of these roads do not want vehicular access into the site.



9. Our Vision

Site layout strategy



1. Existing site

- The site benefits from a prime location on the south bank of the River Avon.
- The recreational park of Sparke Evans to the north is accessed via a footbridge.
- The site currently has a lack of biodiversity, which our proposals will rectify.



2. Bringing the landscape in

- Landscaped fingers are brought from the surrounding green areas, deep into the development.



Promote a healthy environment



3. Routes and squares

- A series of squares are located across the site, providing connectivity from the Paintworks to St Philips Causeway.
- The existing pedestrian route from the footbridge has a new square to the south, connecting through to Edward Road.



Be well-integrated



4. The riverside buildings, a connection with the river.

- The scheme's tallest buildings are located at the northern edge of the site, to minimise shading of other buildings and spaces. Maximising natural daylight through the scheme.
- The buildings gradually rise up in height from west to east.
- They are orientated north-south to provide permeability through to the river.
- A cafe is located below the first building, addressing the square and providing activity.



5. The western edge creating a garden walk

- A terrace of maisonettes with apartments above, matching the height of the Paintworks opposite, provide an active frontage to a new green walk and marking the new square to the south.
- Entrance cores for the apartments with access from both sides, create a visual permeability.
- Front gardens and landscaping green the route.



6. The eastern edge provides a friendly boundary

- Communal entrances and apartments face into the scheme with cores pushed to the back addressing the busy road.
- Any single aspect apartments look over the scheme, dual aspect apartments flank the cores.



Enjoyable to live in



7. The southern edge knitting into the Victorian street grain

- Family townhouses form the southern edge of the site, responding in scale to the existing Victorian terrace houses.
- Squares act as gateways for a pedestrians only route into the site.



Foster pride in homes and communities



8. Animating the central square creating a focus for the community

- Maisonettes with apartments above front onto a new central space, the heart of the scheme and a focus for the local community.



Be inclusive

10. Our Vision

Connections and uses

Routes and squares

Clear and legible connectivity for pedestrians and cyclist and how these connect through to the wider infrastructure is a key element for a successful neighbourhood. Our scheme provides people-friendly streets and a variety of public and semi-public spaces.

The site has a well established route along its western boundary leading from Edward Road, across the footbridge to Sparke Evans Park. Our proposals will improve the unfriendly environment of this footpath, by replacing the concrete boundary wall with a residential building. This would provide an active frontage with front doors, balconies and gardens with additional planting. We have dubbed this route, the Garden Walk.

Along the Garden Walk, two squares will be provided. The first, called Gateway Square at the site's north-western corner would address the Paintworks Steps. This space is the principle pedestrian access point into the scheme. The second square to the south, which we have called Artist Square, would encourage pedestrians to bypass Edward Road and follow a route to the east, through the scheme. Terminating at a square on St Philips Causeway.

The existing vehicular access into the site is being retained for the development. No vehicles will enter the development from either Edward Road or Chatsworth Road. Pedestrian squares will act as a sensitive buffer.

Inclusive community and commercial

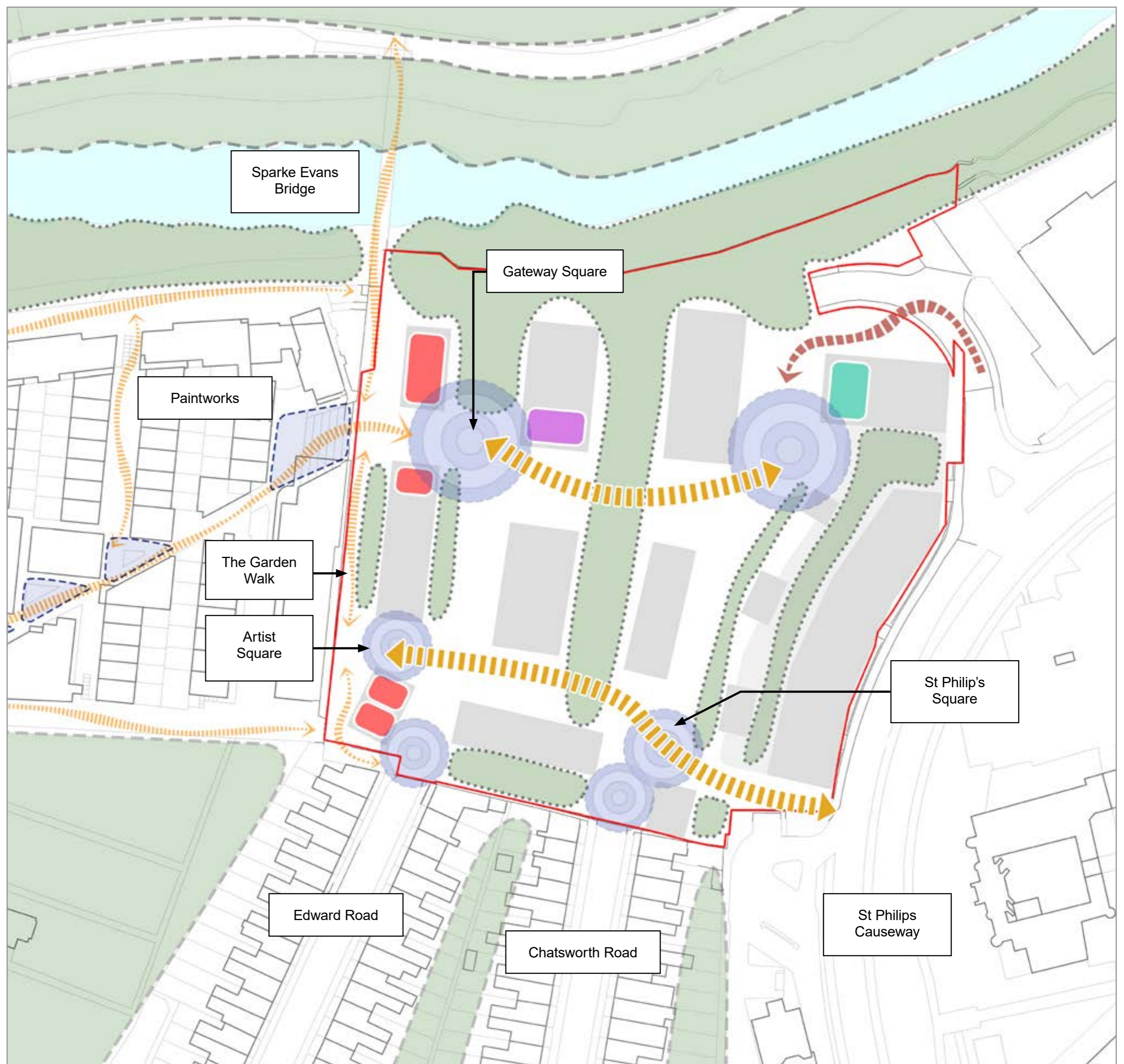
Sovereign wish to facilitate an inclusive community, with a range of housetypes and tenures. We are intending to provide 50% of the scheme as affordable housing with a mix of social rent and shared ownership, and 50% for open market sale.

Successful communities require a range of supporting facilities. These need to be conveniently located sitting on key routes through the development.

For Castle Court it is proposed that there would be a mixture of commercial facilities such as cafes and community facilities. We have located a cluster of these uses around the Gateway Square to provide activity and vitality and smaller commercial units located around Artist Square, to act as a draw.

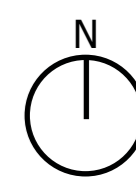
A residents' hub will be provided, containing a management centre, Car-Club, electric scooter hire and other facilities.

Sovereign's brief to the Design team included a requirement to incorporate a Changing Places facility. This is a specialist toilet and changing facility, which enable people with profound and multiple learning disabilities, their carers, assistants and families to enjoy days out. Castle Court will provide this facility in the centre of the development providing freedom of movement and dignity for users.



11. Our Vision

Emerging masterplan



1. Gateway Square:

Proposed square responding to the Paintwork steps and encouraging pedestrians through the scheme. Commercial accommodation address the square creating activity.

2. Green Fingers:

Naturalistic landscaping spreads from the north between the buildings, providing visible and physical connection to the river.

3. Vehicular Access:

Entrance for vehicles into the scheme retains existing access.

4. Residents' Hub:

Facilities for residents including management suite, car club and scooter hire. Located in the lobby of riverside building.

5. The Garden Walk:

An unfriendly existing path to the footbridge, is turned into a green link. Maisonettes with front gardens overlook this route, creating a safe and pleasant environment.

6. The Central Community Garden:

A green space in the heart of the scheme, for the whole community. Framed by low scale residential buildings.

7. Positive Edge:

Residential building designed to minimise the number of dwellings facing onto St Philips Causeway. Cores on eastern facade and apartments dual aspect. The building shelters the scheme.

8. Artist Square:

More intimately scaled square, terminating the Garden Walk, draws pedestrians across the site. Commercial facilities located to activate the space

9. Edward and Chatsworth Pedestrian Squares:

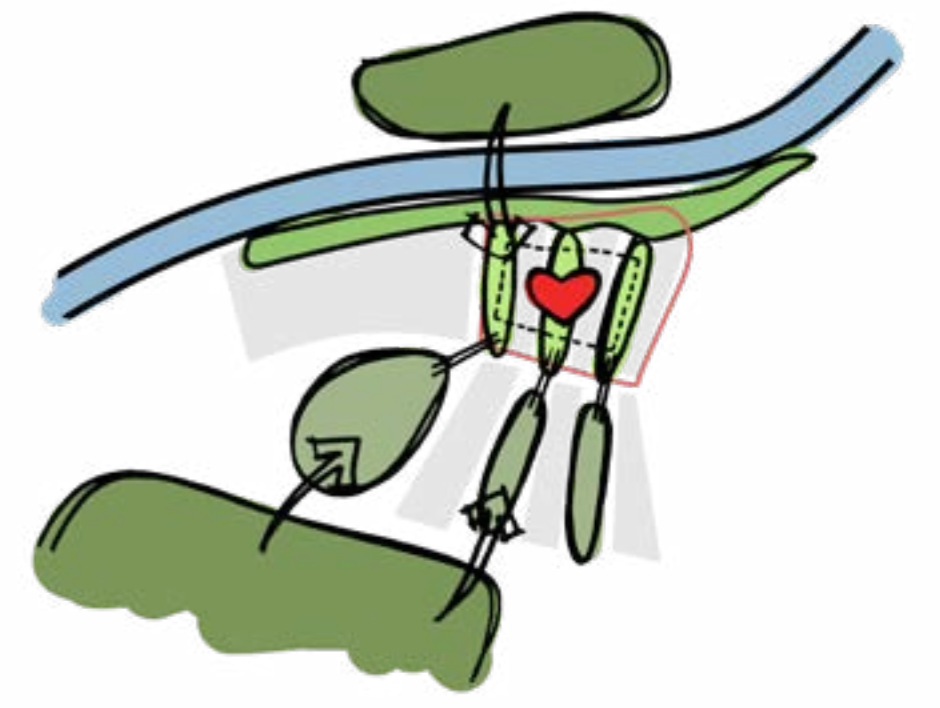
Squares that are vehicle free act as connection points from the Victorian terraces into the scheme.

10. St Philip's Square:

Pedestrian square connecting the scheme with St Philips Causeway.



12. Our Vision Landscape



A green community for people and nature

The scheme's landscaping will provide a variety of spaces with differing characters and feel, to meet peoples' needs and moods.



Naturalistic planting & meadows



Street tree planting and structural greening



Central Community Garden



Varied hard and soft landscape provision

Key landscape design elements



Native, biodiverse planting and integrated rainwater capture



Generous green spaces for social interaction and wellbeing



Safe and comfortable routes incorporating play-on-the-way



Places for people and community

13. Our Vision

Artistic aerial view



Initial view of the proposed scheme from the south

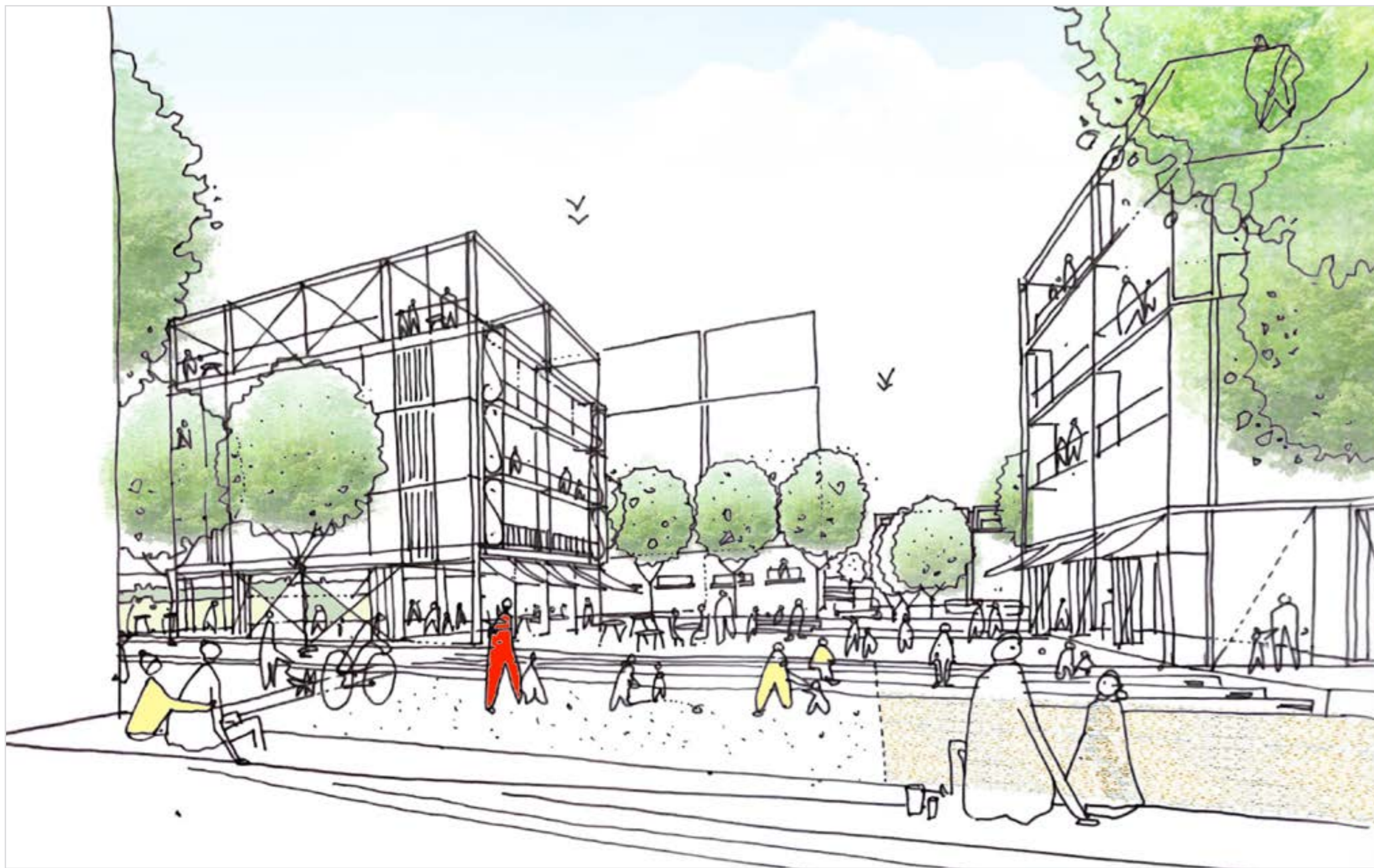
The massing for the scheme has been carefully designed to take into account both the scheme's layout, to prevent over shadowing of amenity spaces and the site's surrounding context.

From south to north, the proposed building heights gradually rise from three storeys, responding to the Victorian terraces, to taller river front buildings to the north. This strategy prevents the northern buildings from over shadowing the development and allow residents to benefit from far ranging views across the Bristol skyline.

From west to east, the development matches the height of the Paintworks scheme, with the riverside buildings stepping up to form a marker where the vehicular entrance is located on the north-eastern corner of the site.

14. Our Vision

Guided tour sketches



1. Paintworks Steps

- The Gateway Square is located at a key node, where the north south route intersects with the western route from Paintworks.
- To ensure that this square is a safe, lively place, it is overlooked and activated by residential and community facilities at ground level.



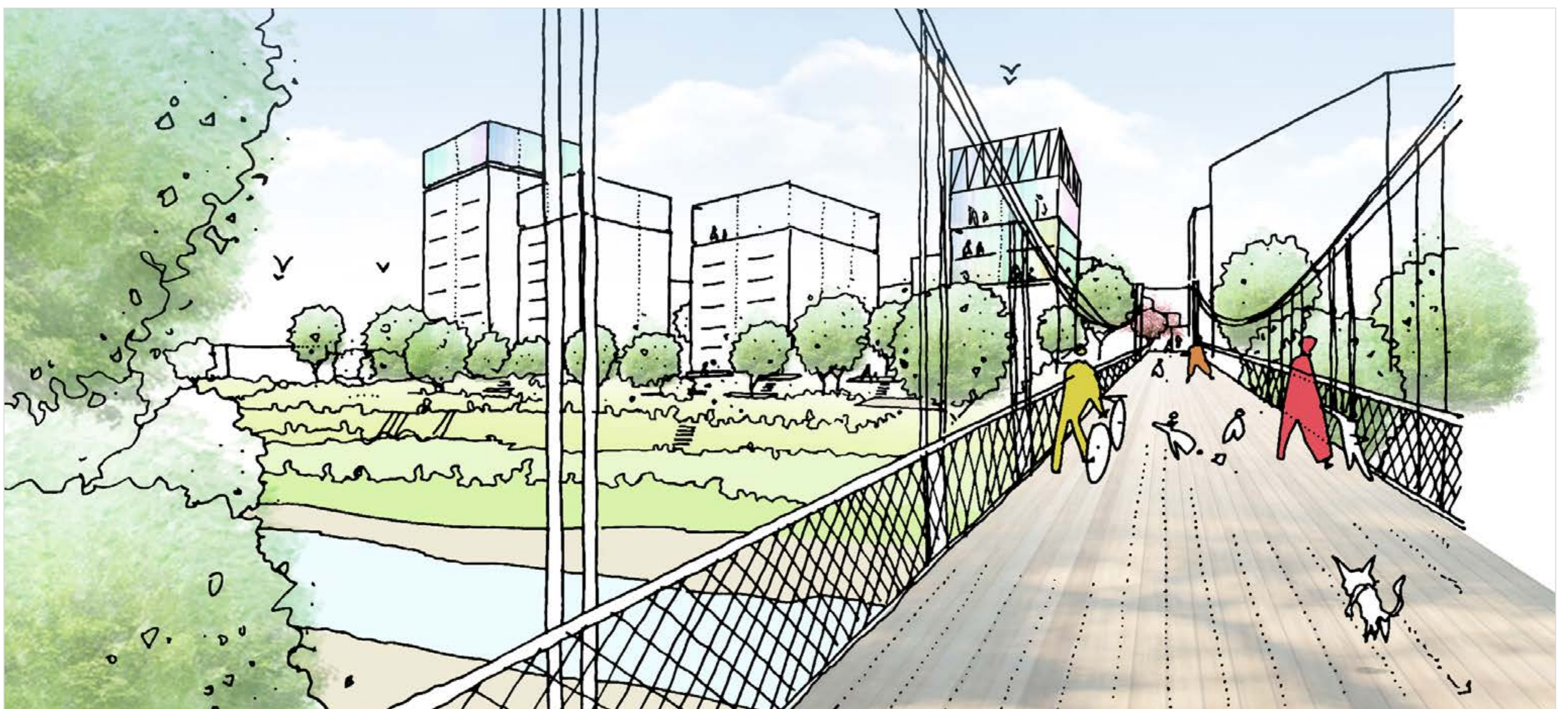
Be well-integrated



Be inclusive

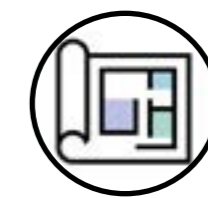


Be safe



2. View from Sparke Evans footbridge

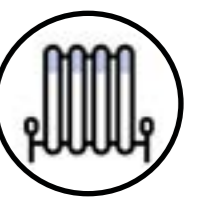
- Four riverside buildings front onto the River Avon.
- The building's orientation provides permeability through the site, high quality views and no north facing apartments.



Usable and adaptable



Enjoyable to live in



Cost effective

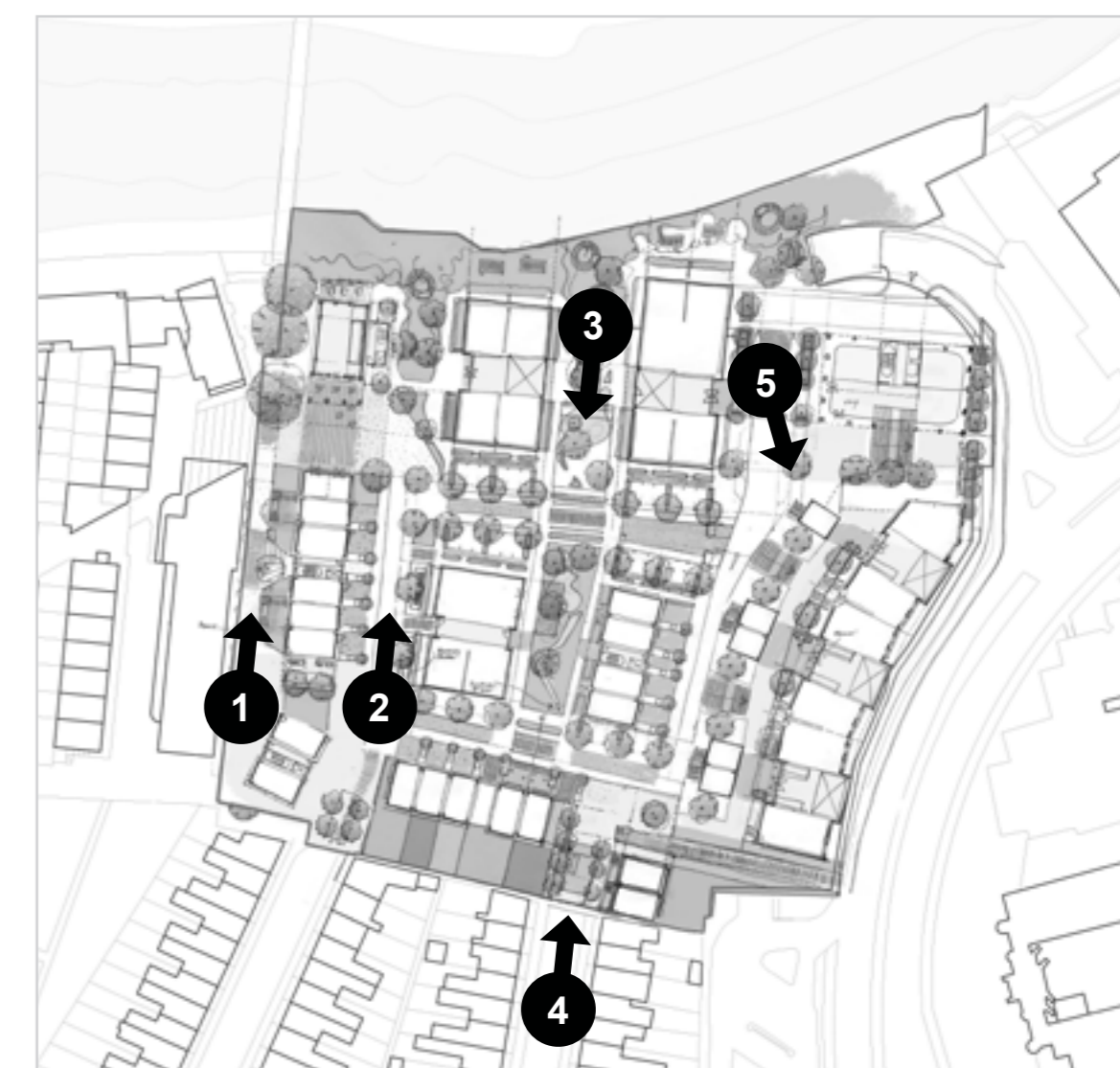
15. Our Vision

Guided tour sketches



1. View North Along The Garden Walk

- The Garden Walk is a key route connecting the residential areas to the south, across the river to the city centre.
- Two storey maisonettes at ground level with apartments above address the route, providing activity and security.



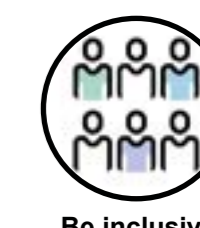
2. People Friendly, Human Scale, Liveable

- Maisonettes with apartments above, address the street which is softened by planting and paving treatments.
- There is a strong layering and hierarchy of spaces leading up to the entrances of the dwellings.



4. Chatsworth Square

- Small squares act as the pedestrian gateways from the Victorian terraces to the south of the scheme.
- They encourage connectivity, knitting the scheme into its context.



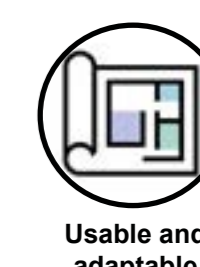
3. View Of Central Gardens Looking South

- The central garden is the principle green lung passing through the scheme from the river.
- It is the heart of the community, communal gardens provide places to meet and encourage wellness.



5. A Positive Edge to St Philips Causeway

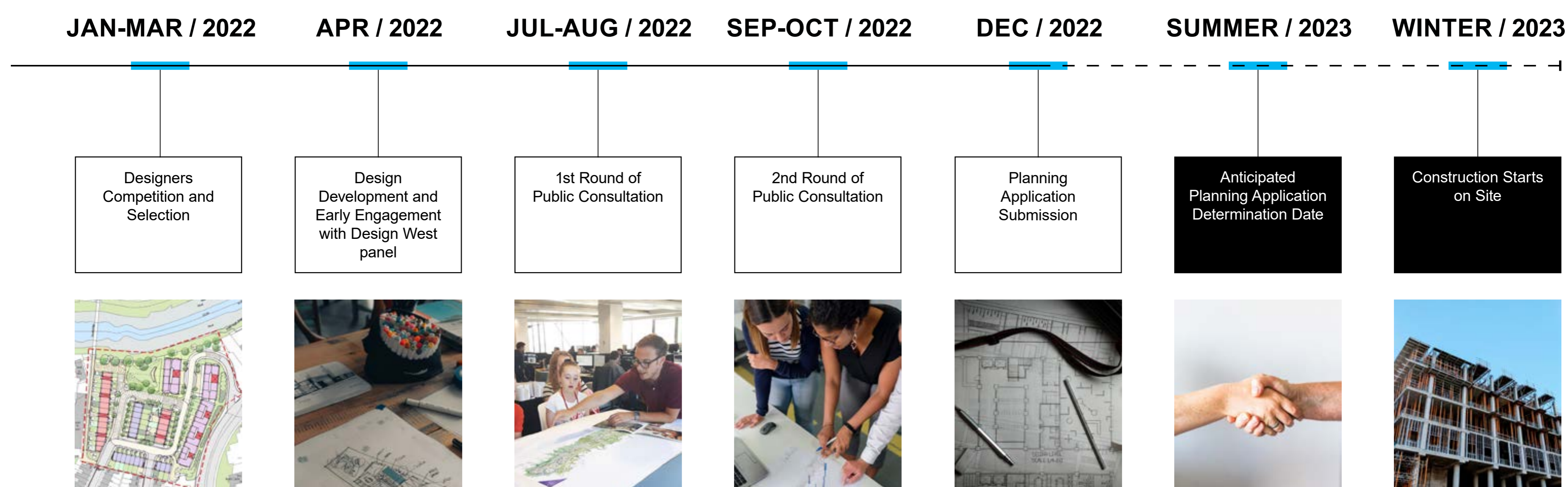
- Main residential building acting as a buffer sheltering the scheme from St Philips Causeway.
- Town houses facing into the development, break the building scale down with steps leading to an amenity space for residents.



16. Castle Court

Next steps

Project time line



Have your say

Your comments and views are important and will be carefully considered by the design and planning team as they proceed to draw up more detailed proposals.

Please have your say by filling in a feedback form at the exhibition or online at:

<https://www.sovereign.org.uk/developing-homes/castle-court>



Scan Me

What happens next

A second round of consultation will be held later this year. This will show how the team have responded to feedback, before we submit a planning application to Bristol City Council by the end of the year.

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 the council will carry out further statutory consultation.

If you have any queries or questions about the consultation or would like a printed copy of the display material please contact:

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tel: 0117 977 2002

