

## 1 Our Proposals

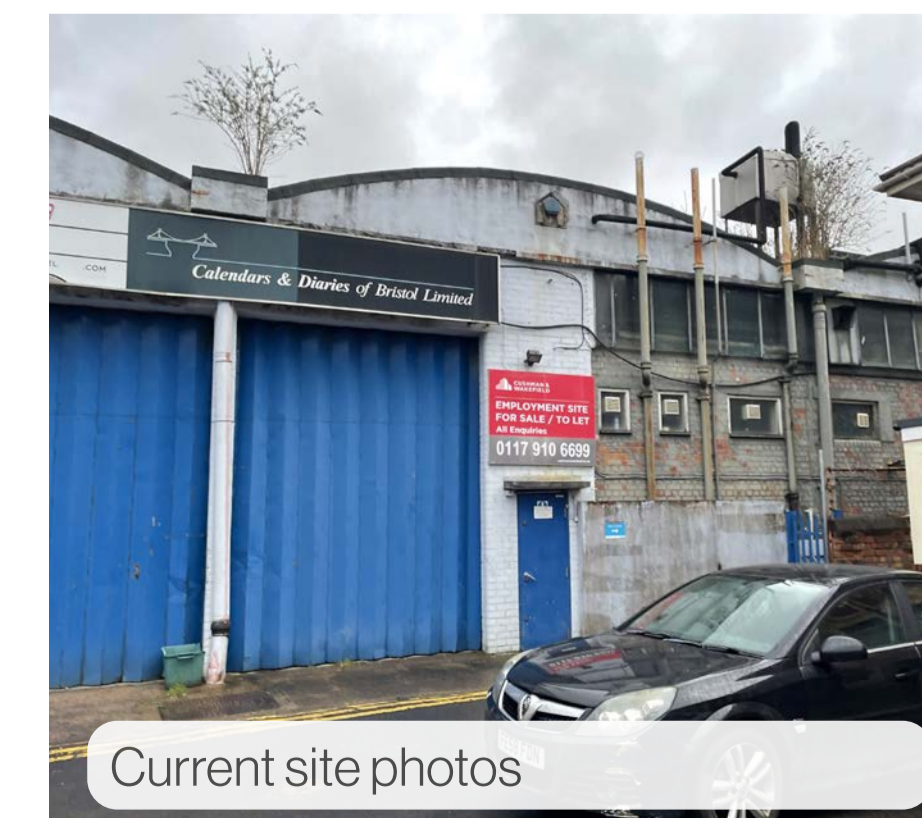


Aerial view of the site

We are seeking to transform the disused industrial unit on this site into a development of 88 high-quality homes, arranged around a landscaped courtyard

Our current proposals will provide:

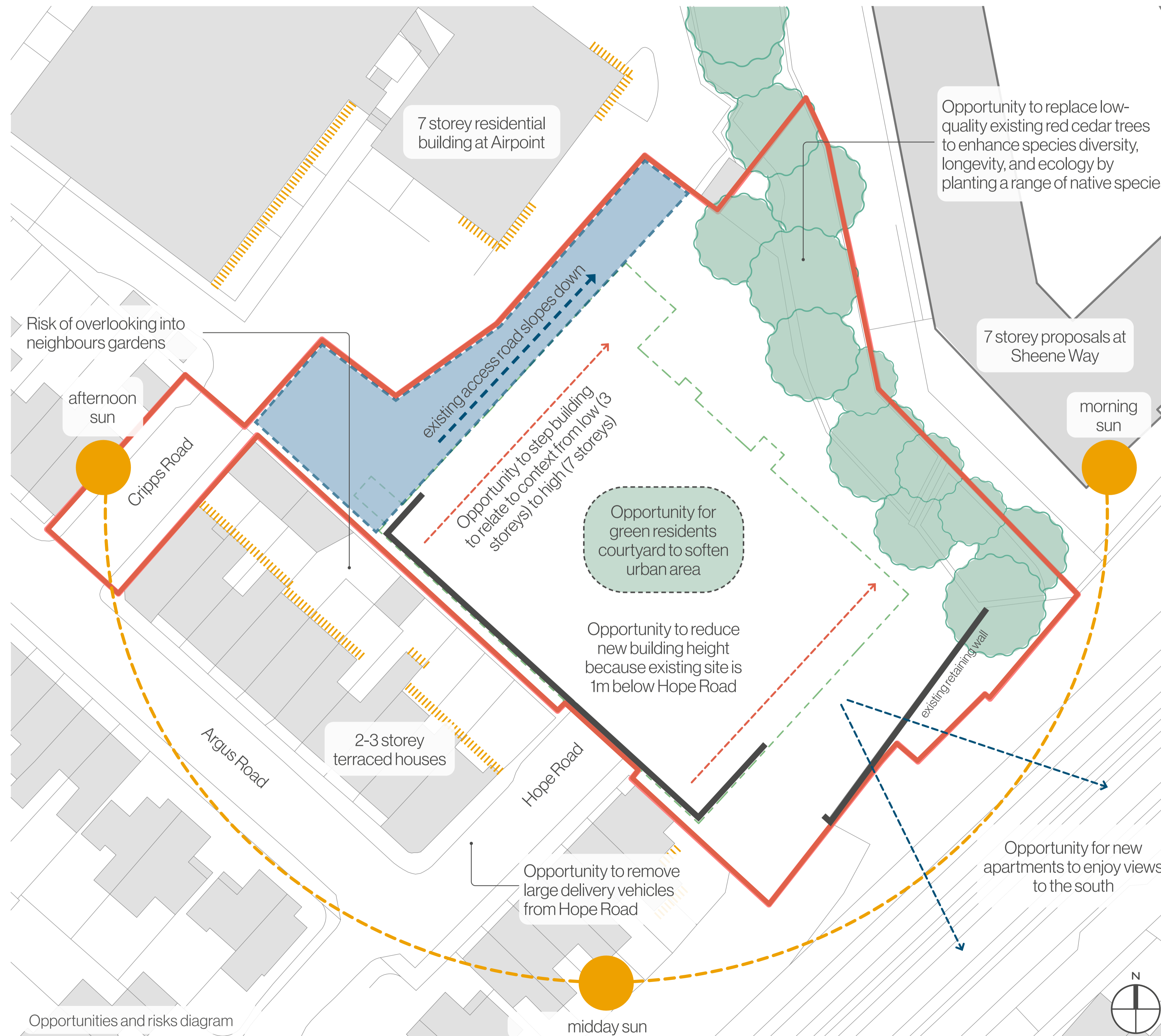
- A mix of one and two-bedroom modern, energy efficient apartments designed to meet Bristol City Council's 'Urban Living' Standards.
  - A predominantly car-free scheme, which takes advantage of this sustainable location close to the city centre and local shops.
  - Ample, well-designed cycle storage and connections to prioritise sustainable travel and active lifestyles.
  - 100% dual aspect apartments to provide excellent daylight and natural ventilation.
  - An inward facing layout that respects the privacy of neighbouring homes and minimises impact on residents.
  - All apartments will have private outdoor space, such as balconies or terraces.
  - Spaces for accessible parking, deliveries, drop-off and an opportunity for car club provision.
- Aspirations to benefit the wider community:
- Transform and visually improve a currently derelict site.
  - Deliver an optimised number of much-needed, quality homes for the benefit of Bedminster and Bristol.
  - Boost biodiversity and green amenity space by creating a landscaped central courtyard for residents and visitors to the scheme.



Current site photos



## 2 Site Analysis - Opportunities & Risks



This former industrial site is sandwiched between Victorian terraces to the south, the 7 storey Airpoint building to the north and the proposed Sheene Way development to the east.

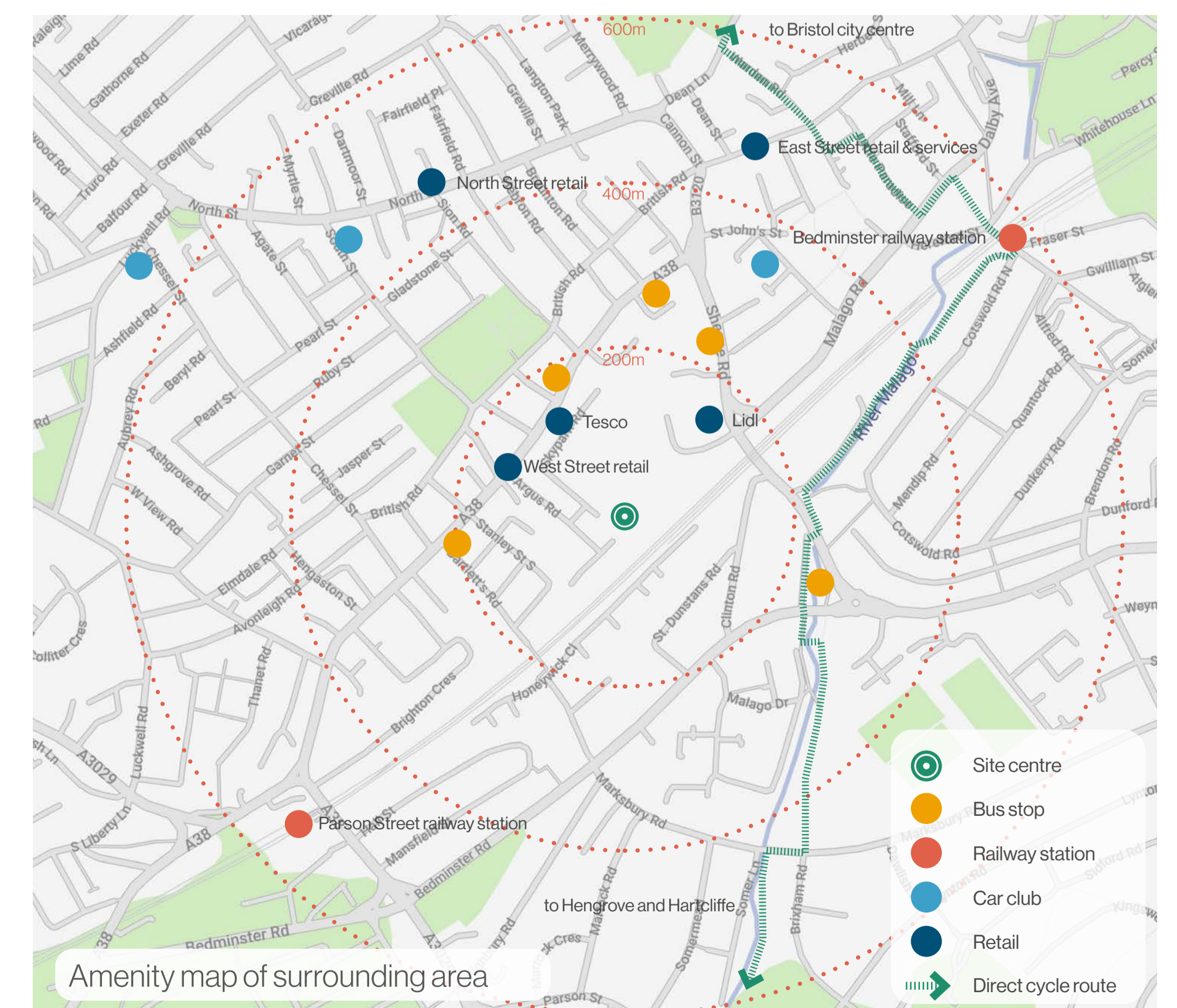
The existing site contains a 2 storey warehouse that has been derelict for several years. A steep bank to the north-east contains non-native western red cedar trees that provide limited ecological value.

Site opportunities include:

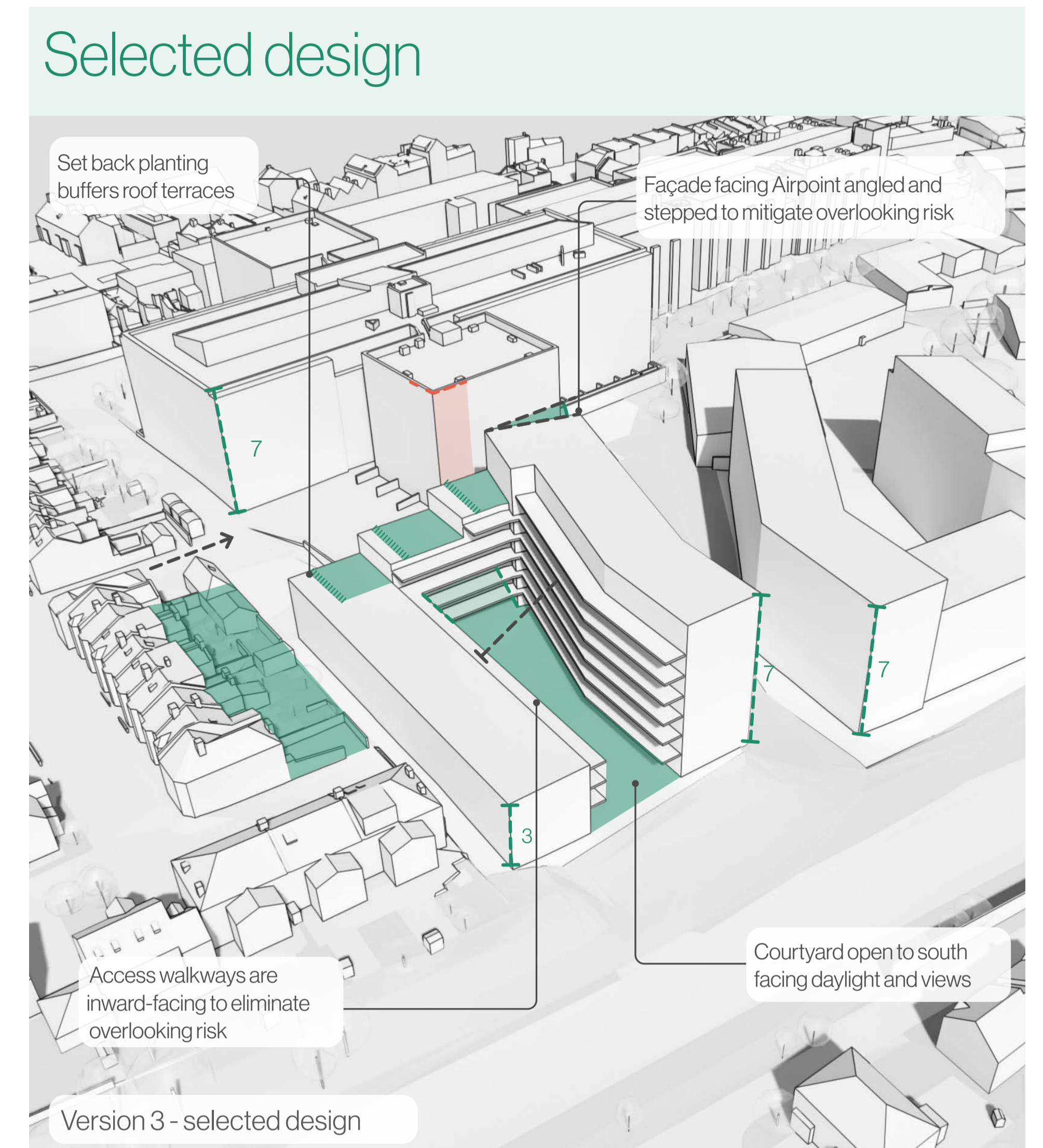
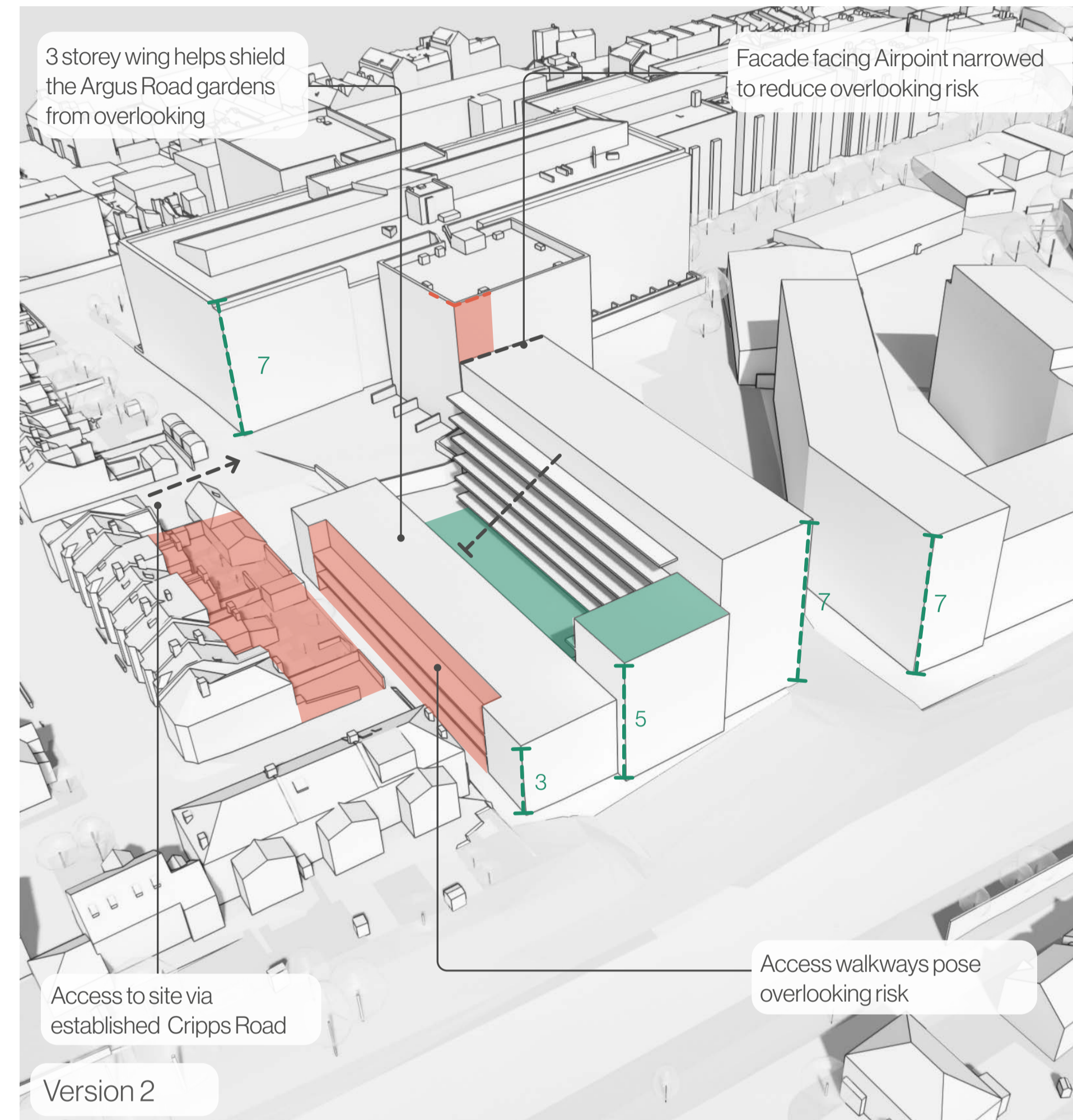
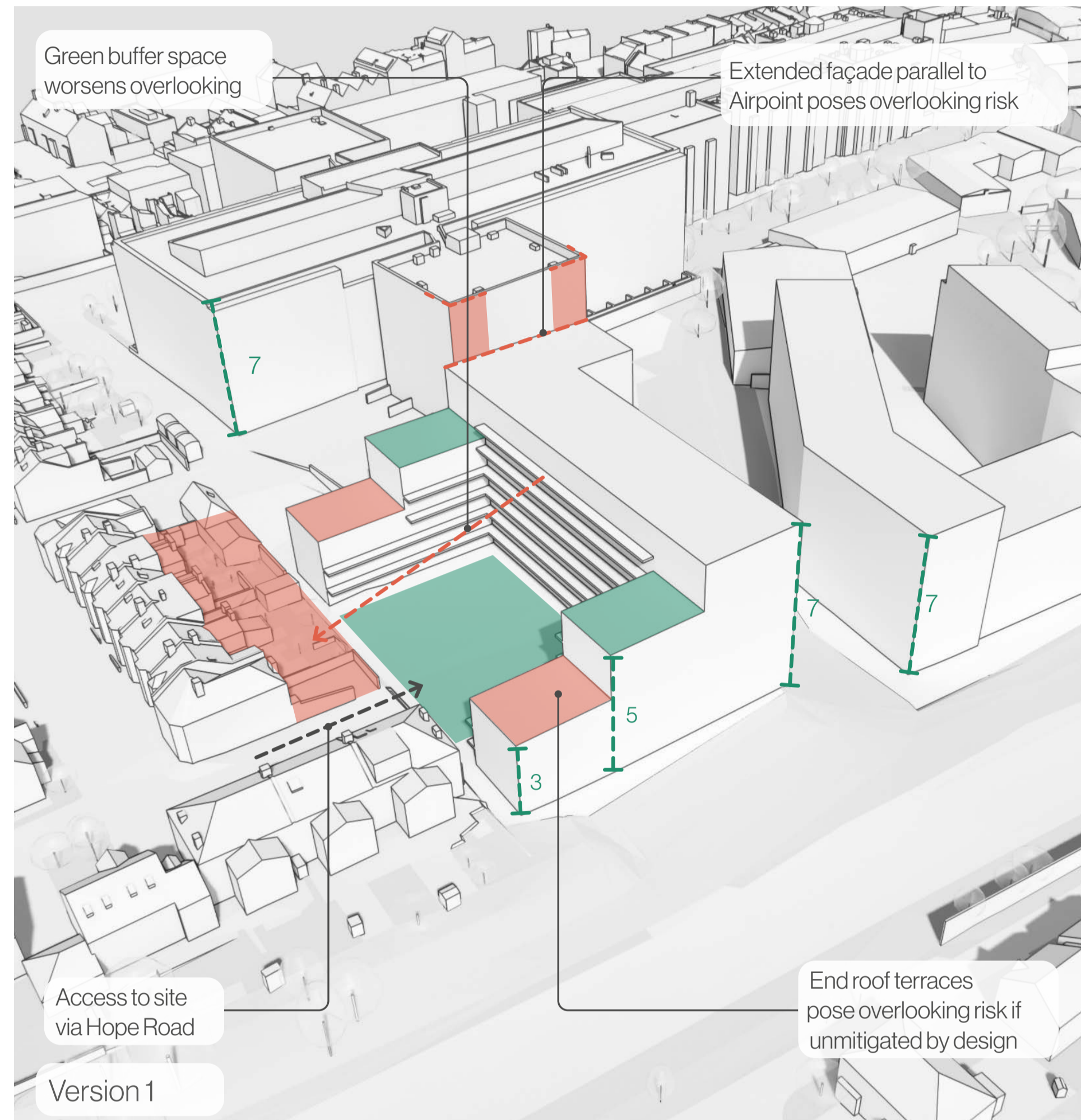
- Opportunity for new apartments to enjoy views to the south over the railway.
- Opportunity to step building to relate to context from low (3 storeys) to high (7 storeys).
- Opportunity to replace existing red cedar trees with a range of native species
- Opportunity to remove large delivery vehicles from Hope Road

Site risks include:

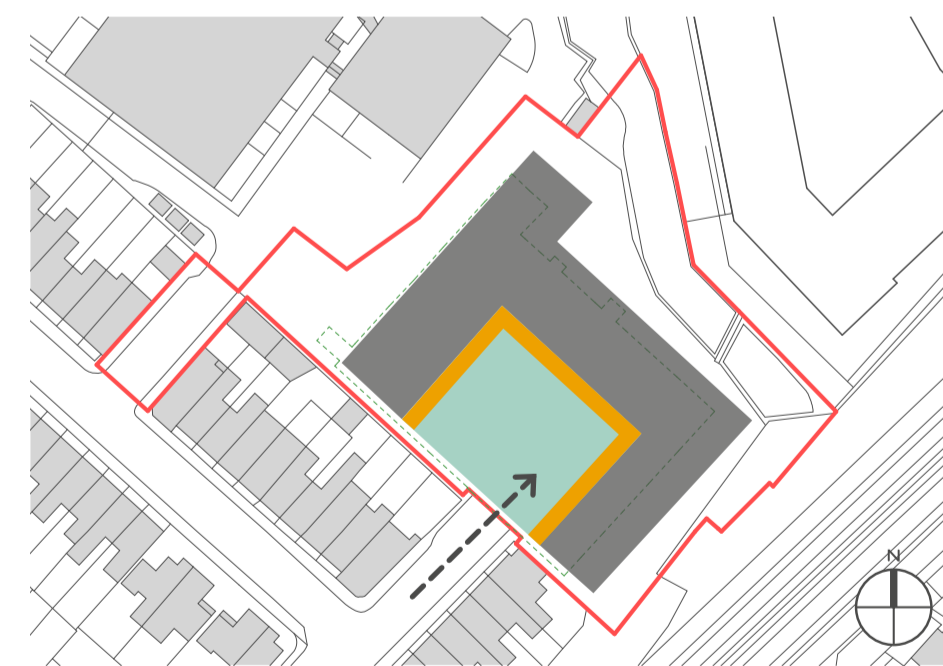
- Risk of overlooking into neighbours gardens and apartments.
- Risk of noise from railway.



## 3 Design Development



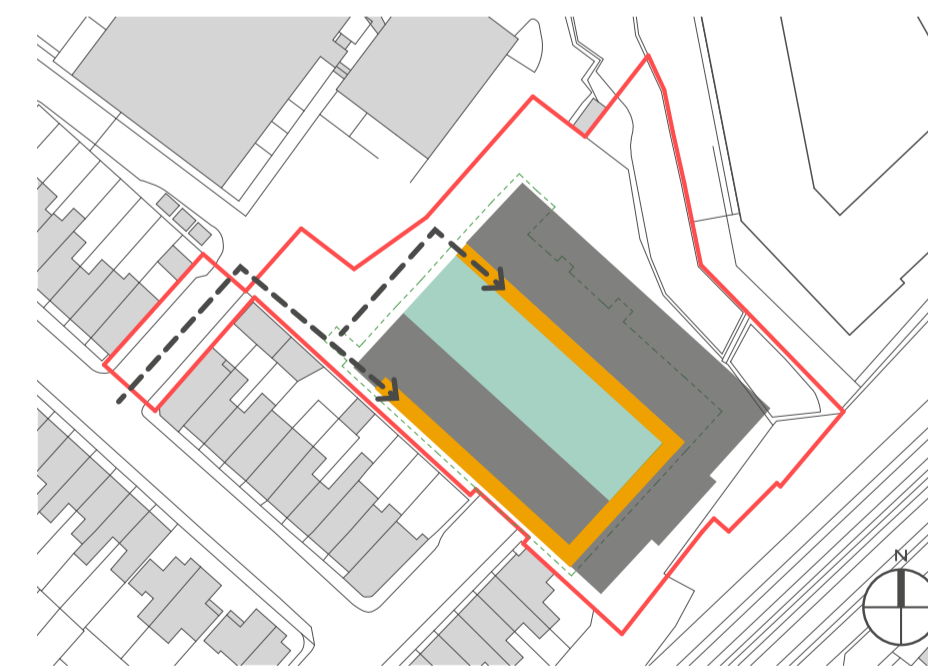
### Courtyard facing Argus Road houses (south-west)



- In this version a residents courtyard is used as a buffer between the Argus Road houses and the development.
- However, this open space allows all apartments to overlook nearby houses and gardens.
- The site is accessed via Hope Road which will bring increased traffic to this quiet cul-de-sac.

- The building mass steps from low to high across the site to relate to the context.
- The façade closest to Airpoint poses an overlooking risk due to its length.
- Most apartments to benefit from a southern orientation.

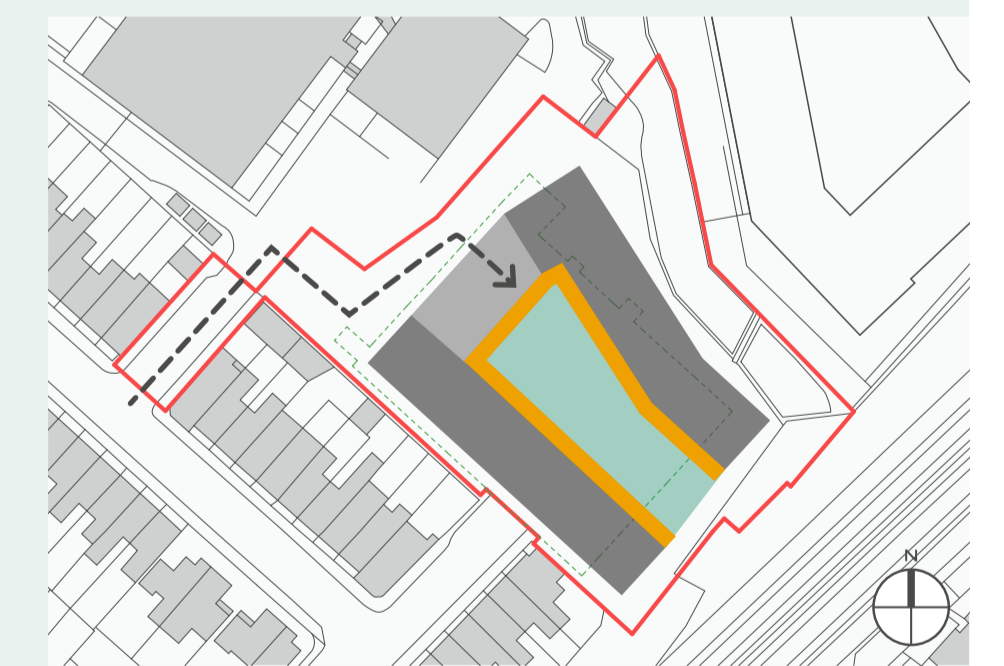
### Courtyard facing Airpoint (north-west)



- This version creates an inward-looking scheme with a welcoming green space open to the approach and Airpoint.
- The 3 storey wing helps to shield the Argus Road gardens from overlooking by the taller wing.
- Access walkways facing Argus Road would overlook neighbours gardens.

- Access is via Cripps Road which is an established route for Airpoint and refuse collection.
- The façade closest to Airpoint has been narrowed to reduce overlooking risk.
- Most apartments have courtyard views.

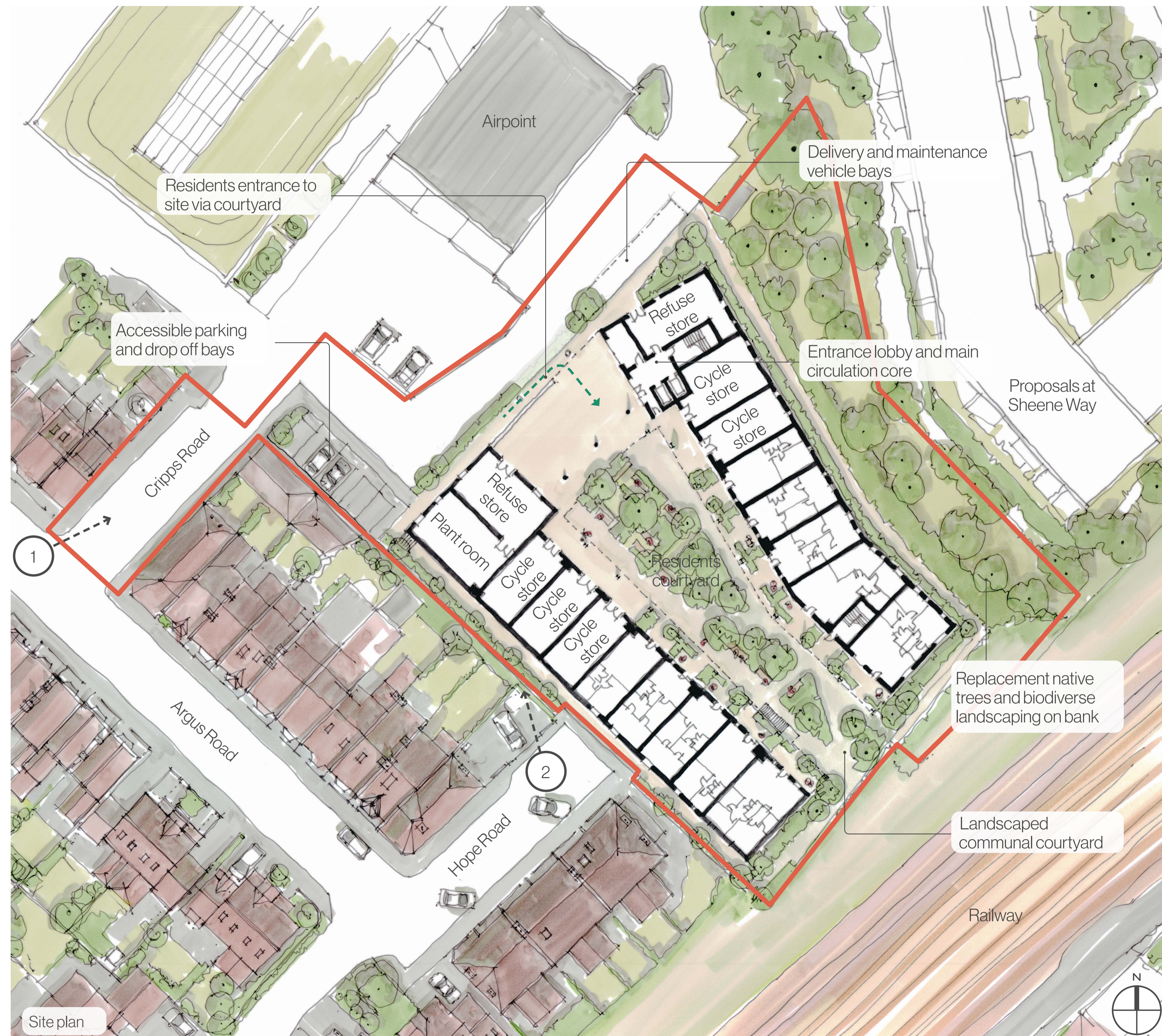
### Courtyard facing railway and views (south-east)



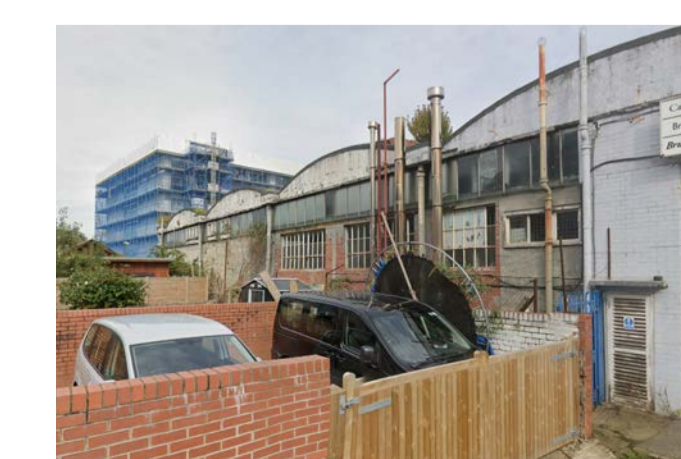
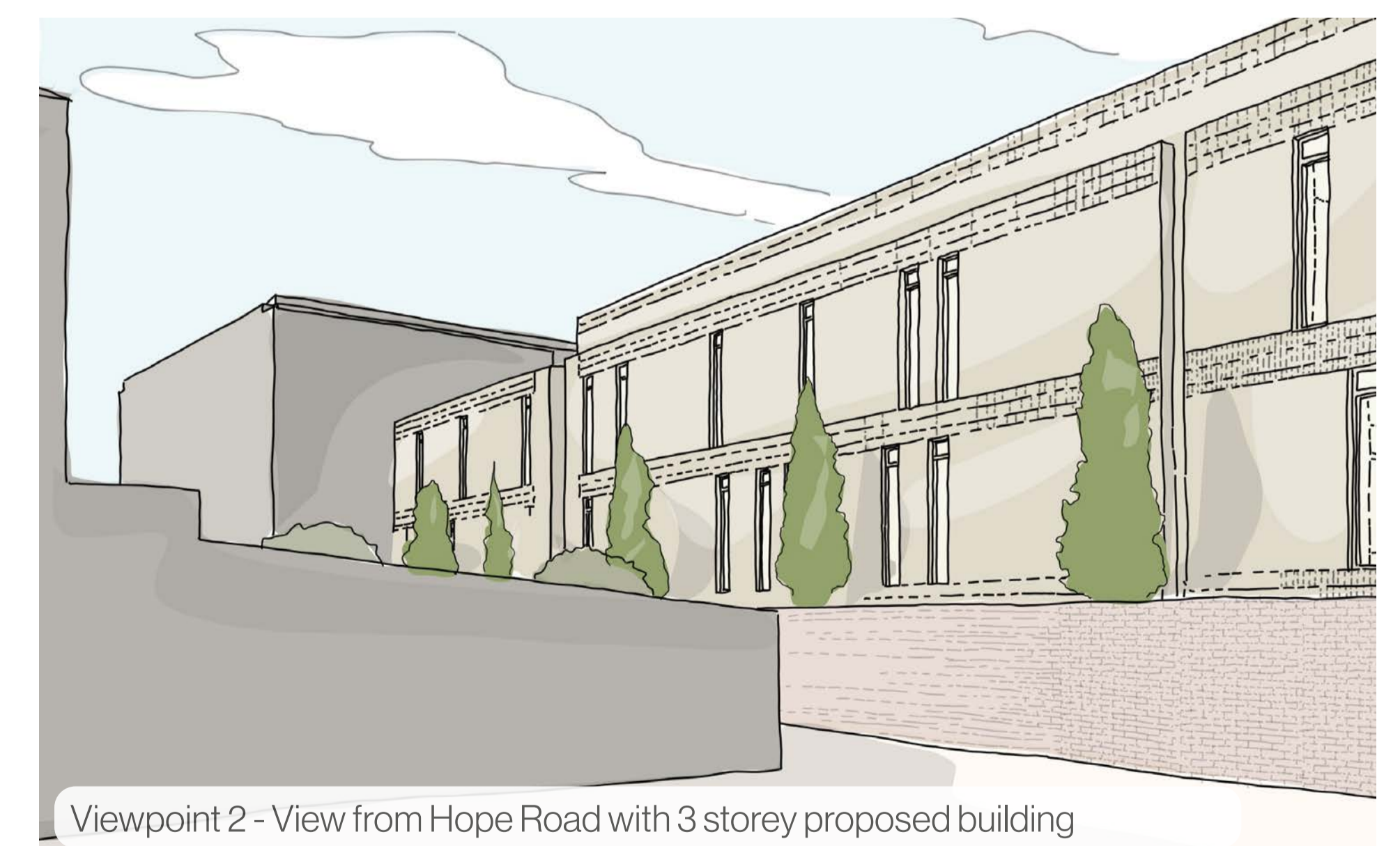
- The courtyard is open to the south to allow in more daylight and better views out for residents.
- Access walkways are moved to the inside of the courtyard to eliminate overlooking towards Argus Road.
- The façade closest to Airpoint has been angled to reduce overlooking.

- Most apartments enjoy views of the courtyard and all benefit from a dual aspect layout.
- Inward-facing arrangement helps promote community spirit and the open courtyard ensures all residents enjoy partial views out to the south.

## 4 Design - Site Plan and Approach Views

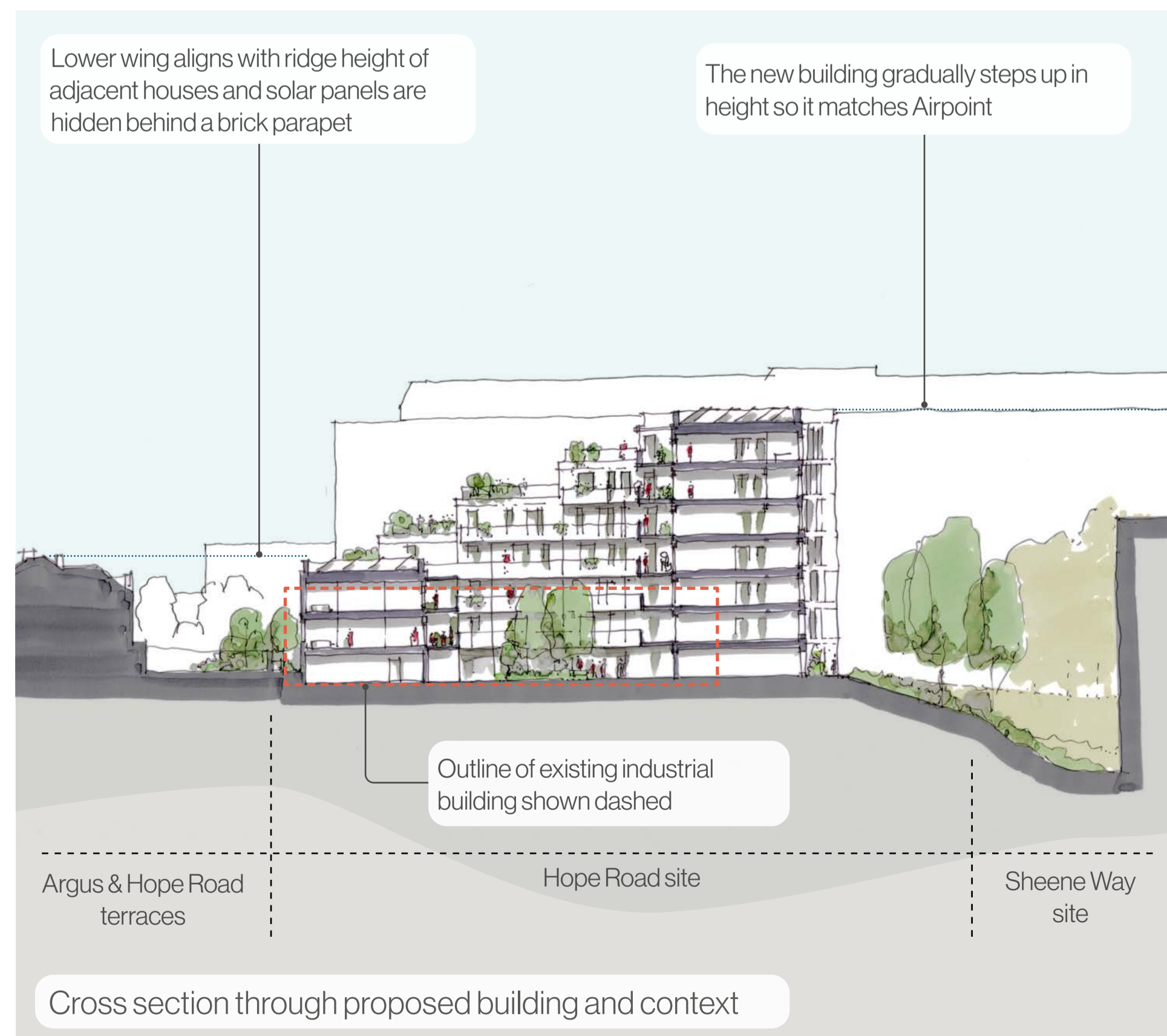


The height of the building matches the surrounding context - it steps gradually from 3 storeys to 7 storeys across the site - while the stepped form creates opportunities for roof terraces.



New building is 2m further back than the existing building which creates space for a landscaped boundary. Only bedrooms and bathrooms face this way meaning windows can be narrow to reduce overlooking. Pale coloured materials will reflect light into neighbouring gardens.

## 5 Design - Layout



## 6 Design - Layout



View into the residents courtyard from the first floor with balcony access around the perimeter

88

new homes

100%

dual aspect apartment layouts

48

one-bedroom apartments

40

two-bedroom apartments

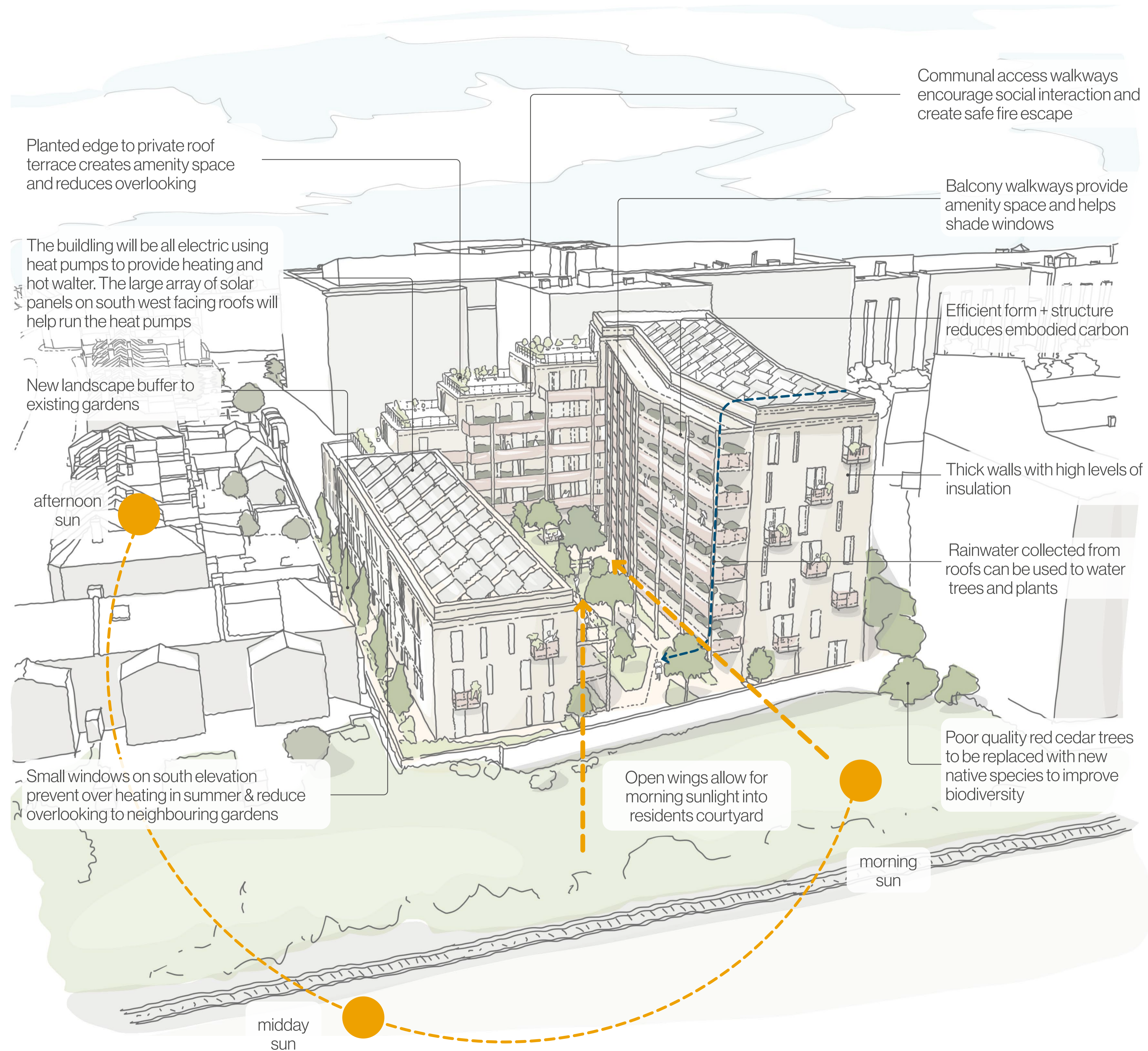
68%

southern orientation

88%

courtyard views

## 7 Sustainability & Wellbeing



## Share Your Thoughts

Thank you for taking the time to view the Hope Road proposals.

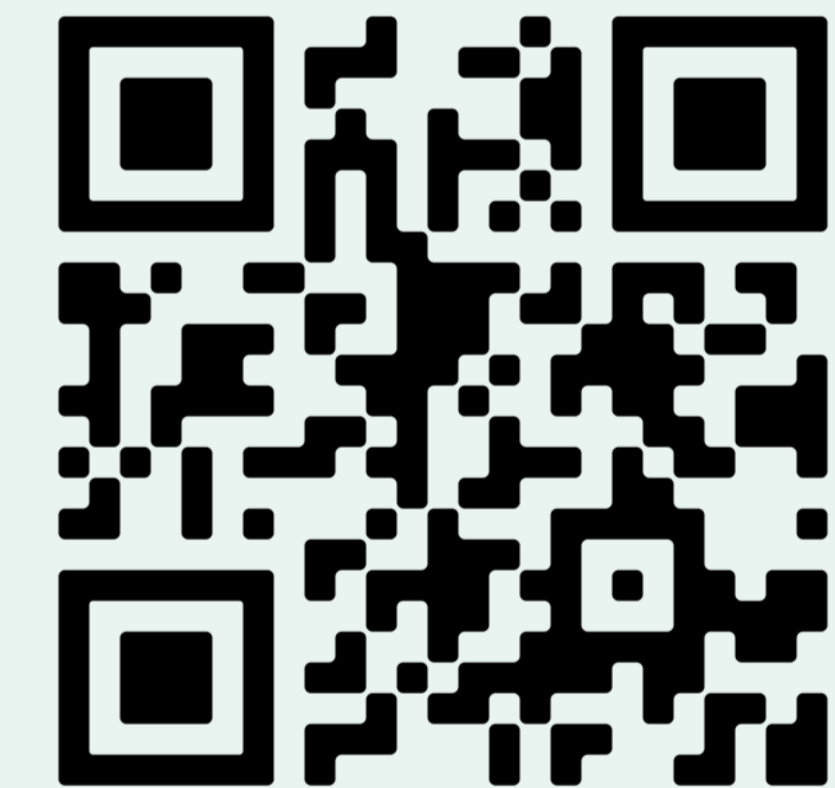
Please get in touch to share your thoughts on our proposals. You can contact the team in the following ways:

call: 0800 130 3270

email: [hoperoad@jbp.co.uk](mailto:hoperoad@jbp.co.uk)

browse: [www.hoperoad.co.uk](http://www.hoperoad.co.uk)

You can learn more about our plans for Hope Road and view all the information displayed here today by visiting our consultation website.



Scan to visit

[www.hoperoad.co.uk](http://www.hoperoad.co.uk)

## Next Steps

