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March 2020

The Society's response to planning enquiry - 20/00542/P - Land at Home Gardens Redland Hill

1 The proposal

Elizabeth Blackwell Properties (the Developer) seek planning advice upon the feasibility of redeveloping their site at Land At Home Gardens Redland Hill to demolish existing buildings (1-4 Home Gardens, 1-2 The Bungalows and the erection of two new buildings to provide up to 60 residential units (including 20% affordable housing) and up to 265sqm of flexible office space to Whiteladies Road frontage

2 Summary

The Society supports redevelopment of this low-density site but has concerns about the consequences of the density of redevelopment upon the amenities that this site would offer to its future residents. The Society has noted the conversations with planning officers about overlooking neighbouring properties. This response is written on the basis that this proposal overcomes the overlooking the problem.

3 Demolition

The existing buildings have a pleasant inter-war design suitable for their context. However, the Society accepts that the increased density of the site would outweigh the retention of the current buildings.

4 Change of use

The only change of use would be the introduction of a modest office development, which the Society supports.

5 Height and mass

The Society supports the Council policy to increase land use density in the centre of the city. The site is approximately 0.3125 ha of brownfield land. The proposed density for the scheme is 192dph. The optimum density of for this area of Bristol proposed by Urban Living Special Planning Document – making successful places at higher densities is 120dph. While the SPD does not set a maximum residential density threshold this is a high density for this location and would suggest that the density is too high for the context of the area. A design-led approach faces serious challenges managing this level of density. There are always questions about the quality of the

amenities offered to the future residents. The floor plans show single aspect flats that lack cross ventilation.

6 Design and materials

The Society welcomes the design proposals. The broken outline of the roofs makes a welcome change from the flat roofs offered in many flat developments. We also support the opportunity to enhance the permeability of the site with more public and private open space. Subject to sample, we support the use of the proposed construction materials.