RALEIGH ROAD – RESPONSE TO CONSULTATION ON DEVELOPMENT PROPOSALS.

Bristol Civic Society broadly welcomed the latest proposals for this site and considered them to be a big improvement on the earlier scheme which was shown to us. We have some concerns and suggestions set out below but generally liked the scale, design and type of houses proposed. We raise one or two issues relating to the proposed flats and the layout which, we feel, could improve the proposal. Concern was also raised about the residents of the care home, where they would move to and if the accommodation would be as good as it is at present.

Height and Design of the Buildings.

The Society supports the low-rise approach to the development and the reference to the predominant style of residential property in this area. We had some concerns about the two blocks of flats which we understand are each five storeys in height. They will shade areas immediately to their north including the primary school. The extent of this should be carefully assessed and discussed with the education authority. The flank walls facing Raleigh Road and Greenway Bush Lane present a solid wall. Ways of mitigating the impact of this should be considered. We suggest that the design of the front elevations is reconsidered to add greater interest and that an alternative to the proposed flat roofs should be proposed.

Access and Circulation.

We have some concerns that the through routes from Raleigh Road to Greenway Bush Road will be used as rat runs and parking space for non-residents. Traffic management, perhaps filtered permeability halfway along the street that allows passage for bikes but not cars, and control of parking will need to be addressed.

Public realm

The visualisations of the new streets through the development show a lot of hard surface, unrelieved by greening, except for trees at the back of the pavement. There is an opportunity when creating a new layout to make the environment greener and much more appealing, and less subservient to the car.