

Welcome!

Thank you for your interest in this proposal to create purpose-built bungalow homes for local people with additional needs.

As you may know, the planning application for this proposal has been submitted. A public consultation was not held prior to submission as the scheme is small, however we appreciate that a number of comments were made on the planning application so this public engagement event is being held to help explain what is being proposed.

We hope that these boards can help to explain the proposal, please ask a member of the team if you have any questions.

The client: Elim Housing



Elim Housing Association is a local, Bristol based, not-for-profit Housing Association with a vision to meet housing need and deliver homes that change people's lives.

Elim's customers include families and single people living in our properties for rent, young people undertaking apprenticeships or training, clients within our support services and people buying houses that we have developed, among others. We have the same aim for all these relationships: to ensure that the housing and services Elim provide serve as a platform for growth, facilitating all our customers to achieve their aspirations.

The team

A team of consultants have been appointed to develop the scheme towards for the planning application, these include:

noma | architects



JS LEWIS LTD

Architect

Transport consultant

Energy Consultant



Tree Surveyor



Ecology

CRADDYS

Engineer

The proposal

Creating purpose-built homes for local people with additional needs, likely to be on the autistic spectrum

The scheme would give people currently living in institutional care environments, or at risk of hospital admission, their own homes to live more independent lives, supported by staff on site.

The larger building on the site is currently vacant and no longer fit for purpose. The proposal is to demolish this building and replace with 6 purpose-built bungalows, a small block of communal/ staff facilities, landscaped spaces and car parking, explained in more detail on the following boards.

Haven Day Centre retained in the smaller building

The Haven Day Centre is not part of the development and will remain in the smaller building - adjacent to the new proposal.

In October 2023, the charity moved all operations into the smaller but largely refurbished building on the site, leaving the larger building empty - which was deemed not fit for purpose anymore.

The day centre temporarily closed at the end of March 2023, with the intention for the day centre to re-open after the new development is complete, albeit with smaller operations to match reduced demand for services.

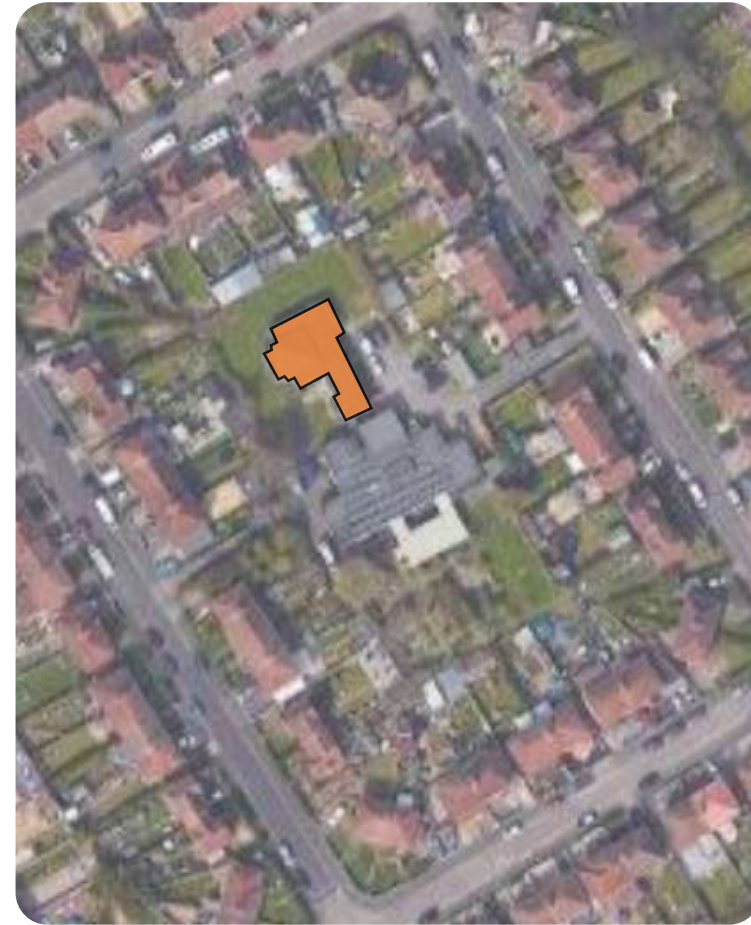


What is being created



Haven Day Centre Retained Separate to the proposal, the day centre will retain the small building

As per the previous board, the Haven Day Centre will retain the smaller building on the site, which was refurbished last year. The day centre is currently temporarily closed, but plans to reopen on completion of the proposal.



Communal and staff block Containing communal spaces for residents and facilities for staff

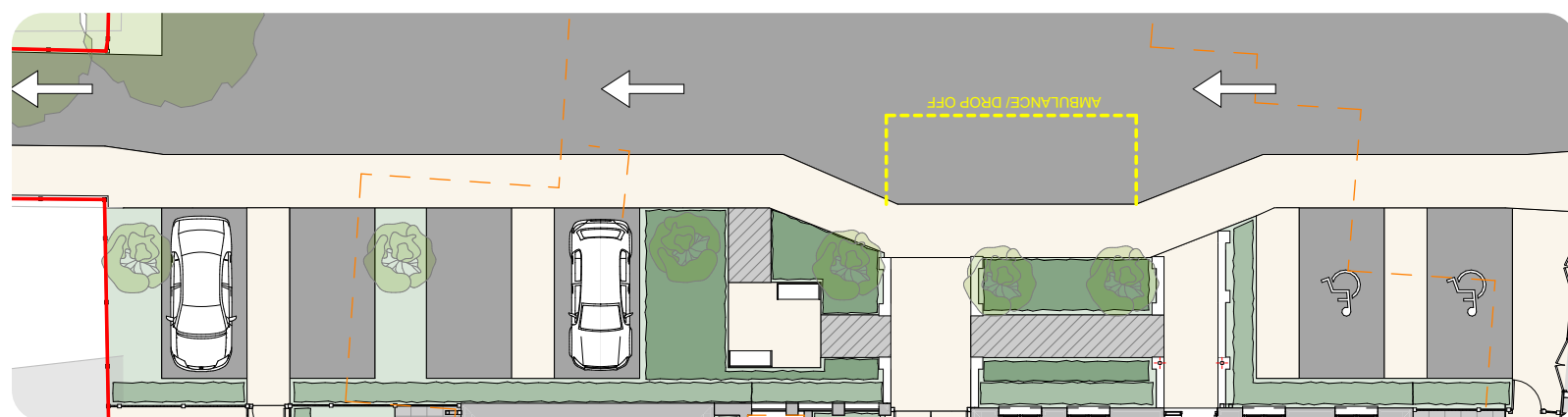
A communal lounge and kitchen would offer a space for residents and visitors to meet together.

Staff facilities would also be located in this block, giving staff the spaces they require to support the residents.



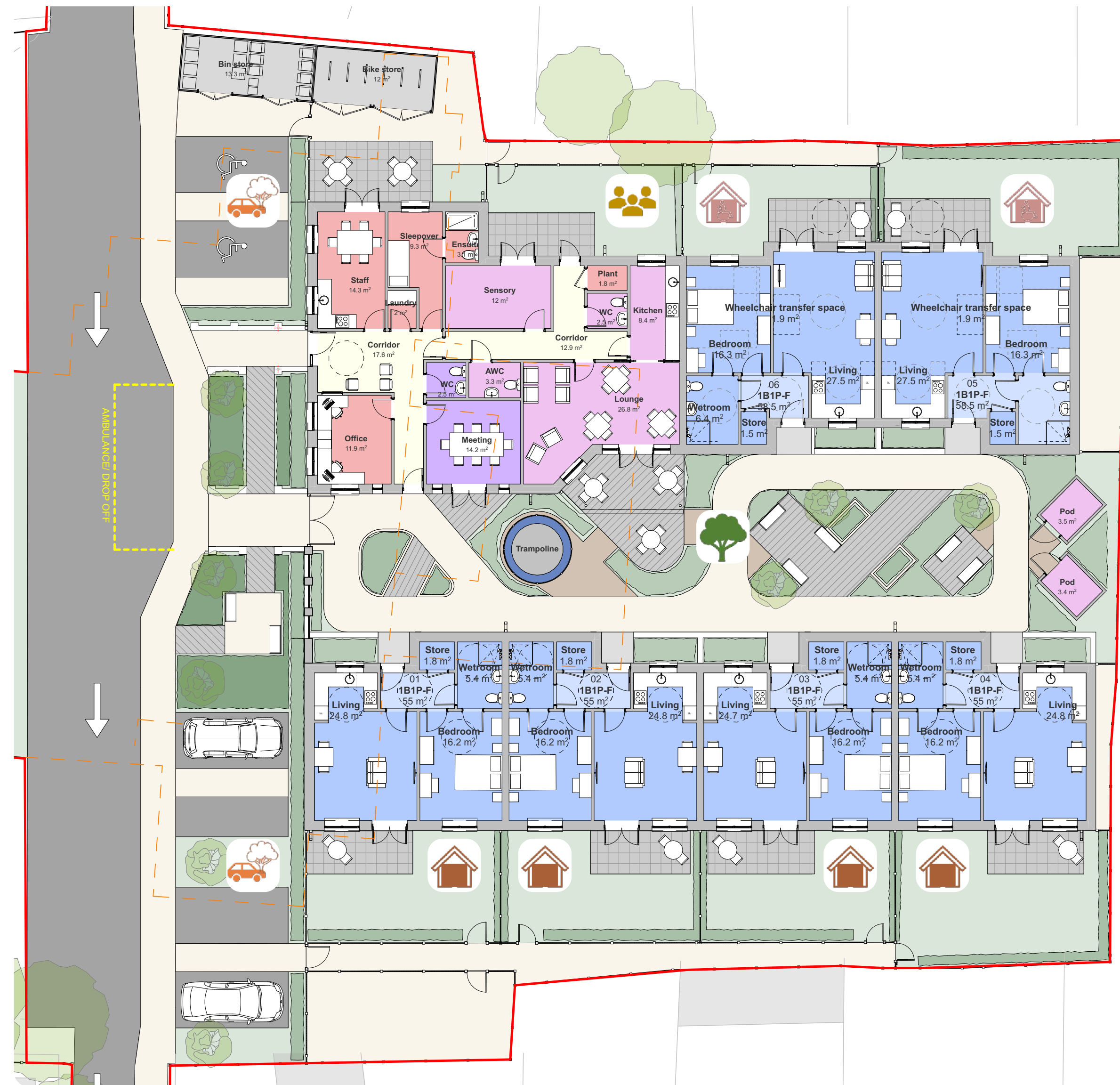
Car access and Parking New parking spaces created for the scheme, accessed by an improved road layout

A new roadway would link the two access lanes together to create a one-way system through the site. Pedestrian walkways would be marked out along the entrance roads, improving pedestrian access to the day centre and the proposal. Parking would be provided through 6 new parking spaces set in attractive landscaping to create an attractive entrance to the scheme.



The plan involves replacing the unused former day centre structure with six apartments and a communal/staff block. These spaces are specifically designed to offer housing for individuals with additional needs, likely on the autistic spectrum. The intention is to facilitate a transition from institutional care to a more independent living setting, all the while providing necessary support from dedicated staff.

Our design approach has been thoughtfully shaped by input from commissioners, representatives from BASS (Bristol Autism Spectrum Service), the client team, and discussions held in lieu of a pre-application meeting with the participation of TDM and CDG representatives.



Positive Outcomes include:



Improved independent living



Provides much needed specialist housing in the area



A disused space is revitalised and the risk of anti-social behaviour reduced.



The green landscape of the place is reconfigured



Improved pedestrian and vehicle access to the day centre and this proposal

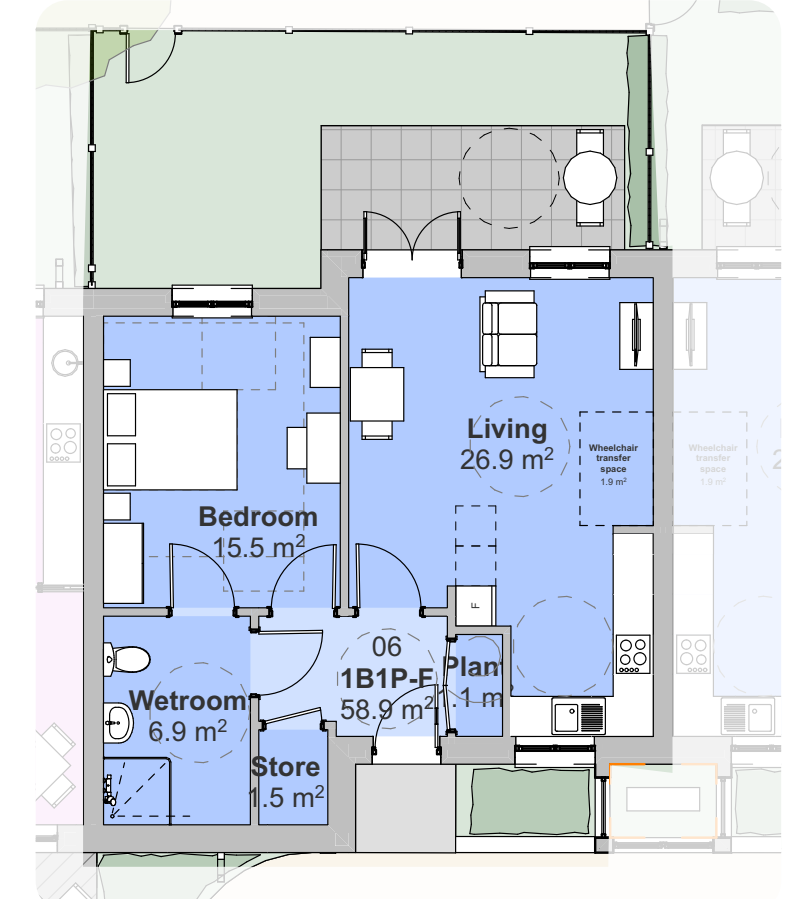


Community spirit being formed



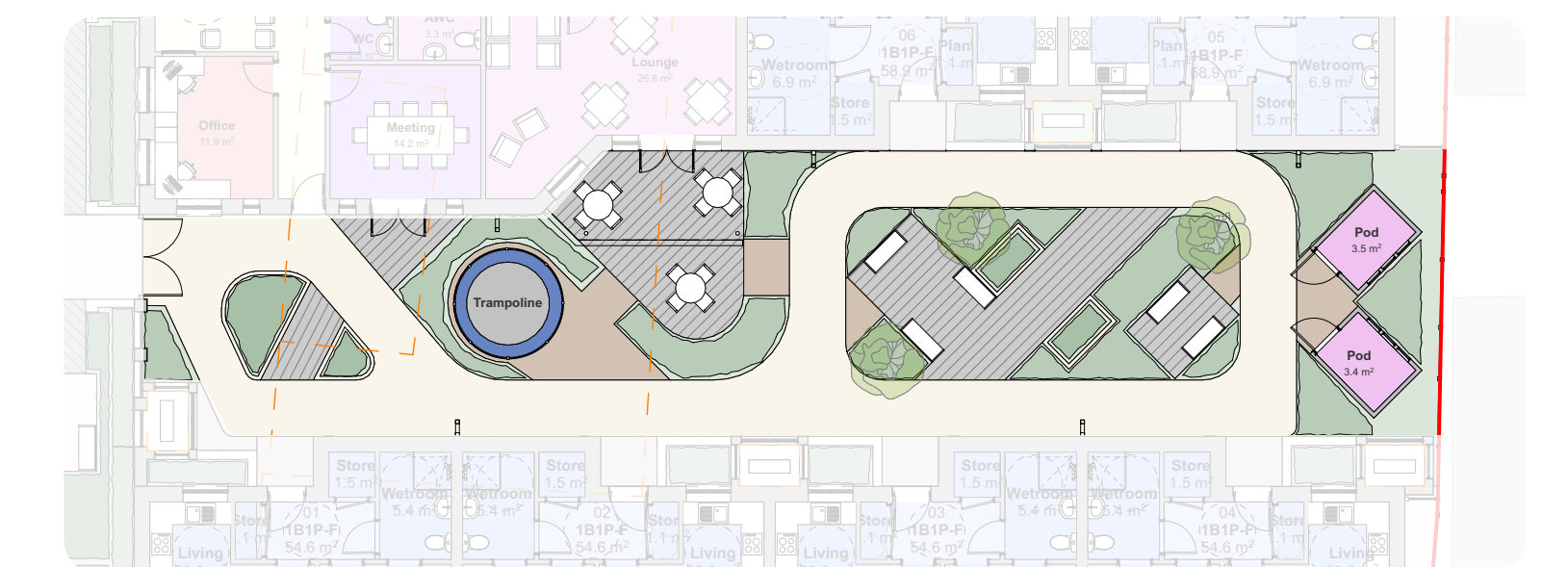
2 x Bungalows suitable for wheelchair users Slightly larger 1 person homes to accommodate potential wheelchair users

Similar in design and layout to the other apartments, these homes would be slightly larger to provide the additional space required for wheelchair users to use these dwellings.



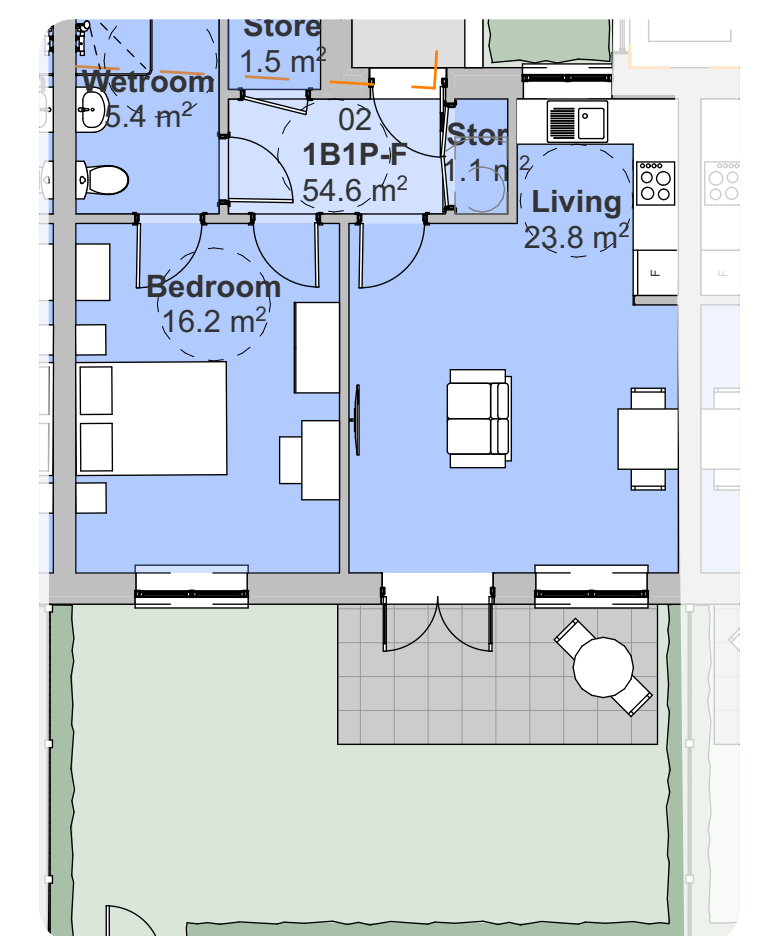
Communal courtyard garden High quality landscaped space designed for people with additional needs to enjoy together

The courtyard is designed to be suitable for people with additional needs, with level pathways, raised beds and activity pods.

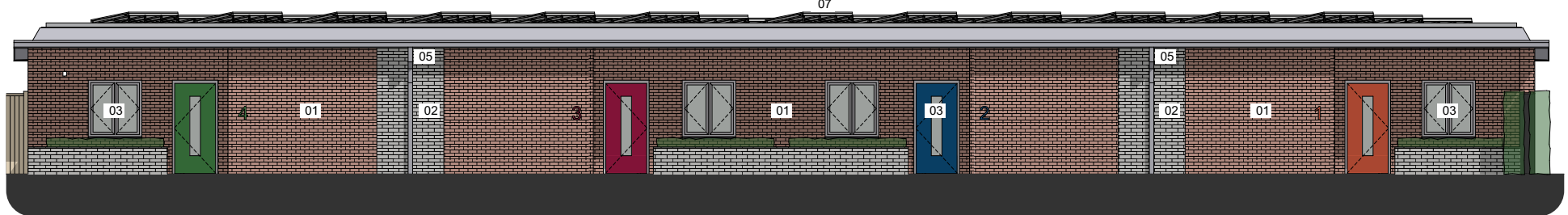


4 x Bungalows for people with additional needs 1 person homes purpose-built for people with additional needs

Designed to create a suitable environment for people with additional needs, each home would offer generous living spaces for the resident. The living and bedroom spaces look onto private enclosed rear gardens to offer quiet spaces for residents to enjoy.



The design

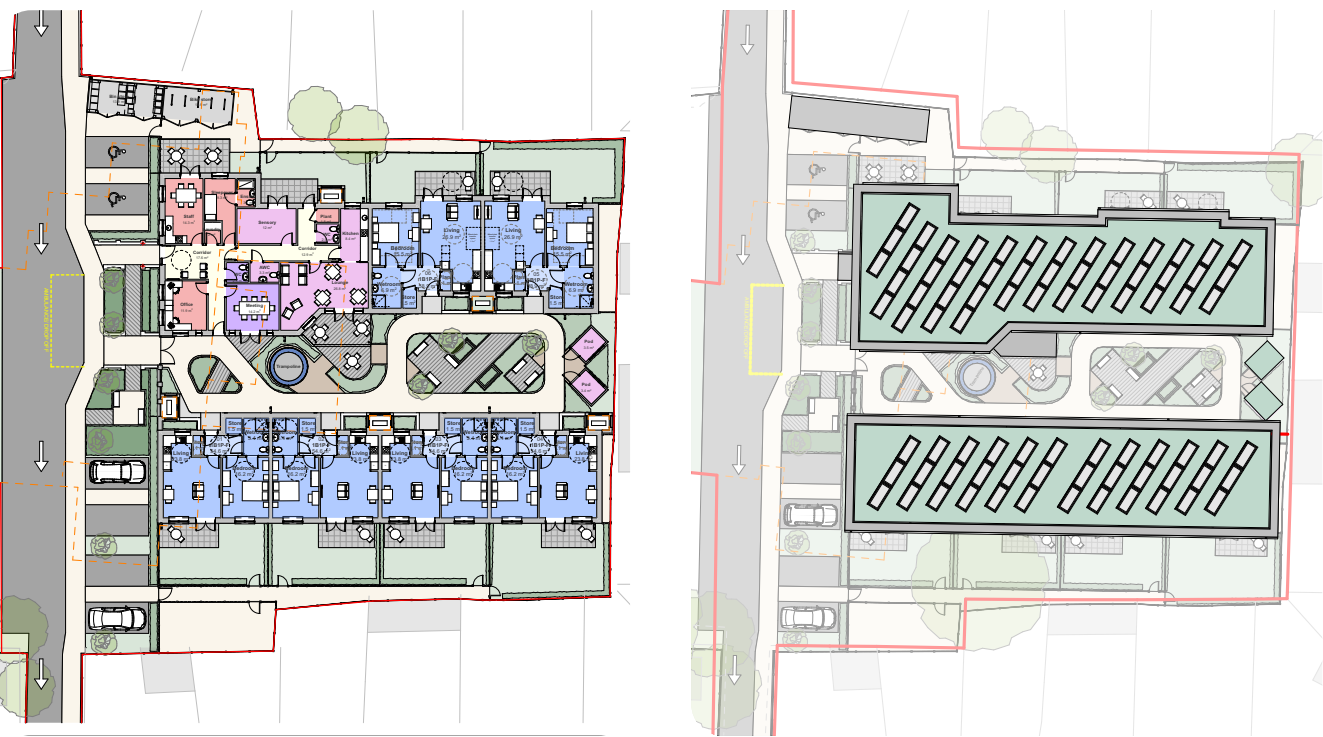


Layout

A new road would connect the two access lanes across the site and would provide access to parking, the entrance to the new buildings and the retained day centre.

A central courtyard would form the heart the new scheme, with the buildings arranged as two linear blocks. These screen the central communal courtyard from the neighbouring houses.

The communal/ staff block is located next to the roadway and parking to provide passive surveillance of this area - improving safety.



Scale

The proposal comprises of two linear, single storey blocks. A single-storey option was considered to be the most suitable design for the additional needs of the residents.

The single storey design also minimises the impact on the existing adjacent properties. The single storey form means much of the building form will be screened from the adjacent properties by the boundary fences, reducing issues of privacy and overlooking and would have no impact on daylight or sunlight.



Appearance

Red brick is proposed as the main material for the external walls. This would complement the local area where red brick is the prevalent material.

A green roof is proposed, which would provide an attractive outlook from the upstairs rooms of the adjacent existing 2 storey houses, provide a biodiversity enhancement for the site and the dense construction would minimise any noise transfer through the building.



Landscape

The landscape has been carefully designed to create attractive spaces within the scheme whilst respecting the gardens of neighbouring properties.

The landscape around the car parking would create an attractive entrance, the central courtyard would offer a place for residents to meet and partake in activities and rear gardens would provide a private, quiet space for each resident.

Fences enclosing the scheme would ensure neighbouring gardens are not overlooked.



Frequently asked questions and comments

We hope that these presentation boards have helped to explain this proposal to create new homes for local people with additional needs.

We appreciate that a number of comments were received on the application with some key themes which are summarised on this board. For each, we have looked to provide a response to show how we have considered each concern.



The scheme will cause overlooking/ be overbearing

All of the proposed buildings are single storeys and are surrounded by tall fences, so they will not overlook into neighbouring gardens. The buildings have a gently sloping flat roof to keep the overall height low to not create a sense of overbearing.



Traffic and highway safety

The scheme is relatively small being only 6 bungalows, so will not generate large amounts of traffic.

Staff and visitors will also be encouraged to use public transport, cycle and car share where possible.

Staff and visitors arriving by car are likely to arrive at various times of day, rather than at rush hour so it is unlikely, so it is not felt that the scheme will have a significant impact on traffic in the area.



Concern parking for the day centre will be lost

The Haven Day Centre will retain its existing car parking in the proposal with new parking created for the proposal.

6 new spaces are proposed. Originally a higher number of spaces was proposed, but from discussions with Bristol Council, it was felt this was unnecessarily high and so was reduced and replaced with more green space.



Highway safety

The access lanes have been in existence for many years and have served the various uses of the site. The situation will also be improved by connecting the 2 access lanes together across the site to create a one-way system through the site. This allows a marked area along each lane to be added for pedestrians - improving the pedestrian access to the Haven Day centre and the new bungalows.

Visibility splays have been undertaken to ensure that the lane provides suitable visibility when exiting onto the road.



Noise and Light pollution

All new gardens will be surrounded by tall fences which will help screen any noise and light from the existing gardens. External lighting will be designed to focus the light downwards to also minimise any impact.



Design not in-keeping with the character of the area

The proposed buildings would be a red brick finish which is characteristic of the area. The buildings have been kept as single storey partially for the needs of the residents, but also to minimise the impact on existing houses. Likewise, the roof is a gently sloping flat roof to minimise impact and is a green roof to provide a pleasant outlook.



Loss of the Haven Day Centre use

The Haven Day Centre is being retained and hopes to re-open in the coming years. The charity has fully vacated the larger building on the site, having deemed it uneconomical to run and beyond its requirements. This building will be demolished and replaced with the proposed scheme for young people with additional needs, whilst enabling the charity to continue their work in the retained building.



Ecology

Ecology surveys have been carried out with a strategy developed. Slow worms were discovered and will be transferred to another suitable site prior to any work commencing on the site.



Impact on services

The scheme will provide much needed accommodation for local young people with additional needs, which will help reduce pressure on the system for this need. Staff will visit the site to provide the required support to residents living here.



Overdevelopment in the area

We appreciate the area has been subject to large amounts of development on green spaces recently. However, this scheme is different to 'normal' houses as it is providing specialist accommodation for local people and is re-developing an existing brownfield site through demolishing a building no longer fit for purpose with new, purpose built accommodation. The total footprint of the new buildings is slightly smaller than the footprint of the building that will be demolished.



Bin store

The bin store will contain normal wheely bins and recycling containers. Staff will oversee the store, and may even collect rubbish from the bungalows based on the needs of the residents. It is therefore considered this space will remain clean and tidy.