

1. Avon Street

Welcome to this consultation which presents emerging proposals for the site at 68-72 Avon Street, in Bristol.

Watkin Jones has appointed a project team to develop the design of a mixed-use Purpose Built Student Accommodation and Commercial scheme.

The area is already changing dramatically, with construction of the new University of Bristol Temple Quarter Enterprise Campus well underway, and nearby developments in support of the new facility also being built, or considered for planning consent.

Listen to Local People

We expect to submit a planning application to Bristol City Council shortly but first, we want to hear local people's views – good and bad – about our ideas.

Location

The site is bounded to the east by Avon Street and to the west by the floating harbour. Adjacent to the site is Motion nightclub. The area is dominated by industrial, commercial and office buildings, although the area is in transition.

The site is approximately 0.3087 ha of brownfield land, currently comprising a disused car garage building and surface car parking.



Existing Site Photographs / Site Aerial Image

2. Watkin Jones & AWW

AWW has worked with Watkin Jones Group on numerous Purpose Built Student Residential schemes in Bristol, including Gas Lane, currently on site within the Silverthorne Lane Conservation Area.

New Bridewell and The Courtrooms in the City Centre demonstrate our experience of regeneration projects in Bristol, while Wilder Street, close to Stokes Croft was awarded a Bristol Civic Society award.

Benefits of this proposal

- The proposal will deliver much needed, high-quality purpose-built managed student accommodation comprising 374 bedspaces in an area which is suitable in principle for such uses.
- This is equivalent of 150 dwellings.
- The proposal will help free up private rented HMOs for use as family housing.
- Inclusion of flexible commercial space creating activity and footfall, as well as jobs.
- Construction jobs created during the construction stage.
- Expenditure in the local economy from future occupiers of the site.
- Appropriate S106 contributions and CIL (c. £2million).
- Effective and efficient use of underutilised brownfield land and visual improvement of the site, which currently detracts from the area.



New Bridewell, Bristol - 500 student bed-spaces



Gas Lane, Bristol - 260 student bed-spaces



Wilder Street, Bristol - 345 student bed-spaces.



The Courtrooms, Bristol - 348 student bed-spaces

3. The Site

The site is located within the Bristol Central Area and within the Bristol Temple Quarter Enterprise Zone, an area allocated for mixed-use regeneration. The site is located within the Silverthorne Lane Conservation Area. Motion nightclub immediately to the south of the site is within a Grade II Listed Building. Furthermore, Temple Meads Train Station is a Grade I Listed Building approximately 150 metres to the west of the site.

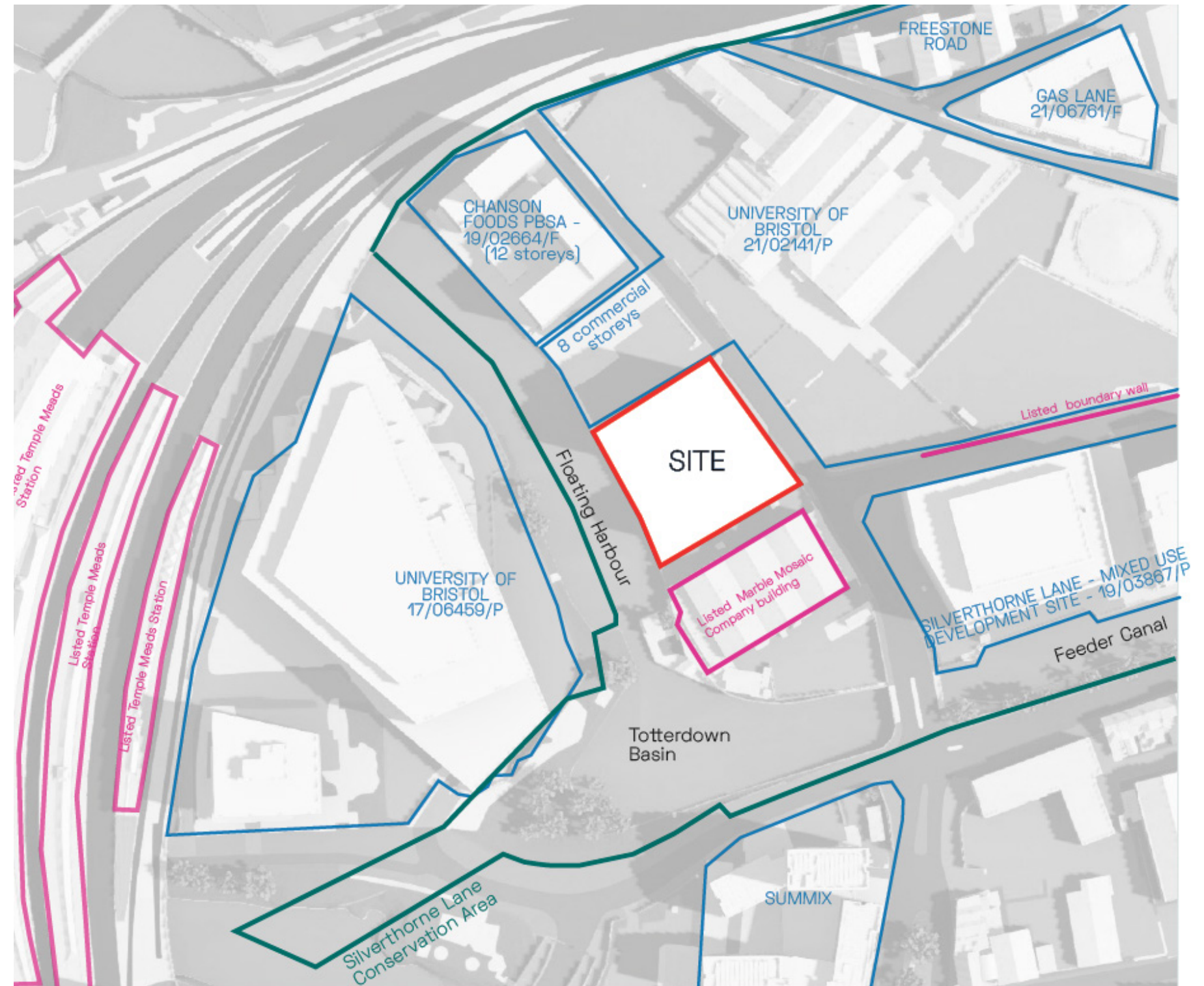
Besides academic and PBSA uses coming forward in the area, there is also commercial, residential and secondary education space consented and under consideration.

Due to the close proximity of the proposal to Motion extensive noise surveys have been undertaken and mitigation measures have been incorporated to ensure the noise levels will be acceptable for future occupiers and will not result in any impact on Motion's operations.



Planning Context Diagram

■ Consented
■ Application Submitted
■ On-Site



Context Plan

4. Site Character

The site character is defined by a mixture of the existing historic context, along with the emerging context of new build proposals.

The existing context in the area surrounding the site contains a legacy of large 19th century and early-20th century industrial buildings. A number of designated heritage assets relating to the former industrial buildings - constructed of Pennant rubble and brick.

There are several landmarks within the area including the late-19th century St Vincent's Works office building with flanking octagonal, crenelated turrets.

There are also a number of emerging proposals in the area, both to support the UoB TQEC development which is currently under construction, and the TQEC Phase 2, which has an outline application currently under consideration.

Besides academic and PBSA uses coming forward in the area, there is also commercial, residential and secondary education space consented and under consideration.

The proposed and on-site buildings are all large scale buildings, which are being constructed using a modern material palette and aesthetic.



Historic Photograph of Site



Existing Rubble and Brick Structures



Emerging TQEC Phase 1 - Site Progress



Summix PBSA Proposal - Currently In Construction

5. Summary of Proposals

Proposal

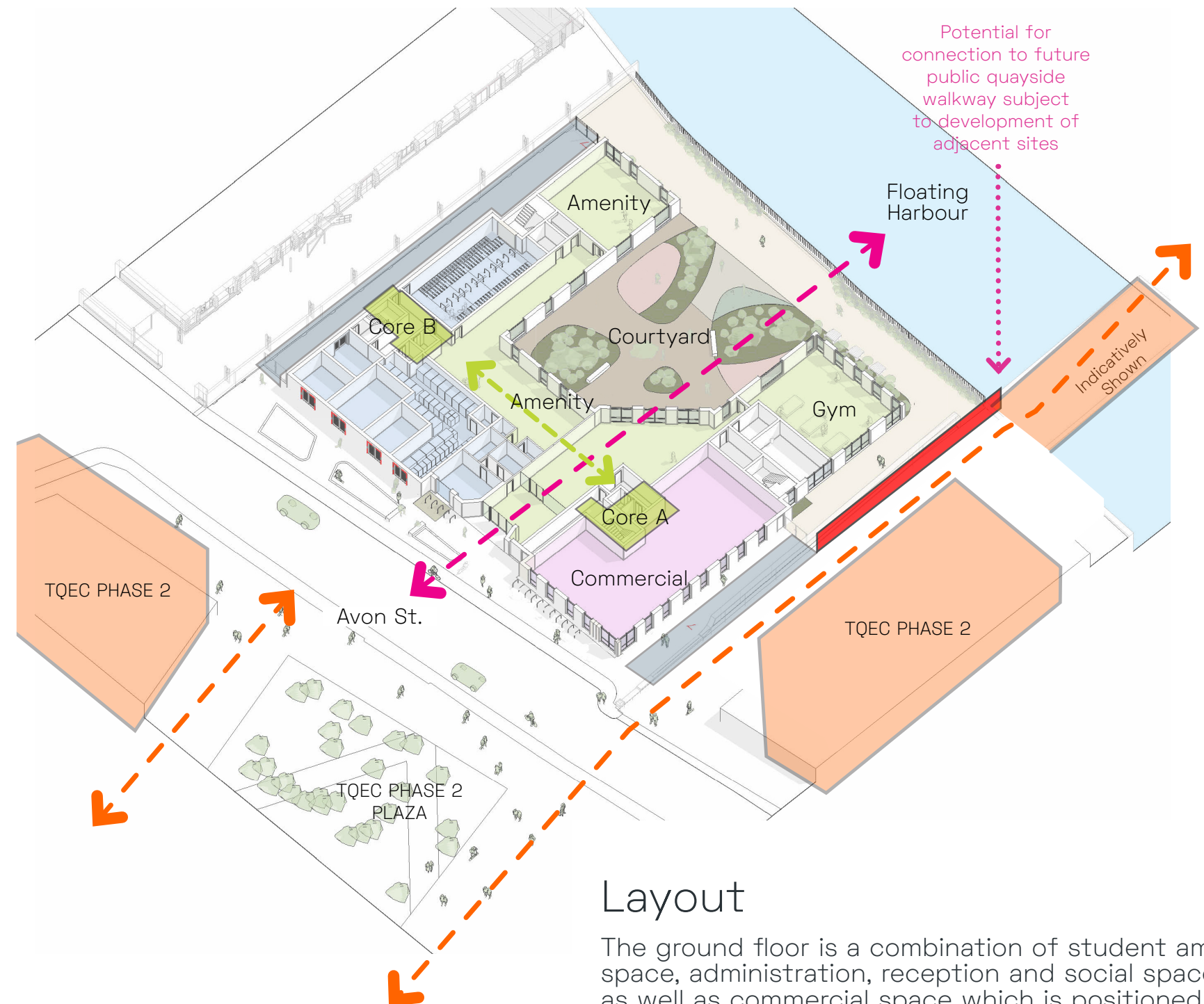
Our proposal is to demolish the existing building on the site and replace them with a new structure which enhances the site and surrounding area and sits comfortably with the emerging developments in the area

Uses

The propoosal is for 374 student units and associated social and administration spaces. There will be a mixture of 6 and 8 bedroom clusters as well as studio accomodation. There is also 276sqm of commercial space.



Proposed Site Plan



Ground Floor - Use and Movement Diagram

Layout

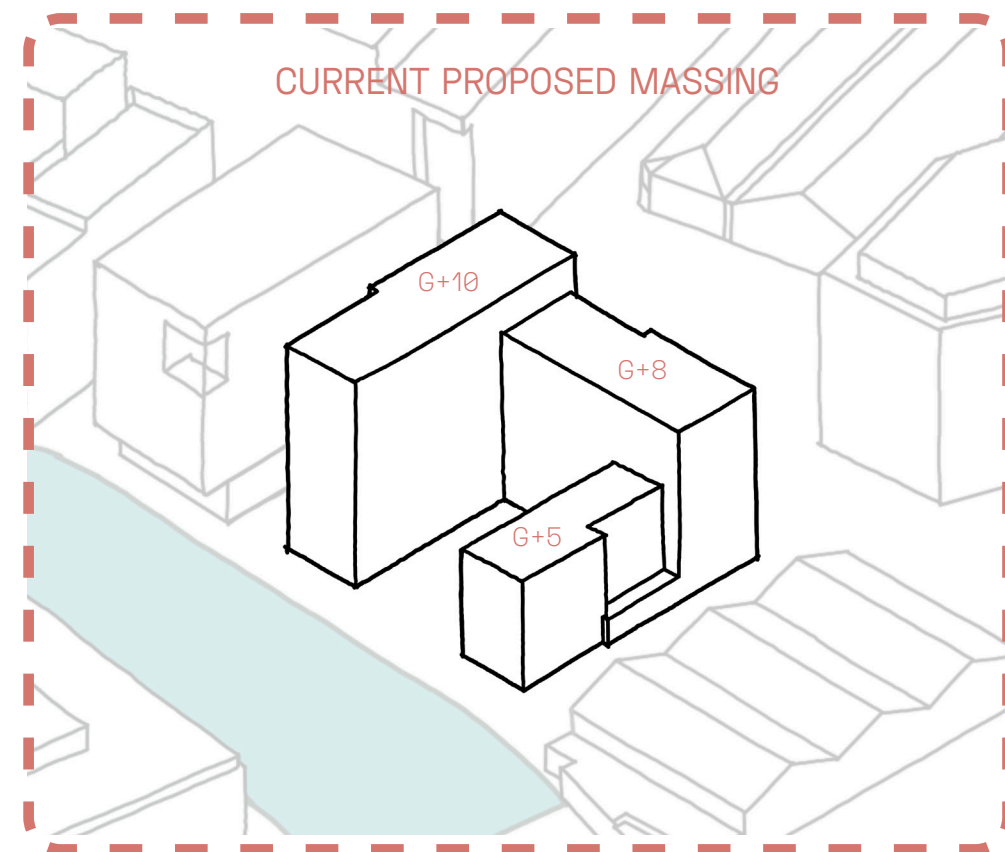
The ground floor is a combination of student amenity space, administration, reception and social spaces, as well as commercial space which is positioned to front onto Avon Street. All student amenity spaces are positioned to open onto the amenity courtyard. The floors above will consist of residential student accommodation.

6. Scale

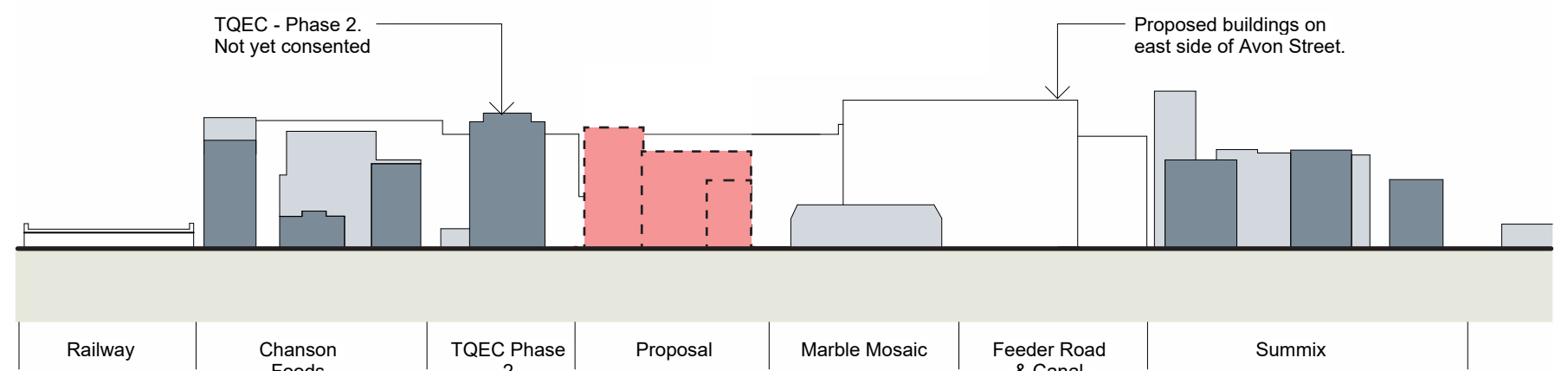
The proposed buildings range in height from Ground Floor + 5 storeys adjacent to the listed Marble Mosaic Factory, and steps twice to Ground Floor + 8 storeys along Avon Street and Ground Floor + 10 storeys adjacent to the the University of Bristol TQEC Phase 2 development.

A series of key design moves have seen the form of the proposal simplified, and the scale of the proposal reduced both in relation to the proposed building to the north, and the existing Motion building to the south.

The resulting form comprises three distinct blocks stepping down from G+10 to G+5 to modulate the massing from Chanson Foods down to Motion.



Massing Diagram



A-A Long Section along harbour with indicative future context

7. Appearance

The development site was historically used as a Vitriol Works - creating brightly coloured chemicals.

We were inspired to reflect the historic use of the site through the design of the building - proposing the use of coloured glazed bricks.

To compliment the use of coloured bricks in key areas of the building we have proposed the use of a neutral brick - inspired by the use of limestone as a primary material within the locality.

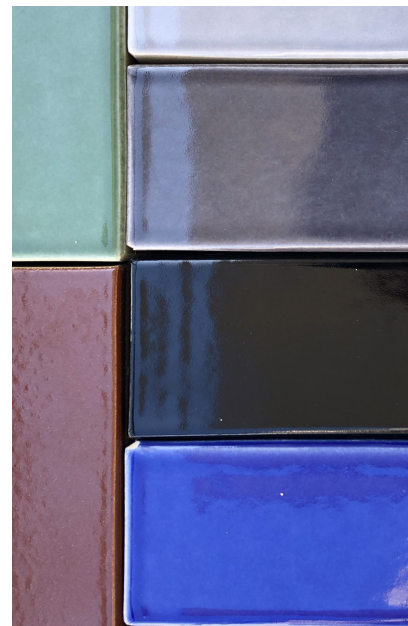
The neutral brick will create a canvas for the coloured glazing - as well as complementing the historic and emerging context in the area.



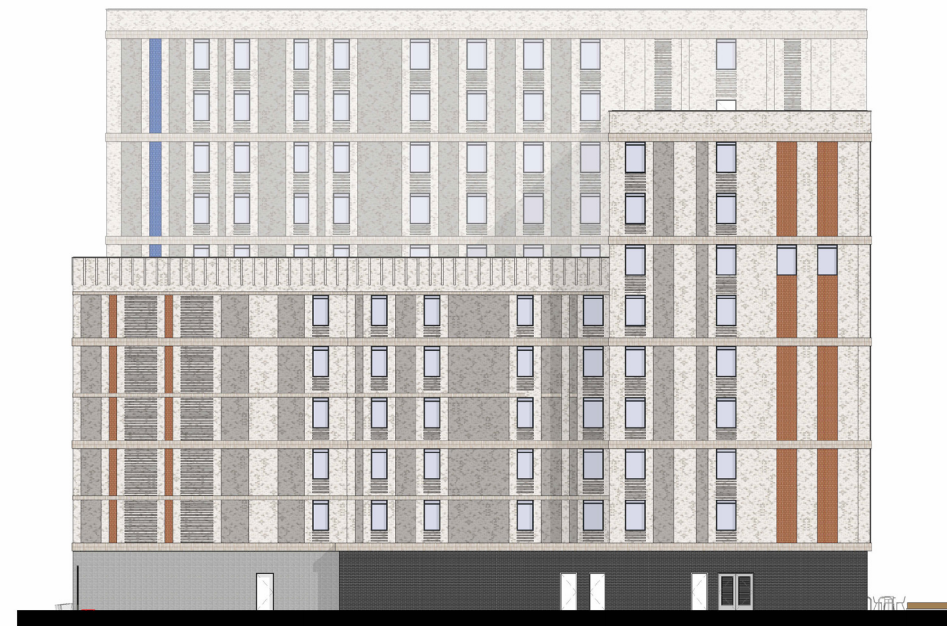
East Elevation - Avon Street



North Elevation



Proposed Primary Materials



South Elevation - Silverthorne Lane



West Elevation - Floating Harbour

8. Appearance

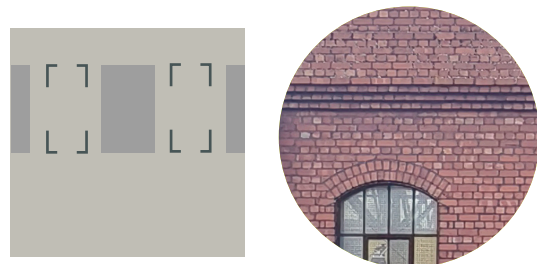
We have taken inspiration from the conservation area context, re-interpreting the historic features in a modern set of brick details.



Double stacked soldier course brickwork inspired by the strong horizontal banding of the industrial context.



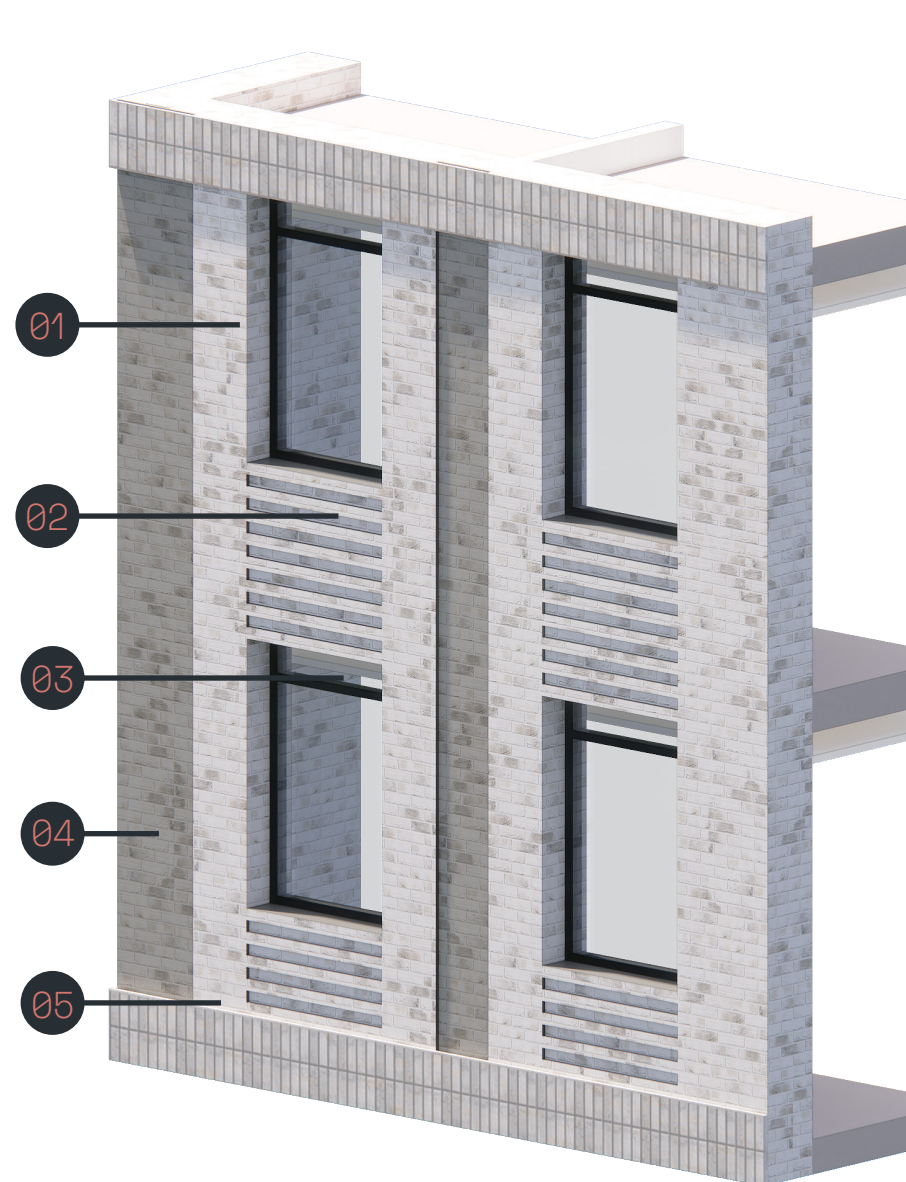
Recessed stepped brick detailing inspired by ornate window detailing found in the conservation area.



Recessed panels of brickwork inspired by the large warehouse buildings in the locality.



Special moments and entrances are celebrated in the emerging context with a change in materials.



- 01 Marziale Brick
- 02 Stepped Brick Detailing
- 03 Typical Cluster Bed Window
- 04 Recessed Panelling
- 05 Double Stacked Soldier Course Brickwork

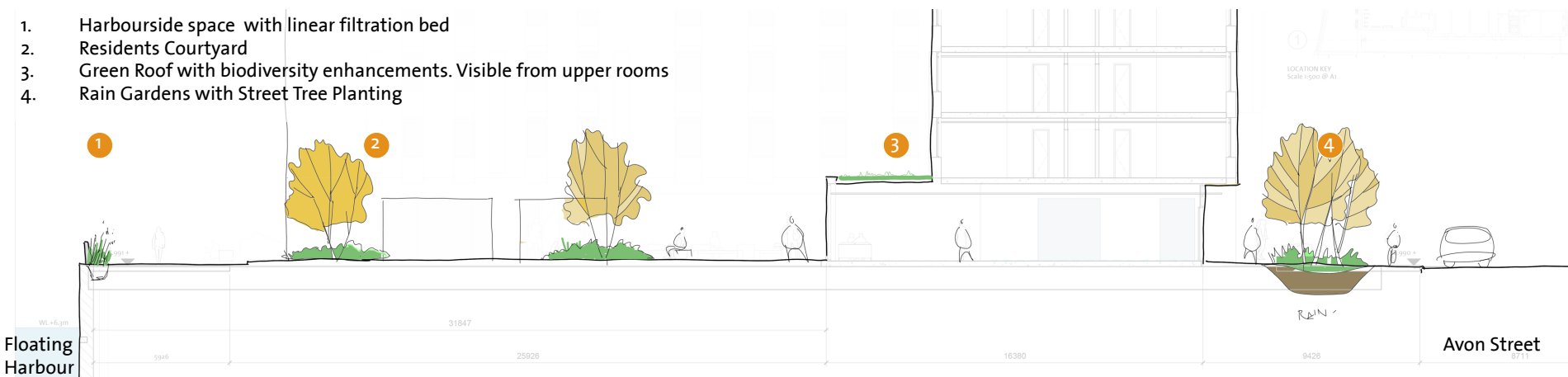


Typical Proposed Bay Study

9. Landscape

The landscape design has been developed to maximise the student courtyard, making it the heart of the student ground floor amenity spaces. Additional provision has been added in the form of the Level 06 rooftop terrace. Along Avon Street the road will be broken down with the positioning of areas of pavement level planting and trees.

An ecology survey has been undertaken and there are no protected species or habitats of ecological importance on the site. A significant biodiversity net gain will be achieved on site.



10. Sustainability

Lead with Passive Design

We have used the form and window design to increase natural daylight to the more northern aspect rooms, and decreased the size of, or omitted windows to rooms with southerly or westerly aspects.

Areas of curtain walling to the amenity spaces at ground floor have the opportunity to be shaded by the single storey pitched roof. Additional studies are required to demonstrate how passive design has been incorporated.

Efficiency of Resources

The building has been designed to have an efficient perimeter to area ratio, minimising the materials required to build.

Operational energy

We seek to reduce operation carbon by connecting to Bristol's District Heat Network, bringing a low carbon hot water supply into the building for heating.

No cooling is proposed to be provided to the residents' bedrooms, although some units are expected to be required for the amenity and commercial spaces.

There will be no requirement for a natural gas supply to the building.

On site renewable electricity will be generated by roof-mounted PV Panels.

Embodied carbon

Whilst a Whole Life Carbon analysis has not yet been carried out, assessments of embodied carbon will be undertaken to demonstrate due consideration and active measures to minimise embodied carbon have been taken.

- Additional design measures include:
- Connection to the district Energy Network
- Photovoltaic Panels
- LED lighting on PIR
- Minimal space cooling only to ground floor
- Bedrooms naturally ventilated where possible
- BREEAM Excellent
- Thermal modelling - TM59 compliance
- Energy use monitoring through sub metering
- Policy compliant cycle parking spaces
- 25% reduction in water use by low flow sanitaryware
- Biodiverse roof
- New trees and vegetative coverage
- Bird boxes
- Target 35% CO2 reduction over Part L Baseline
- Energy performance Certificate Rating B
- One Planet Living principles
- Recycling and composting facilities
- 95% waste diverted from landfill
- Considerate Constructors Scheme Silver



Passive Design Principles

11. Next Steps

Your comments and views are important

Your comments and views will be important in helping to shape the emerging proposals and will be carefully considered by the design team as they proceed to draw up more detailed proposals.

What happens next

Feedback from this consultation will inform the work of the team as they work up more detailed proposals, prior to an expected submission of a planning application to Bristol City Council in Autumn/Winter 2024



Artists Impression



Artists Impression