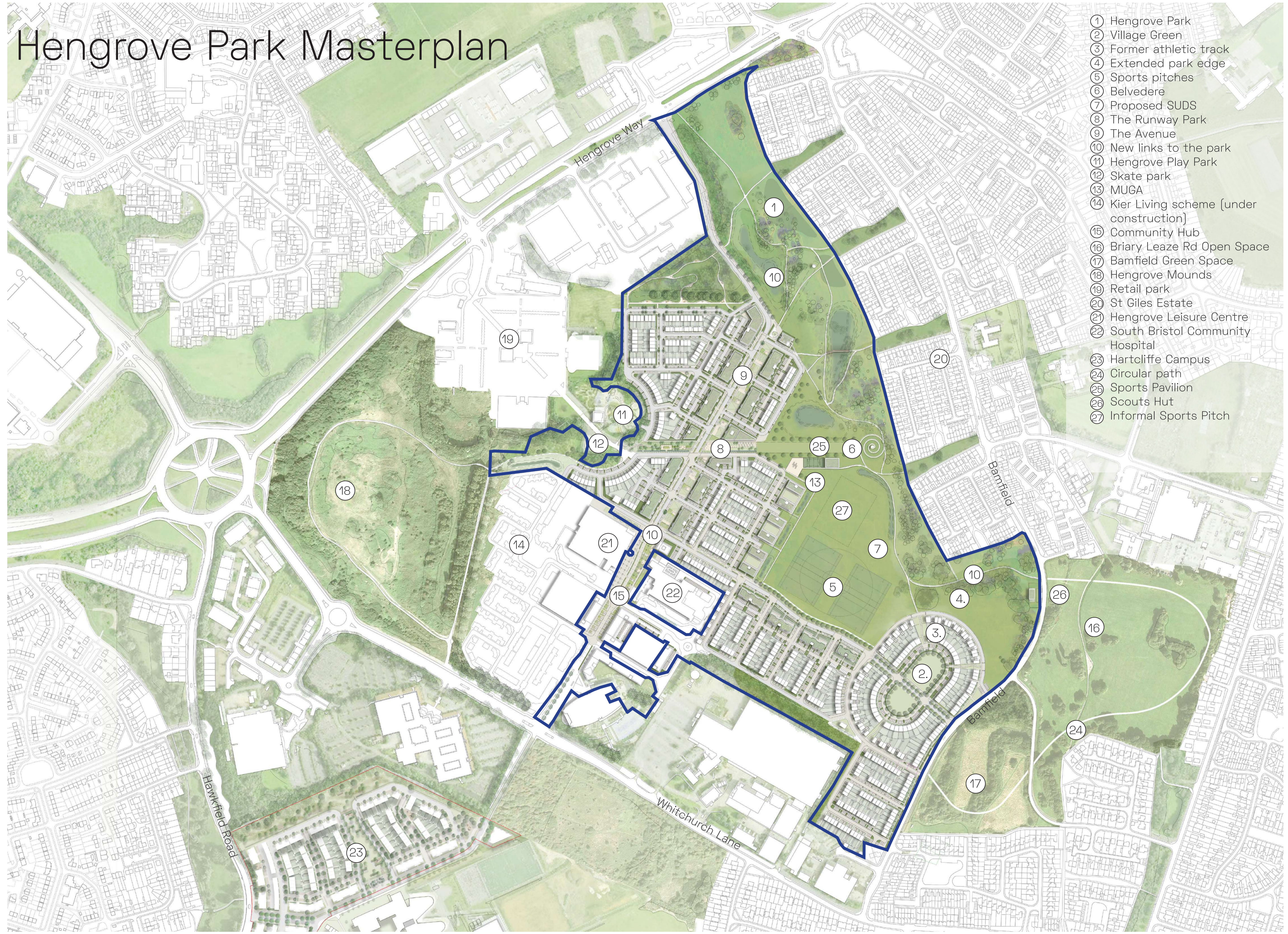


# Hengrove Park Masterplan

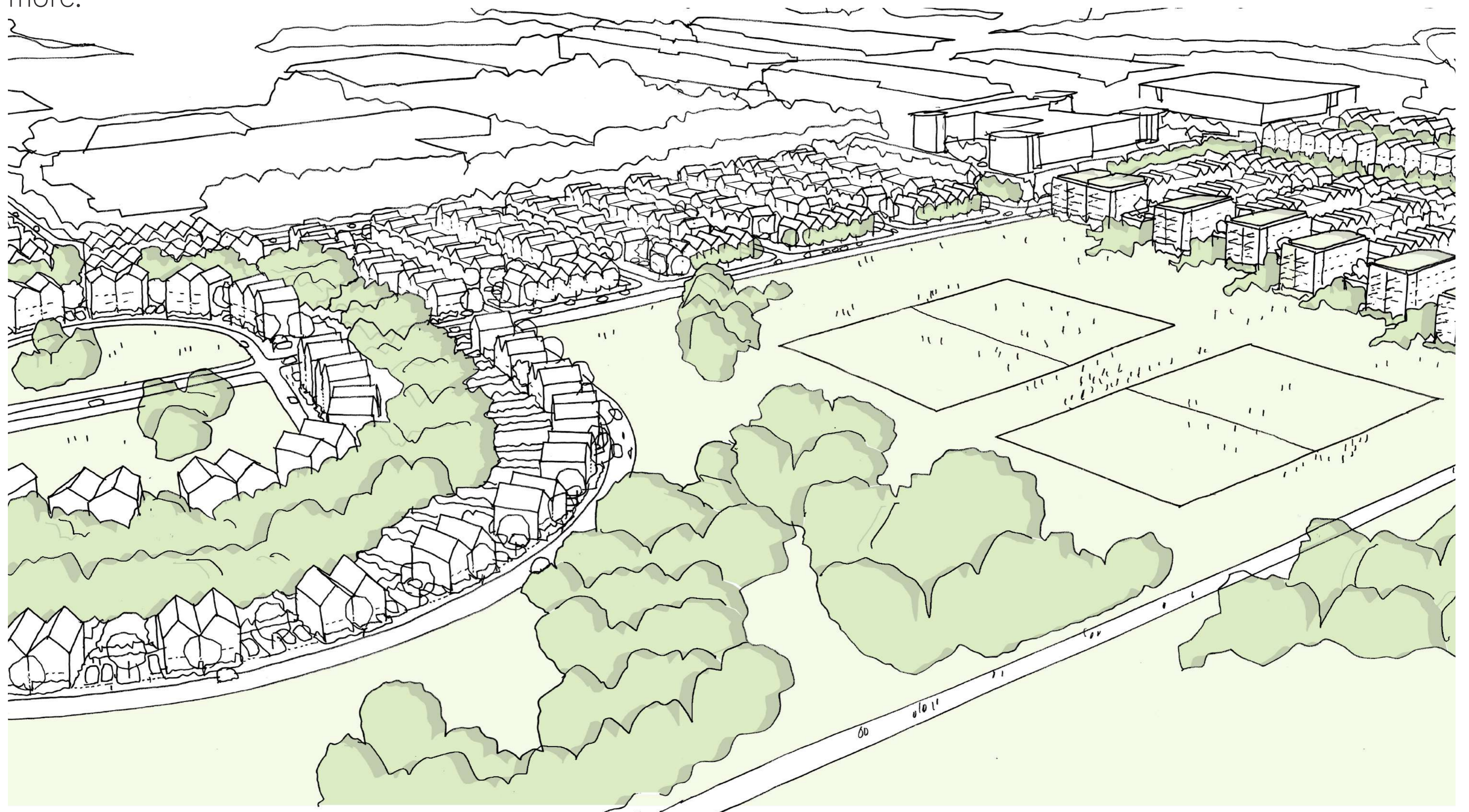


# Welcome

## Introduction

Thank you for visiting this public exhibition that outlines plans for Phase 1B of the Hengrove Park development, an important part of this landmark new neighbourhood for South Bristol. The site has outline planning permission for 1,435 new homes. Goram Homes aims to build half of these homes as affordable, either for social rent or shared ownership.

We want this development to benefit both new and existing residents for generations to come. The approved masterplan includes significant improvements to the park and wider infrastructure, as well as a community centre, new sports pavilion, Scout hut, commercial and office space, education space and more.



Aerial view of the Park and Phase 1B

## Supporting a growing community

As a result of planning approval, investment has been made or will be made in the following:

- New building for Perry Court Primary School and an extra form per year
- Funding for the GP surgery at Whitchurch Health Centre
- Funding for the allotments
- Funding for new and existing sporting facilities
- Funding for infrastructure in and around the site to improve transport links and support metro bus travel

In later phases, we will work with the South Bristol Skills Academy to offer on-site work experience and training to local people, helping to kickstart careers in construction.



Work has started on the Bookends, just off Hengrove Boulevard. This will provide 53 new council homes alongside commercial space.

### Existing consent

- 1,435 homes
- 50% affordable housing
- Improved 22-hectare park
- New sports pavilion
- New community centre and Scout hut

## A high quality park

At the heart of the consented Hengrove Park masterplan is a sustainable, high quality public park. This extends far into the development and four 'character areas' reflect different design strategies for the development:

**The Avenue, Village Green, Runway Park, Community Hub.**

## Have your say

We now need your feedback. Although the principles of the road network and housing has been agreed as part of the outline, we are now looking for your views on our detailed proposals for Phase 1B, from landscape design of the park, to street design to the building materials used in the new homes.

# Hengrove Park Phase 1B

## Our Vision

This is an important phase in our development of Hengrove Park. We'll build around 200 high-quality, sustainable homes to the East of South Bristol Community Hospital, ranging from one-bedroom apartments to four-bedroom houses. We will also transform the parkland to the West of the St Giles Estate, creating an attractive and sociable space for the whole community.



Outline masterplan illustration with Phase 1B outlined in red



Park edge concept view

## What is Phase 1B?

Goram Homes is now working with our architects and landscape designers on Phase 1B:

- Between 210 and 250 new homes to the East of the community hospital
- The first phase of improvements to the park to the West of the St Giles Estate
- We'll also create an energy centre which will connect the new homes to low carbon heating and hot water.

Work is already underway on Phase One, known as the Hengrove Bookends, off Hengrove Boulevard. These two symmetrical buildings will create 53 affordable homes for social rent and shared ownership, as well as commercial and community space.

## The Park

The park is hugely important within our plans for Phase 1B, and the surrounding green space will define the quality and character of this development. For example, our designs for the park edge to the South help ensure new homes integrate well with the parkland and our street designs include green sociable spaces that put pedestrians first.

# Character & Place

The scheme builds on the existing consented masterplan for the site to offer much needed affordable and market sale homes for Bristol. The development will create a new neighbourhood for Hengrove, and will include a mix of building types to cater for different needs.



Park Edge concept view



## Materiality & Scale

We have considered the height and size of the buildings to ensure the development aligns with approved planning consent, and sits well in the context of its surroundings. The proposed buildings will be brick, to maintain a domestic character. The houses will have pitched roofs and the apartment block roofs will be flat, to keep the overall height comparable to the surrounding residential developments.



## Affordable housing

Half of all homes across the masterplan will be affordable for either council housing or shared ownership. In Phase 1B, the affordable homes will be a mixture of 2, 3 and 4 beds. The family houses and ground floor apartments will have their own gardens and all the houses and apartments will have access to the adjacent green space. A number of new homes will be wheelchair accessible as stipulated by planning policy and building regulations.



## Modern methods of Construction

The houses will be built using modern methods of construction. These energy-efficient, modern homes are precision-built, room by room, inside a hi-tech UK factory by L&G Modular Homes. They are then assembled on the development site in less time than it takes to build a traditional home. This minimises disruption on site, as some of the construction work is already done. It also means the homes are highly sustainable. They produce less waste during construction and are also very well insulated, leading to a reduction in energy use.



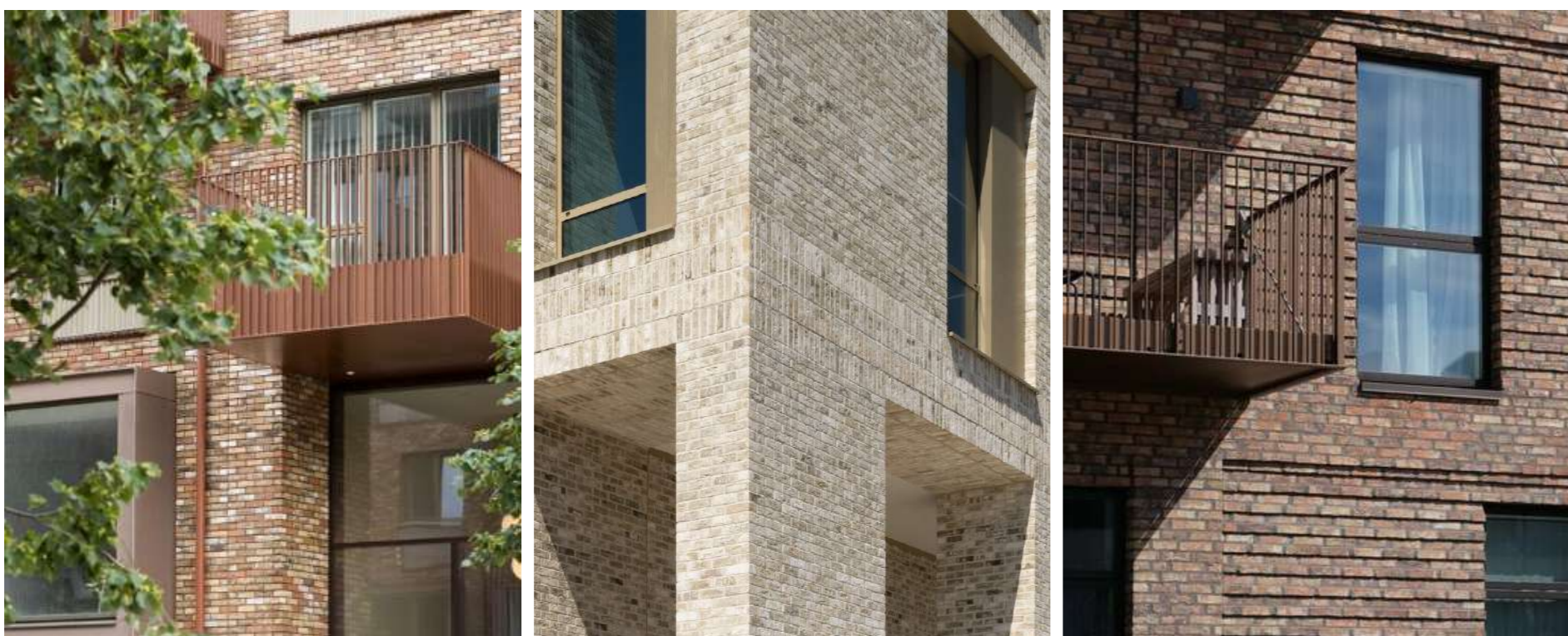
## A Safe and Secure neighbourhood

The park and green spaces are designed to have the new homes built around them, so that residents can enjoy their surroundings. This also offers natural surveillance at night and discourages antisocial behaviour. The street lighting design is currently being developed alongside Bristol City Council.



## The Homes

The design is being developed to create high quality homes for residents with front and rear gardens, on-plot cycle storage to promote sustainable travel and low carbon heating to all homes by connecting to the new energy centre. The parking will be a mixture of on-plot and street parking with the number of spaces meeting Bristol City Council Requirements.



Materiality Precedent: Red tone brickwork with metal balconies

Materiality Precedent: Buff facing brickwork with light metal windows

Materiality Precedent: Brown brickwork with matching balconies



Living street concept view

## QUESTIONS

- Do you want any public art in the neighbourhood or within the landscaping?
- Do you have any preferences of brick colour style?
- Do you have any view on where the green spaces are located within the street?



# Sustainability

We aim to create sustainable communities that benefit both people and planet. Homes are designed to be as energy efficient as possible to limit our impact on the environment. There are easy to access sustainable transport options and the improved park will improve biodiversity as well as providing a healthy environment to live in and enjoy.



## Energy Centre

The energy centre will supply the homes' heating and hot water by air source heat pumps (ASHPs) located within the energy centre. ASHPs work by absorbing heat from outdoor air and compressing it into energy. The energy centre will create a network, connecting new homes to this low carbon form of heating, providing a much more sustainable and environmentally-friendly alternative to traditional boilers.



## Renewable energy

The aspiration is to have as many renewables as possible. With the use of solar panels on the roofs of the apartment blocks and electric vehicle (EV) charging points to promote sustainable transport on site. Roof mounted solar panels could also be installed on the modular homes.



Natural play



Native planting mixes



## Sustainable transport & wellbeing

Secure cycle storage, electric vehicle (EV) charging and a range of sustainable transport options are being considered to create a bespoke travel plan for the development. The site is next to Hengrove Leisure Centre, parkland and the Hengrove nature reserve, all of which will benefit residents and contribute to a thriving and neighbourhood.

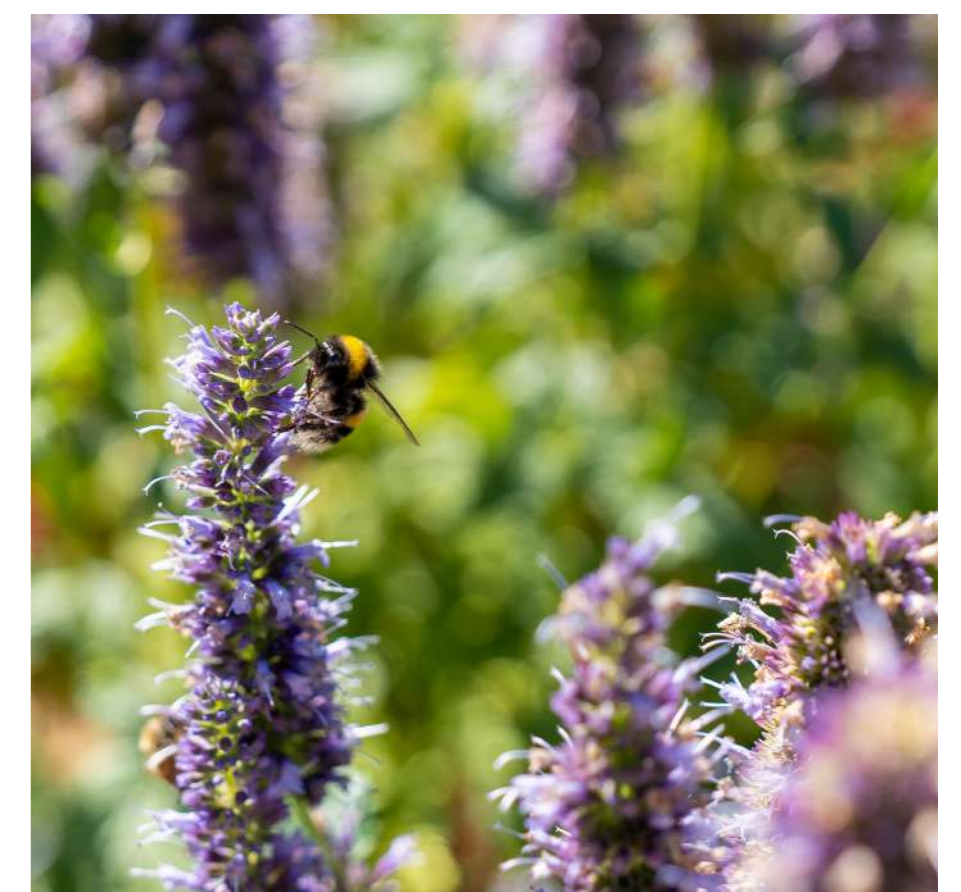


## Ecology and Biodiversity

We believe it's important we support biodiversity through new development. At Goram Homes we always aim for more than a 10% biodiversity net gain, and have appointed an ecology specialist to carry out a thorough assessment of the site and our plans to ensure we achieve this. Features such as creating new ponds, additional planting to help support more biodiversity etc like green roofs, bee bricks, bat and bird boxes will ensure we improve biodiversity on this site.



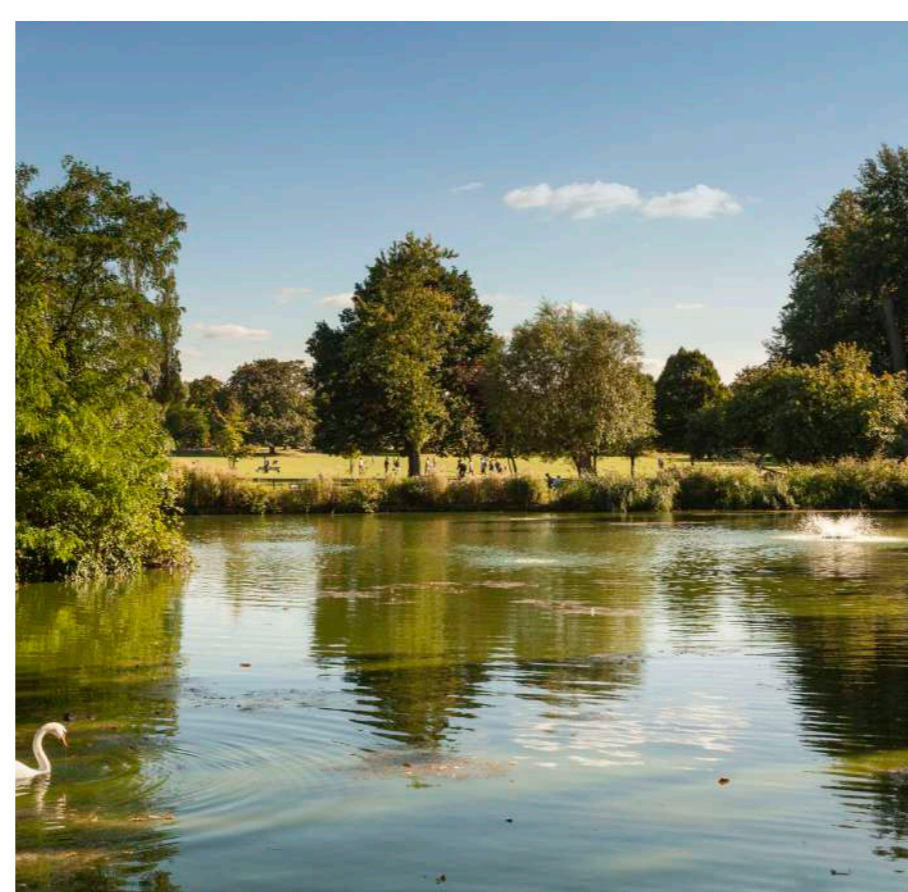
Biodiverse roof



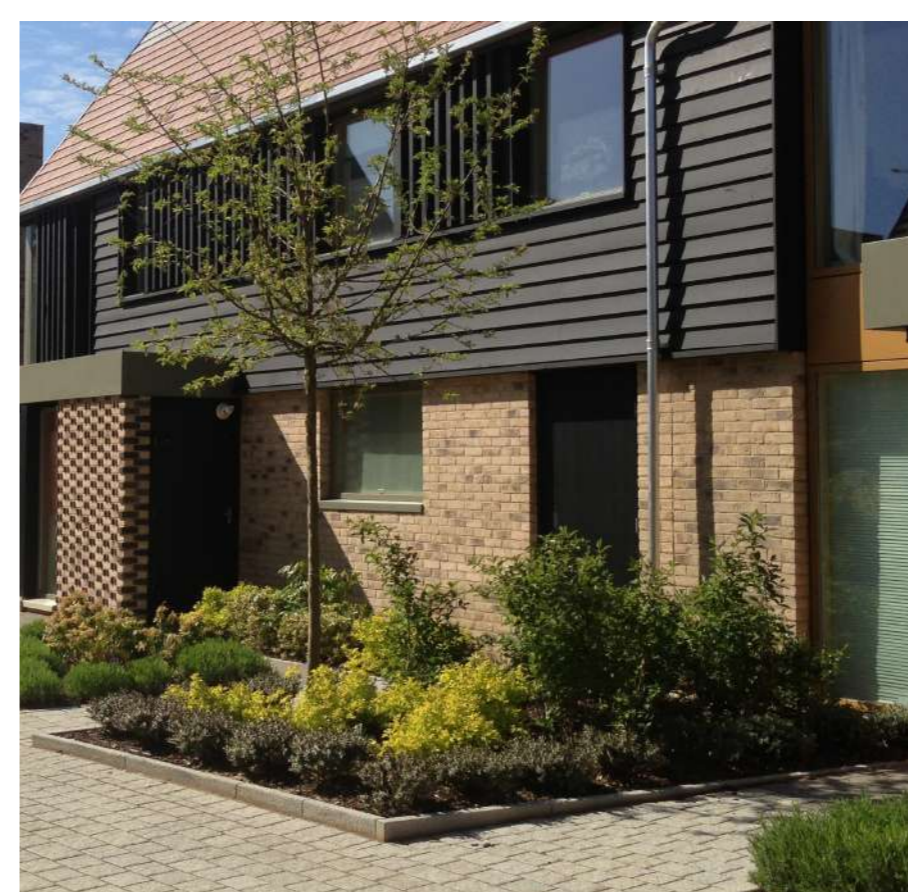
Wildlife planting



Green spaces



Wildlife and biodiversity



Front garden planting



Front garden planting

## QUESTIONS

- What do you envisage using the green space for in the future?
- Could be multiple choice to get a sense of whether people want it to be sociable - i.e. lots of seating, peaceful, space for play, etc.
- What style of park bench / furniture do you like?
- Do you have any suggestions for seating locations within the landscape?



# The Park

This phase of the Hengrove Park development includes improvements to your park, and forms part of the wider masterplan and vision for the new neighbourhood. We will embrace the natural character of Hengrove Park by retaining large areas of greenspace for the community to enjoy. These changes will benefit everyone who visits the park, increase biodiversity and create a new neighbourhood that is climate resilient and fit for the future.



How the wetland could look

## Spaces to gather and play

- Encourage play and learning opportunities for children with areas of wetland for pond dipping, stepping stones and more
- Bring play into the day to day experience, both on the surrounding streets and connected to formal play areas
- Opportunities for the community to socialise and come together in safe, comfortable and inviting spaces.



## Safe and accessible for all

- Introduce all-weather paths as well as retaining informal ones
- Improve seating opportunities and lighting to maximise the safety of the park
- Boardwalks and decks over wetland areas for enjoyable walks and discovery
- Improve connectivity and promotion of active travel (walking, cycling).
- Utilise soft landscape approaches to mitigate the effects of climate change (flooding, extreme heat, pollution) through raingardens, ponds and increased tree canopy cover.



## High quality and biodiverse green spaces

- Embrace and enhance the natural character of the existing park
- Increase woodland planting with more native species to benefit wildlife
- Wetland and grassland areas to provide beauty and habitat for a range of species as well as helping to sustainably hold flood waters.



## Well connected and integrated

- Retain informal, well-used paths and introduce walking loops around green areas
- Cycle connectivity to the wider network
- Connect to existing neighbourhoods
- Streets and roads are carefully designed with varied materials and planted areas to make pedestrians the priority.



## Place specific and unique

- Reference the special character of Hengrove Park
- Celebrate the stories of the area and express these within the public art and signage design.
- Improve legibility and wayfinding.
- Features are designed to be unique with a coherent identity.



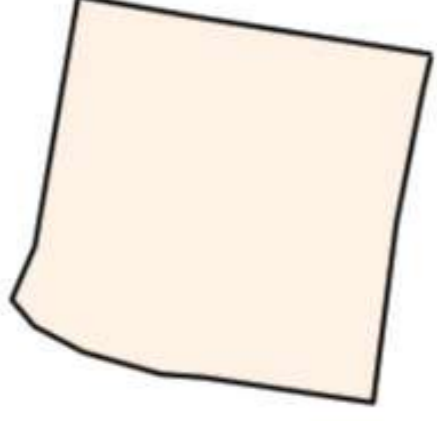
## QUESTIONS

- Do you have any suggestions for seating locations within the landscape?
- Do you think there are sufficient litter/dog waste bins in the park?
- Would you like to have more opportunities to come together as a community? E.g communal growing spaces, informal play, seating etc.
- What parts of the park do you enjoy using? What types of activities/improvements would you like to see in Hengrove Park?
- What style of furniture do you prefer for Hengrove Park? Traditional, Contemporary?
- What do you think of the design of the wetland areas?



# Have your say

We'd love to hear your thoughts on how we can make improvements. Please attach your post-its below to have your say!



### Further ways to give feedback:

- Complete the online survey
- Email us: [info@goramhomes.co.uk](mailto:info@goramhomes.co.uk)
- Complete a paper survey here today
- Leave your sticky note suggestions above.
- Visit: [www.goramhomes.co.uk/hengrovepark](http://www.goramhomes.co.uk/hengrovepark)

Thank you for viewing this exhibition. Now, we'd love to hear from you. Your feedback will help inform our Reserved Matters planning application submission. We'll also ensure we summarise the views we receive and let you know what we have been able to do as a result.

**Please provide feedback by 5 March.**

### Next steps

