

ASSESSMENT OF THE PROPOSED DEVELOPMENT AGAINST BRISTOL CITY COUNCIL'S URBAN LIVING SPD TRAFFIC LIGHT (RAG) ASSESSMENT



The SPD sets out a series of questions that applicants are encouraged to consider throughout the design development of a scheme. Questions are designed to be used at all stages of the development process, guiding design related discussions with the local community, local authority and other stakeholders. Applicants are encouraged to participate in early pre-application discussions using the relevant questions as a prompt for discussions with the Local Planning Authority. A traffic light system will be used to assess the scheme. Through this process, all parties should understand what needs to be done in local circumstances to achieve as many green lights as possible, minimise ambers and avoid reds. Any ambers and reds should be identified early so that a suitable solution can be found as part of the design process. Applicants should show evidence of how their development performs against each question. Any ambers should be those where sub-optimal solutions are unavoidable because of the particular circumstances of the scheme beyond the control of the applicant (and where there is evidence to support this). It is important that applicants score their schemes robustly. The purpose of the questions is to enable a conversation about the design of new schemes between the applicant and the local planning authority and thereby arrive at a mutually supported result.

Each question has supplementary information and pointers on how to approach an assessment. We recommend that these questions are used throughout the pre-application process, with a summary of the responses being set out in the Design and Access Statement.

Red elements identify aspects of proposals that need to be changed and where the scheme design at the time of assessment fails to respond to the question positively.

Amber is used where there is clear evidence of local constraints on the scheme, beyond the control of the design team, prevent it from achieving a green.

Green shows the design of the scheme has responded positively to the questions

THEME: City	RAG	
Q1.1 Has the scheme adopted an approach to urban intensification which is broadly consistent with its setting?		
a. All sites should adopt a design-led approach to establishing site capacity. Early contact with the Local Planning Authority provides an		
opportunity to agree an appropriate development envelope prior to detailed design work being undertaken.		
b. Residential schemes should provide a minimum level of density appropriate to the site's setting, as set out in the Local Plan. Residential		
densities below this figure should only occur where it is essential to safeguard the special interest and character of the area.		
c. Working in partnership with adjoining properties and land owners to maximise development potential and land efficiency, while also		
safeguarding future development on neighbouring land.		
Agile response:		
A range of design solutions to this site have been explored and tested, including a smaller number of homes / lower density, single storey homes		
only and a mix of space compliant and non-space compliant homes (only available to those companions who wanted smaller living spaces).		
Higher density solutions were preferred and a number of options were presented, for pre-application discussion, to Bristol City Council. The		
scheme included in the planning application reflects the Council's feedback, for a wholly space compliant scheme, with two storey elements.		
The proposal retains existing commercial space, creating 15 new homes on the roof. This represents very efficient use of space and at a density		
of 115 homes per hectare / 161.5 bed spaces per hectare. The scheme promotes a very high quality, community-led and community focused		
development, with significant social and economic impacts. This density meets the policy requirements of SPD10 (St Pauls), but is less than the		
threshold suggested in the Core Strategy. However, a lower density (than the Core Strategy requires) is essential in this location to ensure each		
home has its own private space and is well connected to shared, overlooked, landscaped community space – meaning that all residents can		
better know their neighbours, can look after each other, are connected to the Emmaus and fully meets the needs of residents. Consequently the		
proposal promotes a high quality, safe, healthy, attractive, usable and well managed place, with high quality homes and multi-functional space.		
Its layout and design has been carefully considered to ensure the amenity of adjoining residents is protected, with no negative impacts on the		
skyline, adjacent conservation areas or future development. In areas where visual impact and right to light issues could an issue for neighbouring		
buildings with have employed the least impactful solutions, in particular for homes in the North East and South West of the site. We kept eaves		
levels are low as possible and have provided attractive finishes, such as sedum roofs, to help mitigate visual impact. Furthermore we have		
offset fenestration placements, to avoid direct overlooking into neighbouring properties.		
Q1.2 Does the scheme contribute towards creating a vibrant and equitable neighbourhood?		
a. Early and sustained community consultation to establish local aspirations, needs and priorities for the area, using this information to		
inform the brief for the scheme, and its design evolution. Such an approach can build community support for a more intense form of		
development, if time is taken to show the wider benefits, and dispel fears about higher densities		
b. Undertaking research to better understand local need, where possible, using the scheme to help address any deficits identified (housing		
mix, facilities and services, open space, transport).		

- c. Creating compact, walkable neighbourhoods that are sufficiently dense to support local services such as a convenience shop and bus stop within a reasonable walking distance. This may involve making off-site contributions to enhance walking and cycling routes
- d. Strengthening the neighbourhood's green and blue infrastructure network, with high quality green walking and cycling routes linking doorstep play areas with pocket parks, larger parks and green space.
- e. Creating vibrant, mixed and balanced neighbourhoods by introducing new building types and tenures that complement the existing offer (e.g. small apartment blocks can work well in an area of predominantly family housing)
- f. Designing buildings which can be easily adapted to accommodate new uses over time. For example, the Georgian terraces have proved very adaptable over the years with houses being successfully converted into offices or apartments.
- g. The vertical mixing of compatible uses, for example, residential uses above commercial or community uses
- For larger developments, locating new facilities (if provided) where the greatest number of people can access them easily, recognising that this may be at the edge of a new development or on a through route (as has successfully been achieved at Wapping Wharf).
 However, it is worth considering whether existing facilities can be enhanced before proposing new ones.
- i. Where possible, integrating complementary uses within a development where people can meet each other such as public spaces, community buildings, cafes and co-working spaces (an approach taken successfully at J3, the Paintworks and Gainsborough Square). Aim to get these delivered as early as possible. Think carefully about how spaces could be used and design them with flexibility in mind, considering where more active spaces should be located so as to avoid creating potential conflict between users and adjacent occupants
- j. Higher density residential developments need to incorporate a variety of accommodation to meet the needs of families, elderly, co-living and those with specific accessibility needs, as well as young professionals to help create stable communities where people want to live over the long term.

a) Engagement

In 2017, at the concept and feasibility stage of this proposal, there was consultation with companions as to what kind of accommodation was needed. We had 22 companion responses to a consultation on what kind of accommodation was needed: Move-on housing gained 13 votes compared to 6 for additional companion rooms and 3 votes for satellite housing.

Respondents compiled a wish list as follows:

- Own space
- Own toilet/ bathroom
- Own space, when we choose to do so
- The choice to be on your own or join in with the community
- Security (removal of stress in relation to renting on a minimum wage job)
- Stability
- Sense of having a home not just somewhere I'm staying

- Location being central allows you to do other things outside of Emmaus, opportunities in the city
- Good state of mind, not isolated
- Living in a town or city, not just Emmaus
- It's like a family dysfunctional! don't get that in hostels
- Tranquillity
- Outside space (though it was acknowledged that this could come from neighbourhood green space)
- Some accessible rooms
- Room for visitors

Ongoing discussions between support workers and companions highlighted the need to be in the city centre for BAME and LGBTQ+ companions who have experienced aggression and abuse elsewhere and feel more comfortable in a diverse area.

In 2019, Agile engaged further with companions to take feedback on the emerging designs. That feedback has allowed the designs to be refined and improved, better meeting the needs of companions.

In March 2020, Agile and Emmaus Bristol held a workshop with various construction professionals. This was a high-level exploration of constructive options for improving the viability. The companions representative also attended, so that companions' views were heard and their needs not diluted

Between 6 – 22 November 2020 there was wider community engagement, including 400 consultation leaflets delivered to residents and businesses in neighbouring streets (Upper York Street; Cumberland Street; Wilder Street; Backfields; Backfields Lane; Brunswick Street; Cave Street and City Road.

The community was asked for its views on the purpose of the scheme to provide affordable homes, the impact of the proposal on St Pauls and the benefits of the development to the community.

In addition, there has been on-line coverage to a much wider audience. Emmaus Bristol invited people to respond through LinkedIn, FB and Twitter and its own web site. There was also coverage in the Bristol Post: https://www.bristolpost.co.uk/news/bristol-news/plansbuild-15-new-homes-4689329

The response to this wider community engagement was extremely positive, with 83% of respondents supporting the proposal. There were 30 formal responses, of which 50% from people with a BS2 postcode.

Of the 17% of respondents who did not support the proposal, most comments related to the principle of development (e.g. area too crowded already; too much development). There is nothing we can do to amend the scheme that will satisfy these concerns. Other more specific issues, such as residential amenity, have been addressed in the design.

b) Evidence of housing need

There is lots of evidence, of homelessness and affordable housing need, available to underpin this proposal. That evidence is included in the background section of the background section of the Design, Access and Sustainability Statement submitted with the planning application. However, specific evidence, revealed through close engagement with Emmaus during the design process, shows the clear need for move on accommodation as part of this development.

Companions have a home for as long as they need it, in Emmaus Bristol's community buildings. But a lot of companions want their own home, their own independence. Yet there is nowhere for them to move on to, because of a lack of affordable social housing and significant barriers to private rented accommodation such as cost, competition, credit ratings and references. Some companions have been evicted from private rental properties in the past, and are not prepared to take that risk again. There is no chance of finding social housing as Companions applying to HomeChoice Bristol are routinely found to be Band 4 – no housing need.

Companions have struggled when moving on out of Bristol to where housing is affordable, south Wales or the North East for example. One returned quickly to an addiction they'd kept under control while at Emmaus, another died alone. These examples provide a stark reminder of why community-led housing, within Bristol, and within the supportive Emmaus Bristol community is so important.

c) Walkable neighbourhoods

The site is close to the city centre, bus routes, pedestrian routes and local amenities. The site is 2 mins walk from Stokes Croft local amenities and 5 mins walk to major bus links and Cabot Circus. The proposal prioritises travel by foot, cycle and public transport. The proposal increases cycle storage on site.

d) Green infrastructure

This site cannot provide publically accessible green or blue infrastructure. This rooftop development does include landscaped communal areas and space for local food growing / roof top allotment. The development will be within 2-7 minute walk from local green spaces such as Portland, Brunswick Square and St Pauls Park. It will be a 4 minute bike ride from Castle Park.

e) Creating a good neighbourhood

The proposed development, which is innovative in design and construction, reflects the "unorthodox and individual character of Stokes Croft" and the distinctive cultural identity of St Paul's. Each home is well connected to shared, overlooked, landscaped community space – ensuring that all residents can better know their neighbours, can look after each other, are connected to the Emmaus and fully meets the needs of

residents. Covid-19 has shown the importance of having your own front door, behind which you feel safe, but which also gives you access to a wider, caring community. The inclusion of communal courtyards and growing space, shared walkways, space for people to meet and to 'occupy' is crucial to knowing your neighbours and to a healthy, sustainable community. At Emmaus Bristol, where people already live and work together, it is important that – even with independent living space - there is a continued sense of community.

f) Adaptability of buildings

The pre-fabricated modular building system is designed to be flexible and 'agile', to meet the changing needs of occupiers and the needs of the housing market. Homes can be used for a range of different tenures, by single people and by families. The buildings can be used for other purposes, such as workspace, Air B & B (for purpose) and meeting space.

g) Vertical mixing and compatibility

The proposed development on the roof allows and supports the diversification of the use of the building, which also includes retail, warehousing and office space. The addition of residential contributes to the mix of uses in the area. The use of roof space, plus a panelised system of building and assembly of each building on the roof, allows the existing uses within the building to remain open during the construction process.

Q1.3 Does the scheme respond positively to either the existing context, or in areas undergoing significant change, an emerging context?

- a. Meeting with the Local Planning Authority at the earliest opportunity to establish whether the scheme should respond positively to the existing context or a new and emerging context as expressed through an adopted spatial framework, neighbourhood plan, or masterplan.
- b. Where it's determined that a scheme should respond positively to the existing context, a thorough context appraisal of the neighbourhood should be undertaken, with a particular focus on the immediate streets and spaces adjoining the scheme. This should identify the prevailing height, scale and mass of surrounding buildings, streets and spaces. Areas of strong character and form offer only limited opportunities for deviation. Other transitional areas of lower or more varied character, offer greater opportunities for reinvention in terms of increasing densities, or varying form and character, including amplifying building heights, or in strategically located areas, creating a contextually high building;
- c. Increasing building heights where it can be demonstrated that this helps reinforce the spatial hierarchy of the local and wider context and aid legibility and way-finding.
- d. Identifying the positive characteristics of the local context that can help inform the design of the scheme. For example, are there any good examples of higher density development that have been successfully incorporated into the local townscape, and if so, are there similar design approaches that could be adopted?
- e. Undertaking an assessment of whether there are any views into and from the site that merit a design response at the outset of the design process. For schemes that are either particularly prominent in their setting (e.g. proposals for a contextually tall building), or located in a particularly sensitive setting, a full visual impact assessment may be required (see Appendix C for more details).

- f. Assessing the potential of any designated and non-designated heritage assets for conversion. Retained buildings or structures can become instant focal points within a development.
- g. Working with contours of the land rather than against them, exploring how built form can creatively respond to the topographical character; thinking carefully about the roofscape
- h. Incorporating existing trees into the overall design and layout, setting buildings back sufficiently to allow for growth.
- i. Exploring how a holistic approach can be taken to the design of sustainable urban drainage by exploiting the topography and geology. Carefully consider opportunities for rainwater attenuation both on plot and off.

a) Engagement with Planning

The Emmaus Bristol and Agile teams have met and worked with Bristol City Council's senior planners. The useful feedback from those discussions has resulted in changes to the proposals. For example, the scheme now includes two storey homes and has a slightly lower density - allowing more room for communal landscaped space.

b) Context appraisal

The proposed scheme has been informed by a good understanding of the context of the site. We have been strategic in our use of building heights to try and remain within what is currently in the immediately context of the site, while also remaining subservient to the existing buildings. Furthermore, we have looked at building forms and finishes and tried to complement these where appropriate (for example, roof forms), whilst also respecting the artistic, vibrant nature of the Stokes Croft area. Indeed to improve legibility of the spatial hierarchy we have carefully varied our forms and unit heights where appropriate, taking full account of overlooking and right to light in respect of neighbouring buildings.

c) Increased building heights

The existing building is two storeys in height, lower than many of the surrounding buildings. The proposal will add one to two storeys to the building, in an interspersed, articulated addition - not as a solid mass. This increase in height, particular in the manner proposed, will add value and distinctiveness locally, whilst respecting the spatial hierarchy.

d) Positive characteristics locally

The proposed development, which is a community-led, bold and innovative, reflects the "unorthodox and individual character of Stokes Croft" and the distinctive cultural identity of St Paul's.

We have varied the roof forms based on the extensive precedent of the surrounding buildings coupled with pulling/stepping back where appropriate softening the impact of the elevations. This has also created 'natural pockets of opportunity' for private and shared landscaped external balcony spaces on the roof deck which further improved the quality proposals for residents of rooftop community.

The building finishes and materials in the immediate vicinity of the site are an eclectic mix of materials that reflect the melting pot that is, Stokes Croft! There are building frontages locally which are unique to each building and reflect the innovative, artistic, vibrant nature of the area, such as the many murals including those on the elevations of the neighbouring. Bristol has a strong history of residents taking ownership of their local aesthetic and it is something we will explore further with companions and local residents to add character to the proposed development.

We have taken encouragement from currently development and approved schemes such as Decourcy House and Walden Street student accommodation in terms of residential precedence and roof level developments on site.

e) Assessment of views

The proposed scheme has been informed by a good understanding of the site, of the street scene, views of the site and views from the site. The proposal will not have any negative impacts on views of the site or the skyline. The proposed homes, private and communal spaces will have views out over the city, which will be uplifting and ensure residents feel part of the city.

f) Assessment of heritage assets

The site sits outside, but between, two conservation areas: Portland Square and Stokes Croft. There are no listed buildings within the vicinity of the site. The proposal will not have a negative impact on any heritage assets.

g) Topography

The existing building is two storeys in height, lower than many of the surrounding buildings. Adding one to two storeys in height to the building respects the rise in ground levels and overall building heights from south east to north west in the vicinity of the site, from Portland Square towards Hamilton House and other similar buildings on the A38.

h) Sustainable urban drainage

The use of sedum roofs to homes and introduction of landscaped areas on the roof of Backfields House, from what is currently a hard surfaced roof, will help slow rainwater run-off and therefore reduce flood risk elsewhere in the city. To improve biodiversity credentials and SUDs performance we have carefully selected the use of light weight wildflower roofs or sedum mats.

RAG

- b. Designing streets and spaces where the needs of pedestrians, cyclists and public transport are given priority over the needs of through traffic and vehicular access.
- c. Thinking about where connections can and should be made; and about how best the new development can integrate into the existing neighbourhood and potential future developments.
- d. Remembering that the schemes occupants' and occupants of neighbouring buildings may want to walk through the development to get somewhere else, so carefully consider how a development can contribute towards creating a more walkable neighbourhood, connecting places where people want to go.
- e. Thinking carefully before blocking or redirecting existing routes, particularly where these are well used.
- f. Creating connections that are attractive, well lit, direct, easy to navigate, well overlooked and safe.
- g. Ensuring that all streets and pedestrian/cycle only routes pass in front of buildings, rather than to the rear of them.
- h. Adopting a comfortable scale of enclosure that is appropriate to the existing character and function of the street. Streets with a higher footfall, should have wider pavements. Streets that need to be wide to accommodate traffic could benefit from extensive tree planting to reduce the perceived scale of the street.
- i. Providing regular building entrances to provide activity and visual interest along the street. The design of entrances should reflect their intensity of use entrances with the most use should be the most legible in an elevation. High quality materials and architectural detailing are expected as this is the part of the built environment most intensively used.
- j. Integrating green and blue infrastructure within the street to help improve the pedestrian environment and to support rainwater management through sustainable drainage, reduce exposure to air pollution, manage heat and increase biodiversity. Sufficient space should be allowed in the street for trees to thrive, providing sufficient soil depth and high quality growing material for planting

a) 'Outdoor rooms'

This development will include 'outdoor rooms'. Each home is well connected to shared, overlooked, landscaped community space – ensuring that all residents can better know their neighbours, can look after each other, are connected to Emmaus Bristol and fully meets the needs of residents. Covid-19 has shown the importance of having your own front door, behind which you feel safe, but which also gives you access to a wider, caring community. The inclusion of communal courtyards and growing space, shared walkways, space for people to meet and to 'occupy' is crucial to knowing your neighbours and to a healthy, sustainable community.

b) Hierarchy of movement

The proposal prioritises travel by foot, cycle and public transport. The proposal increases cycle storage on site. It ensures retention of access for commercial vehicles, serving the whole site, and retains existing short stay parking spaces. Given its location it does not provide any additional private car parking spaces.

c) Connectivity

It is a rooftop development and, as such, it cannot be expected to connect directly with other spaces. However, it is very accessible (for residents and visitors) from the street, which itself connects with the local centre and city centre. The proposed homes, private and communal spaces will be visually connected to the city – with views out over the city.

d) Walkable neighbourhoods

The site is close to the city centre, bus routes, pedestrian routes and local amenities. The site is 2 mins walk from Stokes Croft local amenities and 5 mins walk to major bus links and Cabot Circus. The proposal prioritises travel by foot, cycle and public transport. The proposal increases cycle storage on site. The development will be within 2-7 minute walk from local green spaces such as Portland, Brunswick Square and St Pauls Park. It will be a 4 minute bike ride from Castle Park.

e) Scale of enclosure

The communal space include within the development is relatively small and, as such, the one and two storey buildings proposed around it are of an appropriate scale. The proposed development as a whole helps to enclose and overlook neighbouring streets and spaces, helping to ensure the area is safer.

f) Entrance design

The proposal maintains and enhances (by new landscaping, lighting and a new canopy) the main entrance to Backfields House, which is legible and accessible. It will continue to be used by the public (to access commercial space) and will be used by residents to access the rooftop development.

Q1.5 Does the scheme deliver a comfortable micro-climate for its occupants, neighbours and passers by?

- a. Taking advantage of a site's orientation to take advantage of sunlight and reduce the overshadowing caused. For example, a south facing slope would lend itself more to a higher density scheme than would a north facing slope.
- b. Providing a fair and equitable share of sunlight and daylight between existing occupants in neighbouring buildings and the future occupants of the scheme (see Appendix B for further details)
- c. Lowering building heights along the south side of a block to allow for sunlight/daylight penetration into any private space within a block, using reflective cladding materials and larger windows to ground floor accommodation to improve lighting levels of units facing into the block
- d. Adopting a shallow plan to allow for natural lighting and cross ventilation
- e. Creating generous communal and circulation spaces, with natural light and air being provided to them via openable windows, top-lit atria and winter-gardens
- f. Planting deciduous trees or incorporating architectural features such as brise-soleil along a south facing elevation to provide shading in the summer whilst permitting sun to penetrate at low winter angles.

- g. Locating active ground floor uses e.g. cafes and community facilities, where uses can spill out onto generously scaled pavements, and take advantage of direct sunlight (see Appendix B)
- h. Locating bus stops in sunny spots, but considering orientation to also shield passengers from the elements during more inclement weather.
- i. Limiting overshadowing along pedestrian priority routes
- j. Locating less sensitive land uses/activities in streets that do not receive much sunlight e.g. parking and servicing
- k. Thinking about the prevailing wind direction, ensuring that building entrances, gathering spaces, and balconies are designed to be sheltered from it. Consider tree planting and boundary treatments and arcades to promote sheltering.

a) Orientation, Sunlight & daylight

The rooftop location and relatively low heights (one and two storey) of proposed building, plus the use of dual aspect windows, helps to ensure that the development as a whole will make the most of the sun's path. Higher density and lower building heights have been utilised on the south side of the development. We have used heights carefully on the north side of the site, to avoid overshadowing.

b) Shallow Plan

Shallow plans and dual aspect windows are employed to allow for good cross ventilation. Large fenestration is used in living spaces to provide for naturally well-lit habitable spaces.

c) Communal & circulation spaces

This development will include 'outdoor rooms'. Each home is well connected to shared, overlooked, landscaped community space – ensuring that all residents can better know their neighbours, can look after each other, are connected to the Emmaus and fully meets the needs of residents. Covid-19 has shown the importance of having your own front door, behind which you feel safe, but which also gives you access to a wider, caring community. The inclusion of communal courtyards and growing space, shared walkways, space for people to meet and to 'occupy' is crucial to knowing your neighbours and to a healthy, sustainable community.

d) Trees & shading

Trees are included in new rooftop planting, to provide shade to communal and private space. Some of the homes will have recessed balconies, which include shading.

e) Active ground floor uses

The proposed development does not alter the existing use of the ground floor, for retail. As such, there is already an active ground floor use.

f) Prevailing wind

Account of the prevailing wind, and wind loading, has been particular important for this rooftop development. Homes and spaces around them have been orientated accordingly based on feedback from our consulting Structural Engineers

Q1.6 Has access, car parking and servicing been efficiently and creatively integrated into the scheme?

- a. Providing a level of parking that is appropriate to the wider accessibility of the site, in accordance with the requirements set out in the local plan, and that supports sustainable and active transport modes.
- b. Designing streets to accommodate on street parking, allowing for plenty of trees and planting to balance the visual impact of parked cars and reinforce the spatial enclosure of the street. On street parking has the potential to be both space efficient and can also help to create a vibrant street, where neighbours have more opportunity to see and meet other people.
- c. Designing out opportunities for anti-social, informal parking. People are more likely to park in the correct place, when street design uses pavement build outs or landscape features to clearly define the locations of parking spaces
- d. For any additional parking requirement that cannot be accommodated in the street, adopting a parking solution appropriate to the context/setting and the types of use proposed.
- e. Where rows of narrow terraces are proposed, consider positioning parking within the street scene, for example a central reservation of parking.
- f. Implementation of well-integrated electric vehicle charging points through both active and passive (future-proofed) provision, in accordance with the minimum requirements set out in the Local Plan.
- g. Prioritising alternatives to traditional car ownership and storage such as car clubs
- h. Providing a proportion of unallocated parking suitable for communal, delivery, servicing and visitor parking
- i. Providing an appropriate level of accessible parking for wheelchair user dwellings consistent with the Bristol Local Plan parking standards
- j. Consideration of restrictive parking measures on a site-by-site basis to mitigate the potential knockon impacts of overspill parking. Measures may include additional waiting restrictions, prohibition of residents' parking permits, or where locally supported an extension of existing residents' parking schemes

For cycle storage

- a. Providing secure cycle storage that people can use with confidence.
- b. Providing storage areas at ground floor level next to individual building lobbies/entrances and core accesses.
- c. Maximising opportunities for naturally lit storage areas which are visible from the street and make a feature of cycle parking provision.
- d. Including a range of storage types including a proportion of Sheffield stands, stands for oversized bikes, cargo bikes and prams.

- e. Only providing cycle storage within the dwelling, if that dwelling is served by step-free access or a suitably sized lift. Cycle storage within the dwelling should be provided in addition to the minimum storage requirements as set out in the Nationally Described Space Standards.
- f. The provision of cycle parking in line with Local Plan standards that is accessible and secure with visitor cycle parking benefitting from adequate natural surveillance.

a) Parking

The site is close to the city centre, bus routes, pedestrian routes and local amenities. The site is 2 mins walk from Stokes Croft local amenities and 5 mins walk to major bus links and Cabot Circus. AS such, the proposal prioritises travel by foot, cycle and public transport. The proposal does not increase car parking provision above existing levels.

b) Serving and visitor parking

The proposal ensures retention of access for commercial vehicles, serving the whole site, and retains existing short stay parking spaces.

c) Cycle storage

The proposal includes adequate and safe cycle parking facilities, namely 10no. Sheffield Stands in addition to existing to provide for 20no. spaces for new residents. This includes new level hardstanding and soft landscape to improve visual impact and a natural guarding/barrier on areas of increasing level changes.

THEMI	E: Residential	RAG
Q2.1 D	oes the scheme make building entrances welcoming, attractive and easy to use?	
a.	Providing main entrances to houses, ground floor flats and communal entrance lobbies, wherever possible, directly from the public	
	realm.	
b.	Incorporating a proportion of terrace housing and maisonettes into higher density apartment schemes to both increase the quality of	
	urban design and decrease the pressure on shared access arrangements.	
с.	Celebrating entrances within the design to improve legibility and add interest at street level. The more intensely used entrances should	
	have drop off spaces for vehicles/taxis, canopied entrance doors, and double height lobbies.	
d.	Creating tenure blind entrances i.e. entrances that are identical, regardless of whether you have bought, rent at full market rate, or are a	
	council or housing association tenant. Apartments that share characteristics with houses should present to the street in exactly the same	
	way, the only clue being the number of bells to the front door.	

- e. The avoidance of complicated or costly access arrangements, a compelling choice for all tenures. Can a scheme's management costs be kept down by avoiding the need for a lift or using robust materials to avoid the regular repainting of shared spaces?
- f. Providing entrances that serve as small a number of units as possible to help foster a sense of community and familiarity with neighbours. Where access cores serve 4 or more dwellings, an access control system with entry phones linked to a main front door with electronic lock release should be provided in all dwellings.

a) Celebrating the main entrance

The proposal maintains and enhances (by new landscaping, lighting and a new canopy) the main entrance to Backfields House, off Upper York Street, which is legible and accessible. It will continue to be used by the public (to access commercial space) and will be used by residents to access the rooftop development.

b) Tenure blindness

The design of homes, spaces and access arrangements is completely tenure blind. There are private entrances to all homes.

c) Access costs

The proposal celebrates use of the existing access and stairs. A lift is not included, so initial costs and maintenance costs of such a feature are avoided. Post occupation assessment will be undertaken, to assess costs and amend use of materials on communal areas accordingly.

d) Neighbourliness

The main entrance will serve all homes and commercial space. This will help promote neighbourliness and safety. The access will have an access control system.

Q2.2 Are the scheme's internal spaces convivial, comfortable and user-friendly?

- a. Ensuring all internal circulation spaces are wide enough to enable comfortable movement of building users especially at peak hours, and allow the easy removal of large items of furniture.
- b. Creating opportunities to introduce natural light and ventilation into circulation areas, such as recent good examples of deck access being used to access apartments.
- c. Avoiding long, narrow internal corridors each core should be accessible to generally no more than six dwellings on each floor. Where numbers exceed this, 'dwell' spaces should be designed in which are naturally lit, perhaps with bay window seating, access to a communal balcony or enlarged areas of circulation with the introduction of daylight and views.
- d. Designing communal amenity space with the target resident in mind.

- e. Considering whether there is a need to shift the emphasis from providing all amenities within a dwelling to that of more shared amenities and facilities. This shift can generate opportunities for more social interaction between residents, and is a key feature of Build for Rent and student accommodation
- f. Providing a broad range of amenities, recognising that this will be significantly influenced by the schemes size, setting and resident profile.
- g. Designing communal amenity space to be 'child-friendly'. The likely child yield within a development should be established using the online Child Yield Calculator.
- h. Providing well thought out and legible delivery arrangements with adequate and safe storage facilities for post and deliveries should the recipient be absent.
- i. Providing a safe, secure and accessible communal storage area for bulky items (prams, mobility scooters, leisure equipment etc) i.e. the types of things that are usually accommodated in an attic or shed in a traditional house.

a) Internal circulation spaces

Internal circulation spaces are wide enough to meet peak demand, in compliance with Part M of Building Regulations. There is no lift access, so any large pieces of furniture could utilise the goods lift with the warehouse. However, much of the furniture will be recycled and manufactured, by companions, on site. This process will ensure that furniture is capable of easy movement.

b) Natural light and ventilation

Shared circulation space will be naturally lit and ventilated.

c) Avoiding long, narrow corridors

One of the key design principles of the proposed development is to avoid use of corridors within the development. Instead, this development will include 'outdoor rooms'.

d) Communal space for residents

Each home is well connected to shared, overlooked, landscaped community space – ensuring that all residents can better know their neighbours, can look after each other, are connected to the Emmaus and fully meets the needs of residents. Covid-19 has shown the importance of having your own front door, behind which you feel safe, but which also gives you access to a wider, caring community. The inclusion of communal courtyards and growing space, shared walkways, space for people to meet and to 'occupy' is crucial to knowing your neighbours and to a healthy, sustainable community.

e) Shared amenities

The use of shared amenities, such as a laundry room, has been considered. However, such amenities are very readily available in the local community. In addition, the confined nature of space on the roof of Backfields House means that use of shared amenity space would further confine space available for residential space. Instead, emphasis has been placed on high quality communal amenity space. The quantum of shared amenity space within the safe environment of the proposed roof deck community meets policy requirements in relation to the City Council child yield calculator of 1.65 (persons), given the number of bed spaces provided by this development.

f) Broad range of amenities

The amenities provided on site are based on the outcome of engagement with companions and the Emmaus community. The amenities provided meet the needs of residents. A broad range of amenities are available in the nearby local centre. It's important for the proposed new community to support local retailers and commercial organisations.

THEME: Private outdoor space

Q2.3 Does the scheme provide sufficient private outdoor space?

- a. Providing a minimum of 5sq m of private outdoor space for a 1-2 person dwellings and an extra 1sq m should be provided for each additional occupant. This can be provided as private balconies or gardens, or as communal gardens and roof terraces. The private open space guidelines are based on the space required for furniture, access and activities in relation to the number of occupants. It is anticipated that family housing will provide space in excess of the minimums stated here, to allow for future adaptability of the home and provide outdoor space for play and food growing
- b. Designing private communal space to take account of a variety of uses such as integrated children's play, areas for growing and quiet areas for relaxation.
- c. Providing directly accessible private outdoor space to individual dwellings wherever possible.
- d. Providing directly accessible private outdoor space to all family units, either at ground floor/ podium level or roof terraces, mimicking the qualities of a traditional family garden as far as possible.
- e. Providing access to communal space to all residents, regardless of tenure or mobility.

Agile response

a) Amenity areas

The proposal includes 127m2 of communal space and private space, almost double of what would be required by policy (78m2).

b) Range of uses

The communal space on the roof includes areas for play, growing / allotment space, areas that promote interaction between neighbours and quiet areas for relaxation.

c) Private amenity space

Where appropriate, homes have private amenity space in the form of private balconies and decks. These do not compromise the quantum or quality shared amenity space, which is the focus of this development, or privacy of existing or future residents.

d) Mimicking gardens

Some private decks for homes are large enough to 'mimic' garden spaces due to their size. This will be achieved with carefully designed landscaping which has softer planting, as opposed to hard landscaping elements elsewhere.

e) Accessibility of communal space

All external communal space is accessible to all residents.

Q2.4 Does the scheme create attractive, well designed and well maintained private outdoor spaces?

- a. Where private communal space is provided it should have a clear purpose and be designed to be safe and easily managed; be clearly demarcated from the public realm; be overlooked by surrounding development; be designed to take advantage of direct sunlight; have suitable management arrangements in place; be accessible to all residents regardless of tenure or mobility and; provide a suitable threshold treatment to ground floor flats. Opportunities for green and blue infrastructure should be explored, as well as opportunities for external clothes drying.
- b. Where private space is provided it should be of practical shape and utility.
- c. The minimum depth and width for all balconies and other private external spaces should be 1500mm. Balconies should be designed and orientated to be sunny, sheltered and secluded from neighbouring premises.
- d. Considering the use of glazed, ventilated winter gardens as an alternative to open balconies where noise or air pollution levels are unacceptably high.
- e. Where communal private space is provided on a deck above a parking podium, opportunities should be explored of planting trees directly in the ground

Agile response

a) Quality of private amenity space

Overlooking has been reduced considerably by locating balconies strategically away from neighbouring windows. Balconies and private decks are more open on southern elevations for greater quality of sunlight. Non slip surfaces employed on areas of high traffic such as balconies, access and escape areas. All decked spaces to allow for some landscaping and areas for drying laundry. Emmaus will manage and maintain these areas

b) Practical size of private amenity space

The nature of occupancy of these homes means that the emphasis is on the provision of good quality, accessible and multi-functional communal space. Nonetheless, private amenity spaces of a practical size are included in the development.

c) Balcony size

Balconies are 1100mm in depth, due to size constraints of the scheme. They are orientated away from other properties, to reduce or remove overlooking. However by reducing this element slightly we have gained a better quality of space in for communal recreation facilities on deck.

d) Winter garden

There are no areas of high noise pollution on this site. A winter garden is not needed, but might be developed in the future if that would help neighbourliness.

e) Trees planted directly into ground

Not applicable for this site.

THEME: Individual homes

Q2.6 Are internal layouts ergonomic and adaptable?

- a. All new homes should meet or exceed the nationally described space standard.
- b. Internal layouts that are ergonomic and adaptable to facilitate flexible use of space, increase living choices, enable home working and make life easier for wheelchair users.
- c. Carefully considering the location of doors, windows and built-in furniture to maximise potential use of a space.
- d. Providing flexibility in floor plates and location of structural supports to allow new openings in internal walls, or by creating easily demountable partitions which are clear of services.
- e. 90 per cent of new build housing meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' with the remaining 10 per cent meeting Building Regulation M4(3) 'wheelchair user dwellings'.
- f. Marginally higher ceilings in the main living spaces (2.5m minimum) with standard height ceilings to kitchens, bathrooms and circulation areas to accommodate services. This can positively impact how spacious, light and comfortable the dwelling is and improve the amount and quality of natural light and ventilation, as well as providing flexibility in the use of a room

Agile response

a) Nationally described space standards

The design of all homes meets national described space standards. The development includes:

3 x 2 bed (3 person) homes at 61m2;

RAG

• 11 x 1 bed (1 person) two storey duplex homes at 47.2 m2;

• 1 x 1 bed (1person) single storey home at 37m2.

b) Layouts that are ergonomic and adaptable

All homes have been designed following engagement with Emmaus and companions. The units have open plan living spaces, which allow flexibility in use and allow furniture to occupy a variety of positions.

c) Maximising space

All homes have been designed to maximise space. For example, compact straw board used to reduce wall thickness and increase floor area. Some built in furniture and cupboard space is located off the floor, again to maximise floor space. Storage, for example under the bed, has been designed to be discrete.

d) New openings

Internal walls are non-load bearing and will accommodate new openings. The pre-fabricated structures will allow for installation of new services, if required.

e) Part M

Over 70% of homes (namely all 2 storey homes) can be made compliant with Part M category 2 compliant as <u>individual units internally</u>. However, this is a rooftop development, without lift facilities, and as such will be difficult to achieve Part M cat 2 or 3 compliance without step free access to the deck. Note ramp access to the main entrance lobby would not be appropriate as it would only serve ground floor

f) High ceilings

The homes will feel light, spacious and comfortable. There is a minimum floor to ceiling height of 2.5m to all living areas, in all homes. Mono pitched roofs allow us to increase this to 2.8m in some homes.

Q2.7 Does the scheme safeguard privacy and minimise noise transfer between homes?

- a. Demonstrating how habitable rooms and bedrooms within each home are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.
- b. Carefully considering the location of lifts and circulation spaces to limit noise transmission.
- c. Configuring living rooms next to living rooms and bedrooms next to bedrooms in vertical and horizontal arrangement.
- d. Locating habitable rooms at the front of the building to provide natural overlooking and sense of activity to the street and more sensitive uses such as bedrooms to the rear of the building relating to private space.
- e. Where residential uses are proposed at ground floor, raising the internal floor level of units above street level can improve privacy.

- f. Carefully considering the location of windows and balcony spaces to reduce direct overlooking.
- g. Providing ground level maisonettes, thus ensuring that bedrooms can be more privately located at first floor level rather than ground floor.

a) Privacy

All windows and balconies are offset, to reduce and remove direct over-looking. Blinds are provided, as standard, to all windows and fully glazed doors. Layout and design of the development has been carefully considered to ensure the amenity of adjoining residents is protected, with no negative impacts on the skyline, adjacent conservation areas or future development. In areas where visual impact and right to light issues could an issue for neighbouring buildings with have employed the least impactful solutions, in particular for homes in the North East and South West of the site. We kept eaves levels are low as possible and have provided attractive finishes, such as sedum roofs, to help mitigate visual impact.

b) Lifts / circulation (noise limitation)

This is not applicable to the proposal.

c) Habitable rooms and natural surveillance

This will be a secure development, with access via a communal but controlled entrance. There is natural surveillance of shared amenity space, particularly from single storey homes. This is less on two storey homes, where the need to design appropriate means of fire escape means that there is less surveillance. However, natural surveillance of the streets surrounding Backfields House is increased and improved, with consequent improvements in safety.

Q2.8 Does the scheme maximise opportunities for daylight and sunlight of internal spaces; avoiding single aspect homes?

- a. Maximising opportunities to provide dual aspect units, which improve access to natural light, choice of views and cross ventilation through units providing greater capacity to address overheating.
- b. Adopting building typologies which minimise single aspect units, such as well-designed deck-access or mansion block typologies.
- c. All homes should provide for direct sunlight to enter at least one habitable room for part of the day (see Appendix B for further details).
- d. Living areas and kitchen spaces should wherever possible receive direct sunlight.
- e. Considering the risk of overheating when designing for sunlight, together with the need to ensure appropriate levels of privacy.
- f. Demonstrating how daylight standards proposed within a scheme and individual units will achieve good amenity for residents where direct sunlight cannot be achieved.
- g. Utilising additional design features such as bay windows and greater floor to ceiling heights to improve access to daylight/ sunlight in dwellings.

- h. Creating living rooms that are fully 'openable' with a full height glazed balconette if no balcony or direct access to other private open space is provided.
- i. Consideration of potential future development on adjacent or nearby sites to ensure appropriate levels of daylight/ sunlight will be maintained, without prejudicing future development opportunities.
- j. If single aspect dwellings are unavoidable, the design will need to demonstrate that all habitable rooms and the kitchen are provided with adequate ventilation, privacy and daylight and the orientation enhances amenity, including views.
- k. Utilising integrated design solutions to provide solar shading to exposed glazing
- I. Optimising internal configuration to allow for natural cross ventilation
- m. Exploring emerging technologies which provide cooling in less energy intensive ways.

A) Dual aspect, natural light, ventilation and views

All homes will be dual aspect, ensuring that every home is light, optimises solar gain, airy, well ventilated and enjoys views out over the city, as well as on to communal space (for many homes).

B) Single aspect

There are no single aspect homes.

C) Direct sunlight & daylight standards

Every habitable rooms, in every home, will receive direct sunlight – as will kitchen diners and bedrooms.

D) Overheating

All proposed homes have taken account of impending changes to Part L of the Building Regulations and the Future Homes Standard 2025. Each home can already achieve exceptional air tightness and energy efficiency, using our pre-fabricated straw panel (PFSP) building system and MVHR, but this will need to be supplemented with solar PV.

The proposed homes will perform above the required standards for CO2 emissions, not least because their excellent heat retention qualities. This based on a carefully considered approach to producing an efficient, low impact 'fabric first' approach supplemented by the latest renewable technologies available.

We have sought to comply with the Council's policies on climate change and sustainability, which requires a 20% reduction in CO2 emissions using renewable technologies. As such we have add 2kw solar PV on seven of the homes, producing a total capacity of 14kw. This will secure a 27% reduction in residual CO2 emissions as demonstrated in the table below

Performance of the proposed homes generally exceeds Part L values especially when looking at overall airtightness and thermal performance of fenestration, which is often overlooked. This shows that the proposed homes perform very well compared to other products available.

Agile's homes are designed using low carbon principles, with low u-values, high air tightness and low thermal bridging. This means that there will be low energy demand and low running costs.

Furthermore the acoustic quality of the building, coupled with high performance glazing, environmentally friendly paints and internal finishes, creates a healthy, safe and peaceful environment for any occupiers and low maintenance costs.

E) Floor to ceiling heights

There is a minimum floor to ceiling height of 2.5m to all living areas, in all homes. Mono pitched roofs allow us to increase this to 2.8m in some homes.

F) Fully Openable spaces

Double patio doors or full height glazing (Min 1.7m height) are used in all homes maximising open feeling to external. All living dining and kitchen amenities on all schemes combined into one spacious, well-lit environment. 'Balconettes' (Juliet balcony with glass balustrade) are used on some homes where no access to a decking area is provided.

G) Future development on other sites

Backfields House is predominantly detached and distant from other properties. The new student accommodation being built on Wilder Street junction has been considered, specifically in the design of homes on the south side of Backfields House roof.

H) Cross ventilation and cooling

All homes have been designed utilising passive and active cooling principles.

Red	0
Orange	1
Green	13