

COMMUNITY INVOLVEMENT STATEMENT

11.01.2021

OXFORD ARCHITECTS

The Workshop
254 Southmead Road
Bristol BS10 5EN

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1.0 INTRODUCTION

As we are proposing 10 residential flats on the site, the project just meets the threshold that takes it to a major application and therefore requires a level of community involvement at planning.

Due to the current pandemic, it has, unfortunately, proved impractical to host any in-person community involvement events relating to the redevelopment of this site.

We therefore decided that the safest and most appropriate course of action, considering the scale of development and the extant permission on the site, was to send out a letter and drawings pack to all immediate neighbours to invite any comments ahead of the planning submission.

At the time of this application, we have not received any comments back from these neighbours but have encouraged them to also engage with this application when it goes live on the BCC website.

We would be more than happy to engage with any comments raised, and the persons who raise them, to ensure that the proposed development properly addresses any comments or queries that those in the local area have.

Please read in conjunction with the planning application forms and drawings.

2.0 Neighbourhood Consultation Letter

20112 / 1.0 / public consultation / ts

08.01.2021

For the attention of The Householder

Dear Sir / Madam,

**RE: FORMER LOMBARD SERVICE STATION, BROOK ROAD,
SOUTHVILLE, BRISTOL, BS3 1AJ**

We are writing on behalf of our client who has recently bought the site named above. It is their intention to look to develop the site in the near future.

To this end, they will next week submit a planning application for the development of the site into 10 flats. Once the application has been registered you will be notified by BCC formerly and invited to offer your comments on the application via their website.

The purpose of this letter is twofold:

- 1 to inform you of the intentions for the site
- 2 to seek your support for the redevelopment of the site with this scheme design submitted

The site currently has planning permission to be developed into a combination of houses and flats. Our design builds upon the existing permission to offer a sensitive, high quality and contextual response to the site and to you as its neighbours. The main block fronting Brook Road is similar in form to the existing permission, with a set back top floor, but with a more refined and outwardly facing appearance and layout. Large windows and balconies have been utilised across the scheme to activate these street elevations, promoting 'passive surveillance' and creating a safer urban

environment for all. The second block facing St Paul's Road is broken down to two 'house' forms which fit the neighbouring urban massing. All building, window and balcony placement has been carefully considered to protect the privacy and outlook that you currently enjoy.

We ask that you please do take the opportunity to look at the drawings attached to this letter so that you can get a better understanding of what we are seeking permission for. Hopefully, you will agree that this development will form a real positive change for this vacant site and represents a marked improvement on the existing permitted scheme.

Should you have any queries please do call or email. We would be very happy to discuss the scheme with you either by phone, email, or video conferencing.

Yours sincerely,

Tom Schular

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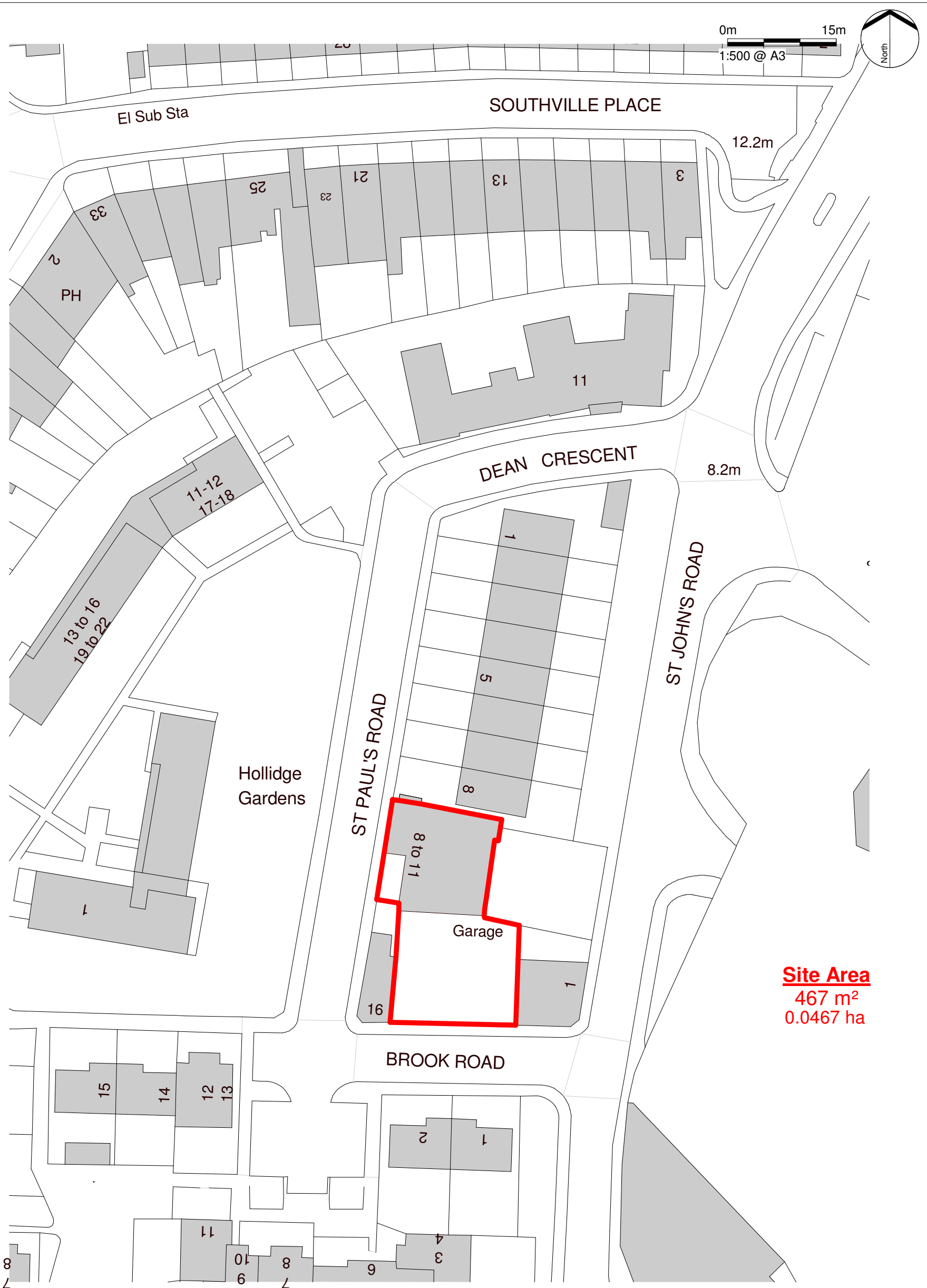
254 Southmead Road

Bristol BS10 5EN

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Site Area
 467 m²
 0.0467 ha

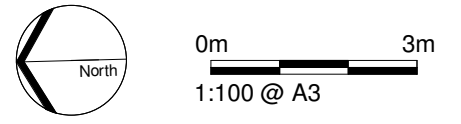
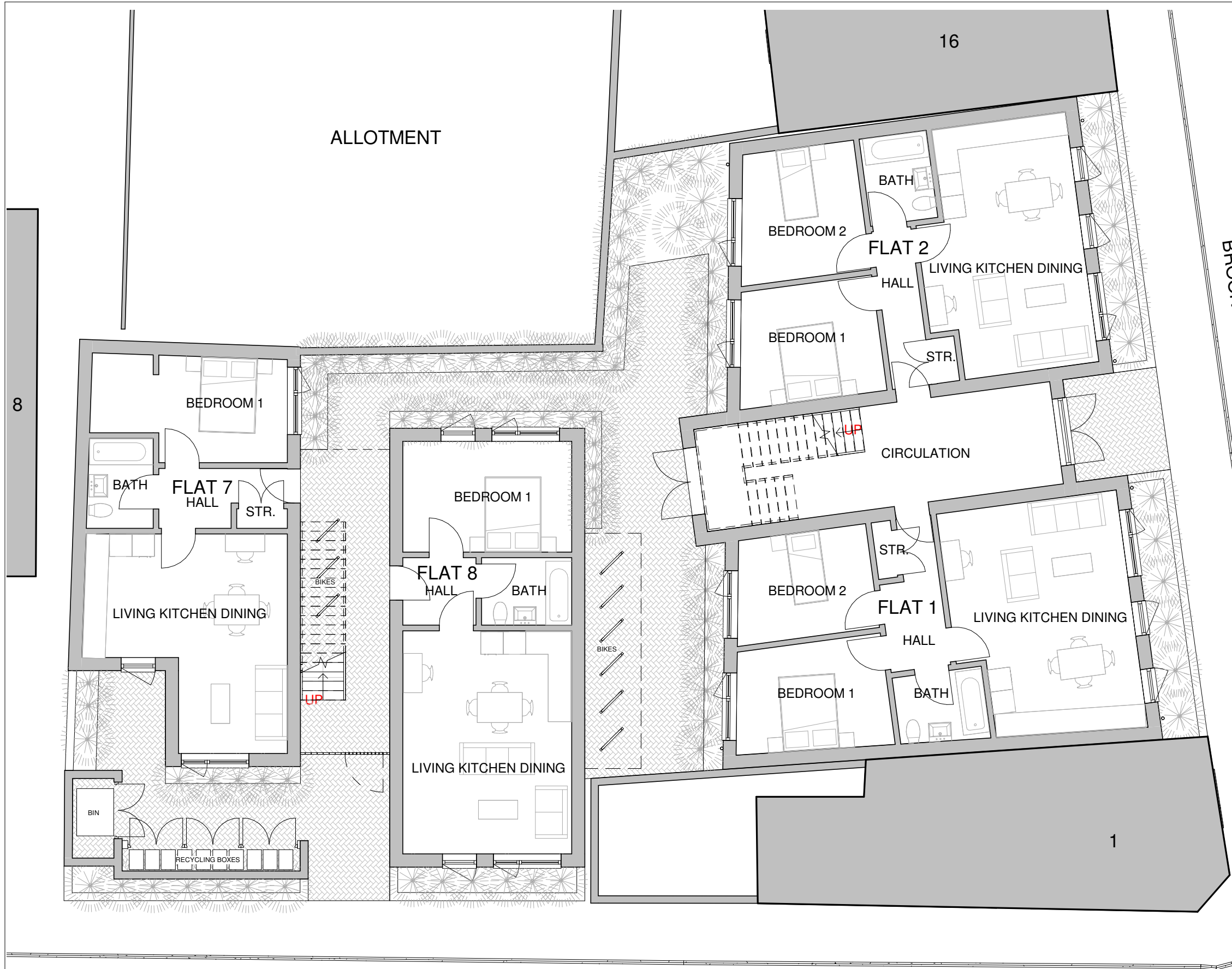
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P2	Drawing Updated	08.01.2021
P1	Revision 1	23.12.2020

Revision Description Date

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Project Brook Road		Partner TM	Drawn TS	Drawing Reference 20112 - OA - XX - 00 - P - A - 200 <small>Proj Ref - Origin - Volume - Level - Type - Role - Drawing No.</small>		OXFORDARCHITECTS <small>Bagley Croft, Hinksey Hill, Oxford, OX1 5BS T. 01865 329100 The Workshop, 254 Southmead Road, Bristol, BS10 5EN T. 0117 9581500</small>		 <small>www.oxford-architects.com</small>
Title Site Location Plan		Date Created 16.12.2020	Drawing No 200		Scale 1 : 500 @ A3	Revision P2	Status S0	



FLAT SCHEDULE		
Name	Area	Type
FLAT 1	64 m ²	2 Bed 3 Person
FLAT 2	62 m ²	2 Bed 3 Person
FLAT 3	91 m ²	2 Bed 3 Person
FLAT 4	62 m ²	2 Bed 3 Person
FLAT 5	61 m ²	2 Bed 3 Person
FLAT 6	61 m ²	2 Bed 3 Person
FLAT 7	50 m ²	1 Bed 2 Person
FLAT 8	50 m ²	1 Bed 2 Person
FLAT 9	50 m ²	1 Bed 2 Person
FLAT 10	50 m ²	1 Bed 2 Person

P3	Drawing Updated	08.01.2021
P2	Revision 2	05.01.2021
P1	Revision 1	23.12.2020

Revision	Description	Date
Partner	Drawn	Date Created
TM	TS	14.12.2020

Project
Brook Road

Title
Ground Floor Plan - Proposed

Drawing Reference
20112 - OA - XX - 00 - P - A - 310

Proj Ref	Origin	Volume	Level	Type	Role	Drawing No.	
Drawing No						Revision	Status
310						P3	S0

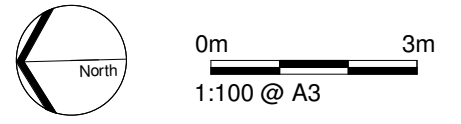
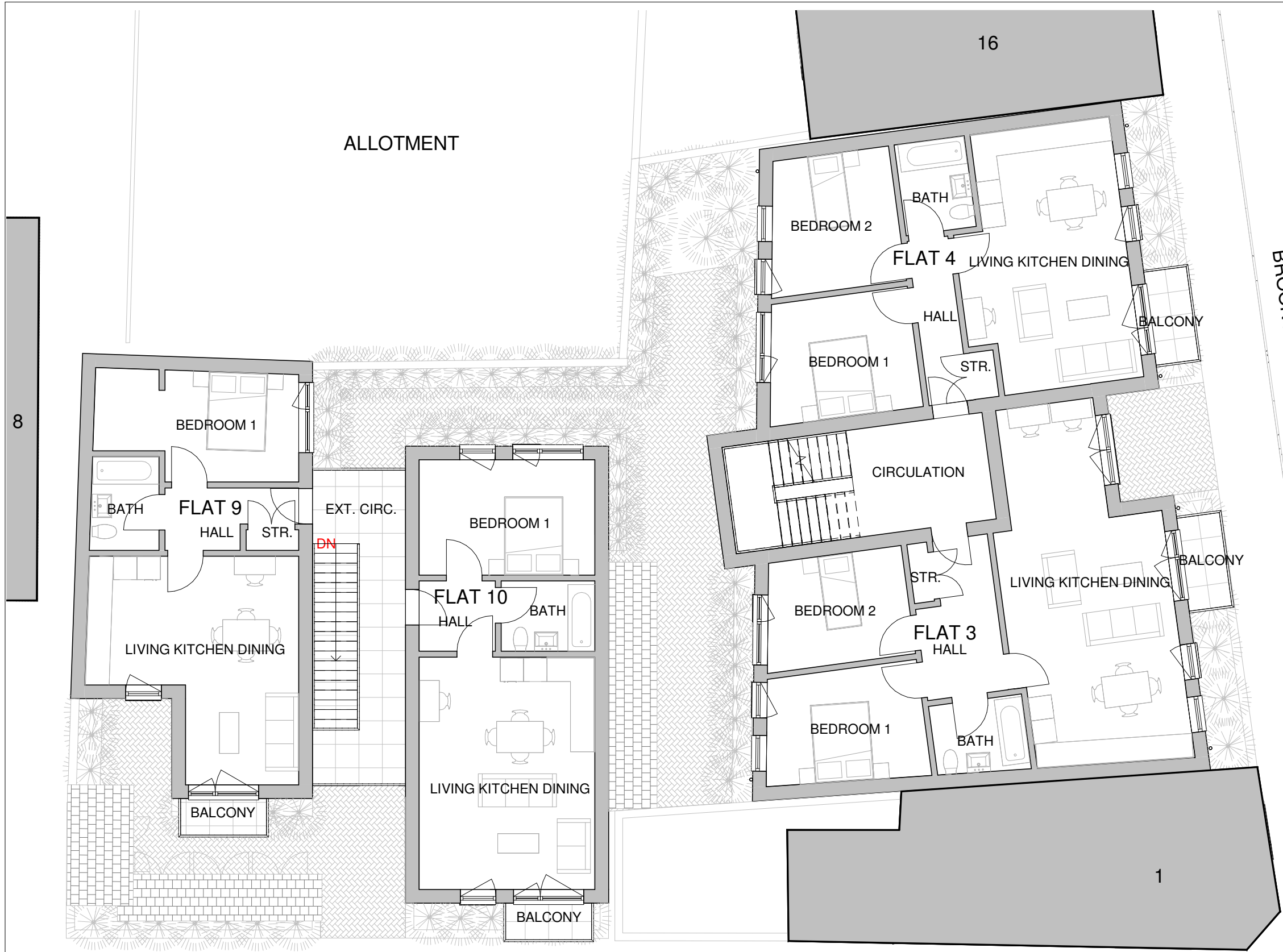
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FLAT SCHEDULE		
Name	Area	Type

FLAT 1	64 m ²	2 Bed 3 Person
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FLAT 3	91 m ²	2 Bed 3 Person
FLAT 4	62 m ²	2 Bed 3 Person
FLAT 5	61 m ²	2 Bed 3 Person
FLAT 6	61 m ²	2 Bed 3 Person
FLAT 7	50 m ²	1 Bed 2 Person
FLAT 8	50 m ²	1 Bed 2 Person
FLAT 9	50 m ²	1 Bed 2 Person
FLAT 10	50 m ²	1 Bed 2 Person

P3	Drawing Updated	08.01.2021
P2	Revision 2	05.01.2021
P1	Revision 1	23.12.2020

Revision	Description	Date
Partner	Drawn	Date Created
TM	TS	15.12.2020

Project
Brook Road

Title
First Floor Plan - Proposed

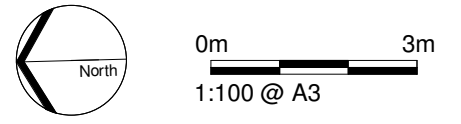
Drawing Reference
20112 - OA - XX - 00 - P - A - 311

Drawing No	Revision	Status
311	P3	S0

Scale
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FLAT SCHEDULE		
Name	Area	Type
FLAT 1	64 m ²	2 Bed 3 Person
FLAT 2	62 m ²	2 Bed 3 Person
FLAT 3	91 m ²	2 Bed 3 Person
FLAT 4	62 m ²	2 Bed 3 Person
FLAT 5	61 m ²	2 Bed 3 Person
FLAT 6	61 m ²	2 Bed 3 Person
FLAT 7	50 m ²	1 Bed 2 Person
FLAT 8	50 m ²	1 Bed 2 Person
FLAT 9	50 m ²	1 Bed 2 Person
FLAT 10	50 m ²	1 Bed 2 Person

Revision	Description	Date
P3	Drawing Updated	08.01.2021
P2	Revision 2	05.01.2021
P1	Revision 1	23.12.2020

Partner	Drawn	Date Created
TM	TS	15.12.2020

Project
Brook Road

Title
Second Floor Plan - Proposed

Drawing Reference
20112 - OA - XX - 00 - P - A - 312

Drawing No	Revision	Status
312	P3	S0

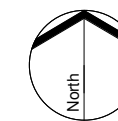
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1 3D View 1 - Brook Road
100



2 3D View 2 - Brook Road / St John's Road
100

P2	Drawing Updated	08.01.2021
P1	Revision 1	23.12.2020

Revision	Description	Date
Partner	Drawn	Date Created
TM	TS	17.12.2020

Project
Brook Road

Title
**Proposed 3D Views -
Brook Road**

Drawing Reference
20112 - OA - XX - 00 - V - A - 100

Proj Ref - Origin - Volume - Level - Type - Role - Drawing No.

Drawing No	Revision	Status
100	P2	S0

Scale
Not to scale

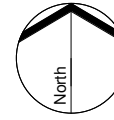
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1 3D View 3 - St Paul's Road
101



2 3D View 4 - St Johns Road
101

P2	Drawing Updated	08.01.2021
P1	Revision 1	23.12.2020

Revision	Description	Date
Partner	Drawn	Date Created
TM	TS	17.12.2020

Project
Brook Road

Title
Proposed 3D Views - St Paul's Road / St John's Road

Drawing Reference
20112 - OA - XX - 00 - V - A - 101

Drawing No	Revision	Status
101	P2	S0

Scale
Not to scale

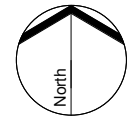
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0m 3m
 1:100 @ A3

+9.300 m FFL
 ▽ Roof Level

+6.300 m FFL
 ▽ Second Floor

+3.300 m FFL
 ▽ First Floor

+0.000 m FFL
 ▽ Ground Floor

- Black fibre cement slates
- Buff brickwork
- Black aluminium windows
- Buff reconstituted stone lintel
- Panel of vertical stack bonded brickwork
- Black metal flat bar balustrade



Proposed Site

P3	Drawing Updated	08.01.2021
P2	Revision 2	05.01.2021
P1	Revision 1	23.12.2020

Revision	Description	Date
Partner	Drawn	Date Created
TM	TS	15.12.2020

Project
Brook Road

Title
South Elevation - Proposed

Drawing Reference
 20112 - OA - XX - 00 - E - A - 510

Proj Ref - Origin - Volume - Level - Type - Role - Drawing No.

Drawing No	Revision	Status
510	P3	S0

Scale
 1 : 100 @ A3

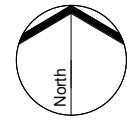
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1 South Elevation - Proposed
 510 1 : 100



0m 3m
 1:100 @ A3

+9.300 m FFL
 ▽ Roof Level

+6.300 m FFL
 ▽ Second Floor

+3.300 m FFL
 ▽ First Floor

+0.000 m FFL
 ▽ Ground Floor

- Black fibre cement slates
- Buff brickwork
- Black aluminium windows
- Black metal flat bar balustrade



1 North Elevation - Proposed
 511 1 : 100

P3	Drawing Updated	08.01.2021
P2	Revision 2	05.01.2021
P1	Revision 1	23.12.2020

Revision	Description	Date
Partner	Drawn	Date Created
TM	TS	15.12.2020

Project
Brook Road

Title
North Elevation - Proposed

Drawing Reference
 20112 - OA - XX - 00 - E - A - 511

Proj Ref	Origin	Volume	Level	Type	Role	Drawing No.
Drawing No	Revision	Status				
511	P3	S0				

Scale
 1 : 100 @ A3

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- Buff brickwork
- Black aluminium windows
- Panel of vertical stack bonded brickwork
- Black metal flat bar balustrade

North

0m 3m

1:100 @ A3

1 West Elevation - Proposed

512 1 : 100

P3	Drawing Updated	08.01.2021
P2	Revision 2	05.01.2021
P1	Revision 1	23.12.2020

Revision	Description	Date
Partner	Drawn	Date Created
TM	TS	15.12.2020

Project
Brook Road

Title
West Elevation - Proposed

Drawing Reference
20112 - OA - XX - 00 - E - A - 512

Drawing No	Revision	Status
512	P3	S0

Scale
1 : 100 @ A3

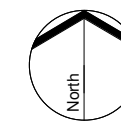
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0m 3m
 1:100 @ A3



- Buff brickwork
- Black aluminium windows
- Black metal flat bar balustrade

+9.300 m FFL
 ▽ Roof Level

+6.300 m FFL
 ▽ Second Floor

+3.300 m FFL
 ▽ First Floor

+0.000 m FFL
 ▽ Ground Floor

Proposed Site Beyond Allotment

1 East Elevation - Proposed
 513 1 : 100

P2 Drawing Updated 08.01.2021
 P1 Revision 1 23.12.2020

Revision	Description	Date
Partner	Drawn	Date Created
TM	TS	16.12.2020

Project
Brook Road

Title
East Elevation - Proposed

Drawing Reference
 20112 - OA - XX - 00 - E - A - 513

Proj Ref - Origin - Volume - Level - Type - Role - Drawing No.

Drawing No	Revision	Status
513	P2	S0

Scale
 1 : 100 @ A3

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