

conversation^{PR}

DECEMBER 2023
Community Involvement Statement
New Henry Street, Bristol



Prepared on behalf of Dominus Real Estate by Conversation PR

Executive summary

- The purpose of this report is to:
 - Detail the consultation undertaken by the applicant;
 - Summarise feedback resulting from the consultation;
 - Explain how the proposal and process have been influenced by those comments.
- This consultation follows best practice and advice set out in Bristol City Council's approved Statement of Community Involvement (2015) and Guidelines for Pre Application Involvement (2018), as well as national planning policy and guidance on pre-application engagement within the NPPF and PPG. The Bristol Neighbourhood Planning Network was consulted in advance;
- This report sets out the consultation originally undertaken for Dominus Bristol Limited's proposed New Henry Street development. The report also summarises the engagement since that first application was submitted, including how the new scheme reflects feedback from the community and stakeholders;
- Both ward councillors - Cllr Hibaq Jama and Cllr Yassin Mohamud - were briefed early in the engagement process, several months prior to submission, and kept updated on a regular basis. Deputy mayor Cllr Asher Craig was also briefed;
- The applicant collaborated throughout with the two key community groups, Dings Community Association (the residents' group) and the Old Market Community Association (the neighbourhood planning group); this started in November 2022, continued through to December 2023, and remains ongoing;
- An extensively promoted community consultation was undertaken, with a public exhibition held at the neighbourhood primary school Hannah More, and a two-week consultation website launched at the same time <https://newhenrystreet.co.uk/>;
- 1,182 postcards were posted to homes and businesses in the area, details shared with community groups, and media coverage secured to promote the consultation;
- 38 people attended the in-person event, with 23 responses received;
- In response to a number of specific questions, feedback showed:
 - Nearly 9/10 respondents were aware of the wider Temple Quarter proposals set to transform this area;
 - More than 8/10 respondents welcomed a community space that could provide education opportunities for local people;
- Working collaboratively – notably through key community groups – the applicant has ensured the proposals include specific things the community has asked for, as summarised in the 'You said, we did' table in this report; notably:
 - Including a community hub, which will be used in part for education;
 - Incorporating up to c.13,000sqft of light industrial 'maker spaces';
 - Adding commercial retail space for a local supermarket;
 - Fitting eight town houses into the design;
- Various amendments have been made to new application in direct response to further feedback from community groups and the Council's design officers, notably:

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- Reduction in height of the buildings closest to the nearest homes on Kingsland Road. This will improve daylight/sunlight performance and reduce the prominence of the building, particularly in views along Kingsland Road.
- A summary of the feedback & applicant's response is detailed in this report;
- The applicant team continues to engage with stakeholders – including forming a working group to agree the uses and management of the community hub - and will do so throughout determination, construction and occupation, should consent be granted.

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Introduction

The proposal

The applicant is proposing to redevelop the site for a mixed-use scheme with light industrial ‘marker spaces’ units on Alfred Street; a new community hub on Kingsland Road; commercial space – including for a potential local supermarket – on Sussex Street; reinstating the old Henry Street as a new pedestrian/cycle friendly New Henry Street; extensive public realm; and, purpose built student accommodation built above the active ground floor, stepping up in height from four storeys closest to neighbouring homes to a maximum of eight storeys (ground plus seven storeys).

The applicant’s approach

The consultation programme acknowledges the pre-application consultation advice set out in Bristol City Council’s Statement of Community Involvement (2015) and Guidelines for Pre Application Involvement (2018), as well as national planning policy and guidance on pre-application engagement within the NPPF and PPG.

The Bristol Neighbourhood Planning Network was consulted in advance for advice on which community and civic groups should be engaged for this area.

A dedicated team was established to undertake the consultation and oversee coordination within the project team. For Conversation PR this has been led by director Andrew Smith; for Dominus Real Estate this has been led by development manager Tristram Taylor.

Endorsement of applicant’s approach

To indicate how collaborative the applicant’s approach has been, this is a comment from the Old Market Community Association’s Paul Bradburn: *“It’s refreshing when a developer comes to talk to us early in the design process, listens to what we’ve got to say, actually reads our Neighbourhood Plan, and makes what are quite important changes as a direct result.*

“The scheme now includes much-needed workshop spaces for local creative businesses, as well as eight town houses helping bring activity right down to street level, and reflect the traditional housing in The Dings.

“So, we fully support the current approach to delivering real and tangible community assets, and look forward to working with Dominus Real Estate in the coming months.”

Programme of activity

Summary of consultation plan

Activity	Timings	Follow-up
Case officer advised of proposed consultation	As part of pre-app communications. Advice also sought from the Bristol NPN.	Community Involvement Statement to be submitted for officers to scrutinise and assess
Stakeholder briefings, as detailed below	Undertaken from November 2022 through to submission.	Working group proposed with key community group to agree use and management of community hub.
Community consultation	As detailed in this report, briefings/collaboration with key groups and stakeholders started in November 2022. In-person and online community consultation undertaken in March 2023. Further meetings have been undertaken with community groups through to December 2023.	Table of responses to consultation feedback will be posted online, and details shared via community and stakeholder groups.
Ongoing engagement	Open dialogue with stakeholders throughout process and beyond, notably to agree best way of delivering and managing community hub and light industrial units.	Ongoing meetings with Dings Community Association, Bristol Hub, Old Manor CIC and other local stakeholders.

The consultation programme included:

- a. Stakeholder briefings
- b. Community consultation
- c. Statement of Community Involvement.

a. Stakeholder briefings

The applicant took an early and proactive approach to community involvement from the outset. The brief to the engagement specialists at Conversation PR was to work with the community to find a way of delivering a valued community asset as part of the project.

Separate briefings were held with the two ward councillors – Cllr Hibaq Jama and Cllr Yassin Mohamud – in November 2022. The feedback from both was very encouraging. In particular both were very keen on a new community hub that could be used for multiple purposes, including education focussing on literacy, numeracy and ICT skills.

A separate meeting was held with deputy mayor Cllr Asher Craig on 23 May 2023, to set out how the applicant was seeking to engage with and involve the community in the proposed new community hub.

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An initial meeting was held jointly with the residents' group the Dings Community Association, and the neighbourhood planning group Old Market Community Association, in person on 12th December 2022. The groups set out their aspirations and requests, which have been instrumental in the scheme's design. The applicant subsequently met these groups again on a number of occasions through to December 2023 (meetings took place on 31 May, 6 June, 11 July, 7 December, 14 December 2023). These meetings took various forms, including the DCA taking the applicant team on a walking tour of the area to ensure the applicant team understood the neighbourhood, its character, challenges and opportunities.

Alongside these meetings the applicant met with a number of other specific local businesses and charities. These included the charity Bristol Hub which the applicant is seeking to involve in the delivery of education, by securing student volunteers to share their knowledge with local residents (children and adults). The applicant has met and remains in talks with Old Manor CIC, Hackspace, In Bristol Studio and Meanwhile Creative to ensure the proposed 'maker spaces' meet local requirements, and to agree the best way for these light industrial units to be managed. The applicant has also met with a number of other local businesses, including the Bristol Wood Recycling Project, to explore ways in which local businesses might be supported by/benefit from the development.

The applicant is in discussions with the Dings Community Association about forming a 'working group' to look at what the new community hub might be used for, what facilities would need to be provided, and the best way to run the centre.

In addition to the above, the applicant is also engaging with the current tenants on the site, Invisible Circus, Bristol Scrap Metal and Calor Gas supplier. The applicant has offered to extend the lease for Invisible Circus until after its busy summer season period is over. It is also providing support to help identify potential relocation options. The applicant has since further extended the Invisible Circus lease.

A joint briefing was offered to Bristol Civic Society and Bristol Walking Alliance in mid-January 2023, though this did not take place until March. Other groups were approached but briefings were not secured, including Bristol Cycling Campaign.

Community consultation

An extensively promoted community consultation was undertaken, with a public exhibition held at local community primary school Hannah More, and a two-week consultation website launched at the same time <https://newhenrystreet.co.uk/>. Given not all residents speak English as a first language, the website offered an option in Somali.

1,182 A5 postcard invitations were posted 1st class by Royal Mail to homes and businesses in the area. Details were shared with community groups and via the school community.

Coverage was secured in the Bristol Post and Bristol247 promoting the proposal:

<https://www.bristolpost.co.uk/news/bristol-news/plans-new-supermarket-blocks-628-8218128>; <https://www.bristol247.com/news-and-features/news/plans-for-600-bed-student-accommodation-unveiled/>

38 people attended the in-person event. A total of 23 feedback forms were completed.

b. Community Involvement Statement

This Community Involvement Statement has been prepared to accompany the submission of the planning application.

In this CIS the team summarises the issues received and explains its response.

Consultation findings and response

The applicant has received:

1. Feedback from the in-person event and digital public consultation;
2. Verbal feedback during stakeholder briefings.

The team received a total of 23 feedback forms: this information can be made available to officers in a redacted form if required.

The feedback form invited respondents to answer specific questions, to get a more quantifiable measure of local feelings on specific points. It also asked for general, unprompted feedback. The form can be seen in the appendix.

The issues, comments and questions raised have been summarised in the table below, along with the applicant's response.

Feedback and response table

The tables below summarise feedback from the applicant's consultation, including forms completed at its in-person event and website, as well as comments made by local groups in the series of briefings described in this report. First, though, the applicant highlights some of the key 'asks' and its response in the initial 'You said, we did' table.

You said	We did
Community space needed	Following conversations with ward members and community groups the applicant included a ground floor community 'hub' fronting onto Kingsland Road. It is forming a 'working group' with the Dings Community Association to ensure the space and management best serves the community's needs.
Education support needed	At the suggestion of the local community group, the applicant is now working with charity Bristol Hub to deliver free learning for local residents, harnessing the skills and knowledge of the students living on site.
Supermarket needed	The applicant designed a space into its scheme fronting onto Sussex Street for a local supermarket. The space would meet the requirements of most of the major grocery retailers. This need was highlighted by the community group and ward councillors.
Traffic calming on Kingsland Road needed	The applicant is proposing a new pedestrian crossing to allow residents to cross opposite the site, which should help reinforce to drivers that it is in part a residential area, and that they should be more aware of the 20mph speed limit.
Light industrial business units needed	At the request of the local planning group, the applicant has included more than 1,000sqm of double height light industrial space along Alfred Street. This space could be divided into sizes that suit local businesses.
Need to collaborate with local businesses and experienced providers of 'maker spaces'	Having met with a number of local businesses – including the Old Manor Community Interest Company – the applicant is seeking to work further with them both on the specification for the 'maker' spaces and how this will be managed, including the option of one of the local comparable operators taking on this role. The applicant is also looking at rent levels to ensure they are accessible to the existing local creative businesses. Of note, one of these

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	units is already likely to accommodate a returning tenant operating a telecommunications business.
Please include some town houses to reflect local housing	At the request of the local neighbourhood planning group, the applicant has changed the design to include eight town houses. This has been welcomed by the group. Those town houses will still be for student accommodation, but better reflect homes in the neighbourhood and create further active ground floor usage.
Ensure design avoids large single blocks	In response to feedback from the local neighbourhood planning group, the applicant has ensured a range of heights and elevations, notably along the Kingsland Road frontage, to ensure a diverse but complementary design.
Concern raised that height on Kingsland Road would impact hoes on the opposite side	The proposed building height on the part of Kingsland Road closest to the neighbouring homes has been reduced by one storey, so it now sits at ground plus three storeys.

Question asked	Response
Set questions	Feedback from the questionnaire
Are you aware of the University's New Campus, part of the Temple Quarter regeneration?	21/24 respondents who answered this question were aware of the new campus. It was felt important by the applicant team to understand whether that wider context was known.
Are you a local business, or do you know of any local businesses, which might be interested in one of the maker spaces we are proposing?	12/23 respondents were from local businesses. This suggests a robust understanding of the issues local businesses face, something the applicant team was keen to understand in the context of the proposed light industrial spaces. A few suggestions were made about which businesses/groups might need a home within the development. There are concerns about loss of industrial space in this area generally, and also significant concerns about one of the site's tenants in particular, Invisible Circus, as explored further below.
Are there any specific local needs or groups that you would like us to consider and/or engage with?	17/20 who answered this question did suggest groups to engage with, some of which have already been involved. This is explored further below.
Do you think a commitment to help with learning for adults and children, is a good idea?	17/21 respondents to this question did think this was a good idea, aligning with what ward members told the applicant at the outset. Members of the Invisible Circus also highlighted that it already provides education and training, including Invisible Circus Youth providing skills to children from deprived backgrounds.
We have been very proactive in trying to include things in our proposal that the community would value...do you welcome our approach?	17/20 welcomed this approach, though again with some caveats and concerns expressed too. Explored further below.

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Please share your thoughts on our building design, e.g., do you think including town houses is a good idea?	See below. Generally limited comments, some concerns about heights, though some positive comments from planning and civic groups.
Please share your thoughts on our proposal to 'green' the area, including planting on the edge of the site and through the New Henry Street	See below. Broadly, very positive response.
Issue raised	Applicant's response
Consultation	
<p>From the community groups involved throughout – and other stakeholders met through the process – the engagement was welcomed, and the outcomes clear and very positive. Some of the responses from the community consultation were also positive. However, criticisms were made from the Bristol Civic Society (who felt they were being consulted too late in the process), from some members of the public (who did not appear to have received invitations to the drop-in event until the day itself), and there was insufficient engagement with the three tenants onsite (Invisible Circus, Bristol Scrap Metal and Calor Gas Centre).</p>	<p>The applicant spent several months meeting with local groups, political representatives, local businesses and charities working in this neighbourhood. As the above 'you said, we did' table shows, these groups and individuals have had a substantial role in shaping the proposals, which the applicant team considers to clearly show best practice.</p> <p>As described in this report, the consultation was extensive, both in-person and online and well-promoted. The applicant ensured the website had a Somali translation.</p> <p>In relation to the delivery of post card invitations, these were posted Royal Mail first class on March 3; the applicant is investigating if and why they would not have arrived until March 9. In relation to the Bristol Civic Society, the applicant placed the emphasis on working closely with the Dings Community Association and the Old Market Community Association; it did approach the Civic Society initially on January 12, though – for many reasons – no briefing was secured until mid-March.</p> <p>However, one area where the applicant has acknowledged insufficient consultation has been with the three tenants, which the applicant's commercial team had been dealing with purely as a contractual matter. However, the applicant was quick to seek to make amends, has visited the Invisible Circus and Bristol Scrap Metal, and is seeking to find ways to support them through this transition, including extending lease periods and offering to fund help to source new premises: this support and engagement is now ongoing.</p>
Changes to this area	
<p>There was strong awareness of the potential changes coming to the wider St Philip's area. Those who responded mainly had concerns with these changes, including impact on thriving local creative businesses; focus on student accommodation rather than affordable housing; concern about threats to nightlife.</p> <p>Two specific points raised:</p>	<p>The applicant understands there will be concerns when a community is faced with such large scale changes. The regeneration of the Temple Quarter aims to deliver a series of thriving mixed-use communities that will benefit new and existing residents, employees and visitors by creating new homes – including affordable - jobs and infrastructure. Sitting at the heart of the area's</p>

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<p>Bristol Wood Project has only recently relocated after the new Science Creates development at its old site on Albert Road – implied concern they might have to move again; Concern vibrancy associated with Motion and Propyard could be put under threat (with a reminder of the Agent of Change principle).</p>	<p>regeneration is the University of Bristol’s new Temple Quarter Enterprise Campus, which will deliver an estimated £626m of employment and financial benefit to the regional economy over the next decade. While the applicant supports Temple Quarter regeneration, the University’s new campus and the need for student accommodation as part of that, it agrees local businesses – that are such a key part of the area’s vibrancy – should be supported.</p>
<p>Overarching response to the proposals</p>	
<p>Mixed responses to the principle of redevelopment, with some positive voices from local residents, but concerns raised, most frequently by supporters of/people involved in the Invisible Circus. For some, provision of student accommodation was also a concern, with preferences stated for affordable housing. But for others the development as a whole was welcomed. Specific comments included: ‘I support and like the proposals. As a local resident in the Dings it will be nice and refreshing to have new development, attractive landscaping and high quality designs in the area’; ‘I like it, more people in the area and better building will make things look nicer. I live in the Dings and it’s important that local people have access to public areas’: Concern the site is too far from the new campus; Concern that – while students bring spending into the local economy – PBSA doesn’t create a ‘nice place to live’; Affordable homes needed more than student accommodation; Feeling that ‘overseas’ students are prioritised over local residents; Concern from existing local businesses about loss of employment space; Concern from neighbouring church on potential impact on its activities; Major – and repeated - concerns from the Invisible Circus community, and its particular and distinct needs and contribution it makes; Existing resident concerns about noise from deliveries at the scrap metal operation; Concern nowhere for students to go out, other than ‘noisy’ nightclubs in the area, resulting in anti-social behaviour.</p>	<p>While the applicant believes the site is a logical and convenient place for student accommodation to serve the needs of the new campus, it has sought to understand and include things in the development that address the needs, wishes and concerns of the community, both residents and local businesses. Those are summarised in the ‘You said, we did’ table above. On some of the specific points: The applicant has met with Bristol Wood Project and is keen to explore ways in which it can support that business; the Bristol Wood Project site is separate from the applicant’s site; To ensure the scheme helps create a ‘nice place to live’, the applicant has dedicated much of the ground floor to uses asked for by the community, and is proposing high quality public realm and active frontages throughout; Regards the neighbouring church, the applicant made an initial approach and is now seeking to liaise directly with them, to include them in the process; Regarding the existing tenants, as set out above, the applicant is fully engaging with them on timings and support for relocation.</p>
<p>Height & density</p>	
<p>A few specific comments focused on height:</p>	<p>The development has been shaped so that the lower buildings are closest to the neighbouring</p>

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<p>Concern eight storey buildings will dominate the area and block light; Regeneration welcome, but concern change in heights ‘dwarfing’ neighbouring buildings; ‘My key concern is that 8 stories is too high for this area. 6 stories would be an absolute max’; ‘The higher parts should be towards the recycling centre away from old market conservation area direction.’ While the Old Market neighbourhood planning group had expressed concerns about the height, they have since expressed wider support for the approach being taken.</p>	<p>homes; the heights, starting at four storeys (ground plus three), climb further back to a maximum of eight storeys where the land is furthest away from neighbouring homes. The homes on Kingsland Road will not be impacted by loss of sunlight. This area will no doubt change; to make the most of these brownfield sites it will be necessary to build taller buildings than the low-density single storey warehousing that dominates the area currently. The proposed building height on the part of Kingsland Road closest to the neighbouring homes has been reduced by one storey, so it now sits at ground plus three storeys.</p>
Design	
<p>Limited number of comments through the in-person and online community consultation, but mainly supportive. The Old Market Community Association welcomed the permeability of the scheme (reintroducing Henry Street), the ability of the homes being designed so they could be repurposed for market homes in the future if the student market contracted and seemed pleased about the agreement to incorporate town houses and industrial units into the scheme. Specific comments from the feedback forms: ‘Looks great’; ‘The design generally is good. Green space is a huge priority and ideally green space that can be utilised by all’; Scepticism towards town houses, that they are simply more flats; Feeling the information on the website was insufficient to be able to understand the design (actual plans, elevations, and renders needed).</p>	<p>The applicant spent a significant amount of time selecting the architect and landscape architect, as it wanted a team with experience in and understanding of this part of Bristol. The early discussions with local stakeholders, not least the Old Market Community Association (which produced the neighbourhood plan for this area), were very instructive and led to some key design decisions. The varying heights and elevations, the town houses and maker spaces are all responses to the points raised. The level of detail on the website isn’t always easy to get right, but all the plans in full detail will be publicly available on the council’s planning portal, once submitted.</p>
Employment spaces	
<p>As above, there are real concerns about Invisible Circus losing its Unit 15 space. And there are wider concerns more generally about loss of – and impact on – space for local businesses. However, local community groups (notably the OMCA) were very pleased that the ‘maker spaces’ have been added to the proposal. Specific comments included: ‘Flexible workspaces needed’; ‘May need larger industrial spaces’; Concern emissions from nearby brewery will result in complaints from resident students;</p>	<p>The applicant wants to make a very positive contribution to this community. It is also keen to help protect and encourage local creative businesses that are key to the area’s vibrancy. The applicant is engaging with Invisible Circus and Bristol Scrap Metal to agree on timings and to offer help finding suitable relocation options. The applicant has already agreed to extend the lease to ensure Invisible Circus can complete its busy summer season before moving. The applicant is also in talks with existing local operators of these kind of light industrial spaces, to ensure the spaces</p>

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<p>Bristol Bike Project highlighted as needing a new home; Microbreweries suggested as other potential occupiers.</p>	<p>meet the needs of local companies and are run and managed in a way that will best support them.</p>
Highways & movement	
<p>Not many respondents highlighted issues relating to highways and movement, though the OMCA and the DCA did ask the applicant to look at helping reduce speeds/create a safe way to cross Kingsland Road. The OMCA also asked if there was anything the applicant could do to help unlock the last piece of the Railway Path. One respondent felt it was unrealistic that the scheme will be car-free, being concerned that residents/staff will simply park on the streets. Another was concern the location was unsuitable for PBSA, as too far from the University and key route would be through ‘a very narrow pedestrian route under the railway bridge by Moor Beer.’</p>	<p>The applicant is proposing a new pedestrian crossing on Kingsland Road in front of the scheme, which would also help alert drivers to the existing 20mph speed limit.</p> <p>This is a city centre location and – in line with the direction of policy travel – active travel must be the first and principle mode of getting around, particularly given the residents will young students. The applicant will also be the operator and owner of the buildings, so will ensure students understand they cannot have a car in this location, and will be able to enforce that directive.</p> <p>The site is located about 10 minutes’ walk to the new campus. There will be optional pedestrian and cycling routes, though the Kingsland Road route would be the most direct.</p> <p>In relation to the missing section of the Railway Path, the applicant’s team is seeking to engage with the owner Network Rail.</p>
Public realm & landscaping	
<p>Very positive response to the landscaping proposals. Some of the specific comments: ‘Green space is essential for peoples' well-being and the environment’; ‘The more trees and soil and grass and wildflowers and bushes the better. Almost all recent planning applications in this area have been woefully void of green space’; ‘This is even more of a priority to me than regulating the height of new buildings’; ‘As long as the plants planted, are native plants and planted with the time of year in mind’; ‘This is a good thing to provide green space, though noting the surround is an industrial estate so out of keeping’; ‘More green is good. Planting and rewilding in neighbourhoods should be a consideration’; ‘I really welcome this’; ‘Green areas are welcome but I’m sure it will be more to look pretty than for people with dogs or children’.</p>	<p>The applicant appointed Churchman Thornhill Finch’s award-winning Bristol team of landscape architects and horticulturists to develop the landscaping strategy. The team has been able to take on board some of the specific requests, including from the Dings Community Association which asked for fruit trees and some areas of grass to be included in the proposals. The scheme has been designed to serve the needs of both the existing residents and the students, and in creating spaces for everyone – including a separate internal area just for the students – keep further pressure off The Dings park itself.</p>
Local services	
<p>The only comments received related to the need for a supermarket (something raised very early by the Dings Community Association); and</p>	<p>The applicant has included a space suitable for a small supermarket. It is too early to start seeking interest from supermarkets, but the emphasis</p>

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<p>the need for GP services. Specific comments included: 'The plans to incorporate a supermarket at this site are very welcome. Ideally a more ethical and responsible British retailer to be encouraged such as Waitrose or something independent please.'</p>	<p>would certainly be placed on an ethical company that would sit well with local residents. A local GP practice has approached the applicant, and discussions are being arranged to ascertain if local services could be provided onsite. The applicant will also work closely with the University of Bristol to fully understand its proposed healthcare provision for students.</p>
<p>Construction</p>	
<p>Concerns (mentioned once) about disruption and construction traffic</p>	<p>The applicant will submit a Construction Management Plan with the application, seeking to work with the council to agree the least disruptive way to build out the scheme. It would also commission a main contractor that adheres to the Considerate Constructors Scheme.</p>

Conclusion

The applicant's team has sought to engage effectively with residents, their representatives and other stakeholders using a variety of consultation methods, in line with best practice.

The applicant strongly believes the consultation was executed in an open and inclusive way; has proactively engaged with residents and stakeholders to explain the proposals; and remains committed to an ongoing open dialogue with neighbours should permission be granted.

Appendix



dominus
REAL ESTATE UNLOCKED

Consultation on our plan to build a new mixed-use development in St Philip's

We would like your feedback on our proposal to redevelop a brownfield, industrial site that will provide new light industrial maker spaces, space for the community, an opportunity for a local supermarket and student accommodation.

You can read about our plans – and provide your feedback – via www.newhenrystreet.co.uk, or you can meet us in person at our public exhibition, to be held on:


9th March 2023
The Community Room,
Hannah More Primary School,
New Kingsley Road, Bristol,
BS2 0LT

2.45pm to 7pm

Everyone is very welcome.

We look forward to hearing your feedback.

Consultation closes on 17th March.



If you would like to speak with our team, please call **0800 193 9403** or email contact@newhenrystreet.co.uk
Find out more about Dominus here www.dominus.co.uk

About our scheme

- Mixed-use redevelopment that would bring jobs, a community space, room for a local supermarket, and student homes
- Really high-quality design that would transform this site into a safe, attractive and vibrant place
- Light industrial workshop spaces, perfect for local 'maker' businesses
- Attractive landscaping with plenty of trees and green spaces to sit and relax
- Highly sustainable, car-free development
- New community space could be used for a range of uses, including education
- Investment in pedestrian and cycling connections, including the Bristol & Bath Railway Path
- Professionally managed accommodation to help meet Bristol's need for more student homes
- Seeking to reduce speed limit – and install new pedestrian crossing – on Kingsland Road





dominus
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If you would like to speak with our team, please call **0800 193 9403** or email contact@newhenrystreet.co.uk
Find out more about Dominus here www.dominus.co.uk

Your Feedback

New Henry Street



Consultation runs until 17th March 2023

Feedback form

Plans for our New Henry Street development

We welcome your feedback. Please leave your completed form with our team or use one of the Freepost envelopes provided. We have included some questions below which you may wish to answer, or please feel free to just provide us with your general response. We will review all feedback to see how the scheme could or should be amended to reflect your input.

Name:	_____	City:	_____
First:	_____	County:	_____
Last:	_____	Post Code:	_____
Address:	_____	Country:	_____
Street Address:	_____	Email:	_____
Address Line 2:	_____	Phone:	_____

Please **tick** if you are happy for us to contact you about our application and your feedback.

Yes I am happy for further contact.

1. Are you aware of the University's New Campus, part of the Temple Quarter regeneration?

Yes No Do you have any comments to the previous question?

2. Please share your thoughts on the significant changes happening in this area.

3. Are you a local business, or do you know of any local businesses, which might be interested in one of the maker spaces we are proposing?

Yes No Do you have any comments to the previous question?

4. Are there any specific local needs or groups that you would like us to consider and/or engage with?

Yes No Do you have any comments to the previous question?

Your Feedback

New Henry Street



5. Do you think a commitment to help with learning for adults and children, is a good idea?

Yes No Do you have any comments to the previous question?

6. We have been very proactive in trying to include things in our proposal that the community would value...do you welcome our approach?

Yes No Do you have any comments to the previous question?

7. Please share your thoughts on our building design, e.g., do you think including town houses is a good idea?

Yes No Do you have any comments to the previous question?

8. Please share your thoughts on our proposal to 'green' the area, including planting on the edge of the site and through the New Henry Street

9. Please share any other comments, including anything you would like us to consider/review.

Please tick if you are happy for us to contact you.

Data & Privacy Statement

We will hold your personal data in accordance with GDPR data protection laws. We will only contact you if you tick the box saying you are happy for us to do so, and only in relation to this planning application, after which we will delete your details.

Thank you for your feedback




Welcome to our consultation

We've been working with community groups, local businesses and representatives over the past few months on our proposal to regenerate a large industrial site on the edge of The Dings in St Philip's. It's a dynamic part of Bristol - and we want to play our role in adding to its vibrancy, in a way that benefits the community in this rapidly changing neighbourhood.

Your feedback

We'd welcome your feedback on our proposals, so please complete one of our feedback forms. Our team is here to explain our proposals and answer any questions. The deadline for feedback is March 17, 2025.

Once we have reviewed all the feedback we will use it and how our proposals should be amended before we then submit a planning application to Bristol City Council.

About Dominus

We are Dominus Real Estate. Forged by a track record of honesty, integrity and delivery that spans the UK real estate sector in student accommodation, hospitality, residential development and beyond. We're dynamic, enable and catalytic for positive change.

www.dominusrealestate.co.uk




The site is shown in the centre of this drawing.

Our approach to the site

Site location

As the aerial image shows, the site is bordered by England Road, Sussex Street, Alfred Street and the Bristol & Bath Railway Path. It is currently home to a number of businesses including the Color Gas storage yard. The site is a 15-minute walk to both the new Temple Quaker Campus and Temple Meads station.



Our vision

- Local Engagement**
Early and on-going engagement with key stakeholders to deliver long-term benefit and social value.
- Think Beyond the Red-Line**
Design a high-quality scheme that responds to context and contributes to ongoing rejuvenation of the East Dings neighbourhood.
- Delivery**
Deliver the project through a high-calibre Bristol-based design team with a track record of positive transformative developments in Bristol.
- Connections**
Support enhanced pedestrian and cycle connections by encouraging sustainable travel choices with the 'front door' meeting the Bristol-to-Bath cycle path.
- Ground Floor Activity & Enhanced Public Realm**
Deliver active frontage and improve local environment to enhance the sense of place and feeling of day and nighttime security.
- Dynamic Mix of Uses**
Providing new street-level 'maker spaces' targeted at local operators with further flexible spaces for small food store and an education focused community offer.
- Student Accommodation**
Providing well-located, high-quality, professionally managed and purpose-built student accommodation that helps to address demand for homes for student across Bristol.



Our Crutched Friars scheme which provided a new home for the Migration Museum

Some of our other schemes

Habon

Working with partners, Creative Land Trust, we are delivering a new cultural and community space, as part of its 441 student room, mixed-use scheme.

Stafford

The 404 student-room, mixed-use scheme includes a community-led pub at ground floor, in collaboration with the Made Up Collective. We are providing affordable workspace for the cultural and creative sector.

Crutched Friars

Described as Bristol's missing museum, the Migration Museum's journey for a permanent location began in 2013 - and now, finally, will have a new home within our Crutched Friars project as part of our mixed-use scheme which also has 749 student rooms.

Our designers

ALLFORD HALL MONAGHAN MORRIS

Bristol office of award-winning architect Allford, whose Bristol projects include Temple Quaker Education Campus and Silverstone Lane which includes the new secondary school.

www.ahm.co.uk/

Churchman Thornhill Finch


Churchman Thornhill Finch's award-winning Bristol team of landscape architects and horticulturists, whose Bristol schemes include Bristol City Council's Burlington Walk housing development and student accommodation at Avon Street.


www.churchmanthornhillfinch.co.uk/




Our Stafford scheme approved in 2022 with a community-led pub at ground floor in collaboration with the Made Up Collective


If you would like to speak with our team, please call 0800 193 9403 or email contact@newhenrystreet.co.uk. Find out more here www.newhenrystreet.co.uk







Proposed ground floor including the new community space, shop and maker spaces



Scheme viewed from England Road Bridge

Our proposal: Meeting community needs


We have spent time over the past few months meeting with local groups, representatives, small businesses and organisations to understand how our scheme can play a positive role in this community.

We propose to do this by dedicating the ground floor to meeting local needs, including providing:

- Creative business 'maker spaces'
- A community space for a range of uses, particularly education and skills training
- Commercial floorspace, including for a potential local supermarket
- Really attractive landscaping with plenty of green spaces to sit and relax

Creative business 'maker spaces'

- Lots of entrepreneurial, small businesses in the area, but not enough workshop spaces
- We've incorporated light industrial spaces into our scheme
- More industrial jobs on the site once the development is complete than there is now
- We will specify and manage these spaces to suit local businesses




Space for the community

- Space for the community facing towards the existing homes on England Road
- Emphasis on education where local adults and children will be offered support in numeracy, literacy and computer skills
- Bistol Hub, a charity already working in The Dings, will get University student volunteers to help teach
- Space owned and managed by Dominus
- Available for many other community uses

Ground floor commercial floorspace, including for a local supermarket

- Everyday grocery shopping needed locally
- Shop space fronting onto Sussex Street could incorporate a local supermarket
- Activity from the new shop and other uses will help make it a safer and more vibrant place




How the facade along England Road would look

Our proposal: High quality design

Buildings designed to respect existing premises

- These new buildings would run in parallel with England Road
- Internal bridge across New Henry Street to connect two of these rows
- Eight town houses, four facing onto the Railway Path and four onto Sussex Street
- Townhouses with front doors opening directly onto the street to mirror existing local houses
- Active frontages to help create safer and more vibrant streets
- Range of heights and facades to create more visual interest, and avoid large, single blocks
- Lowest buildings located closest to the nearest homes
- Heights start at four storeys, with five, six, seven and eight storeys climbing higher towards the Railway Path and Alfred Street
- Range of materials, mainly high-quality brick and mellow oak
- Design references engineering history but with an innovative and contemporary approach




Example of a scheme by the same architect. A-Helm, but similar to how the facade on England Road would look


Reinstating the historic Henry Street

- Old maps show this site used to have terraced housing
- Included Henry Street running through the site
- To open the site up we are creating a new Henry Street, for pedestrians and cyclists
- Will connect with neighbouring section of Bistol & Bath Railway Path, making it safer and more attractive
- Seeking to help open one remaining section of the Bistol to Bath cycle path

Making England Road safer

- Seeking to slow traffic on England Road to help local people safely access the new facilities
- To be discussed and agreed with the Highways officers at Bistol City Council
- Our development could help make England Road much safer for pedestrians





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Our proposed landscape plan

Our proposal: A sustainable development

Greening the area

- Currently very limited biodiversity on the site
- Our plan would bring trees, extensive planting and a lively environment
- A variety of trees to be planted – including fruit trees – along the New Henry Street and Allied Street
- Extensive planting along the Railway Path side of the development

A highly sustainable approach

- Car-free, other than four disabled parking bays
- Ample secure bike storage, including for the community centre and businesses
- Investment in improving existing pedestrian and cycling connections
- Targeting the highly sustainable building standard BREEM Excellent



Example of the type of quality landscaping designed into the scheme

Increasing employment on the site

- Currently 20-25 people employed across the whole site
- Our development would provide more than 30 jobs
- Employment opportunities via ground floor uses and operation of student accommodation
- Significant increase in the number of people employed on the site
- We will work with the community to create opportunities for training and apprenticeships for local people

Landscaping would include fruit trees for foraging





The landscaped depot leading into the New Henry Street

Our proposal – well-managed student homes

Why student accommodation?

- We understand concerns raised by communities about student accommodation
- But young students also need somewhere warm and safe to call home
- The University of Bristol continues to contribute enormously to the city
- Dedicated student accommodation eases pressure on the city's existing housing stock
- Suitable to build student accommodation close to the new Temple Quarter Campus
- But we are very keen to help the students contribute to the community
- Hands-on management to be good neighbours
- Dominus would build, own and manage the whole development
- We recently started our own student accommodation management business
- We are here for the long-term
- We want to contribute to the community, and be good neighbours



The student experience

Our Student Management Plan will set out and commit us to:

- Professional management – managed with a single point of entry, staffed 24 hours a day
- Community liaison pack – distributed across the local area prior to each academic year
- Community liaison officer – in place of all times as the principal liaison contact
- Community liaison group – to enable discussions with the community on operational and management matters
- Student wellbeing – work closely with the University to provide pastoral support for students
- Tenancy agreement and welcome pack – signed by students
- Student behaviour – a code of conduct will set out our expectations
- Development includes high-quality areas for study, wellbeing, and day to day needs (including a parcel room and laundry)



Creative space of our Hilborn development

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B News ▶ Bristol News ▶ Planning

Plans for new supermarket and blocks for 628 students unveiled on industrial estate

The regeneration of St Phillips is getting under way

NEWS By **Tristan Cork** Senior Reporter
12:02, 6 MAR 2023 UPDATED 12:03, 6 MAR 2023

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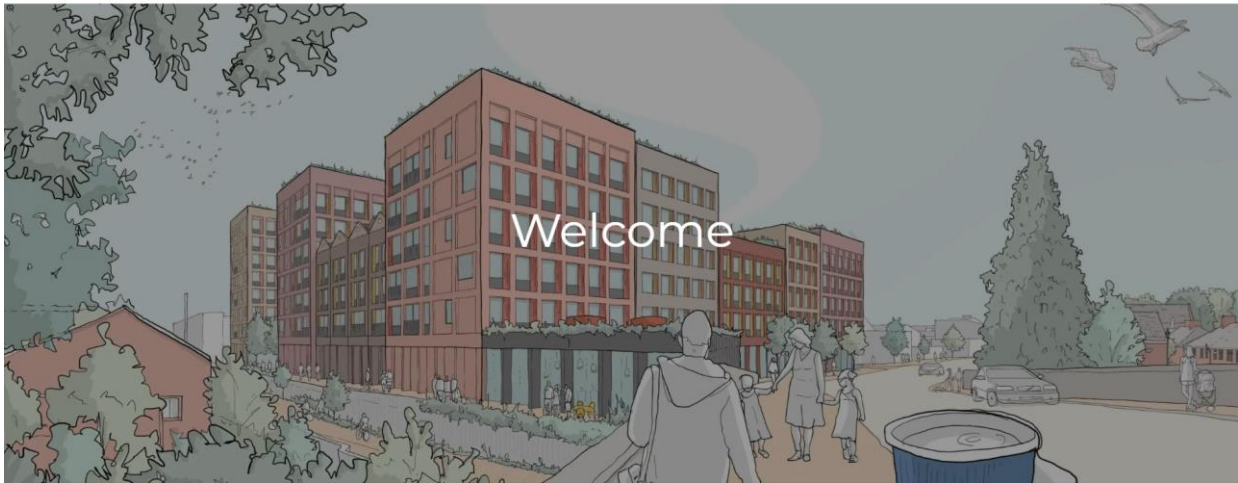


Supporting development through stakeholder & community engagement



Welcome The site Our proposal Your feedback

English



Soo dhawoow Goobta Soo jeedinteenaa Fikirkaaga

Somali



Ku soo dhawoow wada tashigeena.



Welcome The site Our proposal Your feedback

English



<https://newhenrystreet.co.uk/the-site/>

Supporting development through stakeholder & community engagement

