

[WELCOME]



HADLEY PROPERTY GROUP

Thanks for visiting Hadley Property Group's drop-in on its plans to redevelop land at Bath Road in Totterdown.

We held an exhibition in March to consult on our initial ideas to transform the site on the corner of Totterdown Bridge and Bath Road by providing high quality, sustainable housing and employment space.

Since then, we have considered feedback, undertaken more studies and held discussions with stakeholders about our proposals.

This has helped us shape plans to regenerate this vacant site by providing an exemplar sustainable development with housing, employment and communal space.

We would love to hear what you think about our plans before we submit our application.



[BATH ROAD BRISTOL]

Public Consultation | Wednesday 19th July 2017

[THE SITE]



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The site is based on the corner of Totterdown Bridge and Bath Road, alongside the river.

It used to be a petrol filling station and is in two parts; one is inaccessible land below ground-level and the other is at road level.

The site has remained largely vacant after the filling station closed and is in serious need of regeneration.

Over recent months, we have undertaken more detailed studies of the site. These have found that the challenges of regenerating the site are greater than we first thought.

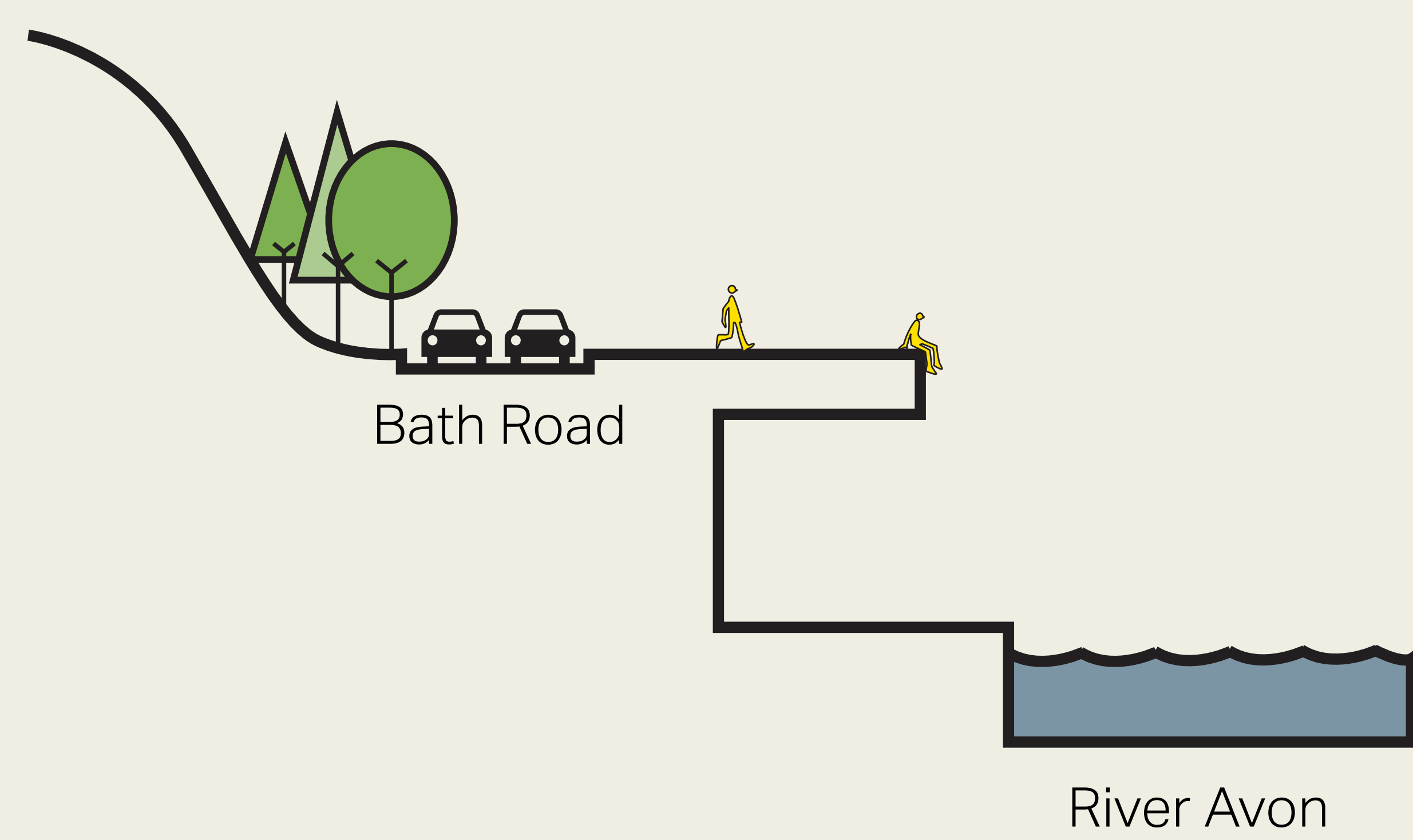
They include low-level contamination of the ground which will need to be remediated before we can start building. There are also areas underneath Bath Road that we had

hoped to be able to use, however on closer inspection, we have discovered that these have been filled in with materials that cannot easily be removed.

The naturally steep topography of the site creates engineering challenges when providing suitable access to the lower levels for vehicles and pedestrians. The close proximity to the river has required the need for suitable flood defences and the finished floor levels of the scheme will sit above the flood plane.

This has therefore reduced the amount of area that can be developed. As a result, we have had to rethink our initial ideas and how to address these challenges while delivering a scheme that improves the area and provides homes and job opportunities for local people.

Totterdown



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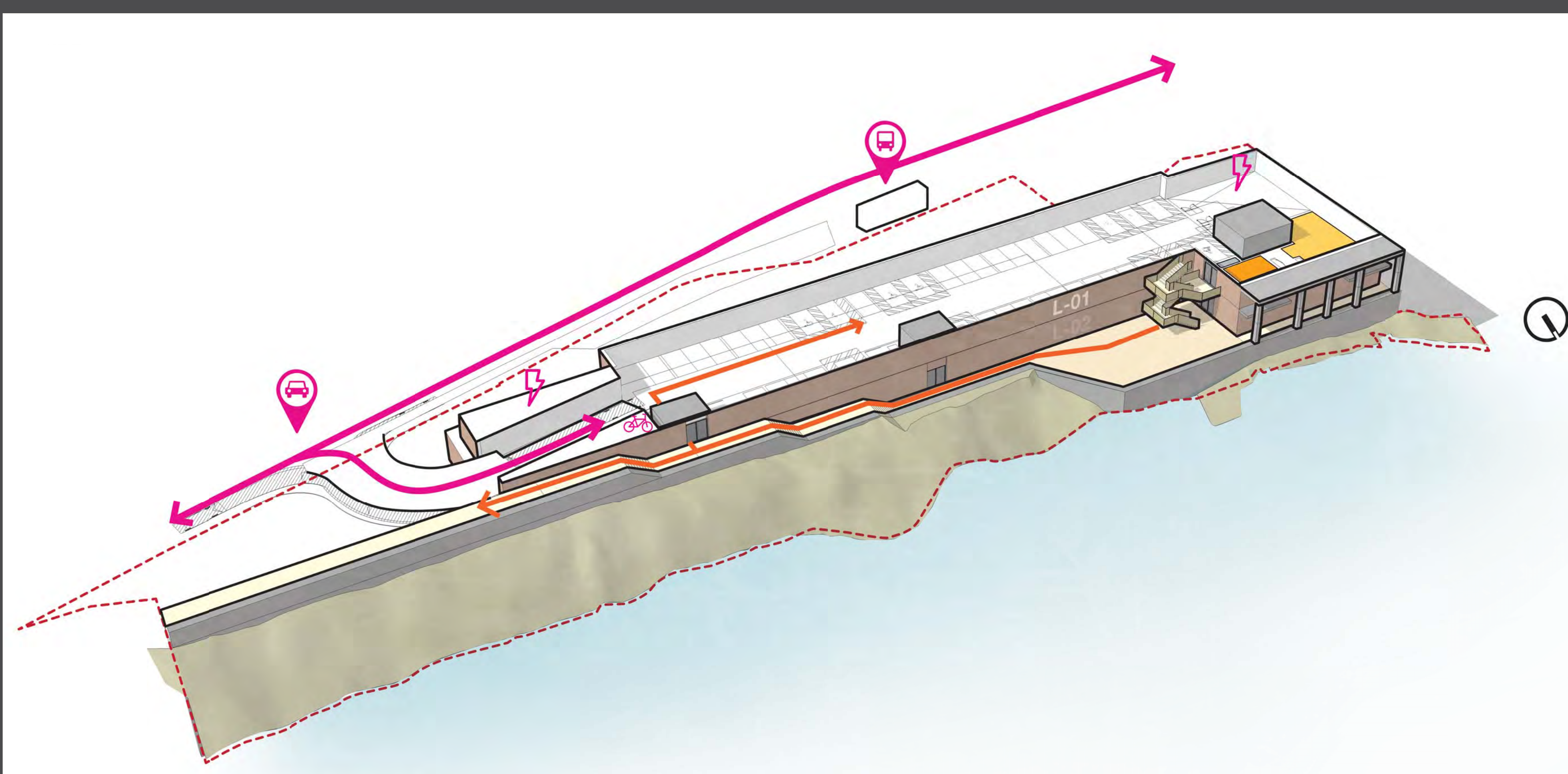
DESIGN JOURNEY



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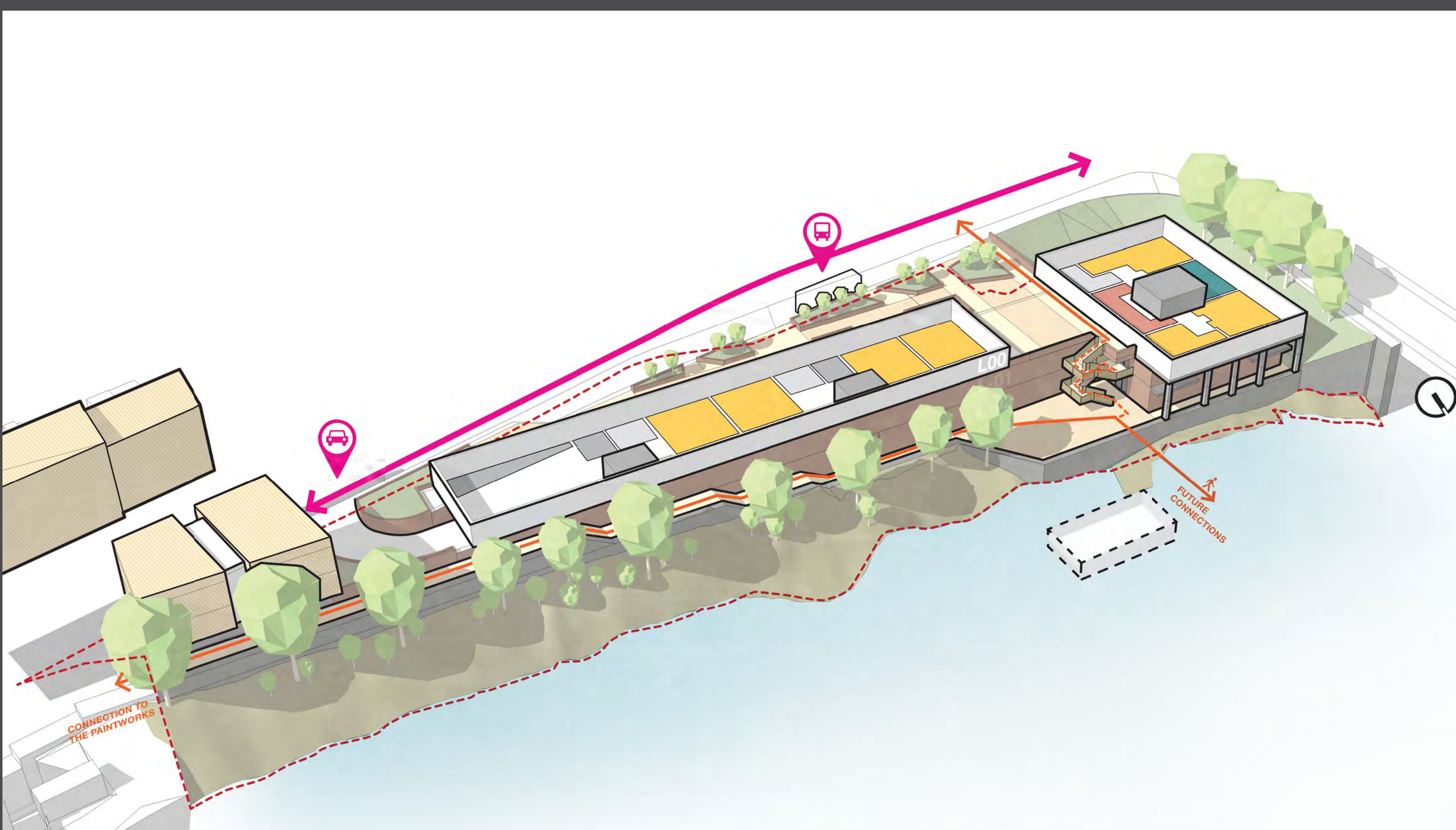
Over the past few months, we have worked carefully to produce a scheme that overcomes the challenges we have encountered on the site, while creating a sustainable development that connects the local community with the riverfront.

Our plans have gone through a number of stages and this board explains some of the features of our proposal.



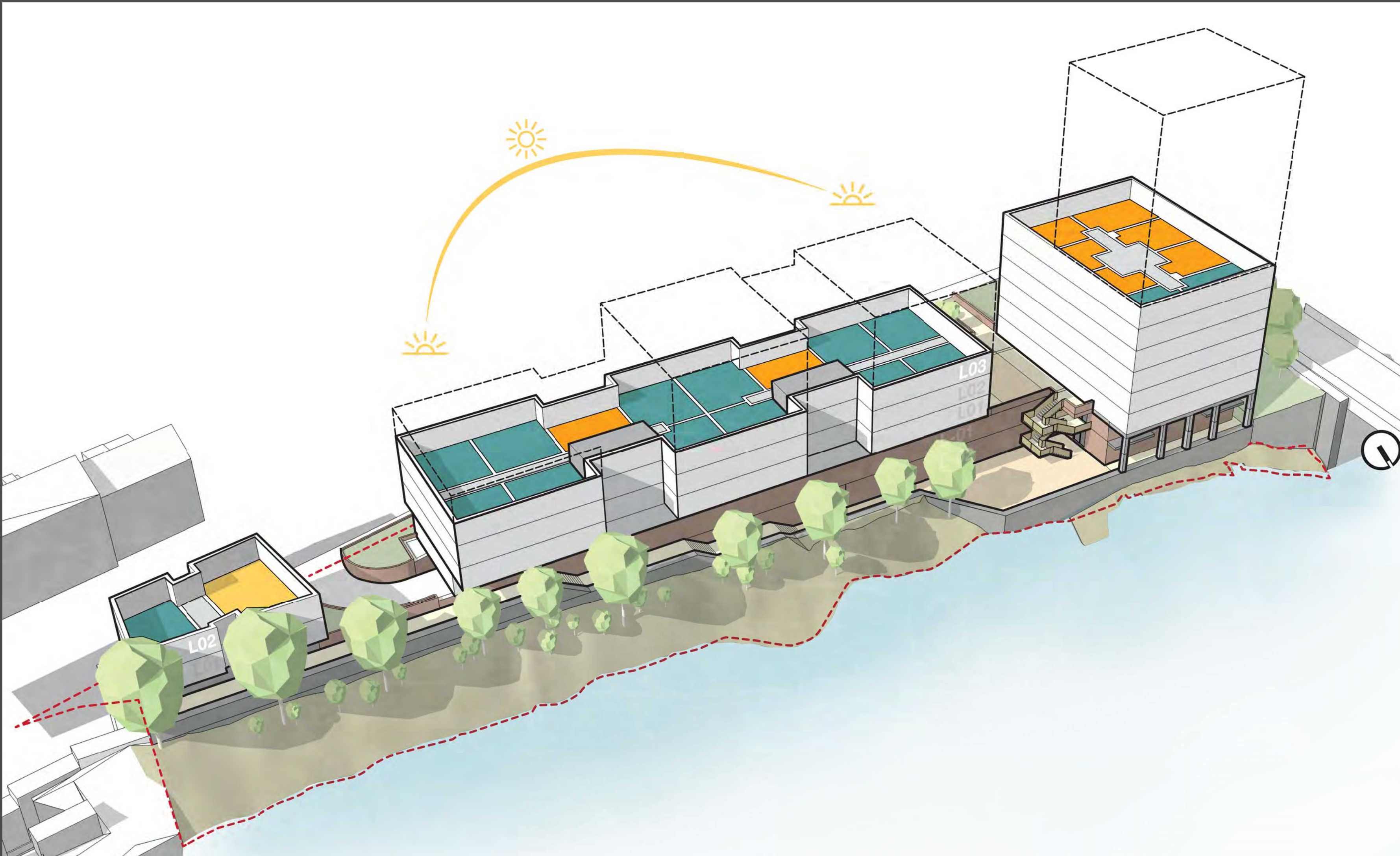
Accessibility

- Improved car access, leading to parking spaces below ground level.
- A walkway connecting Bath Road and the Paintworks to the riverside.
- Storage for 280 bicycles and an additional 30 spaces for visitors.
- Public lift providing disabled access to the riverfront.



Landscape & Public Realm

- Gardens and street trees on Bath Road.
- Communal and private residential entrances.
- Large ground floor terrace with views across the river – ideal for social or community events.
- Public staircase from terrace to the riverfront.
- A new floating barge providing riverside communal space from the slipway.



Proposed Plans

- Commercial space along the riverside area.
- Parking space and servicing area below ground level.
- Three storey apartment building to east of the site with a mix of flats.
- Apartment building with two cores ranging from five to seven storeys along the centre of the site.
- Slender apartment building to the west: a signpost to the site.
- Mix of one, two and three bedroomed units throughout.



Materials & Design

- Inspired by Bristol's riverside architecture and industrial warehouses.
- Red brick and zinc cladding.
- The red brick forms the lower riverside levels, recessed sections of the central block and the signpost tower's Bath Road frontage.
- Zinc cladding forms the buildings' upper levels.
- Zinc cladding is recyclable and requires little maintenance.
- Balconies with decorative panels proposed to all apartments.

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OUR PROPOSAL



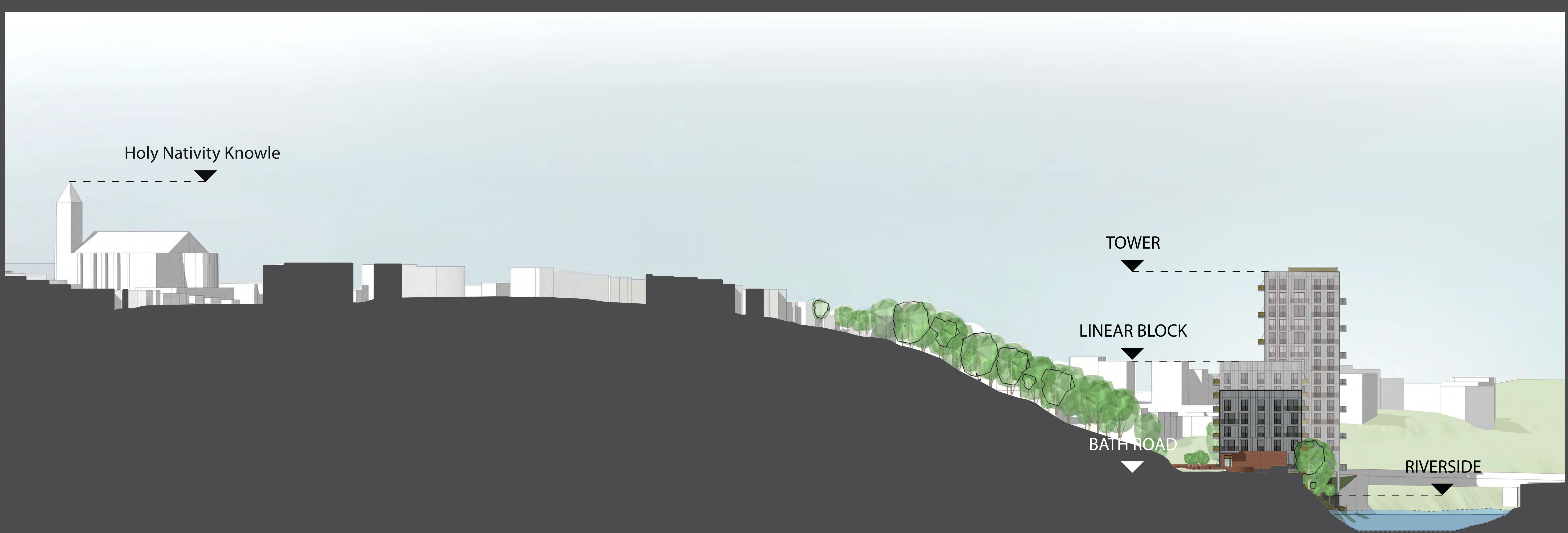
HADLEY PROPERTY GROUP

Our plan is to bring a flagship development to Totterdown, which has sustainability and quality at its core and creates a place where people want to live, work and relax.

It will be distinctively designed and include features that attract people to the area and link to its heritage.

Our draft proposal includes:

- Up to 159 apartments, ranging from one-to-three bedrooms in size
- Commercial space along Bath Road and at riverside level for businesses to set up and grow
- 42 parking spaces including 12 DDA compliant and designated car club spaces
- Public riverside path for pedestrians between Totterdown Bridge and the Paintworks
- Sensitive landscaping and communal gardens on the roof of the buildings
- We are proposing a floating barge that could be used as a café or communal garden, providing a clear link to the area's boat-building heritage whilst enhancing the public realm.



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[SUSTAINABILITY]



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We are committed to creating a development that raises the bar in terms of sustainable development. This is at the core of our vision for the site.

One of the main features used in the construction of the scheme will be Cross Laminated Timber (CLT).

This material is produced from softwood timber made up of sections laid across each other at right angles before the finished material is laminated.

The panels are made off-site before being put into position on-site. Construction is faster and cleaner than traditional methods of construction and results in less noise and waste on site.

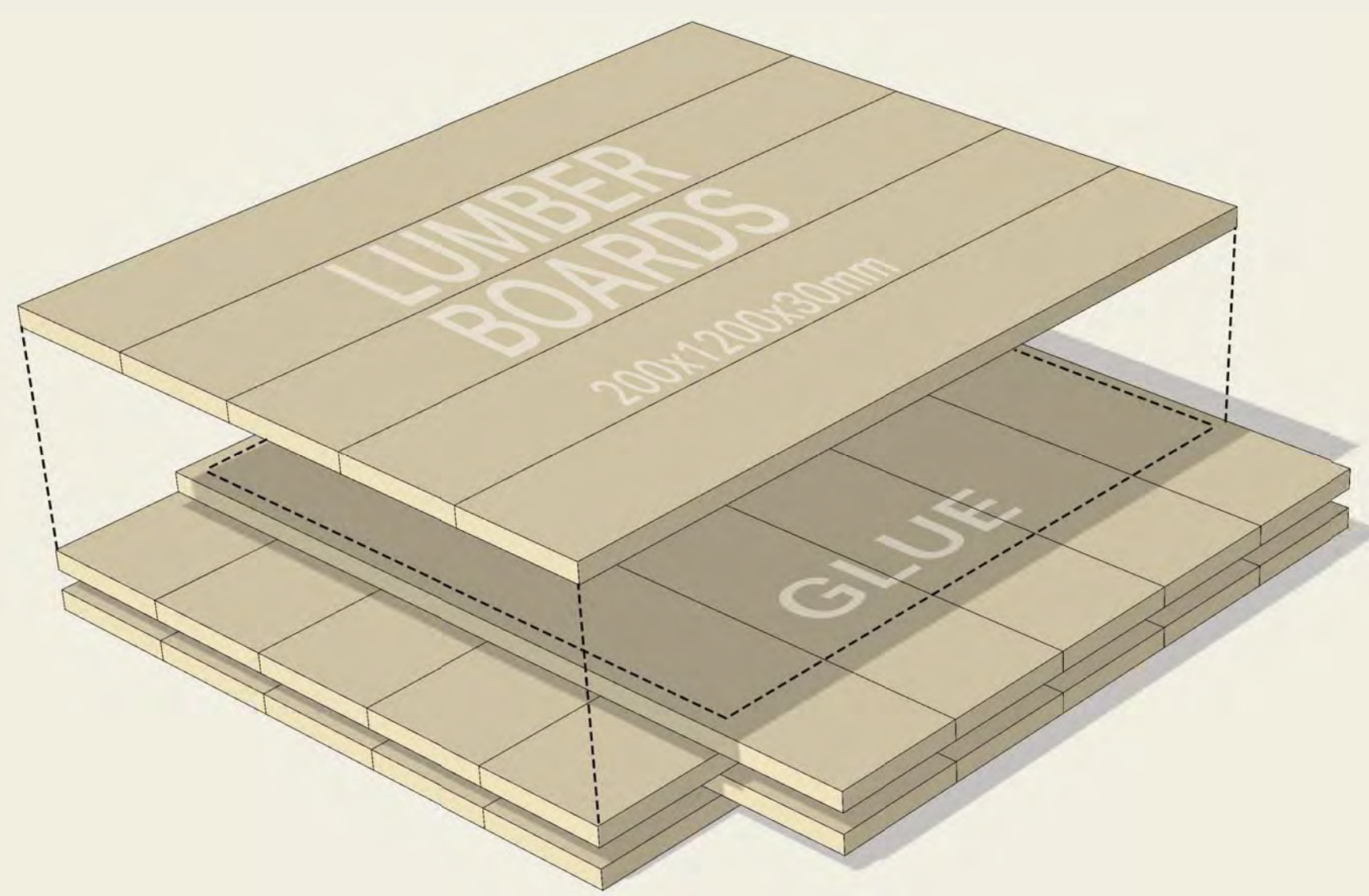
Compared to traditional construction methods, use of Cross Laminated Timber is:

- Faster and more efficient construction period
- Cleaner - less waste and noise pollution produced on site
- Sustainable
- Carbon negative - due to the carbon taken by the trees during growth

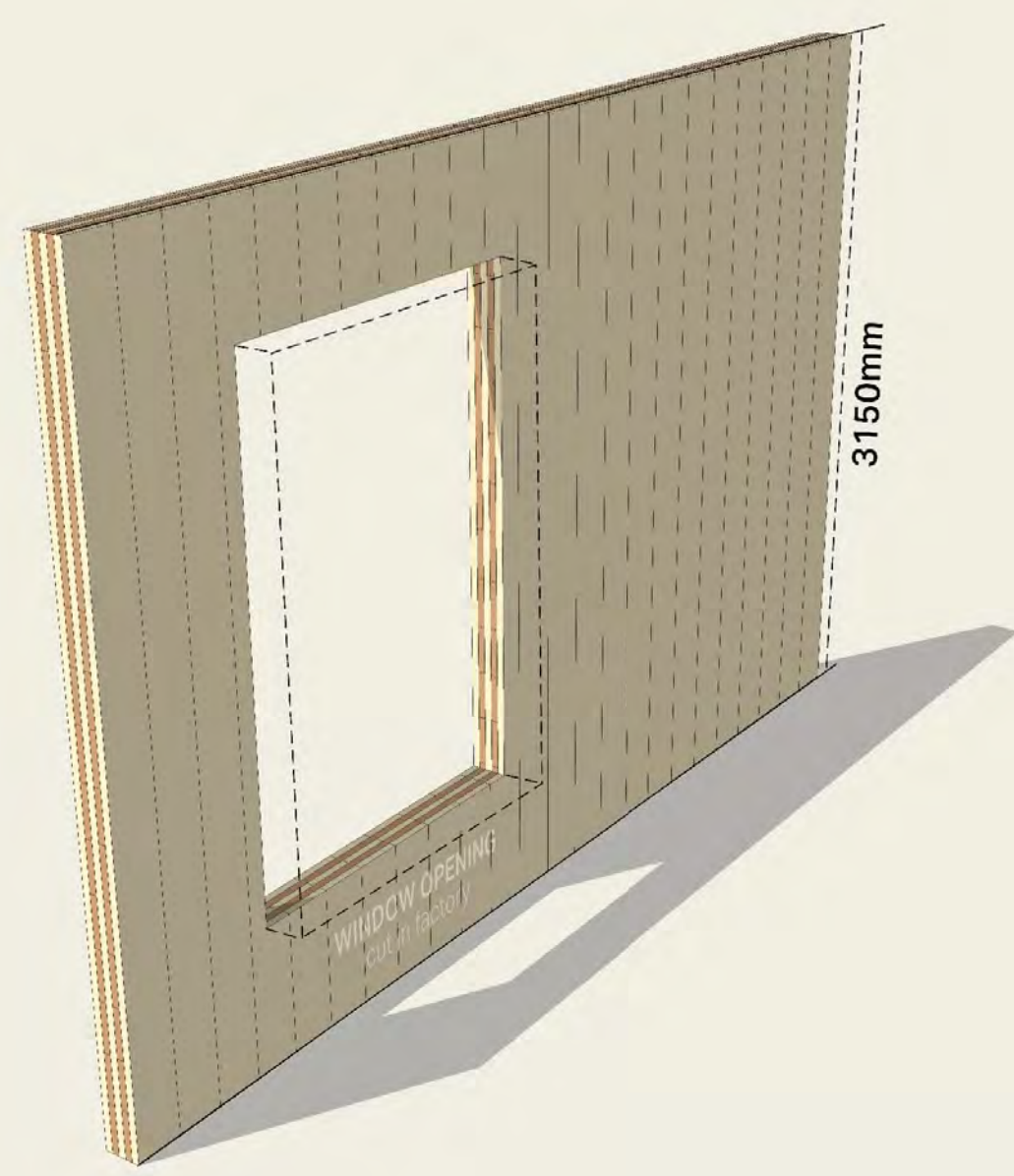
CROSS LAMINATED TIMBER CONSTRUCTION

- Cross Laminated Timber (CLT) panels consist of several layers of lumber boards stacked perpendicularly (typically at 90 degrees) and glued together on their wide faces.
- Each CLT panel has at least three glued layers of boards.
- The cross-laminating process improves the stability of the timber giving it capabilities similar to a reinforced concrete slab.

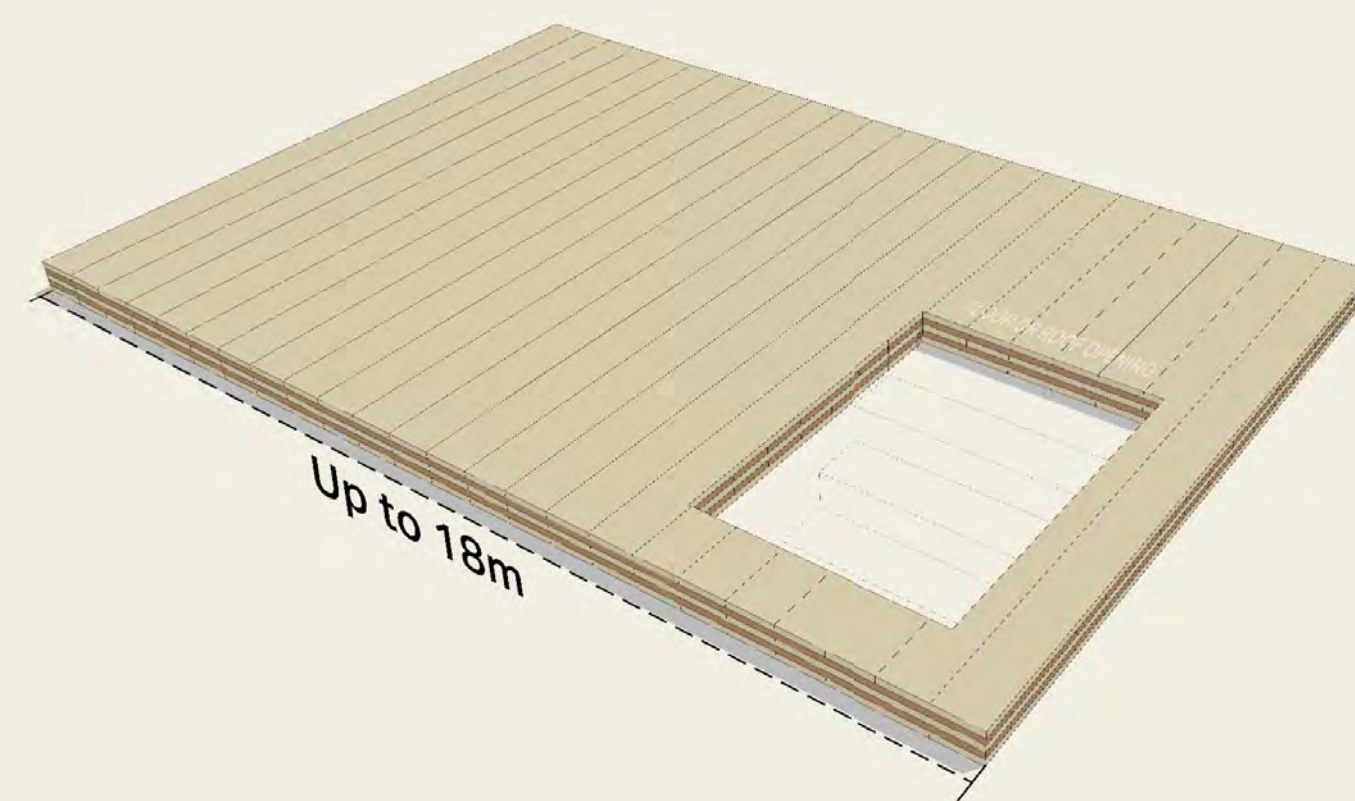
Information taken from CLT Handbook: cross-laminated timber / edited by Erol Karacabeyli



Typical build-up of CLT panels



Typical CLT wall build-up



Typical CLT floor/roof build-up



CLT PROJECT EXAMPLES

- Royal Shakespeare Theatre, Stratford
- John Hope Gateway, Royal Botanic Gardens, Edinburgh
- Dyson, Malmesbury and Hullavington
- Kingswood School, Bath
- Somerset College, Taunton
- City of London Academy, London
- Stanbrook Abbey, Worcester
- The Hive, Worcester
- William Perkin Church of England School, London
- Woodland Trust, Grantham



STANBROOK ABBEY



THE HIVE



WILLIAM PERKIN HIGH SCHOOL



WOODLAND TRUST



CITY OF LONDON ACADEMY



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[SUSTAINABILITY]

one planet living



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Our designs are shaped by the One Planet Living concept, which has a number of guiding principles that underpin a sustainable place. How we intend to meet these principles is outlined below.



ONE PLANET LIVING

Additional sustainable measures to be implemented on the design include:

- Passive Design - Fabric First Approach
- Combined Heat and Power (CHP) for heat and hot water generation
- Solar PV Panels located on the roof for generation of electricity

HEALTH & HAPPINESS Provision of outdoor communal space and allotments for residents to create a well balance public realm

EQUITY & LOCAL ECONOMY The creation of commercial space that will provide a cafe which opens on to the public realm and provides employment opportunities for the local community

CULTURE & COMMUNITY We want to create shared community spaces and will include gardens and allotments on the roofs of the buildings and pop-up event spaces within the public realm

LAND USE & WILDLIFE Our landscaping plan seeks to protect and enhance local plant and wildlife on the site. We are also creating a riverside path that would link to the Paintworks and provide a safe pedestrian route for those living in the development and the local community

SUSTAINABLE WATER Provision of water efficient sanitary ware in all apartments

LOCAL & SUSTAINABLE FOOD Our vision of a floating barge would, along with the rooftop allotments, be used to provide a communal area to grow food for residents

MATERIALS & PRODUCTS A "Fabric First" approach to construction, where the performance of the building's materials are maximised before considering the use of other building services systems

TRAVEL & TRANSPORT We want to promote alternatives to single car journeys wherever possible. We will include secure storage space for more than 270 bicycles on site and are in talks with local car-clubs to make this facility available to residents

ZERO WASTE The use of Cross Laminated Timber construction minimises the waste produced during the construction process

LOW CARBON We are planning to incorporate solar panels on the roofs of both the main tower and the warehouse block. Cross Laminated Timber is also a Carbon Negative construction material



If we all lived like an average **North American** we would need **5 planets**



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We know the importance of good landscape design and have been working closely with consultants to create an environment that would enhance the site.

This would include sensitive planting of the retaining embankment, open space and pathways to connect the site to the river.

As part of our commitment to sustainability, we will retain as many trees as possible on the site and will replant any trees that are removed to make way for the access provision. We will also replant wild grass

Landscape Plan Key

- | | |
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| 1. Existing bridge embankment with trees | 7. Proposed Riverside walkway |
| 2. Existing bus stop | 8. Proposed Riverside plaza for markets/events/play/cafe |
| 3. Existing Riverside embankment with trees | 9. Proposed Bath Road plaza for markets/events/play/cafe |
| 4. Proposed wildflower meadow to embankment | 10. Proposed Riverside barge for community garden |
| 5. Proposed connection from Bath Road to Riverside | 11. Future Riverside links to adjacent sites |
| 6. Proposed entrances to linear block with gardens | 12. Proposed driveway ramp |

