



Urban Living - Making successful places at higher densities

Preparation of a new Supplementary
Planning Document

NPN Briefing

9 October 2018

Presentation Overview

What we've been
consulting on



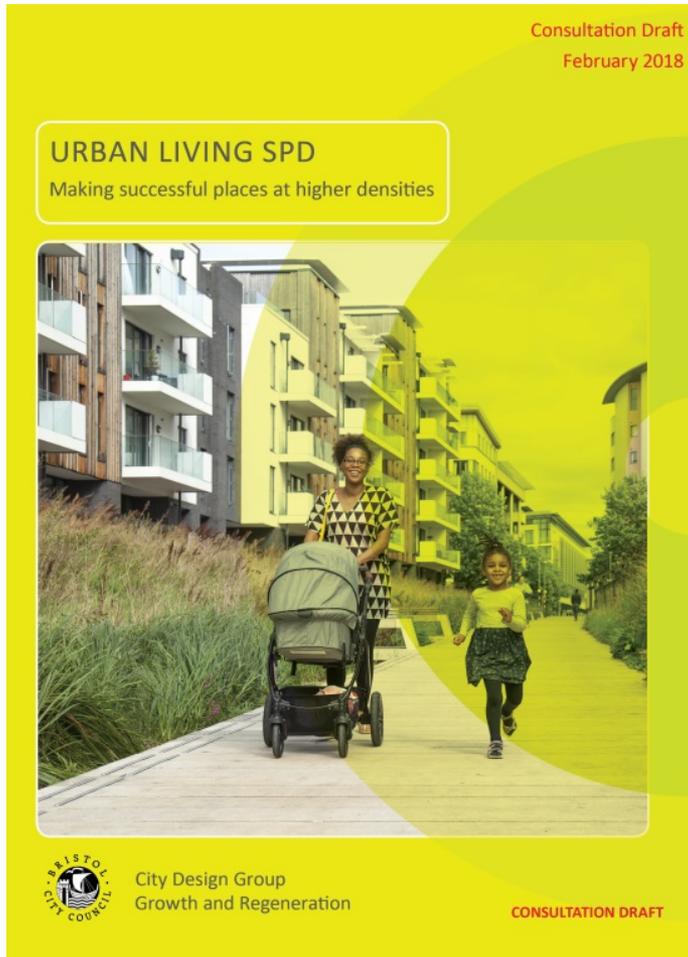
What feedback
we've received



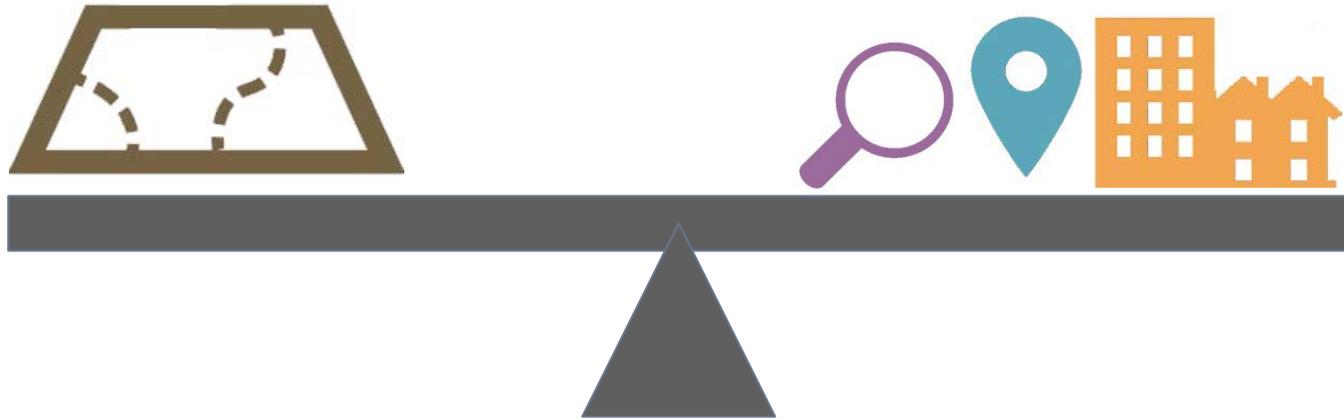
How we might
respond....

Urban Living – Making successful places at higher densities

SPD Overview



Optimising density



- The efficient and effective use of land

- Positive response to context
- Successful placemaking
- Liveability

Urban Living – Making successful places at higher densities

SPD Overview

DRAFT EVIDENCE BASE
not for circulation

URBAN LIVING SPD

Learning from recent higher density schemes in Bristol



City Design Group
Planning Division

SPD Overview

What the SPD provides...

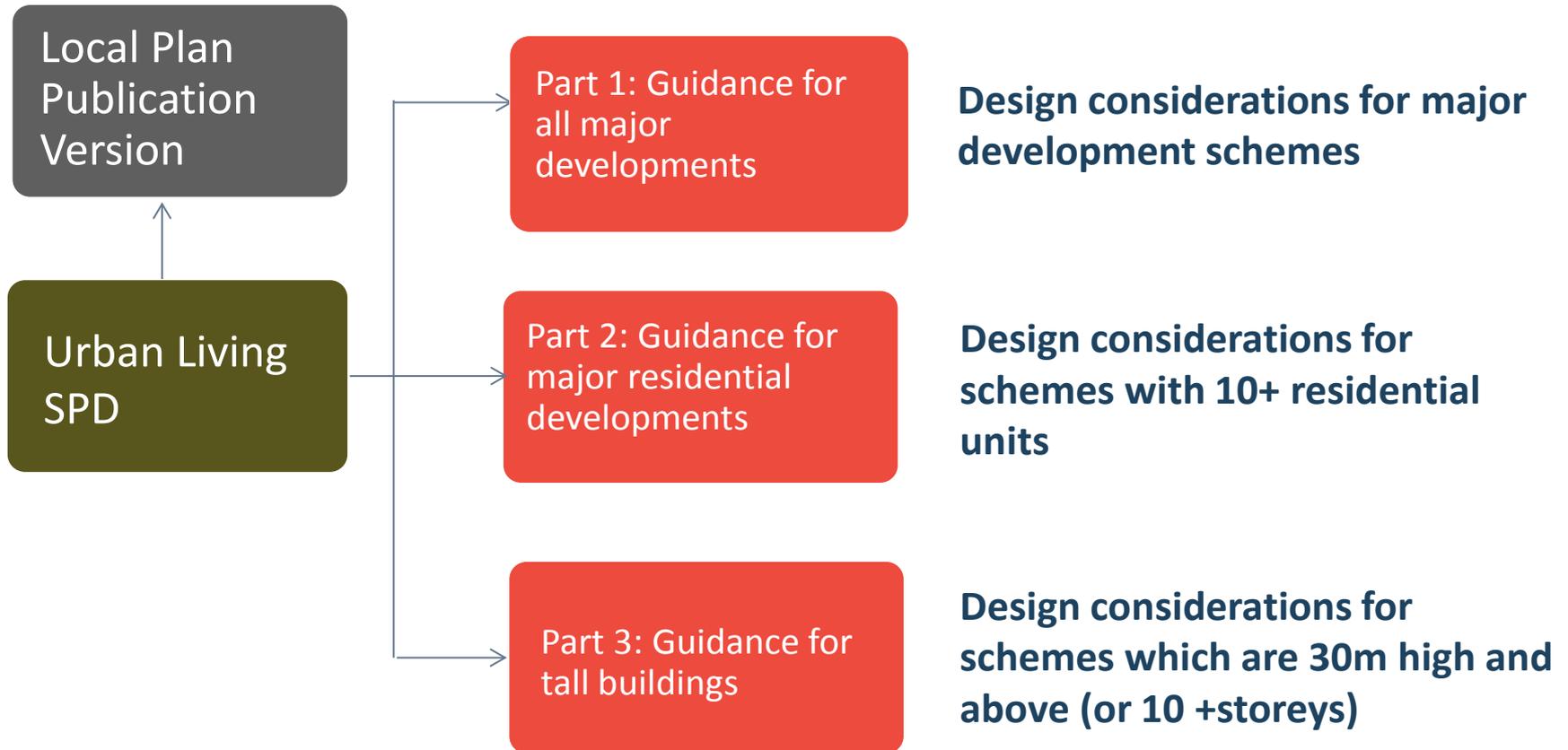
- Quality expectations for higher density development in the city, including tall buildings
- Guidance on making liveable higher density residential schemes
- Broad-brush city-wide character appraisal
- Questions to consider during design development/pre-app linked to traffic-light assessment
- Best practice precedents
- Technical assessment guidance

What the SPD doesn't provide...

- Area/site guidance
- Locations appropriate for tall buildings
- Density thresholds for residential developments

SPD Overview

Location guidance
New liveability policy
DM26 update?



SPD Overview



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

1

Major Developments

Guidance/ questions relevant to all major schemes, regardless of land use.



City

Q1.1 Has the scheme adopted an approach to urban intensification which is broadly consistent with its setting?

Neighbourhood

Q1.2 Does the scheme contribute towards creating a vibrant and equitable neighbourhood?

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

Block & Street

Q1.4 Does the scheme provide people-friendly streets and spaces?

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

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

2

Residential Development

Guidance/ questions relevant to all schemes which incorporate residential use.



Shared access and internal spaces

Q2.1 Does the scheme make building entrances and shared internal spaces welcoming, attractive and easy to use?

Q2.2 Does the scheme provide practical, attractive and easily accessible communal amenity space that meets the needs of its target resident profile?

Private outdoor space

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

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

Q2.5 Does the scheme creatively integrate children's play?

Individual homes

Q2.6 Are internal layouts ergonomic and adaptable?

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

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

3

Tall Building

Guidance/ questions relevant to schemes which are 30m high and above (or 10+storeys).



Visual quality

Q3.1 Is the tall building well located?

Q3.2 Does the scheme make a positive contribution to the long-range, mid-range and immediate views to it?

Q3.3 Does the scheme demonstrate design excellence?

Functional quality

Q3.4 Does the scheme ensure the safety of occupants and passers-by?

Q3.5 Does the scheme interfere with aviation, navigation or telecommunication, and does it have a detrimental effect on solar energy generation on adjoining buildings?

Q3.6 Has the scheme's future servicing, maintenance and management been well considered?

Environmental quality

Q3.7 Does the scheme create a pleasant, healthy environment for future occupants?

Q3.8 Is the scheme sustainably designed?

Q3.9 Will the scheme be neighbourly, both at the construction phase and following occupation?

Part 2: Residential development

Private outdoor space

Q2.5 Does the scheme creatively integrate children's play?

- Under 5s should be within 100m of a suitable play facility/area, and all other children should be within 400m of a suitable play space
- Provision of 10sqm of play space for each child that is expected to live in a scheme
- Can be accessed safely and independently from the home by children



Urban Living – Making successful places at higher densities

What we've been
consulting on



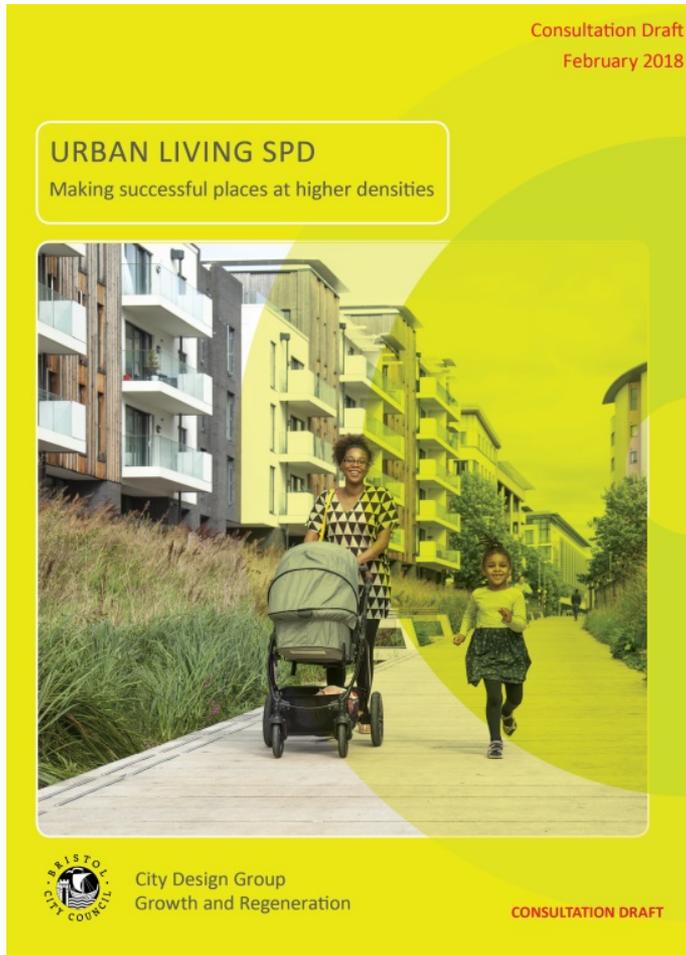
What feedback
we've received



How we might
respond....

Urban Living – Making successful places at higher densities

SPD Overview



19 February-13 April 2018
Consultation on first draft

28 August – 25 September 2018
Consultation on publication draft

Consultation feedback

Responses

By email/letter: 138

Amenity groups: 12%

Public: 70%

Professionals: 18%

Headline responses

- General support for Parts 1 & 2
- Continued perception that the SPD is encouraging tall buildings (Part 3) against the weight of public opinion
- Need for further clarification on the areas of intensification

Consultation feedback

Tall buildings – reoccurring comments

- Many amenity groups and members of the public disagree with the current definition, arguing it should be 6-storeys +.
- SPD is too encouraging of tall buildings. Greater focus should be on mid-rise high density forms.
- Developers and agents object to statement relating to Outline Applications not being suitable for tall buildings.
- The current SPD1- Tall Buildings more appropriate guidance for tall buildings.
- Tall buildings are not suitable living environments, particularly for families.
- SPD should not encourage tall buildings.

Urban Living – Making successful places at higher densities

What we've been
consulting on



What feedback
we've received



How we might
respond....

Urban Living – Making successful places at higher densities

“Whilst tall buildings are one way of potentially optimising densities, they aren’t the only way, and aren’t appropriate in all circumstances”.

Tall Buildings SPD (2005)

Urban Living SPD (2018)

Definition of a tall building: 9 storeys and above
Or *'those that are substantially taller than their neighbours and/or which significantly change the skyline.'*
Discretion of officer

10 storeys and above
Or 2 x prevailing building height
Discretion of officer

Assessment criteria: 10 questions

15 questions + 8 additional questions for residential tall buildings

Character appraisal City centre only

Citywide

Siting tall buildings: Generic criteria.
Plan indicating where tall buildings are considered suitable in the city centre

Generic criteria.
Expectation that 3D spatial frameworks will be required for the Growth and Regeneration Areas, and these will highlight scope for any tall buildings

Testing views View protection framework

View sheds

Outline applications: Discouraged

Discouraged

Tall Buildings SPD (2005)

10 questions

- (i) RELATIONSHIP TO CONTEXT, INCLUDING TOPOGRAPHY, BUILT FORM, AND SKYLINE;
- (ii) EFFECT ON THE HISTORIC ENVIRONMENT AT A CITY-WIDE AND LOCAL LEVEL;
- (iii) RELATIONSHIP TO TRANSPORT INFRASTRUCTURE PARTICULARLY PUBLIC TRANSPORT PROVISION;
- (iv) ARCHITECTURAL EXCELLENCE OF THE BUILDING;
- (v) CONTRIBUTION TO PUBLIC SPACES AND FACILITIES, INCLUDING THE MIX OF USES
- (vi) EFFECT ON THE LOCAL ENVIRONMENT, INCLUDING MICROCLIMATE AND GENERAL AMENITY CONSIDERATIONS;
- (vii) CONTRIBUTION TO PERMEABILITY AND LEGIBILITY OF THE SITE AND WIDER AREA; AND
- (viii) SUFFICIENT ACCOMPANYING MATERIAL TO ENABLE A PROPER ASSESSMENT INCLUDING URBAN DESIGN STUDY/MASTERPLAN, A 360 DEGREE VIEW ANALYSIS AND RELATIVE HEIGHT STUDIES
- (IX) ADOPTION OF BEST PRACTICE GUIDANCE RELATED TO THE SUSTAINABLE DESIGN AND CONSTRUCTION OF TALL BUILDINGS
- (X) EVALUATION OF PROVIDING A SIMILAR LEVEL OF DENSITY IN AN ALTERNATIVE URBAN FORM

Urban Living SPD

15 questions + 8 additional for residential

Visual quality

- Q3.1 Is the tall building well located?
- Q3.2 Does the scheme make a positive contribution to the long-range, mid-range and immediate views to it?
- Q3.3 Does the scheme demonstrate design excellence?

Functional quality

- Q3.4 Does the scheme ensure the safety of occupants and passers-by?
- Q3.5 Does the scheme interfere with aviation, navigation or telecommunication, and does it have a detrimental effect on solar energy generation on adjoining buildings?
- Q3.6 Has the scheme's future servicing, maintenance and management been well considered?

Environmental quality

- Q3.7 Does the scheme create a pleasant, healthy environment for future occupants?
- Q3.8 Is the scheme sustainably designed?
- Q3.9 Will the scheme be neighbourly, both at the construction phase and following occupation?

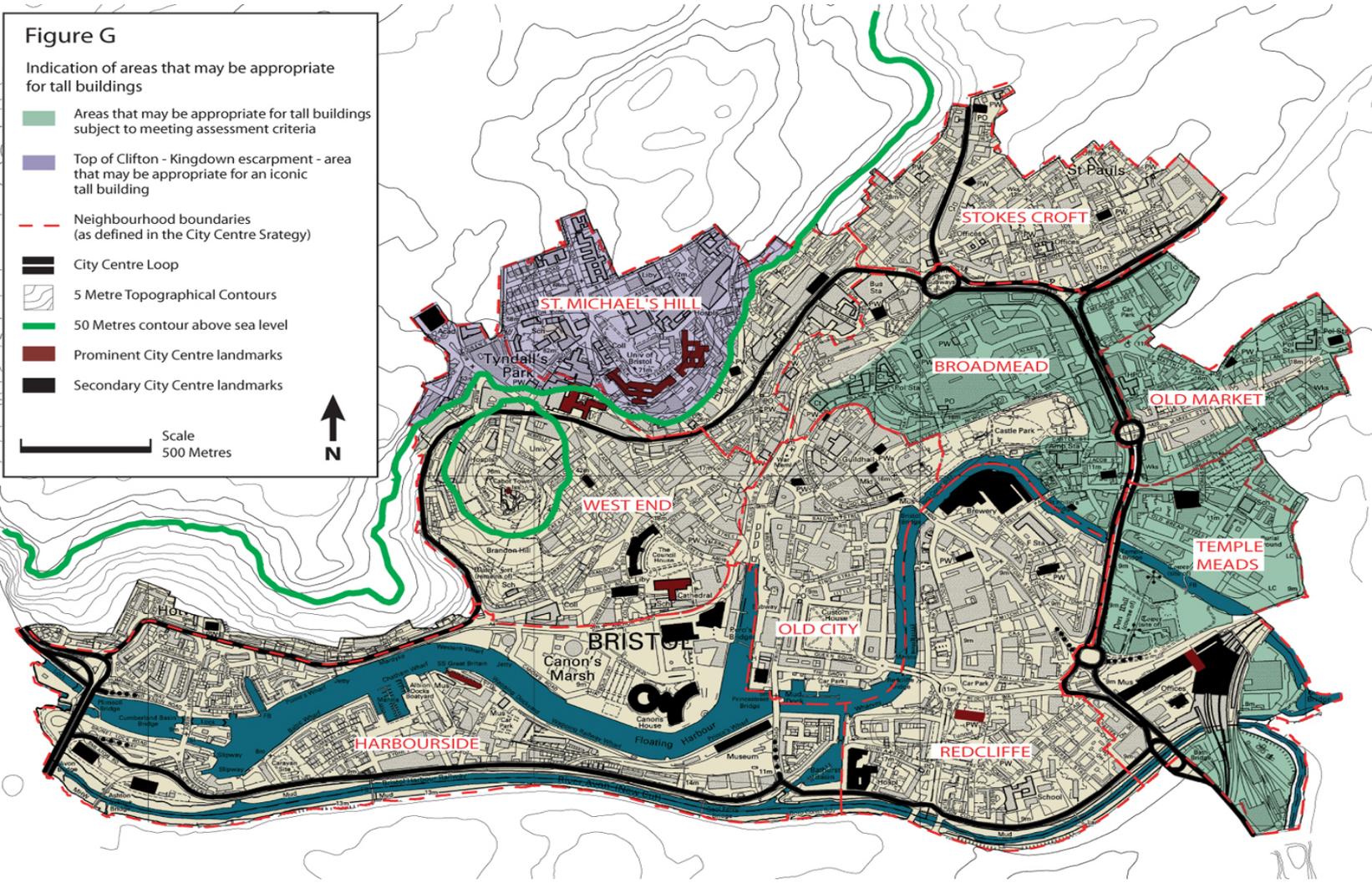
Tall Buildings SPD1 – Locational Guidance

Figure G

Indication of areas that may be appropriate for tall buildings

- Areas that may be appropriate for tall buildings subject to meeting assessment criteria
- Top of Clifton - Kingdown escarpment - area that may be appropriate for an iconic tall building
- Neighbourhood boundaries (as defined in the City Centre Strategy)
- City Centre Loop
- 5 Metre Topographical Contours
- 50 Metres contour above sea level
- Prominent City Centre landmarks
- Secondary City Centre landmarks

Scale
500 Metres



Temple Quarter Spatial Framework – Locational Guidance

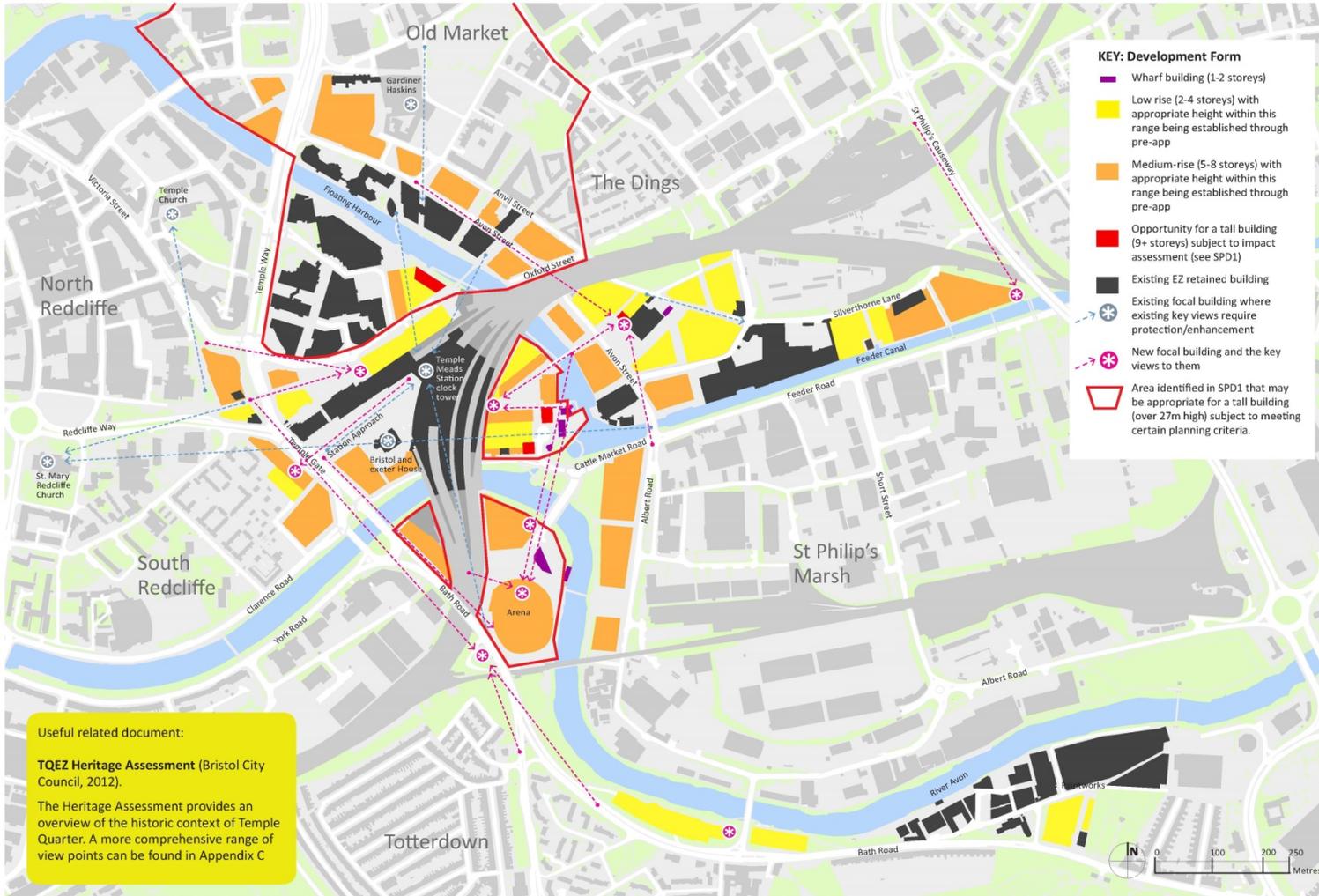


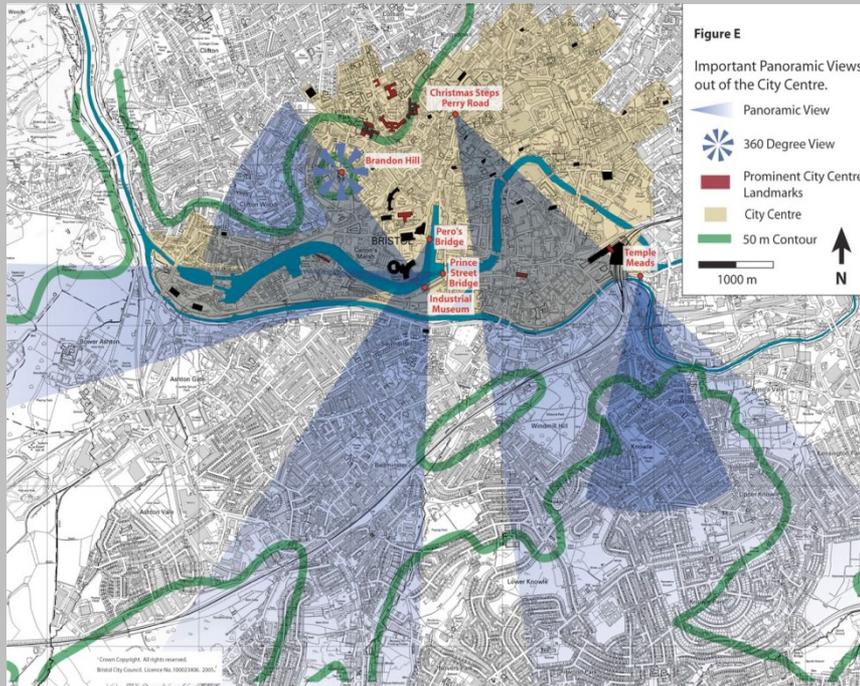
Fig 2: Development form

Urban Living – Making successful places at higher densities

Temple Quarter Spatial Framework – Locational Guidance



Tall Buildings SPD (2005)



Urban Living SPD



- 

Areas of strong character with intrinsic value (low potential for significant intensification)- e.g. protected open space, significant character areas within Conservation areas
- 

Existing areas of a dominant character, high intensity usage (modest potential for intensification informed **by characterisation study linked to design code**)- e.g. Victorian suburbs
- 

Existing areas of dominant character, low intensity usage (significant potential for **community-led intensification informed by characterisation study** linked to design code) e.g. post-war estates
- 

Potential new character area with existing contextual constraints (significant potential for intensification informed through an **area-wide spatial framework**)- e.g. Bedminster Green, Temple Quarter, City Centre, some former PIWA sites
- 

Potential new character area with few contextual constraints (significant potential for intensification informed through an **area-wide spatial framework** including the possibility for new higher-density building forms) e.g. St. Phillips, Avonmouth, Hengrove Park, land released through green belt, Hick's Gate, Filton, some former PIWA sites

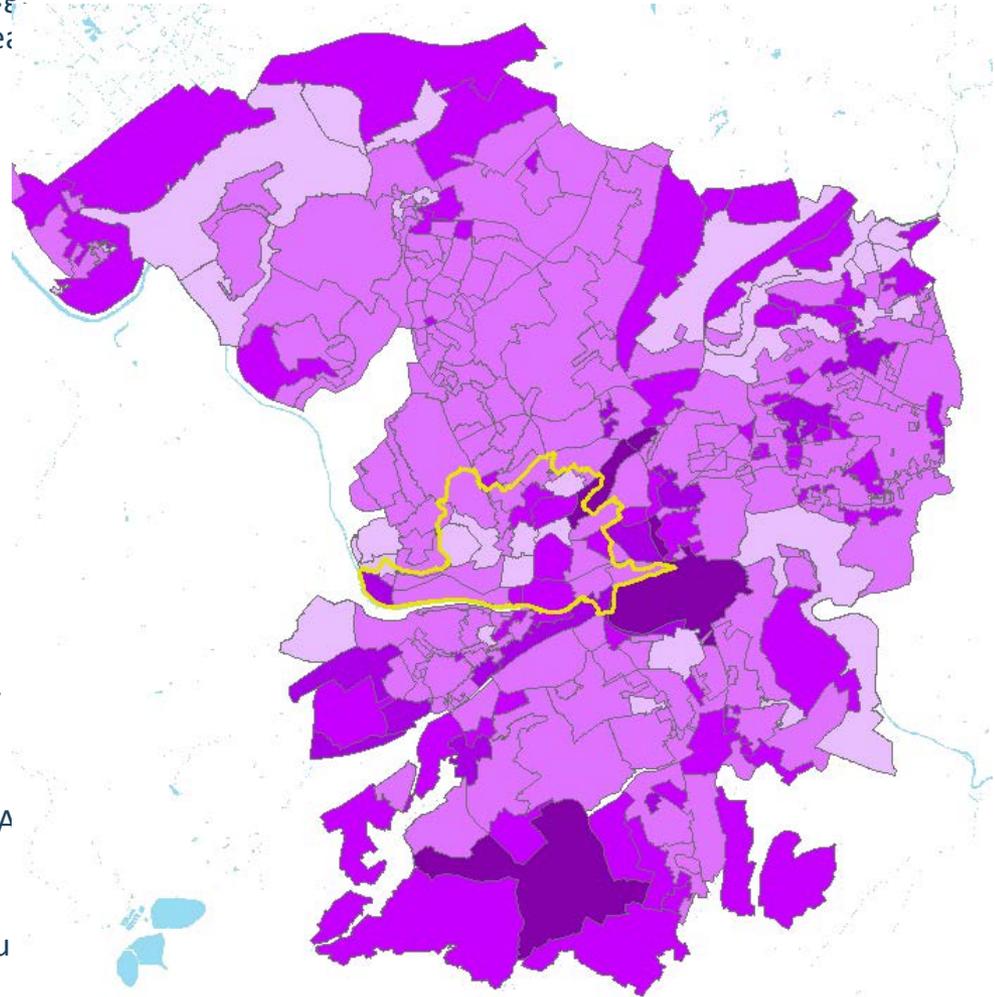


Fig 3: Assessing the potential of Bristol's character areas for intensification

- 

Areas of strong character with intrinsic value (low potential for significant intensification)- e.g. protected open space, significant character areas within Conservation areas
- 

Areas of a dominant character, and high intensity usage e.g. Victorian suburbs. Modest potential for infill on small sites through new build, infill development, conversions, demolition and redevelopment or extension of existing buildings
- 

Areas of dominant character, and low intensity usage e.g. post-war housing estates (Lawrence Hill, Southmead, Lockleaze, Knowle West). Community-led intensification could provide opportunities to diversify housing stock, increase patronage for public transport and support local centres
- 

Areas of varied character, contextual constraints, and varied patterns of usage e.g. City Centre, Temple Quarter, Western Harbour, Central Fishponds, Central Bedminster & Parson Street, Brislington. Significant potential for intensification subject to the preparation of a 3D area-wide spatial framework informed by detailed context appraisal
- 

Areas of weak character, few contextual constraints and low intensity usage e.g. Hengrove Park & Hartcliffe Campus, and industrial and warehousing areas. Significant potential for intensification (albeit in some areas, this will depend on the future planning designation for the area, which is currently under review through the Local Plan process).

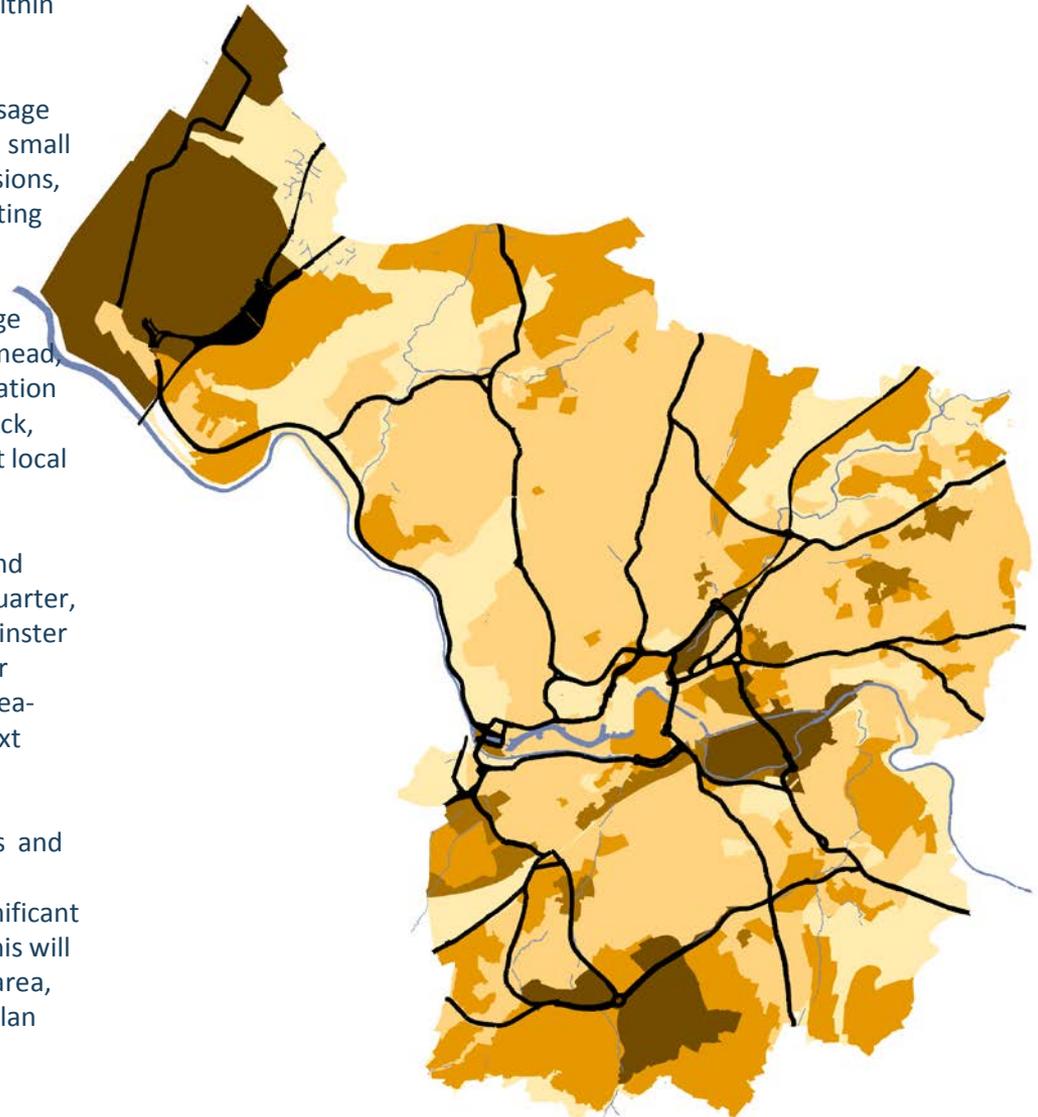


Fig 3: City-wide character appraisal

Programme

Proposed programme for the adoption of the Local Plan Review

February 2017	Call for Sites primarily focused on the development industry/land owners
Feb-Dec 2017	Preparing Issues and Options report
Feb-April 2018	External consultation on Issues and Options report
November 2018	External consultation on the Publication version of the Local Plan
Autumn 2019	Publication
Early 2020	Submission to Secretary of State
Spring 2020	Examination Hearings
Autumn 2020	Adoption by Full Council

Proposed programme for the adoption of the Urban Living SPD

March 2017	External consultation on the scope of the SPD
Mar-Dec 2017	Preparing evidence base and draft SPD
Feb-April 2018	External consultation on the draft Urban Living SPD
Autumn 2018	Adoption by Mayor (Cabinet)

Urban Living – Making successful places at higher densities



“We shall be judged for a year or two by the *number* of houses we build. We shall be judged in ten years’ time by the *type* of houses we build”
Nye Bevan

Urban Living – Making successful places at higher densities

How will we know if we've succeeded?



Sims of Tomorrow

