



**ST CHRISTOPHER'S
SQUARE**

BRISTOL

The team



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Extra Care



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Extra care, also known as assisted living, or housing with care, is an integrated retirement community which provides specialist accommodation and care to older people in need.

- Not a 'care home'
- Residents own their own property and have their own front door
- Onsite care and support allow people to 'age in place'
- Clubhouse, car club and shuttle service
- Significant savings and efficiencies for the NHS
- Local buyers
- Frees up under-occupied family homes in the local area as well as smaller properties for first time buyers further down the housing chain
- Bristol City Council's Better Lives at Homes programme



AMICALA

Scale and Density



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- Plans balance a wide range of issues including:
 - Site constraints/opportunities
 - Site and surrounding area context analysis
 - Planning policy – including the Bristol City Council's Urban Living SPD
 - End user requirements
- Highly sustainable location to provide the homes that Bristol's older population need
- The proposals will provide significant benefits but we are minimising and mitigating any adverse impacts
- The council will assess this balance of considerations when determining the planning application and the application submission package will contain our full justification of the proposals, supported by a range of reports and studies. These will be available for review and the council will invite representations.

The Proposals



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- Buildings ranging from two to six storeys
- The sensitive restoration of the Victorian lodges as well as preservation and enhancement of the Grade II Listed Grace House building
- Around 120 extra care units comprising a mix of one and two bed apartments as well as cottages
- Extensive gardens, food growing areas and at least a 10% biodiversity net gain
- Approximately 65 parking spaces for residents, staff and visitors, in-line with Bristol City Council policy
- A mix of residents' facilities which include a café/bistro, activity rooms and a wellness suite including a hydrotherapy pool, gym and exercise rooms.
- It is intended that some of these facilities will also be available to the local community

Site Plan



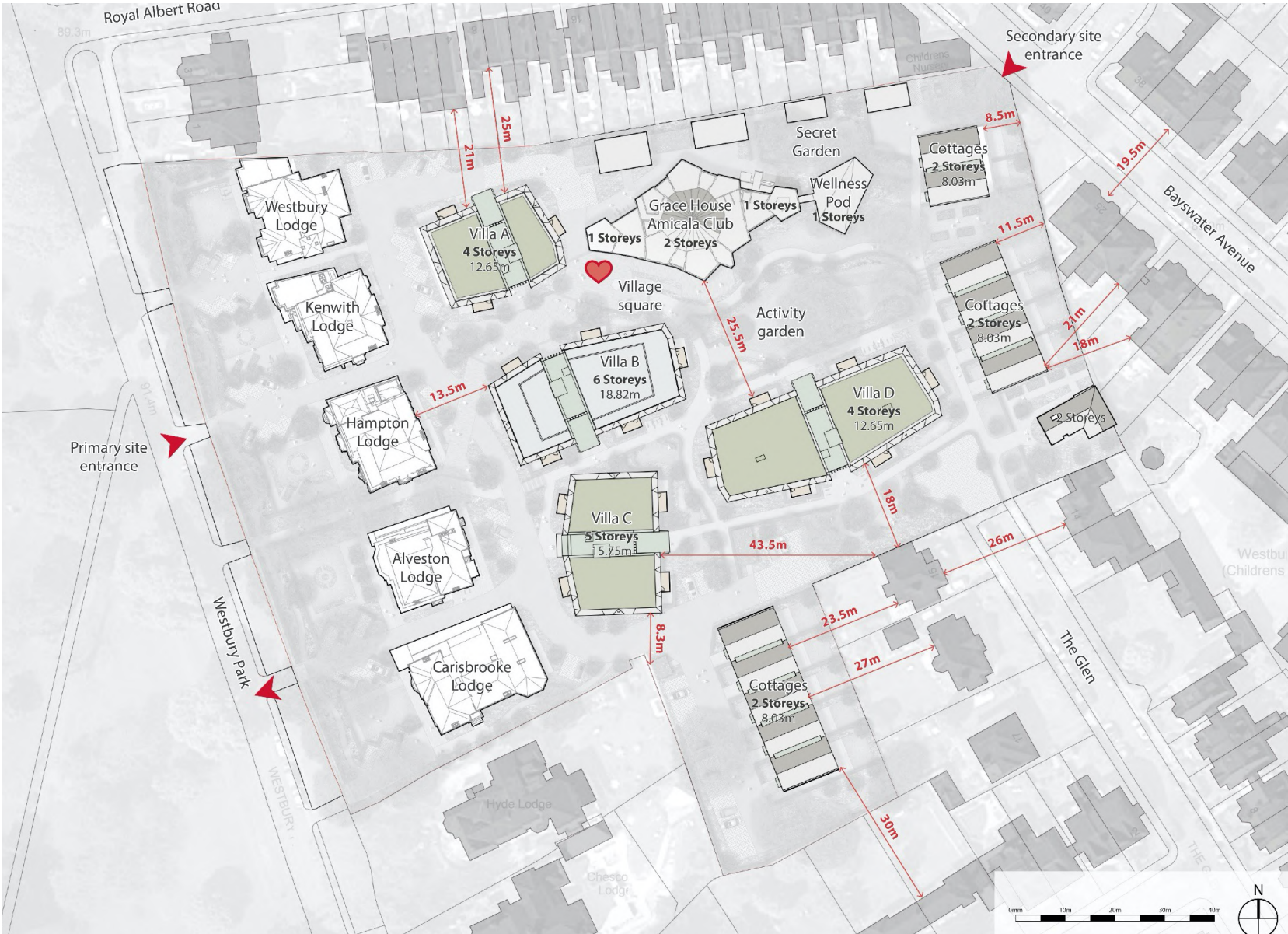
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Distances Plan



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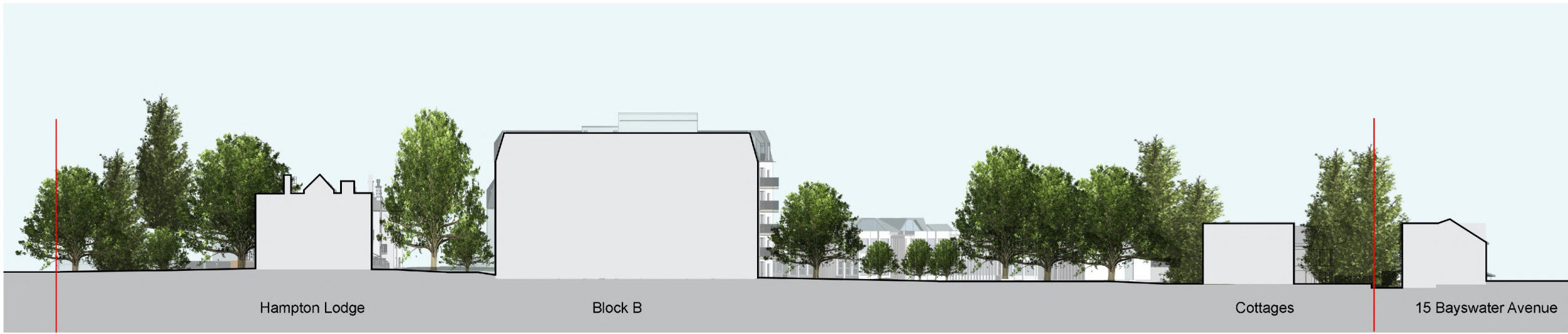
Site Section A-A



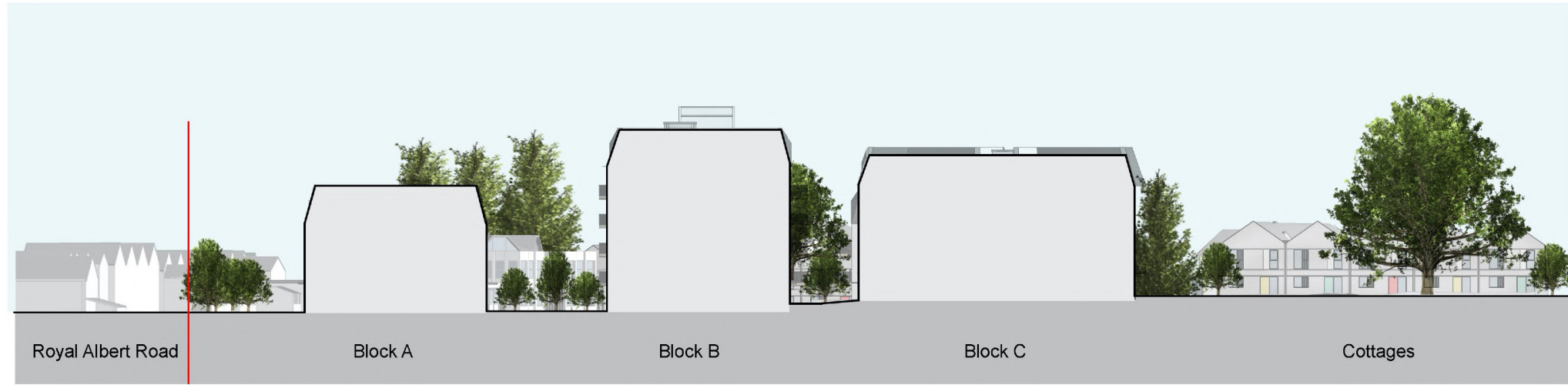
Site Section B-B



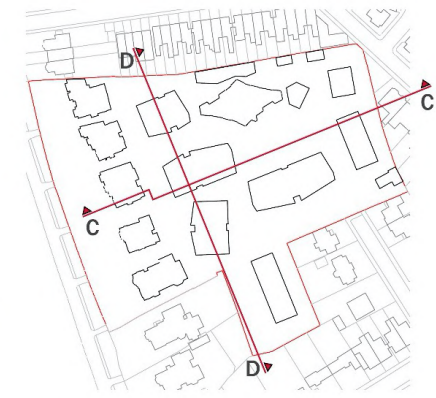
Key Plan



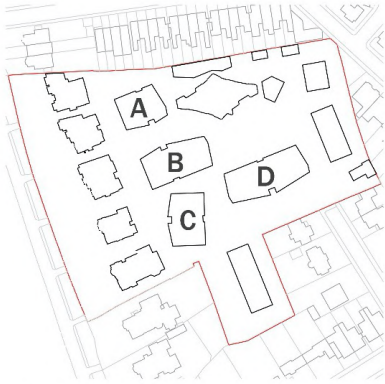
Site Section C-C



Site Section D-D



Key Plan



Key Plan



Block A facing Royal Albert Road



Block A facing Grace House



Block B facing The Lodges



Block B facing Block C



Block C facing Block B



Block C facing The Glen

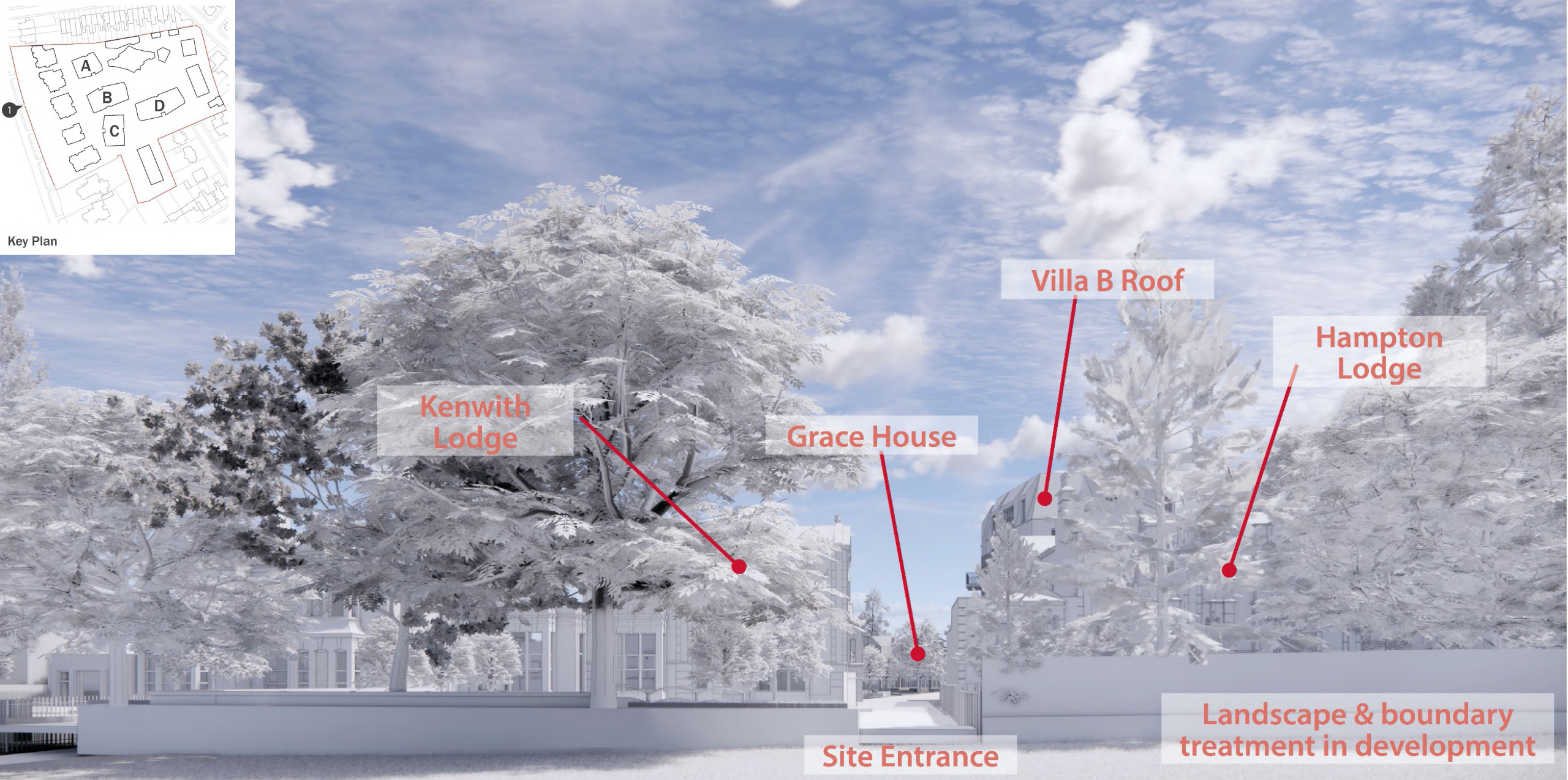
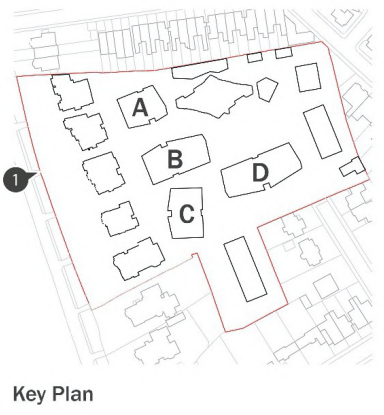


Block D facing The Cottages

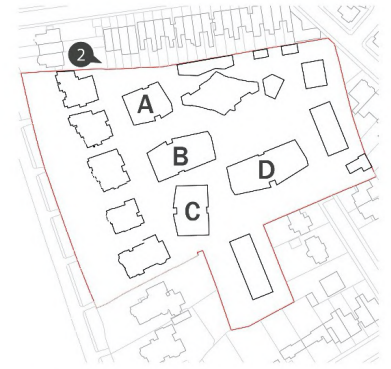


Block D facing The Glen





View from Westbury Park



Key Plan

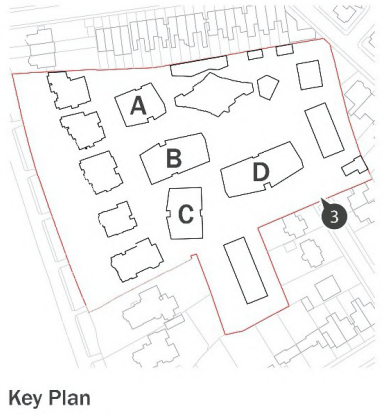
Royal Albert Road Dwellings

Proposed Villa A

Westbury Lodge

Note: External ground conditions indicative only.

View from rear of Royal Albert Road



Key Plan



Proposed Villa D

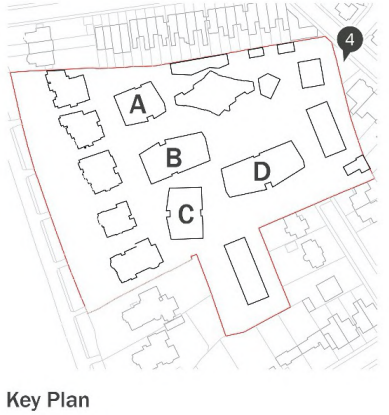
Proposed 2 storey Cottages

15 The Glen

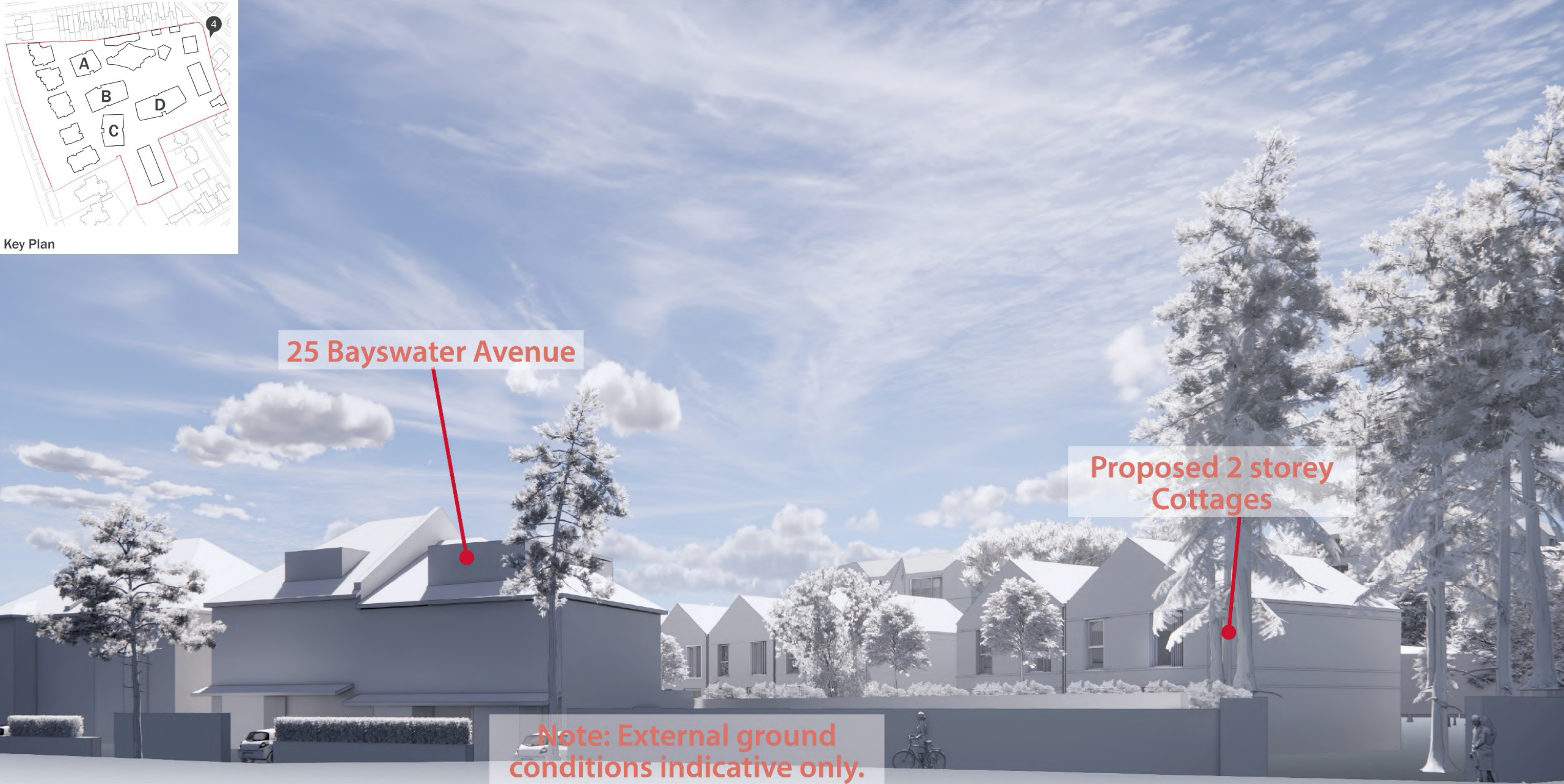
14 The Glen

Note: External ground conditions indicative only.

View from The Glen



Key Plan



25 Bayswater Avenue

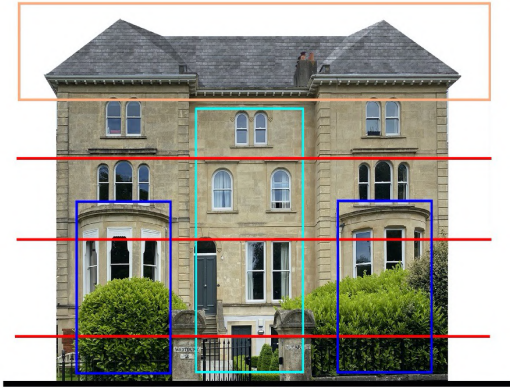
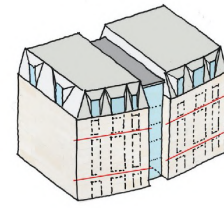
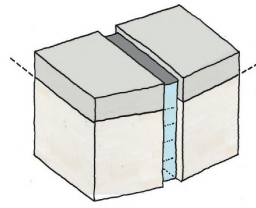
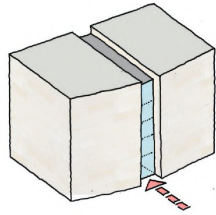
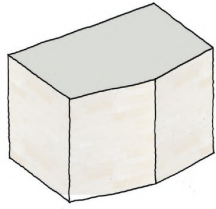
Proposed 2 storey Cottages

Note: External ground conditions indicative only.

View from St Helena Road



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Landscape



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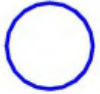



Tree retention



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KEY:

-  Site boundary
-  Tree protection fencing locations. Refer to fence detail on sheet
-  Trees & hedge to be removed
-  Category A trees & hedge to be retained and protected in accordance with BS5837:2012 throughout the duration of the works
-  Category B trees & hedge to be retained and protected in accordance with BS5837:2012 throughout the duration of the works
-  Category C trees & hedge to be retained and protected in accordance with BS5837:2012 throughout the duration of the works
-  Root Protection Area (RPA)
Refer to Arboricultural Report by Barton Hyett for tree protection details .

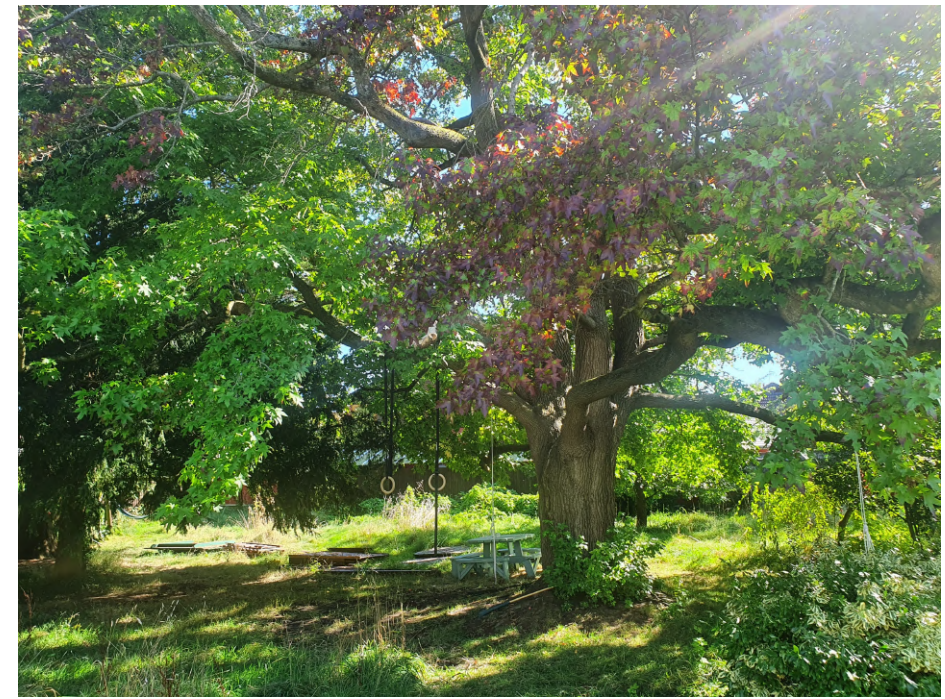
Tree retention

Number of trees, groups of trees and hedges retained:

Cat A: 16
Cat B: 23
Cat C: 15
Total retained: 54

Number of trees, groups of trees and hedges replaced:

Cat A: 4
Cat B: 15
Cat C: 21
Total replaced: 40



Parking, traffic, access



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Access & Movement

Key

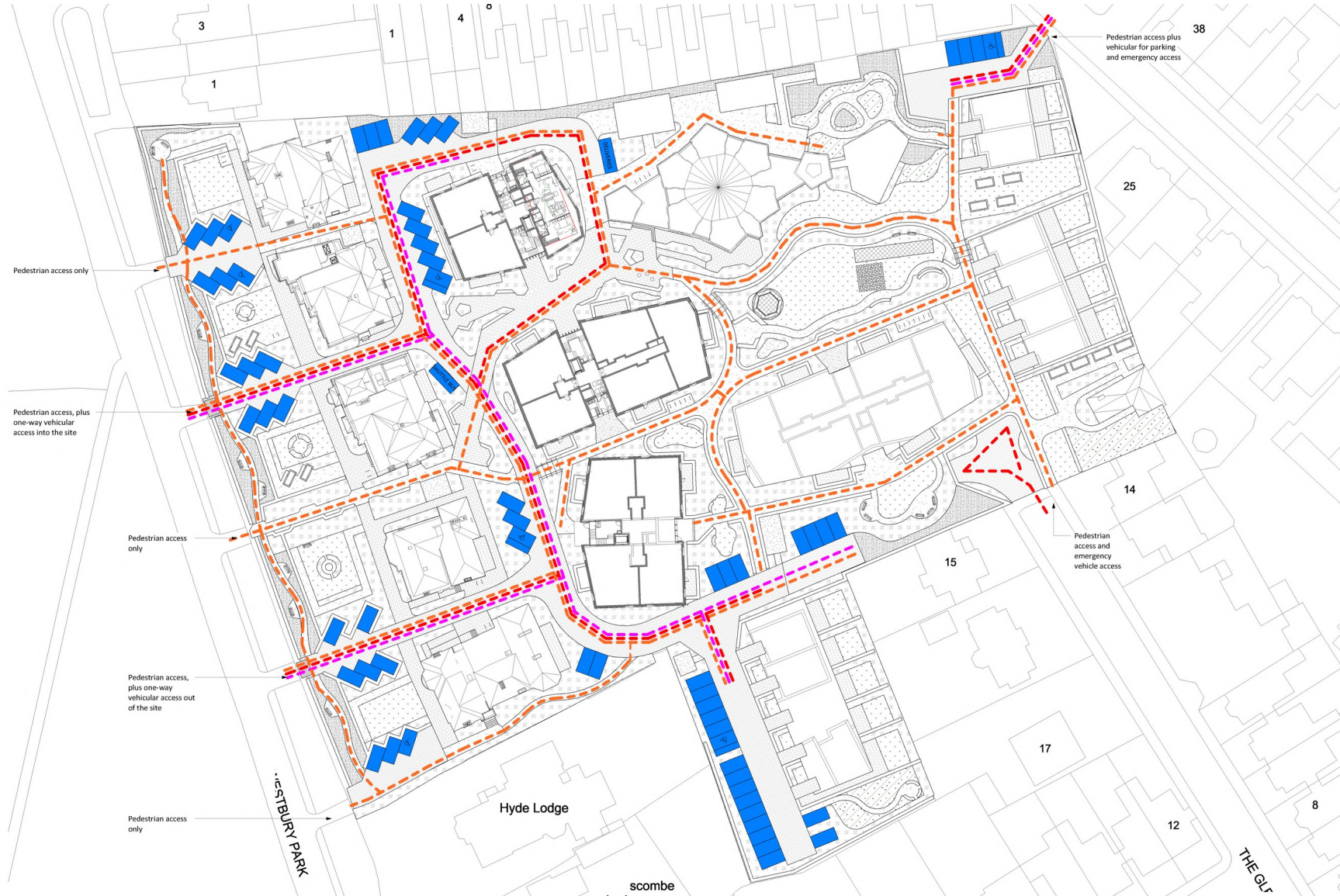
- Primary vehicular routes
- Secondary vehicular routes
- Pedestrian routes through scheme
- Pedestrian route from school
- Vehicular entrance
- Secondary Vehicular entrance
- Main building entrance
- Communal entrance
- Service entrance



Parking, traffic, access



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KEY

- - - Pedestrian access, plus maintenance vehicles, such as MEWPs
- - - Residents car access for parking around the site plus deliveries
- - - Emergency vehicle access. Refer to Site Fire Access Strategy Plan for further information
- Car parking bays

Parking Numbers:

- 7no. Accessible Parking Bays
- 57no. Standard Parking Bays
- 1no. Shuttle Bus Parking Bay
- 1no. Delivery Parking Bay

Total number: 66



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Questions



Next steps

- Consultation period closes on Wednesday 26 January
- Feedback to [INSERT LINK TO SURVEY USED AT DECEMBER DROP-INS]
- Contact us:

feedback@stchristophersbristol.com

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Freepost, MPC Consultation

www.stchristophersbristol.com