

## Proposals To Build 36 Homes

### Welcome

This exhibition shows a summary of the detailed planning application proposals for development on the former Bournville Infants School & Hillsborough House sites at Selworthy Road by Alliance Homes.

The application has recently been submitted to North Somerset Council and is for 36 affordable homes.

We expect the application to be registered within a couple of weeks and then the proposals will be available to look at on their website:

<https://n-somerset.gov.uk/my-services/planning-building-control>

There will be an opportunity for the public to comment as part of their formal consultation process.



### October Exhibition

We have reviewed the comments from the public exhibition held in October, and also made some layout changes as we decided to relocate the electricity sub-station on the Hillsborough House site.

In summary, some residents were in support of the proposals for more affordable homes and some were against the development of the site.

Key issues included:

- Provision of dog walking area
- Provision of dog waste bins
- Accessibility/wheelchair homes
- Incorporating technology aspects
- Impact of traffic & parking
- Size & type of homes
- Amenity area seating & planting
- Style of homes & material choice
- Need for young people homes



# Proposals To Build 36 Homes

## Proposed Layout

This board shows the changes to the proposed site layout following the October Exhibition.

- 1 Bed 2 Person Maisonettes (4 storeys overall)
- 2 Bed 4 Person M4(3) Houses (2 storeys)
- 3 Bed 6 Person Houses (2.5 storeys)
- 2 Bed 4 Person Houses (2 storeys)
- 3 Bed 5 Person Houses (2 storeys)
- 4 Bed 6 Person Houses (2.5 storeys)



### Dog Walking Provision

- The proposals shown in October did allow for dog access to the amenity area, but they have been changed to now include a fenced area for possible off-lead use by dogs.
- New dog waste bins will be provided.

### Accessibility

- All homes and amenity area are accessible by wheelchair/pushchair, with step-free access.
- Two homes are designed to be wheelchair adaptable to suit future resident's needs.

### Technology

- The new homes will meet energy rating EPC A and include technology to reduce energy consumption, including LED lighting.
- The homes will have PV panels to generate electricity and be Smart technology ready.

### Traffic Impact

- The proposals will generate around 20 number of car trips at peak hours - one vehicle every three minutes - which is fairly minimal.
- The new raised table at the main entrance will help to slow vehicles which is a benefit to pedestrians including those walking to school.
- The 20mph speed limit on Selworthy Road means, based on national guidance, vehicles are slower so cycle paths are not required.
- Parking space numbers are based on NSC policy and existing local car ownership levels.

### Size and Type of homes

- The new homes have been designed to follow Building Regulations Part M4(2) & M4(3) standards and meet or exceed the minimum Nationally Described Space Standard areas.
- A range of homes are planned from 1 bed to 4 bed to cater for resident's differing needs.

### Amenity Area & Planting

- Nearly half of the site is retained as an amenity space with a separate public access route to a species-rich meadow grassland area.
- New planting across the site will improve habitats for wildlife and include native rich hedgerows, long grass margins, biodiverse areas in the SuDS basin, new tree planting and be suitable for natural play.
- Seating is located around the amenity area.

### Style of Homes & Materials

- The style of new homes aims to replicate that found across many parts of the Bournville Estate, but with a contemporary look.
- The external materials proposed show buff brick and tiled roofs used for the majority of the housing, but with small areas of ground floor rendered bays and metal dormers/roofs in key locations.

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### Illustrative Perspectives



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## House Types

This board shows the selection of proposed house types and external building materials.

### Proposed Materials



Buff Brick



Tiled Roof



White Rendered Bays



Metal Roof/Dormers

Front Elevations	2 Bed 4 Person House	2 Bed 4 Person House M4(3)	3 Bed 5 Person House	3 Bed 6 Person House	4 Bed 6 Person House	1 Bed 2 Person Maisonettes
Second Floor Plans						
First Floor Plans						
Ground Floor Plans						