Paintworks Phase 3

Introduction

Thank you for viewing this exhibition which shows the latest proposals for Phase III of Paintworks on the Bath Road in Bristol.

In December 2012 outline planning consent was granted to Verve Properties for Phase III of Paintworks involving the demolition of most of the buildings on the eastern half of the site to allow for a new employment led, mixed-use regeneration scheme.

The outline consent comprises retention of the Endemol buildings and new development providing around 6,700 m² of new employment and commercial floorspace, 11 live/work units and 210 houses and apartments.

The exhibition shows the latest illustrative masterplan with details of the layout, design and architectural treatment which has been drawn up by Stride Treglown Architects.

The new buildings will be constructed on a large podium with parking and cycle storage in a semi-basement below so as to create a pedestrian friendly and attractive environment at street level. A new diagonal route will cut across the site, linking the Paintworks development with Sparke Evans Park. A series of inter-linked courtyard spaces punctuate this route with a large central plaza creating a focus for the development. Design cues have been taken from the existing Paintworks development enabling the Phase III scheme to relate comfortably with its surroundings.

The project team is interested to hear any comments or suggestions you may have about these proposals before a full planning application is submitted to Bristol City Council in August.

Please make any comments or suggestions and post your completed form at the exhibition or return it to the consultation co-ordinators ABC by Wednesday 31 July at the address below.

The exhibition material is also available online at www.paintworksbristol.co.uk

If you have any other questions or queries please contact:

Avril Baker or Carolyn Jones at ABC, email info@abc-pr.co.uk tel: 0117 977 2002
5 Lilymead Avenue, Bristol BS4 2BY
Paintworks Phase 3

The outline planning scheme public consultation boards November 2012

Design Concept

The Design team have based the proposals around a number of key principles:

- A new diagonal route through the site linking phases 1 & 2 with Sparkes Eroica Park.
- A pedestrian only mixed use scheme, above an undercover car park.
- A sense of interlinking public spaces and semi private residential streets.
- A dense knit high density scheme that forms an integral part of the Paintworks.
- Streets running north-south to maximise access to daylight and sunlight.
- South facing rooms to enable solar collection in the future.
- A new high quality river frontage.

Constraints & Opportunities

Proposal - Floor Plans

The proposals incorporate 85 houses, 125 apartments, 11 live/work units and 6,700m² of commercial space. (Endmol studios retained in this proposal)

Proposal - Massing

The commercial uses are clustered around the main route through the site. Quieter residential streets lead from this primary route towards the water.

The taller apartment blocks sit along the northern edge of the site to address the river and ensure the houses are not overshadowed.
Approach

The diagonal spine provides access to retail and commercial units across the site. This route is punctuated by feature nodes creating attractive thresholds at key entrances.

The shared surface access route provides pedestrian and vehicular access through and around the site. To the north the access will create a riverside promenade.

Primary and secondary plazas located centrally and to the east of the scheme respectively, offer the main community public realm resources.

The residential streets provide access to homes from the car parking and wider deck. The scale and design reflects a terraced, pedestrianised street.

The site entrance will create a sense of arrival for the new development, whilst also providing a lure from the previous Paintworks phases.