



TRESA<sup>cic</sup>  
% Hillcrest Primary School  
Cemetery Road  
Totterdown  
BS4 3DE

Thursday 6th April 2017

**RE: Response to Hadley Group public exhibition  
on proposed development at Totterdown Bridge**

Dear Sir/Madam,

Hadley Group invited TRESA to a public exhibition of their ideas for the vacant plot next to Totterdown Bridge. Four TRESA Directors attended the event and have the following items to feedback.

- TRESA recognises the need for redevelopment of this vacant site and has previously supported other developers to create appealing buildings that benefit existing and new residents of Totterdown. We believe this site could be redeveloped to make an improvement to the area.
- We support the idea of Live/Work units. We believe this works well at the nearby Paintworks development and could be beneficial in offering more employment opportunities for the area.
- We welcome the comments from Hadley group about including designated parking bays for car clubs and supermarket delivery vans, as this is something that makes it easier for residents to go about their lives without the need to own their own vehicles.
- We would value the inclusion of a “riverside path” connecting with that of Paintworks, but feel this is of limited value unless the pathway at Paintworks is connected to the footbridge crossing the river. Perhaps Hadley Group would be able to promote this to the developers at Paintworks?

In our discussions following the exhibition we also identified some concerns and queries about the proposals - primarily stemming from a lack of meaningful detail on design and we would welcome this detail being provided at the next consultation event:

- Hadley suggested a tower block on the site that was up to 12 storeys (with two storeys below ground level). We believe this is excessive and would dominate and be overbearing for the area. TRESA would suggest a maximum of 9 storeys (with two storeys below ground level).
- There was little to no detail provided on designs for the buildings or indicative elevations showing how a tower could look within the area. This is critical for us to

understand how the proposed buildings would look and fit within the local, victorian vernacular.

- Hadley Group suggested that previous projects have had a reasonable amount of affordable housing. We would welcome a commitment from Hadley Group to provide as much as is reasonably possible rather than the bare minimum percentage.
- The Bath Road is a very busy highway with long queues during rush hour. The Paintworks development has many issues with traffic leaving their development and wanting to exit right (heading towards Bristol). We would like to see the designs for highways changes/control measures to ensure any new residents were still able to access and exit the site in a controlled manner. We do not believe it feasible to expect cars to turn left only and find alternate routes as they would simply use local roads / driveways as turning circles.
- During the exhibition there was some talk about ensuring high standards of sustainability
  - We would like to know which level of BREEAM rating will be achieved.
  - Likewise, we would appreciate more details on how the development will meet and exceed environmental targets. Could the site include sustainable urban drainage and rainwater harvesting?
  - TRESA has an energy group promoting energy efficiency for our old victorian buildings - we would like to see new developments taking a lead on this area and helping us set Totterdown as a lead in this area.
  - The route of the river is a bat corridor so we would like to see how any impacts will be mitigated to ensure habitats are secured. (Fielden Clegg Bradley might be interested to review architectural solutions regarding property lighting as has been provided at Bath Riverside development.)

There are many other developments proposed for the local area, each one adding large numbers of people which will inevitably put pressure on local services. We appreciate that each developer cannot solve all the issues of service provision, but we would remind developers that TRESA must consider the whole area and will be encouraging the local authority planning department to assess the wider area rather than piecemeal plots.

In summary, we recognise the need to develop the site and believe it could be developed for the benefit of all Totterdown residents (old and new). We therefore invite Hadley to deliver something that is beautiful to look at, complements the area, sets a high benchmark for sustainability and welcomes affordable housing.

We thank Hadley for their effort so far, but the lack of key specific detail makes it hard to offer detailed comments on the plans. We look forward to the next consultation event and welcome any dialogue in the meantime.

Yours faithfully,

Simon Hobeck

Chair of TRESA

[www.tresa.org.uk](http://www.tresa.org.uk)