



TRESA Public Meeting

ArtPark, 143 Wells Road
7.30pm Tuesday 13th May 2025

Programme for the meeting

- Welcome and introductions
- Bath Road Energy Centre

8.15-8.30pm Comfort break

- TRESA directors' updates
- Totterdown Bridge towerblocks update
- Former Bart Spices factory site update
- Totterdown character assessment and design code
- Residents' issues
- Any other business?





Working with



Bath Road Energy Centre

Jeremy Few (Project Manager)

Amy Mutch (Account Executive)

What are heat networks and how do they work?

- Heat networks are a more efficient way of providing heating and hot water to multiple properties from a shared, central source rather than each property having to generate its own by burning fossil fuels.
- Energy centres are needed to generate the heat that is then distributed to buildings connected to the heat network.
- Vattenfall has a low carbon energy centre in Castle Park which utilises water source heat pumps, taking heat from the harbour to generate heating and hot water for buildings connected to the heat network e.g. Castle Park View, Temple Fire Station, Central Health clinic.



About Bath Road Energy Centre

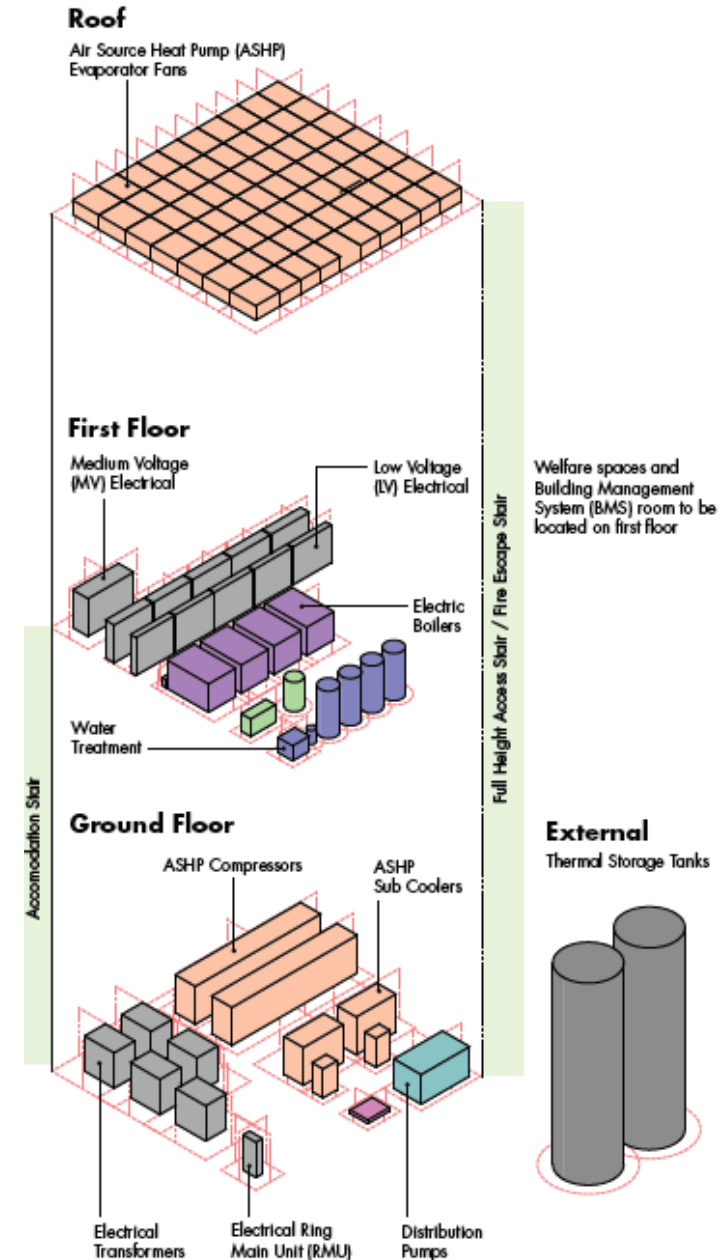
- **What is it?** Bath Road Energy Centre will be Vattenfall's second low carbon energy centre to supply heating and hot water to the Bristol heat network. It will be the engine room behind the development of Bristol Temple Quarter, and ultimately support the wider Bristol heat network once the current network areas are joined together.
- **How will it work?** It will be an air source heat pump led system with electric (e-) boiler top up and back up, that will generate 13MW of heating and hot water – enough to supply the equivalent of 2,350 homes. At full capacity, this could save up to 7,385 tonnes of carbon emissions per year, the same as getting 3,690 diesel cars off Bristol's roads every year.
- **Why will it be put here?** The location balances the need for it to be close to existing energy infrastructure and the buildings it is serving, whilst minimising interference with local residents and businesses.



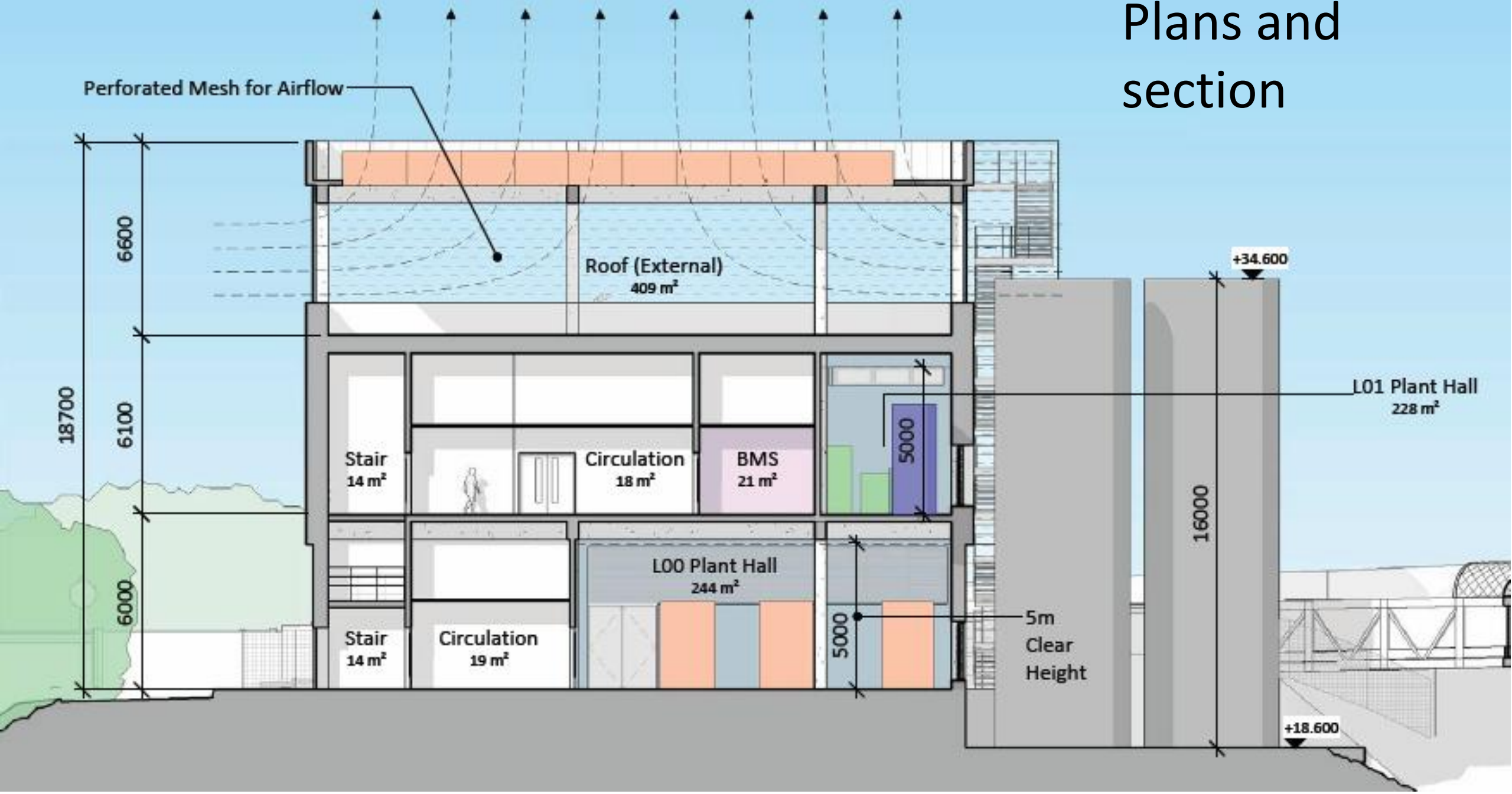
- The site is adjacent to Bath Road on a small site not previously developed.
- It is crossed by an access road which follows the site gradient and forms the outer extent of the area for the energy centre.
- To contain the equipment needed, the building will need two levels of enclosed space, plus a screened roof containing plant equipment.
- This will give a building height below the level of the Totterdown escarpment and below the buildings proposed for the adjacent Temple Island development.

Equipment Layout

- The energy centre utilises fans at roof level to extract heat from the outside air. These need space below to ensure good airflow passes through the units, so are raised above roof level on a steel frame. This is all screened so that it's obscured from street level.
- Below this are two enclosed floors which house the main pieces of equipment. These use a refrigerant and compressors in a process similar to that which occurs in a refrigerator, but in reverse.
- The energy centre requires a dedicated electrical supply to power the equipment. To enable this the building houses transformers at the ground floor, plus associated electrical distribution equipment on the first floor.
- The hot water produced will be stored externally in two tall thermal storage tanks alongside the main building.



Plans and section



Facade Strategy



- It is key that the facade is distinctive and contextual, whilst serving to visually screen and facilitate the operation of the centre's equipment
- The building is intended to be an elegant piece of civic industrial architecture, that celebrates its sustainable purpose in serving the wider area
- The images give an indication of current design intent, with profiled and perforated metal cladding to the upper floors, combined with understated and robust precast panels to the ground floor
- A unified colour palette will reflect local industrial and transport contexts
- An integrated and subtle facade lighting scheme will also be incorporated

Noise

- Air Source Heat Pumps are reasonably quiet and reliable
- A noise impact assessment for the scheme is being undertaken
- Mitigation measures will be implemented to ensure no negative noise impact beyond existing background noise levels on the site (recorded with noise sensitive receptors) as agreed with Bristol City Council

Landscape and Ecology

- An ecological survey has been undertaken and mitigation is being coordinated between the ecologist and landscape architect to address the loss of three low quality trees and a small portion of habitat impacted by the proposed energy centre building
- An area within the wider site has been identified for ecology enhancement to meet the required biodiversity net gain (BNG) for the scheme. This entails improving the shrub habitat in the northernmost corner into a native mixed scrub habitat with additional tree planting. Planting will compensate for the loss of three trees, and there is no intention to remove existing woodland and trees in any other areas of the site.

Totterdown views

- The building will be visible from houses on the Totterdown escarpment, and from any new development adjacent to Bath Road within the main Temple Island site
- When viewed at a distance the site is located within a wide panorama and does not breach development on the Totterdown escarpment.
- With existing trees on the ridge and planting along the railway embankment the building will be partially obscured by foreground planting and be contained by the context behind



Section view looking south-east along Bath Road



Section view looking south-west across Bath Road

Key Benefits

- Provide new buildings within Temple heat network area access to a long-term and future proofed decarbonisation solution
- Support Bristol Temple Quarter redevelopment
- Deliver next phase of wider Bristol heat network
- Create attractive and engaging building on Bath Road - a piece of civic industrial architecture
- Make best use of disused plot of brownfield land

Next Steps *(exact timings subject to change)*

Summer 2025 – submit full planning application to Bristol City Council

2025 - planning permission secured

2026 - construction begins

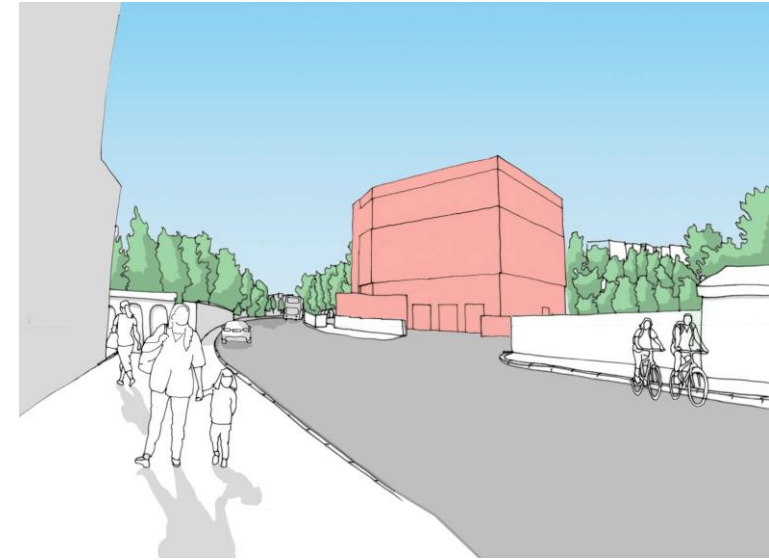
2027 - construction completed

2028 - energy centre supplying heating and hot water to connected buildings

Feedback and Information

<https://heat.vattenfall.co.uk/where-we-are/bristol/>

bristol.enquiries@vattenfall.com



Comfort break and opportunity to purchase drinks

After the break:

- TRESA directors' reports
- Totterdown Bridge towerblocks update
- Former Bart Spices factory site
- Princess Street
- Totterdown character assessment and design code
- Residents' issues
- Any other business?



TRESA directors' reports

- Company secretary
 - Confirmation statement submitted to Companies House
- Treasurer
 - GWR award £816 towards Talk of Totterdown
- Membership secretary
 - Apologies (away)
 - 130 members (including 30 friends)
- Editor, Talk of Totterdown
 - Summer issue currently being produced
- Totterdown Sprouting



Totterdown sprouting

Moth Trap

- TRESA has the loan of the BS3 moth trap for use in gardens across Totterdown
- The critical things are making sure people are supported in setting it up
- INaturalist is a reliable means of identification
- Need photos of the trap in situ and records of what is trapped
- Anne is in contact with Ray Barnett, a retired entomologist, who is offering advice
- CJ is sorting a contact with Hillcrest Primary School to use the moth trap

Totterdown Community Orchard and Park Street community space

- Are now asserts of Community Value [thanks to Cllr Ed Plowden for support]
- Registration applies to registered land owned by BCC; much of the orchard is unregistered

Apple tree grafting session

- There are about a dozen Totterdown seedling trees growing on grafted rootstocks
- No idea where we will plant them all when they get bigger!
- Funding application submitted to Triodos bank

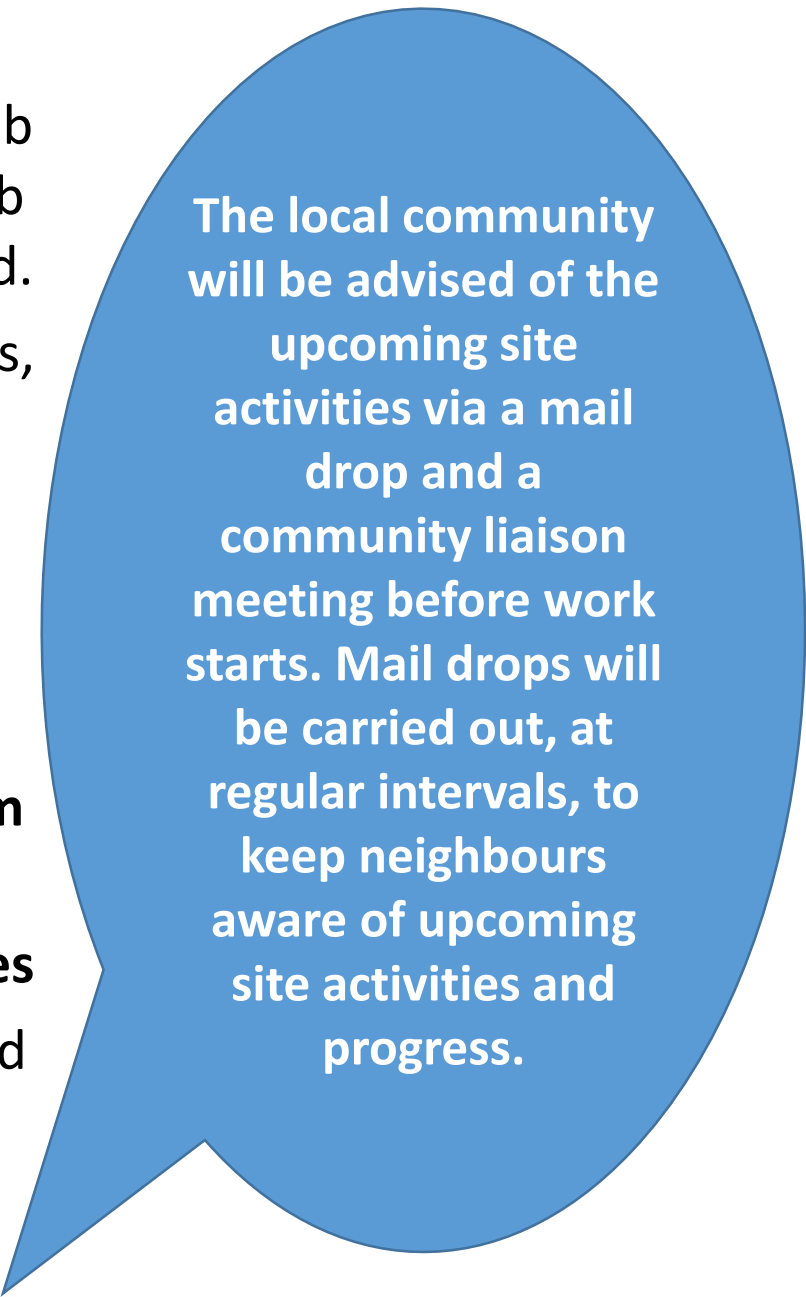
Totterdown Bridge Towerblocks

Application to change 43 'conditions'. Of particular interest:

- **Steel supported cantilevered walkway**, rather than wall. Driven by site conditions, bank slope and practicalities of safe construction, not considered by original applicants
- BREEAM (Building Research Establishment Environmental Assessment Method) **certification for sustainable building** cannot be met. Missing information from previous developer.
- Introduce polyester powder coated (PCC) aluminium cills to address weathering, durability and appearance concerns relating to **deteriorating brick slip cills**
- Introduce PPC aluminium copes to all roof edge wall heads, to address **waterproofing and durability**



- **Car club** providers unwilling to provide car club spaces in basement car park as no access for non-residents. Other car club spaces/vehicles available at Paintworks and Wells Road. Car club vouchers available. Travel Plan to be prepared and implemented.
- **Omit green roof on Block A.** Not possible alongside solar panels, other plant, and roof access. Add planting on embankment at Block A; climbing plants on side wall that accesses Block A; 3 additional planters on podium; trees on Bath Road frontage.
- **Wildflower meadow omitted.** Area under Local Highway Authority control
- Block A south elevation. **Riser/stair windows omitted; bedroom windows narrowed**
- Blocks B and C **corner balconies replaced with Juliette balconies**
- Block D east **windows removed**; alternative ventilation provided



The local community will be advised of the upcoming site activities via a mail drop and a community liaison meeting before work starts. Mail drops will be carried out, at regular intervals, to keep neighbours aware of upcoming site activities and progress.

Former Bart Spices factory site, Mead Street

Section 73 planning application submitted July 2024 sought two changes to the consented scheme.

- The reduction in the provision of **affordable housing** secured within the Section 106 agreement from **30%** of the units (rented at Local Housing Allowance rates) to **20%** of the units in accordance with both national and local policy and guidance for Build to Rent developments.

New submission April 2025

- “the provision of **10%** Section 106-secured affordable housing.. is the maximum amount of affordable housing that could be provided by this development while allowing it to be viable.”
- TRESA to submit a further objection



Princess Street

Tallest tower is ground+18 storey (student accommodation)

TRESA to submit an objection



Plate 22 Verified view of proposed development from viewing point in Victoria Park

TRESA concerns about L&G plans for Temple Island



- The **height of the buildings** will harm views to and from the Totterdown escarpment (an important local landmark).
- Although Totterdown is close to Temple Island, we have no easy **access onto the site**. The proposed stairway and lift is not considered essential for the transport plan.
- For many years we have been told by Bristol City Council that the **dangerous walking and cycling route from Three Lamps junction to Temple Meads** could only be addressed if there was major development/investment in the area. We now have major development/investment but there are no plans in place to improve the walking/cycling route between Three Lamps and Temple Meads
- During early consultations, we were told there would be a **building accessible for use by residents from local neighbourhoods**. This is no longer part of the plans.

Totterdown character assessment and design code

- First meeting held Tuesday 25th March, 7-9pm at ArtPark to start the process
- Volunteers to help with local surveys welcome



Stages of character assessment and design code:

Set up a **STEERING GROUP**

Summarise the area's **HISTORY AND HERITAGE**

Map the BASICS: land uses, routes, landmarks, open spaces etc. etc.

Define the **CHARACTER AREAS**

Undertake **AREA/STREET SURVEYS**

Start the **DRAFTING** – lots of maps, diagrams and especially photos

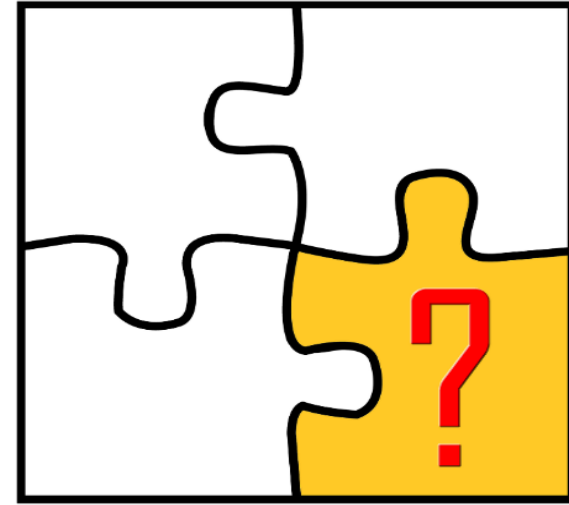
POLISHING AND PRODUCTION

CONSULTATION SUBMIT

Residents' issues?

- Road markings and signs needed in Firfield Street following road resurfacing

- “Thank you” from Suzanne for the Lord Mayor’s medal 😊



Any Other Business