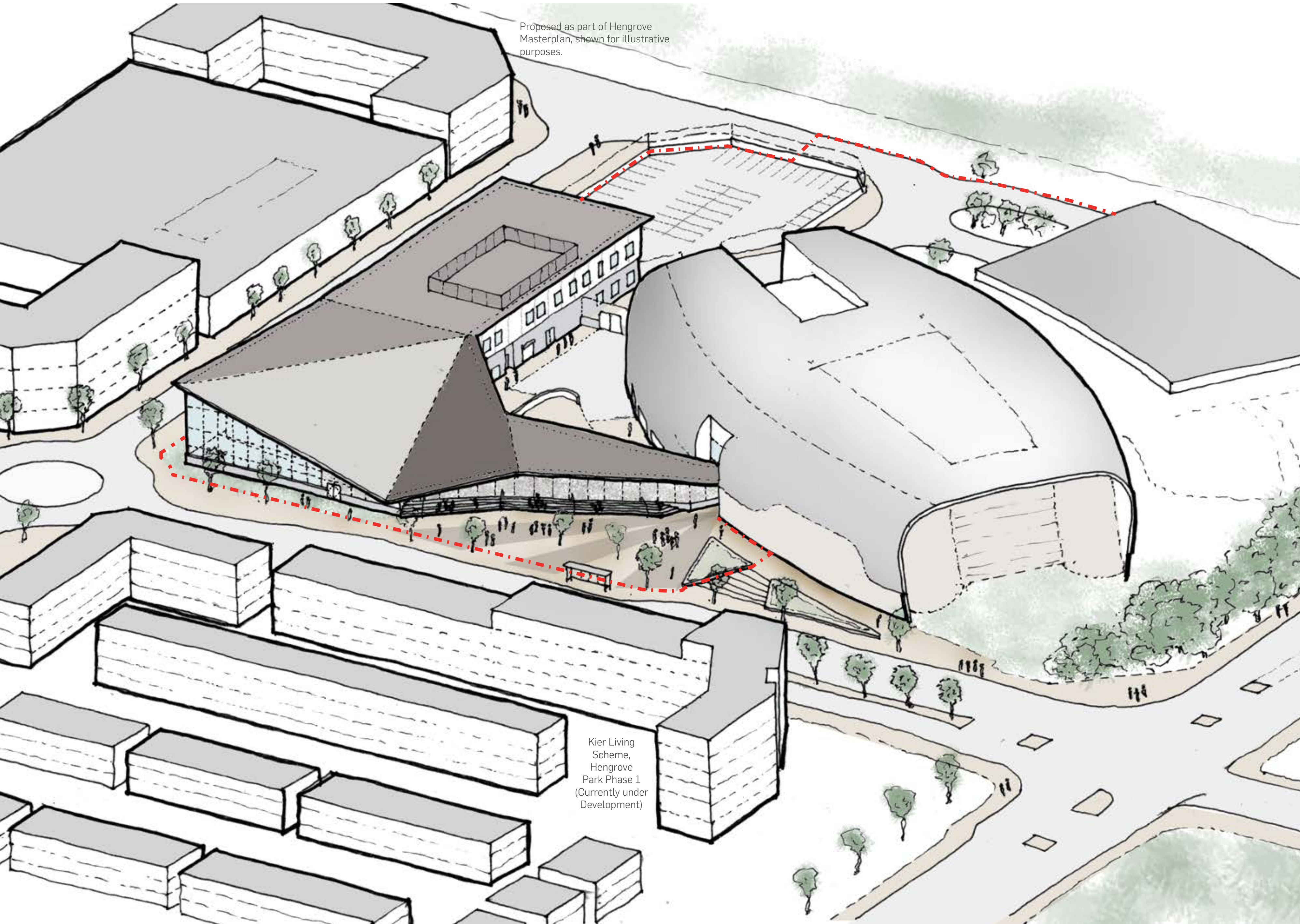


City of Bristol College:

Advanced Construction Skills Centre (ACSC)



Perspective View of Proposed Advanced Construction Skills Centre in Context

Overview

Proposal Definition: Erection of two storey building to create an Advanced Construction Skills Centre in association with existing South Bristol Skills Academy. Provision of hard and soft landscaping, car parking, cycle parking, refuse and recycling storage (Major Application).

The City of Bristol College (CoBC) is proposing to construct a new building that will sit to the north-west of the existing South Bristol Skills Academy (SBSA). The South Bristol Skills Academy (SBSA) opened in 2010, acting as the college's flagship centre, serving the South of Bristol. The existing building has an impressive architectural impact on the existing context and provides a flexible, open-plan internal learning environment. It houses the following facilities and courses; animal care facilities, computer rooms and study centre, motor vehicle and construction workshops, professional hair and beauty salons, health and social care workshops, horticultural and floristry studios. It offers a wide range of full-time, part-time and higher education courses.

The CoBC has plans to expand the South Bristol campus with the overall aim of providing a new building to facilitate and house the training of construction and motor vehicle trades. The proposal will consolidate construction wet trades and wood occupations currently located at the colleges Ashley Down Campus, into a new purpose built construction centre adjoining the existing SBSA, creating a dedicated centre for training within the construction industry. Landscaping and amenity space will also be brought forward as part of this scheme.

The proposed building would consist of approximately 2,900m² Gross Internal Area. It will expand the educational capacity of the region and create a new centre to deliver higher apprenticeships and multi-skilled construction training.

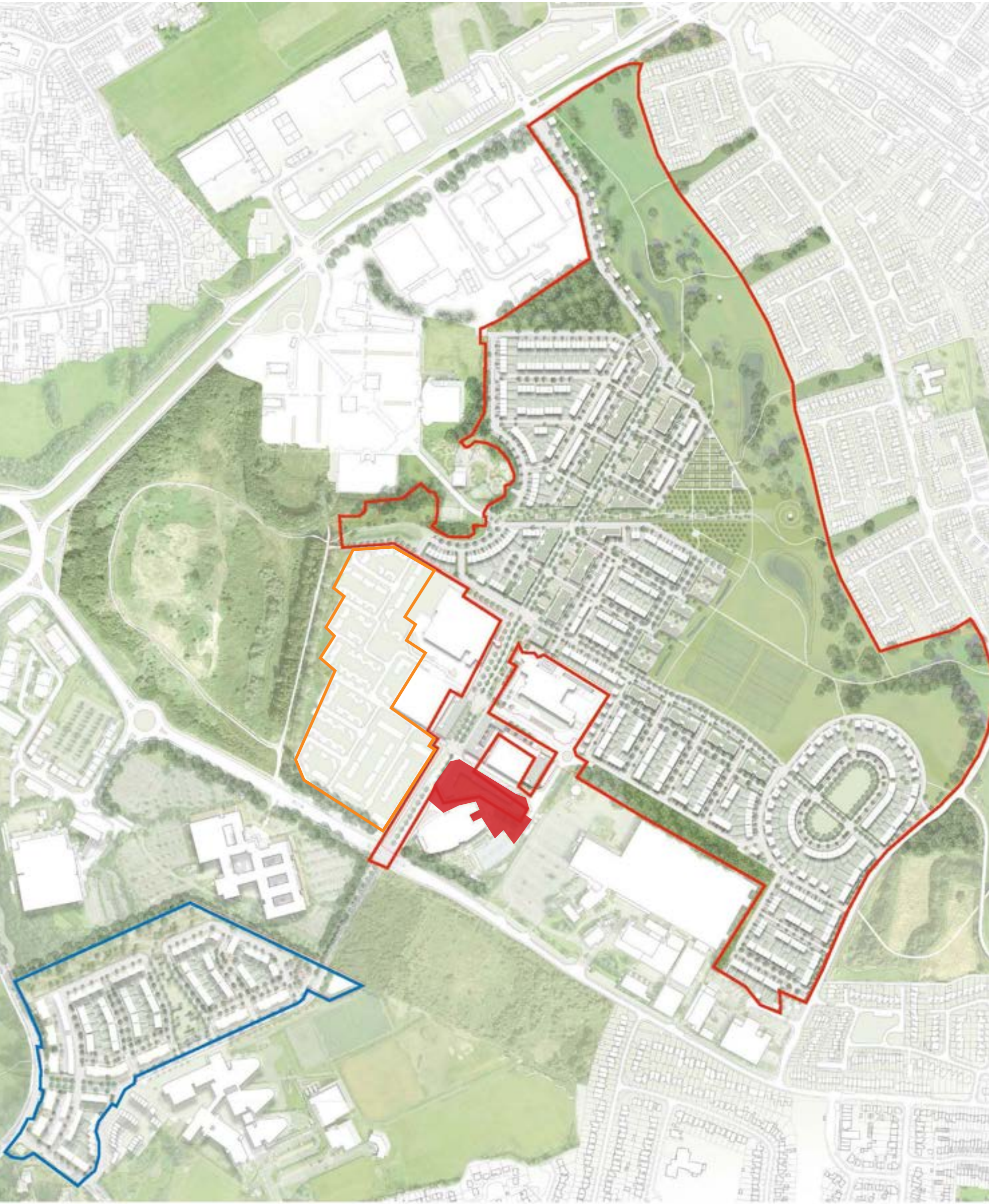
The development is to accommodate new facilities for teaching construction trades including plastering, brickwork, carpentry and joinery, painting and decorating, civil engineering and motor vehicle workshops.



Artistic Impression: Perspective View looking towards the North-East Elevation

City of Bristol College:

Advanced Construction Skills Centre (ACSC)



Hengrove and Hartcliffe Masterplan

Context

The development site is located within South Bristol as defined in the Bristol Core Strategy Development Plan document. It is therefore included within the plan's vision to make this area a focus for development and comprehensive regeneration for a mix of uses, particularly around Hengrove Park (Bristol Core Strategy policy BCS1).

The site falls within land that is currently the subject of an outline planning application for the regeneration of Hengrove Park to provide up to 1,500 homes, a new park and commercial floorspace that includes an expansion to the SBSA. This scheme, whilst a standalone proposal, conforms with the principles of the outline application by virtue of proposing an educational facility.

To the west of the site and currently under construction by Kier Living is a scheme for 261

dwellings, often referred to as Hengrove Park Phase I.

The site also falls within an the Hengrove & Whitchurch Park Neighbourhood Planning Area. The forum has prepared a Neighbourhood Plan which received support at a referendum on 14th February 2019. There are no policies within the Neighbourhood Plan relating specifically to this site however, the provision of a community hub around Hengrove Park and the need for community facilities, including education provision, is supported.

This proposal comes forward at a time when a significant amount of investment and redevelopment is set to take place in South Bristol. It will provide first class educational facilities and will contribute to the regeneration of the area.



Hengrove Park Outline Planning Application



Kier Living Scheme, Hengrove Park Phase 1 (Currently under Development)



Site Location Plan

Site & Use

The site is presently used as educational horticulture land, This provision is being relocated within the City of Bristol College's estate. It is an unallocated site within the Development Plan, meaning that it is not been identified for a specific use or building. Given the proximity to the existing Skills Academy and the use of the land by the College, additional educational facilities on this land is an appropriate use.

The land has no other designations or constraints

that would preclude or inhibit development. Given its green nature however, an ecological appraisal is being undertaken to inform the proposals. Additionally, studies relating to noise impact on existing and future properties around the site, transport, air quality and sustainable design & construction are being carried out. All of this information, when gathered, will feed into the final designs to ensure that the scheme is in keeping with the evolving area.



Existing Facilities; Carpentry Workshop



Existing Facilities; Motor Vehicle Workshop



Existing Facilities; Bricklaying Workshop



CoBC Students



Get In Touch:

CSJ Planning Consultants Ltd

0117 927 2224

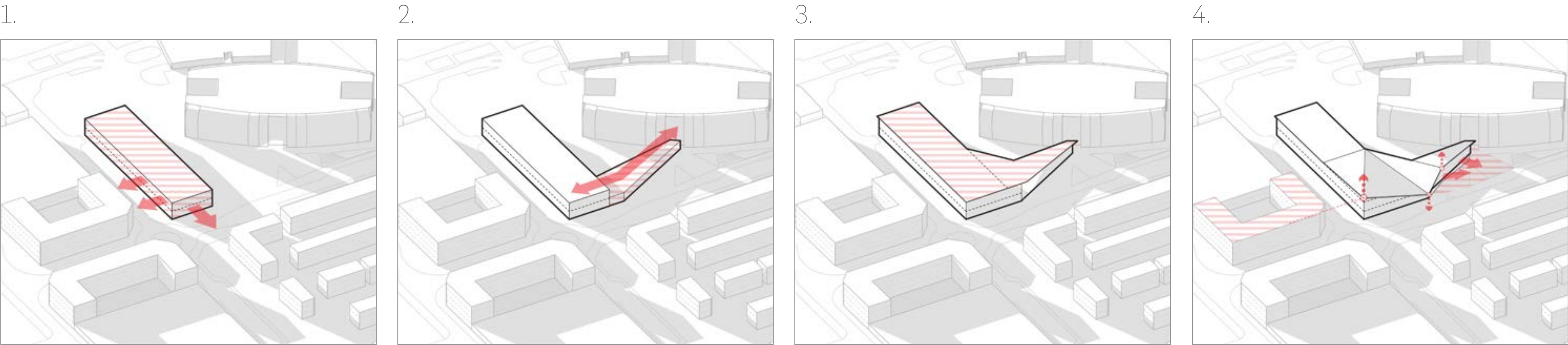
admin@csj-planning.co.uk



City of Bristol College:

Advanced Construction Skills Centre (ACSC)

Design Development

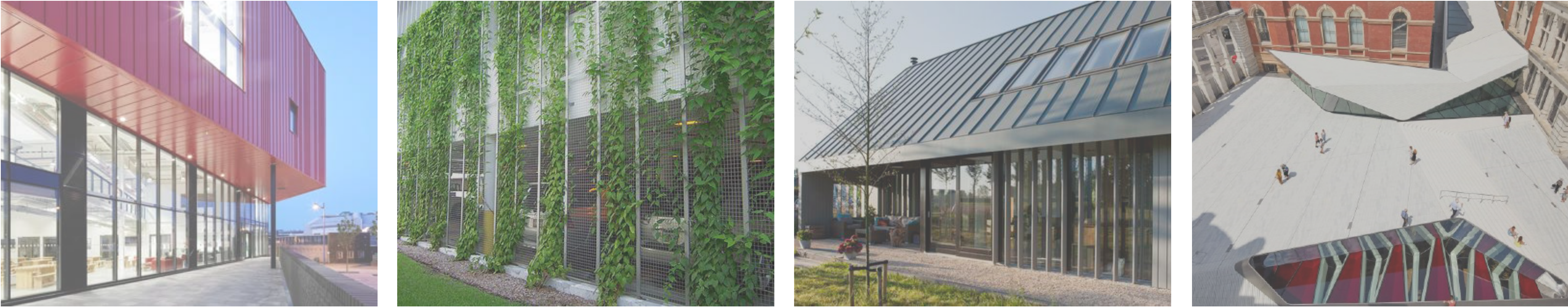


The building is sited against the North-West edge nearest the roundabout to engage with the street and create an 'active shop-front', this is to actively promote the uses within.

The new building will be connected to the existing SBSA via an external pedestrian walkway, creating a single point of entry to both the existing SBSA and new ACSC buildings.

A high quality standing seam roof will be draped over the new building and the pedestrian walkway, visually unifying the two.

The roof is pushed up at the corner to relate to the proposed context massing. It is pulled down to create a covered area and frame the entrance plaza.



Precedent Image: The Plymouth College of Art by Feilden Clegg Bradley Studio

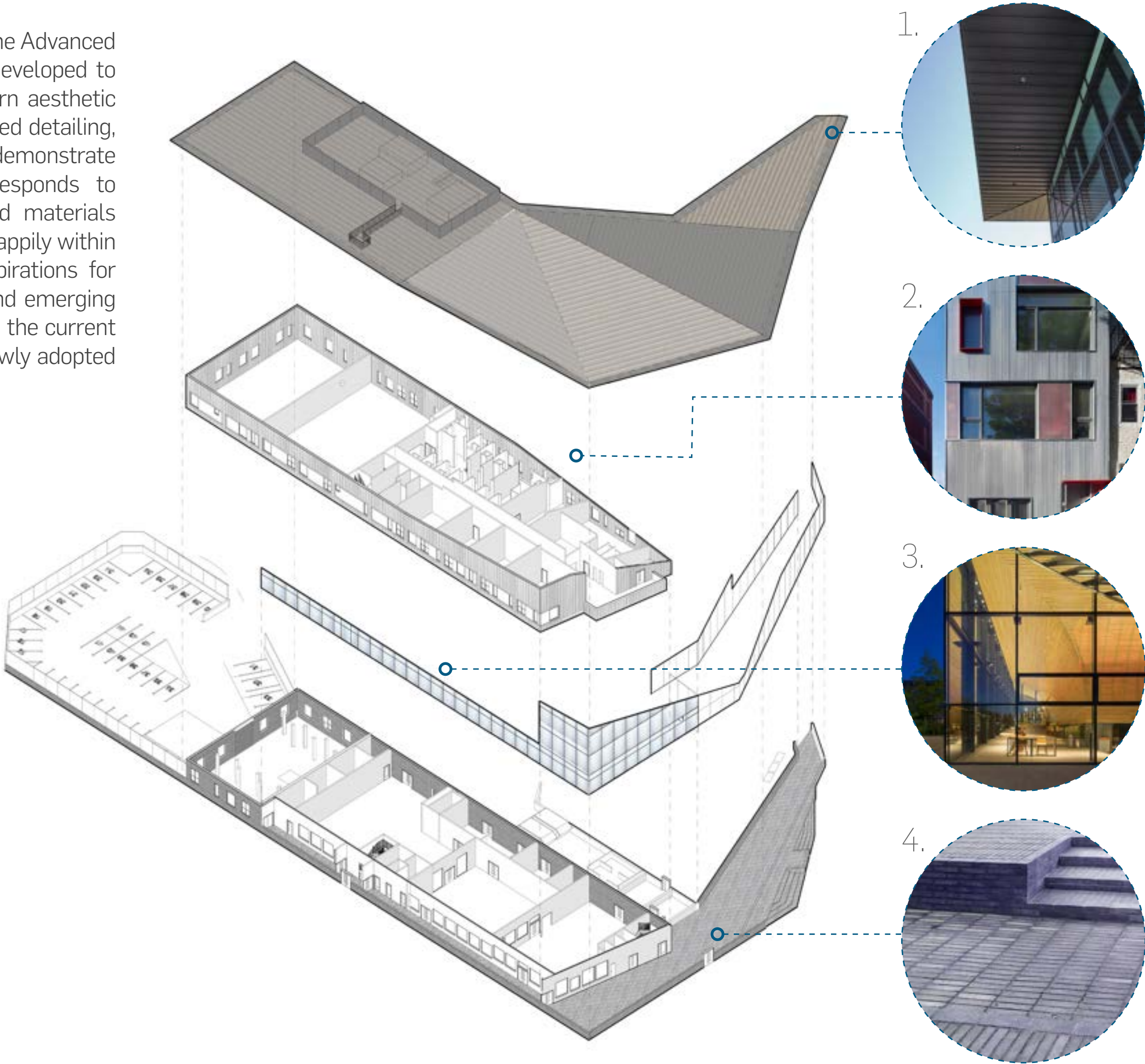
Precedent Image: Bournemouth University - Bus Interchange Green

Precedent Image: The roof will be of zinc standing seam or a similar cladding material.

Precedent Image: The V&A extension on Exhibition Road in London by Amanda Levete Architects material pallet is different.

Materiality & Appearance

The proposed palette of materials for the Advanced Construction Skills Centre has been developed to provide an attractive, clean and modern aesthetic that is brought to life through considered detailing, that employs robust materials that will demonstrate quality and longevity, and which responds to the immediate context. The proposed materials combine to present a design that sits happily within the context and reflects the new aspirations for the area to work within the existing and emerging Hengrove Park masterplan proposed in the current outline planning application and the newly adopted Neighbourhood Plan.



1. Folded Roof

The concept of the roof is to act as a key focal point; bending and folding and responding to the needs within. The highly visible roof acts as a covered walkway connecting the existing to the proposed in a clear and legible manner, guiding users of the existing building through to the new building. As an addition the roof is to provide adequate external covered space to the south of the building for an external civil's yard.

2. Panellised Material (First Floor)

A proposed panelised material is to wrap the first floor creating a focal point which allows it to be read distinctly differently from the brickwork plinth at Ground Floor. The material proposed will add interest and create a contemporary look that reflects the uses within without detracting from the roofs materiality and form.

3. Curtain Wall Glazing (Atrium)

Wrapping the atrium and ground floor, the curtain glazing allows passers by to interact with the activities taking place within the building, creating visual interest and activating the facade.

4. Brick Plinth (Ground Floor)

Wrapping around the perimeter of the round Floor is a brickwork plinth, a robust and durable material that will protect the integrity of the building. Brick has been chosen to reflect the uses within the Advanced Construction Skills Centre; promoting the art of bricklaying.

Exploded Axonometric of Materiality

City of Bristol College:

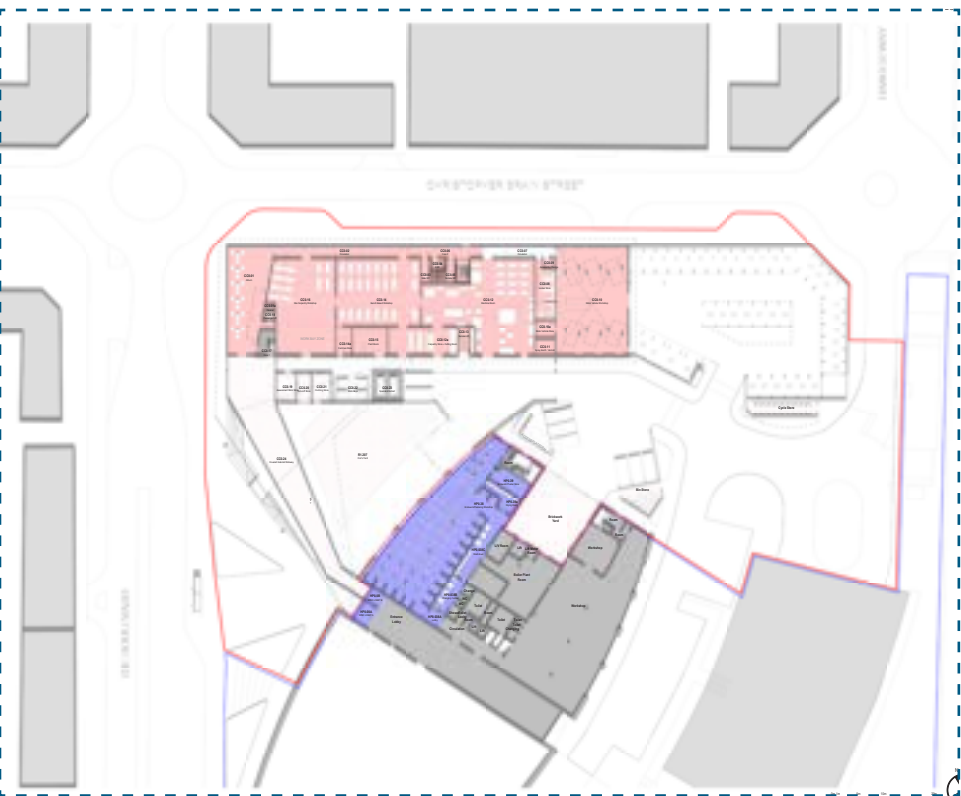
Advanced Construction Skills Centre (ACSC)

Ground Floor Plan

Not To Scale

Key

- Carpentry Workshops
- Motor Vehicle Workshop
- Civil Engineering Workshop
- Brickwork & Plastering Workshop(outsideofapplication)
- Support Space
- Circulation Space
- Vertical Circulation



Reference Plan - Level 0

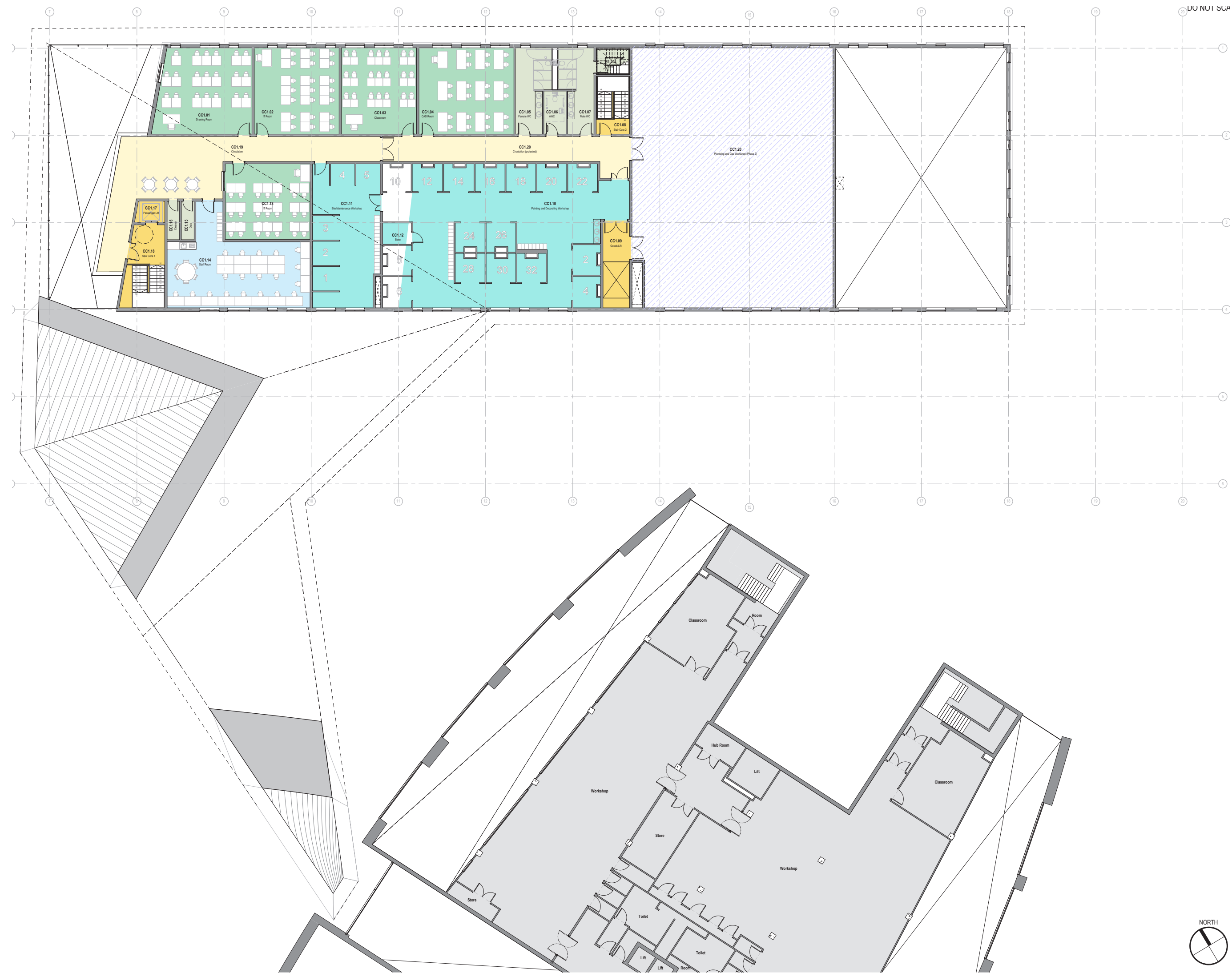
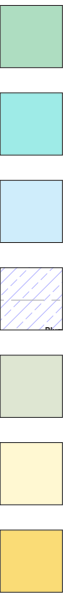


First Floor Plan

Not To Scale

Key

- Classrooms & IT Classrooms
- Painting & Decorating Workshop
- Staff Room
- Phase2Plumbing&GasWorkshop
- Support Space
- Circulation Space
- Vertical Circulation

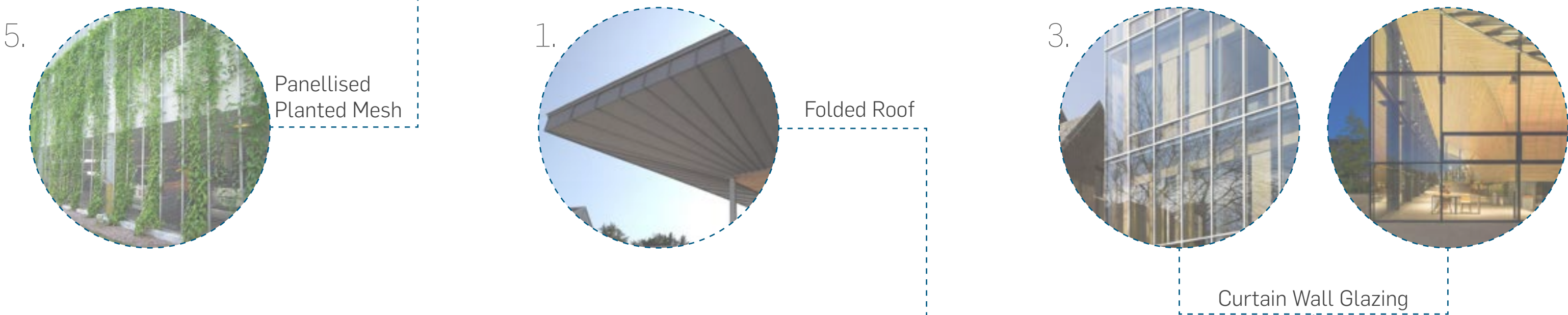
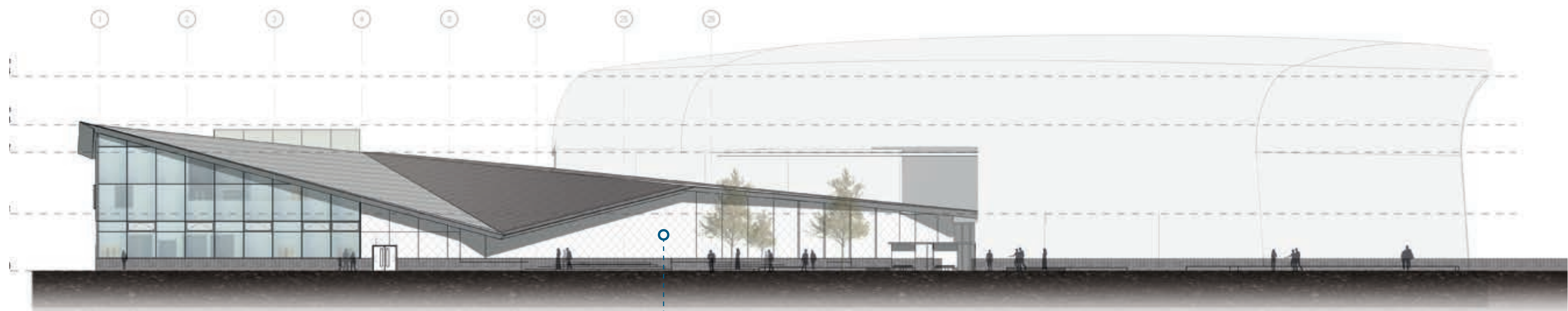


City of Bristol College:

Advanced Construction Skills Centre (ACSC)

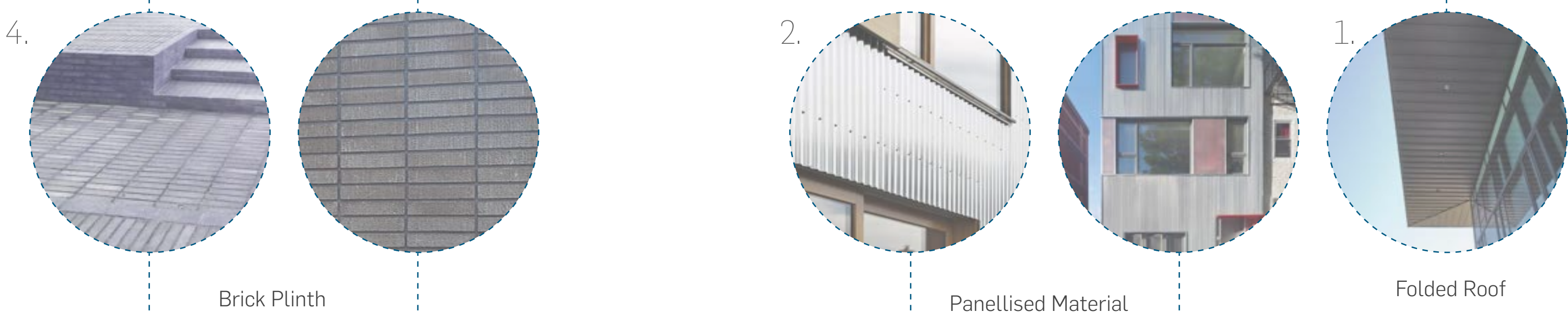
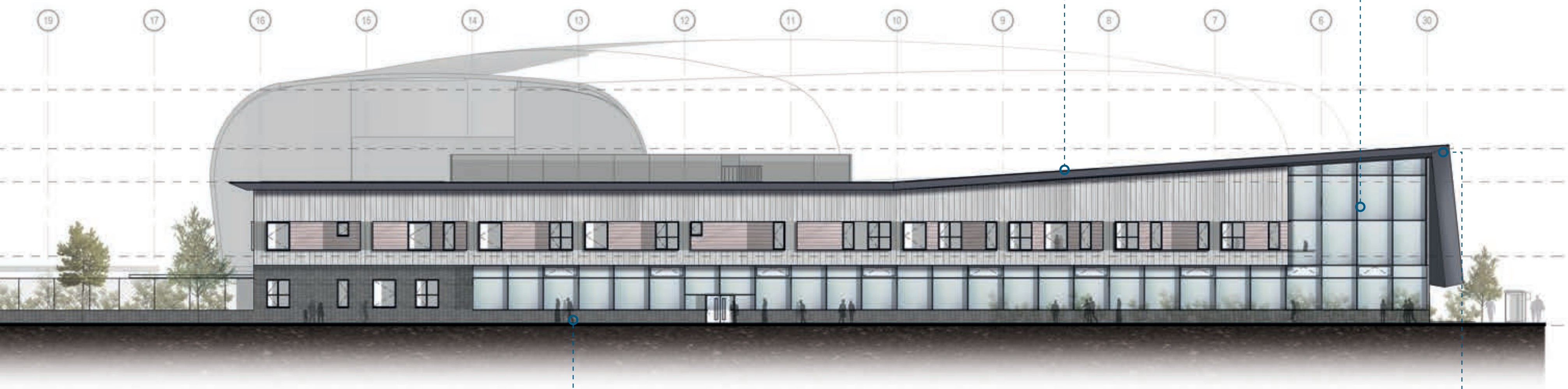
West Elevation

Not To Scale



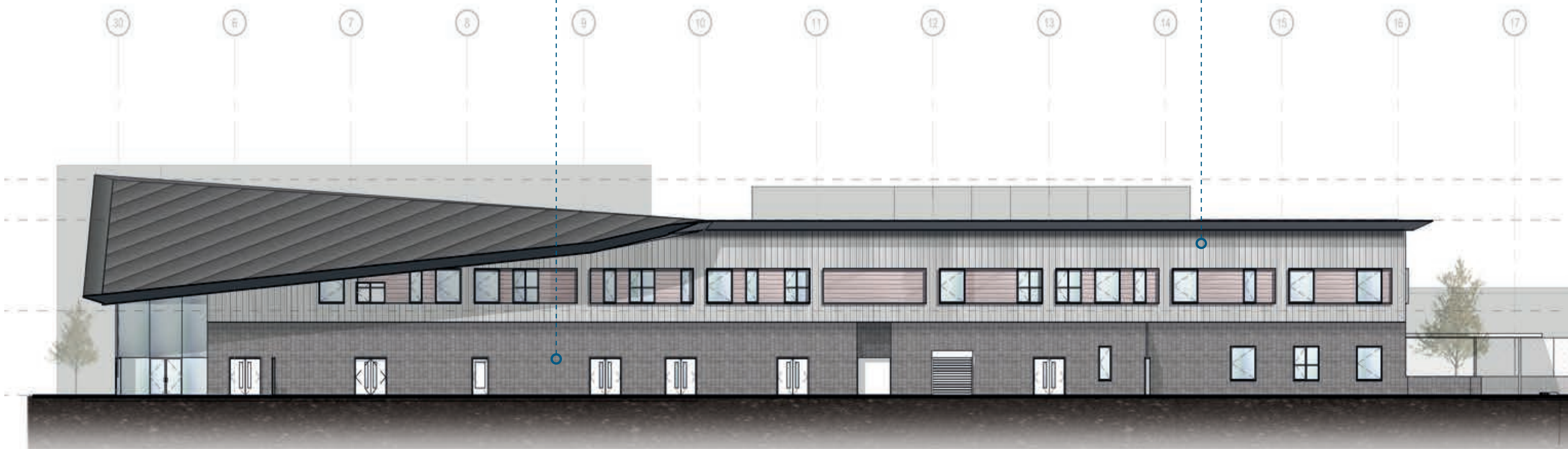
North Elevation

Not To Scale



South Elevation

Not To Scale



City of Bristol College:

Advanced Construction Skills Centre (ACSC)



Artistic Impression - Approach from Whitchurch Lane

Public Space

As part of the development it is proposed that the existing plaza to the East of the Advanced Construction Skills Centre bounded by 'The Boulevard' will be enhanced. The landscaped area will provide external space for students, staff and members of the public to inhabit. This will create a connection between the South Bristol Skills Academy and the wider community by providing a new public amenity for the area. The plaza will provide seating to encourage passers-by to dwell in the space as well as introducing an element of planting. It is hoped that over time this space will become well-used, helping to create a sense of place and strengthen ties with the local community.

Your Feedback

City of Bristol College would welcome your views on the proposed development. Please feel free to comment on all aspects of the scheme, although below are some points that we would be particularly interested in your views:

- Whether you support the expansion of City of Bristol College Skills Academy and the construction skills included;
- Proposed design of the new building and suggested materials;

- Whether the scale of the building is appropriate for the context in which it will sit;
- Any potential impacts that you are concerned about (e.g. traffic, noise etc.);
- Your overall impression of the proposed development.

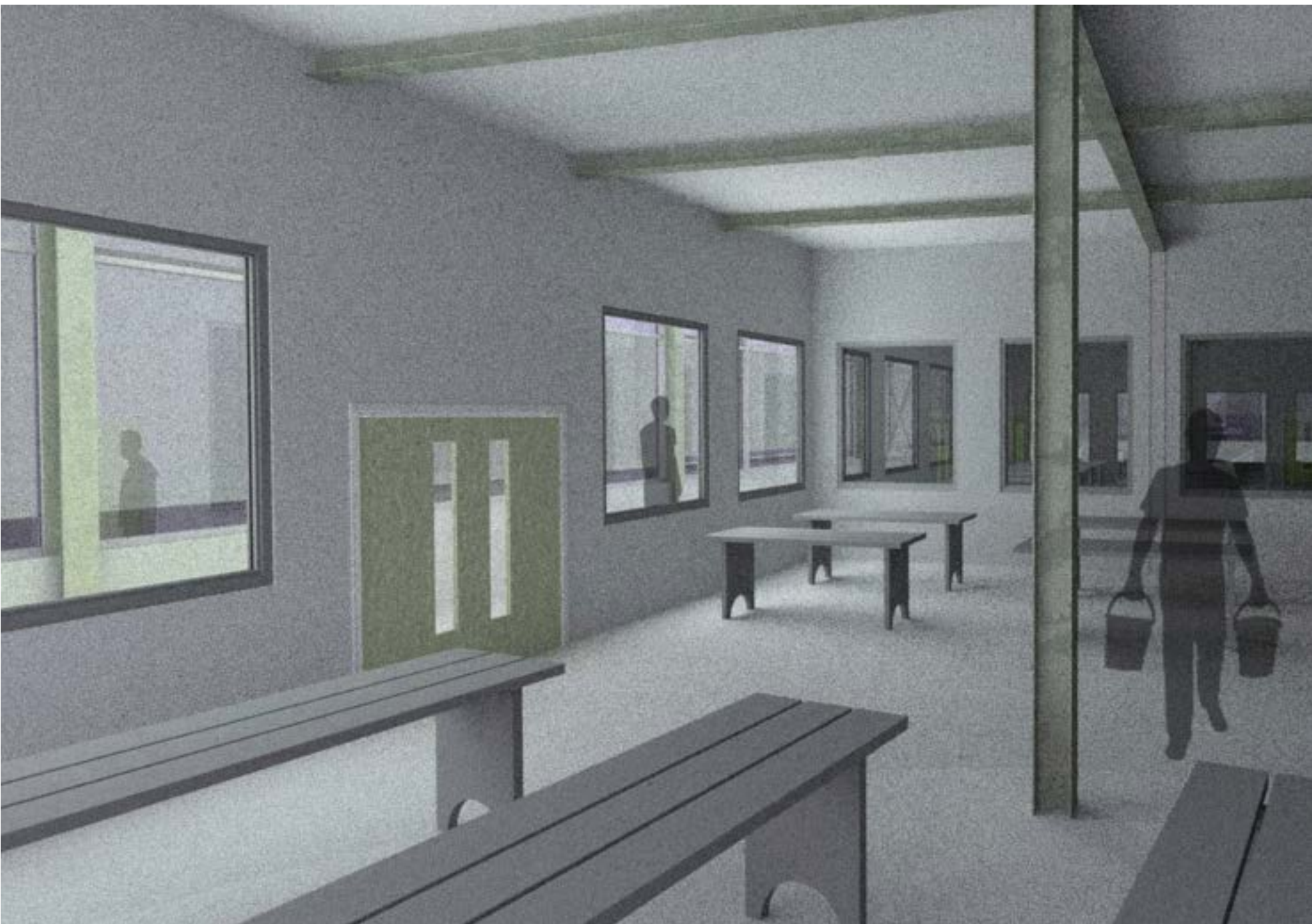
Please can your comments be sent to:
admin@csj-planning.co.uk
by 13th March 2019.

Next Steps...

In combination with the previously mentioned site investigations, your feedback will inform the design development moving forward.

Once all comments and studies have been reviewed, the proposals will be re-assessed in preparation for the full planning application to Bristol City Council. The current target is to submit the planning application in April 2019.

For further information please contact:
CSJ Planning Consultants Ltd
0117 927 2224
admin@csj-planning.co.uk



Visualisation – Proposed Bench-based Carpentry Workshop



Visualisation – Proposed Atrium