OLD BRISTOL ROYAL INFIRMARY DEVELOPMENT

Public Consultation

UNITE STUDENTS

62

New dwellings on site within BRI building

80% **20%** £

Affordable homes on site

407 BEDS

407 new student bed spaces

CONSERVATION AREA

Sits within St James Parade conservation.

INNER CITY SITE

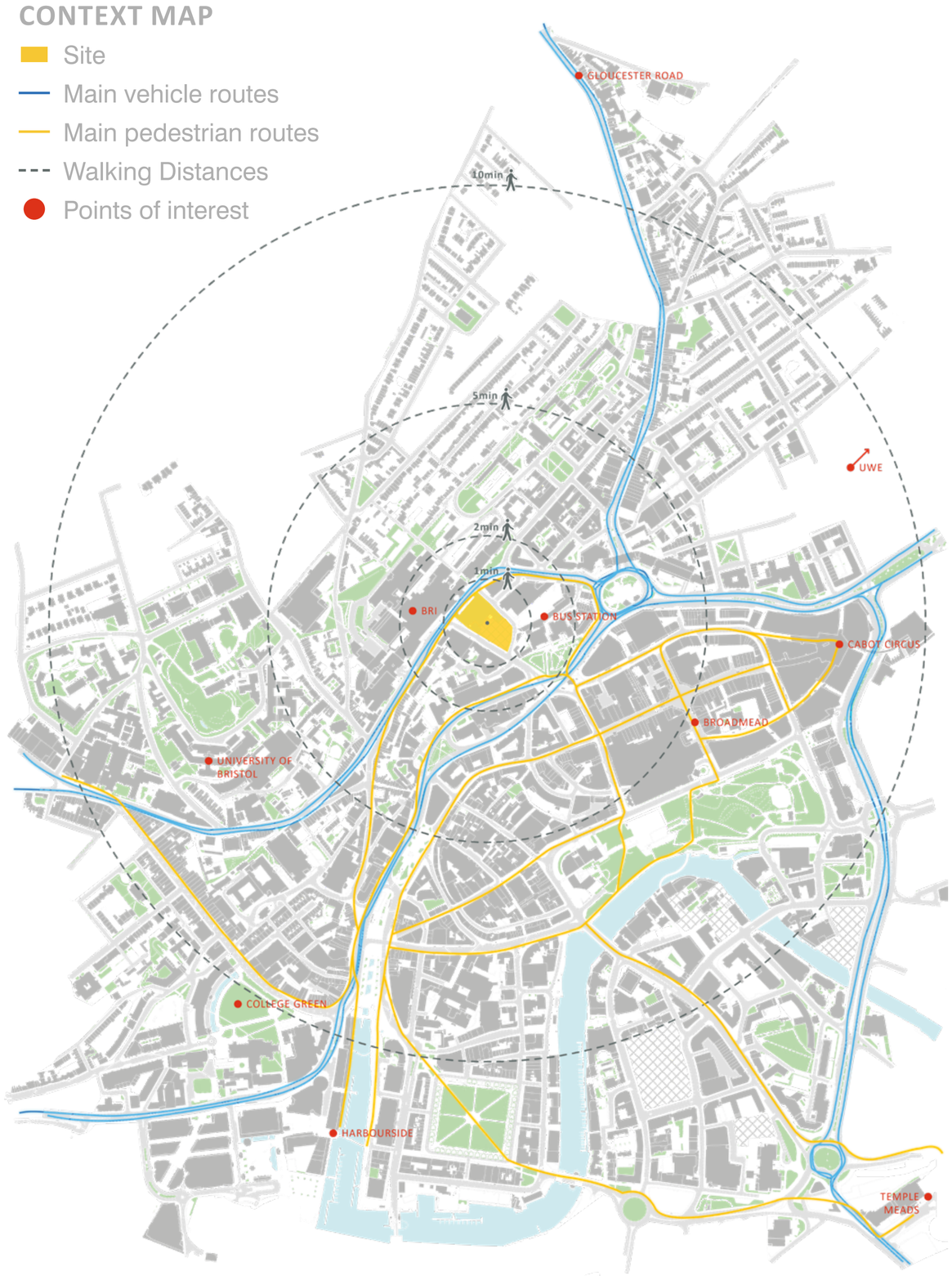
Site sits within the inner city centre of Bristol

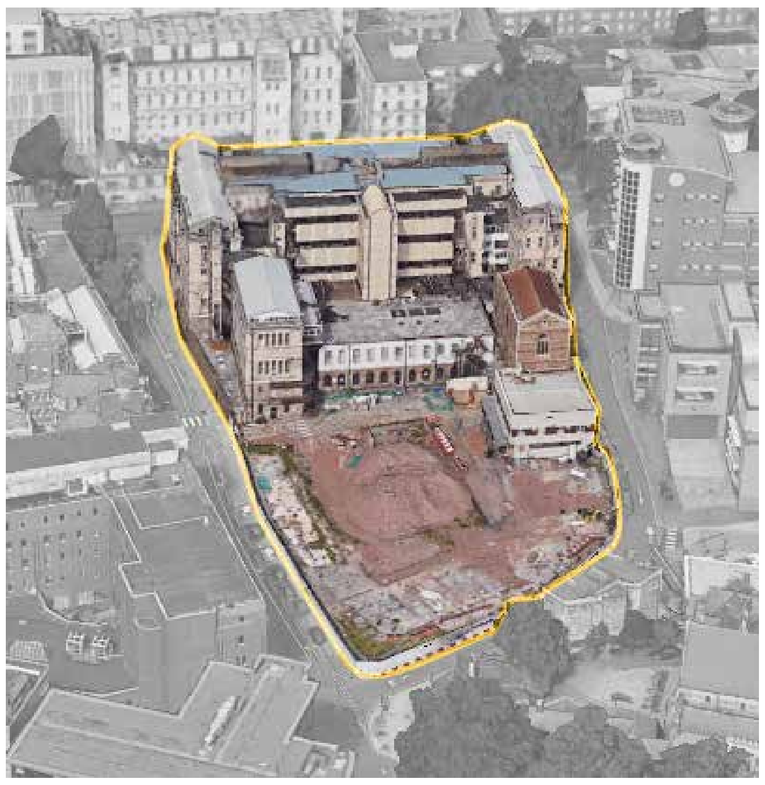
LISTED CHAPEL

Grade II listed

CONTEXT MAP

- Site
- Main vehicle routes
- Main pedestrian routes
- Walking Distances
- Points of interest





Aerial 3D Site Highlight

Site Plan Outline

WELCOME

INTRODUCTION

Thank you for visiting this exhibition which shows proposals being brought forward by Unite Students, the UK's leading student accommodation provider, for the redevelopment of the old BRI hospital site.

The site includes the main old hospital building, fronting Marlborough Street, together with the Chapel, various other buildings and the now open ground bounded by Whitson Street and Lower Maudlin Street. The NHS moved out of the old hospital building in Jan 2017 and it has remained vacant since. Demolition of the buildings on the southern half of the site was undertaken in 2016.

The site has been the subject of two full planning applications in 2016 and 2017; both of these were refused for various reasons by Bristol City Council. Unite have now reviewed their requirements in order to make the scheme viable and appointed a new design team to design and deliver it. The proposal has been the subject of initial discussions with the planning department, these have proved positive and it is now at a stage where it can be shared with a wider audience of the local community and interested parties with a view to submitting a full planning application at the end of August 2019.

Unite's proposals feature the retention and reuse of the original main hospital building as 62 residential flats (with a 20% affordable element) these will be generous one and two bedroom dwellings located over 6 floors either side of the central spine corridor. The elevations will be rationalised with the existing clutter removed and windows made bigger, the existing rooftop pods on the East and West wings will be reclad in a modern aesthetic.

In the central section of the site the existing listed chapel will be retained either as a potential University Hub for students living all over the city centre to study and meet or cafe/multifunctional community space. Between this and the new student accommodation buildings a new public square will be created with associated pedestrian route through, linking Whitson Street and Lower Maudlin Street behind the BRI building. To the south the new buildings will be built around a central quadrangle housing various student uses and a retail unit on the ground floor with accommodation above. The heights of the buildings vary with the topography being 7 storeys at the top and reducing to 4 nearer The White Hart and Priory.

After you have looked at the information and talked to the design team we would welcome your feedback before the scheme is finalised. Once we have reviewed the feedback provided from this event, the associated website and undertaken additional consultation with Key Stakeholder groups and the Council we will review and finalise the proposals in order that a full planning application can be submitted.

If you would like to make any comments please complete the feedback form either at the exhibition today or online at www.oldhospital.co.uk by Wednesday 24th July.

Existing North Elevation

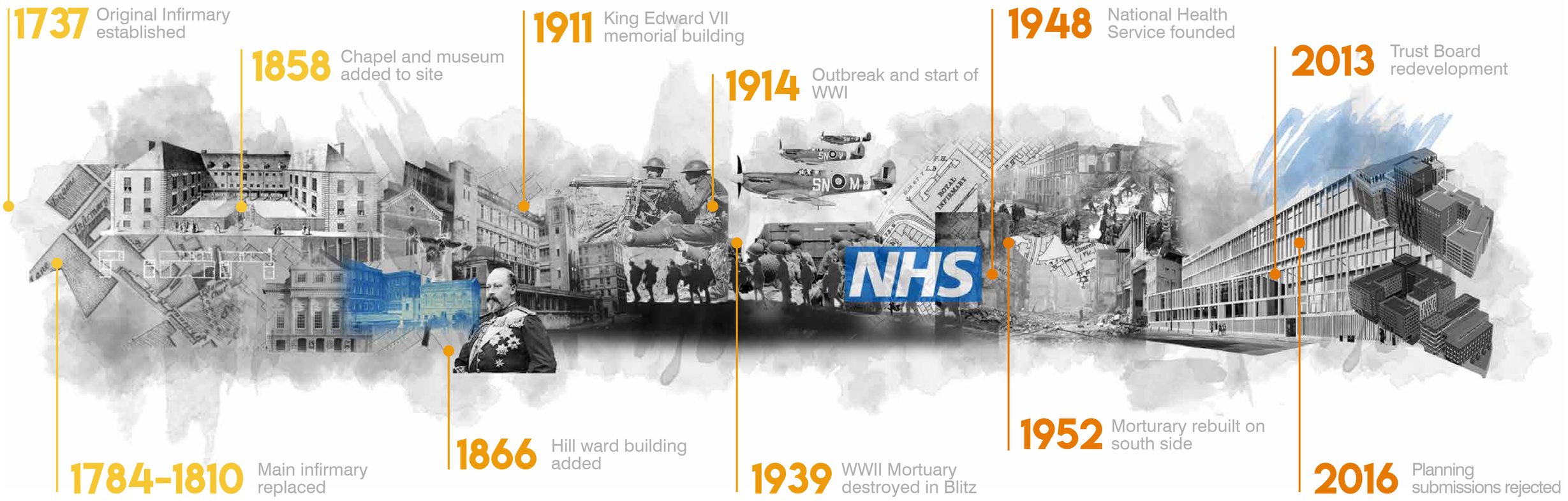
Existing South Elevation

OLD BRISTOL ROYAL INFIRMARY DEVELOPMENT

Public Consultation

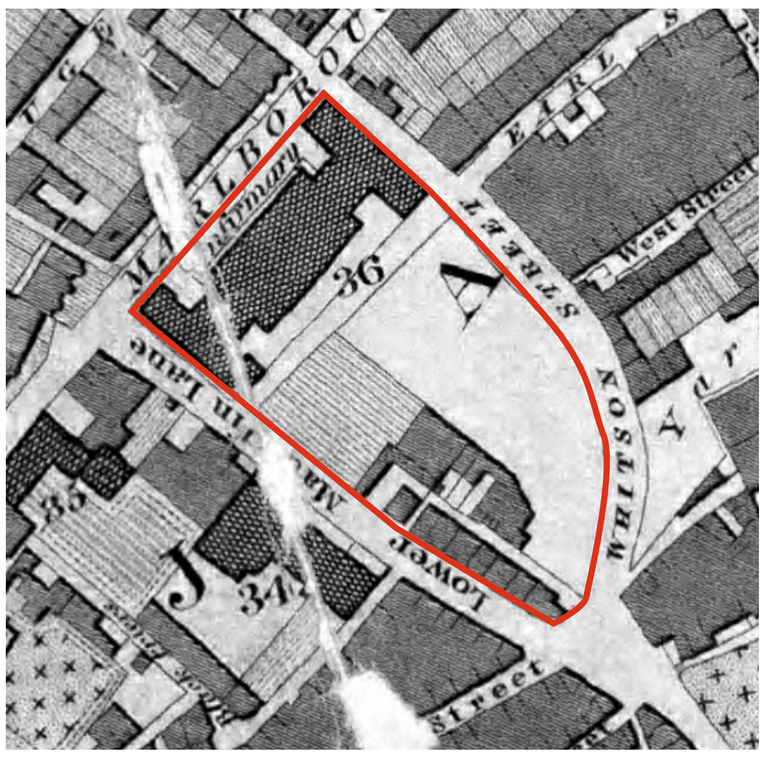
UNITE STUDENTS

HISTORY OF THE BRI



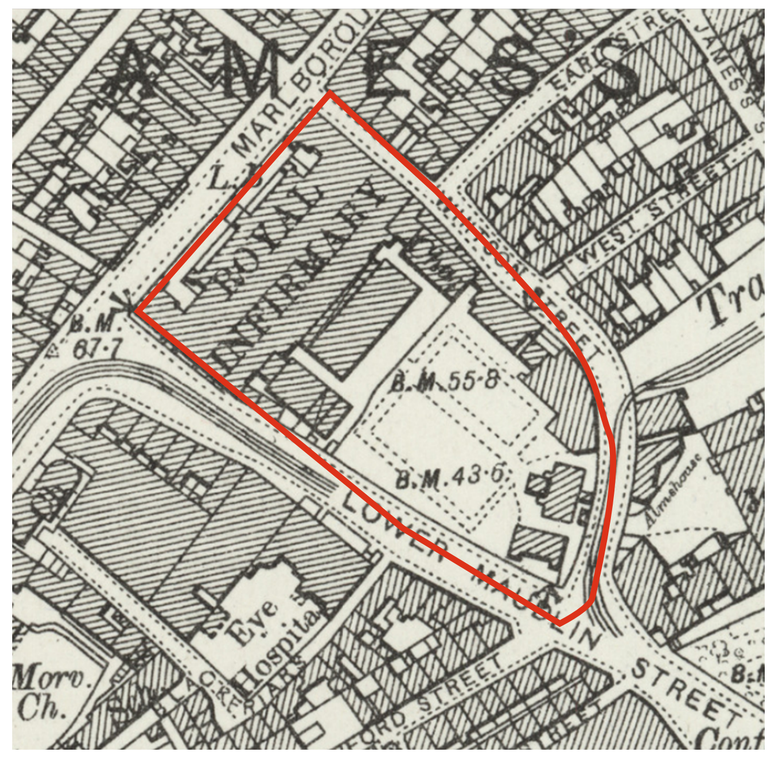
THE HOSPITAL

The infirmary trust was established in 1737 and although the original buildings do not survive, the age of the foundation is of historic interest as it is one of the oldest outside London. The main infirmary building was constructed in three phases between 1784 and 1810 as funds became available, with an H-plan to designs by local architect Thomas Paty (1712-89), possibly with the involvement of Daniel Hague (c. 1736 - c. 1816) another local architect and builder, probably in a more junior role or primarily as a builder. The east wing was completed between 1784-1786, the central range between 1788-92 and the west wing between 1806-1810. The C18 infirmary building is much altered and extended. Some structures to the south of the site have since been demolished.



1825 Ashmead Historic Map

1844 - 1888 OS Historic Map



1894 - 1903 OS Historic Map

THE LISTED CHAPEL

The Chapel is a good example of the work of SC Fripp, a notable C19 Bristol architect who was responsible for several other prominent listed buildings, including the former Bristol and Exeter Railway building at Temple Meads Station (Grade II*).

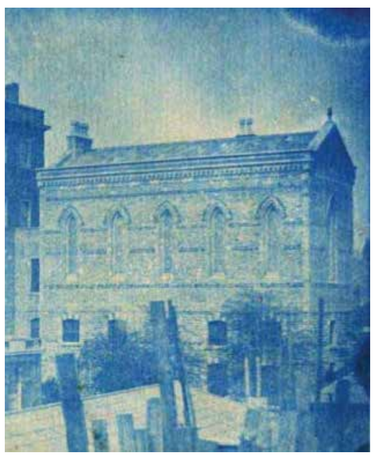
The exterior of the chapel wing has been little-altered and the use of polychromatic materials combined with well-considered detailing creates a strong overall design.

The chapel interior displays Gothic decoration that ties in with the external design, the interiors of the lower floors are not of special interest.

It compares well with other C19 chapels which have been listed in isolation from their associated medical institutions; Although it is part of a larger, altered hospital complex, it is a prominent and well-designed isolated component that displays clear architectural presence in its own right.

It is an early example of a regional purpose-built infirmary hospital chapel; containing memorials to army and medical officers who died in the course of their duty, including those who fell in the First World War, Boer War and The Mahdist War.

The museum below the chapel was an unusual and interesting provision, particularly in the context of regional teaching.



Refused Planning Application- 2016

Refused Planning Application - 2017

OPPORTUNITIES AND CONSTRAINTS

DESIGN SUMMARY

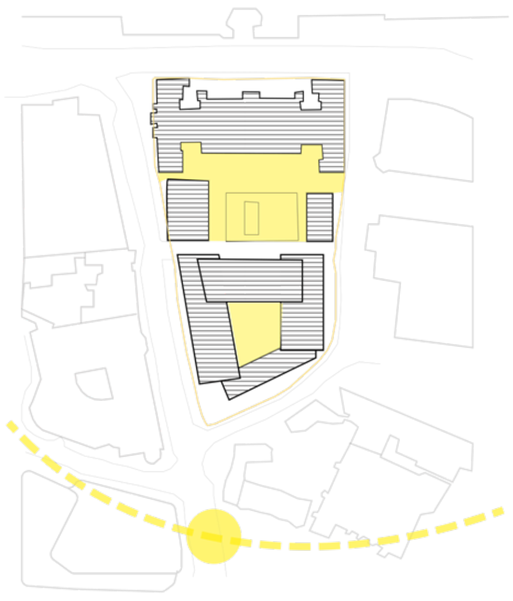
The site is a key underdeveloped island in the City Centre with the large locally listed BRI building and associated chapel to the north. This project will unlock the site and integrate it into the surrounding streetscape.

The new Public Square to be created will hide beneath it all of the servicing requirements for the new residential properties so that they are removed from view. The resulting space is a place where people can mingle, pause or pass through as their day dictates. This key element of public realm offers a significant contribution to the area, many office and hospital employees in the surrounding areas will appreciate the calm space in which to take time out.

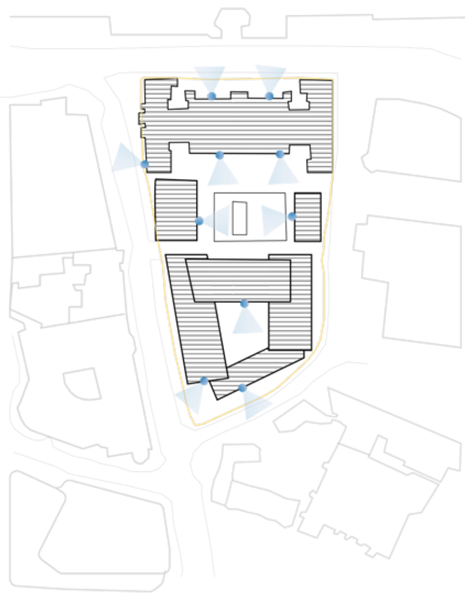
This is complemented by the introduction of two through routes, to the rear of the BRI the historic line of Earl Street is reinstated as a pedestrian continuation of the road behind the Dorothy Hodgkin Building. There is also a new low level service road between the square and new student building, this will be available to BRI residents, pedestrians and cyclists only.

The proposed terrace to the south of the site also offers significant benefits to the street scene, be it people arriving at the coach station visiting Bristol for the first time or students retuning home after lectures, the buffer space provided, slightly removed from the busy traffic junction allows contemplation before an onward journey.

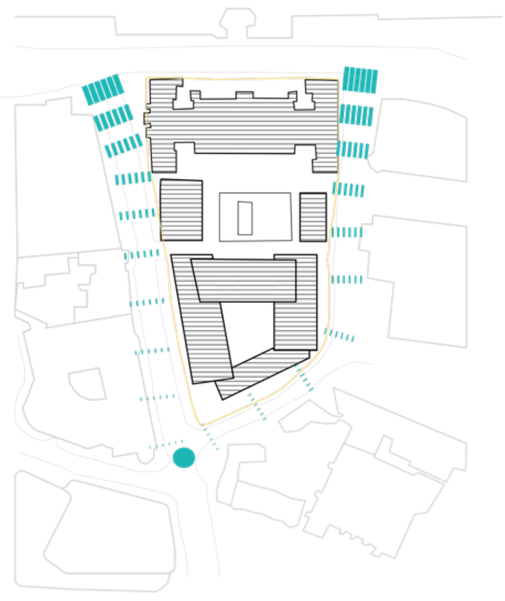
Aerial View of the Site



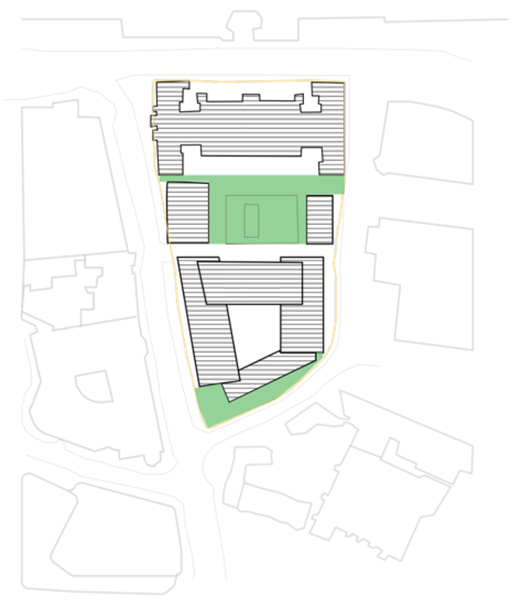
Opportunity: Sun Path



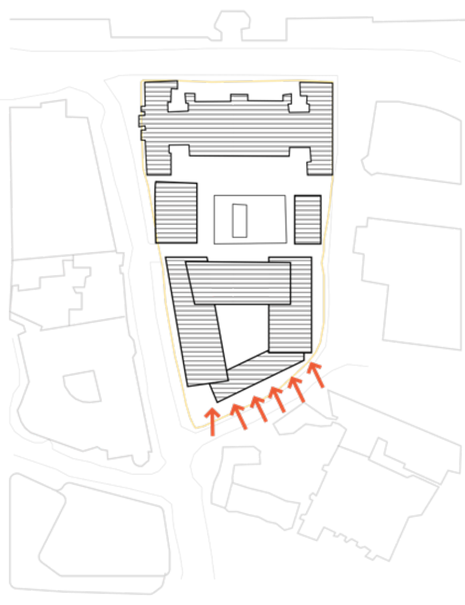
Opportunity: Passive Surveillance



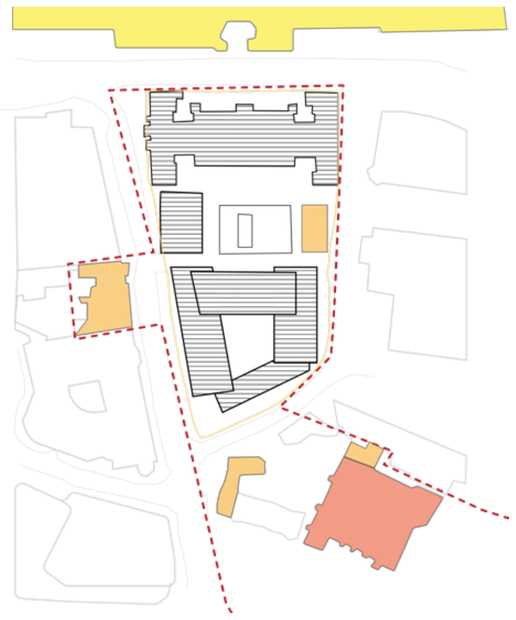
Constraint: Topography



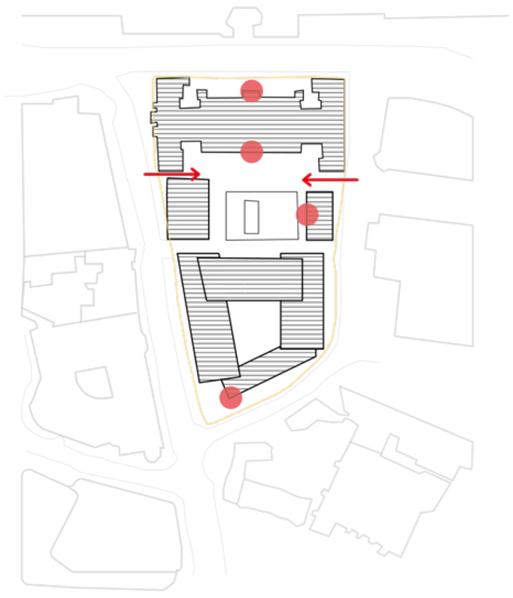
Opportunity: Proposed Public Space



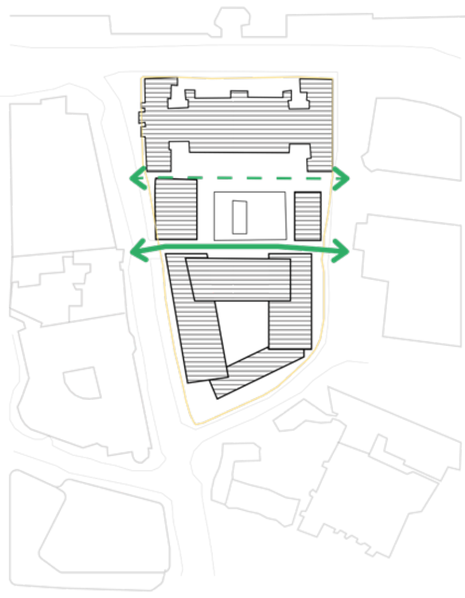
Opportunity: Key Elevation



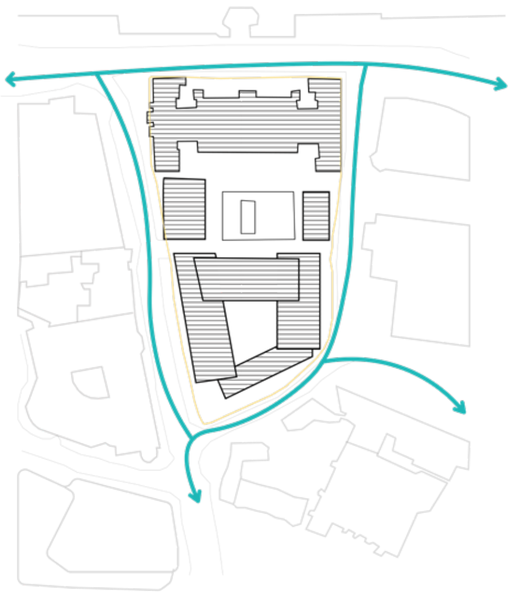
Constraint: Listed Buildings & Conservation Area



Opportunity: Proposed Entrances



Opportunity: Proposed Public Access Routes



Constraint: Main Traffic Routes

SUMMARY OPPORTUNITIES

There are many opportunities offered by the site, there is the potential not only to create a memorable piece of architecture but to enhance a somewhat neglected area of the City Centre, connecting it more robustly to its context.

SUMMARY CONSTRAINTS

The constraints imposed by the topography and vehicular access have provided counterpoints to the design, making us work exceptionally hard to resolve the levels to acceptable parameters and ensure that the proposed buildings well in their context.

Elevated View of site looking East

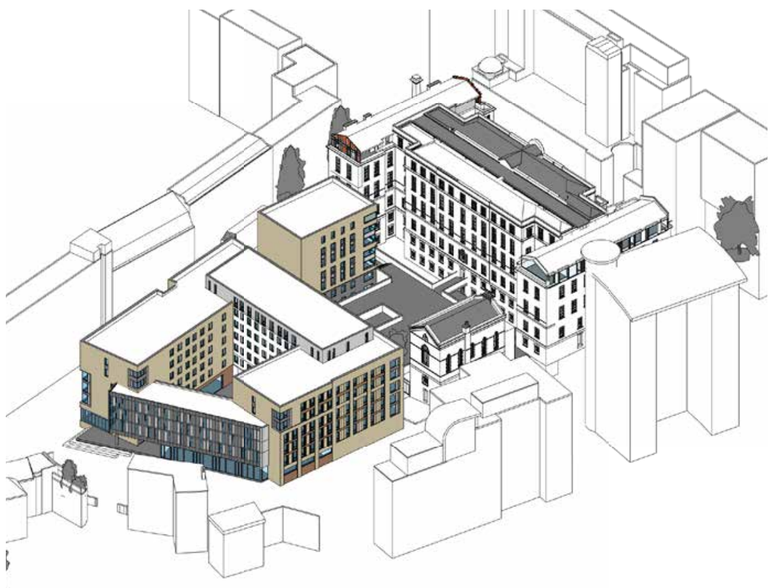
Materiality of the site and surroundings

OUR PROPOSAL

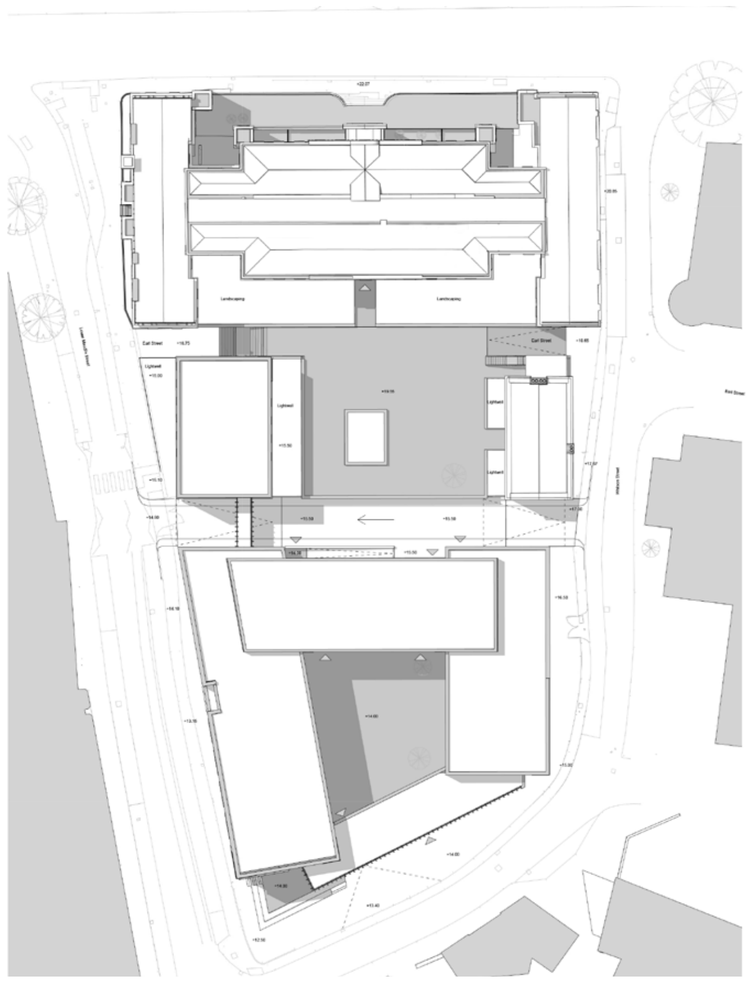
Proposed Perspective View of Facade from Whitsun Street

OVERVIEW

These images show the emerging design proposals as artist's impressions and more formal elevation drawings. The palette of stone, brick, glass, metal and render and some of the detailing reflects the surrounding buildings and adds a modern yet embedded element to the conservation area. The associated landscape and public realm further enhance the scheme.



Proposed 3D Axonometric



Proposed Site Plan

Proposed Elevation from Marlborough Street

Proposed Elevation from Whitson Street

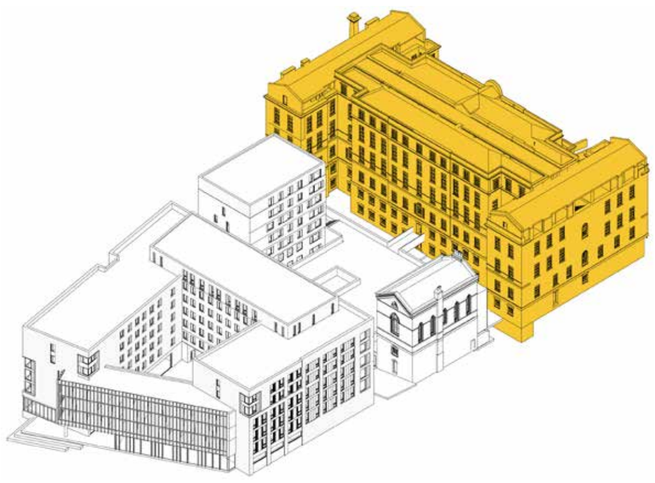
Proposed Elevation looking East (Whitson Street)

Proposed Elevation from Lower Maudlin Street

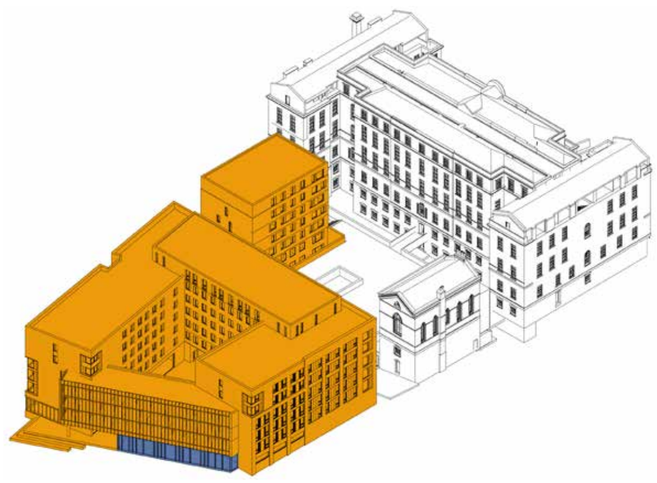
Proposed Section - Cut through central courtyard

OUR PROPOSAL - BREAKDOWN

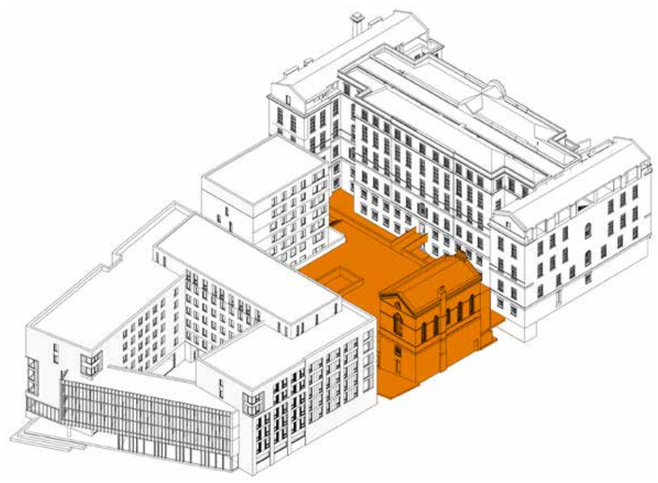
THE BRI BUILDING



UNITE STUDENTS BLOCK



PUBLIC REALM & THE CHAPEL



RESIDENTIAL FLATS

There are 62 residential flats housed within the original main hospital building, (with a 20% affordable element) these will be generous one and two bedroom dwellings located over 6 floors either side of the central spine corridor.
The elevations will be rationalised and windows made bigger, the existing rooftop pods on the East and West wings will be reclad with a modern aesthetic.

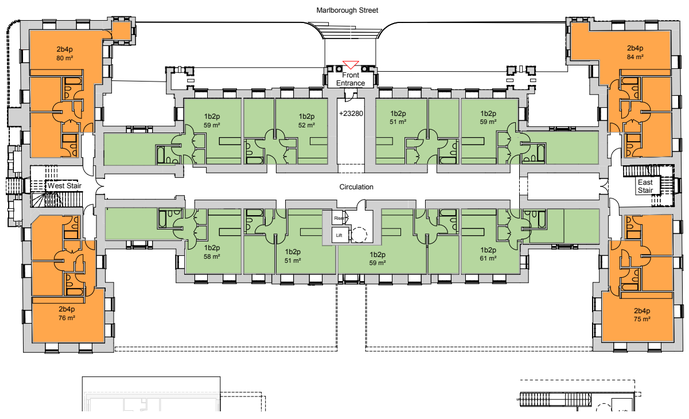
STUDENT ACCOMMODATION + RETAIL

To the south the new buildings will be built around a central quadrangle housing various student uses and a retail unit on the ground floor with accommodation above. The heights of the buildings vary with the topography being 7 storeys at the top and reducing to 4 nearer The White Hart and Priory. There is a new stepped terrace at the junction of the two roads which provides a buffer space between the building and the road enhancing the public realm.

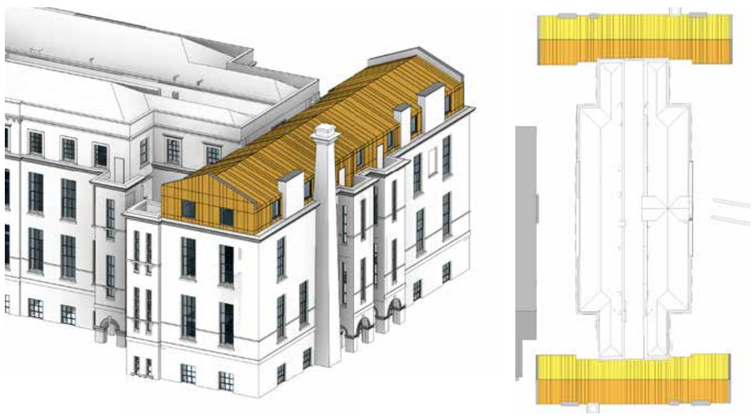
PUBLIC & UNIVERSITY USE

In the central section of the site the existing listed chapel will be retained either a University Hub for students living all over the city centre to study and meet or cafe/ multifunctional community space. Between this and the new student accommodation buildings a new public square will be created with new pedestrian route through linking Whitson Street and Lower Maudlin Street behind the BRI building.

BRI Refurbishment Level -1

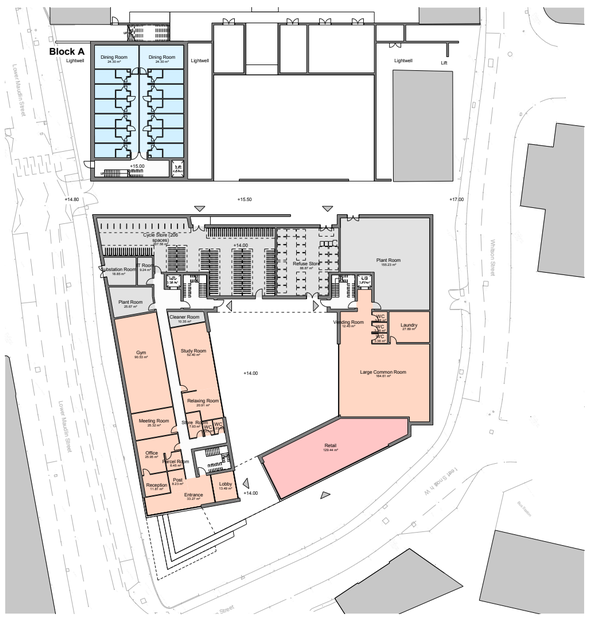


BRI Refurbishment Ground Floor



BRI Roof Pods, 3D and Roof Plan

BRI Proposed North Elevation (from Marlborough Street)



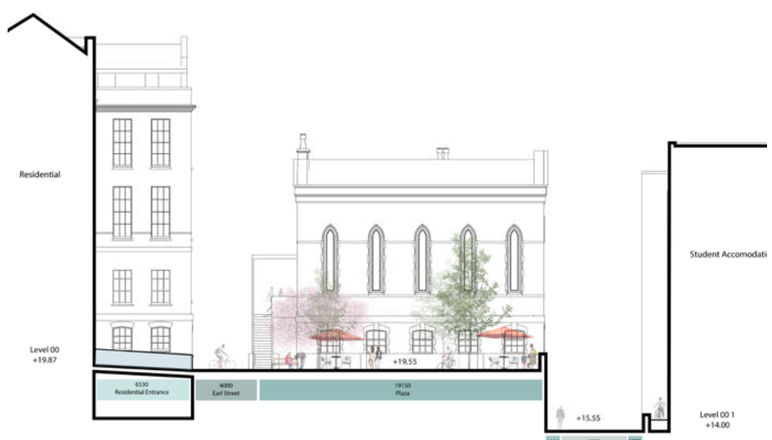
UNITE STUDENTS
Accommodation
Block Level 00

KEY
- *Ancillary Rooms*
- *Commercial*
- *Common Spaces*
- *Circulation*
- *Cluster 3-6 bed*

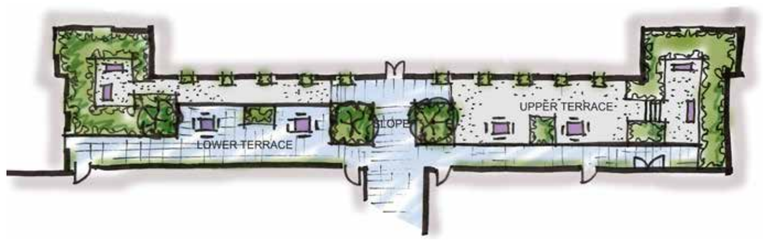
UNITE STUDENTS
Accommodation
Block Level 01

KEY
- *Ancillary Rooms*
- *Circulation*
- *Studio*
- *Cluster 3-6 beds*
- *Cluster 9-10 ””*
- *Cluster 7-8 ““*

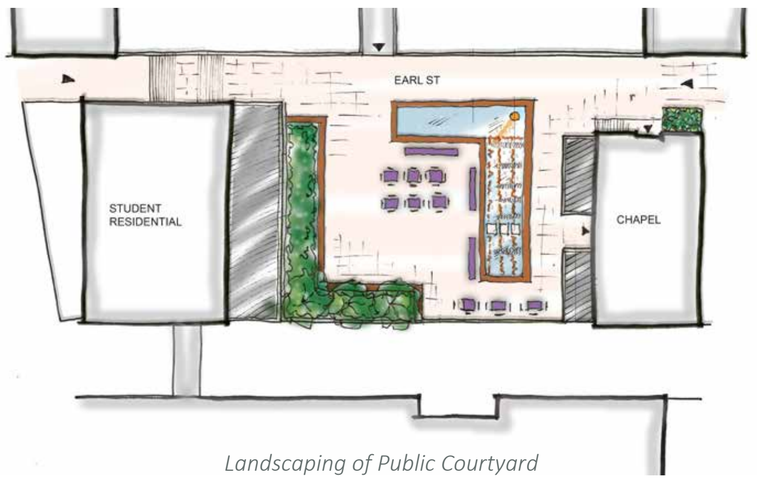
Facade Studies



Public Square Section



Landscaping of Residential Courtyard



Landscaping of Public Courtyard

Indicative 3D

PROJECT TIMELINE

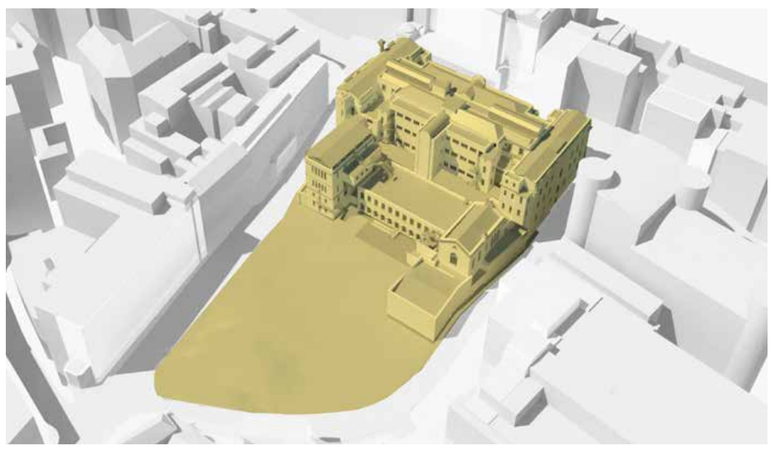
FROM START TO COMPLETION

The diagrams below show the anticipated evolution of the site over the next 3 years as illustrated in the timeline opposite.

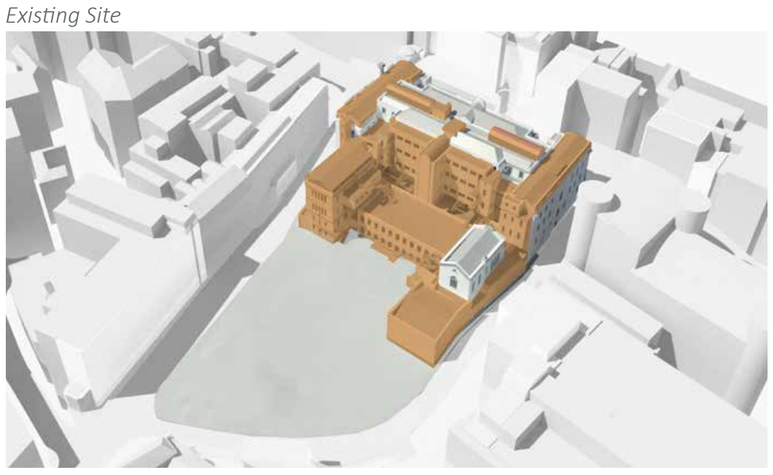
The current building has a significant number of extensions and accoutrements which are structurally interlinked, it will take around 9 months to complete the asbestos removal, soft strip, demolition and making safe before any building work can begin in the BRI or directly adjacent. The extent of the proposed demolition is shown in orange (3rd image).

It is likely that the commencement of the student new build will overlap with the end of the demolition phase so that the key elements can be progressed in a timely manner given the very short time allocated for construction. This will quickly progress with the works to the new Public Square, Chapel and BRI.

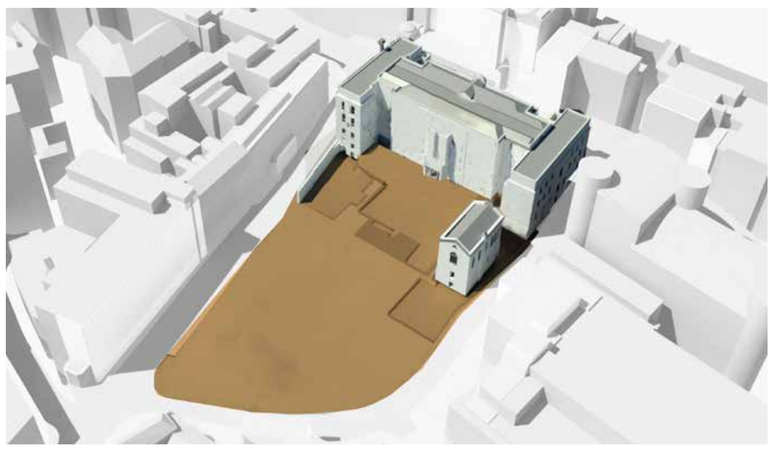
The final image shows the whole scheme complete and contributing to the streetscape in this very busy and vibrant sector of the city.



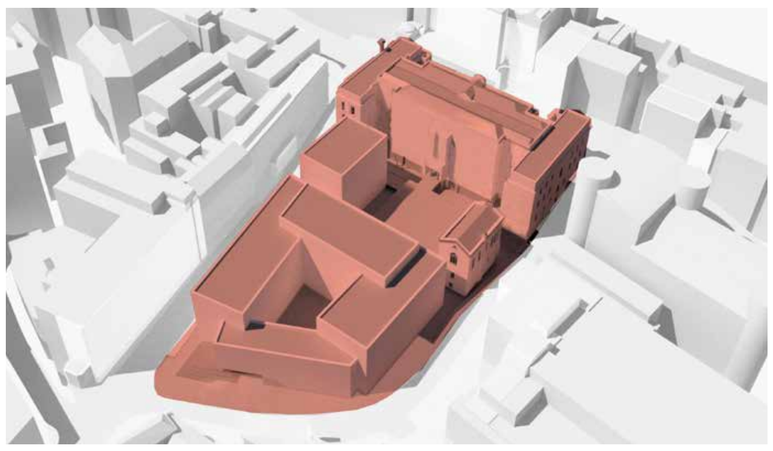
Existing Site



Existing Site



Proposed Demolition



Site ready for construction

Completed Scheme

If you would like to make any comments please complete the feedback form either at the exhibition today or online at www.oldhospital.co.uk by Wednesday 24th July.

JULY 2019

PRE-APP & PUBLIC CONSULTATION

Pre-Application discussions and Public consultation feedback will be considered by the design team and incorporated into the proposals as appropriate. This process of gathering information and addressing the council's requirements will continue through the summer as a full application is prepared for submission at the end of August.

AUGUST 2019

PLANNING APPLICATION

Once the planning application is submitted the Council will consult internally, with neighbours and other statutory consultees. There is likely to be additional design workshops and clarifications as the proposal is considered as well as legal negotiations as part of the Section 106 agreement. It is anticipated that the application will be presented for determination at the Committee meeting in either November or December.

DECEMBER 2019

COMMENCE ON SITE

A considerable period of demolition and asbestos removal is required before a contractor can actually start building. This is likely to begin towards the end of this year if Unite have enough comfort that planning permission is likely to be granted.

SEPTEMBER 2021

STUDENT ACCOMODATION FINISHED

The new build student accommodation will be completed for the start of the academic year in 2021, this tight time frame is achievable with the use of modularised units such as bathroom and kitchen pods which are then integrated into the building. Unite are very experienced at procuring high quality new buildings in relatively short periods of time.

JUNE 2022

BRI FULL COMPLETION

The completion of the BRI housing will follow in early 2022, up to nine months after the student element is occupied; this is to allow for the uncertainties associated with working with an existing building. Unite are intending to retain control of the whole site and seek to minimise disruption to the surrounding area by developing the two elements concurrently.