



**RO**  
**REDCATCH**  
QUARTER

A sustainable neighbourhood at the heart of the community

December 2022

# KEY FACTS



**480 metres of prime retail and commercial shop frontage**



**Over 1,300% Biodiversity Net Gain for habitats**



**£200m+ investment in the Town Centre**



**580 on site jobs to be supported in operational employment**



**£6.8m of resident local spending per year**

# IS THE EXISTING BUILDING ABLE TO CONTINUE RUNNING?

The existing 50 year old building cannot be retained because it is:

- ✓ **In Poor Condition**
- ✓ **No longer fit for purpose**
- ✓ **Structurally unsound and a health & safety risk in places**

As well as this, other issues include:

- ✓ Contamination around the petrol station
- ✓ Outdated & environmentally unfriendly operating systems – heating, lighting, electrics
- ✓ Rising operating costs due to energy intensive systems
- ✓ Rapidly increasing vacancy rate



# HOW MUCH RETAIL SPACE WILL BE PROVIDED?



## Increase in high quality, prime shopping space

- ✓ Current area - 2,760 sq m
- ✓ Proposed scheme - **2,880 sq m**



## Increase in shop frontage

- ✓ Current centre - 460m
- ✓ Proposed scheme - **480m**

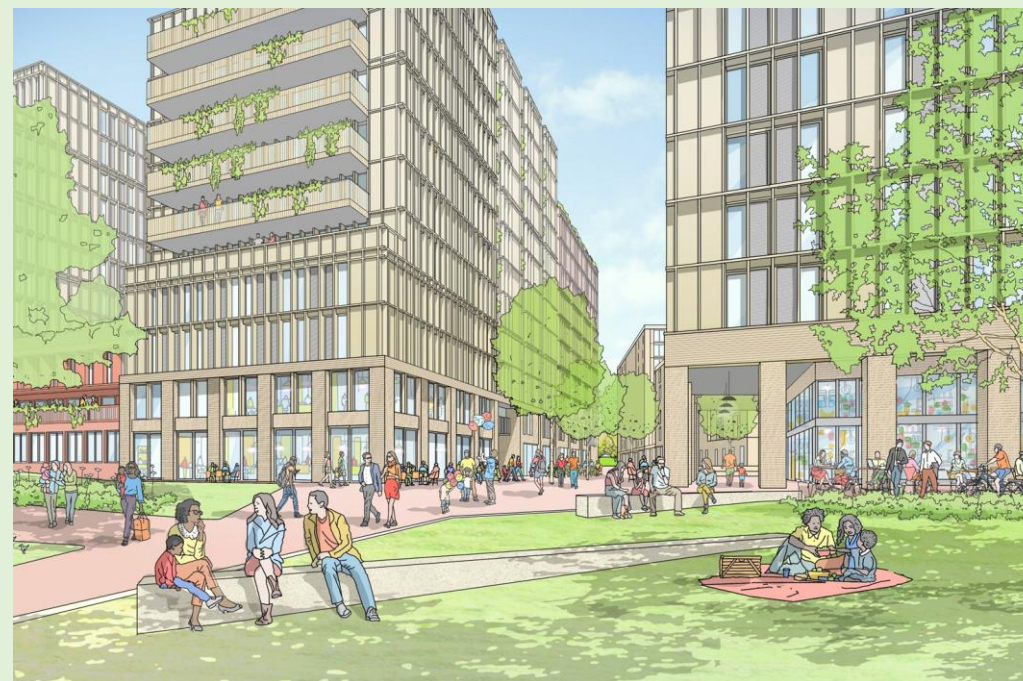
- Retailers are moving away from large, deep shops with lots of **wasted space** and **costly storage** in favour of smaller, carefully optimised spaces
- The Redcatch Quarter proposals will reflect this shift **reducing the non-essential retail space** and back of house storage - securing the future of local shopping



# WHY ARE WE PROPOSING HIGH-DENSITY LIVING?

High-density living supports a wider range of local shops and services\*

- Bristol Design Review Panel feel the design and density are appropriate given the size and characteristics of the site
  
- Increased density housing on brownfield sites is encouraged as a priority in order to relieve the development pressure on greenfield locations



8 News • Bristol News • Bristol City Council  
**South Bristol's under-threat green spaces can't be protected for another two years**

THE TIMES Today's sections Past six days Explore Times Radio Puzzles Times

**Brownfield sites have room for 1m homes, says charity**

\* <https://www.cprelondon.org.uk/news/10-reasons-higher-density-living-is-good-for-communities/>

# WHY ARE WE PROPOSING HIGH-DENSITY LIVING?

Increased density provides the opportunity to create an **intergenerational community**

- ✓ Retirement living provided next to Redcatch Park
- ✓ Built to rent apartments for young professionals, empty nesters and downsizers
- ✓ Market homes which compliment the existing family housing in Knowle, including for first time buyers
- ✓ A mix of affordable homes



# HOW MANY AFFORDABLE HOMES WILL BE PROVIDED?

We are committed to providing as many affordable homes as we can

- In line with Bristol City Council policy, we have submitted an affordable housing viability assessment with the outline planning application, which the Council will scrutinise
- Bristol City Council seeks to secure 30% affordable housing on schemes like this – however as a result of rising build costs, the high cost associated with the groundworks on this site and significant placemaking, transport and community infrastructure, and high sustainability credentials being provided as part of this application, we are unable to achieve this
- The Redcatch Quarter proposals have been submitted providing 7% affordable homes – a mix of social rent and shared ownership
- Under the current scheme design (as tested by the Council's viability assessment) this equates to 55 units
- If planning permission is secured, we will seek to secure grant funding to enable us to increase the number of affordable homes



# WHAT LEISURE & COMMUNITY SPACE WILL BE PROVIDED?

A Community Hub for all at the heart of the scheme will comprise:

- Brand **new facilities** for Knowle Library
- A **Community Café** that could be run by a local group like the Redcatch Community Garden, for example
- Potential for the **Community Hub** to provide overspill space for Priory GP Surgery

The Redcatch Quarter will bring cinema back to Knowle following in the footsteps of The Gaiety Cinema, enabling many generations to enjoy film on their doorstep and contribute to the vibrancy of the town centre

A mix of private and **public outdoor space** providing formal and informal **children's play areas**





# KEY FACTS



**1,280 cycle spaces**



**500 weeks of training opportunities during construction, including apprenticeships and work placements**



**c. 800 sustainable homes**



**75% reduction in energy use compared to the average new build home**



**£157.6m social and local economic value over construction and ten years of occupation**



**Over 2,000 weeks of training opportunities each year once open**

# HOW HIGH WILL THE BUILDINGS BE?

- The existing planning permission established the principle that a range of heights – from four to twelve storeys – is acceptable
- Some of the buildings will be stepped back at high levels to limit the view of them from ground level
- The heights proposed do not exceed the overall height permitted under the existing consent
- The average building height across the scheme will be 8 storeys
- The site is located on a hill sloping down from Wells Road to Redcatch Park - the height difference between the bottom and the top equates to circa 7.5m



Map to demonstrate the location of heights within the Redcatch Quarter

# HOW WILL YOU SUPPORT REDCATCH PARK?



- We want to ensure a thriving and successful park and are discussing closely with FORP and RCG to understand how we can best support the park
- As part of our S106 obligations, we intend to make significant financial contributions to offset the impact of the development. Some of these payments should be directed at the park to ensure it remains a place of enjoyment for existing and future residents. However, the details of these will need to be discussed and agreed with Bristol City Council, FORP and RCG in due course.



Example Image



- Celebrating Redcatch Park within the Redcatch Quarter
  - ✓ We will create a new gateway to the park which reflects the character of Redcatch Park with terrace gardens gently navigating the level change from Wells Road to the park
  - ✓ Seating, informal play, space for pop-up events, lush planting and lighting to complement the park and to meet BCC's policy requirement for the amount of outdoor space within the development so as not to rely on Redcatch Park



# WHAT ABOUT TRANSPORT & PARKING?

- We will encourage more **sustainable transport** options wherever possible
- Providing a new **sustainable community** to live, work and play with all local needs on the doorstep aims to reduce the need for transport use
- A range of transport options will be provided for:
  - ✓ Pay-as you go community **Car Clubs** like Co-wheels
  - ✓ Community Electric Vehicle **charging hub**
  - ✓ **1,280 cycle spaces**
  - ✓ Significant financial contributions to **public transport improvements**
  - ✓ Electric scooters
  - ✓ Podium **car parking** for new residents and dedicated parking for shoppers (308 spaces)
  - ✓ Funding provided for a **Resident Parking Zone** to safeguard parking for existing residents



# WHAT ABOUT ENERGY EFFICIENCY & SUSTAINABILITY?

The Redcatch Quarter will be an **exemplar of sustainable development**:-

## 15-minute community

local provision for everyday needs/essentials

## BREEAM 'Excellent'

BREEAM Communities target across the scheme

## No fossil fuels

will be used to provide energy to the new development

## "2030 ready" homes

will be delivered, in line with the upcoming 2025 Future Homes Standard

## 75% more efficient

The development will have an energy use which is 75% below the current average for new homes

## Solar Panels

will provide 20% of the power requirement of the development

## 1300% net gain in biodiversity for habitats

## 100% net gain for hedgerows

## Air source heat pump heating system

with the extra ability to connect into the city-wider district heating network



# WHY SHOULD YOU SUPPORT THE APPLICATION?

## **£157.6 million of social and local economic value**

created for the local communities in and around the Redcatch Quarter

## **New Pedestrian High Street**

A beautiful new route which will connect Wells Road with Redcatch Park

## **580 on site jobs**

supported and significant training opportunities

## **New community facilities**

including a Library, a neighbourhood cinema and Community Hub

## **A Community Electric Vehicle Charging Hub**

## **c. 30 Commercial Units**

modern and flexible retail and commercial units to attract a range of both local and national retailers

## **£200 million investment**

in Knowle town centre, securing the future of shopping in this location

## **Improved disability accessibility**

**Phased Construction**  
will endeavour to retain services for as long as possible



# HOW CAN YOU ENSURE THESE PLANS COME FORWARD?

## Support the application:

- Submit your comments on the planning portal [here](#)
- Email: [development.management@bristol.gov.uk](mailto:development.management@bristol.gov.uk)
- Write to Development Management, City Hall, Bristol City Council, PO Box 3399, Bristol BS1 9NE
- Speak at the Planning Committee
- Get in touch with us at [hello@redcatchquarter.com](mailto:hello@redcatchquarter.com) or call us on 0117 441 4004

An architectural rendering of a modern residential development. The scene features several multi-story buildings with a facade of vertical wooden slats and glass windows. Some buildings have green roofs with plants. In the foreground, there is a large, open green space with a paved area where people are walking, sitting, and playing. A man is pushing a stroller, and children are playing on the ground. The sky is bright and blue with some light clouds. The overall atmosphere is bright and lively.

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