

elizabeth shaw chocolate factory **design and access statement**

september 2008



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THE TEAM

Developer Client

Squarepeg, Bristol

Squarepeg are a local developer with a knowledge of working in the Greenbank area. They are a regeneration company that have been involved in similar redevelopment projects such as the Robinson Building, Bedminster.

Architect and Urban Designer

Acanthus Ferguson Mann Architects, Bristol

Planning Consultant

Pegasus Planning Group, Bristol

Project Manager

Foster Property Services Ltd, Bristol

Structural Engineer

Structures 1, Bristol

Landscape Consultant

Jo Johnson Landscape Architects, Lydbrook, Gloucestershire

Cost Consultant

Gardiner & Theobald, Bristol

Sustainability and Renewable Energy Consultant

SRE, Petersfield

Building Services Consultant

TDP Building Services, Malmesbury

Community Consultation Consultant

Interface, Bristol

Highway and Transportation Consultants

Pinnacle Transportation Limited, Bristol

Archaeological Consultant

Waterman CPM, Cirencester

Acoustics Consultant

Ion Acoustics Ltd, Bristol

Ecological Consultant

Michael Woods Associates, Wedmore, Somerset

Fire Consultant

Hoare Lea, Manchester

Flooding and Drainage Consultant

KB2, Bristol

CDM Coordinator

AWA Grove, Cardiff

Residential Agents

Ocean Estate Agents, Bristol

Commercial Agents

Burston Cook, Bristol

Legal Consultant

Davies and Partners, Bristol

INTRODUCTION

This Design and Access Statement has been prepared for Squarepeg in support of a detailed planning application to develop the vacant Elizabeth Shaw Chocolate Factory site in Greenbank, East Bristol.

About the report

The statement is divided into sections that approximate to the sequence of the design process, and in line with accepted good practice.

Firstly the context is appraised, providing a brief study of the surrounding area. Then the site itself is examined in more detail to explain significant aspects such as topography, orientation and access.

With a secure understanding of the brief, context and site, key development principles and conceptual design options can then be identified. The scheme is then described in more detail, explaining uses, density, layout, scale, appearance, landscaping and access.

Finally, and importantly, there is a brief summary

of pre-application consultation.

Guidance documents

Guidance has been provided from the following sources:

- *Design and access statements - How to write, read and use them* by CABE, 2006
- *Design and Access Statements* on Bristol City Council website, March 2008
- *Design and Access Statements - a draft guidance document* issued by Bristol City Council, April 2008

01 introduction



Left Present day view inside one of the covered haulingways