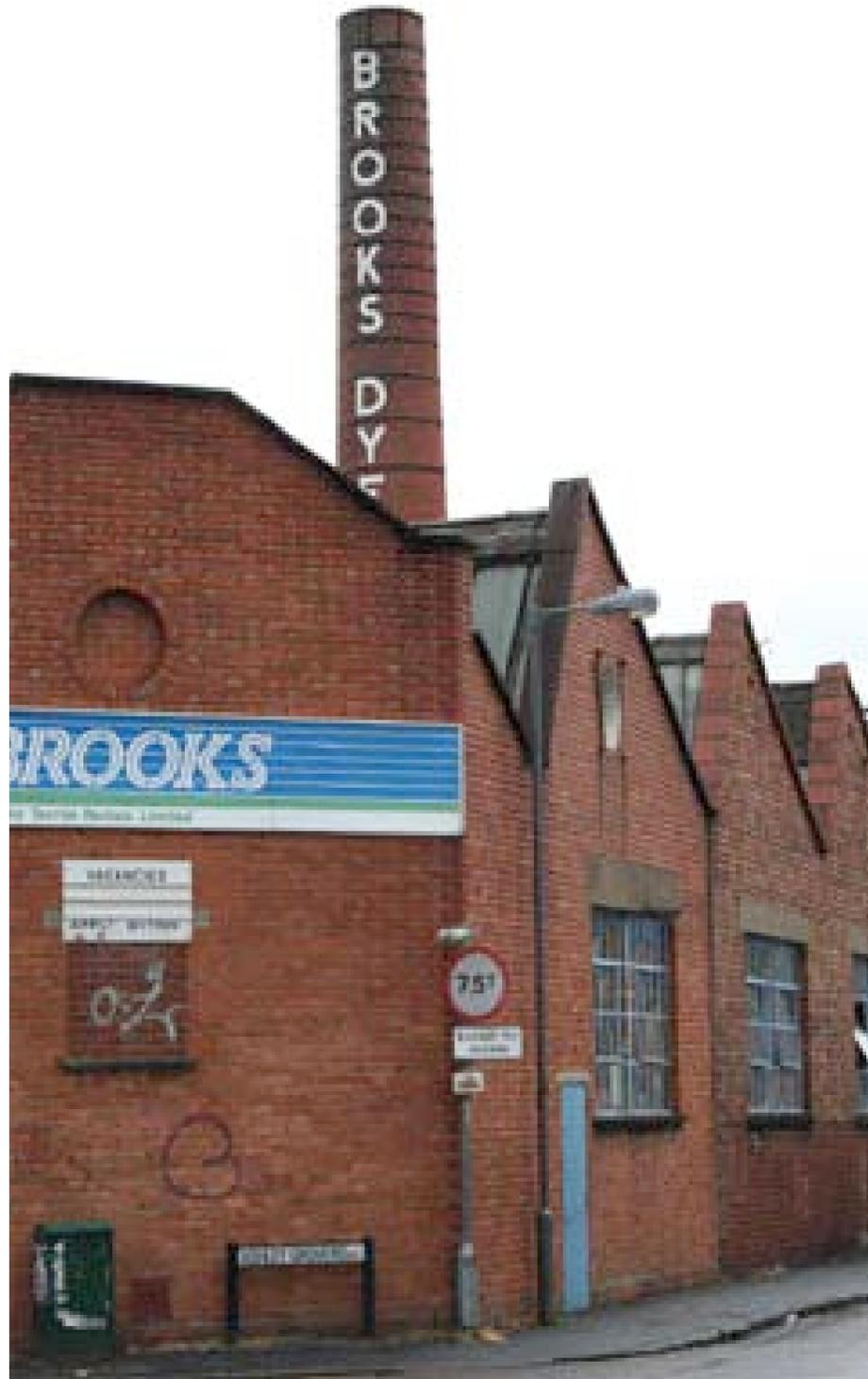


A Community Plan for the future development of Brooks Dye Works....

**.... as told by the people who live, work
and visit St Werburghs, Bristol.**

MAY 2010



Published by Brooks Planning Group,
a sub-group of St Werburghs Neighbourhood Association.
www.stwerburghs.org



1 A FEW WORDS FROM BROOKS PLANNING GROUP

In December 2008, St Werburghs Neighbourhood Association held a public meeting to discuss the future of Brooks Dye Works Site. The meeting endorsed the need for a Community-led plan for the site and Brooks Planning Group formed to deliver this. We are a group of local residents and we have (slowly, we're working voluntarily) carried out a consultation of the views and ideas of local residents, businesses and community groups. In April 2009, a series of drop-in events were held to present a draft Plan to our community.

This Community Plan is the final result. It has been produced by local people, without any funding or professional design input.

It doesn't look like a corporate planning document ... because it isn't.

St Werburghs always rises to the occasion when presented with opportunities, and we have been delighted by the interest, support and contributions from local people. We believe the development of Brooks Dye Works can indeed be an opportunity for the neighbourhood, so it was imperative that ideas, concerns and hopes were gathered together in a Community Plan to help us to guide and inform future planning applications and pre-application discussions. This is community led planning ... intended to be of mutual benefit to the whole development process.

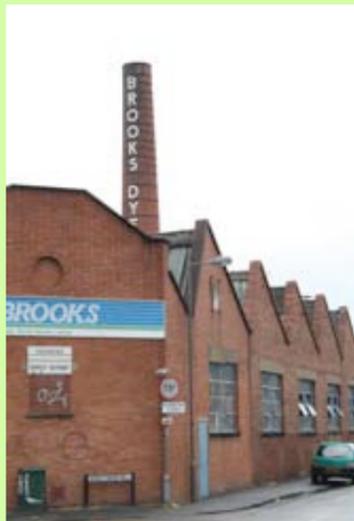
The planning group wish to thank all who have contributed and to say that, in putting this document together, we believe we have represented the views of all we have consulted as honestly and clearly as possible.

What now? This community plan forms a strong base from which St Werburghs Neighbourhood Association expect to influence any development proposals that are put forward by the owners at both pre-planning application stage and in response to any planning application.

Contact

Email: saintwerburghs@googlemail.com Tel; Judy Preston 07908219834

Find updates on the community website www.stwerburghs.org (click on Neighbourhood Association, and then Brooks Site Campaign)



Introduction

This Plan very simply presents seven key themes. The themes represent the most consistently repeated views, hopes and concerns of those who took part in our extensive consultation.

Seven key themes:-

Mina Road Park	page 3
Paths through the site	page 4
Roads around the site	page 5
Housing	page 6
Local businesses and jobs	page 7
Community facilities	page 8
Existing Buildings	page 9



IN A NUTSHELL,

The **results** are, that we wish to see a **mixed-use development** that is mostly residential along with some **small-scale employment** opportunities, particularly manufacturing workshops and artist/craft studios. We would particularly welcome a **cluster of green businesses** to complement and support those already existing in the neighbourhood.

Dwellings should be **low rise, family homes**, a mixture of affordable social housing and private ownership, that includes accommodation designed for elderly people in the area. **Homes should be in keeping with the scale and style of terraced homes** adjacent to the site. The scheme should have lots of **green space and trees** in the form of both private gardens and public spaces.

The community wishes to see **Mina Rd Park extended** into the site, along with **new pedestrian and cycle routes** to improve access and connections to other parts of the neighbourhood. We want see the inclusion of **community buildings** that fill the gap in current facilities, along with a new market/public space. **Existing buildings and the chimney**, in particular, should be retained as a local landmark. Many residents would like to see **low energy buildings** used in the design of a new scheme.

Local residents **do not want a road through** the site. Residents already hate the **impact of through traffic** on their quality of life. The new development must seek to improve the situation and mitigate against further traffic imposed by the development.

HOW DID WE CONSULT?

- * A door to door survey of residents living very near to the site
- * A paper and online survey of the neighbourhood
- * Interviews with local businesses, including shops
- * Interviews with young people, local children and parents
- * Interviews with a diverse number of local community groups
- * Open events to consult on the draft Plan

Detailed results of the consultation are available as an Appendix to this Plan. They can be found on www.stwerburghs.org (click on neighbourhood association and then Brooks campaign) or contact Judy 07908219834



Mina Rd Park

WE WANT Mina Road Park extended onto the site and lots of green space within the development

It should be a green development - good for wildlife with trees such as birch, that won't create dense shade

We want improved children's play facilities in the park

We want community space for growing food/community orchard

We do not want additional lighting in park area

"We would like to have pedestrian access from the Park, through the site, connecting other green spaces and roads, like a green corridor through the site"

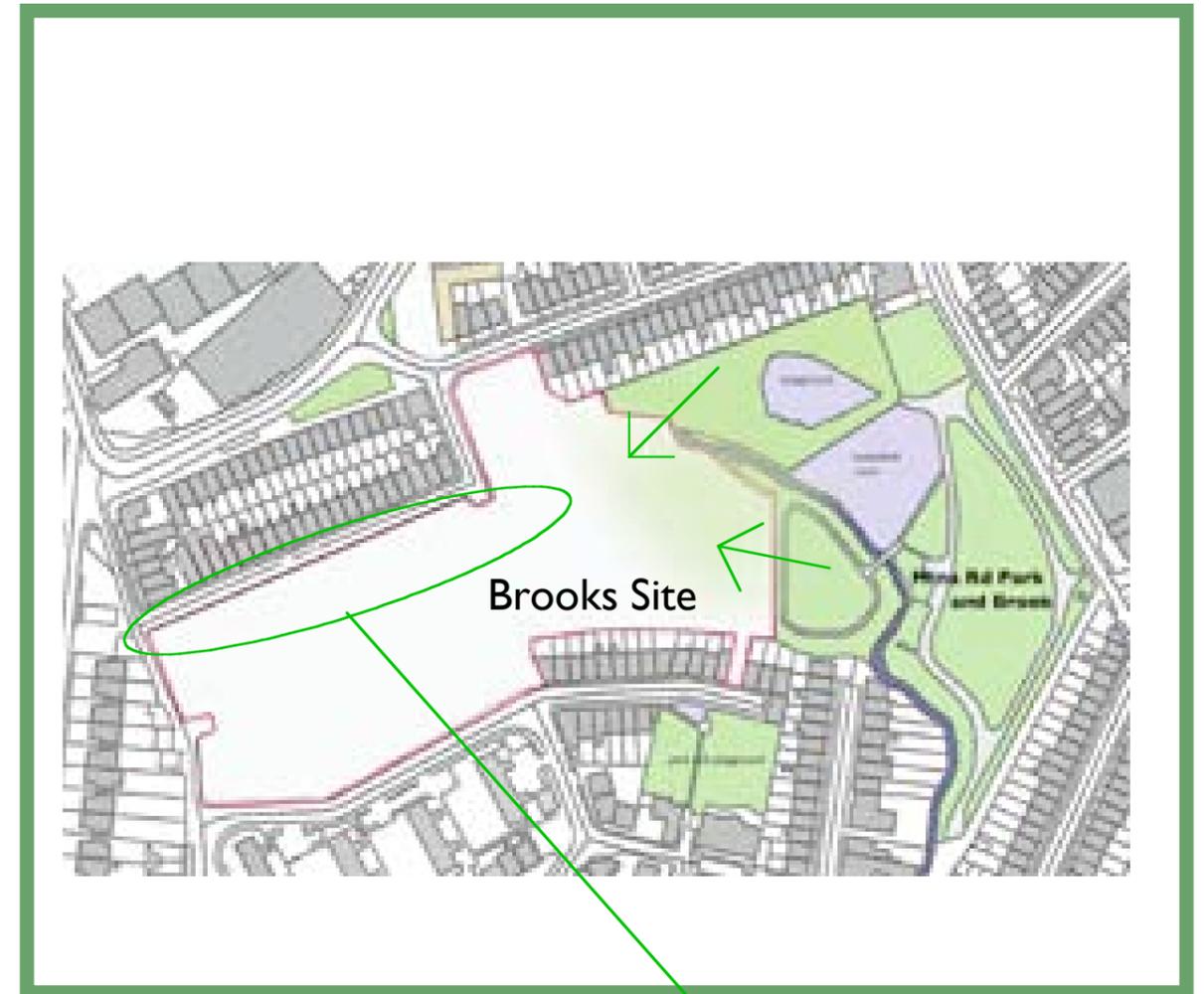
Mina Road Park Group

"Yes, make the park bigger - we'd like a full size basketball court and football goals" *Local teenagers*

"A new public toilet in the Park for women" *Mina Rd Park Group*

"Outdoor performance space or a bandstand in the Park" *Local resident*

"There is a huge demand for food growing, either a community garden or quarter size allotments" *Local residents*



An example of community food growing



Southey Street green boundary, and wildlife



Southey St residents enjoy the wildlife haven that the shubbery and trees provide to birds and insects. A wildlife survey, organised by the Brooks Planning Group is included in the appendix.



Paths

WE WANT access through the site via paths and NO through road.

We want safe, overlooked paths

We don't want lighting in the park, as now.

"Minimum lighting in the park" *Mina Rd Park Group*

"Link the Ashley St park with Mina Rd Park " *Mina Rd Park Group*

"Don't create another rat run through the site" *Local resident*

"We want to get to Sevier St from Ashley St through the site" *Local residents*

" No corridor through from Mina Rd Park to Ashley St. Need to preserve special character of Ashley St." *Ashley St resident*

" No road, cycle or footpath through the gap in Ashley St" *Ashley St resident*



Some residents want a route through the gap between houses on Ashley St to the park. However, this view is not shared by some residents living in Ashley St. itself. Further consultation is required to resolve this.

Ashley Street





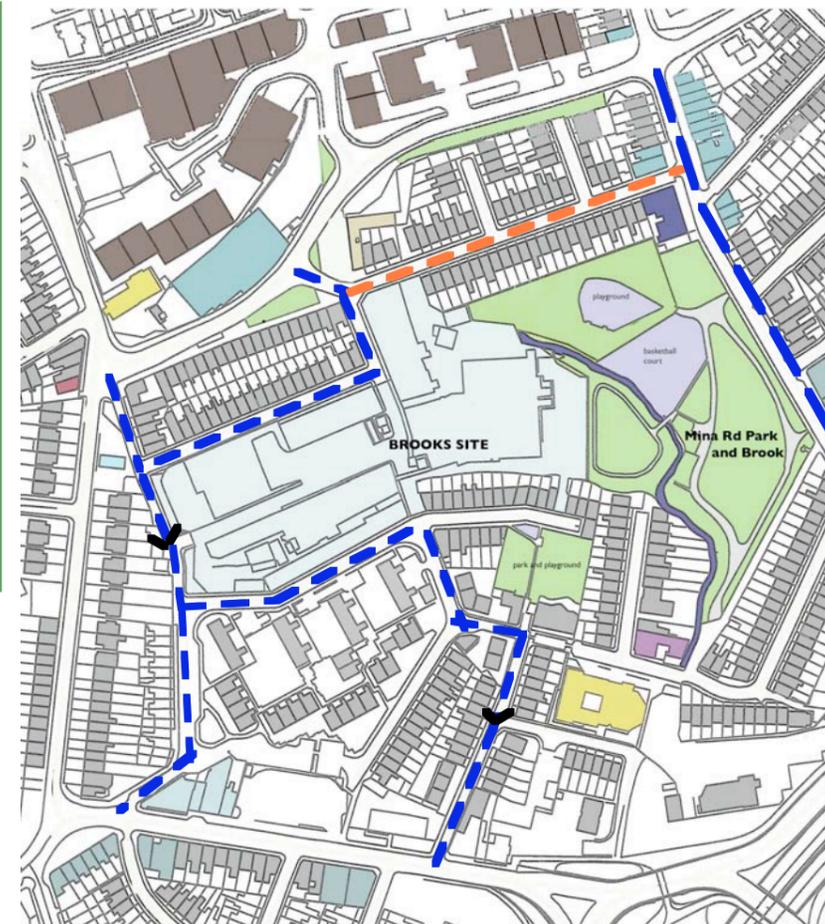
Roads around the site

WE WANT improved street conditions for pedestrians and cyclists

We want to STOP the rat runs

We want safe, overlooked streets

We want physical traffic calming measures



Sevier St is a one way route prone to speeding and illegal parking due to use of local shops and rat run via Mina Rd to M32.

Routes marked in blue are rat runs to the M32, causing traffic build up and speeding

"We hate the fact that drivers take shortcuts through our neighbourhood"

Local residents

"A home zone in our street would really improve safety"

Local resident

"Would like to see child friendly areas -- low traffic "

Local parents

" It really worries me that we have such traffic problems and the Brooks site development could make this so much worse"

Local resident

"A new development should be discouraging car use. "

A local resident

TYPICAL PEAK TIME TRAFFIC THROUGH ST WERBURGHS!!



HOME ZONES



The picture above shows a home zone which is a street or group of streets where pedestrians, cyclists and vehicles share the space on equal terms, with cars travelling at little more than walking pace.



Housing

WE WANT to see a mix of social and private homes

We want housing in keeping with existing terraced housing

We don't want characterless boxes

We want supported housing for the elderly

We do not want another hostel

"We don't want yuppie flats or housing that local people can't afford"
Local resident

"Affordable cooperative or self build housing" *Local resident*

"We don't want tower blocks. Instant ghetto. Lots of poky flats. Bad design"
Resident

"Please make sure the houses have generous garden space - it all adds up to more green space" *Local Resident*

"We want housing association homes please"

Parents from Parkway toddler group

"Absolutely NO gated community" *Local resident*

"Some sustainable energy element to provide power to new homes"
Local resident

"Large family homes are needed in St Werburghs"
KHASS Asian women's group based in St Werburghs



Examples of typical housing in St Werburghs



Less typical are the council flats at Mary Carpenter Place and the selfbuild housing at The Yard.



Local businesses and jobs

WE WANT to see small and creative businesses

We don't want large industry again

We want small workspace and start up units

We want a green HUB - a cluster of green businesses

We want a small market area

"There is a high demand for small workspace and incubator units in this area"
Local organisation Proving House

"Brooks site brings an opportunity to build on the hub that the Proving House has begun to create"
Local employer

"No supermarket"
Local shop owners

"Community gardens or a weekly veg market selling locally grown produce"
Allotment group

"Live-work type units would suit this site and this neighbourhood, something like Paintworks, where the existing buildings could be done up and re-used"
Local resident

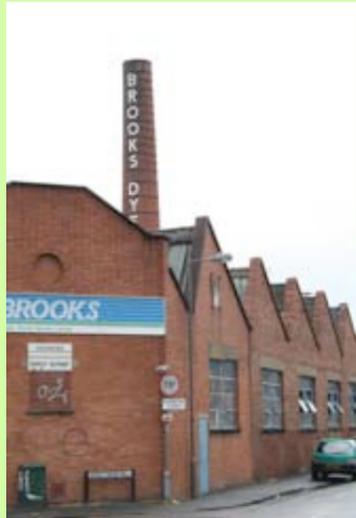
"A community garden centre or nursery"
Local resident



Local people have requested space to be available to sell their own produce or crafts on a weekly market.

Paintworks, Bath Rd Bristol is a good example of how old industrial sites have been renovated to provide attractive small creative work space, or live-work units.





Community facilities

WE WANT to see rentable, flexible community space

We want dedicated facilities for young people

We want space and activities for the elderly

We want adaptable public space at the heart of scheme

" Soundproof music studio or youth radio centre" *Young local people*

"We don't have enough sports facilities in the area" *Local parents*

"A youth club, somewhere to go" *local teenagers*

"We need a library" *Local resident*

' There is a need for large wedding venue in Bristol" *KHASS Asian women's group based in St Werburghs.*

"A local heritage centre or museum" *St Werburghs Centre staff*

" A meeting place big enough for pushchairs and toddlers" *Parents group*

"We would be pleased if whatever project is adopted it will be for the benefit of old and young alike" and

"A walk in clinic for the community"
Bristol West Indian Parents and Friends Association, based in St Werburghs





Existing buildings

WE WANT to keep Brooks chimney and re-use other buildings on the site

We want to keep the chimney stack as a local landmark

We want to see many of the brick built workshops renovated and re-used

We want to keep the character of the streets just as they are

"Don't let them demolish the chimney stack" *Local resident*

"The chimney is a local landmark and is of high local value"
Montpelier Conservation Group

"The buildings could be re-used as community facilities and live-work units"
Local resident

"Why can't the buildings be re-used. It saves energy and is better for the environment"
Local resident

Morley St brick built workshops



Sevier St/Ashley Grove Rd - existing buildings could serve community well

