

# Lockleaze Voice Draft Neighbourhood Development Plan

2014 - 2026



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**Lockleaze Voice Neighbourhood Development Forum (LVNDF)**

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with support from: **LDĀDESIGN**

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## Foreword by LVNDF

Welcome to the Lockleaze Voice Draft Neighbourhood Development Plan. This document has been prepared by the Lockleaze Voice Neighbourhood Development Forum (LVNDF) with the involvement and engagement of the wider local community. The current process of plan-making stretches back beyond the introduction of the Localism Act (2012) and the opportunity to prepare statutory Neighbourhood Development Plans.

In April 2011 the Lockleaze Voice Neighbourhood Planning Group was recognised by the Department for Communities and Local Government (DCLG) as having “front runner” status in order to trial the provisions of the Localism Bill.

Following the introduction of the Localism Act, the group applied to the City Council for designation as a Neighbourhood Planning Forum. Lockleaze Voice Neighbourhood Planning Group was recognised by the City Council as a Neighbourhood Planning Forum, to be called the Lockleaze Voice Neighbourhood Development Forum, in July 2012.

In 2010 Bristol City Council helped the community to produce ‘The Community’s Vision for Lockleaze’ following a period of consultation involving a number of community groups and associations with Lockleaze Voice a key contributor. This document produced 155 actions in achieving the ‘vision’ for Lockleaze to act as a guide to community action and City Council planning and development policy. Using the 2010 community vision document as a base, the Forum reviewed and translated the 155 ‘Vision’ actions into a more manageable 10 priorities that in combination could trigger the regeneration of investment in Lockleaze.

This process was in part assisted by a workshop contracted by the Department of Communities and Local Government (DCLG) and organised by the Prince’s Foundation for the Built Environment who also helped to facilitate a community consultation event to collect wider community views on potential development options.

The evidence base to support development proposals and first draft policy statements has been undertaken by members of the community with the assistance of Planning Aid England and contracted by DCLG. Much of the evidence comes from the work by Lockleaze Voice residents group and the City Council.

The full evidence base to support the production of the Neighbourhood Development Plan is provided in the Basic Conditions Statement. Full details and responses to the consultation process are detailed in the Statement of Community Involvement.

The LVNDF would like to thank everyone who has been involved in this process to date. Special thanks goes to David Farnsworth, whose guidance and mentoring has been instrumental in getting the Draft Neighbourhood Development Plan to where it is today.



Source: Bing Maps - © Getmapping plc ©2014 GeoEye © Intermap Earthstar Geographics SIO © 2014 Microsoft Corporation

**Legend:**

- LVNDP Area
- Railway

0 3km

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**Map of Lockleaze in context.**

## 1.0 Introduction: Why Lockleaze Needs a Neighbourhood Development Plan

Lockleaze is a neighbourhood located in the northern suburbs of Bristol, on the border with South Gloucestershire. Lockleaze was largely built in the 1940s and 1950s to provide new homes for Bristol residents re-housed from central city areas due to war damage. For many years Lockleaze has provided a high quality living environment, with spacious, well-built semi-detached 3 bed homes, public open spaces and a full range of accessible local shops, schools and community facilities. Lockleaze is well connected to the motorway system with good access to the city centre with a range of employers close by.

A large part of the Neighbourhood Development Plan area is occupied by Stoke Park, a Grade II Listed historic park. The park is a wonderful asset of great importance to both the local area and to Bristol City itself.

Lockleaze has often been labelled as a cul-de-sac due to its separation from the rest of the city and limited through traffic. These qualities are considered a positive by residents who enjoy the spaciousness, calm and a level of peacefulness that

would be the envy of most people living in cities across the UK. These qualities help provide the ingredients for a sought after living environment. However, in common with many similar suburban estates across the UK, economic and social change has resulted in a slow decline in the viability and quality of local services.

Lockleaze has lost a number of facilities and services over the years which have resulted in some areas becoming degraded and in need of renewal. Today, parts of Lockleaze are amongst the 10% most deprived neighbourhoods in England.

The proportion of Local Authority housing is notably high in Lockleaze. In addition there is a lack of diversity in the housing stock, with limited accommodation for single occupancy. Over time this has affected the balance of the community.

Lockleaze needs to adapt so that it can continue to offer a good quality of life for those that have lived in the area all their lives, but it also needs to attract a new generation of young people, families and professionals.

Now is the time to set out a positive vision and strategy for the future which will encourage the sort of investment Lockleaze needs in order to rejuvenate itself.



The majority of housing in Lockleaze are 3 bedroom houses.

## 1.1 The role of Lockleaze in Bristol

Bristol is growing rapidly. An expected 30,600 new homes will be delivered within the city boundary between 2006 and 2026. This growth will affect all of Bristol's neighbourhoods and will play a key role in defining the future of Lockleaze.

The strategy for growth in Bristol is described within the Bristol Core Strategy which also describes opportunities for regeneration. The 'Northern Arc', comprising communities from Lockleaze to Lawrence Weston, is identified as being a target for regeneration.

There is an ambition within the Bristol Core Strategy to regenerate the Northern Arc to create mixed, balanced and sustainable communities, and promote improved access and linkages between neighbouring areas.

For regeneration in Lockleaze to be effective and sustained it is crucial that the community is given a sense of control and ownership over the neighbourhood's future. The broad regeneration objectives set out in the Northern Arc are shared by the local community. However, there is recognition that importing 'standard'

planning prescriptions to address perceived problems of 'deprivation' is not the solution. Lockleaze requires its own bespoke approach to regeneration which makes the most of the community's special qualities and helps it benefit from the significant growth planned in the surrounding area.



The former police station site is an important development opportunity on Gainsborough Square.

## 1.2. Lockleaze in Context

Lockleaze is located within 2 miles of Bristol Parkway, the M32, University of West England (UWE) campus, Hewlett Packard, MoD, Aerospace, Rolls Royce, Southmead Hospital and the local centres at Filton Avenue, Gloucester Road, Eastgate and most recently the new Cheswick Village.

A number of major developments are also taking place including large scale private housing, major employment, a new 21,700 seat sports stadium and a new local centre all in close proximity to Lockleaze. A number of these significant developments are in South Gloucestershire. The combined effects of these developments could result in a further exodus of services and businesses out of Lockleaze. However, with clear vision and strategy in place, Lockleaze could position itself to benefit from the additional opportunities, investment and people these developments will bring to the area.



Lockleaze is surrounded by significant development and employment areas. Currently, Lockleaze and Stoke Park are disconnected from each other.

Lockleaze has the potential to be a leafy community well connected to areas of major development and employment.

## 2.0 The Community's Vision for Lockleaze

It is the job of the Neighbourhood Development Plan to ensure that regeneration initiatives are relevant to Lockleaze, to bring about change that reflects the ambitions of the community and retain the qualities that many see as primary assets.

The aim of the Neighbourhood Development Plan is to trigger regeneration that can be realised in the near future and sustained for the long term. It seeks to help bring about a small number of 'game changing' developments and investments on key sites and spaces within Lockleaze. The aim is to kick start significant improvements to the overall quality of Lockleaze.

The Neighbourhood Development Plan is designed to cover a time period from 2014 to 2026. The Vision seeks to describe the kind of place Lockleaze will become over this period, with specific reference to how the streets and spaces around Gainsborough Square will work in the future. The local community have identified that the name 'Lock Leaze' comes from the Anglo-Saxon for a fold in a field or meadow, this has helped inform the Vision for Lockleaze, especially how the green space at Gainsborough Square could be reinvented as 'The Folded Meadow village green'.

### The Vision

#### 'The Village and the Park'

Lockleaze will be known as a spacious and leafy 'village' of Bristol which offers a great living environment close to beautiful open spaces and with excellent access to services and jobs. Lockleaze will have a well-balanced community with people representing every stage of life. It will be a safe and enjoyable place to move around on foot, by bicycle and by public transport. A thriving Gainsborough Square consisting of a vibrant 'Community Street' and the 'Folded Meadow' garden, and successful well used businesses will be at the heart of the neighbourhood. Lockleaze will be the front door to Stoke Park and over time will be seen as consisting of both 'Village and Park'.

#### The Community Street

The Community Street will be a hub for retail, enterprise and community activities. Public realm enhancements, re-organised parking and new bus routing would greatly improve the environmental quality of Gainsborough Square, making it a pedestrian friendly destination for

local shopping and leisure activities. The Community Street will connect Gainsborough Square and Stoke Park through a series of pedestrian friendly shared spaces.

#### The Folded Meadow village green

Linked to the creation of the Community Street are a number of enhancements to the green space at Gainsborough Square. New planting, sheltered seating, improved play spaces and access - along with the potential for a covered market and community events space adjacent to the Community Street - will greatly enhance the area and reinvent it as the Folded Meadow. These improvements will help to add vitality to the Gainsborough Square and create a defined area to act as the focus to the community.

## 2.1. Delivering the Vision

In order to deliver the Vision the Neighbourhood Development Plan has the following aims;

- Emphasise the positive qualities of Lockleaze as an attractive place to live and work
- Deliver a step change in the environmental quality of the neighbourhood and particularly Gainsborough Square.
- Promote a wider mix of housing for people wishing to buy, rent and downsize within their community to create a more mixed population and balanced community
- Promote new community services, in particular a small food store and space for a market at the heart of the community
- Join up and create new links between existing and proposed community services and main assets, including Stoke Park, to create a clear 'village centre' to Lockleaze at Gainsborough Square
- Deliver higher standards of architectural, urban and landscape design
- Promote and invest in the quality of open spaces and their maintenance
- Work with Bristol City Council, the adjoining Council, South Gloucestershire and service providers to encourage an improved public transport network including new bus routing, more convenient pedestrian and cycle routes and a new rail station in Lockleaze.



Examples of local play activity on the village green.



Example of a pedestrian friendly community street.



Example of a 'folded meadow' landscape.

## 2.2. Illustrating the Vision

One of the most important things the Neighbourhood Development Plan seeks to do is link all of the main community services and assets of Lockleaze together into a new heart for the community, focused around Gainsborough Square. Gainsborough Square is the natural heart of Lockleaze and a site of great importance to the local community. Once the hub of the community, today Gainsborough Square is struggling. The square has lost a number of facilities including the pub, a police station and community market. Most retail units are unoccupied or struggling financially.

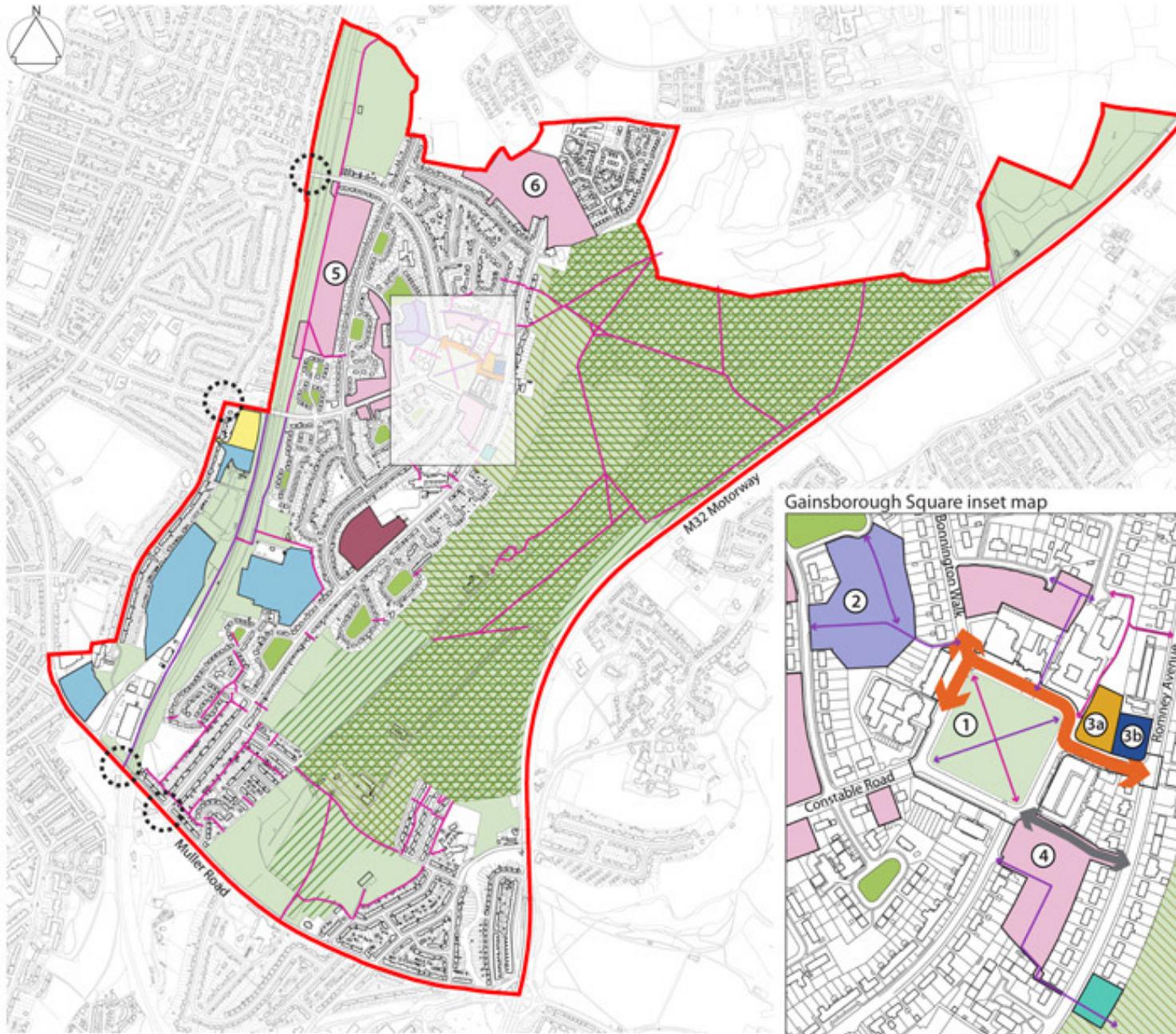
There is huge potential for Gainsborough Square to provide a catalyst for the wider regeneration of Lockleaze, with the 'Community Street' becoming a hub for quality retail and amenity facilities set alongside an improved 'Folded Meadow village green'.

Figure 2.3.1 shows an illustrative example of how linking key development sites around Gainsborough Square, and making improvements to streets and spaces can help deliver the Vision.



Figure 2.3.1 Illustrative map of Gainsborough Square and key development sites.

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## Legend

### Landuse:

- New Homes (policy NP1 Community Balance and Housing Mix)
- New Homes or Student Homes (policy KS2 – Herkomer)
- Employment land
- Retail (policy NP2 & KS3 Ex. Police Site)
- Community Uses (policy KS3 Cameron Centre)
- Land for Education
- Potential Railway Station Site
- New Stoke Park Visitor Centre (Policy NP4)
- Local Housing Greens (policy NP5)
- Important Open Space (BSS SA&DMP)
- Sites of Nature Conservation Interest (BSS SA&DMP)
- Regionally Important Geological Sites (BSS SA&DMP)
- Local Historic Parks and Gardens (BSS SA&DMP)

### Accessibility and Transport:

- Proposed Street Link (policy KS4)
- Pedestrian and Cycle Route (policy NP3 Accessibility and Transport)
- New Pedestrian and Cycle Route (policy NP3 Accessibility and Transport)
- Community Street (policy KS1 Gainsborough Square)
- Key Gateway

Gainsborough Square inset map

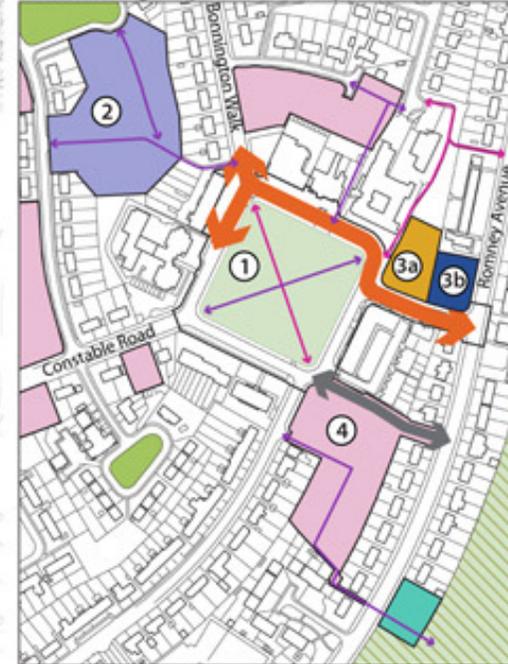


Figure 2.2.1 The Neighbourhood Policies Map. Key Sites:

- ① Gainsborough Square
- ② Herkomer Close site
- ③a Ex. Police site
- ③b Cameron Centre site
- ④ Day centre/Boing site
- ⑤ Bonnington Walk former allotments site
- ⑥ Romney House & Lockleaze School

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## 3.0 Policies

### 3.1 The Neighbourhood Policies Map

The Policies Map shows the main policies and allocations of the Neighbourhood Development Plan and the key linkages between them. It shows how the delivery of Key Sites and spaces will combine to create a distinctive series of developments which together will help trigger social, economic and environmental improvements across Lockleaze.

This section sets out policies that development proposals within the Neighbourhood Area will need to respond to and policies for how specific sites should be developed.

### 3.2. A Well Balanced Community

The Neighbourhood Development Plan proposes a wider mix of housing, including for students, older people and families. Specific sites that could make a particular contribution towards delivering a certain type of housing provision have been identified on the Policies Map and within the Key Sites (see section 4.0). One of the key aims is to create opportunities for new homes for private rent or sale. The plan seeks to make sites for such housing development as attractive as possible and link them in to the main services and

facilities of the community.

The Bristol Northern Arc Housing Needs Assessment (2009) identified that Lockleaze has a higher proportion of social housing than the rest of Bristol. The study also highlights a specific need for 1 and 2 bed market homes in Lockleaze. The community have identified a strong desire to see a greater variety of housing types delivered in Lockleaze focused on market housing. Bristol City Council strategic policy BCS17 requires affordable housing contributions in residential developments of 15 dwellings or more. The baseline percentage target that would be applicable to Lockleaze is 30%.

The adopted Site Allocation Development Plan Document policy DM3 identifies a 10% target affordable housing contribution on sites of 10-14 dwellings.

The Neighbourhood Development Plan does not seek to deviate from these strategic policies. However, proposals for new development within Lockleaze should contribute towards the objectives of achieving a balanced community and diversifying the existing housing stock. In some instance this will mean providing higher levels of private market housing.

#### **Policy NP1 Community Balance and Housing Mix**

*All proposals for residential developments over 15 residential units within the Neighbourhood Area shall be required to deliver no more than the minimum 30% affordable housing requirement in accordance with policy BSC17 of the Adopted Bristol City Council Core Strategy.*

*All proposals for residential development of less than 15 dwellings within the Neighbourhood Area shall be required to deliver no more than the minimum 10% affordable housing required in accordance with policy DM3 of the Adopted Bristol City Council Site Allocations and Development Management Policies Local Plan.*

Prefabricated Reinforced Concrete (PRC) properties that are scheduled for redevelopment or have been cleared have the potential to make a significant contribution towards diversifying the mix and tenure of housing in Lockleaze. Cleared PRC sites shall be delivered in accordance with policy NP1.

### 3.3. An Attractive Environment for Retail and Commercial Investment

At present Lockleaze lacks the shopping facilities to serve the community's main food requirements. An additional new convenience store or supermarket facility to anchor the Gainsborough Square centre would lead to increased footfall and reduce the loss of trade to nearby centres. It would also have the potential to provide regeneration benefits such as investment in a wider range of competitive shops and other services.

Sites for potential employment and commercial development are identified in the Policies Map. Flexibility should be retained for the types of commercial development that could be delivered on these sites. However, facilities to help encourage small, independent, and start-up businesses will be supported

#### Policy NP<sup>2</sup> Retail and Commercial Development

*In line with BCC Core Strategy policies BCS3 - Northern Arc and Inner East Bristol Regeneration Areas and BCS8 - Delivering a Thriving Economy, proposals for appropriately located new employment and retail development in Lockleaze will be supported.*

*Potential retail development at the ex-Police site should be delivered in line with Key Site Policy KS1 and KS3.*

*Sites for potential employment or retail development are identified on the Policies Map*

### 3.4. A Well Connected and Accessible Neighbourhood

The Neighbourhood Development Plan seeks to make travelling into and around Lockleaze a safe and enjoyable experience. Opportunities to make improvements to the pedestrian, cycle and public transport network across Lockleaze have been identified, with links to the City Centre, Gainsborough Square and Stoke Park key priorities.

Modifications to the highway network around Gainsborough Square could help improve the environment of the Square and complement the creation of shared spaces along the Community Street.

To help facilitate this, a new connection from Romney Avenue to Gainsborough Square adjacent to the Day Centre / Blake Site has been identified which could form part of a new public transport route.

A site for a potential rail station has been identified on the Policies Map. It is noted that this is one of a range of potential sites in North Bristol. Should an alternative site outside of the Neighbourhood Area be selected for a new rail station then the site

identified in the Policies Map should be developed for employment use.

The Key Site Policies identify specific opportunities to improve the pedestrian and cycle network. Important gateway points into Lockleaze have been identified. Public realm improvements at these locations should adopt a consistent approach to design and use high quality materials in order to present a positive image on arrival at Lockleaze.

#### **Policy NP<sup>3</sup> Accessibility and Transport**

*As appropriate to their scale and location, new development proposals should deliver improvements to the pedestrian and cycle network, especially around Gainsborough Square, and help to connect key sites and spaces, increasing permeability and creating easy access into and around Stoke Park.*

### 3.5. Open and Green Spaces

Lockleaze contains a number of attractive and highly valued green spaces. These spaces are considered to be important community assets that contribute towards the character and amenity of Lockleaze.

Gainsborough Square is positioned in close proximity to the Purdown landscape and Grade II listed Stoke Park, offering a tranquil setting and recreational opportunities. Gainsborough Square and Stoke Park are protected in the Bristol City Core Strategy and Site Allocations Development Management Policies. Development proposals within Lockleaze should consider the character, setting, accessibility, appearance, general quality or amenity value of these green spaces, especially impacts of development upon views from Stoke Park.

Development of a Stoke Park Visitor Centre with specific parking facilities is an initiative that is supported by the community. A location for a visitor centre has been identified adjacent to Romney Avenue and is indicated on the Policies Map. This visitor centre would help to make Stoke Park a destination for people from all

parts of Bristol and its surroundings, and reinforce its relationship with Gainsborough Square.

#### **Policy NP<sup>4</sup> Stoke Park Visitor Centre**

*Development proposals for a visitor centre for Stoke Park at the location indicated on the Policies Map will be supported.*

As well as the key open spaces of Gainsborough Square and Stoke Park, important green and open spaces are present across Lockleaze. These include spaces within local housing greens. The community have identified a desire to allow some forms of development within local housing greens, such as the installation of play equipment or utilising the fringes of such spaces for car parking for adjacent residential properties. The Neighbourhood Development Plan supports appropriate forms of development in these locations provided the key function of the open space is not lost.

#### **Policy NP<sup>5</sup> Local Housing Greens**

*Development proposals for uses such as parking provision or recreation within local housing greens identified on the Policies Map will be supported provided their value for recreation, leisure and community use, townscape and visual amenity is maintained.*

## 4.0 Key Site Policies

Through a process of consultation and consideration of the development opportunities across Lockleaze, a number of key sites have been identified which have the potential to greatly influence the neighbourhood's future. Policies and design principles have been established for each of these sites which specify conditions that future development proposals will need to address. They have been designed to retain flexibility in how the sites can be delivered whilst giving a clear steer as to the type of development the community would like to see.

The Design Principles corresponds with BCC terminology set out in the Bristol Central Area Plan.

### Terminology

*Active frontages refer to frontages which, for example, avoid blank walls and include frequent access points, windows and other features which create and contribute to an active and welcoming feeling.*

*Active ground floor uses refers to uses such as for example a shop or café (classes A1-A5) or a public hall or cinema (classes D1-D2)*

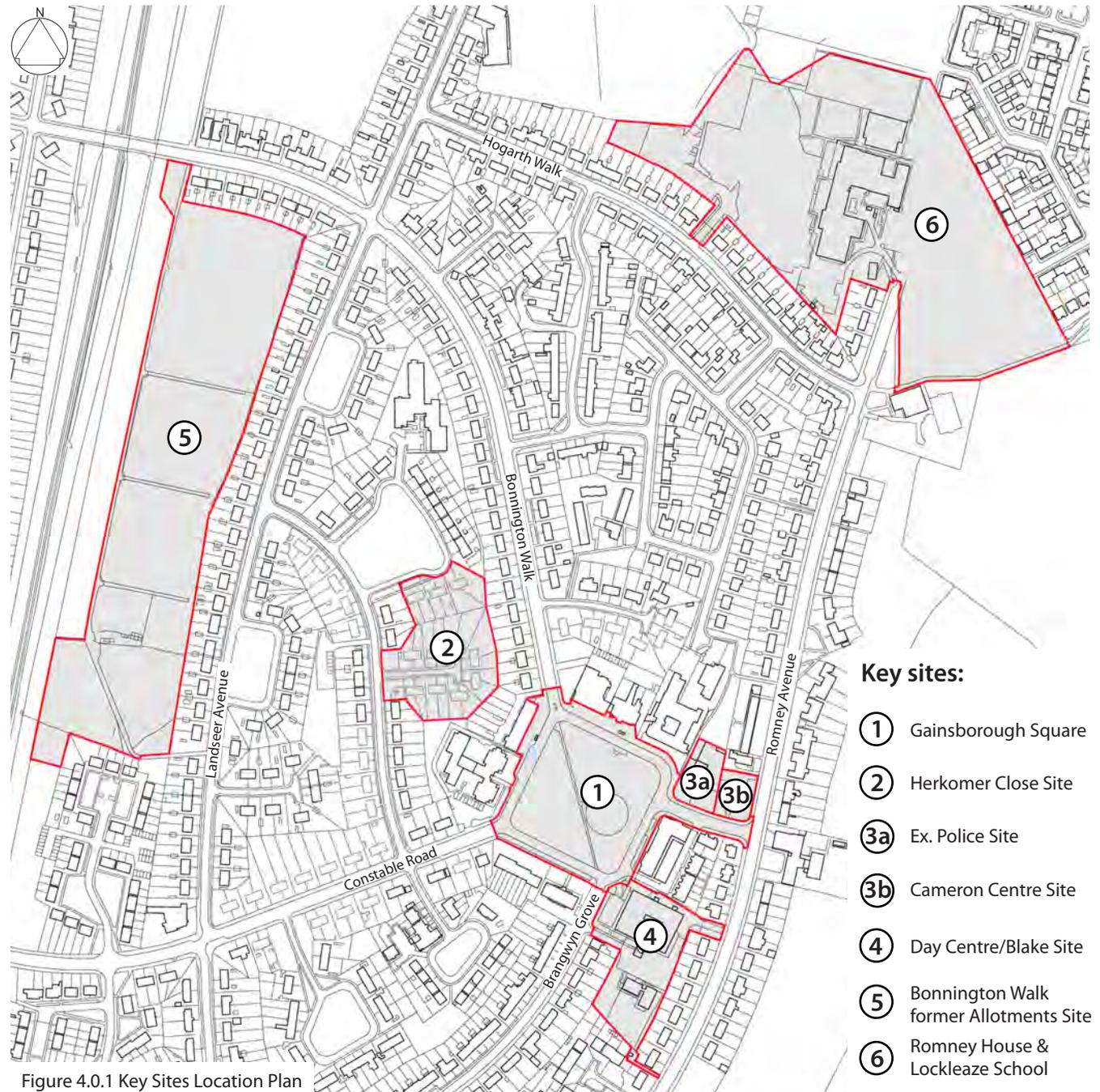


Figure 4.0.1 Key Sites Location Plan

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## 4.1. Gainsborough Square

The Bristol City Council Core Strategy identifies Gainsborough Square as a 'Local Centre' in the hierarchy of centres. Policy BCS7 of the Core Strategy states that "The role of District and Local Centres in meeting the day-to-day shopping needs of their catchments should be maintained. Developments in all centres should include provision for a mix of units including opportunities for small shops and independent traders."

There are opportunities to diversify the range of retail and service facilities, enhance the physical environment and generally

enliven the Square. These opportunities include:

- Encouraging community enterprise and flexible space for independent traders and other employment opportunities to support jobs
- Enabling space for a market and cultural and community events which can increase footfall, help change the image of the area and build social cohesion
- Public realm and green space enhancements including hard and soft landscaping, street furniture and planting

- Creating a more pedestrian friendly environment along the 'Community Street'
- Facilitating new bus and vehicular access arrangements around the Square

Figure 4.1.1 is an illustrative plan that shows how new development proposals could be designed to create a rejuvenated Gainsborough Square and sets out a number of proposed public realm enhancements which together will contribute to delivering the new Community Street and Folded Meadow.

### **Policy KS1 Gainsborough Square:**

*Development within Gainsborough Square will be required to contribute to the viability of the community and/or commercial functions of the Square.*

*New retail and mixed use development which will improve the range and quality of shops and facilities along the Community Street, and increase the vitality and viability of the Square, will be supported. The development of flexible retail floorspace to allow independent traders and community enterprises will be supported.*

*Development will be expected to:*

- *be well integrated into the centre to enable easy pedestrian access between other local centre uses*
- *create a frontage to Gainsborough Square and include active ground floor uses with other appropriate local centre uses at upper floors, such as office or residential*
- *ensure sufficient off-street parking and adequate servicing access*

- *ensure the use will not give rise to a loss of local amenity to neighbouring residents in terms of noise, litter, smell and other environmental impacts*

*Within the Folded Meadow, an area for a market and community events space will be supported, but should form part of a coordinated plan to be agreed with the community. Careful coordination of new road crossings is required to facilitate safe access between the centre and the perimeter of the square.*



Figure 4.1.1 Illustrative Map of Gainsborough Square.

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## 4.2. Herkomer Site

### The vision for the site:

Development of modern, high quality residential or student accommodation, with improved links to Gainsborough Square. This is an important development opportunity for achieving a more balanced community and changing the mix and dynamic of the local population. The development should also contribute towards a more viable and attractive Gainsborough Square by bringing more people into the area.

Due to the site's proximity to Gainsborough Square the development could have a higher density than the area in general, but should still adopt the scale and proportions of adjacent houses. Development should improve permeability through the area and aim to create a new connection to Gainsborough Square. Design principles for the Herkomer site have been established to help guide development proposals and achieve an appropriate layout. These principles are illustrated in figure 4.2.1.

**Policy KS<sup>2</sup>Herkomer**

*Development of residential or purpose-built student accommodation will be supported where it can be demonstrated that the development has responded to the Design Principles set out in figure 4.2.1 and has been properly integrated into the urban area. Development proposals should aim to improve pedestrian links to Gainsborough Square where possible.*



Example of houses addressing the street with active frontages.



Example of a mix of houses and apartments to achieve higher density whilst respecting the scale of existing development.



Example of larger blocks adapted to a smaller scale with size and material variation.

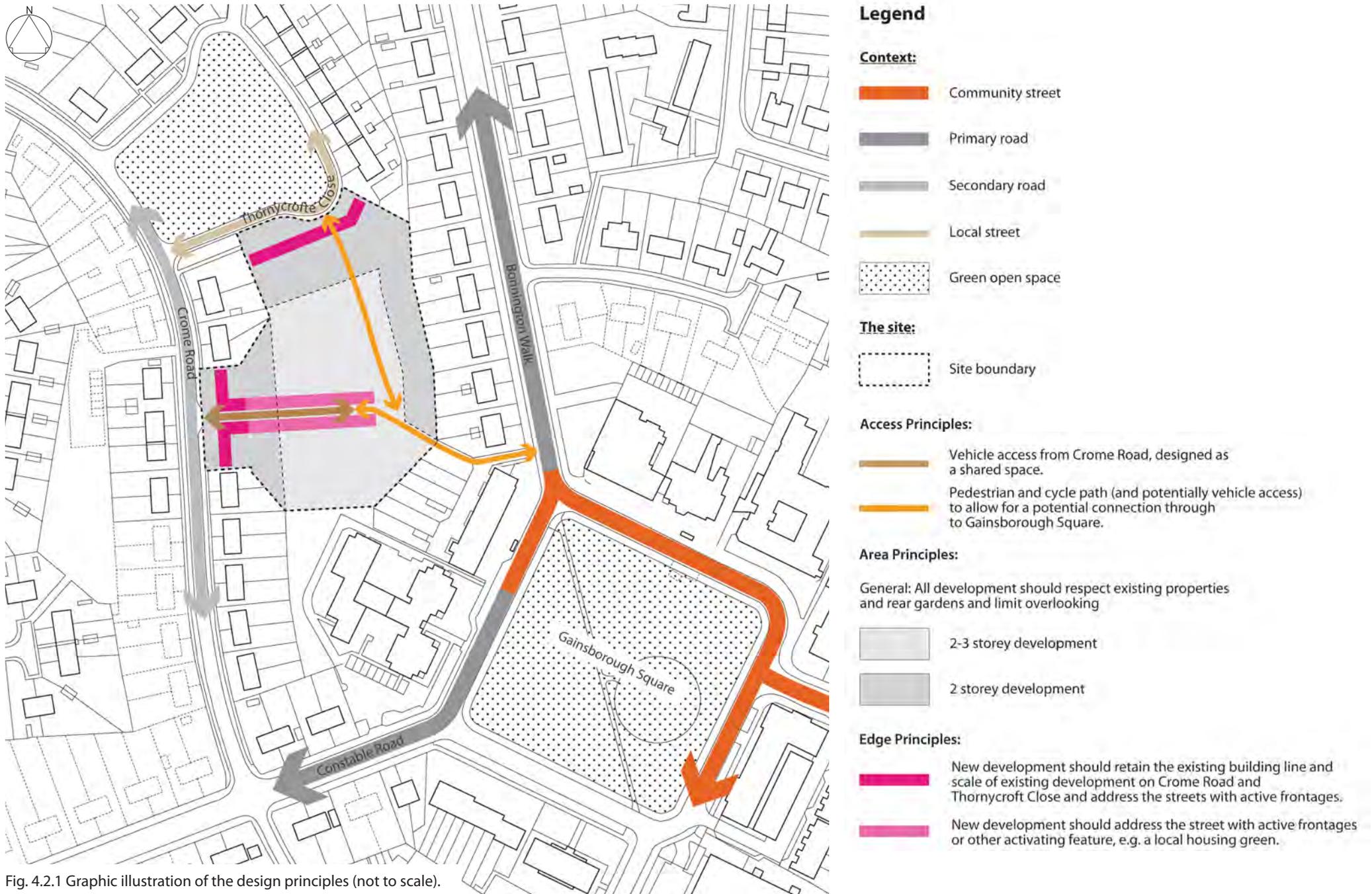


Fig. 4.2.1 Graphic illustration of the design principles (not to scale).

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### 4.3. Ex- Police Site and Cameron Centre Site

#### The vision for the site:

A new local food store and associated parking at the ex-Police Site will provide a much needed service for the community and generate activity on Gainsborough Square, forming an integral part of the Community Street. Community uses will be provided for as part of a refurbished Cameron Centre or equivalent facility on site.

Design principles for the ex-Police site and the Cameron Centre site have been established to help guide development proposals and achieve an appropriate layout that responds to the site's context. These principles are illustrated in figure 4.3.2.



Example of well defined built edge with active frontages onto the public realm.

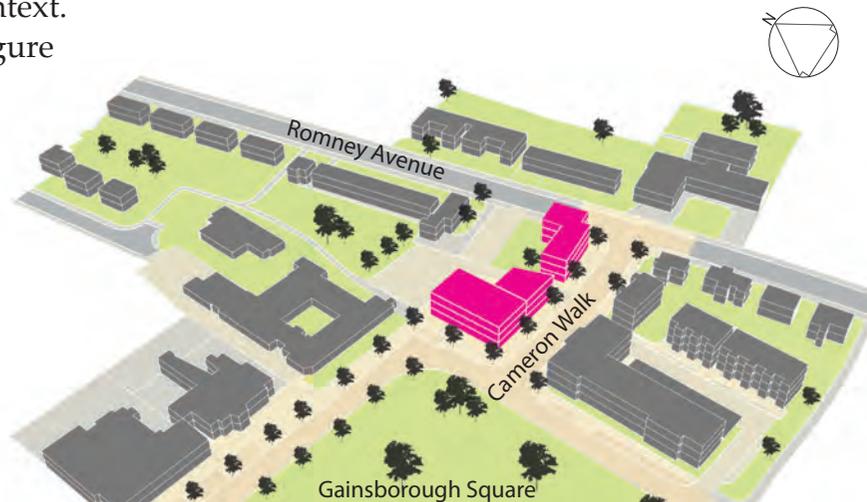
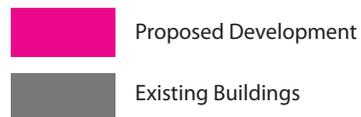


Fig. 4.3.1 Example of potential layout



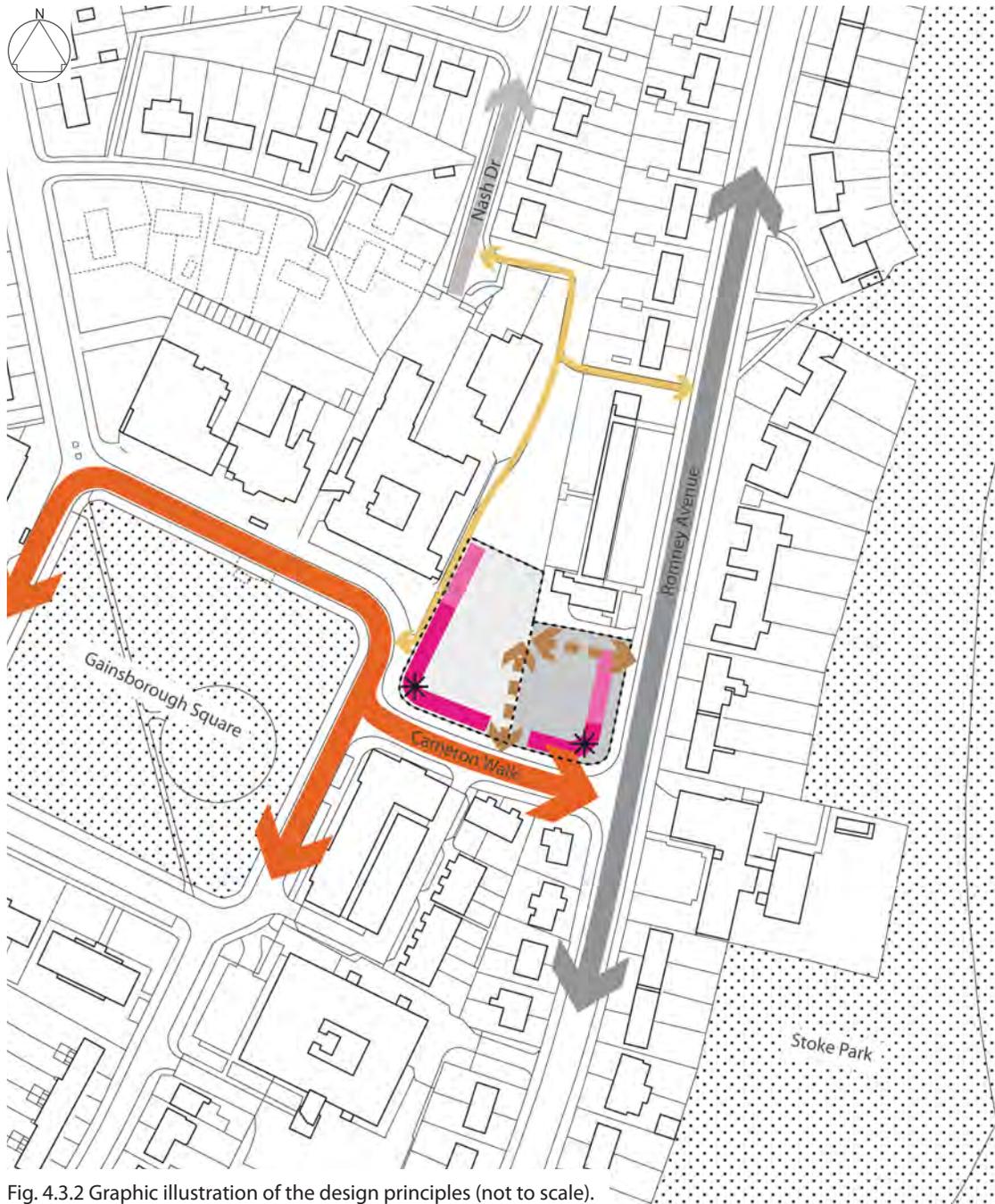
### Policy KS<sup>3</sup> Ex police site and Cameron Centre

*Development of a food store of approximately 300 sqm gross floorspace and redevelopment or development of the Cameron Centre for community use will be supported where it can be demonstrated that the development has responded to the Design Principles set out in figure 4.3.2 and has been properly integrated into the urban area.*

*Development proposals within these sites should:*

- *contribute towards achieving a more viable and attractive Gainsborough Square*
- *improve the built edge around Gainsborough square, offering active frontages onto the Community Street.*

*Appropriate ancillary or associated upper floor uses such as office, residential or retail will also be supported.*



## Legend

### Context:

-  Community street
-  Primary road
-  Secondary road
-  Footpath
-  Green open space

### The site:

-  Site boundary

### Access Principles:

-  Vehicle access. Location indicative only to allow for flexibility.
-  Potential footpath from Gainsborough Square to Romney Avenue.

### Area Principles:

General: All development should adopt the scale and proportions of adjacent buildings

-  2-3 storey blocks of predominantly retail on the ground floor. (Appropriate residential and commercial uses could be accommodated on upper floors.)
-  2 storey blocks with community facilities. (Appropriate commercial uses could be accommodated on upper floor.)

### Edge Principles:

-  Development should address Gainsborough Square with active ground floor uses.
-  Development should address Romney Avenue with a building frontage or other framing and activating feature, e.g. a low seating wall.
-  Corner facade should be well articulated (e.g. with projection or set-back).

Fig. 4.3.2 Graphic illustration of the design principles (not to scale).

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#### 4.4. Day Centre/Blake Site

##### The vision for the site:

Development of modern high quality flats and houses of mixed tenure including smaller units for young and elderly people.

This is a key site for achieving greater variety in the housing stock, more private market housing, and a more viable and attractive Gainsborough Square with a strong connection to Stoke Park.

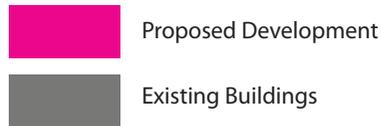
A key principle of this site is that it should facilitate the provision of a new access from Romney Avenue, to help achieve the ambition of creating a more

pedestrian friendly environment around the Community Street.

The development should present an urban and high density edge towards Gainsborough Square but also provide a calm and small-scale mews type development towards Stoke Park.

Design Principles for the Day Centre / Blake site have been established to help guide development proposals and achieve an appropriate layout that responds to the site's context. These principles are illustrated in figure 4.4.2.

Fig. 4.4.1 Example of potential layout.



#### Policy KS<sup>4</sup> Day Centre/Blake Site

*Proposals for predominantly residential uses will be supported where it can be demonstrated that the development has responded to the Design Principles set out in figure 4.4.2 and has been properly integrated into the urban area. Appropriate active ground floor commercial or community uses fronting onto Gainsborough Square will also be supported. Development proposals should help to deliver a street link from Romney Avenue to Gainsborough Square.*



Example of mews development with high quality housing.

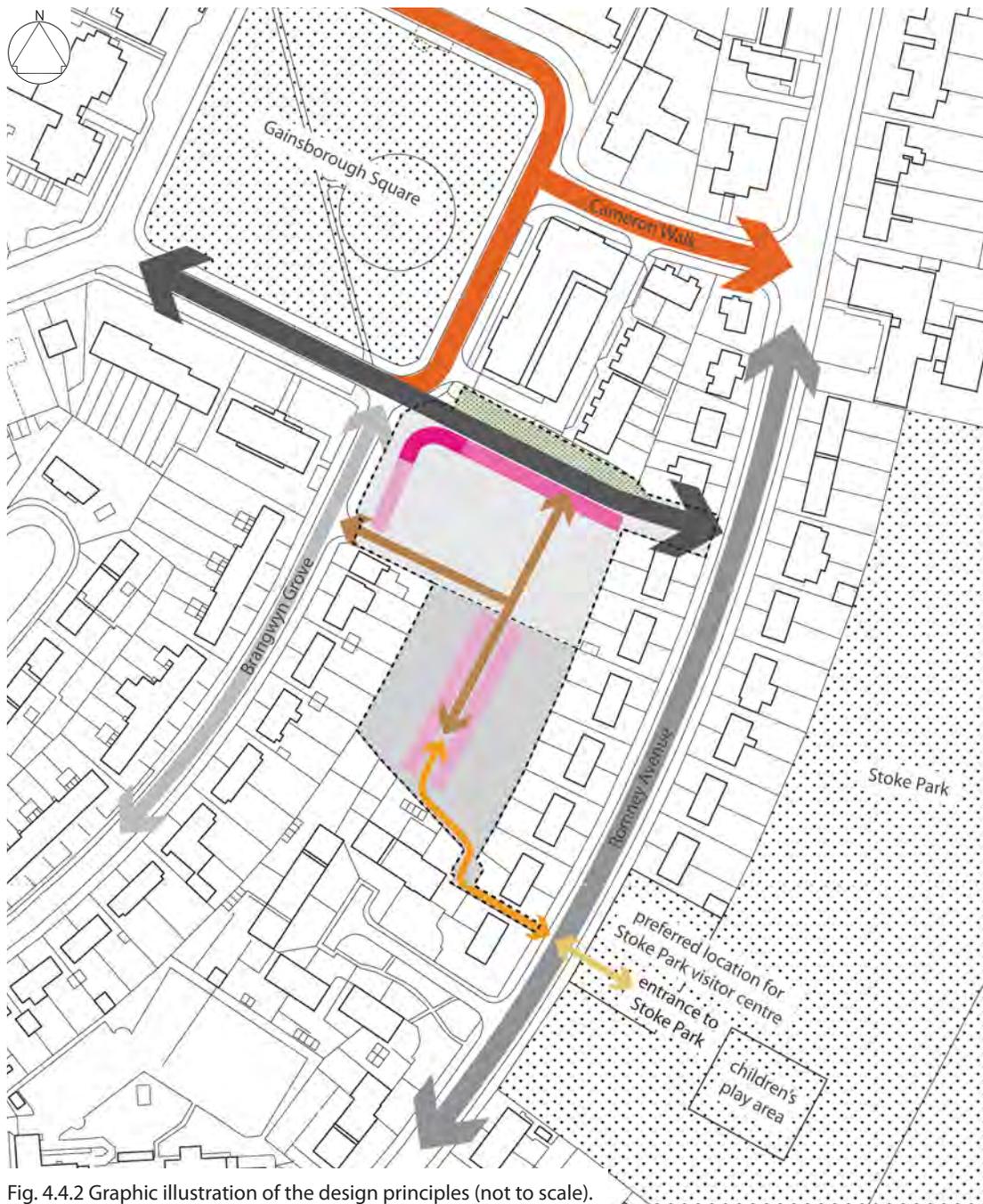


Fig. 4.4.2 Graphic illustration of the design principles (not to scale).

## Legend

### Context:

-  Community street
-  Primary road
-  Secondary road
-  Footpath
-  Green open space

### The site:

-  Site boundary

### Access Principles:

-  Potential new street link
-  New local street
-  Footpath connecting to Romney Avenue.

### Area Principles:

General: All development should adopt the scale and proportions of adjacent buildings

-  3 storey residential blocks potentially with commercial/community unit on the ground floor fronting onto Gainsborough Square.
-  1-3 storey detached, semi-detached or terraced housing. The layout should respond to the existing context, for example with a back to back arrangement.

### Edge Principles:

-  The corner building should address Gainsborough Square with active ground floor uses.
-  Buildings should be built out to the edge of the property line and address the new main road with active frontages onto the road.
-  Buildings should be set back from the street to retain existing building line on Brangwyn Grove and should address the street with active frontages on Brangwyn Grove and the new local street
-  High quality, well designed landscape that addresses the new main road as well as the new and existing development

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#### 4.5. Bonnington Walk former Allotments

##### The vision for the site:

Development of modern, high quality houses and flats, new community allotments and regional pedestrian and cycle path that in the future will connect north Bristol with the city centre.

This is a key site for achieving the objectives for delivering more variety in the housing stock, more private market housing, better permeability through Lockleaze and a community with an attractive pedestrian and cycle network linking to the Concorde Way cycle route. The development should respond to site constraints such as the overhead power lines and reflect that the site is part of a wildlife corridor and a former allotments site. The site should have

a green character, with street planting, small green pockets between the plots, green roofs and other incentives that can help retain and enhance the sustainability and biodiversity of the site. A phased delivery should be considered to respond to access constraints.

The site provides the opportunity to deliver a highly sustainable community and a mix of delivery models including self-build.

Design principles for the Bonnington Walk former allotments site have been established to help guide development proposals and achieve an appropriate layout that responds to the site's context. These principles are illustrated in figure 4.5.1.

##### Policy KS<sup>5</sup> Bonnington Walk Former Allotments

*Proposals for residential uses will be supported where it can be demonstrated that the development has responded to the Design Principles set out in figure 4.5.1 and has been properly integrated into the urban area. Proposals should deliver a minimum 0.75ha of allotments.*



Example of an area with a green character and retained high biodiversity.



Example of houses addressing and overlooking open green space.



Example of development with houses and apartments to provide a mixed housing stock.

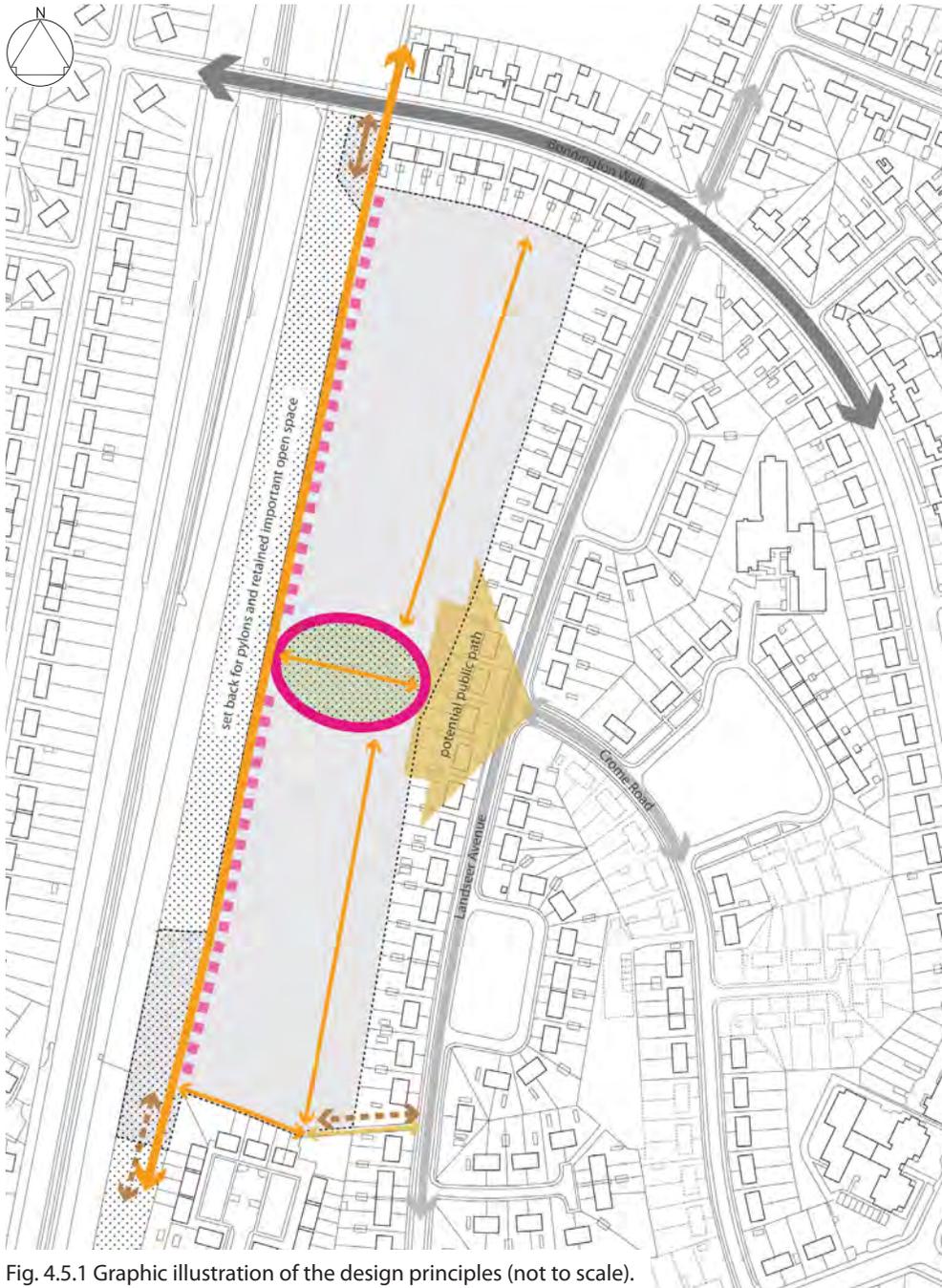


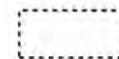
Fig. 4.5.1 Graphic illustration of the design principles (not to scale).

## Legend

### Context:

-  Primary road
-  Secondary road
-  Footpath
-  Green space

### The site:

-  Site boundary

### Access Principles:

-  Vehicle access from Bonnington Walk.
-  Potential second vehicle access
-  Retained existing regional pedestrian and cycle path connecting to wider cycle network between north Bristol and the city centre.
-  Footpaths to provide good permeability through the development and to connect to regional path network. (A path connection through to Landseer Avenue is desired but lies outside the site boundary and will also be subject to negotiation with land owners.)

### Area Principles:

-  2-3 storey blocks of apartments and detached, semidetached or terraced housing. The development should respect existing rear gardens. Development should also provide green areas and good natural surveillance of paths, public spaces and the allotments.

### Edge Principles:

-  The buildings should overlook the new public green space.
-  The buildings should be set back from the pylons whilst still addressing the path with animated front or side elevations.

### Space Principles:

-  Public green space should incorporate a children's play area, seating and planting and should have a strong connection to the path network. Location indicative only.

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#### 4.6. Romney House and Lockleaze School Site

##### The vision for the site:

Development of modern, high value homes with a mix of flats and houses of different types and sizes to provide suitable accommodation for a mixed population.

This is a key site for achieving a greater variety in the housing stock and to create a better balance between private owned and affordable housing within Lockleaze. The site is situated in an attractive location with its proximity to Stoke Park and employment opportunities to the north. The development should reflect its context as part of a wildlife corridor and have a green character with street planting, green roofs and other incentives that help retain and enhance sustainability and biodiversity.

The site provides an opportunity for enhancing both pedestrian and cycle access to the north. Private vehicular movements will be restricted to access only when travelling north / south through the site from Romney Avenue, with a bus gate or similar measure restricting access along the safeguarded bus route.

Design principles for the Romney House and Lockleaze School site have been established to help guide development proposals and achieve an appropriate layout that responds to the site's context. These principles are illustrated in figure 4.6.1.

##### Policy KS<sup>6</sup> Romney House and Lockleaze School Site

*Proposals for residential uses will be supported where it can be demonstrated that the development has responded to the Design Principles set out in figure 4.6.1 and has been properly integrated into the urban area.*



Example of path network along a green corridor with high biodiversity.



Example of high quality housing overlooking a green open space.



Example of housing with active frontages overlooking footpath.



Fig. 4.6.1 Graphic illustration of the design principles (not to scale).

## Legend

### Context:

-  Primary road
-  Secondary road
-  Potential public path. Location indicative only.
-  Green space

### The site:

-  Site boundary

### Access Principles:

-  Safeguarded bus link and pedestrian and cycle link. Access only for development related vehicular traffic.
-  New and retained vehicle access, to connect with adjacent development.
-  Retained pedestrian and cycle path.
-  Potential pedestrian and cycle path to allow for potential connection from Filton Abbeywood to M32 underpass. The path should be part of the wildlife corridor.

### Area Principles:

-  2-4 storey blocks of apartments, detached, semidetached and terraced housing. The development should address adjacent developments and ensure good permeability through the area for pedestrians and cyclists.
-  2 storey housing that respects rear gardens of adjacent properties and visual amenity of Stoke Park.

### Edge Principles:

-  The buildings should address the street with active frontages and main entrances from the street.

### Space Principles:

-  Retained and enhanced wildlife corridor. Location indicative only to allow for flexibility.

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