

CHAPTER TWO

LAND USE

PART 2





SAINT PAUL'S NEIGHBOURHOOD PLAN

CHAPTER TWO : LAND USE

LAND USE IN ST PAUL'S

Introduction

St. Paul's is defined as a Mixed-use inner city community.

What is Mixed Use?



Mixed use is a term that is applied to areas of the city where there is a significant diversity in the uses to which the buildings and land are put.

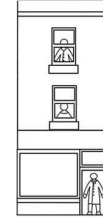
It is normally applied to commercial areas of a city where, although it has a 'business character', there is a high proportion of people living in the area; or where an area is not dominated by one type, size or sector of business - such as an Industrial Estate - but may also include offices, workshops, shops, leisure facilities and public facilities such as libraries, schools, museums, etc.

The neighbourhood of St. Paul's includes two areas of quite different urban character - both mixed use, but one having a more 'business' character, the other more residential.

(See MAPS TWO & THREE)



The character of each of these areas is defined both by the type of buildings that predominate - their height, size, visual appearance, mix - and the layout of the streets and spaces - how the buildings front the street or are set back, whether they have public activity at ground floor level, how the parks and green spaces are used and integrated into the streetscape.



A residential neighbourhood 'feels' quite different from a commercial neighbourhood because houses are occupied at different times of the day/week, than businesses.

Areas, which are solely in business use often shut down after 6 o'clock and at weekends, so shops and cafés that serve these areas, also shut.



In a residential neighbourhood, particularly those with a variety of household types, there is always activity, people walking about, visiting, socialising, seeing to their families. The streets are 'animated' during the day, but also in the evenings and at weekends.

Mixed use communities can provide the best of both worlds - employment and business opportunities for local people which contribute to the city's economic vitality, enough people during the working day to support the shops and services, enough people at weekends and in the evening to make the streets feel safe and supervised.

However, there are conflicts, particularly with regard to the transport needs of the different users and uses.

On the one hand, businesses bring employment, spend money on local goods and services, provide goods and services to residents, support public transport networks, and add to the city's wealth and creativity.

On the other, businesses often need to use large vehicles for movement of goods or services, or rely on transport for their livelihood. Workers' parking takes up road space the residents would rather use for their own parking. There could also be issues of noise or smell, waste storage and disposal, time of deliveries or hours of operation.



The Community of St. Paul's recognises the value and vitality that the mix of uses brings to the neighbourhood.

This Neighbourhood Plan seeks to illustrate how the mixed use character of St. Paul's can be retained and enhanced to continue to benefit the area, and how potential conflicts can be managed through good design, and through shared understanding and communication.

Business District

The area identified in the Plan as the Business District corresponds to that part of St. Paul's that falls within Bristol City Centre (see map one). This area is included in the City Centre Strategy and is expected to contribute to the future of Bristol City Centre as: -

1. A creative, distinctive city centre
2. An accessible and inclusive city centre
3. A prosperous city centre
4. A sustainable city centre, which balances economic prosperity, environmental pressures and social issues to ensure a good quality of life

(See Bristol City Centre Strategy and Area Action Plan 2005-2010. November 2005)



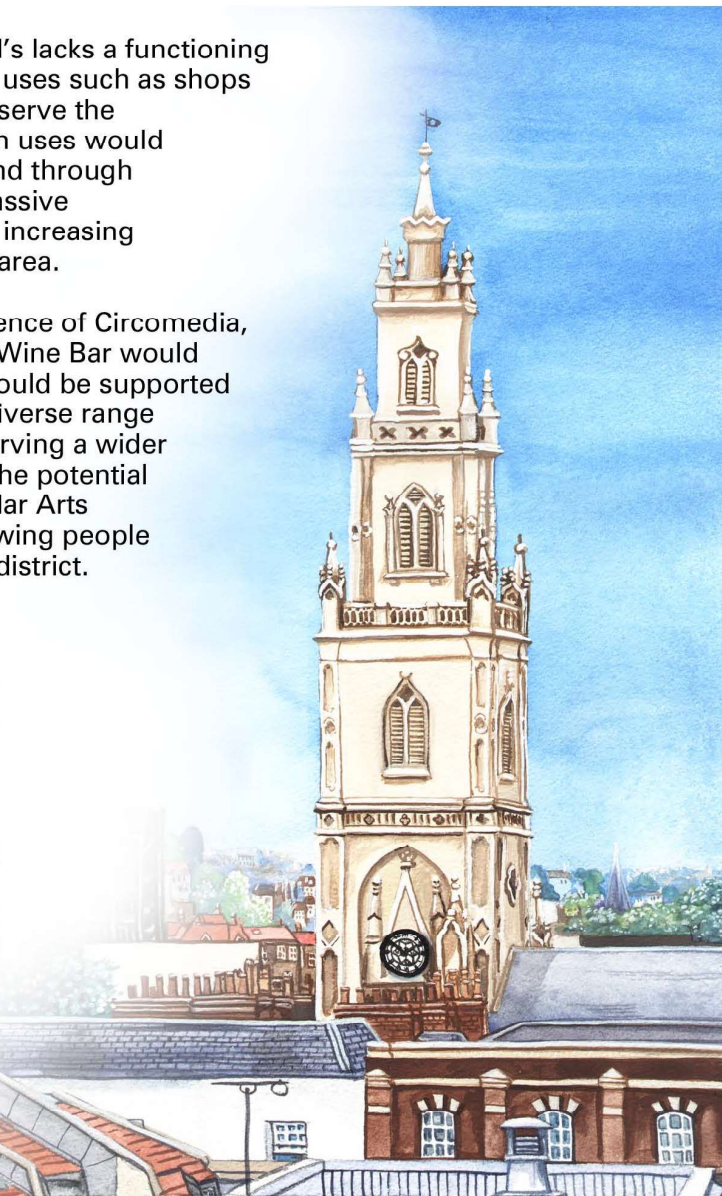
This part of St. Paul's holds the majority of employment and business uses in the neighbourhood in the form of smaller offices, workshops, training facilities and wholesale/retail outlets. This area offers an affordable business location within easy reach of city clients and customers, and with a pool of skilled and semi-skilled labour on the doorstep. These business uses are under threat, primarily due to the scarcity and value of land, and the pressure for residential growth in the city.

Many buildings/sites are being considered for residential conversion, other sites may have potential to move from lower value employment (i.e. bulk wholesale warehouse or manufacturing) to higher value employment use.

The St. Paul's Community wish to retain not only the valuable employment that the business district currently provides, but the business 'buzz' and character that it brings to the St. Paul's neighbourhood.

The business district of St. Paul's lacks a functioning core, due to the lack of service uses such as shops and cafes that would normally serve the business population. Also, such uses would generate a level of footfall to and through the area that would increase passive surveillance and reduce crime, increasing the vibrancy and vitality of the area.

Portland Square, with the presence of Circomedia, the Pierian Centre and Cosie's Wine Bar would best serve this purpose. This could be supported through encouraging a more diverse range of uses at ground floor level serving a wider public purpose, and pursuing the potential for activities such as for a regular Arts Market around the square, drawing people into and through the business district.



Spill-Out Public Spaces



Photograph by Keri Valentine

The public streets and spaces of the neighbourhood provide the backdrop for social interaction, and their social use can add to the life and vitality of an area.

For example, St. Paul's is well known for **Carnival** - one of the major public social events in Bristol. In a 'Bristol visitors' survey conducted by Bristol East Side Traders in August 2006, undertaken at interview points in and around Bristol City Centre, 1 in 4 of Bristol residents interviewed said they had attended the St. Paul's Carnival. Dozens of floats, and hundreds of costumed performers of all ages dance a route through the streets of St. Paul's while residents and visitors use the spaces along that route for informal and formal gatherings.

There are a number of spaces that can be used regularly, in a more low-key manner, but they need to be designed and managed to promote positive social interaction, while avoiding conflict with adjacent users, residents and businesses.

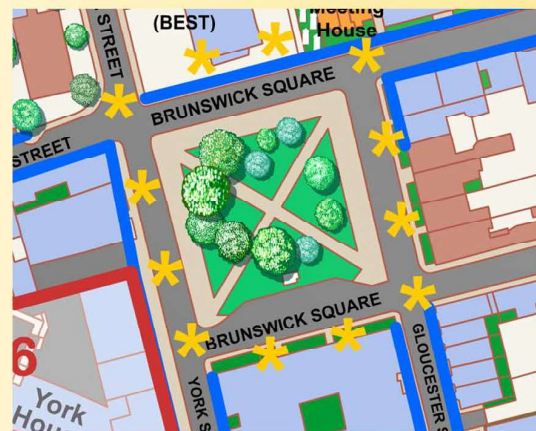
In addition, the provision of such space can add to the street life and vitality of an area.

The four areas of public spill-out space identified in the plan are:



Portland Square, where the traffic and streetscape proposals and improvements to the park itself will provide and encourage more use of the public space.

Brunswick Square, where redesign of the square needs to repair and enhance this degraded historic space



The area outside the Inkerman pub already acts as a social hub. However it suffers from a poor quality environment, illegal parking, and attracts a level of anti-social behaviour. Through better design and responsible management, this space has the potential to become a quality meeting place serving the surrounding residential and employment area.

The public green in front of the Learning and Family Centre is a well-used space and has the potential to extend the social uses from within the centre into the public realm. This space is on a major pedestrian and vehicular route through the heart of St. Paul's. Public events and activities in this space would attract participants due to visibility and association with a well-used community facility.



In all cases where the public spaces are subject to a high level of use, their servicing and management regime needs to respond appropriately to ensure the sustained quality of the urban environment.

Retail Frontages

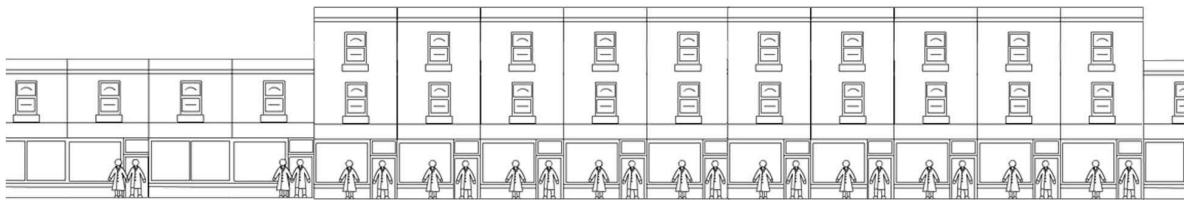
There are two principal retail frontages located on streets that form the boundary of the St. Paul's neighbourhood. These are Stokes Croft (within the Business District) and Grosvenor Road/Sussex Place/ Lower Ashley Road (within the Residential District). There are also individual shops and smaller clusters of retail businesses along Ashley Road and scattered through St. Paul's.

A Stokes Croft Gateway Enhancement study sets out a number of proposals for the environmental, economic and social improvement of Stokes Croft (see chapter 3). A number of these proposals could equally be applied to the Sussex Place retail area.

These retail areas need to improve their appearance, variety, window displays and service to the public in order to compete with the new Broadmead Expansion, to retain their independent retail character and to attract a broader shopping public. These shops would benefit from joint publicity and marketing of St. Paul's as an area for independent and distinctive shopping and local character.

(For more details of these proposals see Stokes Croft, Chapter Three).

Active Retail Frontage ●●●



Residential District

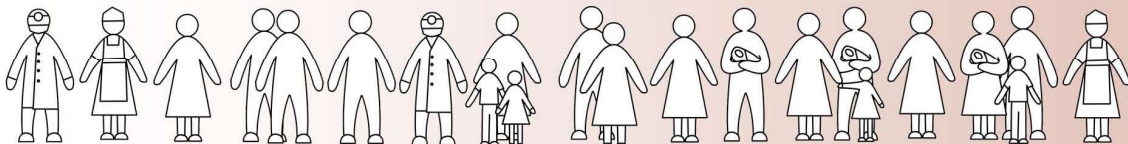
The eastern 2/3rds of the St. Paul's neighbourhood is a predominantly residential area.

The housing provided ranges from newer purpose-built houses and flats to older Victorian properties - some in continued single family use, and some converted to accommodate smaller households, singles and childless couples.

The diversity of housing and households adds to the rich mix of people and cultures, lifestyles and interests of the residents that shape the neighbourhood.

It also, however, can lead to conflicts over noise, traffic/parking, rubbish & dumping, transience and cultural differences.

A commitment to the community and to making St. Paul's a better neighbourhood in which to live are the underpinning objectives of the St. Paul's Unlimited Community Partnership. Work on community cohesion, waste and rubbish, and in balancing the housing mix are addressing many of the conflicts.



Dwellings ■

(See also Housing, Chapter Four).

Community Use Buildings

The neighbourhood has a range of community and public facilities that provide for the social, health, educational, leisure and physical needs of the community.



These buildings are in the ownership/management of a range of public and voluntary sector organisations with different aims and objectives, and different levels of facilities management experience and expertise. What they have in common is a desire to use their buildings and assets to serve the local community.

These organisations all receive public subsidy and are competing for a limited and shrinking pot of funding support. They need to ensure that they maximise the use of their buildings and realise their revenue raising potential, to be able to survive.

Sports Facilities



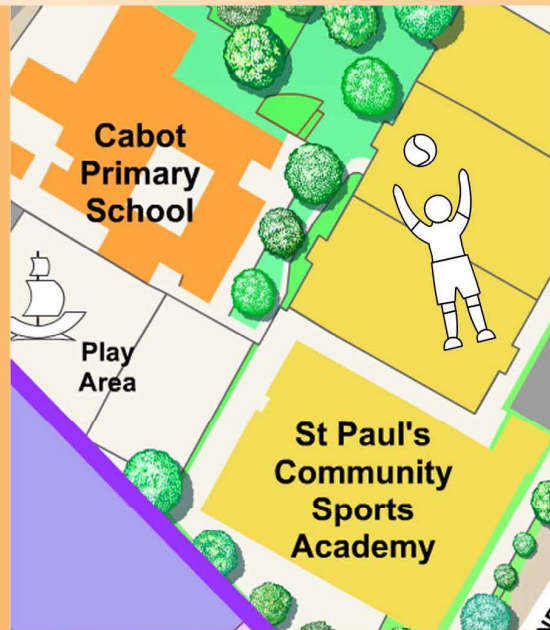
Community Organisations



These facilities need to be supported to work through a more strategic approach to activity and usage to better serve a growing and diverse community.

The Community Buildings study looked at a number of these facilities with a view to suggesting physical improvements that could enhance their uses.

More importantly, the managers of these facilities need to work strategically together to ensure these facilities are able to meet the needs of their identified communities now and into the future.



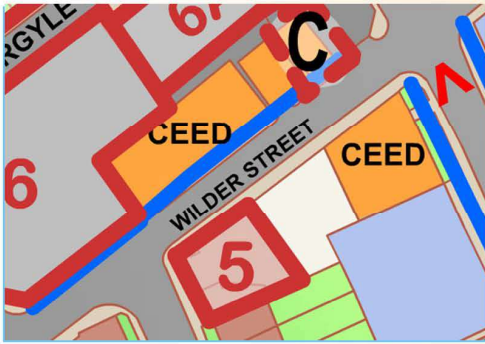
A number of the Community Use Buildings have aspirations for further development and/or enhancement of their buildings to meet the long-term needs of the community. These include:



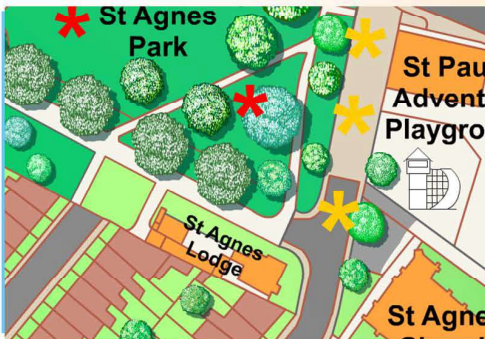
Kuumba (Arts & Community Resource) Limited have prepared plans for a major capital programme to develop further their performing arts spaces, and extend their library and resource facilities.



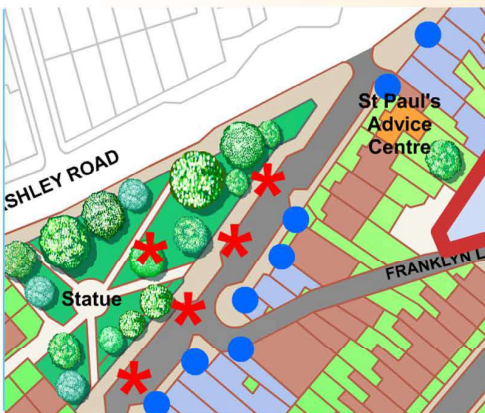
The **Malcolm X Centre** are currently looking at plans to redevelop their site to better provide a community resource which is both functional and flexible for events and regular use by community groups. Plans have been drawn up for the crypt to provide a youth music facility.



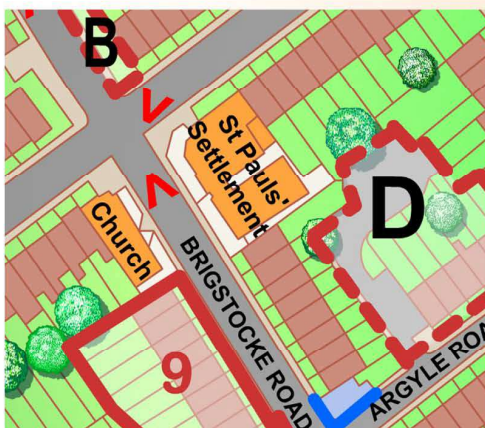
CEED are preparing plans to develop further their facilities for incubator business growth utilising 107 Wilder Street.



St. Agnes Lodge has had plans drawn up which would increase the amount of useable community/business space, improve meeting facilities and provide a more functional layout.



St. Paul's Advice Centre is seeking to refurbish its building to provide more consultation rooms and to better serve its client group.



St. Paul's Settlement

A feasibility study has been undertaken, and plans drawn up to convert the lower ground floor of St. Paul's Settlement, 72-80 City Road to provide for an open access youth centre, providing recreation and activity spaces, a café and an information resource.

Land Use Change

As the elected Local Planning Authority, Bristol City Council determines whether or not planning applications for development in St Paul's should be allowed. Its starting point in making this determination is to check that the proposals are in accordance with its development plan policies.

These policies are contained within the Bristol Local Plan 1997 and Joint Replacement Structure Plan 2003.

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The St Paul's community's aspirations for development are described below.

The St. Paul's community will expect all new development, conversions and refurbishments to demonstrate a high level of urban design quality, and to incorporate the highest standards of sustainability in energy efficiency, construction and end use as befits a quality inner city neighbourhood of significant historic character, charm and vibrancy.

Business District and Retail Frontages - guidance for change

Where land and buildings are in existing employment-generating uses, or were last used for employment purposes, they should be safeguarded for these uses into the future, unless:

- It can be clearly demonstrated that the floor space to be lost is not valuable or there is not expectation of current or future demand.
- The site is no longer required to meet economic development needs.
- An alternative use, or mix of uses, offers greater benefits to the community.

Development that would result in a loss of business floorspace could be detrimental to the economic sustainability of the neighbourhood, and the city. If there are proposals to change the previous or current mix of uses on the site, then the following should be considered in the development of those proposals.

- That redevelopment retains or increases the employment potential of a site. This can be done through increasing the density of employment by changing from one type of business use to another.
- If it is deemed necessary to supplement the development providing for a mix of other uses, i.e. residential, to increase its viability, these uses could remain secondary in terms of character of the building and visual appearance.
- That any redevelopment should include active ground floor uses on the main business frontages, to retain and increase the economic and social vitality of the neighbourhood.
- Map 1 shows where active frontages could be protected and enhanced to retain and maintain the attractiveness of the area to new business development, investment and growth; to enhance pedestrian routes through the neighbourhood; to attract and encourage animation of streets and routes.

- A number of opportunities exist, along these streets for more street activity - in particular, spill-out spaces for cafes, for Circomedia and for other social activities such as weekly markets or street fairs.

Retail frontages within the neighbourhood should be protected to ensure that the range of provision of goods and services are retained and enhanced and to maintain choice and variety of shopping for the city's residents and visitors.

Non-retail uses that contribute to the supply of small business floor spaces, and to the vitality, variety and vibrancy of the Stokes Croft and Sussex Place/Grosvenor Road frontages could be encouraged.

Residential use at ground floor level within the main retail frontages should be avoided as it detracts from the retail offer and reduces opportunities for new businesses in the area.

Housing Development

Small two-storey houses are a valuable source of affordable family housing in the neighbourhood, and sub-division into smaller units should be avoided.

Conversion and sub-division of the existing larger houses in St. Paul's will be welcome where an acceptable dwelling mix is created, and where there is retention of family sized accommodation.

Conversion and sub-division of housing should seek to achieve acceptable levels of garden and amenity space and good internal layouts to ensure St. Paul's protects and enhances its residential assets.

De-conversion of previously inappropriately converted housing to provide larger dwellings is to be encouraged.

New housing should conform to accessibility standards and provide a range of dwelling types and sizes that meet the needs of the community for family and affordable housing.

All housing should comply with the guidance set out in the Living in the City, City Centre housing design Guide (Bristol City Council 1998).

Developers are encouraged to provide more houses, and family-sized accommodation within new developments.

In all instances, please refer to the city council's planning policy guidance available on the Bristol City Council website:

<http://www.bristol-city.gov.uk/ccm/navigation/environment-and-planning/planning/planning-policy/>,

or through Planning Services in :

Brunel House St. George's Road, Bristol BS1 5UY

Development Sites

A number of sites within the neighbourhood have been identified as current or potential development sites.

These are sites that are currently under development, have been given planning consent for new development, are considered currently to be not in maximum beneficial use (underused vacant or derelict), or where change of use/development would be considered acceptable although not yet proposed.

The Development Sites Map 4 shows these sites as at November 2006, and Appendix 1 gives an indication of the likely development which may take place on these sites, and what stage they are at in the development process.

There are also sites, which, because of ongoing neglect, undefined responsibility, misuse or lack of investment, bring down the neighbourhood and undermine efforts to improve the urban environment. These are considered 'problem' sites.

In some locations, a site has a valid planning permission that has the support of the community, but development is not taking place through lack of commitment on the part of the landowner. Such sites are a wasted neighbourhood resource and contribute to dereliction. These sites should be brought forward for development - by public intervention if necessary.

Where planning permission has not yet been granted, it is extremely important that landowners and prospective developers take note of this Neighbourhood Plan to ensure that their proposals are in line with the aspirations and expectations of the community.

Landowners and developers are invited to bring sites forward for discussion with the St. Paul's Planning Sub-group as proposals evolve and prior to any planning applications being submitted to the Local Planning Authority.

Development Sites





Where necessary, the City Council should utilise its Compulsory Purchase powers to enable the sites to be bought back into beneficial use.

Planning and the Community

St. Paul's Unlimited Community Partnership have set up a **Planning Sub-group**, which acts as a forum for discussion of all new development proposals within the **St. Paul's Neighbourhood area**.

The group is made up of community representatives and local residents with support and facilitation provided by the City Council's planning department.

The principles of acceptable development within the St. Paul's Supplementary Planning Document (SPD10) have been developed in collaboration with this sub-group. Developers and landowners are encouraged to discuss their proposals with the Planning Sub-Group before they submit a planning application in order to understand the community's aspirations.

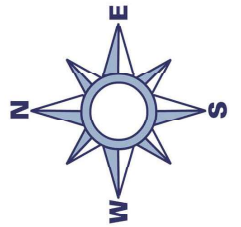
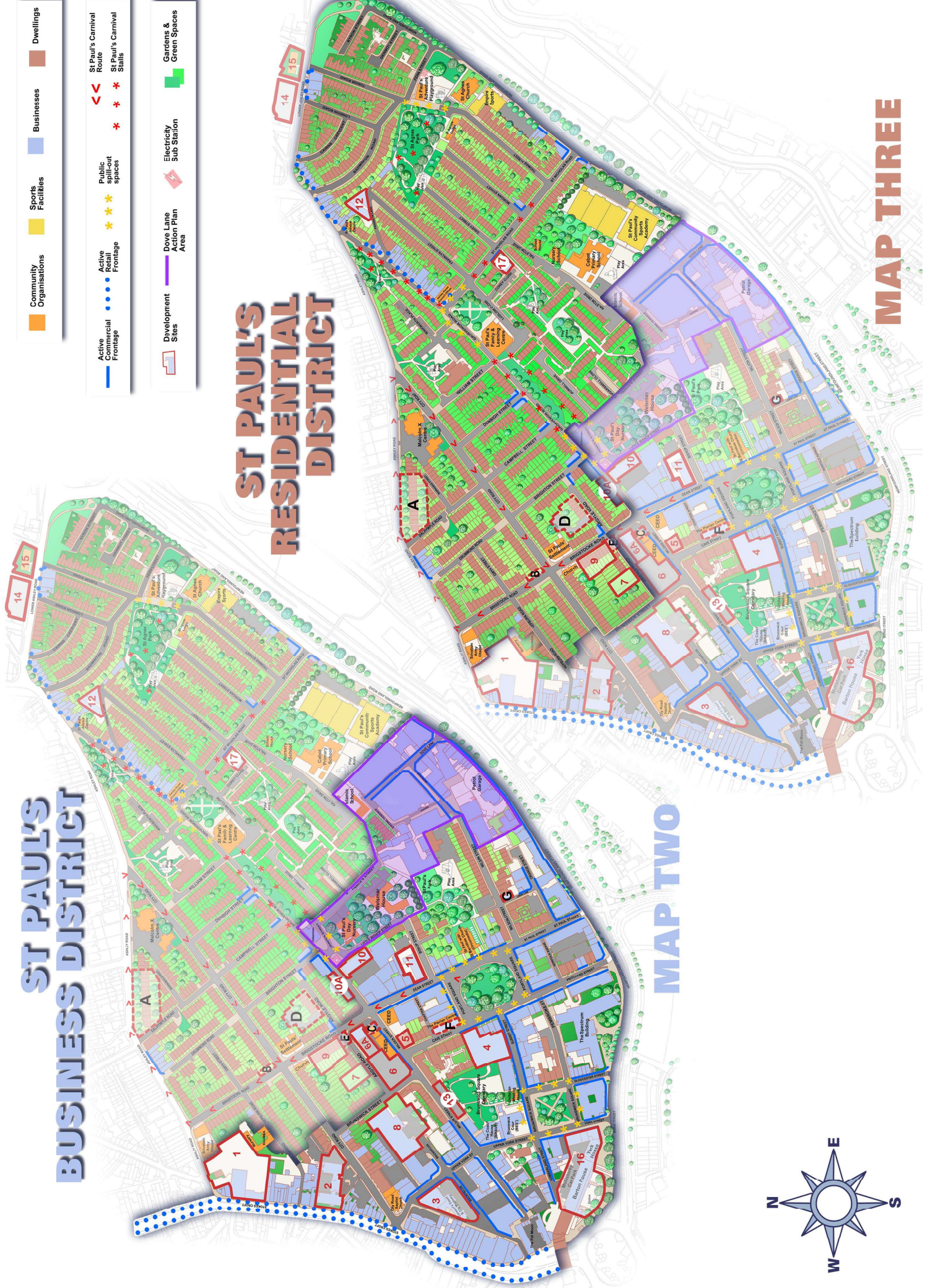


ST PAUL'S BUSINESS DISTRICT

ST PAUL'S RESIDENTIAL DISTRICT

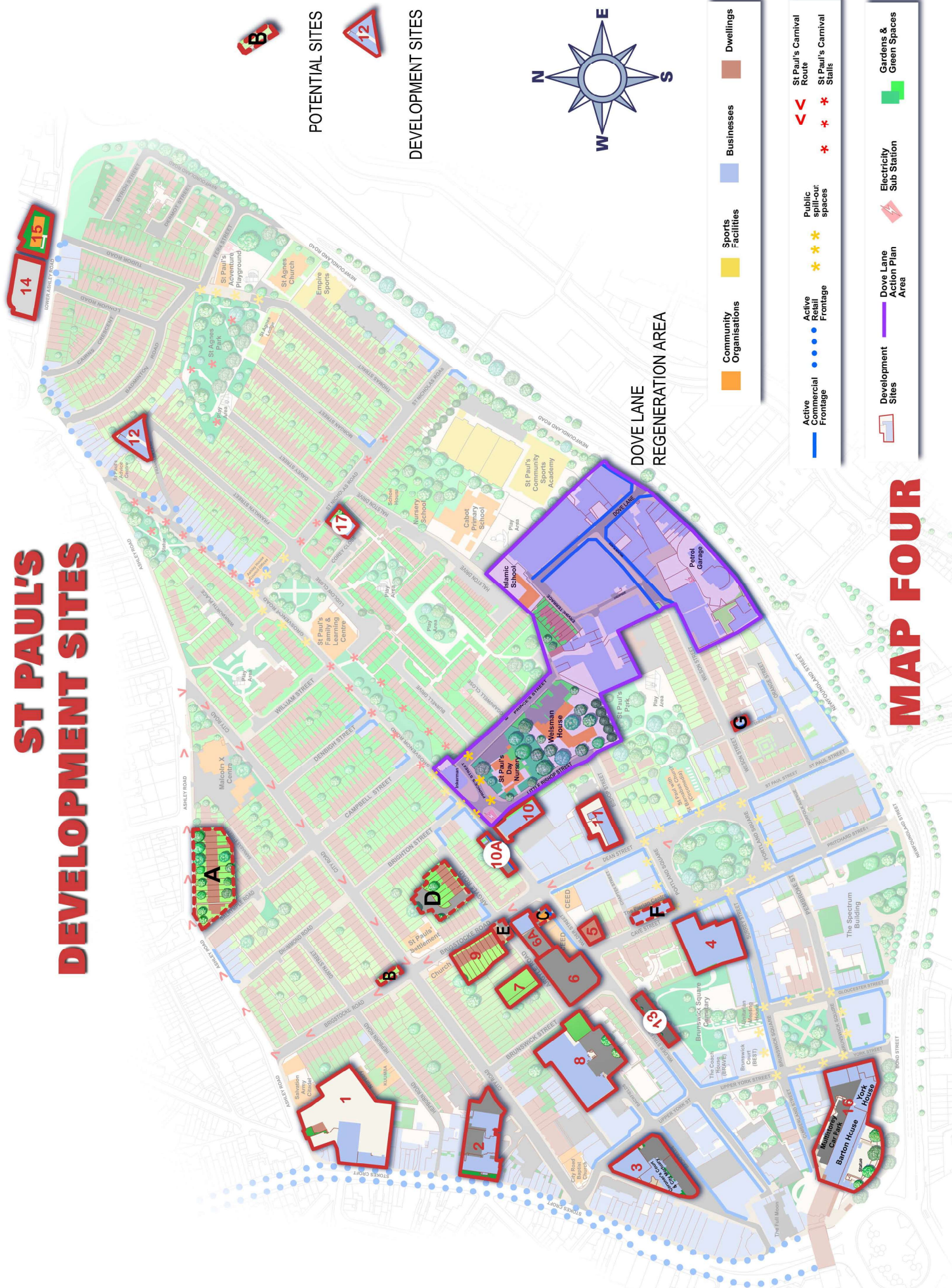
MAP TWO

MAP THREE






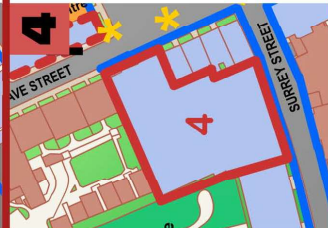
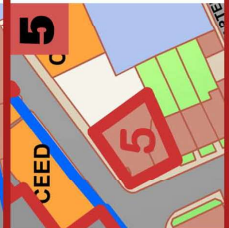

- Community Organisations
- Sports Facilities
- Businesses
- Dwellings
- Active Commercial Frontage
- Active Retail Frontage
- Public spill-out spaces
- St Paul's Carnival Route
- St Paul's Carnival Stalls
- Development Sites
- Dove Lane Action Plan Area
- Electricity Sub Station
- Gardens & Green Spaces

ST PAUL'S DEVELOPMENT SITES





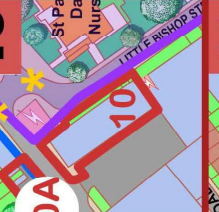



MAP FOUR








APPENDIX 1 - ST PAUL'S DEVELOPMENT SITES

NO	SITE ADDRESS	OWNERSHIP	PLANNING REFERENCE	EXISTING USE	NEIGHBOURHOOD PLAN RECOMMENDATIONS	SCHEDULE OF PROPOSALS	DATE OF APPLICATION	DATE OF APPROVAL	STATUS
	1 Westmoreland House	Comer Homes		Vacant/Derelict	Mixed Use - Residential, Commercial, Retail & Cultural		None		Feasibility
	2 Hamilton House	Connolly + Callaghan Ltd, Hamilton House, 80 Stokes Croft, BS1 3QY		Part occupied on City Rd frontage. Stokes Croft frontage vacant	Mixed Use - Residential, Commercial, Retail	Mixed Use - Residential, Retail, Café/Food Shop, Commercial			In Design
	3 Coroners Court, Upper York St.	City Council/ Mr. B. Benson		Vacant club and former junior school	Mixed Employment/Leisure/Cultural	None as yet			
	4 Shandlu's Warehouse, Surrey Street/Portland Square	D & J Singh	06/00483/F	Wholesale Food Warehouse/derelict site on Portland Square		Conversion and restoration of 31 & 32 Portland Square to form 10 no. flats, demolition of existing warehouse and redevelopment of 29 & 30 Portland Square and 1 Cave Street to provide a further 49 no.flats, erection of 1 no. retail shop, provision of 24 car parking spaces and associated landscaping.	06.02.2006	04.10.2006	
	5 90-94 Wilder St	Mr D Aylott 8 Cave Street, Bristol BS2 8RU	05/05003/F	Demolished warehouse/workshop/recording studio		The construction of 12 flats with associated basement level parking and cycle storage.	20.12.2005	02.05.2006	Under Construction
	6 Wilder Street Car Park/Land Bounded By Argyle St. Brunswick St. & 97-99 Wilder St.	London And Regional Properties/ C/o Hephher Dixon Ltd (M Gibney)	04/01167/P	Surface Car Park	Mixed Use Employment/Residential	Outline application for mixed use development to provide commercial B1 office spaces, 24 no residential units and 7 car parking spaces with access onto Wilder St.	05.03.2004	07.04.2005	

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 6A	9-19 Argyle Road	Mr N Richards	03/02883/ F - 04/50225/ DOM	Vacant site	Mixed Use Employment/ Residential	Erection of four storey building comprising 14 self contained flats, together with basement parking for 11 cars and secure bicycle storage.	29.07.2003	17.11.2003	Not yet commenced
 7	4-10 Argyle Rd	Edgehill Developments Ltd	05/03390/F	Vacant site	Residential	Erection of 10 residential units, in proposed 3 and 4 storey buildings (1 no four bedroom house, 3 no. three bedroom maisonettes and 6 no. one bed flats).	24.08.2005	23.11.2005	Not yet commenced
 8	Units 1 & 2 Backfields Industrial Estate Upper York Street (St. Ives)	Knightstone		Former engineering works and then printing works/ now vacant	Mixed Use, Employment, Residential	Pre-application discussions for residential with some employment use			In Design
 9	32 - 50 Brigstocke Rd.	Knightstone		Housing		Redevelopment of residential	not yet submitted		
 10A	Godwin House 121 - 133 Wilder St	Logic CDS Ltd	01/02746/F	Former Office building and vacant car park site		Change of use of 1st to 5th floors from offices to 20 self contained residential units with provision of 13 car parking spaces. External alterations to include bin store and window opening to south west elevation, and new entrance canopies	13.08.2001	10.12.2001	Under development
 10A	Car Park Opposite Godwin House	Logic CDS Ltd	02/02439/F	Vacant		7 Live/work units	02.07.2002	21.10.2003	Not yet commenced

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	11 Kangol Site Cr Dean Street /Bishop Street	Keywest Estates Ltd C/O Melrose Associates	04/04563/F	Vacant/Derelict, formerly workshop	Mixed Use Employment/ Residential	Demolition of existing buildings and erection of 31 no. one, two and three bedroom flats, 4 no. town houses and 1 no. B1 unit.	01.11.2004		Not Yet Determined
	12 Macey Rewinds Franklin Lane	Macey Rewinds	96/02703/P	Vacant former factory	Open Space/ Residential	Redevelopment of site for residential purposes	25.11.1996	Application refused	
	13 Surface car park, Wilder St adjacent Brunswick Cemetary	Freehold City Council, Long Lease to Private Company		Car Parking	Open Space	No development proposals at present			
	14 17 - 29 Lower Ashley Road	Dominion House Group Ltd (C/o Agent) GVA Grimley	03/0194	Former petrol garage - demolished		Redevelopment of former petrol filling station site to provide 15 dwellings	28.03.2003	26.06.2003	Outline Permission Application for 37 units withdrawn
	15 31-45 Lower Ashley Road St. Paul's	LPC(Trull) Ltd.	06/04030/F	Former Council Offices	Mixed Use Commercial and Residential	3-4 storey building providing 24 flats with basement car parking and 420 sq m offices	26.09.2006		Pending
	16 Barton House/ York House, Bond Street	Unknown		Retail and Offices	Commercial/ Employment uses				Pre-application enquiry
	17 19 St. Nicholas Road.	Mr. R. Brown, agent Norman Associates	06/04252/P	Pub		Outline application for 9 self-contained flats	11.10.2006		Pending


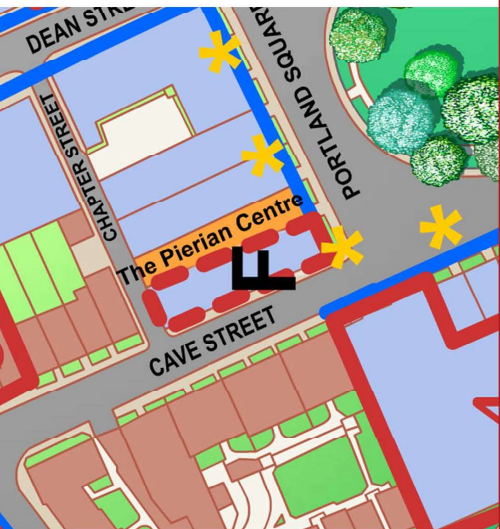


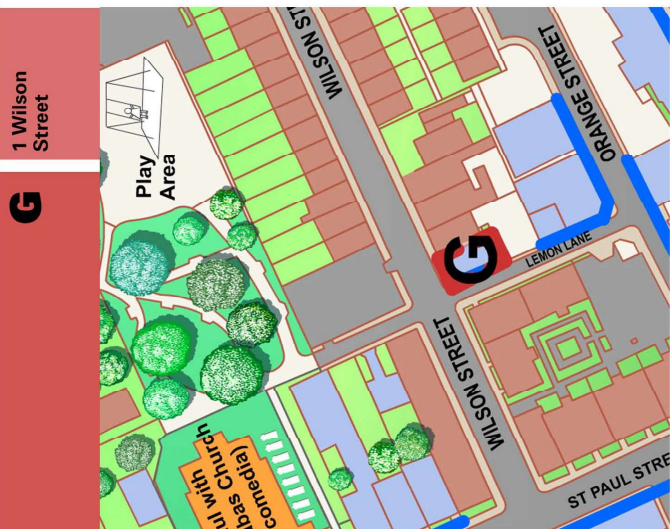



ST PAUL'S DEVELOPMENT SITES

NO	SITE ADDRESS	OWNERSHIP	EXISTING USE	NEIGHBOURHOOD PLAN RECOMMENDATIONS	STATUS
A	46 - 70 Ashley Road	Places for People	Large Victorian Townhouses, vacant	To be reconverted for sale on shared - ownership or home buy basis	2006-2008
					
B	Former No 73 City Road	Unknown	Empty Site used for illegal car parking. Advertising Billboard on Flank Wall	Resurface and allow for licensed car parking for adjoining residences - remove billboard	
					
C	107 Wilder St.	BCC leased to CEED	Derelict Victorian two-storey house	CEED preparing plans for small business incubator units If CEED unable to progress, return to BCC ownership for alternative disposal	2007
					

ST PAUL'S DEVELOPMENT SITES

NO	SITE ADDRESS	OWNERSHIP	EXISTING USE	NEIGHBOURHOOD PLAN RECOMMENDATIONS	STATUS
D	32 - 42 Argyll Road with cul-de-sac behind	Multiple owners including BCHA, Knightsome, Bcc and Private	Land to the rear is used for car parking and access but also attracts illegal uses and drugs traffic.	<p>In the short term, clearance and additional security through gating parking area.</p> <p>Long term, consider redevelopment</p>	   
E	52 Brigstocke Road	Private ownership	Victorian end of terrace, surrounded by hoarding and scaffolding	Encourage repair and renewal	   

ST PAUL'S DEVELOPMENT SITES

NO	SITE ADDRESS	OWNERSHIP	EXISTING USE	NEIGHBOURHOOD PLAN RECOMMENDATIONS	STATUS
F	28 Portland Square/ 2-8 Cave Street	Private Ownership, Peter McCann of Askon Estates (U K) Ltd. 01179254570 16 St Stephens Street, Bristol, Avon, BS1 1JR		Georgian four-storey townhouse, end of terrace, vacant and derelict	Refurbish and bring into use for mixed employment, leisure, café, residential and community use.
	G 1 Wilson Street	Private ownership		Refurbish for residential use	
			Refurbish for residential use		

APPENDIX 2 - Community Use Buildings

CONFIGURATION	USES	ISSUES	ASPIRATIONS
<p>1 The Malcolm X Community Centre 141 City Road St Paul's Bristol BS2 8YH</p> <p>Ownership Site in two separate ownership. Whole site leased to St. Paul's Community Association (one site directly from council, other site on a sublease from the council)</p> <p>Management Management Committee, Employed Director and Staff</p>	<p>2 buildings, Hall, Meeting rooms Offices, Kitchen, Training rooms IT suite, Unused crypt under newer building External tarmac, parking and play space</p> 	<p>Regular social events, one off performance events Training Community meetings</p> <p>Available for hire</p>	<p>Develop the crypt for youth music and recording activity.</p> <p>Long Term - redevelop site to provide a more appropriate facility</p> 
<p>2 St. Paul's Advice Centre 146 Grosvenor Road St. Paul's Bristol BS2 8YA</p> <p>Ownership Building owned by BCC, tenancy held by Advice Centre on a peppercorn</p> <p>Management Centre manager and advice staff</p>	<p>2 storey double fronted Victorian building with semi-basement garden level</p> 	<p>Advice rooms and offices. Drop in and appointment sessions</p>	<p>Not DDA compliant</p>  <p>Advice service wishes to remain in the buildings. Needs some upgrading and minor intervention will improve the accommodation</p>
<p>3 St. Agnes Lodge Thomas Street, St. Paul's, Bristol BS2 9LJ</p> <p>Ownership Freehold owned by BCC, managed by SPUCR, offices leased to a range of organisations</p> <p>Management Lettings administered by BCC Property Services</p>	<p>Victorian 2-storey cottage containing a self-contained flat and offices, new build offices to the rear, meeting room with full catering kitchen, enclosed courtyard.</p> 	<p>Park keeper in residence upstairs. Down stairs offices occupied by Neighbourhood Management & St. Paul's Youth Promotions, Meeting Room available</p>	<p>To increase the no of units/rooms available and connect toilets and meeting room under one roof</p> 
<p>4 St. Agnes Church St. Agnes Church Thomas Street St. Paul's Bristol BS2 9LL</p> <p>Ownership Church of England</p> <p>Management Church of England</p>	<p>Large Hall, Kitchen, smaller private rooms,</p> 	<p>Completely accessible</p> 	<p>Available for use by community groups working or based in the area.</p>

APPENDIX 2 - Community Use Buildings

CONFIGURATION

5 Kuumba (Arts & Community Resource) Limited

20-23 Hepburn Road,
St Paul's
Bristol
BS2 8UD
info@kuumba.org.uk
www.kuumba.org.uk

Ownership

Freehold owned by BCC, 60 year lease to KUUMBA (ARTS AND COMMUNITY RESOURCE) LTD from 26.10.1993.

Management

Managing Director, reports to a Management Board

Buildings were formerly houses and workshops, now converted to Offices, Small Workshops, meeting rooms, a café area with kitchen (not is regular use), a resource library, a theatre space which holds approx 100 and a pre-school nursery



Afrikan Caribbean Arts & Cultural Programme
Afrikan Caribbean Arts Forum (ACAF)
Jumoke Day Nursery
Sankore Library
Bwerani
Work Space Units
Meeting Rooms for Hire

Meeting Rooms are DDA Compliant

Some facilities are currently under-utilised - Feasibility study being undertaken for viability of Café Bar

Plans in place for expansion of the performing arts organisation's operations, with a major capital build programme proposed for a site on Stokes Croft.

Business plan being prepared for Jumoke Nursery and Bwerani

ISSUES

ASPIRATIONS

6 St. Paul's Family and Learning Centre

94 Grosvenor Road
St. Paul's
Bristol
BS2 8XJ

Ownership

Freehold BCC
Run by Department of Culture and Leisure Services

Management

Run and managed by BCC, Local Steering Group

Library, café, crèche, offices, training and meeting rooms, hall, darkroom.

Facilities available for hire

2-storey new purpose built facility, fully DDA compliant



7

Circomedia

St Paul's Church
Portland Square
Bristol
BS2 8SJ

Ownership

Building owned by the Churches Conservation Trust, leased to Ciromedia.

Space still consecrated, used for occasional service

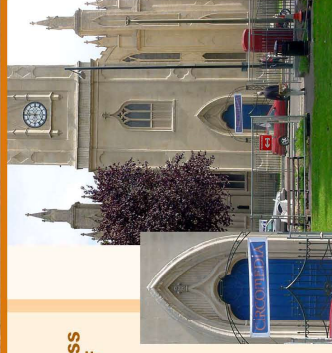
Management

Charity with a Board of Trustees

Used for circus skills, performing arts training, performances, available for conference/meetings and events/children's and young people's activities

Fully DDA compliant, full disabled access to the majority of the building.

Stewards required for events with attendance of more than 50



8

St Paul's Community Sports Academy

Newfoundland Road
St Paul's
Bristol
BS2 9NH

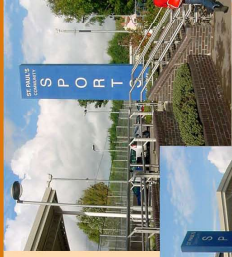
Ownership

Freehold BCC

Indoor multi purpose sports hall, three outdoor floodlit courts, health and fitness suite. A large sports hall used for badminton courts, basketball, five-a-side football, hockey, volleyball and cricke: nets. Three outdoor floodlit courts, one all-weather court and crèche.

Indoor and outdoor sports and fitness activity.

Used for public and community meetings



APPENDIX 2 - Community Use Buildings

CONFIGURATION	USES	ISSUES	ASPIRATIONS
<p>9 CEED Ujima House, 97-107 Wilder Street, St Pauls, Bristol BS2 8QU</p> <p>Ownership Freehold owned by Bristol City Council Leased to CEED under 125 year lease from July 1995</p> <p>Management Managing Director, Solomon Fubara, reports to a Management Board. CEED is a community enterprise</p>	<p>99 - 107 Wilder street - includes offices, training and meeting rooms. 17-19 Dean Street is a music and recording facility with cafe</p> 	<p>The building is primarily offices and training facilities, but meeting rooms /conference facilities and the studio/recording facilities are available for hire</p> 	<p>Further development of business incubation space planned to bring derelict building at 107 Wilder St back into use - subject of an Objective 2 bid.</p> 
<p>10 The Pierian Centre 27 Portland Square St. Paul's, Bristol BS2 8SA</p> <p>Ownership Privately Owned</p> <p>Management Centre Director June Burrough</p>	<p>5 Storey Town House in Portland Square, renovated to provide public rooms and facilities on Basement, Ground first and second and floors with residential on top floor.</p> 	<p>Weekend and Evening Courses, individuals and organisations Hire of facilities to tutors or groups Meeting and seminar facilities for local businesses or groups. One-to-one mentoring, therapy and coaching Art exhibitions, creative activities</p> <p>Not currently wheelchair accessible</p> 	<p>Circomedia and the Pierian Centre are discussing the launching of a programme of groundbreaking management training courses, in partnership with the Pierian Centre. Learning through circus skills, challenges, projects and one-to-one coaching.</p>
<p>11 Salvation Army Citadel and the Candle Community Centre 6 Ashley Road Bristol BS6 5NL</p> <p>Ownership Freehold owned by The Salvation Army Trustee Company.</p> <p>Management The Salvation Army is a Christian Church and a Registered Charity Operates under its own an Act of Parliament Locally led by appointed officers / Pastors.</p>	<p>Two, two-storey buildings on corner of Ashley Road, Brigstocke Rd. Central courtyard. Buildings include Main Worship Hall, study rooms, meeting rooms, nursery, Pre School, Shower facilities for the homeless offices and 2 kitchens.</p> 	<p>Partly accessible, there is a need to provide access to the upper floors</p> <p>Sunday worship, Community centre, Drop in centre and community food programme. OFSTED pre-school Parent & Toddlers club, Over 60s day care and meal, Brass and contemporary band practices, choir practices and Youth and children's events,</p> 	<p>Recently acquired 110 Cheltenham Road to open as a community/charity shop Looking to refurbish the premises in line with a disability audit and developing programme.</p> 
<p>12 Unitarian Meeting Bristol Brunswick Square Bristol BS2 8QU</p> <p>Ownership Private</p> <p>Management Booked by Sarah Tisdell</p>	<p>Level access into Entrance lobby with toilets off, Main Hall, Kitchen off</p> 	<p>Fully accessible</p> <p>Available to community Groups for Ethical & Charitable use - no political use. Worship of a meditative nature possible after consultation. Music Rehearsal - piano available with permission</p>	<p>Unitarian Meeting House</p> 

APPENDIX 2 - Community Use Buildings

CONFIGURATION

USES

ISSUES

ASPIRATIONS

13 City Road Baptist Church

City Road Baptist Church Church Office
2-4 City Road 0117 924 5811
Stokes Croft

Bristol
BS2 8TP

Ownership

Freehold held by West of England Baptist Association

Management

Three distinct areas - Large aisled Church, smaller chapel and tall single storey Hall with roller shutters onto Backfields Lane.

One part has been turned into a community cafe



Sunday worship
Hall available to
community groups



Listed Grade II
Not fully accessible
Recently refurbished but underused

Bids made to Objective 2 for development of office and community space, also looked as for youth provision, neither implemented

14 St. Paul's Settlement

72-80 City Road
Bristol
BS2 8UH

Ownership

Freehold held by Bristol City Council.
Ground and upper floors leased to Rethink

Management

Lower ground floor managed by Children and Young People's Services working with Ashley Youth and Play Forum

Funding availability

Open access youth activity centre

Proposal:
Sports Hall (existing) Office and meeting rooms, Common Room and cafe, Dance studio with changing room, landscaped courtyard



15 St. Paul's Adventure Playground

Thomas Street
Bristol
BS2 9LL

Team : Play Services

Ward : Ashley

Contact : Katcha Hornchen

Tel: 0117 954 2145

Fax: 0117 903 1071

Email: stpaul_app@bristol-city.gov.uk

Ownership

Bristol City Council

Management

Managed by Bristol City Council, Play Services

Play ground with adventure play equipment, kitchen and internal activity rooms, offices.
Only opened when staffed.



LAND USE - Actions

ACTION	DETAIL	RESPONSIBILITY	COST	TIMESCALE	INDICATOR OF SUCCESS
2.1	To encourage a broader mix of uses (temporary and permanent) around the central core of the business district to support vitality and a vibrant street life, improve safety and reduce crime.	SPUCP, BCC Planning	Nil	IMMEDIATE 1 – 3 YEARS WITHIN 5 YEARS 5 – 10 YEARS	More residents and visitors using public squares and spaces More pedestrians using routes in and through St Paul's Reduction in street crime and prostitution
2.2	To establish a weekly Arts market in Portland Square or other regular event	SPUCP BCC Markets Team	Nil	1 - 3 YEARS	Support the above. Facilitate access to markets for local artists
2.3	Recruit new residents to the Planning Sub Group	SPUCP	Nil	IMMEDIATE	Increase social capital and broaden public participation in reviewing development proposals in St. Paul's
2.4	Facilitate at least 4 training course per year on planning and development issues for the planning sub-group	BCC Planning/ Planning Aid		QUARTERLY	Shared knowledge and experience, increase in well-considered and supported planning applications
2.5	Directors of the Community-use/Community Funded buildings in St. Paul's to develop a co-operative and mutually supportive strategy for the longer-term use, development and maintenance of their assets to best serve both their own organisations and the whole community.	Malcolm X Centre Ceed Kuuumba St. Paul's Family and Learning Centre Salvation Army St. Agnes Church St. Agnes Lodge St. Paul's Advice Centre BCC Community Development	Nil	IMMEDIATE	5-year development proposals for all public-funded community use buildings Maximization of rental income Joint development plans More coherent public investment strategy
2.6	Develop an open access youth centre in the St. Paul's Settlement Building, and a youth music centre in the Malcolm X Crypt	BCC Youth and Play Service	£ 623,600	IMMEDIATE	70% of 13 - 19 year olds in St. Paul's using facilities on a regular basis
2.7	Work with BCC economic regeneration team and planning team to maintain and update the evidence base for supporting community's development aspirations	SPUCP BCC Economic Regeneration			Provide evidence for land use recommendations set out in the Neighbourhood Plan and 70% more developments in compliance with policies in the SPD. More appropriate development

St Paul's Unlimited Community Partnership External Environment – Planning Sub-Group AND BRISTOL CITY COUNCIL DEVELOPMENT CONTROL

OPERATIONAL PROTOCOL

The St Paul's External Environment Planning Sub-group will respond formally to planning and related applications (including listed building applications, advert applications etc.) and pre-application advice notes on behalf of St Paul's Unlimited, where appropriate and when there is consensus. Where a response is specifically sought from St Paul's Unlimited Community Partnership and consensus has not been achieved within the Planning Sub-group, the proposals will be referred to the External Environment Group or to St Paul's Unlimited Community Partnership for discussion and deliberation.

The Planning Sub-group will provide comments and make recommendations on all aspects of land-use planning in St Paul's to the External Environment Group when a formal response is required from the Community Partnership.

The group is keen to strengthen partnership working with the City Council in the development and assessment of scheme proposals that complement the character of the area and fulfil the community aspirations for the area. Planning Officers are expected to refer to the St Paul's Supplementary Planning Document and relevant evolving documents as material consideration when determining planning applications and providing pre-application or general planning advice to potential applicants, land owners and developers. Officers may be required to attend group meetings to inform and/or provide clarity on specific planning applications.

Discussions between the group, planners, developers, etc., are taken in the spirit of deliberation and do not constitute formal support or agreement. Subsequently the group will make formal (written) responses on behalf of St Paul's Unlimited within two weeks.

It is intended that this protocol will relate to the area within and/or immediately adjacent to the St Paul's Unlimited Area, and to major applications outside the area, which may have an impact:

- The group will be consulted in order to ensure that development briefs, advice notes, etc., complement and reflect the work being undertaken by the wider External Environment group to guide development in the area.
- Planning officers will encourage applicants to consult with the group at the pre-application stage.
- Site specific pre-application advice notes and development briefs setting out key objectives and site-specific development aspirations will be referred to the group as the first point of contact for St Paul's Unlimited.
- St Paul's Unlimited Planning Sub-group is a standard consultee on planning applications. The group will receive the usual formal notifications within two weeks of formal registration.
- As projects progress, the group will be formally notified of significant revisions and amendments to planning applications, particularly where revisions address previous objections and the likely outcome of the application may be changed. Supplementary comments should be sought and sufficient time given to respond (usually two weeks). In order that this process is not compromised, amendments should only be accepted where sufficient time can be allowed for re-consultation of the group.

This operational protocol is supported and subscribed to by St Paul's External Environment Planning Sub-group and Bristol City Council Development Control.

St Paul's Unlimited Community Partnership External Environment – Planning Sub-Group Terms of Reference

Overall Framework

- The Planning Sub-group will operate within the framework of the External Environment Action Plan and the emerging Neighbourhood Plan and the St Paul's Supplementary Planning Document.

Declarations of Interest

- Individuals are required to declare any interests, such as affiliations or property ownership for investment purposes in advance of discussions on planning applications and pre-application discussions.

Responding to Planning Applications

- The Planning Sub-group will respond formally to planning applications and pre-application discussions on behalf of St Paul's Unlimited Community Partnership External Environment Group, when appropriate and when there is consensus.
- When consensus is not achieved members of the group, as residents or agency representatives, are able to submit comments on their own behalf.
- When a response is specifically sought from the Community Partnership and consensus has not been achieved within the Planning Sub-group, the application or proposal will be referred to the External Environment Group or St Paul's Unlimited Community Partnership for deliberation and comment.

Responding to Policy, Strategy, Planning Guidance and Major Applications

- The Planning Sub-group will provide comments and make recommendations to the External Environment Group when a formal response is required from St Paul's Unlimited Community Partnership on all aspects of land-use planning in St Paul's and adjoining areas.

Meetings

- Core membership of the Planning Sub-group will be made up of members of the St Paul's Unlimited External Environment Group.
- Meetings are open to residents of St Paul's and other stakeholders. Visiting residents and stakeholders are encouraged to become aware of and to operate within the framework of the External Environment Action Plan and the emerging Neighbourhood Plan.
- Developers, agents and other non-members will be allowed to address meetings directly, under the procedural agreement.
- The group may request planning or other council officers to address meetings in order to inform the process or to allow clarification on matters relating to particular applications.

Liason

- Consistency, linkage and liaison with the External Environment and Housing Task Groups is needed, particularly in relation to housing planning applications. Local residents, the Enabling Team and the Area Housing Manager are represented on both groups and will undertake this role.
- The Planning Sub-group will update/brief the External Environment Group on matters arising, and comments made.