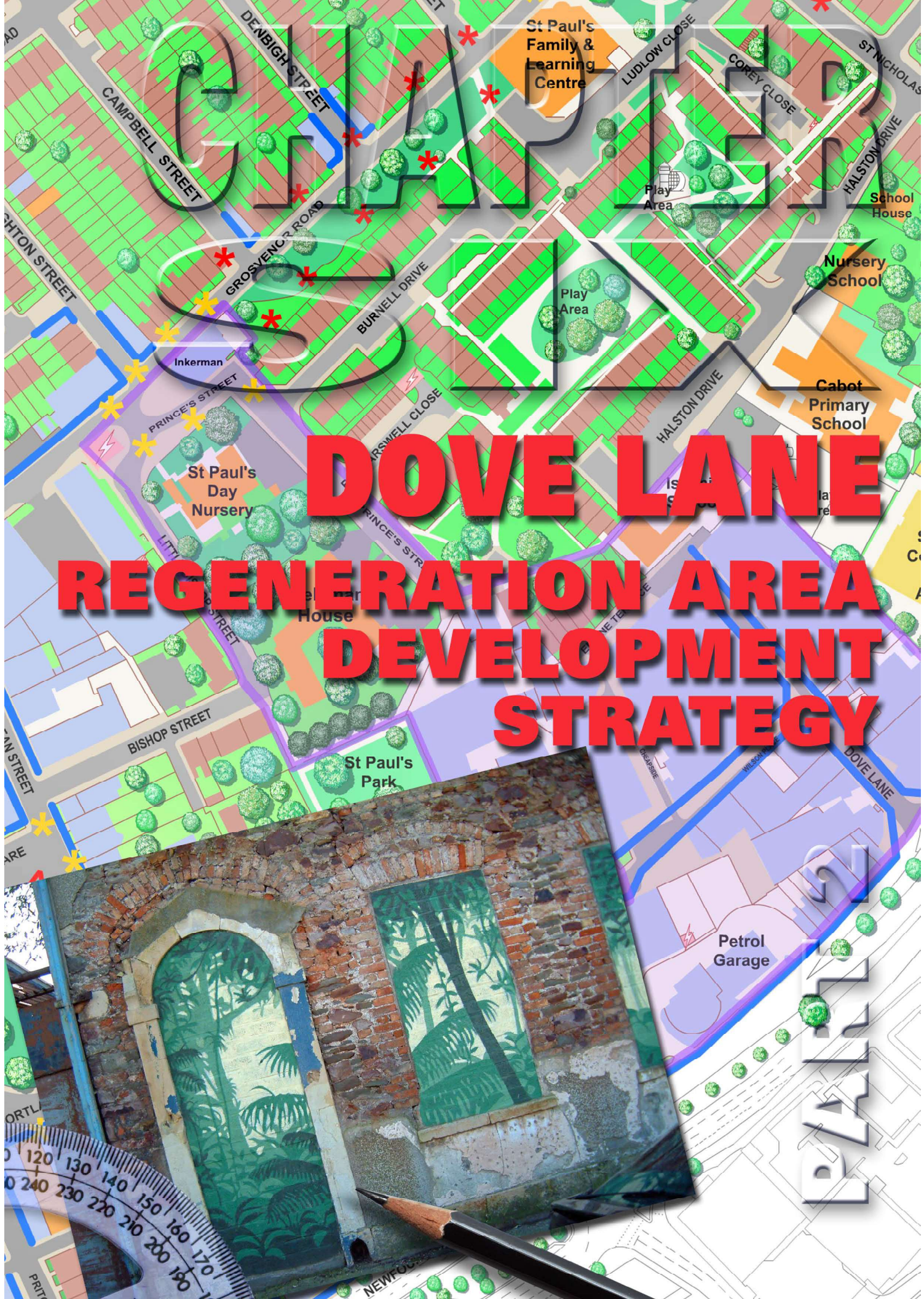
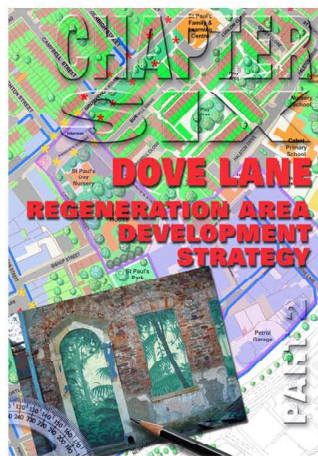


GLAPLE

DOVE LANE REGENERATION AREA DEVELOPMENT STRATEGY

PLAN





SAINT PAUL'S NEIGHBOURHOOD PLAN

CHAPTER SIX : DOVE LANE REGENERATION AREA DEVELOPMENT STRATEGY

DOVE LANE REGENERATION AREA DEVELOPMENT STRATEGY



There is a large part of St. Paul's which, over the next 3 - 5 years, is likely to experience significant change through new development.

The area (see above and Map One) runs from the Inkerman Pub on the Corner of Grosvenor Road and Bishop Street, down to Newfoundland Street, taking in Bishop Street, Prince Street, Ervine Terrace, Dove Lane and Wilson Place. It includes an area of land which is in mixed private commercial ownership, and an area of city council owned land.

BACKGROUND

This area of St. Paul's changed dramatically after the Second World War through a combination of bomb damage, followed by clearance and reconstruction, and a highways building programme designed to give better access to Bristol City Centre. What was formerly a district of residential terraces interspersed with small businesses, became an area of heavy manufacturing and employment uses. The northern part of the site was redeveloped to provide an elderly persons home and a day nursery.

The post war redevelopment, however, left some derelict properties standing and created areas of ill-defined ownership and responsibility. New development set up barriers to movement, reducing through vehicle access, and making pedestrian routes unsafe. This environment has now become difficult to manage, cut off from the rest of the community, attracting anti-social behaviour and criminal activity.

More recently, housing refurbishment and new development along Wilson Street has created areas of tension between different uses that do not sit comfortably next to each other.

This area is now in need of serious attention. The physical infrastructure is wearing out, some existing buildings are no longer suitable for their current uses, and a number of the existing industrial and public sector buildings are coming to the end of their useful life. Changes of occupancy and ownership, together with new service requirements within the council, have created an opportunity to look at this area as a whole. The area is still occupied by a number of successful small businesses, and it is important that any proposals respect their ability to operate effectively.

In order to prepare for change, and ensure that new development meets the needs of, and maximises benefit to, the St. Paul's community and the city as a whole, a Development Strategy has been prepared through collaboration between the community, the local businesses and the City Council, setting out the scope and anticipated form any new development should take.

Issues

- **Industrial area of Dove Lane turns its back on the rest of St. Paul's**
- **Noisy industrial operations adjacent to residential buildings (N.B. Industry was there before housing was refurbished)**
- **Road layout encourages rat running**
- **Derelict properties of Ervine Terrace attracting drug use**
- **The St. Paul's Day Nursery and the Welsman are on an island site dominated by parked cars**
- **Land resources under-utilised**
- **The routes through the area are ill lit and insecure, poor road configuration and pedestrian access**
- **Little connectivity to and through the area to other facilities such as Sports Academy and Learning Centre**
- **The Strategy area abuts St. Paul's Park on two sides but does not currently contribute to the use, security or safety of the park, as there is no passive surveillance of, or active frontages onto the park.**
- **Businesses in the area offer little local employment**

Principles guiding the Strategy

A set of principles was drawn up with St. Paul's Unlimited Community Partnership to guide the development of the strategy.

These require that any redevelopment of the area should provide for :

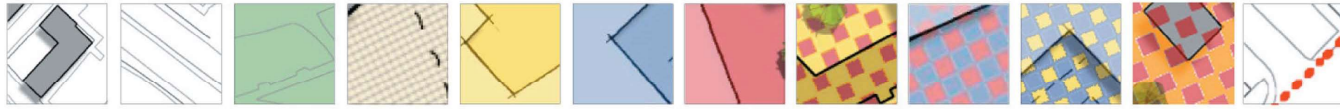
- **Mixed use, with employment and other uses diversified across a broad social and economic scale**

indicative masterplan

The indicative layout opposite reflects the land use designation indicated on the previous page and presents below how this layout responds to comments raised within the consultation process. The explanation of this proposal is contained within Section C of this document.

- 1**
issue: land use, identity, community safety
community quote: *"parking near the nursery and princess street is a nightmare!"*
Proposal: This 'gateway' site should be reclaimed for appropriate activities allowing for safer and more efficient vehicular access to/from nearby businesses/services.
- 2**
issue: land use
community quote: *"there is an opportunity to expand on this education facility"*
Proposal: There are proposals for the current St Pauls Nursery to develop into the St Pauls Children Centre.
- 3**
issue: land use, identity, green streets & wildlife
community quote: *"the greens: the better!"*
Proposal: Retain as much of the existing mature garden space as possible with the redevelopment of the Day Nursery.
- 4**
issue: community safety, green streets & wildlife
community quote: *"although there are parks in the area, it is not obvious that they form a 'green' route through st pauls"*
Proposal: Existing green spaces should be a focal point, and legible for commuters/residents creating a clear route through the area, more trees to enforce green link.
- 5**
issue: land use
Proposal: The Andalusia Academy site is currently used for educational purposes, but there are possible plans for the school to relocate. It is proposed that this area would thereafter be used for residential development.
- 6**
issue: land use
community quote: *"the Welsman building and its services are what we need in the area"*
Proposal: This area may allow for an extension development to the Welsman accommodating more appropriate services and appropriate residential development that overlooks St Pauls Park to reduce crime by increasing observation.
- 7**
issue: land use, community safety, transport & movement
community quote: *"if we improve the area people will feel safer..."*
Proposal: This area should allow for pedestrian priority over vehicular traffic through appropriate layout, planting and material consideration.

- 8**
issue: community safety, identity, community ownership
community quote: *"drug dealers prevent the intended use of different parts of the area"*
Proposal: There are plans for the Park to be regenerated (by Bristol City Council). New development surrounding this park must face towards it, promoting a safer community area.
- 9**
issue: land use, employment opportunities, economic sustainability
community quote: *"residential land use will put pressure on existing businesses along dove lane and newfoundland road"*
Proposal: An area of employment land use responds to the location and needs of the existing business users in the Dove Lane area, and the "gateway to Bristol" location adjacent to the major trunk road into the city along the M32/Newfoundland Way.
- 10**
issue: community safety, transport & movement
community quote: *"opportunity to create better connections between schools and a health, learning and sport"*
Proposal: A well lit and overlooked pedestrian and cycle path will connect residential and employment areas to the popular sports facility, currently not possible.
- 11**
issue: community safety, transport & movement
community quote: *"I'd like to see more safety in walking through st pauls"*
Proposal: Areas that are currently "backing onto" neighbouring buildings should be opened up and should face towards pedestrian and cycle paths to promote safer routes.
- 12**
issue: identity, economic sustainability
community quote: *"postcode and neighbourhood discrimination prevents investment and puts off potential customers"*
Proposal: A gateway development in this location should comprise mainly of private sector employment with potential health related or other public sector services on the ground levels (should include active street frontage i.e. cafe), possibly creating a use connection between the already established sports facility.
- 13**
issue: transport & movement, community safety
community quote: *"cars use wilson street and dove lane as a short cut to avoid traffic on newfoundland road"*
Proposal: The connection between Wilson Place and Wilson Street should be moved further north to reduce the legibility of a 'rat run', and therefore promoting safety on Wilson Place and Dove Lane whilst still allowing for mobility for existing businesses and residents.
- 14**
issue: transport & movement
Proposal: Traffic calming measures as part of Section 106 requirements on the adjacent development



existing buildings

road & pavement network

land use: parkland

pedestrian priority street

land use: public sector (education / family services / health)

land use: employment (A1, A2, A3, A5, B1, B8)

land use: residential

mixed land use: public sector (education / family services / health) & residential

mixed land use: (employment / residential)

mixed land use: public & private sector employment (education / family services / health)

mixed land use: private sector education & residential

dove lane strategy boundary



DOVE LANE MASTERPLAN MAP SEVEN

Increase and enhancement of employment opportunities - creating accessible employment for local people

Street and scale that has its foundation in history, and a future in principles of human scale, legibility and place-making

Creation of opportunities for local enterprise, in particular start-up and growth

Safe, and crime-free environment, self-policing through design and use (avoiding fortress mentality)

New gateway into St. Paul's (while avoiding inappropriate traffic movement), permeability through ground level links, welcoming to pedestrian and cycle movement

All new development designed and built to sustainable construction principles

Adaptable, through flexibility of built form to ensure appropriateness for the long-term

Environmental enhancement - contributing to the improvement of air quality, 'greening' and natural environmental diversity

Respect for the residential and social community of St. Paul's

Creativity and Innovation

Multi-cultural

Utilise building form and enhancement to the natural environment that creates a protective barrier between the traffic of M32/Newfoundland Rd and the existing and any new residential areas proposed.

Solutions

The development proposal is presented in MAP SEVEN overleaf.

The Strategy provides for redevelopment of the area to provide for:

- **A new Children's Centre**
- **New housing which overlooks St. Paul's park providing increased use and surveillance**
- **New road network which gives convenient pedestrian and cycle access between Wilson Street, Newfoundland Road and Grosvenor Road, while limiting vehicular access through use surface treatment and one-way directional vehicular traffic movement**
- **Retains an extensive area of employment generating uses, increasing the density of employment space and thereby job creation potential across a range of employment types**

● Provides for a mix of uses across the site that will ensure that it does not become a no-go area after dark

● Land use mix and configuration which maximises development value, to ensure new infrastructure requirements can be met, while creating quality spaces and places that will be an asset to St. Paul's and its community

● Configuration that enables existing businesses to continue to operate in their current locations, while not unduly limiting their development potential for future change

This strategy will be used to influence and direct development in the area, and because the strategy is a fundamental departure from the existing Land Use allocation in the Bristol Local Plan, it will provide information necessary for the evolving Bristol Local Development Framework Site Allocations Document.

