

# MASTERPLAN REPORT

## SOUTHMEAD MASTERPLAN

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ON BEHALF OF SOUTHMEAD DEVELOPMENT TRUST OCTOBER 2018

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# 1

## INTRODUCTION & BACKGROUND

- 1.1 This report is prepared by The Nash Partnership (NP) and Streets Reimagined (SR) on behalf of Southmead Development Trust. It presents the community, as led by Southmead Development Trust's vision and masterplan for how Southmead should develop over the next [ten to fifteen] years, and has been prepared with the input of both key community groups and the wider public within Southmead.

### WHERE IS SOUTHMEAD?

- 1.2 Southmead is a residential neighbourhood located at the heart of northern Bristol. It was built in the inter-and post-war eras. At the centre of the area lies Arnside Shopping Centre.
- 1.3 The community faces several challenges synonymous with many communities built in the same era on the fringes of Britain's larger cities. These relate to the quality and variety of housing, lack of access to the full range of shops and services, the quality of open space and access to surrounding areas. This has a knock on effect on community initiatives and activities, jobs, opportunities for young people and services by sustainable transport modes. Homes developed within the 'garden suburb' model are enjoyed by many but as a neighbourhood there is a low intensity of activity that struggles to underpin the kind of environment, shops and services people expect from a neighbourhood centre, and makes access to those facilities elsewhere more challenging for those without access to a car.

### WHO IS SOUTHMEAD DEVELOPMENT TRUST?

- 1.4 Southmead Development Trust (SDT) is a charity and Company Limited by Guarantee owned and managed by members of the community. It is a community-led and owned organisation set up in 1996 for the purpose of delivering sustainable community projects to address a raft of inequalities identified within the community. SDT's work covers a range of social value projects including social prescribing, pre-diabetic courses, helping people back into training and work, supporting lonely and isolated people to re-engage with their community, providing youth services, fitness facilities at SDT's gym, as well as a community café.



Figure 1.1 Location of Southmead in Bristol



1.5 SDT is also a key commercial landlord, hosting 27 tenants and start-ups at the Greenway Centre. The annual turnover of the organisation exceeds £1m. The income derived from SDT's trading activities makes up approximately 80% of SDT's total revenue, which enables SDT to deliver on its charitable objective of supporting a Southmead that is thriving in all areas of life.

### WHY ARE WE DOING THIS PROJECT?

1.6 This project has been driven by The Community Plan (see Section 4) an initiative carried out and implemented by residents and stakeholders. Therefore, a unique selling point for SDT is its drive to deliver community led initiatives and development – both residential and commercial/ community – to generate a ‘profit’ for a purpose i.e. contribute towards the delivery of SDT’s services in perpetuity, and in the process bring about the physical transformation of Southmead. A key outcome for the project is to enable the funding of services identified by local residents as a priority within the Community Plan (discussed in Section 4), for example, social prescribers, youth and play workers, teaching assistants and Police Community Support Officers (PCSOs). At a time when traditional funding and delivery models for these services are being reduced, this project takes on additional importance.

1.7 Arnside and Glencoyne Square working group has been meeting monthly since April 2015 and has three objectives:

- Regenerate the centre of Southmead
- Diversify income for Southmead Development Trust (SDT)
- Provide appropriate housing in Southmead

1.8 The aspirations of the community and the project have received a high level of support from Bristol City Council (BCC) officers and politicians.

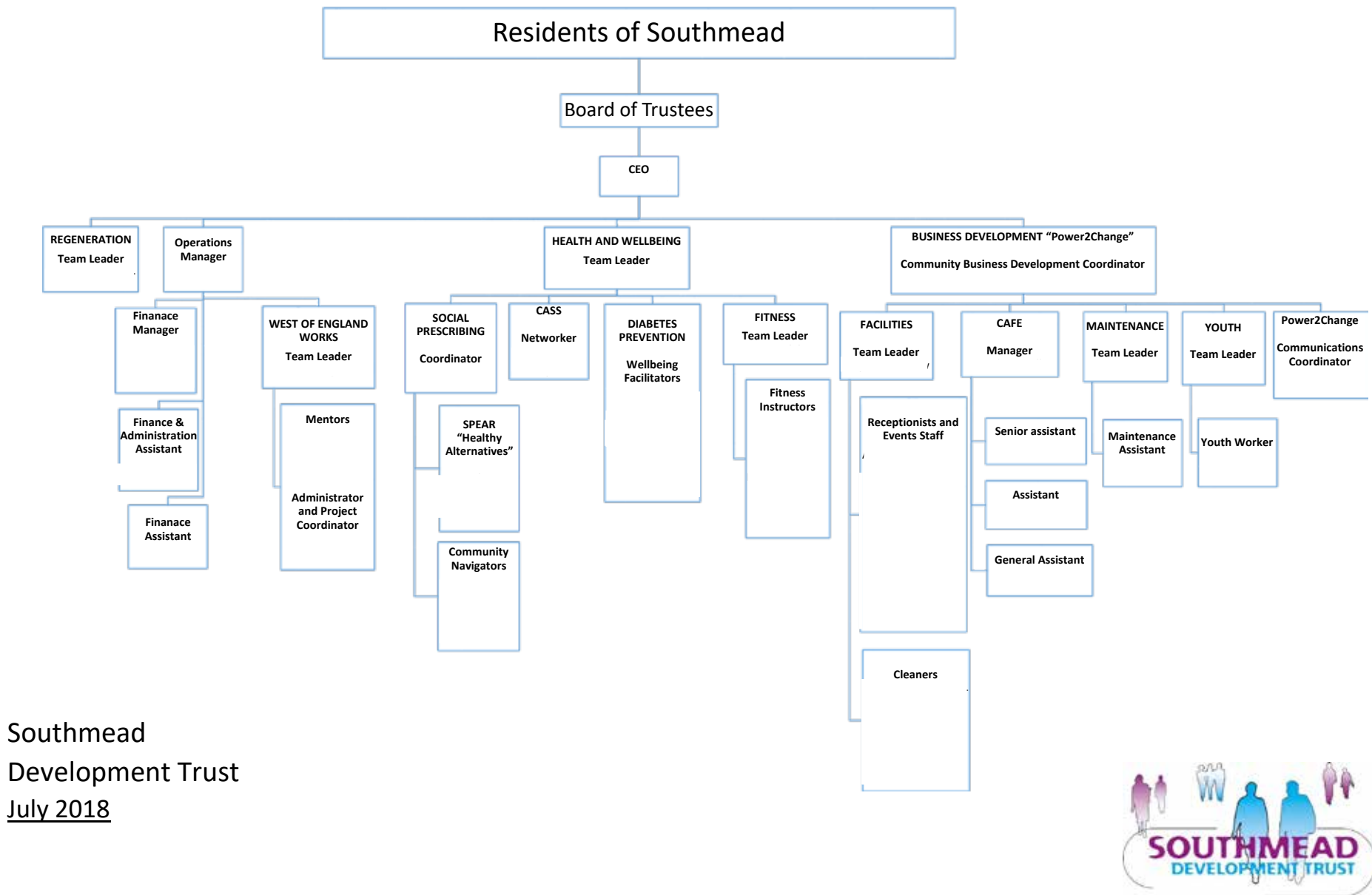


Figure 1.2 Southmead Development Trust



## WHAT DOES THIS PROJECT INVOLVE?

- 1.9 SDT is working on behalf of the Southmead Community in partnership with BCC and United Communities, a Housing Association based in Bristol, to take forward the regeneration and development of the centre of Southmead. With a particular focus on Glencoyne Square, the objective is to develop a high-level masterplan for the area, which will enable the redevelopment of a number of key sites across the centre to deliver multiple objectives as follows:
- To provide high quality spaces with appropriate floor space, including open space for a range of community uses.
  - To deliver a minimum of 300 homes and the housing objectives as highlighted by the Community Plan. This includes providing a mix of affordable housing options and smaller homes to enable downsizing and reduce under-occupation.
  - To enable a sustainable income for SDT to deliver its charitable objectives.
  - To deliver on housing objectives from the Community Plan including more homes, a proportion of which will be affordable homes, with a broad objective of delivering a minimum of 300 new homes across the area.
  - To provide appropriate floorspace either for community use and/ or public use e.g. health, and/ or commercial activity.
  - To provide appropriate anchor supermarket provision.
  - To improve the sense of place and public realm within the Arnside area.
- 1.10 As BCC owns large landholdings across the centre, there are a number of potential opportunity sites across the masterplan area, which can play a crucial role in delivering the transformation of Southmead. The masterplan area is shown in Figure 1.1. The masterplan needs to provide the high-level strategy for how these sites could be redeveloped over a number of years to meet the project objectives, including the location of different land uses, types of housing, transport strategy, open space strategy and proposals for phasing. This 'flexible framework' also needs to be adaptable as

## PROCESS

- An inception stage, to develop a better understanding of project requirements and review approach/ programme.
- A review/ feedback and reflection stage involving a series of engagement exercises and consultation with BCC.
- A design evolution stage, whereby the design is developed in response to the engagement activities above.
- Refining the masterplan, in consultation with the community and others where required.

## OUTPUTS

- Proposed types and location of development, including community, retail, housing and other uses.
- An outline housing accommodation schedule describing the proposed dwelling types and quantum of housing units.
- Outline traffic movement, parking and public transport strategy (including initial consultation with BCC's highways and transport development management teams).
- An analysis of the current sites uses, and the emerging constraints and opportunities this presents, in terms of which current uses offer the greatest and least flexibility to be re-provided elsewhere – to inform decision-making about the phasing of re-development/ re-configuration of the overall masterplan area.
- A proposed approach to the phasing, sequencing and delivery of future development – including how this phasing aligns with and enables a feasible/ optimal financial strategy (e.g. how proposed initial phases of development create revenue to fund investment in subsequent phases).

**Box 1.1:** NP/SR Brief

evidence emerges, circumstances change and to reflect the views of the community. Key requirements of the brief to the NP/SR team are summarised in Box 1.1.

## OTHER PROJECTS

- 1.11 In parallel, BCC's Housing Delivery Service, supported by the Arnside and Glencoyne Regeneration Project (AGRP) - the SDT led community project team - has secured Housing Infrastructure Fund (HIF) monies to facilitate the delivery of housing in and around the centre of Southmead. On this basis, they have commissioned the City Design Team within BCC to prepare designs for public realm improvement works in and around Arnside, at the heart of Southmead centre. This commits the Council to binding timescales for the delivery of the work, with start on site due in Summer 2019 and completion due in Spring 2020.

## THE PROJECT TEAM

- 1.12 The project team comprises:
- Southmead Development Trust (SDT) – as client and project manager
  - Bristol City Council (BCC) Housing Delivery Service – as support team
  - United Communities Housing Association - Developer partner
  - The Nash Partnership (NP) – as masterplanners, planners and architects
  - Streets Reimagined (SR) – as collaborative design and community engagement specialists
  - Jubb – as transport consultants
  - Bristol City Council City Design Group (CDG) – as landscape architects for Arnside
  - Bristol City Council Flood Risk and Drainage Team – as flood risk/ drainage experts

1.13 The relationships between these different organisations is explained within Figure 1.3.

OUR APPROACH

1.14 The Nash Partnership and Streets Reimagined (NP/ SR) were commissioned following a design competition involving three other teams. Key stakeholders and the wider community were actively involved, with the culmination of the selection process being a three-day community engagement event, including drop-in sessions at the Greenway Centre and Arnside, and an assessment day, involving face-to-face interviews with a range of local stakeholders.

1.15 NP/ SR were appointed at the end of June. Engagement – with the community, key stakeholders and regulatory authorities – is central to our approach, in order to foster community ownership, build consensus and ensure the final proposals are deliverable. This has involved three stages:

- A review, feedback and reflection stage, comprising a series of public engagement exercises to better understand the community’s views, culminating in a community workshops to identify potential masterplan options.
- A design evolution stage, in order to develop different masterplan options and test them against the overriding project objectives.
- A masterplan refinement stage, in order to refine the preferred option and obtain community feedback, before finalising the masterplan and preparing this report.

1.16 This report is the culmination of this work with the following sections:

- 2 Provides some context to the proposals.
- 3 Provides a brief overview of the planning context relevant to the masterplan.
- 4 Explains how our work has developed within the community plan key objectives.
- 5 Explains how the masterplan design has evolved.
- 6 Explains how we have tested different masterplan options.
- 7 Explains the final masterplan.
- 8 Outlines the key principles for future development across the masterplan area.
- 9 Provides further detail on the delivery strategy for the masterplan.
- 10 Provides some detail on Phase 1 of the masterplan - Arnside.
- 11 Provides some detail on Phase 2 of the masterplan - Glencoyne Square.

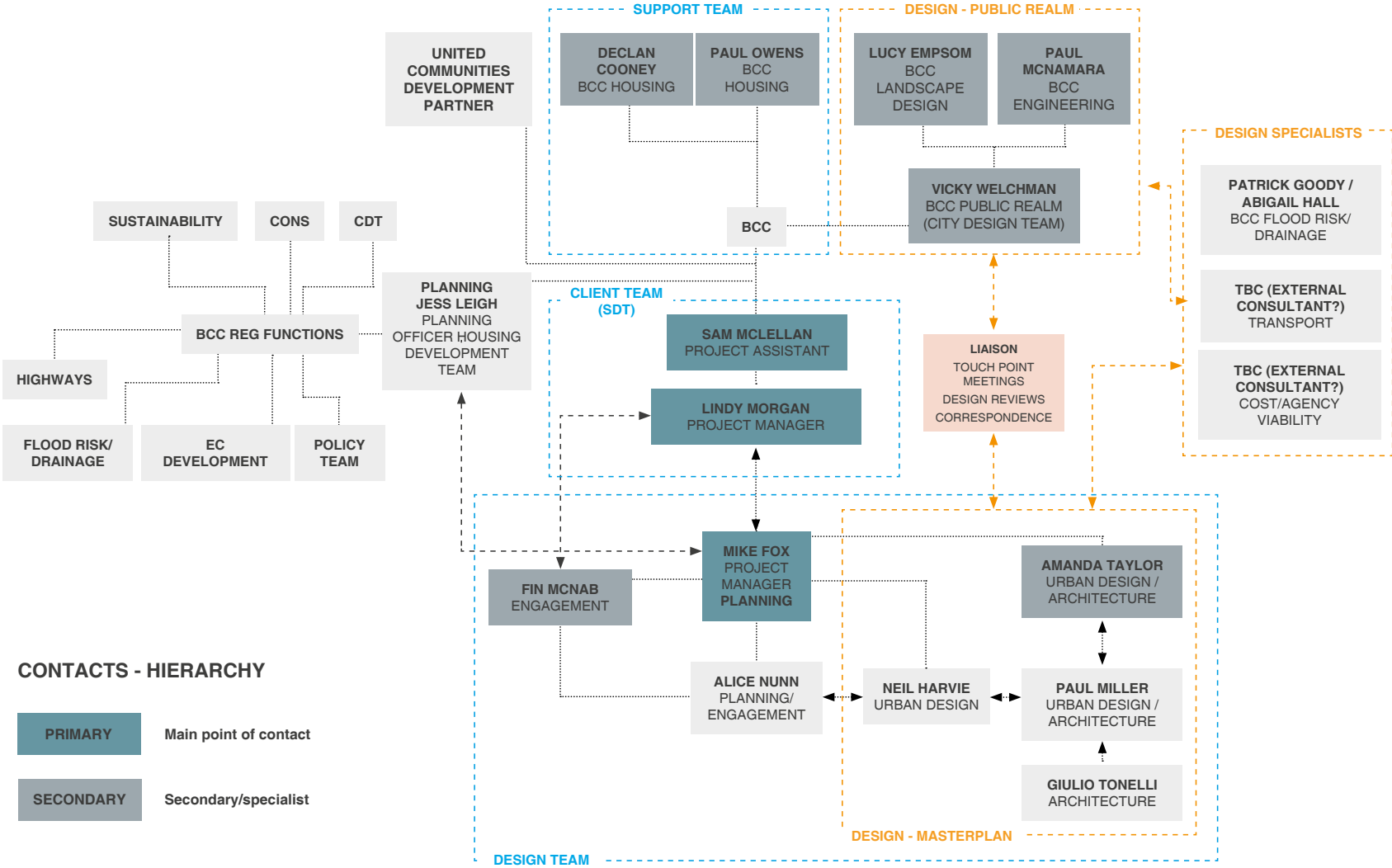


Figure 1.3 Project Governance Diagram



# 2 THE CONTEXT

## HISTORIC CONTEXT

- 2.1 Until the early 20th century, Southmead comprised of agricultural farmland and fields, as shown the 1900 historic map in Figure 2.2.
- 2.2 During the inter-war period the first part of the Southmead estate was constructed during 1930-1939. These houses were known as 'The Lower Portion' to the south of Greystoke Avenue. The houses were constructed to re-house displaced residents of slums, as a result of slum clearance schemes undertaken in Bristol under the 1930 Housing Act.
- 2.3 Following the end of World War II, the rest of Southmead estate was constructed to the north of Greystoke Avenue. The scale of the original vision is shown in figure 2.1, notably including development on Greystoke Strip. The 1946 historic photograph shows the Lower Portion of the estate completed to the south, and the remainder of the estate under construction.
- 2.4 The estate was completed by March 1956, and in total 2,720 houses were constructed between 1930 and 1956. The majority of these houses were two-storey houses and cottages, although several small blocks of flats were also constructed.
- 2.5 As well as housing, the development of the estate saw the construction of a post-war shopping centre containing 30 retail units with maisonettes above, nine new schools and a doctors surgery.
- 2.6 A timeline of the history of Southmead is included in Figure 2.6.

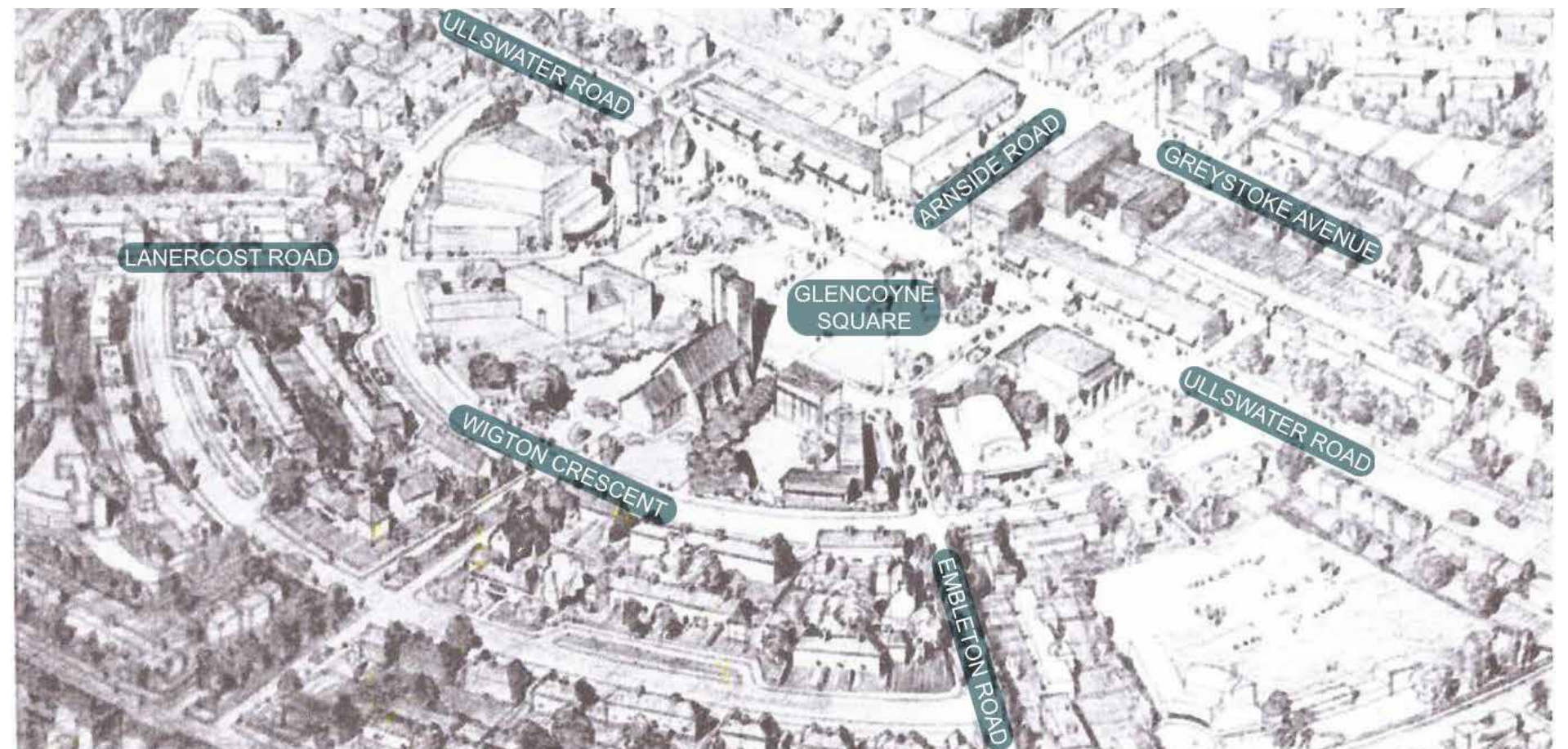


Figure 2.1 Axonometric drawing of original vision for central Southmead



Figure 2.2 Historic Map 1840 [Know Your Place]



Figure 2.3 Historic Map 1900 [Know Your Place]

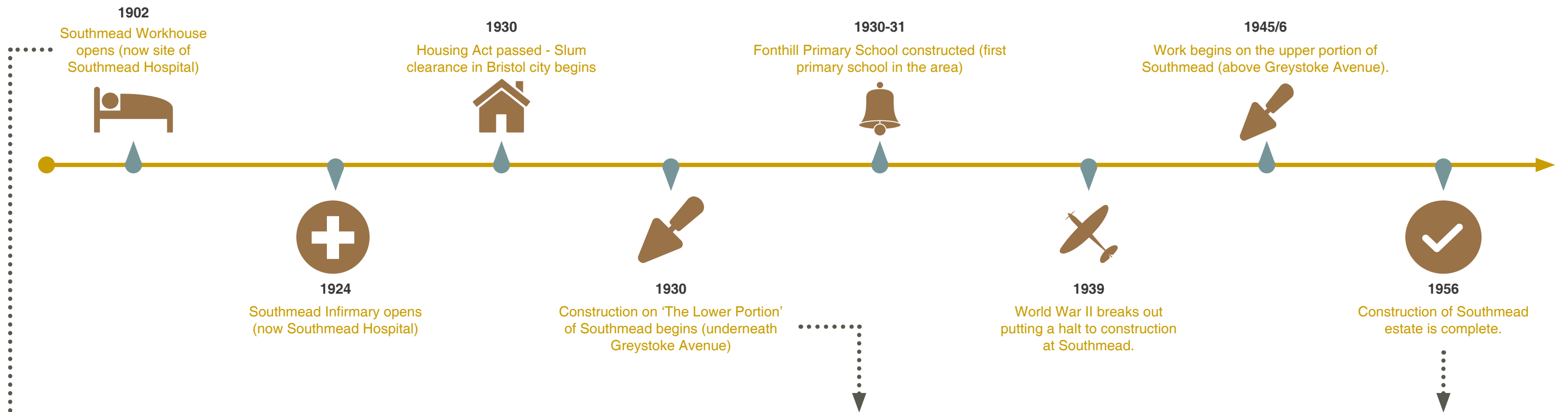


Figure 2.4 Historic Photograph 1946 [Know Your Place]



Figure 2.5 Historic Map 2018 [GoogleMaps]





Southmead Workhouse (Now site of Southmead Hospital)



Construction of Southmead



Completed Pen Park Road



## SOUTHMEAD TODAY

### SOUTHMEAD

- 2.7 Similar to much housing built during the same period on the edge of British cities to Garden City principles, Southmead today comprises of primarily low-density, low-rise two storey houses, with segregated retail and community uses. The latter are clustered around Greystoke Avenue and Glencoyne Square.
- 2.8 As the aerial image in Figure 2.7 demonstrates, the overall design and character of the area is largely unchanged since its construction between 1930 and 1956. However:
- The original vision for development around Glencoyne Square was not realised.
  - The development envisaged along Greystoke Strip was never built, ultimately reinforcing the perceived separation between the northern and southern halves of the estate.



Figure 2.6 Aerial of Southmead site in context [GoogleEarth]



Figure 2.7 Photos of Southmead today



## WIDER CONTEXT

### Existing and Emerging Context

- 2.9 Southmead is close to wider transport links in the form of the M5 and M4, providing routes to Devon and Cornwall, the North, Wales and London. Filton Abbey Wood and Parkway train stations provide further transport links by train.
- 2.10 Employment and education opportunities in the surrounding area include Southmead Hospital, the MOD, aerospace industry, Cribbs Causeway and Aztec West. The Frenchay Campus for the University of the West of England is also located in the surrounding area and provides both employment and education opportunities.
- 2.11 To the north of Southmead lies Filton Airfield, which is the site of an emerging new neighbourhood providing a large number of homes, retail and employment uses, as well as a future train station.
- 2.12 Enhancements to rail infrastructure, including the electrification of the West Coast Mainline will further improve journey times to London.
- 2.13 Therefore, Southmead as a community - both now and in the future - is well-located to benefit from ongoing developments in the surrounding area.

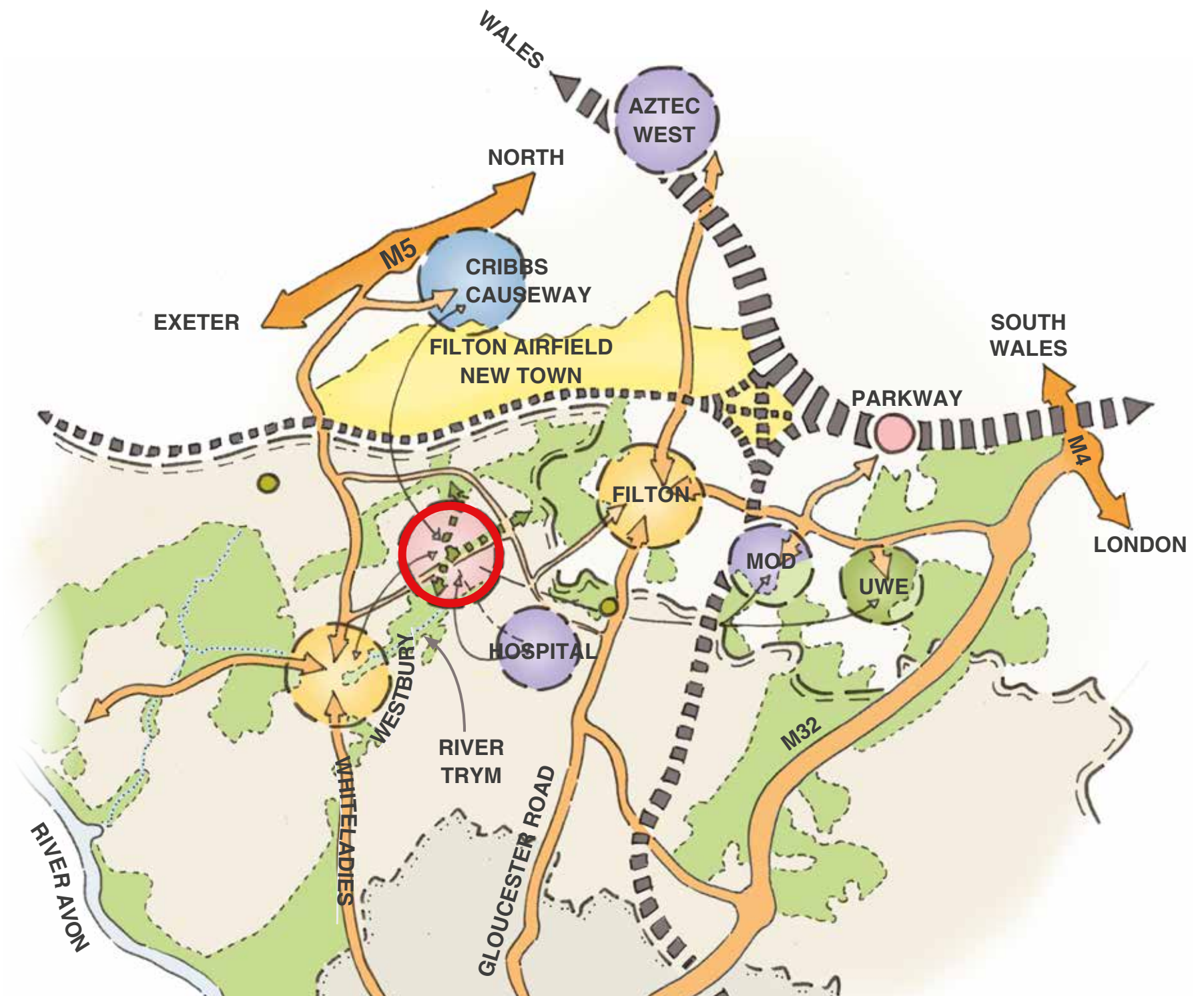


Figure 2.8 Changing context



### Surrounding Neighbourhoods and Centres - A Snapshot

- 2.14 Southmead lies at the centre of North Bristol, focused on a district centre located at the heart of the study area, which provides shops, community and health facilities. A range of community facilities are dotted around the area, as illustrated in Figure 2.10. Outside the masterplan study area, but within Southmead, is the Greenway Centre; a large Healthy Living Centre, social enterprise hub and community centre.
- 2.15 Surrounding neighbourhoods include Henbury, Westbury on Trym, Filton and Horfield. The characteristics of these centres and surrounding neighbourhoods varies and is discussed further below (sources: Southmead Statistical Ward Profile report 2017 (Bristol City Council) and Patchway 2011 Census profile (South Gloucestershire Council)).
- 2.16 Westbury-on-Tryn and Henleaze are more affluent, with a higher average life expectancy, lower crime rates, higher levels of education, lower dependency on social care and higher levels of home ownership in under-occupied housing. The urban grain is predominantly characterised by larger terraced, semi-detached and detached properties, built in the pre- and inter-war periods.
- 2.17 To the north, Henbury grew as a small settlement in the north of Bristol around Blaise Castle, being subsumed by Bristol's urban expansion in the post-war era. This included the development of what is now neighbouring Brentry. Together they are statistically more in line with Bristol averages in terms of life expectancy and education, poorer performing in terms of healthy lifestyles and premature mortality, and better performing in terms of child poverty and social care dependency.
- 2.18 To the north and west Filton and Patchway grew around the village of Patchway Green in the post-war era, driven by the growth of the aerospace industry based at Filton Aerodrome and, like Southmead, the need for overspill housing due to wartime bombing. It is typified by lower-density suburban housing, congregating around two suburban shopping centres. Around this is a patchwork of commercial development, characterised by car-based, edge/ out-of-town development typologies. Poor health, unemployment, the proportion of people with lower skill levels and the proportion in lower skilled employment are all above national averages.

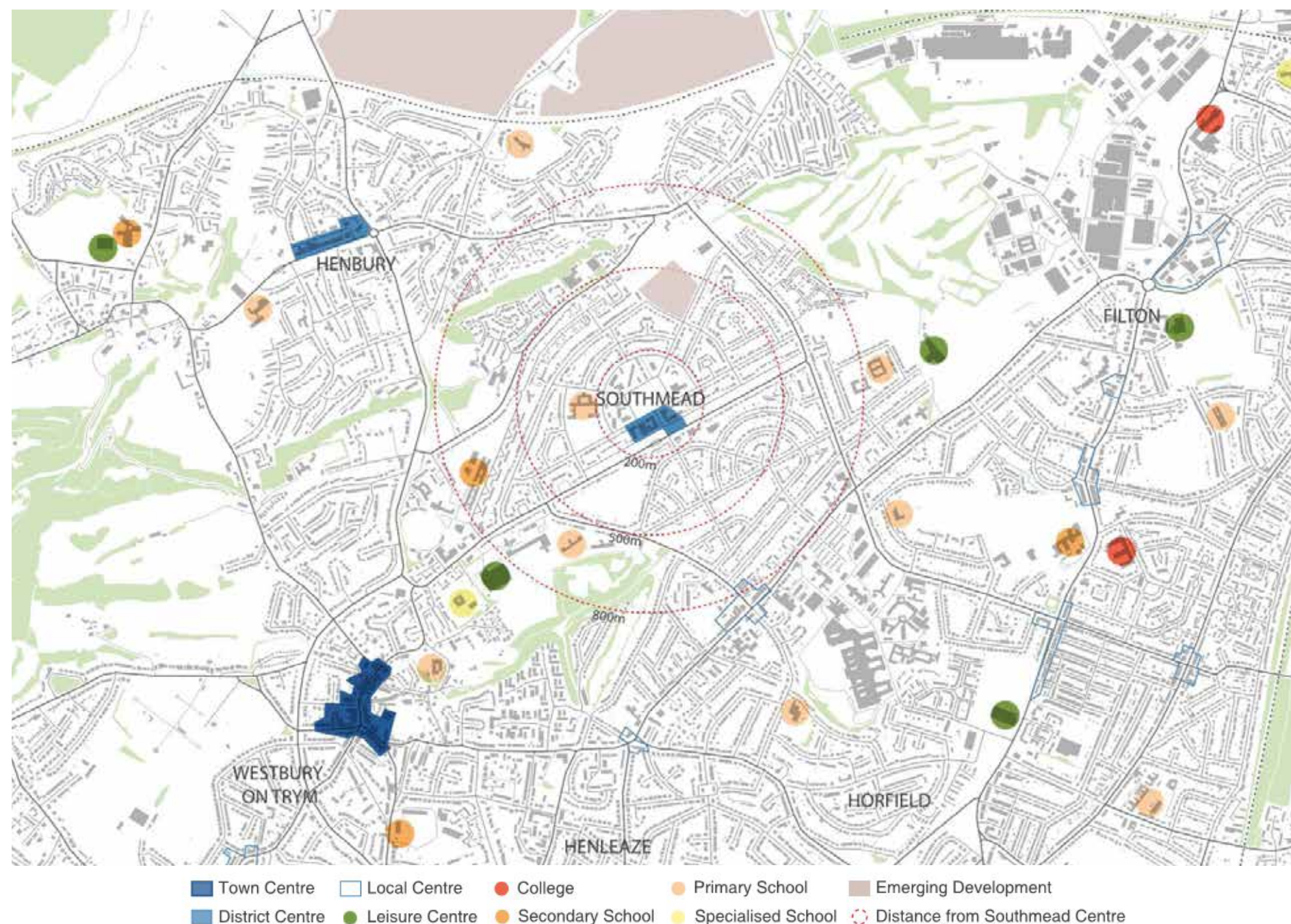


Figure 2.9 Neighbourhoods and centres in the area surrounding Southmead

SOCIO-ECONOMIC CONTEXT

HEALTH

- 2.19 Southmead Ward itself is within the 10% most deprived in the UK for a number of indices including deprivation affecting older people and children and health expectancy as shown in Figures 2.26-2.31.
- 2.20 The life expectancy of residents in Southmead is 3 years less for both males and females than the Bristol average (Figure 2.23) and 9.4 years less than Henleaze. Premature mortality is significantly higher than across the Bristol average at 518.6 deaths in people under 75 years per 100,000 compared to a Bristol average of 384.
- 2.21 The quality of life for older residents in Southmead is also significantly poorer than that across Bristol, with 74.6 residents per 1,000 over 65+ receiving a community based social care service, compared to a Bristol average of 42.2 (Figure 2.22 and Figure 2.25). This figure puts Southmead as the ward with the second highest number of older residents receiving a community based service.
- 2.22 Poor health impacts many aspects of residents lives, with 19% of residents in Southmead receive a means tested benefit (Bristol City Council Quality of Life Survey 2015).

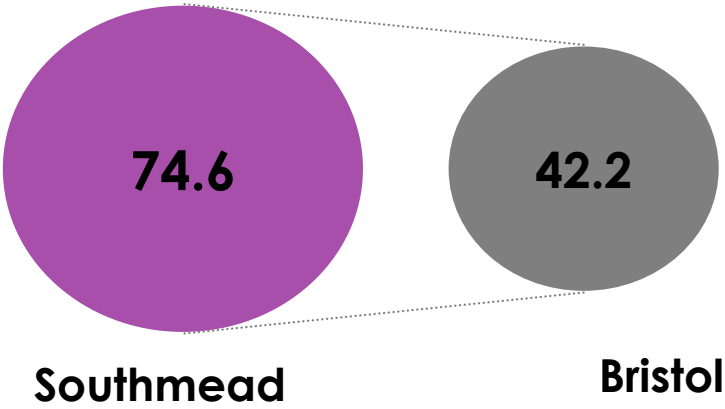


Figure 2.10 Clients receiving a community based service aged 65+, rate per 1000 (Adult Social Care 2017)



Figure 2.11 Life Expectancy - Southmead Ward (Public Health 2013-2015)

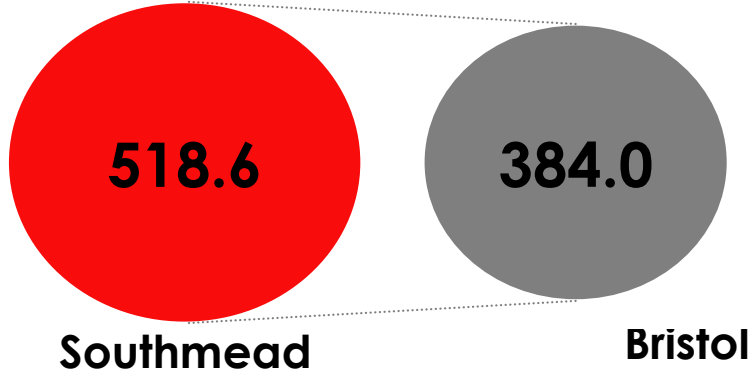


Figure 2.12 Premature Mortality - Southmead Ward (Public Health 2013-2015)  
3 Year Averages for all causes of deaths in people aged under 75 years, per 100,000 population

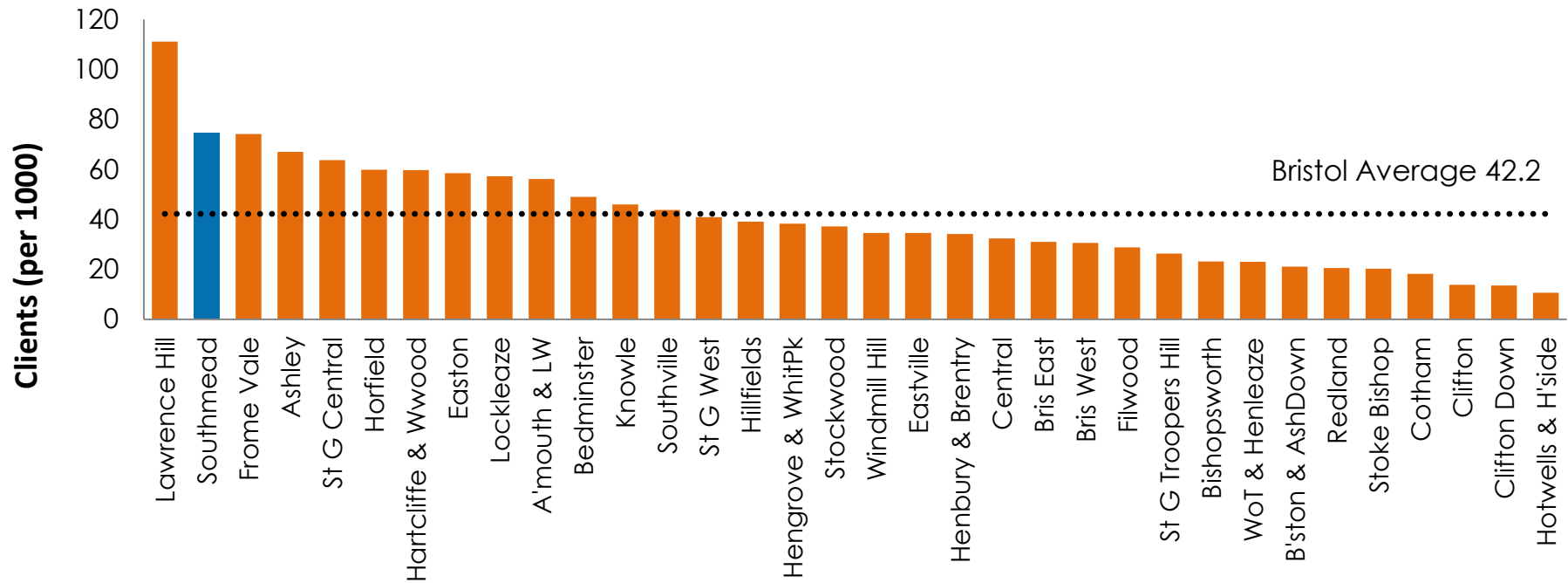
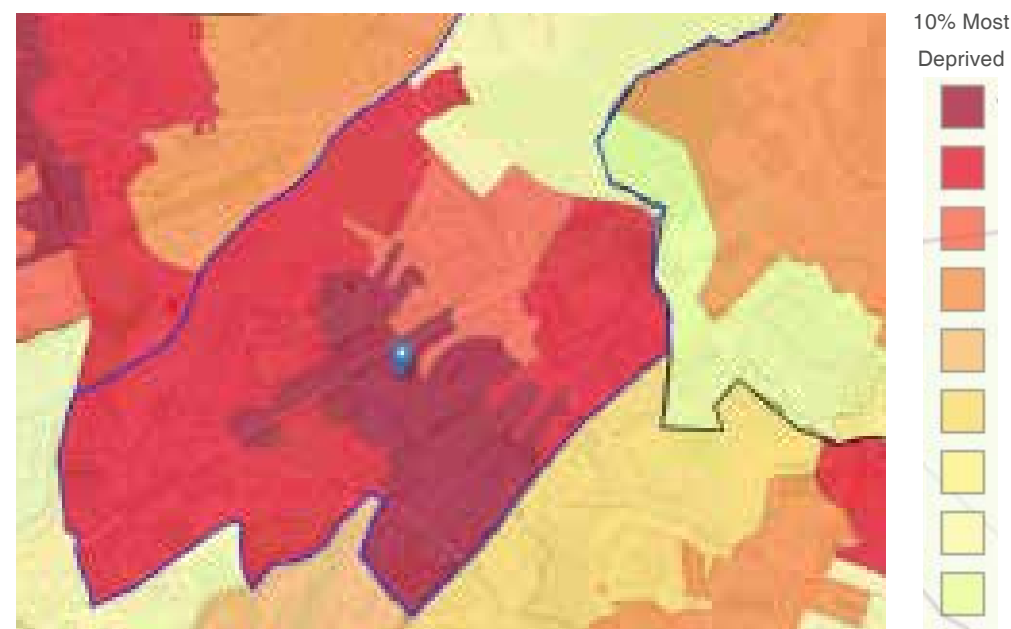
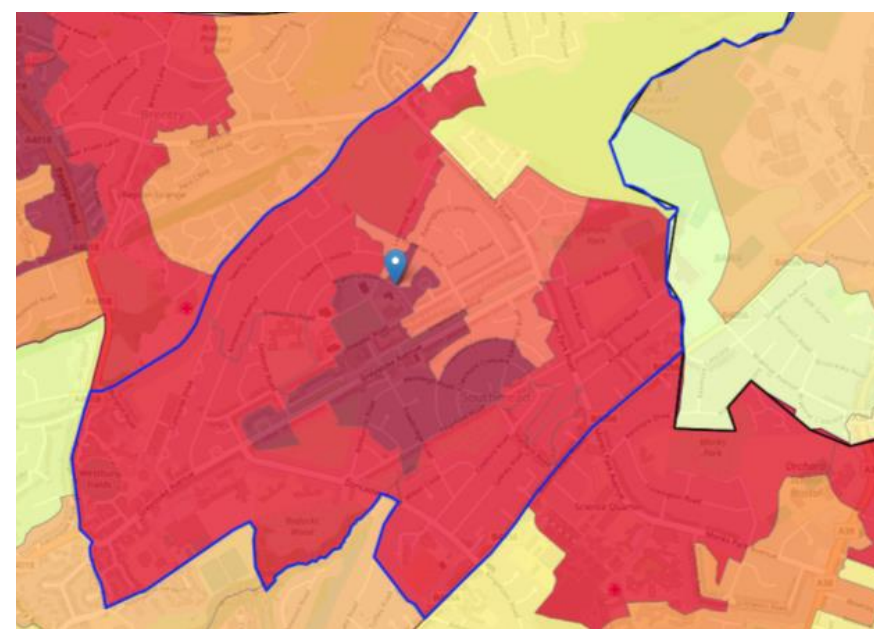


Figure 2.13 Social Care - Southmead Ward (Adult Social Care 2017)  
Clients receiving a community based service aged 65+, rate per 1,000

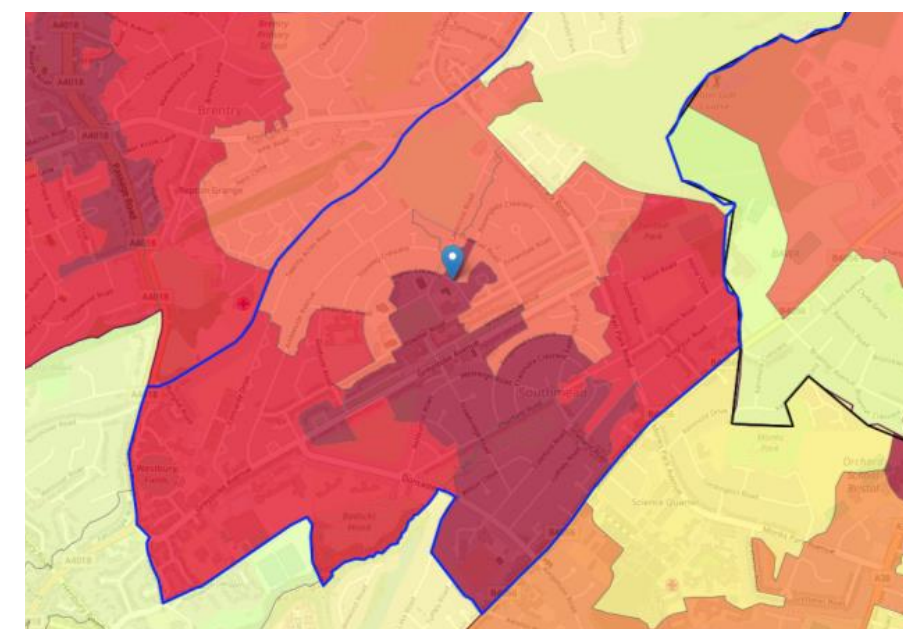




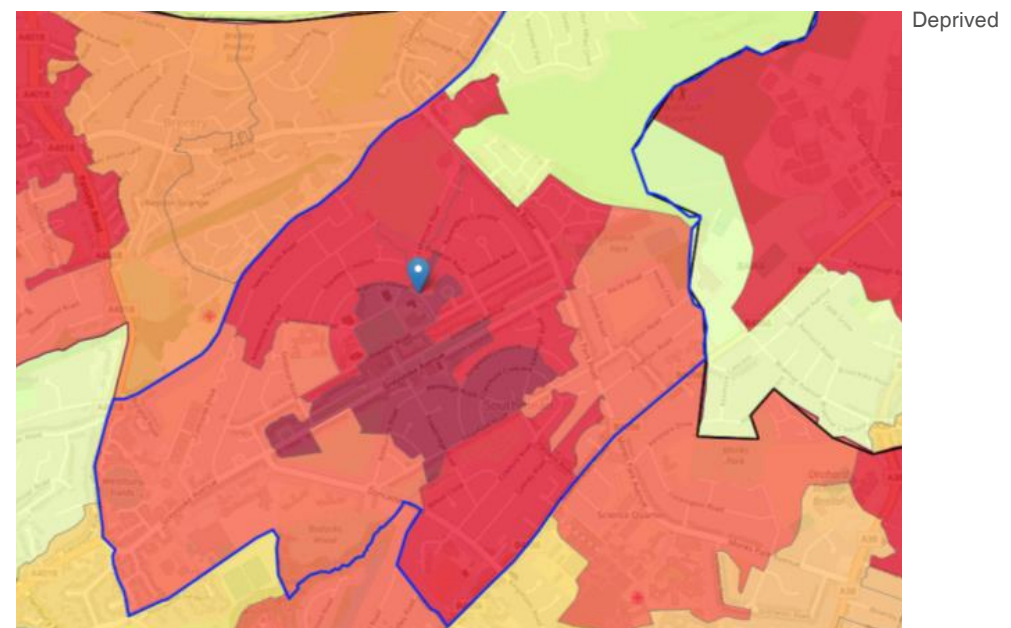
**Figure 2.14** Index of Multiple Deprivation- Southmead Ward (Indices of Deprivation 2015)



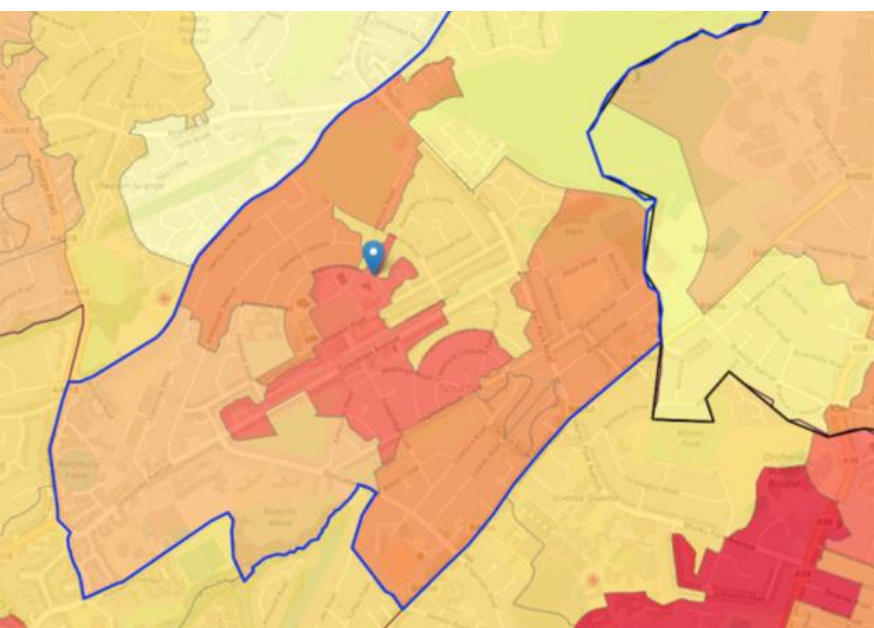
**Figure 2.15** Health Expectancy - Southmead Ward (Indices of Deprivation 2015)



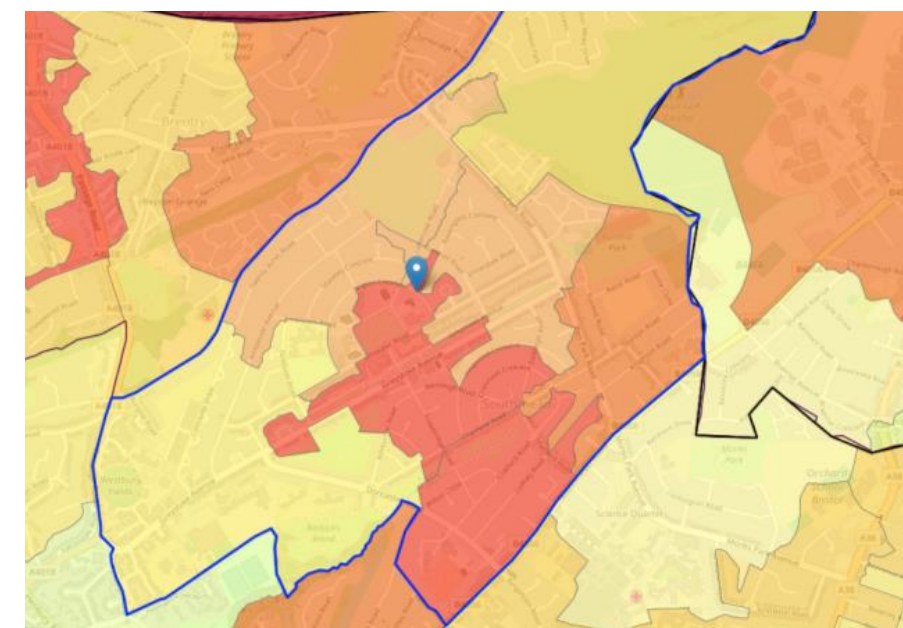
**Figure 2.16** Income Deprivation Affecting Children - Southmead Ward (Indices of Deprivation 2015)



**Figure 2.17** Income Deprivation Affecting Older People - Southmead Ward (Indices of Deprivation 2015)



**Figure 2.18** Living Environment Deprivation - Southmead Ward (Indices of Deprivation 2015)



**Figure 2.19** Barriers to Housing and Services - Southmead Ward (Indices of Deprivation 2015)



## EMPLOYMENT AND SKILLS

- 2.23 The ward of Southmead among one of the 10% most deprived wards in the UK for employment deprivation, and education, skills and training deprivation as shown in Figures 2.34 and 2.35.
- 2.24 In 2011, 31% of people of working age in central Southmead claimed out of work benefits in comparison to the average level of 12.7% across Bristol. This includes those who are unable to work due to health issues and those claiming jobseekers allowance.
- 2.25 The three main barriers to employment reported by residents of Southmead are lack of qualifications (23.96%) no appropriate job (33.01%) and lack of confidence (23.24%) as shown in Figure 2.32. However, the average score achievement at the end of Key Stage 4 for across 8 subjects for young people in Southmead is similar to the average for Bristol, at 43.2 compared to 47.7 retrospectively (Figure 2.22).
- 2.26 The three largest employment industries in Southmead are in human health and social work (22.1%), wholesale and retail trade and repair of motor vehicles (17.5%) and manufacturing (7.9%) (Figures 3.36 and 3.37). These three industries altogether employ 47.5% of the working population of Southmead. The number of people employed in each of these industries is considerably higher than the Bristol average. In particular, there are 1.6x more people working in health and social work in Southmead than across Bristol as an average. This perhaps reflects both dependency and the proximity to Southmead Hospital.
- 2.27 The largest occupation category for those in employment in Southmead is 'elementary occupations' (19%). In comparison, the largest occupation category across Bristol is 'professional occupations' at 23%, reflecting lower skill and education levels.

### Barriers to work

**23.96% lack of qualifications**  
**33.01% no appropriate job**  
**23.24% lack of confidence**

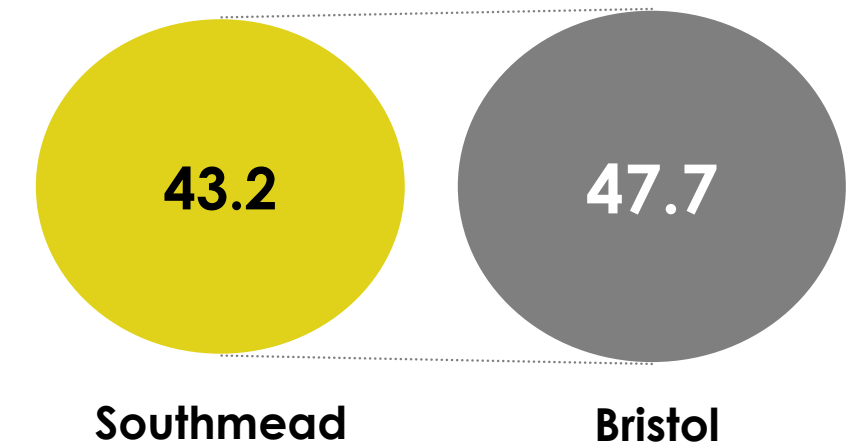


Figure 2.20 Data from the Southmead Survey (2015)

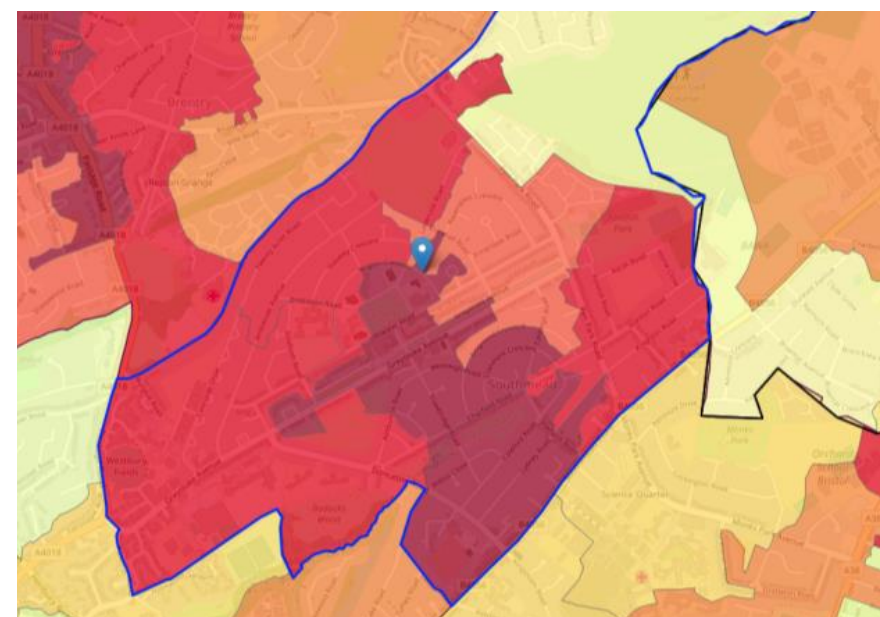


Figure 2.22 Employment Deprivation- Southmead Ward (Indices of Deprivation 2015)

Figure 2.21 Average score achievement at the end of Key Stage 4 for across 8 (2015-2016) subjects

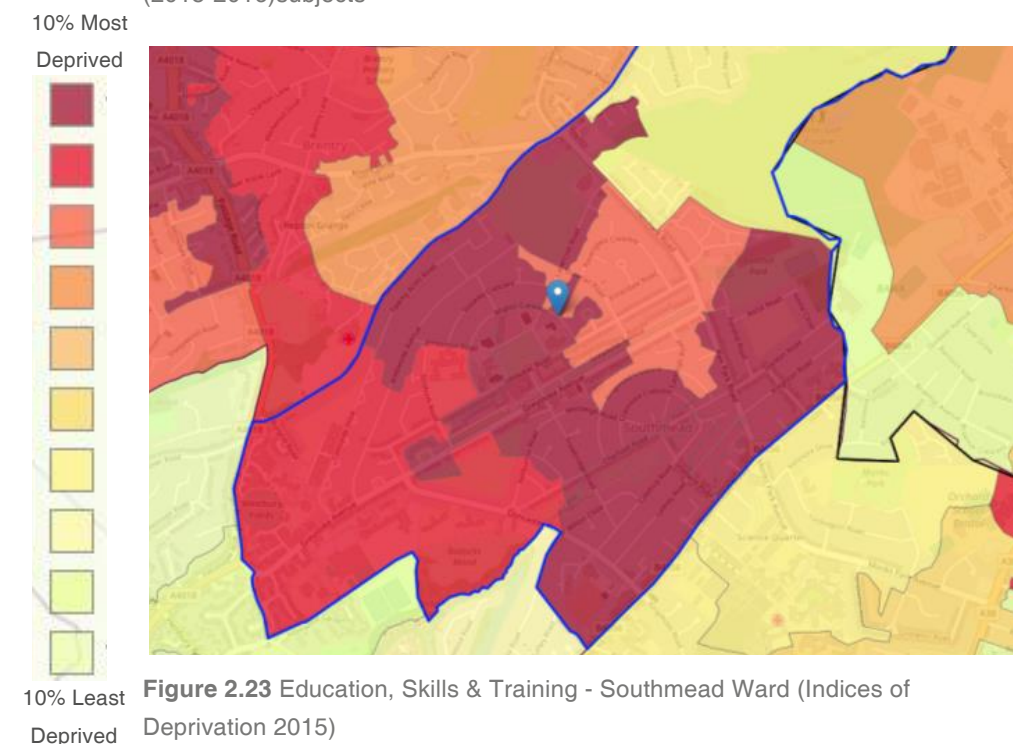


Figure 2.23 Education, Skills & Training - Southmead Ward (Indices of Deprivation 2015)

- 2.28 Approximately 39% of households in Southmead are within social grades D and E, compared to 25% across Bristol (Figures 3.38 and 3.39). Social grades D and E relate to semi-skilled and unskilled manual worker, state pensioners, casual and lowest grade workers and unemployed with state benefits. Only 13% of households are within the highest grades of A and B, relating to higher and intermediate managerial, administrative and professionals. This compares with 26% across Bristol.
- 2.29 This reflects the need for organisations such as SDT and projects of this nature to address these challenges.

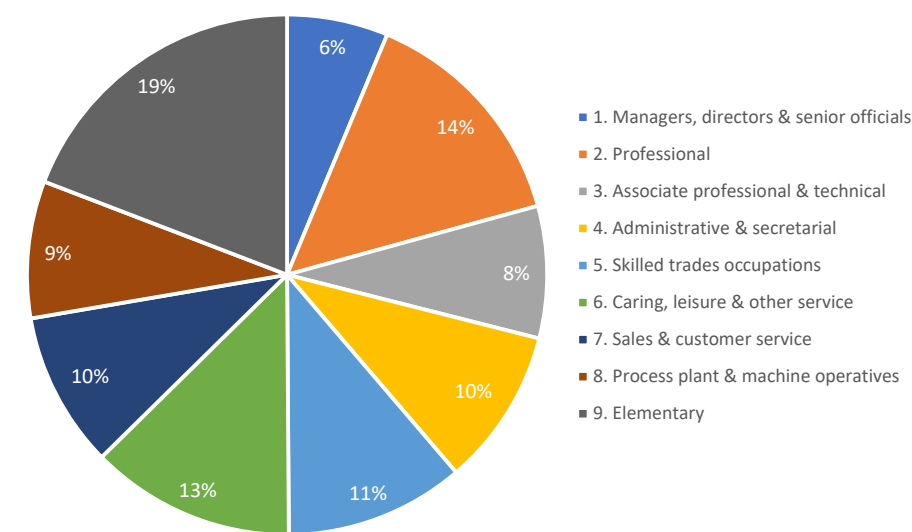


Figure 2.24 Census 2011 Occupation Southmead

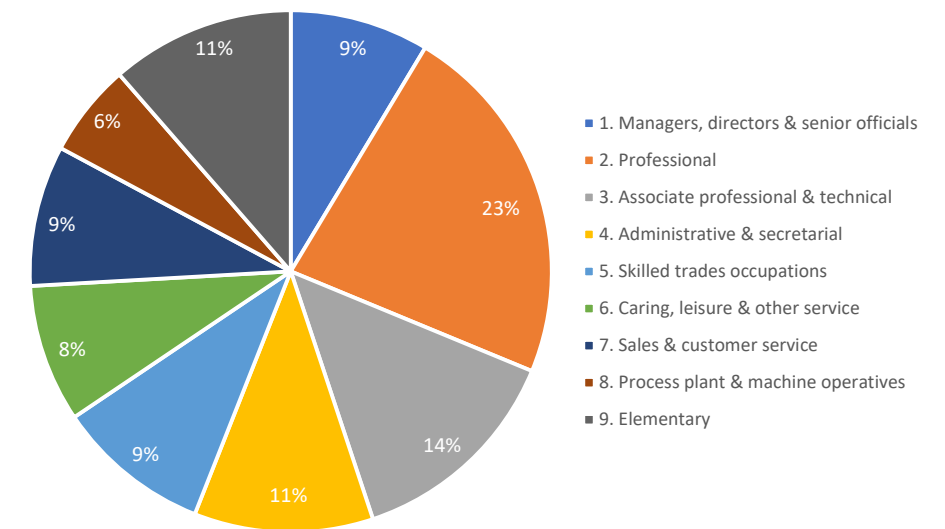


Figure 2.25 Census 2011 Occupation Bristol

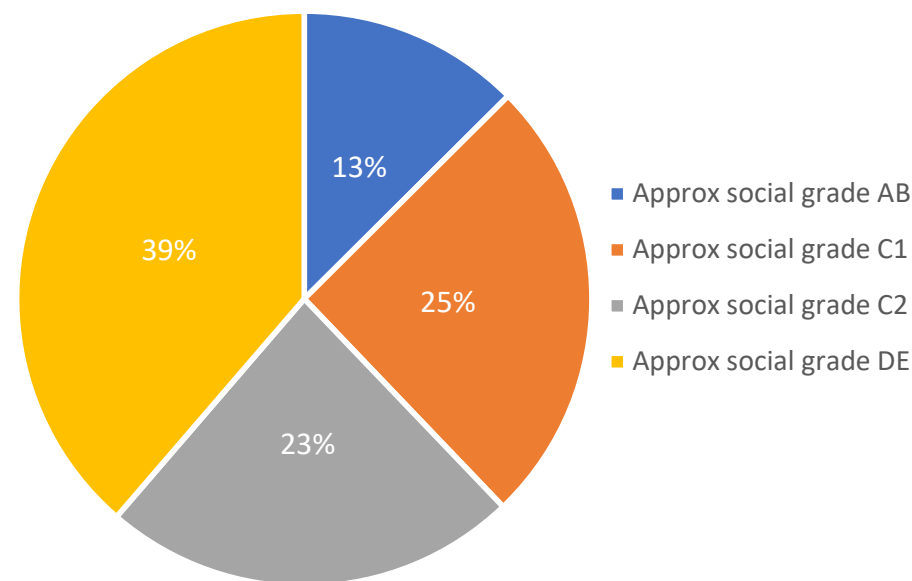


Figure 2.26 Census 2011 Social Grade Southmead

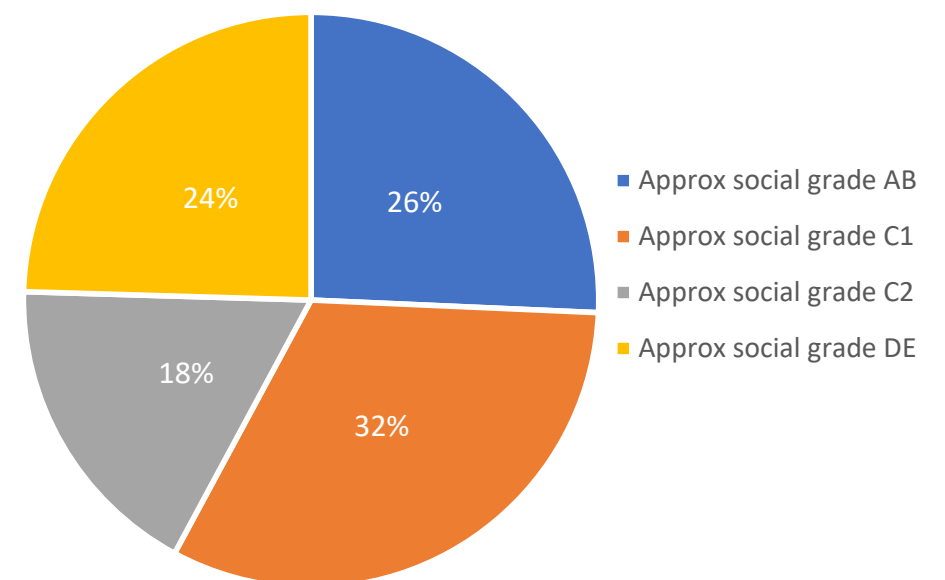


Figure 2.27 Census 2011 Social Grade Bristol



## PHYSICAL CHARACTERISTICS

### TRANSPORT, MOVEMENT AND PUBLIC REALM

- 2.30 Greystoke Avenue serves as the main artery through Southmead for vehicles and provides connections to Filton to the east and to the A4018 and M5 to the west.
- 2.31 Several bus routes run through Southmead including the 76, Y6 and 1/2 which provide connections to Cribbs Causeway, Bristol city centre and Yate, as illustrated by figure 2.33.
- 2.32 There are no existing cycle routes within the study area, although National Cycle Route 4 (NCR4) passes within 1.2km of Glencoyne Square, providing access to Bristol city centre, Cribbs Causeway and other neighbourhoods en-route, as well as Avonmouth. A significant proportion of Bristol is within a 5km cycle of the site, and a range of new cycling (and walking) networks are under development as part of the Cycling Ambition Fund. This includes the 'Southmead Quietway' a quiet route between 'The Arches on A38 Gloucester Road and Southmead Hospital. .
- 2.33 A formal open space is located in the centre of the study area, and forms a focal point and gathering space for activities and events. A number of informal open spaces are located nearby including Badock's Wood. Figure 2.32 illustrates the accessibility of these within a 5-10 minute walking distance (400-800m).
- 2.34 A Transport Technical Note by Jubb is included in Appendix 1. The note provides a summary of the existing transport provision in Southmead, existing and future car trip generation and distribution and future opportunities for transport provision in Southmead and the surrounding area.

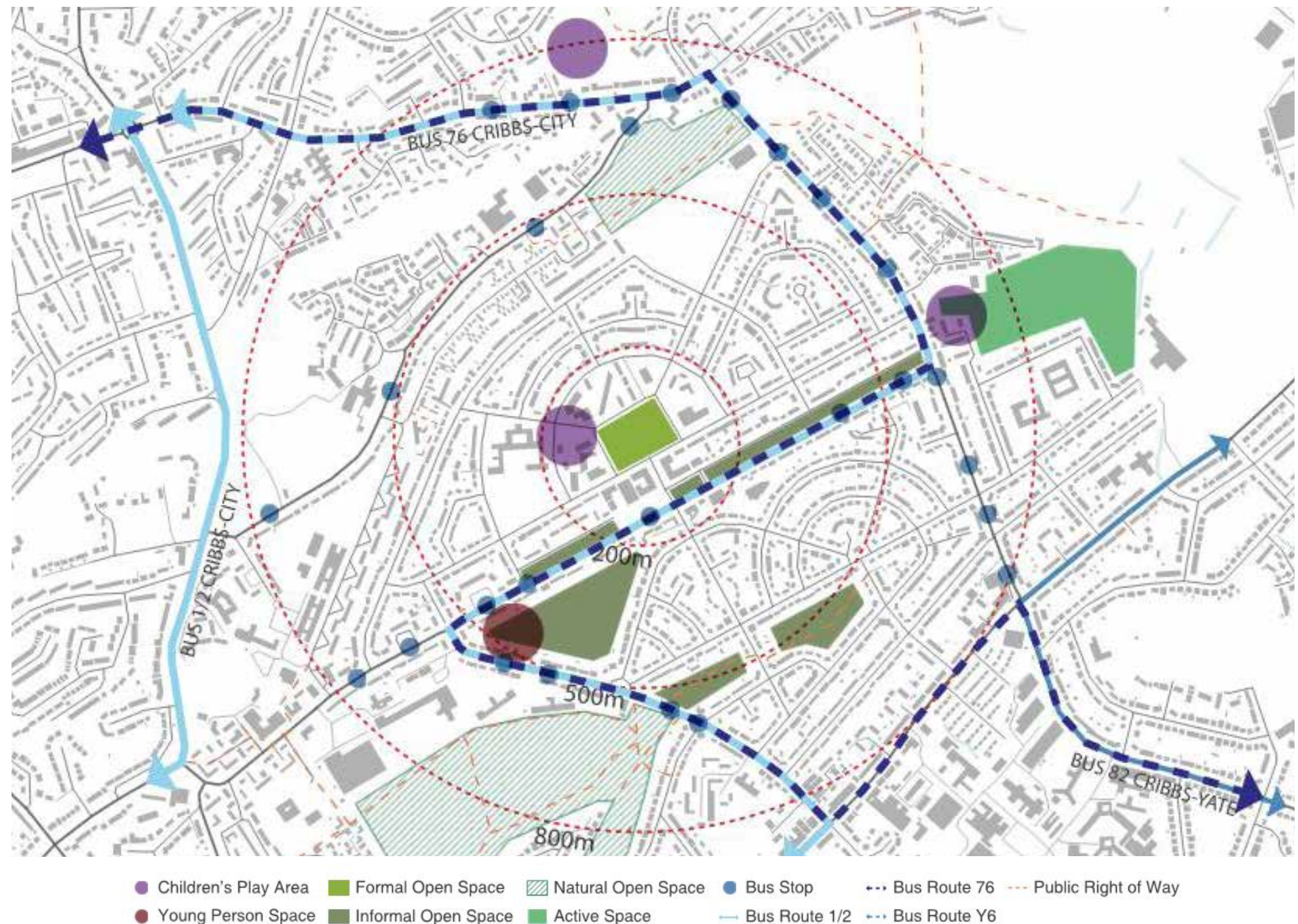
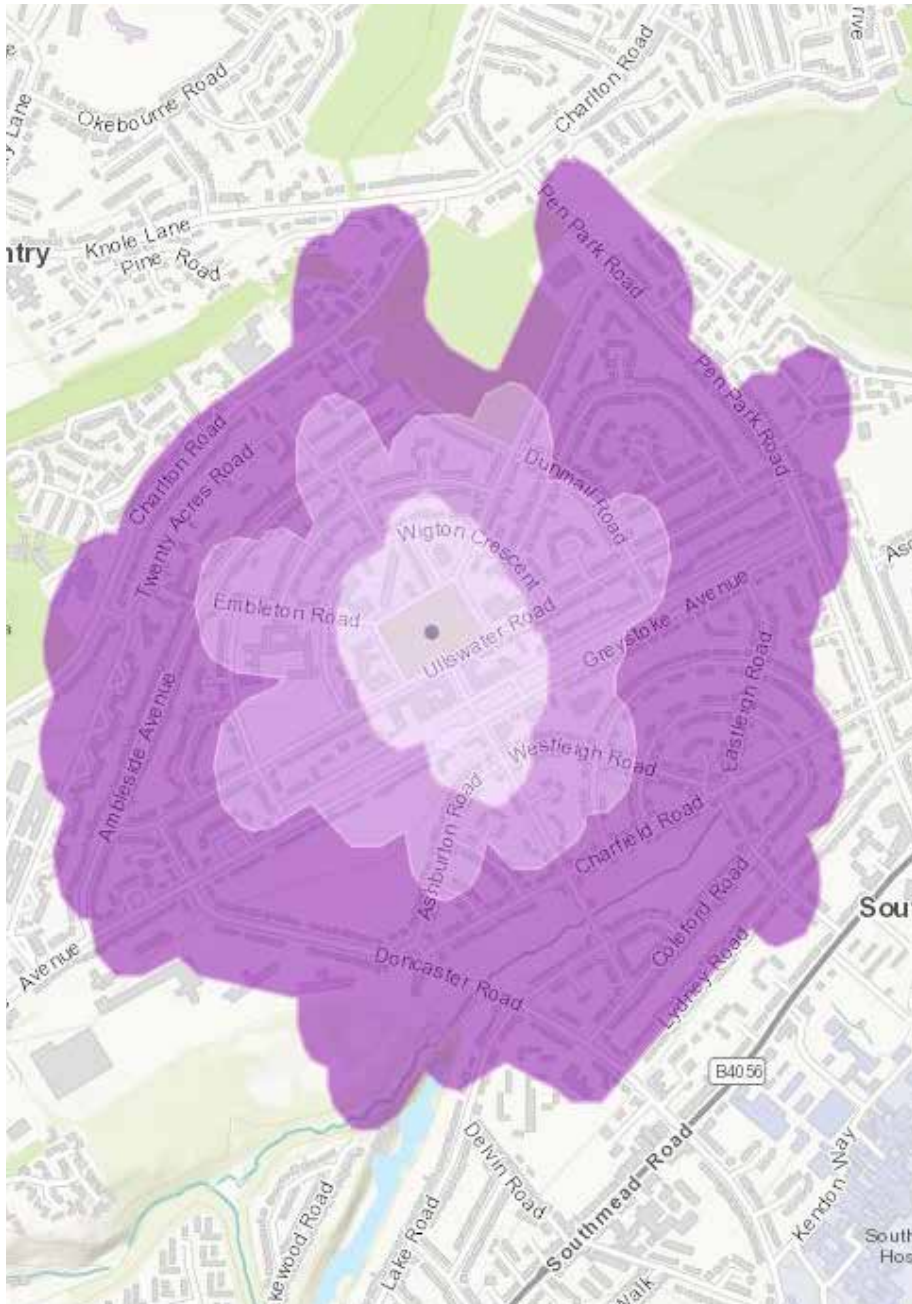
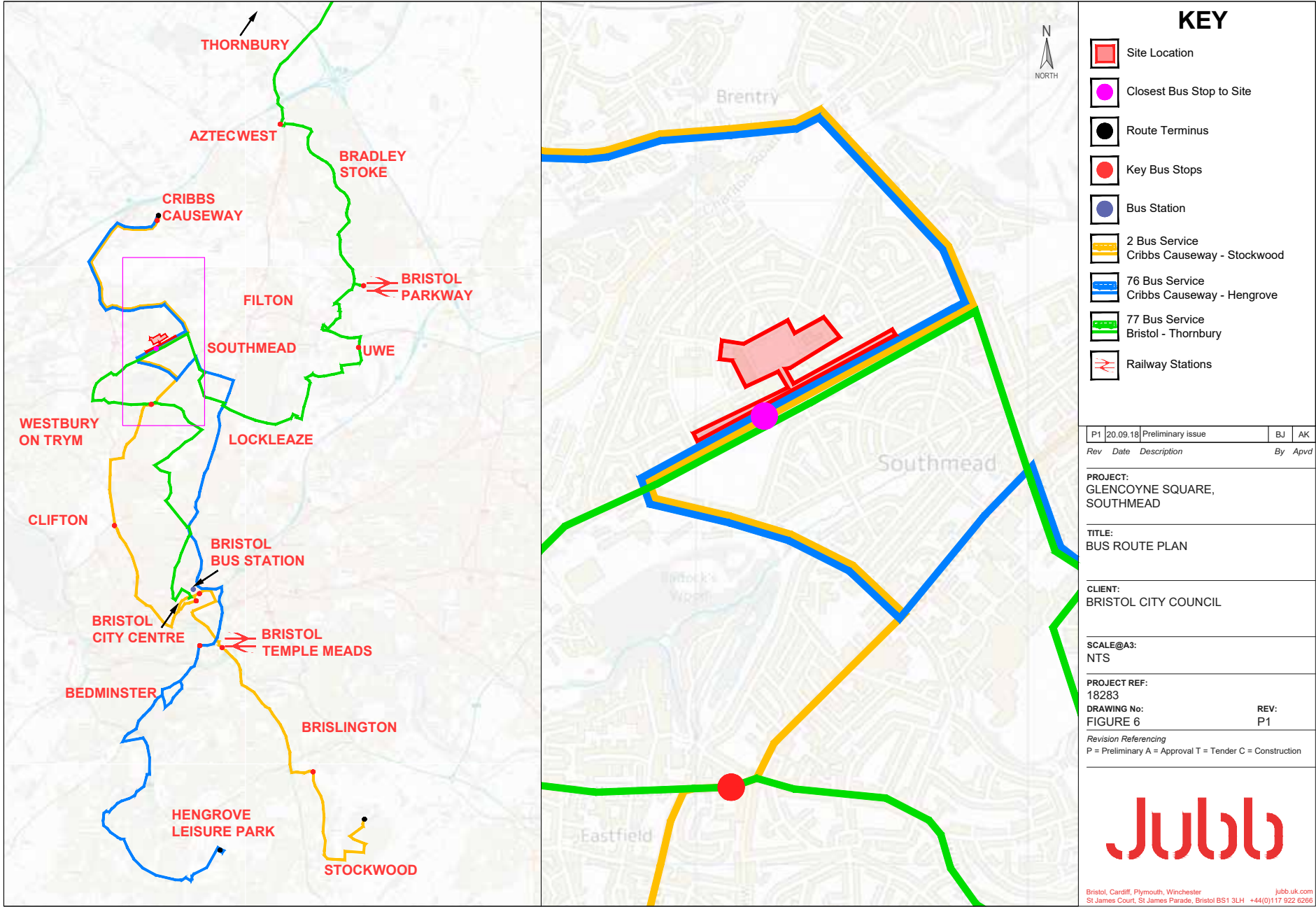


Figure 2.28 Transport, movement and public realm





**Figure 2.29** Pedestrian isochrone (waling distance - 200/400/80m from heart of study area (Source: Jubb)



**Figure 2.30** Bus links to and through Southmead



### BUILT FORM AND TOWNSCAPE

- 2.35 Some of the existing buildings in the study area feature distinctive frontages and/or architectural features that contribute to the character and built form of the area. In particular, the two large frontages on both sides of Arnside Road create a sense of place and arrival from Greystoke Avenue and serve as local landmarks. However, the rear of these buildings serve as a poor frontage onto Glencoyne Square.
- 2.36 A particular weakness of the urban design around Southmead is the lack of any built development fronting directly onto or enclosing Glencoyne Square. This affects the life and vitality of the space, with the space generally poorly used, other than as a thoroughfare. The 'Day in the Life' study undertaken as part of our initial analysis concludes that the space is generally used as a through-route, with few people spending any time in the space for leisure or recreational purposes (refer to Appendix 3).
- 2.37 As a result of the lack of frontage and use of the space more generally, community safety is a particular issue, which has in the past led to anti-social behaviour. In discussions, many members of the community referred to burned out cars being left on the space, which undermines feelings of personal safety and the image of the area.
- 2.38 The spires of both St Stephen's and St Vincent De Paul Roman Catholic Church are a positive feature of the built form surrounding the space, provide distinctive features on the skyline, aiding way-finding throughout the area.
- 2.39 The frontage provided by the buildings along the southern side of Greystoke Avenue is also poor, with Tesco, the Southmead Community Association (SCA) and adjacent Pentecostal Holiness Church all set back and of insufficient scale to provide a strong edge to a wide street.
- 2.40 Housing within the surrounding area is dominated by terraced, semi-detached and detached housing of inter and post-war construction. There is a general lack of apartments or a range of densities.

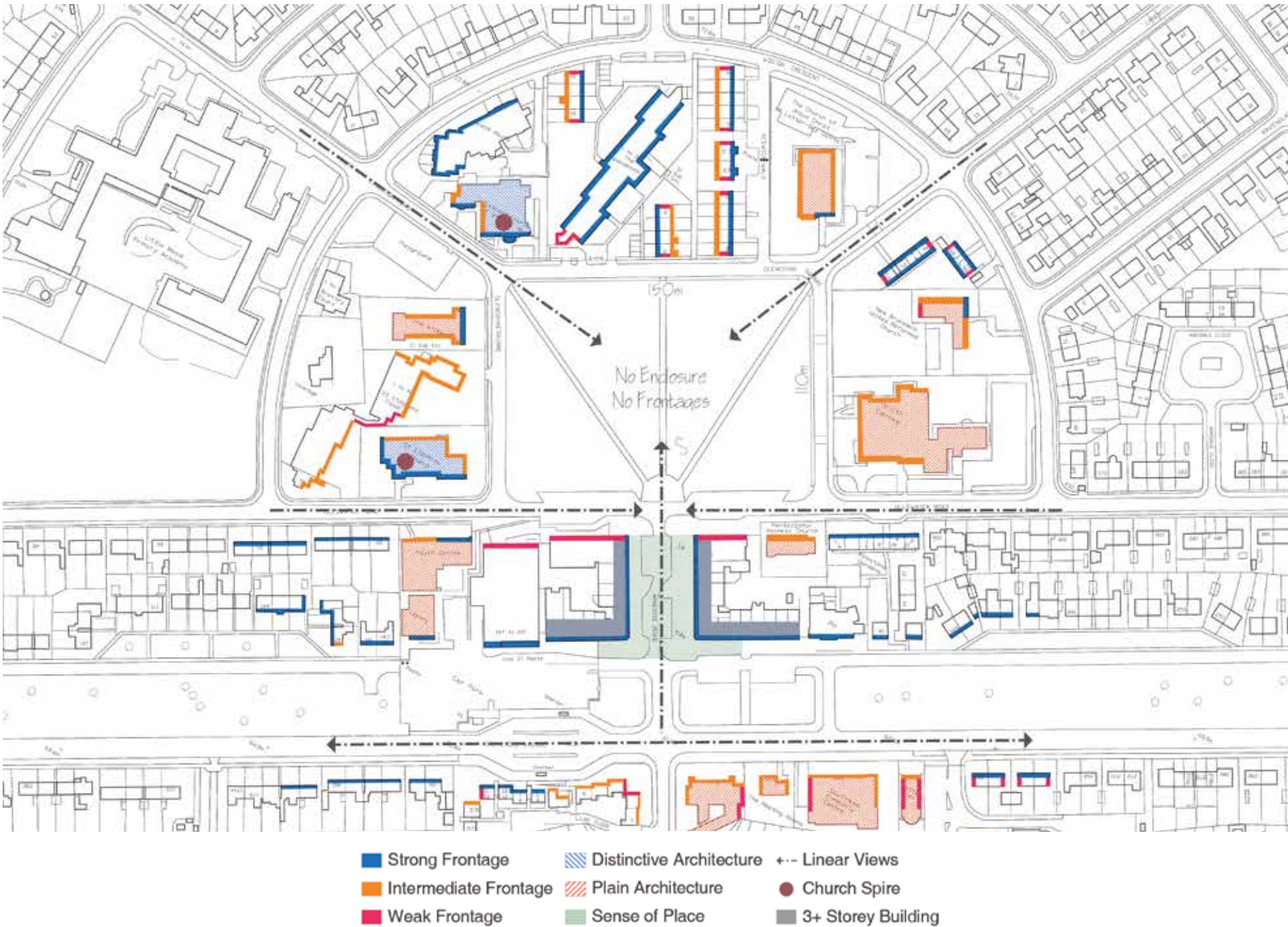


Figure 2.31 Built form and townscape





**Figure 2.34** Lack of strong frontages around Glencoyne Square



**Figure 2.35** Poor sense of enclosure around Glencoyne Square



**Figure 2.36** Sense of place on Arnside Road



**Figure 2.37** Strong frontages and architecture on Arnside Road



**Figure 2.32** St Stephen's Church is an example of a strong frontage and strong architecture in Southmead



**Figure 2.33** St Vincent de Paul Roman Catholic Church is an example of a strong frontage and strong architecture in Southmead



## CURRENT USES

- 2.41 Southmead comprises a primarily residential area with district centre uses including retail, healthcare, education and community facilities provided in the centre of the study area around Greystoke Avenue and Glencoyne Square as shown in Figure 2.43.
- 2.42 An assessment of the quality and scope for re-location/ re-provision of the existing community facilities is provided within Table 2.1.
- 2.43 A number of the existing uses/facilities offer the potential for re-location and create opportunities for redevelopment as part of this project, in order to deliver wider regeneration goals. These include:
- The Whitehall
  - Land to the west of New Brunswick United Reformed Church
  - Southmead Health Centre
  - Southmead Youth Centre
  - Southmead Library



Figure 2.38 The Pegasus Public House



Figure 2.39 Community land uses





Facility	Current Plans	Constraints/Opportunities Relating to Re-Provision	Scope for Re-Location/ Re-Provision/ Redevelopment
1. St Stephen's Church	Plans to improve existing church, including moving the entrance to be more outward facing i.e. re-location to the eastern side, funded by redevelopment of Whitehall site.	Committed to current site.	Low
2. The Whitehall (owned by St Stephen's)	Available for redevelopment.	Earmarked for redevelopment, although St Stephen's Church want to develop plans for enhancement of the church first, to establish funding required.	High
3. St Vincent DePaul Catholic Church	None	Limited/ no interest from church.	Low
4. Church of Jesus Christ of Latter Day Saints	None	Limited/ no interest from church.	Low
5. New Brunswick United Reformed Church	Interest in being involved with project.	Area of land to west of current church has redevelopment potential in particular.	High
6. Southmead Health Centre	Keen to re-locate the facility/ be involved.	Scope to integrate into early stages of masterplan delivery. Could re-provide with other complimentary facilities that offer potential for social prescribing etc.	High
7. Southmead Community Centre and Meeting Rooms	Owned by BCC. Run by Southmead Community Association (SCA) – a voluntary organisation run by Southmead residents. Facility badly in need of investment/ redevelopment. Working on feasibility for re-provision on existing site.	Redevelopment on scale envisaged by feasibility study on existing site faces challenges relating to viability and continuity, without inclusion of the Southmead House site.	Low

Facility	Current Plans	Constraints/Opportunities Relating to Re-Provision	Scope for Re-Location/ Re-Provision/ Redevelopment
8. Southmead House	Owned by BCC, only part-occupied, NHS for back office functions. 5-year lease with potential break clause of 2021.	As building is relatively new, BCC would need justification for redevelopment for alternative use. Alternative is refurbishment/ refitting for alternative workspace. Could be a short-term solution, with potential to re-locate workspace elsewhere over the medium term.	Medium
9. Southmead Youth Centre	Owned by BCC. SDT Youth has 11 years left to run on lease.	Open to re-location, subject to re-provision of facilities and income it generates to fund youth work. Aldi would also like to expand, which would require release of this site.	High
10. Southmead Library	Owned by BCC.	Popular facility. Aldi would also like to expand, which would require release of this site.	High
11. Aldi Supermarket	Freehold/ long lease. Would like to expand in current location – requires release of adjacent library/ youth centre.	Difficult to find alternative sites that accommodate needs.	Low
12. Tesco	Plans unknown; receptive to change.	Low intensity, and prominent corner, site that could be more effectively developed.	Medium
13. The Woodknook	Owned by BCC.	Community not supportive.	Low
14. Lanercost and Wigton	Owned by Elim Housing.	May be interested in redevelopment to improve existing facilities. Any expansion/ increase in density likely to be to meet Elim’s own strategic needs/ objectives.	Low-Medium

**Figure 2.40** Assessment of existing community facilities





## THE BROADER CONTEXT

### INTRODUCTION

- 2.44 This project is not happening in isolation. There are several broader trends affecting the environment, wider society the economy and culture in general, which have a bearing on this project. Those elements of particular relevance are discussed under the following headings within the following pages:

- Creating resilient places
- Wellbeing
- Economy

### CREATING RESILIENT PLACES

#### Inclusive growth

- 2.45 For the last 70 years, the dominant method of measuring societal progress has been Gross Domestic Product (GDP). In recent years, this approach has become increasingly challenged as the most relevant means of measuring human progress. This concern centres on the narrow focus of economics as a measure of development, to the exclusion of all else, notably social and environmental factors.
- 2.46 There are several alternatives being put forward, which seek to capture the multi-dimensional nature of development in the wider sense, and the key elements that deliver a better quality of life for everyone. These include those put forward by theorists, such as Kate Raworth and other commentators, institutions and governments. These include 'liveability' indices, which seek to capture those attributes that create better places to live, quality of life, thriving places and measures for human development, such as those published by the UN . This is setting the global agenda moving forwards, with the SDGs adopted in 2016.
- 2.47 Ultimately, these recognise that issues such as the quality of the physical environment, health, education, life satisfaction, equality, civic engagement, safety, work-life balance and sense of community are just as valid in measuring development, as economic growth. There is also a growing recognition that economic growth for its own sake is having a harmful impact on the natural environment upon which we (and our society and economy) rely.

- 2.48 As a community-led development project, this project reflects this broader pattern. A key requirement of the Community-led Housing Fund for which SDT are applying, will be to demonstrate the 'social value' the project brings to the community. A key objective for this project is that the Community lead it. BCC recognise that this project can only happen because it is being led by the community. Achieving the objectives of a thriving, resilient and sustainable community that builds on the underlying strengths of the existing community requires strong community leadership and ownership. This is the role that SDT fulfil working for and with the community.

#### Climate change and sustainable urban growth

- 2.49 Reflecting the growing awareness of the limits of our environment globally and the harmful impact of our un-reformed economy, the Paris Agreement (known as the Paris Accord) was finally signed on 4th November 2016. The Paris Accord commits countries to working to limit global temperature rise to well below 2 degrees Celsius and to strive for 1.5 degrees Celsius. It also included a commitment to 'increase the ability to adapt to the adverse impacts of climate change and foster climate resilience and low greenhouse gas emissions development, in a manner that does not threaten food production'.
- 2.50 These goals cannot be achieved exclusively through top-down policymaking and decision makers at every level of governance are now charged with the duty to take positive action towards addressing climate change where they can.
- 2.51 This was reflected in the 2016 UN Habitat III Conference, which reflects a global commitment to helping address climate change through sustainable urbanisation, building on UN Sustainable Development Goal 11. Spatial planning has a key role in this process, not least through:
- Adopting inclusive approaches to planning and managing development through genuine community engagement.
  - Maximising integration between housing and the facilities and services required to provide a good standard of living for residents.

- Locating development and infrastructure so that the potential for sustainable transport use and living is maximised.
- Delivering a density of development which minimises biodiversity loss.
- Directing new build development towards integrating more sustainable design practices and sustainable technologies.

- 2.52 Over much of the 20th and beginning of the 21st centuries, too many cities have been following an unsustainable model of growth. This is characterised by low-density urban sprawl based around segregating land uses (housing, retail parks, office parks etc.) and reliant on the car. Exemplified by areas such as Southmead, this affects the viability of infrastructure and services and facilities, the overuse of natural resources, the reliance on cars and resultant congestion and air quality and health impacts.

- 2.53 International research and prevailing spatial planning and urban design theory (though not always practice) promotes the benefits of the poly-centric city model. The key principles of this approach are as follows:
- A public transport network with stations or routes on the network acting as 'hubs' or 'corridors' around which the density of development (i.e. people per hectare) is increased - for example, through taller buildings or building apartments, rather than houses;
  - At these key 'nodes' a mix of uses is provided, including community facilities, shops and services, creating a focal point for the community and maximising access to facilities for which there is widespread demand;
  - The higher density nature of development and the integration of residential and non-residential uses combined helps to create an environment which is conducive to walking at the local level and the use of public transport at the larger scale, thereby reducing the environmental footprint of development by reducing car usage; and
  - The resultant more compact form reduces overall land take, preserving the natural environment.

2.54 In order to reverse the challenges faced by areas such as Southmead, these principles need to underpin any masterplan framework for the area, recognising its role as a focus for higher density development and a mix of community facilities at the centre of a walkable neighbourhood.

# SUSTAINABLE DEVELOPMENT GOALS



Figure 2.41 UN Sustainable Development Goals

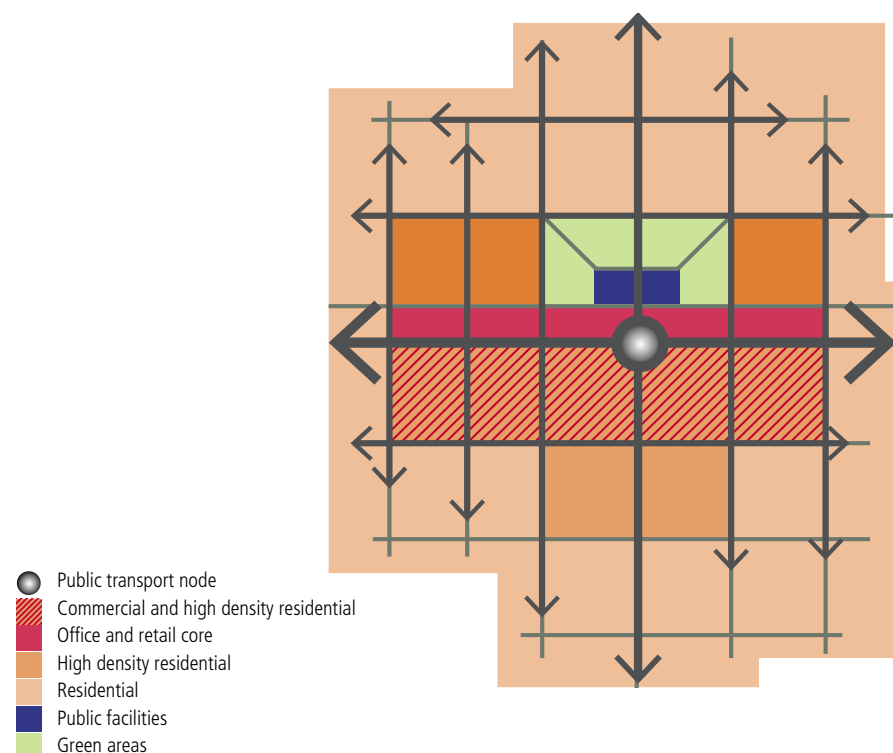


Figure 2.42 Transit Oriented Development (Source; UN Habitat - Urban Planning for City Leaders (2012))



## WELLBEING

### Demographics and housing

- 2.55 Trends of particular relevance to Southmead are as follows:
- The ageing population: Over 70% of population growth from 2014 to 2039 forecast to be in the over 60 age group .
  - Housing is becoming increasingly unaffordable, particularly for first time buyers.
  - The preference for younger people to favour higher density ‘urban’ living in centres, at the expense of suburban areas
- 2.56 Older people are living longer and both general and specialist housing offered today may not be appropriate in future years. The Government’s reform of Health and Adult Social Care is underpinned by a principle of sustaining people at home for as long as possible. This means that, despite the ageing population, the number of care homes and nursing homes may decline, as people are supported to continue living in their own homes for longer. Therefore the adaptability of housing – and providing housing of a type and size suited to their needs i.e. smaller units on a single level – will be critical.
- 2.57 The lack of housing has led to a diversification in the models of supply. One of these is community-led housing development, such as this project. Others include housing built specifically for the private rental market i.e. not for sale – known as ‘build to rent’, local-authority built housing, different models of housing catering for older people, and self- and custom-build housing.
- 2.58 The growth in city centre living, which more than doubled 2001-2011, has been largely driven by the number of high-skilled jobs, appealing to young, highly educated, single residents. Residents aged 22-29 have nearly tripled, to make up almost half their population. Given the suburban nature of Southmead and the growing cluster of highly-skilled jobs to the north and east, in addition to serving the needs of the existing community, attracting this demographic should be a consideration in this project.

### Health

- 2.59 There has been a global growth in levels of obesity, but is particularly marked in the UK, which has been branded ‘the fat man of Europe’. Sedentary lifestyles and diet have been identified as significant causes, with a culture, urban form and transport infrastructure particular contributors. In the UK, 27% of adults are obese and 36% overweight, whilst in children aged 10-11, the corresponding figures are 20% and 14%.
- 2.60 These findings have been recently backed up by Sir Michael Marmot’s research into life expectancy, which has stopped increasing since 2010. Key factors include a lack of health/ social care, inequality, quality of education and standards of living.
- 2.61 Ensuring access to healthy food, opportunities for recreation and encouraging travel by active forms of transport, together with tackling inequality and access to social infrastructure are all relevant to the above.

## ECONOMY

### Inequality

- 2.62 The UK has a high and growing level of income inequality compared to other developed countries. Much of this disparity has occurred in the last 30-40 years. Out of 30 OECD countries, the UK has the 7th highest level of income inequality . Those countries with greater equality generally perform best within other development indices, such as liveability, human development and quality of life.
- 2.63 Cities with higher average wages, knowledge-based economies and a relative lack of reliance on the public sector, such as Bristol, can be more unequal. Whilst there are debates over how to reduce inequality whilst also maximising economic performance and innovation, there is an increasing acknowledgement of the need to ensure less skilled workers can share in the gains of successful urban economies. Key measures include:
- Improving the skills of those at the bottom of the labour market – particularly entry-level service work.
  - Seeking to use policy levers to ensure low-wage workers have opportunities for promotion and advancement.
  - Developing wider policies that seek to grow the number of ‘good jobs’ locally.

- 2.64 Therefore, providing space for education, training and room to start and grow businesses locally in Southmead should be a key factor in developing the masterplan for the area.

### The role of local centres

- 2.65 The nature of retailing has been transformed in recent years, influenced by online retailing, mobile retailing, the speed and sophistication of large retailers, the immersive nature of modern shopping malls, lax planning rules leading to a proliferation of out-of-town retail stores, combined with the recent recession, leading to modern high streets reaching an existential ‘crisis point’. Between 2000 and 2014, non-store sales were forecast to almost treble, while out of town sales increased around 15%. In the same period, town centres saw a decline of circa 20% and neighbourhood centres saw a decline of circa 10% .
- 2.66 Research indicates that off high street spending is less likely to stay within the local area and stifles local retailers/ entrepreneurs, resulting in a loss of social and economic capital. As outlined within the Portas Review, centres are needing to reinvent themselves into a multi-functional and social space with a wide range of locally-responsive services meeting not only retail but also cultural and community needs. Key recommendations of the Grimsey Review are:
- That centres should be re-fashioned as community hubs, including housing, health and leisure, entertainment, education, arts, business/ office space and some shops.
  - Embed libraries and public spaces at the heart of each community as digital and health hubs that embrace smart technology.
  - Smarter use of technology, including providing free public wifi and better digital infrastructure.
  - Flexibility in planning policies/ frameworks to allow experimentation.
- 2.67 These need to be borne in mind in considering the future of Southmead and Arnside.

# 3

## LEGISLATIVE/ POLICY CONTEXT

### PLANNING POLICY FRAMEWORK

- 3.1 The planning policy framework comprises the following:
- National:
    - National Planning Policy Framework 2018
    - National Planning Practice Guidance
  - Local:
    - Bristol Core Strategy 2011
    - Bristol Site Allocations and Development Management Policy 2014
    - Various Supplementary Planning Documents (SPD)
- 3.2 Emerging policy is also of relevance. This includes:
- The West of England (WoE) Joint Spatial Plan (submitted for examination 2018)
  - The Local Plan Review (February 2018)
- 3.3 The Urban Living Publication Preview (August 2018) will also be of relevance to future proposals, providing guidance on higher density development in Bristol.
- ### DESIGNATIONS
- 3.4 The key designations of relevance to the development are:
- Glencoyne Square, the play space on Embleton Road and Greystoke Strip are all designated as Important Open Space.
  - The area encompassing Arnside, Aldi, Tesco and the Southmead Community Association are defined as a District Centre.

### KEY PLANNING POLICY ISSUES

- 3.5 The table in Appendix 2 provides a summary of the prevailing planning policy context of relevance to the project. The key issues are also reflected opposite.
- 3.6 The thrust of policy is focused on bringing about the regeneration of deprived post-war estates like Southmead to create more balanced, mixed and sustainable communities. Key elements are the intensification of land use to deliver more varied housing, facilitate the upgrading of existing community facilities, introduce a greater diversity of uses in centres, including workspace, upgrading the physical environment and enhancing viability and vitality.
- 3.7 While the loss of Important Open Space is contrary to development management policy relating to open space (DM17), strategic (Core Strategy) policy allows for this to happen if this is necessary, on balance, to achieve the policy aims of the Core Strategy (BCS9). The National Planning Policy Framework (NPPF) allows Local Planning Authorities (LPAs) to take decisions that depart from the development plan, if material considerations indicate that a plan should not be followed. In this instance, given the regeneration benefits that will arise from the loss of what is poorly used, poor quality open space, residence support and supply of other open space nearby, we are confident a robust case can be made.
- 3.8 In addition, emerging policy - in the form of the Local Plan Review (2018) - starts to make the case for this form of development at the policy level.



**Figure 3.1** Extract from Bristol City Council's Site Allocations and Development Management Policies Interactive Map (Adopted) July 2014  
Showing the district centre (blue line), primary shopping area (blue shade) and important open space (green shade)





## REGENERATION OF NORTHERN ARC



## LOSS OF IMPORTANT OPEN SPACE



## PRINCIPLE OF PROPOSED LAND USES

- Housing (tenure mix, size, quality)
- Community
- Retail
- Business
- Other



## DESIGN

- Density
- Character
- Layout and form
- Public realm, landscaping, open space
- Architecture
- Residential quality



## SUSTAINABLE DESIGN AND ENERGY GENERATION



## FLOOD RISK



## TRANSPORT/MOVEMENT



## HEALTH



## NEIGHBOURING AMENITY



## HERITAGE (ARCHAEOLOGY)



## ECOLOGY



## PLANNING OBLIGATIONS



## OTHER

- Air quality
- Noise
- Contamination
- Utilities (including broadband)

# 4

## THE COMMUNITY PLAN

### THE STARTING POINT

4.1 Taking into account the context outlined within Sections 2 and 3, the issues relating to Southmead could be summarised as follows:

- Deprivation in the area, particularly in relation to health indicators, which is exacerbated by the low-density, car-oriented nature of development.
- The rate of unemployment and lack of skills and education in the area.
- The homogeneous nature of the housing, resulting in under-occupancy and a lack of affordability for first time buyers.
- The quality of urban design, which reflects many of the problems of inter and post-war development - poor relationships between built/ unbuilt space, low-density and car-orientation, unused spaces etc.

4.2 Conversely, the opportunities relating to Southmead could be summarised as follows:

- Its strategic location and the opportunities that exist and are emerging on its doorstep, including employment opportunities, improving transport connections, health facilities and a new neighbourhood.
- The range of facilities in the area and on its doorstep, which also in itself speaks of an active and engaged local community.
- The range of green and open spaces in the surrounding area.
- Global trends, pointing to more sustainable patterns of development, more inclusive growth models and emphasis on a more diverse range of housing models.
- The corresponding policy emphasis on the regeneration of the area, focused on intensifying land use and diversifying housing types, land use and building typologies.

4.3 In response to these issues, the starting point for this project is the Southmead Community Plan.



**“Southmead is a great place. There is a strong sense of community spirit, lots of community activity and lots of optimism for the future”**



## THE COMMUNITY PLAN

- 4.4 The community commenced the preparation of a community plan in 2012, in order to:
- Increase the likelihood of Southmead receiving financial investment
  - Support community groups and residents to work together
  - Influence decisions that will have an impact on Southmead.
- 4.5 Residents were trained in community research and from November 2013 door knocked the entire estate collecting residents' views. Nearly 975 surveys were completed and analysis of the results revealed the issues and priorities for the community. The plan was produced in 2015 and runs until 2025.

### A VISION FOR SOUTHMEAD

- 4.6 The resulting vision is that Southmead be known as:

**“A great place for everyone to live, a strong community where residents work together, inspire each other and people of all ages have the skills and confidence to achieve their full potential”**

- 4.7 The Community Plan developed ten themes, which are shown in Figure 4.1. Of most relevance to this project is Theme 6. This theme identified Glencoyne and Arnside, in the centre of Southmead, as being an area desperately in need of regeneration to address issues of crime and safety as well as enabling the opportunity to deliver much needed new homes and diversify income streams for the Southmead Development Trust. The objectives include the following.

## HOUSING AND PLANNING

- Local residents want to be able to remain in Southmead, meeting all housing needs locally.
- The community to help identify the housing needs for the area
- New development to be high quality, safe, healthy and sustainable with a mix of affordable homes (social housing, shared ownership) and private housing.
- Diverse housing offer for Southmead. Housing adapted for disability, dementia and mental wellbeing.
- Local community owned housing to be developed.
- For there to be a positive relationships between the community and BCC, housing associations and private landlords.
- Southmead to have a positive image and visitors to feel welcome.
- New developments to complement the existing design of the area.
- The community to shape the future planning of the area and its surroundings.
- Smaller homes to be provided without the harmful impacts of residential conversions.
- Deliver new community facilities.
- The area's characteristic front gardens to be well maintained.
- The impacts of development outside the area to be addressed.

## PARKS AND GREEN SPACES

- Southmead's parks and green spaces to be protected and improved.
  - Residents engaged in their care and improvement.
  - Green spaces to cater for all age groups and needs be accessible to all
- 4.8 The project also addresses objectives from some of the other themes:

## CRIME AND COMMUNITY SAFETY

- Tackle street based ASB
- Tackle misuse, ASB and criminal use of open spaces

## TRAFFIC AND TRANSPORT

- Improve cycling facilities and links
- Improve traffic management

## EMPLOYMENT, TRAINING AND ENTERPRISE

- Create more local affordable small business space
- Improve skills and qualification levels

## HEALTH AND WELLBEING

- Improve collaborative working between services e.g. SDT, new health centre and library

## OLDER PEOPLE

- Improve older people's ability to access services and activities

- 4.9 The preparation of the community plan was followed by setting up a project group – Arnside and Glencoyne Regeneration Project (AGRP) made up of community stakeholders, activists, SDT trustees and staff. Some early engagement and high level feasibility work, including the Southmead Town Centre vision report by Town Centred and a Southmead Housing Needs Study, was carried out to try and establish options.
- 4.10 Following this United Communities (UC) were selected as the partnering developing housing association and they coordinated 'scribble' workshops with AGRP establishing development priorities for Arnside Road and Glencoyne Square.
- 4.11 A Housing Infrastructure Fund (HIF) bid of £3 million was successful and announced in February 2018.
- 4.12 In February 2018 a dedicated resource was recruited by SDT to manage the project.
- 4.13 SDT with UC and BCC agreed a programme for delivery which was initiated by the selection of master planners to develop the masterplan.

# 5

## DEVELOPING THE VISION WITH THE COMMUNITY

### INTRODUCTION

- 5.1 The Community Plan sets the vision and agenda for change in Southmead. The role of this project has been to transform this work into a tangible strategy for the area over the next 15 years.
- 5.2 As a community-led development project, community engagement has been central to the development of the masterplan. The starting point for our work has been the Community Plan. This provided the starting point for the original proposals developed in May and June 2018. We have since used a range of media to seek the input and feedback from the community, to ensure that the scheme reflects its aspirations. The process undertaken is summarised in Figure 5.1.

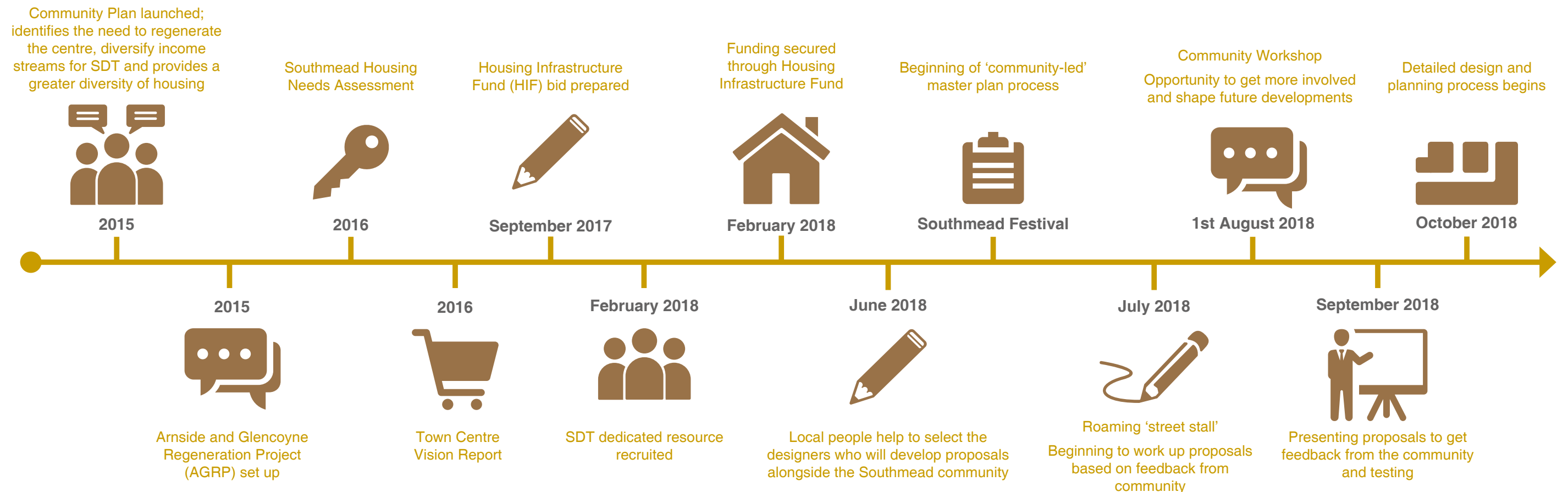


Figure 5.1 Masterplan formulation process



## THE ORIGINAL CONCEPT

- 5.3 The original masterplan was developed by the NP/ SR team as part of an initial design competition. Three other practices prepared alternative schemes in parallel. This process enabled SDT to obtain ideas from multiple design teams and test the principles of key interventions – building on Glencoyne Square, the redevelopment of key sites across the centre, traffic calming along Arnside etc. – with the community.
- 5.4 The original masterplan was based on the following themes, drawing upon some of the key themes emerging from the Community Plan, and an analysis of the wider context:
- An environment for everyone to enjoy: creating safer streets and spaces; creating a neighbourhood centre people can feel proud of, connected to, and want to enjoy with others; and providing high quality indoor and outdoor spaces for the community.
  - Uses that respond to the community's needs: providing a more varied mix of spaces and experiences in the centre, creating better and more flexible community facilities; and delivering a wider range of housing options.
  - A secure future for Southmead: consolidating and renewing existing community facilities, cross-subsidising this renewal and providing new priority services and facilities for the future; and creating a thriving neighbourhood centre.

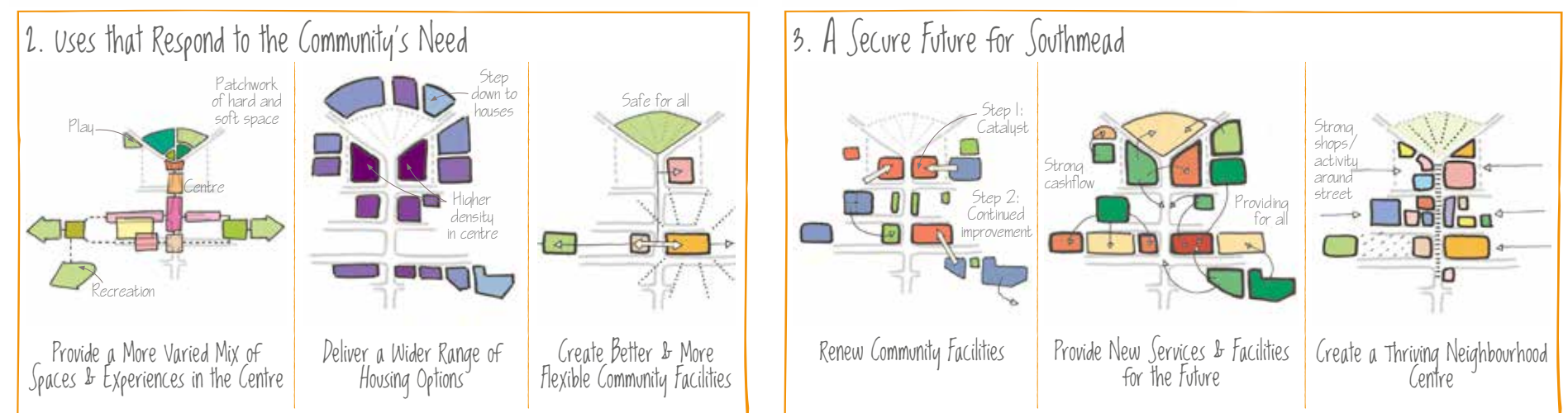
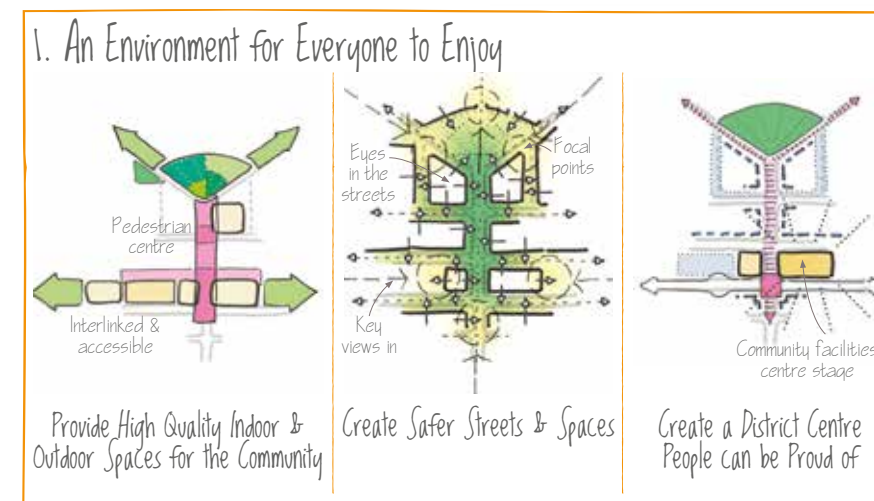


Figure 5.2 The design competition key principles

- 5.5 The concept recognised Southmead’s potentially pivotal location at the heart of a dynamic context. It lies at the heart of a rapidly changing part of Bristol, with Cribbs Causeway and Filton Airfield nearby. There is an opportunity both to respond to the strong geometry of the original masterplan for the area and to better link the existing network of green spaces. The latter in particular will help to create a ‘green grid’ and promote movement across and around the area by sustainable modes of transport – walking and cycling in particular.
- 5.6 Building on this idea, the underlying concept was to:
- Extend the central spine of the centre – currently Arnside – northwards into the square, and in parallel draw the greenery of Glencoyne Square down into Arnside
  - To retain a y-shaped green space at the northern end of the spine, to connect to key pedestrian routes to the North west (Embleton Road) and north east (Lanercost Road).
  - To create a strong community ‘hub’/ focus at the southern end of Arnside, through the relocation of the community centre to this site and adding a new flexible ‘pavilion building containing the library.
  - To deliver higher-density development predominantly comprising 1/2-bed apartments and other uses on Glencoyne Square, including a health centre.
- 5.7 The resulting conceptual masterplan is shown at Figure 5.3. This delivered circa 320 homes and 12,650m<sup>2</sup> of other uses, including a new health centre, and expanded Aldi (assumes flats above), retail, workspace, a community centre/ youth hub, a library with café and a multi-faith centre.



Figure 5.3 Original masterplan concept



- 5.8 These ideas were tested during a 3-day selection process from 14-16th June. This included:
- A drop-in session in the Greenway Centre
  - An exhibition on Arnside
  - A series of 'speed dating'-style interview sessions and more focused interviews with key community stakeholders and the client team.
- 5.9 The conceptual masterplans prepared by the different design teams included many commonalities and envisaged broadly similar levels of intervention, with perhaps one exception. Notably, all schemes proposed the relocation of the Southmead Community Association, the development of the health centre and the redevelopment and re-location of Embleton Road play park. Key differences were:
- The extent of built form on Greystoke Strip.
  - The dimensions, orientation and layout of development on Glencoyne Square.
  - The extent of inclusion of adjacent and surrounding sites, such as the Woodnuck, the United Reformed Church (URC) and the bungalows to the south of Arnside.
- 5.10 Community feedback from this process was captured in the selection of the preferred architect, with the key findings fed-back to the NP/ SR team on appointment.



Figure 5.4 Photographs of community engagement activities

## REVIEW AND REFLECTION STAGE

### THE PROCESS

- 5.11 Following appointment, the first month of the commission was spent embedding ourselves in the community and engaging with local people and BCC, to better understand people's issues/ concerns, and any potential opportunities. Together with SDT a programme of events and opportunities for engaging and communications was agreed and then delivered in partnership. This included:
- A 'Day in the life' study of Glencoyne Square – an ethnographic study to better understand how Glencoyne Square is used and the role it plays in the wider community (Summary report included at Appendix 3).
  - Weekly drop in sessions held in a local shop in Arnside Road
  - Hiring a shop window for displaying information and details of events
  - Attending local youth group and schools
  - Poster campaigns
  - Household leaflet drops
  - Making contact with a range of local groups, including attending a coffee morning with local churches, the health centre, Southmead Community Association and local groups.
  - A roaming street stall and a stall at Southmead Festival, where we asked people what they like, dislike and would change about Southmead.
  - A 3D model-making workshop, undertaken with the local community, to explain the themes emerging from previous engagement activities, and involve people in developing physical proposals for how the masterplan could develop in response.

- 5.12 In parallel, the team also discussed the original masterplan with BCC's regulatory functions, to obtain early feedback. This included meetings with a range of teams across BCC, including:
- A meeting with technical specialists in BCC's transportation and flood risk/ drainage teams.
  - A meeting with planners from the Development Management Team.
  - A meeting with the BCC's Development Team, which comprises key individuals from the Council's different regulatory functions.
- 5.13 The team also met with One Public Estate, the BCC's in-house team responsible for making better use of the Council's existing land and assets.

### THE KEY ISSUES AND OPPORTUNITIES

- 5.14 This process provided a 'placecheck' exercise, giving a rounded view of what people like, dislike and would change about the area. A summary of these is provided below, with a more complete list provided within Appendix 4.
- 5.15 The things people like, don't like and would most like to change are summarised opposite.



#### LIKES

- Trees & Green Space
- Independent Shops
- Community Facilities at centre of the Community



#### DISLIKES

- Nothing for Young People
- Lack of Maintenance
- Doesn't feel safe: Groups of people can be intimidating
- Anti-social behaviour
- Not inclusive / Poor Access



#### CHANGE

- A More Active & Playable Environment (park & streets)
- A Better Place for Socialising, Health & Wellbeing
- A More attractive Environment
- A Place with an identity
- Better Quality Green Space (trees, flowers etc.)
- Variety of Housing, Affordable & High Quality
- Greater Variety of Shops
- A Place that is connected and accessible





Figure 5.5 Photographs of community engagement activities



## MASTERPLAN IDEAS

- 5.16 The workshop described in paragraph 5.11 confirmed the findings and feedback from the engagement exercises; consolidating the learning from previous activities, and work with the community to develop some masterplan ideas, which would then feed into the development of alternative masterplan scenarios. The main masterplan ideas identified by the community at the workshops are described below.

### MODEL 1 - KEY DEFINING FEATURES (FIGURE 5.6)

- Wide, linear green space on Glencoyne Square, forming a 'green' extension to Arnside with the existing large trees retained, flanked by two mixed-use blocks to the east and west.
- Community hub on Greystoke Strip to the north of Tesco, including community centre and library
- Youth centre opposite, on the western side of Greystoke Strip, between Arnside and the Aldi car park
- Redevelopment of play space on Embleton Road and Whitehall for new homes, with higher buildings concentrated in this area to limit impact on adjoining occupiers.
- Building heights ranging from 2-4 storeys.
- Play space re-located to the heart of Glencoyne Square.
- New housing on the health centre site, with the health centre re-located onto Glencoyne Square, as part of a mixed-use block.
- Swimming pool.
- Larger car park.



Figure 5.6 Community Workshop Model 1 - Linear Green Space



## MODEL 2 - KEY DEFINING FEATURES (FIGURE 5.7)

- Asymmetrical layout, with green space located on the eastern side of Glencoyne Square, enclosed by new blocks to the west and north.
- Diagonal routes to the north-east/ west reinforced, to respond to the existing geometry of Southmead and key 'desire lines' i.e. popular walking routes.
- Prominent community facilities - health centre and library – re-located to front onto the new green space, helping to generate activity and the sense of this being at the heart of the community.
- Community centre remains in current location or re-location, with activities possibly relocated to Greenway Centre while it is redeveloped.
- Youth centre re-located to the east of Arnside, adjacent to a new police station.
- Workspace (flexible office space, including space for start-ups/ small-medium-sized enterprises) located on the western side of Arnside.
- Greystoke Strip re-landscaped to provide nature trail.



Figure 5.7 Community Workshop Model 2 - Eastern Green Space

### MODEL 3 - KEY DEFINING FEATURES (FIGURE 5.8)

- Central open space of 'village green' character, acting as a 'green extension' of Arnside and allowing for retention of the trees at the northern end of Glencoyne Square.
- Diagonal routes to the north-east/ west reinforced, to respond to the existing geometry of Southmead and key 'desire lines' i.e. popular walking routes.
- Mixed-use development blocks to the east/ west of main open space, with 'active' ground floor uses, including re-location of health centre to eastern block and library/ community centre re-located to western block.
- Central area to incorporate mix of play and other activities (community gardens etc.)
- Whitehall site redeveloped for housing/ apartments.
- New gym built on eastern side of Greystoke Strip and dog walking area located to the west at southern end of Arnside. Public toilets also provided adjacent to the gym.
- Skate park provided to the west of Aldi car park.



Figure 5.8 Community Workshop Model 3 - Central Green Space



#### MODEL 4 - KEY DEFINING FEATURES (FIGURE 5.9)

- Linear open space on east-west axis located at the northern end of Glencoyne Square, allowing for retention of existing trees/ preferred walking routes.
- Space to include a mix of play facilities/ playable space and other activities.
- Two square mixed-use blocks located at the southern end of Glencoyne Square, with a mix of car parking and 'active uses' (community facilities, workspace, retail) at ground floor level.



Figure 5.9 Community Workshop Model 4 - Linear Northern Green Space

SUMMARY

- 5.17
- The commonalities between these scenarios include:
- Development providing a mix of homes and other uses on Glencoyne Square is supported.
- A desire to relocate the play facilities to the heart of any development on Glencoyne Square.
- Providing a continuation of Arnside northwards into Glencoyne Square, albeit with a greener character.
- The redevelopment of the Whitehall, Embleton Road play area and health centre sites.
- The relocation of the health centre into the heart of the scheme.
- Support for the principle of some development on Glencoyne Strip at the southern end of Arnside (proposed in three out of four options).
- The desire to create a ‘hub’ of community activity in the north, as well as the south of the centre.
- 5.18
- The differences between these scenarios include:
- The location and shape of the green space re-provided on Glencoyne Square and the resulting impact on the layout of the new development blocks.
- The precise location of some community facilities and how they are combined (community centre, health centre, library, youth centre, police station, gym, public toilets).
- 5.19
- These have formed the basis of the different masterplan scenarios tested in Section 6.

TECHNICAL ISSUES

- 5.20
- Early stage interpretations of these options were presented to the Council’s Development Team, as referred to in paragraph 5.1. The key issues raised by representatives of the Council’s various regulatory functions are summarised in Table 5.1.
- 5.21
- This feedback has also informed the different development scenarios discussed in Section 6.

Open space	Loss of Important Open Space	Departure from current Local Plan, although being reviewed under draft revisions to Local Plan. As will be a departure at the time of application, need to demonstrate strong public support/ benefit, and check remaining open space against open space standards. Need to confirm not referred to Secretary of State as a departure.
	Protecting/ improving Greystoke Strip	Need to ensure continued connectivity along Greystoke Strip, which is identified as a wildlife corridor by BCC – BCC acknowledge is a significant opportunity to enhance quality/ ecological value of space, which is not great at present, through green roofs/ planting. Any trees/ buildings lost should not have roosting bats/ nesting birds.
	Maintenance/ management	Need to ensure maintenance of open space is addressed with whoever presently manages it. If SDT is to take on management of childrens’ play area, need to ensure clearly understand requirements for maintenance/ management under health and safety legislation – provision/ ongoing maintenance can be costly.
Housing	Tenure mix	Seeking further information regarding housing tenure mix. Policy compliant element will need to be at nil subsidy i.e. funded by the remainder of the development. But need for 1 and 2 bed homes to give people particularly older people the opportunity to downsize and stay in their neighbourhood as well as for key workers and young people. This is because of over supply of larger 2 and 3 bed council owned houses
	Refurbishment/ redevelopment of existing housing	If there was an intention to redevelop any Council housing, early discussion with Pam Wharfe recommended.
Urban design	Densificaton/ intensification	Precedents/ examples of other successful examples of densification of other low-density, homogeneous post-war housing areas in Bristol include Broomhill, Lawrence Weston ad Lockleaze.
Transport	Connectivity	Importance of connectivity of any masterplan highlighted – the three adopted paths across Glencoyne Square are adopted, and would support options that retain these links. Scope to enhance connectivity to the north?
	Parking	Need to consider how to integrate parking to provide satisfactory living accommodation and not dominate the area visually. Suggested a relaxation on standards should be considered.
	Pedestrianisation	Initial transport study confirmed that pedestrianisation of Arnside not desirable.
Flood risk/ drainage	Surface water flooding/ Drainage	Sustainable Urban Drainage Solutions (SUDS) need to be worked up further, as work done to date covered only a small area and needs to be enlarged to cover masterplan area. If SUDS features were to be lost, they will need to be re-provided.
Air quality	Trees	Integration of new trees has potential to improve air quality.
Process	Planning Performance Agreement	Suggest PPA prepared to ensure pre-application engagement undertaken in coordinated and collaborative way, and that all surveys required are undertaken in a coordinated way.

Table 5.1: Summary of feedback from BCC Development Team



# 6 TESTING MASTERPLAN OPTIONS

## THE VISION AND OBJECTIVES

- 6.1 The process described in Section has provided the basis for better understanding the vision and objectives for the project. An updated vision and objectives are outlined below.

### VISION FOR SOUTHMEAD

- 6.2 The overriding vision for Southmead remains that from the community plan i.e

**“A great place for everyone to live, a strong community where residents work together, inspire each other and people of all ages have the skills and confidence to achieve their full potential”**

- 6.3 The masterplan will help to deliver this, through responding to the objectives opposite. These have been derived from the key objectives defined within the Community Plan and the key issues and opportunities identified through the engagement process.



## 1. PROVIDING A RANGE OF COMMUNITY FACILITIES FOR THE FUTURE

- A) ENHANCE THE **RANGE** AND **QUALITY** OF COMMUNITY **FACILITIES** IN SOUTHMEAD AND **MAXIMISE OPPORTUNITIES** FOR **INTERACTIONS** AND **RELATIONSHIPS** BETWEEN **DIFFERENT FACILITIES** TO BE CAPTURED
- B) IMPROVE **ACCESS** TO **JOBS** AND **TRAINING** FOR ALL MEMBERS OF THE COMMUNITY
- C) ENHANCE QUALITY AND RANGE OF **BUSINESSES** AND **RETAILERS**



## 2. CREATING SAFE, ACCESSIBLE, HEALTHY, FUN STREETS AND SPACES

- A) MAKE SPACES **SAFE** AND **ACCESSIBLE FOR ALL**
- B) CREATE **PLAYABLE** AND **FUN** SPACES THAT ENCOURAGE INTERACTION BETWEEN **ALL MEMBERS** OF THE COMMUNITY
- C) MAXIMISE **ACCESS BY 'ACTIVE'** (I.E. WALKING AND CYCLING) AND **PUBLIC TRANSPORT** MODES THROUGHOUT THE CENTRE AND BEYOND



## 3. CREATE A DIVERSE, HAPPY AND THRIVING COMMUNITY

- A) INCREASE THE **DIVERSITY OF HOUSING** SIZES AND TYPES TO REFLECT THE NEEDS OF EXISTING AND FUTURE RESIDENTS
- B) PROVIDE HOUSING OF A **SUFFICIENT DENSITY** TO IMPROVE THE **VITALITY** AND **VIABILITY OF COMMUNITY FACILITIES**, SERVICES AND INFRASTRUCTURE
- C) PROVIDE **ATTRACTIVE, SUSTAINABLE** BUILDINGS AND **ARCHITECTURE** THAT WILL **STAND THE TEST OF TIME**.

## DEVELOPING ALTERNATIVE OPTIONS

6.4 Using the defining features of the different options identified at the community workshop, as well as feedback from the various events, key stakeholders and BCC, we identified four different masterplan options or scenarios. These are described below.

### OPTION A

6.5 Option A is most closely related to the original concept scheme presented as part of the design competition. It is founded on the principle of the creation of a strong 'spine' running down the heart of the centre, with community 'hubs' at the northern and southern ends, acting as anchor's bookending a strong retail core. The northern hub includes a health centre to the east of the extended spine, with housing built on its existing site.

6.6 The main area of open space comprises a triangular green space at the northern end of this spine, focused on a row of substantial, existing trees – arguably the best feature of the existing Glencoyne Square. The blocks on Glencoyne Square are smaller than those proposed as part of the original concept, creating a larger green space, at the heart of which would be children's play space.

6.7 The 'Y-shaped' plan, responds to the existing desire lines running across Glencoyne Square and the distinctive geometry of the original masterplan for Southmead. The extension of Arnside into Glencoyne Square provides the opportunity to extend the high street northwards, albeit with a more community (as opposed to retail) character, and pull the green space southwards into Arnside, with an extension of existing tree planting and SUDS features.

6.8 In this option the community centre, meetings room and Bethany Church are relocated onto Greystoke Strip, to be combined with a youth centre; and Southmead House is replaced with residential.

6.9 Sites around Glencoyne Square to be developed for housing are:

- The play space on Embleton Road
- The health centre
- Part of the New Brunswick URC Church site.

6.10 Within the initial phase of development on Glencoyne Square, this option delivers:

- 120 homes
- A health centre of 1,000m<sup>2</sup> (GEA)
- 900m<sup>2</sup> (GEA) of other uses (potentially including community uses, a café and/ or workspace).

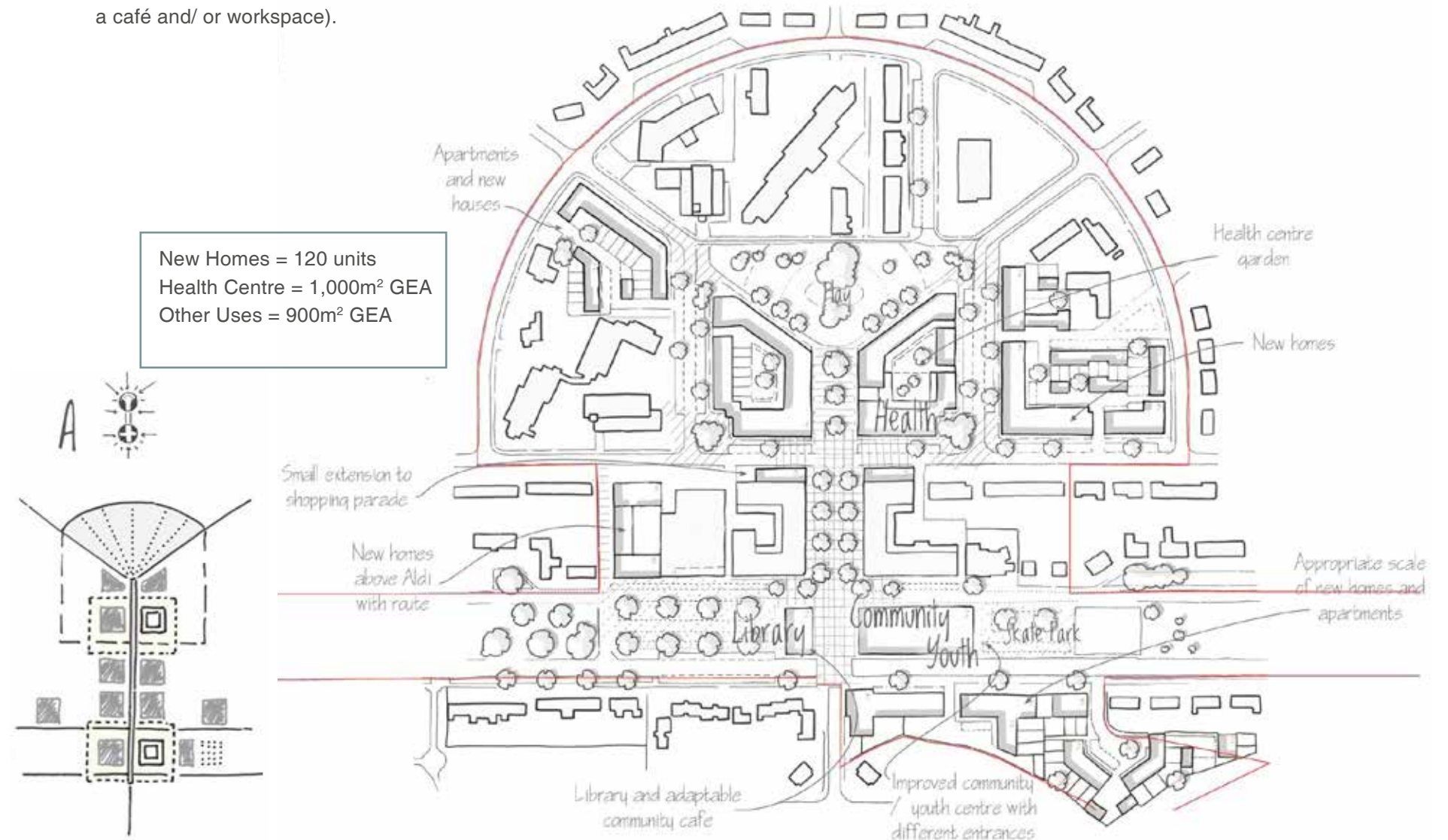


Figure 6.1 Option A - concept

Figure 6.2 Option A- masterplan



## OPTION B1

- 6.11 Option B1 places the main area of open space on the eastern side of the current Glencoyne Square, in an asymmetrical arrangement. This leaves two perimeter blocks located on its northern and western edges, with community facilities fronting onto the space.
- 6.12 A library would terminate the view from the south along Arnside, with a health centre opening onto the space from the west, immediately to the north of Arnside.
- 6.13 To the south, active play is provided at the southern end of Arnside, flanked by a new youth centre to the east. The community centre would remain where it is, as would Southmead House, the latter retained for workspace/ employment purposes.
- 6.14 This envisages that the Embleton Road play space, health centre and URC church sites would be developed in the same way as Option A.
- 6.15 Within the initial phase of development on Glencoyne Square, this option delivers:
- 105 homes
  - A health centre of 1,000m<sup>2</sup> (GEA)
  - 900m<sup>2</sup> (GEA) of other uses (potentially including community uses, a café and/ or workspace).

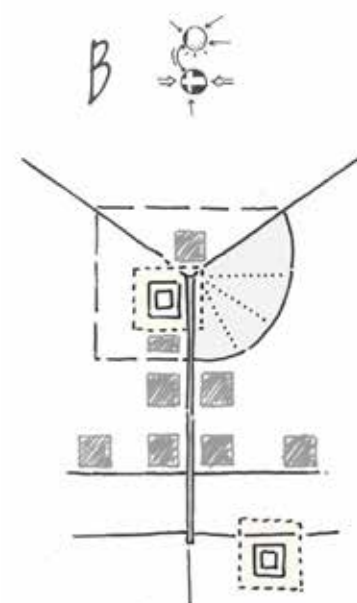


Figure 6.3 Option B - concept

New Homes = 105 units  
Health Centre = 1,000m<sup>2</sup> GEA  
Other Uses = 900m<sup>2</sup> GEA

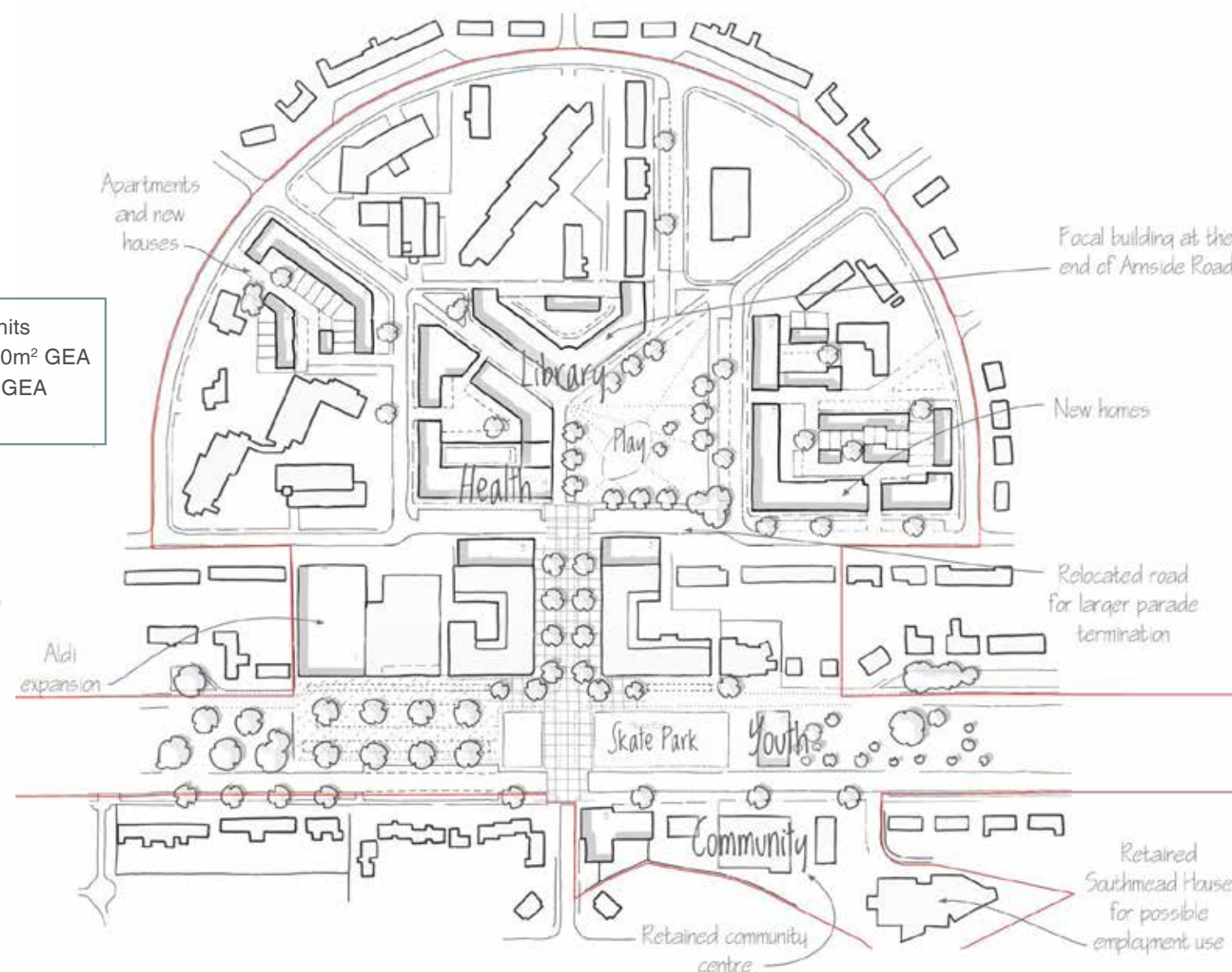


Figure 6.4 Option B1- masterplan

## OPTION B2

- 6.16 Option B2 is broadly the same as B1, with the main changes at the southern end of the masterplan. Namely:
- The community centre would be re-located to Greystoke Strip, as per option A, with active play to the rear.
  - The community centre and Bethany Church sites would be redeveloped for housing.
- 6.17 Within the initial phase of development on Glencoyne Square, this option delivers:
- 105 homes
  - A health centre of 1,000m<sup>2</sup> (GEA)
  - 900m<sup>2</sup> (GEA) of other uses (potentially including community uses, a café and/ or workspace).

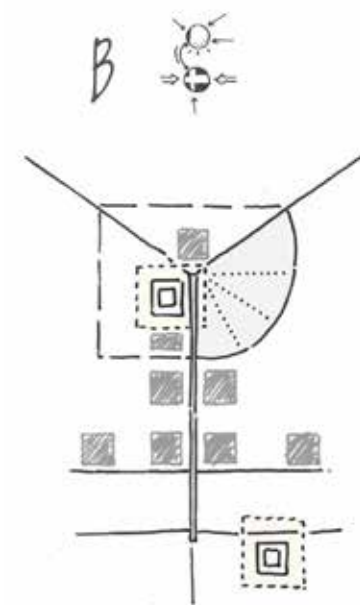


Figure 6.5 Option B2 - concept

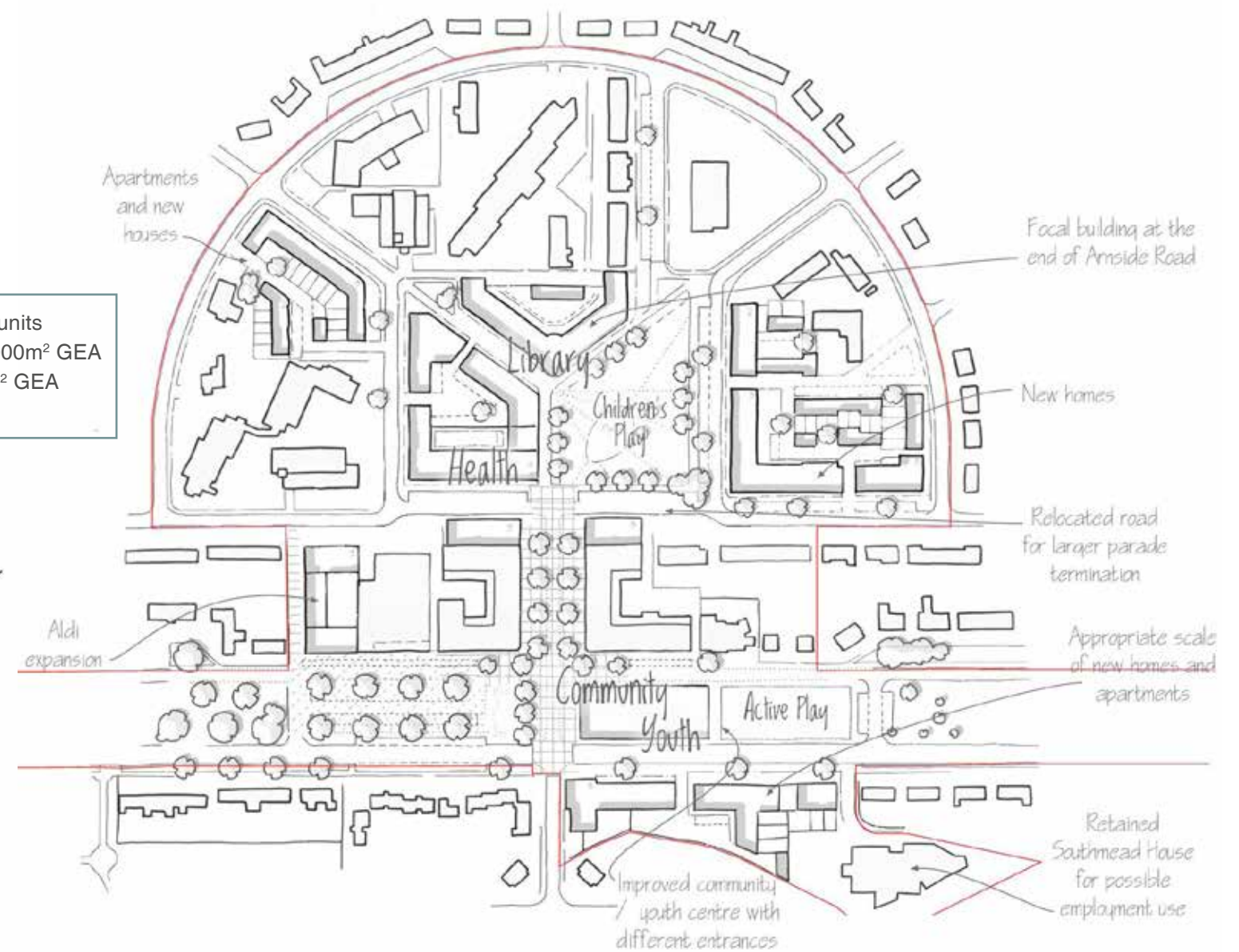


Figure 6.6 Option B - masterplan



## OPTION C

- 6.18 This option divides Glencoyne Square into two halves – the southern half comprises a linear green space on an east-west axis, the northern half comprises a continuous linear block. The northern block would include a community hub at ground floor level, with residential uses above. The open space would include a mix of children's play and 'active play', the latter generally oriented towards older children and young people.
- 6.19 There would be no development along Greystoke Strip, with the library and youth centre retained in their current position.
- 6.20 The existing community centre site would be redeveloped for housing, with the Southmead House to the south retained for office/employment use.
- 6.21 Within the initial phase of development on Glencoyne Square, this option delivers:
- 110 homes
  - A health centre of 1,400m<sup>2</sup> (GEA)
  - 2,600m<sup>2</sup> (GEA) of other uses (potentially including community uses and a café).

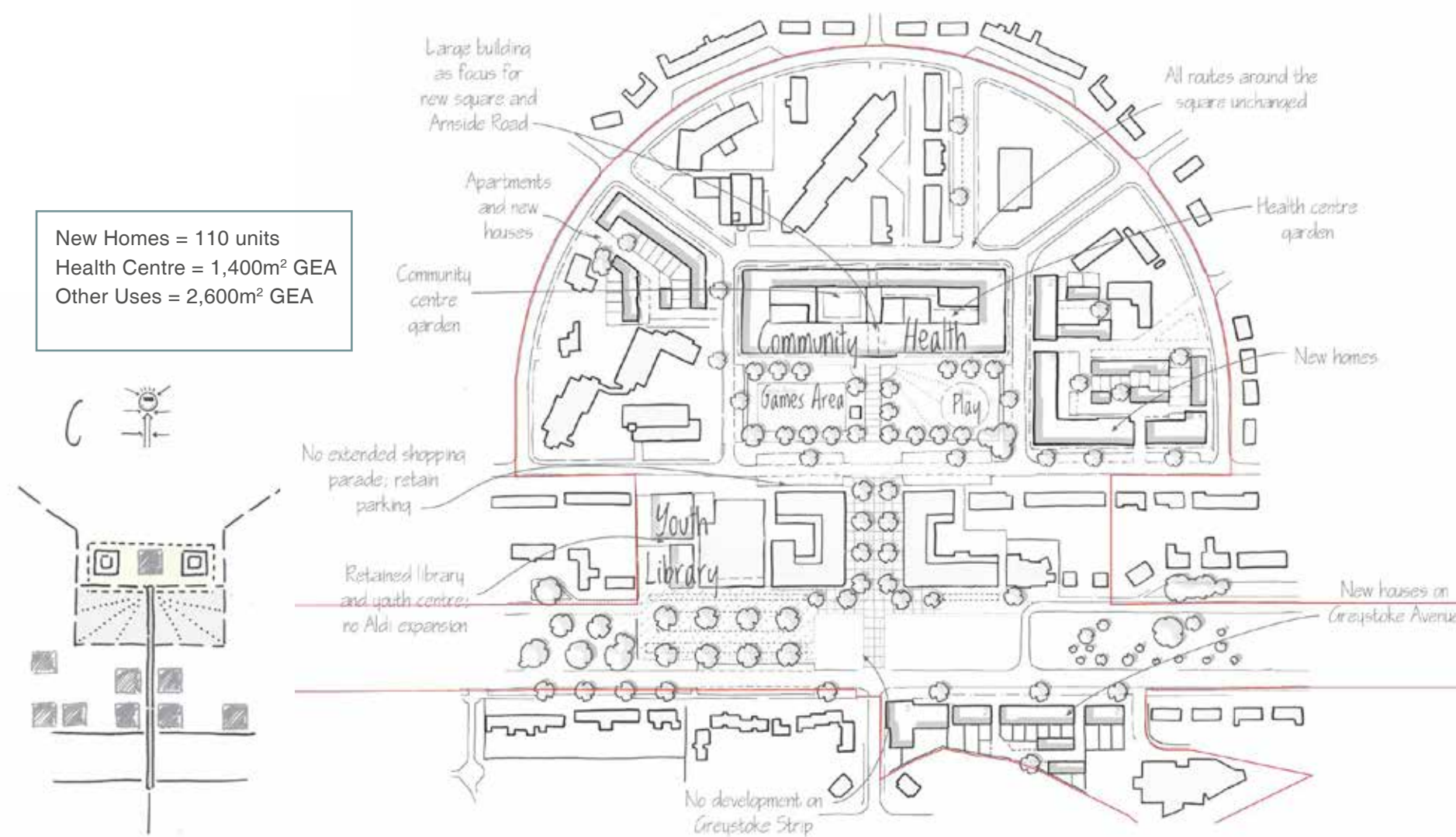


Figure 6.7 Option C - concept

Figure 6.8 Option C - masterplan

THE PREFERRED OPTION

- 6.22

These different options were tested at a meeting of the AGPR on 24th August, with a view to selecting a preferred option. The different options were appraised by the SDT project team in advance of the meeting in general terms (refer to table 6.1), and against the masterplan objectives (refer to Appendix 5). This concluded that the two most advantageous options are Options A and B2.
- 6.23

The AGPR meeting then appraised these two options – A and B2 – against the same criteria. Option A outscored B2 fairly comfortably (175 to 144), scoring particularly well in relation to:

▪ The quality and range of community facilities being provided and the opportunities they present for synergies to be captured.

▪ The safety and accessibility of the spaces provided.

▪ The diversity of housing sizes and types provided.

▪ Providing housing of sufficient density to improve the vitality and viability of community services, facilities and infrastructure.
- 6.24

Refer to Appendix 5 for more information

Option	Pros	Cons
A	<div><div>▪ Keeps the underlying geometry, routes, and sight lines of Southmead supported by new focal buildings.</div><div>▪ Spreads uses along a central spine; adaptable blocks appropriate for a number of uses and activity.</div><div>▪ Opportunity for a smaller and varied open spaces; retains the most existing trees.</div></div>	<div><div>▪ Poor north frontage to the open space.</div><div>▪ Car park needs alternative entrance and Arnside Road, including junctions, given a pedestrian priority.</div><div>▪ Generally reliant on on-street parking provision</div></div>
B1	<div><div>▪ Terminates the Arnside Road view with a focal building and community use.</div><div>▪ Strong frontages plausibly developed in early phases on all sides of the open space.</div><div>▪ Opportunity to easily integrate streets, active uses and open spaces including drainage</div></div>	<div><div>▪ Difficult block configuration that may compromise non residential uses and residential amenity.</div><div>▪ Challenging viability and phasing of</div><div>▪ Community facilities; off centre.</div><div>▪ Creating an appropriate opportunity to complete the Arnside parade may entail complex street alterations.</div></div>
B2	<div><div>▪ Terminate the Arnside Road view with a focal building and community use.</div><div>▪ Strong frontages plausibly developed in early phases on all sides of the open space.</div><div>▪ Opportunity to easily integrate streets, active uses and open spaces including drainage</div></div>	<div><div>▪ Difficult block configuration that may compromise non residential uses and residential amenity.</div><div>▪ Orientation of access from Embleton Road has a problematic microclimate and public quality.</div><div>▪ Creating an appropriate opportunity to complete the Arnside parade may entail complex street alterations.</div></div>
C	<div><div>▪ New building terminates Arnside Road view and open space integral to its setting.</div><div>▪ Proportions form an adaptable open space.</div><div>▪ Possibility to provide a greater amount of community uses in the first phase(s) in one location</div></div>	<div><div>▪ Geometry of the block at odds with street layout; impacts desire lines and legibility.</div><div>▪ Limited integration of the community facilities with the shopping parades as one ‘town centre’</div><div>▪ Takes activity away from Greystoke Avenue, the crossroads, the ‘centre’ and the southside of the estate.</div></div>

Table 6.1: Review of masterplan options



## REVIEWING AND REFINING THE PREFERRED OPTION

6.25 Following the workshop, the SDT project team worked on refining the preferred option – Option A. This was then presented to the community at two drop-in events, one at St Stephen's Church and one at the Greenway Centre on 7th and 8th September 2018. The events were well attended, with over 100 members of the community coming to give comments. Figures 6.11-6.13 summarise those comments. Responses were generally positive, with particularly positive elements of the masterplan being:

- The visual qualities of the scheme
- The amount of housing proposed.
- The quality and layout of the green space and relocation of the existing play space at its heart.
- The proposed public realm works to Arnside, wrapping the building's northern end and extending Arnside.

6.26 Less popular elements were proposals to move the community centre (in particular) and building on Greystoke Strip.

6.27 Elements people suggested should be changed were:

- The need to provide more parking.
- Diversifying the range of shops (presumably as opposed to just providing community/ non-residential uses in new development).
- Moving the community centre.

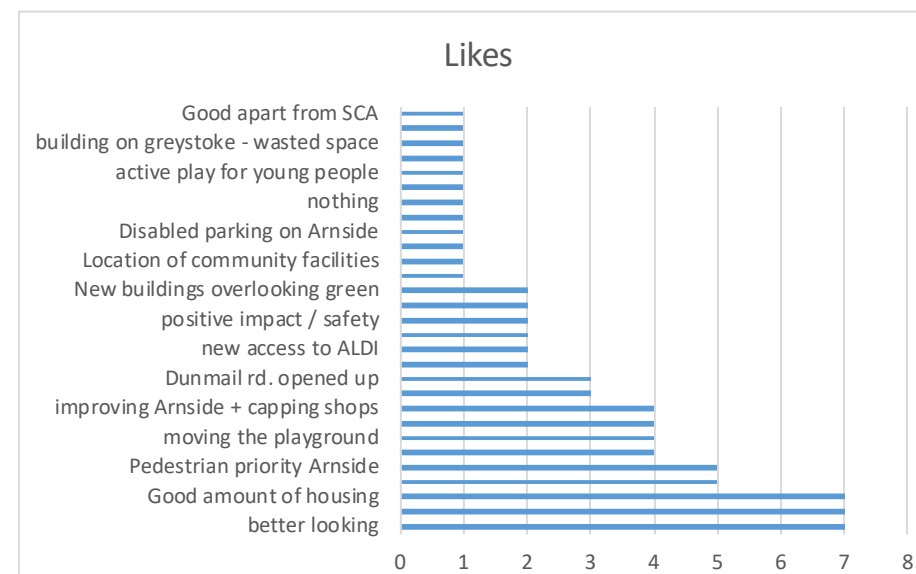


Figure 6.9 Preferred option feedback - what people liked

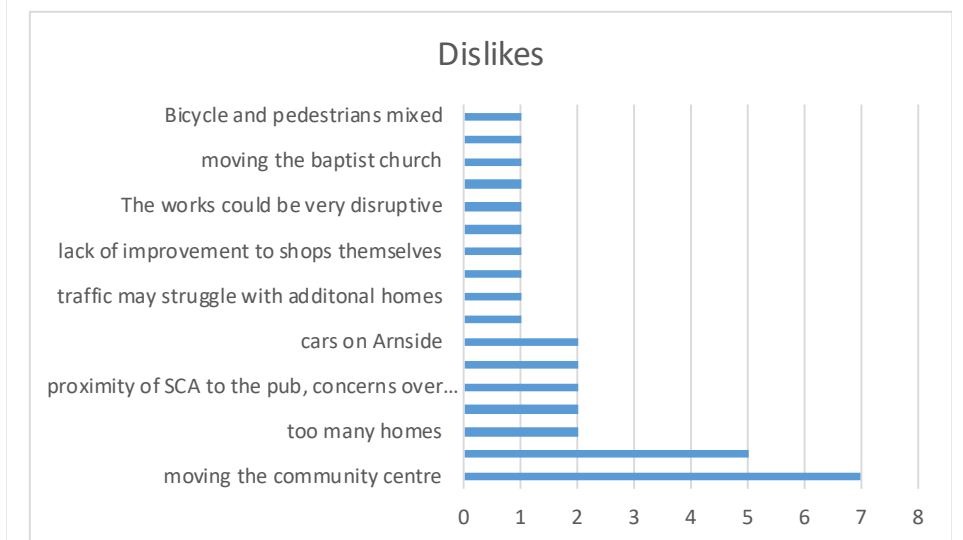


Figure 6.10 Preferred option feedback - what people disliked

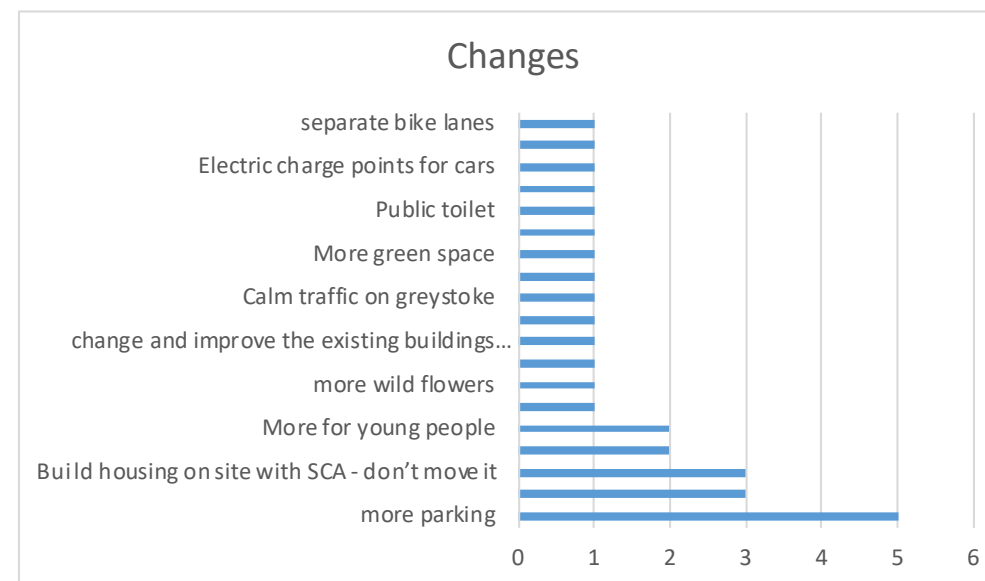


Figure 6.11 Preferred option feedback - what people would like changed

- 6.28 However, overall and as captured by figures 6.10-11, there was strong agreement that:
- The proposals reflect the priorities of Southmead Community Plan
  - The proposals are a positive vision for Southmead.
- 6.29 On that basis, option A has been broadly progressed as presented. However, we have taken into account strong opposition to the re-location of the Southmead Community Centre and as a result, have chosen not to pursue the re-location of that facility as part of the masterplan.



Figure 6.12 Preferred option feedback - summary board 1



Figure 6.13 Preferred option feedback - summary board 1



# 7

## THE MASTERPLAN

### THE CONCEPT

7.1 Based on the outcomes of the community engagement process, the key principles underpinning the preferred masterplan are:

- Extend the central spine of the centre – currently Arnside – northwards into the square, and in parallel draw the greenery of Glencoyne Square down into Arnside
- To retain a y-shaped green space at the northern end of the spine, to connect to key pedestrian routes to the North west (Embleton Road) and north east (Lanercost Road).
- To deliver higher-density, mixed-use development predominantly comprising 1/2-bed apartments and other uses on Glencoyne Square, including the re-located health centre and library.
- To create a strong community 'hub' focus at the southern end of Arnside, with a flexible new building built on the eastern side of Arnside, potentially accommodating a new youth centre, workspace and/ or training facilities, together with other community uses. Together with the existing community centre, this would create a critical mass of community activities at the southern end of Arnside.
- Provision of new residential uses to the east of Glencoyne, potentially comprising senior living accommodation.

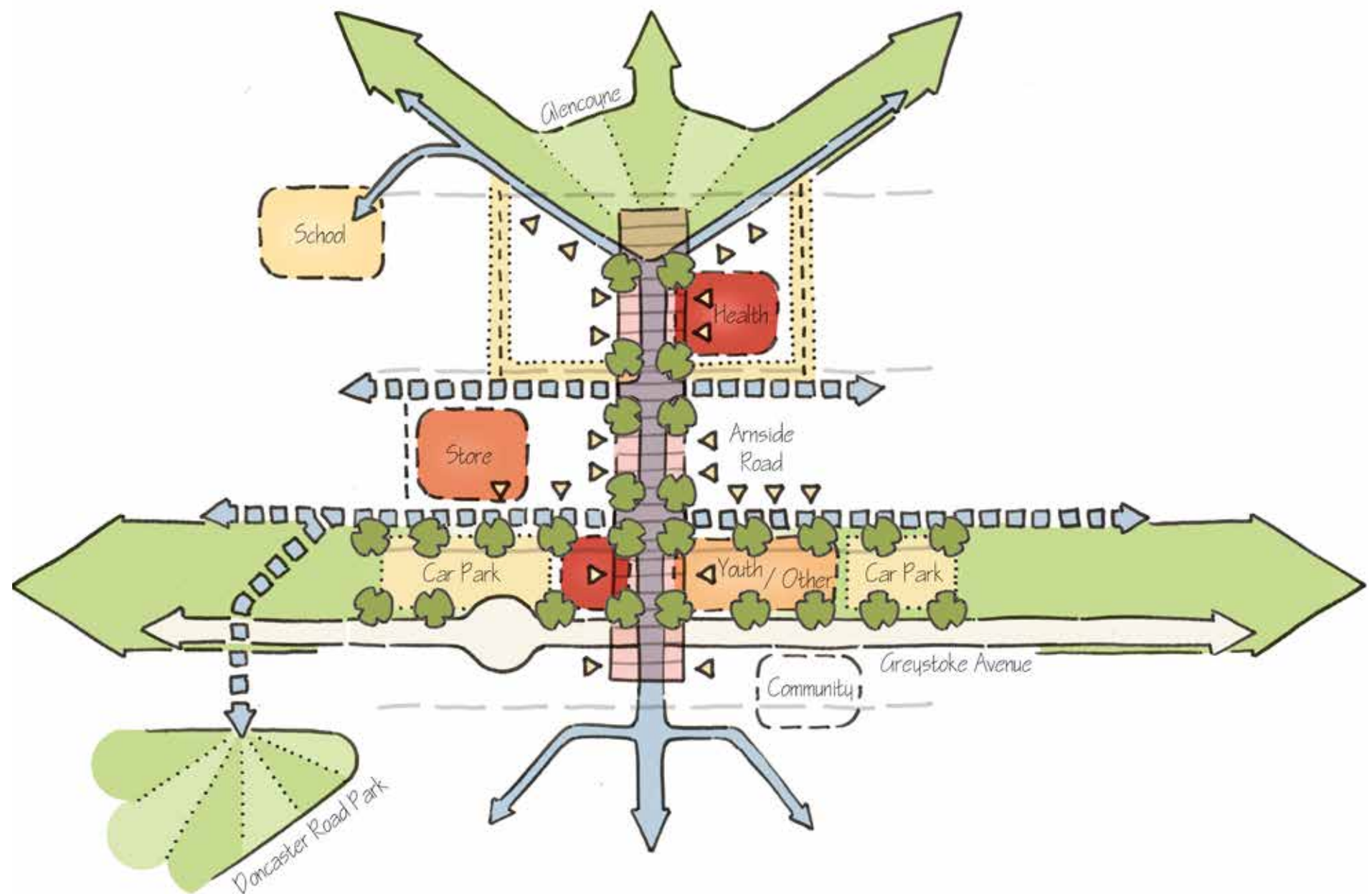


Figure 7.1 The concept





Figure 7.2 Illustrative masterplan





**Figure 7.3** Regular entrances, structured frontage and plenty of overlooking terraced housing



**Figure 7.4** Mixed use community hub (Gainsborough Square)



**Figure 7.5** Public open space engaging all the community



**Figure 7.6** Pedestrian priority high street with flexible space for different activities throughout the day



**Figure 7.7** Mix of residential and commercial uses on a key spine route



**Figure 7.8** Residential over other uses providing a strong frontage and varied activity



## NEW USES AND FACILITIES

7.2 The masterplan would deliver a mix of new uses and facilities for the community across the centre. These include the following.

### COMMUNITY USES

- The co-location of the re-located health centre and library within the eastern perimeter block on Glencoyne Square at ground floor level, in order to capture synergies between the two and provide an active use onto the new northern extension of Arnside. This would help facilitate social prescribing and other benefits of co-location and create a focus at the northern end of the centre. In early discussions, the health centre expressed support for this idea, and the type of space emerging.
- The health centre would also welcome co-location with a range of other facilities, in a more holistic 'healthy living centre', potentially including a launderette, dentist, gym, fitness/ dance studio, sensory room, youth space, library, a room for hire and a climbing wall. Based on the current layout, these uses (subject to viability), could either be provided in the ground floor of the western perimeter block on Glencoyne Square. In a dispersed hub, or in a second hub in the proposed flexible new community space at the southern end of Arnside.
- A new youth centre in the block at the southern end of Arnside, potentially co-located with other community facilities, such as gym, fitness studio, climbing wall and external active play space.
- The 'pavilion' building adjacent to the Aldi car park could also accommodate a further flexible community space, community café or even the library, should that not come forward in Phase 2.
- The Southmead Community Association redevelopment discussion is ongoing.

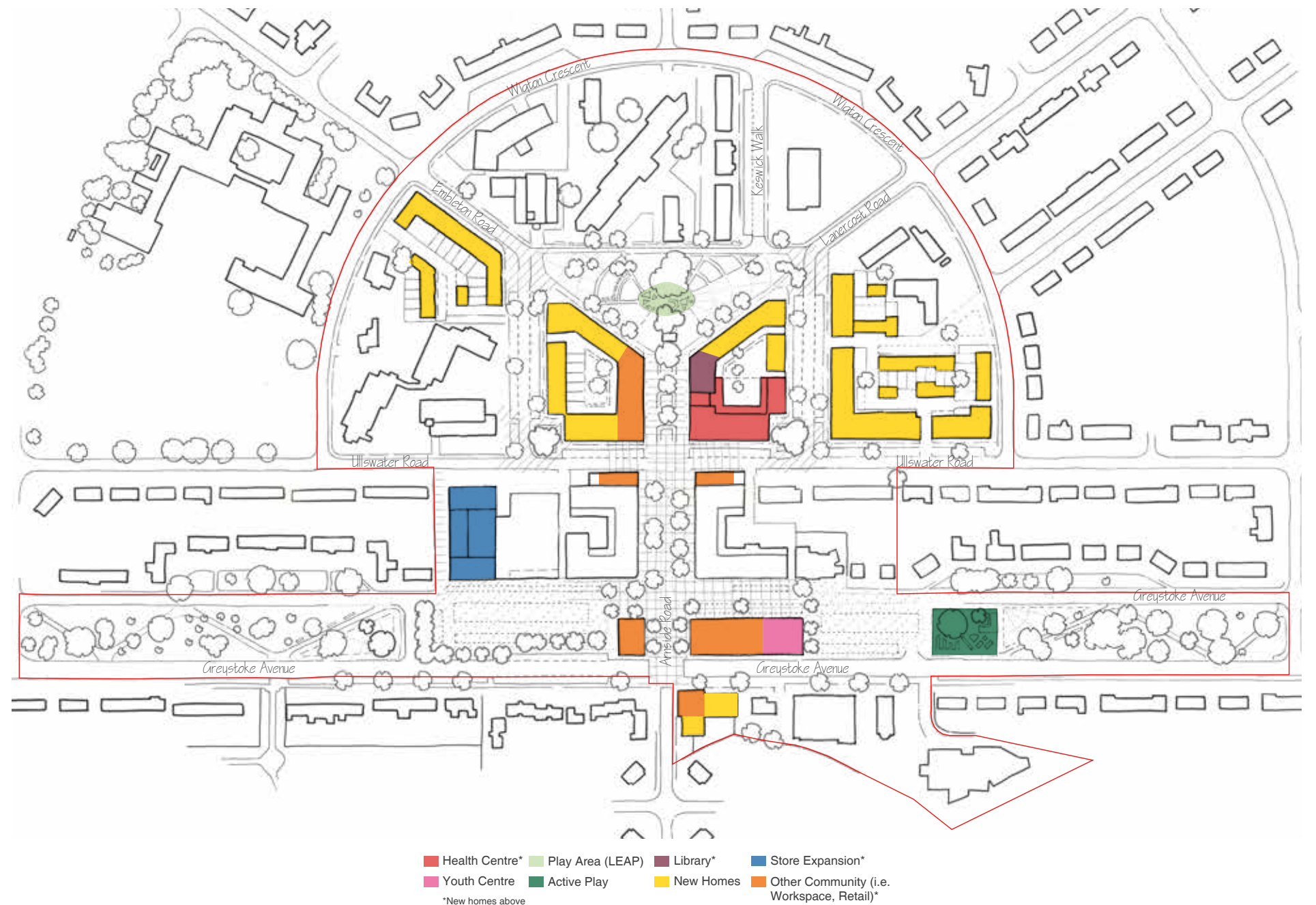


Figure 7.9 Indicative uses and facilities



**BUSINESS AND EMPLOYMENT**

- The flexible floorspace on the western side of the new northern extension of Arnside, adjacent to the Aldi car park at the southern end of Arnside and to the north of the existing Arnside blocks, potentially accommodating workspace or retail (such as a community café)
- Aldi expanding into the site currently occupied by the library and youth centre, with residential or workspace provided above.
- Southmead House being either:
  - Retained for employment use, potentially in the form of a workhub/ flexible workspace for a mix of users, including business start-ups and move-on space.
  - Redeveloped for housing.

**RESIDENTIAL**

- 7.3 Housing would be provided across the centre across a number of sites:
- Apartments and terraced housing/ maisonettes on the western/ eastern sides of Glencoyne Square and fronting the retained open space.
  - A mix of houses (terraced and mews-type housing) and apartments on the Embleton Road play park and Whitehall site.
  - A mix of apartments with mews housing to the rear on the health centre and URC sites.
  - Apartments above the extension to Aldi.
  - A mix of apartments on the Tesco site and housing on the Southmead House site, should these come forward for development.

- 7.4 The tenure would be a minimum of 30% affordable housing on all sites, with the precise split between social rented and intermediate tenures to be discussed and agreed with the Council. The mix of sizes is to be discussed and agreed with the Council, although given the need for housing for first time buyers and downsizers in the area, the need to increase the density of development and the predominance of family housing in the area, this is expected to be predominantly 1- and 2-bed apartments.

**QUANTUM**

- 7.5 Table 7.1 provides a summary of the approximate floor areas for different uses this would equate to, across the masterplan area.

Use	Quantum
Residential	240-330 (depending on size mix)
Health	1,000sqm
Retail store (Aldi)	1,200 additional
Other (community, retail, workspace etc.)	5,650 sqm

Table 7.1: Approximate floor areas for different uses



Figure 7.10 Pedestrian priority residential street with front gardens and planting



Figure 7.11 Pocket spaces and pedestrian routes provide opportunity for wildlife, play, enjoyment and community planting

## TRANSPORT AND MOVEMENT

### ARNSIDE

- 7.6 As the main spine through the centre, would be the main focus for interventions in the public realm. This would include its transformation into a 'pedestrian-priority' space, running from Greystoke Avenue in the south, up through Arnside and Glencoyne Square, and dividing at the heart of the space to link up to Embleton and Lanercost Roads. The northern half – on Glencoyne Square, would be car-free, allowing for servicing and emergency access, pedestrian priority, segregated space, in the southern half for vehicles, cycles and pedestrians.
- 7.7 In order to reduce congestion at the southern end of Arnside – an existing problem – the existing left-hand turn from Arnside into Aldi car park will be closed except for emergency and service vehicle access. Access to the Aldi car-park would be relocated to the western side, to be accessed from the northern arm of Greystoke Avenue.
- 7.8 In order to further reduce through traffic in Arnside, we propose a new link across Greystoke Strip, to connect Greystoke Avenue to Dunmail Road. This would be complimented by a new access off Greystoke Avenue, into a new car park to the east of the proposed community space east of Arnside.

### GLENCOYNE SQUARE

- 7.9 In order to create a generous green space on Glencoyne Square, the northern arm of Glencoyne Square would be closed to vehicles and landscaped in order to integrate it into the space. The exception would be the western end, which would allow access for residents of the Woodknook to the north. The other arms of Glencoyne Square would be converted to one-way streets in order to further reduce through traffic.

### IMPROVING PEDESTRIAN CONNECTIVITY

- 7.10 The extension of Aldi and redevelopment of the adjacent library and youth centre, provides the opportunity to open up an improved north-south pedestrian route to the west, with improved natural surveillance and pedestrian safety.

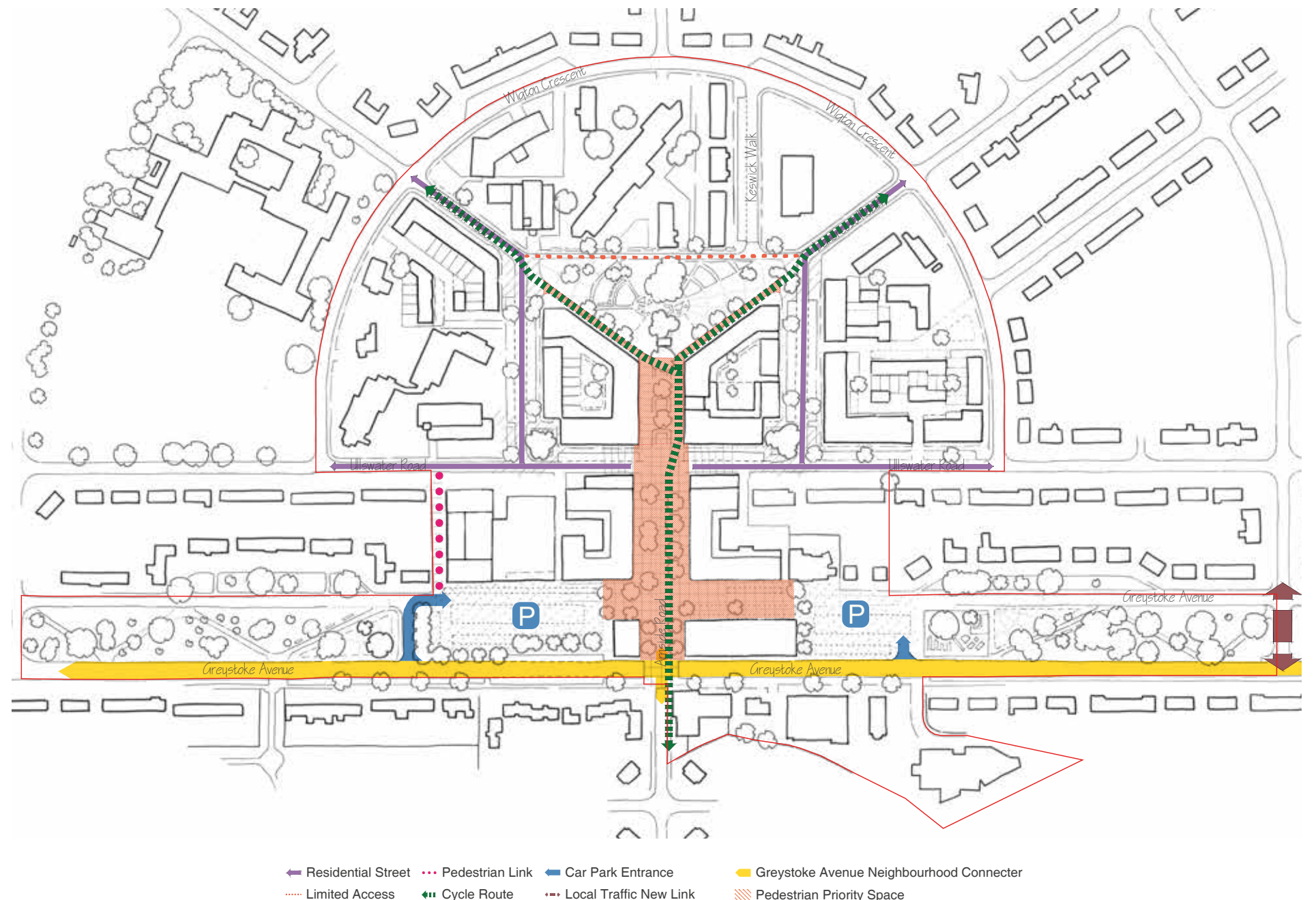


Figure 7.12 Indicative transport and movement



CAR PARKING

- 7.11 Additional parking for the centre will provided by the new car park to the east of the new community space proposed east of Arnside. Parking around Glencoyne Square would be on-street parking with possible further provision in an undercroft. Extending on street parking around Glencoyne Square has the potential to provide around 40 new spaces. A further solution to increase residential parking is a secure undercroft parking that could provide 20 or more secure parking spaces.
- 7.12 This provision aims at around one parking space per two homes; though this will be subject to transport assessment, proposed mix of homes and uses and further conversations on approach to parking across the town centre and estate.
- 7.13 The masterplan indicates and number of solutions, in order of preference these are:
  - On street parking
  - Rear access parking
  - Parking courts and squares
  - Coach houses and integral car ports
  - Secure undercroft parking
- 7.14 The exact number of parking spaces to be provided will be identified within evolving designs, detailed proposals and prospective planning applications.

CYCLE PARKING

- 7.15 Improvements to Arnside Road and the wider estate will continue to enhance cycling as a choice for travel. New homes and other uses will include a significant portion of residential cycle parking. Other uses such as retail and community uses, will also require spaces that should be integrated into the street or forecourts.

- 7.16 This will reflect the minimum requirement set out by Bristol City Council (summarised in Table 7.2).
- IMPACT
- 7.17 Transport consultant Jubb has reviewed the masterplan proposals and concluded that a development on this scale would result in a relatively low impact on the local highway network. They have highlighted the potential for the proposed development to tie in with infrastructure being delivered in the wider area including those planned at Filton as part of the Cribbs-Patchway New neighbourhood (bus connections), MetroWest Phase 2 enhancements (rail connections) and to links to existing and improved cycle infrastructure (the Southmead Quietway and National Cycle route 4).
- 7.18 Based on Bristol City Council’s car parking standards, the masterplan proposals will require a maximum of approximately 402 car parking spaces (see Table 7.1) However, there should be scope for a significant reduction on this figure given existing and proposed sustainable transport options.

Use	No.	Maximum Car Parking
Residential (C3)	256 units (1, 2 & 3 bed)	298
Retail (A1)	1,616m²	86
Community (D1)	2,268m²	113
Workspace (B1/B2)	916m²	18
Total	-	515

Table 7.1: Approximate masterplan maximum car parking requirement based on Bristol City Council Site Allocations and Development Management Policies Appendix 2 Parking Standards Schedule (Adopted) July 2014



Figure 7.13 Convenient cycle parking, and flexible street with integrated parking and strong frontages

Use	No.	Minimum Cycle Parking
Residential (C3)	256 units (1, 2 & 3 bed)	397
Retail (A1)	1,616m²	12
Community (D1)	2,268m²	23
Workspace (B1/B2)	916m²	4-10 (subject to use class)
Total	-	436-442

Table 7.2: Approximate masterplan minimum cycle parking requirement based on Bristol City Council Site Allocations and Development Management Policies Appendix 2 Parking Standards Schedule (Adopted) July 2014





**Figure 7.14** Pedestrian priority street



**Figure 7.15** Car free street with controlled servicing



**Figure 7.16** Pedestrian priority street with retained kerbs



**Figure 7.17** Creative approach integrating street, cycle parking, parking and gardens



**Figure 7.18** Pedestrian priority street with delineated spaces and dispersed cycle parking for convenience



## STREETS AND SPACES

7.19 The key elements of the master plan are:

- The creation of a consolidated and enhanced triangular open space at the northern end of Glencoyne Square (The Triangle).
- A landscaped spine running from Greystoke Avenue, terminating at the new green space at the northern end of Glencoyne Square.
- Enhancements to landscaping along Greystoke Strip (The Greystoke Trail).
- Pocket parks/ spaces demarcating the corners of Glencoyne Square and the entry points to the scheme north of Arnside.
- Semi-private (communal) open spaces at ground and/ or podium level, within the Glencoyne Square perimeter blocks.

7.20 These are discussed further below.

### THE TRIANGLE

7.21 The Triangle would accommodate a mix of types of green space to encourage interaction, active use of the space and the visual richness.

7.22 The central play area, which will release the Embleton Road play area for future development, would provide a focal point at the heart of the space. The play area will be provided among the row of mature trees which run down the centre of the northern end of the space – one of the best features of the existing green space.

7.23 Other elements could include lawns, wild flower meadows, social spaces and a community garden.

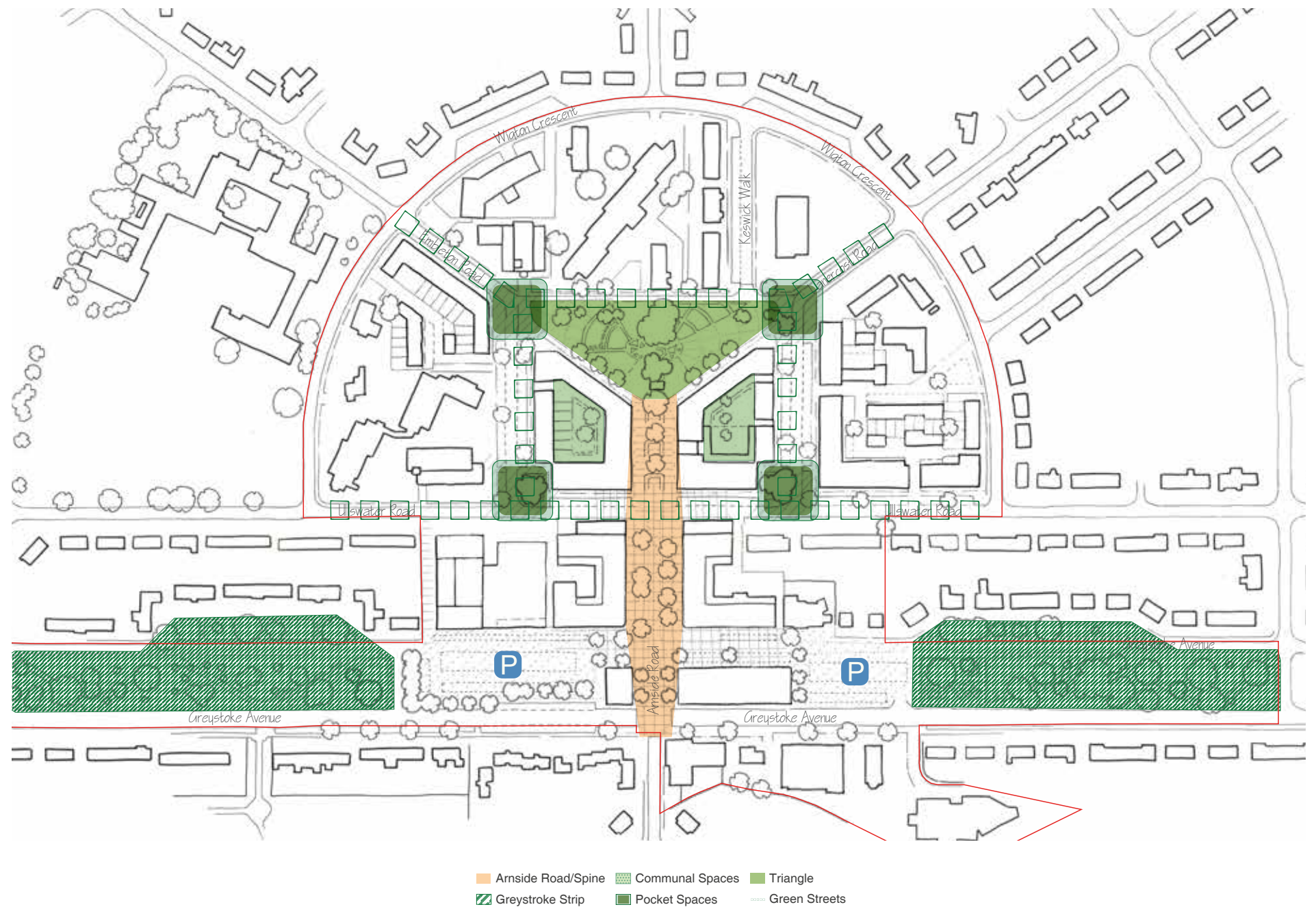


Figure 7.19 Indicative streets and spaces



## ARNSIDE (NORTH AND SOUTH)

7.24 Arnside Road 'South' – the retail heart of Southmead - will be re-landscaped, to create a more pedestrian-oriented space, which will encourage people to dwell, interact and relax in the centre. This will include:

- Re-surfacing existing road and pavements.
- Re-aligning the road to remove the chicane, with traffic calming provided by more strategic interventions (reducing traffic flows) and surfacing treatments.
- Additional tree planting and planters incorporating sustainable urban drainage (SUDS) features to create a more enticing, relaxing environment and reducing run-off.
- Renewing and replacing existing seating, litter bins and signage.
- Reducing parking (to disabled only) and improved loading.

7.25 Arnside Road 'North' would provide a focus for health and wellbeing in Southmead, with a streetscape to match. The street would be fully pedestrianised (albeit with emergency access) with a stepped profile responding to the site topography. This will create the opportunity to provide a series of steps for sitting on, to encourage people to pause, chat and relax, alongside a series of trees in planters. These can also include water/ sustainable drainage features, which will form part of the wider SUDS strategy.

## GREYSTOKE TRAIL

7.26 Greystoke Strip will be transformed into 'Greystoke Trail'. New landscaping will create a tree-lined avenue, interspersed with a series of 'events'/ activities. This will potentially include additional planting to further soften the space, enhance biodiversity and add to its visual interest. New 'active play' spaces will be created. This could include a new play area close to the new youth centre and associated car park.

## POCKET PARKS

7.27 New pocket parks/ transitional spaces will be created at each corner of Glencoyne Square. These will be used to signify the 'gateways' to the centre, through the landscaping treatment. The southern spaces will incorporate the existing mature trees, some of the most substantial in Glencoyne Square, and act as part of the traffic calming strategy.

## COMMUNAL SPACES

7.28 Communal amenity space will be provided at the heart of the two perimeter blocks on Glencoyne Square. These could be provided at either ground, or podium level above undercroft car parking, depending on the precise nature of the ground floor uses. These semi-private spaces will be for use by residents of the development and potentially occupants of the ground floor uses, also. They will be overlooked by the upper floor apartments, creating a safe, controlled space for socialising and play at the heart of the blocks. The units will also benefit from private amenity space, in the form of balconies, terraces and in the case of ground/ podium-level units, garden space.



Figure 7.20 Wildflower planting



Figure 7.21 Varied space including play space and nature space



Figure 7.22 Integrated play, water / drainage features



## THE BUILDINGS

7.29 In terms of the scale and form of development, there are five broad building typologies within the masterplan:

- The mixed-use perimeter blocks on Glencoyne Square
- The residential areas on Embleton Road and on the health centre/ URC sites.
- The buildings for community use at the southern end of Arnside.
- The mixed retail/ residential developments over Aldi and Tesco.
- The new blocks 'rounding off' the northern end of Arnside.

### MIXED USE - GLENCOYNE SQUARE

7.30 The blocks would be predominantly four storeys in height, with 'active' ground floor uses (community, retail, workspace) fronting onto Arnside North, Glencoyne Square (eastern side) and residential on the other elevations. There would be five storey elements on the two southern corners onto Ullswater Road, to 'signpost' the heart of Southmead, increase density in the most accessible location and act as a focal point in views along Arnside and Ullswater roads.

7.31 At ground floor level, the eastern block would house the health centre, and the western block would provide flexible floorspace, capable of use for either community, workspace or retail-type uses with residential above. The residential components of the blocks would be a mix of single-storey and duplex (maisonette) apartments, to provide a mix of 1/2-bed accommodation and diversify the overall housing mix in the area.

### RESIDENTIAL – EMBLETON AND HEALTH CENTRE/ URC

7.32 The residential blocks fronting onto Embleton and Glencoyne Square (west) roads would comprise a mix of apartments, terraced housing and duplex units (precise mix to be determined). The housing fronting onto Embleton Road and Glencoyne Square would be three storeys, with a terrace of two-storey 'mews' housing to the rear.

7.33 A similar approach would be adopted for the housing on the health centre/ URC sites, with a mix of three-storey apartments, terraces and duplex apartments fronting onto Glencoyne Square (East),



Figure 7.23 Illustrative masterplan massing



Ullswater and Wigton roads, with terraces of two-storey mews housing to the rear.

### COMMUNITY BUILDINGS – YOUTH/ PAVILION

- 7.34 The community buildings at the southern end of Arnside would comprise a three-storey linear block to the east of Arnside of approximately 3,000m<sup>2</sup>, which could accommodate a re-located youth centre, workspace and training facilities, together with other flexible community spaces. Additional parking would be provided to the east to support these uses. To the west, there is scope to provide a ‘pavilion’ building, to accommodate further community uses or additional workspace.

### RESIDENTIAL OVER RETAIL

- 7.35 If Aldi expands onto the youth/ library site, any extended building should accommodate a mix of uses, preferably including housing above, in order to make efficient use of land and enhance activity and natural surveillance within the centre. The building would be three storeys, with retail at ground floor and apartments/ maisonettes above.
- 7.36 This will ensure that the building incorporates ‘active’ frontages on all sides, with the retail ‘box’ wrapped with retail frontage onto Greystoke Avenue, and residential use to the west and north. This would create the opportunity to open up a new, safer pedestrian route from Greystoke Avenue to Ullswater Road, overlooked by residential uses. The approach of building apartments over retail in this way is commonplace elsewhere.
- 7.37 The masterplan would also see the Tesco site redeveloped at a higher density, with the existing Tesco Express re-provided within the ground floor of a building of predominantly four storeys, potentially rising to five storeys at the intersection of Greystoke and Trowbridge roads. The residential component would be in the form of apartments.

### NORTH ARNSIDE

- 7.38 The precise strategy for enhancing the northern elevation of the Arnside blocks is to be determined. However, there is potential to place two three-storey blocks on the northern façade, with retail, commercial or community uses at ground floor, with residential apartments above. However, there are several detailed design considerations that would need to be addressed, before this can be considered to be a realistic option, including access arrangements (existing and proposed) building depth and quality of units, waste and parking arrangements.
- 7.39 A fall back will be to tidy up the existing elevations by consolidating waste storage, parking and access arrangements and a more cost-effective treatment to enhance elevations (for example through a mural, street art, a green wall or similar), potentially complimented by temporary/ semi-permanent ground floor uses, such as a café in a shipping container, retail kiosks etc. This requires further investigation and feasibility testing.



**Figure 7.24** Apartments at the ground floor benefit from front gardens around an overlooked communal space



**Figure 7.25** Apartments and ground floor duplex's providing for different needs



**Figure 7.26** Both public spaces and architecture signify main entrances



## 7.40 FLOOD RISK AND DRAINAGE

- 7.41 The masterplan has been designed to take account of the areas at the greatest risk of surface water flooding. The main flow path runs down Lanercost Road, across the boundary between the URC and health centre sites, down the southern half of Glencoyne Square east, along Ullswater Road and down Arnside. The area most at risk is Arnside itself (refer to Figure 7.7).
- 7.42 The masterplan layout has been designed to take this into account, with a new street introduced along the northern boundary of the health centre site and a 'cut-away' corner housing a pocket park in the south-eastern corner of Glencoyne Square, where the flow rate is highest.
- 7.43 This would be supplemented by a mix of SUDS features in the new open spaces created (attenuation basis, swales etc.) – notably The Triangle, the pocket parks, on Greystoke Trail and along the southern boundary of the Aldi car park – and features integrated into the street design. The latter would include rain gardens.

## ENERGY AND SUSTAINABLE DESIGN

- 7.44 HIF Funding is available to forward fund energy infrastructure at Southmead. BCC is giving strong consideration to funding a ground source micro district heating system in the centre of Southmead, as part of the approach to reducing carbon emissions on development across the sites.
- 7.45 The system would use ground source heat pumps of 200-250m depth, to extract heat from the ground to reduce the overall energy requirements of the development. The pipes would transfer heat directly into the homes, without needing a centralised energy centre. This can also be reversed in summer to provide cooling.
- 7.46 This could contribute towards a significant proportion of the renewable energy requirements across the masterplan area, in accordance with planning policy targets. It would also provide low cost energy to affordable homes and contribute to reducing the effect of fuel poverty on people with low incomes.

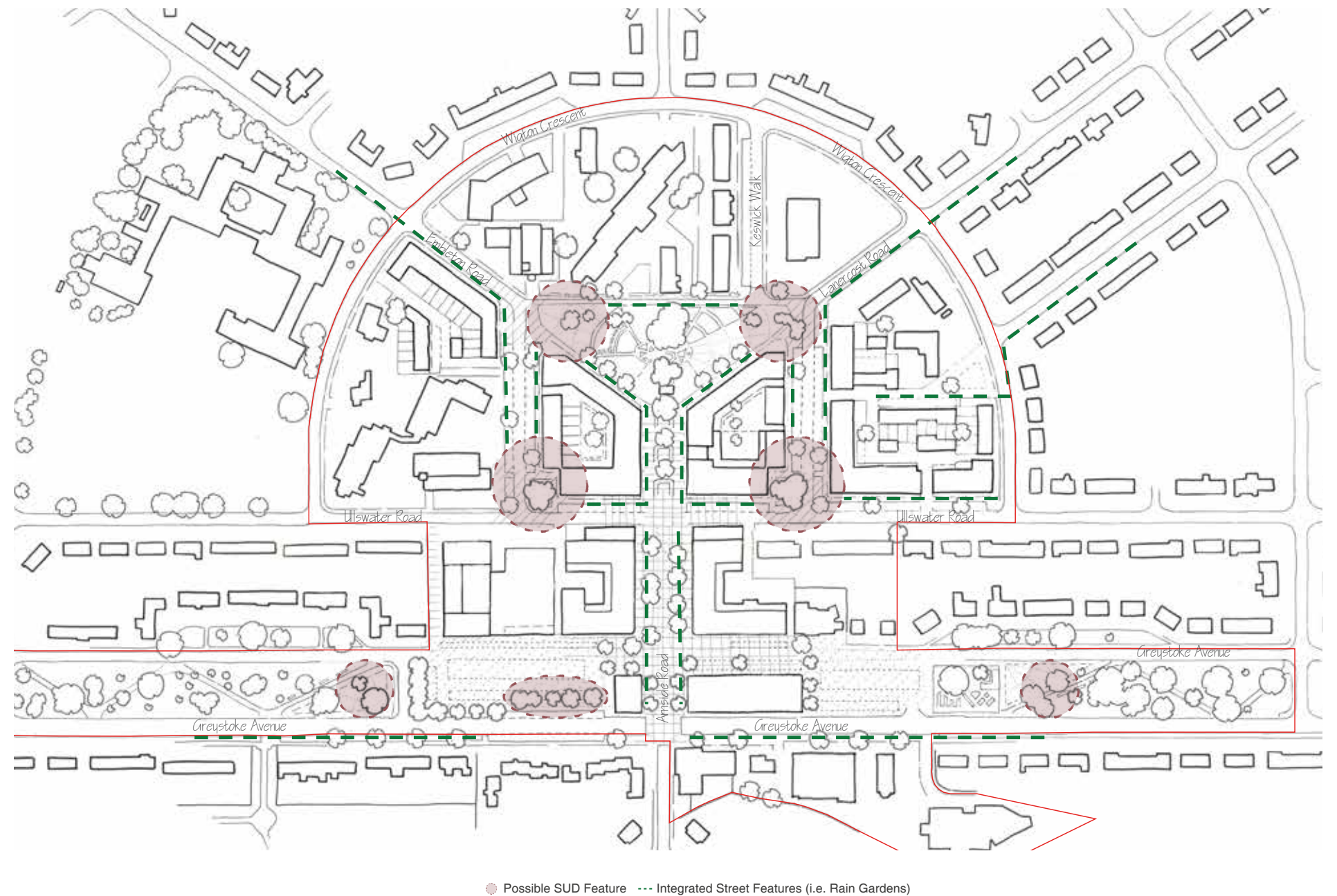


Figure 7.27 Indicative drainage feature opportunities



## UTILITIES

- 7.47 The existing sewers running across the site can be either re-directed or a build-over licence can be obtained.
- 7.48 SDT will investigate providing full high-capacity Fibre To The Premises (FTTP) internet connections to all new residential developments. This will provide great amenity and futureproofing for occupants – far better than standard broadband provision. Having the infrastructure for more than one provider enables occupants to select the most competitive provider.
- 7.49 There is an opportunity to secure funding from wither BT Openreach or Virgin Media, to pay the cost of providing appropriate ducting/fibre optic cabling to each home as a part of the construction phase. BCC will also consider extending its own BNET infrastructure to central Southmead to support local community facilities.

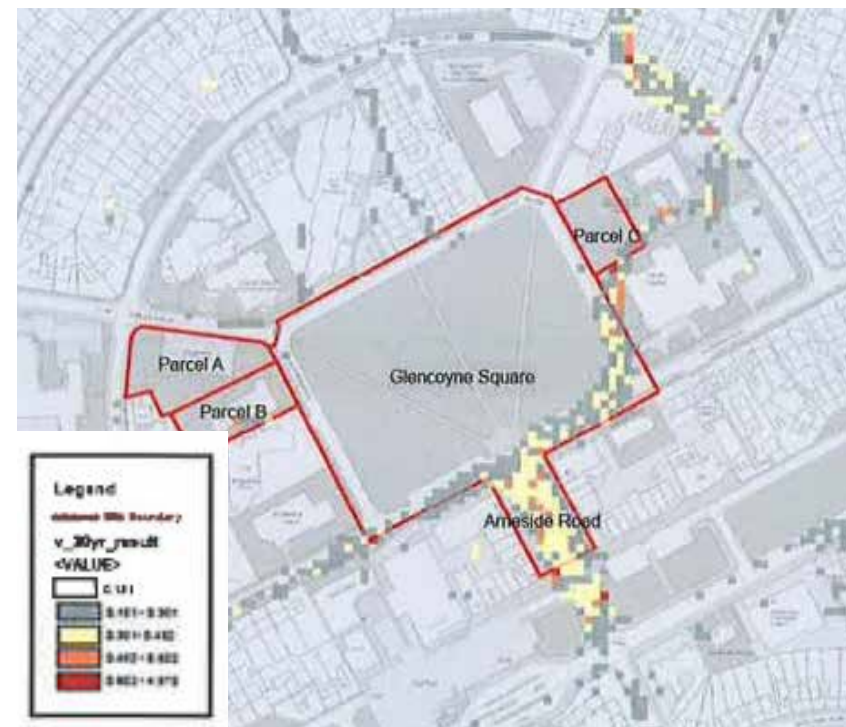


Figure 7.28 Surface water flooding - velocity map (source: BCC)



Figure 7.29 Rain gardens integrated into the pavement



Figure 7.30 Water can provide interest in busy and well used environments



Figure 7.31 Considered drainage can be a feature



## HOW THIS MIGHT LOOK



Figure 7.32 Illustrative view looking south-west across The Triangle from north-eastern corner of Glencoyne Square





Figure 7.33 Illustrative view looking north up Arnside from Greystoke Avenue



# 8

## PRINCIPLES FOR FUTURE DEVELOPMENT

### INTRODUCTION

- 8.1 The masterplan described in Section 7 provides the overarching vision for Southmead. Multiple sites across a 10-15 period could come forward understanding these general principles.
- 8.2 This section translates this vision into key placemaking principles that should be considered in preparing development proposals across these sites. These are summarised in brief below and in the corresponding 'ideograms'.

### ANIMATE STREET FRONTAGE

- Strong frontages
- Maximise views between dwellings and the street
- Focus on the street level; frequent front doors, gardens and windows
- Possible balconies on upper floors



### MASSING COMPOSITION

- Uniform elevations; street segment frontages
- Ordered and repetitive form



### STREET CORNERS

- Buildings to mark vistas
- Corners could step up in height
- Corners buildings to front and overlook both aspects



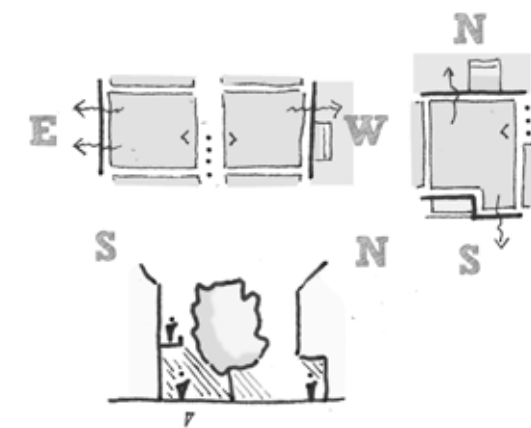
### RECOGNISABLE FORM

- Transition in form from the high activity Town Centre and Arnside Road, onto arterial routes and further into the wider Estate



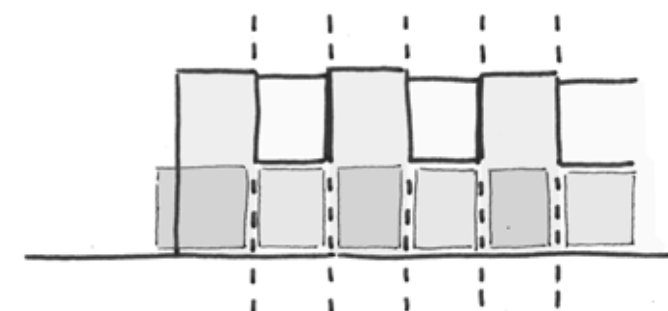
### ORIENTATION AND MICROCLIMATE

- Living spaces prioritised for south / southwest aspects
- Avoid excessive overshadowing of public spaces
- Recessed elevations and shelter appropriate on south / southwest aspect, to provide relief from sun, wind and rain
- Maximise potential of south facing roofs for potential solar energy



### EXPRESS INDIVIDUALITY

- Roofline, elevation rhythm, recesses and egresses (including balconies and decks) help define individual dwellings.
- Expressed street rhythm reflecting uses and layout of homes



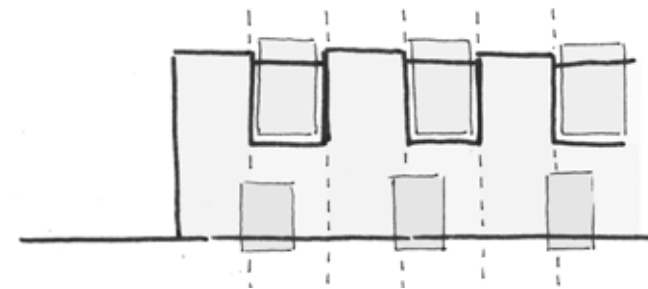
### FREQUENT AND CELEBRATED ENTRANCES

- Entrances add definition and interest
- Provide shelter and safe refuge at entrances
- Select expression of different uses and whether an entrance is for an individual dwelling or apartment core aids legibility.



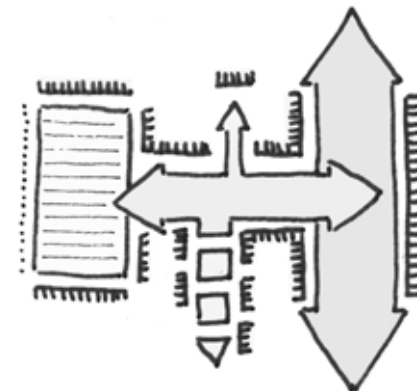
## HONEST MATERIALS

- Select key material palette
- Consistent and patterned material use
- Expressed palette and order
- Weight and importance given to the street level



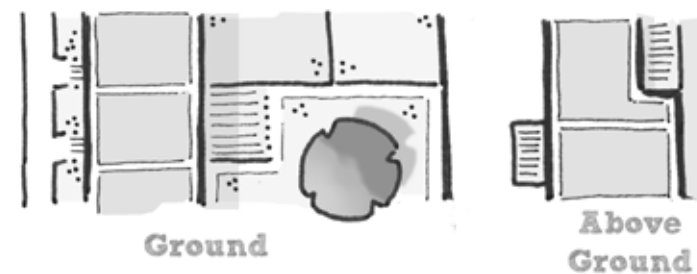
## STREET AND SPACE HIERARCHY

- Building frontage and mass ordered in response to the scale and importance of adjacent open spaces
- The greater the scale of space the greater the continuity of form
- Where a building frontage is not possible; a considered and attractive boundary treatment is used



## AMENITY SPACES

- Front gardens a key part of the street scene
- Select private gardens and small private terraces for apartments around a communal garden
- Communal gardens to be shared and with ease of access from different homes
- Select use of balconies, recessed terraces and roof gardens



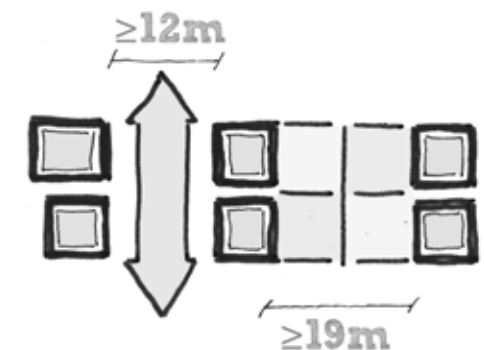
## BUILDING ALIGNMENT

- Understanding of existing street frontage
- Continuous building line on street segments
- Enclosed pocket spaces where appropriate



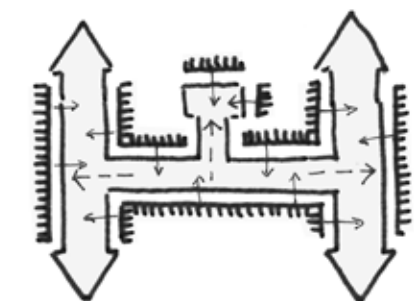
## PRIVACY

- Appropriate distances between new homes and neighbours; across streets and private areas.



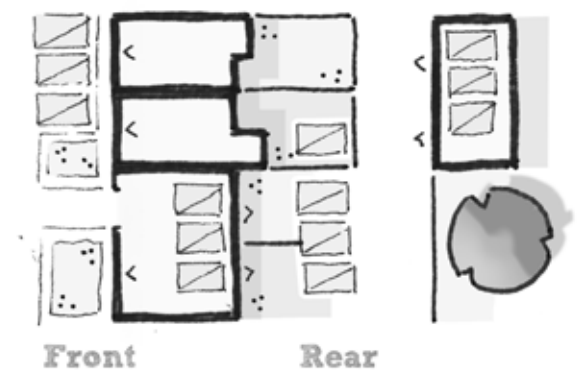
## SAFE CONNECTIONS & VISUAL STOPS

- All streets and connections have at least one strong frontage
- Where streets terminate the vista ends with a building
- Parking courtyards and side entrances are be directly overlooked and enclosed / overlooked by homes



## PARK WITH CONFIDENCE

- A mixed approach including:
  - On street parking
  - Rear access secure parking
  - Parking courts and squares
  - Coach houses and integral car ports
  - Secure undercroft parking
  - Parking courts and squares





# 9

## MAKING IT HAPPEN

### THE DELIVERY MODEL

- 9.1 Delivery for the following will be achieved by the following organisations:
- Arnside Public Realm Improvements, phase 1, led by Bristol City Council City Design Team.
  - Glencoyne Square, phase 2, will be achieved via partnership arrangement between Southmead Development Trust and United Communities Housing Association.
  - Further phases are to be agreed as the programme progressing utilising an appropriate delivery model.
- 9.2 This is partly to satisfy and maximise grant funding opportunities and also to maximise SDT's objective to own some of the homes as well as the non-residential space in order to secure an income that will fund the social value projects that address the inequalities and impoverishment as identified in the community plan.
- 9.3 The next steps after adoption of the master plan are to move to the detailed design stage. This will be done by selecting a contractor and appointing using a Pre-Construction Services Agreement. This will enable them to carry out all of the pre-planning work required working with the architects to produce a proposal for submission next year.
- 9.4 On planning approval a build contract will be let to the pre-construction contractor.
- 9.5 Sequencing of the build will reflect the following priorities:
- Conditions of planning
  - Freeing up other sites identified in this process for development
  - Impact on neighbourhood (both residents and traders)
  - Maximising build delivery efficiencies
  - Maximising funding requirements and cash flow optimisation
- 9.6 An illustrative funding model is shown in figure 9.1.



#### Option 1 - Preferred Delivery Structure: Community as Developer

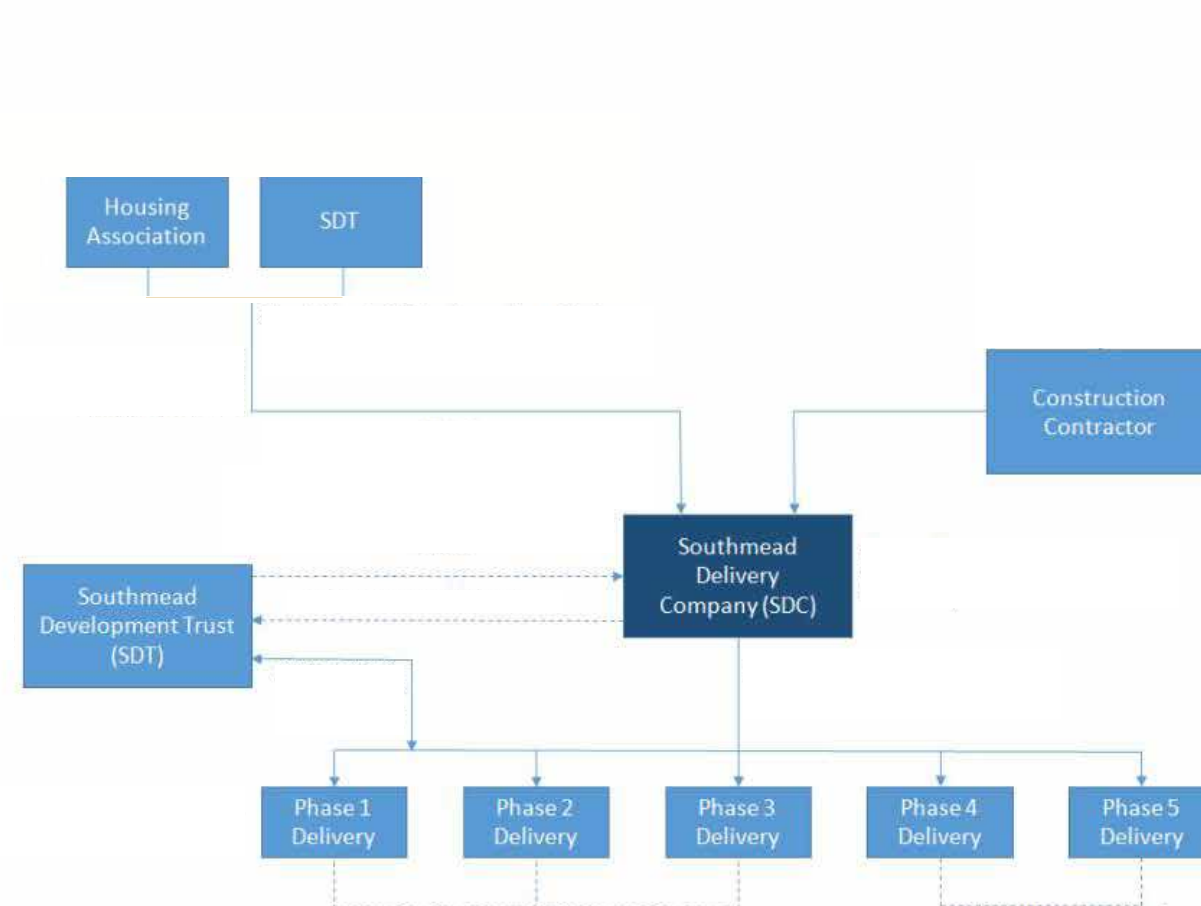


Figure 9.1 Illustrative funding model (Source: Town Centre Vision document)

FUNDING THE PROPOSALS

9.7 The proposals will be funded via both public and private funding.

9.8 Public funding avenues include:

- Homes England
- Bristol City Council
- Power to Change
- Social Investment

9.9 Private funding avenues include:

- Banks
- Investors - public and private

9.10 Both SDC and UC will look to maximise public funding opportunities given this is a relatively low value area and the project is a complex demanding build which is therefore likely to have higher costs than a ‘greenfield’ development. This challenges viability, but adequate public support to compensate appears to be available.

9.11 Homes England have released both revenue and capital funding ‘pots’. A bid for revenue is due to be submitted imminently.

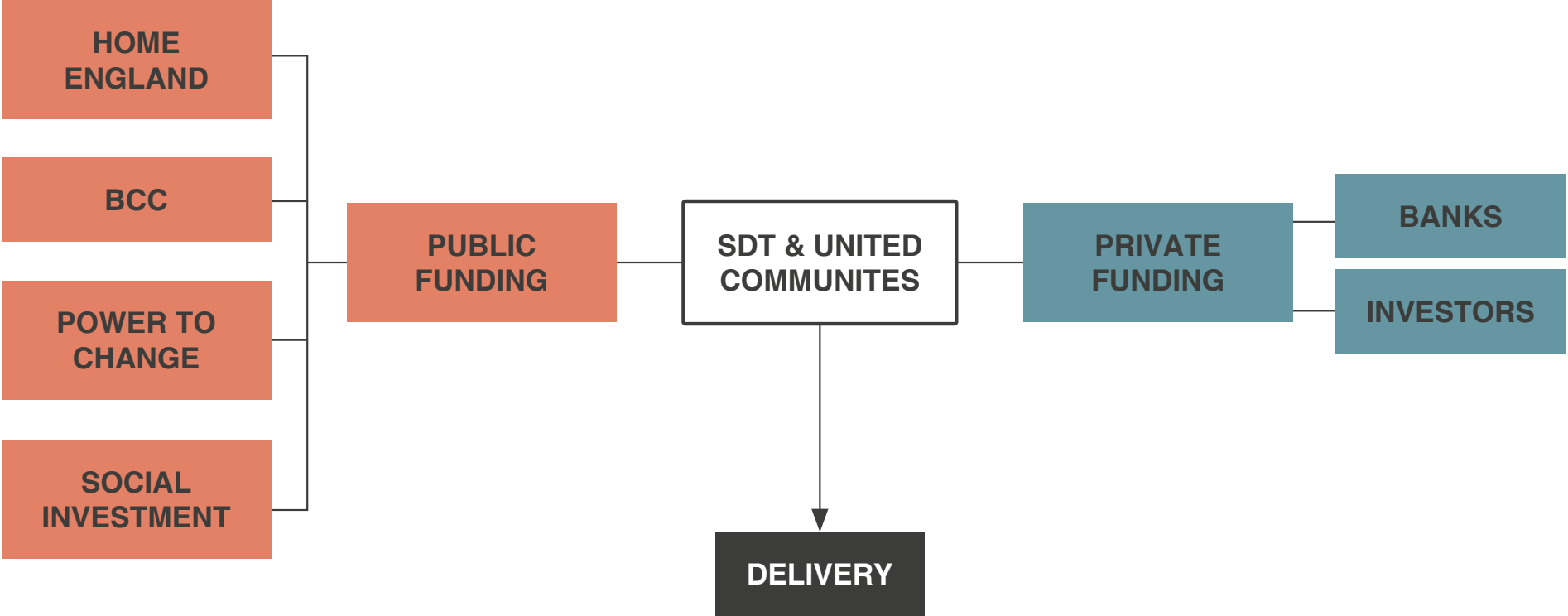


Figure 9.2 Funding opportunities



## PHASING STRATEGY

- 9.12 There are a number of ways in which the masterplan could come forward, depending upon break clauses in current leases, discussions with leaseholders/ landowners, community preferences, evolving needs and requirements and the Council's own internal corporate strategy. Based on the work undertaken and what we know so far, the phasing strategy outlined in Table 9.1 offers a logical approach.
- 9.13 This was based on public realm works to Arnside forming the first phase, with Glencoyne Square following shortly after. Subsequent phases are clearly less defined/ certain.

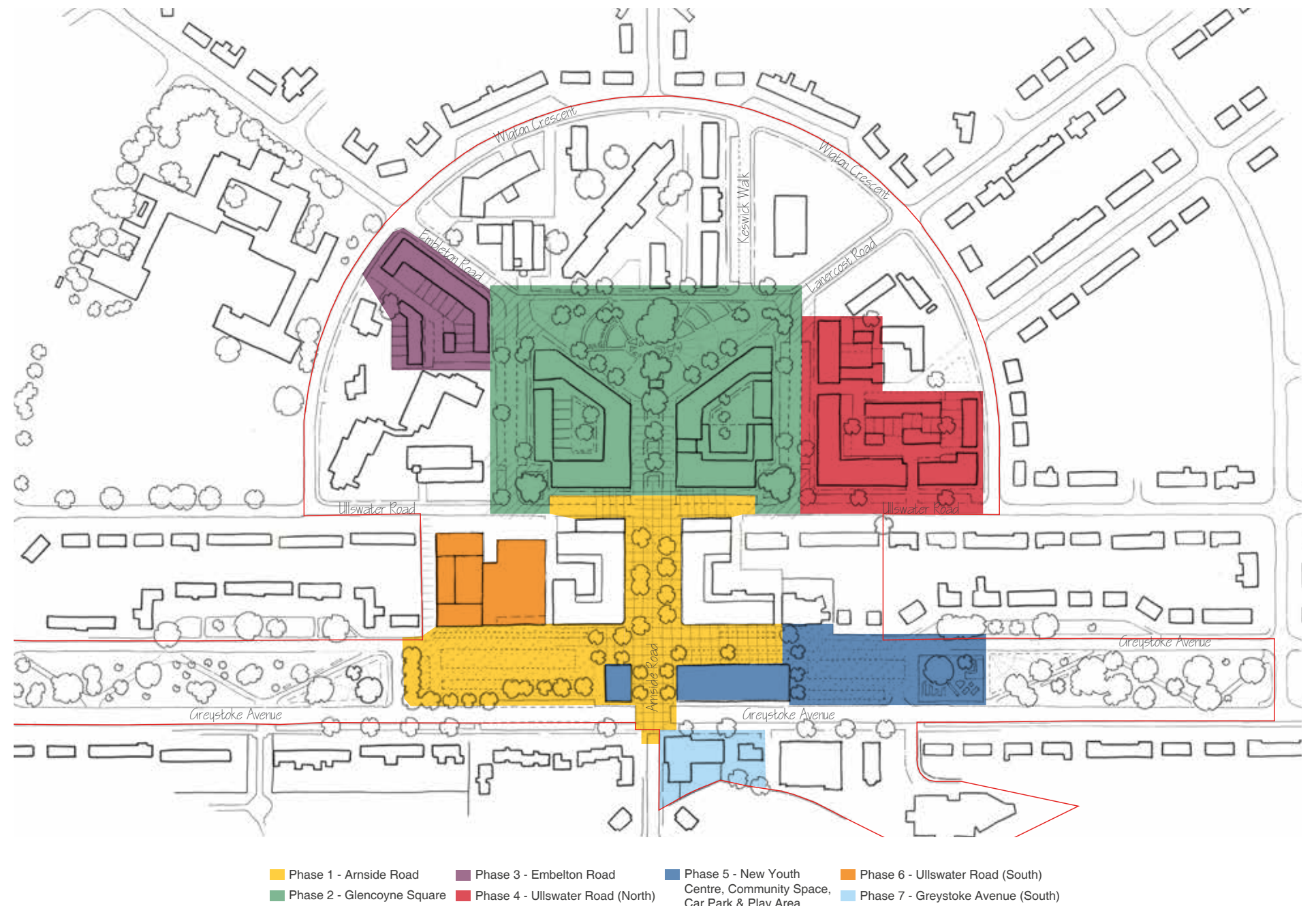


Figure 9.3 Indicative phasing strategy

Phase	Element	Dependencies/Issues	Potential
1	Public realm works on/ around Arnside	Compliance with HIF Fund requirements/ timescales.	High – funding already in place
2	Glencoyne Square	Securing planning approval for development on Important Open Space. Precise use mix dependent on whether meets both health centre and library expectations/ aspirations.	Medium-High
3	Embleton Road/ Whitehall	Delivery of Phase 2 allowing for relocation of play park and attenuation basin. Securing release of Whitehall from St Stephen’s Church.	Medium
4	Health Centre/ URC	Health centre keen, as are URC, but in part dependent on delivery of Phase 2.	Medium
5	New Youth Centre and Ancillaries	Requires public support for building on Greystoke Strip, although that has been indicated by support for masterplan	Medium
6	Southmead Library/ Youth Centre	Requires delivery of Phase 2 and construction of new youth centre on Greystoke Strip	Medium-High
7	Tesco	Not currently in dialogue with Tesco and therefore current plans unknown. How to provide continuity while redeveloping existing store and securing support in principle for mixed-use development in this location.	Low-Medium

**Table 9.1:** Indicative phasing strategy



## PLANNING STRATEGY

- 9.14 This masterplan document is designed to explore the possibilities of what can be delivered across the centre, develop a vision to ‘put flesh on the bones’ of the Community Plan and build community support for the principles of what is proposed. However, this document has little formal status in the planning process. There are a number of potential routes for translating this masterplan into reality in planning terms. These include (in top-down order):
- Expand the masterplan into a Neighbourhood Plan, thereby making it part of the council's Development Plan for the Southmead area.
  - Developing a Supplementary Planning Document (SPD), to give the vision formal status in making decisions on planning applications in Southmead.
  - Preparing an outline planning application for either the entire, or parts of, the masterplan area, to develop more fixed development proposals for the area.
  - Preparing a detailed planning application for parts of the area – notably the earlier phases, in order to fix detailed proposals for quick delivery.
  - Preparing a hybrid application (outline) with parts in detail for the masterplan area.
- 9.15 Phase 1 – the public realm works on Arnside – are likely to be deliverable under permitted development rights (to be confirmed).
- 9.16 The current planning strategy for the subsequent phases of the masterplan is governed by SDT's delivery strategy, which is largely driven by funding requirements. The initial stages of the project are driven by the need to secure a substantial contribution from the Homes England Community-led housing fund, - a limited pot of money (£163m), which is only available as capital funding for delivery for a limited period of time to March 2020. Therefore, the preferred approach, due to the process involved with other planning routes, potential complexities over ownership and a lack of certainty over some sites, is to prepare a detailed application for Phase 2

(Glencoyne Square), in order to create the momentum for change within the remainder of the area.

- 9.17 While they would create greater certainty, given the timeframes/ resourcing required, the general level of community and Council support, that the emerging policy context is likely to be supportive in principle, and the high level of Council/ public ownership across the centre/ sites (and therefore control), SDT and BCC would need to be convinced of the case for preparing either a Neighbourhood Plan or SPD. Given that future proposals are likely to be broadly policy compliant and that high levels of land ownership give the Council/ community significant leverage in securing delivery, this may be unnecessary. The most critical elements – Arnside public realm and Glencoyne Square - are also likely to be delivered without the need for an SPD, thereby building momentum for regeneration. Therefore a series of outline or detailed planning applications coming forward as required, may be the most sensible approach.
- 9.18 Conversely, an SPD in particular would build on work already done and would provide the opportunity to give the principles outlined here greater weight in bringing forward future development across the area. It is also consistent with the approach advocated within the emerging Urban Living Document – Publication Preview Draft (August 2018), which encourages landowners to combine to develop overarching frameworks in areas appropriate for intensification (this is identified as one). However, this does not necessarily imply they would need formal status in planning terms (i.e. be a neighbourhood Plan or SPD).
- 9.19 The above would be worth further consideration and a future discussion with key stakeholders, including the Council as planning authority.

## CONSTRUCTION METHODOLOGY

- 9.20 The construction methodology for Phase 1 should consider the use of Off-Site Manufacturing. It could enable the development to be built quickly, safely and cost-effectively whilst giving greater control over quality. The construction time on site would be reduced, minimising disturbance to the wider neighbourhood, whilst bringing forward new homes for Southmead.

# 10

## DETAIL ON PHASE 1 - ARNSIDE

10.1 Arnside Road is the main shopping area at the heart of Southmead. Arnside was built as a shopping centre in the late 1940s and the buildings are 3 storey redbrick with ground floor shops and maisonettes above. The central road is public highway with wide flat pavements up to the front of the shops. The centre has 2 larger 'anchor' stores, 23 shop units including the Post Office, with the Library and Youth Centre to the west side and The Pegasus pub to the east side. There is a car park between Aldi and Greystoke Avenue, with other parking along Arnside Road, Ullswater Road and Greystoke Avenue. There are two service yard areas behind each row of shops to the east and west sides, both accessed from Ullswater Road. The bus stop is on Greystoke Avenue. A smaller retail unit is on the corner of Greystoke Avenue and Trowbridge Road, currently Tesco.

### ARNSIDE ROAD

10.2 The key issues and opportunities are:

- Good range of shops that many people visit frequently each week, with two anchor stores
- The general appearance of the street needs updating. Existing pavements and road surfaces are uneven and in need of repair and renewal.
- There is a need to create a new identity for Arnside. There is a lack of recognition of the name 'Arnside Road' as a place, it is identified as the location of the 'Aldi' shop.
- There are no trees along Arnside Road and there is an opportunity to plant new trees and other planting to help connect Arnside with Glencoyne Square and Greystoke Avenue
- Some shops are inaccessible for wheelchairs/pushchairs and it is intended through the public realm works to remove some of those barriers
- The service yard areas behind the shops have lots of issues with rubbish and flytipping. Much of this land is privately owned and managed, so these issues have been referred on to the appropriate Council teams to pursue with the businesses.

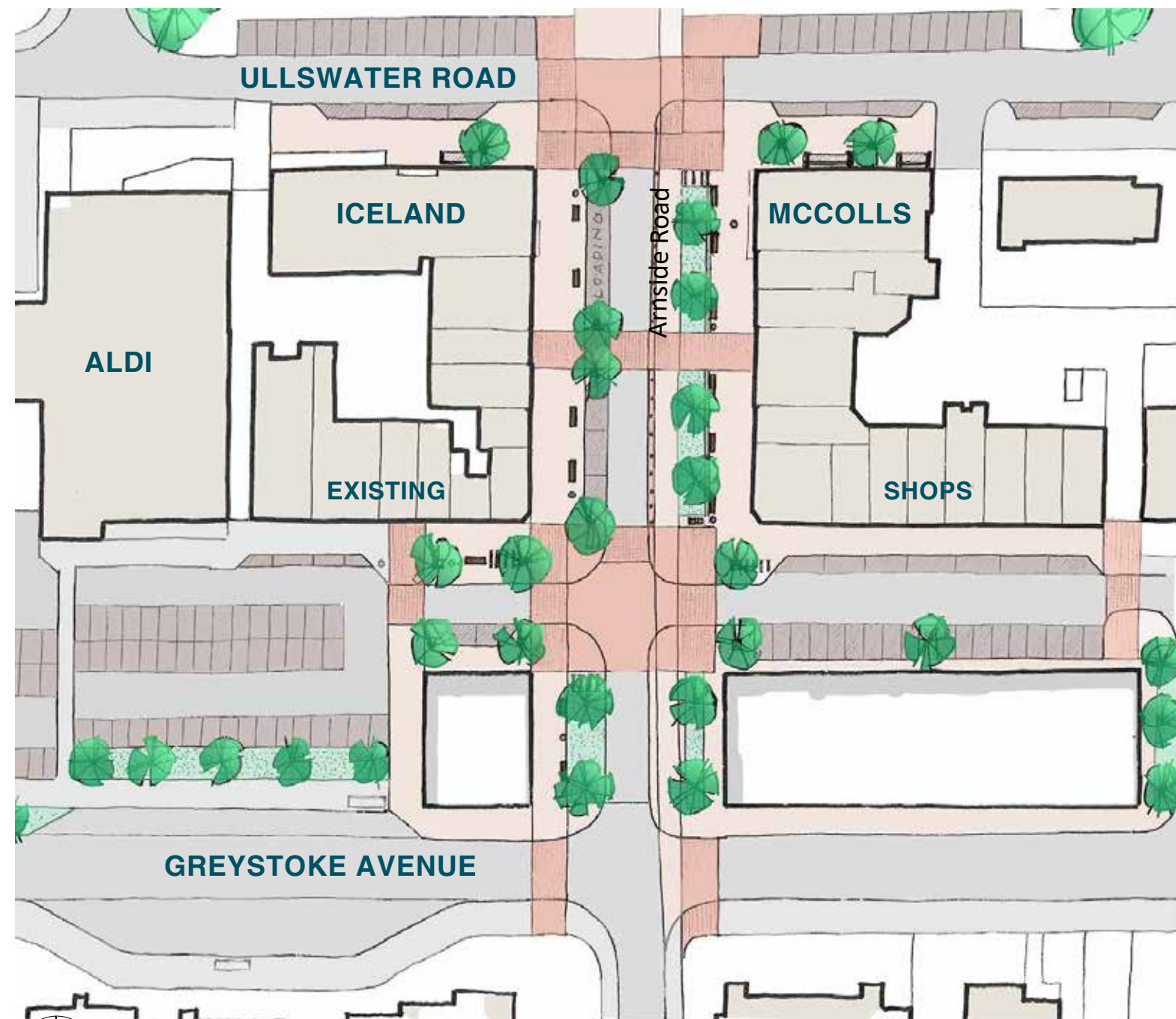


Figure 10.1 Arnside layout



- Generally the centre is busy, with few empty shops, lots of parking and it is flat. There is space to accommodate different users without conflict. It is safe, clean and generally free from graffiti and litter.

## ARNSIDE STREETS AND SPACES

- 10.3 The key principles are as follows:
- Create an attractive, welcoming centre for Southmead.
  - Create a pedestrian priority street, with space to safely move and walk around
  - Trees and planting to make a greener place with more shelter and shade
  - Replace the damaged, uneven road and path surfaces with high quality materials that reflect the character of existing building materials
  - Incorporate sustainable drainage and manage the flood risk with ‘rain garden’ planting and ‘swale’ drainage through Arnside Road and along the south edge of the Aldi car park.
  - Renew and replace the seating, litter bins and signs

## ARNSIDE ROAD AND TRAFFIC

- 10.4 The key issues are:
- Junction at south end of Arnside Road is chaotic and busy, with multiple movements especially into Aldi car park. It feels unsafe to cross.
  - People parking block cars that want to move through Arnside Road
  - Loading vehicles block parked cars into the spaces and block views, again making it feel unsafe to cross the road
  - Concern about cycling on the footway, also about scooters
  - Central chicane in the road creates another pinch point for pedestrians, which is no longer needed, so the road route will be straightened out.

## ACCESS AND MOVEMENT

- 10.5 The key interventions are as follows:
- Parking dominates the area between the shops and most people want it reduced, preferably pedestrianised. The road between the shops along Arnside Road will be pedestrian priority, while maintaining vehicular access.
  - Make more level crossing places so it feels safer to cross at several locations on Arnside and at the ‘crossroad’ junction at Greystoke Avenue on both sides of the road.
  - Retain the wide flat pedestrian pavement spaces along Arnside and outside the shops on Greystoke Avenue and resurface with new paving.
  - A loading bay on one side of Arnside Road for deliveries and customer collections.
  - Parking bay for disabled users on one side of Arnside Road.
  - Parking along Ullswater Road, Greystoke Avenue and in the car park next to Aldi.
  - An additional new car park on Greystoke Avenue.
  - New cycle route through Arnside from Trowbridge Road to Glencoyne Square.
  - Improve the path routes between the bus stops and shops
  - Consider creating a new access road connecting into Aldi car park from the west side, and block the vehicular access into the Aldi car park from Arnside.
  - Consider creating a new access road from Dunmail Road onto Greystoke Avenue to reduce the traffic on Arnside and make it feel safer for pedestrians.

## GLENCOYNE SQUARE

- 10.6 The key issues and interventions are as follows:
- The green space within Glencoyne Square and Greystoke Avenue are the main areas of grass and mature trees. There are no trees or planters along Arnside Road.
  - Glencoyne Square isn’t very well used as greenspace and there is little for older children/teenagers to do. A new play space will be created as part of the new park to the north side of the Square.
  - High quality, more usable and well maintained green space, with seating, trees, planting and flowers and more ‘playable’ spaces will be created as part of the public realm works within the Masterplan area.

## GREYSTOKE AVENUE

- It is proposed to work with the community to develop higher quality green spaces that provide spaces for activity and movement with cycle/trim trails, perhaps skateboarding, and which links people better with the other local green spaces – such as Doncaster Road playing fields.

## PLANNING AND TECHNICAL ISSUES

- 10.7 The key issues are as follows:
- A key early decision is how much parking and loading should be retained in Arnside Road. This will need to go through legal processes (Traffic Regulation Order, or TRO) to change the existing situation.
  - The proposal is for disabled parking and a loading bay on Arnside Road and as development on Glencoyne Square takes place it will be necessary to create additional car parking on the Greystoke Avenue frontage to support the shops.



NOW



FUTURE





# 11

## DETAIL ON PHASE 2 - GLENCOYNE SQUARE

11.1 Phase 2 – the first built phase of the masterplan – will comprise the development of the blocks on Glencoyne Square, together with the associated public realm works, including the creation of a new pedestrian street at north Arnside, terminating at a new landscaped space at the northern end of the Square. Further detail on the different elements of Phase 2 are provided within the following paragraphs.

### MIX OF USES

11.2 The Phase 2 scheme would comprise a mix of residential, community and other uses. The principle underlying the proposed approach is to deliver higher density, mixed use development close to the centre, in order to make efficient use of land, maximise access to facilities by sustainable transport modes (walking, cycling and public transport) and meet demand for smaller units suitable for first time buyers and downsizers. This in turn will free up housing elsewhere for new families to move into and create a ‘hub’ of community activity to the north of the centre, which in turn should enhance the vitality of the street environment and the viability of existing shops, through increasing footfall, through providing an ‘anchor’ at the northern end of the centre.

11.3 The scheme will comprise a mix of apartments and maisonettes, with ‘active’ uses at ground floor level fronting onto the northern extension of Arnside. Apartments and maisonettes will then front onto the new Triangle open space to the north, Glencoyne Square east and west and part of Ullswater Road. Frequent entrances and windows onto these routes and spaces will create a more stimulating street environment and make the spaces feel safer to be in.

11.4 The health centre will wrap around the southern sides of the eastern block, backing onto a courtyard to the rear, although there is sufficient flexibility within the plan for this to become undercroft parking, should this be required. This comes to a total of 1,000 m<sup>2</sup> of floorspace, which is less than the floor area of the existing health centre. However, the layout of the existing building is inefficient, and changes to how primary healthcare is delivered (on-line consultation etc.) will mean that floorspace requirements reduce further. This needs to be balanced by the health centre’s ambitions to combine conventional facilities with other facilities that offer wider health and wellbeing benefits to the community, such as social prescribing.

11.5 The health centre has classified those elements they would like to see in a new facility, based on whether they are ‘essential’, ‘desirable’ or ‘aspirational’. These are summarised in Table 11.1. Based on the current layout, the proposals could accommodate those elements classed as ‘essential’. Those elements classed as desirable/ aspirational could potentially be co-located in the same block, although they might be better located in the flexible floorspace at the ground floor of the western block. The private garden could be provided to the rear in the courtyard, or at first floor level on a podium, as required.

11.6 This would deliver the mix of uses outlined in Table 11.2.

11.7 Although the final mix will be further developed and refined, at this stage we anticipate the tenure mix for the residential element would be as follows:

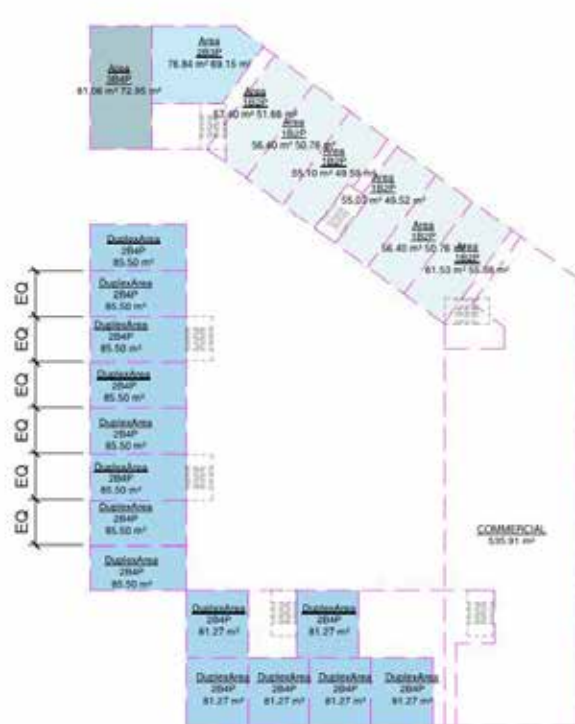
- 30% social housing for rent
- 40% intermediate rent
- 30% for sale - shared ownership.

Use		Use Class	Number	Sqm
Residential	1-bed	C3	70	
	2-bed	C3	50	
Health Centre		D1	1	1,000 sqm
Flexible floorspace including:	Workspace	B1	Flexible	500-900 sqm
	Retail	A1	TBC	
	Food and Beverage	A3-5	TBC	
	Other	D1	TBC	

Table 11.2: Mix of uses

Activity	Room	Classification
Entrance	Reception, storage, ancillaries - Natural daylight, possibly double height, public with some private/ secure space	Essential
Publicly accessible multi-purpose rooms	2 rooms with storage - Health and wellbeing groups/ mums and toddlers; yoga and fitness classes	Essential
GP	12 consulting rooms plus WCs	Essential
Nurse	5 consulting rooms, storage, WCs	Essential
Clinical areas	Minor operations rooms, washroom, sterile store/ decontamination equipment store	Essential
General storage		Unspecified
Staff	Staff room, WC, shower/ changing, kitchen, store	Essential/ Desirable
Pharmacy	Waiting area, reception, store	Desirable
Circulation	Allow for additional 30% floorspace	
External	Staff/ public parking	Unspecified
Private garden	Garden, raised beds, store	Desirable
Café	Kitchen, pantry, café, WCs	Desirable
Other	Laundrette, dentist, gym, changing facilities, fitness/ dance studio, sensory room, youth space, library, room for hire, climbing wall	Aspirational

Table 11.1: Health centre requirements



**Figure 11.1** Initial working showing Glencoyne Square ground floor plan

**Figure 11.2** Initial working showing Glencoyne Square ground floor plan









**Figure 11.4** Planting must be appropriate to the type of space and user



**Figure 11.7** Steps provide opportunities for seating and respite in active areas



**Figure 11.5** Street parking is often a key part of residential streets



**Figure 11.8** Considered architecture reinforces a sense of place



**Figure 11.6** Community facilities must stand out on the street and public spaces



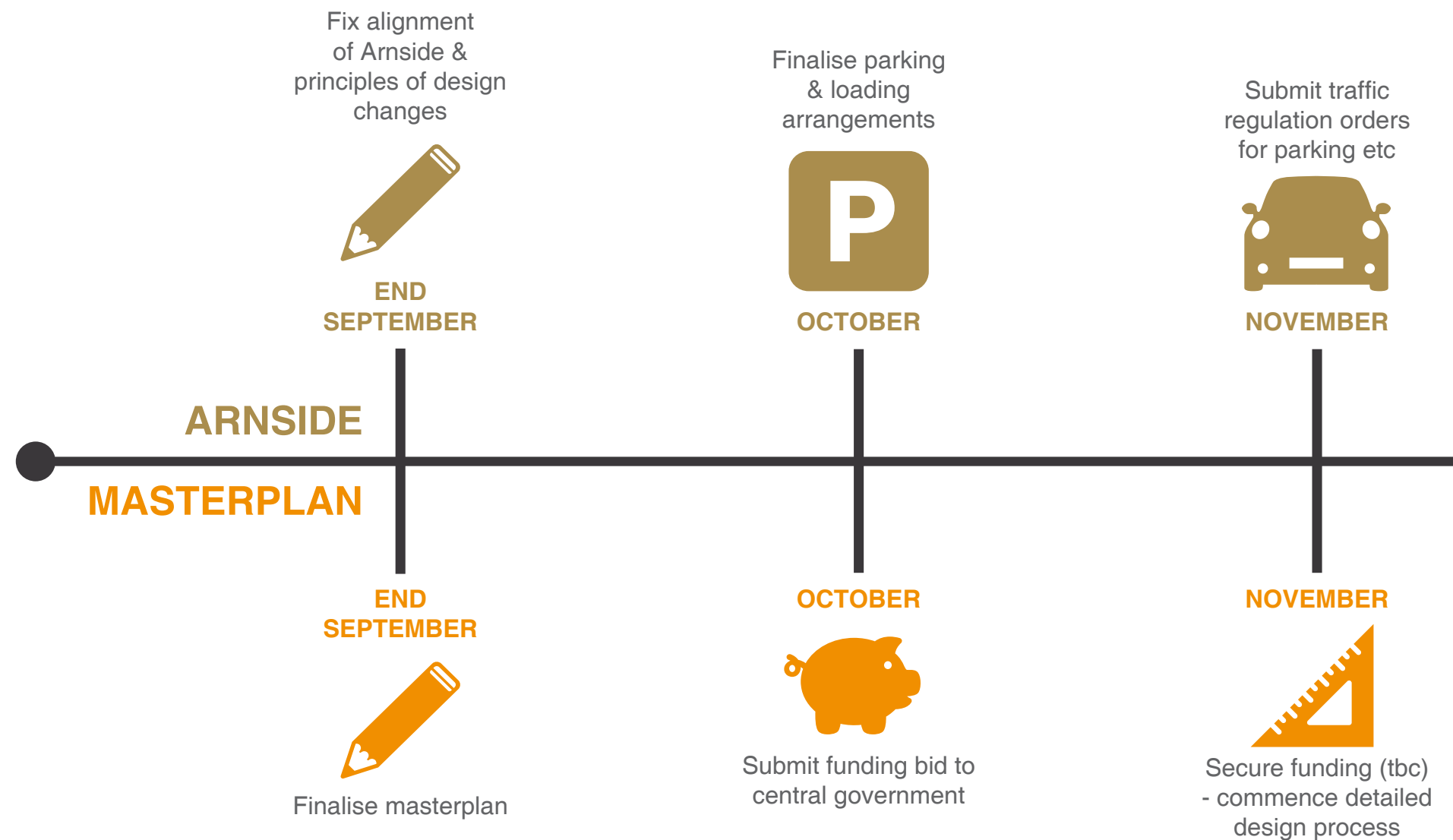
**Figure 11.9** Recessed elevations provide opportunity for shelter and terraces

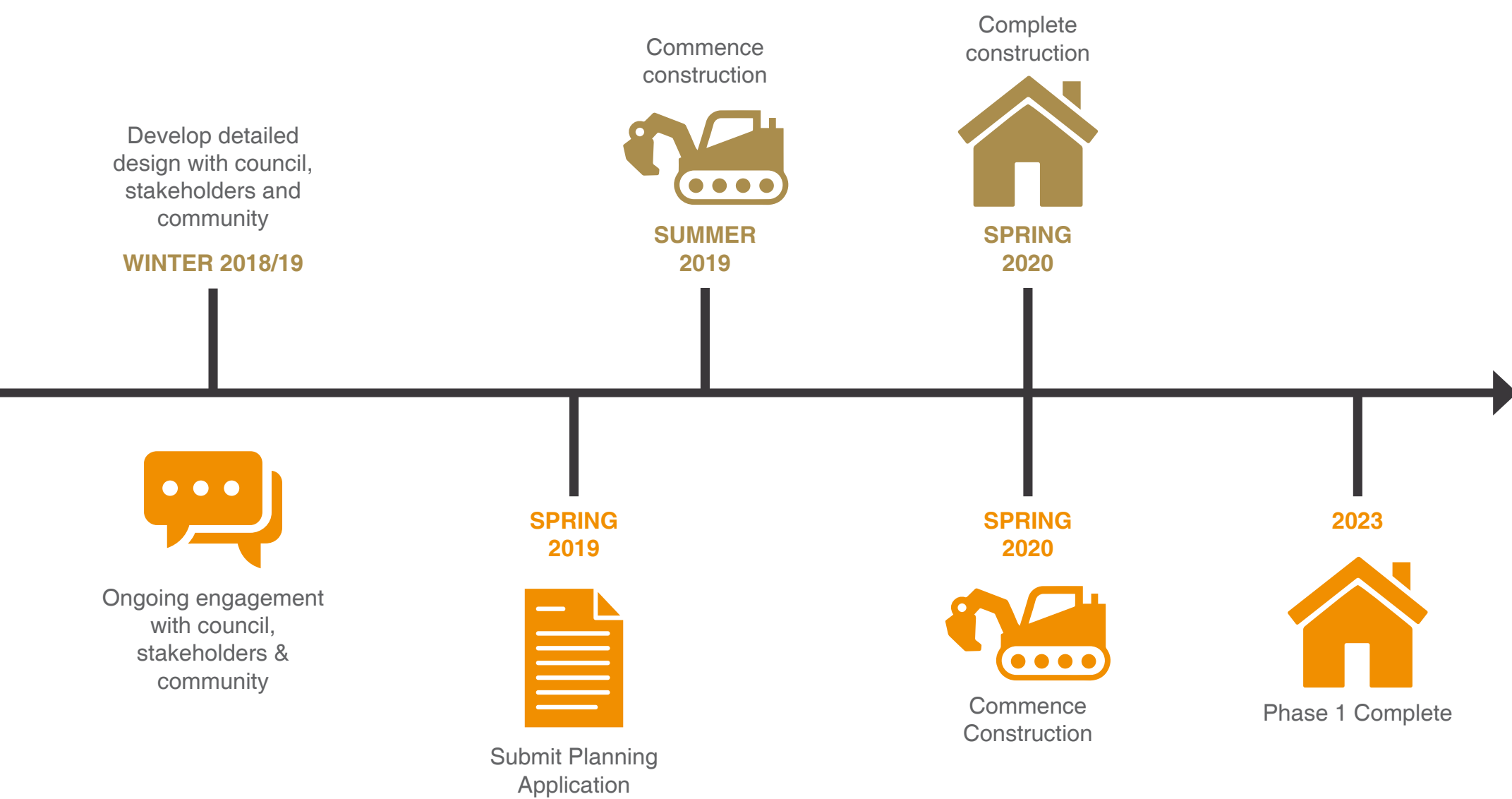


# 12

## NEXT STEPS

- 12.1 As outlined at the beginning of this document, the masterplan outlines a vision for how Southmead could develop over the next 10-15 years. Building on the Community Plan, the masterplan outlines a strategy for how the incremental regeneration of a number of sites across the centre can simultaneously bring about the transformation of the area, and in the process generate a profit for the re-investment in a range of community initiatives.
- 12.2 The inclusive approach to developing these proposals has built local support for the principles enshrined in the masterplan. The masterplan itself provides the opportunity to deliver over 300 new homes and close to 8,000 sqm of non-residential floorspace, within a contemporary development that will transform the centre of Southmead.
- 12.3 The first stage in realising the masterplan will be the re-landscaping of Arnside and surrounding areas, to create a high street befitting of Southmead. This will include fixing the re-alignment of Arnside and finalising parking and loading arrangements, before Traffic Regulation Orders are submitted. The detailed landscaping design will then be developed over the winter, with construction commencing in Summer 2019 and due for completion in Spring 2020.
- 12.4 In parallel, SDT will be submitting a bid for funding to central government for Phase 2 (Glencoyne Square), with a view to securing funding in November/ December 2018. Assuming the bid is successful, the design team will then commence working up detailed proposals for Phase 2 and starting pre-planning engagement with the Local Planning Authority in during 2018/19. The intention is to submit a planning application in Spring 2019 and commence construction in Spring 2020.
- 12.5 The community and key stakeholders will be kept informed and engaged throughout this process.







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