

MASTERPLAN REPORT SUMMARY

SOUTHMEAD MASTERPLAN

ON BEHALF OF SOUTHMEAD DEVELOPMENT TRUST OCTOBER 2018

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1 BACKGROUND

WHY ARE WE DOING THIS PROJECT?

- 1.1 The project has been driven by the outcomes of the Southmead Community Plan, an initiative carried out and implemented by residents and stakeholders in Southmead.
- 1.2 The outcomes of the Community Plan indicated that the community faces several challenges, including a lack of quality and varied housing, lack of access to a full range of shops and services, quality of open space and access to surrounding areas.
- 1.3 This has a knock on effect on community initiatives and activities, jobs, opportunities for young people and services by sustainable transport modes.
- 1.4 The project seeks to redevelop the centre of Southmead, led by community engagement, in order to deliver community led initiatives and development – both residential and commercial/community spaces – to generate a 'profit' for a purpose i.e. contribute towards the delivery of Southmead Development Trust's (SDT) services in perpetuity, and in the process bring about the physical transformation of Southmead.

WHAT DOES THE PROJECT INVOLVE?

- 1.5 SDT are working on behalf of the Southmead Community in partnership with Bristol City Council (BCC) and United Communities to take forward the regeneration and development of the centre of Southmead.
- 1.6 Focused mainly around 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 enable a sustainable income for SDT to support community activities that deliver social value.
 - To deliver on housing objectives from the Community Plan i.e. more homes including 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, public use e.g. health, and/ or commercial activity.
 - To provide appropriate anchor supermarket provision.



Figure 1.1 Southmead Community Plan front cover



Figure 1.2 Location of Southmead in Bristol



Figure 1.3 Location of Southmead in North Bristol



Figure 1.4 Masterplan Area

2 THE PROCESS SO FAR

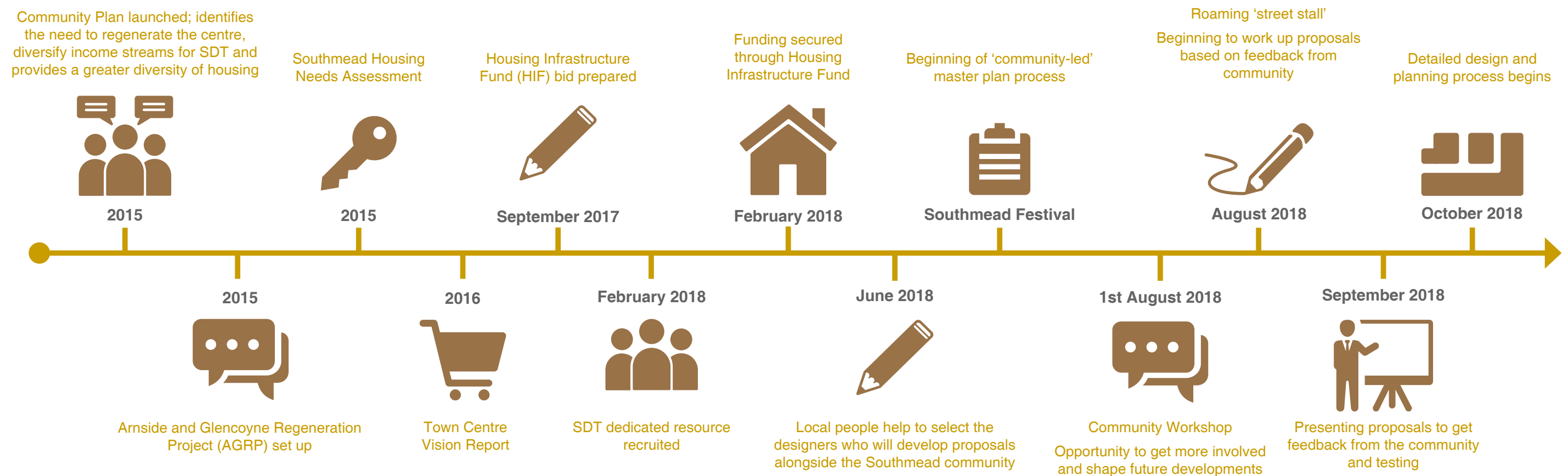


Figure 2.1 Masterplan formulation process



Figure 2.2 Southmead Festival July 2018



Figure 2.3 Community Workshop August 2018



Figure 2.4 Roaming 'Street Stall' August 2018



Figure 2.5 Community Drop-In September 2018

3 OPTIONS CONSIDERED



Figure 3.1 Option A- masterplan

OPTION A SUMMARY

- Strong 'spine' running through centre with community hubs at each end.
- Triangular green space with play space focused on location of existing trees.
- Community centre, meetings room and Bethany Church relocated to Greystoke Strip, to be combined with a youth centre.
- Delivers 120 homes, 1,000m² health and 900m² other uses.



Figure 3.3 Option B2- masterplan

OPTION B2 SUMMARY

- Broadly the same as option B1 with main changes at southern end of the masterplan.
- Community centre re-located to Greystoke Strip, as per option A, with active play to the rear.
- Existing community centre and Bethany Church sites redeveloped for housing.
- Delivers 105 homes, 1,000m² health and 900m² other uses.

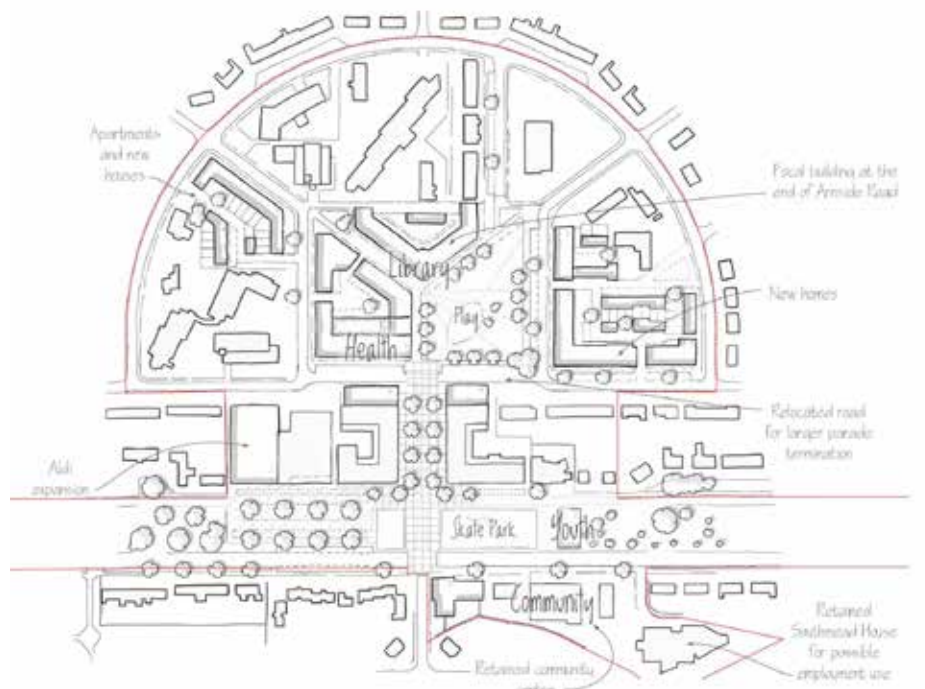


Figure 3.2 Option B1- masterplan

OPTION B1 SUMMARY

- Open space located to eastern side of current square, in asymmetrical arrangement.
- Library provided as focal building at the north end of Arnside, with health centre to the west, fronting open space.
- Active play and youth centre on Greystoke Strip.
- Community centre and Southmead House kept as existing.
- Delivers 105 homes, 1,000m² health and 900m² other uses.

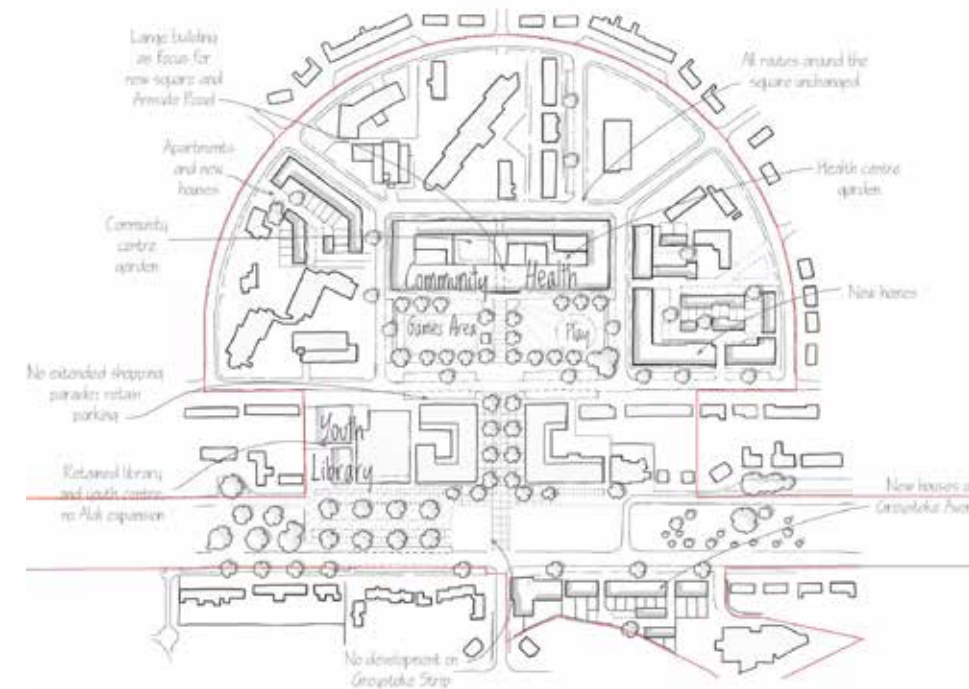


Figure 3.4 Option C- masterplan

OPTION C SUMMARY

- Glencoyne Square divided in half. Southern half comprises linear green space with play space and active play. Northern half comprises continuous linear block including community hub with residential above.
- No development on Greystoke Strip, with the library and youth centre retained as existing.
- Existing community centre developed for housing.
- Delivers 110 homes, 1,400m² health and 2,600m² other uses.

METHODOLOGY FOR CHOOSING PREFERRED OPTION

- 3.1 The four different options (A, B1, B2 and C) were appraised against the masterplan objectives by the SDT project team in advance of a meeting with the AGPR,
- 3.2 This concluded that the two most advantageous options were Options A and B2.
- 3.3 Options A and B2 were then tested against the same criteria at a meeting of the AGPR (the SDT led community project team), with a view to selecting a preferred option. Results are shown in figure 3.6.

SUMMARY OF RESULTS

- 3.4 Option A outscored B2 fairly comfortably, 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.

REVIEWING AND REFINING THE PREFERRED OPTION

- 3.5 Following the workshop, the SDT project team worked on refining the preferred option – option A.
- 3.6 This was then presented to the community at two well attended drop-in events, held at St Stephen’s Church and the Greenway Centre on 7th and 8th September 2018.
- 3.7 Comments relating to the preferred option 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 to its heart.
 - The proposed public realm works to Arnside, wrapping the building’s northern end and extending Arnside.

- 3.8 Less popular elements were proposals to move the community centre (in particular) and building on Greystoke Strip.
- 3.9 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.
- 3.10 However, overall and as captured by figures 3.5, there was strong agreement that:
 - The proposals reflect the priorities of Southmead Community Plan
 - The proposals are a positive vision for Southmead.
- 3.11 On that basis, option A has been broadly progressed as presented.
- 3.12 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.

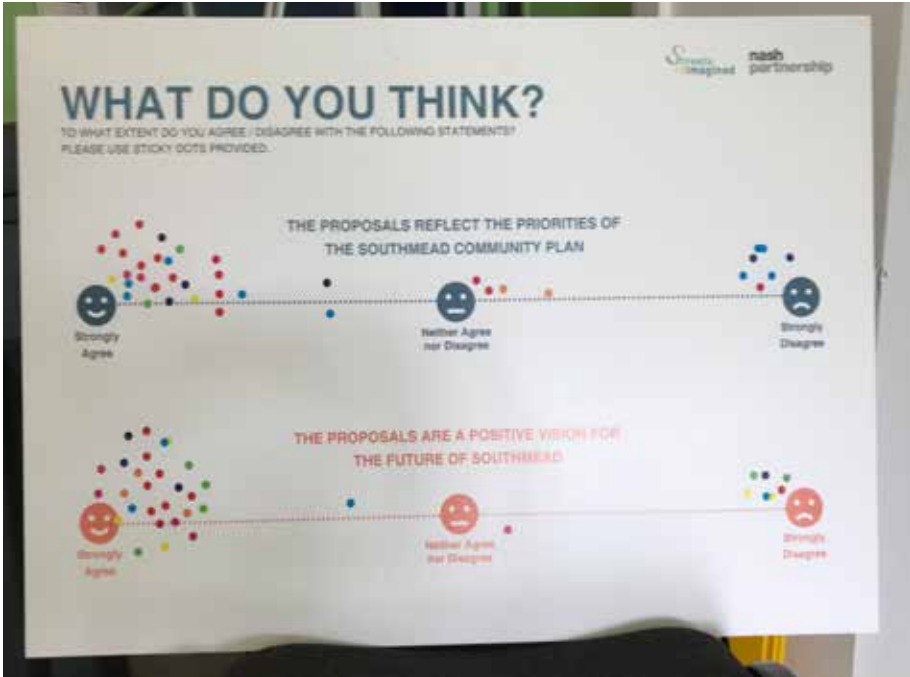


Figure 3.5 Preferred option community feedback

Theme	Criteria	Group 1		Group 2		Group 3		Group 4		Group 5		Group 6		Totals	
		Scenario		Scenario		Scenario		Scenario		Scenario		Scenario		Scenario	
		A	B2	A	B2	A	B2	A	B2	A	B2	A	B2	A	B2
1. Providing a range of community facilities in perpetuity	a. Enhance the range and quality of community facilities in Southmead and maximise opportunities for synergies between different facilities to be captured	5	3	4	4	4	4	3	3	5	0			21	14
	b. Improve access to jobs and training for all members of the community	3	3	3	3	3	3	3	3	3	3			15	15
	c. Enhance quality and range of businesses and retailers	5	3	3	3	4	4	3	3	3	3			18	16
2. Creating safe, accessible, healthy and fun streets and spaces	a. Make spaces safe and accessible for all.	5	4	4	4	3	4	3	4	5	0			20	16
	b. Create playable and fun spaces that encourage interaction between all members of the community	5	4	3	3	4	4	3	4	5	0			20	15
	c. Maximise access by 'active' (i.e. walking and cycling) and public transport modes throughout the centre and beyond.	3	3	3	3	4	3	3	3	3	3			16	15
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.	5	4	4	3	4	4	4	3	5	0			22	14
	b. Provide housing of a sufficient density to improve the vitality and viability of community facilities, services and infrastructure.	5	4	4	3	4	4	4	3	5	3			22	17
	c. Provide attractive, sustainable buildings and architecture that will stand the test of time.	?	?	4	4	3	4	4	3	-	-			11	11
		36	28	32	30	33	34	30	29	34	12	9.75	10.75	174.8	143.8

*Out of 5 as follows:
0 - Fails to meet any aspects of the criteria
3 - Meets the criteria
5 - Clearly exceeds the criteria in all aspects

Figure 3.6 Testing masterplan options - AGPR res

4 THE MASTERPLAN

4.1 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 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 4.1 Masterplan massing



5 WORKS TO ARNSIDE

5.1 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.

5.2 The proposed layout for Arnside is indicated in figure 5.1, along with photographs showing the existing Arnside environment and precedents showing what it might look like in the future.

Now



Arnside is a busy shopping centre with a good range of shops and wide, sunny, flat pavements that are accessible for everyone



The busy junction with Greystoke Avenue and the entrance to the car parks make crossing Arnside difficult for pedestrians

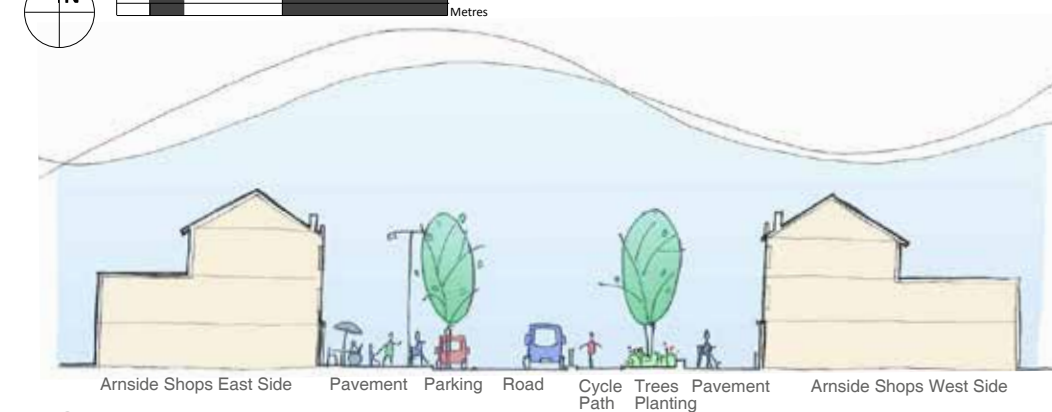
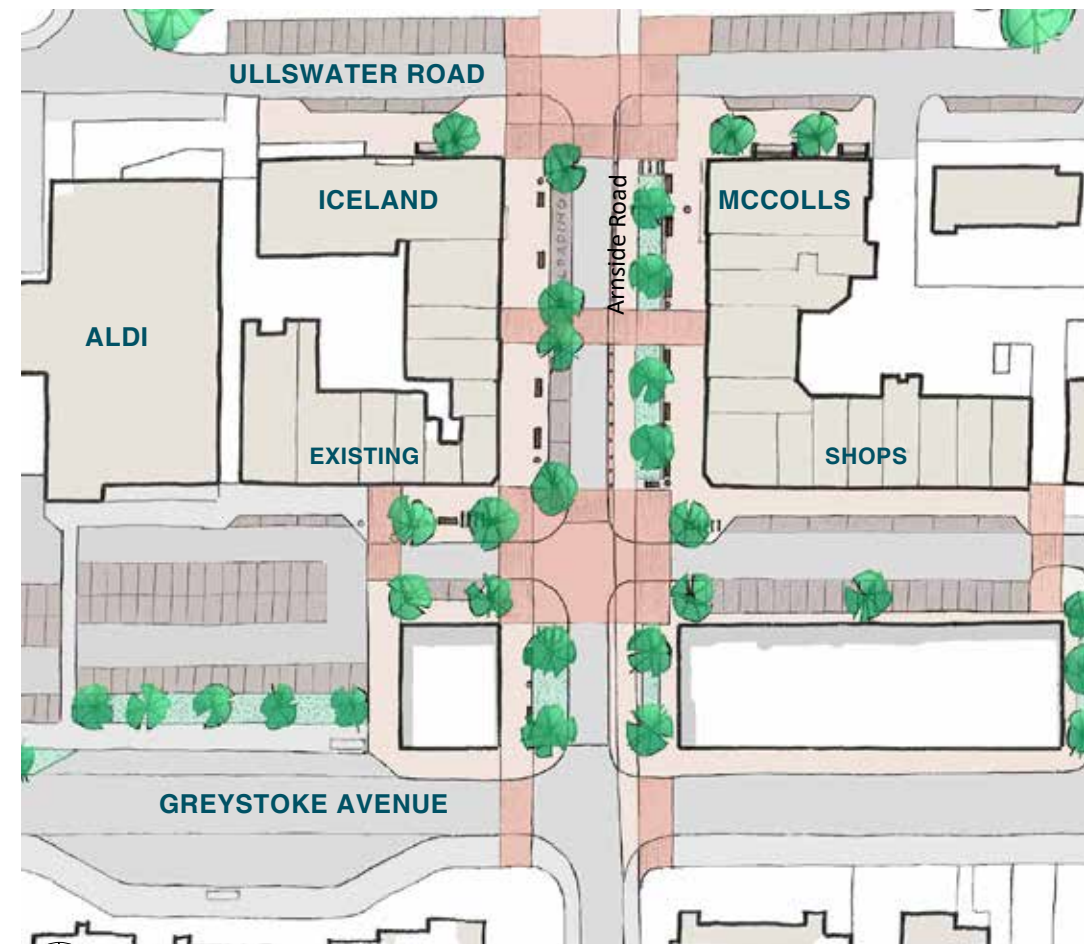


Parking and loading outside the shops make it difficult for pedestrians to see and walk across the road and also to drive through



Seats are old and tatty. Domestic bins attract flytipping. The roads and pavements are old and damaged, making them uneven for pedestrians.

The Plan



Section through Arnside

The future



Arnside is the heart of Southmead, a lively, inclusive and more attractive place to meet, shop and work



A safer place for pedestrians and cyclists, with less parking, clearer places to cross the road and a segregated cycle route along one side



A greener place with new trees and planting, a variety of places to sit, and a high quality, well maintained public realm

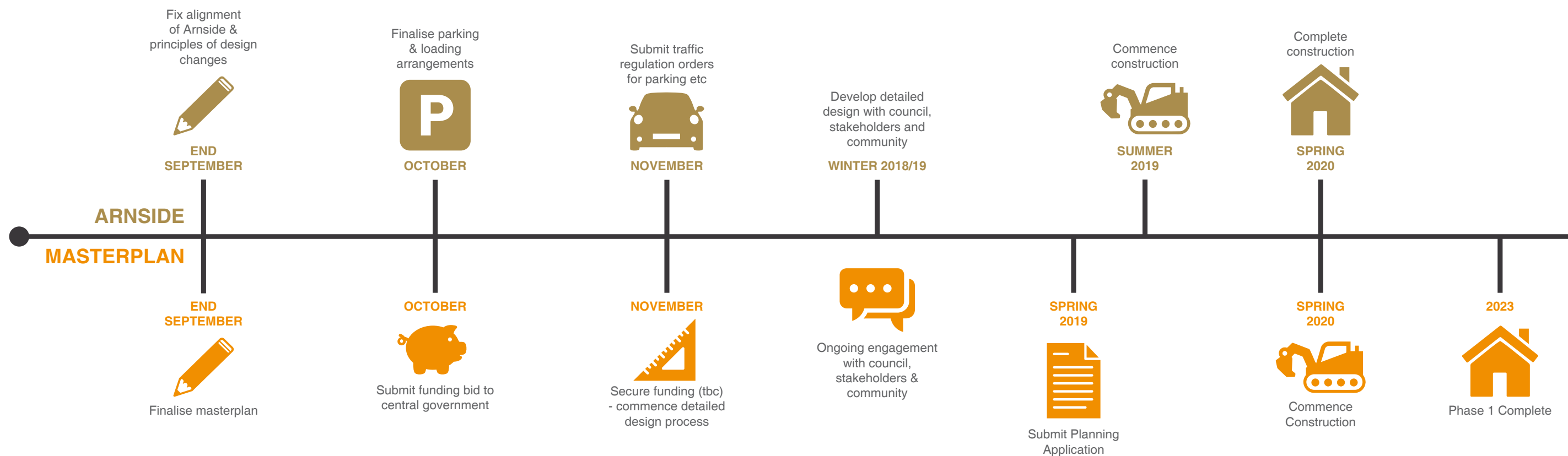


A more attractive street, with a new road surface, high quality footways, disabled parking only and loading for the shops

Figure 5.1 Plan showing proposed works to Arnside (centre), photographs of existing Arnside area (left) and precedent images (right).

6 NEXT STEPS

- 6.1 The next steps for both the Council-led work to Arnside and the wider masterplan work are set out on the timeline below.
- 6.2 The next steps after adoption of the masterplan 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.



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