

## 5.3 Placemaking & character

### Public Space

Public spaces will be created to accommodate a range of activities, from quiet resting spots to spaces for small public gatherings. New pedestrianised connections will provide new areas of public space away from motor vehicles. Where possible, areas of carriageway will be given over to new pocket parks or small areas of planting, seating or informal play space. This is set out in section 5.6.



East Street, Bedminster

### Culture

The council recognises the importance of culture and creativity in contributing to the vision and sense of place for the Whitehouse Street Regeneration Area. This includes public art.

### Public art

Public art planning and delivery is a condition of planning approval for developments in the Whitehouse Street Regeneration Area. This is consistent with other city schemes in order to satisfy policy BSC21 regarding excellent quality urban design.

The public art condition requires a public art and/or cultural plan to be commissioned and submitted for BCC approval, as part of the planning application. This is to ensure public art is thoughtfully integrated into scheme planning from the outset, with applicants encouraged to creatively engage with the local community



*Any plans should aim to preserve arts and culture in the area*

and other stakeholders in the process to allow them to contribute to the character of the neighbourhood.

### Process

For multiple scheme developments such as Whitehouse Street, the council recommends the public art process begins with a collective approach to develop a site-wide public art strategy across the regeneration area. This will benefit individual developments by collectively identifying common themes, priorities and opportunities, adding value and impact to scheme public art planning.



*Tideway, London has included temporary artist commissions to involve local people and communities in conversations, creative workshops and learning about a complex project. (artist Emily Tracy).*

Undertaking this at the earliest possible stage of the design and planning process, with support and advice from the council's public art officer, will set out a vision for how culture and public art will support the regeneration framework principles. It will allow early opportunities for public art to be identified and embedded within scheme designs, and enable all schemes to

begin the process of discharging the Public Art condition.

The process of discharging the planning condition begins with the production of detailed development proposals, either collectively or individually, and generally completes when public art proposals are physically delivered.

### Principles

The Whitehouse Street culture and public art approach is underpinned by the following key principles:

**Social engagement:** Creatively engaging, informing and empowering our citizens, communities and stakeholders.

- **Vibrant place making:** Imagining and contributing to liveable, loved, unique places to live, work and move through.
- **Sustainability:** Supporting a programme of work that contributes to an environmentally and socially sustainable city.
- **Quality urban design:** Embedding quality public art and culture into schemes as early as possible to maximise economic, civic and social value for developers, residents and users.
- **Cultural ecology:** Nurturing Bristol's cultural, creative ecology by commissioning artists and producers and providing space to allow their vision and ideas to thrive.



*Cheers Drive light commission, Bristol Light Festival*

### What is public art?



*Bridge Farm Primary School*

The term 'Public Art' refers to art that is in the public realm, both on private and public land irrespective of how it is funded.

Public art does not just include static, permanent sculptures or artworks, but a diverse range of creative practice and cultural experiences that can take place in the public realm.

This might include:

- Providing space, assets or infrastructure to enable ongoing cultural and community activity and experiences, such as artist studios, access to nature and community resources.
- Commissioning cultural 'happenings', socially engaged practice and public realm animation e.g. performance, street art, creative interventions and installations.
- Artist-led design to support functional requirements such as lighting, wayfinding, colour schemes, landscaping and green space.
- Commissioning temporary or permanent artworks as part of a programme in the public realm.

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### Architectural character

#### Local Character

Bedminster has a strong industrial character which is exemplified in well known local landmarks such as the Robinson Building, the Tobacco Factory and the former Wills Tobacco factory on Bedminster Parade. The development proposals should reflect the local character of Bedminster and Bristol.

Development does not need to replicate historic architectural styles and high quality contemporary design is encouraged, but consideration should be given to the sympathetic use of building materials and finishes to reinforce the existing local character.

Bedminster is also characterised by its street art and consideration should be given to integrating public art into new development. As outlined above, public art should be incorporated into an area wide strategy.

#### Design aspiration

Development proposals will be expected to also respond positively to the character of the surrounding Bedminster Conservation Area while developing a new identity for the Whitehouse Street area.

More detailed appraisal of the historic and architectural character can be found in the *Bedminster Conservation Area Character Appraisal (2013)*.

#### Materials and colour

Facade materials should be appropriate to the context of the site. Use of appropriate materials should extend to paving of streets and public areas. Existing materials that contribute to the character, such as the cobbles on Stillhouse Lane should be retained and protected.



*Bedminster Old Library*



*Former Wills Tobacco Factory / Factory no. 1*



*Cameron Balloons and Robinson Building*



*Existing Whitehouse Street frontages*



*Former malthouse / Fiddlers*



*The Barley Mow pub*

#### Local character: materials

These are a sample of some of the commonly used building materials in the historic buildings of Bedminster that may inform the design of detailed development proposals.



Red brick and limestone dressings: used for the key facades on many of the prominent industrial and civic buildings.



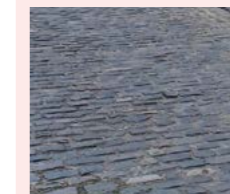
Terracotta: used in some of the Wills Tobacco buildings and can complement the red brick commonly used around the area.



Limestone ashlar: used in prominent locations for some of the civic buildings, and also the older Georgian terraces of York Road.



Pennant coursed rubble: used for some of the older surviving industrial buildings but also some civic buildings such as the old school.



Cobbles: The cobbles of Stillhouse Lane means it retains some of its historic character.



Stucco render: Common throughout Bristol, it is often painted in a range of colours, or in more recent times as a canvas for street art.

## 5.3 Placemaking & character

### Form

The character of the area is defined by its industrial heritage and these industrial buildings are typified by regular grids and openings, and strong street frontages. Many of these buildings have changed in use multiple times over their lifespan and have proved durable and adaptable.

Variety in form and massing can be used to create an attractive street-scene and reflect the existing character of Bedminster, which has a mix of larger scale industrial buildings and smaller scale narrow frontages along principal streets.

The form of new buildings should enhance the setting of existing heritage assets and the character of mews streets such as Stillhouse Lane.

Particular attention should be paid to the design and detailing of the ground floor street frontages as these are the areas which most affect people's perception of the space.

The form and massing of new buildings can be used to create focal points terminating new or existing vistas, such as views along Whitehouse Lane or along the new pedestrian streets.

The principles of height, scale and massing of buildings are set out in section 5.4.



*Lower Marsh Street, Southwark, London. The massing, facade and materials are varied creating an interesting and varied streetscene.*



*Goldsmith Street, Norwich. The detailing of ground floor entrances adds a texture and variety at eye level.*



*Bourne Estate regeneration, London. A varied street scene with variety in materials and massing enlivens the street.*

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Roof Gardens, Manchester. Weathering steel is used to add colour to the facade and a nod to the industrial context.



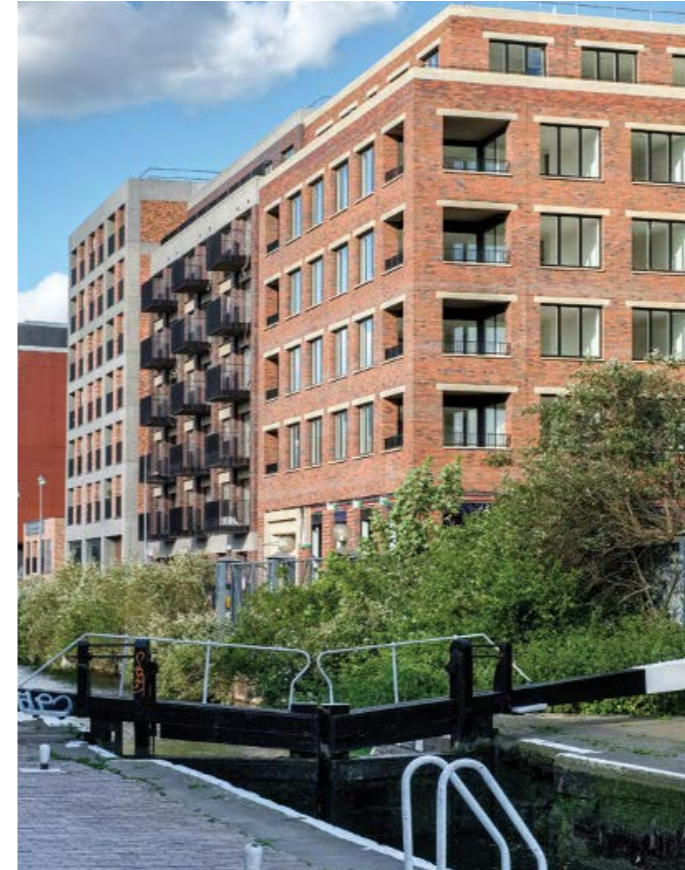
Brandon Yard, Bristol. Development should respond positively to the historic context.



St John's Hill Peabody Estate, London. Frontages incorporate entrances for individual homes as well as communal entrances.



Wellington House, London. Particular attention should be paid to addressing the corner at key junctions.



Fish Island, Hackney. The new residential developments reflect the industrial character of the area.



Filwood Park, Bristol. The massing and detailing add variety to the streetscene.

### Illustrative materials palette

Combined with materials drawn from the local character context, this palette could inform the design of detailed proposals. This palette is not extensive and other carefully selected materials may be appropriate.



Red brick, common throughout the larger industrial buildings in Bedminster.



Cor-ten weathering steel can provide a hard wearing material that can add colour to the facade with an industrial feel.



Limestone detailing can be provided to pick out details in both contemporary and more traditional designs.



Pennant stone is common throughout Bristol and would be appropriate in the Whitehouse Street Regeneration Area.



Glazed bricks are robust and can add colour to key or feature areas of the facade.



Limited use of stucco render can be used for less prominent facades and can be used as a canvas for street art. Care should be taken with detailing to avoid water causing staining.

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### Townscape strategy plan

Development in the Whitehouse Street Regeneration Area will need to respond positively to the existing and emerging character of the area.








Development proposals will be required to assess the views to key landmarks and the cumulative impact of development to ensure the impact on the townscape is managed.

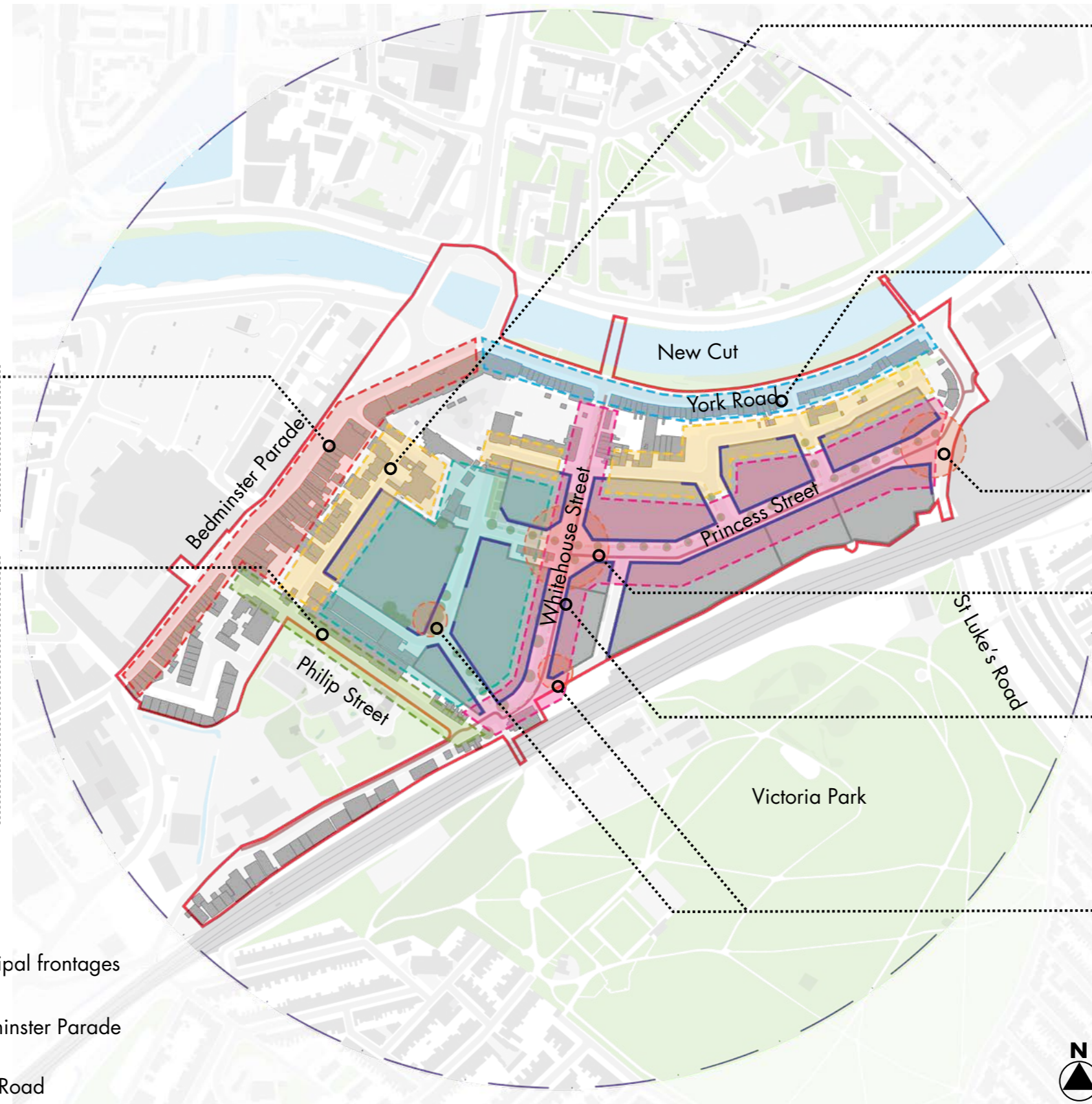
Bedminster Parade has a consistent street frontage line with some variation in height and style. This is not within the core regeneration area but provides important context for development in the Whitehouse Street Regeneration Area.

Improvements to Philip Street will focus on creating a pedestrian friendly street which improves the setting of the city farm and creating a welcoming route for walking and cycling.

Opportunities for further pedestrian improvements, such as pedestrianisation (with provision for deliveries and accessible parking) may be considered in future.

#### Character areas

	Transition areas: Mews streets		Principal frontages
	Principal Streets		Bedminster Parade
	Willway Street		York Road
	Philip Street		



Areas around the edge of the core regeneration area should provide a transition between the existing context and new development.

Stillhouse Lane has an historic mews-type character which should be enhanced. Features such as the cobbled road surface should be retained.

Existing context: River frontage. The historic York Road frontage within the conservation area has a well defined frontage of consistent height and style. No development is planned here but public realm improvements and development nearby should respect this context.

Particular attention should be paid to key entrance points to the wider neighbourhood.

Streets and buildings set back to create central open space.

Frontages to the principal streets should provide enclosure and should be activated with commercial and residential entrances. Provision for delivery and servicing should be thoughtfully integrated into the frontages.

Potential for prominent corner frontages providing focal points.

## 5.3 Placemaking & character

### Character area: Mews streets

#### Key principles: Stillhouse Lane

Stillhouse Lane has a historic character as a cobbled mews street, which should be maintained, enhanced and enlivened.

The character as a mews street should have a strong sense of enclosure and new development on the eastern side of the street should promote a strong frontage along the existing footway. A height to width (h:w) ratio of around 1:1 is appropriate on Stillhouse Lane. As shown in the section opposite upper storey set backs can be used to maintain an appropriate effective height to width ratio.

Active frontages are encouraged and long sections of blank frontages should be avoided. The frontages on the east side of Stillhouse Lane should reflect the fine urban grain with narrow frontages that respond to the historic character.

Development on Stillhouse Lane should:

- Maintain the existing cobbled carriageway surface.
- Contribute positively to the historic character of the street.

The west side of Stillhouse Lane is outside the core regeneration area but there is potential for sensitive infill development, that adheres to the same principles for the east side.

The alleyways between Stillhouse Lane should be enhanced to improve access between the regeneration area and Bedminster Parade. Active uses facing onto the alleyways are encouraged.

#### Other transitional areas

The streets at the north edge of the core regeneration area (William Street, Whitehouse Place, Victoria Grove, Spring Street Place) also have a role to play in providing a transition between new development and the surrounding area.

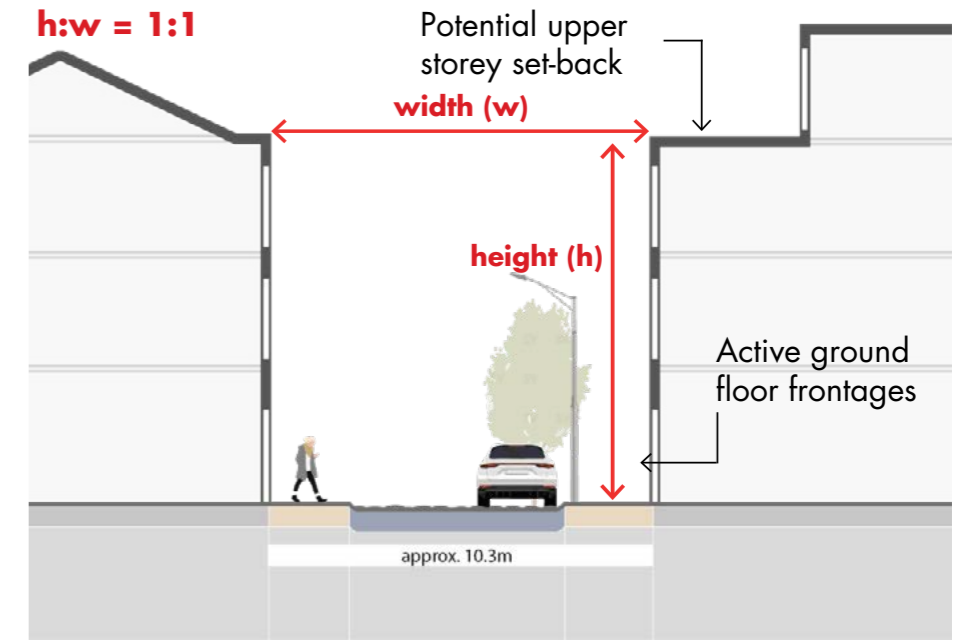
The existing character of these areas is less distinct than Stillhouse Lane and so there is more scope for development to define a new character, but the key principles above relating to street frontages and enclosure will apply.



Stillhouse Lane as existing



Precedent: Dujardin Mews, Enfield, London. Development along Stillhouse Lane should maintain and improve the mews character of the street. The street elevation should be enlivened by residential entrances or active commercial frontages.



Indicative street section: Stillhouse Lane.



Stillhouse Lane. The existing pedestrian alleyway between Stillhouse Lane and Bedminster Parade will be improved and the northern alleyway re-opened, providing improved pedestrian access. Improved access to the Bedminster Green area is via Clarke Street.

## 5.3 Placemaking & character

### Character area: principal streets

#### Key principles

The principal streets running through the regeneration area will have an important place and movement function. These streets will help connect central Bedminster to the Temple Quarter Regeneration Area and create new north-south connections.

These streets should have well-defined frontages incorporating active uses at ground floor level. New planting and street trees will soften the streetscape and provide shade in summer.

Development can provide a high level of enclosure to the street but should consider the effect on daylight and sunlight on public spaces and neighbouring development plots, as set out in section 5.4. A typical height to width (h:w) ratio of around 1:1 to 1:1.5 will be appropriate, but will depend on the specific context of the site.

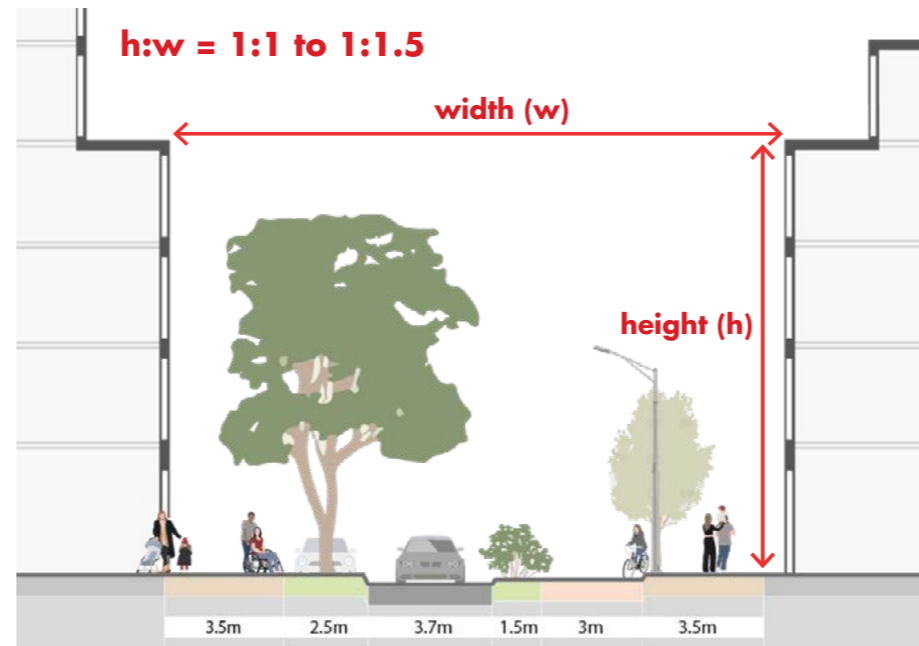
#### Whitehouse Street

The existing active travel corridor and green infrastructure on Whitehouse Street will be extended to connect to Whitehouse Lane. The area around Princess Street and Sargent Street junction will open out to provide an element of public space at the heart of the neighbourhood.

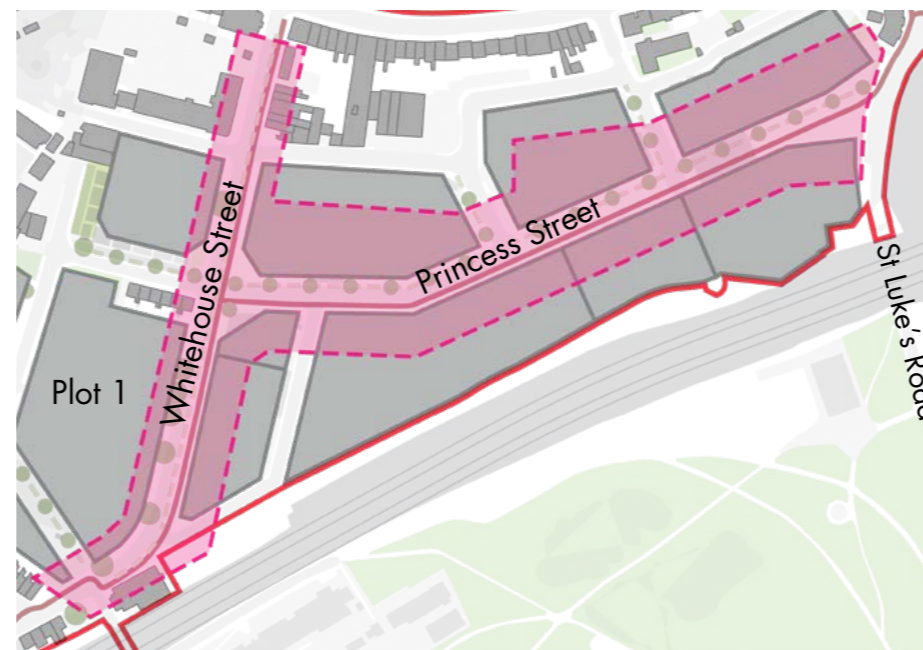
Where buildings with industrial or employment uses (for example plot 1) front onto the street access points and service yards should be carefully designed into the scheme so that a defined street frontage onto Whitehouse Street is maintained, while minimising blank frontage.

#### Princess Street

The eastern end of Princess Street will include a new pedestrian and cycle connection to St Luke's Road, extending the existing alignment of Princess Street across Spring Street. The general principles described for Whitehouse Street apply to Princess Street.



Indicative street section through Whitehouse Street with spatial width requirements.



Whitehouse Street and Princess Street character area.



Precedent: Medium rise residential development in the King's Crescent Estate, London. New street trees line the new frontage.



Precedent: Sauchiehall Street, Glasgow. The street combines a place and movement function. It has active frontages, a clear street frontage, new street trees, a wide pavement and a new cycle segregated track while maintaining motor vehicle access.

## 5.3 Placemaking & character

### Character area: Willway Street

#### Key principles

The Willway Street area will play an important role in bringing together a variety of new and existing uses, including new residential-led mixed use development on plot 2, new employment space on plot 1 and retained existing businesses. The existing mature trees along the north and west sides of Willway Street should be integrated into new development where possible. There is also potential to integrate community space, such as a growing garden.

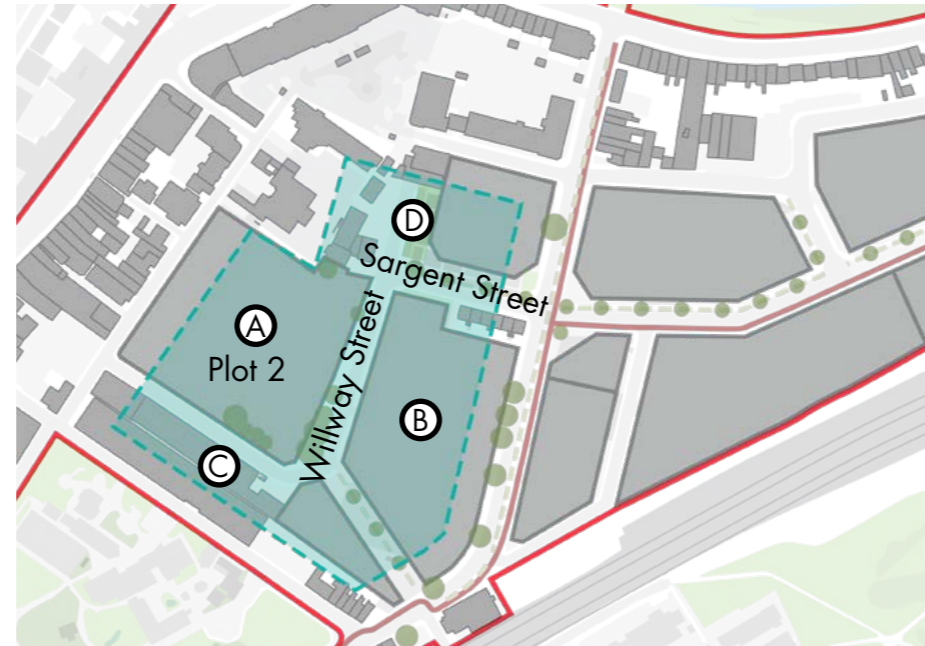
New development could combine elements of the industrial character with people focused public realm. The use of materials and form could reflect the industrial heritage of the site and provide a transition from the surrounding area. Development should protect the amenity, and be sensitive to, the existing homes on Sargent Street.

#### Uses

Existing businesses on the south side of Willway Street (Fiddlers nightclub and the printworks) are expected to remain operational. In accordance with the 'agent of change' principle, new residential development will need to take account of this and include measures to protect the amenity of future residents from noise and other sources of pollution, so that the existing uses are not threatened and can continue to operate.

#### Public realm

Light industrial and employment uses will need to co-exist with residential uses and consideration will need to be given the integration of the functional aspects of these uses (such as access points, or servicing yards) into the wider public realm and street design.



- Ⓐ Residential-led mixed use development
- Ⓑ Employment focus area on Plot 1 (BCC controlled land)
- Ⓒ Retained existing businesses
- Ⓓ Potential space for community growing.



The Paintworks development has many features in common with the aspiration for the Willway Street area, incorporating residential and employment space. Some existing industrial buildings were re-used alongside new residential development.



Precedent: Hackney Bridge, London. A mix of workshops, studios and other workspaces for local businesses. It also has an indoor food market and a focus on creating attractive communal and public space.



Precedent: Paintworks, Bristol. Existing industrial buildings were re-used and combined with new residential development to create a mixed use neighbourhood with workspaces, homes and events spaces.



Precedent: Shettleston Community Growing Project, Glasgow. A vacant plot of land in Glasgow was used to create a community growing garden. Undevelopable space on Willway Street behind the converted school could be a good location for a similar type community amenity.



## 5.3 Placemaking & character

### Philip Street

#### Key principles

Philip Street is currently a well used pedestrian route both for people traveling through the area and for people visiting Windmill Hill City Farm. The south side is bounded by the city farm and has a green character. The north side is bounded by BV studios which provides studio space for a range of artists and creative businesses.

#### Design aspiration

The aspiration for Philip Street is an improved pedestrian and cycle route. The movement strategy proposes Philip Street becoming one way, with traffic movements restricted to west bound movements only (towards Bedminster Parade).

Potential changes to Philip Street include:

- Providing widened footways where possible.
- Allow for new planting.
- Retain some on-street parking.
- Allow for contraflow cycling.

Although it is planned for vehicle access to be retained, options for a partial or time limited pedestrianisation could be considered in future (allowing for deliveries and servicing of businesses and the Windmill Hill City Farm), or a modal filter that prevents through traffic while maintaining access, subject to further detailed consultation in future.

Some on-street parking may need to be lost to provide widened footways and planting space, but residents parking could be retained to serve the homes at the south end of Philip Street. Delivery bays would be provided to serve the city farm and businesses.

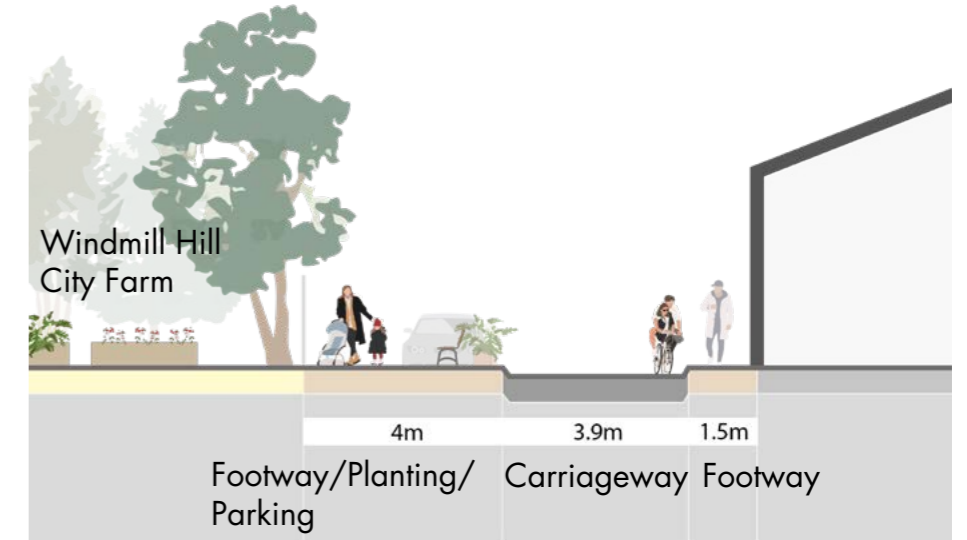
One way movements on Philip Street would allow the junction with Bedminster Parade to be reduced to allow more footway space and reduced crossing distance.



*Precedent: Orford Road, Walthamstow. The one way movements allow for the carriageway to be reduced to allow for footways to be widened while allowing contra-flow cycling. New street trees have also been planted.*



*Philip Street is currently visually dominated by car parking and has a narrow footway. While some on street parking will need to be retained, some can be removed to provide widened footways at key points.*



*Indicative street section with spatial width requirements.*



*Philip Street showing proposed one way vehicular traffic movement.*

## 5.3 Placemaking & character



### Placemaking checklist

The following checklist provides a range of key issues to consider when preparing planning applications for development that will accord with the regeneration framework.

*Do the footprints of the buildings satisfy the street width spatial requirements?*

*Does the proposal provide active frontages onto principal street frontages?*

*Does the proposal respond to the local architectural context through siting, scale, form, and external appearance (materials and detailing)?*

*Does the proposal make provision for public art as part of a wider public art strategy?*

*Does the proposal enable pedestrian permeability in a manner that fosters social interaction and links with wider public realm/spaces?*

*Does the proposal make a positive contribution to the public realm, street furniture, landscape and tree planting?*

*Does the proposal follow the guidance of the Urban Living SPD?*

## 5.4 Height, scale & massing

### Key objectives

#### Placemaking

- Deliver a new neighbourhood with a distinctive sense of place which is sensitively integrated into Bedminster.
- Ensure development proposals are appropriate in massing and scale to the public realm around them.

#### Enable development at optimal density

- Create new homes that meet local need in a highly sustainable location.
- Create employment space for a mix of existing businesses and growth sectors.
- Create viable development which can contribute to improving transport infrastructure and public realm.
- Contribute to regenerating the wider area and city wide objectives.

#### Protect character and key views

- Deliver sensitively designed proposals which are integrated into the city streetscape and skyline
- Protect key views to landmarks in the wider area

#### Adopted Local Plan policy references:

BCS20, BSC21, BCS22, DM26, DM27, DM28, DM29, DM31

Consideration should also be given to draft policies of the Local Plan review.

**The strategy for height, scale and massing is derived from the placemaking approach: stitching into the existing context, while identifying areas where the character is changing and find an optimal use of land.**

The massing and scale of new buildings will need to respond to the human perception of scale. The legibility of streets and spaces for people are defined by the views and enclosure created by buildings.

#### Optimising density

Bedminster has been identified by the council as an area of growth and regeneration with potential for at least 2,500 new homes. The Whitehouse Street area can contribute significantly to achieving this, with potential for around 2000 homes.

Bristol City Council's Urban Living SPD does not set an upper limit to density. Instead, the SPD applies the concept of 'optimal densities'. Optimal densities balance the efficient and effective use of land with aspirations for making quality places to live, successful placemaking, and a positive response to context.



Viewpoint 'view 1' looking north-west from Victoria Park

Building upon Urban Living SPD, emerging local plan policies require development to make an efficient use of land, and inner urban areas such as Bedminster should be developed to an optimum density, with a suggested minimum density of 120 dph.

However, the Whitehouse Street Regeneration Area is situated in a highly accessible location on the edge of the City Centre area and densities in line with the City Centre may be appropriate.

#### Views and townscape

A range of significant views have been identified on p.24. The most significant heritage asset in the immediate vicinity is the Grade I listed St Mary Redcliffe church. The northern edge of the regeneration area is covered by the Bedminster Conservation Area.

There are several designated heritage assets within and near the regeneration area, including listed buildings and the Bedminster Conservation Area. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight must be given to the conservation of that asset (and the

### Planning policy summary

Local Plan policies BCS21 (Quality Urban Design), Policy DM26 (Local Character and Distinctiveness), Policy DM27 (Layout and Form), Policy DM28 (Public Realm), Policy DM29 (Design of New Buildings) and Policy DM31 (Heritage Assets) require new development to deliver high quality urban design that contributes positively to an area's character and identity, creating or reinforcing local distinctiveness and safeguarding or enhancing heritage assets.

In summary, the design of development will be expected to:

- Contribute towards local character and distinctiveness.
- Incorporate a layout, form, pattern and arrangement of streets, open spaces, development blocks, and landscapes that provide quality urban design and healthy, safe and sustainable places.
- Make efficient use of land.
- Not prejudice the existing and future development potential of adjoining sites or the wider area.
- Provide high-quality landscaping.
- Take account of servicing and long-term management.
- Create a safe, attractive, high quality, inclusive and legible public realm.
- Conserve and, where appropriate, enhance heritage assets and their setting.
- Be inclusive, providing for equality of access and opportunity in its layout and design.

## 5.4 Height, scale & massing

more important the asset, the greater the weight should be).

The historic environment can add value to regeneration and sensitive new development can help to positively define the character of an area, whilst acting as a stimulus for local economic growth. The view from Victoria Park tells a story of change and new development can contribute positively to this.

The viewpoint (view 1) in Victoria Park provides a panoramic view across Bristol, towards some of these key landmarks, including St Mary Redcliffe, Cabot Tower and Clifton Suspension Bridge. Views to these key landmarks should be maintained sufficiently to ensure that the landmark can be appreciated, taking account of the status of the landmark and the contribution it makes to the city.

Development proposals should also consider views along the New Cut and from the surrounding area to ensure that proposals are sensitively integrated into the streetscene and skyline and make a positive contribution to the city. Views to be considered are identified on p.24. These views are not comprehensive and other views may need to be tested. These should be seen as a sequence of views considering how people move through the city rather than placing an emphasis on one particular viewpoint.

Development, including new areas of public realm, will be expected to preserve or, where appropriate, enhance the elements which contribute to the assets special character or appearance. In this context, this will largely relate to the setting of heritage assets, such as the Bedminster Conservation Area and nearby listed and locally listed buildings. Development proposals will be expected to demonstrate, by a thorough understanding of the significance of the asset, how any change proposed would conserve and, where appropriate, enhance the significance.



*Paintworks Phase III, Bristol. This development provides relatively high density for the inner urban area with a mix of low and medium rise homes and workplace.*

The impact of development upon key landmarks, including heritage assets, will need to be tested through a Townscape and Visual Impact Assessment (TVIA), which will be a requirement for planning applications. All development within the regeneration area should be sensitively integrated into the cityscape, so that this change is managed but not prevented.

Development proposals should demonstrate via Design and Access Statements and the TVIA that they make a positive impact on the character and appearance of the site, local landmarks and heritage assets as experienced from long, medium and local viewpoints. Detailed development proposals should also respond appropriately to the local and city context. Consideration should also be given to where buildings can improve the legibility within the wider city.

### Placemaking

Development in the Whitehouse Street Regeneration Area should make a positive contribution to the sky line and street scenes of the city.

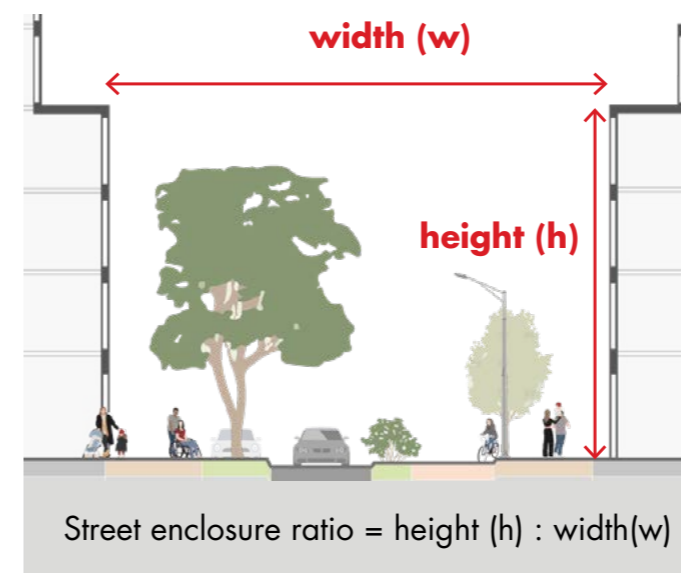
Designers will also need to consider the impact of the heights and massing of development proposals on the street scene from existing areas of public realm, and to ensure an appropriate relationship between the width of streets and the height of buildings fronting them.

### Street enclosure

Designers should consider the level of street enclosure created by their proposals. This is typically expressed as a 'street enclosure ratio' which is the ratio of the height of the building street frontage to width of the street.

The optimal ratio may vary depending on the character or orientation of the street, may vary along the length of a frontage, or accommodate set back taller elements away from the street edge. In an urban setting such as Whitehouse Street a ratio of around 1:1 to 1:1.5 will typically provide a balance between a desirable level of enclosure and appropriate levels of sunlight and daylight.

Local or secondary streets with a mews character, such as Stillhouse Lane, may suit a higher level of enclosure.



*Section showing street enclosure ratio.*



*Gaol Ferry Steps, Wapping Wharf. This has an enclosure ratio of around 1:1.*

### Roofscape

The topography of the surrounding area means that the roofscape of new development within the regeneration area is sensitive to views from higher ground. Development proposals should demonstrate via Design and Access Statements and Townscape Visual Impact Assessments, as appropriate, that views experienced from elevated public vantage points have considered the roofscape (including rooftop plant), with the aim of ensuring the roofscape makes a positive contribution to the regeneration area and the wider cityscape.

### Daylight, sunlight and amenity.

All new development will need to demonstrate that it can safeguard the amenity of existing development and surrounding environment (including public realm), whilst creating a high-quality environment for future occupiers. New development should ensure that it achieves appropriate levels of privacy, outlook, and daylight.

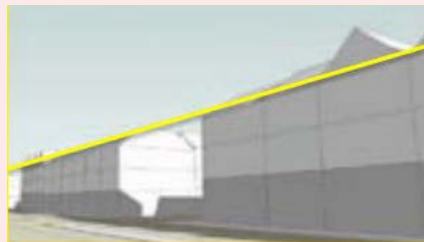
Council planning policy and the Urban Living SPD provide further guidance on amenity considerations. Design and Access Statements should be used to demonstrate compliance with relevant policies relating to safeguarding amenity.

## 5.4 Height, scale & massing

### Planning policy: Urban Living SPD

The *Urban Living SPD* provides a definition of prevailing heights, amplified heights and contextual tall buildings. These definitions vary depending on the character of the area. Areas of strong character and form offer only limited opportunities for deviation.

Transitional areas of more varied character, such as Whitehouse Street, offer greater opportunities for reinvention in terms of increasing densities, or varying form and character, including amplifying building heights, or in strategically located areas, creating a contextually tall building.



#### Prevailing building heights

The most commonly occurring height of buildings within an area of common character.



#### Amplified building heights

Buildings that are modestly higher than the prevailing building height.

*up to 1.5x prevailing height in areas of uniform height*

*up to 2x prevailing height in areas of varied height*



#### Contextual tall buildings

Buildings that are significantly higher than the prevailing building height.

*more than 1.5x prevailing height in areas of uniform height*

*more than 2x prevailing height in areas of varied height*

### Building heights

The Urban Living SPD establishes the principles by which the heights of new developments should be assessed together with emerging draft policies UL1 (Effective and efficient use of land), UL2 (Residential densities), DC1 (Liveability in residential development including space standards) and DC3 (Local character and distinctiveness). The approach taken in different areas of the regeneration area will vary and should be based on a thorough assessment of the site and its context.

The heights and massing strategy plan on p.63 identifies the approach to heights across the core regeneration area.

#### Context: prevailing building heights

The prevailing heights around the Whitehouse Street Regeneration Area vary depending on the location. The prevailing height of buildings along Bedminster Parade is around 3-4 storeys with some variation for prominent buildings such as the former Wills tobacco building.

The prevailing building height along York Road is around 3-4 storeys in the form of early 19th century terraces and later infill and redevelopment of a similar style and scale. Within the southern part of the outer regeneration area there is a variety of different building types and heights.

Development in the western and northern edges of the site where there is an established existing character and prevailing height should be consistent with the prevailing height in the immediate context.

#### Amplified height

Away from the western and northern edges of the core regeneration area there is potential for amplified height. In general the prevailing height is varied and so development is expected to adopt the recommendations of the Urban Living SPD for amplified height in areas of varied height (ie. up to 2x the prevailing height).

#### Contextual tall buildings

In the area between Princess Street and the railway there is potential for a contextual tall building or buildings, in line with the recommendations of the Urban Living SPD. This is defined by the

SPD as buildings of 30m or higher (the equivalent of around 10 storeys).

This does not remove the need to adopt the wider recommendations of this regeneration framework, such as the impact of development on views to key city landmarks. The impact of tall buildings can be significant on the neighbourhood and the city, and detailed development proposals should fully justify them in line with the recommendations of the Urban Living SPD.

When designing a tall building in this location the impact on the setting of heritage assets should be carefully considered and a TVIA will be required.

Development proposals should demonstrate via Design and Access Statements and TVIAs, as appropriate, how sites within the Whitehouse Street Regeneration Area can be developed in such a way that balances making an efficient use of the land to deliver much needed housing at optimal densities, with the impact on the wider townscape.

In addition to the wider recommendations of Part 2 of the Urban Living SPD, where tall buildings are proposed the proposals should follow the guidance for tall buildings of Part 3 of the Urban Living SPD. In particular the following items should be considered:

- Proposals for tall buildings will be expected to demonstrate high quality design throughout their height to reflect their wider impact on views around the city and legibility of the townscape.
- Tall buildings should not have a harmful impact by reason of having an unduly dominating impact on the surrounding area or creating harmful microclimate effects in the vicinity.

## 5.4 Height, scale & massing

### Heights and massing strategy plan

The heights and massing strategy has three broad zones. Development in the areas to the western and northern edges of the regeneration area (in light blue) should be consistent with the prevailing height in the immediate context, typically 3-4 storeys.

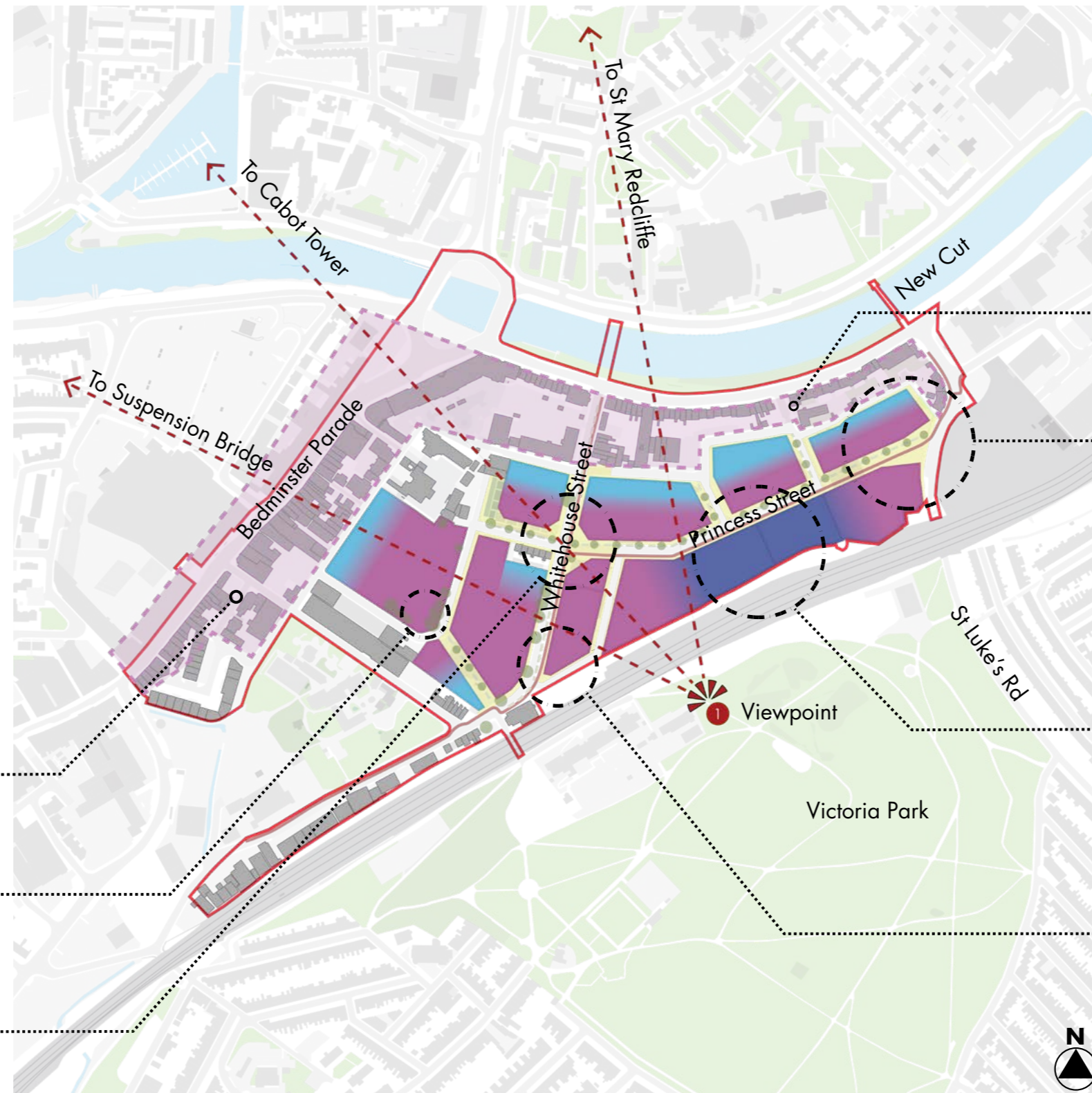
Development towards the centre of the area (in magenta) will have more flexibility to develop up to an amplified height of around 1.5x to 2x the prevailing heights. This means development of around 4-8 storeys. Where in this range a specific site will fall will depend on the context of that site and an assessment by the local planning authority of a Townscape Visual Impact Appraisal provided as part of a planning application.

An area between Princess Street and the railway (in dark blue) has been identified as having potential for additional height in the form of contextual tall buildings. The height of proposals in this area will have to be justified against the requirements of the Urban Living SPD and the wider recommendations of this regeneration framework.

The prevailing height of buildings along Bedminster Parade is around 3-4 storeys with some variation for prominent buildings such as the former Wills tobacco building.

An area of amplified height at the corner of Willway Street has the opportunity for a feature building that terminates a view along a new pedestrian street.

The form of the buildings around the central public square should frame the space. Development in this area should respect the amenity of the existing terraced homes along Sargent Street and positively contribute towards local character and distinctiveness to create an inviting public square.



Heights strategy plan

#### KEY

- Context - Prevailing height
- Area of prevailing height
- Area of amplified height
- Potential for contextual tall buildings

The prevailing height along York Road is a consistent 3 storeys (plus lower ground floor).

The end of Princess Street opens up to provide public space at a key junction that connects the Whitehouse Street Regeneration Area with Mead Street, Totterdown and Victoria Park. There is an opportunity for a prominent building frontage in this location.

This area between Princess Street and the railway is screened by mature trees along the embankment to the south and is less sensitive to views to key landmarks. There may be an opportunity for contextual tall buildings in this area. Development should allow for visual permeability from the north to Victoria Park.

The corner of New Queen Street and Whitehouse Street has the potential for a feature corner building which terminates the view along Whitehouse Lane.

## 5.4 Height, scale & massing

### Scale and extra height

Various typologies can be used to deliver an optimum density for a plot. Lower scale development can deliver a higher plot coverage (a % of the plot developed on) while higher development will require greater spacing between buildings to allow for sufficient daylight and open space.

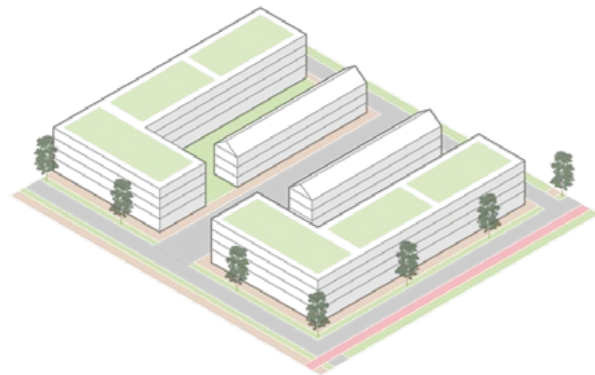
Ground floor podiums can be used to provide additional commercial floor space, service areas

or parking (if required) with private or communal garden space above. At the street edge this should be screened by active uses. This can allow for a higher plot coverage while providing adequate amenity space and separation between buildings.

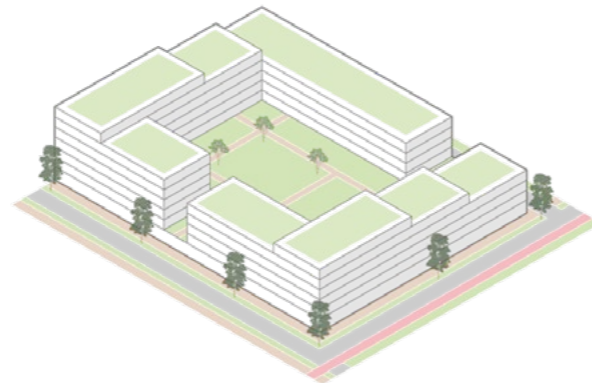
Key considerations for tall buildings include having a high quality and integrated base, middle and top; functionally provide a safe environment for occupants and is sustainability designed and built, minimising its environmental

impact through its lifetime via a variety of measures.

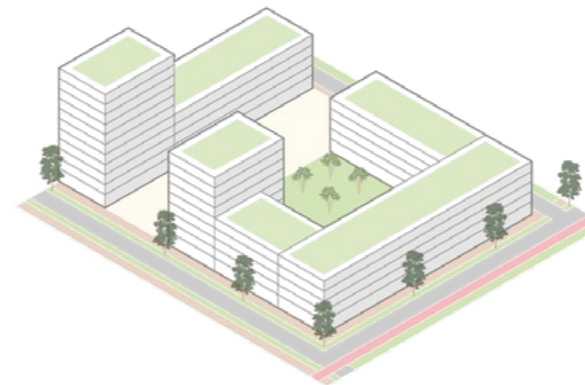
It is also important that tall buildings consider adequate and appropriate provision for open and play space provision.



Lower scale - higher plot coverage



Medium scale - medium plot coverage



Higher scale - lower plot coverage



Goldsmith Street, Norwich. This is an award winning example of modern design using a dense, traditional street pattern.



Kings Crescent Estate, London. Mid-rise buildings can provide dense development while retaining a human scale on the street.



Saint Urban block, Strasbourg. This development includes taller elements while creating variety on the street with smaller frontages and varying colours.

### Recommendations of Urban Living SPD

The Urban Living SPD provides guidance on how to assess the quality of proposed tall buildings. The guidance highlights three core aspects that require consideration in the design of a tall building; these are: Visual Quality, Functional Quality and Environmental Quality. These aspects should be considered together to ensure the overall quality of the building meets a high standard of design and makes a positive contribution to the Bristol skyline.

#### Visual quality

- Is the tall building well located?
- Does the scheme make a positive contribution to long-range, midrange and immediate views to it?
- Does the scheme demonstrate design excellence?

#### Functional quality

Does the scheme ensure the safety of occupants and passers-by?

- Does the scheme interfere with aviation, navigation and solar energy generation on adjoining buildings?
- Has future servicing, maintenance and management been well considered?

#### Environmental quality

- Does the scheme create a pleasant, healthy environment for future occupants?
- Is the scheme sustainably designed?
- Will the scheme be neighbourly, both at the construction phase and following occupation?

## 5.4 Height, scale & massing

### Demonstrating compliance

The technical assessments outlined below should be undertaken, as appropriate, to ensure that the height, scale and massing of the proposals deliver high-quality design and considers impacts upon character and amenity.

It is at the discretion of the local planning authority whether a tall building under 30m (as defined in the Urban Living SPD) should be assessed against the guidance for tall buildings. It is therefore encouraged that developers enter into early discussions with the local planning authority when considering concept schemes.

### Townscape visual impact assessment

A TVIA is a means to demonstrating an accurate visual impact of a proposed development on the subject site and the surrounding city. TVIAs should be completed in accordance with guidance for Landscape and Visual Impact Assessments, provided in Appendix C of the Urban Living SPD. View locations should be agreed with the local planning authority as part of pre-application discussions in addition to views set out in this framework.

### Daylight & sunlight assessment

A Daylight and Sunlight Assessment should be carried out in accordance with the methodology outlined by the latest Building Research Establishment (BRE) guidance. The Urban Living SPD advocates an assessment of daylight and sunlight targets to be informed by comparative contextual analysis agreed with the local planning authority in advance of detailed assessments. This approach provides flexibility to the application of targets set in the Building Research Establishment guidance in dense urban environments in line with NPPF paragraph 125(c).

### Shadow study

A shadow study is a visual model of how the proposed development would cast shadows on the subject site and the surrounding land. Shadow studies help to determine the impacts on shadow sensitive areas, such as public spaces, communal amenity areas, streets, and private residential amenity areas and, if required, how these impacts can be mitigated.

### Cumulative height assessment

Every planning application submitted within the Whitehouse Street area will be required to demonstrate high-quality design and a height, scale and massing that is appropriate for the site and its wider context. In demonstrating this, it will be necessary to consider the cumulative impacts of development within the Whitehouse Street area and nearby. This can be achieved by sharing 3D models with the council as part of pre-application discussions. Bristol City Council utilise city model software to enable proposed developments to be 'tested' alongside existing and planned development.

### Wind Turbulence assessment

The grouping of buildings and their orientation to the prevailing wind can affect the impact of wind turbulence. The need to undertake a WTA is likely to be confined to the following scenarios:

- Where a tall building is proposed.
- New buildings of amplified height closest to public open space and frequently used facilities.
- New buildings that protrude more than twice the average height above a nearby prevailing buildings.

### Height, scale & massing checklist

The following checklist provides a range of key issues to consider when preparing planning applications for development that will accord with the regeneration framework.

Does the proposal protect key views towards key heritage assets, such as the Church of St Mary Redcliffe, and those identified in the Urban Living SPD?	
Does the proposal consider the impact on views towards key local landmarks and visual connections to Victoria Park?	
Does the proposal consider the impact upon the streetscene and wider views, including the Bedminster Conservation Area? For example along the New Cut, York Road and other views identified on p.24	
Has the proposal considered its impact on the cumulative development proposed or consented in the wider area?	
For contextual tall buildings, has the proposal considered demonstrated compliance with the technical assessments outlined on p.65 and in the Urban Living SPD?	
Does the proposal accord with the heights and massing strategy (p.63)?	
Does the proposal consider views to Victoria Park?	



## 5.5 Land use & employment

### Key Objectives

#### Supporting local enterprise and employment

- No net loss of jobs over the core regeneration area.
- Aspiration for jobs growth which provides job opportunities for local people.

#### Integrate homes and jobs

- Commercial and employment spaces will contribute towards the sense of place.
- Contribute to the policy target of at least 2,500 new homes in the Central Bedminster Area with a range of types, tenures and sizes.
- Accommodate existing businesses that want to stay where possible, and attract new businesses that are compatible with new homes.
- Provide new community space to serve the new neighbourhood.

#### Supporting inclusive growth

- Provide a range of new employment types and retaining space for industrial and manufacturing businesses.
- Unlocking employment and training opportunities for local residents.

#### Adopted Local Plan policy references:

BCS7, BCS8, DM10, DM13

Consideration should also be given to draft policies of the Local Plan review.

### The regeneration of the Whitehouse Street Regeneration Area will need to provide new employment spaces alongside new homes to create a successful and vibrant mixed use neighbourhood.

A council commissioned employment strategy has been developed to support this regeneration framework, in co-ordination with a wider employment strategy including the neighbouring Mead Street Regeneration Area.

#### Employment strategy

The employment strategy is guided by the following principles:

- Residential compatibility: the introduction of new homes into the Whitehouse Street Regeneration Area means new employment uses need to be compatible with residential accommodation.
- Retaining and, where possible, providing additional jobs: the regeneration of the Whitehouse Street area should retain the current number of jobs as a minimum threshold, while aspiring for jobs growth through the provision of better quality and targeted employment space.
- Existing employers: exploring opportunities for existing tenants to stay in the area where they are compatible with future residential uses, want to stay, and are able to do so.
- A diverse economy: development should provide employment space to support a diverse economy and with provision co-ordinated with neighbouring regeneration areas where possible.
- Inclusive growth: regeneration should support city wide priorities for inclusive growth, including opportunities to unlock employment and training opportunities for local residents both during construction and once developed.

### Inclusive growth

Bristol City Council is committed to building a better Bristol – a city of hope and aspiration where everyone shares in its success. The council's One City Plan aims to build on the economic, social and environmental wellbeing of the city.

The council's employment strategy for the regeneration area aims to support sustainable and inclusive economic growth. This will be achieved by the development of new workspace as well as the retention of industrial land uses.

The Local Plan review has identified new site allocations for industrial and distribution elsewhere in the city, alongside new forms of workspace as part of mixed-use proposals on current and former industrial land.

Emerging policy encourages development to contribute to enabling access to employment and removing barriers to employment.

This is particularly applicable where homes are proposed on sites previously used for employment, or where new workspace and other commercial development is created, or where other major development arises that would generate new employment, including during the construction phase.



Junction 3 Library and Learning Centre, Easton

### Planning policy summary

The core regeneration area is designated as a Primary Industrial and Warehousing Area (PIWA). The local plan review replaces PIWA and proposes the regeneration as an area of growth and regeneration (draft policy DS8), which will be known as 'Central Bedminster'.

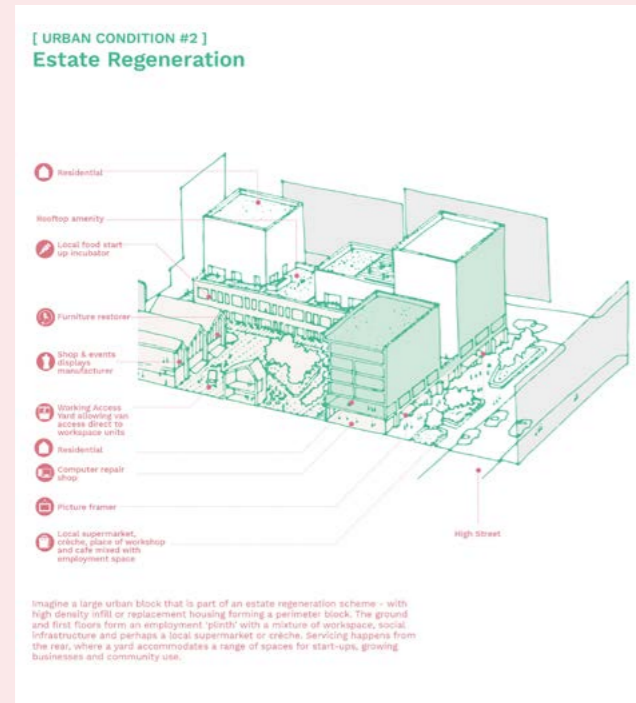
The Central Bedminster area promotes a mixed and inclusive community with a diversity of land uses providing opportunities to live, work, take leisure and access services. This includes the provision of high-quality workspaces, providing for a range of business uses.

Council planning and retail objectives aim to safeguard and promote designated centres, such as Bedminster town centre. Town centres generally contain shops providing a range of groceries, fresh food, and other facilities such as post offices. They can also contain specialist or niche shops/services that contribute to the diversity and distinctiveness of the designated centre, as well as including cafés, pubs or financial service uses.

Mixed employment uses within the Whitehouse Street area must complement and not harm designated centres, including Bedminster town centre. Opportunities exist to provide small scale retail spaces, shops, and other uses, such as cafés that serve the needs of the Whitehouse Street area and complement Bedminster town centre whilst also contributing to the character of the wider Bedminster area.

## 5.5 Land use & employment

### Case study: Places That Work



The 2018 report by the Centre for London *Places That Work* describes how housing demand in the capital has placed pressure on employment space as it was released for residential redevelopment faster than expected. It provides a model for a 'New London Mix' of residential and employment spaces, co-located in close proximity without detriment to residents or businesses.

Bristol is currently experiencing many of the same pressures of housing redevelopment placing demands on traditional employment space. Bristol City Council will be pursuing this approach on plot 1.

By pursuing a similar approach of making best use of land in a highly accessible location it may be possible to help meet the demand for both residential and employment space while providing a sustainable approach to urban regeneration.

Transport and digital connectivity are essential aspects to support inclusive and sustainable economic growth. As such, it is important that new developments provide access to super-fast broadband and are located where sustainable travel patterns can be achieved.

### New homes

The Whitehouse Street Regeneration Area will make a significant contribution to meeting the emerging policy target of at least 2,500 new homes in the Central Bedminster area.

To kick start development in the regeneration area, the council will update the Affordable Housing Practice Note 'Threshold' approach wording. This will allow for developments in the first phase of the Whitehouse Street Regeneration Area to utilise the 'Threshold' approach, meaning that the Council would not assess viability provided that applicants offered 20% affordable housing. This would apply for a time-limited period and for the first phase only. Further information on the approach is set out in the Affordable Housing Practice Note (2022).

The council's preferred affordable housing tenure mix is 75% Social Rent and 25% Affordable Home Ownership. Shared Ownership is the council's preferred route to Affordable Home Ownership, however, this would not preclude consideration of proposals for First Homes. Further information is in the Affordable Housing Practice Note (2022).

For Build to Rent schemes, Affordable Private Rent can be delivered. This should not exceed Local Housing Allowance (LHA) levels (or any subsequent capping mechanism the council may introduce to ensure the affordability of rents) at the letting of a new tenancy and rents should rise in accordance with the national rent regimes established by Government. Rents should also include all eligible service charges. The council will also accept standalone block(s)

of affordable housing delivered as social rent and shared ownership to meet the 20% Build to Rent affordable housing requirement. (See the council's Build to Rent Practice Note for further information).

### Community space

To enable the creation of a socially sustainable new neighbourhood in the Whitehouse Street Regeneration Area new internal and external community spaces are needed to serve the needs of residents and community groups. There is an existing demand for space that has been identified as part of early engagement and the community manifesto. Early engagement between developers and local community groups is required to ensure the right types of space are provided for potential users.

### Employment space requirements

The aspiration for Whitehouse Street is to create a neighbourhood where homes, jobs and day to day amenities are combined within easy reach and close to key public transport connections, public services, local centres and employment opportunities.

The employment strategy requires for any development within the regeneration area to provide for no net loss of jobs in the core regeneration area, equivalent to at least 400 full time equivalent (FTE) jobs.

Development in the core regeneration area will be required to:

- Provide between 13,500m<sup>2</sup> to 15,000m<sup>2</sup> (NIA) employment floorspace across the core regeneration area (including industrial focused space) to retain and create replacement jobs.
- Deliver spaces for sectors with market demand, ensuring the spaces accommodate the needs of businesses in these sectors.

- Each plot should contribute toward the delivery of employment space.

Bristol City Council are exploring the development of plot 1a for between 6,000m<sup>2</sup> to 8,000m<sup>2</sup> (NIA) of dedicated employment floorspace, and so this plot will deliver a greater share of the overall employment floor space provision across the core regeneration area.

### Existing employers

As the regeneration of the area as a mixed use neighbourhood occurs, the character of the area will change. Some existing businesses will be compatible with residential uses, and others will actively contribute to a vibrant and successful neighbourhood. In order to support a diverse economy, existing businesses within the core regeneration area that are compatible with a mixed use neighbourhood should, where possible, be enabled to relocate within the regeneration area or the neighbouring Mead Street Regeneration Area.

Where businesses are unable to remain within the regeneration area, the council will seek to support businesses where possible.

### Growth sectors

In addition to re-provision of employment space for compatible existing businesses, the employment strategy has identified a number of growth sectors. This is based upon analysis of economic demand in Bristol and the West of England city region.

The following industrial focused sectors are considered to be a good strategic fit for the Whitehouse Street Regeneration Area, demonstrated by the existing demand for new employment floorspace in these sectors:

- Creative/makers space.
- Small scale food and drink manufacturing.
- Advanced engineering

## 5.5 Land use & employment

The following office uses are considered to be suitable for the regeneration area and would be highly compatible with residential development:

- Creative services (ICT, Digital, Media)
- Business and professional services

The provision of office space is likely to be focused on small to medium sized secondary spaces that provide an alternative offer to the city centre.

Media production is a sector with demand across the city and this use would be compatible with the regeneration area. Such uses are likely to require a bespoke space to meet a specific user requirement.

### Making efficient use of land

To ensure the best use of land in a sustainable location, provide jobs in proximity to homes, and provide new space for existing businesses, innovative building typologies should be considered. Residential-led development should integrate residential and employment space. Industrial and employment focused sites should make efficient use of land.

### Industrial intensification

Typically industrial and light industrial uses have had a low employment density and so require a larger floor space to deliver jobs compared to office based commercial operations. Dedicated employment space, including industrial space, should make efficient use of land and be compatible with surrounding residential uses.

While a mixed-use approach should be taken to industrial co-location and intensification across the whole regeneration area, in order to ensure that employment space can be delivered at a density sufficient to provide new industrial jobs, plot 1 has been identified as a site which will accommodate dedicated light industrial and workshop space with the support of the council.

Industrial intensification can be achieved by

stacking industrial uses vertically. Careful consideration will be given to delivery and servicing requirements to ensure these uses are thoughtfully integrated to protect residential amenity and create safe streets without compromising operational efficiency.

Locations for industrial intensification or co-location could include areas where large areas of ground floor cannot support ground floor residential uses (such as areas of higher flood risk), adjacent to existing noise generating uses, or otherwise do not lend themselves to ground floor residential uses.

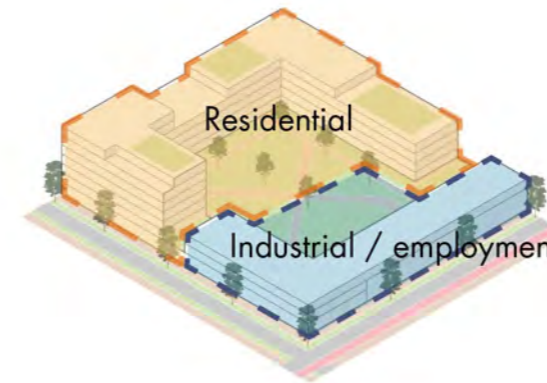


Plot 1 - Identified for industrial intensification pilot project.

### Residential and employment co-location

Residential-led development schemes proposed across the regeneration area should seek to integrate residential space and workplaces. All developments should include non-residential uses in line with the wider strategy for employment and land use.

Co-locating uses may be in the form of stacking residential uses above compatible commercial uses (including compatible light industrial uses), wrapping residential space around employment space, or horizontally distributing the uses across a development plot.



Possible configuration of residential-industrial co-location horizontal distribution.

In key locations detailed development proposals will be required to deliver active frontages and contribute positively to the character of the street. Schemes should avoid blank and inactive frontages.

Careful consideration will be given to minimising or mitigating negative aspects of commercial and industrial development such as operational noise and the impact caused by deliveries. Opportunities for delivery and freight consolidation will be explored.

New industrial or employment uses on plot should be compatible with residential-led mixed use development.

### Flexible and adaptable buildings

Long term environmental sustainability should underpin all aspects of the regeneration framework. To reduce whole life carbon costs, development proposals will be expected to provide flexible and adaptable buildings that can be altered and re-used as the market, technologies and climate change.

Where appropriate, consideration should be given to making use of existing buildings with meanwhile uses to avoid neglect and maintaining economic activity in the area.

### Case study: Industrial intensification



Developer: London Borough of Barking and Dagenham

Industria is an industrial intensification development on a brownfield site in Barking and Dagenham that aims to provide an exemplar model for intensified industrial space.

Due to complete in 2023, Industria provides stacked industrial space arranged over three and four storey blocks around a central access yard and vehicle ramp. The units benefit from tall floor-to-floor levels to accommodate a range of activities. There is HGV access to a ground floor yard and access for up to 7.5t vans to upper levels via the ramp.

The space provided is a mix of light industrial units (160-475m<sup>2</sup>) and smaller (15-230m<sup>2</sup>) flatted factory units. A ramp and goods lift provide access across three floors.

The building also houses a business centre, meeting rooms, a staffed reception and common breakout space to encourage interaction between tenants.

## 5.5 Land use & employment

### Employment strategy plan

The employment strategy plan identifies key considerations for non-residential spaces across the regeneration area. All development plots will be expected to contribute towards the delivery of employment space in proportion to the overall development capacity of the site.

This plot has been identified as a location for an energy centre serving the Bedminster heat network. This will provide capacity for the Bedminster Green, Whitehouse Street and Mead Street Regeneration Areas.

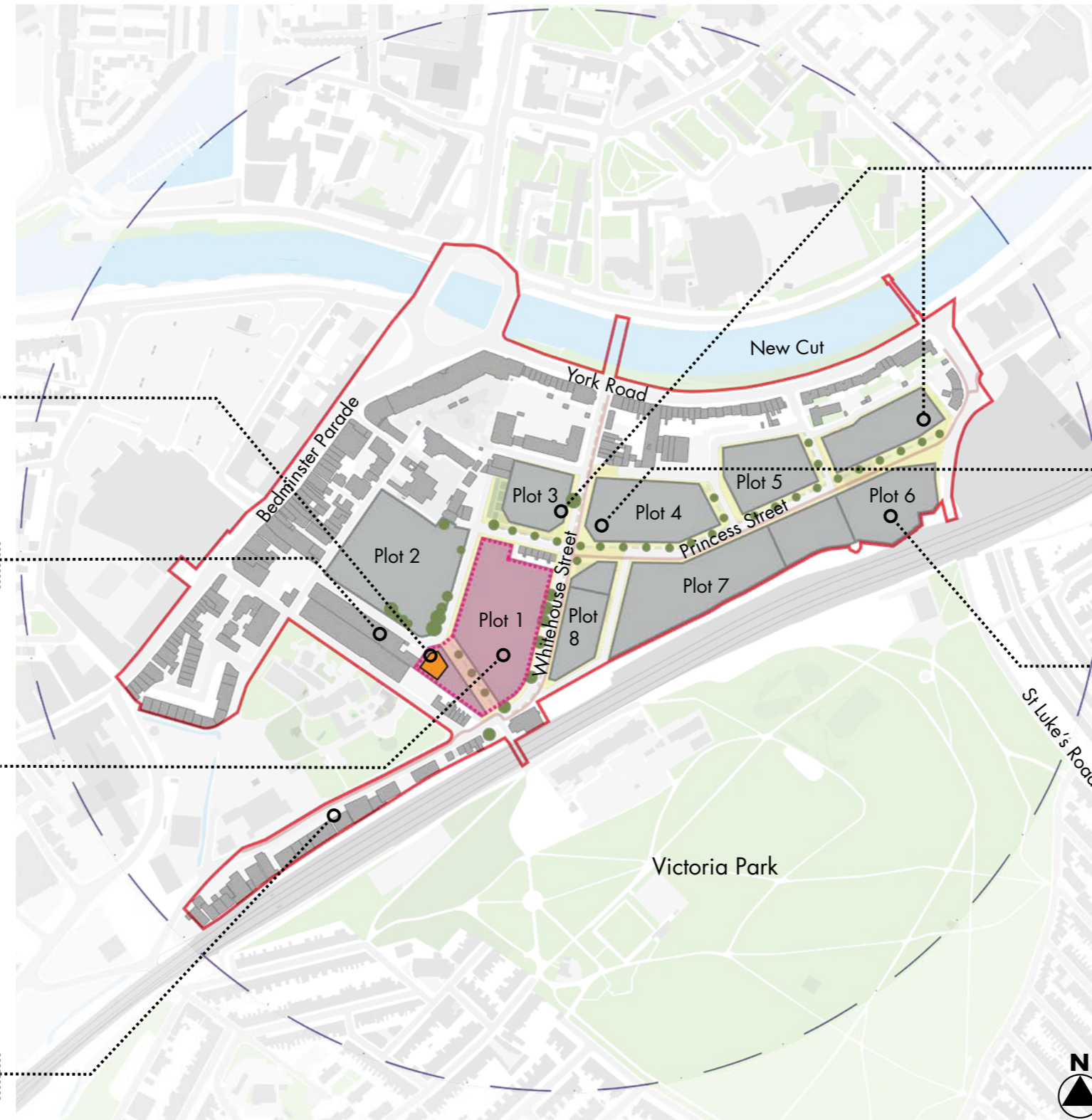
Existing businesses along this section of Willway Street are expected to remain.

This area has been identified as a location with a focus on employment space, including replacement light industrial space as part of an industrial intensification pilot project.

This will allow the relocation of some existing businesses within the regeneration area or from the neighbouring Mead Street area.

While this site will need to accommodate practical matters for the servicing of employment space, development of this site should aim to contribute positively to the sense of place and be compatible with neighbouring residential development.

Existing businesses along this section of Whitehouse Lane are expected to remain.



Employment strategy plan

These areas present opportunities for ground floor commercial space that can provide active frontages to key public spaces. These areas may have the footfall to support small scale retail, or food & beverage uses to serve the local neighbourhood.

Internal community space should be provided in the regeneration area. This could be provided at the heart of the regeneration area.

Bristol City Council will work with community groups and developers to identify potential users and their requirements.

The council will work with Help Bristol's Homeless to find a new home for the shelter currently located on Spring Street. Plot 6 will be used for temporary school provision, until the new secondary school on Silverthorne Lane is open.

## 5.5 Land use & employment

### Employment and skills

Whitehouse Street can provide a vital opportunity to maximise inclusive employment and training opportunities. This development will be enhanced through *Building Bristol*, a new initiative that has been set up to support construction companies and end-use employers to access diverse talent and to meet their future recruitment needs while supporting the skills development in local communities.

Through updated planning validation requirements, the council requires all major developments to produce an employment and skills plan. These plans will be key to supporting local people into jobs and training opportunities that are generated through the regeneration of the Whitehouse Street area.

The Building Bristol Co-ordinator will provide advice to developers in the Whitehouse Street Area to finalise their plans and meet the required benchmarks. Agreed targets will be supported through lots of signposting and linking developers to a range of delivery partners, including Council teams, local schools, colleges, universities, and independent training providers. The co-ordinator will also support local recruitment campaigns, best practice exchange and ongoing monitoring and evaluation of plans.

### Employment strategy summary

The employment strategy summary opposite sets out the key objectives and the process for delivering employment uses within the Whitehouse Street Regeneration Area.

Until such time as a new local plan is adopted planning applications that come forward on PIWA allocated land within the regeneration area will need to justify the loss of any industrial and warehousing floorspace.

This justification should include and be set against any new employment uses proposed and relevant material considerations including the NPPF and policies of the emerging local plan; proposals must

	What	How
<b>Summary</b>	<p>The creation of replacement employment space to achieve (at a minimum) no net loss of jobs across the regeneration area in the identified sectors. Existing businesses that are compatible with a mixed use residential neighbourhood should be enabled to remain within the regeneration area where possible.</p> <p>Each plot will be expected to contribute towards creating employment space.</p>	<p>Via planning applications proposing development that positively address draft policies DS8, E1, E7 and E8 to deliver development that focuses on high-quality, inclusive new workspaces, homes and supporting infrastructure. Developers should engage with the council at an early stage to discuss their proposals and the implications for existing tenants.</p> <p>By working in a positive and proactive manner with landowners and tenants, the council will seek to ensure a smooth transition to a new mixed-use neighbourhood.</p>
<b>Economic focus</b>	<p>A mix of industrial and smaller scale workshop/studio/makers spaces allows for a mix of new uses and retained tenants in key sectors. In addition to this managed workspace and small scale office can accommodate start ups, SMEs and social enterprises.</p> <p>There should be some flexibility to provide retail and small scale food &amp; beverage space but focused on serving needs of the neighbourhood only.</p>	<p>Developers are recommended to engage with residential compatible existing businesses that wish to remain on site.</p> <p>The provision of small-scale retail and food &amp; beverage (F&amp;B) uses may support placemaking objectives and neighbourhood amenity. Retail and F&amp;B uses in the Framework area will need to maintain the diversity of uses and the vitality and viability of Bedminster town centre. Through the planning application process, consideration will be given to their cumulative impact.</p> <p>Spaces provided should be suitable for identified growth sectors. The provision of generic flexible spaces that are not appropriate for identified sectors will be resisted.</p>
<b>Estimated space requirement</b>	<p>c.13,500m<sup>2</sup> NIA across the core regeneration area as a minimum threshold. Plot 1a can accommodate around 8,000m<sup>2</sup> and the remainder across the remaining plots.</p>	<p>Once the employment space provided on plot 1 is taken into account, each development plot across the regeneration area should provide employment (or non-residential community) space proportionate to the overall development capacity of the plot.</p>
<b>Spatial implications</b>	<p>Dedicated employment space in line with the recommended spatial typologies to serve the identified growth sectors. Plot 1a has been identified to provide dedicated employment buildings as part of an industrial intensification pilot scheme.</p> <p>Employment space on the remaining plots achievable via co-location: for example, ground floor employment space with residential accommodation above.</p>	<p>Some businesses in the identified growth sectors may require dedicated employment space in standalone commercial premises. The council will progress the industrial intensification pilot scheme on plot 1a.</p> <p>Location of ground floor employment space in residential buildings will be encouraged for placemaking purposes or required to meet identified need for specific uses.</p>
<b>Indicative displacement implications</b>	<p>Potential to retain creative manufacturing and leisure uses. Potential co-ordinated decant to and from the Mead Street Regeneration Area (particularly for office uses and small scale making uses).</p>	<p>Depending on phasing and timescales there is also potential for (compatible) existing businesses in the WSRA to be relocated to Mead Street or vice versa. Businesses which are not compatible with residential development on residential sites in the Whitehouse Street Regeneration area may be able to be re-located to dedicated space on plot 1. The council will assist with the re-provision or re-location of existing businesses where possible.</p>
<b>Inclusive growth</b>	<p>Maximise inclusive employment and training opportunities during construction and the operational phase(s) of the development.</p>	<p>Require all major developments to produce an employment and skills plan to support local people into jobs and training, promote apprenticeships, and encourage experience of work and career pathways for young people.</p>

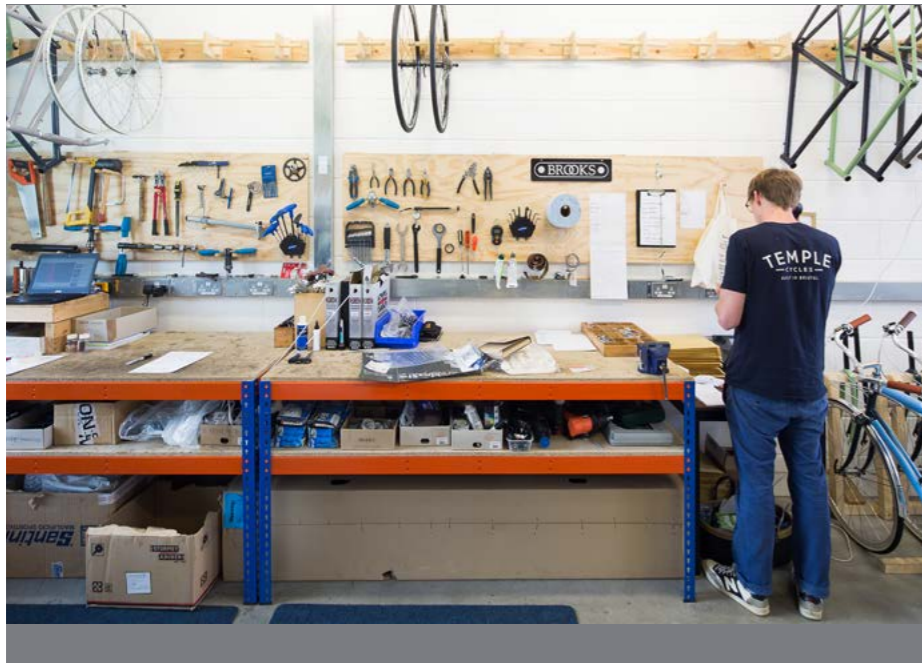
## 5.5 Land use & employment

have regard to, and not prejudice, the on-going use of the wider area as PIWA in the intervening period. Such justifications should be provided in a Planning Statement, supported by an Economic Statement.

### Employment space typology

In order to provide for the identified employment sectors the employment strategy sets out five spatial types that meet the needs identified in the employment strategy.

These types can be delivered as part of mixed use plots co-locating employment and residential uses, or as part of dedicated employment buildings.



Workshop space at Filwood Business Park, south Bristol.

### Servicing and deliveries

The servicing of employment space should adhere to the principles set out in section 5.2. Delivery bays and service access should avoid conflict with pedestrian and cycle routes. The location of service access to employment space should minimise negative impact on the amenity of residential units.

### Type 1: Maker-space

#### Description

Collaborative workspace for small scale industrial use.

#### Typical uses

Collaborative or collective making, open access workshops, small to medium scale making/manufacturing and small-scale product development. More diverse and financially self-sustaining occupiers than small studios.

#### Key features

Such uses could be situated in standalone commercial spaces or within co-located spaces. Dedicated workspaces, variety of licenses and lease lengths.

#### Size

- Individual units 150-200m<sup>2</sup>
- Minimum 4m floor-to-ceiling height.

#### Other requirements

A yard or loading space is usually required, but street frontage is not typically required.

Hours of operation are likely to require control due to management/supervision arrangements. Sound proofing and filtered extract system may be required.

Leasing arrangements will vary depending on business/user type. Usually short-term or flexible lease terms.

#### Suitability

This employment space type is considered to have high suitability for the Whitehouse Street Regeneration Area. This type has a potential to play an important role in delivering co-located employment space on residential schemes, and accommodating the types of 'less messy' business activities identified previously.

### Type 2: Small industrial space

#### Description

Small scale industrial uses with large spatial requirements that are likely to require servicing by large goods vehicles.

#### Typical use

B2/B8 use classes: small scale making and light manufacturing, secondary/tertiary industries such as printing and textiles, small to medium food and drink manufacturing, and industrial crafts.

#### Key features

Typically stand-alone commercial spaces, reflecting more specific space and servicing requirements. Purpose built spaces with loading bays and high ceilings which will require sound and air pollution management.

#### Size

- Units up to 500m<sup>2</sup>
- High floor-to-ceiling height (4.5 - 8m)
- 4m Loading bay

#### Other requirements

A yard or loading space is usually required. Large scale long span spaces are preferred for maximum flexibility, with large span areas allowing access.

Hours of operation are likely to require control due to management/supervision arrangements. Sound proofing and filtered extract systems may be required.

Let by owner typically on long term basis with no particular management requirements.

#### Suitability

This type is considered to be less suitable for employment-residential co-location. However there may be opportunities on standalone industrial sites (Plot 1).

## 5.5 Land use & employment

### Type 3: Creative studios

#### Description

Workspace for creative uses that may have additional spatial requirements above and beyond those of office-type workplaces.

#### Typical uses

B1B, B1C use classes: creative industries including non-commercial activities and creative services.

#### Key features

This type could be part of a standalone employment site but is also suited to co-location with residential spaces. This is not usually a standardised product and spaces normally need to be customisable.

#### Size

- Individual units ranging from 11-500m<sup>2</sup>
- Minimum 3.5m floor-to-ceiling height.

#### Other requirements

Communal or breakout spaces encourage interaction and foster a creative community. Suitable for refurbished spaces. A goods lift required if in a multi-storey building.

This type is generally minimally disruptive but hours of operation can be outside normal working hours.

Degree of subsidy typically required. Some spaces provide co-working or drop in space and shared facilities.

#### Suitability

This employment space type is considered to have high suitability for the Whitehouse Street Regeneration Area. This type has the potential to play an important role delivering co-located employment space on residential schemes.



*Creative studio space with mezzanine office space at Filwood Business Park, south Bristol.*



*Caxton Works is a mixed-use development in Canning Town in east London which provides flexible and affordable light industrial /workshop units with homes above.*

### Type 4: Small office

#### Description

Desk based workspace that can be accommodated in new or existing buildings.

#### Typical uses

B1a/B1b use classes: professional and business support services, other conventional office/desk-based operations.

#### Key features

This type could be standalone as part of a larger commercial building, but also suited to co-location with residential at lower floors. Generally small floor spaces with no particular external management and little disruption to neighbouring areas.

#### Size

- Under 500m<sup>2</sup>

#### Other requirements

No exterior space required. Daylight required for office spaces.

Optimising the opportunity for active frontages and a diversity of uses in the area creates a more secure and attractive environment but this will need to be balanced against the need for a level of privacy, depending on the use or business. Best located in established or anticipated high footfall locations to maximise visibility.

Typically let as an individual unit with no particular external workplace management requirements.

#### Suitability

This employment space type is considered to be less suitable in the short term except for re-provision of space for existing businesses, as focus is on accommodating more industrially focused businesses. Spatially it is compatible with residential and other non-residential uses.

## 5.5 Land use & employment

### Type 5: Incubator / Accelerator / Co-working / managed workspace

#### Description

Space shared by several companies with flexible lease terms, either with shared working space or small individual units, often with business support.

#### Typical uses

Professional and business support services, start-ups and SMEs, social enterprise hubs, freelance or part time workers.

#### Key features

This type could be standalone as part of a larger commercial building, but also suited to co-location with residential at lower floors. Office units ranging from small cellular spaces to medium sized let as an individual unit, or workspace within a unit from a workplace provider. Generally requires a critical mass of units.

#### Size

- Managed workspaces 15-200m<sup>2</sup>
- Incubator/Accelerator/Co-working (IAC) spaces 30-150m<sup>2</sup>

#### Other requirements

No exterior space required. Managed workspace generally a higher specification. Typically let as an individual unit with no particular external workplace management requirements. IACs require 'ready to occupy spaces.

Typically leased on a short term basis (1 month - 3 years) and the landlord maintains active presence on the site. Communal space is often provided.

#### Suitability

As with small office, this employment space type is considered to be less suitable in the short term as focus is on accommodating more industrially focused businesses. Spatially it is compatible with residential and other non-residential uses.



*Hackney Bridge, London. Designed as a meanwhile use for an interim period of around 15 years, providing 'incubator' space for local creative businesses.*

#### Delivery strategy

There are five main areas where Bristol City Council will work with landowners and businesses to ensure the successful delivery of the employment strategy:

- Optimising the supply of employment space
- Ensuring phased delivery of employment space
- Co-ordinating the decant strategy
- Developing leasing and asset management approaches
- Agreeing wider strategies and mechanisms to secure social and community benefits

The council will work with landowners and businesses to define more detailed employment space requirements based on the broad typologies identified specifically for the Whitehouse Street Regeneration Area.

The council will also engage with landowners and business tenants to develop a more detailed decant strategy to ensure that opportunities to relocate compatible businesses within the regeneration area are accommodated, while measures to support non-compatible businesses are identified. The relocation of existing businesses within the area will be co-ordinated with the neighbouring Mead Street Regeneration Area. The council are exploring delivery options for an industrial intensification scheme on the Bristol City Council owned plot 1.

### Employment and land use checklist

The following checklist provides a range of key issues to consider when preparing planning applications for development that will accord with the regeneration framework.

*Does the detailed development proposal contribute adequately to the overall amount of employment space required across the regeneration area?*

*Have opportunities been provided to existing compatible tenants to remain on site?*

*Is the employment space proposed suitable for businesses in the identified growth sectors?*

*Does the application meet the planning threshold for an Employment and Skills Plan?*

*Will the active uses proposed serve the needs of the area whilst protecting the viability and vitality of designated Centres, including Bedminster Town Centre?*

*Is there potential for community uses to be provided?*

*Has the design impact on secondary streets/spaces been considered?*



## 5.6 Public realm & green infrastructure

### Key Objectives

#### Create high quality public realm

- Green space should be integrated into the public realm.
- Streets should be welcoming places that prioritise people and adhere to the principles of 'Healthy Streets' (see inset).
- Play space should be provided and existing play spaces in Victoria Park improved.
- Opportunities for food growing should be explored.

#### Ecology and biodiversity

- Development proposals and public realm interventions shall achieve at least 10% biodiversity net gain.
- Green infrastructure should be connected to provide an attractive and functional network.

#### Water management

- Sustainable drainage features will be incorporated into the public realm to better manage surface run-off.

#### Adopted Local Plan policy references:

BCS9, BCS13, BCS16, DM14, DM15, DM16, DM17, DM19,

Consideration should also be given to draft policies of the Local Plan review.

**High quality public realm and green infrastructure is vital for creating a socially, environmentally and economically sustainable neighbourhood.**

Public open space and green infrastructure in the Whitehouse Street Regeneration area will be critical to the creation of a thriving urban neighbourhood.

The proximity of Victoria Park is an important amenity for the wider area and the council will consider potential improvements that need to be made to serve new development in the Whitehouse Street area and neighbouring regeneration areas.

#### Green infrastructure

Green infrastructure should be joined up in a coherent manner across the Whitehouse Street Regeneration Area, including public realm and highways, to create a network of planting that connects to the neighbouring green spaces and create new ecological corridors. These should also include shrubs and natural green spaces comprising pollinating plant species.

The success of habitat creation is determined by different conditions and successful designs will be responsive to their immediate context to ensure habitats flourish.

Sustainable drainage systems such as swales and rain gardens should be included, with a focus on maximising biodiversity. The incorporation of biodiverse roofs (green, brown, blue roofs), green walls, provision of bat, bird and invertebrate boxes will create additional wildlife opportunities.

Green and blue infrastructure should, where possible, have a sensitive wildlife friendly lighting strategy, which is balanced with health and safety, and wellbeing requirements.

*Please create more green space around Whitehouse Street!.. and make it feel safer. Cars drive so fast around there as well.*

#### Healthy Streets

Streets in the development area should be guided by the principles of the 'Healthy Streets' approach to create streets that are environmentally sustainable, inclusive and pleasant to live, work and navigate.

The creation of new and enhanced streets is at the heart of the vision for Whitehouse Street Regeneration Area and where possible these principles should be embedded in public realm and development proposals.

#### Trees

Wherever possible, existing street trees should be retained and the provision of new street trees will be required along the principal streets, in areas of public realm and on development plots. New street trees will be accommodated in the planting corridor.

Where the loss of trees is necessary to allow for appropriate development and achieve the policy aims of the local plan, appropriate mitigation will be required in accordance with local plan policies BCS9, BCS11 and DM17 and the Planning Obligations Supplementary Planning Document, which sets out the Bristol Tree Replacement Standard for replacement of trees lost to development.

Tree pit positions should be carefully considered to complement new SuDS measures within the highways, and should be positioned to avoid obstruction of the footways.

#### Planting corridor

A 2.5m wide zone for planting and green infrastructure is proposed along the principal

#### Healthy Streets approach



Ten 'Healthy Streets' indicators.

Healthy Streets is an assessment tool for designers with ten indicators each describing an aspect of the human experience of streets. The tool is used to assess the social, economic and environmental sustainability of streets and public realm.

The ten indicators are: 1) *Everyone feels welcome*, 2) *Easy to cross*, 3) *Shelter and shade*, 4) *Places to stop and rest*, 5) *Not too noisy*, 6) *People choose to walk and cycle*, 7) *People feel safe*, 8) *Things to do and see*, 9) *People feel relaxed*, 10) *Clean air*.

Healthy Streets have produced a design checklist scoring tool for the Department of Transport to support practitioners and can be used by designers and engineers to assess their work.

See [www.healthystreets.com](http://www.healthystreets.com) for more information.

## 5.6 Public realm & green infrastructure

### Planning policy summary

The council's policy objectives aim to protect, provide, enhance, and expand the green infrastructure assets that contribute to the quality of life within and around Bristol. The following policy objectives should be taken into account when preparing detailed development proposals:

- Opportunities to extend the coverage and connectivity of the existing strategic green infrastructure network.
- Individual green assets should be retained wherever possible and integrated into new development. Development should incorporate new and/or enhanced green infrastructure of an appropriate type, standard and size.
- Where on-site provision of green infrastructure is not possible, contributions will be sought to make appropriate provision for green infrastructure off site.
- New development should incorporate, or otherwise contribute towards, the provision of an appropriate level and quality of open space.
- The provision of additional and/or improved management of existing trees will be expected as part of the landscape treatment of new development.
- Integrating green and blue infrastructure into development (including streets) to improve the pedestrian environment, support rainwater management through sustainable drainage, reduce exposure to air pollution, manage heat and increase biodiversity.
- The One City Plan targets to increase tree canopy cover between 2018 and 2035 by 25%.

streets. This can accommodate low level planting beds, street trees or other SuDS features. Other functions such as car club parking, cycle parking or delivery bays may be located in this zone in places, but the provision of these uses must not result in significant discontinuity of the planting zone.

### Community growing garden

Opportunities will be considered for providing food growing space within the regeneration area. A potential location for a community growing garden or orchard has been identified in the public realm strategy plan.

Growing facilities should complement those currently provided at Windmill Hill City Farm. Opportunities to partner with Windmill Hill City Farm and other local organisations are encouraged.

### Private open space

Private open spaces will play a role in connecting to public realm and providing continuity of the green infrastructure network. Private open space should be delivered in line with the requirements of the Urban Living SPD to ensure new homes provide sufficient space for a healthy living environment, suitable for the needs of individuals and families.



Windmill Hill City Farm

The SPD requires a minimum of 5m<sup>2</sup> of private open space per 1-2 person dwelling and 1m<sup>2</sup> for each additional occupant. Depending on the needs of the home, this can include private balconies and gardens, or communal gardens or terraces.

### Play space

Bristol City Council has set a minimum amount and maximum distance to formal play space required for new homes. There are currently several play areas within Victoria Park which mean that all new homes within the core regeneration area are within a 10 minute / 450m walk. However, these play areas require investment to bring them up to the standard appropriate for the increase in new homes in the wider area. The railway underbridges at Windmill Close and St Luke's Road are a barrier to access in their current form and require investment to improve safe access into the park.

Children's play can be integrated into the wider landscape scheme and does not have to be formal play equipment or dedicated play areas. Opportunities for informal 'doorstep play' should be incorporated into the design of the public realm within the core regeneration area. Private communal open spaces can contribute to the provision of children's play space.

### Street furniture

Public spaces should thoughtfully integrate necessary street furniture such as benches or places to sit, bins and cycle parking. As set out in section 5.2 such features should not obstruct footways and pedestrian routes, and should carefully consider accessibility needs.

### Safety and security

Detailed development proposals should adhere to the principles of 'Secured by Design', and early engagement with Designing Out Crime Officers is encouraged.

Where required street lighting should be upgraded to ensure a safe environment but should be sensitive to the context, including Victoria Park.

### Building with Nature

Building with Nature is a set of open access standards for delivering high quality green infrastructure. Detailed development proposals are encouraged to adhere to the principles of Building with Nature.

### Ecology and biodiversity

In 2020 Bristol City Council declared an 'ecological emergency' in response to declining levels of biodiversity and loss of habitats.

The Whitehouse Street Regeneration Area is currently predominantly hardstanding with sites and buildings that have little ecological value. As a result there are significant opportunities for creating wildlife-friendly green infrastructure. There are a number of existing mature street trees which contribute positively to the area and, wherever possible, these should be retained.

The River Avon is considered an important habitat and commuting corridor for a range of different wildlife species, including bats. The railway line is also likely to be important for common bat and bird species. These corridors are a significant part of the ecological context within which new development in the regeneration area will be delivered.

### Biodiversity net gain

Biodiversity net gain (BNG) is an approach to development that aims to leave the natural environment in a measurably better state than it was beforehand.

All development proposals within the Whitehouse Street Regeneration Area should seek to achieve a minimum of a 10% biodiversity net gain. Due

## 5.6 Public realm & green infrastructure

### Case study: SuDS



Greener Grangetown, Cardiff

Greener Grangetown is a sustainable urban drainage (SuDS) project to provide on street rain garden and kerbside planting areas to existing streets to slow surface runoff and remove contaminants. The scheme was incorporated into an existing late 19th century residential area.

SuDS features can provide multiple other benefits including water quantity reduction, water quality improvements, amenity improvements and biodiversity requirements.

Street space that had previously been hardstanding used for occasional parking was reclaimed for planting providing areas of permeable surfacing.

Prior to the construction of scheme rainwater drained into the mixed sewer system. After construction, rainwater is absorbed by the permeable surface and plants which filter, capture and break down pollutants.

On street green infrastructure such as this can help mitigate the effects of climate change, contribute to improving biodiversity and provide a more attractive street for residents.

to the low ecological baseline position, larger increases above this figure should be achievable in many areas.

Proposals should use the latest version of Natural England's Biodiversity Metric to calculate biodiversity net gain, unless the council indicates otherwise via pre-application engagement.

The Biodiversity Metric is a habitat based approach to determining a proxy biodiversity value developed by Natural England. The Biodiversity Metric is designed to provide ecologists, developers, planners and other interested parties with a means of assessing changes in biodiversity value (losses or gains) brought about by development or changes in land management.

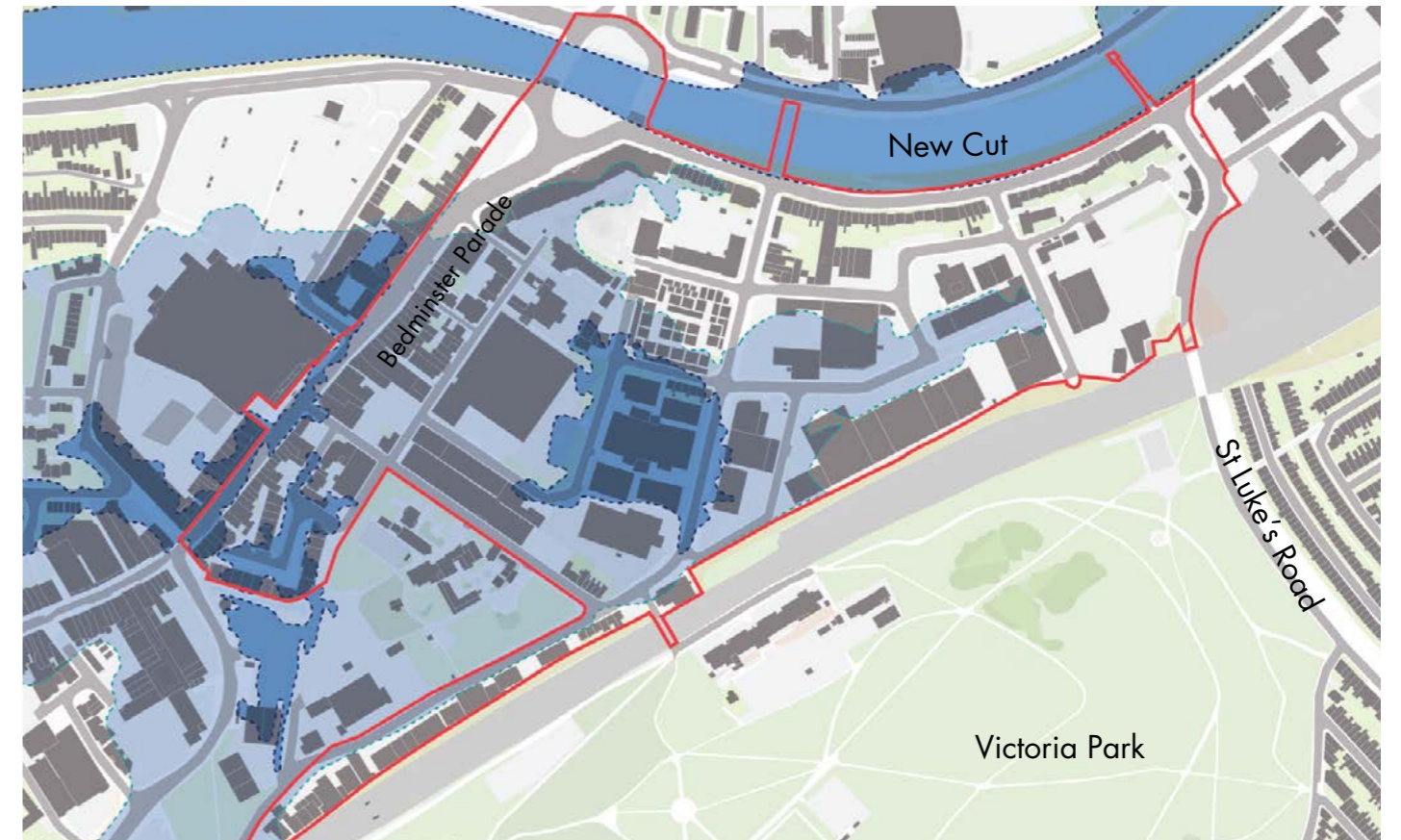
Habitat creation is determined by different conditions and successful design will consider the most appropriate locations where habitats can flourish. Detailed design proposals must be designed with regard to a main vegetated north/south corridor that connects the River Avon to the railway line to provide connectivity throughout the site. These will form a robust green and blue infrastructure network.

The incorporation of biodiverse roofs, along with the provision of bat, bird and invertebrate boxes will help create additional wildlife opportunities.

### Flood risk mitigation

To mitigate against flood risk posed to and from the site, residential and other vulnerable uses/developments should be sequentially located within Flood Zones 1 and 2 where possible. If this is not possible then the application of the Exception Test will be required. Resilient (flood water purposely being allowed into the building) or resistant (flood water not being allowed into the building) designs should be considered.

Where a site is located within Flood Zone 3 then a suitable finished floor level shall be



Flood Zones from Environment Agency Flood Map for Planning

implemented using the guidance available in the Whitehouse Street Framework Flood Risk Assessment (FRA). The developments shall ensure there is safe access and egress to the development during the design event in line with the NPPF Flood Risk Planning Guidance and advice guidance of the environment agency.

### Surface water mitigation

Detailed development proposals will be required to undertake a site specific Sustainable Drainage Assessment and Strategy for their development. Where sites are discharging directly into the River Avon via a Wessex Water surface water sewer then an unrestricted discharge rate is acceptable, provided that existing discharge rates are not increased, sewer capacities are not exceeded and approval is gained from Wessex Water.

### KEY

 Flood zone 2  Flood zone 3

If the above conditions cannot be met then a reduction in discharge rates as close to greenfield equivalents as practicable or a minimum of 50% betterment on existing will be required, subject to justification and agreement with Wessex Water.

The SuDS features used should encompass the requirements set out in the Whitehouse Street Framework FRA, the council's Strategic FRA and the West of England Sustainable Drainage Developers Guide. These should focus on source control features to reduce the amount of water leaving the site.

The wider regeneration urban realm improvements should provide SuDS where possible on each site, with the main focus on installing features within the main flow paths.

## 5.6 Public realm & green infrastructure

### Public realm strategy plan

The approach to creating high quality public realm is focused on streets as the primary elements of public realm, and these should accommodate planting, street trees, generous space for pedestrians and pocket parks.

The streets connect up to create a network of green infrastructure across the regeneration area. Individual development plots will also provide localised site-specific green infrastructure as part of detailed design proposals.

#### KEY

- ① Central plaza.
- ② New street trees and planting along streets.
- ③ Potential community growing space.
- ④ Improvements to existing play areas.
- ⑤ Pocket parks / landscaped areas.
- ⑥ New pedestrian streets.
-  Existing greenery / planting
-  Indicative location of children's play space
-  Proposed green infrastructure network: planting corridor, rain gardens, street trees
-  Public open space
-  Blue infrastructure corridor (New Cut)



## 5.6 Public realm & green infrastructure

### Green infrastructure

#### Design aspiration

The aspiration for the Whitehouse Street Regeneration Area is to integrate green infrastructure into the existing streets. Road space will be reallocated from the existing carriageway to provide space for planting and street trees.

Subject to detailed design proposals, SuDS should be integrated into the green infrastructure corridors by providing permeable surfaces and/or below ground attenuation features.

The on street planting zone can incorporate space for street trees and provide a buffer between the carriageway and other uses. Where possible existing street trees will be incorporated into this space to keep the footway clear from obstructions.

The planting zone also provides a buffer between the footway and the carriageway. Regular crossing points should be provided at desire lines to allow access across the street and avoid damage to planting.

The range of planting should be selected to contribute towards the minimum target of 10% Biodiversity Net Gain.

#### Precedents:

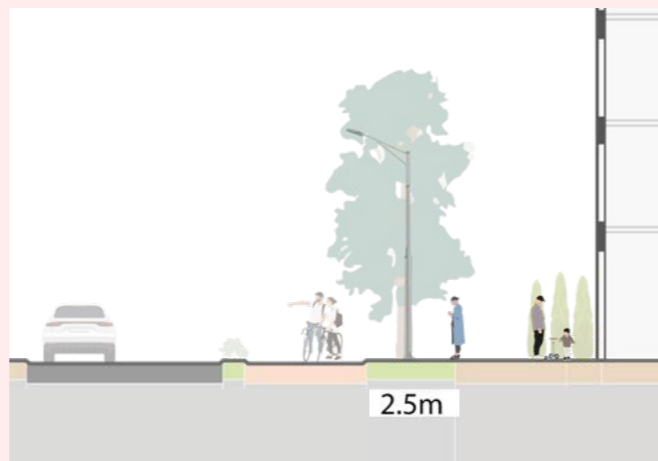
1. Street planting at Elephant Park incorporating opportunities for informal children's play.
2. 'Grey to Green' was a scheme to retrofit SuDS into inner city streets in Sheffield. The carriageway was narrowed to provide improved pedestrian route and planting.



1. Street planting in Elephant Park, Southwark.



2. 'Grey to Green', Sheffield.



A 2.5m planting zone provides a buffer between the cycle track and footway and the carriageway.

### Pocket parks

#### Design aspiration

The movement strategy creates opportunities to reallocate street space to provide pocket parks with space for incidental meetings, places to dwell and provide areas respite in the public realm.

In areas with existing planting or street trees these should be integrated into the public realm.

The following are proposed key interventions:

1. The modal filter at the junction of Whitehouse Street and Whitehouse Place creates space to introduce planting, trees, cycle parking or seating. Access for emergency vehicles can be maintained by lockable bollards if required.
2. The proposed change to one-way movement on Victoria Place frees up space for wider footways and a pocket park with planting or informal play space.
3. Along Willway Street there is an opportunity to create street landscaping around the existing trees.

#### Precedents:

1. An area of dead end carriageway in Bethnal Green was transformed into a small pocket park with planting, seating and a new pedestrian connection.
2. A new modal filter freed up space from the carriageway to be used for planting, seating and cycle parking.



Location of pocket parks.



1. Derbyshire Street Pocket Park, Bethnal Green.



2. Modal filter with pocket park, Waltham Forest.

## 5.6 Public realm & green infrastructure

### Community garden

#### Design aspiration

A desire for community growing space was raised in the community manifesto and a strategy for management of such a space should be developed with the local community and in partnership with local organisations. A space (1) has been identified as a community growing garden for the neighbourhood.

Planters can be an opportunity to open it up to more people to be involved or for people without the time for a full allotment.

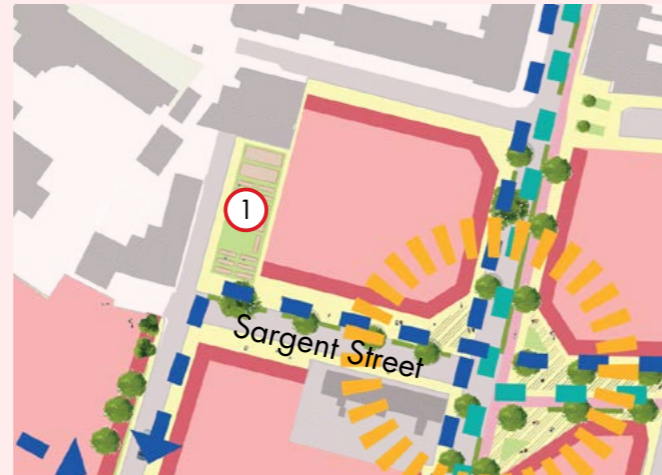
Consideration should be given to ensuring that security is designed into detailed design proposals.

Should growing space not be required other alternatives could be considered, such as a pocket park or children's play space.

#### Precedents

1. Horfield Community Orchard is a orchard with a range of local and heritage fruit trees, bushes and vines on formerly overgrown allotment plots.

2. King Henry's Walk Garden in a small back plot in Islington. The garden has a community room and children's play area.



Plan of Sargent Street area.



1. Horfield Community Orchard.



2. King Henry's Walk Garden, Islington.

### Central plaza

#### Design aspiration

The aspiration is to create a central space that forms the heart of the new neighbourhood as place to dwell or meet.

The closure of the junction of Whitehouse Street and Princess Street to motor vehicles will improve safety for pedestrians and cyclists and create a new area of public space. The movement strategy allows public space to be reclaimed from the carriageway while still allowing access to homes and businesses.

The central plaza creates an area of public space around the junction of the north-south and east-west corridors.

Ground floor frontages on this space should include active uses such as commercial or community uses.

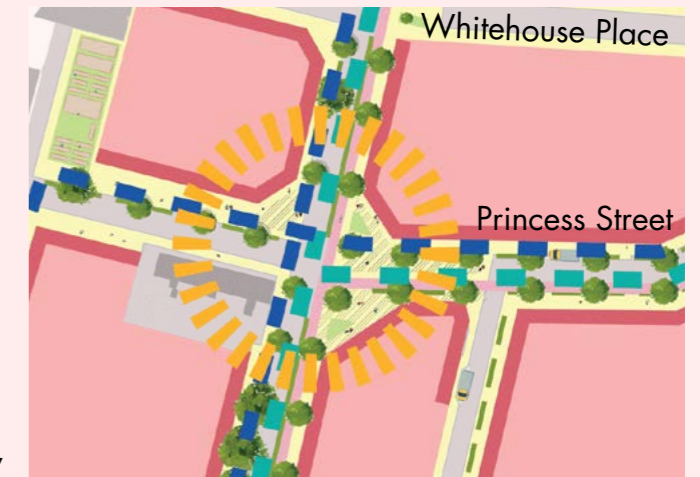
There are opportunities for planting, seating, cycle parking and spill out areas for ground floor commercial uses. Planting should be sensitively integrated into the public realm in line within the larger green infrastructure strategy.

The public open space will be designed with regard to the amenity of retained residential properties on Sargent Street.

#### Precedents:

1. Public square in Bad Salzufen with a mix of planting and hard landscaping.

2. Goose Green: a pedestrianised square at the periphery of the town centre and high street.



Plan with location of proposed central plaza.



1. Public square, Bad Salzufen, Germany



2. Goose Green, Altrincham

# 5.6 Public realm & green infrastructure

## Pedestrian streets

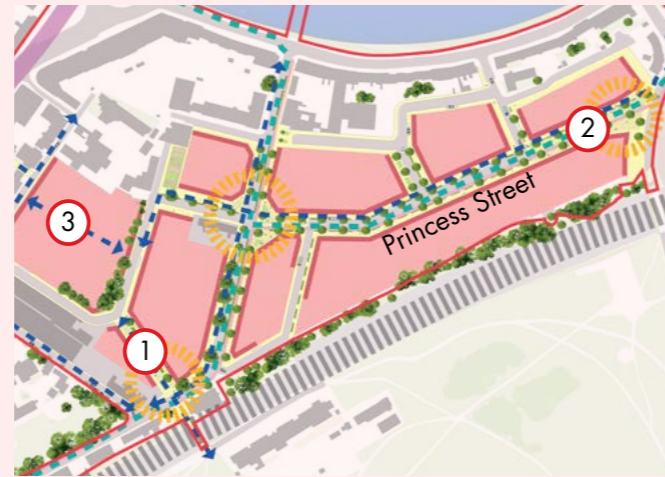
### Design aspiration

The aspiration is to significantly reduce the impact of motor vehicles on the streets and create people-friendly spaces.

A series of pedestrian and cycle routes are created at key points to improve permeability through the site and create the new east-west active travel connection. These connections will integrate green infrastructure such as planters and street trees.

- ① New pedestrian connection between Willway Street and Windmill Close.
- ② New pedestrian and cycle street from Spring Street to St Luke's Road.

- ③ Provision for a pedestrian connection should be provided across plot 2 from Willway Street to Stillhouse Lane. To allow flexibility in the development of this plot, the precise location of this is left to the detailed development proposals.



Plan showing location of pedestrian streets.



1. Paintworks, Bristol



2. Caxton Works, Canning Town

### Precedents

1. Residential pedestrian street in Paintworks development, Bristol. Car parking is provided elsewhere in undercroft parking to allow for the main public areas to be predominantly vehicle free.

2. Caxton Works in Canning Town provides a pedestrian priority street with delivery and service access for workshop units facing the street.

## Public realm & green infrastructure checklist

The following checklist provides a range of key issues to consider when preparing planning applications for development that will accord with the regeneration framework.

Does the proposal incorporate new and/or enhanced green infrastructure into the development?	
Does the proposal allow for the required width for street trees and planting?	
Does the proposal deliver a minimum of 10% Biodiversity Nat Gain?	
Does the proposal contribute to mitigating surface water runoff?	
Are there opportunities to integrate informal play space into the public realm and communal outside areas?	
Are there opportunities to provide food growing space?	
Does the proposal provide or facilitate adherence to the principles of 'Healthy Streets'?	

## 5.7 Technical considerations

**The following considerations summarise the technical input into the development of the framework.**

### Air quality

The regeneration area is located within an Air Quality Management Area (AQMA). Technical work was undertaken which included the monitoring of relevant pollutant concentrations within the area indicates that concentrations are likely to be below the relevant legal limits within the framework core area but may be exceeded within the wider Whitehouse Street Regeneration Area.

The Whitehouse Street Regeneration area adjoins the Clean Air Zone (CAZ) for Bristol. The CAZ is likely to have an influence over the pattern of travel and mode of transport used by residents, visitors and those working in the area.

The impact of the AQMA and CAZ, as monitored by the council over time, should be taken into account in the design of development, as individual plots come forward within the regeneration area.

The sustainable and active travel strategy set out within this framework aims to improve air quality by enabling a transition to sustainable modes of transport. Planning applications coming forward within the regeneration area will require an air quality assessment to be undertaken.

### Noise and vibration

An acoustic assessment will be required for each major planning application that comes forward within the regeneration area.

Development in the area should take into account the 'agent of change principle'; planning applications for development within the regeneration area will need to demonstrate how the impact upon existing businesses has been mitigated in accordance with this principle.

Mitigation measures required for individual plots will include the orientation of the buildings, screening of residential uses from sources of noise and architectural mitigation through the design of facades and fenestration. Detailed development proposals will have to demonstrate that suitable internal noise levels are achieved for residential spaces.

### Ground conditions

Based on the information currently known about the regeneration area and its industrial history there is the potential for contamination to be present within the near surface soils and groundwater in the regeneration area.

The minimum requirements to support future planning applications for individual development plots will be provision of a Phase 1 Ground Condition Assessment desk study specific to the plot to assess the potential contamination and/or stability risks to future site users.

Phase 2 intrusive ground investigations maybe necessary to confirm the nature of the ground conditions, to establish requirements for remediation/mitigation measures and inform scheme design.

### Utilities

Depending on the timescales for when each plot comes forward for development as a formal planning application, it may be necessary to divert and/or disconnect existing utilities within the framework area. The location of services that may be costly to divert and should be considered at the earliest opportunity.

Network analysis will need to be undertaken to determine if off-site reinforcement works will be needed to supply plots as they are developed. The load demand will depend on the proposed development use. The regeneration area is located within the supply area of Bedminster

Primary Sub-station. The requirement to connect to the district heat network is set out in section 5.1.

Developments shall allow for sufficient capacity for EV charging requirements. The requirements for EV charging points for new residential development are set out in Approved Document Part S of the Building Regulations.

Wherever possible, installation of development utilities, services and public realm works shall be co-ordinated to minimise disruption to highways, traffic and amenity, and avoid damage to newly installed highways, public realm and landscaping.

The phasing of highways and public realm works should consider the likely phasing of development plots to avoid damage and unnecessary remedial works to newly installed elements of public realm.

### Housing design standards

In accordance with the Urban Living SPD, it is recommended that new homes in the Whitehouse Street Regeneration Area should meet or exceed the Nationally Described Space Standard.

At least 10% of new build housing in proposals of 50 dwellings or more should be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users (compliant with Building Regulations M4(3) Category 3: Wheelchair user dwellings).

All remaining new build housing should be designed to be accessible and adaptable (compliant with Building Regulations M4(2) Category 2: Accessible and adaptable dwellings).

### Technical considerations

The following policy objectives should be taken into account when preparing detailed development proposals:

- Proposals should be sited and designed in a way as to avoid adversely impacting upon environmental amenity or biodiversity of the surrounding area.
- In locating and designing development, account should be taken of the impact of existing sources of noise or other pollution on the new development; and the impact of the new development on the viability of existing uses by reason of its sensitivity to noise or other pollution. The 'agent of change' principle will be applied.
- Account should be taken of existing air pollution within the AQMA and include measures to mitigate its impact on future occupiers where possible and consistent with other policies of the development plan such as those on climate change and urban design.
- Any existing contamination of the land will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use and that there is no unacceptable risk of pollution within the site or in the surrounding area.
- Ensure the relevant utilities and infrastructure has the necessary capacity or can be upgraded to serve the needs of the development.





Artist's impression: not a detailed design

# 6.0 DELIVERY & IMPLEMENTATION

6.1 Delivery

6.2 Phasing



# 6.1 Delivery

## Policy overview

It is the role of local planning authorities in their decision-making capacity on planning applications to consider if unacceptable development could be made acceptable using conditions or planning obligations; planning obligations should only be used where it is not possible to address impacts through a condition.

Planning obligations must meet all the following tests, and be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Bristol City Council's local planning policy requires development and infrastructure to be coordinated to ensure that growth in the city is supported by the provision of necessary infrastructure, services and facilities needed to maintain and improve quality of life and respond to the needs of the local economy.

This includes securing contributions for development towards:

- Measures to directly mitigate its impact, either geographically or functionally, which will be secured using planning obligations.
- Infrastructure, facilities and services required to support growth, which will be secured through Community Infrastructure Levy.

The list of infrastructure, facilities and services to which development may contribute towards will be subject to a case-by-case assessment for each planning application. The council's Planning Obligations Supplementary Planning Document (2012) provides detailed guidance on

the range of matters that would form obligations within a s106 agreement. This includes items such as affordable housing, community facilities, education facilities, library facilities, cultural facilities, transport infrastructure, commuted payments for maintenance of facilities provided, sustainable transport improvements, and improvements to parks and green spaces.

## Affordable housing

Delivering affordable housing is a priority for the council and the framework. For the framework to successfully enable regeneration and deliver much needed new homes and employment space, it must provide a structure which allows for financially viable developments. Regeneration is typically challenging in financial terms due to additional costs associated with delivery, such as new public realm, contaminated land remediation and new and improved walking and cycling infrastructure.

These challenges have been further exacerbated by the current economic environment in which build costs have increased significantly. While residential sales values have also increased, it is likely that they will not have increased sufficiently enough to enable the delivery of policy compliant affordable housing along with the wider regeneration costs.

The ability for plots within the first phase to deliver a policy compliant development with respect of affordable housing provision (30%) and associated infrastructure has been subject to viability testing. The viability testing has indicated that within the indicative time frame applied to the delivery of the first phase, development would be unable to deliver a policy compliant provision of affordable housing.

To reflect these factors, the level of affordable housing that can be delivered in the first phase is likely to need to be reduced below the 30%

required by current policy, to help kick-start regeneration, contribute to wider development costs and support viability. Bristol City Council will add Whitehouse Street to the existing Affordable Housing Practice Note (AHPN) "threshold" approach meaning that the council will not assess viability provided that applicants offered 20% affordable housing for the first phase of the redevelopment of Whitehouse Street. If developments in the first phase propose less than 20% affordable housing, applicants will need to submit a viability assessment as part of their planning applications, to be assessed by the council.

Future phases will be expected to be fully policy compliant, and on council owned plots, the council will seek to maximise affordable housing provision.

The council welcomes early discussions with applicants to explore how additional affordable housing can be delivered as part of the development, such as working in partnership with a registered provider with access to Homes England funding.

## Delivery

Each development will be expected to contribute, as appropriate, funds towards the provision of both strategic and local infrastructure as follows:

### Strategic infrastructure

The provision of strategic infrastructure that supports wider city growth is anticipated to be delivered through Community Infrastructure Levy (CIL) funding.

Possible strategic infrastructure improvements that may be required to benefit the Whitehouse Street Regeneration Area and the wider city include, but are not limited to, the following:

## Case study: Millbay Boulevard



Millbay Boulevard, Plymouth

Millbay Boulevard is a major new pedestrian and cycle priority route that connects to the regeneration area of Millbay to Plymouth City Centre. Development fronting the boulevard will be expected to provide active ground floor frontages.

The boulevard was forward funded by Plymouth City Council in order for the new route to be in place at the outset of the wider regeneration. Financial contributions towards the forward funding provided by Plymouth City Council have and will be sought from individual planning applications within the regeneration area, where this is reasonable and necessary, in line with local planning policy.

In addition to the new pedestrian connection the boulevard includes street trees, rain gardens, surface water attenuation tanks and provision for a district heat network.

The boulevard aims to create a new setting for development in surrounding area, including apartments, employment, leisure and community space.

## 6.1 Delivery

- Improved cycling and walking route between Whitehouse Street and Bedminster Bridge.
- Strategic walking and cycling improvements from Bedminster Town Centre to St Luke's Road
- Potential improvements to Langton Street Bridge.
- Improvements to railway underbridges at St Luke's Road and Windmill Close.
- Potential future sustainable transport improvements to Bedminster Bridge
- Potential new bridge over the New Cut, should this be required as an alternative to Bedminster Bridge and Langton Street Bridge.

### Local infrastructure

Funding for improved and new local infrastructure and associated public realm improvements will be sought from proposed development within the Whitehouse Street Regeneration Area, where it is reasonable and necessary to do so. The funding will be secured as part of planning applications via s106 obligations and, where appropriate, delivery of highway works under s278 agreements.

Working with its partners, Bristol City Council will investigate funding from additional sources to assist in the delivery of new and improved local infrastructure, particularly when challenging development costs from individual proposals are identified. The types of new and improved infrastructure that will be sought is included on the Concept Highways Design and will include, but will not be limited to the following specific items:

- Public space at the Princess Street / Whitehouse Street junction.
- New east-west walking and cycle route with associated green infrastructure and street trees.
- Public realm improvements to Philip Street.

- Enhancements to public realm and green infrastructure across the core regeneration area.
- Enhancements to local play areas, such as the playground next to St Mary Redcliffe Primary School.
- Vehicle charging points and other infrastructure related to mobility hubs.
- Delivery of regeneration area wide public art strategy.
- Delivery of regeneration area wide travel plan.

In accordance with the tests for contributions and taking into account the location and scale of individual proposals and their likely impacts upon infrastructure, the council will determine, on a case-by-case basis, the proportion of funds to be secured from each planning application to mitigate, improve and provide new infrastructure across the regeneration area.

### Infrastructure delivery

Bristol City Council will also pursue other sources of funding (such as central government or combined authority) to deliver strategic infrastructure in line with national and sub-regional policy objectives.

Increased population resulting from new development in the Whitehouse Street Regeneration Area and neighbouring regeneration areas is likely to place pressure on the local services and facilities such schools and healthcare.

In the Whitehouse Street area there is currently primary school capacity to accommodate the likely increase in children resulting from the proposed regeneration. There are limited secondary school places in the area and this is being addressed in the short term through provision of temporary school space on plot 6, followed by the delivery of a new secondary school at Silverthorne Lane.

Bristol City Council will be liaising with the local NHS Integrated Care Board to inform them of planned growth in Bristol, to assist in planning future healthcare provision.

### Temporary uses

Temporary or 'meanwhile' development is increasingly being used throughout many towns and cities to animate vacant and under-utilised urban areas, ahead of permanent regeneration. Bristol has successfully used this approach across many sites, including at the urban beach at Redcliffe Wharf, container uses Wapping Wharf, temporary uses at Temple Quarter Enterprise Zone Plot 3 and temporary urban agriculture on the former Bath Road Diesel Depot.

As the phased development occurs across the regeneration area, 'meanwhile' uses that can help animate and enliven the area will be supported, subject to compliance with the relevant licences and permissions, including the need to obtain planning permission, where required.

Any meanwhile uses proposed would need to ensure that they safeguard amenity and do not prejudice or harm business activity and trading both within and near the Whitehouse Street Regeneration Area i.e. Bedminster Town Centre.

Bristol City Council has identified plot 6 as a site for temporary secondary school space to provide additional school capacity ahead of a permanent new school at Silverthorne Lane. The council will work with Help Bristol's Homeless to find a new home for the shelter currently located on Spring Street.

Ahead of the construction of a permanent energy centre on plot 1b, an interim energy centre is proposed for plot 8b.

Prior engagement with the council, stakeholders, and the community in respect of any proposed meanwhile uses is strongly encouraged.

### Case study: Blue House Yard



Blue House Yard is a temporary mixed use development of creative, retail and community space in the vacant car park of a council office building in Haringey.

The spaces are intended as stepping stone spaces for local businesses to grow and become established by providing small, low rent spaces with no up-front deposits and flexible terms. The development is managed by a social enterprise, Meanwhile Space CIC.

Many of the large industrial units in the Whitehouse Street area have car parks or yards that could be used for temporary development.

Meanwhile uses on these sites can create a new cultural destination and could include the use of both inside and outdoor spaces for local small businesses, social enterprises or community facilities. Uses could also include 'pop-up' events such as promotional events, public art, festivals, markets, and leisure attractions.

There are also opportunities to make temporary use of existing buildings within the regeneration area on short term leases that can provide cheap space for local businesses or community organisations and prevent neglect of the area ahead of regeneration.

## 6.2 Phasing

### Phasing

The phasing of the regeneration area will depend on individual landowners, businesses, leases and the wider residential and workplace property market. The likely extent of the first phase has been identified and includes plots 1, 2, 6, 7 and 8. Plots 2, 6 and 7 are planned to be residential-led mixed-use developments.

Plot 1 has been identified as an employment focused plot with an industrial intensification pilot scheme. This plot will be critical to the delivery of the employment strategy as it will allow the retention of dedicated light industrial or manufacturing space within the regeneration area. Delivering plot 1 early in the regeneration process will provide space for existing businesses who wish to remain within the regeneration area and the neighbouring Mead Street Regeneration Area.

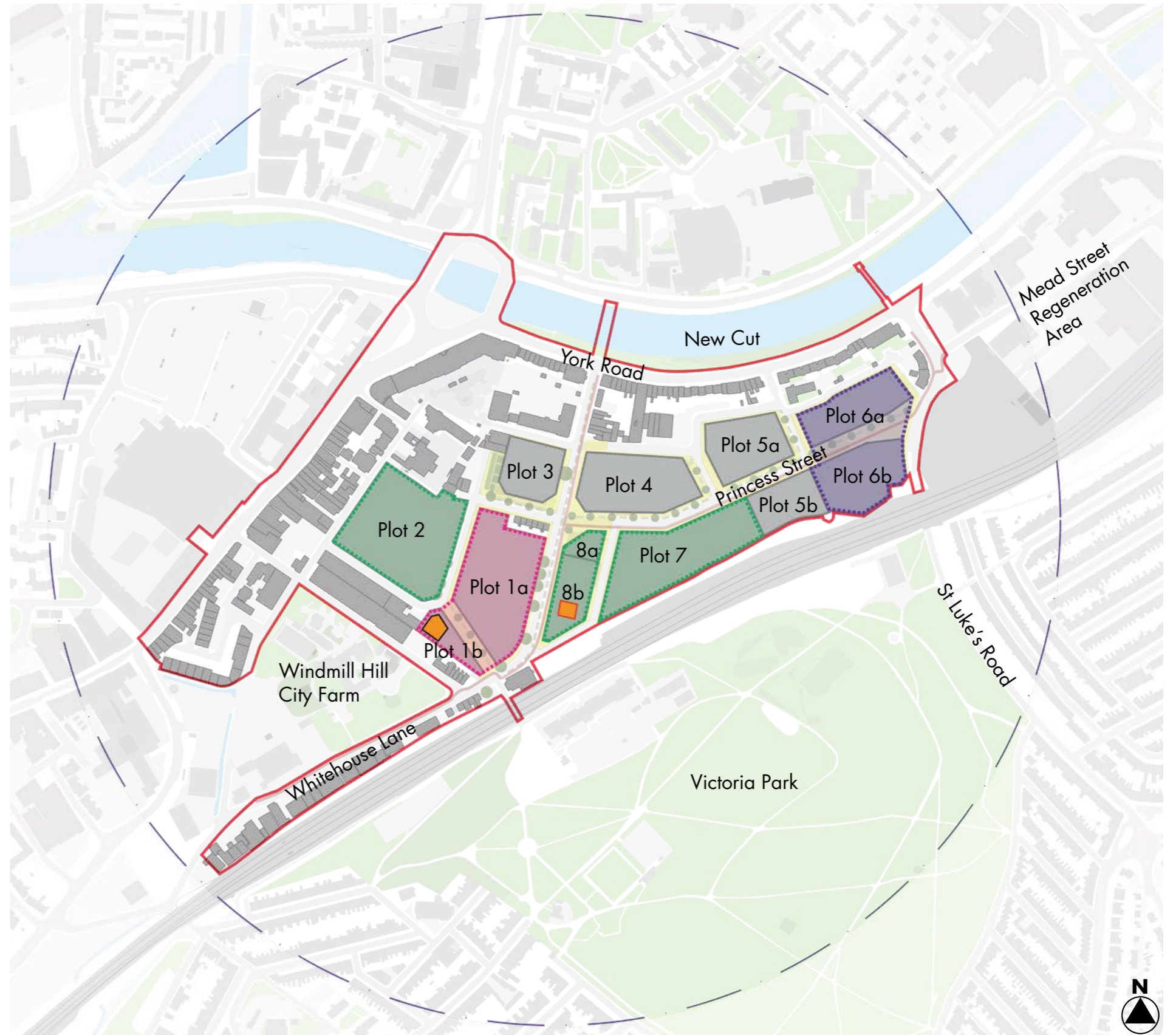
Plots 6a and 6b are planned as a residential-led mixed use development. However, in response to demand for secondary school places in the wider area these plots have been identified for an interim period as a location for temporary secondary school space ahead of a permanent secondary school at Silverthorne Lane.

Plots 3, 4, 5a and 5b are planned as residential-led mixed use redevelopment. The phasing identified does not prevent other plots of the regeneration area from coming forward earlier than that shown, or indeed, plots coming forward in a later phase to that currently identified. Each individual planning application should be supported by its own 'Delivery Plan Statement' that explains how the proposed development would be delivered on the plot.

The phasing of highway and public realm works will depend on the phasing of individual development plots and the needs of retained businesses.

#### KEY

- Phase 1: Industrial intensification
- Phase 1: Residential-led mixed use
- Phase 1: Temporary school
- Permanent energy centre
- Interim energy centre



# 7.0 CONCLUSION

## Conclusion

Shaped by engagement from the wider community throughout the process, this framework sets out the vision for the regeneration of the Whitehouse Street area and the key principles which need to be considered when detailed designs for each plot are developed. The framework will guide the delivery of a sustainable, resilient and genuinely mixed-use neighbourhood that will help Bristol respond to the challenges the city faces, and support the integration of new residents within an existing community.

The regeneration of the Whitehouse Street area has the potential to deliver:

- Around 2000 much needed new homes.
- Up to 15,000m<sup>2</sup> of employment floorspace to ensure no net loss of jobs across the regeneration area, and the potential for jobs growth.
- New and improved active travel routes connecting Bedminster to Temple Meads and the city centre.
- Improvements to existing facilities in Victoria Park.
- A new community space
- Improved public realm including new street trees and planting and pedestrian public spaces.
- Improvements to Philip Street to improve it for pedestrians and cyclists, and improve the setting of the city farm.



## Image credits

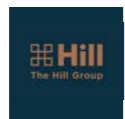
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