

WHITEHOUSE STREET REGENERATION FRAMEWORK

Summary

November 2022



Foreword

From the need for new homes, a changing employment landscape and the climate and ecological emergencies, Bristol faces multiple challenges as we plan for a better future. One of the urgent challenges is the need for homes of all types, especially affordable homes. While the city's population grows, the area of land available to us does not. Central, sustainable locations like Whitehouse Street can provide the solution to this challenge. As previously developed land, building the new homes we need here means we can better protect greenspaces elsewhere in and around Bristol.

However, we can't only build new homes. Our ambition at Whitehouse Street is to create a balanced and inclusive community that can help Bedminster and South Bristol thrive and grow. Whitehouse Street will blend new homes with new and existing employment. We want to respect the industrial heritage of the area, and the framework sets out our ambition to have no net loss of jobs, while providing space for a range of jobs by finding innovative solutions to combining homes and employment. From the start of this project, we have made sure that local people and businesses have had the chance to input into how we respond to these challenges. A positive aspect of this collaboration has been working with the local community and our development partners, The Galliard Apsley Partnership and Hill towards a shared vision.

In recognition of the importance of involving the community to shape positive change, Action Greater Bedminster were commissioned to lead the first stage of community engagement. This included extensive consultation with the wider community and online sessions exploring good regeneration principles. The engagement was effective with thousands of comments on the website (www.whitehousetreet.com) and hundreds of people attending events, the outcome of which was the production of a 'Community Manifesto' setting out the community's key priorities for the regeneration. This work has informed and shaped the framework throughout the process.

At Whitehouse Street, we want to create a well-connected, healthy neighbourhood with integrated walking and cycling links, as well as high quality public spaces that feel welcoming for all. This is an opportunity to create a low-carbon new community that seamlessly blends homes, public spaces and employment.

These ambitions are woven through this document and will serve as a guide as development comes forward. By having this framework, which has been shaped by in-depth engagement with the local community throughout the process, we hope that proposals at Whitehouse Street will guide the positive change the city needs to meet the growing challenges we face now and into the future.



Marvin Rees
Mayor of Bristol



Whitehouse Street Regeneration Framework vision



Around 2,000

New homes



Up to 15,000 m²

New employment space
for 400 jobs



New and improved
sustainable travel routes



High-quality public realm
and improvements to
play spaces

Summary

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.

Boosting the supply of new homes in Bristol is a key priority in order to address the acute need for new and affordable housing. Bristol is aiming to deliver 33,500 new homes by 2036. The Whitehouse Street Regeneration Area has the potential to provide around 2,000 new homes in a well connected and highly sustainable location.

As demand for new homes has increased there is also increasing pressure on employment space in the city. To ensure the creation of a genuinely mixed use neighbourhood, and to enable businesses that are compatible with this vision to remain, up to 15,000m² of new employment space will be created.

Shaped by engagement from the wider community throughout the process, this framework sets out the vision for the regeneration of the area and the key principles which need to be considered when detailed designs for each plot are being 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 with the existing community.

Context



The Whitehouse Street Regeneration Area is located at the southern edge of Bristol City Centre, between the New Cut, Bedminster Parade and St Luke's Road.

Alongside the Bedminster Green Development Area to the south west, and the Mead Street Regeneration Area to the east, these regeneration areas form a ribbon of regeneration from Bedminster to Bristol Temple Meads.

Alongside the objectives for the regeneration area itself, the purpose of the Whitehouse Street Regeneration Framework is to ensure that development is progressed in co-ordination with regeneration in the wider

area and meets the aspirations of the local community.

The core of the Whitehouse Street Regeneration Area is predominantly occupied by light industrial or commercial uses but there is also residential within and surrounding the area. It is currently allocated as a Principal Industrial and Warehousing Area.

Given the proximity to the city centre, Bedminster local centre, key public transport routes and amenities, the Whitehouse Street area is a highly sustainable location suitable for a new mixed use neighbourhood.

Engagement

Community engagement

Community engagement lies at the heart of the framework and has been developed with extensive input from the local community.

Process

Engagement has run throughout the framework development process. A four-stage engagement programme started in February 2021, before any technical work was undertaken.

Stage 1: Analysis and brief setting

Stage 1 included: early engagement with the neighbours and businesses most affected by the framework; promotion of the consultation to the wider community; one-to-one conversations with local businesses and neighbours; and a series of online public meetings including 'educational' sessions talking about the process and technical objectives. To help improve participation, events were held at different times including the weekend and the team attended other groups meetings. This stage resulted in the creation of a 'community manifesto'.

Community manifesto

Community organisation Action Greater Bedminster have co-ordinated the development of a 'community manifesto' which has set out the priorities of local residents, businesses and community organisations. The community manifesto can be found at www.whitehousetstreet.com

Stage 2: Concepts and option testing

Stage 2 saw the technical team use the feedback and information from stage 1 to create 'concepts and options' for the framework and then 'test' and develop these with the community.

The events consulted on the character of the area and new development, public space, public art, and the concept masterplan were discussed.

Stage 3: Framework refinement

Stage 3 saw the stage 2 options developed further and the emerging themes of the framework consulted on in more detail.

Key themes of the feedback included: protecting existing residents parking, questions around school and doctor capacity, and how industrial and residential can sit together, whether the team were collaborating with neighbouring schemes and frameworks and protecting neighbour amenities such as views.

Business engagement

The Whitehouse Street framework area consists of a significant number of industrial and commercial businesses all of which will be in some way impacted by the regeneration plans. It has therefore been a priority to fully involve local business owners and staff in the consultation.

Business engagement began at the start of the framework process and has continued through all stages. In addition to actively encouraging businesses to participate in the wider engagement programme, businesses have been offered one on one meetings and follow up visits to discuss their needs and plans.

Stage 4: Amendments

Following this 6 week period of consultation the feedback will be collated and analysed, and the framework will be amended before being submitted to cabinet for endorsement.

Themes

The regeneration framework identifies four themes which address the needs of the community manifesto and project brief. A set of six principles which structure the regeneration framework are set out below and summarised in this document.



A sustainable community

Bristol is aiming to deliver 33,500 new homes by 2036. The Whitehouse Street Regeneration area has the potential to provide around 2,000 of these in a highly sustainable brown field location as part of a vibrant mixed-use neighbourhood.



A place to work

To ensure no net loss of jobs across the framework area up to 15,000m² of new employment space of a range of types will be provided. Where possible, existing businesses that are compatible with a mixed-use neighbourhood will be able to remain.



A well connected neighbourhood

To support the new neighbourhood, new and improved pedestrian and cycle routes will be created. New pedestrian streets and potential improvements to Philip Street will seek to improve connections to East Street and Bedminster Parade. Connections will be made to the Mead Street and Bedminster Green Regeneration Areas.



A green neighbourhood with high quality public realm

The streets and public realm will be redesigned to be suitable for a mixed use neighbourhood and include new street trees, pocket parks and soft landscaping.

Regeneration principles

Climate change and Sustainability

Framework section 5.1

Transport and movement

Framework section 5.2

Placemaking and character

Framework section 5.3

Height, scale and massing

Framework section 5.4

Land use and employment

Framework section 5.5

Public realm and green infrastructure

Framework section 5.6

Outcomes

A sustainable community

- Genuinely mixed tenure neighbourhood
- Family-friendly with a range of home types
- A neighbourhood close to amenities
- Low energy and sustainable
- Strong identity
- Integration of existing community with new residents and businesses

A place to work

- Well integrated to other uses
- Working with existing employers
- Space for growth sectors
- Supporting homegrown businesses
- Different types of employment

A well connected neighbourhood

- Walkable streets
- Safe cycle routes
- Rail and Metrobus links
- City centre proximity
- Low car environment
- Integrated and inclusive mobility

A green neighbourhood

- Close to parks and play spaces
- Tree-lined streets
- Green roofs
- Biodiversity rich
- Community food growing spaces



Artist's impression: not a detailed design



Climate change and sustainability

Create a sustainable neighbourhood

Key objectives

Towards net zero carbon

- Create a low carbon neighbourhood that can contribute to Bristol achieving carbon neutrality by 2030.
- Development that incorporates efficient and sustainable heating and cooling systems.
- Development that includes high standards of energy efficiency within buildings.

Climate change mitigation

- Create a neighbourhood which has been designed to mitigate and adapt to the impact of global heating on the local climate.

Sustainable neighbourhood

- Enable walking and cycling journeys and sustainable transport modes that will contribute towards improving air quality.
- Create a socially sustainable neighbourhood with a mix of homes, employment, community space and access to open green spaces.
- Achieve a minimum of 10% biodiversity net gain.

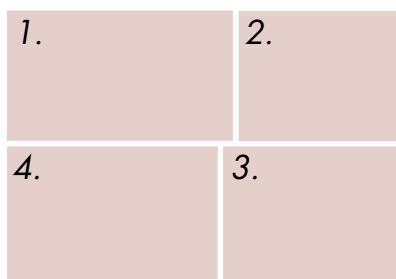
Climate change is both a local and a global issue. There is a unique opportunity within the Whitehouse Street Regeneration Area to ensure that the area is planned to adapt to the effects of climate change to create a climate resilient neighbourhood.

The Whitehouse Street Regeneration Area is located in a highly sustainable location with local amenities and transport connections within a short walking or cycling distance. A new cycle track and pedestrian connections will encourage and enable people to travel by foot or bike and reduce car dependency.

The Bedminster district heat network will be extended with the creation of a new energy centre serving the Whitehouse Street area. All development will be expected to connect to the district heat network to benefit from this source of low carbon heat.

Development will need to achieve a minimum 10% biodiversity net gain. Given the likely low baseline biodiversity score for a number of development sites and the public realm, it is expected that significant gains can be generated across the regeneration area.

New sustainable urban drainage features and street trees will be incorporated into the streets to mitigate the effects of more extreme weather events in future.

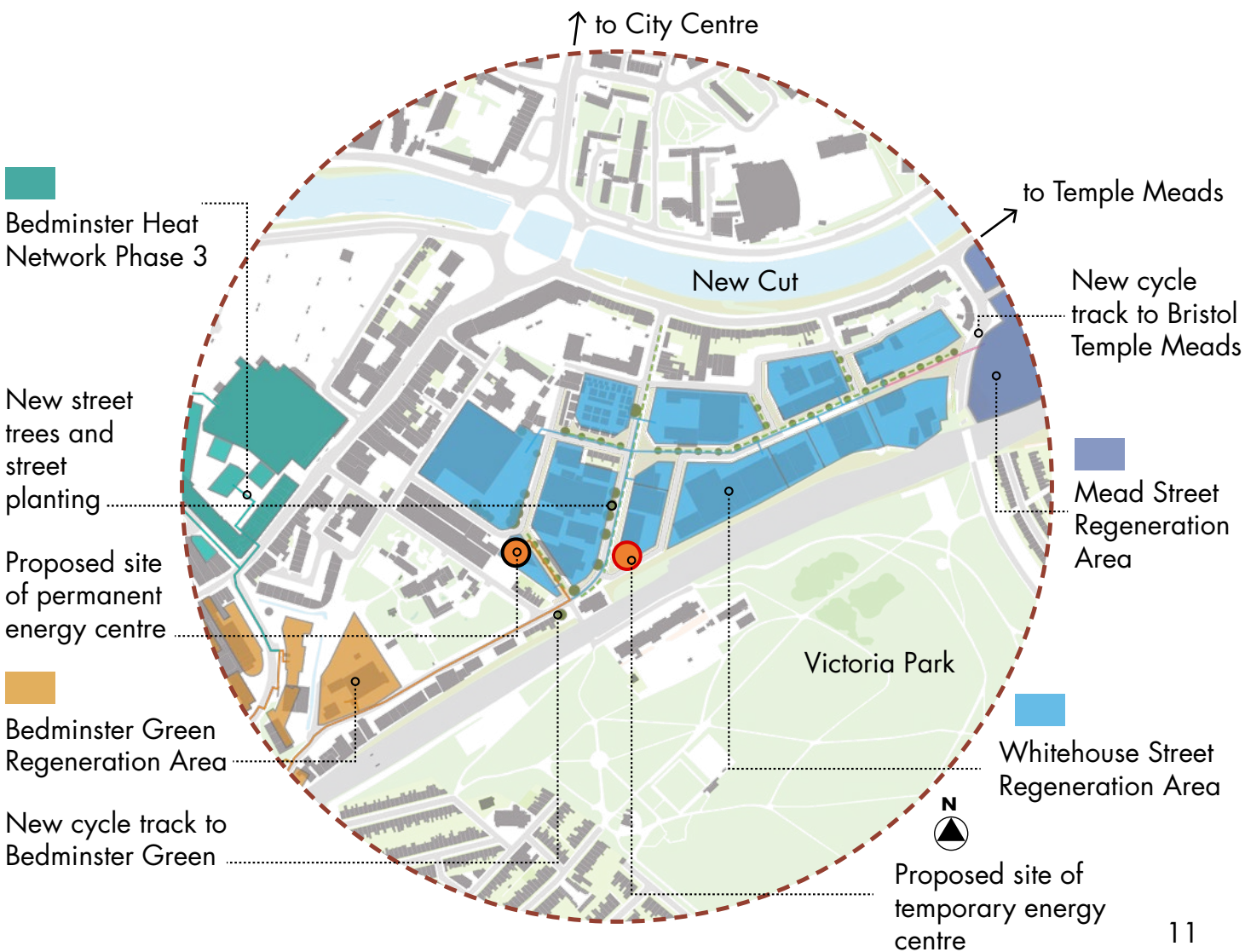


1. London Plane street trees

2. Orford Road, Walthamstow

3. Redcliffe district heat network

4. Sustainable drainage, Grangetown, Cardiff



Transport and movement

Provide better sustainable travel routes

Key objectives

Sustainable transport

- Prioritise and enable active travel modes such as cycling and walking.
- Improve connections to public transport routes and strategic cycle routes.
- Enable transition to electric vehicles, improve access to mobility on demand and reduce dependence on private motor vehicles.
- Contribute to reducing carbon emissions and improving air quality by enabling travel by sustainable modes.

Connections

- Improve east-west connectivity between St Luke's Road and Bedminster Parade.
- Improve north-south connectivity between south Bristol and the city centre.
- Provide new pedestrian connections from key corridors to local amenities.

Placemaking

- Integrate green infrastructure and public realm improvements into streets.
- Create streets that are safe and inclusive for all.

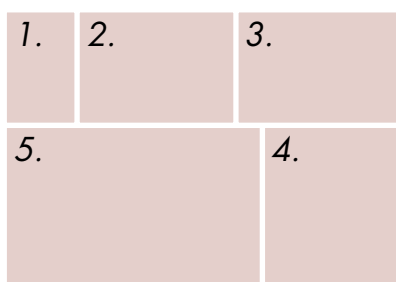
The regeneration of the Whitehouse Street area will enable a transition to active and sustainable transport modes.

To prioritise active travel, the proposals include the creation of new north-south and east-west active travel corridors and the reduction of through motor vehicle traffic.

A new east-west active travel corridor can connect Bedminster to Temple Meads via the Mead Street Regeneration Area. The existing north-south will be joined to the proposed Whitehouse Lane cycle track which is being delivered as part of the Bedminster Green Regeneration.

There is potential for improvements to be made to Philip Street as this is an important pedestrian and cycle route in the area, while improving the setting of Windmill Hill City Farm.

Other potential transport improvements in the wider area will be considered, including improving Langton Street Bridge and improving Bedminster Bridge for sustainable transport modes.



1. Dedicated Metrobus way, Bristol
2. Bike workshop, Filwood Green
3. Mobility hub, Berlin
4. Whitehouse Street cycle route
5. Modal filter, Walthamstow



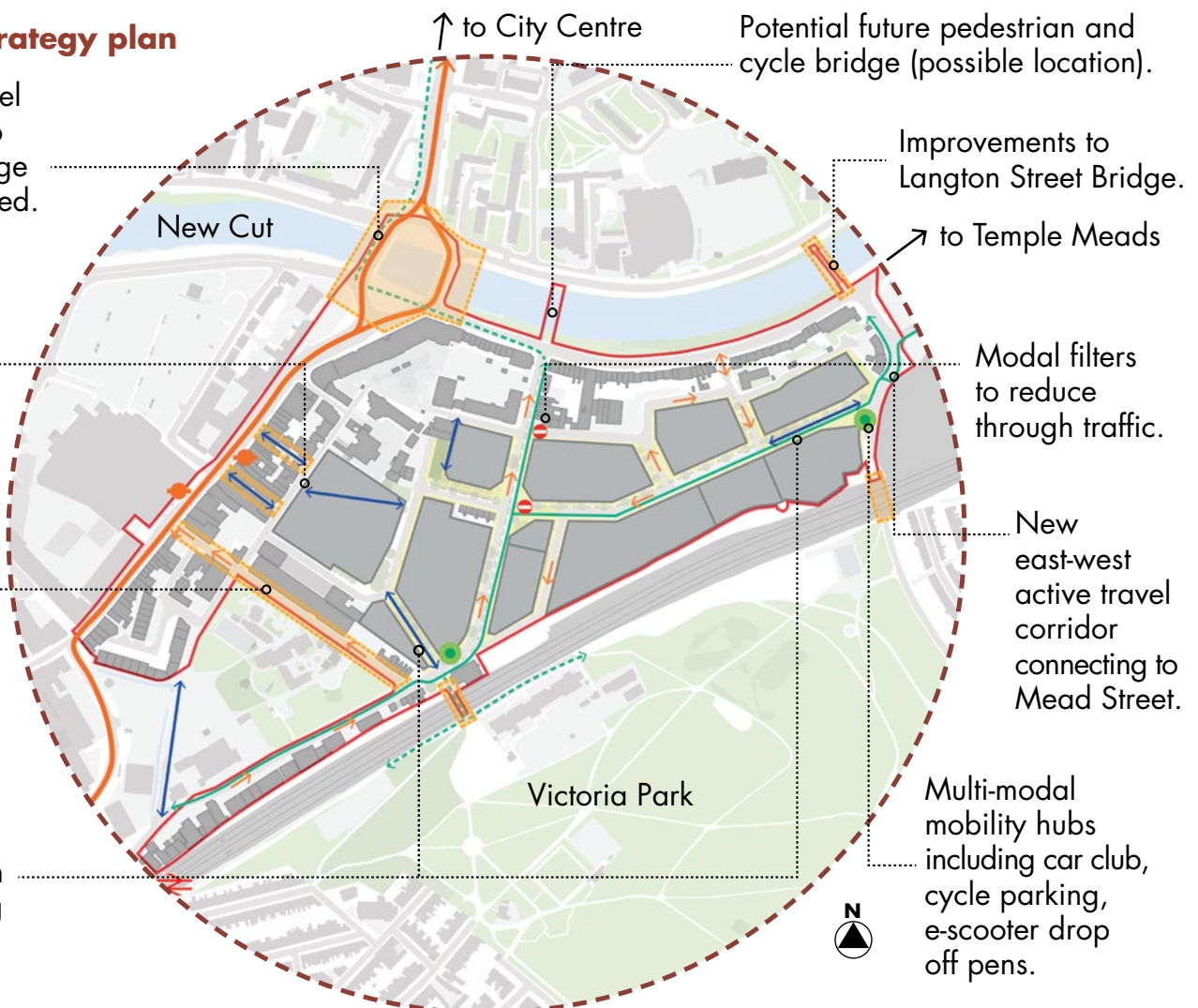
Movement strategy plan

Sustainable travel improvements to Bedminster Bridge will be considered.

New and improved pedestrian connections to Bedminster Parade.

Potential public realm improvements to Philip Street including widened footways and planting.

New pedestrian streets following desire lines.



Placemaking and character

Create a vibrant neighbourhood with homes and amenities

Key objectives

Create high quality public realm

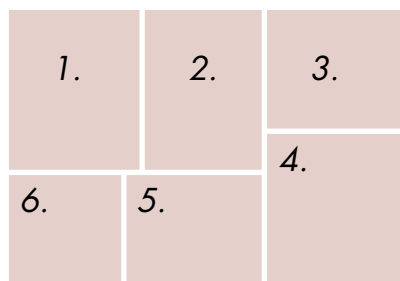
- Create accessible people-friendly streets that prioritise people and travel by foot and bike.
- Buildings, streets and public realm that are designed with a range of uses to make them active and safe throughout the day and night.

Reinforcing local character

- Deliver a neighbourhood with a distinctive sense of place rooted in Bedminster and south Bristol.
- Buildings and streets that are sensitively integrated into the surrounding area.

Create a well connected neighbourhood

- Create a neighbourhood with jobs, shops, amenities, green space and public services within easy reach on foot or by bike.



1. Lower Marsh Street, London
2. St John's Hill Peabody Estate, London.
3. Brandon Yard, Bristol
4. Contemporary townhouses, Manchester
5. Filwood Park, Bristol
6. Goldsmith Street, Norwich

The regeneration framework sets out the principles of good placemaking and how to apply them in the Whitehouse Street Area.

Development in the Whitehouse Street Regeneration Area will draw upon the character and history of the area, to deliver a new neighbourhood with a distinctive sense of place. New planting, street trees and other green infrastructure will be integrated into the streets and public realm.

The regeneration area is well placed to benefit from day to day amenities. Easy access to these features and the activity and vitality that this brings to a neighbourhood is part of what makes urban life attractive.

KEY



Potential public realm improvements to Philip Street for pedestrians and cyclists, and to improve the setting of Windmill Hill City Farm.



The principal streets will have an important movement function for people on foot, bike or scooter. They will be characterised by generous footways, well defined frontages and street trees.



The edge of the core regeneration area will provide a transition from the scale and character of the existing context to that of the new neighbourhood. The character of Stillhouse Lane will be retained and enhanced.

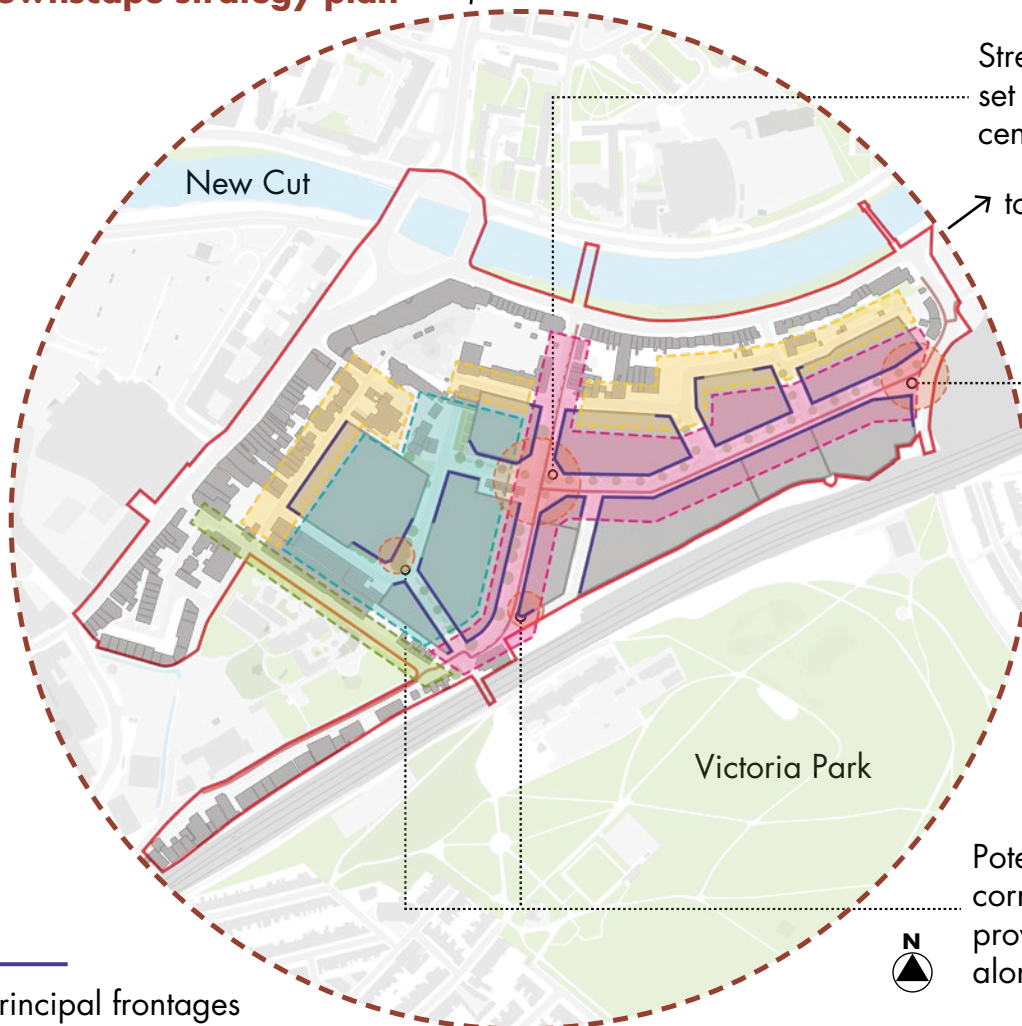


The Willway Street area will bring together a variety of new and existing businesses, new and historic buildings, new homes and community space.



Townscape strategy plan

↑ to City Centre



Streets and buildings set back to create central open space.

→ to Temple Meads

Buildings set back at key entrance points into the area.

Potential for prominent corner frontages providing focal points along key vistas.

Principal frontages

Height, scale and massing

Enabling development at optimal density while enhancing the character of the area

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.

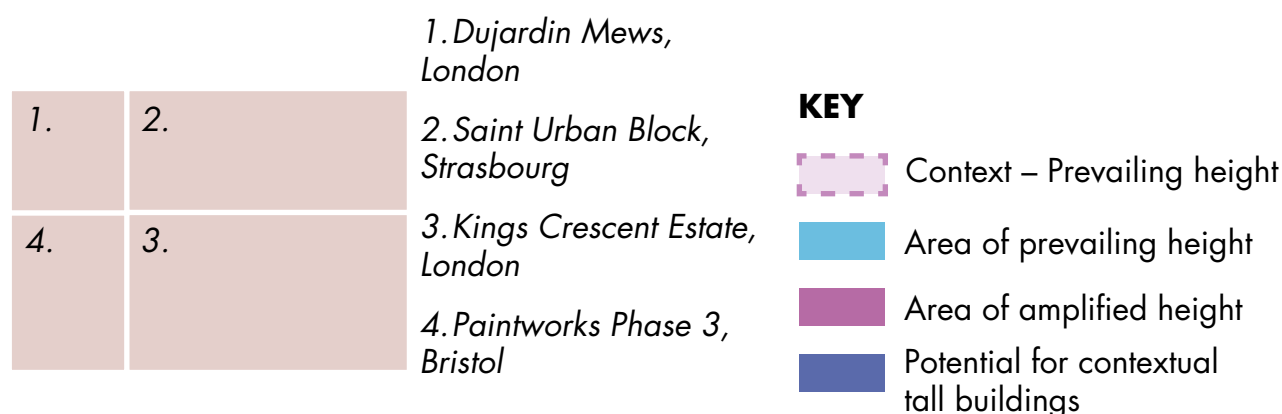
The Whitehouse Street Regeneration Framework will enable development in the area while ensuring development proposals are appropriate to the area in scale and protecting key views.

The regeneration area is extremely well connected to amenities, jobs and transport connections. This means it is a sustainable site for a new mixed use neighbourhood where people have most of their day to day needs within a short trip from home without dependence on cars or building on greenfield sites.

The regeneration framework sets out key principles to ensure that development happens at an appropriate scale. Some areas at the edge of site will have to be developed at a scale which responds directly to the prevailing height of the area.

In other areas it will be possible to build to an 'amplified' height of 4 – 8 storeys. Where particular buildings sit in this range will depend on the specific context of the plot and the detailed design of proposals.

There is also an area that may be appropriate for taller buildings of more than 8 storeys but these would need to be contextual and demonstrate high quality design.





Heights strategy plan

The prevailing height of buildings along Bedminster Parade is around 3 – 4 storeys with some variation.

Areas of amplified height: around 4 – 8 storeys.

Victoria Park viewpoint.

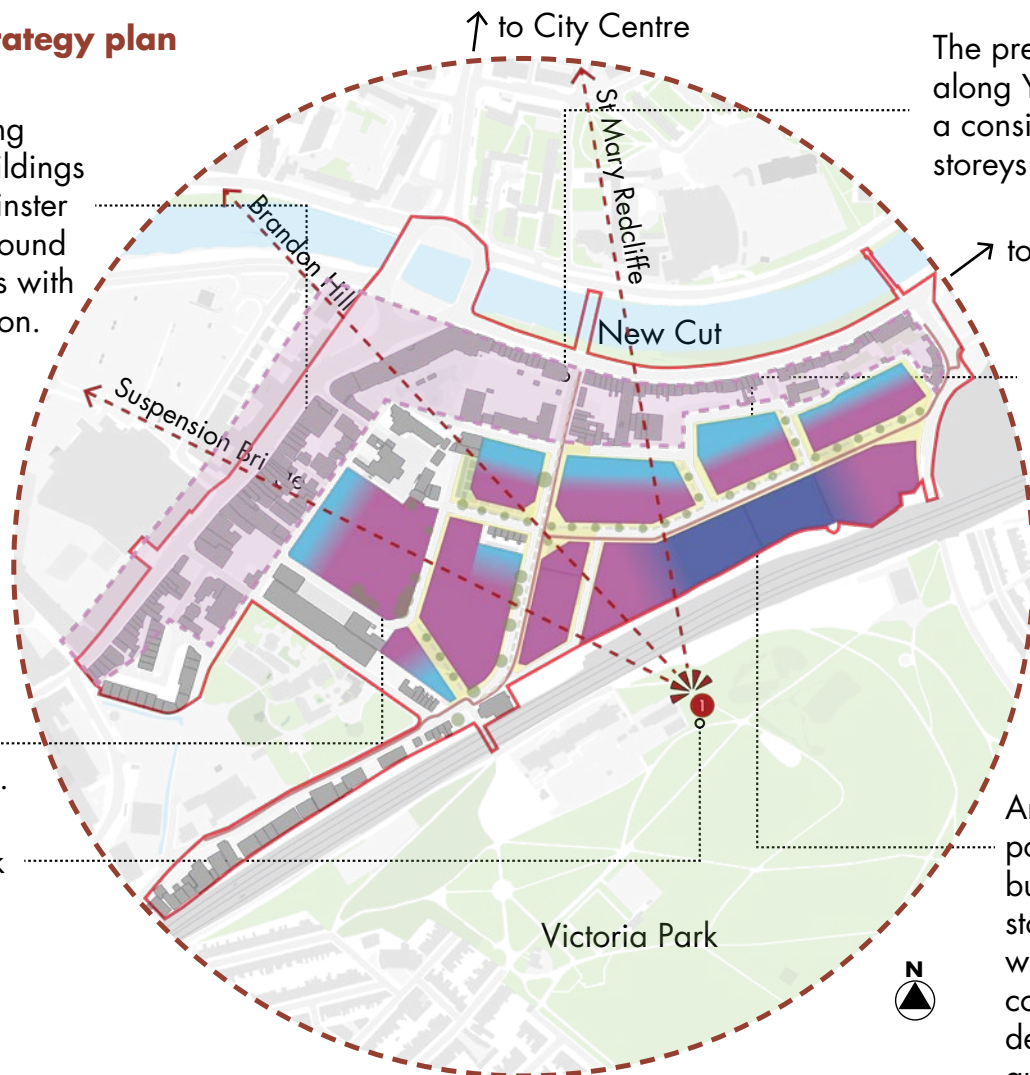
↑ to City Centre

The prevailing height along York Road is a consistent 3 – 4 storeys.

→ to Temple Meads

Areas of prevailing height: around 3 – 4 storeys.

Area with potential taller buildings: 8+ storeys, but will have to be contextual and demonstrate high quality design.



Land use and employment

Create new employment space for existing and new businesses

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 around 2,000 new homes towards the Central Bedminster Area policy target, 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.

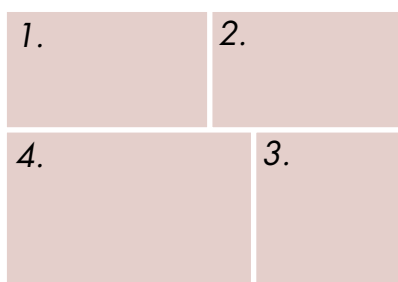
The regeneration of the Whitehouse Street Area will need to provide new employment space alongside new homes to create a successful and vibrant mixed-use neighbourhood.

New employment space in the Whitehouse Street Regeneration Area will provide space for existing businesses and growth sectors. A mix of employment spaces will be provided for a range of different businesses, including a focus on light industrial and manufacturing businesses.

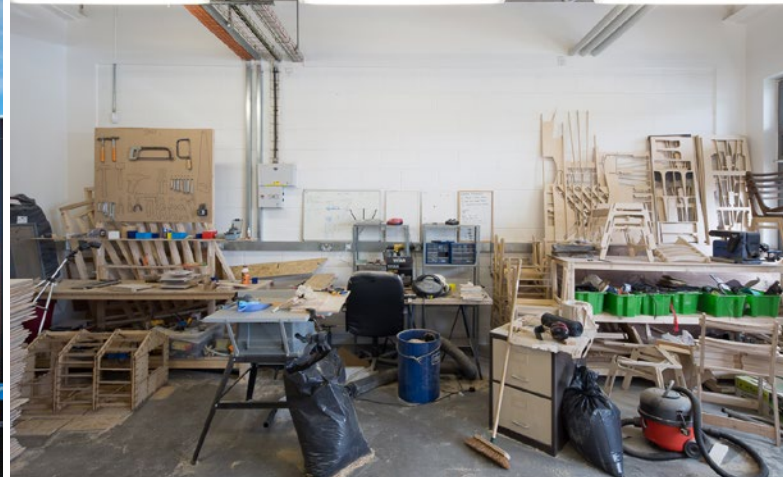
Up to 15,000m² of new employment space will be provided to ensure no net loss of jobs across the framework area, with an aspiration for growth in jobs.

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.

Regeneration should support city wide priorities for inclusive growth and a diverse economy including opportunities to unlock employment and training opportunities for local residents.



1. Junction 3 Library & Learning Centre, Easton
2. Carpentry workshop, Filwood Green
3. Caxton Works, London
4. Hackney Bridge, London



Land use and employment strategy plan

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

Plot 1b identified as a location for an energy centre serving the Bedminster heat network.

All plots will be expected to contribute to providing employment space.

↑ to City Centre

New community space at the heart of the regeneration area (indicative location).

→ to Temple Meads

The council are working with Help Bristol's Homeless to find a new home.

Commercial or community spaces providing active frontages to public space.

Employment focus space on plot 1a, including light industrial workspace.



Public realm and green infrastructure

Create attractive, green and bio-diverse streets

Key Objectives

Create high quality public realm

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

Ecology and biodiversity

- Development proposals and public realm interventions shall achieve at least 10% biodiversity net gain.
- Areas of planting will be connected to provide an attractive network of green infrastructure.

Water management

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

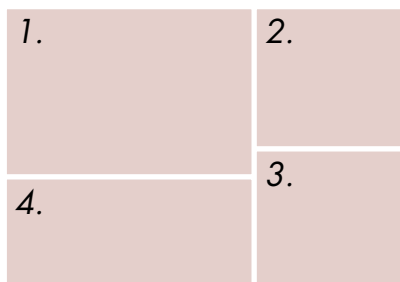
High quality public realm and green infrastructure is vital for creating a socially, environmentally and economically sustainable neighbourhood.

The regeneration area is currently dominated by hardstanding and buildings with little ecological value. There is an opportunity for significant biodiversity improvement.

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 a planting corridor.

Green infrastructure will 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 to create new and improved ecological corridors.

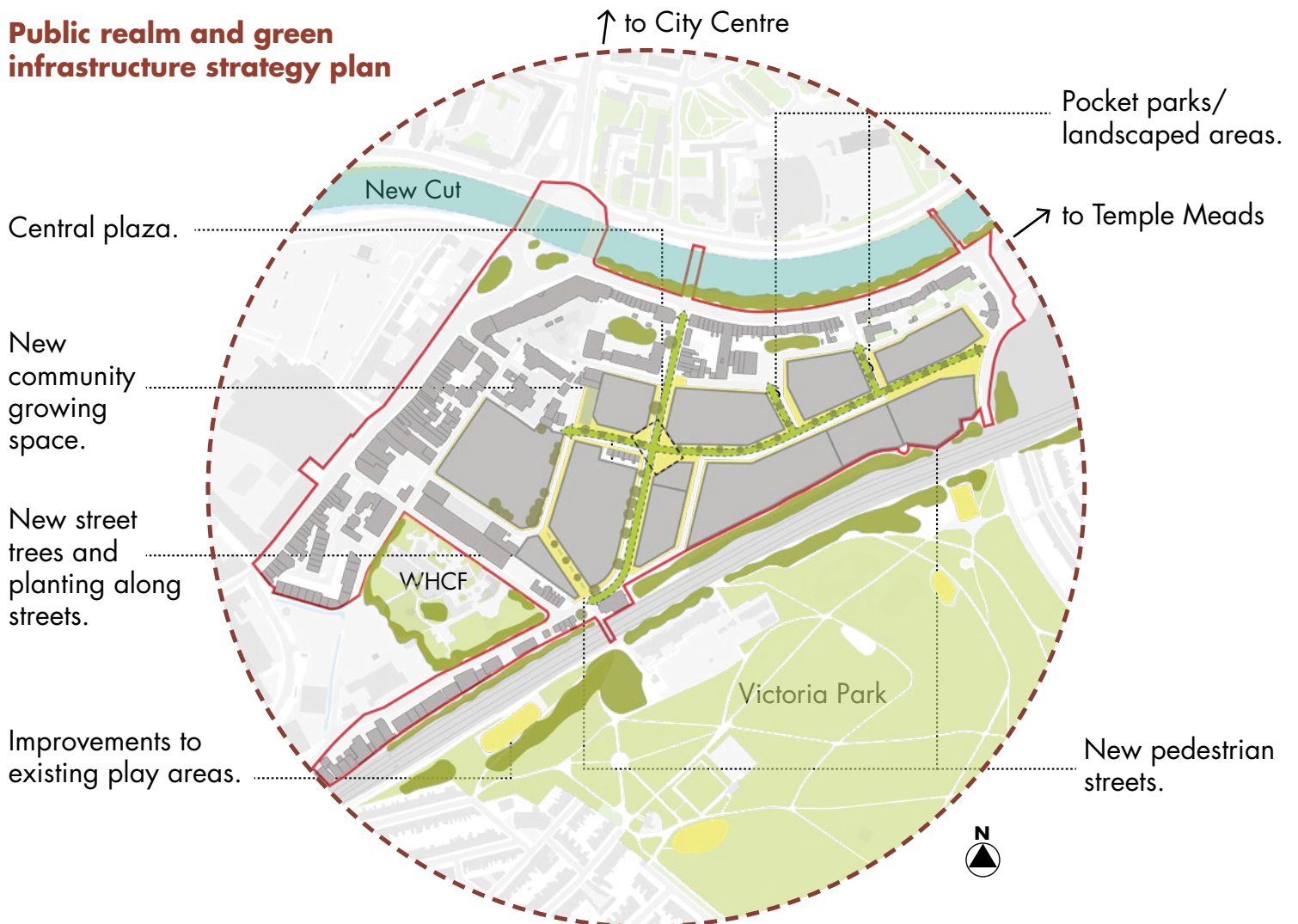
Some areas of the carriageway will be able to be reclaimed as pocket parks or improved public space, including a new open space at the heart of the regeneration area.



1. Street trees on Sauchiehall Street, Glasgow
2. Integrated play at Elephant Park, Southwark
3. The Paintworks, Bristol
4. 'Grey-to-Green', Sheffield



Public realm and green infrastructure strategy plan



Concept masterplan

The guiding principles have been brought together with spatial requirements to create a concept masterplan which summarises the key strategies including: routes, development plots, density, land uses and public realm.

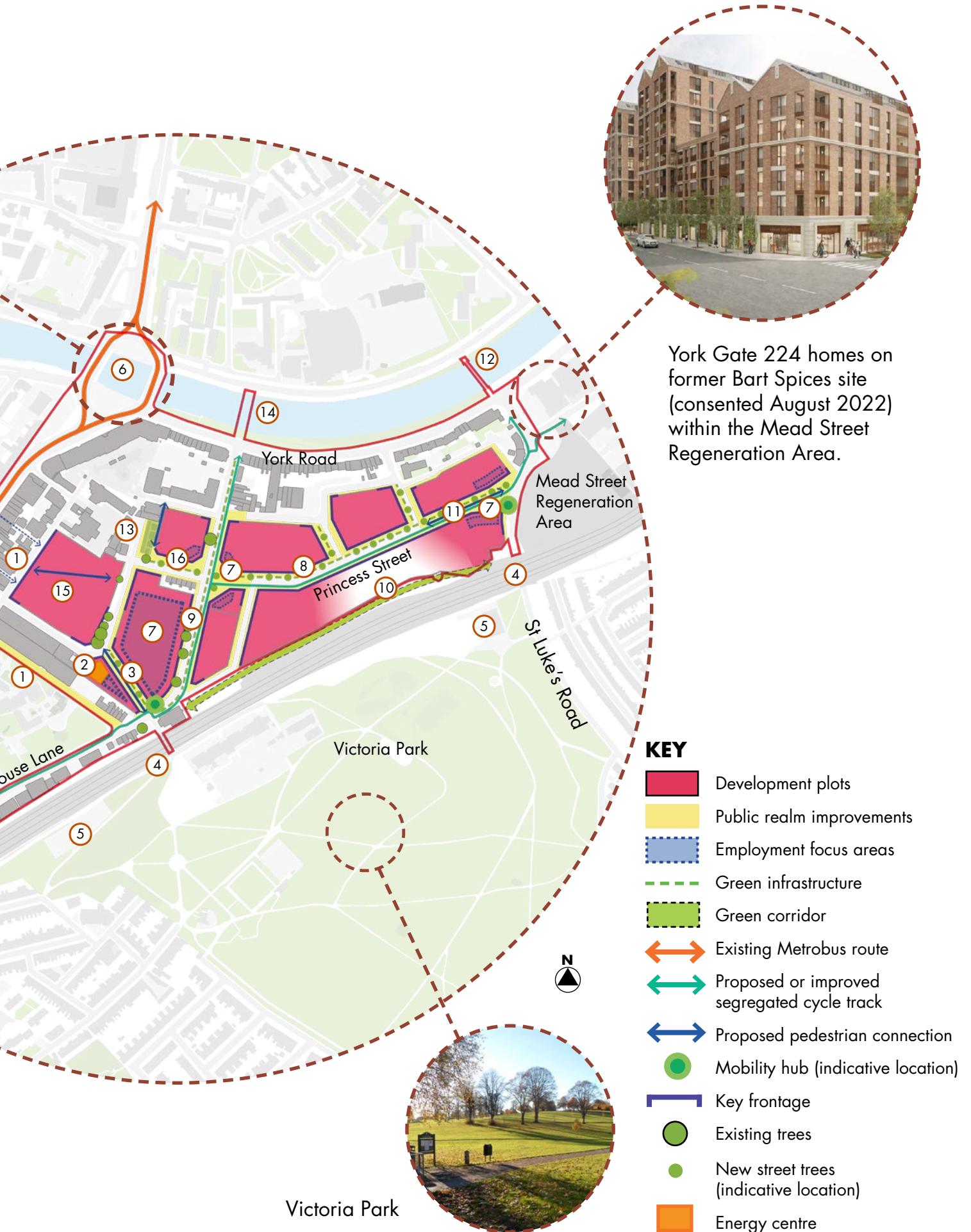
- ① Potential public realm improvements to Philip Street and Stillhouse Lane.
- ② Location of new BCC district energy centre.
- ③ Proposed new pedestrian connection from Windmill Close to Willway Street.
- ④ Improvements to Windmill Hill and St Luke's Road railway underbridges. Short term interventions could include new lighting or public art.
- ⑤ Improvements to children's play space in Victoria Park.
- ⑥ Potential sustainable transport improvements to Bedminster Bridge.
- ⑦ Potential for 'hotspot' of non-residential uses.
- ⑧ East-west connection along Princess Street with green infrastructure including street trees, planters, swales and open green space.
- ⑨ Improvements to north-south connection along Whitehouse Street.
- ⑩ Distance from existing buildings and screening by well established trees mean this is an area with potential for extra height.
- ⑪ A new pedestrian and cycle connection from Princess Street to St Luke's Road.
- ⑫ Potential improvements to Langton Street Bridge.
- ⑬ Community growing space or children's play space.
- ⑭ The option for a new pedestrian and cycle bridge over the New Cut will be considered in future to improve cycling and walking routes.
- ⑮ Indicative location of pedestrian connection from Willway Street to Stillhouse Lane.
- ⑯ Widened street with improved footways, planting and street trees on Sargent Street.



Bedminster Bridge roundabout.



Bedminster Green Plot 3 (consented December 2021).







Artist's impression: not a detailed design

Delivery

Enabling infrastructure

Enabling infrastructure required as part of the regeneration of Whitehouse Street includes:

- Highway works to Whitehouse Street and Princess Street to provide improved walking and cycling routes between Bedminster Green and the New Cut, and Bedminster to Mead Street.
- A new pedestrian and cycle crossing of St Luke's Road.
- Children's play area improvements in Victoria Park.
- Extension of the district heat network and provision of new energy centre.

Development in the Whitehouse Street Regeneration Area will be expected to either deliver a share of enabling infrastructure or make financial contributions towards doing so.

Infrastructure will be delivered on the back of individual planning applications via a combination of Community Infrastructure Levy, conditions and planning obligations. Other sources of funding will also be investigated to help the delivery of key infrastructure.

Schools

There is currently primary school capacity in the Whitehouse Street area to accommodate the likely increase in children resulting from the proposed regeneration. There are limited secondary school places in the area and this will be addressed in the longer term through delivery of a new secondary school at Silverthorne Lane. Bristol City Council are currently exploring options for the provision of temporary school capacity on plot 6 (Spring Street)

Healthcare

Bristol City Council has been liaising with the local NHS Integrated Care Board to inform them of planned growth in Bristol, including Whitehouse Street, to assist in planning future healthcare provision in Bristol.

Affordable housing

Delivering affordable housing is a priority for the city 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.

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, via an amendment to the existing Affordable Housing Practice Note. Future phases will be expected to be fully policy compliant, and on council owned plots, the council will seek to maximise affordable housing provision.

Timing

Development in the Whitehouse Street Regeneration Area is expected to be progressed over a 15 year period and some employment sites will continue to operate as now. The first phase is expected to be delivered over the next 2 – 5 years.



For further information about the draft Whitehouse Street Regeneration Framework please visit our website: www.whitehousestreet.com

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