

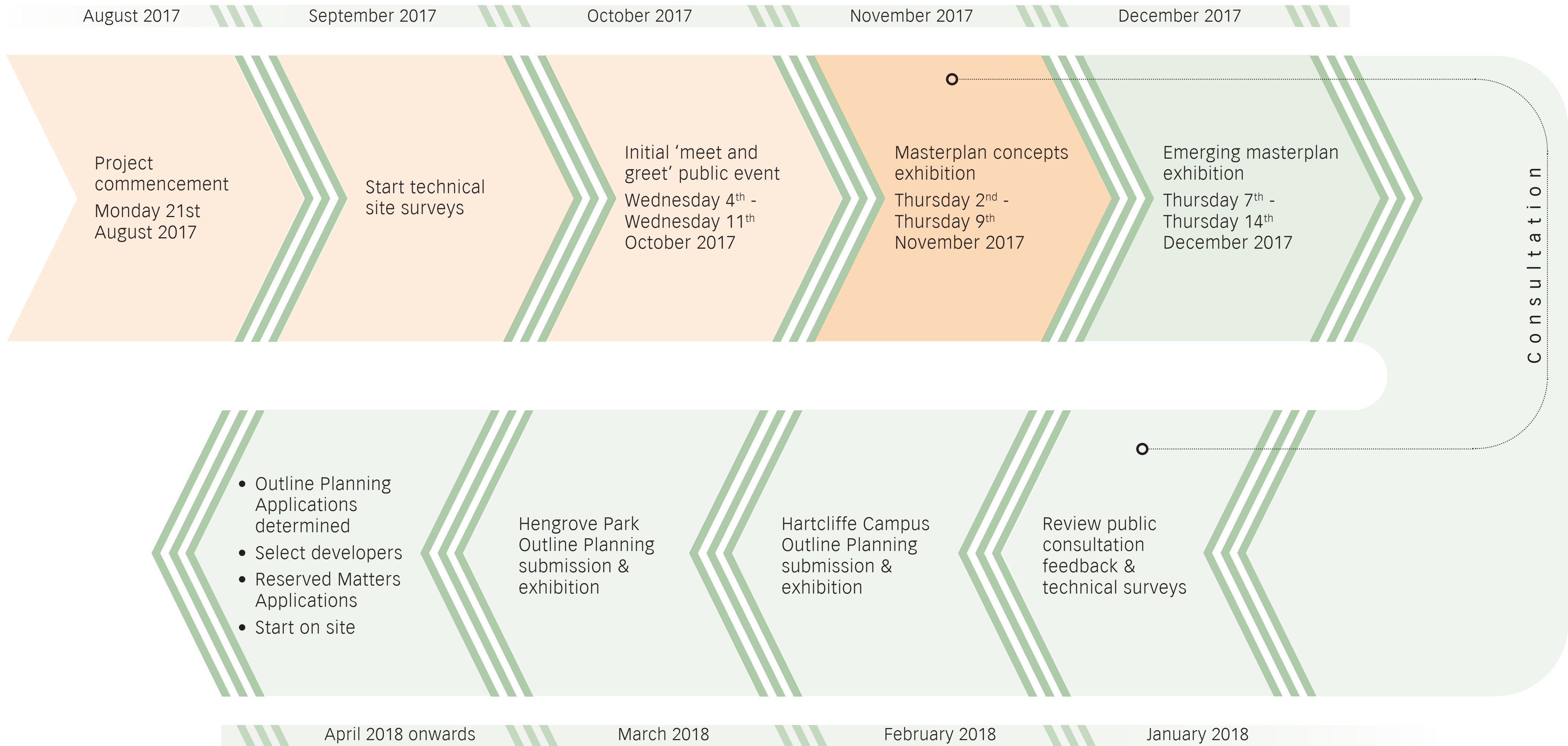
welcome

Thank you for viewing this exhibition.








Last month Bristol City Council launched consultation on the development proposals for Hengrove Park and Hartcliffe Campus sites. A public exhibition introduced the scope of the project and invited initial comments from residents and local businesses about key issues the project team should be considering at this early stage.

The council and the project team are now in a position to hold the first round of formal public consultation on the emerging plans. The aim of this consultation is to invite comments and feedback on the vision for the masterplan and four masterplan options. Feedback can be provided via the survey, which is available online or in paper format. The deadline for survey responses is Sunday 19th November 2017.

There will be further consultation in December as the project team work up outline planning applications and masterplans for both sites. The outline applications will establish the design quality, overall amount and type of housing and open space requirements. The council will then select developers who can bring forward detailed plans for specific areas in line with the outline planning consents.



project team

						
client	project lead: project management, costs, engineering, highways/transport, environmental	architect and masterplanner	landscape architect	planning consultant	consultation co-ordinator	CDM - principal designer



- key:
- site boundary
 - 1 Hengrove Leisure Centre
 - 2 South Bristol Community Hospital
 - 3 South Bristol Skills Academy
 - 4 Bridge Learning Campus Primary
 - 5 Bridge Learning Campus Secondary
 - 6 City of Bristol Gymnastics Centre
 - 7 Hengrove Leisure Park
 - 8 Enterprise Trade Centre
 - 9 Hengrove Play Park
 - 10 Filwood Green Business Park
 - 11 St Bernadettes RFC existing clubhouse
 - 12 Hengrove Mounds (SNCI) (14.1Ha)
 - 13 The Bottle Yard Studios
 - 14 Hawkfield Meadows (SNCI) (5.7Ha)
 - 15 Bamfield & Briery Leaze Rd (SNCI) (3.8Ha)
 - 16 Whitchurch Green (9.4Ha)
 - 17 Perry Court Primary School
 - 18 Western Drive Industrial Estate
 - 19 Phase One (Kier Living) - consented
 - 20 Filwood Park (Barratt Homes)
 - 21 Proposed site for Rugby Club
 - 22 Filwood Broadway
 - 23 Oatlands Avenue
 - 24 Belland Drive
 - 25 Symes Avenue
 - 26 Imperial Park

feedback

During the introductory consultation in October feedback was received through face-to-face sessions at the Meet the Team exhibition, written responses and from discussions at other meetings including the Community Focus Group, Hartcliffe & Withywood Community Partnership/Pride of Place and the South Bristol Youth Council members.

Key feedback has been themed under the following topics. As the project develops these concerns and comments will be addressed in the emerging design.



NEW HOMES:	NEW PARK & OPEN SPACE:	LINKS & CONNECTIVITY:	COMMUNITY:	SITE ISSUES:	CLUBS & CENTRES:
<ul style="list-style-type: none">• How many homes will be built• Why does South Bristol have to take so many of these new homes• Tenure and type of housing• Include other forms of affordable housing• Do something different, interesting design• Don't just go for volume house builders• Involve a community land trust• Look at zero carbon and other sustainable development	<ul style="list-style-type: none">• Want a quality designed park• Retain large green space for health and wellbeing• Loss of park area which is well used• Include flatter areas for sports• Include children's play space• Retain/reflect historic importance of airfield	<ul style="list-style-type: none">• Impact of more traffic on local road network• Protect existing local centres and shops• Need to extend Avon Ring Road/South Bristol Link• How can this investment help Filwood Broadway & Hartcliffe	<ul style="list-style-type: none">• Impact on health services as already stretched especially GPs• Will need more school places• Look at improving broadband• Design as a new hub for South Bristol• Include employment uses	<ul style="list-style-type: none">• Concern re flooding and water run off• Need safe routes through the park• Retain the established ecology area on Hartcliffe Campus• Consider link between Leisure Centre and Hengrove Leisure Park	<ul style="list-style-type: none">• Keep car boot sale as well used and attracts visitors• Relocation of the Rugby Club• Future of Family Cycling Centre• Lack of social facilities as pubs being turned into flats



objectives

The project team have proposed a number of key objectives, which have been used to establish the brief and vision for the Hengrove Park and Hartcliffe Campus masterplan moving forward.

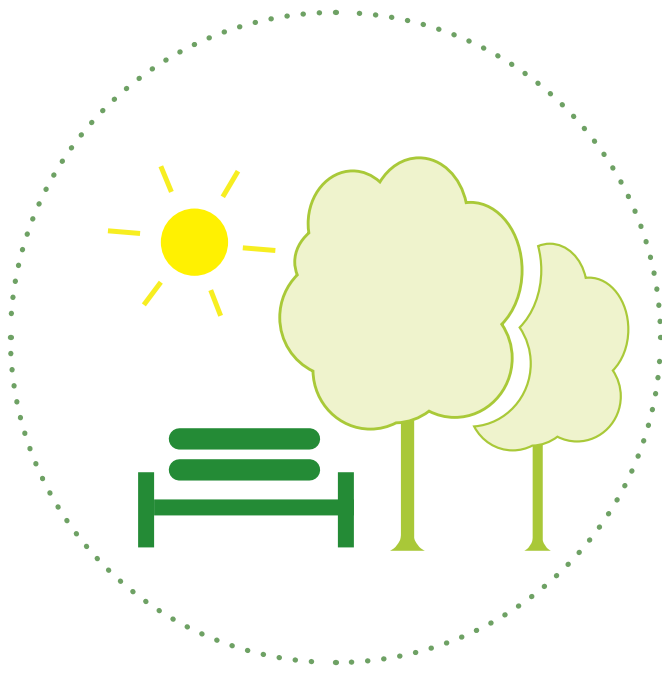
These will be continually reviewed and assessed against the emerging masterplan concepts.



1

homes

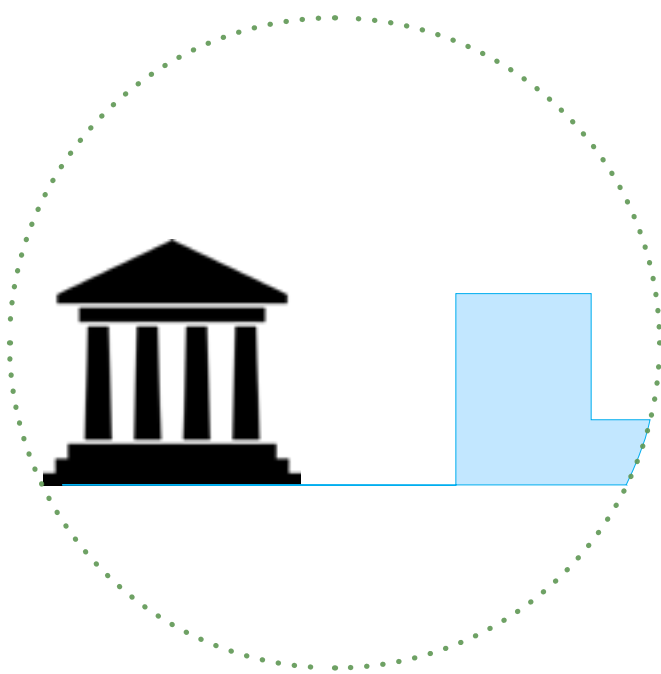
different types of homes and tenures; houses/flats, market/affordable



2

a new park

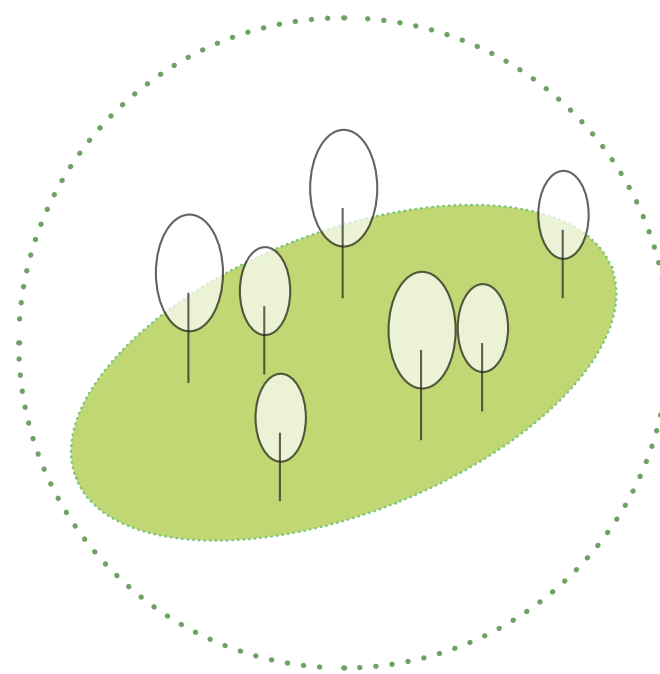
deliver a high quality new park for the benefit of new and existing residents



3

existing public buildings

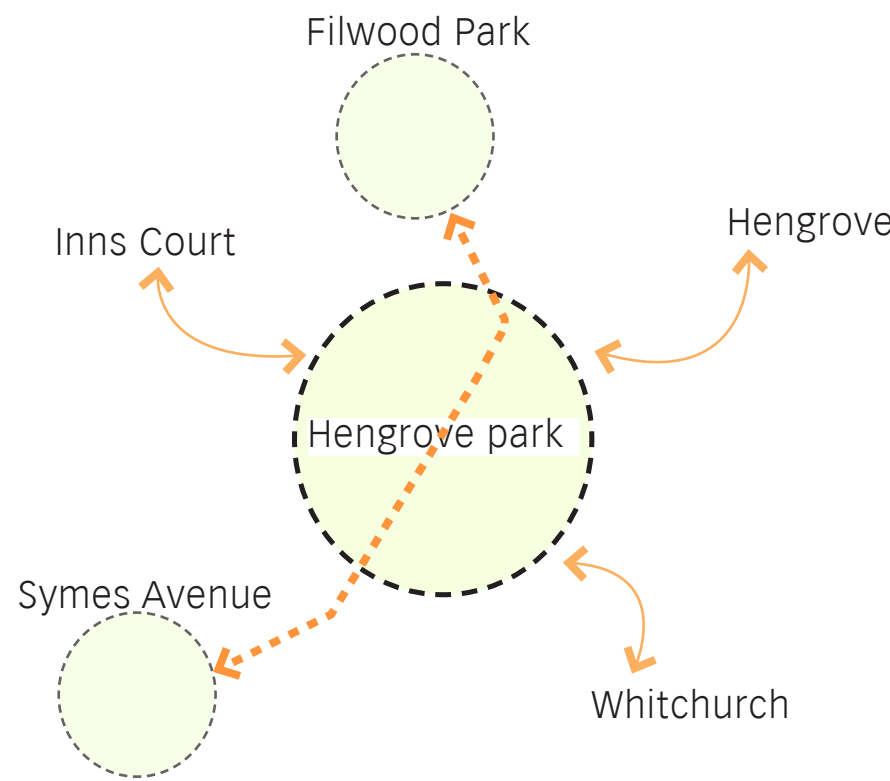
integrate with existing community public buildings



4

landscape

respond to and enhance the existing landscape, preserving existing high quality trees



5

local connections

a new north south link - but not for commuters



6

preservation

preserve the best of the community assets



7

a complete community

work spaces, leisure facilities and community/health resources



8

environment and ecology

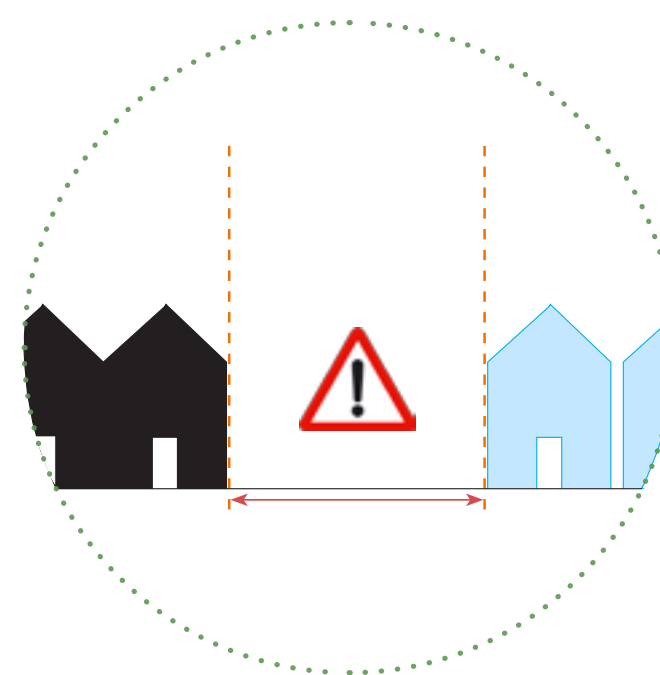
sensitively respond to the ecology and environment



9

a new neighbourhood

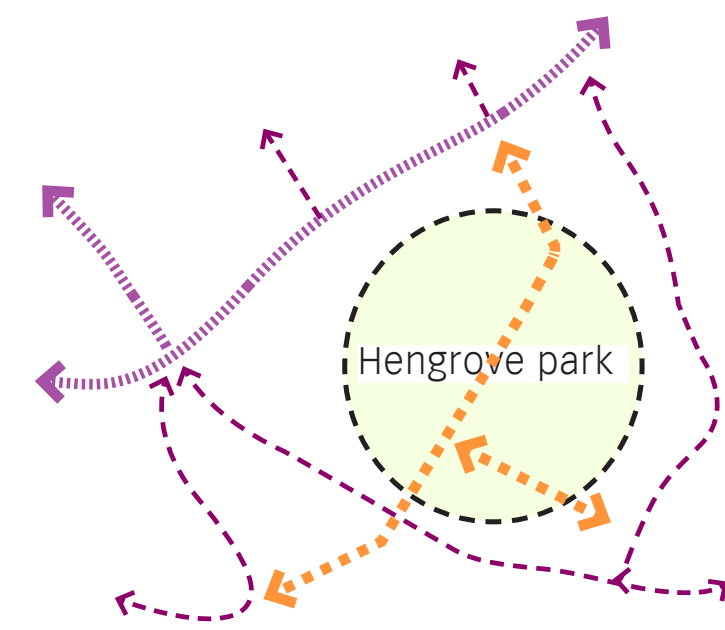
a beautiful new neighbourhood of Bristol



10

neighbouring homes

set away from neighbouring homes



11

movement

a network of streets and routes that facilitates a sustainable approach



12

improve infrastructure

improve infrastructure and facilities

The project team has assessed the sites in terms of key features, constraints & opportunities to inform the design concepts.

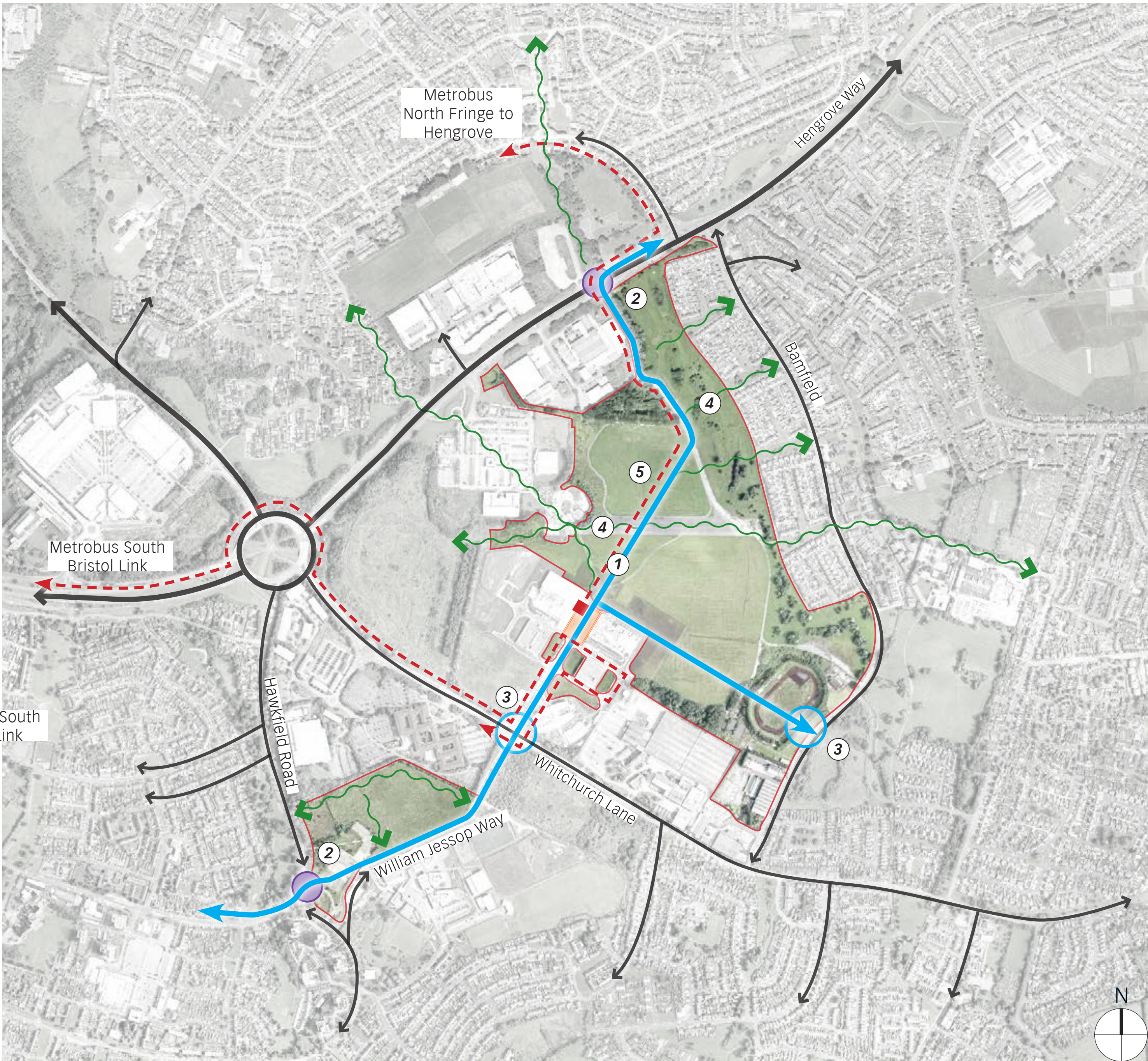
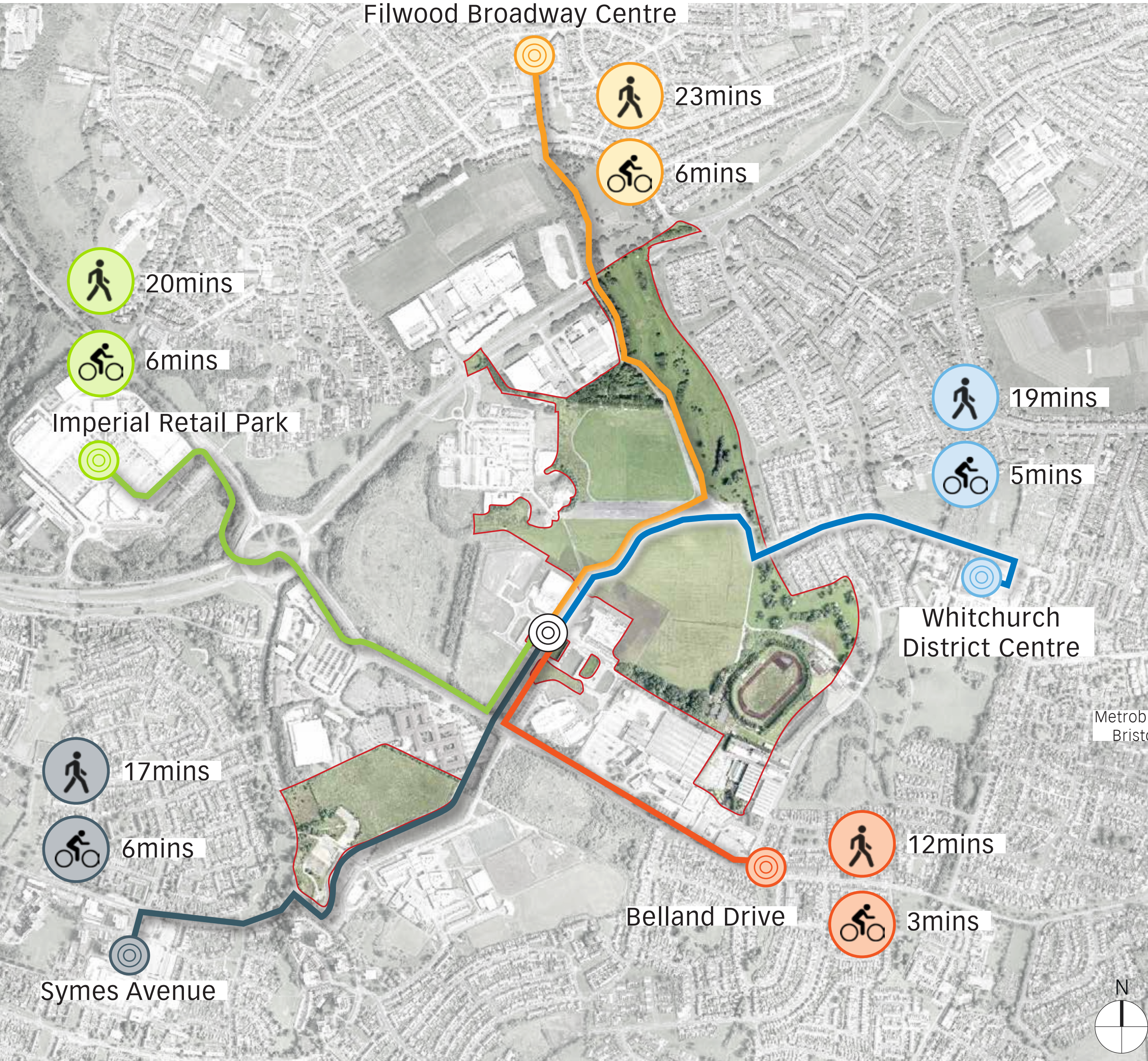


constraints



opportunities





integrating with existing neighbourhoods

Both sites are well connected to existing infrastructure & are therefore well suited for residential development.

The masterplan must look to improve and enhance these connections, encouraging more trips on foot, by bicycle and by public transport.

- Filwood Broadway Centre
- Imperial Retail Park
- Symes Avenue
- Belland Drive
- Whitchurch District Centre

movement and access proposals

- a main north-south avenue to connect the sites, from Hawkfield Road to Hengrove Way, passing through a civic square between the Leisure Centre and Community Hospital
- bus-only access at the junction of William Jessop Way / Hawkfield Road and new avenue / Hengrove Way to promote sustainable travel and limit through traffic
- main vehicular access and egress from Whitchurch Lane (north and south) and Bamfield
- a network of safe and attractive streets to encourage walking and cycling
- Metrobus to be accommodated through the site

existing

- main vehicular route
- secondary vehicular route

proposed

- improve junction
- primary route
- bus gate (bus only route)
- pedestrian and cycle only links
- Metrobus

Note: journey times taken from Google Maps

Bristol parks

A key requirement of the planning policy is to “secure a large park, sufficient in size to accommodate areas of formal space, sports pitches and the option of a large events space”. Through the development of Hengrove Park there is an exciting opportunity to create a well designed destination park.

The project team has researched other important Bristol parks to understand their size, function and form to inform the new space that could be created at Hengrove Park.

Note: the outline shown in the top right hand corner of the photos represents the plan form for each park.

1

St George’s Park, Redfield (15 hectares)



- facilities and features include:
- | | | |
|-----------------------|-------------------------------|--------------|
| 1 dog-free playground | 4 lake with ducks and swans | 7 toilets |
| 2 large wheels park | 5 bowling green | 8 café kiosk |
| 3 tennis courts | 6 original Victorian entrance | |

2

Victoria Park, Windmill Hill (20 hectares)



- facilities and features include:
- | | | |
|---------------------------|--|-----------------|
| 1 toilets | 5 five-a-side area pitch | 9 bowling green |
| 2 junior park run | 6 tennis courts | 10 ping pong |
| 3 play area for under 12s | 7 marked 1,700m route for walking, jogging & running | |
| 4 netball hoops | 8 skate, rollerblade and BMX area | |

3

Leap Valley, Emerson Green (12 hectare)



- facilities and features include:
- | | | |
|-------------------------|---------------------|--------------------|
| 1 play area | 4 walking trail | 7 Methodist Church |
| 2 a pond and stream | 5 seating | 8 picnic table |
| 3 a variety of wildlife | 6 wildflower meadow | 9 linear in nature |

4

St. Andrews Park, St. Andrews (4.5 hectares)



- facilities and features include:
- | | | |
|------------------------------|-----------------------------|------------------|
| 1 play area | 4 toilets | 7 wildlife |
| 2 bowling green | 5 picnic tables and benches | 8 walking trails |
| 3 paddling pool for children | 6 café kiosk | |

5

Wilmott Park, Hartcliffe (6.2 hectares)



- facilities and features include:
- | | | |
|---------------------------|-------------------------|--------------------------|
| 1 central play areas | 4 walking trail | 7 central football goals |
| 2 northern play areas | 5 seating area | 8 linear in nature |
| 3 northern football goals | 6 open basketball court | |