

key features:

- best of the existing landscaping retained, providing a buffer to Barnfield properties
- linear park animated with trails, water features and seating
- woodland trail to the north of the site
- generous landscaped avenue along north-south route
- east-west runway transformed into a pedestrian & cycle route to the Mounds, animated with play facilities
- urban square created between the leisure centre and the community hospital
- village green opposite the Bridge Learning Campus entrance as focal point
- retention of wildlife corridor to northern boundary of Hartcliffe campus

pros:

- + retains the best of the existing landscape
- + provides a range of usable spaces and character areas
- + integrates with the adjoining neighbourhoods
- + creates a 'sense of place'

cons:

- limited flat open space for opportunities for sport
- loss of the form of the running track
- loss of the old tennis courts on Hartcliffe Campus site (mitigation required for loss of ecology)

park areas:

Hengrove Park area:	20.7 Ha
Hartcliffe Campus area:	0.7 Ha

Hengrove Park (density range):

Developable land:	28 Ha
c.70 dwellings/Ha:	c. 1,960 dwellings
c.60 dwellings/Ha:	c. 1,680 dwellings
c.50 dwellings/Ha:	c. 1,400 dwellings

Hartcliffe Campus (density range):

Developable land:	7.0 Ha
c.70 dwellings/Ha:	c. 490 dwellings
c.60 dwellings/Ha:	c. 420 dwellings
c.50 dwellings/Ha:	c. 350 dwellings

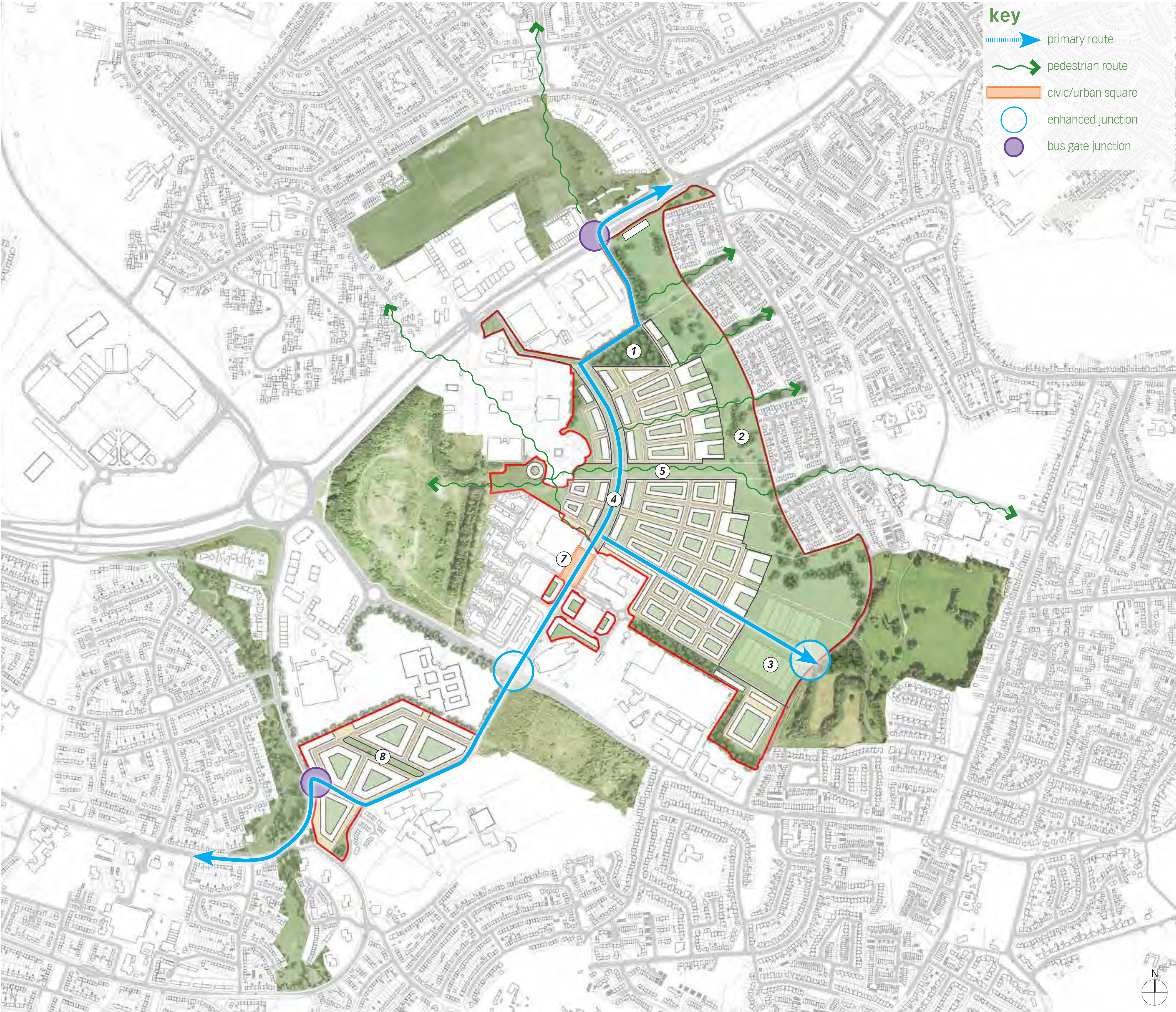
\*Bristol Local plan min. requirement: 50 dwellings per hectare.

\*\*A hectare (Ha) is the metric replacement for the imperial acre and equals 10,000sqm. An acre is about 0.405 hectare. A hectare equates to 1.2 - 1.6 football pitches.

character areas:

- |                           |                 |
|---------------------------|-----------------|
| ① woodland trail          | ⑥ village green |
| ② linear park             | ⑦ urban square  |
| ③ sports and recreation   |                 |
| ④ the avenue              |                 |
| ⑤ the runway (pedestrian) |                 |





- key features:**
- best of the existing landscaping retained, providing a buffer to Bamfield properties
  - linear park animated with trails, water features and seating
  - woodland trail to the north of the site
  - eastern space provides opportunity for sports and recreation
  - generous landscaped avenue along north-south route
  - east-west runway transformed into a pedestrian & cycle route to the Mounds, animated with play facilities
  - urban square created between the leisure centre and the community hospital
  - stream opened up as focal point to the Hartcliffe Campus site

- pros:**
- + retains the best of the existing landscape
  - + provides a range of usable spaces and character areas
  - + integrates with the adjoining neighbourhoods
  - + distinct opportunities for character areas and creates a ‘sense of place’
  - + respects the ecology

- cons:**
- loss of the old tennis courts on Hartcliffe Campus site (mitigation required for loss of ecology)
  - no frontage created along Bamfield
  - longer north-south route between Filwood Broadway and Symes Avenue

**park areas:**

Hengrove Park area:	20.4 Ha
Hartcliffe Campus area:	0.3 Ha

**Hengrove Park (density range):**

Developable land:	28.3 Ha
c.70 dwellings/Ha:	c. 1,980 dwellings
c.60 dwellings/Ha:	c. 1,700 dwellings
c.50 dwellings/Ha:	c. 1,410 dwellings

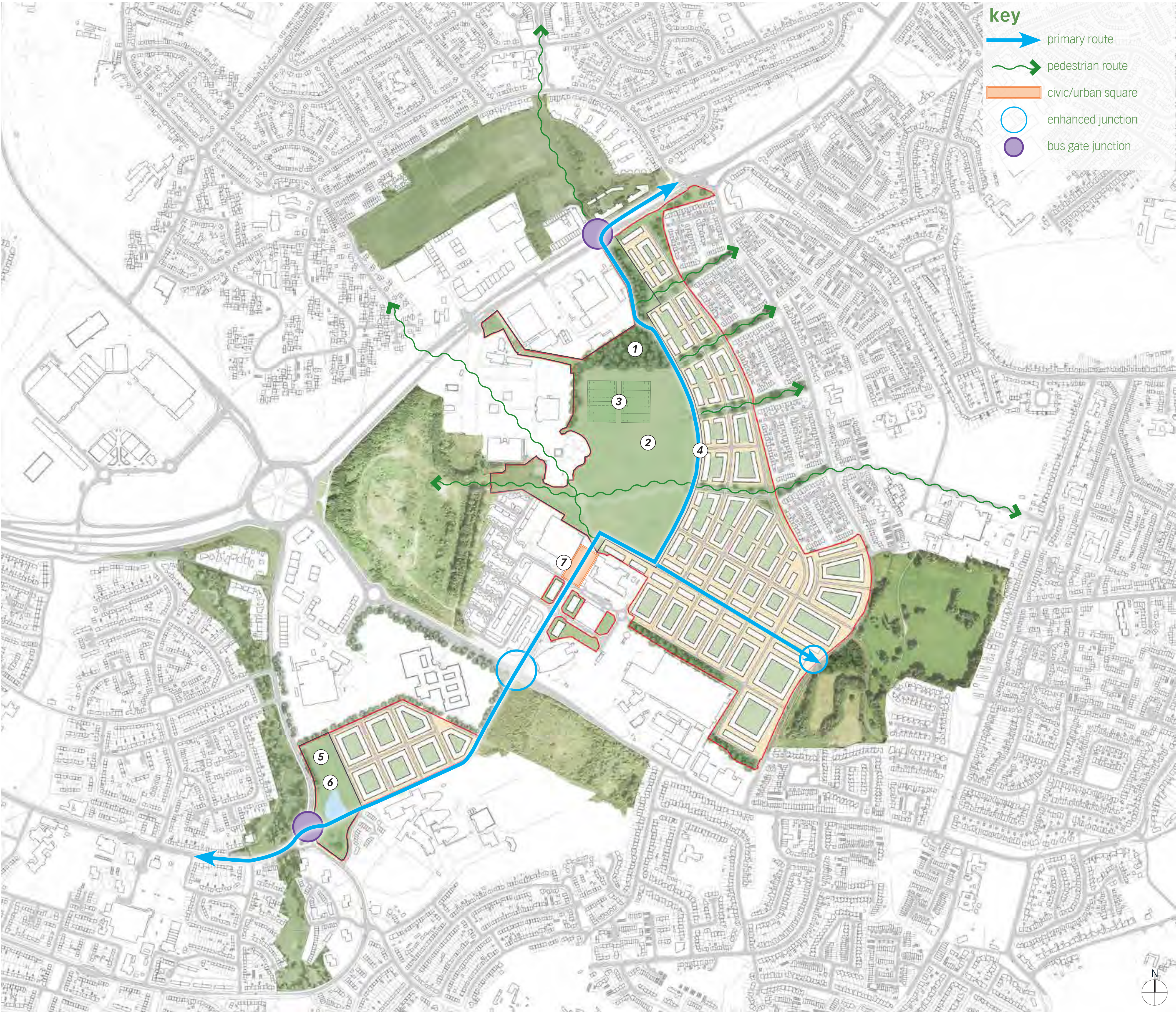
**Hartcliffe Campus (density range):**

Developable land:	7.4 Ha
c.70 dwellings/Ha:	c. 520 dwellings
c.60 dwellings/Ha:	c. 445 dwellings
c.50 dwellings/Ha:	c. 370 dwellings

\*Bristol Local plan min. requirement: 50 dwellings per hectare.

\*\*A hectare (Ha) is the metric replacement for the imperial acre and equals 10,000sqm. An acre is about 0.405 hectare. A hectare equates to 1.2 - 1.6 football pitches.





- key features:**
- woodland trail north of the site
  - central space provides opportunity for sports and recreation
  - urban square created between the leisure centre and the community hospital
  - strong connection to Bamfield
  - generous open parkland to the west, linking to the Mounds

- pros:**
- + integrates with adjoining neighbourhoods to the east
  - + Hartcliffe Campus responds to the existing ecology along Hawkfield Road
  - + development is concentrated allowing for increased efficiency

- cons:**
- best of the landscaping is lost, which is a significant planning risk
  - north-south route dog-legs around the park
  - no connection to the parks to the east of the site
  - development is concentrated on the best existing landscape
  - Hartcliffe Campus does not respond to the existing school
  - Hartcliffe Campus does not respond to the existing stream
  - masterplan extends over existing utilities within the park
  - development on area that is at risk of flooding
  - runway not retained as a landscaped feature, which is a planning and heritage risk

**park areas:**

Hengrove Park area:	17.7 Ha
Hartcliffe Campus area:	2.4 Ha

**Hengrove Park (density range):**

Developable land:	31.0 Ha
c.70 dwellings/Ha:	c. 2,170 dwellings
c.60 dwellings/Ha:	c. 1,860 dwellings
c.50 dwellings/Ha:	c. 1,550 dwellings

**Hartcliffe Campus (density range):**

Developable land:	5.3 Ha
c.70 dwellings/Ha:	c. 370 dwellings
c.60 dwellings/Ha:	c. 320 dwellings
c.50 dwellings/Ha:	c. 265 dwellings

\*Bristol Local plan min. requirement: 50 dwellings per hectare.

\*\*A hectare (Ha) is the metric replacement for the imperial acre and equals 10,000sqm. An acre is about 0.405 hectare. A hectare equates to 1.2 - 1.6 football pitches.





key features:

- best of the existing landscaping retained, providing a buffer to the Bamfield properties
- linear park animated with trails, water features and seating
- woodland trail to the north of the site
- central space provides ample opportunity for sports and recreation
- generous landscaped boulevard along north-south route
- east-west runway transformed into a pedestrian & cycle route to the Mounds, animated with play facilities
- ‘village green’ at the eastern entrance echoing the form of the old running track
- urban square created between the leisure centre and the community hospital
- stream opened up as focal point to the Hartcliffe Campus site

pros:

- + retains the best of the existing landscape and provides largest park
- + provides a range of usable spaces and character areas
- + integrates with the adjoining neighbourhoods
- + distinct opportunities for character areas and creates a ‘sense of place’
- + respects the ecology

cons:

- loss of the old tennis courts on Hartcliffe Campus site (mitigation required for loss of ecology)
- alignment of the east-west runway

park areas:

Hengrove Park area:	24.1 Ha
Hartcliffe Campus area:	1.1 Ha

Hengrove Park (density range):

Developable land:	24.6 Ha
c.70 dwellings/Ha:	c. 1,720 dwellings
c.60 dwellings/Ha:	c. 1,475 dwellings
c.50 dwellings/Ha:	c. 1,230 dwellings

Hartcliffe Campus (density range):

Developable land:	6.6 Ha
c.70 dwellings/Ha:	c. 460 dwellings
c.60 dwellings/Ha:	c. 400 dwellings
c.50 dwellings/Ha:	c. 330 dwellings

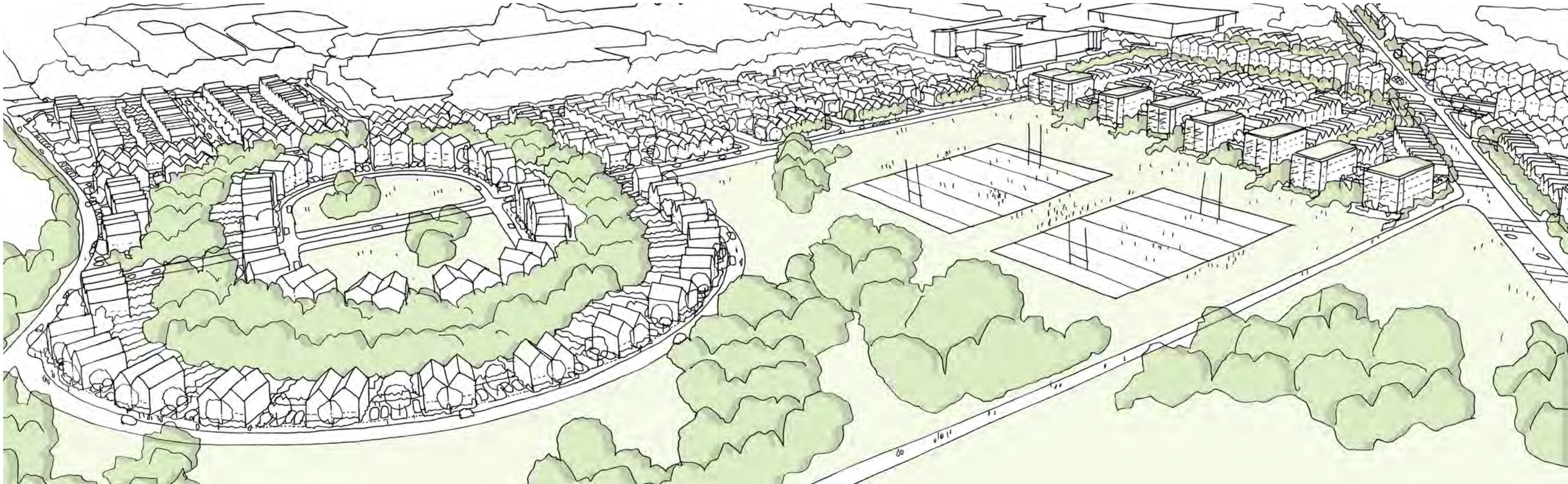
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character areas:

- |                           |                   |
|---------------------------|-------------------|
| ① woodland trail          | ⑥ village green   |
| ② linear park             | ⑦ urban square    |
| ③ sports and recreation   | ⑧ outdoor leisure |
| ④ the avenue              | ⑨ stream          |
| ⑤ the runway (pedestrian) |                   |





① aerial view over the park with the leisure centre in the distance (applies to option 4)



② view looking down the boulevard park (applies to options 1, 2 and 4)



③ street level view within the village green (applies to option 4)



④ view looking east along the runway park (applies to option 1, 2 and 4)



To help describe the potential of the open space at Hengrove Park, the project team has used the basis of option 4 (the largest park area) to illustrate the type of park spaces that could be accommodated.

The new park and open space at Hengrove can be up to 24 hectares (47-59 acres) and has the potential to retain the best of the existing features, such as the woodland belts, mature trees and provide new park elements. The main access route connects the leisure centre entrance with Hengrove Way via a generous avenue with groves of trees and play spaces. The openness of the runway is kept as a memory of its historic use and could provide a further green space with routes connecting St Giles Estate with the leisure centre and playgrounds.

Brislington Brook which runs north-south on the site is opened up and connects to a lake providing a focal point. Footpaths follow the brook that allows for the sustainable drainage of St Giles Estate and the new houses. A woodland area provides a variety of play opportunities in a natural setting. There is space for sports pitches. A village green provides a formal setting for new homes along Bamfield and allows for the large trees in this area to be retained. Footpaths and cycle routes across the park connect the surrounding neighbourhoods.



① The Boulevard Park (options 1, 2 and 4)



② The Boulevard Park (options 1, 2 and 4)



③ The Runway (options 1, 2 and 4)



④ The Runway (options 1, 2 and 4)



⑤ The Lake (options 1, 2 and 4)



⑥ Brislington Brook (options 1, 2 and 4)



⑦ Meadows (options 1, 2, 3 and 4)



⑧ sport pitches (options 1, 2, 3 and 4)



⑨ Village Green (options 1, 2, 3 and 4)



⑩ woodland play (options 1, 2, 3 and 4)



On three sides, the Hartcliffe Campus site is enclosed by hedgerows and a woodland belt. This vegetation is typical of the hilly and wooded landscape to the south of Bristol and is retained.

A central green link, almost the size of a football pitch connects the wood to the valley walk along Pigeonhouse Stream. The open space allows long distant views to the surrounding countryside. In accordance with Bristol’s Wildlife Network plan the new vegetation planted in these areas can sensitively respond to ecological surveys and maximises habitat creation. Therefore, it provides a stepping stone in South Bristol’s network of Sites of Nature Conservation Interest.

The culverted stream in the centre of the site is opened up to deal with surface water in a sustainable way and provides a wetland habitat.



1 park lanes



2 biodiversity roofs



3 sustainable urban drainage system



4 Hartcliffe Brook



5 woodland belt



6 woodland edge



## capturing your feedback

Thank you for viewing this exhibition.

This is the second of a series of events to give residents and businesses an opportunity to have their say and find out more information about the residential-led development of Hengrove Park and Hartcliffe Campus.

Having viewed the exhibition, please give your feedback.

The project team are keen to have your feedback on the vision and objectives, the movement and access proposals and the masterplan options.

Your feedback, together with further site investigations and studies, will inform the next stage of the design development. Please complete a feedback form by Sunday 19th November 2017.

The next consultation will take place from **Thursday 7<sup>th</sup> to Thursday 14<sup>th</sup> December** where the project team will share the emerging masterplan proposals and how they have responded to feedback to date.

To give your feedback at this stage:

- visit the website ([bristol.gov.uk/plansforhengrove](http://bristol.gov.uk/plansforhengrove)), or
- ask for a paper copy of feedback form at reception, or
- contact 0117 977 2002 for a copy.

Please provide feedback by Sunday 19<sup>th</sup> November 2017.