



TRESA Public Meeting

ArtPark, 143 Wells Road
7.30pm Tuesday 14th January 2025

Programme for the meeting

- Welcome and introductions
 - Jeff Bishop: Keeping Totterdown special!
- Comfort break/chance to buy drinks
- St Lukes Road Pedestrian crossing
 - TRESA role as community connector for Area 7
 - Great British Spring Clean litter pick
 - Totterdown Urban Nature Reserve
 - Banana Bridge renovations and Avon New Cut
 - L&G development at Temple Island
 - Any other business?



KEEPING TOTTERDOWN SPECIAL!

Jeff Bishop



IS TOTTERDOWN SPECIAL? IS IT 'DISTINCTIVE'?



B



D



A

C



***WHICH OF THESE ARE
TOTTERDOWN?***



E

F



G



***SO TOTTERDOWN IS
DISTINCTIVE – YES?***

TOTTERDOWN WILL MOSTLY STAY THE SAME BUT CHANGE HAPPENS



*Here are
some
recent
new
buildings
– OK?
(and one
to
come!)*





***AND WOULD
SOME LIKE THESE
KEEP
TOTTERDOWN
DISTINCTIVE?***



No miracle answers but ...

YOU CAN DO SOMETHING ABOUT NEW DESIGNS!

- National government is pushing for better design
- Authorities like Bristol should be preparing 'Design Codes'
- But any city-wide code can't possibly capture your sort of local distinctiveness

So....

- Bristol City Council are producing a broad-brush, city-wide Design Guide
- And encouraging local groups to do their own, neighbourhood level character assessment and design guidance
- And the government seems to be supporting this:
- *"local design guides and codes, prepared in line with the national guidance" should be "the primary means of assessing and improving the design of development"*

CAN THIS WORK: A QUICK DIP INTO HISTORY!

- Early in the 1990s, a colleague and I developed what became Village and Town Design Statements
- To be led mainly by local people themselves
- We got government support so that Statements could be formally adopted
- We drafted guidance for communities
- Ran training courses for planners and communities
- Supported loads of communities with their own Statements



**Parish of
Olveston**

**Design
Statement**



Olveston Tockington Old Down
Ingst Lower Hazel Awkley

- Over 2,500 have now been adopted across England
- Some are still being produced; here is a recent one
- Research in around 2003 found that good quality* and hence adoptable Design Statements succeeded in stopping developers' standard designs
- (* Not all are good!)
- There are reasons why they have not been done as much in cities such as Bristol
- But quite a few have been done, so we now just call them all:

COMMUNITY DESIGN STATEMENTS - CDSs



Parish of Olveston

Design Statement



Olveston Tockington Old Down
Ingst Lower Hazel Awkley

THIS IS NOT ENTIRELY NEW FOR BRISTOL

There are already locally relevant examples; here are two:



- Character Assessment for **Henleaze**
- Done by the local community
- The group had some training from Pete Insole
- And help from an old colleague of mine

- Henleaze was still an assessment not a guide (or a code)
- But one other example includes both assessment and some general guidance, which I led with my local community in

Westbury Park

SO IT COULD BE DONE FOR TOTTERDOWN!



*Westbury Park
Character Assessment
and Design Statement*



WHAT'S INVOLVED?

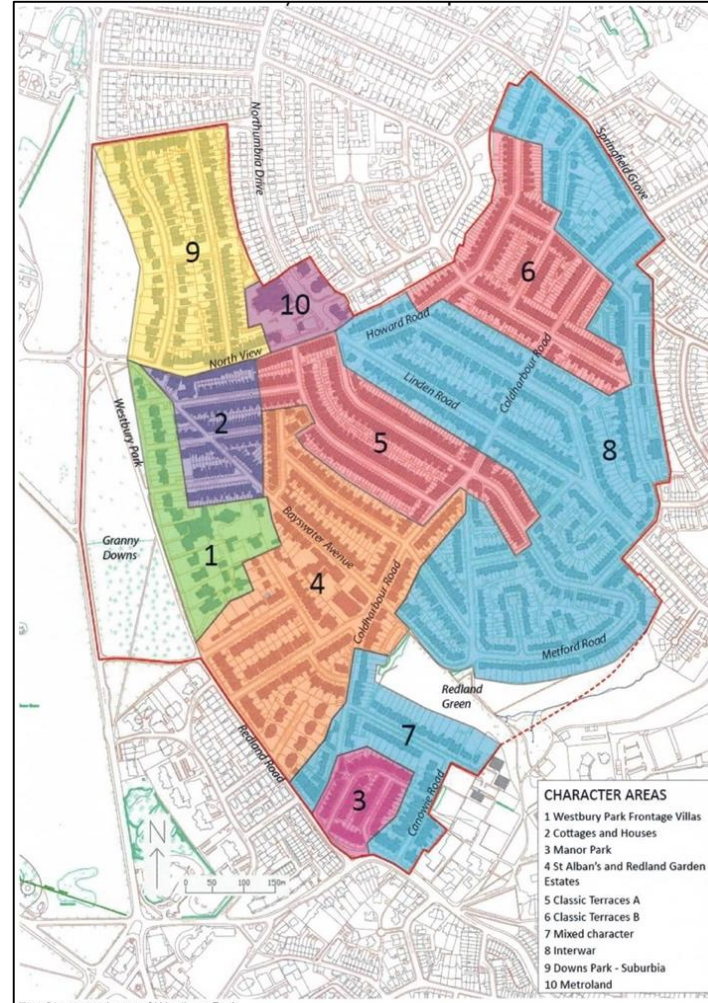
I'm sure it would help to give you an outline of what would be involved in such work, so....

- First of all: the **GETTING STARTED SESSION**

FOR THE WORK ITSELF, here's what we did in Westbury Park (may be a bit different for you):

- Set up a **STEERING GROUP**
- Summarise the area's **HISTORY AND HERITAGE**
- Map the BASICS: land uses, routes, landmarks, open spaces etc. etc.
- Define the **CHARACTER AREAS**
- Undertake **AREA/STREET SURVEYS**
- Start the **DRAFTING** – lots of maps, diagrams and especially photos
- **POLISHING AND PRODUCTION**
- **CONSULTATION SUBMIT**

Example pages



Part Two: Character Area 6 Classic Terraces B

Westbury Park

Character Area 6: Classic Terraces B

The two Classic Terraces are dealt with separately because they are separated physically: they share many features of layout and design. Almost all properties are residential, with a few business premises in converted houses.

Dominant Characteristics

This is an area of unbroken terraces, sometimes all by a single developer, on other occasions, as in Area A, in small or larger groups each to a common basic design by different builders. In all cases terraces stop at road junctions; there are no designs that turn a corner, except for occasional side windows. There is a high level of consistency and continuity in the design, using common building lines, heights, bays. All properties have small front gardens, with low walls, though railings are now usually missing.



Unbroken terraces



A small group

Scale

Some houses have extra accommodation in the roof, but the predominant scale is two storeys, an impression even stronger than in Area A. All original houses have two-storey bays, but not high gable fronts as in Area A, creating a stronger linear expression punctuated by the

bays. The slopes on some streets allow views to roofs, but do not detract from the strong fronts and bays. Intrusive roof extensions are rare.

Proportions and Architectural Treatment

Bay widths are consistent, reflecting the original plot sizes. Heights are also consistent, as are the basic shapes and forms of the bays. There are however some more detailed variations in the bay tops. Some finish with sloping roofs, in others overhanging eaves continue across several houses, introducing a strong horizontal line, and some are castellated. All properties use the classic late Victorian/Edwardian L-shape, and all have two-storey rear extensions.



A different front bay and roof treatment

Materials Palette

As in Area A, the dominant walling material is the moderately decorated stonework of the canted bays. Panels in the bays, between the windows and the stone string courses, are sometimes brick, sometimes decorated stone. Houses on all roads probably originally had slate roofs; The introduction of clay tiles has changed the tonal balance considerably, especially on the flanks of large gables.



A typical house in area 6

Details of bay and gable

WHAT STATUS MIGHT YOUR STATEMENT HAVE?

- Key question - will your Community Design Statement make any difference?
- If what you produce is well prepared and consulted on and supported locally, it can become a 'MATERIAL CONSIDERATION', perhaps even a Supplementary Planning Document
- This would mean that it should (must?) be taken into account when determining any planning application

WHADYARECKN'?

Interested in doing a Statement/Guide/Code to

KEEP TOTTERDOWN SPECIAL?

Comfort break and opportunity to purchase drinks

After the break:

- St Lukes Road Pedestrian crossing
- TRESA role as community connector for Area 7
- Great British Spring Clean litter pick
- Totterdown Urban Nature Reserve
- Banana Bridge renovations and Avon New Cut
- L&G development at Temple Island
- Any other business?



St Lukes Road pedestrian crossing

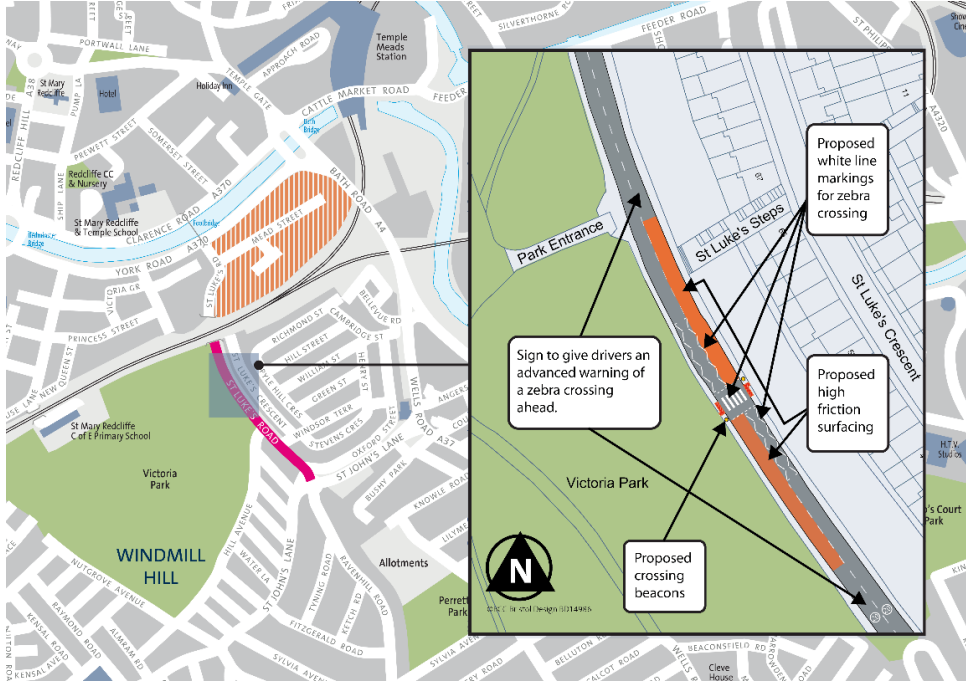


St Luke's Road Zebra Crossing

Cllr Lisa Stone
Cllr Ed Plowden



St Luke's Road zebra crossing



We are proposing to install a new zebra crossing on St Luke's Road. The proposal for the zebra crossing is in response to local feedback about safety on St Luke's Road and a request by the Area Committee for a formal pedestrian crossing between St Luke's Steps and Victoria Park. We are also aware that there has been feedback in the Mead Street development consultation about the safety of St Luke's Road which we are currently reviewing. A zebra crossing will help make it safer for pedestrians to cross to the park.

This engagement closed on Sunday 14 August 2022.

Our Promise

After some meaningful discussions recently with the Transport Officers, it has been conceded that there are no net-work hindrances.

Therefore, this project can go ahead.



Our Promise

As your councillors, we want to ask the community if they would like to go ahead with the proposed project.

However, we must be mindful of the SBLN and the possible outcomes.



Our Promise

Two ideas that have been proposed in the SBLN consultation:

- a) that St Luke's Road may be closed off, or
- b) incorporated into Victoria Park

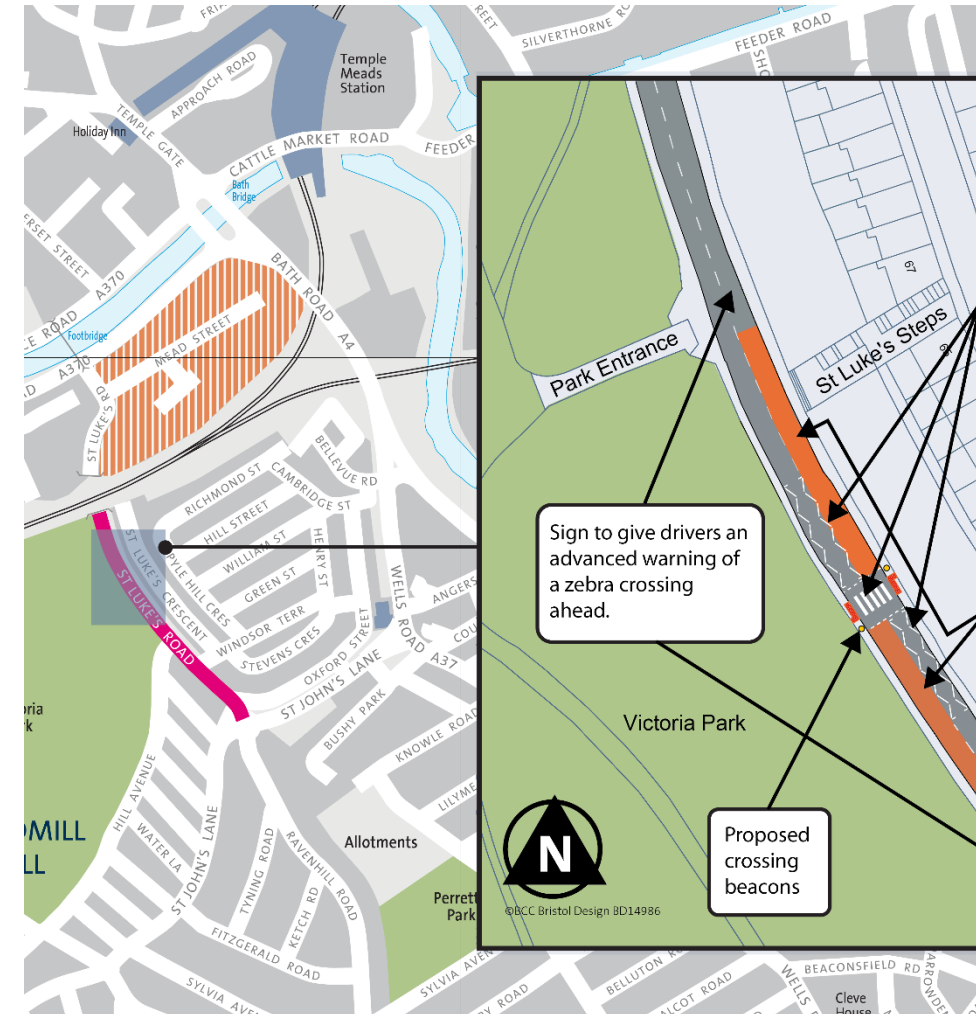
Do we still want to go ahead or await the SBLN details for St Luke's Road?



What you can do:

- Email: Your 2 councillors:
- Ask for the Zebra crossing project to go ahead
- Ask to use the money for an alternative project that you feel would be more appropriate
- Let us know what you think about a closure of St Luke's Road, if proposed in the summer

Note: a vote was taken at the meeting in favour of the Zebra crossing project going ahead and Cllr Lisa Stone agreed to progress it with officers

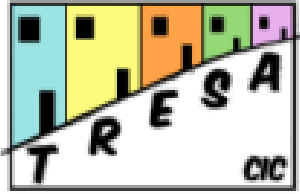


THANK YOU

Cllr Lisa Stone



Cllr.lisa.stone@bristol.gov.uk &
Cllr.ed.plowden@bristol.gov.uk



Directors' updates

- Company Secretary: accounts submitted to Companies House
- Membership Secretary: nothing new to report
- Treasurer: nothing new to report
- Editor, Talk of Totterdown: Apologies submitted for this meeting

TRESA is a community connector for Area Committee 7

- Community connectors are there to engage communities in the Area Committee funding process
- Ideas needed for funding to support improvements in the area
- Local groups and organisations should put forward their ideas for potential funding priorities from 2 January to 28 February 2025
- Ideas to be submitted on the Stage 1 form (not yet available on the council webpage) or 50 word summary to councillors if no form
- Forms to be submitted to the relevant area committee:
areacommittee7@bristol.gov.uk
- Deadline to submit Stage 1 forms, signed off with councillor 'in principle' support, is 28 February 2025
- People should make sure they have had a conversation with Ed or Lisa, as ward councillors, about their idea before submitting a proposal.
- Ideas: Community Orchard, Higham Green, School Road Park

Great British Spring Clean

- Totterdown litter pick
- Organised by TRESA member Kirsty Winskill in conjunction with Bristol Waste & TRESA
- Saturday 22nd March a part of the Great British Spring Clean
- Meet 11am Bushy Park
- Information and contact details to be circulated by email next week
- Please sign up!



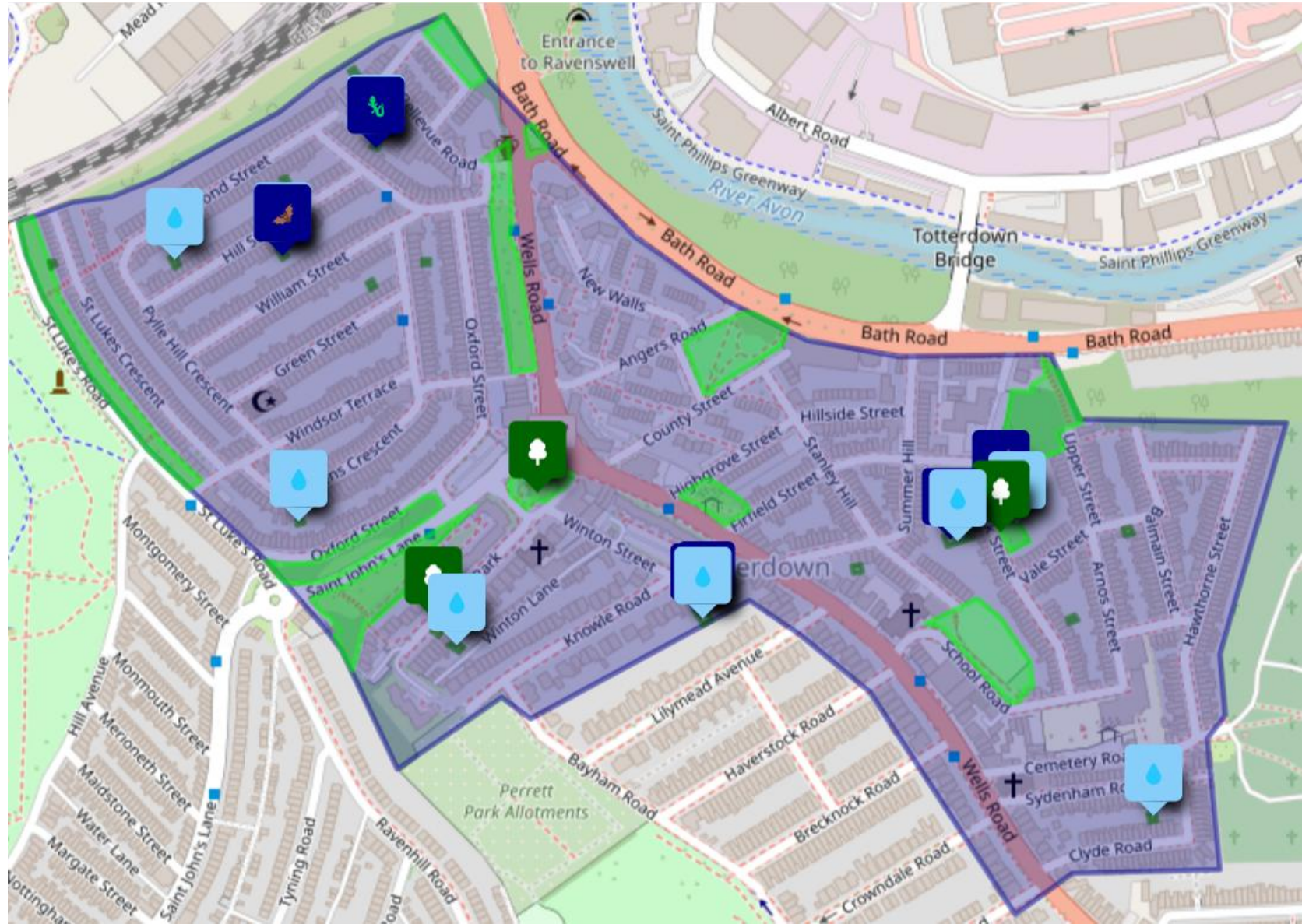
Banana Bridge and Avon New Cut

- Bridge closed for up to 18 months
- Up to £2m worth of repairs
- Remove the bridge's surface, repair structure and masonry, and repaint
- Works are slightly behind schedule
- Officers forecast the bridge will reopen to the public Aug/Sept 2025
- York Road works were delayed by weather in Oct-Dec with tides 1.5m higher than normal
- Permanent piling is underway



Totterdown Urban Nature Reserve update

- TRESA will map areas of nature and wildlife
- Residents encouraged to make their garden a wildlife haven to be added to the map
- Aiming for 30% of the TRESA area to be wildlife friendly with diverse ecosystems



L&G proposal at Temple (arena) Island

- Commercial offices, residential blocks, hotel with conference/exhibition space and a flexible commercial building
- Up to 21 storeys
- Community concerns about height appear to have been ignored
- Cumulative townscape and visual effects vary between Negligible-Slight/Moderate (beneficial) and Negligible-Moderate (adverse) (Not Significant) with the exception of residential receptors in Totterdown where the effect is Moderate/Substantial (adverse) (Significant)
- No improvement to shared walking and cycling route over Bath Road bridge
- No easy access to the site from Totterdown
- L&G have accepted an invitation to attend the 11 March TRESA meeting



Any other business?

- Arnos Vale cemetery. FREE 6-week course for 16-20 year olds. 10am-12.30pm, every Weds and Fri from 19 Feb. Introduction to practical environmental conservation and land-based knowledge. Email: russell.porter@arnosvale.org.uk
- The emerging masterplan for Bristol Temple Quarter includes the Mead Street area and will address massing, height & building design. There will be public engagement and consultation on the master plan before it is finalised
- Wassail at the community orchard and Zone A was a great success. Thanks to Anne Silber for organising
- Problem with litter between Bellevue Road junction and metal bridge on Wells Road
- Victoria Park Action Group (VPAG) meet on the first Monday of the month, 7.30pm, usually at the Bowling Club in the park. The VPAG star gazing event takes place 3rd February, meeting near the lodge. TRESA members can sign up for the VPAG newsletter.

