

Design, Planning and Access statement for 2018 community improvements by Hotwells & Cliftonwood Community Association

Introduction

This statement accompanies plans to add further community-led interventions to the Cumberland Piazza which we believe to be in accordance with our Certificate of Lawful Development. These include planted areas, new planters, route marking and additional seating.

We propose:

- Three areas surrounding established trees where we will plant low maintenance plants including sedums and succulents
- The installation of recycled concrete pipe planters adjacent to Hotwells Road
- Installation of additional seating
- Reinstallation of benches on existing concrete slabs where benches were formerly sited
- Repair of the former café base (X)



Ariel shot prior to 2015 community improvements

The Applicant

The application is being made on behalf of the Hotwells & Cliftonwood Community Association

Project Scope

The proposals are limited to resurfacing damaged areas of existing tarmac and aggregate tiles with planted areas, creating new benches to be sited on existing concrete slab where former benches were sited and the introduction of new planters to the site.

The siting of the proposals are shown in Cumberland Piazza Plans 2018 appendix 1.PDF

The plans will not disturb subterranean Services- attached as appendices

Project Purpose

HCCA seek to promote the benefit of all people who live and work in the area of Hotwells and Cliftonwood and its Neighbourhood... through education, information and the provision of facilities and activities that support community wellbeing.

- In order to achieve these aims we regularly ask local people what they would like to see happen.
- Increasing planted areas on site is a priority for local people and we are seeking to achieve this with minimal disruption to the existing fabric of the site.
- We are mindful to create low-maintenance planted areas and we are in communication with Bristol Waste to ensure the site will remain clear of plant matter that could cause issue with members of the public.

The Site

The site sits as part of the Cumberland Piazza, beneath the elevated road system- we are focusing on the under carriage of Bennett Way as the best area defined by local young people. The piazza is currently open public access space, predominantly used for pedestrian and cyclists travelling between Cumberland Basin and the city center, avoiding the major roads. The piazza contains many formal and informal cycle routes which are well used, predominantly by adults. The piazza is increasingly used by skateboarders following a recent tarmac-ing of an area beneath an elevated road section that leads to the Plimsoll Bridge.

Completed in 1965, the landscaping to the area was designed by Dame Sylvia Crowe, former president of the Institute of Landscape Architects, and praised at the time for achieving a high design quality at a time when landscape played a subordinate role to road engineering within the city. However, many of the original features of the landscape scheme have been removed or degraded, with significantly increased traffic, making this space unattractive for most leisure users.

History of Community Improvements by HCCA



In 2014 HCCA planted eight Acer Rubrum Armstrong, now established, and in 2015 & 2016 we created new planters onsite with permission from BCC. We have been monitoring the types of plants that are thriving.



We are able to maintain our existing planters with rain water and four community gardening days per year and some local weeders. We are in communication with Bristol Waste about removing garden waste from the site.

The sites for re-surfacing sit among and around trees, some of whose roots are pushing up through the tarmac and tiles, cracking the hard surface. Around these trees areas of moss are increasing and plants are beginning to seed themselves.



Area around trees where tiles are breaking up



Former concrete slab for new benches

Policy context

City Docks Conservation Area

The site is located within the City Docks Conservation Area

Planning Policy Context

City Docks was designated as a conservation area on 19 September 1979

'The City Docks character Appraisal & Management Proposals', characterize the area as 'predominantly hard industrial dockside landscape and a concrete 20th century highway landscape', recognizing that the Crowe landscape 'provide(s) a soft edge to an otherwise entirely urban environment'.

It goes on to recognize that the 'space is under-appreciated in the wider city context but is a major asset to the Conservation Area.

The Character Appraisal & Management Proposals' welcome opportunities to improve underpass areas to better facilitate cycling and pedestrian movement.

Planning History

A planning application was made to Bristol City Council in July 2012 based on a masterplan for landscape developments to the Cumberland Piazza. It was determined that planning permission was not required as the proposed changes did not constitute a change of use and the application was cancelled. Subsequently a further application was submitted for a Certificate in Lawfulness (ref:12/03601/CP) and this was granted in October 2012

In October 2014 an additional planning application was submitted for re-surfacing of a 173m². It was again determined that planning permission was not required (Application No 14/05924/F)

Consultation

Public Consultation & events

Public consultation for redeveloping the Cumberland Piazza has been led by Ray Smith and Anna Wilson of HCCA from 2009 when a core group of locals was formed. Since then there have been six public events, supported by the community association and part funded by Bristol City Council and Bristol 2015.

These public events have all contributed to increased interest and consultation about the future use of the site.

- 2011 *Art under the Flyover*, explored creative use of the site
- 2012 *Green Days Out* explored the use of the site as a hub for walks and cycle rides into and out of the city
- 2013 *Art under the Flyover* created further interventions as part of West Bristol Arts Trail
- 2015 April-August- *Pillar Painting & planter creation* involved over 50 volunteers contributing 100s of hours to paint the pillars in a tonal palette designed by Anna Wilson in preparation for a mural by Dave Bain and to create and plant planters designed by Ray Smith with support from Landmark Practice
- 2015 July- *Your Place to Play* organised activities for young people and families to consider the 're-use' of the space as part of Sharing Communities. 60 people of all ages were consulted.
- 2015 September- 30 local community members attended a public celebration of the pillars, painted by community members and artists, and the planters and to evolve future aspirations for the site
- 2015 October- We used the piazza to launch *the Wayfarers*, portable bandstand structures, which were designed and built by UWE architecture students, who were also involved in designing and building the Pocket Park, in partnership with Anna Wilson and HCCA. The structures were wheeled up the Portway as part of Portway Sunday Park accompanied by 100 people and used to create 'stages' for music and poetry, watched by at least an additional 300.
- 2015 November- *Cumberland Basin Bonanza*, organised by the UWE Architect students, experimented with play on the Piazza using temporary interventions to create a sports pitch with a viewing platform created from pallet planters. About 25 people attended and the young people were really happy to be able to kick a ball around safely.
- 2016 Pocket Park developments included public workshops/opportunities to consult in March and May, a launch event in July and 2 Peaceful Portway events
- 2017 we introduced more artwork to the walls, which further reduced tagging and held four community gardening days
- 2016-2017 Community Aspiration plans displayed on site
- 2017 Interpretation boards installed with HCCA contact details



During the past 7 years we have published articles in several editions of the HCCA newsletter, door-dropped to 2500 local households and we worked closely with Hotwells Primary School children, especially current year 9.

Additionally, Grow Wild, a bid submitted in partnership with Bristol City Council and Bristol Zoo to create an urban hub for a native plant collection developed plans and increased partnership and interest in the site and invited the public to 'vote' for the piazza. The bid was unsuccessful but we did receive 10,000 votes.

The initial community consultations collected ideas and aspirations, the most popular of which were greening the site, providing activities for all ages and as an arts space. We invited locals to vote on options in early 2014 and these elements remained the most popular.

In summary, we have consulted hundreds of members of the public, held eight events on site, and written and publicized ideas and activities throughout Bristol via social media, printed newsletters, word of mouth and leaflets.

Consultation with authorities

Through events, tree planting, pillar painting and resurfacing the 'skate spot', HCCA have developed a dialogue with various departments from Bristol City Council. Since March 2014 Highways, Community Arts and Conservation officers have been actively involved in advising on the regeneration of the piazza.

Avon and Somerset Police have also been consulted. The Crime Prevention Design Advisor, Sharron Wiltshire, supports a local initiative to provide activities for young people and would like to be informed of future developments. We will invite her involvement with the design.

We worked closely with the Neighbourhood Partnerships and the legal team to develop and insure liability for the Pocket Park

Detailed Description of the Proposals

Numbers listed here correspond with numbers on Cumberland Piazza Plan 2018 PDF document

(1) Seating:

Materials: [per unit]

¼ cube of concrete approx., cylindrical formwork, 2 x metal shoulder brace, 2 x treated timber boards, fixings

Labour: 2 days x 4 people (pour one day, fit and build timber component the next?)

Resources: SDS / masonry drill bit, cordless drill (may not be sufficient power, may need to drill into concrete footing at a power source to fit seat mounts)

Dates: *June-October 2018*

(2) Concrete ring planters: (from reclaimed utility pipe, not formed in situ)

Materials: concrete utility ring 1200diameter, height approx.. 1000, as can be reclaimed / sourced. 4 sq./m geotextile / filter fleece to line / separate soil layer from drainage layer, 4 x 25kg bag washed rounded drainage aggregate, 1cu/m soil approx., planting mix pots allow for 1 sq./m

Labour: 1 days x 4 (strong) people

Resources: may need special provision for moving, e.g. lifting jack, trolley etc.

Dates: *May-June 2018*

(3) Planted strips (formerly described as Swales): (to tree grove in northern part of site) **Grid Reference ST 56850 72469**

Materials: topsoil, wildflower seed, sedum / succulent on roll as used in green roof application (optional) grit / fine aggregate

Labour: 2 days x 2 people

Resources: crowbar, iron bar for lifting slabs.

Dates: *May 2018*

(4) Planted strips: (to 'moss garden') **Grid ST 56840 72425**

Materials: topsoil, grit/aggregate, selection of ferns, sedum/succulent roll, native swale/rain garden over seed mix

Labour: 3 days x 2 people

Resources: crowbar, iron bar for lifting slabs.

Dates: *May 2018*

(5) Painted Mural by Amy Hutchings working with younger children:

Materials: paint and brushes

Resources: Artists and facilitator/manager

Dates: *May 2018*

(6) Street Art pieces led by Luke Palmer working with 11-18 year olds

Materials: Spray cans

Resources: Artists and facilitator/manager

Dates: April 2018

(7) Planted Area around established catalpa tree where moss and plants are naturally seeding **Grid Reference ST 56870 72460**

Materials: Soil, seeds, bulbs

Labour: 1 day 1 person

Dates: *May 2018*

(X) Former Café site

Repair the base and consider further use

Materials: ready mix recycled concrete and re0use bricks

Date: 2018



Style of proposed concrete planters



Style of proposed seating

Access & Safety

The area is well served by road crossings and can be safely accessed by children. It is on a cycle route and there is a small car park adjacent to the site, accessible by a subway.

Access Statement

The proposals conform to Building Regulations Approved Document M and BS 8300:2009 + A1:2010 'Design of buildings and their approaches to meet the needs of disabled people. Code of practice'.

Conclusion

- The design proposals are low impact and will provide increased greening to the site, which will improve surface water run off, off-set carbon emissions and bring more colour to the site.
- Additional seating areas will offer more opportunities for local people to relax in the space.
- Additional artwork on the walls will further reduce incidents of tagging
- Overall the improvements should reduce council maintenance of the site and increase community enjoyment.

Appendices:

1. Cumberland_Plaza_Plans_2018
2. Community Aspiration plans for 2016
3. 7 X service documents
4. Certificate of Lawfulness
5. 2012 Masterplan