



REDCLIFFE

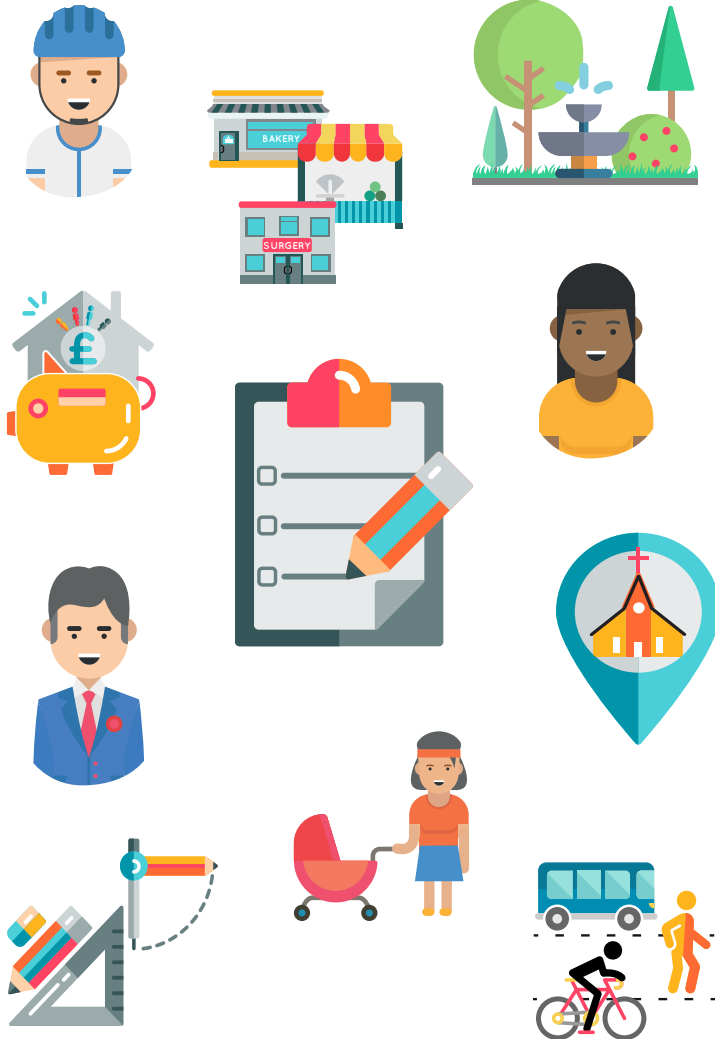
REIMAGINE • REDESIGN • REMAKE

WHY DO WE NEED A PLAN?

Redcliffe is sliced in half by an over-sized carriage way. The area has been long neglected by planners and policy-makers and this major gateway to the city and setting for the iconic St Mary Redcliffe, is grey & grim.

Furthermore, the disconnect that Redcliffe Way creates is so severe, it not only splits North and South Redcliffe, it also marks the beginning of the sharp divide of inequality between North and South Bristol, with South Redcliffe experiencing high levels of inequality in terms of economic, social and environmental disadvantage. South Redcliffe is in the top 5% of the most deprived areas in England, and in the top 1% for Income Deprivation Affecting Children, according to the Index of Multiple Deprivation.

The Plan aims to stitch back together North and South Redcliffe, and tackle inequality in the heart of our city by creating a major mixed-use development, led by affordable housing and excellent design.



WHO WE ARE

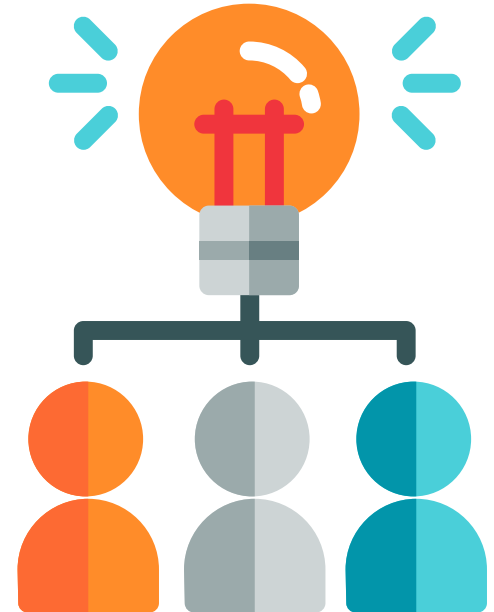
The Redcliffe Neighbourhood Development Forum (The Forum) is a neighbourhood planning group made up of people who live and work in the area.

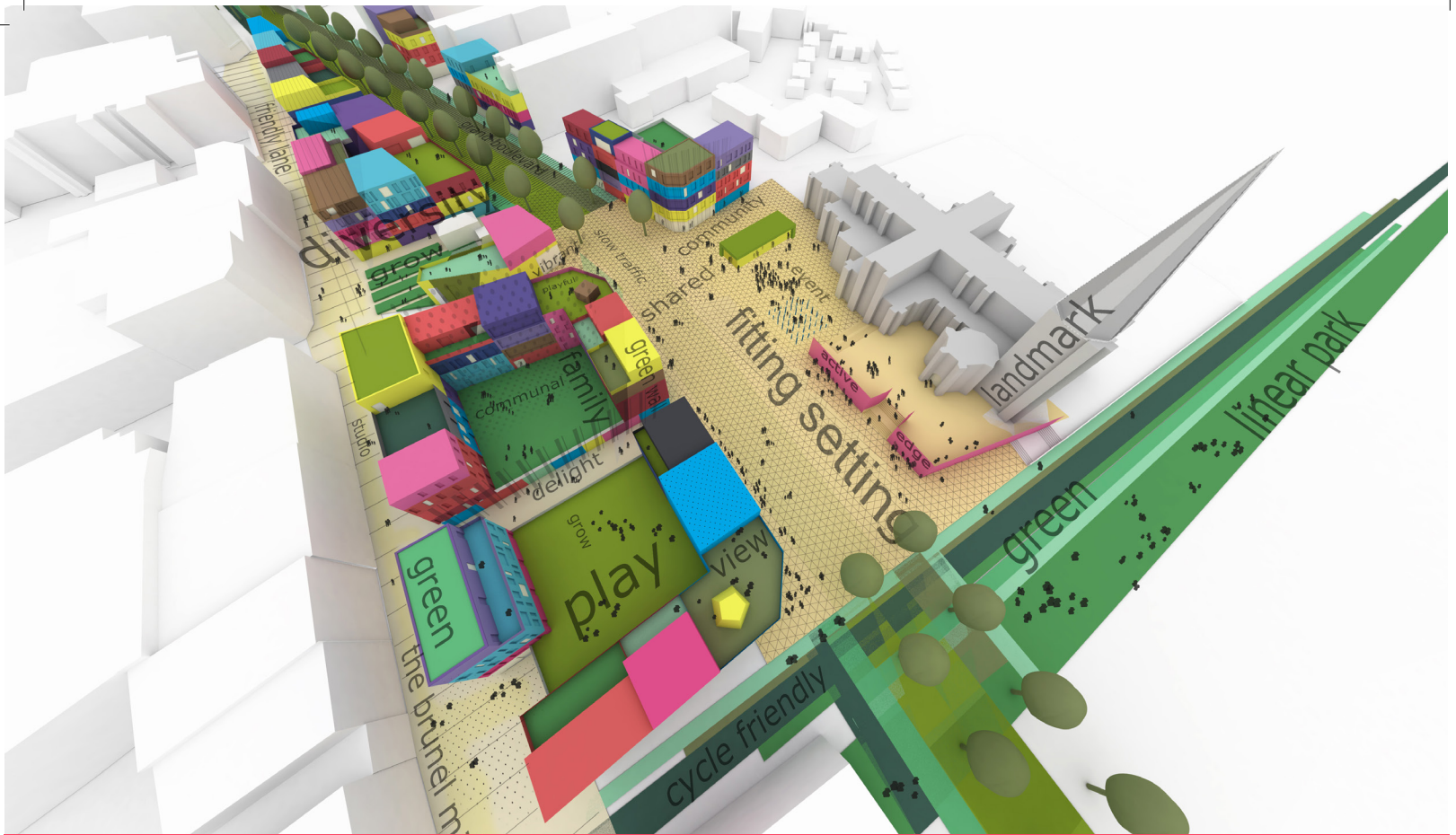
We are constituted under the Localism Act and are one of a growing number of community groups across the UK using new community planning powers to make their neighbourhoods better.

Over the past five years The Forum has been developing a Neighbourhood Development Plan (The Plan) which sets out the community's vision for how Redcliffe should develop over the coming years.

As part of developing The Plan, we have been working with Bristol City Council and testing our ideas with the development industry to make sure that The Plan, as well as being ambitious and meeting the community's needs, also- critically- is financially viable and can be delivered.

A Joint Delivery Board has been set up with representatives of The Forum and Bristol City Council to oversee the delivery of The Plan.





The image shows what Redcliffe could be like in the future if the ideas developed by the community are implemented. A number of different options were tested. This option meets the vast majority of the community's aspirations and is viable in terms of finance and deliverability. The image shows the potential of the place and key principles. The option remains flexible and can be improved and developed as the planning and delivery process progresses.

View of St Mary Redcliffe Church through new development.

Quaker Gardens retained and enhanced.

Removed roundabout improves north-south connection.

Space given to southfacing aspect.

Glimpse view through to St Mary Redcliffe Church

The Port Wall and the Brunel Mile celebrated with a series of pocket plazas along a pedestrian and cycle route.

Improved connections with the floating harbour.

Creative use of level change and steps in front of St Mary Redcliffe Church

Removed roundabout creates better streetscape and new development opportunity. (This reflects the road layout produced by the Council for the Temple Gate Consultation in January 2015) The built development layout reflects the community's aspirations.

Reconfigured Redcliffe Hill reconnects the neighbourhood.

Existing mature trees integrated with new treeline along boulevard.

Linear park providing green linkages and recreation.

Improved connection to Temple Meads Railway Station.

Potential improved frontages to existing buildings.

New public space/spaces around St Mary Redcliffe Church - scale and form to be subject to detailed design

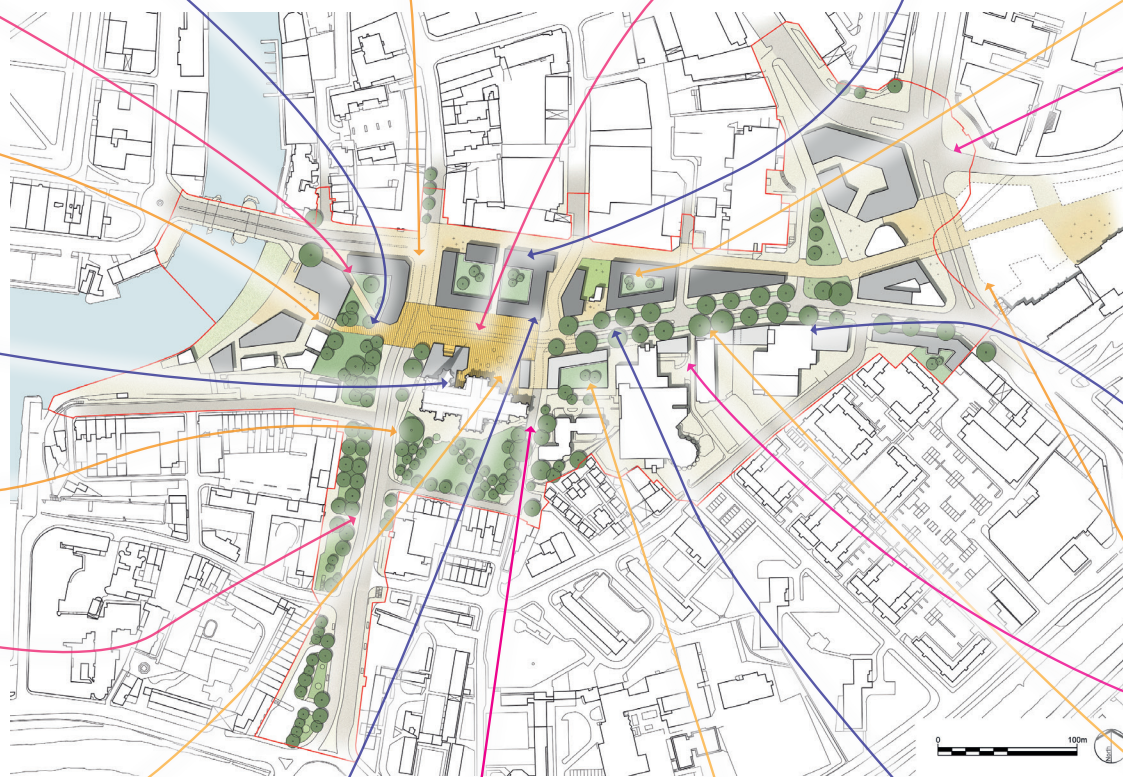
Key opportunity for family housing.

Enhancement/strengthening of Pump Lane

Block set back to allow key view from Temple Meads to be retained.

Opportunity for community facilities.

Downgraded Redcliffe Way - improved north-south connections.



THE BIG IDEA

Through the community co-design process and consultation over the past five years, a clear set of community priorities have been identified and have been developed into aims and policies in The draft Plan. These ideas are:



1. Affordable Family Homes

- 40% affordable homes (at the moment Bristol manages 11% on most housing developments)
- 50% of homes to be family sized an/or adaptable to being to accommodate people's different needs over their lifetime.
- At least 20% of the land will reserved for custom build, including baugruppen-style custom build apartment blocks.



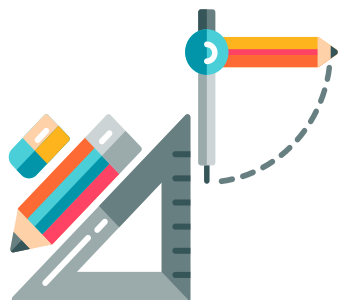
2. Community infrastructure

- Ground floor dedicated to uses that benefit the community and add vitality, including independent shops, crèches, health services, artist workshops etc
- Use smaller plots and divide the site between different developers and encourage diversity and community-led housing and building cooperatives.



3. A new network of safe, accessible and well-designed public spaces

- An attractive & safe linear park along Redcliffe Hill for walking and cycling;
- A fitting setting for St Mary Redcliffe Church
- Refurbish and make safe the Quakers Burial Ground & Chatterton's Gardens
- Make the landscape as a whole more playable for all ages- including good design and use of street furniture, planting, water and lighting.



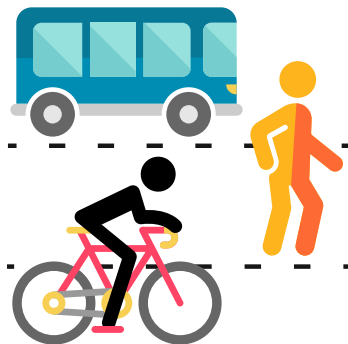
4. Out-Standing Design

- Integrate green infrastructure into the building and public realm including green roofs, energy and water;
- Produce Design Codes to guide and ensure quality architecture and urban design through the development process;
- Appoint a Design Review Panel that includes members of the community to review the detailed designs for specific buildings & plots as they come forward.



5. Living Heritage

- Create a fitting setting for St Mary Redcliffe, that is sensitive to the historic context, protects key views & works with the Church to create better facilities for visitors and the parish.
- Create a new human-scale public space at the north of the Church that has a civic, religious and community role and reduces the impact of traffic.
- Integrate the area's significant heritage assets (St Mary Redcliffe Church, the Port Wall, Chatterton's House, Redcliffe Wharf & Caves, and the Quakers Burial Ground) into the development in a creative & engaging way.



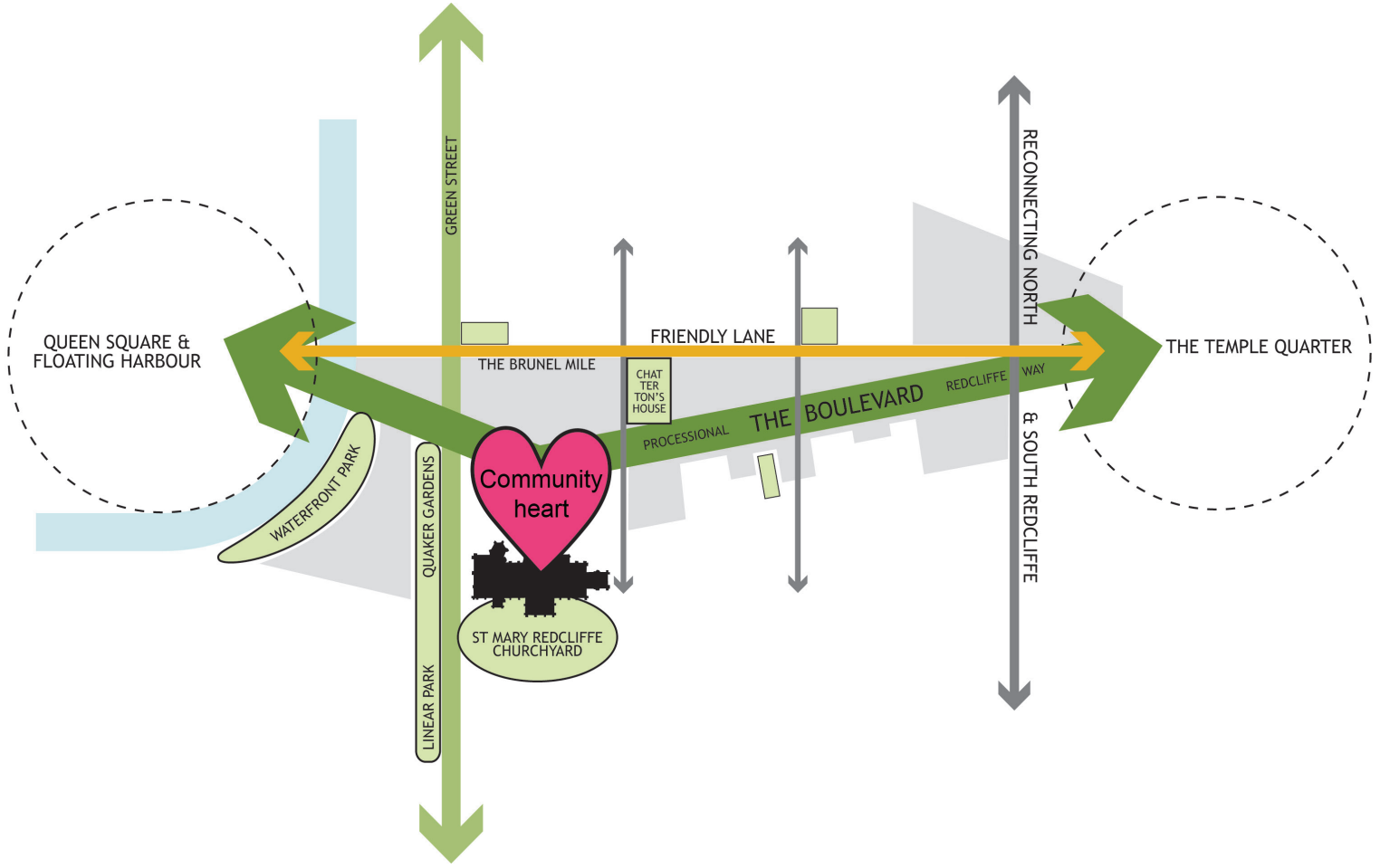
6. A better balance of people, place & movement

- Make the most of Redcliffe's city centre location next to the main train station by increasing the attractiveness of walking, cycling & public transport.
- Reduce the volume and impact of traffic in the area. Further detailed work is required, but this is expected to include:
 - o **Reduction in the width of Redcliffe Way carriageway**
 - o **Remove roundabouts and provide junctions that prioritise pedestrians**
 - o **Areas of shared space which gives priority to pedestrians**
 - o **A network work of improved cycling and walking routes north/south and east/west.**
 - o **Carparking that is flexible & can be used for events or meanwhile uses.**

7. Support business & residents

- Create facilities that make Redcliffe an attractive place to live and work, including high quality public & green space, shops and event spaces.
- Prioritise development space for start-ups, shared workspaces, social enterprise and business support services;
- Provide a range of sizes for office development, particularly on first floors of buildings (with residential above) and a focus on small and medium sized businesses.





The draft Plan has been 5 years in the making- over 1500 people have helped make it- and it stands on the shoulders of people in the community who have been campaigning for 40+ years to make this part of the city centre better.

There is now a once in a generation chance to actually make it happen. The community is clear about what it wants and draft The Plan is financially viable. But we need your help. Please sign up and pledge your support for The Plan.

YOUR SUPPORT WILL:

- Help make this major affordable housing project in the city centre a higher priority for Bristol City Council;
- Demonstrate to developers the strong community voice behind the vision;
- Show the demand for community-led development that is high quality, green, and works for people.

This is a summary of the full draft Neighbourhood Plan.
To find out more and download a full copy, go to
<http://www.redcliffeforum.org.uk>

Come to our monthly meetings- we meet the third Tuesday of every month at 6:30pm.
Everyone who lives or works in Redcliffe is most welcome

Follow us on Twitter @MoreRedcliffe

GO TO:

WWW.REDCLIFFEFORUM.ORG.UK

AND PLEDGE YOUR SUPPORT

