

The Greater Bedminster Community Partnership

# Ashton Vale: A Neighbourhood Analysis with Indicative Proposal



Jonathan Gomes 12010141  
Agency Project  
Architecture and Planning Y4  
University of the West of England

## Acknowledgements

A special thank you to;

David Johnson (Module Leader)

Nick Croft (Project Tutor)

Ben Barker (Representative of the Client)

Julie (Youth Club)

Jenny (School Governor)

Nick (Member of AVT)

Viv (AVPS Headteacher)

Lew (Member of multiple groups)

Silver Social Club

Those who came to the final presentation,  
and the rest of the residents of Ashton Vale.

Without you this report would not have been possible.

Note: Bristol Football Club and the local businesses couldn't be contacted due to time constraints and logistical reasons. Children also couldn't be contacted due to the University Research Ethics.





Page Number	Title
6 - 8	Introduction
	- The Brief
10 - 11	Study Area
12 - 17	Demographics
18 - 29	Physical Analysis
	- Historic Analysis
	- Use Classes
	- Building Heights
	- Building Typologies
	- Amenities Analysis
30 - 35	Transport Analysis
	- Mode of transport
	- Greenways
	- Bus Route
36 - 45	Environmental Analysis
	- River Water
	- Village Green
	- Floodability
	- Noise
	- Usable Greenspace
	- Allotments
	- Trees
	- Conservation
	- Solar Potential
46 - 55	Community
	- Community Assets
	- Community Groups
	- Community Participation
	- SWOT Analysis Summary
56 - 71	Planning Environment
	- Plans for Ashton Vale
	- Data Boundaries
	- Relevant Policy
72 - 100	Indicative Proposal
	- Sites
	- Case Studies
	- Community Cafe
	- Post Office
	- Community Book Shelf
	- Children's Play Space
	- Options
	- Non-Physical Changes
101	References
102 - 116	Appendices



Taken by Jacob Westerman

## Introduction

### The Brief

The purpose of this project will be to create three analytical documents (one per student) of Ashton Vale with an indicative proposal for each document for use by the Greater Bedminster Community Partnership (GBCP). The project will take place in this small neighbourhood on the south-western periphery of Bristol between the counties of the City of Bristol and North Somerset.

The students undertaking the project are Jacob Westerman, Jonathan Gomes, and Josh Sturgess. The students are currently undergraduates fulfilling the objectives of 'The Agency Project' module within the fourth year of the BA (Hons) Architecture and Planning course at the University of the West of England (UWE).

Observations from the initial site visit showed that the connectivity of the neighbourhood to the rest of the city is partially restricted by the rail line and A3029 running along the north-east of the area. Plans are currently being implemented to remedy this disconnect by the introduction of the new metro bus line, connecting Ashton Vale to the centre of the city. This has raised concerns with the local people of the potential for this service to affect the viability of the local 24 bus service. Other issues raised by the residents are the lack of activity spaces for most age groups, and concerns with the capacity for the business activities on the site (such as the destruction of public and private property by delivery lorries on small residential roads). The other key stakeholders to the neighbourhood are the local businesses. The issues that they may identify would be the connections to the A roads around the site. These issues will be clarified with consultations with the local businesses. Other issues identified by the students themselves during the initial site visit were the reduction in the local shopping activity, and the lack of a local resident gathering space for social interactions.

### The Client

The GBCP consists of local councillors, voluntary/community organisations, public agencies, and private enterprise. The partnership works within the Southville and Bedminster areas and acts as a funding body, through the Community Chest Fund, for projects that adhere to their aims. These aims are to benefit local people by enabling them to

influence policy, and promote cooperation between local stakeholders. The project fits into the work of the partnership by the creation of three documents (one by each student) that provides individual representational summations of Ashton Vale, each with an indicative proposal that will support the client in communications with other local residents, internal organisations, and external entities.

### The Work

The specific work that will be carried out is as follows;

- A desk study analysis of the neighbourhood. This will involve looking into the area characterisations identified by Ben Barker (the project contact) as well social, environmental and economic factors. The characterisations are the residential interactions, the trading estate employment, and the protection of green space.
- Identification of key local community groups. The groups that have been identified so far are the GBCP, Ashton Vale Together (AVT), the local businesses, the local schools, youth organisations, and Bristol City Football Club.
- Assessment of local needs through analysis of the desk studies. This will give an external view of the needs.
- Highlighting of the needs to the identified key community and demographic groups and engaging with them through different methods depending the group. An engagement method that will be used will be SWOT analysis to gain local insight to supplement the desk studies.

### Final Outputs

- Formation of the final three distinct documents (one per student) with one individual indicative proposal per document in .pdf format on a USB stick and bound hardcopies personally handed to Ben Barker.
- Three presentations to convey the key findings and proposals of the documents to the

key community and demographic groups. This will be done through presentational A1 posters of the proposals and three PDF presentations with a brief overview of the analysis each.

#### Methodology and Information Sources

The methodology of the research and formation of the document will involve the undertaking of primary and secondary research and basing the proposal on the findings. The primary research information sources will involve;

- Onsite neighbourhood studies to gather data such as housing types.
- Engagement with the key community and demographic groups to gauge local interests.
- SWOT analysis

The secondary research sources will involve;

- The local development plans for the City of Bristol and North Somerset to identify key policies and future developments that will affect the area.
- Statistical research through use of census data to gather demographics.
- Geographic research through the use of OS maps to identify information such as location of local amenities.
- Environmental research using the Environmental Agency's website for flood information, and the Wildlife trust for information on local wildlife and habitats.
- Information on important cultural sites such as listed buildings through the Historic England website.

#### Schedule of work

##### Week 1

###### Mon:

- Introduction to the project
- Preparation of the office space

###### Tues:

- Meeting with the client representative (Ben Barker)
- Clarification of requirements
- Initial visit to the surrounding area
- Initial neighbourhood visit
- Initial dialogue with local entities (such as AVT)

###### Wed:

- Development of the brief

###### Thurs:

- Refinement of the brief

###### Fri:

- Further brief refinement
- Feedback from Ben Barker
- Submission of the brief
- Initial desk studies;
- (1) Jacob – IMB maps and demographic analysis
- (2) Jonathan – Physicality of the site
- (3) Josh – Identify Community groups and gather information (such as business opening times)

##### Week 2

###### Mon:

- 1000hrs Nick Croft (meeting)
- Continued desk studies

###### Tues:

- Continued desk studies

###### Wed:

- 1030hrs Ben Barker (Consultation and site visit)

###### Thurs:

- Continued desk studies

###### Fri:

- Completion of first draft of desk studies

### Week 3

- 1500hrs Tuesday 3rd May Nick Croft (meeting)
- Community engagement and participation
- Reflection of feedback and document refinement
- Consultation with Ben Barker

### Week 4

- Further research into community needs
- Community consultation(s)

### Week 5

- Meeting Nick Croft 2pm Monday
- Response to feedback from Ben Barker
- Consultation
- Delivery of final document
- Delivery of final presentation to community groups

The timetable is subject to change based on analysis and external factors.

### Contact Details

Project Tutor  
Nick Croft  
Nick.Croft@uwe.ac.uk

Project Contact  
Ben Barker  
benbarker@blueyonder.co.uk





## Study Area

The study area is in the south-west of Bristol. Ashton Vale is a neighbourhood that is mostly cut off from the rest of the urban fabric of Bristol. The neighbourhood has two paths into it and one is restricted by a small rail arch. This gives the atmosphere of a village within the place.

The area consists of a large industrial estate along the south of the site following South Liberty Lane. The rest of the site is varying typologies of residential. The facilities that exist within the site include a community centre, a local shop, a church, a youth club, and a bowls club. In terms of other amenities, the neighbourhood is lacking severely and so to live there, a car becomes necessary. The only connection to the rest of the city that isn't by car is the 24 bus route. This route takes locals through Bedminster into the centre of Bristol and then up through Stokes Croft and ends at Southmead Hospital. This vital route is the only connection left with the rest of the city.





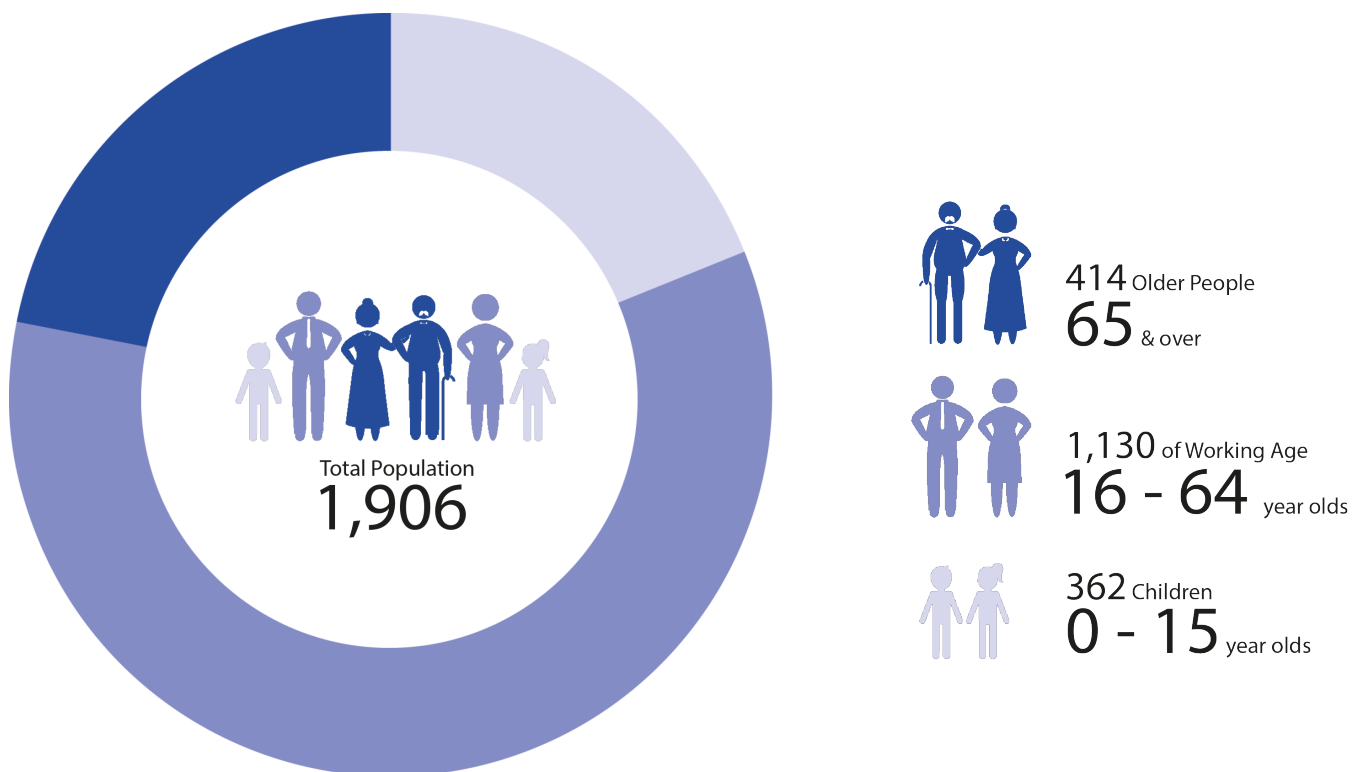


## Demographics

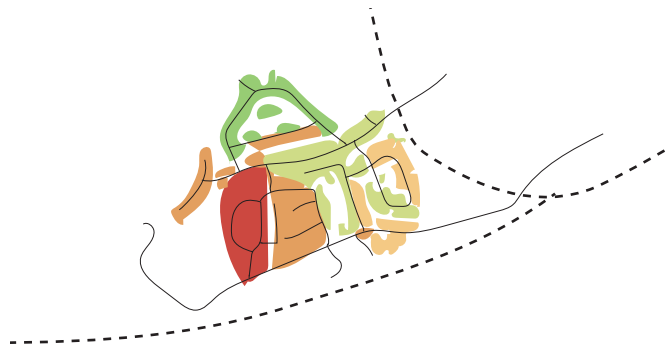
Ashton Vale has a large percentage of children and elderly people. Together, these demographic groups make up just under half of the total population.

The first age bracket of 16 - 24 live in the north of the site in their highest concentration. This is likely to be where the cheaper housing exists. The age range of 25 - 34 live predominantly in the south-east of the neighbourhood. This changes as the population ages as the 35 - 55 age bracket live mostly along Ashton Drive. Towards the more elderly of the demographics, they live mostly in the south-east of the site. This is mostly the location of the bungalows in Ashton Vale.

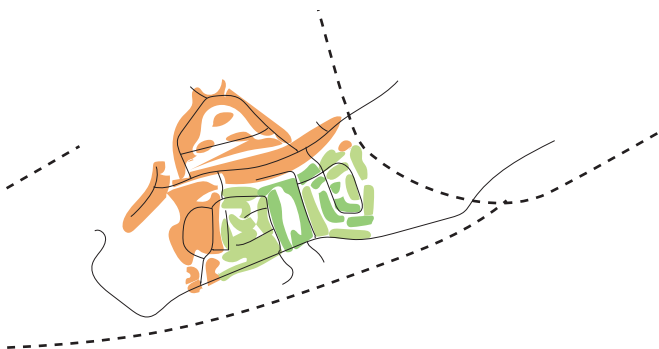
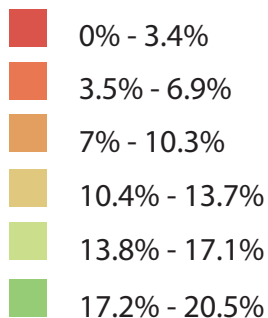
The implications this has on the neighbourhood is that the facilities required by certain demographics need to be located near to their highest concentrations. For example, any facilities for the elderly need to be located within reasonable distance to the south-west of the neighbourhood.



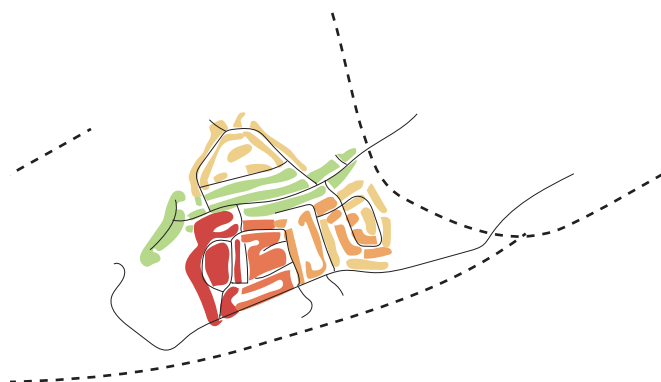




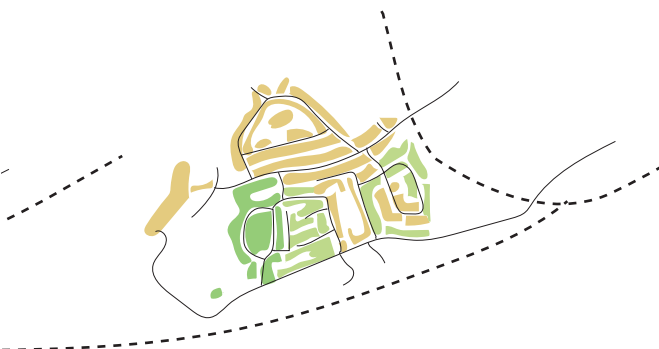
Percentage of resident whom are Aged 16 - 24



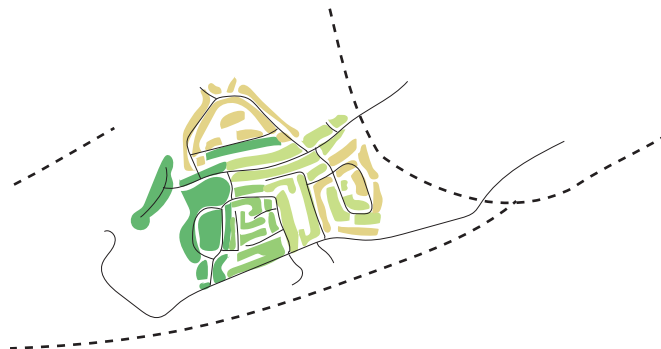
Percentage of resident whom are Aged 25 - 34



Percentage of resident whom are Aged 35- 54

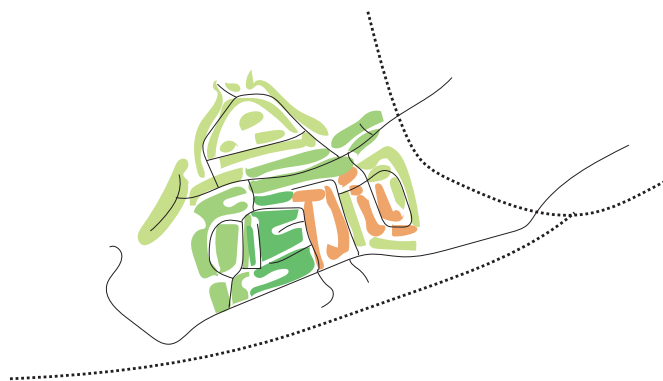
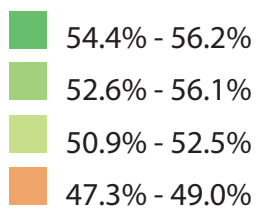


Percentage of resident whom are Aged 55 - 64



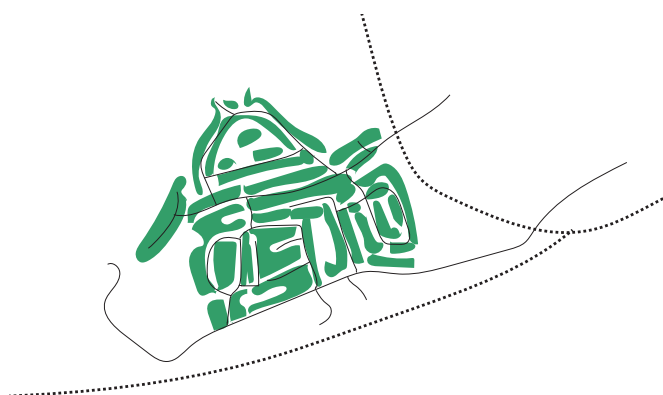
Percentage of resident whom are Aged 65 - 74

### Gender Percentage of Females



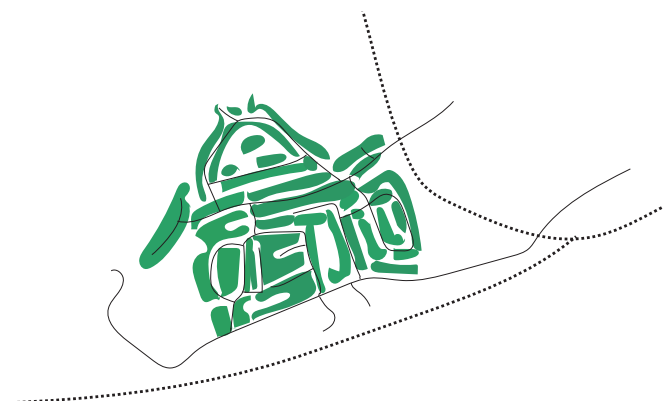
The gender balance in the area is mostly equal with the highest percentages of females reaching 54.4% and the lowest being 47.3%.

### Ethnic Group White British



The area is mostly white british which shows that the population that lives there has either existed there for a long time or the cost of the area has gentrified the demographics.

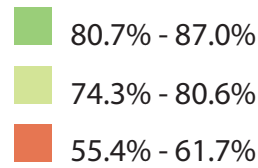
### Born in the U.K.



This provides further evidence that the current population has existed there for a long time. New families in the area must be irregular in comparison with other parts of Bristol.



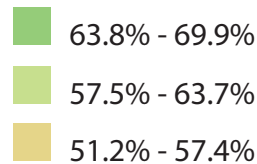
Household composition  
People: one family only total.



This shows that a reasonable percentage across Ashton Vale share their home with another family. This could be cross generational as grandparents may live with their families.



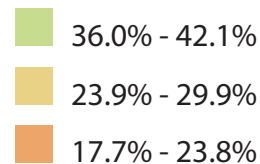
Percentage of Households living in a couple



The percentage of couples in the area is quite low in comparison with the rest of Bristol. This may be due to the elderly population in the area and/or single parent families. The implication of this would be that there needs to be a place for socialising for these groups as they may become socially isolated.

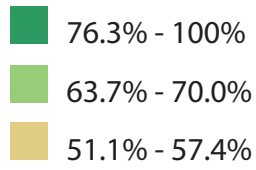


Percentage of one person households



There seems to be a large number of single person households across the whole of Ashton Vale. This provides further evidence towards the need for a space for socialising between demographic groups.

Of Families percentage with no dependent children in family



Diagrams by Jacob Westerman



(Datashine, 2016)

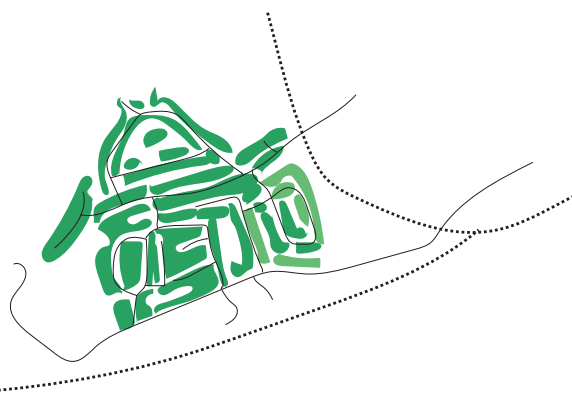
The elderly population and/or couples with no children seem to live around the south-west of the neighbourhood. The families then seem to live around the school and youth club to the north, and to the east. This has the implication of making any implementation aimed at children need to be located within easy access of these areas.



Percentage of Residents without qualifications

- 62.5% - 75.0%
- 25.0% - 37.5%

Most of the residents without qualifications are located towards the south-west. This means the demographics with the least qualifications are the elderly, and families with no children.



Percentage of Residents who do not own a second home

- 95.1% - 100%
- 90.3% - 95.0%

Most of the residents in Ashton Vale don't own a second home. The residents that are the most financially affluent are located in the east of the neighbourhood.



Households by deprivation  
Percentage not deprived

- 42.4% - 49.7%
- 35.1% - 42.3%
- 20.5% - 27.7%
- 0% - 20.5%

Diagrams by Jacob Westerman

(Datashine, 2016)

The highest deprivation comes from the south-west of the neighbourhood. This means the demographics that are most deprived are the elderly, and families with no children. Any new implementation will need to address these demographics to reduce their deprivation levels.

## Physical Analysis

Physically, Ashton Vale is a small residential and industrial neighbourhood that is cut off mostly from the rest of the city by rail lines. This gives the area a rural quality compared with the rest of Bedminster.

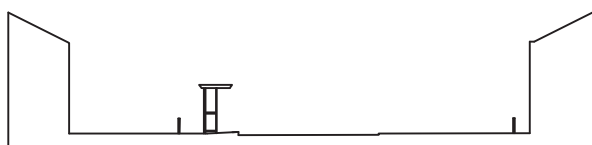
Looking at the area, the analysis will focus on the buildings themselves, transport, and detailed mapping of the 24 bus route within the area. An exploration of amenities in the area will also be taken to highlight any gaps within Ashton Vale.



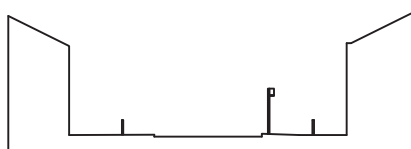
Section 1 (Ashton Drive)



Section 2 (Ashton Drive)



Section 3 (Ashton Drive)



Section 4 (Risdale Road)



Section 5 (Risdale Road)

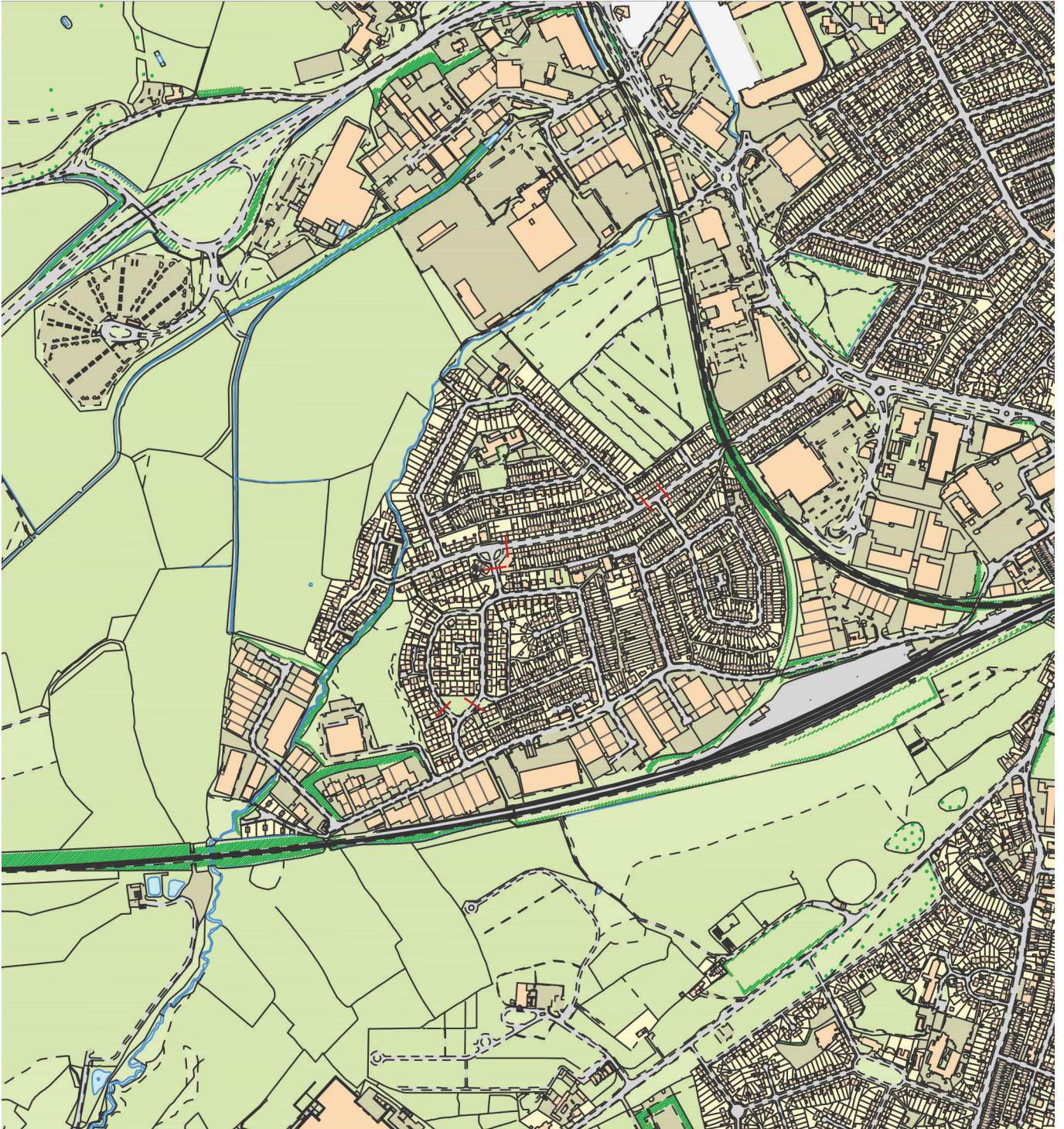


Section 6 (Langley Cresnet)

Diagrams by Author



Ashton Vale



(Digimap, 2016)

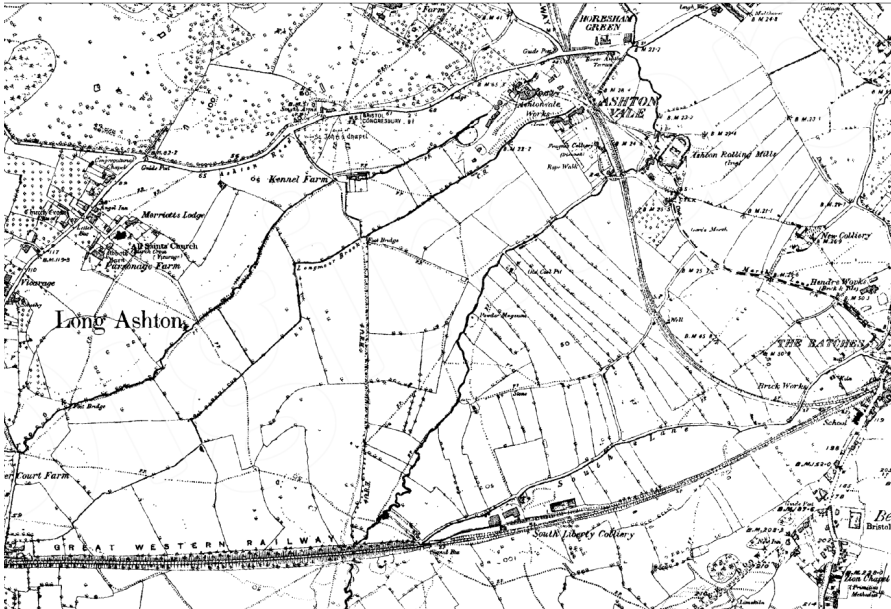


- 1890 The brickworks is all that currently exists of Ashton Vale. The clay was dug from site, moulded, fired, and shipped out through the rail system across the country.
- 1920-1939 The first housing was built in Ashton Vale along Ashton Drive and the rest of the east side of the site.
- 1940-1959 The post war prefab housing is built to increase the residential capacity of the area.
- 1960-1979 The brickworks are closed down and demolished. The new industrial estate along South Liberty Lane is built. The school is also built.
- 1980-Present Most of the prefab housing is replaced and various residential infill projects occur throughout Ashton Vale. Shops in the crescent shut leaving one remaining and the majority of the crescent is converted into residential.



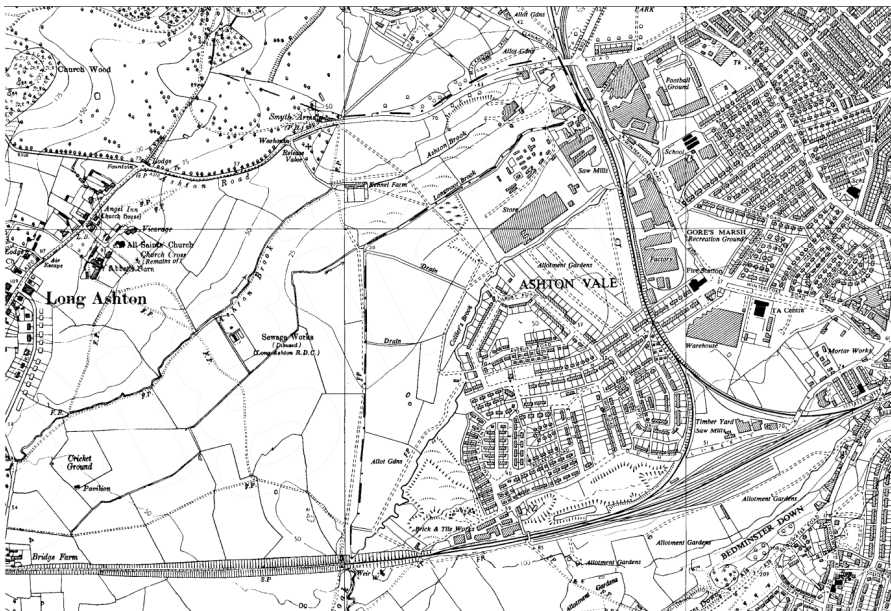
1950 Aerial  
(Digimap, 2016)





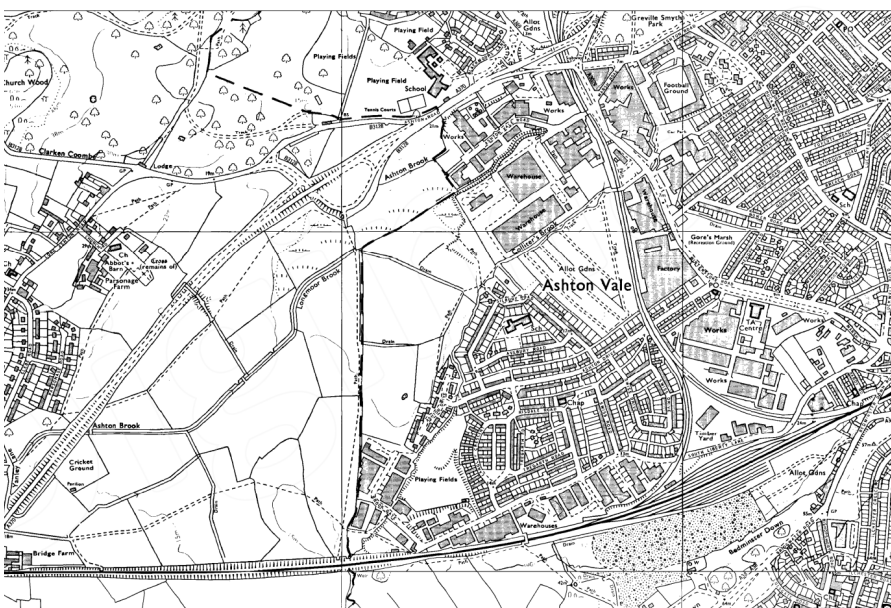
1890

(Digimap, 2016)



1950

(Digimap, 2016)



1970

(Digimap, 2016)





The area is predominantly industrial and residential. There are few commercial use classes within Ashton Vale itself and so any commercial activity will have to take place outside of the area. This puts vulnerable groups at risk as leaving their area might not be a possibility.

For a small neighbourhood, Ashton Vale has a reasonable number of leisure facilities. Although this may be hampered by the amount of usage of these facilities.

KEY

- |  |  |
|--|--|
| <span style="color: blue;">■</span> A1 Shops                                   | <span style="color: lightpink;">■</span> C1 Hotels                       |
| <span style="color: darkblue;">■</span> A2 Financial and Professional Services | <span style="color: lightgrey;">■</span> C2 Residential Institutions     |
| <span style="color: darkpurple;">■</span> A3 Restaurants and Cafes             | <span style="color: pink;">■</span> C2A Secure Residential Institution   |
| <span style="color: black;">■</span> A4 Drinking Establishments                | <span style="color: lightpink;">■</span> C3 Dwellinghouses               |
| <span style="color: black;">■</span> A5 Hot food takeaways                     | <span style="color: darkpink;">■</span> C4 Houses in Multiple Occupation |
| <span style="color: purple;">■</span> B1 Business                              | <span style="color: cyan;">■</span> D1 Non-residential Institutions      |
| <span style="color: darkpurple;">■</span> B2 General Industrial                | <span style="color: teal;">■</span> D2 Assembly and Leisure              |
| <span style="color: darkpurple;">■</span> B8 Storage and Distribution          | <span style="color: grey;">■</span> Sui Generis                          |



## Building Heights

The building heights are useful as they distinctly show where the different housing types are in Ashton Vale. The smaller residences are the bungalows whereas the higher residences are the two storey houses.

The heights also give an indication of the views available within the area. For example, views across Ashton Vale are possible from South Liberty Lane due to the low laying bungalows.

The majority of the buildings don't rise above 10m which makes high density new development in the area a less likely option.



### KEY

- 4 - 5.9m
- 6 - 7.9m
- 8 - 9.9m
- 10 - 11.9m
- 12m+



Building Typologies



South Liberty Lane



Risdale Road







Silbury Road

(Google Maps, 2013)



Tregarth Road



(Google Maps, 2013)





## Ashton Drive



(Google Maps, 2013)

There has been a lot of infill development in Ashton Vale as pre-fab housing has been removed and replaced, and the neighbourhood has expanded. This has created numerous different typologies across the site which range from 1920's development up to builds that were completed within the past 5 years. For this reason, Ashton Vale doesn't have one coherent aesthetic and is instead a combination of multiple styles together. This has the implication of making it difficult to narrow down an aesthetic for potential development. This means that most building styles would fit within the area and make development in the area easier to obtain.





(Google Maps, 2013)

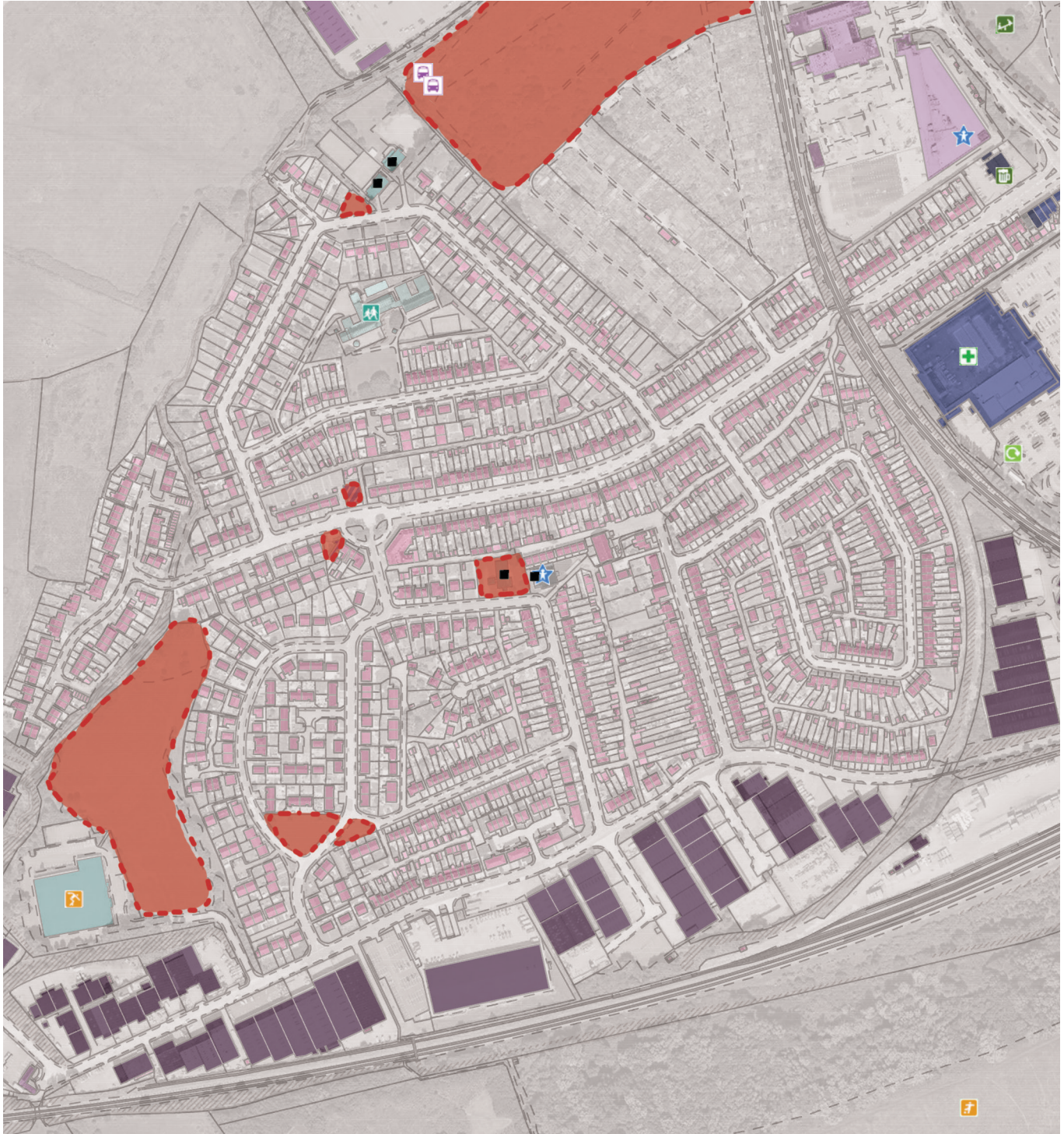
Ashton Drive



Swiss Road







(Created By Author)

Basemap (Digimap, 2016)

The focused map of amenities emphasises the lack of them in Ashton Vale. The highlighted red parts are areas for potential implementations that could reintroduce some of the lost amenities to the neighbourhood.

KEY

- |  |                                      |
|--|--------------------------------------|
| ■ A1 Shops                               | □ C1 Hotels                          |
| ■ A2 Financial and Professional Services | □ C2 Residential Institutions        |
| ■ A3 Restaurants and Cafes               | □ C2A Secure Residential Institution |
| ■ A4 Drinking Establishments             | □ C3 Dwellinghouses                  |
| ■ A5 Hot food takeaways                  | □ C4 Houses in Multiple Occupation   |
| ■ B1 Business                            | □ D1 Non-residential Institutions    |
| ■ B2 General Industrial                  | □ D2 Assembly and Leisure            |
| ■ B8 Storage and Distribution            | ■ Sui Generis                        |





(Edited By Author)

Base Amenities Map (Bristol Know Your Place, 2016)

The only amenities available to Ashton Vale are the local shop, local primary school, bowls club, community centre, and youth club. All other amenities (such as a GP or children's play park) are outside of the area. Most of these are focused around North Street. This has the effect of making the only method of transport to these amenities being by car or 24 bus for certain demographics. Groups like the elderly, especially those who are disabled or are physically restricted, are then reliant on either family to drive them to these services or the only bus route. If some of these amenities were brought back into the area then these vulnerable groups could survive much more easily with the vital services they need.

- |                            |                            |  |
|----------------------------|----------------------------|--|
| Dentists                   | Grass pitches              | Childrens centres                          |
| Health centres and clinics | Sports halls               | Free Early Education Entitlement providers |
| Opticians                  | Indoor bowls               | Nursery schools                            |
| GPs                        | Swimming pools             | Primary schools                            |
| Hospitals                  | Sports and leisure centres | School library service                     |
| Pharmacies                 |                            | Secondary schools                          |
|                            |                            |  |
| Metrobus stops             | Recycling banks            | Dentists                                   |
| Railway stations           | Pubs and nightclubs        | Health centres and clinics                 |
| Care home facilities       | Childrens play areas       | Opticians                                  |
| Nursing homes              | Libraries                  | GPs  |
| Residential homes          |                            | Hospitals                                  |
| Community centres          |                            | Pharmacies                                 |
| Community Places of Safety |                            |  |

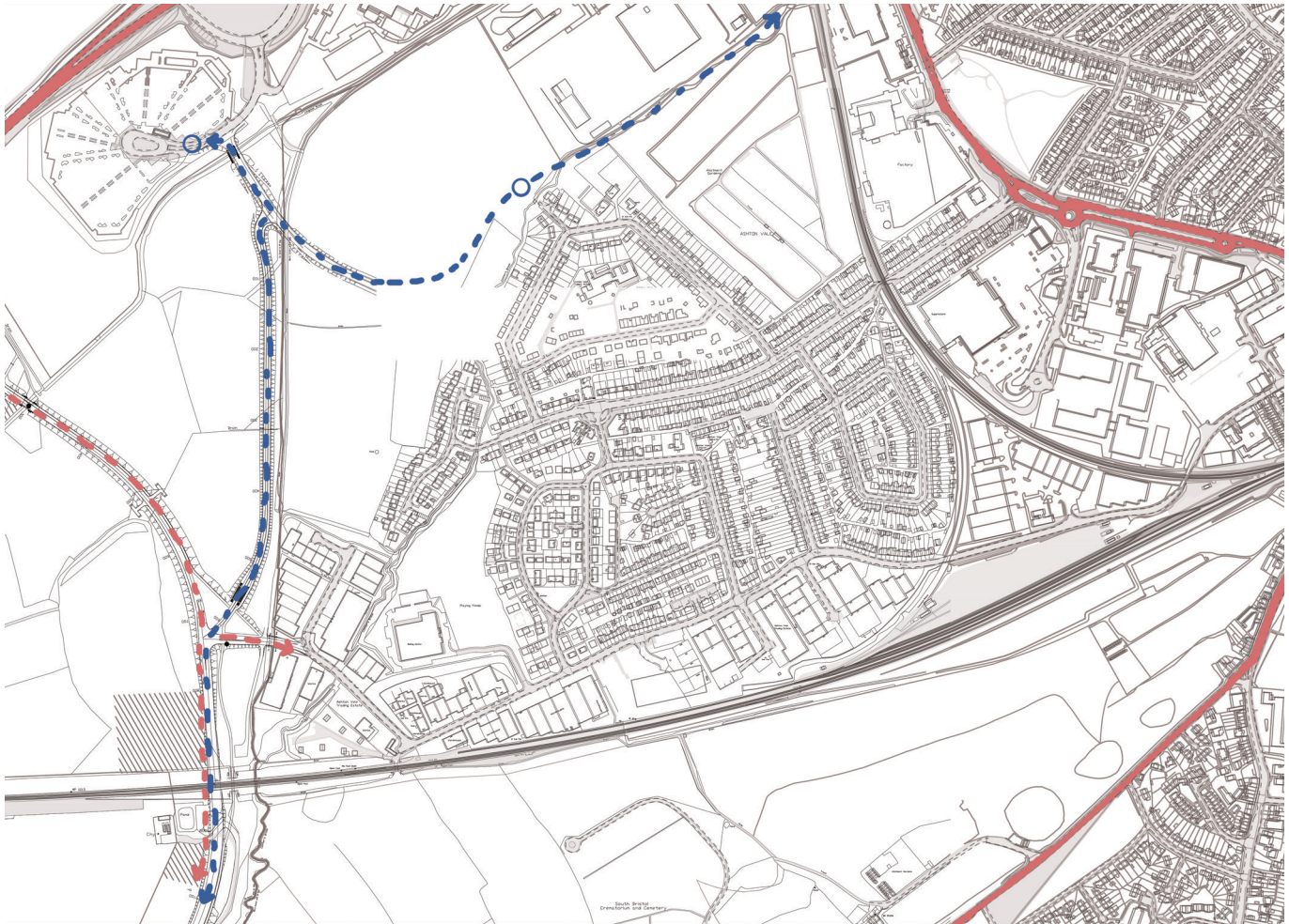


## Transport Analysis

Ashton Vale is surrounded by A roads. It can connect to these through Ashton Drive and South Liberty Lane.

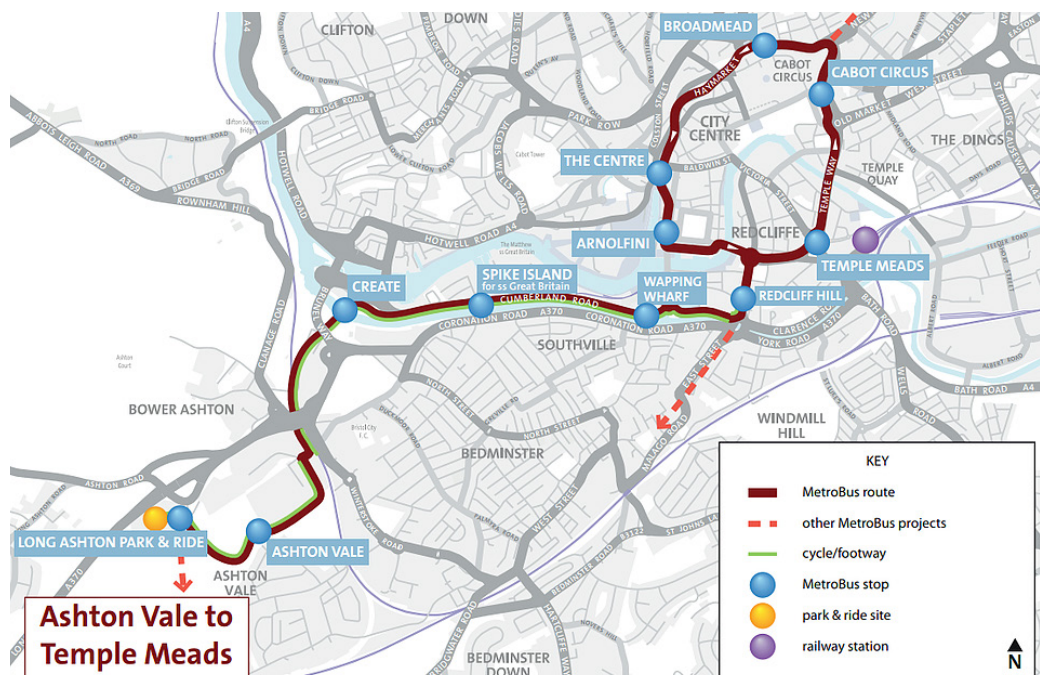
The future transport developments on the site include the metro bus link (blue) and the new link road connecting to South Liberty Lane (red). These

new developments have the potential to remove the disconnect that the area experiences from the rest of the city. This has the potential to increase traffic in the area through better connectivity across the site.



(Created By Author)

Basemap (Digimap, 2016)



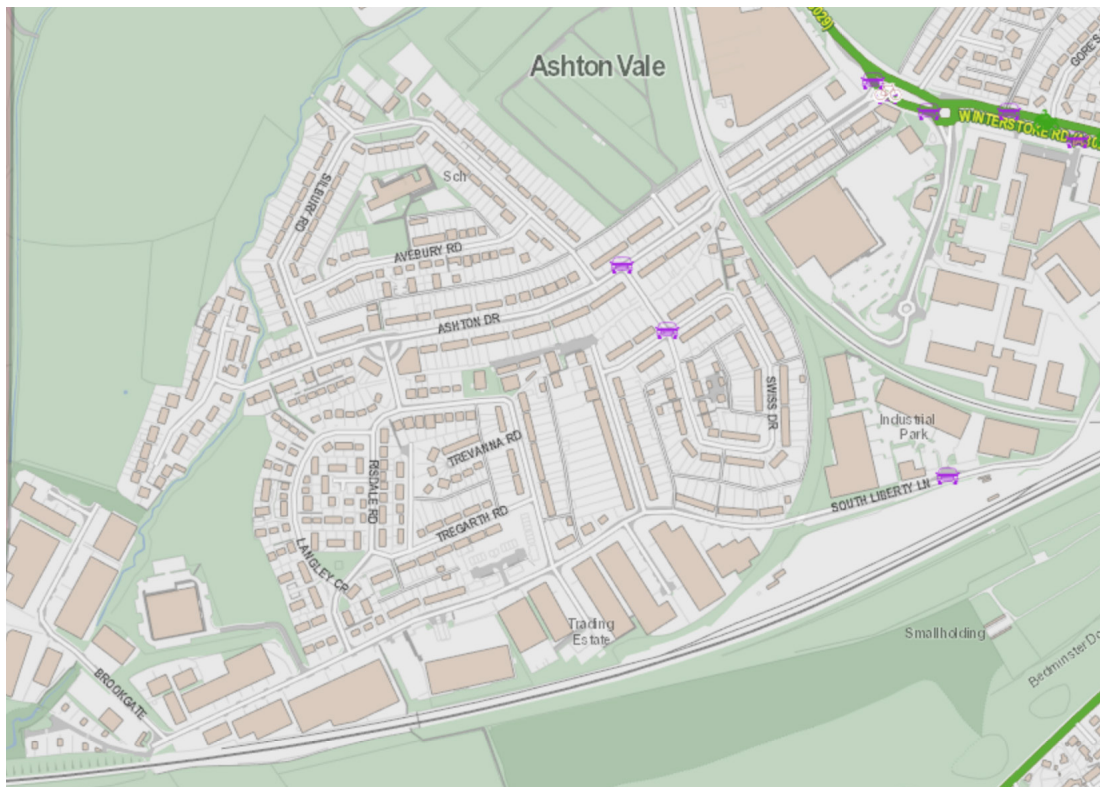
**Ashton Vale to Temple Meads**

(Travelwest, 2016)



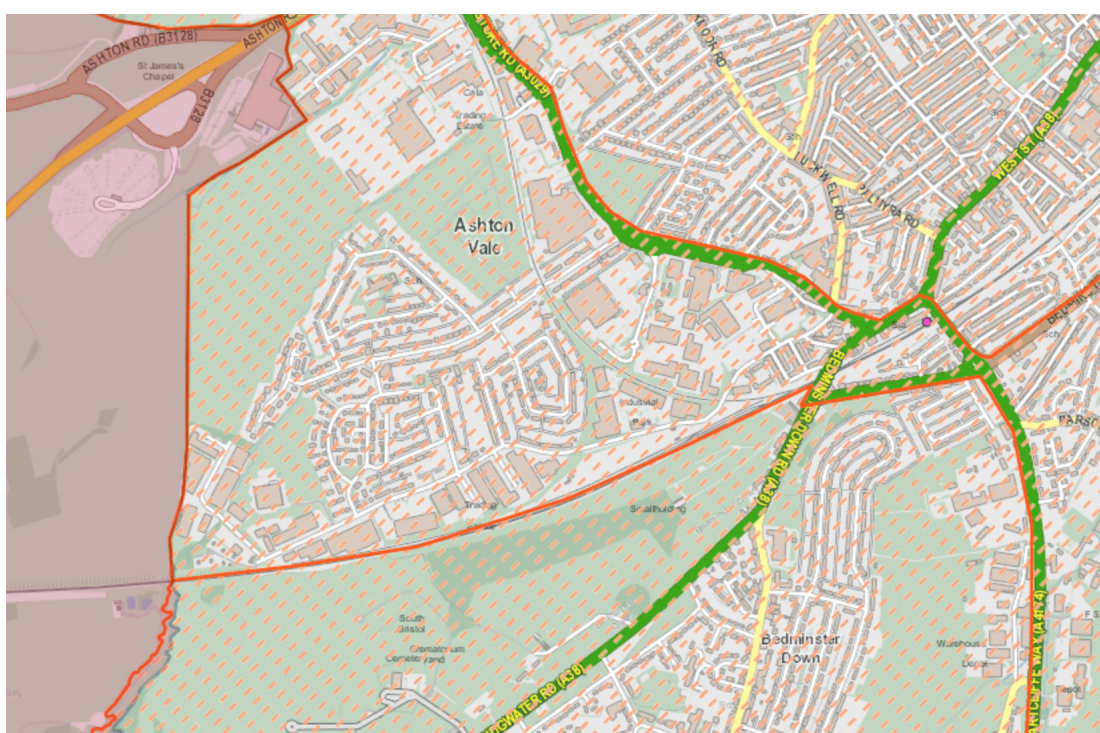
Looking at current accidents across the site, the accident hotspots seem to be Ashton Drive, Swiss Drive, and South Liberty Lane. The routes most prone to accidents are Ashton Drive and South Liberty Lane. This is due to the speeds achievable down these long straight roads. One problematic road not highlighted in the past accidents is Risdale Road. Once the new link road connects South Liberty Lane to the A road, this will become a quick route through the site and so will promote

speeding. This has been attempted to be remedied by the use of an extensive 20mph zone across Ashton Vale. From site visits, it is evident that this is currently not enforced and so speeding is allowed unencumbered.



- Traffic accidents
- Child pedestrian casualty
- Elderly pedestrian casualty
- Adult pedestrian casualty
- Involving pedal cyclist
- Involving motor cyclist
- Other accidents

(Bristol Know Your Place, 2016)



- Twenty mph zones

(Bristol Know Your Place, 2016)



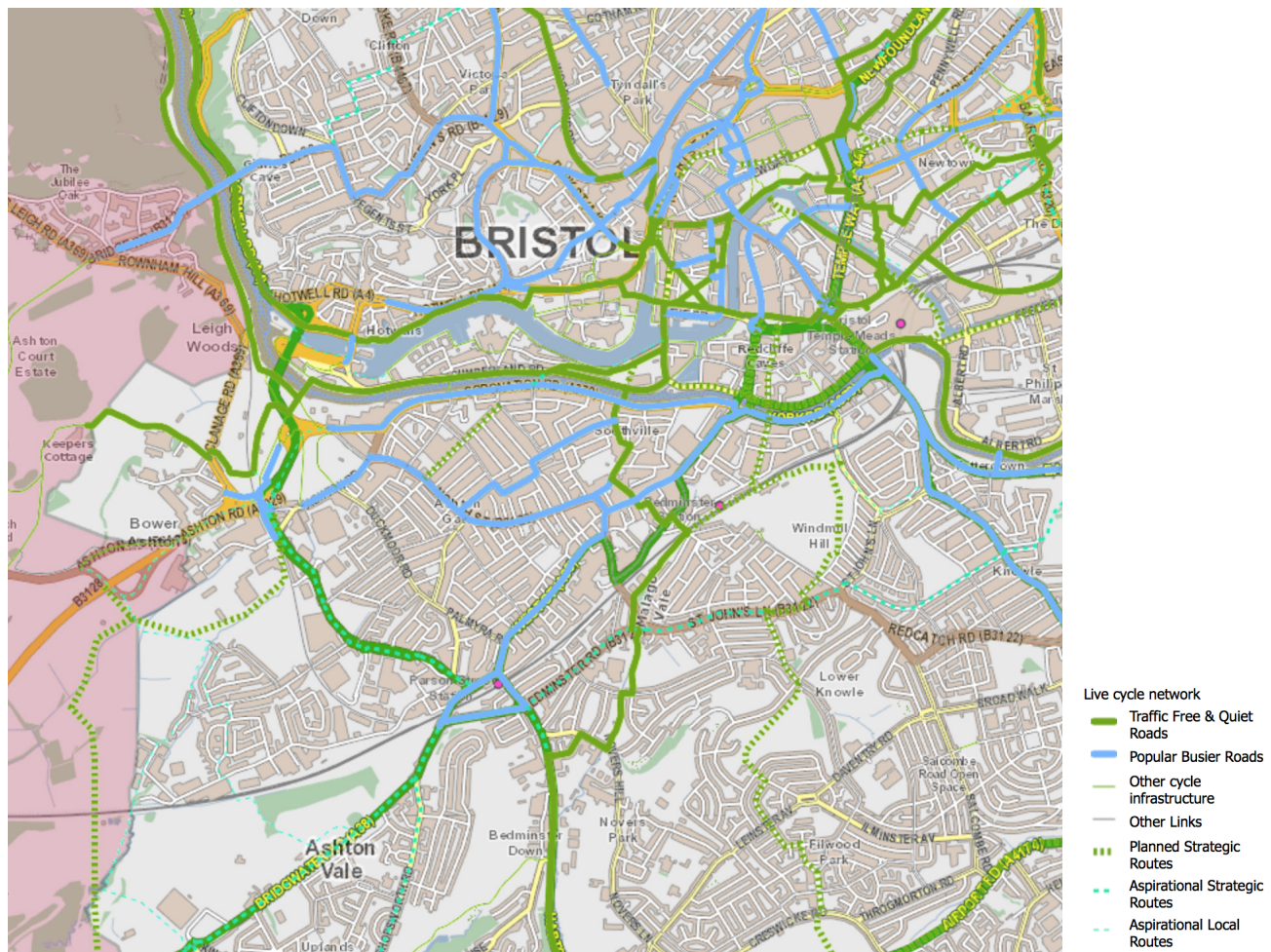
## Mode of Transport

The majority of Ashton Vale get around by car. This is backed up by the diagram below and through various public consultations (see Appendices for full interview notes). This trend is further exacerbated by the complete lack of cycle routes in the neighbourhood. This will be remedied slightly by the introduction of the metro bus link. This link will incorporate a cycle route into it and so will provide a route for cyclists into the city. Despite this, the neighbourhood has a large elderly demographic who will be very unlikely to cycle even if the infrastructure is provided.



Diagram by Jacob Westerman

(Datashine, 2016)





## Greenways

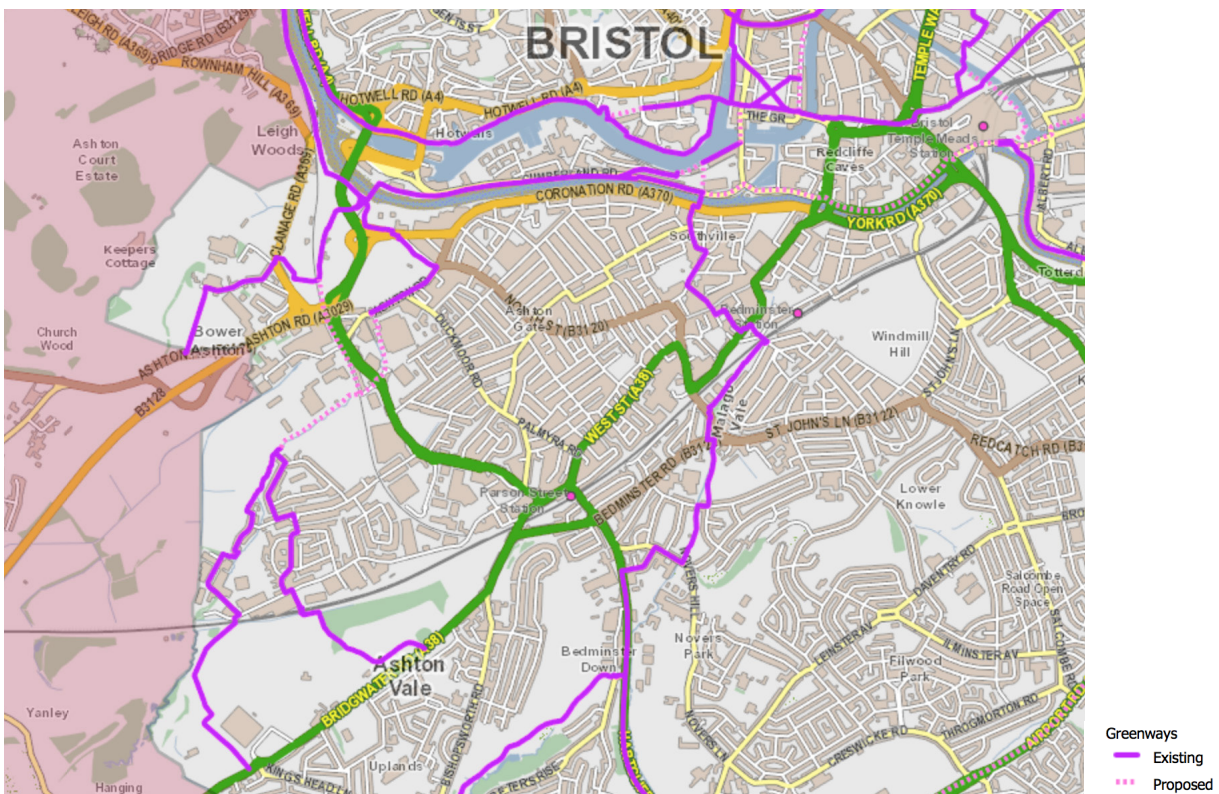
There are no greenway connections to the centre of the city from Ashton Vale. There is a proposed link along Colliters Brook in the future but currently the site is mostly isolated. This discourages walking as there are no safe or scenic routes to do so. This also further promotes car use.

The public rights of way also encourage car use as they don't extend far past Ashton Vale itself. They

extend poorly into the rest of Bedminster and provide no connections to the centre. The routes connect better to the west of Ashton Vale but are a long way from any useful amenities or services.



(Bristol Know Your Place, 2016)

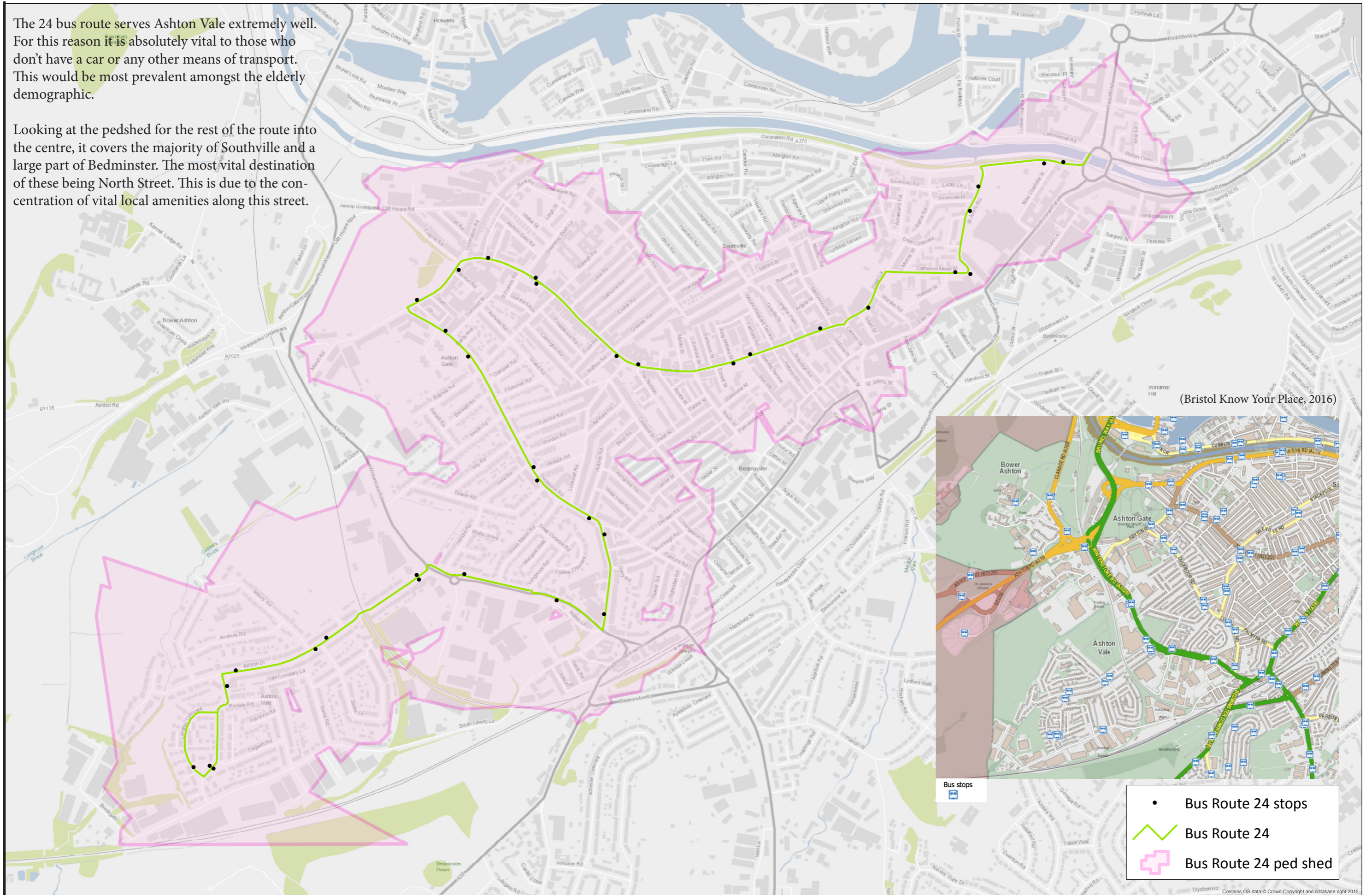


(Bristol Know Your Place, 2016)



The 24 bus route serves Ashton Vale extremely well. For this reason it is absolutely vital to those who don't have a car or any other means of transport. This would be most prevalent amongst the elderly demographic.

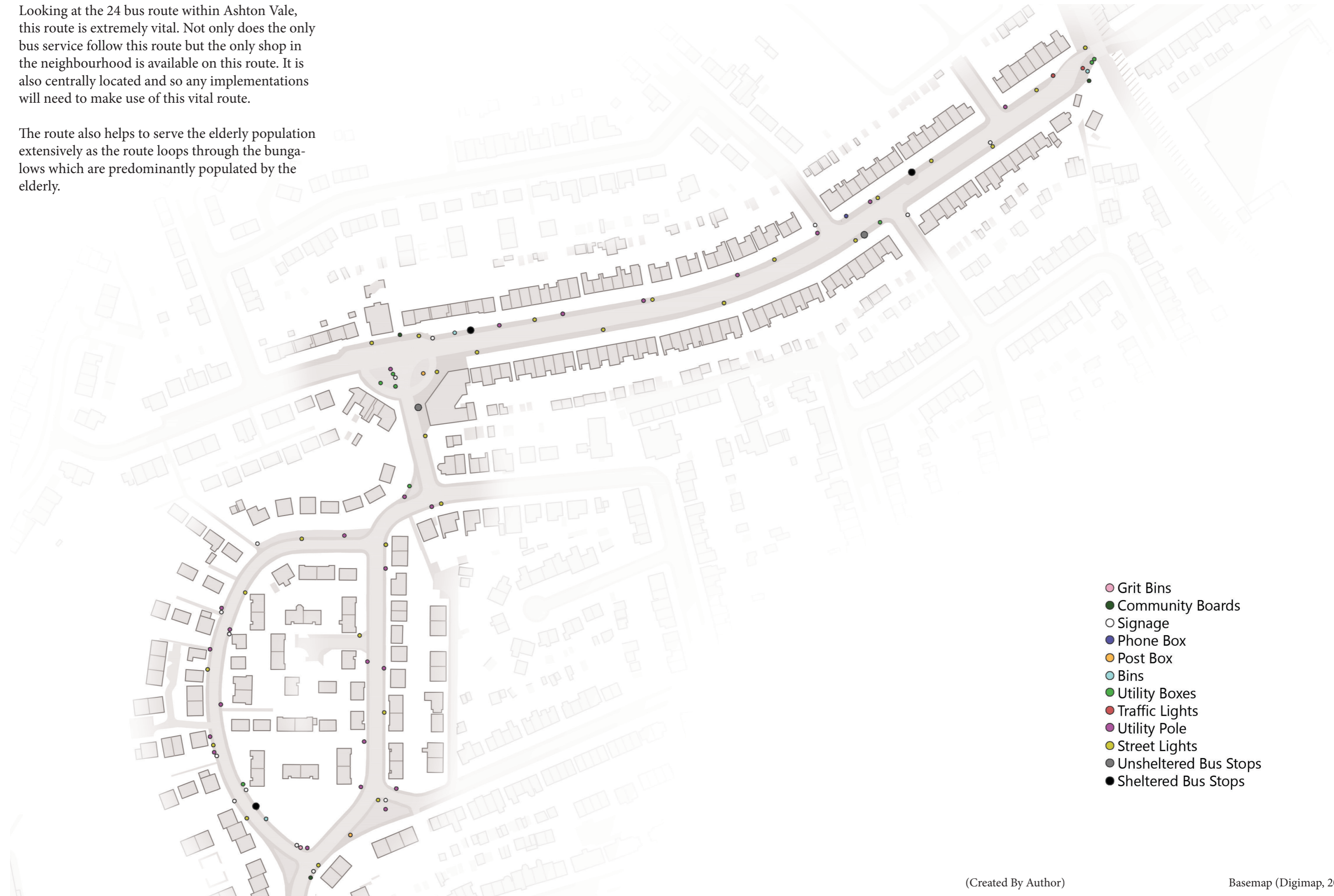
Looking at the pedshed for the rest of the route into the centre, it covers the majority of Southville and a large part of Bedminster. The most vital destination of these being North Street. This is due to the concentration of vital local amenities along this street.





Looking at the 24 bus route within Ashton Vale, this route is extremely vital. Not only does the only bus service follow this route but the only shop in the neighbourhood is available on this route. It is also centrally located and so any implementations will need to make use of this vital route.

The route also helps to serve the elderly population extensively as the route loops through the bungalows which are predominantly populated by the elderly.



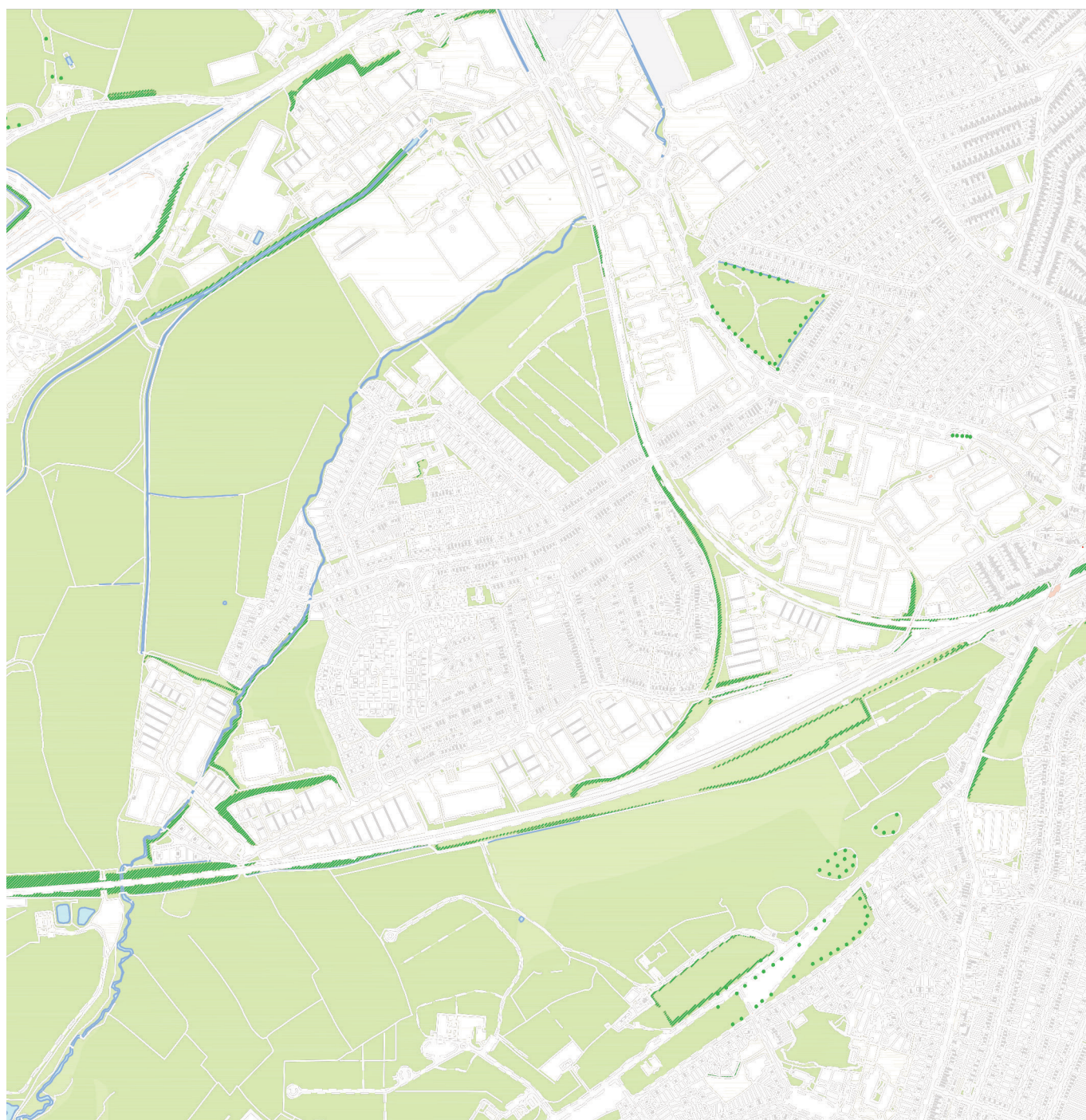


## Environmental Analysis

Being on the edge of the city, Ashton Vale is surrounded by fields. The issue the neighbourhood faces is the lack of usable greenspace. The usable greenspace is restricted to the land around the bowls club and the land at the end of the 24 bus route.

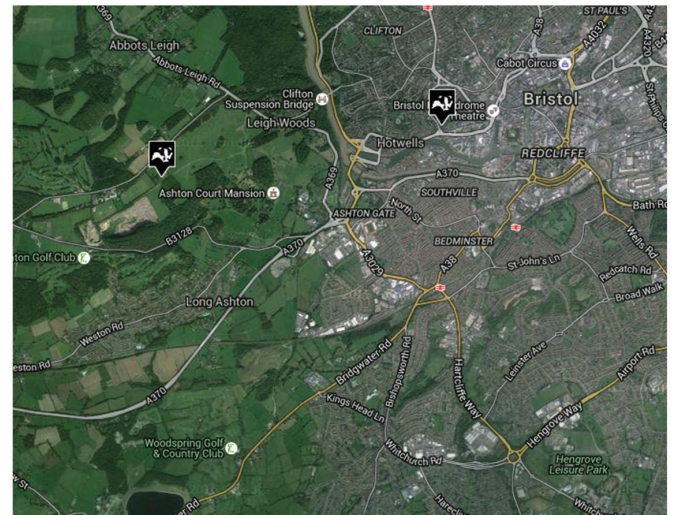
There are more private greenspaces within the neighbourhood, which are accessible to certain residents at set times. These spaces are the school grounds and the grounds of the community centre.

In terms of water, there is a small river, Colliters Brook, that passes through from west to north of the neighbourhood.





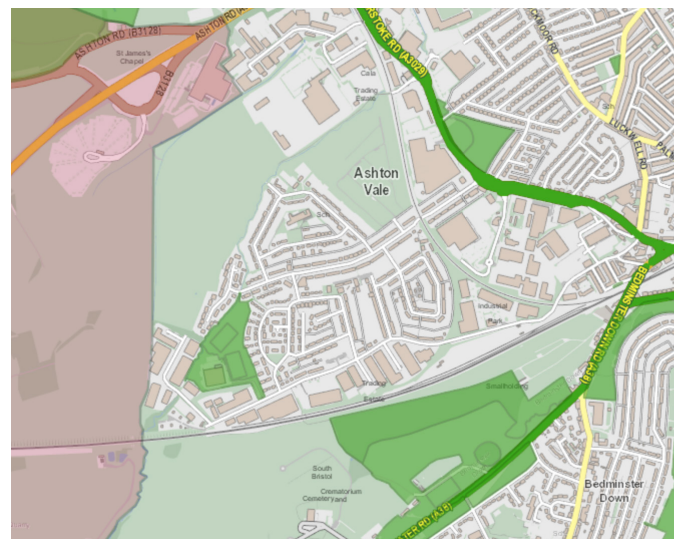
There are no nature reserves in the neighbourhood. This means that local wildlife in this area receives less protection and any local habitats are subject only to environmental assessments before development takes place.



Nature Reserves

(Wildlife Trust, 2016)

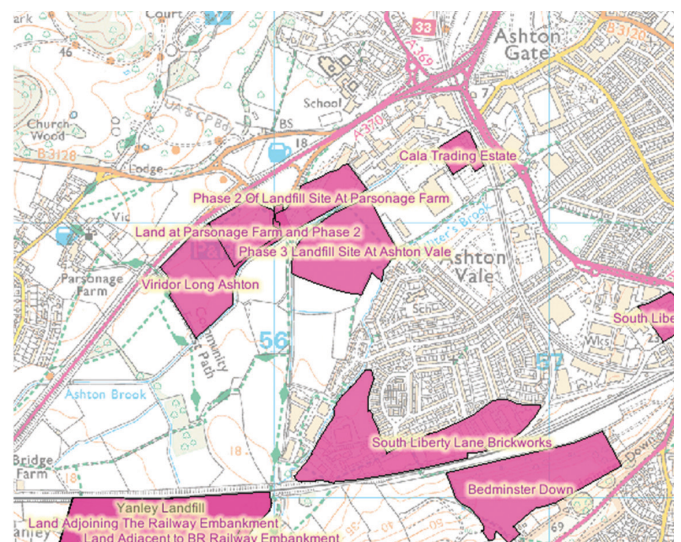
In terms of parks/ usable greenspace, the grounds of the bowls club is the only space. Although this space is reasonable in scale, it is difficult to access for all demographic groups and lacks any formal park furniture.



Parks/ Usable Greenspace

(Bristol Know Your Place, 2016)

The land of the bowls club and the field north of the neighbourhood are both old landfill sites. This means the land is of poor quality and so mostly development is the only appropriate use. The land of the bowls club though is likely to be of a higher quality and so is usable as greenspace as the landfill would only contain waste from the brickworks and therefore be non-toxic.



Landfill

(Environment Agency, 2016)

## River Water

The quality of river water increased over the year between 2012 and 2013. This indicates that the river is becoming less polluted from external influences. This may be an indication of the landfill site to the north of the river becoming less polluted and leaching less chemicals into the water.

## Village Green

The village green was designated recently by locals in an attempt to stop a recent planning application for a stadium to be built next to the neighbourhood. This has the benefit of safeguarding a piece of potentially usable green space for the locals to use for years to come. Currently, the green is mostly wild and needs to be cleared. With some maintenance and ordering, the space could become a vital piece of parkland for the neighbourhood and potential habitat for local species.

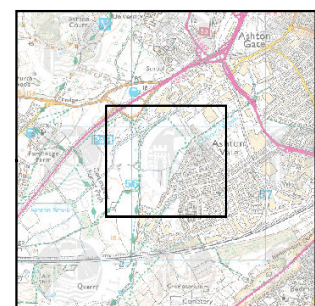
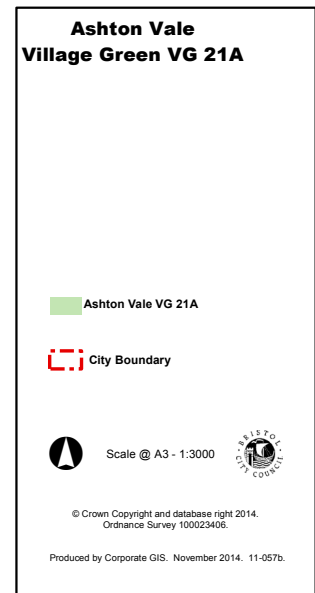
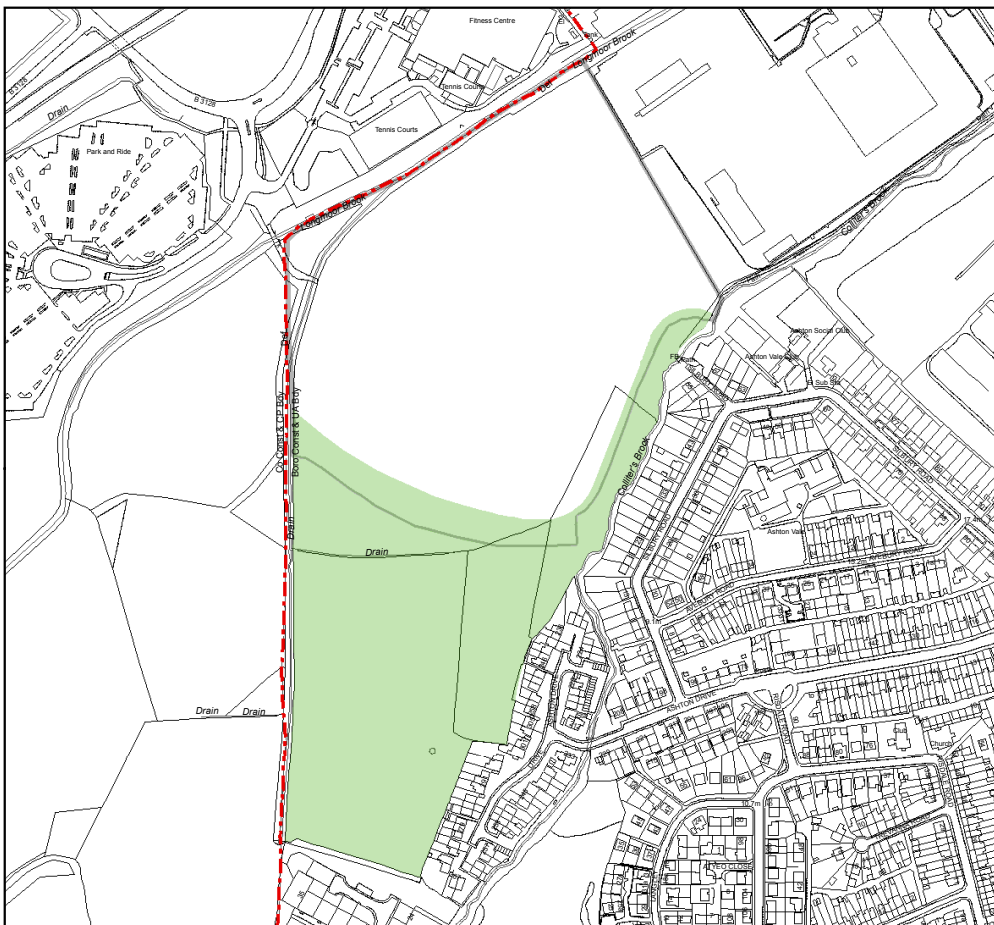
2012



2013



(Bristol Know Your Place, 2016)



(Bristol City Council, 2014)

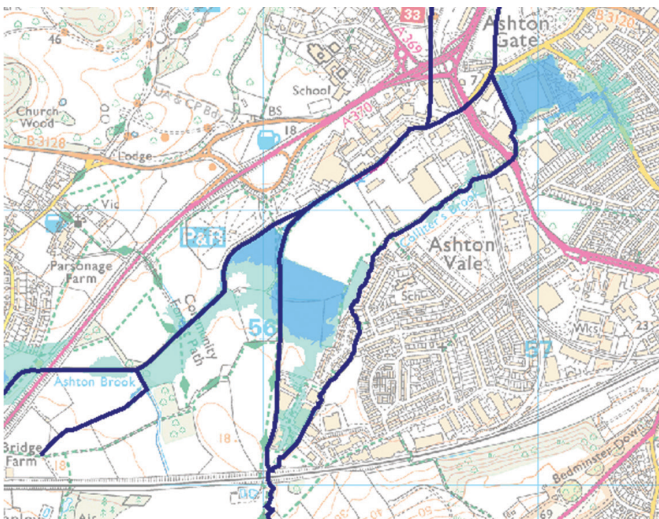


## Floodability

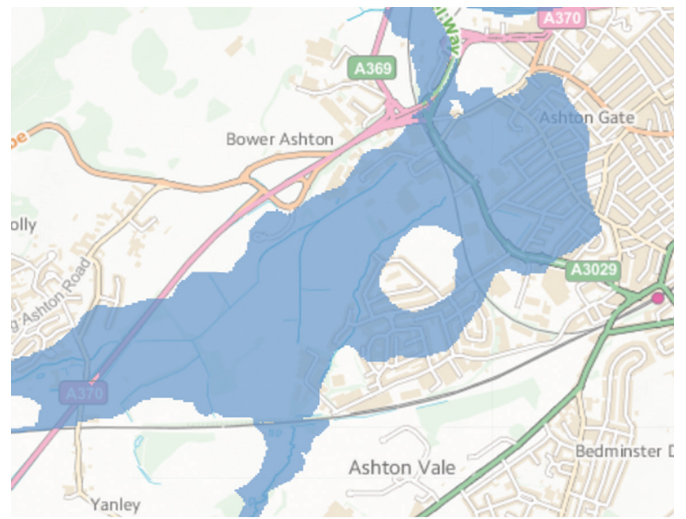
The site is at risk from various different types of flooding. This is due to the proximity to a river and location in regard to a local reservoir. The area most at risk of flooding is the village green. The land has always flooded (according to local people). This potentially makes this greenspace unusable for part of the year during high rain events. The land also has the potential to stay in a mostly marsh-like state as the ground doesn't drain well.

Other risk areas in the site are mostly under threat due to surface water. This may be due to the road surfaces as water gets stuck trying to drain away. These sites are in the centre and west of the neighbourhood.

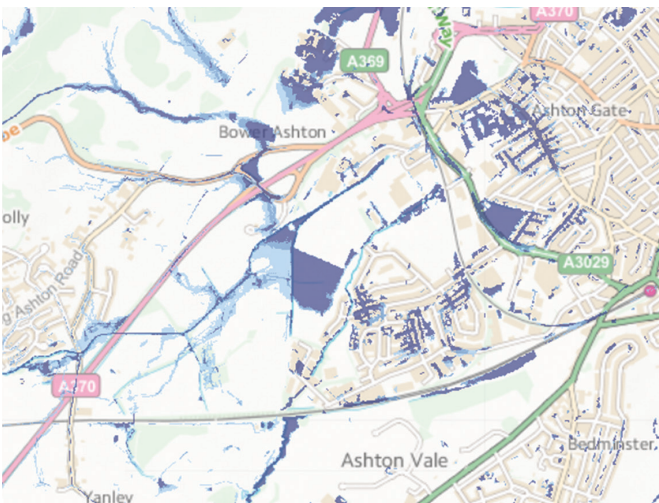
Some solutions to this flooding may be the resurfacing of the roads in the area. The difficulties with this though would come from funding and the fact that the area used to be used for coal mining. This means there are voids below the ground and so the surface may not be capable of taking a permeable road material.



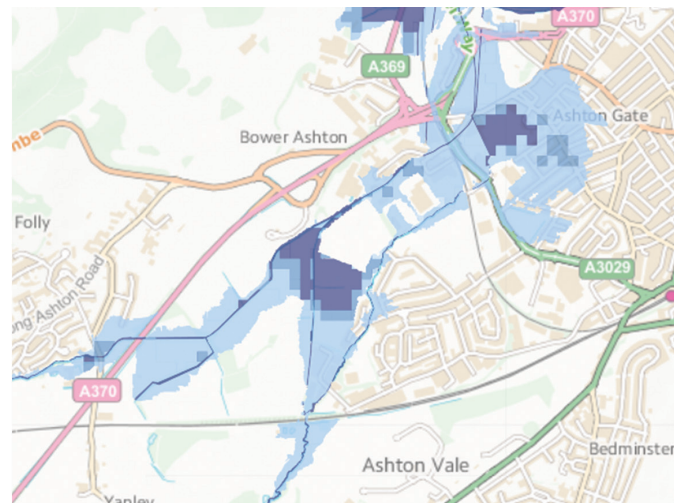
Rivers and Floodability



Risk of Flooding from Reservoirs



Risk of Flooding Due to Surface Water



General Flood Risk

(Environment Agency, 2016)



## Noise

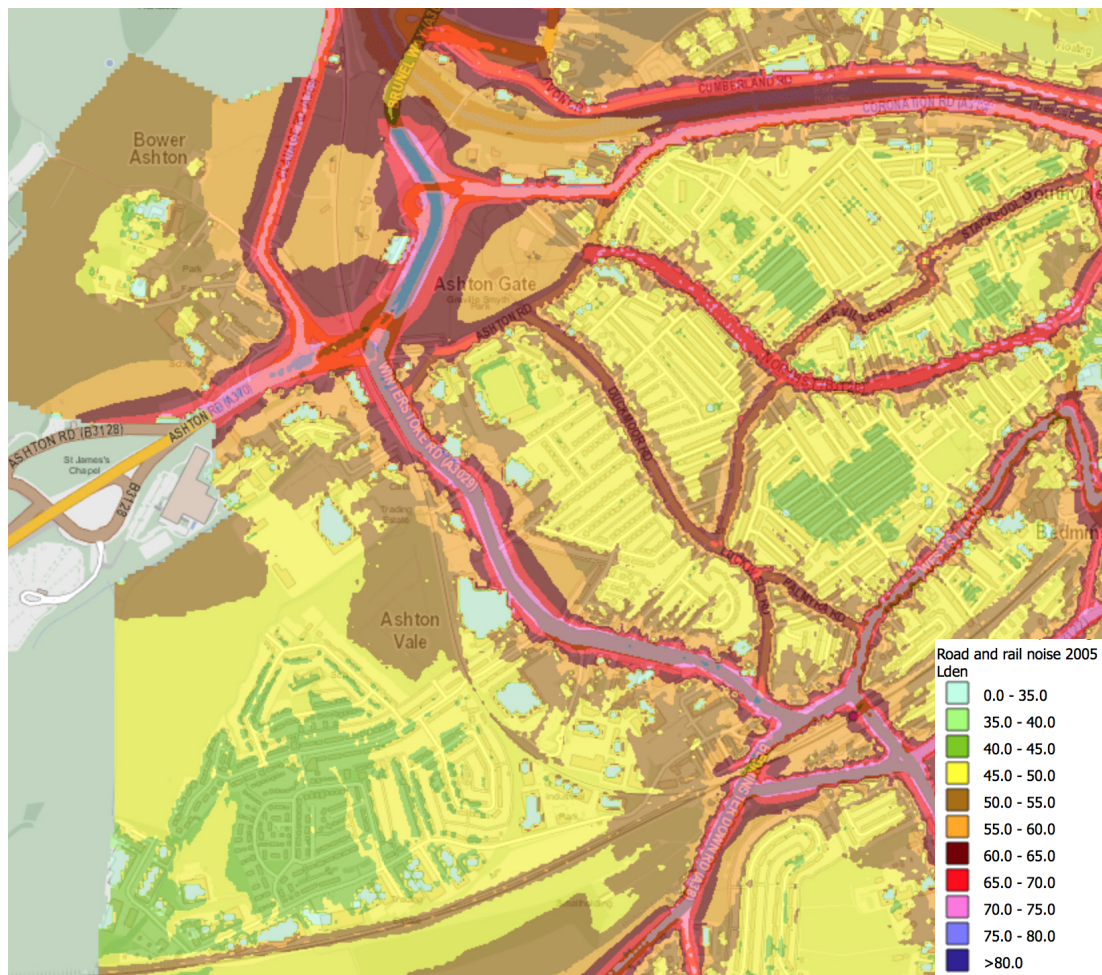
In terms of noise from rail and traffic, Ashton Vale is very quiet. The secluded nature of the neighbourhood means that not much traffic passes through the area and so the noise is minimal. Since the rail tracks are elevated, the noise from the rail is mostly restricted to the tracks. These factors make Ashton Vale one of the quietest parts in the south of the city.

This may change once the link road and metro bus lines are put into the neighbourhood. South Liberty Lane may increase in traffic flow and as a direct result of the increased connectivity, Ashton Drive and Risdale Road may increase in traffic too. These factors would significantly increase noise in these areas.

## Usable Greenspace

There is a large amount of total green space available in Ashton Vale. The garden spaces for every home are large and so provide each home with a significant private outdoor space. Public green spaces are also abundant in the area. The one issue with these spaces is that the largest of them are unusable due to their condition. This includes the recently designated village green.

All of the publicly accessible greenspaces that are usable in the neighbourhood are privately owned. This means the maintenance and development of these areas are mostly out of the hands of local people. This is evident in the attempts by the AVT group to put in a children's play park in green spaces across Ashton Vale.







(Created By Author)

Basemap (Bristol Know Your Place, 2012)



(Created By Author)

Basemap (Bristol Know Your Place, 2012)



## Allotments

The neighbourhood has the benefit of being in close proximity to two allotment sites. Looking at the map below, it is evident that at least one of these sites is in high demand. The allotments that are within Ashton Vale itself help to serve a vital community purpose for the neighbourhood. It provides a space for local people to grow plants and vegetables in their own plot where they may not be able to do at home.

The community aspect of the allotments is important too as the school has strong links with them and help to teach the younger demographic how to grow their own food and gardening.

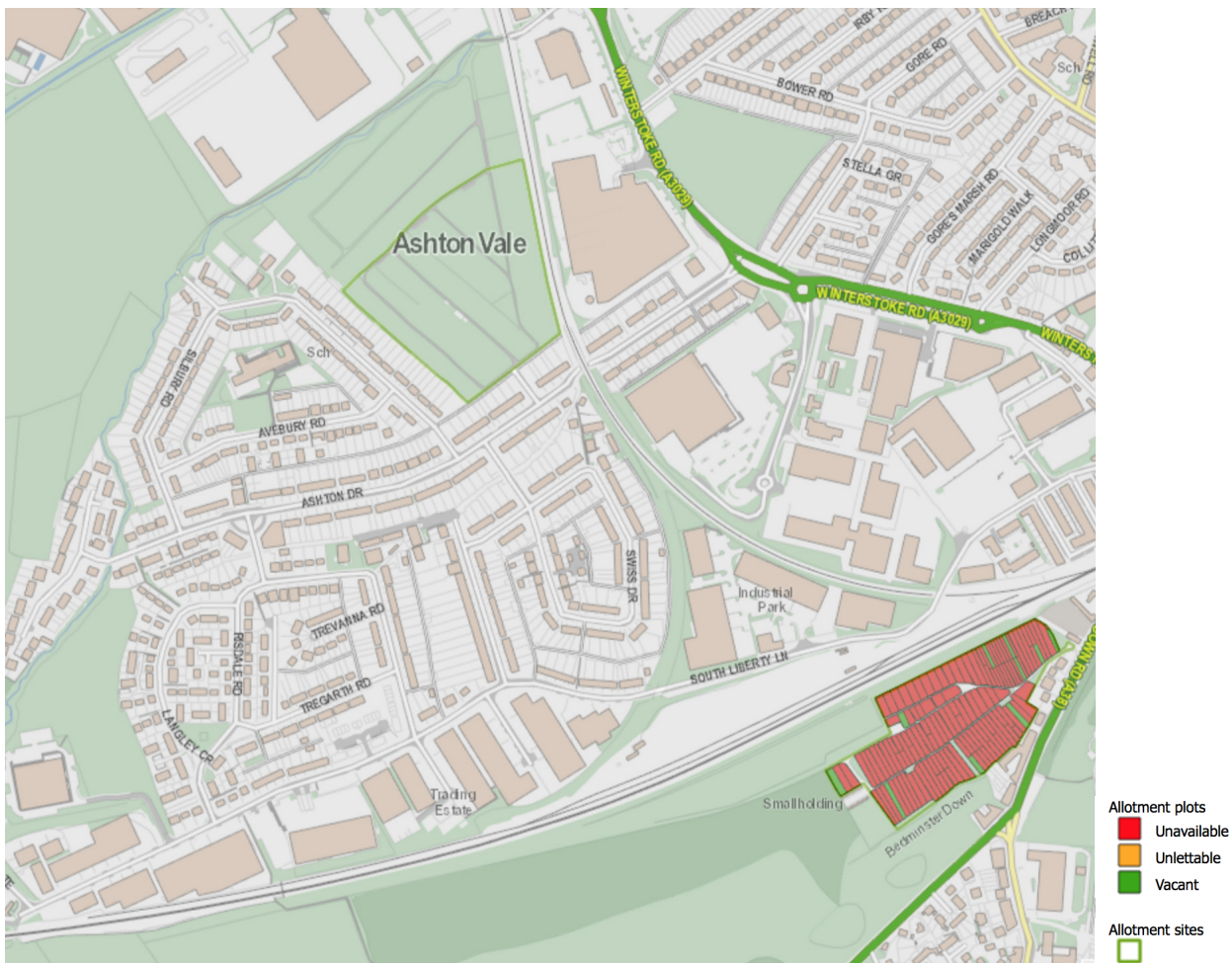
## Trees

Ashton Vale is fairly limited when it comes to trees. This means that the streets are mostly unshaded in the summer and could prove problematic for vulnerable groups.

The trees in the area are clustered along Ashton Drive, the school, and the bowls club grounds. Although these are important areas to provide trees for shade and other uses, the majority of the residential area lacks them and so doesn't receive the health and comfort benefits they bring.

## Conservation

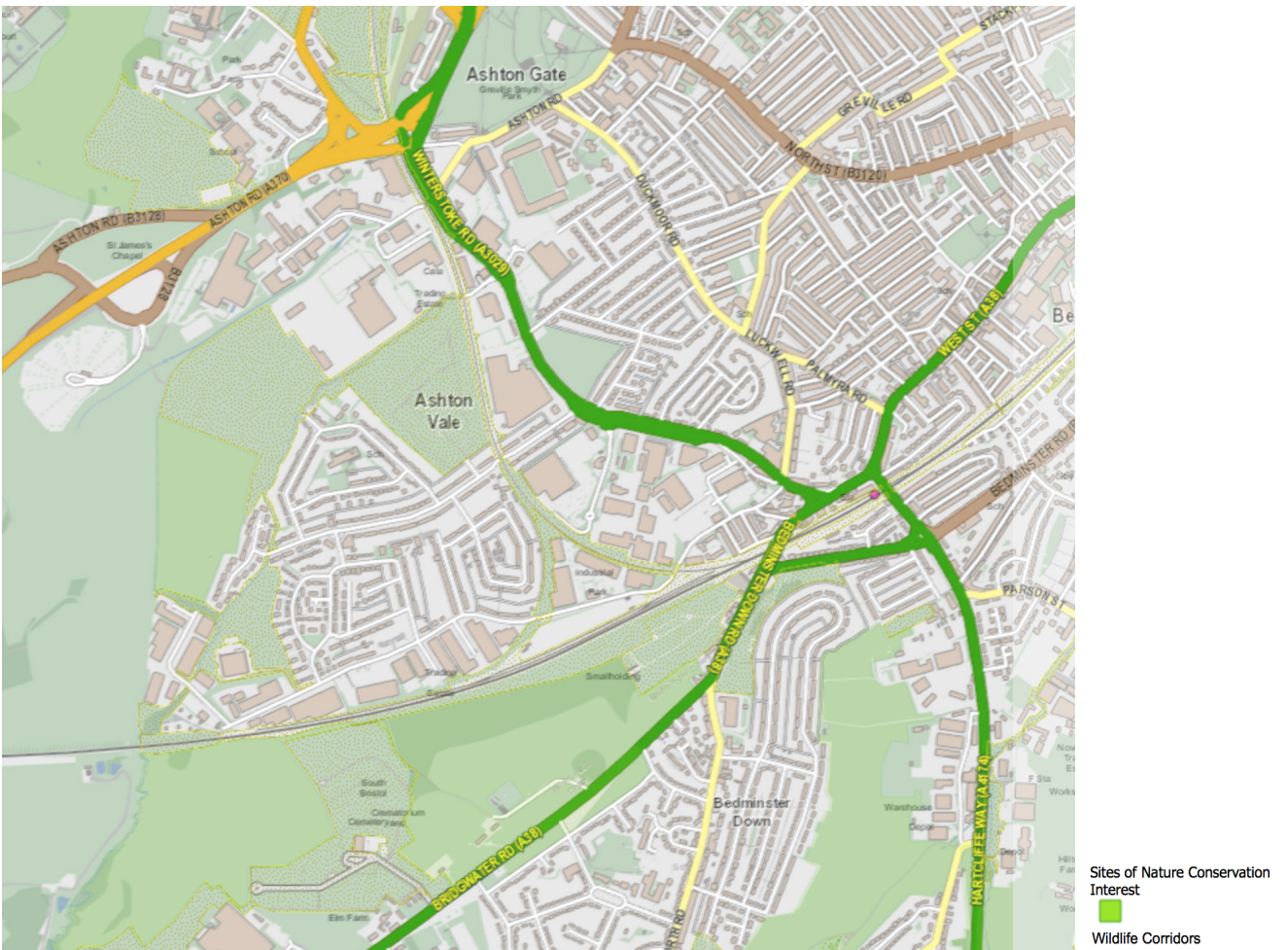
Most greenspaces in the neighbourhood are either wildlife corridors or sites of nature conservation interest. This shows that there are a lot of vital habitats around the neighbourhood and so these will need to be taken into account with any new development. This also shows that there is likely to be a lot of local wildlife that could be of benefit to the school for lessons and projects. It would also be beneficial for hobbyists and birdwatchers.







(Bristol Know Your Place, 2016)

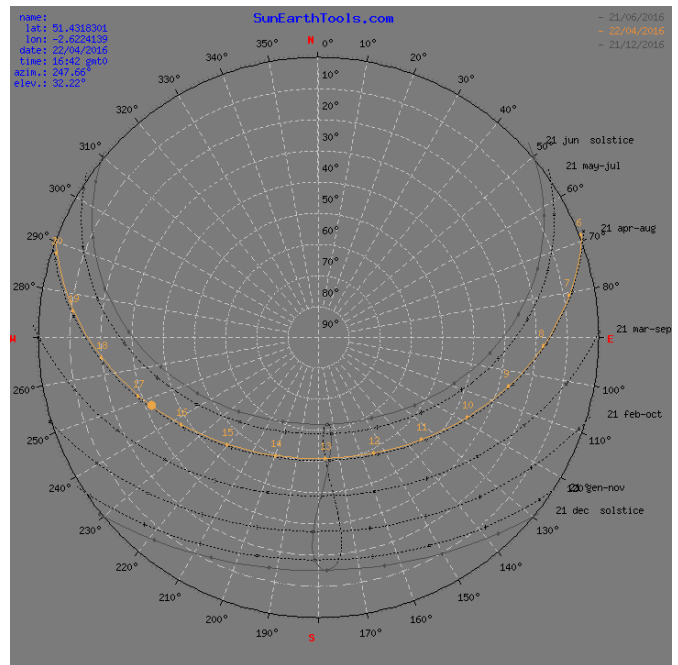


(Bristol Know Your Place, 2016)

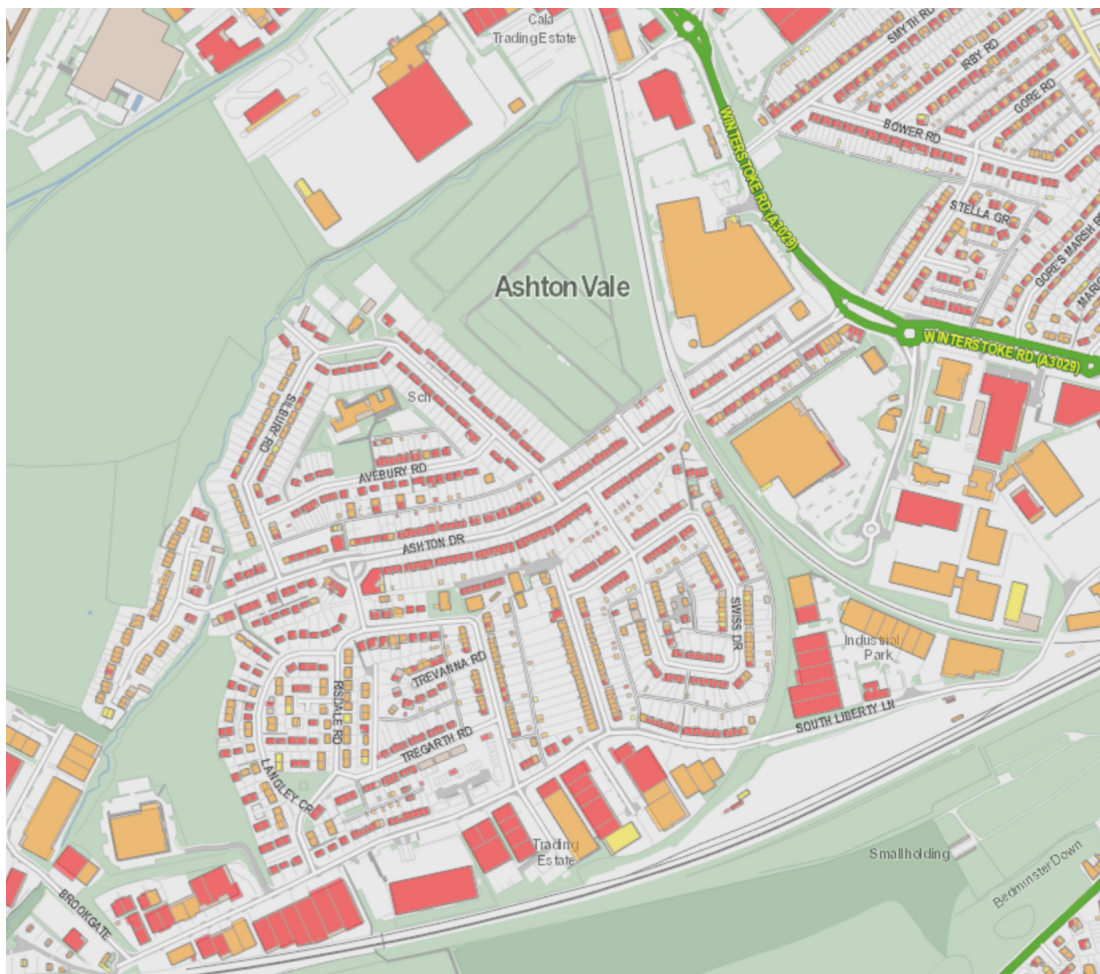


## Solar Potential

The site has a large amount of solar potential. Over half of the buildings in Ashton Vale are classed as very good for solar panels and solar radiators. The rest are classified as good. This means that all the homes in the neighbourhood could make use of solar panels and radiators to reduce costs and become more environmentally friendly. This also has a benefit for lower income homes as the panels can be applied for through a grant or paid in small instalments over time. The income deprivation levels of the area for some of the most vulnerable groups could benefit a lot potentially from this as it would reduce their fuel bills and leave them with money for other essentials.



(SunEarthTools, 2016)



Solar potential  
 - Limited or no unshaded roof space  
 - Reasonable  
 - Good  
 - Very good

(Bristol Know Your Place, 2016)





## Community

Within Ashton Vale, the main community groups are;

- Ashton Vale Together (AVT)
- The Community Association (Manage the Community Centre)
- The Community Hub (Who operate out of the Community Centre)
- PTA group (Parent and Teacher group)
- Youth Centre

These groups represent collectively all the age demographics in the area. Despite this, there is a clear disconnect between some of these groups. These disconnects exist in three groups;

- Groups relating to the school
- AVT and the Community Association
- Community Hub

The groups also exist separately when communicating with residents. The key method they use are facebook groups;

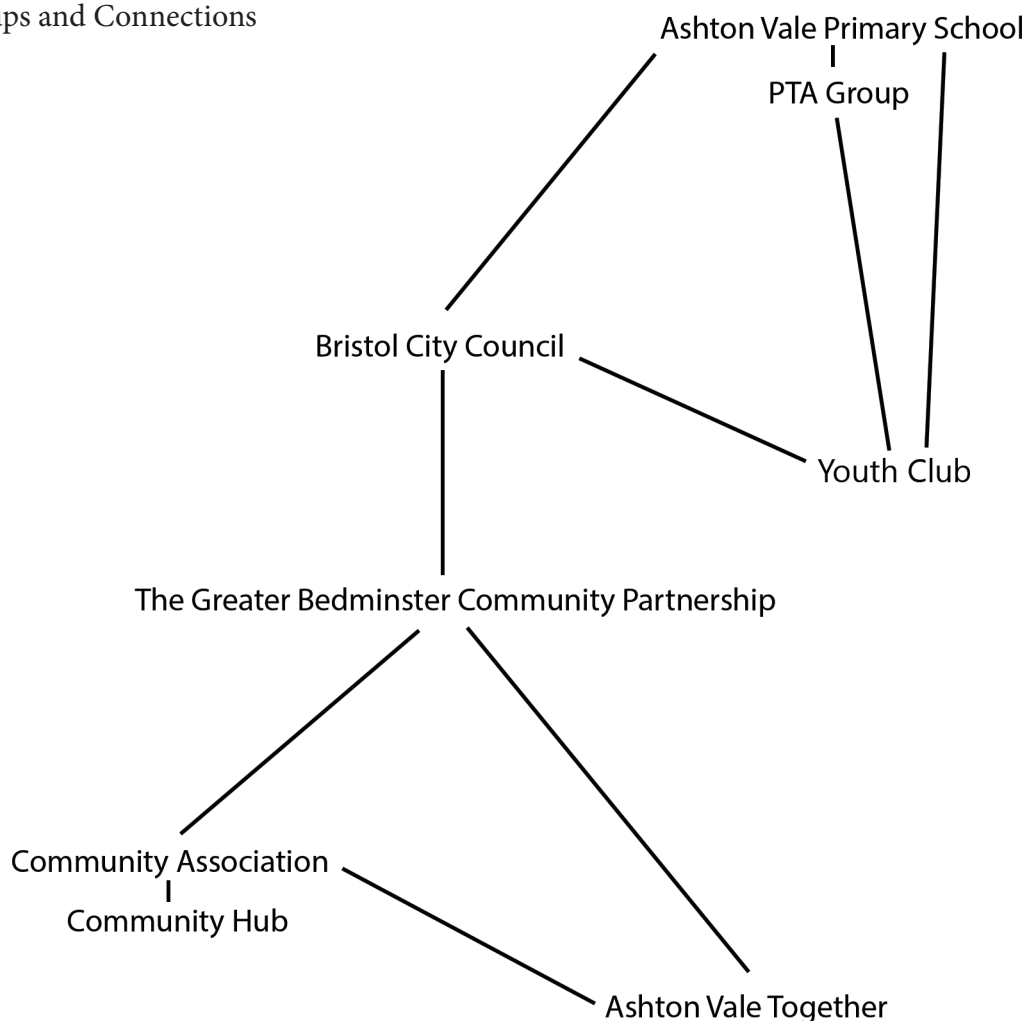
<https://www.facebook.com/pages/Ashton-Vale-Community/304453062999594>

<https://www.facebook.com/Ashton-Vale-Hub-1574048459512752/>

<https://www.facebook.com/AshtonValeTogether/>

These groups only address a certain demographic with facebook and the ability to use them. The other method that is used is the community boards throughout the area and word of mouth. Being a small neighbourhood this can be reasonably affective but this assumes that most members of the community are familiar with each other and those social connections exist. A member of the AVT

## Community Groups and Connections

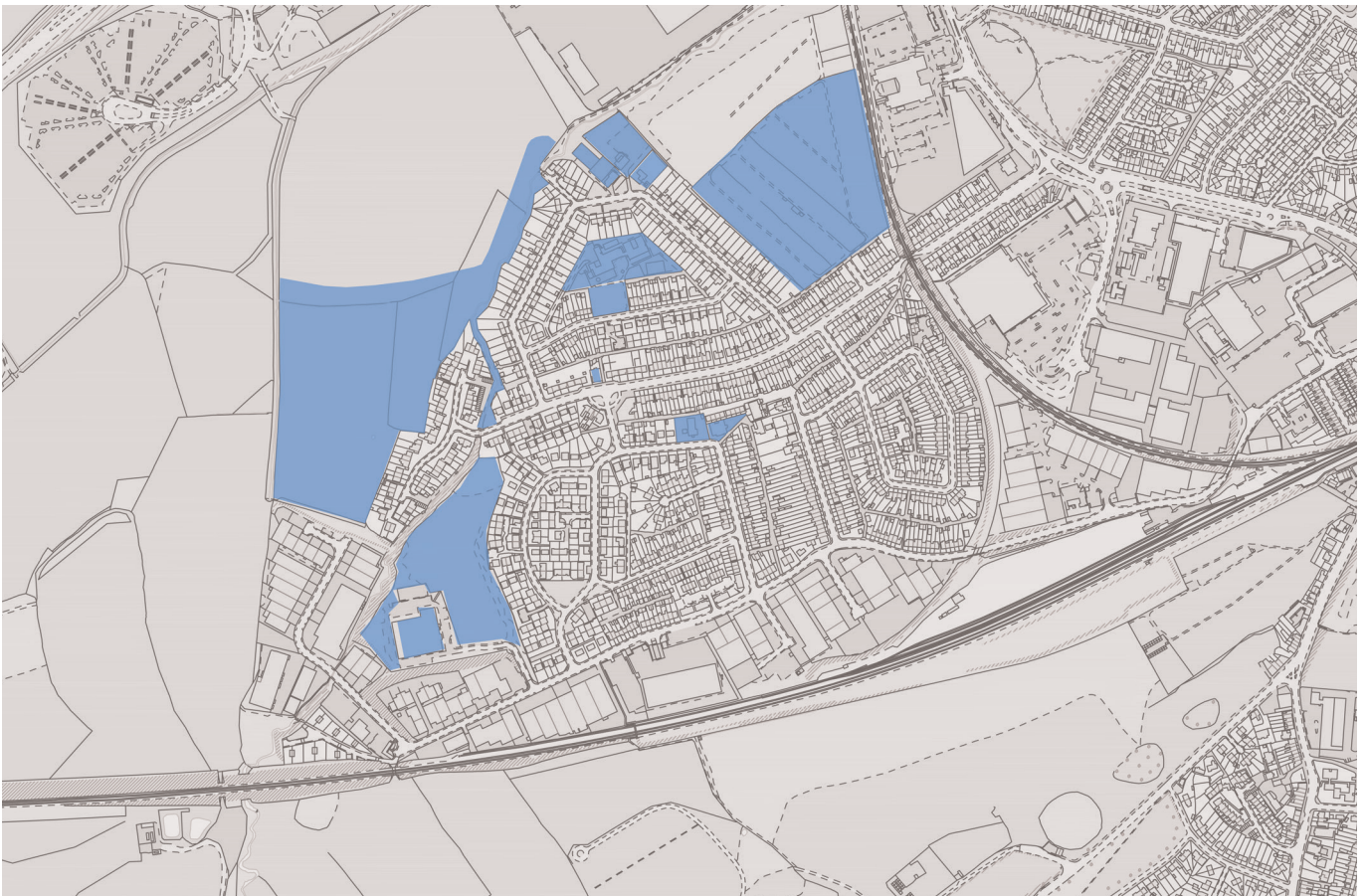




## Community Assets

group is currently trying to set up a local paper and website for the neighbourhood. This type of communication method has the potential to reach every resident in Ashton Vale. The current issue is that the paper and website lack links with other groups within the community and so they remain fragmented. If all the groups had an input into the paper and website, and perhaps set up an individual group to manage it, the groups would work together more harmoniously. The other issue comes down to funding. This could be solved with dialogue with the GBCP to secure a small amount of funding and possibly use of the school facilities to print the papers, reducing the cost necessary.

The map below highlights the community assets within the neighbourhood. These are facilities or spaces of importance to the community. The neighbourhood as a whole has a very good network of assets despite its size. Not many neighbourhoods can boast allotments, a community centre, a youth club, a bowls club, and accessible green space. The village green may be unusable in its current state but with some maintenance, the space could service the entire neighbourhood and beyond.



(Created By Author)

Basemap (Digimap, 2016)

## Community Groups

### Youth Centre

The youth centre is a community facility run by local people for the benefit of the younger and elderly demographics. The group currently hosts a number of clubs including;

- Silver Social
- Youth groups

These clubs help to bring the young and the elderly together in the community and in some cases, mix the groups together. For example, the Youth Centre holds a gardening club that anyone is allowed to attend. Despite the centre not being an official group, the people who partake in the activities regularly have become an informal community group themselves.

### PTA

The Parent Teacher Association is a group of parents who come together to organise events and activities with help from the school. They mostly communicate with other parents and with facilities such as the allotments. This group is focused around the school children as so could be connected more with other groups.

### Community Association

This group organises and runs the Community Centre. They were recently appointed by Bristol City Council to take over the centre due to the last group disbanding. The community centre is currently underutilised but this may be due to the relatively new management from the group. Contact with this group could also be improved.

### Ashton Vale Together

Ashton Vale Together is a group of approximately 9 residents from across Ashton Vale who come together to fix issues in the neighbourhood. They run monthly walkabouts to identify issues and flag them up to a local councillor. The group also works on small implementations such as the recently installed planters and a bench. Despite this though the group could be in contact with other groups more (such as the PTA and community hub).

### Community Hub

This group is a very small group within the community. They run from the Community Centre to help bring activities such as dance classes, and art workshops to the community. The group also runs a cafe for local people (often once a month). This is usually attended by local mothers (according to interviews with residents). The infrequency of the cafe is likely due to funding as the Youth Club and Community Centre both suffer from funding issues. The primary method of communication by this group is through facebook groups. This is an effective method of reaching the younger demographics, but often misses the elderly as they may not be as well rehearsed with technology. This also separates the group from other community groups and adds to the overall fragmentation.

### What is needed?

The groups need to be brought together in a more integrated fashion. Currently they exist separately and only communicate with set demographic groups. If the groups were to diversify their communication methods more, then they could contact all residents.

Currently a member of AVT is starting up a website and newspaper for the local area. This provides promise for connecting the group with the residents of the neighbourhood. The issue though is that this is still being set up in isolation from other groups. If this resource was shared, then every group could collaborate together and reach the whole of Ashton Vale.

Another issue comes down to funding. Every group and facility in the neighbourhood is experiencing funding issues. This could be remedied by some form of implementation to generate money for the community. The community cafe model from Ashton Vale Hub is promising as this could be expanded to a full facility to generate money. This money then could fund the Community Centre and the Youth Club (or at least do so partially). This would reduce the pressure to fundraise.



Free for everyone in Ashton Vale



Ashton Vale Hub is a nature-focused arts project for everyone in the community. It is funded by Bristol 2015 and is part of a wider neighbourhood arts programme for Bristol's European Green Capital year. Come to your very own buzzing pop-up Community Café at the community centre, open most Saturday mornings 10am–12pm throughout the summer. Get creative with some nature-inspired arts sessions run by local artists or do some gardening in the community centre garden.

To find out more: [f /ashtonvalehub](#) [t @Ashtonvalehub](#)  
Or contact Elise: [☎ 07960 962896](tel:07960962896) [✉ contactelise@googlemail.com](mailto:contactelise@googlemail.com)

### What's happening at the Community Café?

Date	Event	Venue
Sat 25 July	Street art workshop with Elise Hurcombe, 10am–12pm	AVCC
Mon 27 July	Youth Club (ages 8–11), 10am–4pm	YC
Tues 28 July	Youth Club (ages 8–11), 10am–4pm	YC
Tues 28 July	Youth Club Tobacco Factory Workshop, 1.15–3.15pm	YC
Wed 29 July	Youth Club (ages 8–11), 10am–4pm	YC
Thurs 30 July	Youth Club (ages 8–11), 10am–4pm	YC
Fri 31 July	Youth Club (ages 8–11), 10am–1.30pm	YC
Sat 1 Aug	Printmaking workshop with Ruth Ander, 10am–12pm	AVCC
Sat 15 Aug	Let's Make Art workshop, 10am–12pm	AVCC
Sat 22 Aug	Mark making with Sarah Jessie Peyton, 10am–12pm	AVCC
Sat 5 Sept	Printmaking workshop with Ruth Ander, 10am–12pm	AVCC
Sat 12 Sept	Let's Make Art workshop, 10am–12pm	AVCC
Sat 3 Oct	Celebration Event, 10.30am–4.00pm	AVCC

Key: AVCC = Ashton Vale Community Centre; YC = Youth Club

## Community Participation

For the purposes of the document, the following groups were engaged for interviews;

- The Headteacher of Ashton Vale Primary School
- A Board of Governors member of the school
- The AVT Treasurer
- An organiser of the Youth Club
- The organiser for Community Hub
- Organiser of the nursery group
- Silver Social
- And a number of local residents

This selection covered the majority of demographics in Ashton Vale and helped to give an even interpretation of the area. The interviews were noted down and have been attached to the document (See appendices).

The most important piece of information from the interviews were the SWOT analysis. This involved asking the interviewee what were the strengths, weaknesses, opportunities, and threats to Ashton Vale. This table collates all of the answers to this SWOT analysis (see appendices for full interview notes).



Taken by Author



## STRENGTHS

- Community centre due to it catering for older and younger. (they use it separately)
- Good for the older community which is the majority of Ashton Vale, they use it for bingo etc and there is a good group of them.
- Parents are a lot more involved with community groups like the community centre
- Community cafe which runs once a month, also hosting arts + crafts etc. Tends to be more for young mothers to attend however it is open to all.
- Hosts gardening and pre-school also, however it could be used a lot more.
- Youth Club as it's intergenerational, painting sessions for example cater for the younger and older generations and the same applies to the gardening activities, where the younger plant and the older supervise and do the more tedious jobs.
- Silver Social
- The centre encourages interaction between groups in comparison to the community centre which does not engage between groups as much.
- It is successful on the whole, summer workshops are also running there
- When asked how the word is spread about anything going on, Linkage magazine, facebook and word of mouth were the answers.
- Youth centre is beginning to really pick up, Julie has numbers of around 20-30 very frequently during the evening slots. She believes this is primarily due to the fact that word is being spread as a result of assemblies at the school etc.
- New link road
- Quiet neighbourhood
- Few break-ins and crime
- Compact area
- Is well defined
- Tranquillity
- The Arched Entrances Restricts Traffic
- No exits, Ashton Vale is like a cul de sac
- Like a village
- All relatively new buildings, unlike other parts of Bristol
- Bowling club
- Lots of people/families have lived in the area for years - Childcare – grandparents - Close-knit community bringing up children
- Very Safe – playing out in the street – Best interest for the children – community and teachers look out for each other
- Housing mix– low level – good mix – most have gardens – mixes well – always been like that.

## WEAKNESSES

- Community spirit is lacking massively on the whole.

They have attempted to throw street parties and summer faires however no one was interested.

Julie feels that Ashton Vale is often left out of things from the surrounding areas.

- Youth club having inadequate space outside, especially due to the fact that they have recently lost a court as a result of the metrobus route. It all boils down to money, and the council has cut all funding for the youth and community centres.

- Sign posting throughout the area, there is also a lack of sign posting and information for the community centre to spread the word and inform the local residents.

- Football days for Bristol City home games are causing problems around Ashton Vale, it is normally a fairly quiet area without a huge number of cars on the roads and streets in comparison to Bristol. However during match days the roads are becoming increasingly used for parking. The residents are not happy about this.

- Lack of drop curbs for disabled users, and there is a lack of school crossings.

- The new flats have also caused issues due to the fact that the extended wall onto the pavement means that it is very difficult to alight from the bus, this is an issue that has been raised.

- Main road, (whole of Ashton Vale is a 20mph zone) however the speed limit is not always respected. The main road in Ashton vale in which the bus runs along lacks benches etc for the elderly population as it is a long stretch of road. It also has many residents needed to cross it and therefore should have more pedestrian crossings.

- Community centre isn't used much

- Metro bus (used land from the youth centre and social club)

- New link road

- Lack of police on foot

- Bus stops are far from the youth centre

- A lack of Cohesive Communication; fragmentation of Groups

- Lack of Children Facilities

- No Local GP

- Poor communication; "There's poor communication between groups" - "there's no official AshtonVale Facebook or Twitter" - "there is no 'body' for communication locally, and no clear communication route for outside developers"

What's On For Older People (WOOP) Group, is

how I found out about a lot of activities that happen within AshtonVale, i.e. Silver Social.

- The roads by the trading estate

- Depot by south liberty lane, operates 24.7

- House prices

- The area is cut off by Winterstoke road

- There's lack of social spaces for adults – cafés etc.

- It's a long way to the nearest library for adults

- There's nowhere for parents to go for a coffee after dropping off their kids



## OPPORTUNITIES

- Provision of a play park for children.
- Space next door to the youth centre, provision for a picnic bench etc. They have just had the brambles cleared.
- Implementation of planters and flowers around the area.
- Street furniture + signs + benches for the older. Long main road and silbury road.
- Improved appearance - flowers etc. also potential for BBQ stands
- Cycle provision, when we talked about the proposed routes that are being implemented with the metrobus route to the East of Ashton Vale on the North South axis, she responded she wasn't sure the impact/benefit as no one knows because it isn't currently cycle friendly on the whole.
- More regular events at the community social spaces + centres, at different times - not everyone is a morning person and some may be missing out.
- She noted that she was lucky she could drive, however it is a nuisance for older people to get anywhere. Lacking in shops, cafes, amenities spaced apart etc. Long walk to sainsburys (which was identified as the place she would take someone for

a coffee)

- AVT grows? (more improvements to the neighbourhood made etc.)
- The village green; improved access & Drainage
- The area adjacent to the village green is designated for a sports ground
- After Sid's at the end of Silbury road, there is potential for a zebra crossing.
- Sid's could be improved – tables? – Not the most pleasant of places to shop – when shops in North Street.
- Street Parties
- To become more connected to other areas
- More development, close to the metro
- More jobs
- The new transport links

## THREATS

- Youth club due to funding, this is a huge threat. They experience continual funding issues, the council have cut every penny. They are forced to fund raise for anything that they need. Having a pool table is a 'luxury'.
- Maintenance is often done by community members or people they know as a result of the lack of funding.
- Community centre just taken over as the council want nothing to do with it.
- Village green might as well have been used for the new football ground in some community members eyes - trees have been hacked down as a result of the route and they will not receive anywhere near the amount of funding as they would have for a stadium.
- New link road (S Liberty Ln becomes a "rat run")
- Metro bus
- (Slight) Hooliganism?
- Sport opportunity diminished (loss of youth club land and field space)
- Increased Traffic; due to new road development. (Winterstoke road & South Liberty)

- The metro bus route will have a pickup stop close to the youth centre; it won't be a local service.
- Gentrification
- Too much development
- Decline in the local wildlife
- Traffic pollution
- Cars currently speed down Ashton Drive – a zebra crossing would slow the traffic
- The Traffic is a risk for children on bikes.
- Increase in private landlords – not a stable house – increases the risk of parents becoming homeless – lack of stability of homes

## SWOT Analysis Summary

The findings from the SWOT analysis have shown exactly what the locals believe are the strengths and weaknesses of the neighbourhood and what these will be in the future. The issues highlighted have mostly revolved around the metro bus, the new link road, community participation in activities, and funding issues for the local facilities. The new link road and metro bus are issues that cannot be helped apart from contesting the application through the Bristol City Council website. Community participation comes down to providing as wide a range of activities for all demographics as possible. This is mostly done in the neighbourhood through the youth club and community centre. The rest of the issue lies with if people actually want to engage with these activities as they cannot be forced to do so. The last issue revolves around funding. This can be remedied through fundraising activities and projects. The youth club and community centre already do this but need help to stay viable. An implementation that generates funds for these facilities would be beneficial in addressing this issue.

A separate issue that has arisen from the interviews were the provision of amenities in the area. There are few that are within easy enough reach for some of the most vulnerable people in Ashton Vale. The most pressing of these seem to be the lack of a post office, a GP, a place to eat or have a drink, some form of library facility, and a children's play area. The issue of a lack of GP would need to be taken up with Bristol City Council and a contact from the NHS. Planning unfortunately cannot deal with such an issue. The other lacking amenities can be implemented with the right funding, and interest by land owners etc.

Pool table 'a luxury'  
- Youth Club Employee

"There's nothing down here."  
-Local Resident





Photos of the Crescent.

The crescent was the hub of local amenities but is now just residential with only one shop remaining



Taken by Jacob Westerman



## Planning Environment

Ashton Vale exists in the planning context of Bristol City Council. The council owns a large amount of property and land in Ashton Vale and the south-west of the neighbourhood is where the largest concentration of this property is. This brings in a less financially affluent demographic into the neighbourhood and provides a method for younger families to get into the area.

Risdale road specifically has been designated a street with a play street order. This gives the street the ability to be shut to traffic if the residents wish to do so. This has the benefit of allowing the local residents to claim back their streets from traffic and could help to alleviate traffic when the new link road is completed.

Looking at past section 106 agreements in the area, there has been three. One on the site of the bowls club, one as a direct result of the replacement of the old bungalows, and one just off of South Liberty Lane. The clustered location of these shows that the investment into Ashton Vale has been mostly around the south of the neighbourhood. This may

be partially due to the industrial estate attracting investment to those areas.

The section 106 agreements have been run through the client, GBCP. This neighbourhood partnership controls the funding the council provides through CIL and section 106 contributions.

The school, and community centre have received neighbourhood grants in the past. These sums of money will have helped to fund these facilities. The Youth club has received a small grant in the past which is likely to be the grant mentioned in the interview for the planters at the front of the Youth Club. Small grants like this could be used to help set up facilities such as the facilities necessary to print the upcoming local paper that is currently in production by a member of AVT. The project currently lacks funding but this could provide the small amount of money necessary to move the project along.



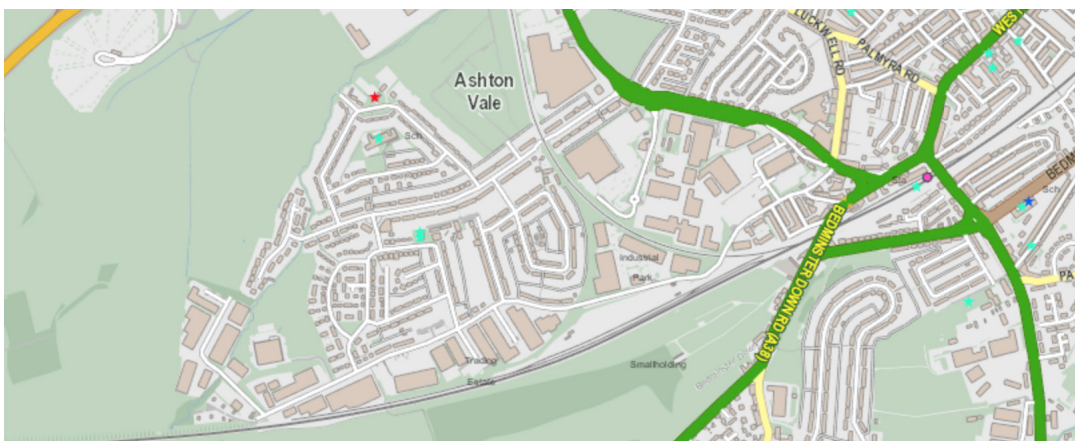




(Bristol Know Your Place, 2016)



(Bristol Know Your Place, 2016)



(Bristol Know Your Place, 2016)



## Plans for Ashton Vale

The most noteworthy planning changes to Ashton Vale are the designation of land for housing development and the application for the stadium

- Car parking,
  - Flood storage and ecological area”
- (Bristol City Council, 2012)

### Stadium

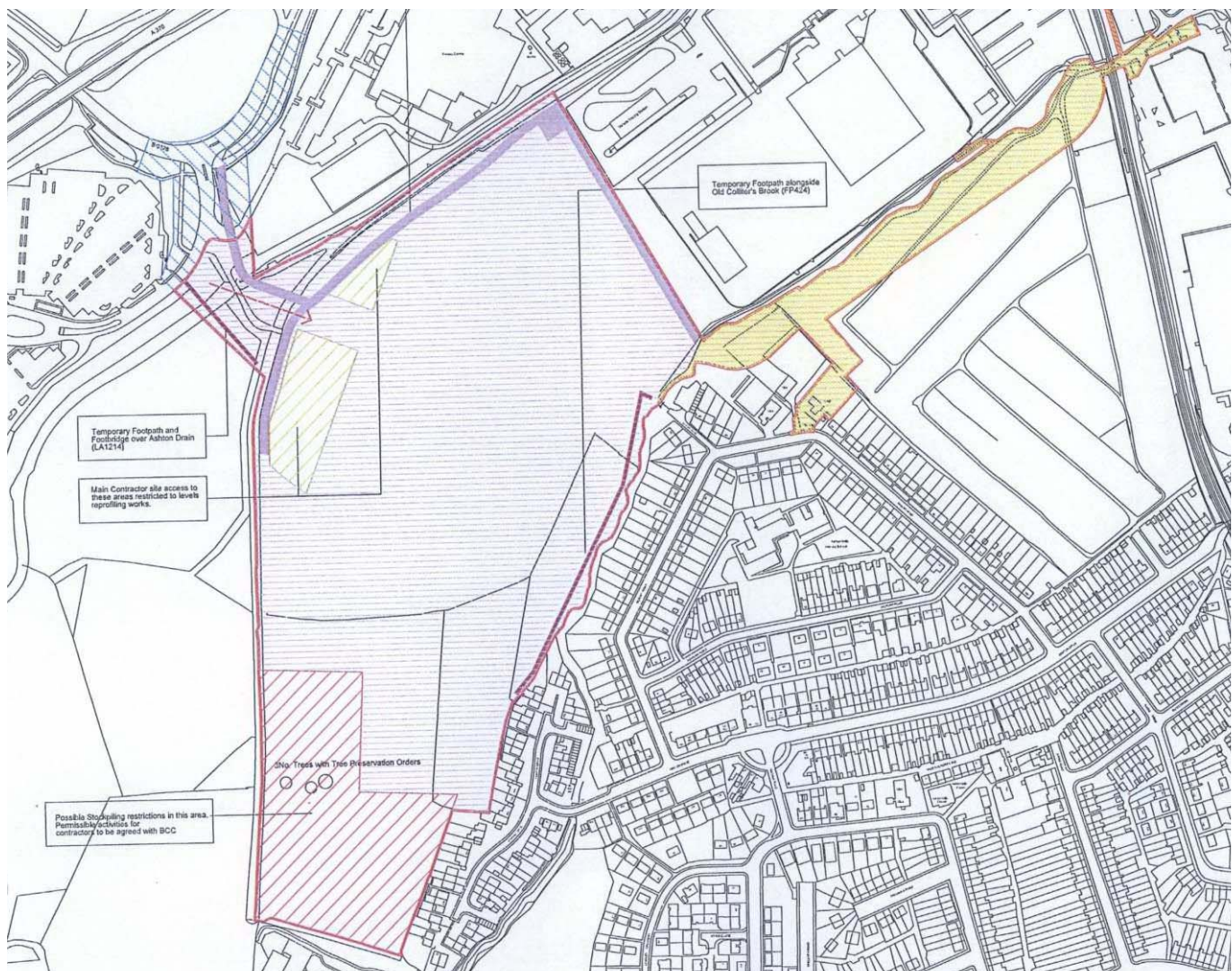
The stadium permission was originally intended as;

- “- 30,000 seat stadium (D2) incorporating other uses (conferencing and hospitality (5,574 sqm), retail unit (382 sqm) and community facilities),
- car and coach parking (up to 1,000 car spaces) (including new accesses),
- landscaping including fencing/paving, re-grading of site to form new levels and related infrastructure and engineering works,
- Residential (C3 - up to 253 dwellings),
- Relocation of young persons home (C2),
- Hotel (C1 - 3,500 sqm),
- Restaurants/bars (A3/A4 - 1,599 sqm),
- Drive thru restaurant (A5 - 336 sqm),

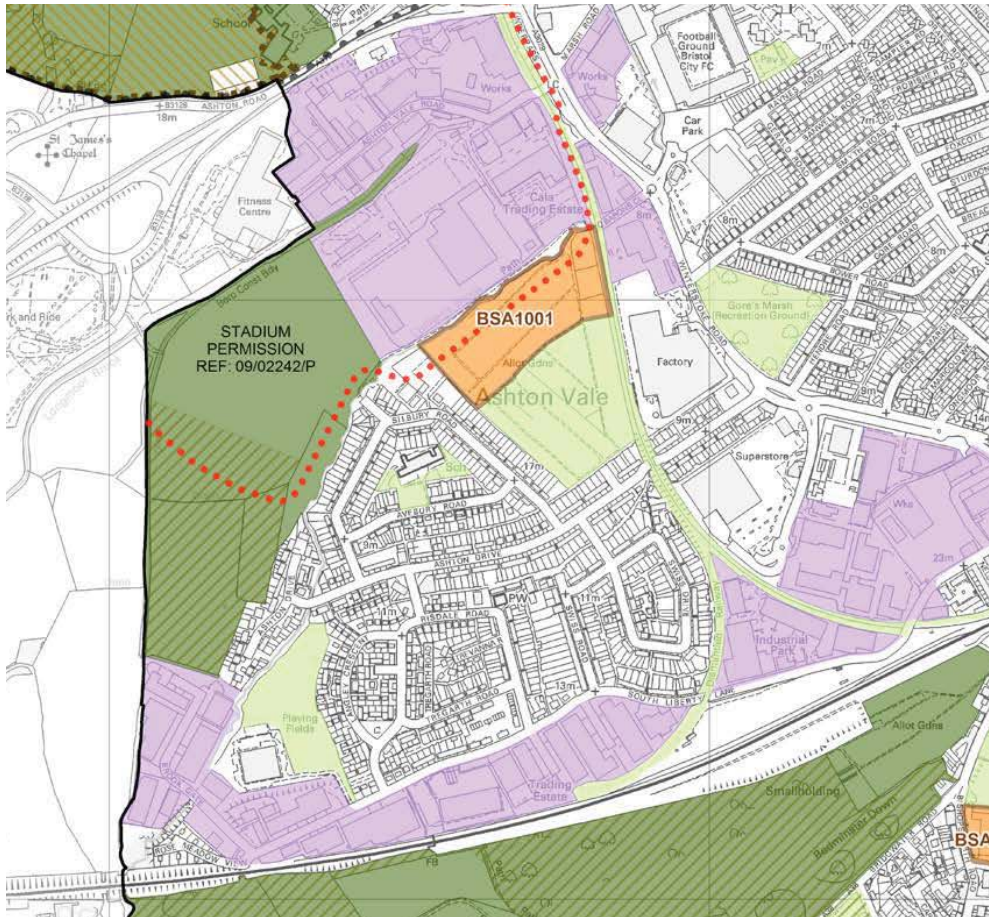
The classification of half the development site as village green put a stop to the development and the application has now expired. With this, so has the outline application for the proposed housing designated in site BSA1001

### Housing Site

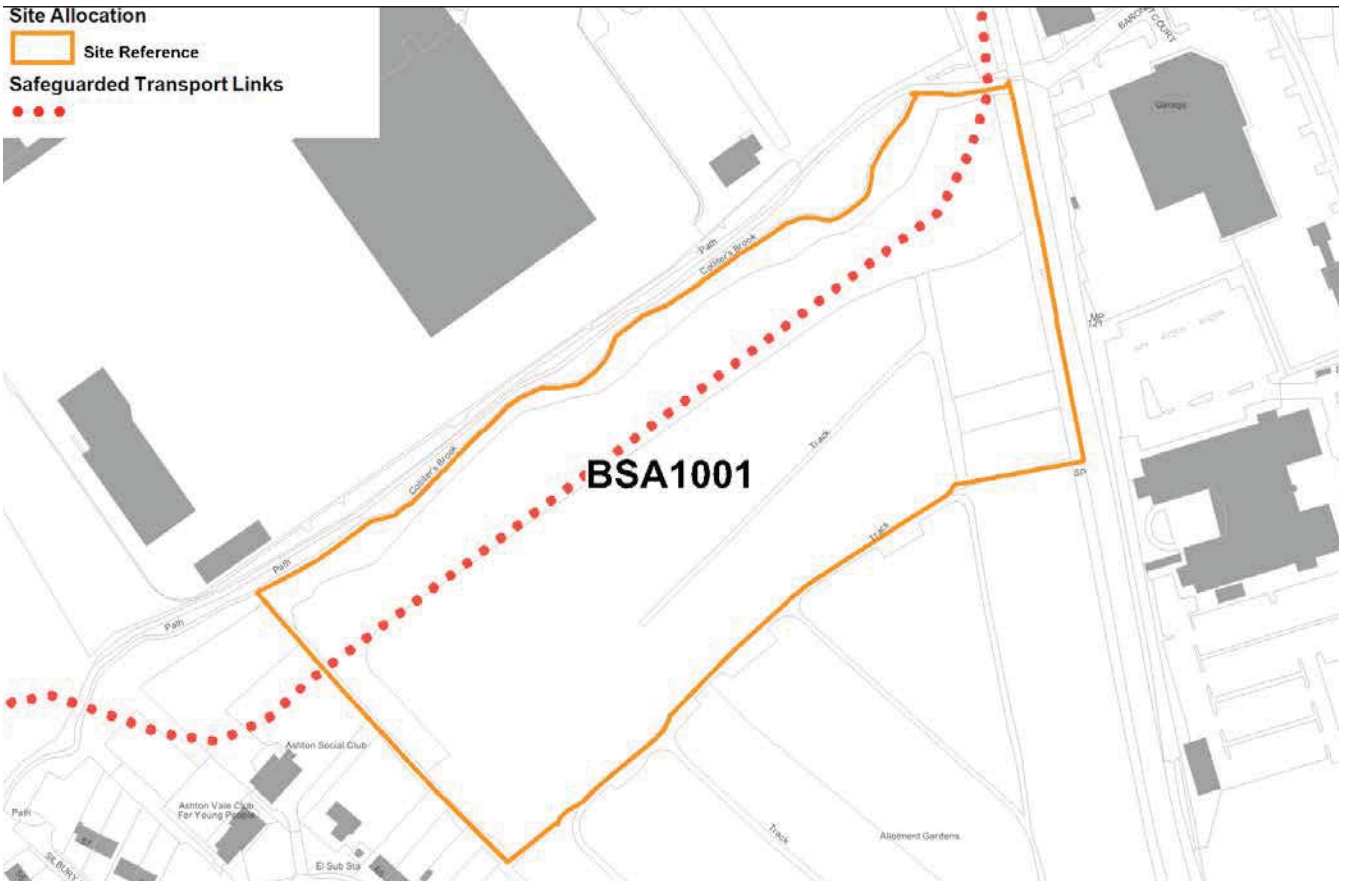
This site has been designated for the development of approximately 137 houses. This is an estimated figure and so will change when and if actual plans are submitted. Currently there are no pending planning applications for this site. This may be due to the current building works for the metro bus link. The other issue for this site is access. The only way to access the site would be the removal of two houses along Silbury road and then connecting a road through into the site.







(Bristol City Council, 2014)



(Full Plans in Appendices)

## Data Boundaries

The source of data from the area comes from the LSOA of Ashton Vale (Bristol 041A). This provides a defined area for analysis of data about the area (mostly from census information).

The maps show the breakdown of the LSOAs around Ashton Vale and how the census data breaks down around the area.

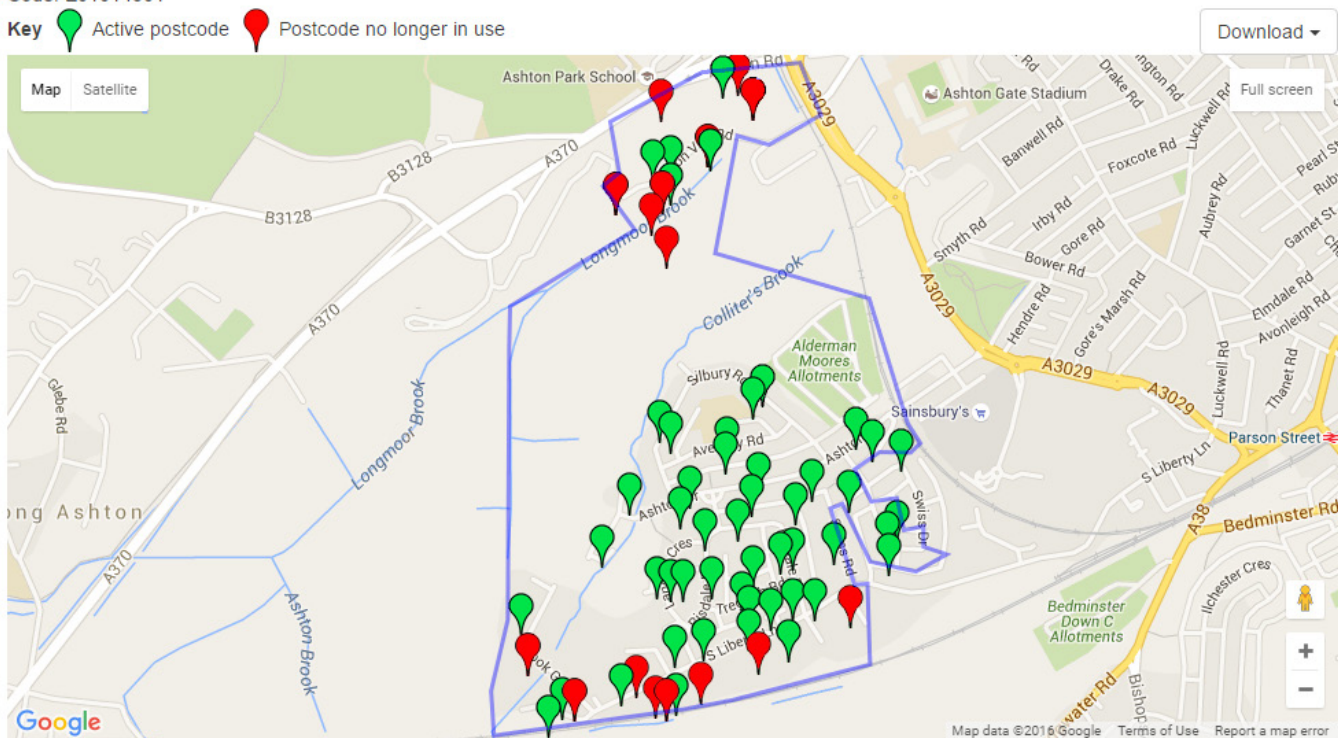
The demographics for the area, as well as travel methods and financial affluency were sourced from sets of data using these areas.

## Bristol 041A

This page provides postcode data for the Bristol 041A Lower layer Super Output Area (LSOA). Bristol 041A contains approximately 757 households with a population of about 1,686 (2011 census)

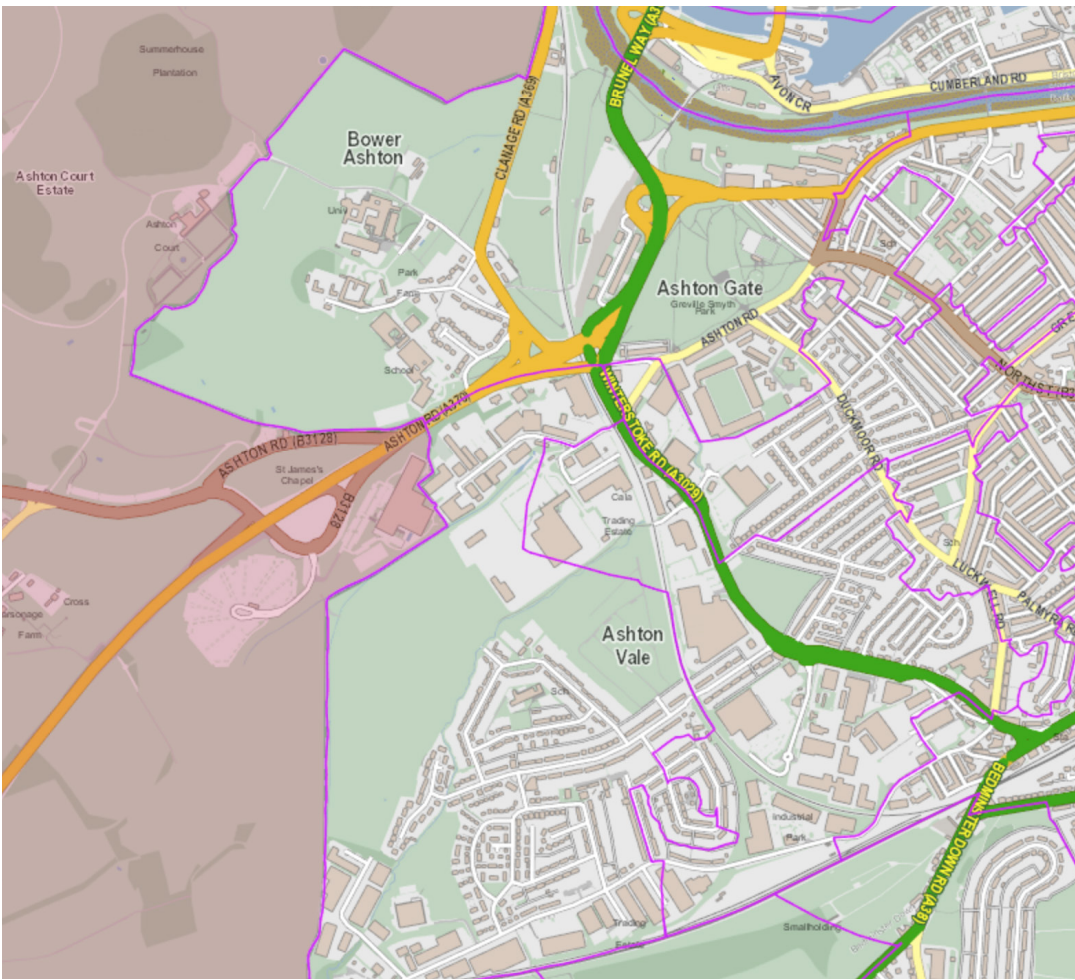
Code: E01014501

Key  Active postcode  Postcode no longer in use



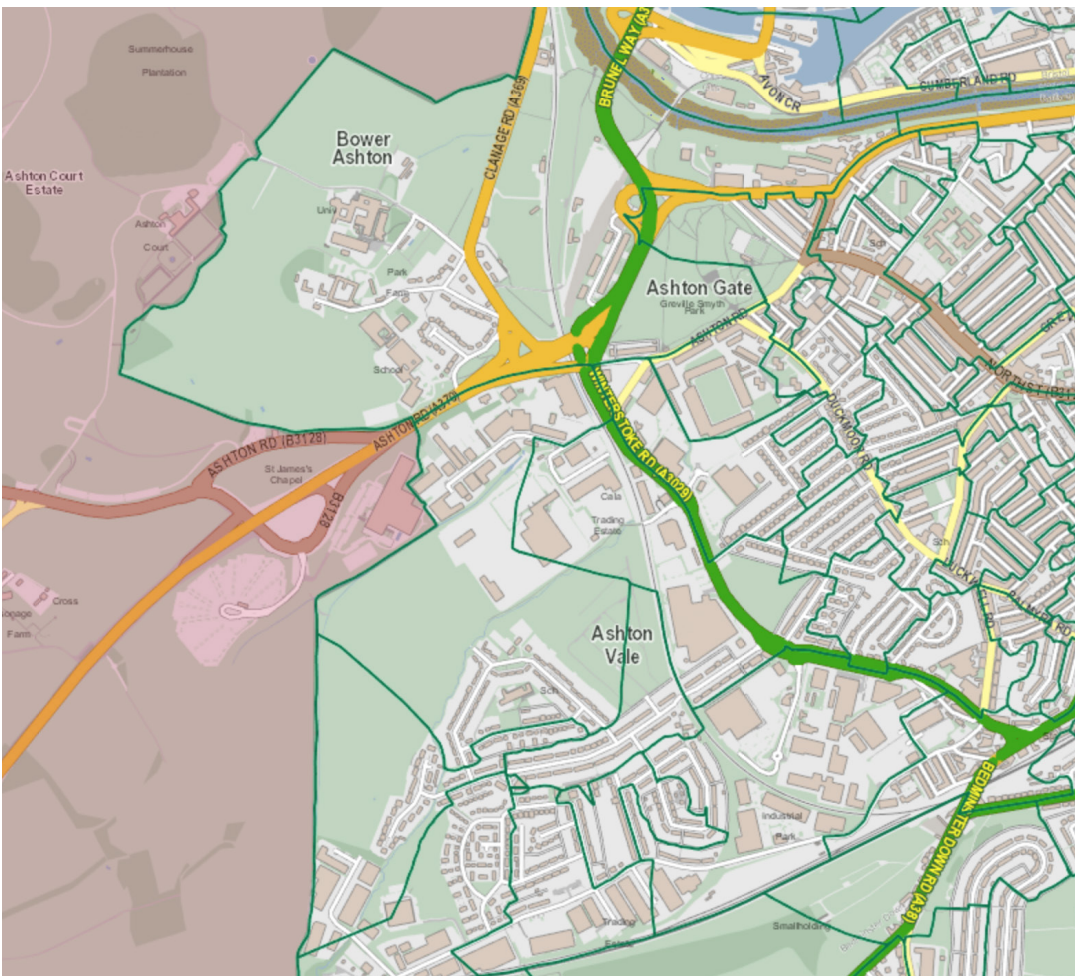
(Doogal, 2016)





2001 lower super output areas

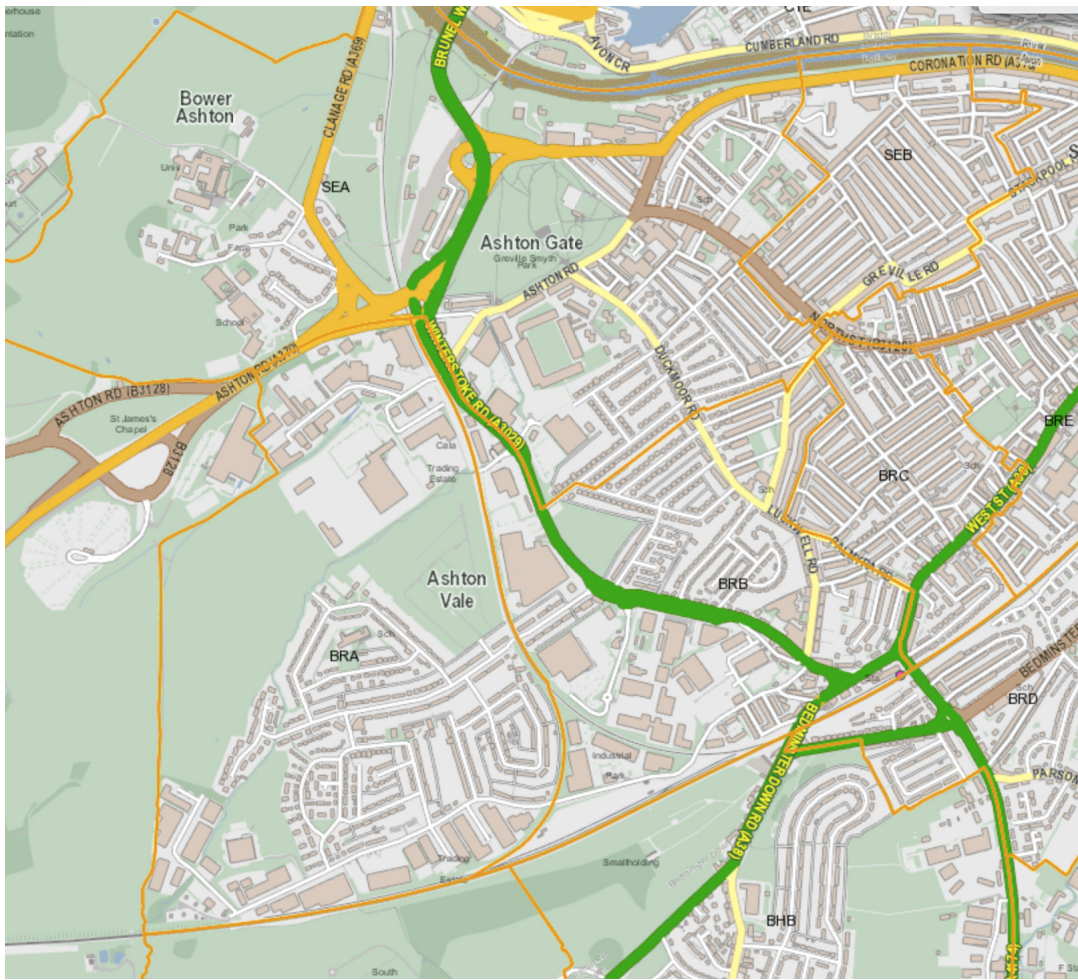
(Bristol Know Your Place, 2016)




2011 census output areas

(Bristol Know Your Place, 2016)

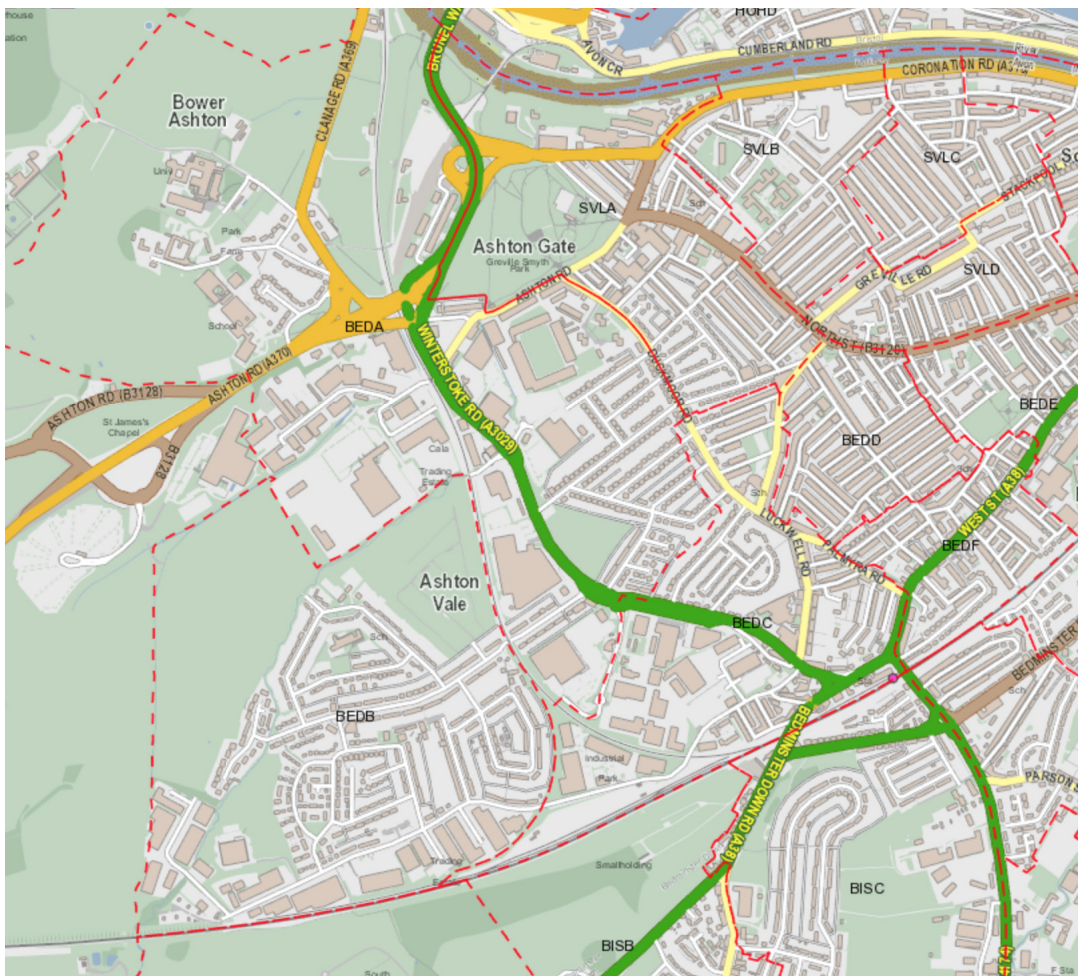





Polling districts  


Changes to Polling in 2016

(Bristol Know Your Place, 2016)



Polling districts from May 2016  


(Bristol Know Your Place, 2016)





Changes to Ward Areas in 2016

(Bristol Know Your Place, 2016)



(Bristol Know Your Place, 2016)



<p>Relevant Policy</p> <p><b>Core Strategy (Adopted June 2011)</b></p> <p><b>Policy BCS5</b>  <i>The Core Strategy aims to deliver new homes within the built up area to contribute towards accommodating a growing number of people and households in the city.</i></p> <p><i>Provision of new homes will be in accordance with the spatial strategy for Bristol set out in this Core Strategy and it is envisaged that <b>30,600 new homes will be provided in Bristol between 2006 and 2026.</b> Additional provision which accords with the spatial strategy may be appropriate within the plan period.</i></p> <p><i>The minimum target will be 26,400 homes between 2006 and 2026. The appropriate level of new homes will be reviewed within 5 years of the adoption of the Core Strategy.</i></p> <p><i>Development of new homes will primarily be on previously developed sites across the city. Some new homes will be developed on open space which does not need to be retained as part of the city's green infrastructure provision.</i></p> <p><i>In order to maintain the net housing stock <b>existing homes will be retained unless they are unsuitable for residential uses, would be used for essential local community facilities or would be replaced.</b></i></p> <p><i>The broad spatial distribution of new homes as indicated on the Key Diagram will be:</i></p>	<p><b>Bristol as a long-term contingency for an urban extension.</b> <i>The broad location is indicated on the Key Diagram.</i></p> <p>(Bristol City Council, 2011)</p> <p>Implications</p> <p>The policy talks about the provision of new homes to meet the housing target of 26,400 new homes by 2026. This breaks down to 8000 for the south of Bristol. This means the development site to the north of the allotments in Ashton Vale is likely to be developed after the Metro Bus route is built. The existing housing in the area is likely to remain as it is to maintain the current housing stock.</p> <p><b>Policy BCS6</b></p> <p><b>Countryside and other open land around the existing built-up areas of the city will be safeguarded by maintaining the current extent of the Green Belt.</b> <i>Land within the Green Belt will be protected from inappropriate development as set out in national planning policy.</i></p> <p><i>Proposals for urban extensions in the Green Belt beyond Bristol City Council's boundaries may emerge through the development plans of neighbouring authorities. <b>If appropriate proposals come forward the council will continue to work with the adjoining authorities to consider the impact on existing areas,</b> to assess infrastructure requirements and to ensure integrated and well-planned communities are created to the benefit of existing and future residents.</i></p> <p>(Bristol City Council, 2011)</p>
<p><b>Area Net additional dwellings 2006-26</b></p> <p><b>South Bristol 8,000</b></p> <p>City Centre 7,400  Inner East 2,000  Northern Arc 3,000  Rest of Bristol 6,000  Citywide – small unidentified sites 4,200</p>	<p>Implications</p> <p>The greenbelt will be safeguarded from development unless North Somerset Council changes their approach to their own green belt.</p>
<p>Contingency</p> <p><i>If monitoring shows that planned provision will not be delivered at the levels expected, or if land is required to accommodate higher levels of provision, <b>the following contingency for development of new homes will be considered:</b></i></p> <p><b>Use of some Green Belt land including southeast</b></p>	<p><b>Policy BCS8</b></p> <p><b>The economic performance of the city will be strengthened by providing a sufficient and flexible supply of employment land,</b> addressing barriers to employment and promoting the city as a place to invest.</p> <p><i>New employment land will be provided in the period 2006-2026. This will include:</i></p>



n Up to 236,000m<sup>2</sup> of net additional office floorspace:

- Around 150,000m<sup>2</sup> in the city centre;
- **Around 60,000m<sup>2</sup> in South Bristol;**
- Around 26,000m<sup>2</sup> focused on town, district and local centres in the rest of Bristol.

Up to 10 hectares of additional industrial and warehousing land focused on the major regeneration areas in South Bristol.

Principal Industrial and Warehousing Areas will be identified and retained for industrial and warehousing uses. Employment land outside of these areas will be retained where it makes a valuable contribution to the economy and employment opportunities. New employment floorspace suitable for smaller businesses will be encouraged as part of mixed-use development.

(Bristol City Council, 2011)

#### Implications

The industrial areas in Ashton Vale will likely be retained and extended in future as the new road link to the surrounding A roads is built. Any new business related development will be welcomed due to this policy, although housing will take priority.

#### Policy BCS9

**The integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced.** Opportunities to extend the coverage and connectivity of the existing strategic green infrastructure network should be taken.

**Individual green assets should be retained wherever possible and integrated into new development.**

Loss of green infrastructure will only be acceptable where it is allowed for as part of an adopted Development Plan Document or is necessary, on balance, to achieve the policy aims of the Core Strategy.

Appropriate mitigation of the lost green infrastructure assets will be required.

Development should incorporate new and/or enhanced green infrastructure of an appropriate type, standard and size. **Where on-site provision of green infrastructure is not possible, contributions will be sought to make appropriate provision for green infrastructure off site.**

#### Open Space

**Open spaces which are important for recreation, leisure and community use, townscape and landscape quality and visual amenity will be protected. Some areas of open space may be released, through the development plan process, for appropriate development where:**

**They are no longer important for recreation, leisure and community use, townscape and landscape quality and visual amenity;**

**Development of all or part of an open space would result in improved urban form or an enhancement to existing open space areas.**

New development should incorporate, or contribute towards, the provision of an appropriate level and quality of open space.

#### Biological and Geological Conservation

Internationally important nature conservation sites are subject to statutory protection.

National and local sites of biological and geological conservation importance will be protected having regard to the hierarchy of designations and the potential for appropriate mitigation. The extent to which a development would contribute to the achievement of wider objectives of the Core Strategy will be carefully considered when assessing their impact on biological and geological conservation.

Where development would have an impact on the Bristol Wildlife Network it should ensure that the integrity of the network is maintained or strengthened.

(Bristol City Council, 2011)

#### Implications

Green spaces, especially along Colliters Brook will be safeguarded as they will be vital to the Ashton Vale community. The field to the right of the village green is the only green space with the potential to be developed on, especially due to the Metro Bus route being currently built on site.

#### Policy BCS10

**The council will support the delivery of significant improvements to transport infrastructure to provide an integrated transport system, which improves accessibility within Bristol and supports the**

proposed levels of development. **In particular it will support, subject to environmental impact assessment where appropriate:**

1. The implementation of the Greater Bristol Bus Network.

2. The delivery of transport infrastructure improvements, including:

**Rapid transit routes (Ashton Vale to Emerson's Green and Hengrove to the North Fringe, all via the city centre);**

**Rail improvements, including the following prioritised schemes:**

- **The reopening of the Portishead rail line for passenger use; and**
- The Greater Bristol Metro Rail Project;

And the following potential long term schemes:

- The reintroduction of a local passenger rail service between Avonmouth and Filton (Henbury Loop);
- **New rail stations, for example at Portway Park and Ride, Ashton Vale and Ashley Hill;**
- And other passenger rail stations where appropriate;
- New and expanded Park and Ride facilities;
- New site on the M32; and
- Expansion of existing Park and Ride sites where appropriate;

South Bristol Link;

Callington Road Link; and

A network of routes to encourage walking and cycling.

3. Making the best use of existing transport infrastructure through improvement and reshaping of roads and junctions where required to improve accessibility and connectivity and assist regeneration and place shaping.

4. Appropriate demand management and sustainable travel measures.

*Safeguarding of Routes and Facilities*

*Land required for the implementation of transport*

proposals will be safeguarded to enable their future provision. **Corridors with the potential to serve as future routes for walking, cycling and public transport will also be safeguarded.** Appropriate existing transport facilities such as transport depots will be safeguarded where required.

*Development Principles*

Without prejudice to the implementation of the major transport schemes listed above, proposals will be determined and schemes will be designed to reflect the following transport user priorities as set out in the Joint Local Transport Plan:

- a) **The pedestrian;**
- b) **The cyclist;**
- c) **Public transport;**
- d) **Access for commercial vehicles;**
- e) **Short stay visitors by car;**
- f) **The private car.**

**The needs of disabled people will be considered within all of the above headings.**

Development proposals should be located where sustainable travel patterns can be achieved, with more intensive, higher density mixed use development at accessible centres and along or close to main public transport routes. **Proposals should minimise the need to travel, especially by private car, and maximise opportunities for the use of walking, cycling and public transport.**

Developments should be designed and located to ensure the provision of safe streets and reduce as far as possible the negative impacts of vehicles such as excessive volumes, fumes and noise. **Proposals should create places and streets where traffic and other activities are integrated and where buildings, spaces and the needs of people shape the area.**

(Bristol City Council, 2011)

**Implications**

This policy has provided the basis for the Metro Bus link currently being built in Ashton Vale. This is part of Bristol's overall transport strategy. The Portishead line is planning to be opened to passengers and a new station is proposed for the north east of the area (currently on the site above the allotments). Any new development in the area will prioritise the pedestrian over other transport methods and so will protect pedestrian routes across the area and beyond.



### **Policy BCS11**

*Development and infrastructure provision will be coordinated to ensure that growth in the city is supported by the provision of infrastructure, services and facilities needed to maintain and improve quality of life and respond to the needs of the local economy.*

*Development will provide, or contribute towards the provision of:*

*Measures to directly mitigate its impact, either geographically or functionally, which will be secured through the use of planning obligations;*

*Infrastructure, facilities and services required to support growth, which will be secured through a Community Infrastructure Levy (CIL) for Bristol.*

*Planning obligations may be sought from any development, irrespective of size, that has an impact requiring mitigation. Contributions through CIL will be required in accordance with the appropriate regulations.*

(Bristol City Council, 2011)

### **Implications**

All developments will be assessed on the basis of the impact they will cause to infrastructure, services, etc. This will often be remedied by a CIL charge that will be put into a fund and distributed to the neighbourhood partnerships around the city. The neighbourhood partnership for Ashton Vale is the Greater Bedminster Community Partnership (GBCP). This money can then be put into projects based on the decisions by the GBCP.

### **Policy BCS12**

*Community facilities should be located where there is a choice of travel options and should be accessible to all members of the community. Where possible community facilities should be located within existing centres.*

*Existing community facilities should be retained, unless it can be demonstrated that there is no longer a need to retain the use or where alternative provision is made.*

*Where community facilities are provided as an integral part of a development they should wherever possible be within adaptable mixed-use buildings.*

(Bristol City Council, 2011)

### **Implications**

Community facilities must be maintained unless proven they are no longer in use. This is not the case in Ashton Vale and so these facilities cannot be removed unless improved provision is made in a more appropriate location. Any new community facilities will need to be located near transport links.

### **Policy BCS13**

*Development should contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions. Development should mitigate climate change through measures including:*

*High standards of energy efficiency including optimal levels of thermal insulation, passive ventilation and cooling, passive solar design, and the efficient use of natural resources in new buildings.*

*The use of decentralised, renewable and low-carbon energy supply systems.*

*Patterns of development which encourage walking, cycling and the use of public transport instead of journeys by private car.*

*Development should adapt to climate change through measures including:*

*Site layouts and approaches to design and construction which provide resilience to climate change.*

*Measures to conserve water supplies and minimise the risk and impact of flooding.*

*The use of green infrastructure to minimise and mitigate the heating of the urban environment.*

*Avoiding responses to climate impacts which lead to increases in energy use and carbon dioxide emissions.*

*These measures should be integrated into the design of new development.*

*New development should demonstrate through Sustainability Statements how it would contribute to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions by means of the above measures.*

(Bristol City Council, 2011)

## Implications

The designated development site to the north of the allotments will need to provide flood mitigation and sustainable drainage systems to protect it and the development around it. This must be done whilst protecting Colliters Brook and maintaining adequate green space. Any new development will promote reduced car use by the layout and provision of services vital to the area. These services may be achievable through a Section 106 agreement applied to the planning application of the development.

BREEAM "Excellent" rating will be expected.

*All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of its design. Major developments should include communal facilities for waste collection and recycling where appropriate.*

*New homes and workplaces should include the provision of high-speed broadband access and enable provision of Next Generation broadband.*

(Bristol City Council, 2011)

## Policy BCS15

***Sustainable design and construction will be integral to new development in Bristol.***

*In delivering sustainable design and construction, development should address the following key issues:*

*Maximising energy efficiency and integrating the use of renewable and lowcarbon energy;*

*Waste and recycling during construction and in operation;*

***Conserving water resources and minimising vulnerability to flooding;***

*The type, life cycle and source of materials to be used;*

*Flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting;*

***Opportunities to incorporate measures which enhance the biodiversity value of development, such as green roofs.***

*New development will be required to demonstrate as part of the Sustainability Statement submitted with the planning application how the above issues have been addressed. For major development and development for health or education uses, the Sustainability Statement should include a BREEAM and/or Code for Sustainable Homes assessment. Additionally, in the case of a super-major development, a BREEAM for Communities assessment will be required.*

*From 2016 residential development will be expected to meet Level 6 of the Code for Sustainable Homes. For non-residential development, also from 2016, a*

## Implications

The implications of this policy reflect BCS13's implications. Green space and water resources will need to be maintained well. Biodiversity will also be able to be supported through methods such as green roofing new development.

## Policy BCS16

***Development in Bristol will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding. The development of sites with a sequentially greater risk of flooding will be considered where essential for regeneration or where necessary to meet the development requirements of the city.***

*Development in areas at risk of flooding will be expected to:*

*be resilient to flooding through design and layout, and/or*

***incorporate sensitively designed mitigation measures, which may take the form of on-site flood defence works and/or a contribution towards or a commitment to undertake such off-site measures as may be necessary, in order to ensure that the development remains safe from flooding over its lifetime.***

***All development will also be expected to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risks elsewhere. This should include the use of sustainable drainage systems (SUDS).***

(Bristol City Council, 2011)



## Implications

All new development will need to mitigate flood risk. Especially in the case of the north allotment development site. This area is designated with flood risk and so sustainable urban drainage systems will need to be put in place to reduce surface run off and allow water to be removed from site naturally.

### **Policy BCS17**

***Affordable housing will be required in residential developments of 15 dwellings or more. The following percentage targets will be sought through negotiation:***

*40% in North West, Inner West and Inner East Bristol;*

***30% in all other locations;***

*In residential developments below 15 dwellings an appropriate contribution towards the provision of affordable housing may be sought (either as a financial contribution or as on site provision) in accordance with any relevant policy in the Site Allocations & Development Management Development Plan Document.*

***Residential developments should provide a mix of affordable housing units and contribute to the creation of mixed, balanced and inclusive communities. The tenure, size and type of affordable units will reflect identified needs, site suitability and economic viability.***

*All units provided should remain at an affordable price for future eligible households or, if this restriction is lifted, for the subsidy to be recycled for alternative affordable housing provision.*

*Where scheme viability may be affected, developers will be expected to provide full development appraisals to demonstrate an alternative affordable housing provision.*

(Bristol City Council, 2011)

## Implications

The north allotment development site will need to provide 30% affordable housing. This will help to prevent gentrification within the area as people from most financial standings will be able to live in Ashton Vale.

### **Policy BCS18**

***All new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.***

*To achieve an appropriate tenure, type and size mix the development should aim to:*

*Address affordable housing need and housing demand;*

*Contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists;*

*Respond to the requirements of a changing population;*

*Employ imaginative design solutions.*

*Residential developments should provide sufficient space for everyday activities and to enable flexibility and adaptability by meeting appropriate space standards.*

## Implications

Any new development will need to provide a mix of housing sizes that don't negatively affect the aesthetic qualities of the area. The design of these developments will also have to promote community engagement by minimising barriers between the development and the rest of Ashton vale.

### **Policy BCS20**

***New development will maximise opportunities to re-use previously developed land.***

*Where development is planned opportunities will be sought to use land more efficiently across the city. Imaginative design solutions will be encouraged at all sites to ensure optimum efficiency in the use of land is achieved. Higher densities of development will be sought:*

*In and around the city centre;*

*In or close to other centres;*

*Along or close to main public transport routes.*

*For residential development a minimum indicative net density of 50 dwellings per hectare will be sought. Net densities below 50 dwelling per hectare should only occur where it is essential to safeguard the special interest and character of the area.*

*The appropriate density for any individual site will be informed by:*

***The characteristics of the site;***

***The local context;***

***Its current and future level of accessibility by walking, cycling and public transport to a range of employment, services and facilities;***

*The opportunity for a mix of uses across the site;*

*The need to provide an appropriate mix of housing to meet the community's needs and demands;*

*The need to achieve high quality, well designed environments.*

(Bristol City Council, 2011)

#### Implications

New development will need to consider the scale and aesthetic qualities of the housing types in Ashton Vale. The accessibility provision of development will need to be inclusive for all members of the neighbourhood, (for example, levelled curbs for the elderly and disabled).

#### **Policy BCS21**

***New development in Bristol should deliver high quality urban design.*** Development in Bristol will be expected to:

*Contribute positively to an area's character and identity, creating or reinforcing local distinctiveness.*

*Promote accessibility and permeability by creating places that connect with each other and are easy to move through.*

*Promote legibility through the provision of recognisable and understandable places, routes, intersections and points of reference.*

*Deliver a coherently structured, integrated and*

*efficient built form that clearly defines public and private space.*

*Deliver a safe, healthy, attractive, usable, durable and well-managed built environment comprising high quality inclusive buildings and spaces that integrate green infrastructure.*

*Create a multi-functional, lively and well-maintained public realm that integrates different modes of transport, parking and servicing.*

***Enable the delivery of permanent and temporary public art.***

*Safeguard the amenity of existing development and create a high-quality environment for future occupiers.*

*Promote diversity and choice through the delivery of a balanced mix of compatible buildings and uses.*

*Create buildings and spaces that are adaptable to changing social, technological, economic and environmental conditions.*

*To demonstrate the delivery of high quality urban design, major development proposals with a residential component should be assessed against 'Building For Life' (or equivalent methodology).*

(Bristol City Council, 2011)

#### Implications

Any new developments will need to allow for public art. This could be done in collaboration with the school. A mural would be a potential art method for the school to engage in.

*Note: Anything mentioned in this policy is subject to change due to periodic reviews of the policy.*

*"The Core Strategy includes an interim review date of 2016 and a major review date of 2021. In particular, the appropriate level of new homes will be reviewed within 5 years of the adoption of the Core Strategy, by June 2016." (Bristol City Council, 2011).*









# Ashton Vale: Indicative Proposal

The analysis of Ashton Vale has highlighted certain needs within the neighbourhood. Over the years, amenities have been taken away as funding has dropped and commerce has been directed towards large supermarkets rather than local shops.

The four major gaps in the available amenities for the neighbourhood are; a cafe or other small food establishment (this document will explore community cafés), a post office, a children's play area, and a small library (or community book shelf). These facilities would benefit the local community and help reverse the rise in deprivation in the area from the reduction of amenities.

### Community Facilities Potential Sites

There are a number of sites that have been highlighted through analysis as potential areas for change in the community. These sites were chosen because they provided opportunity for changes and were reasonably located so that they were accessible to everyone within Ashton Vale. There is the potential for an implementation into the local shop, the conversion of a disused shop, the use of the land around the community centre, the youth club, the bowls club, and at the end of the 24 bus route. Different configurations of community facilities are possible with these sites and will be detailed in the provided development options.





(Created By Author)

Basemap (Bristol Know Your Place, 2012)



## Case Study

Nairn Ct, Hallglen, Falkirk, Scotland



Run by: Fresh-Futures

Opened in: Unbuilt [Planned 2012 but cancelled]

Size: N/A

Opening Times:

1.30am - 8pm Monday to Friday

9am - 5pm Saturday

10am - 4pm Sunday

Purpose: To provide a local shop and cafe, as well as promote social cohesion in the community

Initial funding: N/A

Break even rate: N/A

Cooking capabilities: Full kitchen

Individual item price range: around £3

Food sources: Local

Customer numbers: 700 per week

Busy times: N/A

(Template, 2012)

This project failed due to unknown reasons. Speculating on the potential reasons for failure, the prepared plan document for the facility had highly optimistic financial forecasts. The financial information stated that the staff required would be;

Project manager £20,000

Part time shop assistants (x3)£12,464

Chef £16,000

A caretaker/ cleaner £5,000

These figures mean the facility would need to bring in £78392 per year which breaks down to £1507 per week. If every customer spent £3, 500 customers would have to visit per week.

Another reason could be from the lack of funding for the project. The initial costs for setting up the cafe were forecast to be;

Refurbishment and set up: £35,000

Staff training: £5000

Stock: £15,000

This means £55,000 would be required to fund the facility even before wages are paid.

### Implications for Ashton Vale

A community cafe will require a lot of financial planning to maximise its viability. Funding channels will need to be identified and secured before any commitments are confirmed. Staffing issues will also need to be remedied before works take place. For Ashton Vale, the decision needs to be made if the cafe will be run entirely on volunteers or if paid staff will be necessary. Volunteering brings the issues of finding people with the spare time required to help run the facility, but paid staff reduce the viability of the facility.



## Case Study

20A Exchange Street, Dundee



Run by: Capstone Trust  
Opened in: 2006

Size: 34 seated  
Opening Times:  
9am-4pm Monday to Saturday

Purpose: Shopfront for the charity and fundraiser for projects in Uganda.

Initial funding: Commercial loan  
Break even rate: £1800p/w  
Cooking capabilities: No oven food (easily prepared warm food).  
Individual item price range: £0.65 - £3.90  
Food sources: Local

Customer numbers: 250-500 per week  
Busy times: 12 - 2pm and weekends

Advice from the cafe owner:

Think about who you are targeting and what you are trying to deliver.

Try to be individual and differentiate from other cafés.

(Clarity, 2011)

## Implications to Ashton Vale

This case study provides a funding method for the community cafe. The local community groups of Ashton Vale could invite a charity to set up a community cafe themselves. The downside to this would be the lack of community control of the facility and profit from the enterprise. It would be likely that any profit from the cafe would be channelled into the charity itself, rather than the local community.

The potential prices and necessary numbers of customers to maintain viability are useful to provide some insight into the finances that will be required. A break even rate of £1800 p/w is a reasonable figure for the centre of Dundee. The fact that the cafe is located in the centre of Dundee would mean high rents so this viability figure would be much lower for Ashton Vale. The food pricing is also reasonable as it fits with the pricing of other cafés in Bristol (especially North St). If an average of a £3 spend is assumed per transaction, the cafe will require 600 transactions per week to break even. If the cafe is open the same days as Exchange Street, this will mean 100 transactions per day (this is using the same costings as the Dundee cafe, which are much higher than the costs for Ashton Vale).

The biggest issues with introducing the community cafe will originate from funding and staffing. Finding people to volunteer in this cafe will require people who both have the time to volunteer, as well as wish to do so. The initial funding will be problematic as a single community group will need to take over the project to allow for the application of funding/loans to start it. The viability of the cafe will be dependant on mostly the patronage from the local residents, and workers in the industrial estates to the south of Ashton Vale. The industrial estates provide the biggest opportunity for this as workers are brought in from outside the area and add to the potential customer base. Locating the cafe within reach of this would provide the required transactions per day to keep the cafe viable as well as provide some funding towards the local facilities.

## Case Study

### NANA cafe, London



(Timeout, 2014)

Run by: Katie Harris (Founder)

Opened in: 2014

Size:

Opening Times: 9.30am - 5pm Monday to Friday

Purpose: To provide the local community with a place for cheap food whilst providing local elderly people the opportunity to socialise with the community.

Initial funding: £15,000 through Kickstarter (A crowd funding website).

Break even rate: N/A

Cooking capabilities: Full kitchen (capable of cooked breakfasts etc).

Individual item price range: up to £6 (depending on meal size)

Food sources: N/A

Customer numbers: N/A

Busy times: N/A (Guardian, 2014)

The NANA cafe was started as a small pop up concept within their local pub. Within a year they had developed a clientele and had outgrown the capabilities of the pub. Through the crowd funding website Kickstarter, they managed to raise £15,000 in a month.

*Crowd funding websites are websites where people can submit pages detailing their cause and how much money they require to fulfil their aims. This is then made public and people from all over the world are able to pledge money to the project. The organiser can set up prizes for those who pledge certain amounts of money to help incentivise donating. If the target is reached, all money is sent to the project and the prizes promised to backers are organised and sent. Further information on the kickstarter campaign for the NANA cafe can be found at <https://www.kickstarter.com/projects/1330406716/lets-build-nana-a-home/description>*

The cafe was then built with the money raised and local elderly people were invited to volunteer within the cafe. The idea behind this was to bring socially isolated elderly people into a social environment and provide them with something to occupy their time with.

*“According to a recent report by charity Age UK, the number of 55- to 64-year-olds living alone has increased by 50% in the past 15 years. The report, published in March 2013, also linked isolation and loneliness with a 26% higher death risk. Of the 3.8 million older people living alone in the UK, it is estimated that 70% are women.” (Guardian, 2014).*





(Guardian, 2014)

The volunteers take shifts during the week (as many or as little as they want) and after three months take home some of the profits. This helps to reward their contribution in a small way.

#### Implications to Ashton Vale

This cafe provides a blend between private and voluntary enterprise that would be easily implemented into Ashton Vale. The sharing of profits made after three months of shifts helps give back to those who helped the facility. The only change to this that would be beneficial would be to make any profits from the cafe be fed into the community facilities to help keep them viable. This could still allow for a small contribution to the volunteers but the priority would need to be funding the community facilities.

The method of piloting the scheme in a local pub helped to test the concept and feasibility. This could be replicated by a pop up stall near the chosen location for a more permanent facility. If the pilot scheme is successful, the facility can be transferred to the location and made permanent.

Funding of the cafe could be pursued in a similar way to the NANA cafe project. Crowd funding websites provide a way of accumulating

relatively large sums of money through large amounts of small donations. Sites such as Kickstarter and Indiegogo can be used to achieve this. This funding can then be supplemented with other funding sources to successfully implement the community cafe. The only requirement will be the investment of time into crafting the funding page to best promote the project and the organisation of prizes for backers of different levels. These prizes aren't mandatory but do help to promote contributions.

The biggest parallel that can be drawn from this case study with Ashton Vale is the need for the engagement with the local elderly population. It is a reoccurring theme across the UK, as the population ages, that elderly people become socially isolated and stuck in their homes. Ashton Vale has a large percentage of elderly people (the same as the amount of children in the area). This provides a large potential voluntary base for the facility that could help to benefit both the elderly population as well as the rest of the community.

The owner of the cafe has expressed interest in expanding the NANA cafe enterprise to help the elderly across the UK. It would be recommended to reach out to Katie Harris on 020 8510 9913 to obtain further advice and query on the potential for



(Hollowaylife, 2014)

**What is it?**

A community cafe is an establishment, that sells food and drink, that is run by a local community group. The aim of these establishments is to provide a vital local amenity where few may exist as well as provide a space for promoting social cohesion. These establishments can themselves provide funding for local community groups and facilities through the revenue generated.

**What will you need?**

**Equipment**

- Dishes (Plates, mugs etc.)
- Eating utensils
- Cooking utensils
- Pots and pans
- Cleaning supplies
- Tables and chairs
- Till and counter (POS)
- Ovens
- Microwaves
- Refrigerator and freezer
- Sinks

Food processor

Coffee maker (possibly)

Staff (and their responsibilities)

Vegetable preparation

Sandwich and cold food preparation

Warm food preparation (possibly)

Cleaning tables and bathrooms

Cleaning floors (mopping and sweeping)

Serving customers

Stock taking

**Setup Costs**

- Refit cost: £15,000 - £35,000 (depending on the nature of the build)
- Staff training: £0-5000 (based on case studies)
- Stock: £? (dependant on menu)

**Ongoing costs**

Rental costs

Staff wages (voluntary or not)



Stock  
Security  
Bills  
Insurance

### **How do you fund it?**

CIL (Community Infrastructure Levy). This is a fixed levy charge put onto new development, dependant on size, by a local authority. This is to minimise impact of a new development on infrastructure and other resources. This fund is then spread between neighbourhood partnerships and the local authority itself for projects across the city.

Funding grants (Big Lottery Fund, Princes Trust, etc). These grants can be applied for depending on circumstance and the criteria from the different funding bodies. For example, in the case of the Princes Trust, this could be used to allow a local entrepreneur to gain funding and professional help with running the cafe.

Crowd funding websites can provide a method of fundraising (as explained in the case studies) that can raise significant amounts of money if publicised well enough. Other general fundraising falls under the same requirements.

Charity funding could be another source (Example; Food Cycle). A charity could be contacted to set up a cafe within the community. This would mean the charity would be in control of the facility and any profits would feed into the charity's work. This would mean that revenue generated would likely be taken out of the community.

### **How do you implement it?**

If the cafe is located in option 1, the shop space falls under the use class A1. There is a fair change of use under permitted development from the use class A1 (shops) to A3 (restaurants and cafés) subject to Prior Approval. This means that approval will have to be gained from Bristol City Council.

“Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to con-

ditions and limitations to control impact and to protect local amenity.” (Bristol City Council, 2014)

As long as no permanent structures are erected outside of the shop, (if there are they must fall under permitted development to avoid planning permission) the facility would only then be subject to building control. These requirements can be sourced online free from [www.planningportal.gov.uk](http://www.planningportal.gov.uk). Part M would be one of the most important of these to follow.

### **Difficulties?**

These would arise from the necessary business planning and operation (finances and supply), ownership, staffing, and locations. The business planning will require professional expertise (this could be sourced from the Princes Trust). This brings the issue that an individual would have to go to the Princes Trust and set up that business. A private business cafe could also potentially remove the funding possibility for local facilities from the profits.

Funding would need to be secured before any commitments could be made and detailed planning would be required to secure this funding (in most cases).

Ownership brings the issues of who would control the cafe, and would the current owner of the land/property want a cafe there?

Staffing would be problematic, as a decision would need to be made. Will the facility be run by volunteers, paid staff, or both? Volunteers would require finding people who have the time to run the facility, whereas paid staff would reduce the viability of the cafe.

Locations would bring the issue of nimbyism (not in my back yard). This means that the location of this facility would be subject to the residents wishes around the designated location.

*Further help can be obtained by contacting the local authority.*

<p>Policy</p> <p><b>Site Allocations and Development Management Policies (Adopted July 2014).</b></p> <p><b>Policy DM1: Presumption in favour of sustainable development</b></p> <p><i>When considering development proposals a positive approach will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.</i></p> <p style="text-align: right;">(Bristol City Council, 2014)</p>	<p><i>promotion of healthy lifestyles.</i></p> <p>Implications</p> <p>It will need to be proved that the community cafe would not affect the area in terms of waste disposal, noise, amount of food and drink establishments, public transport, highway safety, and the local aesthetic.</p>
<p>Implications</p> <p>All development will become easier to implement if it clearly shows an attempt towards sustainability.</p>	<p><b>Policy DM29: Design of New Buildings</b></p> <p><i>New buildings should be designed to a high standard of quality, responding appropriately to their importance and reflecting their function and role in relation to the public realm.</i></p> <p>Proposals for new buildings will be expected to:</p> <ul style="list-style-type: none"> <li><i>i. Be clearly organised in terms of their form and internal layout and circulation to reflect the hierarchy of function they will accommodate, the uses they will serve and the context they will address; and</i></li> <li><i>ii. Incorporate active frontages and clearly defined main entrances facing the public realm that emphasise corners and reinforce the most prominent frontages; and</i></li> <li><i>iii. Respond to the solar orientation of the building to support energy efficient design while ensuring as far as possible that active rooms face the public realm; and</i></li> <li><i>iv. Provide appropriate natural surveillance of all external spaces; and</i></li> <li><i>v. Ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight; and</i></li> <li><i>vi. Allow for future adaptation or extension to accommodate alternative uses or to respond to the changing future needs or circumstances of occupiers by means of their internal arrangement, internal height, detailed design and construction; and</i></li> <li><i>vii. Provide appropriately for inclusive access and circulation; and</i></li> <li><i>viii. Incorporate opportunities for green infrastructure such as green roofs, green walls and green decks that may be accessed and used where appropriate; and</i></li> <li><i>ix. Incorporate exteriors and elevations that provide visual interest from a range of viewing distances and are visually organised and well-proportioned; and</i></li> </ul>
<p><b>Policy DM10: Food and Drink Uses and the Evening Economy</b></p> <p><i>Development of food and drink uses will be acceptable provided that they would not harm the character of the area, residential amenity and/or public safety, either individually or cumulatively. Proposals which would result in a harmful concentration of food and drink uses will not be permitted. In order to assess the impact of food and drink proposals on an area the following matters will be taken into account:</i></p> <ul style="list-style-type: none"> <li><i>i. The number, distribution and proximity of other food and drink uses, including those with unimplemented planning permission; and</i></li> <li><i>ii. The impacts of noise and general disturbance, fumes, smells, litter and late night activity, including those impacts arising from the use of external areas; and</i></li> <li><i>iii. The availability of public transport, parking and servicing; and</i></li> <li><i>iv. Highway safety; and</i></li> <li><i>v. The availability of refuse storage and disposal facilities; and</i></li> <li><i>vi. The appearance of any associated extensions, flues and installations.</i></li> </ul> <p>Takeaways in close proximity to schools and youth facilities will not be permitted where they would be likely to influence behaviour harmful to health or the</p>	



- x. **Incorporate high quality detail of an appropriate scale and proportion**, arranged in a coherent way that contributes positively to the overall design approach of the building; and
- xi. **Employ high quality, durable and sustainable materials** of an appropriate texture, colour, pattern and appearance that contribute positively to the character of the area.

New residential development should provide dual aspect where possible, particularly where one of the aspects is north-facing.

**Shopfronts, Signage and External Installations**  
**Shopfronts will be expected to have regard to the host building and the wider street scene in terms of the scale, proportion and overall design and to provide independent ground floor front access to upper floors.**

External signage will be expected to adopt a scale, detail, siting and type of illumination appropriate to the character of the host building, the wider street scene and longer distance views.

**External installations and security measures should be carefully integrated** into the overall design of the host building with the aim of avoiding harm to the appearance of the building and achieving desirable design outcomes.  
 (Bristol City Council, 2014)

#### Implications

If the community cafe is a new build, it will be required to be well organised internally and externally, have an active frontage, use energy efficient design through use of the direction of the sun, involve natural surveillance, have appropriate openings, allow for alternative uses in future, have appropriate access, provide opportunities for green infrastructure, provide an interesting frontage, be an appropriate scale for the area, and make use of quality materials.

#### Policy DM30: Alterations to Existing Buildings

**Extensions and alterations to existing buildings will be expected to:**

- i. **Respect the siting, scale, form, proportions, materials, details and the overall**

- design and character of the host building, its curtilage and the broader street scene; and**
- ii. **Retain and/or reinstate traditional or distinctive architectural features and fabric; and**
- iii. **Safeguard the amenity of the host premises and neighbouring occupiers; and**
- iv. **Leave sufficient usable external private space for the occupiers of the building.**

Extensions should be physically and visually subservient to the host building, including its roof form, and not dominate it by virtue of their siting and scale.

The principles set out in policy DM29 will apply where development proposals involve new or altered shopfronts, external signage and/or external installations and security measures.

Proposals that would sensitively adapt existing buildings to alternative uses as an alternative to demolition will be supported. Proposals that would retrofit existing buildings with sustainability measures will also be encouraged subject to an assessment against the above criteria.  
 (Bristol City Council, 2014)

#### Implications

If the community cafe is sited within the disused shop, the above policy will apply. The new implementation will need to respect the location, physical, and aesthetic qualities of the current building, protect the amenity provided by the building, and leave enough space for other occupiers of the building to use.



(Daltonpiercy, 2015)

There is potential for a local post office for Ashton Vale. There are currently two types of post office;

- The franchise option involves putting a small post office kiosk or upgrading a current till to incorporate post office functions.
- The property franchise option involves securing a property to run a full post office. This can also include a retail space within.

### What will you need and how much will it cost?

An individual will have to apply to become a post-master.

“It is necessary to commit to;

- Regular training updates for yourself and your team, to meet compliance regulations
- Efficiently managing your own business with additional support from the Post Office
- Being financially responsible for the success of your branch
- Hiring and training your own branch team
- Confidently selling financial services products to customers.” (Runapostoffice, 2016)

There is no charge to the process, it only takes time to prepare the necessary business plans and other documents required by the process.

### How do you fund it?

If the application is successful, the post office will fund all installation and training costs to an existing shop/ business. A new business will have to cover costs (including rental costs) apart from the installation and training costs for the new post office.

### Difficulties?

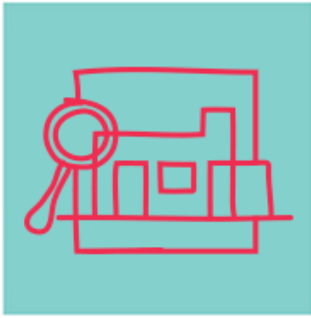
This relies on the current shop owner or landlord of potential locations to agree to begin the process of application. The next difficulty will be completing the process successfully and getting through any public consultation that is required.

*Further help can be obtained by contacting the Post Office Franchise through <http://runapostoffice.co.uk/>*



## How do you implement it?

1



### Research and register your interest in a Post Office branch

---

- Search opportunities for a franchise only or a property and franchise
- Register your interest and proposed premise details for a branch

3



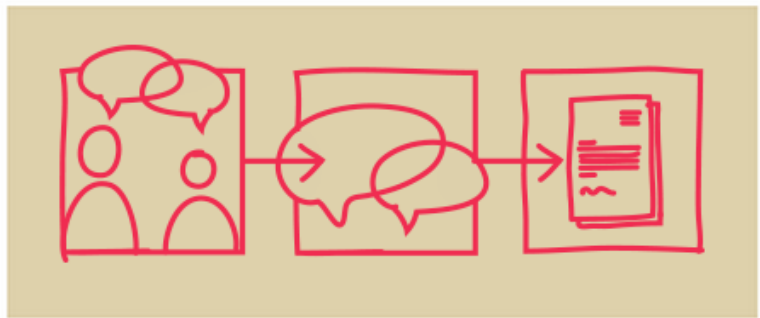
### Assessment and interview

---

- Your business plan and evidence will be assessed
- For the second stage interview you will need to prepare for a presentation about your proposed Post Office business
- After the interview, if you are successfully appointed as a postmaster, you will receive a contract in the mail

8-10 weeks

2



### Formal application and first interview

---

- If you meet the criteria for the branch, Post Office will arrange a first meeting with you
- If you are successful after the interview, our recruitment team will send you a link for you to complete your formal application, and submit your business plan via our online portal
- You will need to complete your application within seven days of receiving the link
- You will need to submit your detailed business plan and scanned copies of your evidence within 28 days of receiving the link

Estimated time 2-3 weeks

4



### Site consultation

---

- If you are adding a Post Office franchise to your own premises, the proposed move will require a public consultation
- Once the decision has been approved to move the branch, there will be a series of meetings to plan and design the new Post Office branch layout or the transformation of an existing Post Office branch

14 weeks minimum

5



### Installing your new branch and open for business

---

- The physical works to the branch take an estimated 1-2 weeks
- There are a series of training and engagement programmes for you and your staff members
- Once all of this is complete, your new branch will be ready and open for business

9-11 weeks

(Runapostoffice, 2016)



(Gifflit, 2015)

### What is it?

A community book shelf is a small implementation that contains books for users of the space. The books can be loaned out depending on the desire of the owner/ facility organisers. The books for example can be provided on a replace what you take basis. This means you can take a book and bring it back or provide another book to replace it.

### What will you need and how much will it cost?

There are only two things that would be required for a small implementation;

- Books (Various Prices)
- Bookshelves (£55 each from IKEA and £18 for the white version of the book shelf)

An independent library facility would require;

- Permanent staff
- Office Facilities
- Loan system
- Library computer systems
- Books
- Bookshelves
- And more

This becomes expensive and requires a larger facility which would not fit within Ashton Vale. For a cheaper alternative, the community bookshelf within an existing facility would be the ideal choice. It also provides a method of introducing library facilities despite the approach of the Bristol City Council to remove them across the city.

### How do you fund it?

CIL funding or grants can be used for this. The methods of funding this facility will be identical to the community cafe as it will likely be within this facility.

### How do you implement it?

The use is classed as a secondary use and so the implementation is as simple as putting in bookshelves into the located facility. Secured ebooks could also be useful for the space as a cheaper alternative to traditional books or as a method of providing a larger book collection than the space allows.



## Difficulties?

Difficulties would come from finding books/ funding the purchase of books for the community bookshelf. The funding of ebooks would also be problematic. This sort of implementation would be best achieved by CIL contributions and/or book donation charities.

Another difficulty comes from the current approach of the council. Due to funding, libraries across the city are being closed. This would mean that any library implementation would have to be funded and maintained by means other than Bristol City Council. The solution to this would be to make the community bookshelf a part of a current facility (such as the community centre) so that it can benefit from the location and funding of that facility.

## Policy

### **Policy BCS11**

*Development and infrastructure provision will be coordinated to ensure that growth in the city is supported by the provision of infrastructure, services and facilities needed to maintain and improve quality of life and respond to the needs of the local economy.*

*Development will provide, or contribute towards the provision of:*

*Measures to directly mitigate its impact, either geographically or functionally, which will be secured through the use of planning obligations;*

*Infrastructure, facilities and services required to support growth, which will be secured through a Community Infrastructure Levy (CIL) for Bristol.*

*Planning obligations may be sought from any development, irrespective of size, that has an impact requiring mitigation. Contributions through CIL will be required in accordance with the appropriate regulations.*

(Bristol City Council, 2014)

## Implications

A CIL charge may be applicable if any impact is highlighted by any proposed development (including the community cafe). This may be through the increased use of public transport or the need of an entirely new bus route. This will likely come from the designated development site north of the allotments and will potentially provide some form of new community infrastructure, depending on the needs of the neighbourhood.

## Children's Play Area



(Clachaigholidays, 2014)

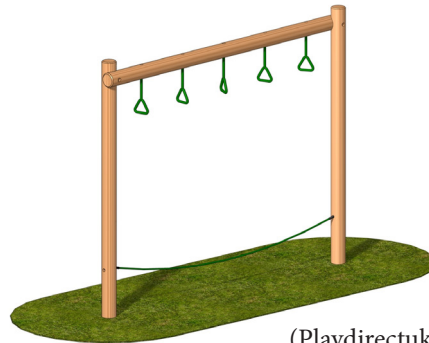
### What is it?

A children's play space will involve equipment, such as swings, to provide a social and leisure space for the children of Ashton Vale.

### What will you need and how much will it cost?

Bristol City Council has estimated the cost to be around £100,000.

The cost of the individual equipment varies;



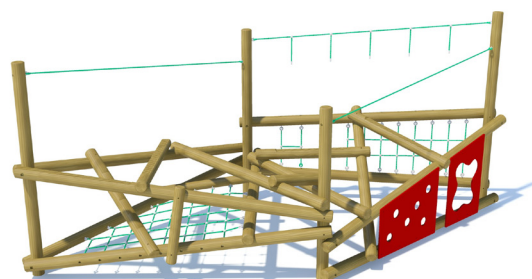
(Playdirectuk, 2016)

Tarzan Traverse  
ID: PD3000-74  
Price: £681.00



(Playdirectuk, 2016)

Uni-Play 3 Tower Unit  
ID: H8035589  
Price: £13,958.00



(Playdirectuk, 2016)

Clamber Stack 4  
ID: PD3000-81  
Price: £6,046.00



Note: These prices are sourced from [www.playdirectuk.com](http://www.playdirectuk.com) and the site states that the listed prices are for schools only (may be higher for other entities).

This equipment is just a sample of what is available in the low, medium, and high cost categories. A substantial amount of play equipment can be purchased with £100,000 which means there is potential for more than one playspace within Ashton Vale.

### **How do you fund it?**

The Greater Bedminster Community Partnership has already secured £100,000 in investment specifically designated for the implementation of a children's play space in Ashton Vale. The issue remains the location of this facility. AVT (Ashton Vale Together) are currently in dialogue with the council over this matter.

### **How do you implement it?**

Full planning permission will have to be submitted for the playground so the community body that organises this implementation will have to go through a design process of the space and submit this to Bristol City Council.

Building the playground can be achieved through companies such as the earlier mentioned [www.playdirectuk.com](http://www.playdirectuk.com). It also has the benefit of providing a free design process which may avoid the costs of providing the documents required for planning permission.

### **Difficulties?**

The difficulties will be mostly around the location of the playground. Currently, AVT is struggling due to the lengthy process and complaints from neighbours about the precise location. A smaller implementation spread across multiple sites may provide an option that is less obtrusive and provides better coverage for the whole neighbourhood.

Current plans are to move the football pitches around the bowls club over to provide space for the play area.

## Policy

Section 106 agreements would directly affect the implementation of a children's park. This could be used to put a children's park on the site of a development or within a defined range decided on by Bristol City Council. In the case of Ashton Vale, this could be done for the highlighted site north of the allotments. Though this would only be necessary if the current funding was no longer available.

*Section 106 agreements are conditions put on a successful planning application that have to be met by the developer for the application to remain valid. This could be anything from the addition of a bus stop to the building of a new school. These conditions would take the scale of development into account so that it remained viable and not prevent development occurring.*

## Facility Configurations

### Option 1

This implementation option involves the provision of a small post office kiosk or implementing the post office services into the current counter in the shop. This will provide the much needed post office for the area.

The second implementation will be a community cafe with small community bookshelf in the old disused shop across the road from the current shop. This cafe will provide funding from any profits made to the community centre and youth club to help them stay financially viable.

The last implementation will be the children's play area on the grounds of the community centre. The community centre has a large amount of land around it and this opens it up to more use, even when the building itself is closed.

(Dalton-piercy, 2015)

(Giflit, 2015)

(Clachaighol-idays, 2014)



Community Cafe



Post Office



Community Bookshelf



Children's Play Area

### Timescale







(Created By Author)

Basemap (Bristol Know Your Place, 2012)



## Option 2

This option involves the post office being a stand alone facility in the old disused shop. The community bookshelf would then be put into the community centre as part of the building. The final implementation involves building a new cafe on the green space at the end of the 24 bus route. This facility will involve a small children's play space outside to allow for local children to play around the cafe.



Community Cafe

(Dalton-piercy, 2015)



Post Office

(Giflit, 2015)



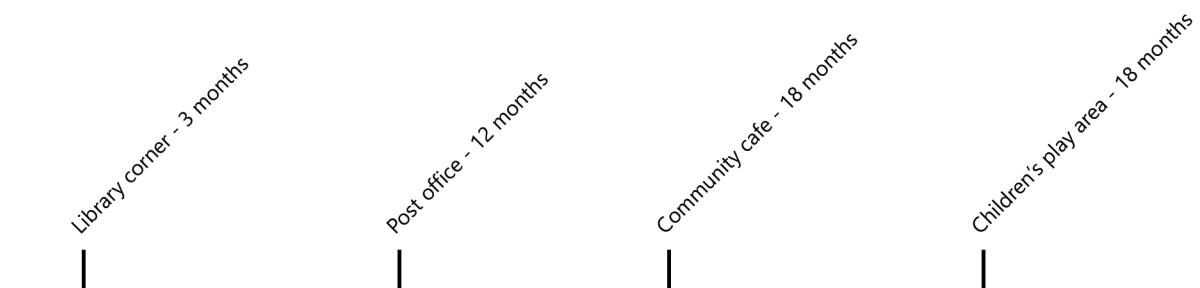
Community Bookshelf

(Clachaighol-idays, 2014)

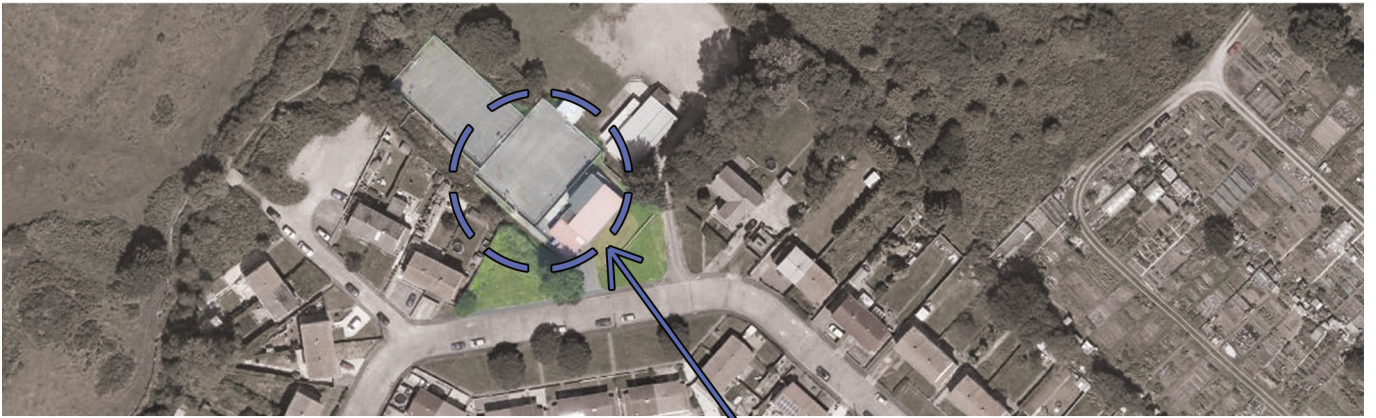


Children's Play Area

## Timescale







(Created By Author)

Basemap (Bristol Know Your Place, 2012)



### Option 3

This option involves provision of the post office within the current shop like in option 1. The community cafe is then placed on the green space at the end of the bus route like option two. The difference is that the cafe will have a community bookshelf integrated into it. The final implementation is the provision of three small children's play areas. One next to the community cafe, one next to the community centre, and the final next to the youth club. This has the benefit of making the implementation less intrusive and less controversial. It also has the benefit of providing better coverage for the whole of Ashton Vale.

(Dalton-piercy, 2015)



Community Cafe



Post Office

(Giflit, 2015)



Community Bookshelf

(Clachaigholidays, 2014)

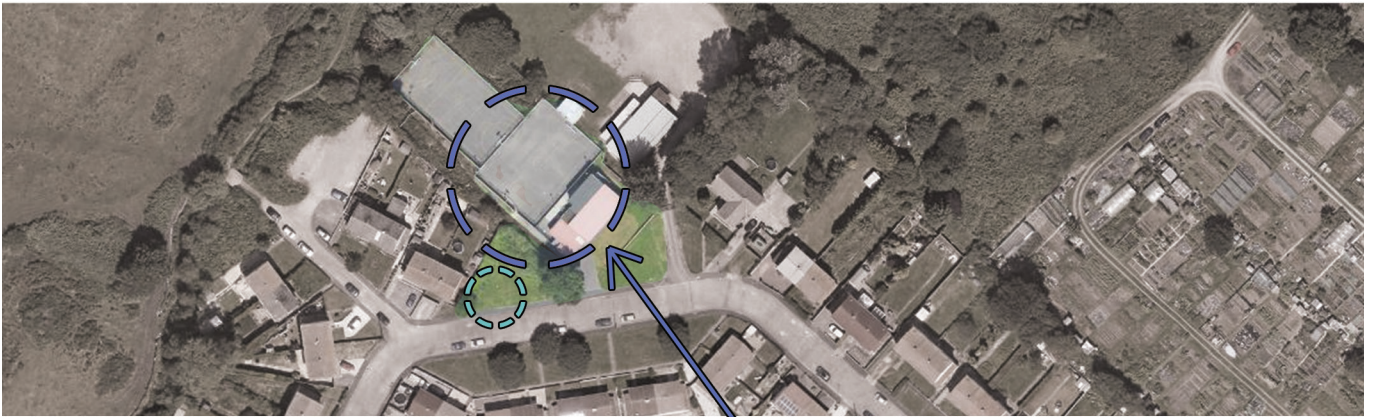


Children's Play Area

### Timescale







(Created By Author)

Basemap (Bristol Know Your Place, 2012)



## Option 4

This option involves the post office in the current shop like options 1 and 3. The community cafe will be placed in the disused shop like option 1. The community bookshelf will be in the community centre like option 2. The final implementation will be the children's play area to the east of the youth club. This will be achieved by a section 106 agreement from any development that occurs on that site.



Community Cafe

(Dalton-piercy, 2015)



Post Office

(Giflit, 2015)



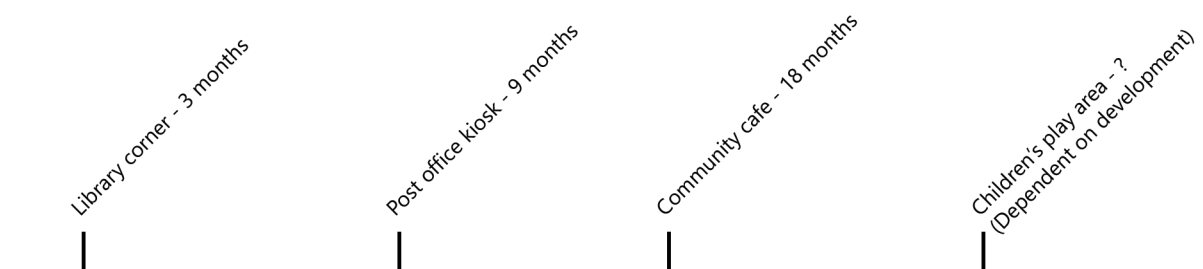
Community Bookshelf

(Clachaighol-idays, 2014)



Children's Play Area

## Timescale







(Created By Author)

Basemap (Bristol Know Your Place, 2012)



## Option 5

The final option involves a funding link between the community cafe, bowls club, and the youth club. The community cafe is located just outside the bowls club to service the play fields and parents using the children's play space. The other implementations include a community book shelf within the youth club, and a post office kiosk within the bowls club. The final implementation would be the children's play area. This has the option of being in three places. The two options on the east side of the bowls green space would be able to be implemented with little change. The west option would require the field to move to accommodate it. This option is very similar to the approach by the AVT community group in Ashton Vale. They aim to convince the football club to adjust the location of the football pitch away from an area currently prone to flooding and put the children's play space there.



Community Cafe

(Dalton-piercy, 2015)



Post Office

(Giflit, 2015)



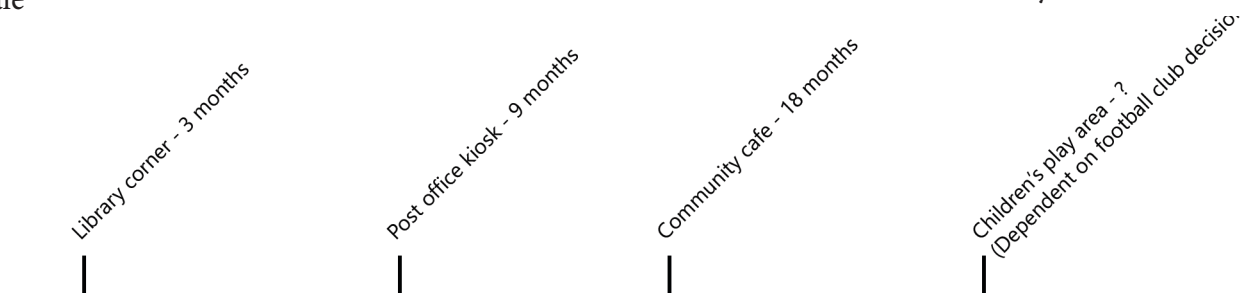
Community Bookshelf

(Clachaighol-idays, 2014)



Children's Play Area

## Timescale







(Created By Author)

Basemap (Bristol Know Your Place, 2012)

## Non-Physical Changes

### Community Groups

The community groups in the area have different methods of communicating with the local residents. These methods often polarise towards facebook groups or use of the community notice boards. Although these two methods provide for most demographics, there is some disconnect between the groups and residents currently.

It would be beneficial for the area if all groups had communication channels between them so that each group understood the aims of the other groups. This means multiple methods that reach all demographics. This can be achieved through the use of physical and digital media simultaneously. Such as linked facebook pages between all the groups, use of the community boards, and local newsletters by all groups. Currently there is a local newsletter and website being prepared that can address a lot of these issues. Linking these implementations with the school newsletter and website would also help to provide further coverage for these communication methods and potentially

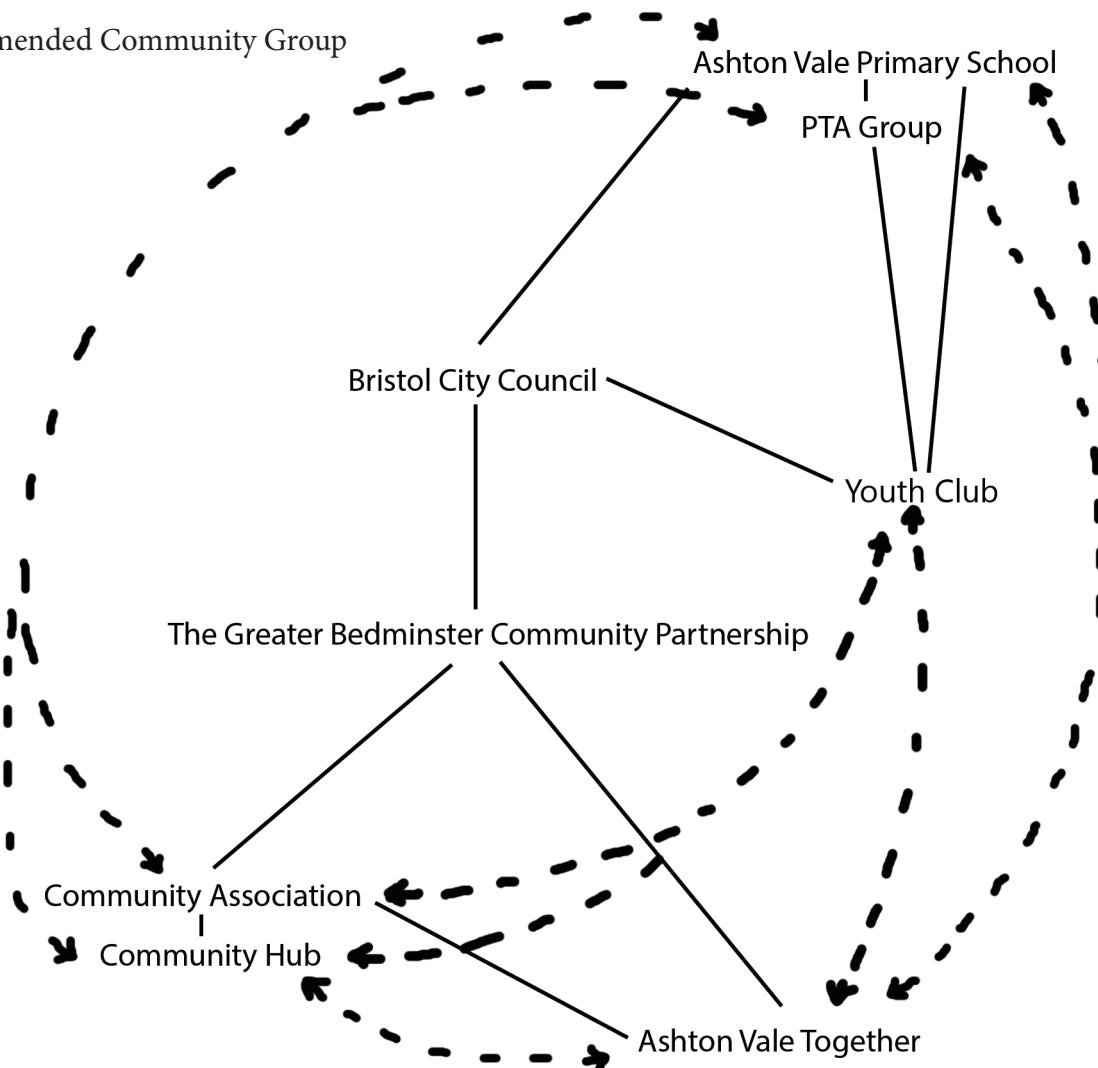
reach every resident in Ashton Vale. The benefit of linking the local news letter and the school news letter is that it will reduce cost as the school already has its logistics organised to reach all parents in the area.

Another solution would be the implementation of a committee of group leaders that would help to decide the directions each group take in a much more collaborative way. They could then relay any important information and needs to the Greater Bedminster Community Partnership in a much more structured and efficient way.

### Voluntary Contribution

Another addition to the neighbourhood would be an optional community contribution. This could take the form of a monthly contribution to fund the community facilities in Ashton Vale. This paired with the community cafe could open up the facilities to more full time staff and more activities for all demographics. Refurbishments of existing facilities could also be made possible with this depending on the successfulness of the community cafe.

### Recommended Community Group Links





## References

- Ashton Vale Hub (2015) *Community Cafe* [online]. Available from: <https://www.facebook.com/Ashton-Vale-Hub-1574048459512752/> [Accessed 2 May 2016].
- Avon Wildlife Trust (2016) *Nature Reserves* [online]. Available from: <http://www.avonwildlifetrust.org.uk/> [Accessed 5 May 2016].
- Bristol City Council (2016) *Bristol Know Your Place* [online]. Available from: <http://maps.bristol.gov.uk/knowyourplace/> [Accessed 5 May 2016].
- Bristol City Council (2014) *Core Strategy* [online]. Available from: <https://www.bristol.gov.uk/documents> [Accessed 2 May 2016].
- Bristol City Council (2012) *Planning permission 09/02242/P* [online]. Available from: <http://planningonline.bristol.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LQ2RHDDN00J00>
- Bristol City Council (2014) *Site Allocations and Development Management Policies* [online]. Available from: <https://www.bristol.gov.uk/documents> [Accessed 2 May 2016].
- Clachaigholidays (2014) *Play Area* [online]. Available from: <http://www.clachaigholidays.com/wp-content/uploads/2014/09/Play-Area-2.jpg> [Accessed 12 May 2016].
- Clarity (2011) *Report on Research into Community Cafés in Scotland* [online]. Available from: [www.clarity-scotland.co.uk](http://www.clarity-scotland.co.uk) [Accessed 13 May 2016].
- Daltonpiercy (2015) *Shop Post Office* [online]. Available from: <https://daltonpiercy.co.uk/shop-post-office/> [Accessed 12 May 2016].
- Datashine (2016) *Datashine Census* [online]. Available from: <http://datashine.org.uk/> [Accessed 29 April 2016].
- Digimap (2016) *Roam* [online]. Available from: <http://digimap.edina.ac.uk/> [Accessed 27 April 2016].
- Doogal (2016) *LSOA* [online]. Available from: <https://www.doogal.co.uk/LSOA.php?code=E01014501> [Accessed 12 May 2016].
- Gifflit (2015) *Library Corner* [online]. Available from: <http://www.gifflit.com/images/experts/lib4.jpg> [Accessed 8 May 2016].
- Google (2014) *Street View* [online]. Available from: [maps.google.com](https://maps.google.com) [Accessed 1 May 2016].
- Government (2016) *Environment Maps* [online]. Available from: <https://www.gov.uk/government/organisations/environment-agency> [Accessed 5 May 2016].
- Guardian (2014) *Nana Cafe Embraces Talents Grandmothers* [online]. Available from: <http://www.theguardian.com/society/2014/jan/22/nana-cafe-embraces-talents-grandmothers> [Accessed 16 May 2016].
- Hollowaylife (2014) *Whittington Park Community Cafe* [online]. Available from: <http://hollowaylife.net/portfolio/whittington-park-community-cafe/> [Accessed 15 May 2016].
- Playdirectuk (2016) *Playground Equipment* [online]. Available from: [www.playdirectuk.com](http://www.playdirectuk.com) [Accessed 13 May 2016].
- Runapostoffice (2016) *Post Office Franchise* [online]. Available from: <http://runapostoffice.co.uk/> [Accessed 6 May 2016].
- Sunearthtools (2016) *Sun Chart* [online]. Available from: [sunearthtools.com](http://sunearthtools.com) [Accessed 10 May 2016].
- Template (2015) *Coffee Shop Business Plan* [online]. Available from: <https://images.template.net/wp-content/> [Accessed on 8 May 2016].
- Timeout (2013) *Nana Cafe* [online]. Available from: [http://media.timeout.com/blogimages/wp-content/uploads/2013/09/016\\_Nana-528x352.jpg](http://media.timeout.com/blogimages/wp-content/uploads/2013/09/016_Nana-528x352.jpg) [Accessed 18 May 2016].
- Travelwest (2016) *Metro Bus* [online]. Available from: <http://travelwest.info/metrobus/archive-papers/ashton-vale-temple-meads> [Accessed 7 May 2016].

## **Individual Interview Questions**

**Q1. What is your age?**

**Q2. What is your gender?**

**Q3. What is your marital/relationship status?**

**Q4. Are you employed? (if so, what type? Part-time etc.)**

**Q5. What are your hobbies/interests? (Where do you fulfill these?).**

**Q6. Do you have any pets? (if so, where do you take them?).**

**Q7. Where do you shop?**

**Q8. How do you travel?**

**Q9. Where would you take a friend for a drink?**

**Q10. Where would you go for social activities?**

**Q11. How long have you lived in Ashton Vale?**

**Q12. Do you know your neighbours?**

**Q13. Is there anything in other neighbourhoods you would like to see implemented into Ashton Vale?**

**Q.14 What are the Strengths, Weaknesses, Opportunities, and Threats to Ashton Vale?**



## **Group Interview Questions**

**Name of Group:**

**Q1. Explain the group (What do you do?).**

**Q7. What happens in an average meeting? (Talk us through it).**

**Q2. How many members do you have?**

**Q8. Do you collaborate with other groups? (If so, who?).**

**Q3. What is your predominant gender? (if you have one).**

**Q9. How does the group engage with the local community?**

**Q4. How do you join the group?**

**Q10. What has the group done in the past for the local community?**

**Q5. What is the age range for the group?**

**Q6. Where and when do you usually meet? (Any alternative times and/or places?)**

**Q11. What facilities do you use?**

**Q12. What social spaces do you use?**

**Q13. Are there any aspects lacking in Ashton Vale? (Is there anything in another neighbourhood you would like to see implemented?).**

**Q14. What are the Strengths, Weaknesses, Opportunities, and Threats to Ashton Vale?**



## Appendices

### Appendix 3

Q14. What are the strengths, weaknesses, opportunities and threats to Ashton Vale?

Lee Williams - Julies boss LW@youngbristol.com  
FYI

Julie lives in Southville (past 7/8 years) prior she lived in Ashton Vale for 8 years. When asked why she moved, she compared it to Eastenders in the sense that it is very 'cliquey' and that everyone is into everyone else's business.

#### Strengths :

- Community centre due to it catering for older and younger. (they use it separately)

Good for the older community which is the majority of Ashton Vale, they use it for bingo etc and there is a good group of them.

- Community cafe which runs once a month, also hosting arts + crafts etc. Tends to be more for young mothers to attend however it is open to all.

- Hosts gardening and pre-school also, however it could be used a lot more.

- Youth Club as it intergenerational, painting sessions for example cater for the younger and older generations and the same applies to the gardening activities, where the younger plant and the older supervise and do the more tedious jobs.

- The centre encourages interaction between groups in comparison to the community centre which does not engage between groups as much.

- It is successful on the whole, summer workshops are also running there

- When asked how the word is spread about anything going on, Linkage magazine, facebook and word of mouth were the answers.

- Youth centre is beginning to really pick up, Julie has numbers of around 20-30 very frequently during the evening slots. She believes this is primarily due to the fact that word is being spread as a result of assemblies at the school etc.

#### Weaknesses:

- Community spirit is lacking massively on the whole Julie feels.

They have attempted to throw street parties and summer faires however no one was interested. Julie feels that Ashton Vale is often left out of things from the surrounding areas.

- Youth club having inadequate space outside, especially due to the fact that they have recently lost a court as a result of the metrobus route. It all boils down to money, and the council has cut all funding for the youth and community centres.

- Sign posting throughout the area, there is also a lack of sign posting and information for the community centre to spread the word and inform the local residents.

- Football days for Bristol City home games are causing problems around Ashton Vale, it is normally a fairly quiet area without a huge number of cars on the roads and streets in comparison to Bristol. However during match days the roads are becoming increasingly used for parking. The residents are not happy about this.

- Lack of drop curbs for disabled users, and there is a lack of school crossings.

- The new flats have also caused issues due to the fact that the extended wall onto the pavement means that it is very difficult to alight from the bus, this is an issue that has been raised.

- Main road, (whole of Ashton Vale is a 20mph zone) however the speed limit is not always respected. The main road in Ashton vale in which the bus runs along lacks benches etc for the elderly population as it is a long stretch of road. It also has many residents needed to cross it and therefore should have more pedestrian crossings.

#### Opportunities:

- Provision of a play park for children.

- Space next door to the youth centre, provision for a picnic bench etc. They have just had the brambles cleared.

- Implementation of planters and flowers around the area.

- Street furniture + signs + benches for the older. Long main road and silbury road.

- Improved appearance - flowers etc. also potential for BBQ stands

- Cycle provision, when we talked about the proposed routes that are being implemented with the metrobus route to the East of Ashton Vale on the North South axis, she responded she wasn't sure the impact/benefit as no one knows because it isn't currently cycle friendly on the whole.

- More regular events at the community social

spaces + centres, at different times - not everyone is a morning person and some may be missing out.  
- She noted that she was lucky she could drive, however it is a nuisance for older people to get anywhere. Lacking in shops, cafes, amenities spaced apart etc. Long walk to sainsburys (which was identified as the place she would take someone for a coffee)

Threats:

- Youth club due to funding, this is a huge threat. They experience continual funding issues, the council have cut every penny. They are forced to fund raise for anything that they need. Having a pool table is a 'luxury'.
- Maintenance is often done by community members or people they know as a result of the lack of funding.
- Community centre just taken over as the council want nothing to do with it.
- Village green might as well have been used for the new football ground in some community members eyes - trees have been hacked down as a result of the route and they will not receive anywhere near the amount of funding as they would have for a stadium.

Q15. What is it that you specifically like/dislike about the area?

- Far less cars over here, much more open surrounded by undeveloped land.

Q16. If you could change one thing, what would it be?

- Metrobus, it has taken so much of the green space and some community assets like the tennis court. Julie feels that everything is taken in Ashton Vale and nothing is ever put back.

Q17. How do you think the area has changed over the last 10-20 years?

- More younger families, and the area is definitely much more mixed in terms of ethnicity. She notes that the children mix really well.

Q18. How do you think it will change in the next 10-20 years?

- More younger families, as the quiet safe nature of the area appeals to young parents. There is

provision for green space and it feels more like the countryside.

Julie feels the are where the pre fab bungalows that are being replaced are lovely. Also notes that the area on the whole is affordable and cheap and many are council owned.

Q20. Are there any groups that in particular are excluded?

- Cost of things can be a limiting factor for some parents with multiple children. She states it costs money to socialise.



Appendices

Appendix 4

(Individual Questions)

Q1. 80-90	60-70
Q2. M	M
Q3. Widow	Married
Q4. Retired	Retired
Q5. - Gardening - Grenadier Guards - Bird Watching (in garden, used to use the fields)	- Trainspotting - Home Not in Ashton Vale
Q6. N/A	N/A
Q7. Sainsburys	ASDA or ALDI (dependant on price)
Q8. Car	Car
Q9. The Ashton? - Shirehampton	The Brunel (St John's Lane)
Q10. Silver Social	Silver Social
Q11. 60 Years	21 Years - AVT Treasurer - Neighbourhood Watch Coordinator
Q12. Yes	Mostly (3 to 5 doors away)
Q13. Post office, GP, street parties	No playground (AVT trying to implement)

(Both interviewees)

Q20. Yes (200,000 plus av?)

**Q14. Strengths**

- Nice community and residents
- New link road
- Quiet neighbourhood
- Few break-ins and crime

Q21. No

Notes: Lost 25 bus service to Southville

**Weaknesses**

- Difficult to involve people
- Community centre isn't used much
- Metro bus (used land from the youth centre and social club)
- New link road
- Lack of police on foot

**Opportunities**

- AVT grows? (more improvements to the neighbourhood made etc.)

**Threats**

- New link road (S Liberty Ln becomes a "rat run")
- Metro bus
- (Slight) Hooliganism?

**Q15. Like**

- Quiet and few problems

**Dislike**

- None

**Q16. Access**

**Q17. Lost post office, lost GP**

**Q18. - Link road**

- Metro bus
- Traffic issues? (S liberty Ln)
- Increased crime from better accessability

**Q19. Council houses (subject to a lengthy waiting list)**



Appendices

Appendix 5

**AVT Treasurer (Group Questions)**

**(Individual Questions)**

**Q1. Improve area for all people**

**Q1. 40-50**

**Q2. Approx. 9 (+councillor and GBCP member)**

**Q2. F**

**Q3. Mostly even (all white)**

**Q3. Single**

**Q4. Notice boards for walkabouts (once a month)**

**Q4. Yes (Full time)**

**Q5. Early 30's to late 60's**

**Q5. N/A (none)**

**Q6. Youth centre (once a month approx.) and walk-about (once a month approx.)**

**Q6. N/A**

**Q7. Informal discussion in youth centre (information distributed) + annual meeting (elections held etc.)**

**Q7. ASDA and ALDI**

**Q8. Car**

**Q8. GBCP**

**Q9. Sainsburys local café**

**Q9. Notice boards (Walkabouts and meetings)**

**- The Robins pub  
"Nothing down here"**

**Q10. (November 2014 AVT started)**

- Planters and bench**
- Trying to site a playground**
- Highlight on walkabouts trip hazards etc.**
- Cleared land for planters**
- S Liberty Ln bushes cut**

**Q10. Belong to AVT (park)**

**Q11. N/A (8 years Southville)**

**Q12. Well connected to Ashton Vale  
(clicky neighbourhood) (divides between groups)**

**Q11. Youth centre (community centre sometimes)  
(originally used Sainsburys café)**

**Q13. None**

**Q12. N/A**

**Q14. Strengths**

**Q13. N/A (but open to ideas)**

- Youth centre**
- o Silver Social**
- Gardening etc.**

**Weaknesses**

- Bus stops are far from the youth centre

#### Opportunities

- None

#### Threats

- Metro bus (noise etc.)

- Sport opportunity diminished (loss of youth club land and field space)

Q15. Bristol indoor bowling (families)

Q16. N/A

Q17. Pre fab housing removed

Q18. N/A

Q19. N/A

Q20. N/A

Q21. Families?

Q4. Retired

Q5. - Reading

- Silver Social (Youth club)

- Garden centres (Whitchurch and Whitehall)

Q6. No

Q7. - ASDA (Whitchurch)

- ALDI (Southville)

- Tesco (Brislington)

Q8. Car (bus to town)

Q9. Robins

Q10. - Youth centre

- Ashton Containers (old name?)

Q11. Knowle for 50 years (approx.)

Q12. N/A

Q13. - Post office

- Library

- Doctor

- Bus service? (isolated)

(Individual Questions)(Couple answering together)

Q14. N/A

Q1. 70-80

Q2. M F

Q3. Married



## Appendix 6

### Individual Interview Questions

Q1. What is your age?

70 – 80

Q2. What is your gender?

Male

Q3. What is your marital/relationship status?

Married

Q4. Are you employed? (if so, what type? Part-time etc.)

Retired

Q5. What are your hobbies/interests? (Where do you fulfil these?).

Studying and recording Local history; going to houses, visiting groups such as the silver social to record the history of individuals.

Studying Maritime history; going to local museums with the nearest being in the centre of Bristol.

Discovering Family History; at home mainly on-line.

Q6. Do you have any pets? (if so, where do you take them?).

N/A

Q7. Where do you shop?

About 90% of my shopping is within Bedminster of that 80% from Sainsbury's and 10% from local shops on North Street

Q8. How do you travel?

Exclusively by Car however when the car is excluded; I'll Walk or take a Bus

Potential future alternatives could be the new metro when it opens, or maybe by bike.

Q9. Where would you take a friend for a drink?

Not the Robins, this interview is the first time I've been into the Robins in 30 years I would normally go to somewhere like Tyntesfield National Trust, or maybe Clifton Village or Fairfeild mainly because there's a lack of facilities or places of a good standard locally

Q10. Where would you go for social activities?

### Saint Pauls, Church & Southville

Q11. How long have you lived in Ashton Vale?

52 years

Q12. Do you know your neighbours?

Yes in the immediate vicinity approximately 50% of my neighbours.

Q13. Is there anything in other neighbourhoods you would like to see implemented into Ashton Vale?

N/A

Q14 What are the Strengths, Weaknesses, Opportunities, and Threats to Ashton Vale?

#### Strengths

- Compact area
- Is well defined
- Tranquillity
- The Arched Entrances Restricts Traffic

#### Weaknesses

- A lack of Cohesive Communication; fragmentation of Groups
- Lack of Children Facilities
- No Local GP
- Poor communication; "There's poor communication between groups" – "there's no official Ashton Vale Facebook or Twitter" - "there is no 'body' for communication locally, and no clear communication route for outside developers" What's On For Older People (WOOP) Group, is how I found out about a lot of activities that happen within Ashton Vale, i.e. Silver Social.

#### Opportunities

- The village green; improved access & Drainage
- The area adjacent to the village green is designated for a sports ground

#### Threats

- Increased Traffic; due to new road development. (Winterstoke road & South Liberty)
- The metro bus route will have a pickup stop close to the youth centre; it won't be a local service.

## Appendix 7

### Bedminster Ward

#### Bedminster group

The group involved in starting the "village green"

- Save AshtonVale Environment (now disbanded)

In order to combat the development of a stadium a small group was formed, called 'Save AshtonVale Environment' a village green was applied for and was successful with legal help, however there was some difficulty communicating between groups.

### Silver Social Interview Questions

Q1. What are your ages?

81 82 79

Q2. What are your genders?

Female Female Female

Q3. What is your marital/relationship status?

We are three Widows

Q4. Are you employed? (if so, what type? Part-time etc.)

We are all Retired

Q5. What are your hobbies/interests? (Where do you fulfil these?).

Crosswords at home.

Miniature Railway at Ashton court estate.

Reading & Cooking at home.

Q6. Do you have any pets? (if so, where do you take them?).

N/A

Q7. Where do you shop?

Sainsbury's

North Street

M&S

Anywhere via the 24th bus.

Q8. How do you travel?

Bus, Walking, and the Occasional Taxi.

Q9. Where would you take a friend for a drink?

I would take to my Home

We would go to Broadmead

Azzuza in the galleries in the city centre

North Street the tobacco factory

Sainsbury's has a café

Thornbury Castle for celebration tea.

Q10. Where would you go for social activities?

Linkage; at the youth centre, Southville Dance,

Cooking at Salem Chapel,

Church of England Fellowship.

Bristol Older people Forum

Greater Bedminster forum

Quiz – Monaca Wills

Q11. How long have you lived in Ashton Vale?

Since 1974, since 1962, Bedminster 82 years

Q12. Do you know your neighbours?

"the neighbours on one side I can go into their house, we can even share house keys, the other side I haven't entered their house"

I'm familiar with them just not close with them

My neighbours rent so I don't see them long enough to get to know them.



We all know the people who live on our streets  
Q13. Is there anything in other neighbourhoods you would like to see implemented into Ashton Vale?

- 20mph flashing sign or a Speed camera
- Something to slow the traffic
- A crossing for the school
- Traffic calming.
- Trees. (lots of) (evergreens?), there used to be a lot more trees in the area.
- Flowers (wild), it would be nice to some more flowers in the area
- Post office, there used to be one here, on the crescent by the shop.
- Doctors

Q.14 What are the Strengths, Weaknesses, Opportunities, and Threats to Ashton Vale?

Strengths

- No exits, Ashtonvale is like a cul de sac
- Like a village
- All relatively new buildings, unlike other parts of Bristol
- Bowling club

Weaknesses

- The roads by the trading estate
- Depot by south liberty lane, operates 24.7
- House prices

Opportunities

- More development, close to the metro
- More jobs
- The new transport links

Threats

- Gentrification
- Too much development
- Decline in the local wildlife
- Traffic pollution

Interview with the head Teacher of the Local School (informal questions)

Our community group is the local School which is here to educate the children

We engage with the local neighbourhood with a newsletter that explains community activities and events, that the school is organising, this is given to all the parents and some of the grandparents of the students.

There's a PTA coffee morning. A school newsletter which is given to the relatives of 198 students. Pta. Strategic meetings normally consists of 8-10 parents who organise, other pare to help with activities. All parents are involved. PTA meets at the school and occasionally cafés e.g. Tobacco factory. "There's space for a café in the area" the PTA meets to re-view contests, events BBQ finances there are also links with the youth clubs.

There are also strong links with the local community centre, because some members of the PTA also attend activities other there.

The school is a catalyst for the creation of other social groups, because the school operates as a meeting place for parents locally which helps introduce likeminded individuals to each other,

Parent Teacher Association helps organise;

- Christmas fair
- Summer BBQ
- Football tournament

The have been assemblies held at the school which involve local businesses e.g. Southvile Bakery/ Delicatessen, and a butchers both from North Street. The school is a member of The South West Bristol Co-operative Learning Trust; through this the school engages in activities with other schools, like the BIG picnic which involves 5 local schools.

The school engages in Community gardening projects through interacting with Allotment groups the school uses some allotments locally as a teaching facility.

Tobacco Factory; pupils are taken to here [tobacco factory] to see theatre performances.

Decorating for Christmas; members of the PTA help to organise this, likewise members of the PTA are also actively engaged with other local community groups.

The bowls club is a local facility. There's a Saturday club attended by pupils from the school

#### Threats

- Cars currently speed down Ashton Drive – a zebra crossing would slow the traffic
- The Traffic is a risk for children on bikes.
- Increase in private landlords – not a stable house – increases the risk of parents becoming homeless – lack of stability of homes

## SWOT

### Strengths

- Lots of people/families have lived in the area for years - Childcare – grandparents - Close-knit community bringing up children
- Very Safe – playing out in the street – Best interest for the children – community and teachers look out for each other
- Mix of housing – low level – good mix – most have gardens – mixes well – always been like that.
- Parents are a lot more involved with community groups like the community centre

### Weaknesses

- The area is cut off by Winterstoke road
- There a lack of communication with different generational community groups.
- Lack of parks. “there's no children play areas nowhere safe to go without parents, nowhere free to play” There's lack of social spaces for adults – cafés etc.
- It's a long way to the nearest library for adults
- There's nowhere for parents to go for a coffee after dropping off their kids

### Opportunities

- After Sid's at the end of Silbury road, there is potential for a zebra crossing.
- Sid's could be improved – tables? – Not the most pleasant of places to shop – when shops in North Street.
- Street Parties
- To become more connected to other areas



**Bristol Local Plan – Site Allocations and Development Management Policies - Adopted July 2014**  
Annex: Site Allocations information

Site reference:

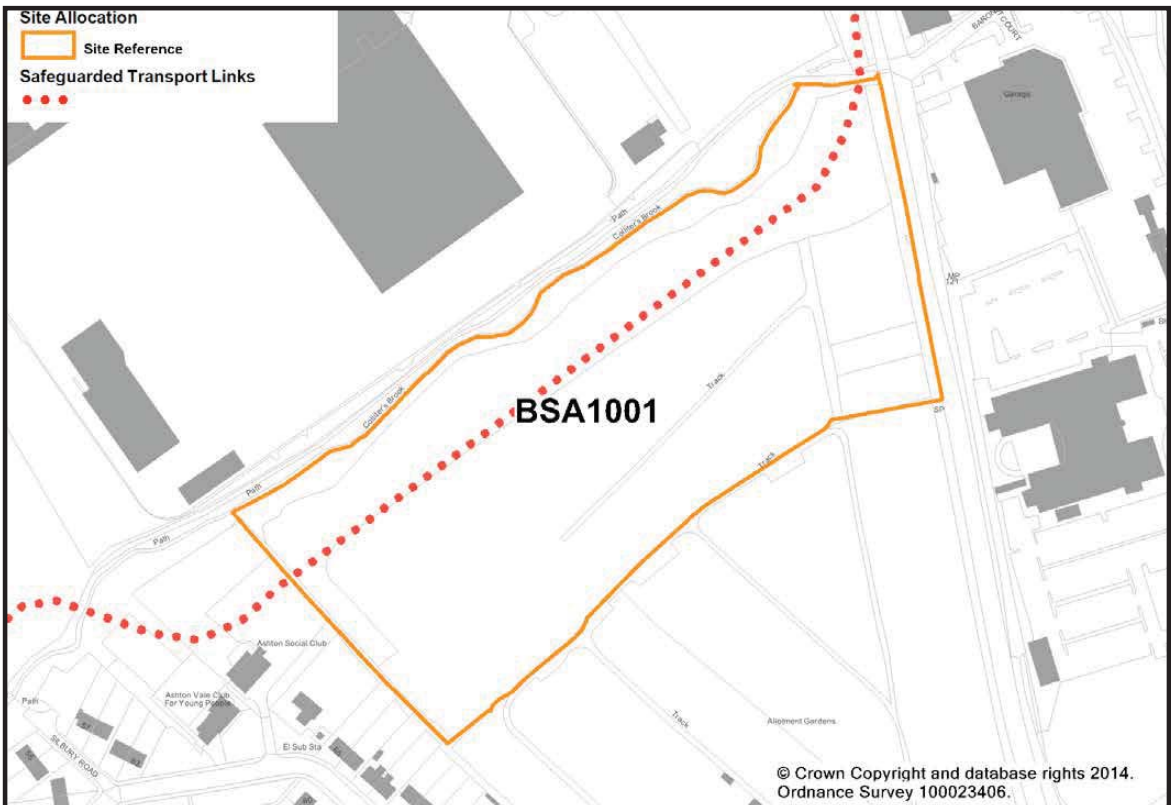
**BSA1001**

Site address/location:

Alderman Moore’s former allotments,  
Ashton Vale

Site area: 4.1 hectares

Ward: Bedminster



**Allocation: Housing**

**Development considerations**

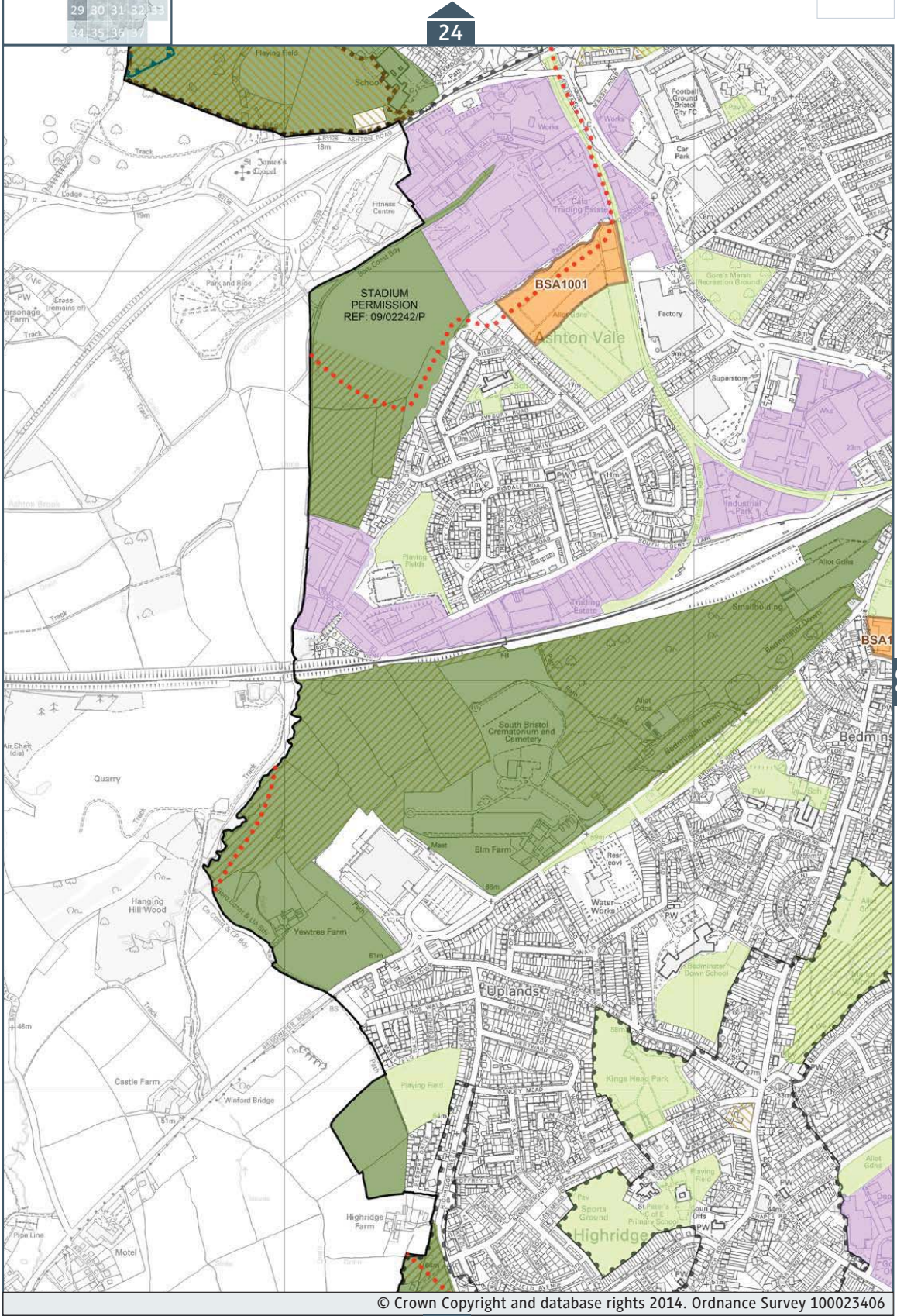
Development should:

- make provision for public open space on the site;
- improve the accessibility of the site to land to the west;
- be informed by a site-specific flood risk assessment as the site is subject to flood risk;
- maintain or strengthen the integrity and connectivity of the Wildlife Network;
- be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures. Part of the site currently has city-wide importance for nature conservation due to the presence and condition of particular species, habitats and / or features.
- ensure an 8-metre wide wildlife corridor is provided between Colliter’s Brook and housing;
- be informed by an investigation of land stability, including proposed remediation measures, as the site falls within an area associated with former coal mining;



# Policies Map 29

1	2						
3	4	5	6	7	8		
9	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
		24	25	26	27	28	
		29	30	31	32	33	
		34	35	36	37		



Policies Map 29