

Chapter 5

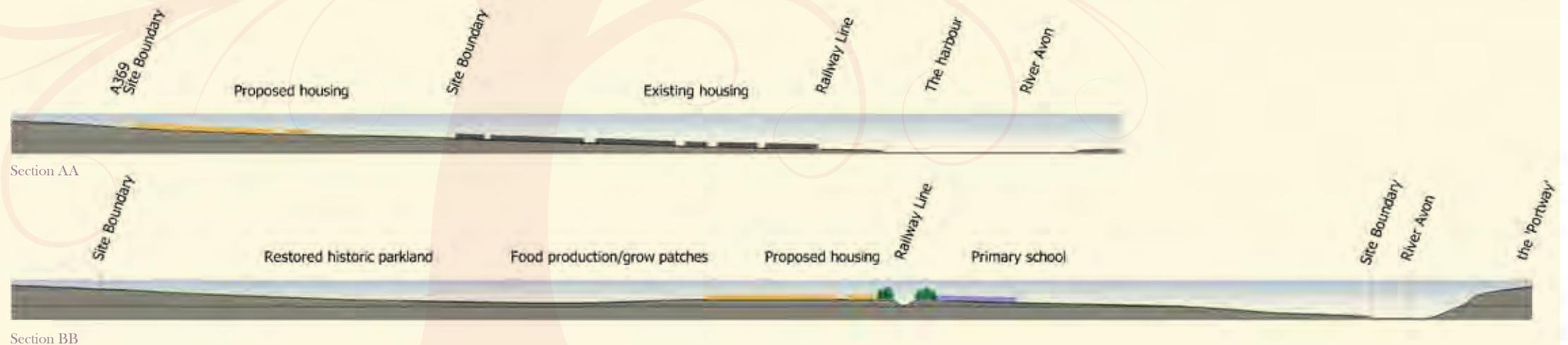
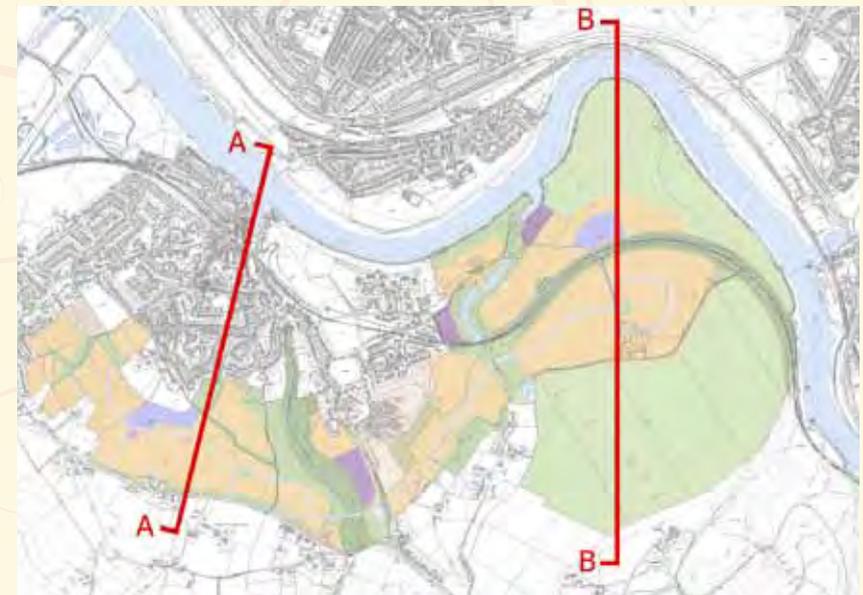
# PLACEMAKING

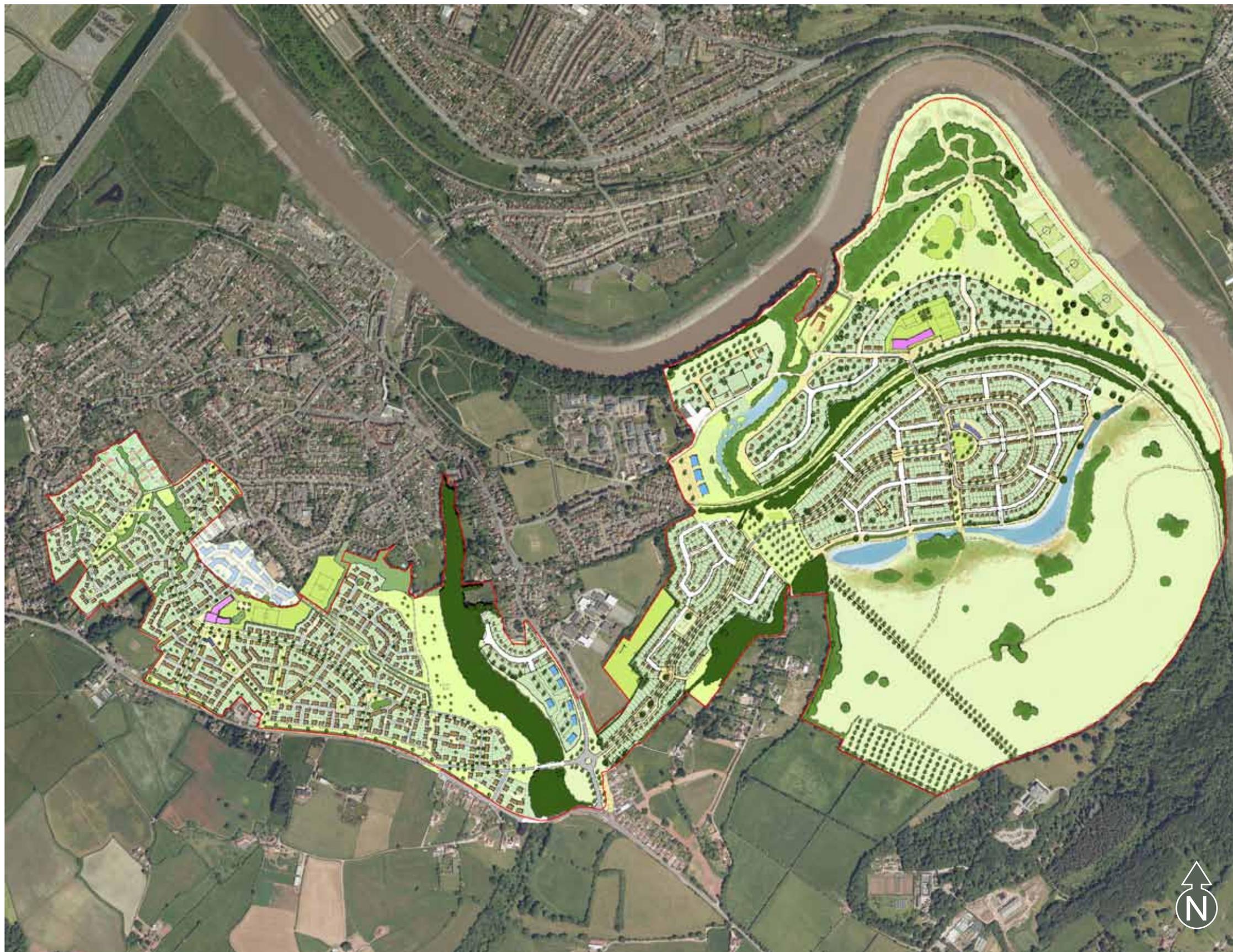
# PLACEMAKING

It is important that the proposed development responds to and reflects the character of Pill, Easton-in-Gordano and the distinctive parts of Bristol's suburbs. This will ensure that the development is visually integrated with the area.

A series of distinct character areas are proposed, which draw on the characteristics of the different parts of the site (in terms of topography, views, landscape features and existing built form) as well as on the findings of the character assessment set out in Chapter 2.

Whilst the two proposed neighbourhoods will each have a distinct sense of community, there will be character differences within each. For example, in the West Neighbourhood, two distinct character areas will seek to reinforce the differences in character between Easton-in-Gordano and Pill. This provides an opportunity to reinforce the special qualities of both of these places.





Illustrative masterplan

# SCALE AND DENSITY

THE SCALE AND DENSITY OF THE DEVELOPMENT WILL VARY ACROSS THE SITE TO ENSURE THAT THE POTENTIAL FOR A SUSTAINABLE FORM OF DEVELOPMENT IS MAXIMISED AND THAT THE DEVELOPMENT RESPONDS APPROPRIATELY TO LANDSCAPE AND TOPOGRAPHICAL CONSTRAINTS.

The proposed strategies for scale and density are presented on the two plans here.

The density plan shows how generally higher densities are concentrated in the central parts of the two proposed neighbourhoods and along proposed public transport corridors to maximise the potential patronage of bus services. Lower densities are proposed along the

edges of the neighbourhood to soften the visual impact and to create an appropriate interface with existing residential areas.

The arrangement of heights follows a similar pattern as density with taller buildings along main routes and within more contained central parts of the neighbourhoods.





# CHARACTER AREAS

**FOUR DISTINCT CHARACTER AREAS ARE PROPOSED WHICH SEEK TO RESPOND TO BOTH THE DISTINCT QUALITIES OF VARIOUS PARTS OF THE SITE AS WELL AS THE CHARACTER OF EXISTING SETTLEMENTS AND SUBURB IN THE LOCALITY.**

The plan on the opposite page defines the boundaries of the four proposed character areas. They are:

- Gordano Green
- Village Quarter
- Leigh Park Edge
- Leigh Park Core

Principles for each of these areas relating to urban form, plot form, car parking and plot structure.



Right: View of the village square in the Village Quarter. Architecture reflects gable projections evident in Pill and brick, render and timber detailing reflects the local character.



## Village Quarter

The “Village Quarter” forms the heart of the Pill Garden Neighbourhood. It will be well connected to Pill village and will support existing services and facilities. This character area will include a new 2-form entry primary school, a small local shop around a new village focal space.

The character of this area draws on the distinctive character of Pill. A radial street pattern and triangular block structure reflects the block structure in Pill.

### CHARACTER PRINCIPLES

- To maximise connectivity with Pill village.
- To create a character that reflects that of Pill.
- To provide a network of green routes and spaces.



## Gordano Green

This character area seeks to build on the existing mature hedgerows in this part of the site together with the semi-rural character of Easton-in-Gordano to create a distinctive, low density character area around a central linear area of open space.

A network of green spaces and corridors and a new area of allotments extend from the existing allotments and along the existing public rights of way. Existing and new informal tree and hedge planting contribute to the rural character.

### CHARACTER PRINCIPLES

- To create an appropriate transition with an edge to Easton-in-Gordano.
- To create a character that reflects that of Easton-in-Gordano.
- To provide for local food production by extending the existing popular Pill allotment facility.
- The character reference for this area is Easton-in-Gordano.





## Leigh Park Edge

Chapel Pill Green is a low density semi-rural area on the land to the north of the railway. Large, detached houses set within a landscape of linear tree planting, and areas of woodland to soften the visual impact. The character of this area would draw on that of high quality “leafy” suburbs in Bristol such as Sneyd Park and Stoke Bishop. Wide, three lined streets together with spacious green areas and an active park and sports pitches would give this area a special character. A 2-form entry primary school could be provided in this area in an accessible location close to the railway bridge.

### CHARACTER PRINCIPLES

- To reflect the character of low density “leafy” suburbs in Bristol.
- To create a soft landscaped edge to the northern boundary along the river.
- To provide landscaped parks, spaces and sport facilities within the green infrastructure network.
- Development to follow the contours.



### Leigh Park Core

This character area forms the heart of the eastern neighbourhood. It will have a distinct green character which draws on the high quality landscape setting as well as precedents from Bristol's suburbs. The block structure and arrangement reflects the principles of the Garden City Movement with a radial and symmetrical street pattern and formal leafy streets.

A community orchard is proposed as part of the network of green spaces as well as a community park in the centre of the residential area.

#### CHARACTER PRINCIPLES

- To create a distinctive formal green character.
- To reflect the Garden City Movement.
- To provide for views to the surrounding landscape.
- To provide an appropriate edge to the proposed new parkland.

View of the central green space and local centre in Leigh Park Core. A radial street pattern following desire lines. The landscape corridor following the railway line provides a green backdrop.



# NEW PARKLAND

**THERE IS AN OPPORTUNITY TO CREATE NEW SIGNIFICANT AREAS OF PARKLAND ON THE EASTERN PART OF THE SITE WHICH IS ADJACENT TO AND WELL CONNECTED WITH LEIGH WOODS.**

The drawing on the opposite page shows a concept for the new areas of parkland. The area of parkland near Leigh Court would be designed to provide an appropriate setting for the historic building. It could include formal tree lined routes as well as specimen trees and small areas of woodland. Sustainable Drainage Features could be integrated as ornamental lakes within this landscape.

The concept shows a new potential food production area close to Leigh Court Farm (an existing community organic vegetable producer).

New footpaths and cycle paths following the contours of the park would connect with Leigh Woods and the Sustrans Cycle Route which runs along the banks of the river.

To the north of railway an 'active park' of a different character is proposed. Here, woodland groups along the northern boundary define and enclose a new park which could include play areas, informal open space and sports facilities.





New woodland groups

Play area

Footpath connection  
under bridge

Footpath following contours

Proposed drainage ponds



PILL VILLAGE

Chapter 5

# CONCLUSIONS

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**THIS DRAFT CONCEPT STATEMENT HAS SET OUT A VISION AND SET OF STRATEGIES AND PRINCIPLES FOR THE CREATION OF A NEW SUSTAINABLE URBAN EXTENSION TO BRISTOL, FOCUSED ON THE EXISTING SETTLEMENT OF PILL.**

The Concept Statement has demonstrated that a high quality, responsive and sustainable development is achievable. The proposals will provide for two compact ‘walkable’ neighbourhoods each with its own school and local space. The proposals will connect to and support existing retail and employment uses in Pill, Easton-in-Gordano and Ham Green.

The Concept shows how the district character and qualities of the local area and of the Bristol area could be appropriately reflected in the development so that it makes a positive contribution to the area.

The Concept Statement has demonstrated how the Vision set out at the front of this document will be delivered. A summary of how the main vision objections will be met is set out below.

## Sustainable new ‘Garden Neighbourhood’

The illustrative masterplan and character areas show how an attractive and sustainable form of development which combines generous green spaces and opportunities for local food production

with streets and places that reflect the local area as well as many of the principles of garden cities such as the provision of front gardens, accessible parking near the front of the dwelling and a green setting for housing.

## Sustainable Transport Links to Bristol

The masterplan and strategies demonstrate how the strategic transport opportunities could be maximised to encourage direct journeys to Bristol city centre by bicycle, bus and train.

## Local Food Production

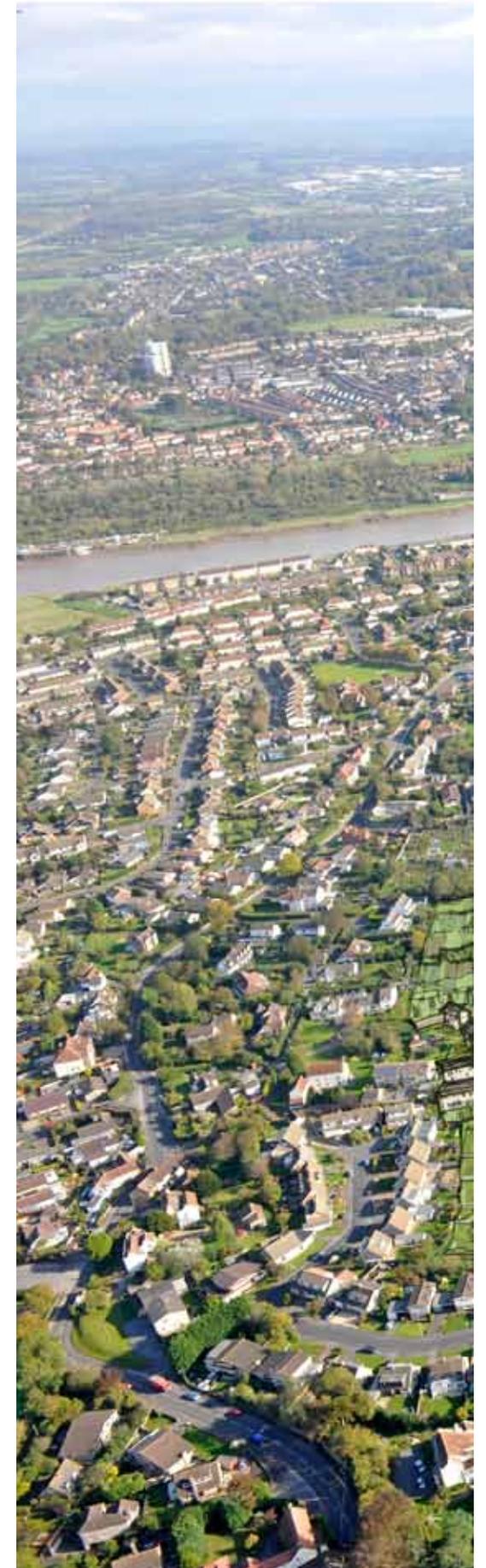
The concept and vision are based on providing for a high degree of self sufficiency and containment with opportunities for local food production integrated at all levels of the design approach. Large community growing areas, which could build on existing local community food production organisations. The existing Pill allotments could be extended and new orchards and community gardens could also be provided.

## Landscape setting Protected and Restored

The proposals include concepts, ideas and illustrations of how the former parkland setting of Leigh Court could be restored and opened to the public as a new recreational resource for Bristolians. This would connect with Leigh Woods and Ashton Court to provide a significant Park of city-wide significance.

## Multi-Functional Green Infrastructure Network

The masterplan and strategies show how an integrated, multi-functional network of green routes, spaces and places could be provided. Functions could include play, sport, recreation, ecological corridors, strategic landscaping, drainage and food production. Together these spaces and functions will create a development of a distinctive character and appearance.









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