

Cabot News

Serving Kingsdown, Cotham, Brandon Hill, Redcliffe, Spike Island and the City Centre

Edited by Mark Wright & Anne White



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Thirty years of service!

Does Height Matter in Bristol?

The Council's public consultation on the future of "Tall Buildings" in Bristol city centre ended on October 19th.

Hailed as a success, the consultation has allowed Bristolians to have a strong say in the architectural future they want for their city centre. After the initial phase of the consultation, a draft policy document was published last month on the Council's website for further public response.

Commenting on the draft publication, **Mark Wright**, prospective councillor for Cabot, said: "The document is generally good, partly because of the excellent response of Bristolians. Bristolians take the future of their city centre very seriously, and it showed in the results. A particular relief is that the council has accepted that locals are resolutely opposed to tall buildings in the Harbourside/Spike Island area, and the Old Town/City Centre area." The document sensibly restricts the designation of 'Areas that may be appropriate for tall buildings' to Broadmead and east of the Inner Circuit Road between Temple Meads and the M32.



● **THUMBS DOWN** - "No more ugly mistakes like this building in Bristol Centre" says **Mark Wright**

It wasn't all good news however. **Mark Wright** is concerned about one aspect in the document, and has written back to the council's urban designer. "The document highlights Kingsdown ridge as a possible location for what they call an '**Iconic tall building**'. It does note that such a proposal would be "sensitive", but I feel that is a

massive understatement! I suggested that such a proposal would in fact be "explosive" among locals in that area. Any such building proposal would have to be nothing short of outstandingly brilliant for it to stand any chance of winning over local residents", Mark says. The final version of the document will be published soon.

Zebra Crossing Mayhem Ends at Last

After pressure from CABOT Ward Liberal Democrats, a dangerous Zebra crossing is to be replaced with a much safer "Puffin" crossing.

The zebra crossing, at the junction of Union St and Wine St, is constantly busy with pedestrians moving between Broadmead and Castle Park - and cars fighting past them. It will be replaced with a puffin crossing, which is a safety improved version of the traditional "pelican" lights crossing. All pelican crossings in Bristol are slowly being converted to puffin crossings in line with Bristol City Council's traffic policy.



● **Safer** - A "Puffin" crossing at this site

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Use These Derelict Sites!

Cabot Liberal Democrats say that the council should be using compulsory purchase orders on two derelict sites in prime locations in Cabot Ward. The sites - pictured at right - are the empty plot next to the Arnolfini and the Old Seaman's Chapel on Royal Oak Avenue, across the road from the Arnolfini.

Both have been derelict since the 1960s, and the Council should be making a compulsory purchase order on them as they are in prime locations in a Conservation Area. "It is ridiculous that such excellent sites should be allowed to rot for decades, especially at a time when the pressure for useable urban land is greater than ever" says Cabot's Liberal Democrat councillor, **Anne White**.

Wapping Wharf Plans Submitted

The outline planning application for the Wapping Wharf development is now in. The proposal is for 500-700 residential units, which means a density of over 120 units per hectare - much higher than existing surrounding areas, and higher than the council's own guidelines for such developments.

This high density, as well as the loss of an existing 500 space car park on the site, will mean that car-parking will become an even more serious issue than it currently is in this area - with commuters likely to spill over into Cumberland Road, creating more misery for residents there. Also a major concern (reported previously in **Cabot News**) is the height of the blocks on Wapping Road, which at 5-stories will block light and invade the privacy of the existing houses there.

However, Cabot Liberal Democrats welcome the inclusion of a supermarket in the proposals. This shows that developers are at last realising that urban sites cannot be developed sustainably without the amenities required to support them.



● **Derelict** - Next to Arnolfini (above)
Old Seaman's Chapel (below)



The Old Bristol and West Building, Again...

Plans have been resubmitted for the development of the old Bristol and West building on Broad Quay in Bristol City centre (pictured on front page). This follows the rejection of the original plans, which were to demolish the building and replace it with a 23-story tower! Unsurprisingly this was extremely unpopular - the recent

public consultation on "Tall Buildings" found that Bristolians were fairly opposed to ANY tall building on this site.

The new plans will see the existing tower kept, but refaced and turned into a hotel. Also included in the plans are up to 7 storeys of residential apartments, above ground floor retail, leisure and office use.

Phone Number Correction

A set of letters sent out recently carried on them an old and disconnected phone number for Mark Wright, prospective council candidate for Cabot Liberal Democrats. The correct number is given in the box below.

Contacting your local Cabot Lib Dem Team...

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**My problem, query
or suggestion is :**

NAME **TEL**

ADDRESS

E-MAIL

Please return to Cabot Lib Dems, FREEPOST NAT4305, Bristol, BS2 8FA

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