

Policy BCAP41: The Approach to Harbourside

9.7.5 The approach to Harbourside reflects the fact that much of the area has already been developed and, other than the major development opportunities at Wapping Wharf and Cumberland Basin, it is not expected to be an area of major change within the plan period. Its focus is instead on working with and enhancing what the area already has to offer while capturing the potential for beneficial change at Cumberland Basin and Hotwells.

Development will be expected to enhance Harbourside's role as an informal leisure destination and a focus for maritime industries, creative industries and water-based recreation, preserving and enhancing the setting of the neighbourhood's major attractions including the Floating Harbour itself.

Development adjacent to the Floating Harbour will be expected to be of a scale and design appropriate to its setting, reflecting the special interest and visual prominence of quayside areas and character and setting of the surviving historic buildings and fabric and preserving and enhancing views to and from the Floating Harbour. Development adjacent to the Floating Harbour will be expected to retain, restore and integrate existing dockside furniture and fittings and make provision where possible for additional vessel moorings.

Through development, opportunities will be sought to provide new or enhanced public open spaces in the Cumberland Basin regeneration area and to rationalise the existing highway infrastructure to release more development land. Development should preserve and enhance the setting of surviving heritage assets within and adjoining the regeneration area and improve the quality of public open space in the area.

Development in the Hotwells area will be expected to maintain a range of shops and services to meet local needs through the renewal or replacement rather than the loss, of existing retail units, public houses and other active ground floor uses. Through development, opportunities will be sought to reduce the impact of traffic on the area and improve provision for pedestrians and cyclists, particularly in the vicinity of the Dowry Parade/Merchant's Road gyratory system.

9.7.6 This approach picks up on past trends and continues to build upon the important role that Harbourside plays in the visitor economy of the city. It would benefit from the animation of key parts of the public realm with active ground floor uses where possible. It would also benefit from the continued inclusion of employment floorspace in new development; this is likely to be of a variety of scales and types depending on the characteristics of any given site. The design of new development and the public realm will have to respond to the strong character of the neighbourhood's waterways. In both Hotwells and the Cumberland Basin, proposals that take account of the Hotwells and Cliftonwood Community Traffic Strategy will be encouraged.

9.7.7 The release of more development land in the Cumberland Basin area could be achieved through rationalisation of the existing highway system. The impact of any changes on transport in the vicinity would need to be addressed, including the approach to traffic in the event of a bridge swing at the Plimsoll Bridge.