

9.12 St. Paul's & Stokes Croft *(including lower Kingsdown)*



- 9.12.1** The St. Paul's & Stokes Croft neighbourhood comprises an inner city area at the northeastern edge of the city centre. At the middle of the neighbourhood lies Stokes Croft, which is a major route into the city centre for walkers, cyclists, cars and public transport. To either side, the neighbourhood includes the lower Kingsdown slopes and the mixed residential and commercial area of St. Paul's. Unlike most of the city centre neighbourhoods, St. Paul's & Stokes Croft crosses the city centre boundary to include the more residential parts of St. Paul's outside the city centre. This is to reflect St. Paul's strong identity as a community within central Bristol and the extent of SPD10 Planning a Sustainable Future for St. Paul's, prepared in 2006 with the support of St. Paul's Unlimited Community Partnership. Cheltenham Road and Picton Street are closely associated with the neighbourhood but lie outside the area covered by the Central Area Plan, as does the northern side of the Ashley Road local centre.
- 9.12.2** As a shopping street, Stokes Croft has struggled to retain conventional high street businesses, but it has emerged as a vibrant cultural hub in its own right, being a breeding ground for alternative businesses and community-led regeneration and a focus for street art within the city centre. St. Paul's and Stokes Croft is also home to the Circomedia circus training centre, a variety of performance venues including the Cube cinema, and a selection of nightclubs.
- 9.12.3** There are a number of sites in St. Paul's and Stokes Croft that present potential development opportunities including the Dove Lane site and The Carriage Works and Westmoreland House. Stokes Croft is identified by the Core Strategy as a city centre gateway in which continued improvement and regeneration will be sought.

Policy BCAP45: The Approach to St. Paul's & Stokes Croft

- 9.12.4** While a conventional approach to regeneration could, in time, deliver comprehensive change on some of the area's key sites, such an approach to development may be less likely to support the unorthodox and individual character of Stokes Croft/North Street than would a community-led, less regulated approach, that allows more flexibility for premises to move for example between shopping, business and arts or cultural uses, reflecting the way that recent investment has been attracted to the area. Elsewhere in the neighbourhood, SPD10 *Planning a Sustainable Future for St. Paul's*, advocates a more measured approach.

Within the St. Paul's area, a continued supply of family housing will be maintained. Continued investment will be sought in small business space and development will be expected to safeguard the function of the Ashley Road / Grosvenor Road Local Centre and its ability to meet day-to-day shopping needs. A flexible approach will be considered

for planning control in Stokes Croft/North Street, particularly to changes of use in the shopping frontages.

Development in St. Paul's & Stokes Croft will be expected to respect the historic scale and form of development in the neighbourhood and to preserve, enhance and where appropriate reinstate historic routes that contribute to the permeability and legibility of the area. Development adjacent to the neighbourhood's parks and green spaces will be expected to provide new or enhanced access points and improved surveillance.

9.12.5 SPD10 provides additional planning guidance for the St. Paul's area including general principles and a number of site-specific development proposals. Regard will continue to be had to the principles set out in SPD10 for the development of the area.

9.12.6 In order to explore a targeted flexible approach to planning control, the council will work with the local community and key stakeholders to consider preparation of a Local Development Order permitting a range of appropriate changes of use in Stokes Croft/North Street. Consideration will also be given to the potential to permit minor works to existing buildings such as new shopfronts, subject to further consideration of the impact of such a measure on the character and appearance of the Stokes Croft Conservation Area.

Policy BCAP SA5: Site Allocations in St. Paul's & Stokes Croft

The sites listed below and shown on the Policies Map will be developed in accordance with the accompanying development considerations set out in the *Annex: City Centre Site Allocations* and other relevant policies of the Local Plan.

- SA501 Lakota Nightclub / Former Coroner's Court, Upper York Street / Backfields
- SA502 Land at Dean Street / Bishop Street (former Kango site)
- SA503 Land at Surrey Street / Portland Square (Sandhu's Warehouse)
- SA504 Car Park On South East Side Of Wilder Street
- SA505 The Carriage Works & Westmoreland House
- SA506 97-101 Stokes Croft
- SA507 27-33 Jamaica Street
- SA508 35, 37, 41 Stokes Croft
- SA509 Land at Wilder Street / Argyle Road
- SA510 Land at Dove Lane / Ervine Terrace / Wilson Place / Cheapside
- SA511 F C Hammonds, 13-17 Dove Lane
- SA512 109 - 119 Newfoundland Road
- SA513 Former Macey Rewinds site, Franklyn Street

Policy Links

Bristol Local Plan Core Strategy – Key Policies

- BCS2: Bristol City Centre
- BCS7: Centres and Retailing
- BCS8: Delivering a Thriving Economy
- BCS9: Green infrastructure
- BCS10: Transport and Access Improvements
- BCS21: Quality Urban Design