

Mead Street

survey on emerging principles and concepts for regeneration - engagement feedback

Summary

The Mead Street engagement survey ran from 22 November to 7 January 2022. It asked for feedback on a set of guiding principles and emerging concepts to inform the regeneration of Mead Street and inform a Mead Street Development Brief.

The information below reflects the feedback from the online survey that was available via the Temple Quarter website. Two public drop-in events also took place which provided local businesses and residents the opportunity to discuss the emerging principles. A briefing with local community organisations also took place.

Overall there is support for the proposals:

Principle 1 - Making it a place people want to live and work, are proud of and which is representative of the community that live there.

- Of the 132 responses to this question 68% of respondents agreed or strongly agreed with Principle 1. 26% disagreed or strongly disagreed.

Principle 2 - Providing better routes for sustainable travel

- Of the 133 responses to this question 66% of respondents agreed or strongly agreed with Principle 2. 21% disagreed or strongly disagreed

Principle 3 - Quality Places: Public Realm, Place-Making and a Sustainable and Low Carbon Neighbourhood

- Of the 131 responses to this question 81% of respondents agreed or strongly agreed with Principle 3. 10% disagreed or strongly disagreed.

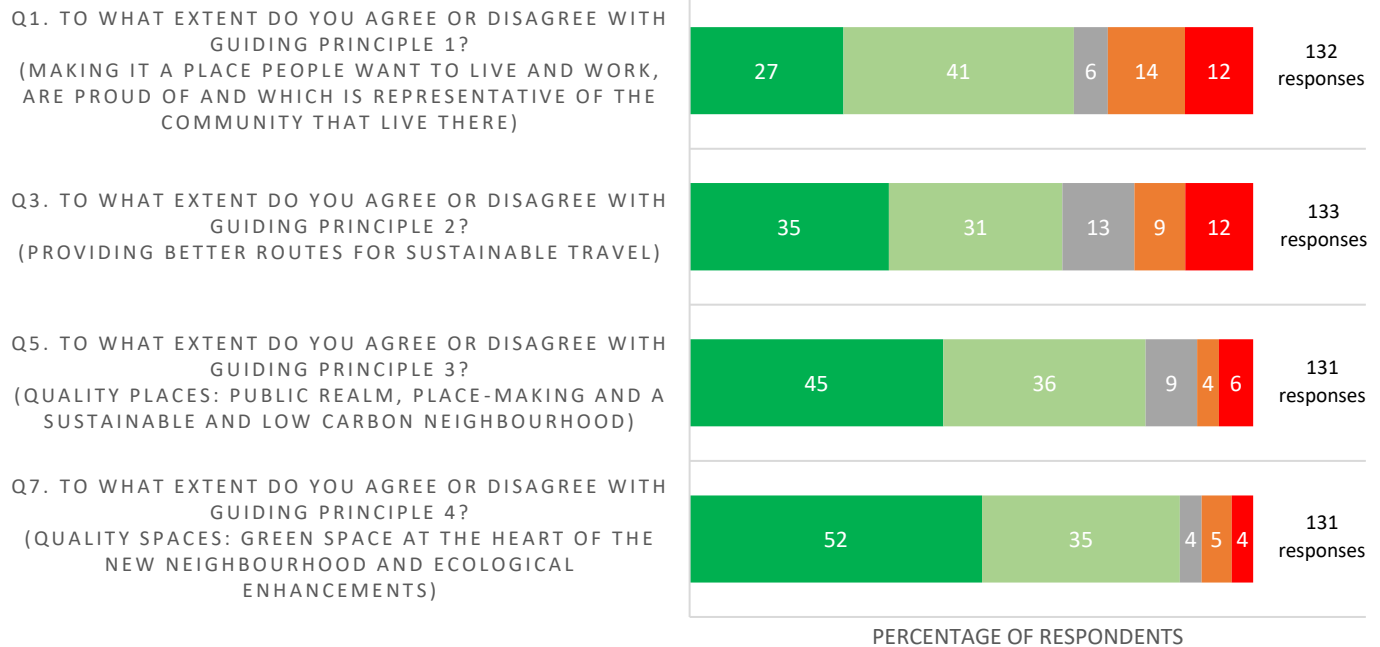
Principle 4 - Quality spaces: Green space at the heart of the new neighbourhood and ecological enhancements

- Of the 131 responses to this question 87% of respondents agreed or strongly agreed with Principle 4. 9% disagreed or strongly disagreed

The table below summaries the level of agreement for each of the principles.

TO WHAT EXTENT RESPONDENTS AGREED WITH EACH OF THE GUIDING PRINCIPLES

■ Strongly Agree
 ■ Agree
 ■ Neither agree nor disagree
 ■ Disagree
 ■ Strongly disagree






The summary report below details the feedback from the engagement to the 4 principles. It also includes feedback received to the Constraints and Opportunities map and Emerging Concepts and Principles map that formed part of the engagement.

Principle 1 - Making it a place people want to live and work, are proud of and which is representative of the community that live there.

Of the 132 responses to this question 68% of respondents agreed or strongly agreed with Principle 1. 26% disagreed or strongly disagreed.

1. To what extent do you agree or disagree with Guiding Principle 1? (Making it a place people want to live and work, are proud of and which is representative of the community that live there)				
Answer Choices			Response Percent	Response Total
1	Strongly agree	<div style="width: 27.27%; height: 10px; background-color: #0070C0;"></div>	27.27%	36
2	Agree	<div style="width: 40.91%; height: 10px; background-color: #FF8C00;"></div>	40.91%	54

1. To what extent do you agree or disagree with Guiding Principle 1? (Making it a place people want to live and work, are proud of and which is representative of the community that live there)

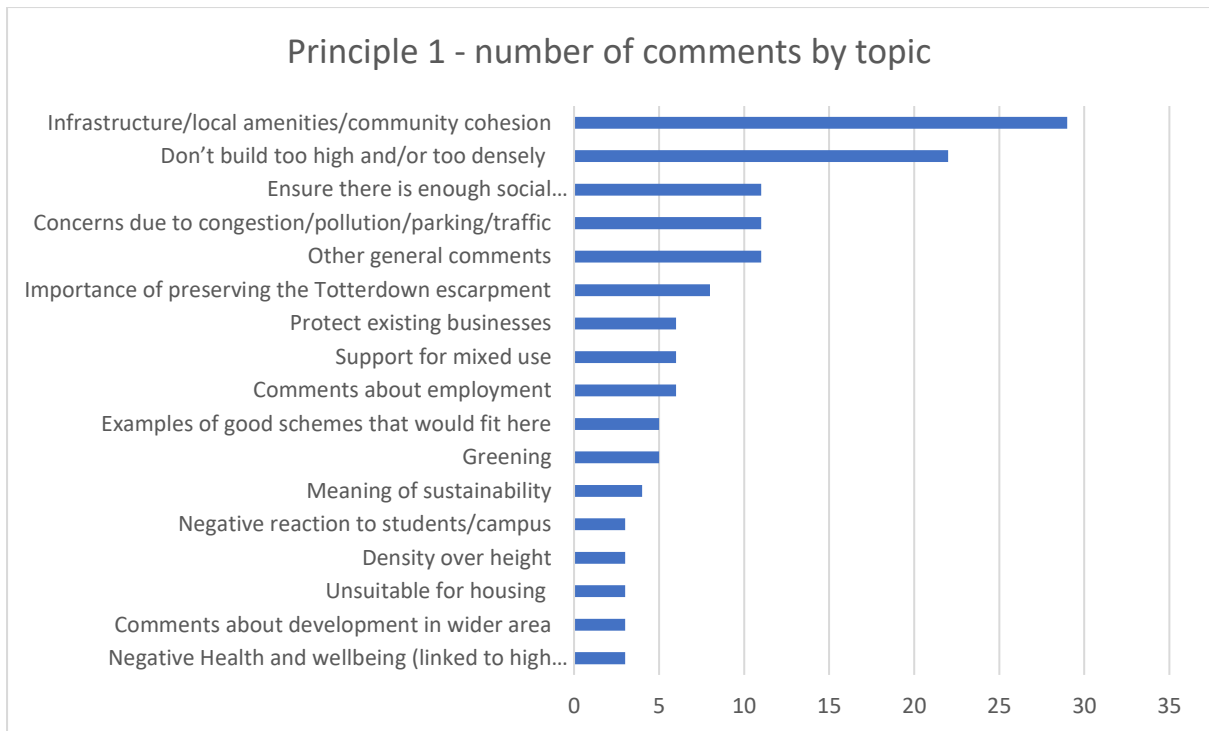
3	Neither agree nor disagree		6.06%	8
4	Disagree		13.64%	18
5	Strongly disagree		12.12%	16

89 respondents submitted comments about Principle 1. The main themes were as follows:

- There is support for regeneration of the area with many seeing the need to make changes.
- Concerns were expressed about the height and density of the development and the fact that infrastructure and services are needed to support an increased population. Concerns were also expressed about the impact on existing businesses, increased traffic congestion and the impact on the Totterdown escarpment.
- Some comments referenced that too dense or too high buildings were detrimental to health and wellbeing or would mean that there wasn't the mix of services, space, or facilities for a cohesive community.

The frequency of topics mentioned from comments submitted about Principle 1 includes: (please note that the number of topics is more than the number of comments received as some respondents covered multiple topics in their replies):

- The need for Infrastructure/local amenities/community cohesion x 29
- Don't build too high and/or too densely x 22
- Concerns due to congestion/pollution/parking/traffic x 11
- Ensure there is enough social housing/affordable/community led x 11
- Importance of preserving the Totterdown escarpment x 8
- Comments about employment x 6
- Support for mixed use x 6
- Protect existing businesses x 6
- Greening x 5
- Examples of good schemes that would fit here x 5
- Meaning of sustainability x 4
- Comments about development in wider area x 3
- Unsuitable for housing x 3
- Density over height x 3
- Negative reaction to students/campus x 3
- Negative Health and wellbeing (linked to high rise/dense development) x 3
- Other comments x 11



Principle 2 - Providing better routes for sustainable travel

Of the 133 responses to this question 66% of respondents agreed or strongly agreed with Principle 2. 21% disagreed or strongly disagreed.

3. To what extent do you agree or disagree with Guiding Principle 2? (Providing better routes for sustainable travel)				
Answer Choices			Response Percent	Response Total
1	Strongly agree		35.34%	47
2	Agree		30.83%	41
3	Neither agree nor disagree		12.78%	17
4	Disagree		9.02%	12
5	Strongly disagree		12.03%	16

83 respondents submitted comments about Principle 2. The main themes were as follows:

- Concerns were expressed that adding more residents to the area and making it a low parking neighbourhood might result in increased congestion and

parking competition in surrounding areas.

- St Luke's Road was highlighted by respondents as being dangerous for pedestrians and cyclists, particularly the tunnel section underneath the railway bridge.
- Scepticism was expressed over the effectiveness of mass transit proposals.
- There was general support expressed for the active travel routes proposed, including for use of segregated cycle lanes in the locality.

The frequency of topics mentioned from comments submitted about Principle 2 includes (please note that the number of topics is more than the number of comments received as some respondents covered multiple topics in their replies):

- Does not support low parking neighbourhood proposals x 19
- Improvements to St Luke's Road needed (as dangerous for pedestrians/cyclists) x 13
- Concerns about mass transit proposals x 10
- Segregated cycle lanes – Positive x 8
- Support for improved cycling/pedestrian facilities & active travel proposals x 9
- Proposals will increase traffic in the area x 9
- Support for low parking neighbourhood proposals x 8
- RPZs needed to prevent overspill parking x 5
- Pedestrian & cycle access is already good along Mead Street x 4
- Clarence Road & York Road should be combined x 3
- Pedestrian improvements on York Road needed x 3
- Existing cycle lanes in surrounding area not being used properly x 3
- CAZ comment x 3
- Prioritise pedestrians & crossings on St Luke's Road x 2
- Consider wheelchair users when making changes x 2
- Local car chare scheme suggestion x 2
- Support for southern gateway to Temple Meads x 2
- Improved junctions/connections for cycling & walking x 2
- These roads are essential for businesses x 2
- Reduce housing density x 2
- Include safe bike storage in proposals x 2
- Not enough space to reduce road size x 2
- Negative towards cyclists x 2
- General comment x 12

Principle 2 - number of comments by topic



Principle 3 - Quality Places: Public Realm, Place-Making and a Sustainable and Low Carbon Neighbourhood

Of the 131 responses to this question 81% of respondents agreed or strongly agreed with Principle 3. 10% disagreed or strongly disagreed.

5. To what extent do you agree or disagree with Guiding Principle 3? (Quality Places: Public Realm, Place-Making and a Sustainable and Low Carbon Neighbourhood)

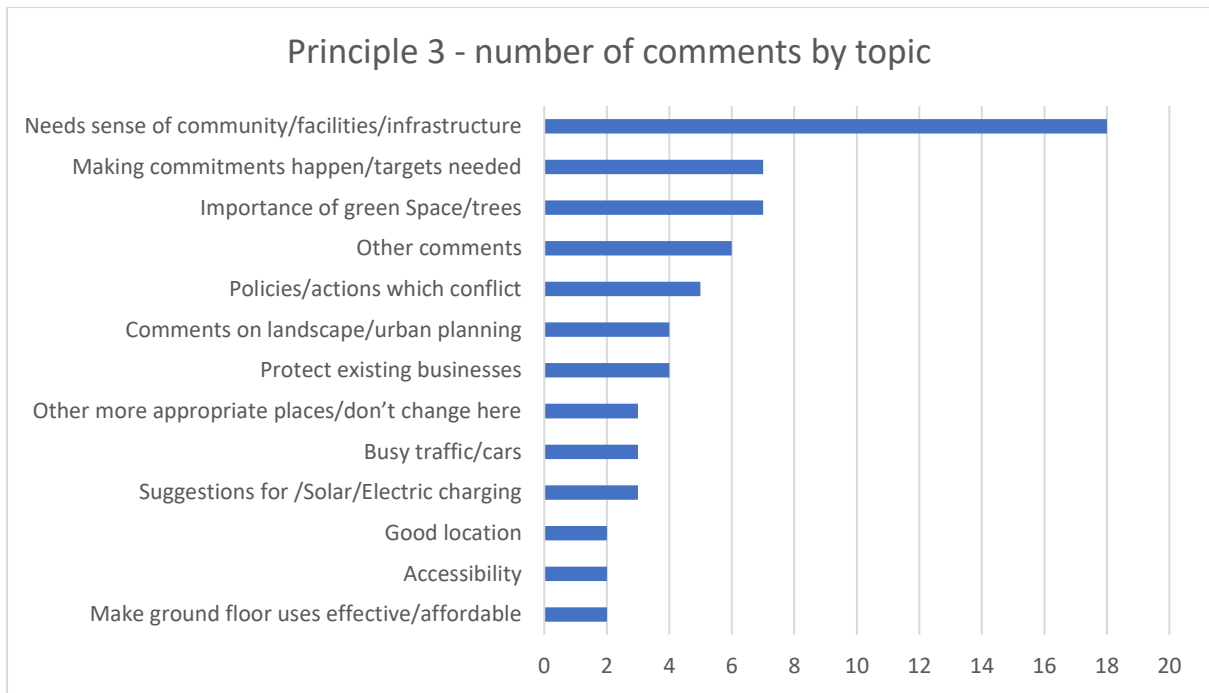
Answer Choices		Response Percent	Response Total
1	Strongly agree	45.04%	59
2	Agree	35.88%	47
3	Neither agree nor disagree	9.16%	12
4	Disagree	3.82%	5
5	Strongly disagree	6.11%	8

58 respondents submitted comments about Principle 3. The main themes were as follows:

- Respondents highlighted the need to consider additional facilities and infrastructure needed to support any future development. This included things like schools, shops, youth facilities, and surgeries that would be needed to support additional residents in the area and create a cohesive community. Freedog was highlighted as something important to the community.
- The need for more green space and to protect/plant trees was highlighted, as well as the need to plan any green space well so it is accessible and not shaded by buildings.
- Whilst respondents generally agreed with having sustainability targets, they expressed a desire for them to be more tangible and measurable to ensure a sustainable and low carbon neighbourhood is delivered.

The frequency of topics mentioned from comments submitted about Principle 3 includes (please note that the number of topics is more than the number of comments received as some respondents covered multiple topics in their replies):

- Needs sense of community/facilities/infrastructure x 18
- Importance of green Space/trees x 7
- Making commitments happen/targets needed x 7
- Policies/actions which conflict - Carbon Neutral/heat network/cars x 5
- Protect existing businesses x 4
- Comments on landscape/urban planning x 4
- Suggestions for /Solar/Electric charging x 3
- Busy traffic/cars x 3
- Other more appropriate places/don't change here x 3
- Make ground floor uses effective/affordable x 2
- Accessibility x 2
- Good location x 2
- Other comments x 6



Principle 4 - Quality spaces: Green space at the heart of the new neighbourhood and ecological enhancements

Of the 131 responses to his question 87% of respondents agreed or strongly agreed with Principle 4. 9% disagreed or strongly disagreed.

7. To what extent do you agree or disagree with Guiding Principle 4? (Quality spaces: Green space at the heart of the new neighbourhood and ecological enhancements)				
Answer Choices			Response Percent	Response Total
1	Strongly agree		51.91%	68
2	Agree		35.11%	46
3	Neither agree nor disagree		3.82%	5
4	Disagree		5.34%	7
5	Strongly disagree		3.82%	5

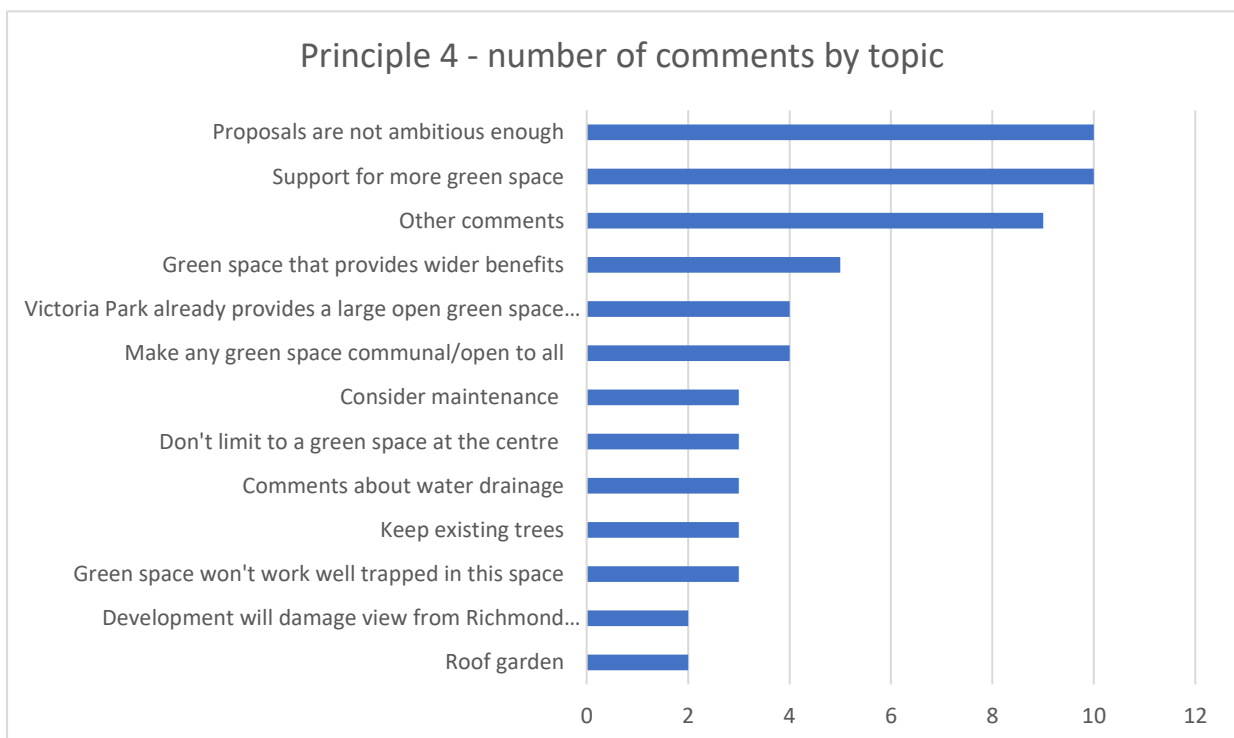
48 respondents submitted comments about Principle 4. The main themes were as follows:

- Comments were generally supportive of proposals to have green space at the heart of the new neighbourhood.

- A desire for proposals to be more ambitious was also expressed, particularly regarding biodiversity targets.
- Respondents highlighted that the green space at heart of the development should be open to all in the community and serve a different purpose to Victoria Park.

The frequency of topics mentioned from comments submitted about Principle 4 includes: (please note that the number of topics is more than the number of comments received as some respondents covered multiple topics in their replies)

- Support for more green space x 10
- Proposals are not ambitious enough x 10
- Green space that provides wider benefits x5
- Make any green space communal/open to all x 4
- Victoria Park already provides a large open green space nearby x 4
- Green space won't work well trapped in this space x 3
- Keep existing trees x 3
- Comments about water drainage x 3
- Don't limit to a green space at the centre x 3
- Consider maintenance x 3
- Roof garden x 2
- Development will damage view from Richmond Street/Totterdown x 2
- Other comments x 9



Constraint and opportunities map and Emerging concepts and principles map

Respondents were also asked to comment on two maps – one detailing constraints and opportunities and the other showing emerging concepts and principles.

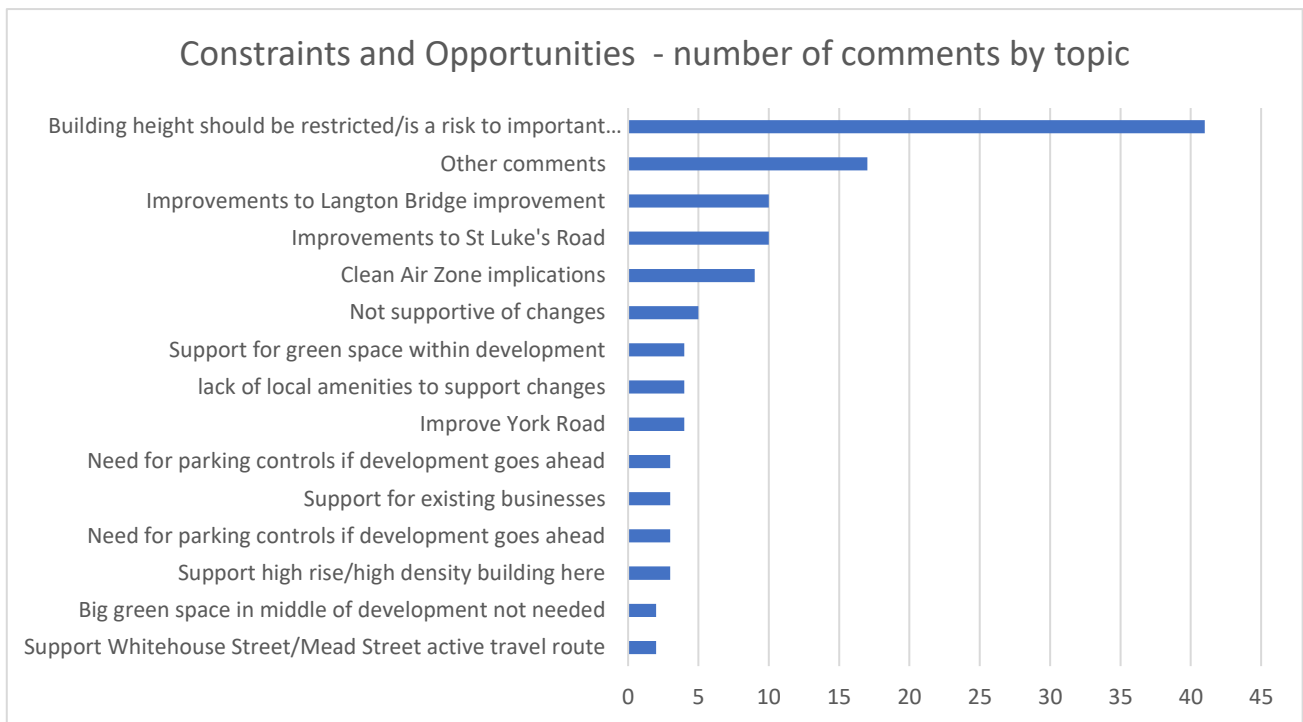
Constraints and Opportunities

92 respondents submitted comments about this map. The main themes were as follows:

- Many respondents to this question expressed concerns associated with the height of any proposed development and the impact tall buildings would have on important city views, particularly the Totterdown escarpment.
- Opportunities to improve Langton Bridge to make it more accessible were highlighted.

The frequency of topics mentioned from comments submitted includes: (please note that the number of topics is more than the number of comments received as some respondents covered multiple topics in their replies)

- Building height should be restricted/is a risk to important city views x 41
- Improvements to St Luke's Road x 10
- Improvements to Langton Bridge improvement x 10
- Clean Air Zone implications x 9
- Not supportive of changes x 5
- Improve York Road x 4
- lack of local amenities to support changes x 4
- Support for green space within development x 4
- Support high rise/high density building here x 3
- Need for parking controls if development goes ahead x 3
- Support for existing businesses x 3
- Need for parking controls if development goes ahead x 3
- Support Whitehouse Street/Mead Street active travel route x 2
- Big green space in middle of development not needed x 2
- Other comments x 17



Emerging concepts and principles map

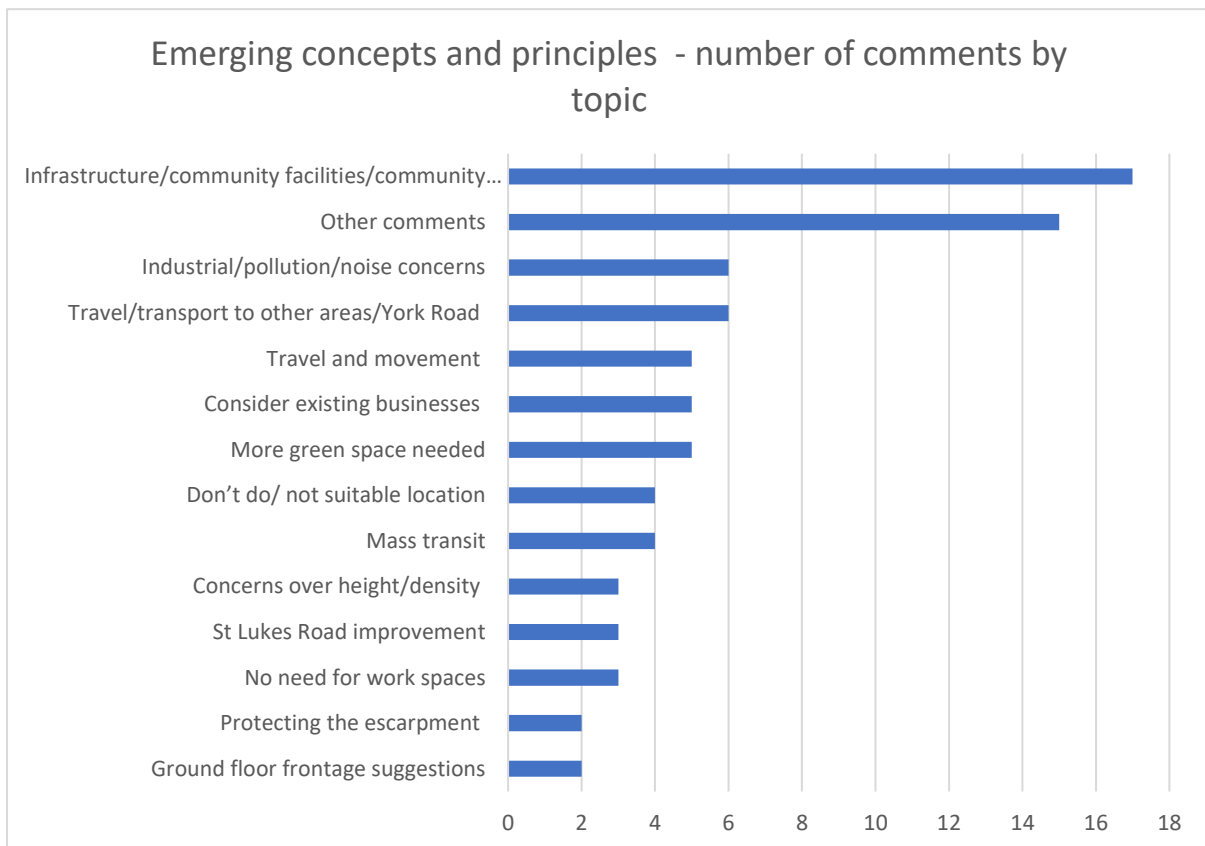
67 respondents submitted comments about this map. The main themes were as follows:

- Concerns raised in answer to this question were broadly similar to those highlighted in other questions, including the need to consider appropriate community infrastructure/facilities, concerns about building heights, and a desire for more green space.
- Comments also raised concerns about noise pollution within the proposed development.
- Comments also raised concerns about what will happen to existing businesses that use the site.

The frequency of topics mentioned from comments submitted includes: (please note that the number of topics is more than the number of comments received as some respondents covered multiple topics in their replies)

- Infrastructure/community facilities/community cohesion needed x 17
- Travel/transport to other areas/York road x 6
- Industrial/pollution/noise concerns x 6
- More green space needed x 5
- Consider existing businesses x 5
- Mass transit x 4

- Don't do/ not suitable location x4
- No need for work spaces x3
- St Lukes Road improvement x 3
- Concerns over height/density x 3
- Travel and movement x 5
- Ground floor frontage suggestions x 2
- Protecting the escarpment x 2
- Other comments x 15



Next Steps

The results from the engagement are being used to help inform the draft Mead Street Development Brief. This will go out to consultation in late April 2022.