

Knowle West Character Appraisal and Neighbourhood Principles
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we can make

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INTRODUCTION

1.1 Scope of Study

The purpose of this study is to set the 'We Can Make' Design Code and Micro Home Pilots in context to ensure that each addition contributes accumulatively to the whole at the neighbourhood scale. This work draws on previous studies of the Knowle West area made for the Bristol City Council regeneration framework in 2009, on baseline information, community workshops and research for 'We Can Make' and the Homes for Heroes 100 and Knowle West Style celebration and interactive exhibition.

Draft We can Make Design Code - A draft Community Design Code for rules for micro homes on a potential 1400 identified sites across Knowle West has been developed. This is being tested through the development of Pilot Projects. The draft Code has been co-designed and developed with local people and is designed to be used by both built environment professions and local people. The aim of the code is to enable people to adapt sites to provide new homes and 'meet housing need in new ways' - preserving social care networks and building on cultural heritage and value. Sites identified are large back gardens, gaps between houses on streets and gaps between houses on street corners. In Autumn 2018 a team of local residents worked with planning and design professionals and artists to inform the scope of the draft Code. The draft Code covers the following: House Size, Neighbourly Homes, Wayfinding and Identity, Greener Knowle West, Affordability and Quality of Life, Materials, Low Running Costs and Neat Street.

The role of the new additions to contribute to Wayfinding and Identity is highlighted. All plots should express Knowle West Style and "must fit the needs of residents and allow them to express their individuality". By standing out and being distinctive in shape colour and materials - new homes on corner plots can act as way finders. New development can increase biodiversity and "enhance Knowle West as a Garden City Suburb" making a Greener Knowle West.

The Scope of This Study - This study looks at the role of Knowle West in Bristol's interwar public housing heritage and its faithfulness to garden suburb design characteristics and the impact of changes that have taken place over a century. It looks at how Knowle West is situated in the topography of the city and its strategic role in the city's networks of natural habitats. It reviews how the areas is arrived at, experienced and navigated and how it can be described as set of smaller neighbourhoods within the larger estate.

At the neighbourhood scale the study then explores the relationship between private homes and public streets and spaces – the role of distinctive buildings and the ways that the character of the area could be contributed to by new additions. The study identifies how in the longer term streets could be differentiated from one another reclaiming a more diverse network of spaces for nature and play in the tradition of the garden suburb.

INTRODUCTION

1.2 Policy Context

The 'We Can Make' project has developed an approach to increasing the density of Knowle West whilst securing the benefit of the areas regeneration for existing residents. The approach to design aims to evolve and improve the prevailing character and setting whilst making adaptations at a macro and micro scale. The scope of this study responds to national and local guidance and policy on design, health and biodiversity.

In the **National Design Guide (2019)** character and identity are given new focus. The guidance highlights how development can 'add new character and difference'. It states that: '...well-designed places do not need to copy their surroundings in every way. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems.'(p.12). To contribute to local distinctiveness and develop the identity of a place (p.16) as well as taking the conventional approach of deploying the existing forms and materials used in an area, development can contribute positively by:

- Introducing built form and appearance that adds new character and difference to places.
- Creating a positive and coherent identity that residents and local communities can identify with.

Similarly, the **National Planning Policy Framework** (Para.122) says that 'planning policies and decisions should support development that makes efficient use of land, taking into account:

- The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- The importance of securing well-designed, attractive and healthy places.

Bristol City Council's Development Management Policy DM26 Local Character and Distinctiveness builds on Policy BCS21 of the Core Strategy requiring development to 'contribute positively to an area's character and identity, creating or reinforcing local distinctiveness'. Here too as well as responding respectfully to existing local character and distinctiveness it identifies the need to take the opportunity 'to improve the character and quality of the area and the way it functions'.

"Green infrastructure (GI) is a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities" National Planning Policy Framework - 2019

A Green Future: Our 25 Year Plan includes: 'development of a Nature Recovery Network providing 500,000 hectares of additional wildlife habitat, more effectively linking existing protected sites and landscapes, as well as urban green and blue Infrastructure.'

The Draft Environment Bill introduces a mandatory commitment to apply a requirement for biodiversity net gain of 10% for developers through the planning system.

The National Design Guide also gives guidance on integrating natural features in a multifunctional network and providing a hierarchy of public spaces – 'that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks.'

The **Joint Spatial Plan for the West of England**, Policy 5 Place Shaping Policy Principles says that all new development must contribute towards the delivery of high quality and sustainable places. Principle 8: 'Maintain and enhance the GI network to deliver multiple benefits for people, place and the environment'.

'The network of green assets that can work together to support sustainability and quality of life within and around Bristol'

BCS9 Bristol Local Plan

BCC also establishes Green Infrastructure Policies, Green Space Standards, and food production through:

BCS9 Green Infrastructure + identifies need for an SPD

DM15 GI Provision

DM16 Open Space for Recreation

DM19,DM20,DM21,DM22 Planned changes to DM17 Development Involving Green Infrastructure

Local Green Space(HW3), Reserved Open Space(HW4)

INTRODUCTION

1.3 Draft Summary

The area lacks differentiation in the city and lacks coherence from place to place. The street types are similar to one another and are all dominated by parking and vehicle movements to the same degree. New additions under permitted development do not generally enhance character or identity. The garden suburb character is less well established than other parts of the city.

The highest proportion of the population in Filwood Ward in 2019 is 0-15-year-olds, with 42% of 10/11-year-old with excess weight. There are very little in terms of activities, play areas and facilities for children and teenagers in the area. This is particularly an issue as it is very little in the way of small walkable and accessible public greenspaces. Knowle West's wide street may provide opportunities to slow traffic speed, greening and doorstep play.

The area lacks street tree planting and combined with Knowle West with a high percentage of hard paved front gardens negatively impacts on the opportunities of social interactions, street surveillance resulting in the very hard unwelcoming landscape for people and nature.

The salt marsh soil to the north of Knowle West is unusual, and this and the wider area has been identified as a significant nature corridor and nature recovery network link between Bristol, Somerset and beyond by West of England Nature Partnership.

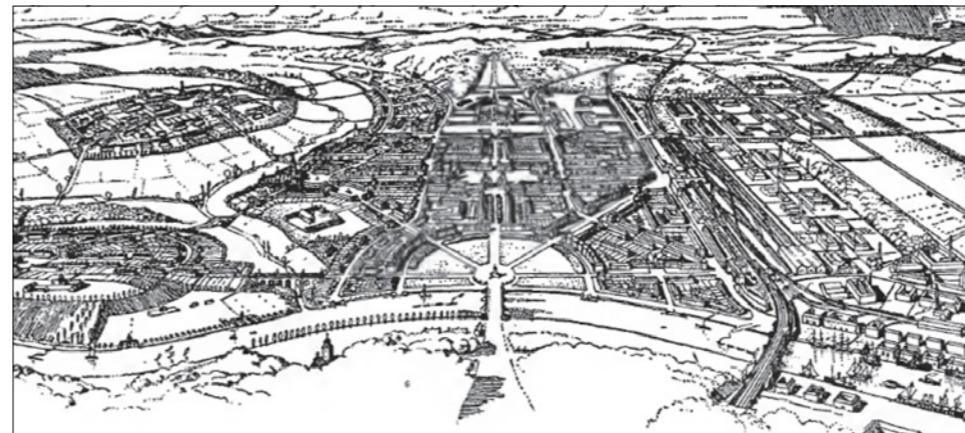
The exposed, hard upland 'plateau' in the centre and south of Knowle West of is likely to be impacting on the flooding, urban heat island effect, biodiversity and water quality.

AN EVOLVING GARDEN SUBURB IDENTITY

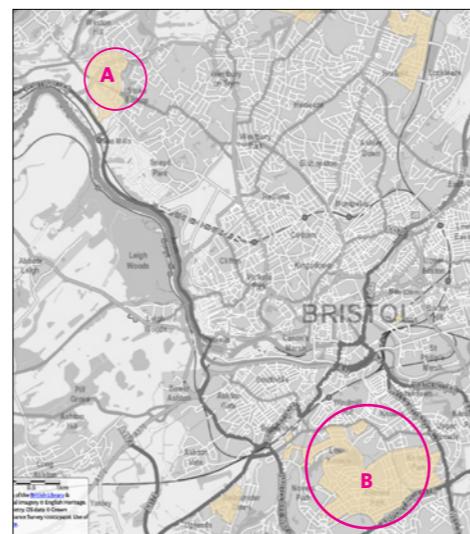
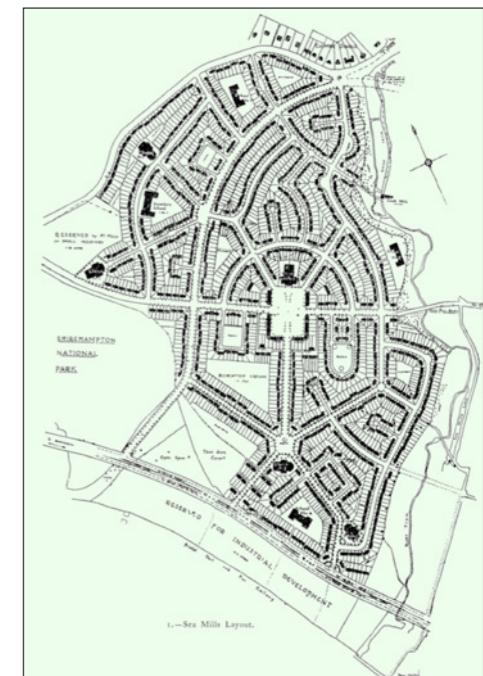
2.1 Knowle West and Bristol's Interwar Housing Heritage

As well as similarities there are differences between Bristol's garden suburbs. The earlier garden suburbs were smaller and built around larger formal green spaces that more strongly define their character. Sea Mills is described as verdant with strong gateways and landmark buildings. Knowle West has less formal green space and its layout has less distinctive features and more repetition.

The garden suburb principles - the approach to layout, landscape, amenity and house type design were brought to Knowle Park and Knowle West. But there are significant differences in scale and form - Sea Mills is a quarter of the size of Knowle West and the topography at Knowle West is steeper and more challenging. The surrounding areas of the city are more urban and consequently landscape boundaries are less clearly defined at Knowle West. Therefore, Knowle West is not as distinct an area of garden suburb - its layout is more varied and less of a whole. Because Knowle West is less contained and more varied it doesn't feel as uniform. Since the area hasn't been a Conservation Area over the last 30 years there has been more significant adaptation of buildings, landscapes and street interfaces. See Appendix for comparison of Sea Mills and Knowle West based on the Sea Mills Character Area Appraisal (City Design Group, 2010).



The central area of Sea Mills is modelled on Unwin's ideal view of a garden suburb references a perspective from Unwin's pamphlet *Nothing Gained by Overcrowding* (1912).



A - Sea Mills,
1700 homes
B - Knowle West and
Knowle Park,
5500 homes



Picture Credit: Extract from Google Maps

AN EVOLVING GARDEN SUBURB IDENTITY

2.2 Knowle West Garden Suburb Characteristics

Knowle West has many of the features of a detached garden suburb. It is a distinct place in the city but its boundaries are more blurred than those of the garden suburbs in the north of the city. It has a planned layout with some principal axial streets arriving at formal green spaces. House types and boundary treatments are consistent and contribute to the sense of holistic design.

Choreographed views along streets are an important feature. Curving streets are used to close views and ascend the northern slopes, axial routes arrive at a hexagonal layout at centre, smaller curving streets are used throughout. There is more repetition of straight blocks in the larger layout than found elsewhere and some long very long straight streets are used. Street junctions are designed to be attractive features. Diagonally addressed corners are used widely to punctuate the layout. The green qualities of a garden suburb are achieved through small formal green spaces that don't always feel spacious or verdant. There are larger steeply sloping spaces behind houses and some green spaces at edges (where new development is allocated). There are striking views of the city and countryside. Public Buildings define the character in parts of the whole but they aren't as clearly used as landmarks.

Curving streets with roof lines ascending skyline. Some very long linear streets.

Special corner types and buildings terminating views.

Set of related house types and Privet hedges on boundaries.

High vantage points with views over the city, under used formal greens and wilder Northern Slopes.



AN EVOLVING GARDEN SUBURB IDENTITY

2.3 Adaptation, Individuality and Knowle West Style

The appearance of buildings and gardens have been significantly diversified as they have been adapted over time. In answer to "What is Knowle West's Character?" - Knowle West residents highlighted how the freedom to be expressive in making changes to their homes is important and that the many varied changes contributed to a Knowle West Style.

"Knowle West Style reflects the character of the local community and their will to express their own personalities and tastes through their homes. Reviewing the built development history of the estate, it became clear that Permitted Development Rights have given residents a taste of being able to express their individual flare through extensions and outbuildings. The residents passionately felt that the Design Code must allow people to express their individuality boldly through their new homes (but with the upmost respect of their neighbours!)"

Draft Community Design Code - KWMC



"Houses are friends, not servants"



"People should be allowed to express their individuality through their homes"

AN EVOLVING GARDEN SUBURB IDENTITY

2.4 A Garden City Ethics

The original garden cities have strong design associations – from tree-lined streets to Arts and Crafts architecture, and this is an important factor in their enduring popularity. However, these visual associations almost obscure a deeper philosophy rooted in the pursuit of beauty - through everything from cooperative working to connection with the natural world.

"New garden cities may not look like Letchworth or Welwyn, but applying the design ethic behind these places is essential to realising the garden city principles today." TCPA and Garden Cities Institute

Key themes of the garden city design ethic:

1. Innovation and imagination
2. Marrying town and country
3. Cooperation in design and place-making
4. Character, distinctiveness and harmony
5. Spacious and well-planned homes

The Art of Building A Garden City, designing New Communities for the 21st Century, Kate Henderson, Katy Lock, Hugh Ellis - RIBA Publishing, 2017

The cottage styles of Bristol's Garden Suburb estates can be linked to the earlier architecture of Blaise Hamlet a group of nine cottages by John Nash built in 1811 for retired employees of a Quaker banker. Each building is different and has a bespoke character though having shared characteristics. As well as low eaves the buildings have cottage gardens bounded by hedges.

Blaise Hamlet, Bristol

Montage developed in
community workshops, KWMC
2019



Picture Credit: KWMC

MAKING A RESILIENT LANDSCAPE INFRASTRUCTURE

3.1 Active Travel and Green Space

Accessible public green spaces, footpaths and cycle routes illustrate the key active travel routes and spaces in the local area. The upland 'plateau' is a primarily hard landscape and built form with small scattered green spaces. Public larger, more natural spaces are located on the steeper sloping land on the outer edges of the area. Watercourses are within narrow valleys, within proximity to the boundaries of the area. The lack of publicly accessible play areas is evident throughout Knowle West, particularly for children over 11 years old and young adults.

Wide roads with little street tree planting, high percentage of paved front gardens, poor quality of greenspaces as well as low-density housing layout have impacted on people's health, particularly children accessibility to green space, reduce opportunities of physical exercise and social interaction.

The peripheral more natural green spaces formed a buffer from the busy roads to the south and south-west are predominately inaccessible owing to steeply sloping scrubby landscape. The northern greenspaces contain a network of informal and formal paths which create a more accessible landscape.

A new cycleway, Filwood Greenway, is in the process of being completed and there is a series of quiet streets mapped; these require improvement. The southern part of Knowle West has the least amount of green space; Airport Road is a barrier for pedestrians.

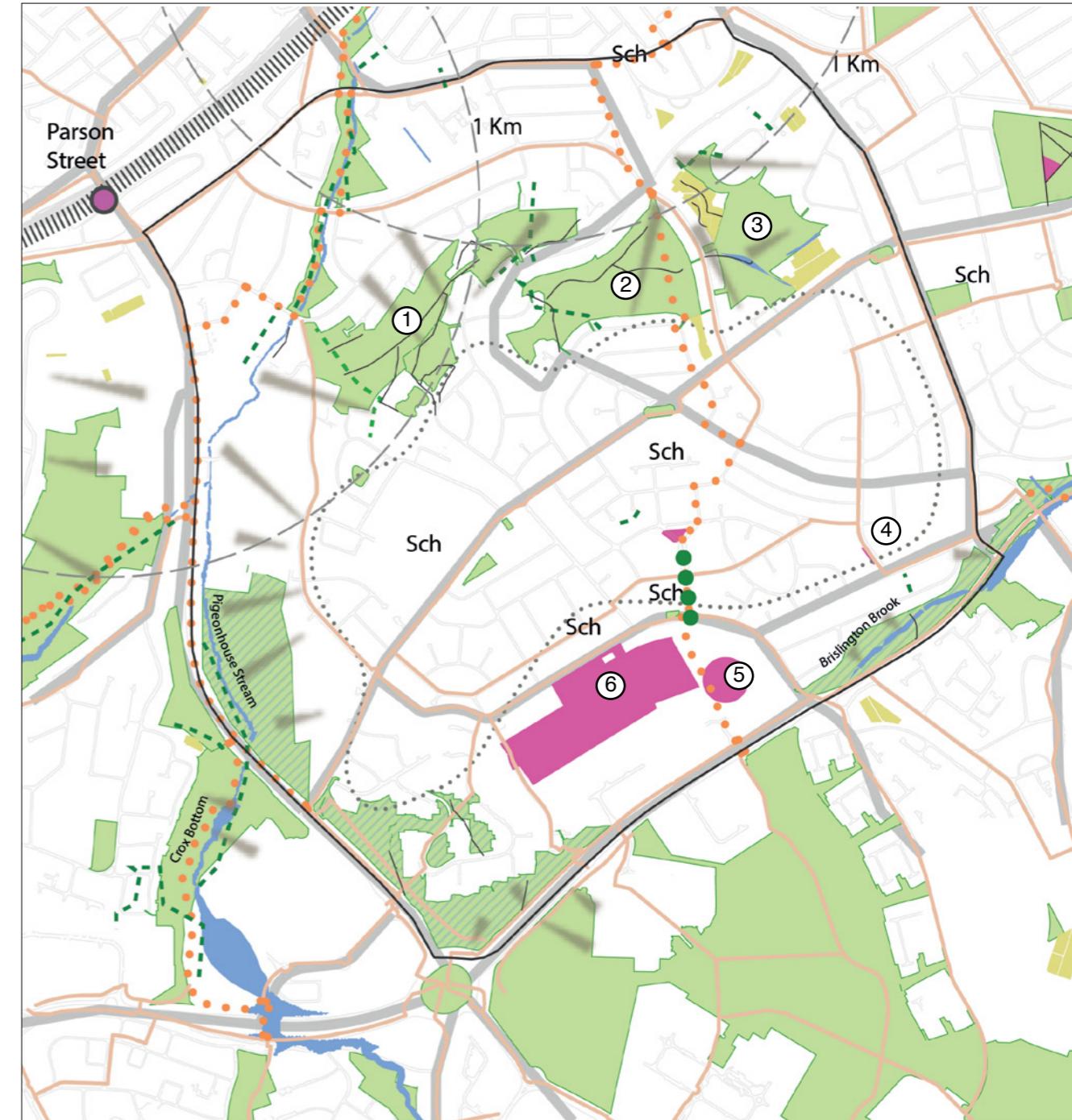
KEY

LANDSCAPE TYPES

-  Peripheral lowland green space
-  Accessible green space
-  Play area
-  Allotment
-  Water course
-  Tree lined Filwood Broadway
-  Steeply sloping green space
-  Hard upland 'Plateau'

ACCESS

-  Desire line and informal paths
-  Public right of way
-  Quiet streets for cycling
-  Dedicated cycle way
-  Bus route
-  Railway line



Northern Slopes

- ① Novers
- ② Glyn Vale
- ③ Wedmore Vale
- ④ Closed playground
- ⑤ Proposed play area part of Filwood Park
- ⑥ Filwood Playing Fields (controlled access)

Picture Credits:

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MAKING A RESILIENT LANDSCAPE INFRASTRUCTURE

3.2 Knowle West Health and Wellbeing

Green spaces... represent a fundamental component of any urban ecosystem... facilitate physical activity and relaxation, and form a refuge from noise.

World Health Organisation - 2012

The UK has some the highest physical inactivity and obesity rates in adults and children in the world. World Health Organisation - 2010

Filwood Ward within the 10% most deprived in England with life expectancy significantly worse than the city average with higher prevalence of Cancer, Cardiovascular Disease and Respiratory Disease.¹

- The higher percentage of population is 0-15 year old (25.7%) compared to the city average (18.5%);
- Children with excess weight accounted for 30.8% of children in reception (4/5yr old) compared to a city average of 22.9 %, this rose to 42.1% for 10/11 year old compared to a city average of 34.2%;
- Residents report significantly lower satisfaction rates with the quality of parks and green spaces and the % who visit Bristol's parks and green spaces at least once a week is notably lower than the city average, 32% as compared to 50%;
- Personal safety is a big concern for local residents. There is a significantly worse perception of anti-social behaviour and perception of feeling safe outdoors after dark. Although, police data would suggest that while there is an issue, it isn't as acute as it is perceived to be;
- Only 42% say they feel like they belong to their neighbourhood.

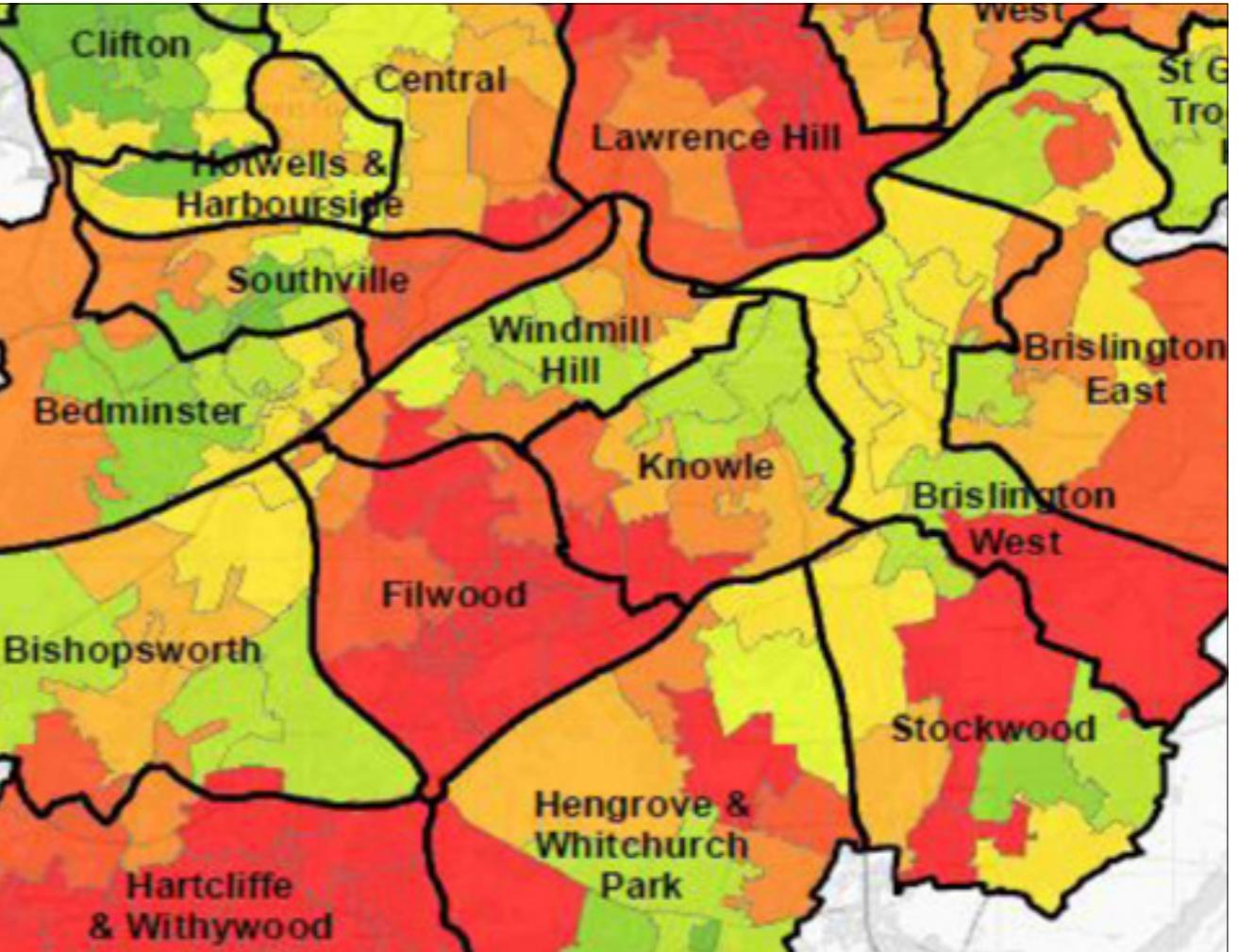
There is evidence to suggest that health inequalities in mortality may reduce life expectancy and obesity rates tend to be lower

in populations living in greener environments. Exposure to natural environments has been linked with more favourable: heart rate; blood pressure; vitamin D levels; recuperation rates; and cortisol levels. Greenspace may also help to reduce the prevalence of type 2 diabetes.²

Horticultural interventions to front gardens will improve residents' subjective well-being and perceived stress levels³. Seating and green front gardens maintain a balance between public and private inter-relationship in residential neighbourhoods is essential for creating and maintaining a sense of community⁴.

While it is not very easy to determine direct causality, the data paints a picture of a community where children don't have easy access to high quality, well cared for open spaces where can they feel safe to participate inactivity. This is not conducive to embedding active and healthy lifestyles and is likely to have both short and long-term health implications for residents.

Projecting the demographic trend-forward, Filwood will over the next decade have an increasing percentage of teenagers and young adults. Therefore, this will be an essential consideration



Picture Credit:
Map of Deprivation, JSNA 2019

in the design, management and provision of open spaces in the coming years.

Social connectivity between people from different backgrounds would appear to be limited and almost half of people in Filwood report being dissatisfied with life. This might suggest an opportunity to improve social connections, local food production and reduce isolation and improve well-being.



¹JSNA Filwood Statistical Ward Profile 2019.
Bristol City Council/PHEw

² Evidence Statement on the links between natural environments and human health, DEFRA, March 2017

³ Do front garden landscapes influence health and well-being?
Chalmin-Pui et al, 2019 University of Sheffield and RHS

⁴ Understanding the Importance of Front Yard Accessibility
for Community Building: A Case Study of Subiaco,
Western Australia, 2018, Curtin University

MAKING A RESILIENT LANDSCAPE INFRASTRUCTURE

3.3 Knowle West Landscape Culture

'The objective is to secure around the house the air space requisite for health, to grow vegetables and fruit for our table to surround ourselves with pleasant places in which to live and work, rest and play, and to entertain friends'

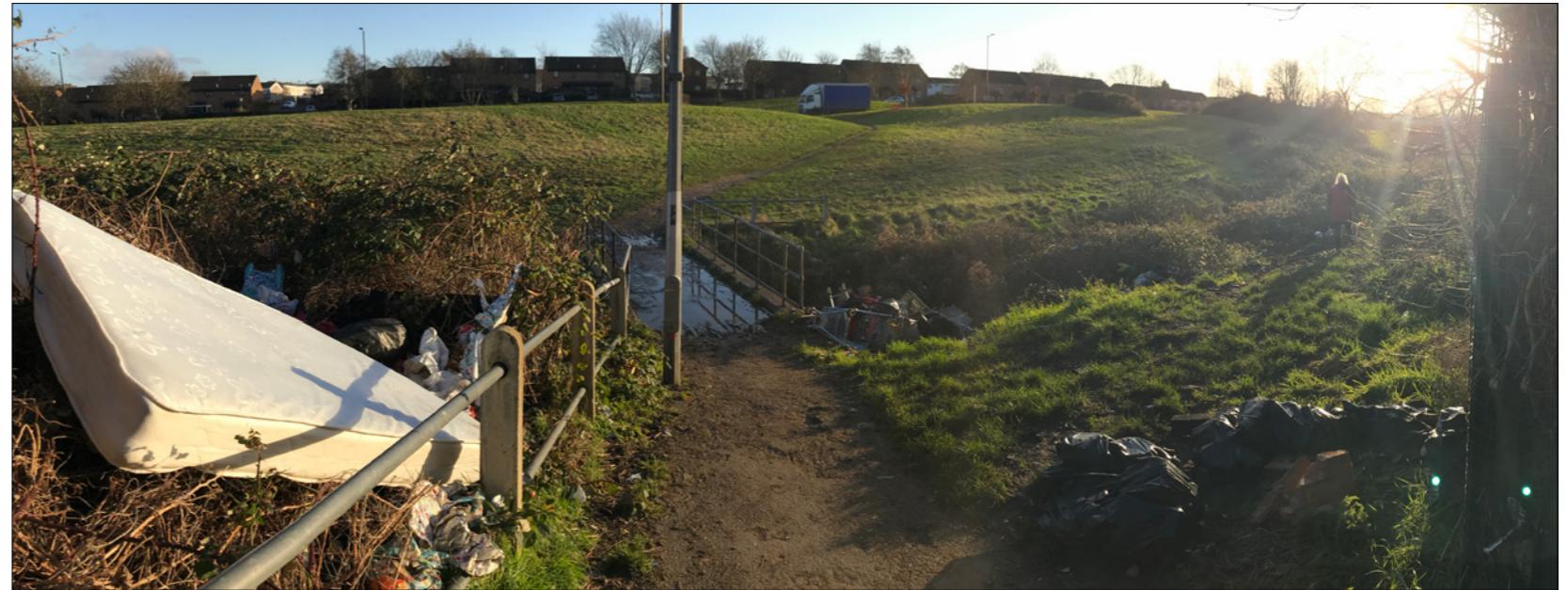
Barry Parker on Garden Cities - 1927

A high percentage of front gardens are paved car parking areas; others have amenity or rough grass with tight compact clipped Privet hedge forms a strong characteristic to the urban garden suburb of Knowle West. However, it is part of a mono cultural landscape and performs little for nature nor climate-resilience. The exposed more natural green spaces on the peripheral lowland grassland and scrubby edges are somewhat neglected. What green spaces are available are 'hidden' from street view, down narrow alleyways and ends of cul-de-sacs. The northern side of Knowle West has more access to a wider variety of green spaces and allotments.

Peripheral lowlands green spaces

Street trees 'Bollard Avenue' and 'wilder' boundaries

Clipped mono cultural Privet hedges



Photograph of Downham Garden City Front Garden '
...strive to obtain a natural, rather than artificial'



MAKING A RESILIENT LANDSCAPE INFRASTRUCTURE

3.4 Knowle West Nature Recovery Network

To reverse the declines in biodiversity and realise nature's recovery at scale, we need to work together and on the landscape-scale.... This means protecting and enhancing our existing natural habitats, but also making them bigger, creating new areas of species-rich habitat, and, critically, ensuring they join up to create functional and resilient ecological networks that enable nature and people to thrive.

West of England Nature Partnership

The Government's 25 Year Environment Plan published in January 2018 includes a commitment to "develop a Nature Recovery Network to protect and restore wildlife, and provide opportunities to re-introduce species that we have lost from our countryside." Evidence indicates that biodiversity is critical to underpin ecosystem functioning and the delivery of goods and services that are essential to human health and wellbeing. Knowle West can be divided into two sections:

1. The northern 'crescent-shaped' green corridor which includes various priority habitats and nature reserves.
2. The barren southern part contains very little in the way of green stepping stones or networks or refuge for wildlife. The nature corridor is compressed between the railway line and dominate the built-up area to the south.

Evidence has shown that front and back gardens and allotments attract more pollinators than any other landscape type, this includes nature reserves and parks. Orchards are also lacking in the area which can become priority habitat as well as assist in local food production. Other aspects that impact on biodiversity and nature networks are landscape management, diversity of species as well as air, light and noise pollution.

KEY

EXISTING PRIORITY HABITATS

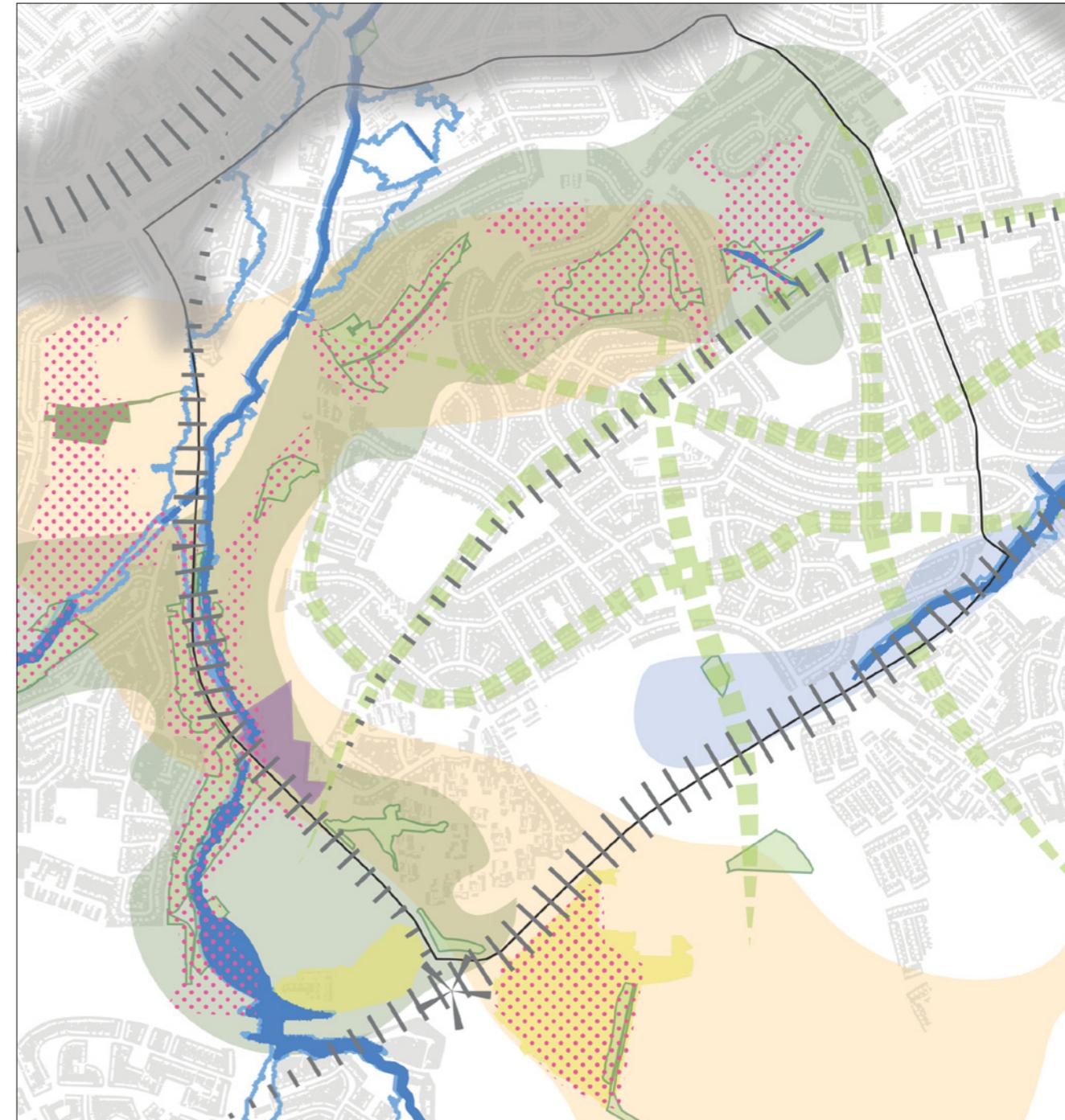
- [Yellow square] Open Mosaic Habitat (Draft)
- [Light Green square] Deciduous woodland
- [Dark Green square] Good quality semi-improved grassland
- [Purple square] Lowland calcareous grassland

EXISTING POLICY AND STRATEGY

- [Light Green square] Woodland Strategic Network
- [Light Blue square] Wetland Strategic Network
- [Yellow square] Grassland Strategic Network
- [Red dotted square] Site of Nature Conservation
- [Blue line] Floodzone

EXISTING FEATURES

- [Grey square] Air Quality Management Area
- [White square with black border] Noise pollution
- [Grey square with white border] Private Gardens
- [Blue square] Water courses



PROPOSED LOCAL NATURE RECOVERY NETWORK



Urban greening of front gardens for pollinators; 'stepping stones' street trees and rain gardens; rewilding polycultural hedgerows; community and child-focused food production; woodland, multi-storey, clustered planting; reduce amount of amenity grassland.

Picture Credits:

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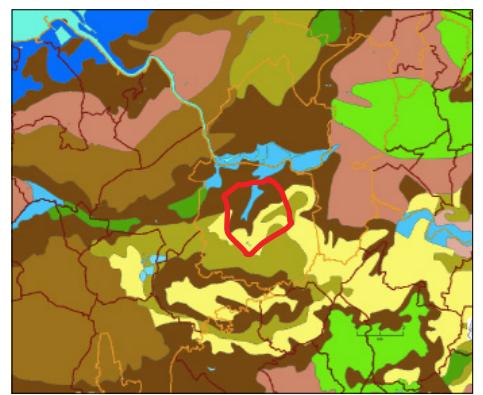
MAKING A RESILIENT LANDSCAPE INFRASTRUCTURE

3.5 Knowle West Natural Features and Elements

Humans and nature are dependent on the first 300mm of soil for life, food and growth. Yet, soil fertility is in decline, increasingly compacted and eroded, soil is a concern. The microclimate, access to water, water quality, landscape, geology and vegetation types, drainage etc, all affect the way we live, develop, and the formation of cities.

There is only thirteen percent tree canopy cover in Knowle West (the average in Bristol is eighteen percent). There is an aspiration to double tree canopy cover by Bristol City Council. The ‘blue finger’ of saltmarsh soil to the north-west of Knowle West has linked geology to harbour and river. This former salt marsh is an unusual feature to Bristol and unique to Knowle West. The more clay-like soil is associated with the naturalistic northern slopes. The exposed ‘plateau’ and extensive hard landscape, has a meagre amount of tree canopy cover. The southern aspect is more susceptible to ‘urban heat island’ effect. A recent study* has indicated that over forty percent of the tree canopy is required to make an impact on urban heat island effect.

* Scale-dependent interactions between tree canopy cover and impervious surfaces reduce daytime urban heat during summer, Ziter et al 2019 University of Madison



DEFRA Soils mapping 2020

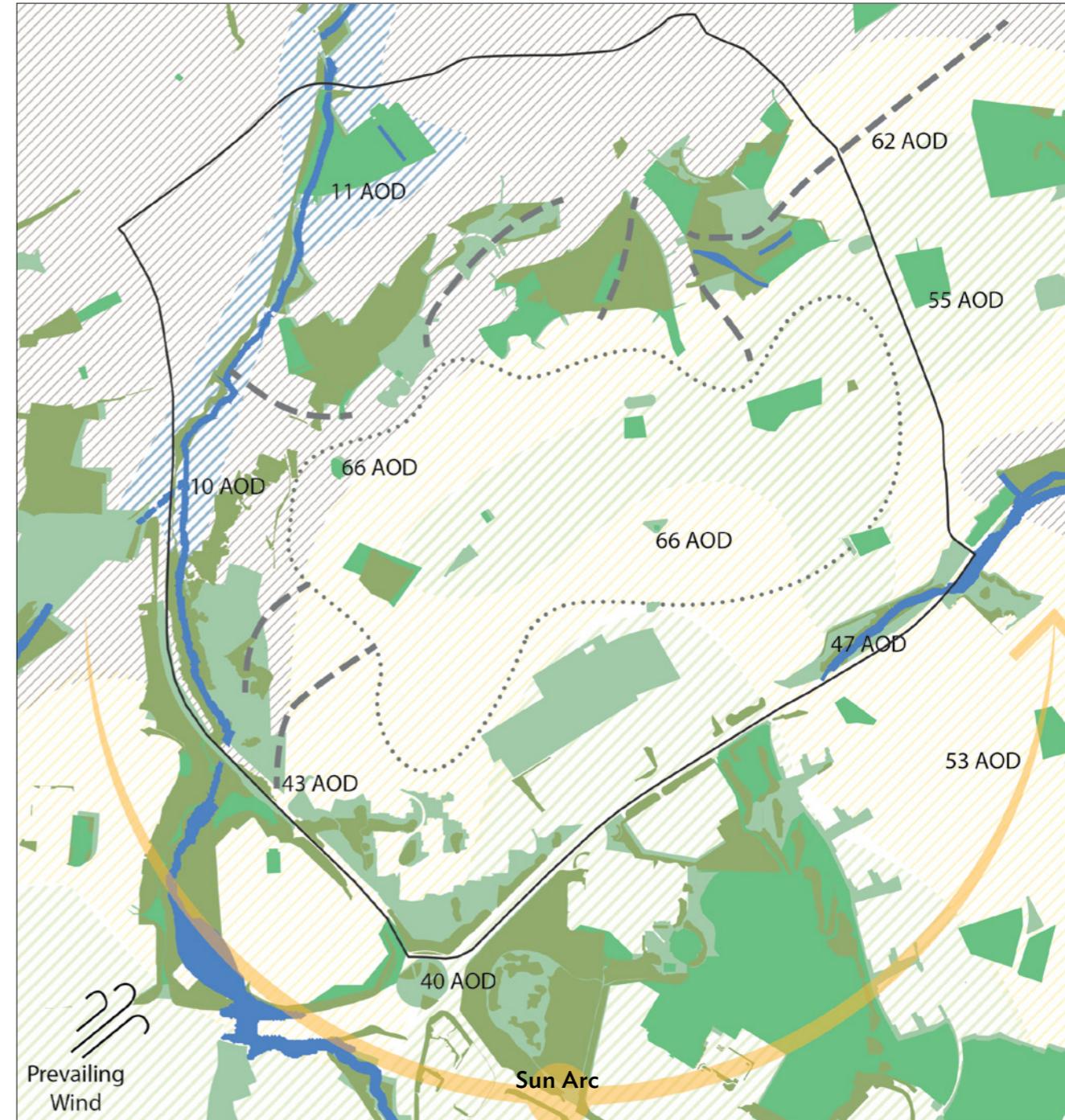
KEY

SOILS

- Saltmarsh Soils - ‘the blue finger’
- Lime-rich loamy and clayey soils with impeded drainage
- Shallow very acid peaty soils over rock
- Slightly acid loamy and clayey soils with impeded drainage

NATURAL LANDSCAPE AND FEATURES

- OS Natural Environment
- OS Green space (amenity)
- Formal Greenspace
- ‘Plateau’ hard landscape
- Ridgeline



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All rights reserved. Some features of this map are based on digital spatial data from the Centre for Ecology & Hydrology
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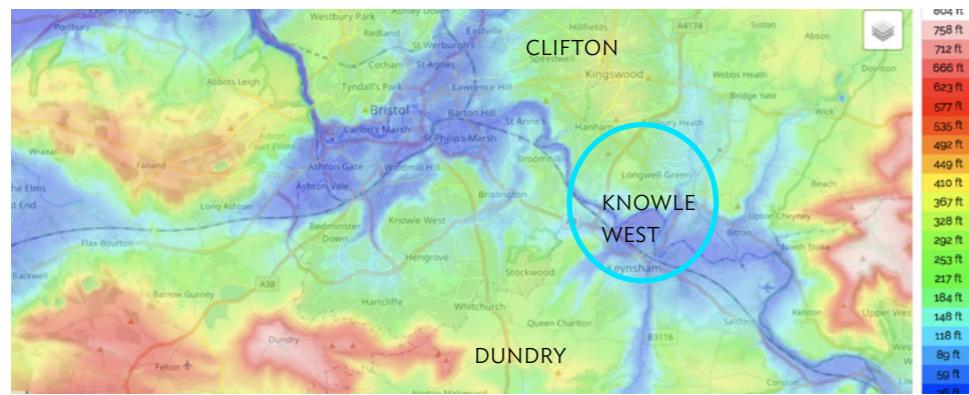
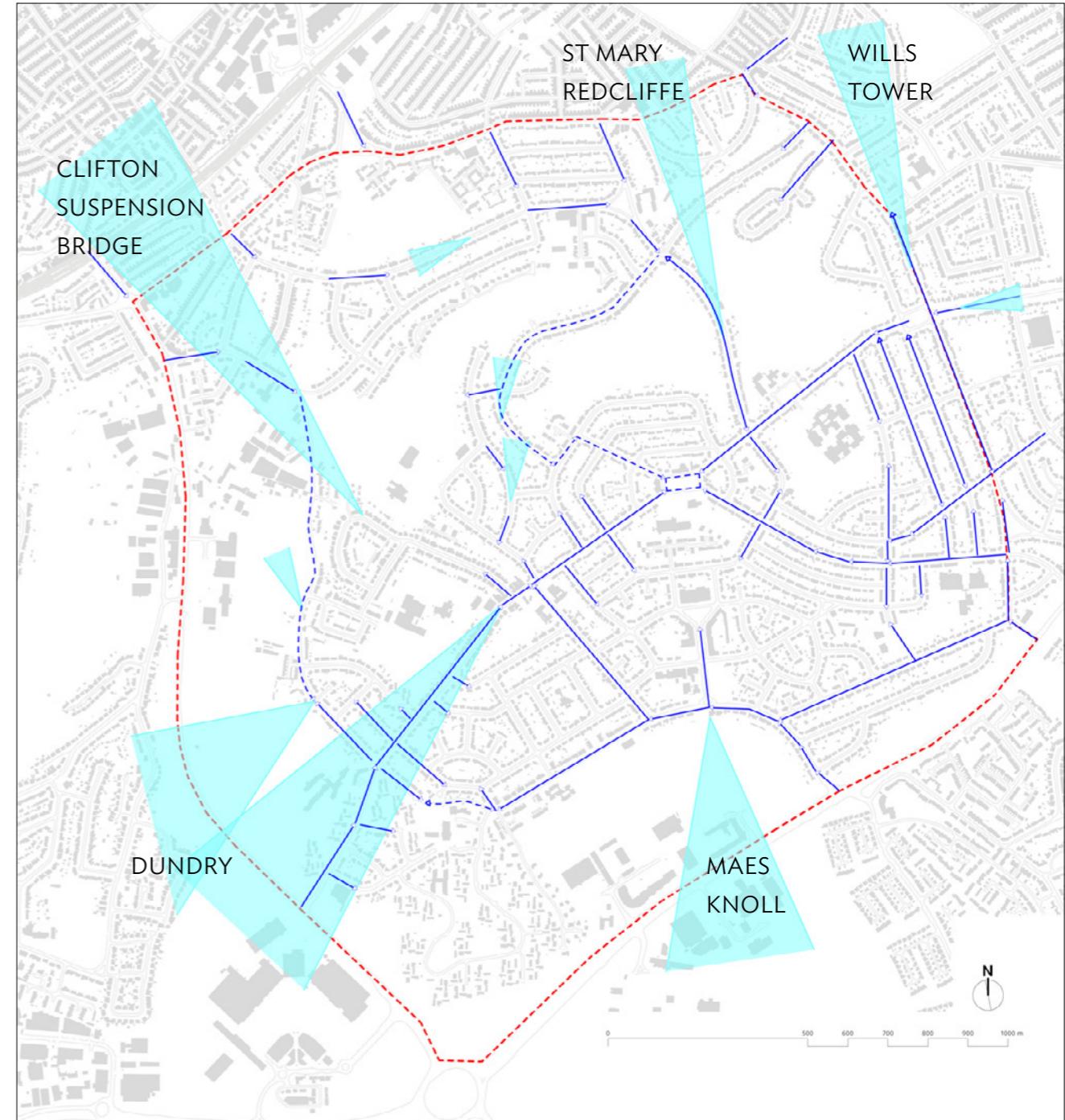
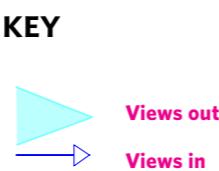
EXPERIENCING CHARACTER AND IDENTITY

4.1 Topography and Views

The study area is characterised by its topographic setting. Large parts of Knowle West are situated on a plateau south of Bristol City Centre. Relatively steep slopes to the north and the west make up the edges towards the River Avon and Pigeon House stream and form a natural barrier for movement between Knowle West and Lower Knowle, Wind Mill Hill, Bedminster, Headly Park and the City centre.

KWRF Baseline 2009

The diagram (right) depicts how long range views out towards the city (to the north) and towards the countryside (to the south) - a defining part of the character of Knowle West. There is an opportunity to enhance the greenness and accessibility of public spaces and foreground these views to strengthen the connections. Also shown are the main views in when arriving at Knowle West and moving through the area on the principal streets and public transport routes.



<https://en-gb.topographic-map.com/maps/bz/Bristol/>



Picture Credit: JB

EXPERIENCING CHARACTER AND IDENTITY

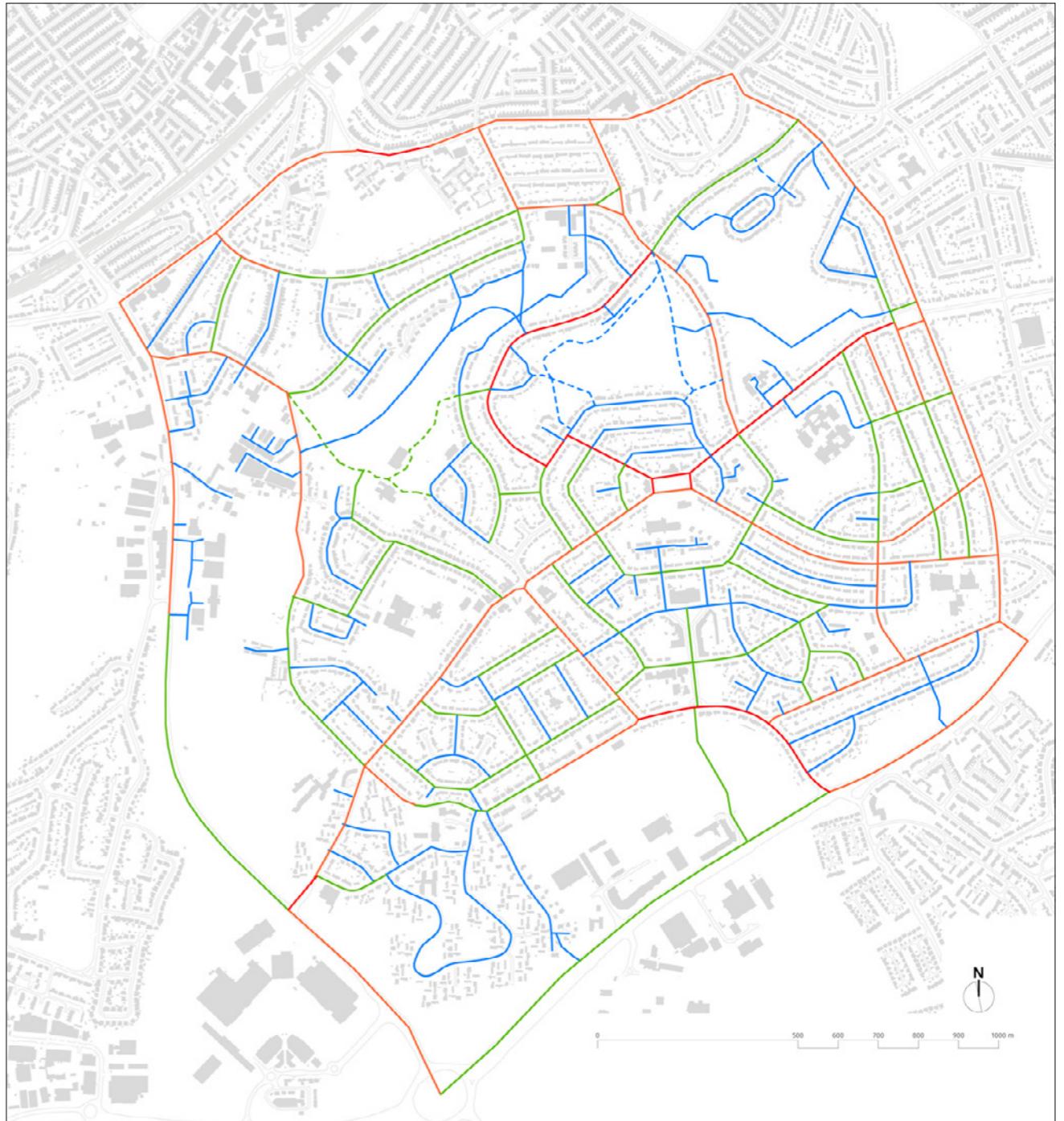
4.2 Connectivity and Street Hierarchy

To consider how the space is arrived at, and linked to neighbouring areas of the city the study boundary has been adjusted to include the connecting streets to the north. The Space Syntax 'open source map' of pedestrian accessibility is used here to identify - the primary streets that are most connected, the secondary streets that turn off from these and then, the least connected tertiary streets.

These different street roles cannot be easily observed as there are only two street types and the buildings are similarly arranged throughout. The low density typical of garden suburbs generates and open street sections without a strong sense of enclosure. Some areas have poor accessibility connectivity and legibility with long street forms repeated. (NB Footpaths across greenspaces have been added to the network).



Picture Credits: MAP



Picture Credit: JB



EXPERIENCING CHARACTER AND IDENTITY

4.3 Parking Impacts

Although Knowle West is a twenty miles-per-hour zone car movement dominates the whole street network and there are similar amounts of on pavement parking throughout. Most front gardens have been converted to create parking spaces – exceptions are streets with changes of level in the front gardens and typically corners where parking access is more difficult. An historic postcard is a reminder of how the estate was designed without car ownership in mind.



Original Postcard Filwood Broadway



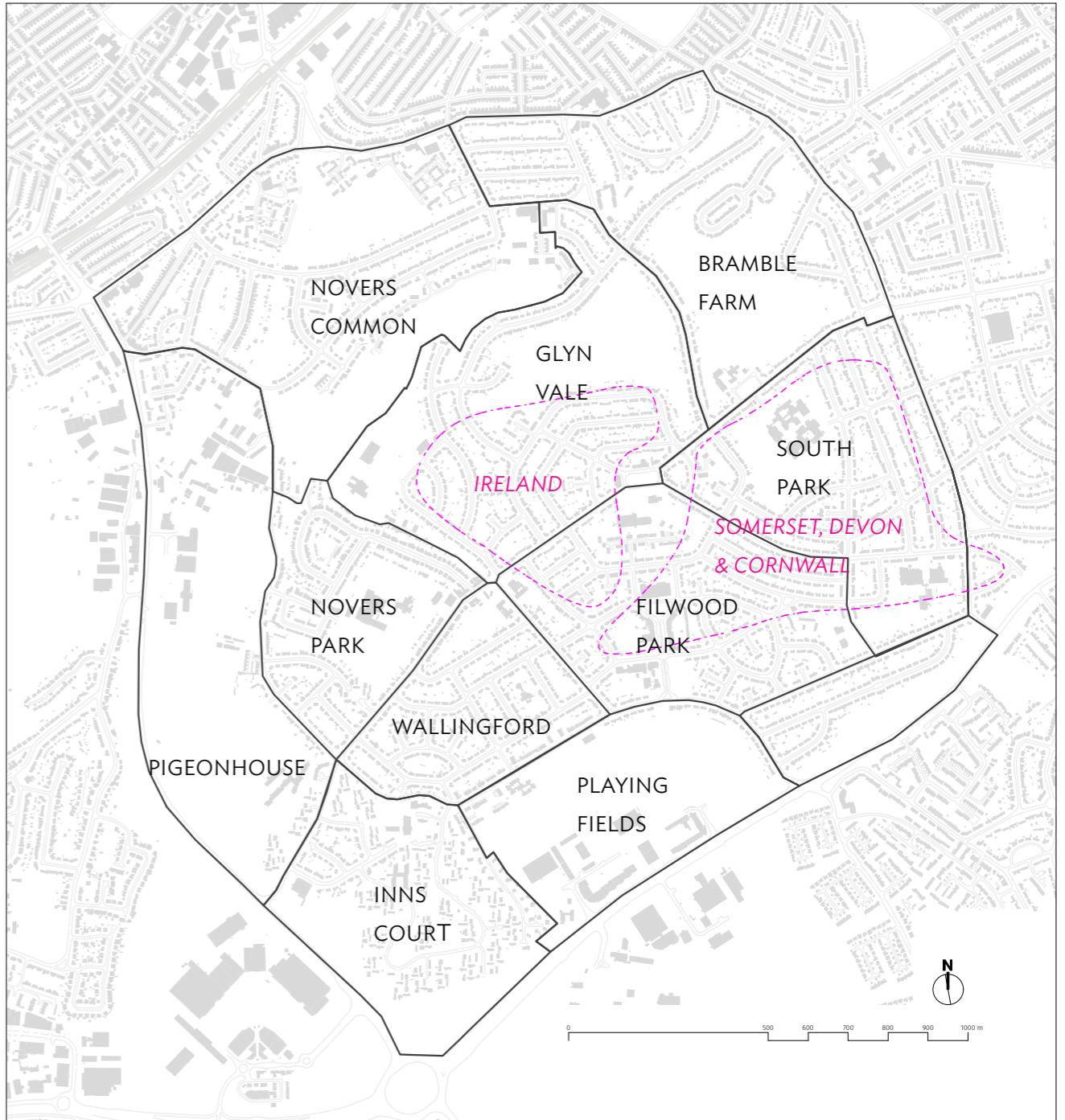
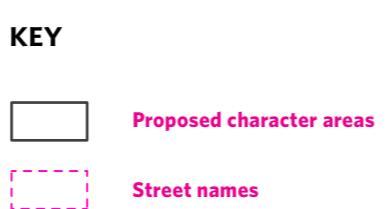
Picture Credit: JB

EXPERIENCING CHARACTER AND IDENTITY

4.4 Character Areas

Principal streets and bus routes through the area have been identified - within these a set of smaller character areas can be defined. These areas also relate to geography and topography. Each character area has a busier more visible outer edge and less visible potentially calmer interior. In a number of places the original grouping of street names reference the rural south west and Ireland.

The proposed character areas have been given names. These can be reviewed with residents and developed accordingly. Generally new buildings and those that have been significantly adapted act as focal points contributing to 'way finding' in the different areas.



Picture Credits: JB

EXPERIENCING CHARACTER AND IDENTITY

4.5 Character Assembly

Architecture is one element of character. When appraising character, it is necessary to look at a range of elements at different scales to understand how they come together at a particular time and place. An important factor to consider is how we use, value and appreciate places.

Characterising Neighbourhoods - Richard Guise - Routledge: 2018

The character of Knowle West is defined by the way that natural and built elements come together – by the street layout and character of the architecture and landscape. It is also defined by people's association with buildings, landscape, places and the way these elements become recognisable and can be used to move around and feel at home. A particular characteristic of the garden suburb is the combination of landscape and built elements and the emphasis on interactivity and sociability.

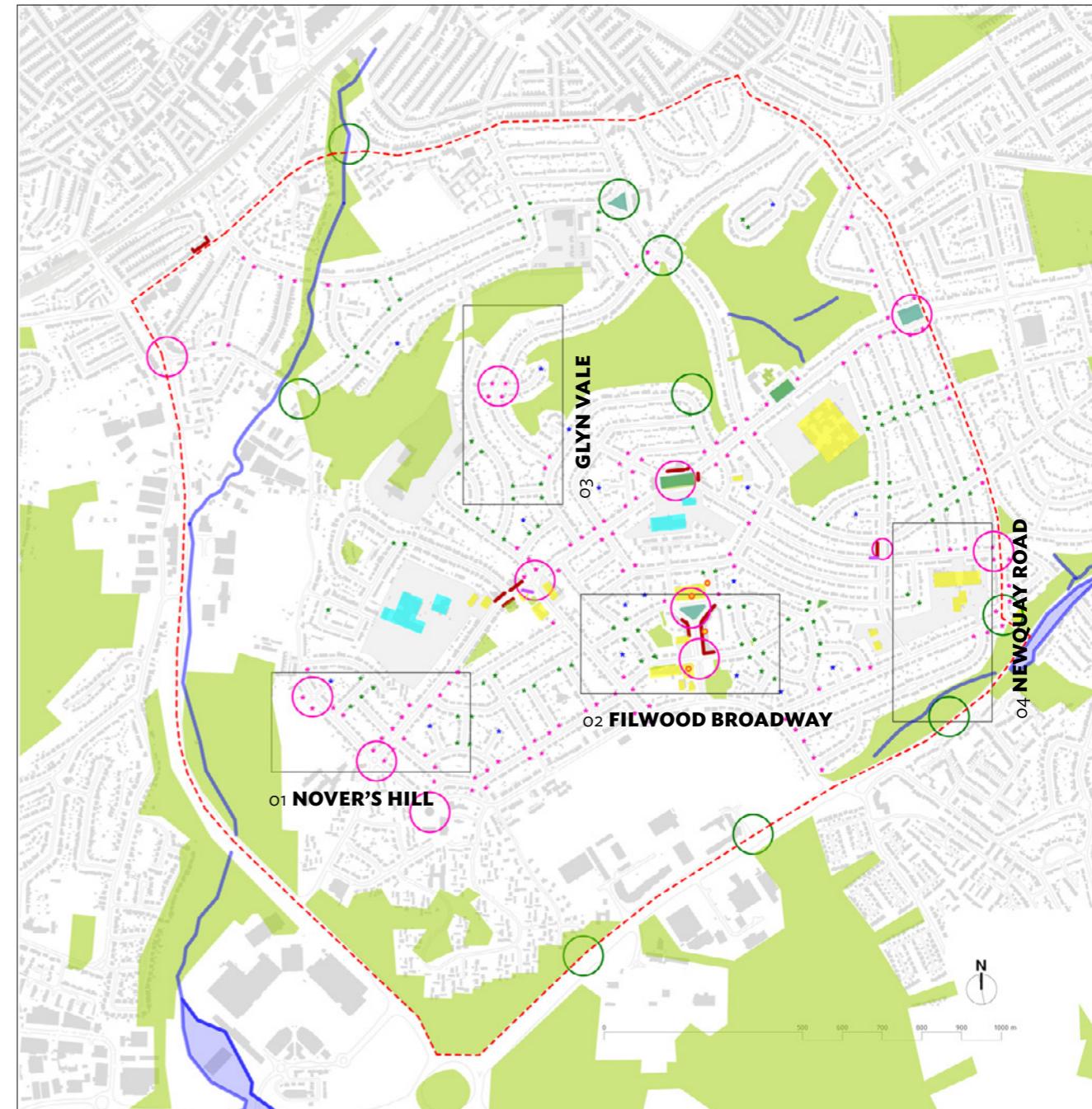
KEY

LANDMARKS

- Arrival node (built)
- Arrival node (landscape)
- * Corner pair principal
- * Corner pair interior
- * Terminated view

COMMUNITY ASSETS

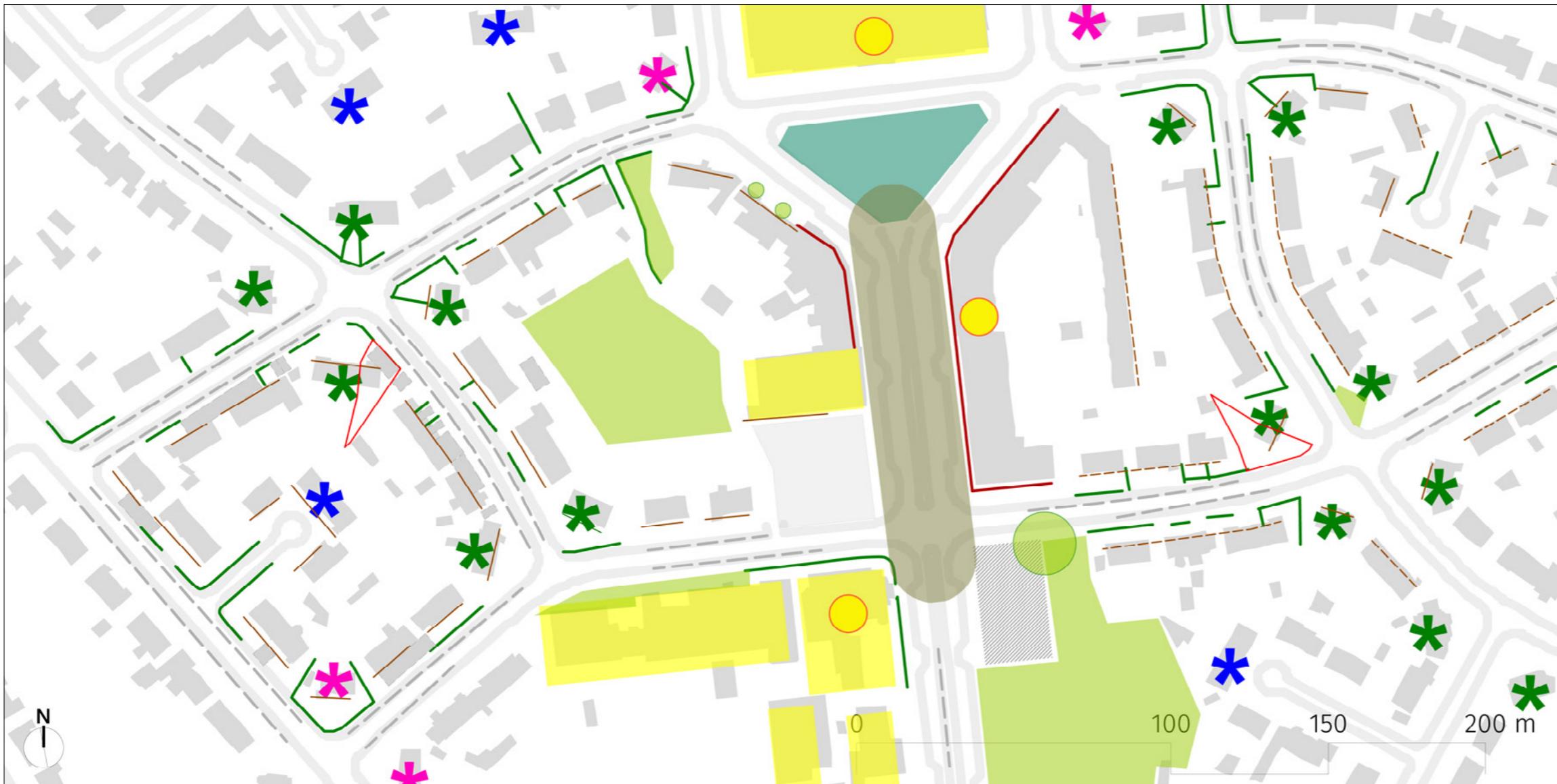
- Community asset /building
- Community asset/ school
- Formal green space
- Open green space
- Retail frontages



Picture Credits: JB

EXPERIENCING CHARACTER AND IDENTITY

4.6 Detailed Character Evaluation (02) Filwood Broadway

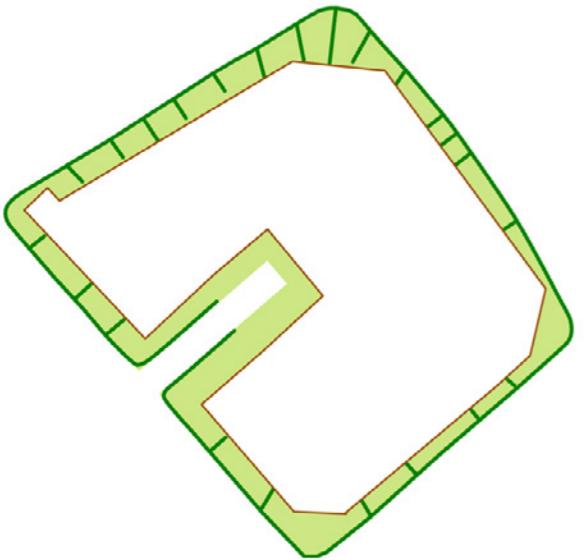


Picture Credits: JB

KEY	LANDMARKS	COMMUNITY ASSETS	HOMES / GARDENS / PARKING
○	Arrival node (built)	Community asset /building	— Building front
○	Arrival node (landscape)	Community asset/ school	— Hedges
*	Corner pair principal	Formal green space	— Special boundary
*	Corner pair interior	Wild green space	— Pavement parking
*	Terminated view	Public space	— Front garden parking
●	Landmark Tree(s)	Access closed	— Building additions
●	Knowle West Style Icon	Retail frontages	— We Can Make Pilots

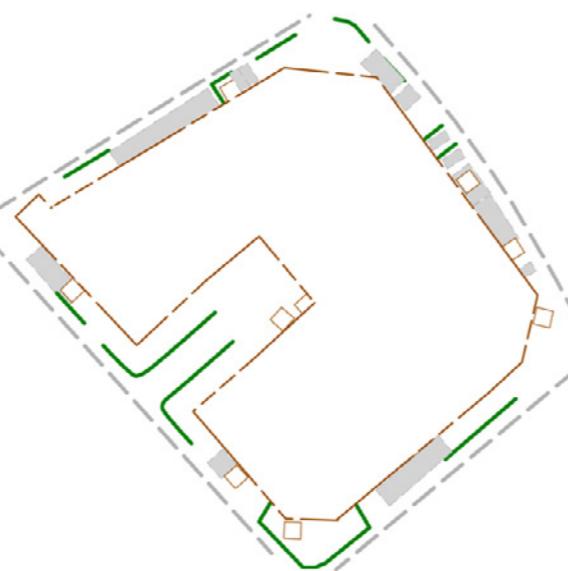
EXPERIENCING CHARACTER AND IDENTITY

4.7 Detailed Evaluation Block Form



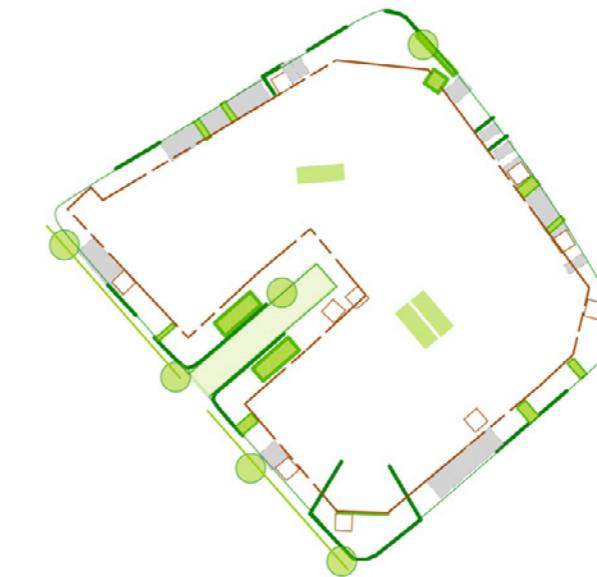
Original Design

The character of the estate was defined by the pairing of formal privet hedges and front gardens with red brick cottage style houses.



Current Condition

The character has been eroded over time by the creation of frontage parking and the removal of hedge boundaries. The corner and front garden pieces of original Privet hedge offer fragments of the original character. Contemporary building adaptations also have diverse formal and material character.



Proposed Additions

By standing out and being distinctive in shape, colour and material - new homes on corner plots can act as 'way finders'. New development can also increase biodiversity and 'enhance Knowle West as a Garden City Suburb' making a greener Knowle West.



Aerial view Knowle West and original postcard Hillfields

KEY

- Front lawns
- Building front
- Hedges
- Special boundary
- Pavement parking
- Front garden parking
- Building additions
- We Can Make Pilots
- New elements contribute to green character

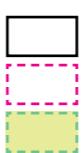
TOWARDS NEIGHBOURHOOD PRINCIPLES

5.1 Enhancing Character Areas

Having identified smaller character areas within the whole a 'hinterland' has been identified inside these areas. These are zones where (provided that these meet the scale and quality criteria of the We Can Make Community Design Code) there can be more differentiation of building form in new additions.

These are also areas where there are more secondary and tertiary streets. Where priority could be given to walking and cycling and where new street trees could be introduced. New walking and cycling routes could be identified that extend and link those identified by community groups - connecting wildlife habitats across Knowle West.

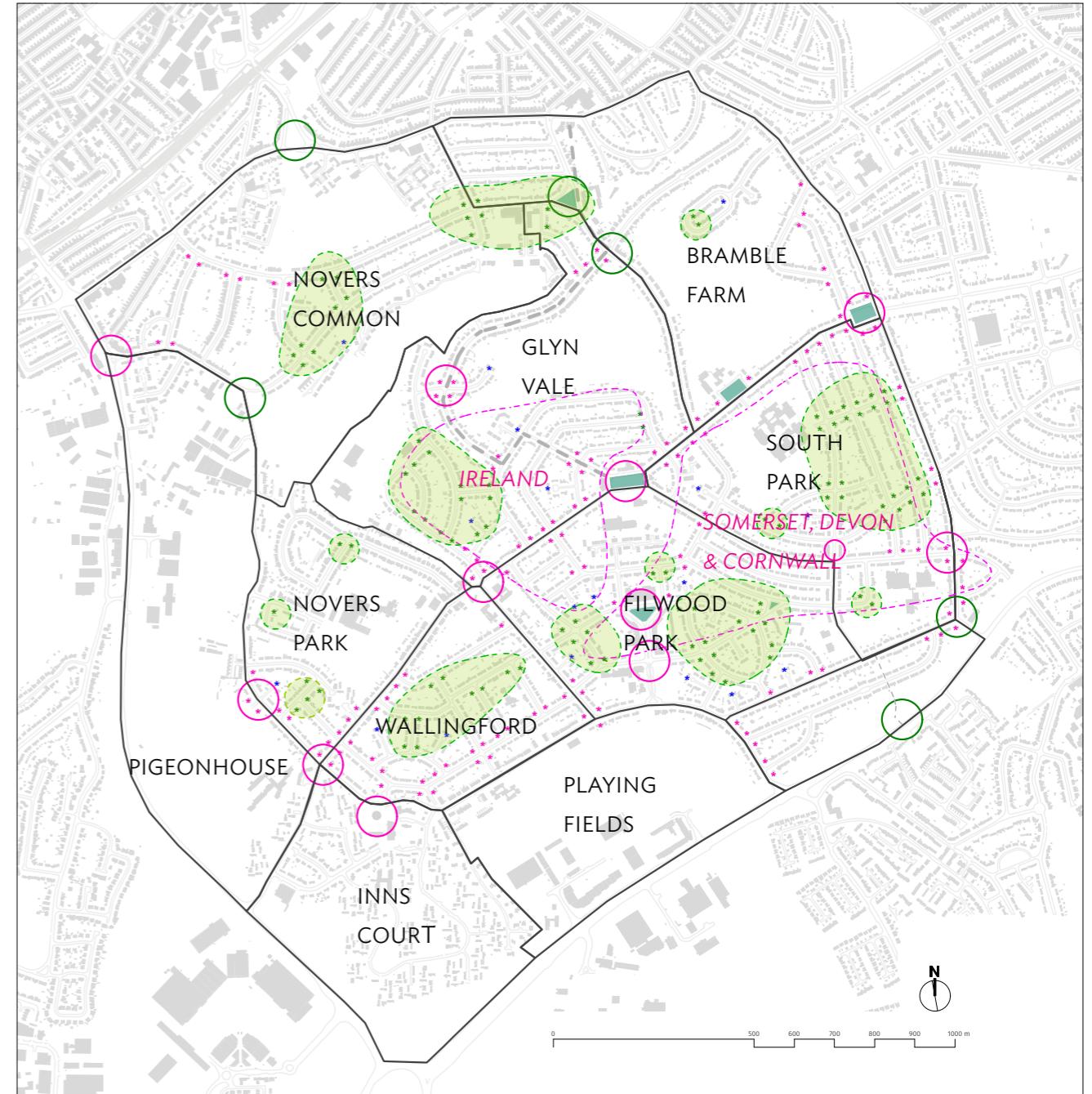
KEY



Proposed character areas

Existing street names

Proposed hinterland to character area



Julia Tutton
18 January at 10:11

A big thank you to Good Gym runners. We've taken back vegetation, litter picked and started to open up areas for tree planting in late February, great bunch of people! Rounded off with well deserved hot drinks, biscuits and cake. NSI members included too.



Left and Below: Good Gym Runners and Wildlife Trust - organised walking, running and tree planting.



Below: Knowle West Media Centre - Heritage Walk with local historian Ken Jones



Picture Credit: Facebook and KWMC

TOWARDS NEIGHBOURHOOD PRINCIPLES

5.2 Strategic Proposals and Case Studies

The principal aim of the emerging proposals should be to create the right environment and encouragement to embed healthy and active lifestyles from early years through to old age while creating a greener and more climate-resilient Knowle West.

- Traffic calmed streets and provision of a direct, safe and well-maintained walking and cycling routes to and from school and other destinations. For example, this could be supported by walking initiatives such as 'Walking Buses' and 'Bike breakfasts' at school and 'playable routes' (for example: stepping stones) to make movement fun and enjoyable.
- Provision of teenager friendly features in open spaces, for example, shelters, interactive/climbable landscapes and naturalised study areas with wifi connectivity (for example: BMX tracks, skate parks and Parkour parks).
- Incorporate features as 'signifiers of inclusion' into the everyday environment - for example, shared front gardens, free to use street seats, outdoor 'dining tables' and communal growing areas (supported by led sessions as part of social prescribing).
- A local nature recovery network of Knowle West will assist in reducing the impact of urban island effect. It will provide 'stepping stones' for nature such as greening front gardens, street trees and rain gardens to increase biodiversity and attract urban pollinators, reduce flooding and improve air quality. Can also include local and community food production opportunities - calming and relaxing spaces incorporating trees and naturalised to enhance well-being.
- Landscape maintenance that does not require heavy machinery and frequent mowing

'No Mow' gardens and shared seating 'Bringing Front Back'



Rewilding meadows, local food production for children and schools, teenage play and active areas



Public spaces, streets, rain gardens and street trees

