

# Carriageworks Action Group

## Cultural Plan - Position Paper

The Planning Permission (October 2015) makes it clear that the community and CAG must be consulted on four pre-commencement conditions (see Annex). Although unusual for a planning application in Bristol, the Cultural Plan has a pivotal role in the pre-commencement conditions. This Position Paper sets out CAG's view on the role of the Plan, its commissioning, its contents and its delivery.

### Role of the Cultural Plan

#### Future City Cultural Strategy (Nov 14)

Sets out the main issues (principles) as:

- The public realm
- The ground floor
- The green agenda
- Local delivery (inc. employment and long term success)

#### CAG's Position

The Cultural Plan is a key document:

- It defines the context within which other pre-commencement conditions are delivered whether these relate to the built form or future use and management.
- It ensures the development fits with and supports the local area and community
- It explains and provides the cultural context within which various delivery programmes will operate
- It identifies specific cultural projects

### Commissioning the Cultural Plan

Community consultation must be at the heart of the preparation of the Plan. The local community to be consulted should be that used for the Community Vision (2011).

A suitably qualified organisation / individual should be appointed to lead the creation of the Plan. CAG should have input to the Brief.

Ultimately the Plan should define the culture of the area and how this influences the details whether they be the built form or use and management issues e.g. public art, local employment, long term management. Equally, how built / management decisions and issues will influence the future culture of the area.

The appointed organisation should prepare a programme of consultation with the local community and other interested parties in order to strengthen the Plan.

## **Contents of the Cultural Plan:**

### **Definitions**

- The culture of the area (St Pauls, Cotham, Kingsdown, Montpelier, the A38 and the main road to and from the city centre). The culture is not just that of today. Its history is very different to the current culture. And its future will be different again.
- The site - everything from the civil war through to dereliction
- The role of Godwin - forward thinking, wider influences, quality

### **Philosophy of the development**

- We want the finished scheme to be truly fantastic, an exemplar scheme, a benchmark for here and the rest of the country
- Creating an enhanced daytime economy
- Meeting some of the employment and most of the daily needs of the residents
- Godwin would have questioned everything and look at it again with fresh eyes
- Guiding phrase: "What would Godwin do?"

### **Characteristics of the local culture**

This might include:

- The history of the area
- The constant change - of people, businesses and traffic
- Diversity
- Migrant communities - whether from other countries or other parts of UK, travellers or young people. A rapid turnover / churn in the local population
- Individualism, self expression, enterprise, small businesses
- Creativity (a factor of the diversity perhaps)
- Applied art
- Circus (ref to Backfields circus through to Circomedia)
- Upheaval, disturbance, even lawlessness
- Work and enterprise

### **How the local culture manifests itself on the development**

- How the ground floor will work
- The people who will be consulted
- The visual design influences
- Who to target with the jobs
- Godwin museum
- Acknowledging the different faces of the site
- High quality – enhancing the neighbourhood

- A good place for people to live, work, spend leisure time
- Tourism

## Delivery of the Cultural Plan

The Cultural Plan is largely delivered via other pre-commencement conditions e.g. materials and finishes, public art, local employment and the long term management plan.

The Cultural Plan will need to define how each of these elements will be developed to reflect the local culture.

	<b>Materials</b>	<b>Public Art</b>	<b>Employment</b>	<b>Long term management</b>
<b>Who to involve</b>	Who to involve in discussions? e.g. local groups, citywide groups, general public. Q: Who will lead on this from PG team.			
<b>What to include</b>	Define the actual task. Planning conditions start this, but needs developing further			
<b>Where and How to develop the ideas</b>	Where will consultation take place (venues, online etc), what methods to use etc			
<b>When will it take place?</b>	What timescale are we working to? What is the deadline to get finished programmes to BCC for approval? What can be achieved in the time available?			

Each of the programmes links with the others e.g. public art creates opportunities for local employment, can be integrated with the materials used on the building, and may have implications (benefits and costs) for long term management. Equally long term management could create employment opportunities, will need to input into decisions on materials and could have requirements of the types of public art. These links are all resolved in the Cultural Plan.

11 July 2017

# Annex

## **From Amendment Sheet to Application (14 October 2015)**

### **Page 25 - Additional Informative (sic)**

10. In discharging conditions 12, 13, 14, 15 and 19 attached to these planning permissions, the Local Planning Authority will expect the developers of the site to consult with local stakeholders, including the Carriageworks Action Group (CAG).

## **From Minutes of Planning Committee (14 October 2015)**

There is a need to ensure that local stakeholders including the CAG continue to be involved in the process of discharging a number of the proposed conditions. It was agreed that this could be secured by a proposed advice note on the decision notice and, following debate, it was agreed that this should refer to the developers continuing to “consult and work with local stakeholders, including the Carriageworks Action Group (CAG), as set out in the Council’s Statement of Community Involvement”.

## **From Notice of Decision (7 July 2016)**

12. No development shall take place including any works of demolition until the developer/occupier enters into an agreement with the City Council to produce and implement a Plan that aims to maximise the opportunities for local residents to access **employment offered by the development**. The approved Plan shall be undertaken in accordance with an agreed timetable. Reason: In recognition of the employment opportunity offered by the development

13. Notwithstanding any materials noted on any approved plans, sample panels of all the **external materials and finishes** to all buildings, associated plant areas, walls, hard landscape features including paved surfaces, demonstrating coursing, jointing and pointing to the masonry, are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced, unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure that the external appearance of the building is satisfactory and that the character, appearance and setting of surrounding Conservation Areas and Listed Buildings would not be harmed.

14. Prior to the commencement of any construction works for the development a **Public Art Plan** shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the specific commissions development, a procurement process and programme illustrating how the public art commission(s) within the building accord with the City Council's Public Art Policy and Plan. The Public Art Plan shall also contain budget allocations, a timetable for delivery and details of future maintenance responsibilities and requirements. The delivery of public art shall then be carried out in full accordance with the agreed Public

Art Plan timetable and the agreed budget set out in the document unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure an appropriate Public Art Scheme is delivered

15. Prior to the commencement of any construction works for the development a **Cultural Programme Delivery Plan** shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the details of the Cultural Programme Steering Group, co-ordinated by an appointed programme manager. This Delivery Plan shall set out clear principles for the delivery of cultural projects to be delivered within the site. Reason: In the interests of the proper management of the site.

29. Prior to the occupation of each of the commercial unit(s) facing Stokes Croft and Ashley Road by any A1, A3, A4, A5, D1 and D2 use (or combination thereof) hereby permitted a **management Plan** should be submitted to and approved in writing by the Local Planning Authority. The scheme should to include the following unless otherwise agreed in writing by the Local Planning Authority:

- (a) Confirmation of the tenant mix
- (b) The way in which the floorspace (layout) will be used
- (c) How the tenants will manage their servicing requirements (including confirmation of refuse and recycling storage within the units and how this will be accessed, the number and type of vehicles arriving at the site each day to deliver and collect goods and what refuse and recycling items are to be collected from where and when
- (d) Location and operation of staff cycle storage

The floorspace shall be occupied in accordance with the approved details and strategies in perpetuity. Any subsequent occupiers of the commercial unit(s) (in perpetuity) shall submit a new management Plan to the Local Planning Authority for approval prior to occupation  
Reason: To ensure responsibility for the management of these facilities and to safeguard the appearance of the development, highway safety and the amenities of future and existing residents and businesses.