

1.0 Getting About Better

1.1 Old Market Street Improvement

- The main carriageway, bus stops and features of the highway elements of the scheme are located towards the southern side of Old Market to create a significant high quality area of public realm on the north side.
- This area will offer the opportunity for events, markets and landscaping to create a great destination in Old Market.
- The area will be south facing in order to maximise the quality of the environment and users and retailers will have the ability to be some distance from traffic to create a peaceful and welcoming place.
- This open space would be in front of some of Old Market's most recognisable buildings, giving them a special setting.
- Bus routes and stops are moved to the edges to help reconnect both sides of the street; to slow traffic and provide a strong legibility to movements.
- A 20mph speed limit for vehicles is introduced although careful design of the street will help reduce the need for signage.
- Footpaths are widened in places to help with pedestrian movement and life at the edges of the street.
- A central pedestrian crossing is proposed to help reconnect both sides of the street; to create a strong feature and pick up on north south pedestrian connections. This will also provide a location for the bus stops and act as a 'hub' and connector to the Enterprise Zone to the south and Cabot Circus to the north. Informal courtesy crossings for pedestrians are provided to the east and west of the main crossing.
- A peak hour bus lane is provided on the southern side of the street; at non-peak hour times this could be used for parking and deliveries.
- On the northbound lane additional parallel parking bays can be provided.
- Trees and landscaping, benches and street furniture (as required) to be included in the public realm design.

1.2 Reinstate two-way traffic flow in West Street

- Two-way working is put back in West Street, Lawford Street/Lamb Street/Lawfords Gate and Trinity Road.
- Some modification (straightening out) and widening of footpaths in places and removal of 'bus gate'.
- A peak hour bus lane is provided on the southern (inbound) side of West Street; at non-peak hour times this is used for parking and deliveries.
- Additional parallel parking bays provided on the north (outbound) side of West Street.
- Bus stops incorporated at the Trinity end of West Street.
- West Street/Lawford Street/Old Market Street/Midland Road junction designed as a traditional crossroads allowing left and right turns with traffic signals to allow 'all ways' pedestrian crossing.
- Lawford Street/St Matthias Park/Braggs Lane junction modified.
- Kerbs built out at Wade Street and Pennywell Road junctions with Lawfords Gate.
- Lawfords Gate/Trinity Road/Stapleton Road junction modified.
- West Street/Trinity Road/Clarence Road junction reconfigured to reconnect Hold Trinity Church to West Street and put back railings to their original position. Junction signalled to include access to Trinity Street from all directions.

1.3 Reduce width of Clarence Road

- Existing dual carriageway to be reduced to three lane road, 2 lanes inbound, 1 lane outbound. Existing footpath on north side remains. Footpath on south side moved 6 to 10 metres northwards.
- Inbound peak hour bus lane used for parking outside peak hours.
- Junction with Trinity Street modified.
- Land released on the south side of Clarence Road for development with buildings at back of pavement to urbanise the street. There is potential here for 24 houses and 9 flats in 3 storey buildings, with a rear parking court off Trinity Street and some retention of some of the existing

trees to the rear of the existing houses in Hayes Close.

- Land released on the corner of West Street and Trinity Street so improving the development opportunities of the existing plots of vacant land.

1.4 Remove Old Market Roundabout

- Major reworking of the junction to reconnect Old Market with the City Centre.
- All traffic and pedestrians brought to street level.
- Escalators and footbridge removed.
- Pedestrian underpasses removed.
- Temple Way underpass removed.
- Old Market/Temple Way junction becomes simple light controlled crossroads.
- Development land created on the site of the four slip roads and roundabout, extending southwards to Broad Plain and Narrow Plain, approximately 0.8 hectares in total
- Temple Way/Broad Plain/Narrow Plain junction reinstated as a light controlled crossroads.
- Narrowing of Old Market Street and widening of pavement on north side continued to Castle Hill.
- Old Market Street/Lower Castle Street/Tower Hill junction remodelled.

1.5 Remove Lawrence Hill Roundabout

- Former alignments of Lawrence Hill and Easton Road reinstated with light controlled crossings at the inner ring road, giving direct access from east Bristol to the City Centre.
- Inner Ring Road runs in a direct line from Easton Road to the start of St Phillips Causeway as a 2/3 lane dual carriageway with trees on the central reservation and lined with trees and buildings on each side.
- Approximately 4.5 hectares of potential development land released – mostly in Council ownership.

1.6 Midland Road

- Widen footpath on eastern side of road from West Street to Waterloo Road.
- Build out kerb on eastern side to introduce verge for tree planting - greening the primary pedestrian route from Old Market to the Dings and the Enterprise Zone.
- Vacant sites to be developed.
- Long term aim for active frontages onto Midland Road where there are currently blank walls of industrial and warehouse buildings.

1.7 Cycle paths

- Formalise route from the Bristol Bath Cycle Path to Champion Square via Trinity Street, Bragg's Lane and St Matthias Park with a defined combined cycleway and footpath.
- Move the Bristol Bath Cycle Path out of the Hassell Drive Open Space and onto the arm of St Phillips Road running to Wadehurst Industrial Park.
- Connect the end of the Bristol Bath Cycle Path to the part of the railway path beyond the waste transfer station that runs through the Dings to Temple Meads via road way beside Wadehurst Industrial Park.
- Create defined combined cycleway and footpath on St Phillips Road.

1.8 Pedestrian routes

- Form new pedestrian route adjacent to east side of Evening Post building, to extend David Street, approximately on its original line, to Broad Plain. Part of Cabot Circus to Enterprise Zone walking route.
- New path through Unity Street/ Jacob Street site linking the way through the Drill Hall to New Thomas Street. Part of alternative Cabot Circus to Enterprise Zone walking route.
- Improve route along the top part of Midland Road and investigate possibility of diverging onto Union Road, connecting to the Bristol Bath Railway Path (cycle route), through Dings Park and via an existing tunnel under the railway to the end of Freestone Road as an alternative to the narrow footpath alongside the road in the Kingsland Road tunnel. Part of BCC Public Realm and Movement Framework Primary Pedestrian Route 7.
- Safe pedestrian route from St Judes to Hannah More School

1.9 Parking

- Implement Resident Parking scheme over the whole plan area
- Increase short stay on-street parking time from 1 hour to 2 or even 3 hours
- Open Gardiner Haskins car park for 'free' evening parking
- Improve edges to Gardiner Haskins car park
- Integration of Car Club spaces throughout the Neighbourhood Plan area.

2.0 Attractive Old and New Buildings

2.1 Awareness

- How to make Old Market a historic destination in its own right?
- Improve the awareness of architectural and historical heritage through the use of marketing and interpretation boards to identify distinctive or historic features of the area.
- Support implementation of the policies set out in BCC Old Market Conservation Area Character Appraisal – management strategy.
- Active marketing of the Quarter through local media, lifestyle magazines, TV programmes.
- Get Old Market into M Shed.
- Work with the Council on a local listing of community assets.
- Propose buildings for 'Local Listing' to supplement nationally listed buildings eg Ebenezer Chapel in Midland Road and the old Malthouse in Little Ann Street.

2.2 Shop fronts

- Provide incentives to improve shop fronts, particularly the restoration of original detail.
- Compile a design guide that covers: signage both on the fascia and projecting over the pavement, installation of security shutters, provision of external lighting.

2.3 Conversion

- Ensure that conversions do not permit alterations to fenestration or allow additions of incongruous structures.
- Active frontages to be maintained where conversions involve ground floors facing onto streets.

2.4 Buildings at Risk

- Pay particular attention to historic buildings and features that are at risk:-
- Ebenezer Chapel – this is a building that is worthy of listing for its historical importance
- Warehouses in Unity Street and Jacob Street (even though planning permission granted)
- New Street Flats (even though listed building consent granted) Grade II listed.
- Palace Hotel, grade II listed.
- 67 West Street
- 14 West Street, grade II listed.
- 56 West Street
- 1- 6 Lawford Street

2.5 Design and materials

- Compile design statement/design code to cover:-
- Active frontages to streets
- Building height
- External materials – walling type, window details, door details, roof details, railings and free standing walls
- Public realm works – paving materials, street lighting, cycle racks, litter bins, signage
- Tree planting and landscape.

2.6 Development Sites with Planning Permission but where work has not yet started

- 51 Old Market Street. Permission ref. 10/02927/R expires 08.09.13. Conversion of first floor of

- grade II listed building from office area into 1no.studio flat and 1no1-bed flat.
- New Street Flats. Permission ref. 12/05048/LA expires 31.12.15. Refurbishment of grade II listed building: Noted in BCAAP as potential development opportunity, ref. OMS2. 16no.2-bed flats, 1no.3-bed flat. OMCA comments to reinstate blocked windows etc not taken on board by the developer.
 - 86-88 West Street. Permission ref. 10/01278/F expires 19.05.13. Conversion of part of first floor office space into 1no.studio flat and 1no2-bed flat. Application made following enforcement action by BCC. The flats do not comply with current BCC space standards and floor area of retail unit in no.88 is cut by 60%
 - 65 West Street. Permission ref. 10/00132/F expires 23.07.13. New build: Retail unit on West Street, 5no.1-bed flats, 9no.2-bed flats and 4no.parking spaces accessed from Braggs Lane. Revised application for rear part of site now being considered by the planners.
 - 1 West Street - Palace Hotel. Permission ref. 09/02821/F expires 28.07.13. Conversion and upward extension of grade II listed building: 2no.studio flats, 2no.1-bed flats and 2no.2-bed flats.
 - Braggs Lane - land opposite Geometric House. Permission ref. 10/02132/F expires 25.08.13. New build: 11no.1-bed flats, 22no.2-bed flats and 5no.3-bed flats. No parking spaces.
 - Hawkins Street, Unity Street and Jacob Street. Permission ref. 11/05107/F expires 31.05.15. Noted in BCAAP as potential development opportunity, ref. OMS7. Part conversion part new build: 5no.1-bed flats, 22no.2-bed flats, 15no.3-bed flats, 4no. 3-bed houses and 2no. 4-bed houses. OMCA comments to increase the number of units from 48 to 58 (114dph to 138dph), making the scheme more viable, and to realign the pedestrian route bisecting the site not taken on board by the developer.
 - 26 Midland Road / Land Adjacent to Ebenezer Chapel. Permission ref. 12/03069/R expires 19.11.15. New build: New build: 1no.studio, 2no.1-bed flats, 8no.2-bed flats, 1no.3-bed flat, 1no.2-bed house and 9no.parking spaces. Density 217dph.
 - 47-49 Barton Road. Permission ref. 10/04347/F expires 10.01.14. New build on site of warehouse: 5no.studio flats, 4no.1-bed flats, 1no.3-bed flat.
 - Land at Junction of Barton Road and Tyler Street. Permission ref. 10/03401/P expires 14.10.13. New build: 1no.2-bed house.
 - Alpha House Union Road. Permission ref. 10/03945/R expires 20.07.14. New build on site of commercial premises: 3no.1-bed flats, 6no.2-bed flats, 2no.2-bed maisonettes, 1no.3-bed maisonette, 1no.3-bed house.
 - Kingsland Close, Barton Manor. Permission ref. 12/02113/F expires 12.07.15: New industrial unit on yard space for Use Classes B1, B2 or B8.
 - Unit 1-2 Wadehurst Industrial Park. Permission ref. 11/04253/F expires 05.12.14: Extension to existing industrial unit.
 - Stapleton Road Tavern 1 - 3 Stapleton Road. Permission ref. 11/04643/F expires 26.07.15: Conversion of former pub into 3no.2-bed houses in the skittle alley and 4no.1-bed flats above a shop in the former bar.
 - 50 Wade Street. Permission ref. 11/04653/F expires 26.01.15: Conversion of former showroom into 1no.2-bed flat. Loss of retail space.

2.7 Development sites that are vacant or the subject of recent planning activity.

- 42a and 43 Old Market Street, addition of another floor containing six small offices: Some pre-application consultation undertaken. Advice given to alter proposed form of roofs.
- 5-11 West Street: Site area 0.102ha. Planning permission lapsed (07/01107/F and 09/02402/X) for new build scheme comprising 366m² retail unit on West Street, restaurant on Braggs Lane, 18no.1-bed flats, 4no.2-bed flats and 2no.3-bed flats.
- 13-15 West Street: Site area 0.088ha. Includes the existing 'Stayfast' building.
- Gloucester Lane/Braggs Lane: Site area 0.177ha. Small part owned by the City Council. Noted in BCAAP as potential development opportunity, ref. OMS5, and suggested in BCC 'Call for Sites' as suitable for mixed use, ref CFS482.
- 44 Gloucester Lane: Site area 0.017ha.
- 65 West Street/3 Braggs Lane: Site area 0.069ha. Permission sought for 14 1-bed flats on the rear (3 Braggs Lane) part of the site - density 444dph. OMCA object to the form of development and but not development of the site itself. Meeting held with developer; discussed inclusion of front part of site (65 West Street) but OMCA suggestions for an acceptable form of development for the rear part of the site, still with 14 flats, rejected by the developer.
- 67 West Street: Site area 0.002ha. Refurbishment of building on West Street with possibility of adding a 3-storey town house on the site to rear which fronts onto Braggs Lane.
- West Street /Trinity Street corner: Site area 0.059ha. two parts; 92-96 and 98-106 West Street.

Planning permission was granted for 10 flats above 2 shops at 92-96 (application 06/05535/F) combined with enlargement of two existing flats and addition of a further flat no.90 West Street (application 08/04978/F) – both permissions now lapsed. Could usefully be combined with the carpet warehouse site which shares the rear boundary.

- Trinity Street carpet warehouse (former Apple Car Clinic): 0.124ha. Noted in BCAAP as potential development opportunity, ref. OMS6.
- Leisure Island Site: vacant part site area 0.099ha. Noted in BCAAP as potential development opportunity, ref. IES3 and suggested in BCC 'Call for Sites' as suitable for mixed use, ref CFS382. Includes existing unlisted buildings of merit apart from 1-5 Lawrence Hill
- Ambulance Station: Site area 0.252ha. Development principles - Retain existing building on Marybush Lane, remove bridge link to Central Clinic, retain tree on the corner of Marybush Lane and Queen Street and reduce width of Queen Street by c.4m. by moving line of pavement.
- Evening Post Print Hall: Site area 0.143ha. Noted in BCAAP as potential development opportunity, ref. OMS4.
- Gardiner Haskins New Bread Street Car Park: Site area 0.207ha. Noted in BCAAP as potential development opportunity, ref. OMS9.
- Waterloo Road: Site area 0.235ha.
- Midland Road/St Philips Road corner: Site area 0.092ha.
- Midland Road/Horton Street/Jubilee Street/Midland Street: Site area 0.335ha. Various owners. Building work started on conversion of the former stone yard offices into residential (7 dwellings, 5 parking spaces). Planning permission granted for residential on the Midland Road/Horton Street corner (13 dwellings, 9 parking spaces). Some pre-application consultation undertaken for nos. 28-30 Midland Road including the Ebenezer Chapel, which is included in the Draft Bristol Local List. This block needs to be treated as a whole with the chapel retained as commercial premises or as a community building. The block has the potential to accommodate 41 dwellings and 33 parking spaces. Density 145dph, Parking 0.8spd
- 40-48 Midland Road: Site area 0.142ha. Noted in BCAAP as potential development opportunity, ref. OMS8. Some pre-application consultation undertaken. Advice given to aim for lower density around in 3 and 4 storey buildings including family housing. New proposal likely to include 24 no. 1-2 bed flats, 3 no. 3 bed maisonettes, 9 no. 3 bed houses, 150m² commercial/workshop area at ground floor on Midland Road frontage, 14 units would be affordable dwellings. Density is 225dph.
- Midland Road/Barton Road corner: Site area 0.082ha. Prominent site both in the view down Midland Road and from the other direction from Kingsland Road Bridge.
- 2 Tyler Street: Planning permission lapsed (09/02683/F) for conversion and extension of dwelling house to create one 2-bed flat, one 1-bed flat and one 2-bed maisonette. Permission lapsed (09/02683/F).
- Wade Street/Little Anne Street corner: Site area 0.107ha.
- Wade Street/Little George Street corner: Site area 0.016ha. Part of the mosque
- Wade Street/Great George Street corner: Site area 0.017ha. Incorporate the former butcher's shop at 17 Wade Street.
- 8-14 New Street: site area 0.039ha. 4 houses previously stood on the site but reinstating these would be compromised by windows on boundary in the scheme approved by planners for Seven Ways Pub site, which is currently being built.

2.8 Development sites put forward in Bristol City Council 'Call for Sites'.

- Wade Street/Lawfords Gate corner: Small but prominent site. Noted in BCAAP as potential development opportunity, ref. IES1 and suggested in BCC 'Call for Sites' as suitable for open space/sport/leisure, ref CFS481.
- School Grounds, Pennywell Road: Site area 0.048ha. Suggested in BCC 'Call for Sites' as suitable for mixed use, ref CFS418.
- Former Malthouse, Little Ann Street/4-6 Pennywell Road: Site area 0.138ha. Suggested in BCC 'Call for Sites' as suitable for mixed use or retained as existing B1/B2/B8 use, ref CFS403. The building is included in the Draft Bristol Local List. Stone elevations to Little Ann Street must be retained in any redevelopment proposal.
- 8-14 Pennywell Road: Site area 0.054ha. Suggested in BCC 'Call for Sites' as suitable for mixed use, ref CFS348. Two original houses next to Vestry Hall should be refurbished
- Globe House and Scaddings, Eugene Street: Site area 0.505ha. Suggested in BCC 'Call for Sites' as suitable for mixed use, ref CFS348. Globe House suitable for conversion to residential
- Alide Plant Hire, Little George Street: Site area 0.408ha. Suggested in BCC 'Call for Sites' as suitable for mixed use, ref CFS348.

2.9 Development sites arising from the Castle Park to Lawrence Hill traffic scheme.

- Land released by the removal of Old Market Roundabout adjacent to Pip and Jay: Site area 0.149ha.
- Land released by the removal of Old Market Roundabout adjacent to Company House: Site area 0.129ha.
- Land released by the removal of Old Market Roundabout adjacent to the Marriott: Site area 0.180ha.
- Land released by the removal of Old Market Roundabout adjacent to Kings House: Site area 0.143ha. If combined with redevelopment of Kings House the site area becomes 0.410ha.
- Land released by the removal of Old Market Roundabout adjacent to Evening Post Print Hall: Site area 0.122ha.
- Land released by the removal of Old Market Roundabout on corner of Temple Way and Broad Plain: Site area 0.083ha.
- West Street /Trinity Street corner: Additional land released so kerblines can revert to pre 1970 alignment.
- South side of Clarence Road: Site area 0.392ha. Development principles - 3 storey buildings with continuous frontage onto Clarence Road and round the corner onto Trinity Street, houses and flats with rear (south facing) gardens, rear parking court off Trinity Street and retention of some of the existing trees to the rear of the existing houses in Hayes Close.
- Land released by the removal of Lawrence Hill Roundabout north west segment: Site area 0.708ha. Suggested in BCC 'Call for Sites' as suitable for mixed use, ref CFS343.
- Land released by the removal of Lawrence Hill Roundabout south west segment: Site area 0.558ha. Suggested in BCC 'Call for Sites' as suitable for mixed use, ref CFS343 and CFS347.
- Land released by the removal of Lawrence Hill Roundabout south east segment: Site area 0.586ha. Suggested in BCC 'Call for Sites' as suitable for mixed use, ref CFS343 and CFS347. *Outside OMQ neighbourhood plan area.*
- Land released by the removal of Lawrence Hill Roundabout north east segment: Site area 0.945ha. Suggested in BCC 'Call for Sites' as suitable for mixed use, ref CFS343 and CFS377. *Outside OMQ neighbourhood plan area.*
- Land released by the removal of Lawrence Hill Roundabout north of Easton Road: Site area 0.191ha. Suggested in BCC 'Call for Sites' as suitable for mixed use, ref CFS369. *Outside OMQ neighbourhood plan area.*
- Land to south east of Easton Leisure Centre: Site area 0.382ha. Suggested in BCC 'Call for Sites' as suitable for mixed use, ref CFS379. *Outside OMQ neighbourhood plan area.*

3.0 Better Shops, Housing and Local Facilities

3.1 Retail

- Concentrate retail on eastern end of Old Market Street, all of West Street, Midland Road (east side) and Lawford Street (east side).
- Protect existing Use Classes A1-A5 (Shops/Financial and Professional Services/Restaurants and Cafes/ Drinking Establishments/ Hot Food Takeaways)
- Avoid any further loss of ground floor retail space
- Ensure that conversions do not produce 'unlettable' retail units due to their small size.
- Consider use of space immediately in front of the shop for displays/boards/chairs/tables.
- Demand for pharmacy, post office, more food shops, good quality cafes/restaurants
- Greatest demand is for a reasonable size supermarket
- Encourage 'independents'
- Encourage existing office and similar non A1-A5 uses currently occupying ground floor shops to relocate.

3.2 Housing

- Invoke a policy that ensures that there is at least say 40% family accommodation in any new development (3+ bedroom flats with external space or 3+ bedroom houses)
- Promote parking under buildings
- Preferred location for family housing in the area south of Old Market Street towards the Dings i.e. close to Hannah More School

- Apply 1:1 car parking requirement for any site further than 400 metres from Old Market Street or West Street

3.3 Principal Industrial and Warehouse Area

- Establish extent of voids.
- Retain or break up the Industrial and Warehouse Areas? Need to assess how valuable warehouses are to the local community. If some sites south of the Railway Path are redeveloped as residential this would not be unraveling designated employment areas as historically there was housing here. However change from employment to residential would not be in conformity with BCC Core Strategy.
- Do these areas provide local employment?

3.4 Commerce

- Third sector offices in the area to become a 'network' community
- Fully occupy office buildings (? c.800 jobs)

3.5 Education

- Provide more school places

3.6 Community Facilities

- Promote the provision of a Health Centre at the Old Market Street end of the Quarter.
- Promote the provision of a community centre for the whole area or rooms for some parts e.g. The Dings – event spaces where people of all ages can meet and access information.

4.0 Streets and Open Spaces

4.1 Castle Park/Ambulance Station

- Form new eastern gateway to Castle Park on the site of the old Nether Gate.
- Castle Street closed to vehicles and reduced in width to become the main cycleway and footpath into Castle Park.
- Ambulance Station car park to become an extension of the park.
- Castle Ditch to be opened up and become the boundary between Castle Park and new development on the Ambulance Station site.

4.2 St Matthias Park

- The area of hard paved surfaces to be significantly reduced and replaced with grass. Some crown thinning required to the plane trees.
- St Matthias Park roadway closed to vehicles and reduced in width to form a cycleway and footpath. Grassed edges extended/created on each side under the trees.
- The triangles of land under the trees between the Andalusia Academy, Seven Ways and Perrett House to be grassed and bollards, etc. removed.
- Incorporate path to run directly from the end of Redcross Lane to the corner of the Andalusia Academy.
- Existing railing fences between the park and the road to be removed.
- Existing fence between the open space next to New Street flats and the road to be removed.
- Improve link to Champion Square.

4.3 Hassell Drive open space

- Remove mounding and reorganise paths to give maximum flat grassed area.
- Improve boundary at back of properties in Hassell Drive.
- Improve play area.
- Make this a young peoples space with adventurous play equipment
- Widen paths to avoid conflict between pedestrians and cyclists, or move cycle path out of the park altogether.

- Create pictorial wildflower meadow.
- Enhance all entrances.
- Improve links to Bristol Bath Cycle Path with better designed paths.
- Provide a fitness circuit.

4.4 George Jones Park

- Incorporate skate board ramps
- Boundary treatment?

4.5 Broad Plain

- Some crown thinning required to the plane trees.
- The triangular area of hard paved surfaces to be replaced with grass.
- Roadway on west and south side of triangle closed to vehicles and reduced in width to form a cycleway and footpath. Grassed edges extended/created under the trees.

4.6 New Public Squares

- Incorporate Evening Post garden into new public square including new section of pedestrian route on west side of square, to extend David Street, approximately on its original line, to Broad Plain.

4.7 Public Realm

- Keep cobbled streets
- Prevent removal of historic signs, lamp posts etc.
- Remove 'clutter' e.g. traffic signs and posts
- Public art programme
- Improve lighting so that the area is safe to walk around at night
- Increase the number of trees along the main streets
- Put refuse stores beneath the pavement (as Barcelona)
- Add Legible City sign posts in Old Market and at the end of the Bristol Bath Cycle Path
- Site public toilets and cash machine near bus stops

4.8 Other Possible projects

- Improvements to play areas associated with housing e.g. St Judes (some works in hand).
- Pip and Jay churchyard - Remove car parking and implement a landscape scheme to make this a calm City Centre haven.
- Lawfords Gate – opening up the small park to which there is no public access.
- Better access to the space opposite the Barley Mow / alongside Jubilee Street (associated with Hannah More School).
- Links to the new open space in the Zone (between the new blocks behind Kingsley House).

4.9 Community Events

- Yearly Street Party on West Street subject to bus operators' agreement to diversionary route for inbound buses.
- Weekly street market – ultimately in Old Market Street but temporarily in St Matthias Park