Welcome

This exhibition outlines the University of Bristol’s emerging proposals for a major public realm scheme centred upon Tyndall Avenue.

The key element of the proposed scheme is the pedestrianisation of Tyndall Avenue, running from the junction with Woodland Road through to the junction with St. Michael’s Hill to the east. This would allow for major improvements to Tyndall Avenue as a public space serving both the University, residents and the general public.

The University Capital Projects team are leading this project with assistance from Jones Lang LaSalle (JLL) and:

- Landscape Architect: Nicholas Pearson Associates (NPA)
- Transport Consultants: Key Transport Consultants (KTC)
- Engineering/ QS: AECOM
- Planning Consultants: CSJ Planning Consultants

Your Feedback

The University welcomes the opportunity for engagement with stakeholders, the public and its own staff and students on these proposed works to help inform the emerging designs before the scheme is finalised and a planning application is submitted later this year.

To help us achieve this, we would like to hear your views on the outline proposals presented here and on the website at:

www.bristol.ac.uk/estates/projects/tyndallplace/
University Masterplan

The University Masterplan of 2006 set out a number of ‘Strategic Moves’ for the Tyndall Avenue area of the University precinct.

Following extensive public consultation, the Masterplan was formally adopted by Bristol City Council as a Supplementary Planning Document (SPD 11).

The three Strategic Moves relevant to this project are shown below.

The University is now exploring these concepts in more detail.

Public Realm Project

The key aims of the proposed scheme are to:

- Provide a high quality and flexible public realm;
- Establish a pedestrian-focused environment;
- Provide a strong, enhanced identity at the heart of the University Precinct;
- Re-orientate the student focus and student facilities along Tyndall Avenue;
- Enhance the student experience of the Precinct;
- Improve access and approaches to buildings, in conjunction with separate refurbishment projects.

Strategic Move 1
Maka Tyndall Avenue the “Social Heart of the University”

Strategic Move 2
Create a new identifiable entrance to the University at the west end of Tyndall Place

Strategic Move 6
Improve the public realm in order to strengthen the identity of the Precinct.

Tyndall Place

The Tyndall Avenue Public Realm Project is a ‘place making’ project to enhance the quality and experience of the outdoor environment of the University Precinct for students, staff and the public. There are a number of complementary building and inter-departmental projects currently being considered by the University that are specifically aimed at enhancing the student experience of life at the University. They include initiatives such as the interior improvements of buildings. Those varied projects are becoming known within the University as the ‘Tyndall Place Programme’.

Related Projects

- Refurbishment of Senate House to make this a focal point for student services;
- Refurbishment of The Centre for Sport, Exercise and Health;
- Refurbishment of interior of The Computer Centre;
- Redevelopment of The Hawthorns site as the new University library;
- Redevelopment of landscape and lecture theatres at the Faculty of Arts and Social Science on Woodland Rd.
The project area encompasses buildings between Tyndall Avenue and St Michael’s Park and the area between Woodland Road and St Michael’s Hill, although the buildings themselves are not within the remit of this project.

The site includes the public highways of Tyndall Avenue, Woodland Road and St Michael’s Park, as well as University land adjacent to these highways. It also includes part of Royal Fort Garden between The Lodge and the Physics building and all the University land up to the building edges along Tyndall Avenue.

Tyndall Avenue itself is a popular, wide public thoroughfare, crucial to University circulation and setting. It is flanked by large institutional buildings on either side. At the south west corner, an area of Royal Fort Garden spills down to the road edge whilst further west is Bristol Grammar School. To the east of Tyndall Avenue across St. Michael’s Hill sit buildings associated with the Hospital, again on an institutional scale.

The site falls mostly within the Tyndall’s Park Conservation Area, as well as parts of the Whiteladies Road, and the St Michael’s Hill and Christmas Steps Conservation Areas. The Physics Building to the south of Tyndall Avenue is a Listed Building (Grade II), as are the Royal Fort Gate and Gate Piers.

Royal Fort Garden is itself designated a ‘Local Historic Park and Garden’ and ‘Important Open Space’.
The key element of the proposed scheme is the pedestrianisation of Tyndall Avenue, a major change in the public realm resulting in pedestrian priority designs and a ‘focused point of arrival’ along with a strong enhanced identity at the heart of the University precinct.
Pedestrianisation

In order to pedestrianise Tyndall Avenue, the existing right of vehicles to use the public highway would need to be removed. Currently, about half of the land area of Tyndall Avenue is adopted as a public highway and about half is owned by the University.

The University is consulting with users of Tyndall Avenue, stakeholders, local residents, and utility companies in February 2017 to gain feedback on the proposals and minimise the chance of substantive objections to pedestrianisation.

A Stopping Up Order application will be submitted to the Department for Transport using Section 247 of the Town and Country Planning Act. The process of making an Order takes about 13 weeks after receipt of all relevant documentation and is subject to planning permission being granted by Bristol City Council.

Stopping Up would provide the University with greater choice in the design and specification of materials, and greater control over the future maintenance and cleansing standards to which the project aspires.

Access and Mobility

A review of access arrangements is being undertaken to understand how best to improve circulation for all pedestrian visitors including disabled users. Improvements are likely to include better stepped and ramped access routes to buildings and updated provision of access information. The pedestrianisation of Tyndall Avenue will allow the removal of the majority of traditional highway ‘upstand’ kerbs and other physical barriers to movement. It may introduce ‘Shared Space’ design principles at key locations where occasional University or emergency vehicle access is needed.

Existing view (above) and illustrative computer generated image (CGI) (below) showing the potential for public realm improvements through pedestrianisation
The University wishes to create a welcoming public realm which encourages social activity and extended hours of use for staff, students, and the general public. Materials, planting, boundary treatments and street furniture will be selected to reinforce the identity, function and management operations of different areas of the site, as indicated by the potential spatial zoning plan below. Treatments for each area can be expected to respond as follows:

**Tyndall Avenue**

Paving could comprise large format concrete slabs with exposed aggregate surfaces, flexibly constructed to allow future utility/service maintenance. Rich, tactile planting could form bold borders framing and shaping the open spaces.

**Royal Fort Garden**

Random rubble stone walling with Pennant copes could form low edges to raised lawns and provide seating opportunities, whilst new bound or bonded buff gravel paths would invite access to the garden. Existing trees and planting would be retained, protecting the valued character of this space.

**Building Thresholds - South Facing**

Natural stone and richly textured or tessellated paving could accentuate the entrances and encourage social activity. Stone steps and ramps could be formed to improve building access. Mixed grass and perennial under-planting in south-facing borders would add colour, texture and vibrancy.

**‘Back of House’**

Elevated walkways could be formed with elongated concrete flags to accentuate movement, combined with new steps and ramps to open up routes between the buildings. Black macadam would differentiate service areas and car parking from pedestrian spaces. Pleached trees or clipped hedgerows could provide a strong greening of restricted urban spaces.

**Building Thresholds - North Facing**

High quality natural stone paving could unify the building frontages, complement the Listed Buildings and provide continuity to Royal Fort Garden. Steps and ramps could be re-dressed in natural stone improving the appearance of building thresholds. Lush green borders could enrich shady locations.

**Adopted Highway**

All materials would be to Highways adoption standards.
Transport: Bus Services

Bus Diversions

Tyndall Avenue is currently a bus route used by services 9 and 72 operated by First Bus. Service 16, operated by Wessex on behalf of the University of Bristol uses Elton Road and Woodland Road.

The proposals seek to divert services 9 and 72 along St. Michaels Park allowing the pedestrianisation of Tyndall Avenue. Initial discussion with representatives at First Bus have taken place and there is potential for this approach to be acceptable.

St. Michaels Park will be widened southwards to accommodate two-way bus traffic with improvements to the junctions.

The 16 Service to Hiatt Baker would no longer use Tyndall Park Road and would instead be diverted via Park Row back to Whiteladies Road.

New bus stops will be provided at:

- Woodland Rd, opposite the Fry Building for the Service 16
- University Rd, for the 9 and 72 Services;
- St. Michaels Park, for the 9 and 72 Services.

The new St. Michaels Park bus stop would replace the existing stop on St Michaels Hill and provide only a short increase in distance from St. Michaels Hospital.

The need for a new bus stop on University Road is being considered and feedback on this would be welcomed.
Transport: Parking

Car Parking

The northern side of Tyndall Avenue currently provides space for 19 vehicles to park, plus a Car Club space. The spaces are metered with a maximum stay of four hours, however they will all be removed by this project.

Parking is also available on St Michaels Park and is available for Kingsdown residents with parking permits or metered parking with a maximum stay of 3 hours. The current proposals remove around 27 on-street car parking spaces leaving none on Tyndall Avenue and around 23 on St Michaels Park. The Car Club space would be relocated to St Michaels Park.

The proposals also reduce the current off-street University staff or departmental parking from around 44 spaces to around 19, inclusive of around 11 disabled user permit spaces.

Motorcycle & Cycling Provisions

Cycle parking facilities for over 300 cycles will be designed into the scheme and will allow for an enhanced provision that is both practical and visually appropriate. Cyclists will still be allowed to pass through Tyndall Avenue after it is pedestrianised.

Formal motorcycle parking for around 20 motorcycles will be incorporated in the scheme and is likely to be accessed from St Michaels Park.
**Construction Phasing**

**Phase 1**
Phase 1 would include the works necessary to prohibit vehicular access through Tyndall Avenue, including:

- St. Michaels Park widening, junction improvements and bus stop facilities for the diverted buses;
- Improvements to the rear of buildings along St. Michaels Park;
- Improvements to the pedestrian passageway links to Tyndall Avenue to enhance the permeability and create an enhanced environment and allow Tyndall Avenue to be closed to traffic;
- Underground service diversions.

**Phase 2**
Phase 2 would complete the pedestrianisation and public realm improvements to Tyndall Avenue and the entrance to Royal Fort Garden, including underground service diversions. Works are likely to be completed in separate phases relating to underground service diversions and impacts on department buildings.

Reserved Matters planning applications would be submitted for each works area.

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**Potential Construction Phasing Plan**

[Diagram of potential construction phasing plan with indicated phases and notes]

**Existing view west to Tyndall Ave.**

**Illustrative Scheme**

**Existing view east on Tyndall Ave.**

**Illustrative Scheme**

**Existing view of Senate House**

**Illustrative Scheme**
Planning and Consultation Strategy

Feedback from this exhibition will be reviewed and used to inform the design development of the proposed scheme.

In tandem with this consultation on the public realm improvements, the University is also currently inviting staff and students to get involved in a broader engagement campaign to gather their views on shaping the wider Clifton campus and associated future developments which form part of the overall Tyndall Place project.

A Pre Application enquiry has been submitted to Bristol City Council in January 2017 seeking feedback on the public realm proposals and on the preferred Stopping Up approach.

Following this an Outline application is likely to be submitted to Bristol City Council seeking formal consent for the principles of the scheme.

An accompanying Full application would be submitted at the same time to secure the details of the highway improvements to St Michaels Park and associated bus routes and stops.

Subsequent Reserved Matters applications would then be submitted for further delivery phases of the proposed public realm enhancement works to Tyndall Avenue and Royal Fort Garden.

The University would plan the necessary physical site preparation and construction works in phases to enable ongoing operation of the Precinct and surrounding neighbourhoods of the City.

Project Feedback

The University and the project team welcomes feedback on these proposals before finalising a scheme. You can view this exhibition online and give feedback by completing a survey at:

www.bristol.ac.uk/estates/projects/tyndallplace/.

Alternatively, you can complete a comment form and return it to ABC, consultation co-ordinator, by Friday 24 February 2017 at the address shown below.

For further information contact:

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