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Staple Hill High Street Place Plan 2026

Executive Summary

South Gloucestershire Council

Delivering with you

Staple Hill & Mangotsfield Parish Council

Staple Hill High Street
Place Plan

Staple Hill is a thriving local centre with a strong independent business base, important community assets and one of the lowest vacancy rates in the region[1]. The Place Plan provides a long-term framework to enhance the high street's accessibility, attractiveness and vitality while responding to community priorities.

What did the community tell us?
Community engagement revealed that, while local people make frequent use of the high street, investment is needed to maintain and improve its role as a vibrant local centre. This informed a community brief that shaped the proposals within the Place Plan.

What are the key proposals?

Fountain Square reimagined
A new focal point for the square, with improved seating and planting. Creating a flexible civic space that can host regular markets and events.

More public art reflecting local identity
New murals, colourful crossings and creative wayfinding at key gateways to the high street.

A greener high street
Creating build-outs for street trees and resilient in-ground planting for a greener high street.

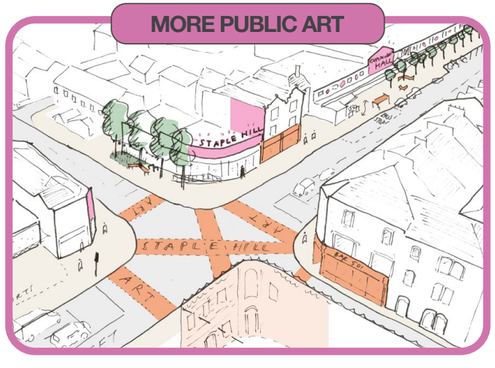
Shopfront improvements
Building frontage improvements within targeted focus areas to improve the cohesion and look of the high street.

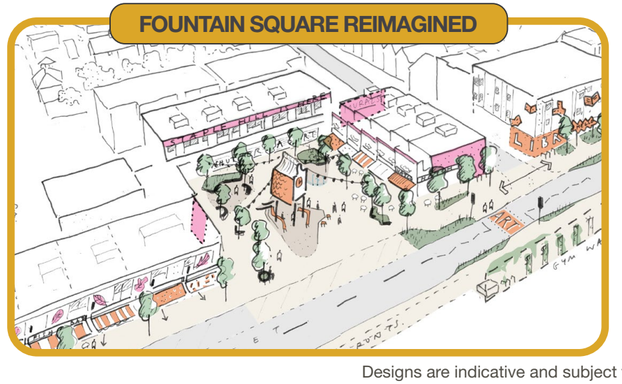
Accessibility improvements
Reducing street clutter, improving lighting and reworking crossings to create a safer, more welcoming high street.

What happens next?
The Place Plan establishes design proposals for the future of the high street, that South Gloucestershire Council, Staple Hill & Mangotsfield Parish Council and the wider community can use to guide future investment, funding bids and partnership delivery.

[1] Nexus Autumn 2024 land use survey, South Gloucestershire Local Plan 2025









Designs are indicative and subject to further site investigations, full surveys and freeholder permissions.

LIBRARY ENGAGEMENT INSTALLATION



YOUNG PEOPLES WORKSHOP



ONLINE SURVEY



Community brief

A greener high street

There is strong support for more trees and planting, particularly colourful, native, low-maintenance species.

Trees 80 comments
Planters 24 comments
Flowers 21 comments

Fountain Square re-imagined

Seen as underutilised, people think the Square could become a vibrant hub with more greenery, public art, better lighting, and events.

"Nothing to do, boring.""
-Youth Workshop response



Public art with a strong local identity

People want more colour and public art on their high street. **Local history, colour and nature** were the most commented themes for public art.

More markets & events

People want more markets, events and activities to support local independent businesses and bring more people to the area.

Markets
91 comments

Music & Street theatre
34 comments

Children's events
15 comments

A better looking high street

People agreed that improvements are needed along the length of the high street, with Fountain Square as focus key area.

Almost **three quarters** of respondents allocated virtual investment towards a shop front improvement scheme.

A safer and more accessible high street

People feel that there are many opportunities to improve accessibility- most thought the priority was levelling pavements and improve street lighting.

"Better lighting - once dark the feel of this area changes."
-Online survey respondent

Community Engagement

Community engagement has been central to the development of the Staple Hill Place Plan, ensuring that future priorities reflect the aspirations of local people.

In November 2025 a fresh engagement programme was launched, building on findings from previous public engagement of 2021. The engagement questions focused on key place-shaping interventions.

The process aimed to include input from a cross-section of ages and demographic groups which had been previously under-represented.

Local residents and business owners could share their views through an online survey, a library installation and a youth workshop for local secondary school students aged 11–16.

This allowed us to develop a community brief which formed the foundation of the Place Plan.



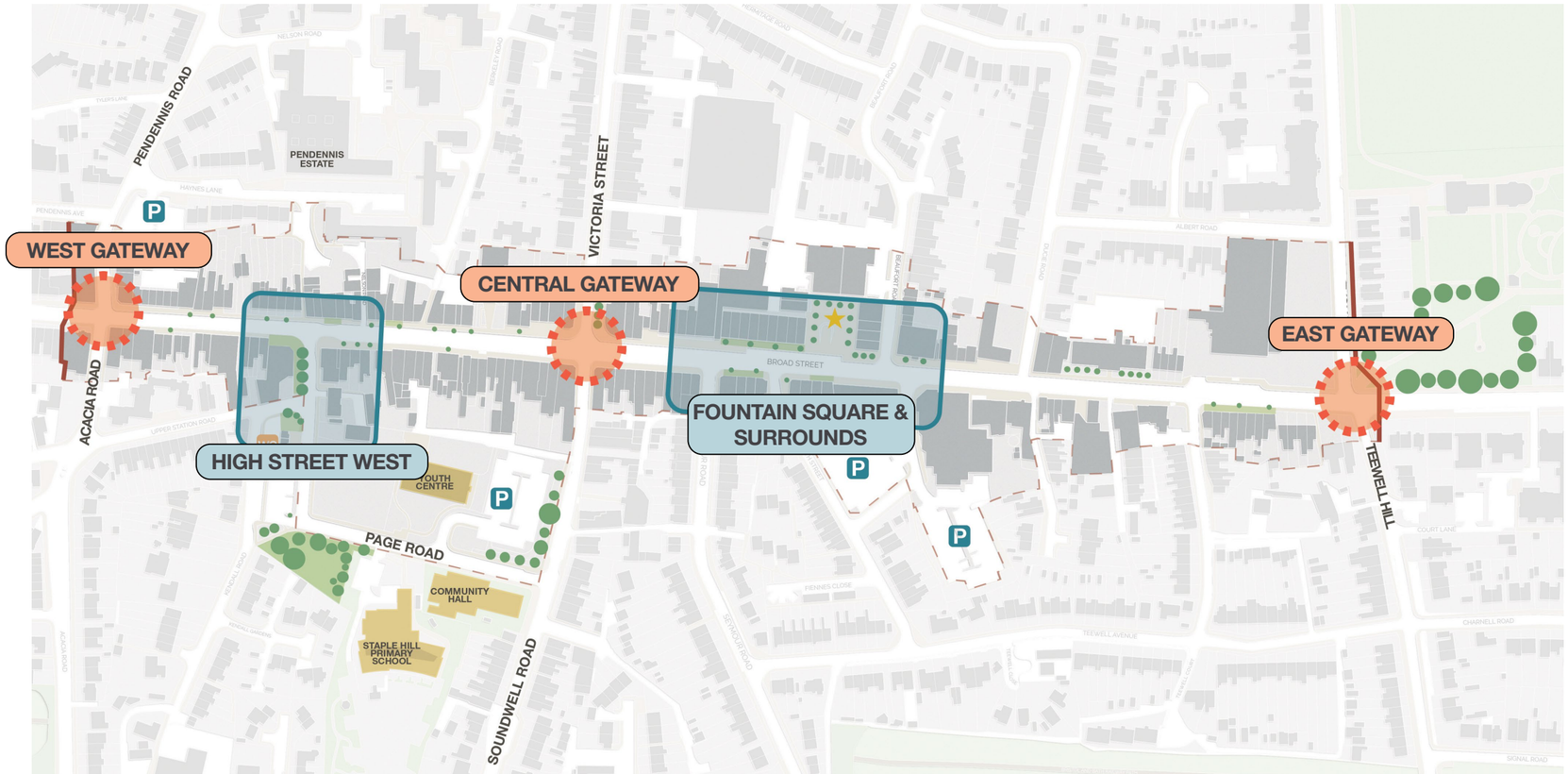
High & low level shopfront improvements,
Thornton Heath High Street, YOU&ME Architecture



Floor art crossings using standard yellow & white
durable highways paint, Heather Moore, Strand Street



Playful streets
Thorbjörn Andersson with Sweco architects, Stockholm



Design Strategy

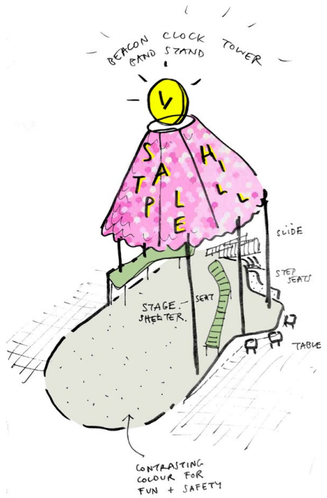
Building on detailed site analysis and community engagement findings, a vision was developed for the future of Staple Hill high street which identified key projects and priorities for improvement.

To ensure improvements deliver the greatest benefit, the vision focuses on key locations where investment can have the most significant impact.

We have identified three important gateway junctions that provide opportunities to strengthen wayfinding, create a clearer sense of arrival, celebrate local character, and improve accessibility and movement.

The vision also identifies focus areas for public realm improvements that can create more welcoming spaces, support community activity, encourage longer visits, and strengthen local pride.

Staple Hill's identity - shaped by its independent businesses, architecture, heritage and cultural memory - will be reinforced through carefully integrated design and storytelling.

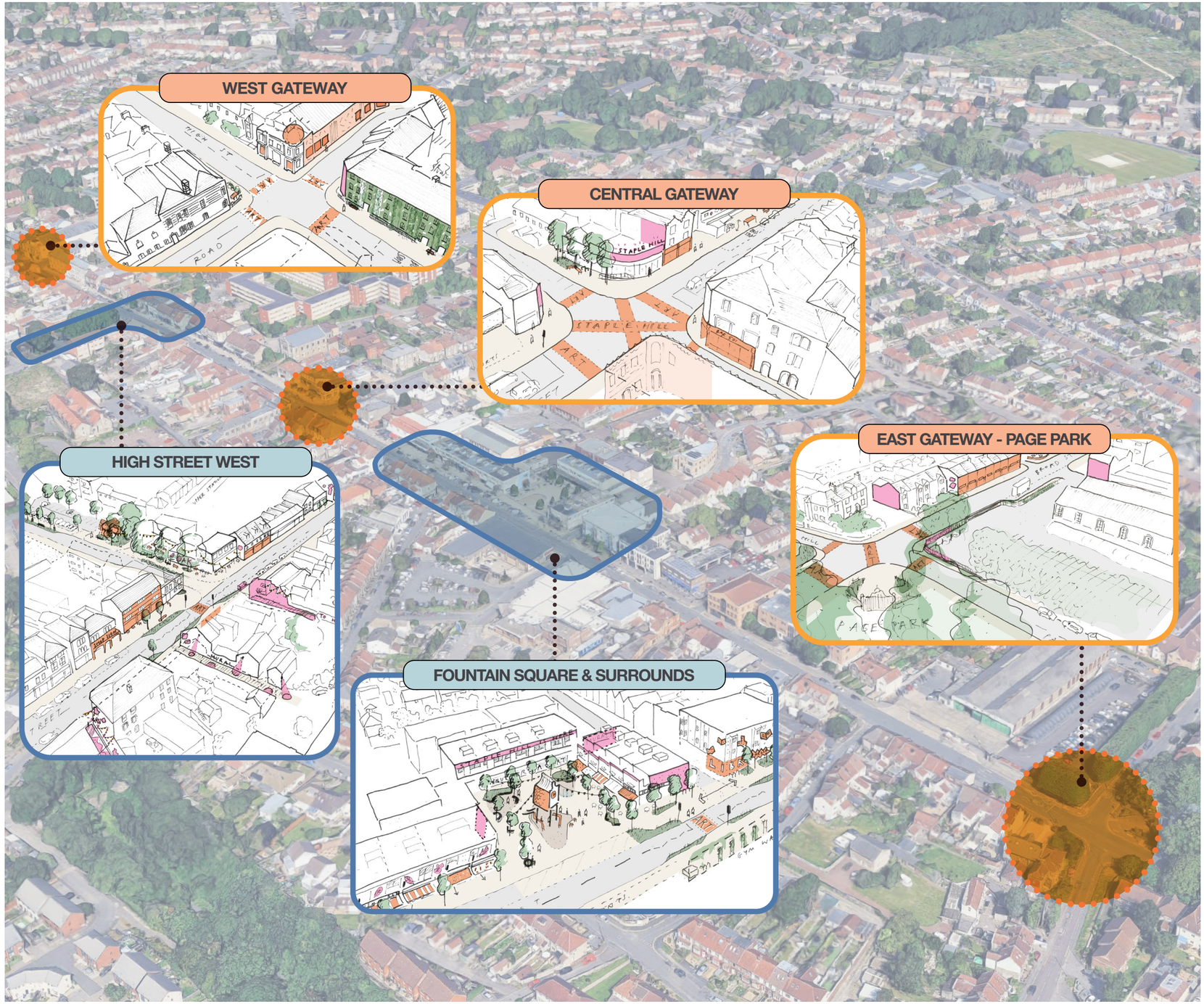


Design Proposals

Building on the Design Strategy, a series of concept proposals have been developed for locations where improvements could deliver the greatest impact. While indicative at this stage, the proposals provide a framework for future design development and funding opportunities.

Key proposals include-

- Fountain Square: improved planting, seating, activated frontages and stronger links to the library, creating a flexible space for more events and community use.
- High street gateways: building frontage improvements, more public art and new diagonal crossings to strengthen arrival points and celebrate key buildings. Colourful crossings to add life to the high street, with climate-resilient trees and in-ground planting.
- Page Road: improved pedestrian routes, upgraded public spaces and new natural play elements for Staple Hill Fields.
- Pendennis Estate pedestrian links: better lighting and creative interventions within the lanes to improve safety and wayfinding.



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Murals



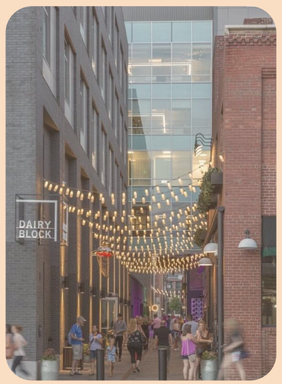
'The Birds' mural, Leytonstone, Jan Kattein Architects



Creative wayfinding

Dufferin Street, Islington, Ben Eine

Better lighting



The Dairy Block, Denver, Colorado, Shears Adkins Rockmore

Short term

Shopfront & building frontage improvements

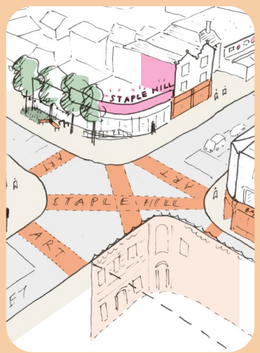


Assembly Row Stepney, London, Julian Harrap Architects

New street trees



Broad St. parade reimagined with additional trees, subject to landowner permissions and further surveys



New diagonal crossings

Medium

Fountain Square reimagined



Playful shelter and focal point Belonging Bandstand, Morag Myerscough

Split pavements improvement delivery



Long term

Delivery Approach & Next Steps

A delivery approach has been prepared to identify a programme of short, medium and long-term projects.

The approach includes recommended delivery leads, potential funding opportunities and key delivery considerations to support the successful implementation of each project.

Recognising that change will be delivered over time and through a range of funding sources, the approach provides a practical roadmap for progressing projects from concept to delivery.

South Gloucestershire Council, Staple Hill and Mangotsfield Parish Council, local stakeholders and the wider community will use this Place Plan to guide future decision-making, develop project proposals, and attract investment to realise this vision for Staple Hill high street.