Staple Hill High Street Place Plan 2026

APPENDIX

Ownership Key-

- Council Owned
- Class A Highway
- Class B Highway
- Class 4 Highway
- Adopted Footpath
- Key highways & council owned land improvement opportunities
- Key vehicle arrival route
- Key pedestrian route
- Key cycle route

Haynes Lane Parking

Page Road/ Kendall Road Parking & Public Toilets

The YOUF Centre

Page Road Parking

Page Community Hall

Staple Hill Primary School

Staple Hill Library

Byron Place Parking

Page Park

BRISTOL AND BATH RAILWAY PATH

Council ownership & adopted highways

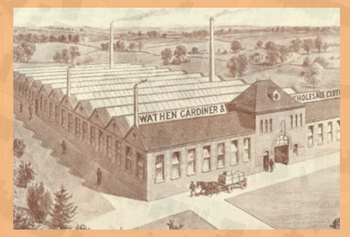
Existing significant development proposals

Potential development proposals

Bristol Uniforms Factory

- Formerly a Victorian clothing factory constructed 1899.
- Partial demolition and redevelopment into offices and 56 residential apartments awaiting decision in planning.
- No new public space currently provisioned

Ref- P23/02908/F





6A The Square

- Currently private parking/ loading area behind Fountain Square
- Partial demolition of existing and erection of three-storey building
- HMO with 22 occupants
- Access to square to be retained

Ref- P24/01631/F



Former school land, Page Road

- Currently in development
- Erection of 42 retirement apartments with parking and landscaping works
- In early construction
- Claims local high street spend boost of £326,000

Ref- P22/05589/F

Development opportunities



Existing landscape & green infrastructure



1 Parish Council owned plastic planter - some flagged as obstructive to thoroughfare.



2 Business-owned planter.



3 Page Road Plane trees.



4 SG-owned green space to the south of High Street.



5 Staple Hill Methodist Church planting.



6 Victoria Street trees.



7 Broad Street in-pavement trees.



8 Damaged tree, Broad Street.



9 Fountain Square planters.



10 Broad Street trees.



11 In-pavement trees beside library entrance.



12 Memorial planter.

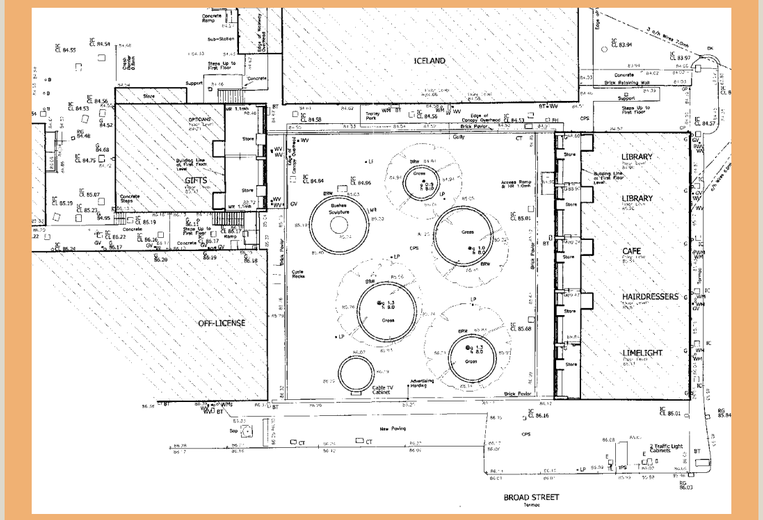


13 Mature trees outside WDM Offices.



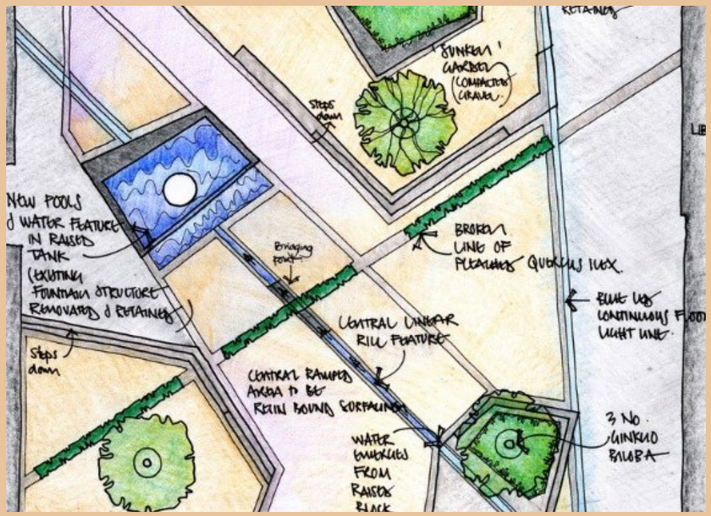
14 End of the high street marked by Page Park.

Fountain Square development timeline



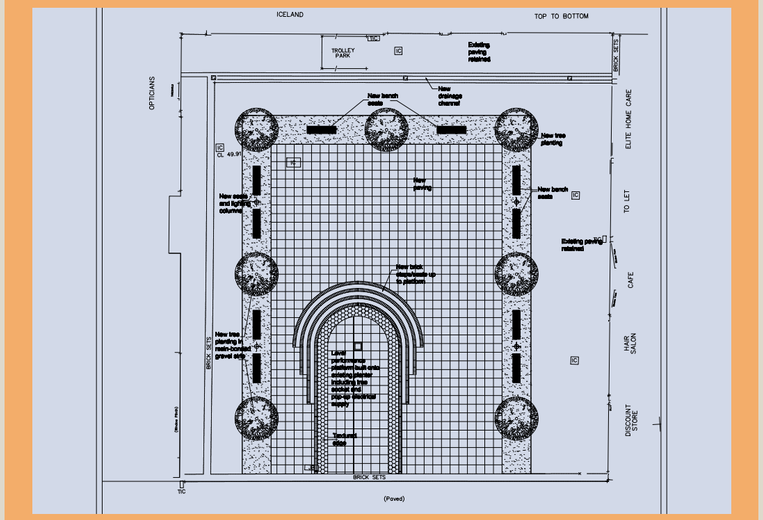
Previous

Circular brick planters with fountain, described as 'isolated, tucked-away, neglected, and underused' in 2008 regeneration plans.



2008

Landscape architect Scott Farlow commissioned to create new square with water feature and terraced level change - never realised.



2012

Working with Staple Hill Regeneration Partnership to create 'revamp' of Square, with 'accessible performance/ display podium'- that we see today.



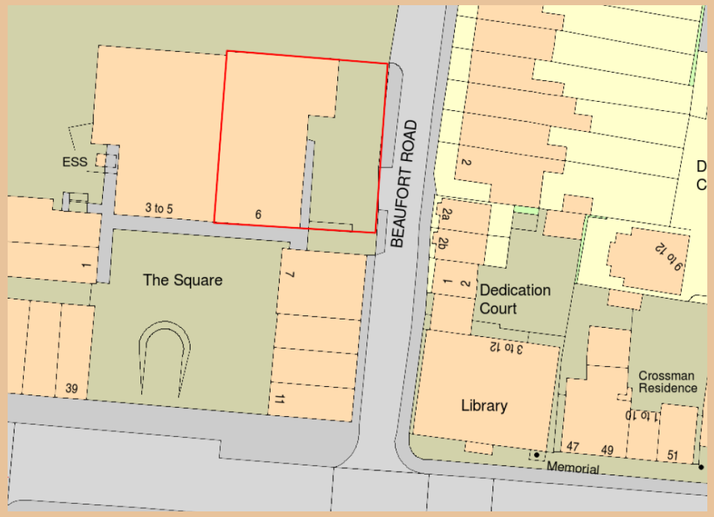
2024

New planting for the existing wooden planters as part of £32,000 grant for community-led greening projects. Maintained currently by Parish Council.



2025

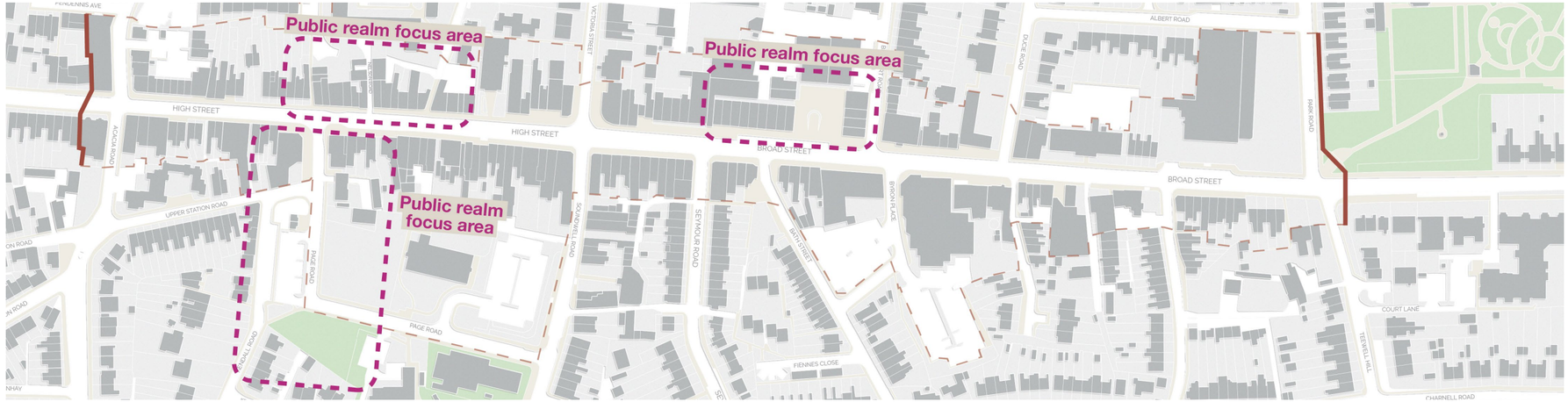
Local artist Farrah Fortnam commissioned to create colourful benches for the square and along the high street.



Ongoing

Planning permission granted in 2024 for 3 HMO units with 22 inhabitants to existing private parking/loading area adjacent to Fountain Square. Planning ref-P19/14611/CLP.

Focus Area Improvements



Focus Area	Photo	Description	Opportunity
The Lanes		Well-used pedestrian access to the high street from the north. Dark and unsafe lanes- cited as a concern in online consultation survey and young person's workshop.	- Improved lighting to make lanes feel safer. - Low cost projections create a colourful, decorative lighting option. - Murals on adjacent walls to make lanes feel more animated.
Staple Hill Oak Pub- Page Road- Staple Hill Field		Staple Hill Oak is a popular pub with successful street activation, with four large plane trees adjacent. Staple Hill Primary school on Page Road makes restricting vehicle speed crucial and reducing the high levels of illegal car parking along Page Road. Council owned greenspace to the south of the high street.	- Wide road allows for potential pocket parks and greening, helping to reduce vehicle speeds and illegal parking. - Unactivated green space next to school creates opportunity for new wild play area.
Fountain Square		Unactivated and underused square needing reimagination. Public consultation highlighted Fountain Square as a key focus area for improvement.	- Opportunity for new focal point, creating a covered space for performance and meeting. - Improved spill out activity for businesses, creating passive surveillance and bringing life to the square. - Wide pavements allow for street furniture and potential for more trees, planters and event use.

Potential Tree Locations





① Outside Staple Hill News, 62 High Street



② 94, 94b High Street



③ Build out by Nelson Road



④ 131 High Street



⑤ Additional trees to Broad St parade



⑥ Additional trees to Fountain Square



⑦ Page Road build outs