

Bristol

Personal Details:

Name: Cllr Sibusiso Tshabalala
Email: [REDACTED]
Postcode: [REDACTED]
Organisation Name: Green Party / BCC (Councillor)

Comment text:

Related subject: I'm the ward councillors for central ward.

In short, I would prefer only one adjustment which is the removal of upper Redland in the ward as it more connected to Redland and Upper Clifton then central ward.

Besides that kindly leave the boarder alone it works well enough for myself and Ani the other ward councillor.

My suggestion would be to increase allowance for city centre councillors due to the complexity of the ward compared to small or rural wards.

Attached Documents:

None attached

Bristol

Personal Details:

Name: Cllr Sibusiso Tshabalala
Email: [REDACTED]
Postcode: [REDACTED]
Organisation Name: Bristol City Council - Central Ward Councillor (Councillor)

Comment text:

Related subject: Central Ward

As a first-time Councillor, I did not enter this role simply to manage a ward. I entered it to serve a people. In my short time in office, I have focused my energy on reaching the people that have never been reached and engaging those who have been disconnected from local democracy for a very long time.

There is a unique momentum building in the Central Ward, particularly within the Kingsdown, Redcliffe and Broadmead. Perhaps it is my authenticity, perhaps it is my work ethic, or perhaps it is my own lived experience that allows me to bridge the gap between the council and the community. But ultimately, I believe it is because I go above and beyond to support people who are used to being overlooked.

In just two years, Central Ward has benefited greatly from this renewed focus. But more importantly, I have seen the residents and businesses starting to believe in their area, in their future, and in their voice. Seeing them believe makes me believe that my input is making a tangible difference. We are building a relationship of trust that did not exist before.

These residents now see themselves as a vital part of Central Ward Collective, and I see them as my constituency. To change these boundaries now would be to sever those relationships and undo the hard work of the last two years. We are finally making progress, we are finally fixing the issues that matter.

If something is not broken, do not try to fix it. I urge the commission to respect the human reality behind these maps and allow this community to

continue the work we have started together.

Attached Documents:

- consultation-response_-objection-to-central-ward-boundary-changes.pdf
- lps---group-2---kingsdown-reconnecting---illustrated-report.pdf
- community-park-proposal.pdf
- cil-project-2025-26---dove-street-murals-(with-dimensions.pdf
- screenshot-2026-02-17-at-01.11.50.png

Community Infrastructure Levey (CIL) and section 106 (s106) funding 2025. Stage 2 plan proposal

Dove Street Community Forum

The Park Proposal:

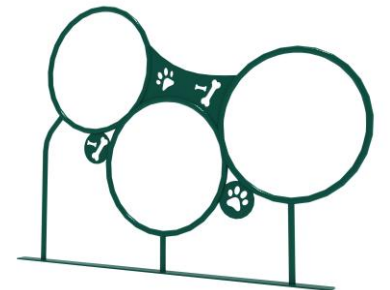
- the **community park** will be improved to be a park that is accessible for all people, and one that enhances its natural qualities.



Photos of the Park in 2025



- the **pet park** will have a path added and a dog play feature.



Community park

a park for all people

This objective aims to increase positive use of the park and make it more accessible for a diverse range of people.

- new pathway will improve accessibility in all weathers and provide an interesting route around it.
- focus on facilitating outdoor summer eating, to accommodate large family picnics and provide a loci for community events.
- heavily-used children's play area will be expanded and accessibility improved.
- no longer be fully enclosed by fencing, discouraging anti-social use by dog owners.

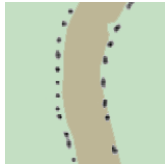
enhance natural qualities

This objective recognises the natural qualities of the park and aims to protect and enhance them.

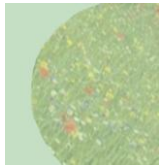
- mature trees, grass, and vegetation to be prioritized; interventions will increase biodiversity and peoples' access to a natural environment.
- added surfaces, such as paths, to be permeable and as naturalistic as possible.
- added structures, benches and fencing to be natural materials (timber) where possible.
- additions that require hard-standing will be considered elsewhere in the estate. E.g. skate-ramps, cafes or pavilions, trim trail equipment are better placed on terraces, car parks, etc.

Community park

KEY



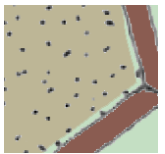
NEW PATHS
– permeable surface



WILDFLOWER MEADOW
– ‘no-mow area’



EXISTING CANOPY
– mature trees



NEW LEVEL TERRACE
– cut and fill



PICNIC TABLE + CANOPY



BENCH



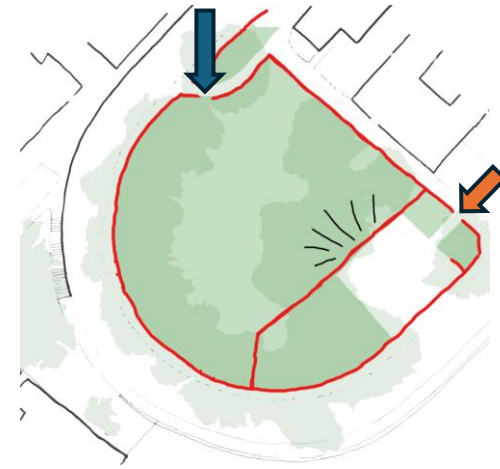
getting into the park




- add access points and reduce fencing
- expand children's play area
- Increase natural screening and barriers



BEFORE:

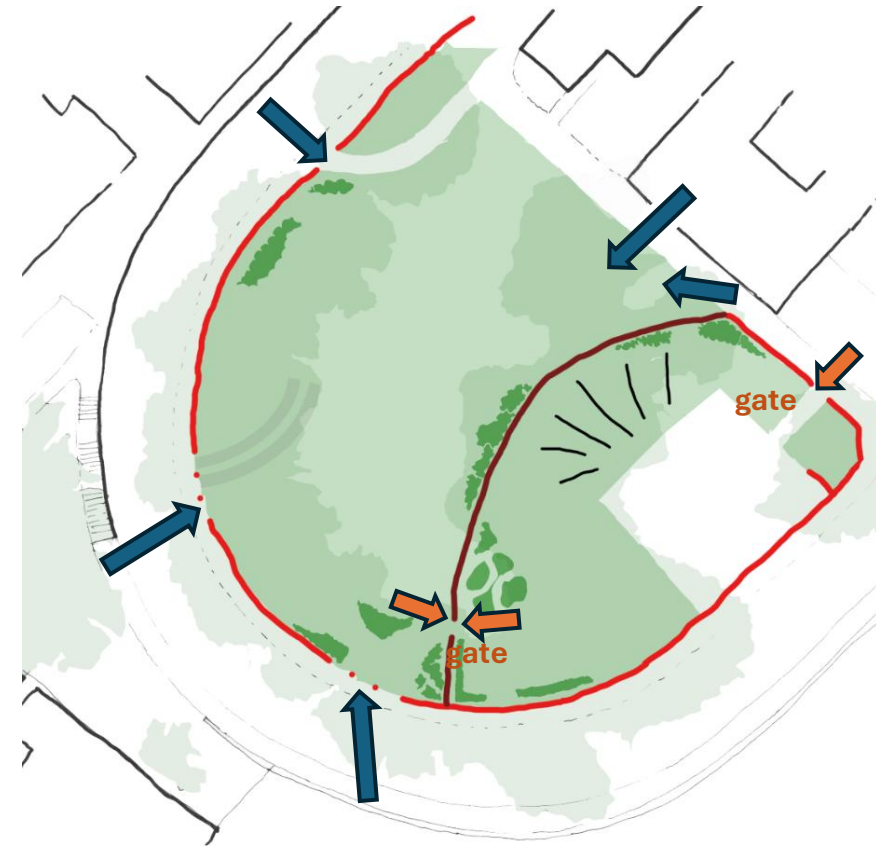
- Just 1 access point to the park and 1 to the play area.
- Low usage of park: tendency to use as a dog enclosure.
- Steep sloped area is a rubbish tip.
- No paths, so slippery underfoot.



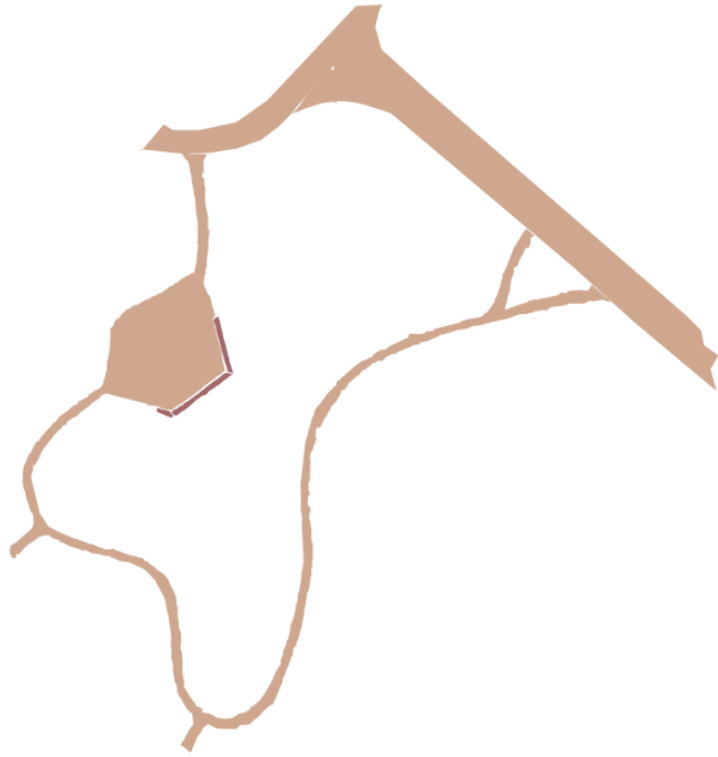
- KEY
-  EXISTING METAL FENCING
 -  NEW TIMBER FENCING
 -  VEHICLE ACCESS – e.g. 'grass-crete'

AFTER:

- Pathed access from many directions to bring people in.
- Park and play area connected.
- New wooden fence located to provide more play space.
- Slope to be incorporated into play area to give opportunity for play and adventure – e.g. rocks for climbing up.
- Planting at boundaries to increase nature and screening.
- Occasional vehicle access for maintenance/events via bollards.



paths and terrace



- all weather routes through the park bringing people into the park and around it.
- level terrace increases possibilities for diverse uses.

e.g. coffee hut / food stall / small event tent...



seating

Picnic tables with canopies for shade and to prevent bird-mess from tree canopy above.



Various design and material options.



Social tree trunk circle to climb or relax on.



Extra large picnic table for large family and friend groups.



Existing benches reused with some repositioned.

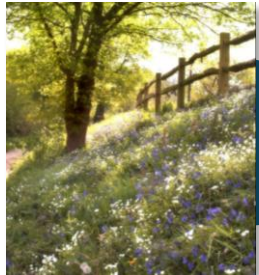


Logs line edge of pathway defining edge of slope.



Retaining structure forming terrace also provides seating.

improve setting of play area



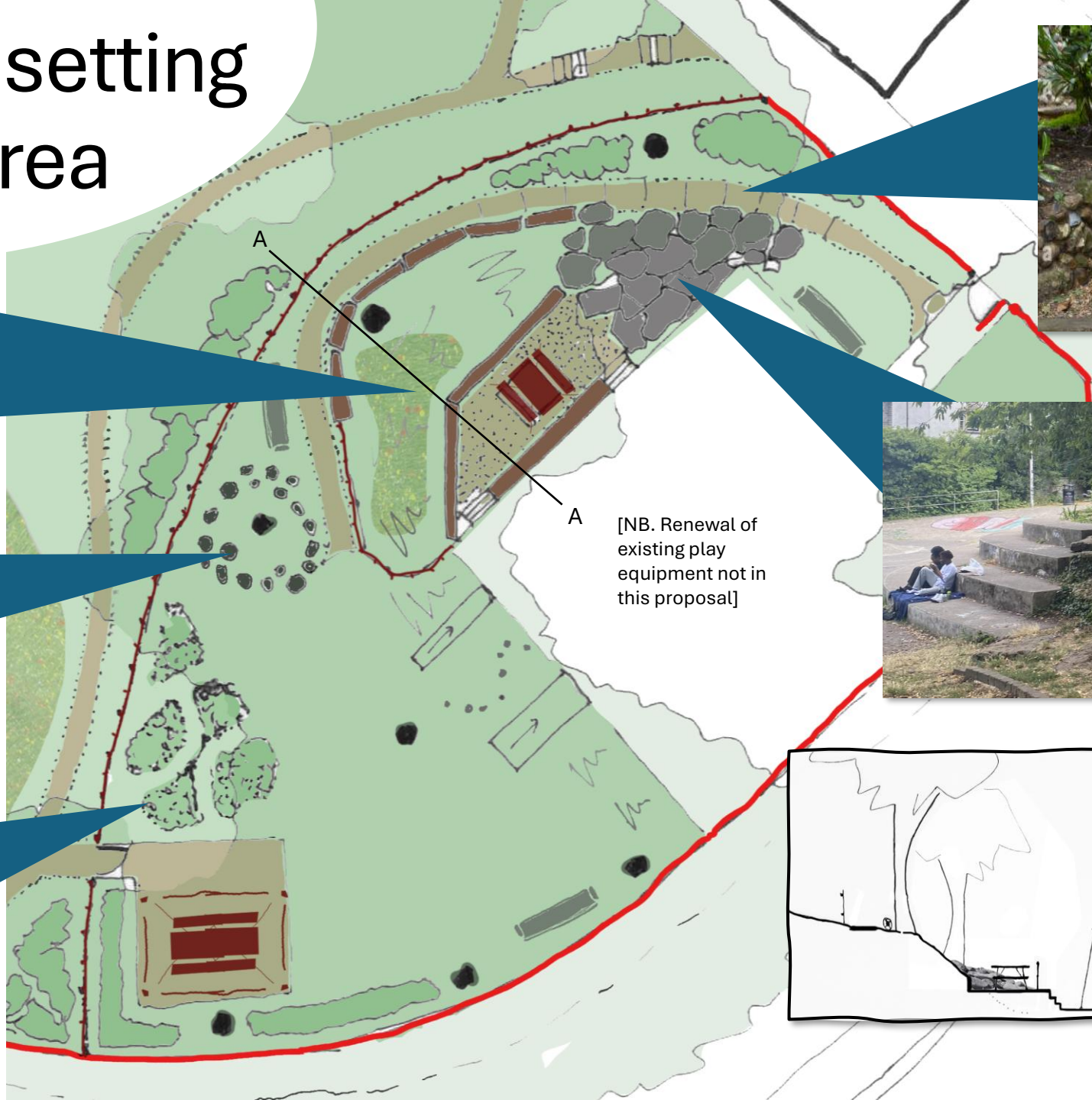
Wildflower bank



Stepping stones around the tree



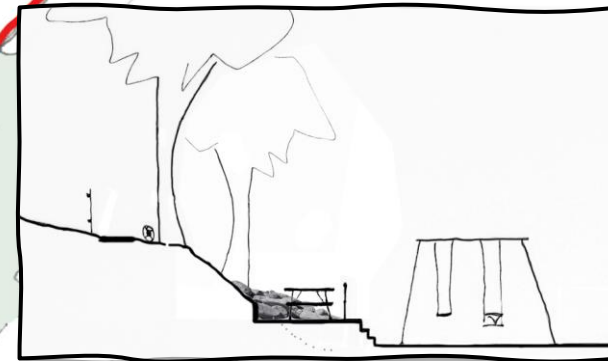
Bamboo forest



The path steps up the bank providing interesting route to top grassy play area. It is more accessible.



The route has lots of interest including a bank of climbing rocks.



Section A-A showing the picnic bench on a level terrace built onto the bank. This reduces the height and gradient of the bank without damaging tree roots.

The top of the slope is guarded by a fence or logs.

Consultation Response: Objection to Central Ward Boundary Changes

Subject: Formal Rejection of Bristol Green Group Boundary Submission (Central Proposal 2)

As the serving Councillor for the Central Ward, I formally submit this objection to the boundary changes outlined in the Bristol Green Group Submission. I explicitly withhold my consent for this submission. It relies on false claims regarding resident connections, ignores the economic reality of the city centre, and threatens to dismantle established community governance and my own work over the last 18 months without my consent.

My objection is two-fold: it incorrectly slices the distinct community of Dove Street (Kingsdown), and it proposes a functionally illogical layout for the Harbour and Brandon Hill.

1. The Mischaracterisation of Kingsdown (Polling District CENB)

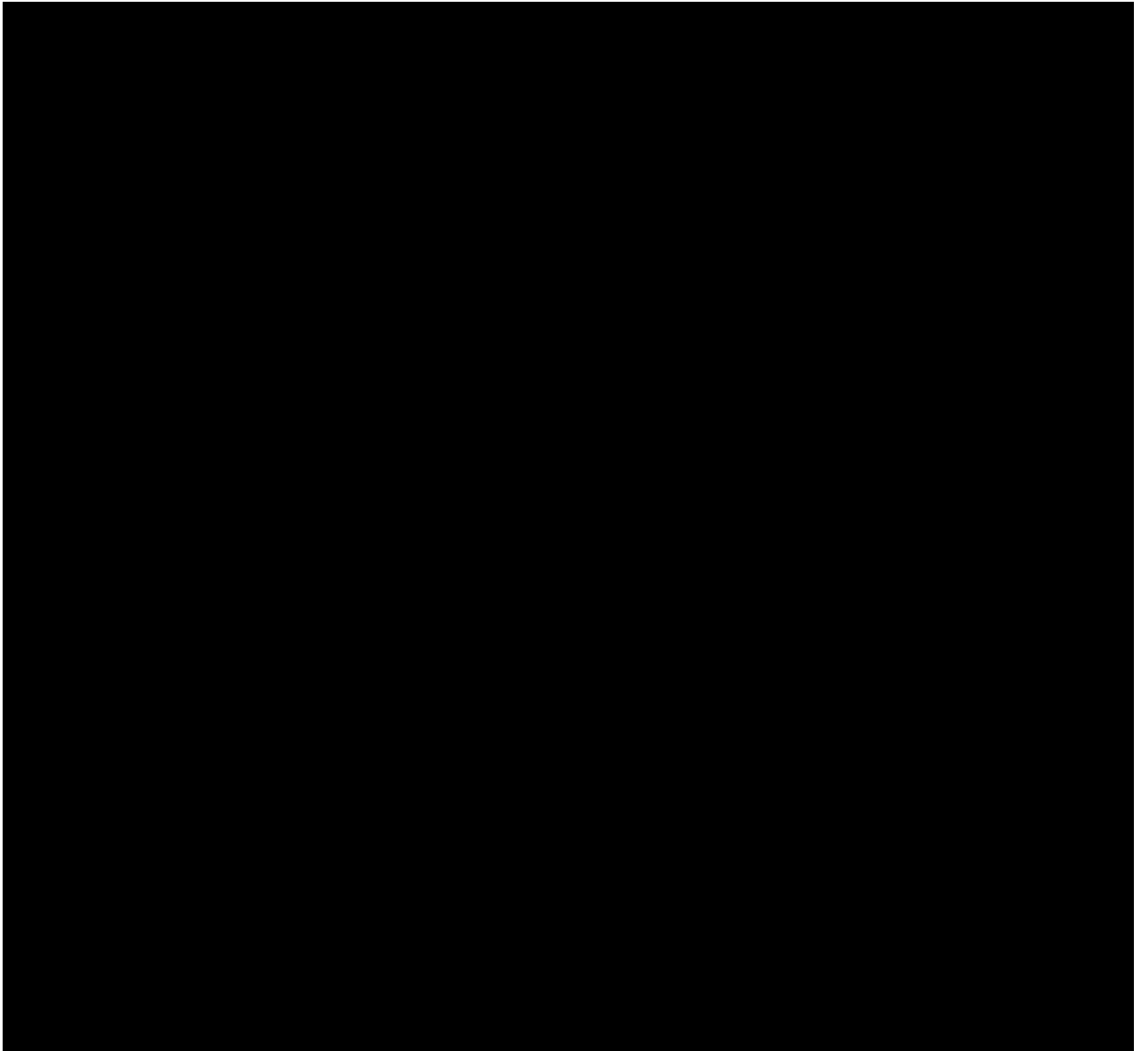
I strongly reject the proposal to move **CENB** (Kingsdown/Dove Street) into the Cotham ward. The Green Group submission argues that this move is necessary to "reunite" Kingsdown and that retaining it in Central would "unnecessarily divide the St Paul's community".

This argument is factually incorrect and ignores the distinct lived experience of the residents I represent. The residents of Dove Street (CENB) are not connected to St Paul's, nor do they share a community identity with the townhouses of Upper Kingsdown (COTF).

The Dove Street Identity To demonstrate the unique identity of this area, I present the testimony of Mike Stuart, a local artist and resident:

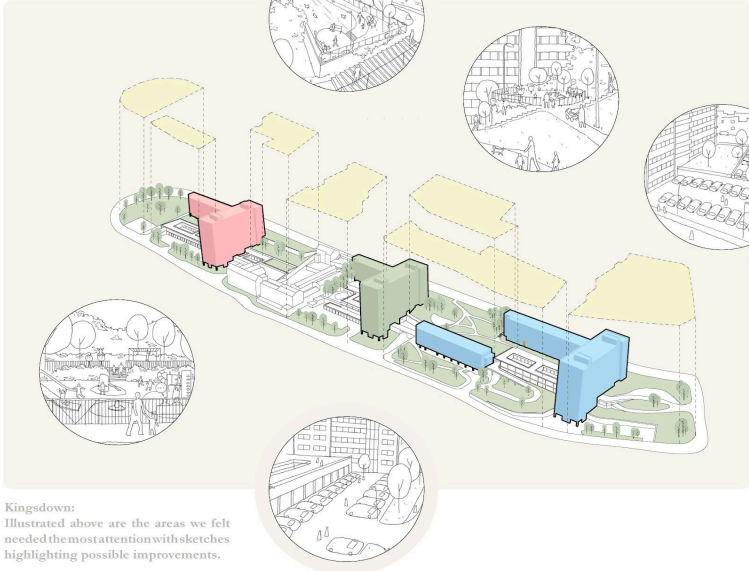
"Dove Street is often described as forgotten — tucked behind Stokes Croft, Broadmead and the BRI. For years, film crews have used our estate as a backdrop for urban deprivation... But we also have a strong, diverse community determined to change the narrative.

When we worked together on the mural... It built trust, sparked new friendships and turned a tagged, crumbling wall into something colourful and joyful... We want to move in the opposite direction of broken window syndrome and build a neighbourhood we're proud to call home."



Blue Sky Thinking

An Ideal view

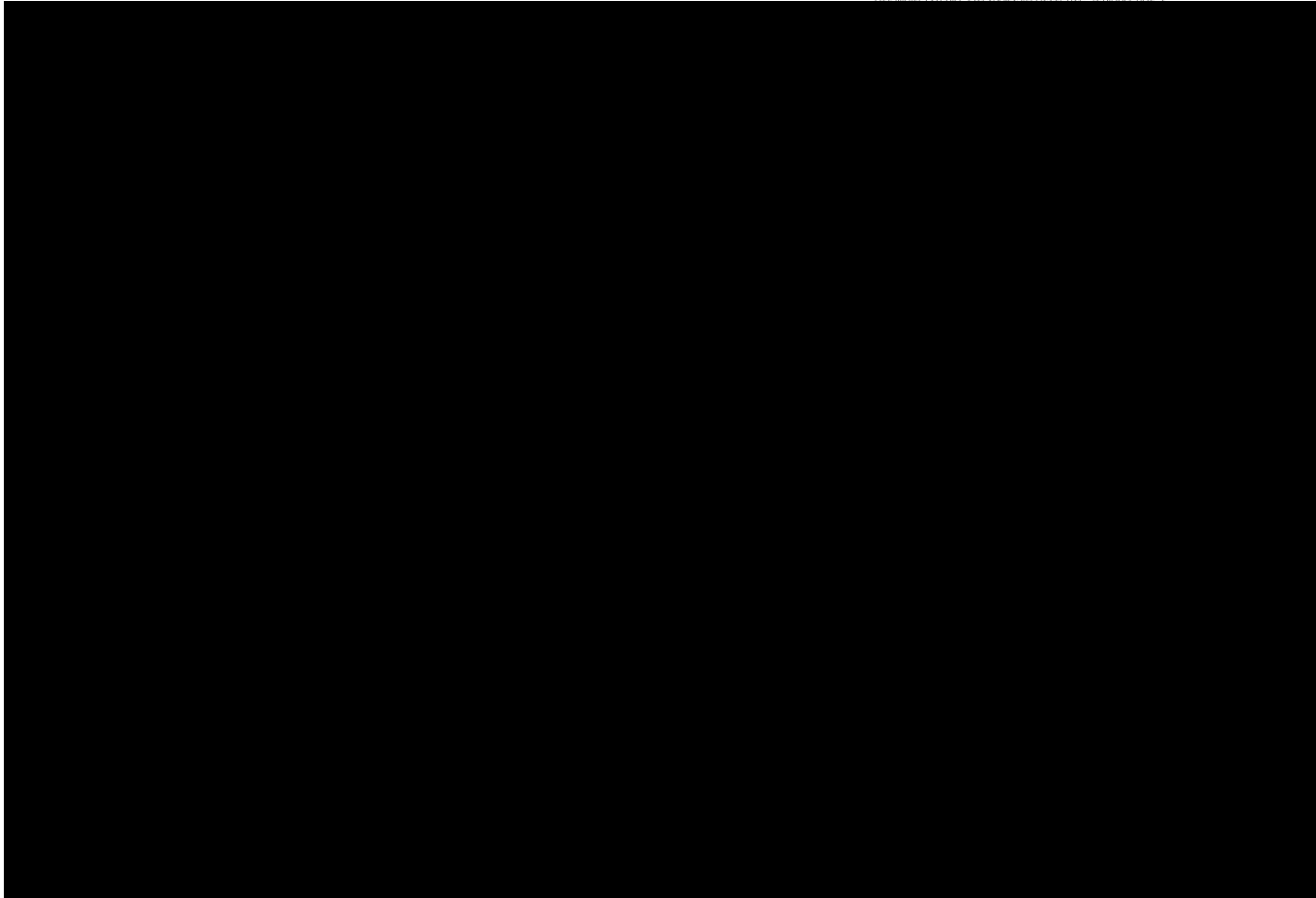


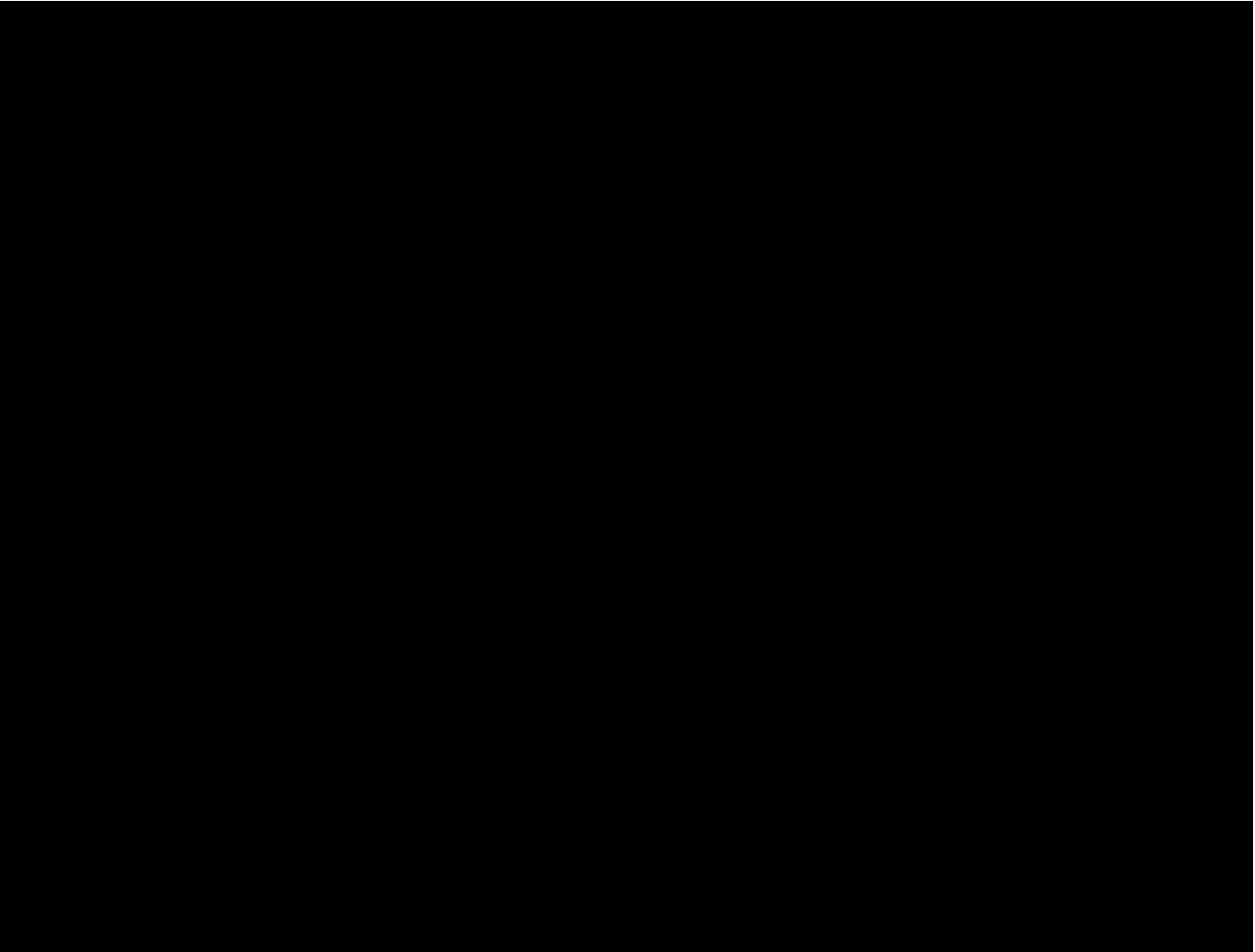
Kingsdown:
Illustrated above are the areas we felt
needed the most attention with sketches
highlighting possible improvements.

We developed an early idealistic view for Kingsdown from our initial site visits, research and examples of previous projects on site.

The original brief aligned with our project facilitator aim to create an ambitious master plan To totally renovate Kingsdown's open spaces. Providing us and opportunity to use our architectural and structural expertise an illustrate a "perfect" Kingsdown.

However, following our engagement sessions with the tenants, we realised that this "master plan" would be insensitive and offensive. Importantly it would not meet the needs the tenants had raised with us. The brief then shifted and our proposal changed from being architecturally focused, to one socially driven, giving tenants the knowledge base required to lead the change in Kingsdown them selves.





Governance and Investment Risk Moving CENB to Cotham is not merely a map exercise; it cuts this community off from the specific support structure we have built. Over the last 18 months, I have worked to mobilize these residents through:

- Targeted Funding: Distributing £180,000 in CIL funding to improve the area—funding responsible for projects like the mural mentioned above.
- Governance: Hosting dedicated Area Forum meetings and supporting the founding of the new Dove Street Resident CIC.
- Planning: Developing a neighbourhood plan that would be scrapped by these boundary changes.

To move CENB now would be to arbitrarily sever a community that is actively defining itself, wasting 18 months of progress where no other councillor has stepped in to assist.

2. The Fragmentation of the City Centre (CENF-A, HOHC, and HOHA)

I further reject the Green Group's **Proposal 2** regarding the layout of the commercial centre. The proposal arbitrarily slices the geography of the harbour and the hill, prioritising map aesthetics over functional reality.

Wapping Wharf (CENF-A) Must Remain in Central Proposal 2 attempts to move Wapping Wharf (CENF-A) to the Hotwells & Harbourside ward, arguing it has a "closer connection to the harbour community". I refute this.

- Economic Integration: Wapping Wharf (CENF-A) is not a remote harbour outpost; it is an active commercial extension of the City Centre. It is physically and economically integrated with CENH and CENF-B
- Functional Logic: The Green Group's own report notes that the "Old City" is primarily commercial. Wapping Wharf functions as the immediate southern continuation of this vibrancy. CENF-A is to fracture the heart of the modern leisure district. It is a logical non-negotiable that CENF-A remains part of the Central Ward.

Brandon Hill (HOHA) Belongs with Clifton Proposal 2 adds **Brandon Hill (HOHA)** to the Central Ward to "unite Park Street - with the City Centre". This ignores the topology of the city.

- The Topology Barrier: The Green Group's report acknowledges that "topology, can also be a barrier to two adjoining communities". Brandon Hill sits on the steep rise separating the commercial centre from the residential plateau.
- Character Alignment: The character of HOHA, townhouses and parkland aligns far better with Clifton (specifically Cliftonwood and Lower Clifton Hill) than it does with the high-density commercial mix of the City Centre. If HOHA must be moved, it belongs with Clifton, not annexed into Central to replace the loss of the waterfront.

Conclusion

The proposed boundaries are based on a misunderstanding of the Kingsdown/Dove Street community and a failure to recognise the functional geography of the waterfront or rather creating boundaries to flavour their colloquies then for the benefit of the city. I will not stand for boundaries that sever the community ties I have worked to build, nor will I accept a map that fractures the city's economic centre to suit personal interests.

Kingsdown Reconnecting Live project Studio

**Illustrated Report
A Collaboration Between Bristol
Green Party & UWE**

Presented By: Project Group 2



Contents

Introduction

P 4-6

- 4 - Who, what, Why
- 5 - Site Analysis & Observations
- 6 - Blue e Sky Thinking

Engagement & Research

P 8-11

- 8 - Canvassing
- 9 - Drop in sessions
- 10 - Presentation
- 11 - Engagement Levels & Feedback

Case Studies & Proposals

P 12-25

- 12 - Broken Window Theory In Action
- 13 - Local Case Studies
- 14 - Routes For Funding
- 15 - Greenery, Lighting & Benches
- 16 - Community Notice Board
- 17 - Alternative & Supplementing Actions
- 18 - Garage Renovation
- 19 - Carolina Park
- 20 - Carolina Dog Park
- 22 - Blue Park
- 23 - Armada Green
- 24-25 -Bibliography

All graphics and images in this document are designed and produced by Practice Group 2 unless specified.

All cost figures presented in this document are estimates based off of available data. Actual costs may vary significantly.

Introduction

These pages introduce the team, facilitator, project scope, and intentions. Outlining the briefs development, timeline and reasoning.

This document supplements a framework that aims to inform the tenants of Kingsdown estate how to organise as a community and submit funding appeals for community projects.

The Who, What & Why?

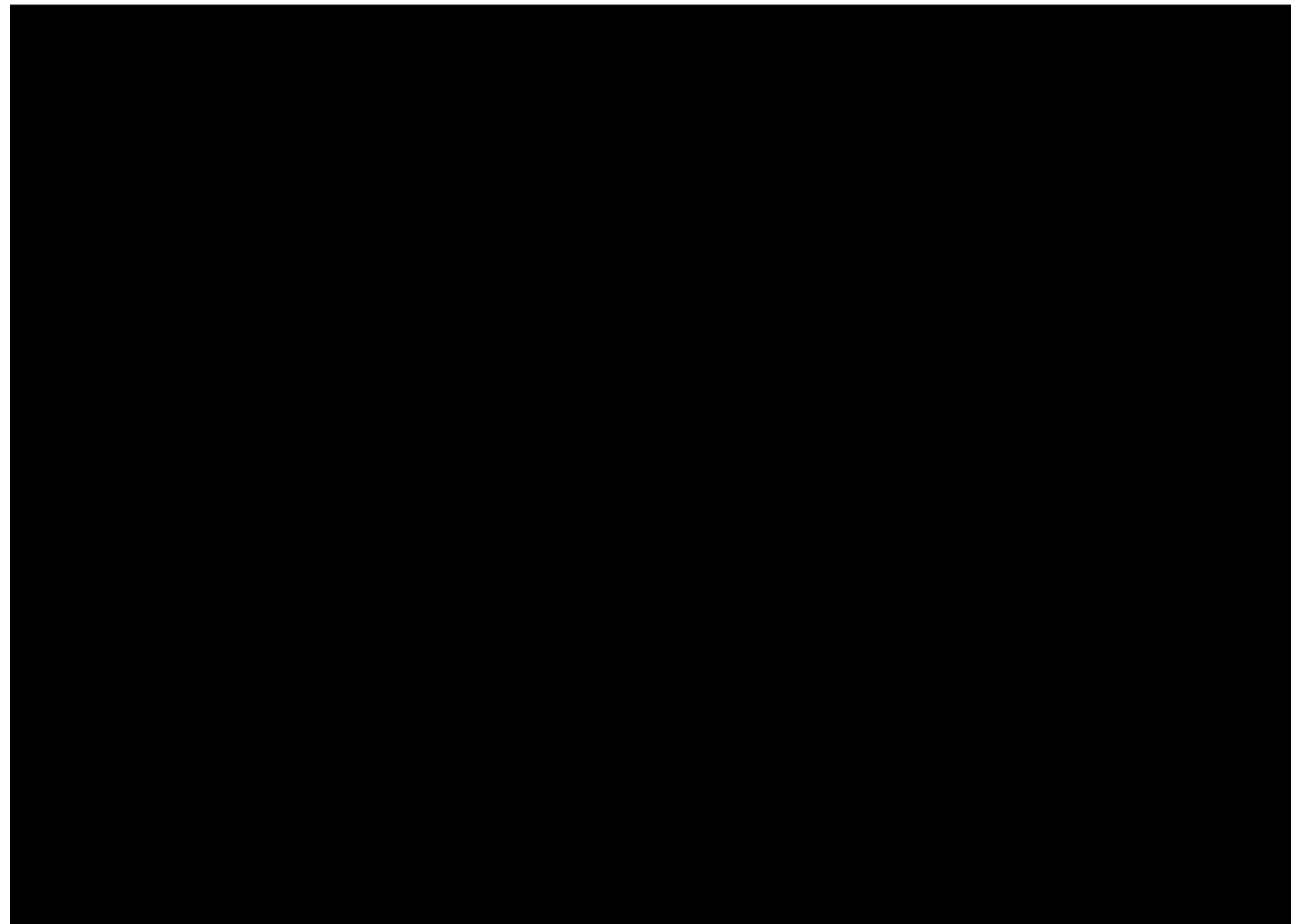


Figure 1



The Who

We are Practice Group 2, Masters of Architecture Students from the University of West of England. We share a keen interest in social and community-based projects. We have multiple years collectively in architectural practice. With strong views on collaborative practice we share responsibility throughout the team to promote an inclusive work environment.

We are working alongside the Bristol Green Party and local councillor, Sibusiso Tshabalala (Sibs), who has been on his own journey from South Africa to Bristol and has lived in temporary accommodation before. Sibs represents local tenants on the council's Housing and Management Board.

As project facilitator, Sibs, offers professional guidance as we develop ideas and proposals, to give the tenants the tools to create their best vision for Kingsdown.

The What

The project aims to develop an easy to follow framework for the Kingsdown council tenants, instructing how to organise as a group, hold community surgeries, identify projects, develop ideas, work with the council to win funding for projects through to completion, and maintain these projects post completion.

Engagement sessions revealed the main issue tenants face is not knowing where to direct their queries and complaints. Our framework aims to address this by directing tenants in the right direction, providing contact details, resources and the agency they need.

This document supplements our framework and features a practical but non-exhaustive list of projects developed through our research each mitigating a specific problem brought up in our engagement sessions.

The Why

Kingsdown has a unique and vibrant community, an eclectic mix of different demographics, lifestyles and needs. Sandwiched between tightly packed rows of terraced housing to the north and Bristol's bustling city centre to the south.

Kingsdown offers a unique environment, large swathes of green and public space interwoven between three low rise towers used during the summer months. However, these loved spaces have succumbed to years of neglect. Many of which have become unfit or unsafe due to anti social behaviour and lack of funding.

The tenants of Kingsdown are eager to see change and renovation. We see opportunity in Kingsdown and believe with the right set of knowledge and tools, the community can come together to produce positive transformations in their neighbourhood.

Site analysis & Observations

The Site

Kingsdown is a council owned estate constructed in 1965, comprised of 3 low rise tower blocks featuring 329 dwellings, nestled north of the Bearpit roundabout.

Kingsdown has amazing views over the city centre and its towers can be seen from surrounding areas. On initial inspection Kingsdown is tired neglected and obviously lacking in funding.

However during site visits we saw a bustling community, much open space plenty of opportunity for intervention and a distinctive vernacular comprised of Kingsdown's brutalist layout and unique topography.

Possibilities:

- Passionate community
- Unique topography
- Private spaces
- Public spaces
- Potential in un-used spaces
- Area for improvement
- Lack of antisocial behaviour deterrents
- Need for schedule of maintenance
- Pre-existing local art projects
- Pre-existing community groups

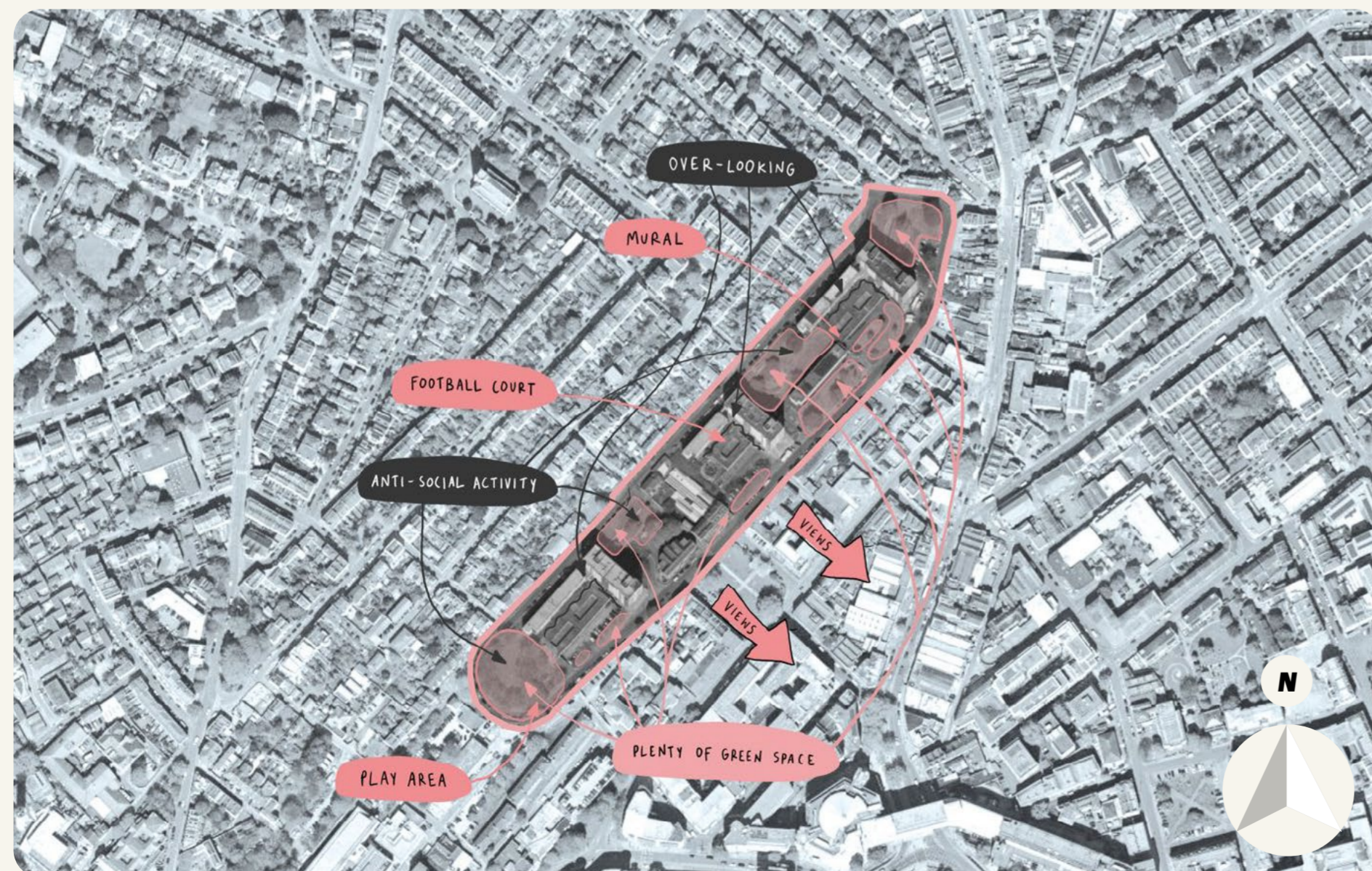
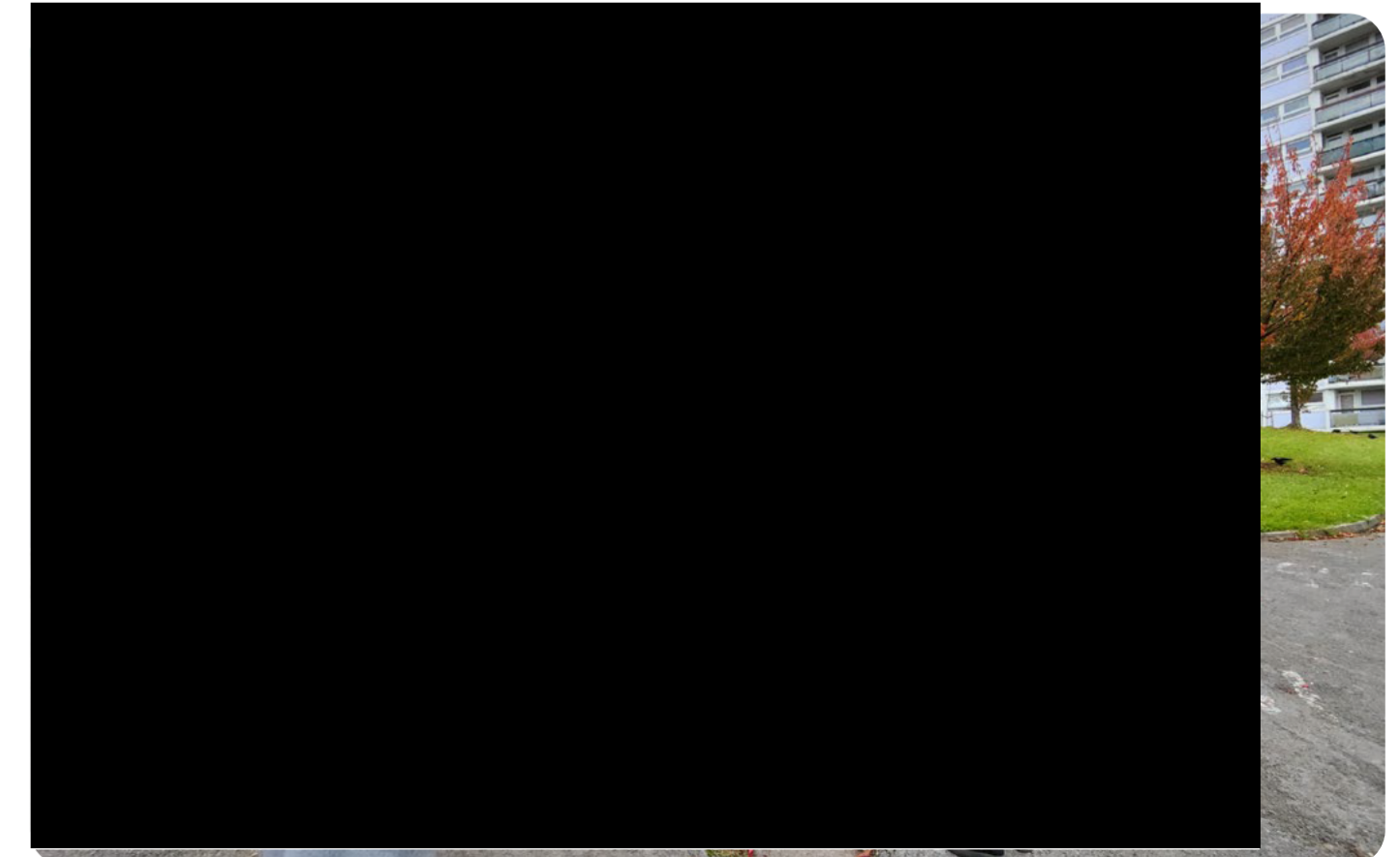
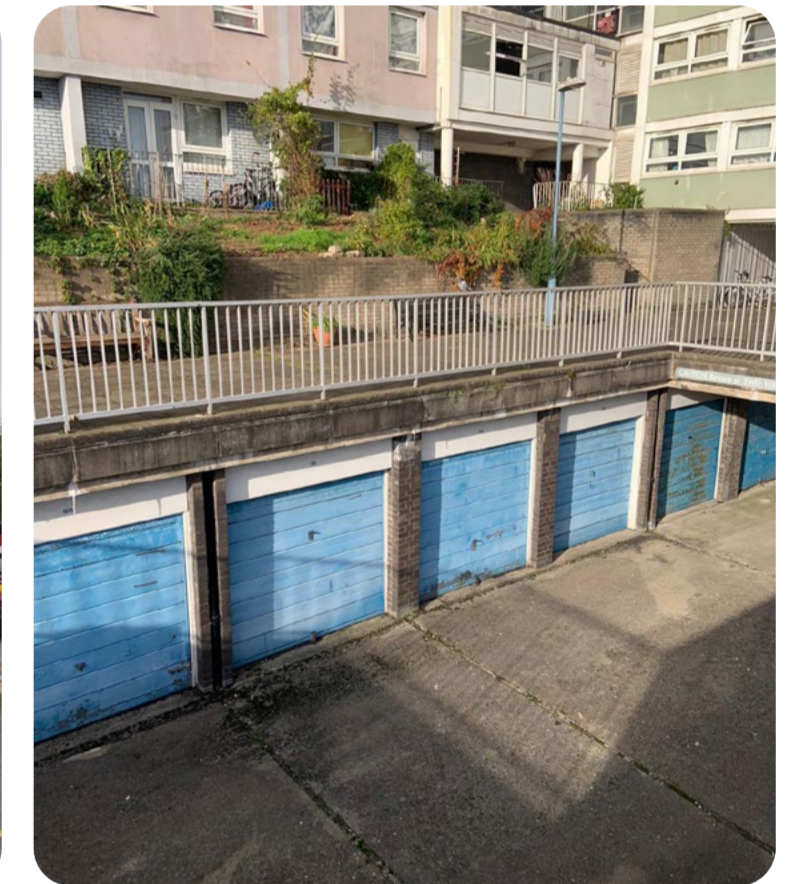
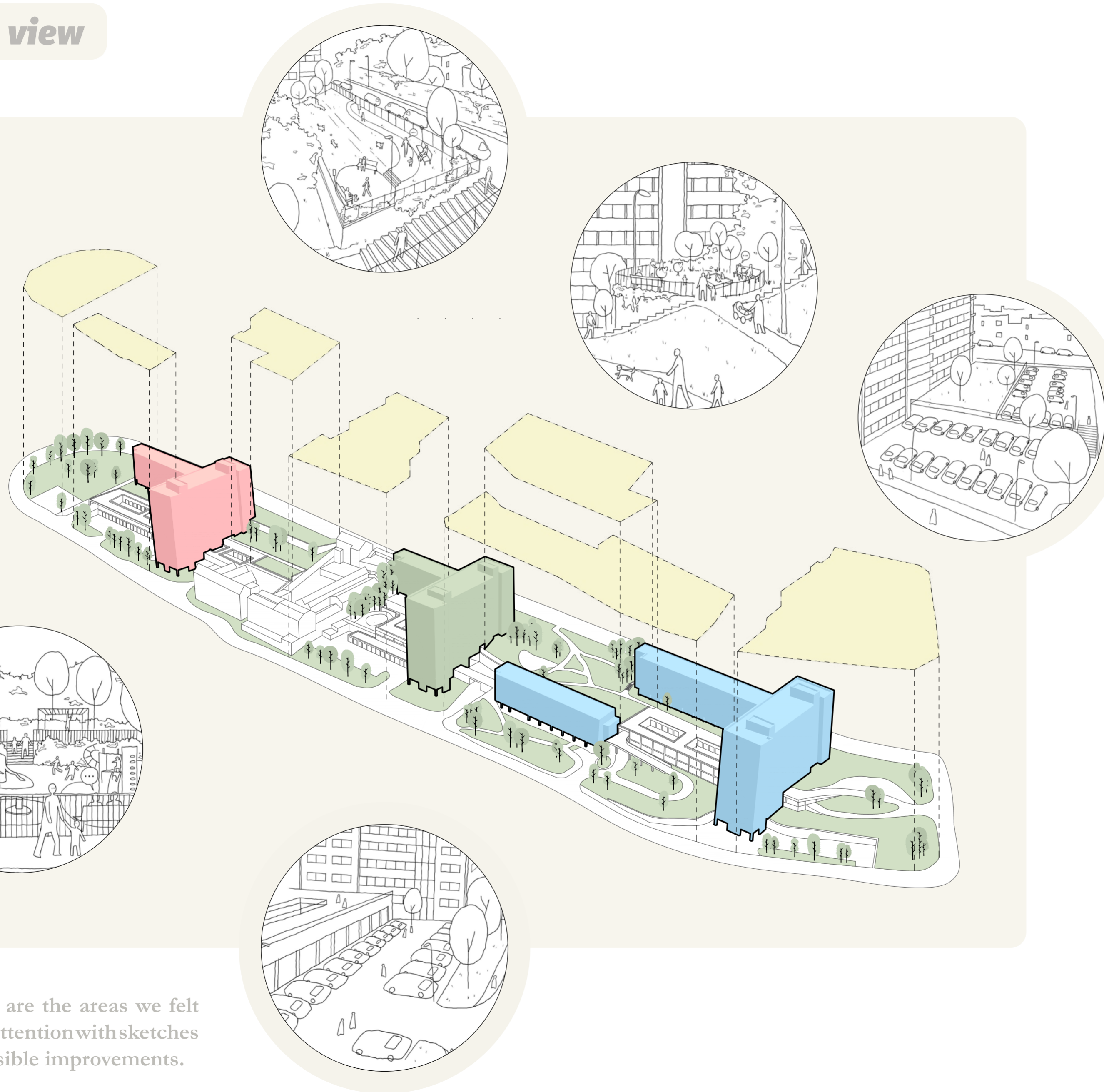


Figure 2

Blue Sky Thinking

An Ideal view



We developed an early idealistic view for Kingsdown from our initial site visits, research and examples of previous projects on site.

The original brief aligned with our project facilitator aim to create an ambitious master plan To totally renovate Kingsdown’s open spaces. Providing us and opportunity to use our architectural and structural expertise an illustrate a “perfect” Kingsdown.

However, following our engagement sessions with the tenants, we realised that this “master plan” would be insensitive and offensive. Importantly it would not meet the needs the tenants had raised with us. The brief then shifted and our proposal changed from being architecturally focused, to one socially driven, giving tenants the knowledge base required to lead the change in Kingsdown them selves.

Kingsdown:
Illustrated above are the areas we felt needed the most attention with sketches highlighting possible improvements.

Engagement & Research

This segment covers our engagement with the Kingsdown tenants and how the brief evolved based on their needs and aspirations for their shared outside spaces.

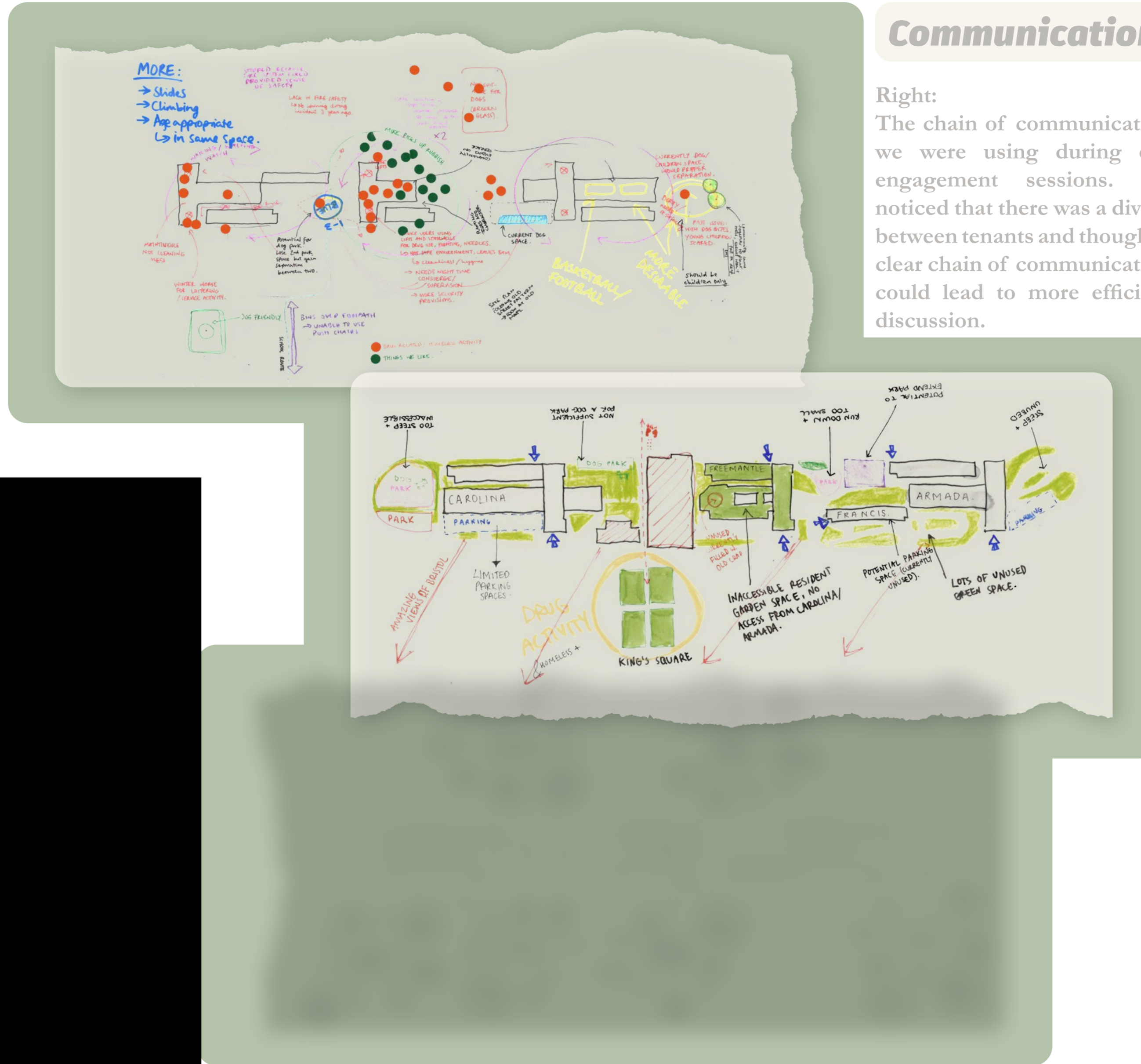
Initially we planned for a full redesign of these outside spaces (A master plan). However, Following tenant feedback, we realised this approach wouldn't meet their needs. As a result we decided to revisit the brief and find a more fitting socially facing solution.

Engagement - Drop in Sessions

Testimony

We held three drop in sessions where tenants could join us for 2 hours twice a day on Wednesdays to discuss their main concerns and aspirations for their public spaces.

These sessions highlighted the areas that tenants felt needed the most attention. This helped us create a vision for Kingsdown and directed our energy towards projects the tenants wanted.

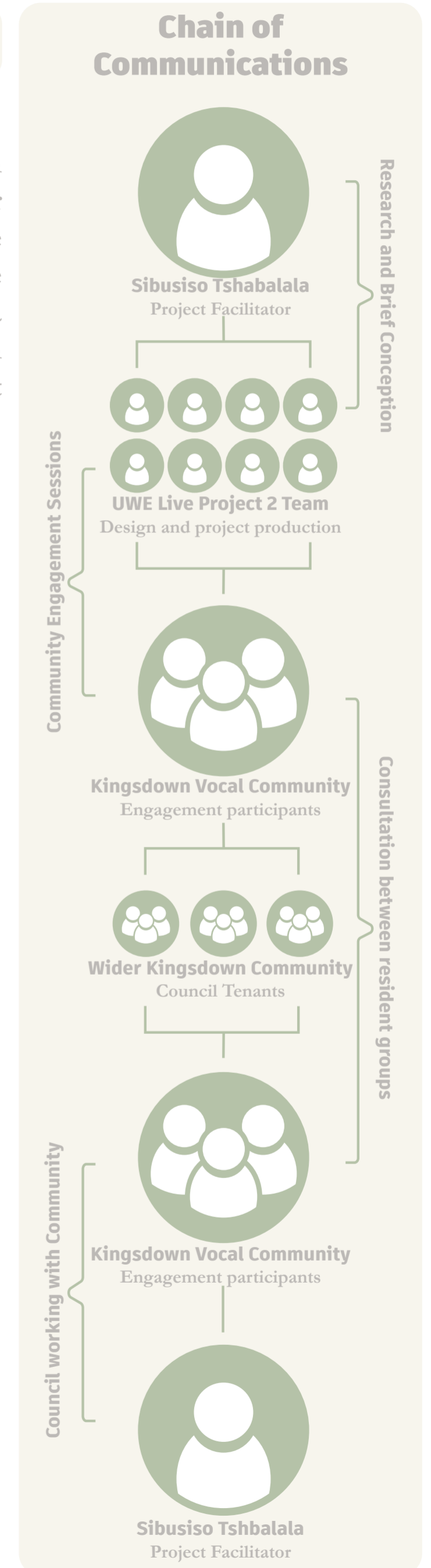


Drawing exercises

Above: A series of sketches and photos produced during our drop in sessions, participants were reluctant to draw them selves and found it easier for us to draw and sketch whilst they talked.

Communication

Right: The chain of communication we were using during our engagement sessions. We noticed that there was a divide between tenants and thought a clear chain of communication could lead to more efficient discussion.



Engagement - Levels & Feedback

What did we learn?

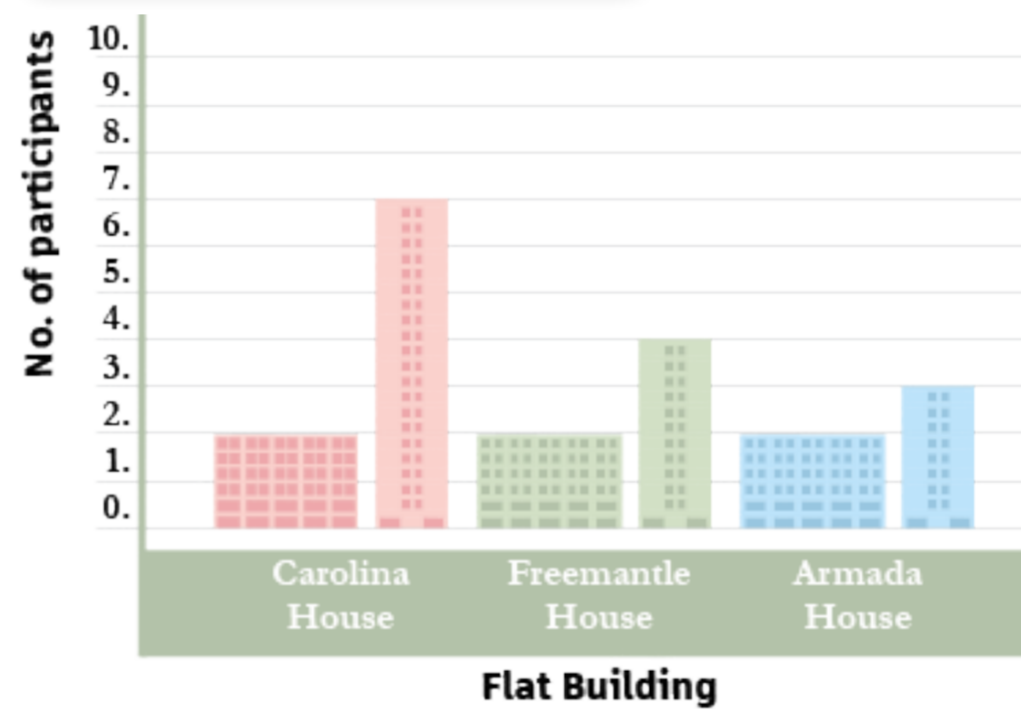
The information and feedback we received from our engagement was instrumental in the decision to re-write the brief. What we saw was a vocal and passionate community that wants to see change but lacks the resources and knowledge on how to assemble and communicate their needs to the council.

To this end we decided to create a framework to facilitate this allowing the community to decide for them selves through democratic discussion what mattered most to the them.

RECONNECTING COMMUNITY ENGAGEMENT SIGN IN	RECONNECTING COMMUNITY ENGAGEMENT SIGN IN	RECONNECTING COMMUNITY ENGAGEMENT SIGN IN
Name:	Name:	Name:
Age:	Age:	Age:
Are you a council tenant, if so what building do you live in?:	Are you a council tenant, if so what building do you live in?:	Are you a council tenant, if so what building do you live in?:
How long have you been a resident of Kingsdown?:	How long have you been a resident of Kingsdown?:	How long have you been a resident of Kingsdown?:
Contact details (Optional) Phone number:	Contact details (Optional) Phone number:	Contact details (Optional) Phone number:
Email:	Email:	Email:
Flat No.:	Flat No.:	Flat No.:
What is your favorite element of the Kingsdown estate?:	What is your favorite element of the Kingsdown estate?:	What is your favorite element of the Kingsdown estate?:
What or Where in the Kingsdown estate do you think needs the most attention?:	What or Where in the Kingsdown estate do you think needs the most attention?:	What or Where in the Kingsdown estate do you think needs the most attention?:

Sign in sheets

We used sign in sheets to gauge the engagement levels and also to gather the contact information of people that might be interested in playing a role in the community.



Engagement per building

From our sign in sheets and engagement numbers we created this graph illustrating what building appeared to be most engaged (Carolina House). We theorised this was because the areas around Carolina House had seen the most local projects in recent years.



Early Framework

Drawing on all the feedback from our engagement we began work on a framework starting with this cyclical set of stages to help communicate the different stages to the community.

Case studies & Proposals

This final segment will look at local and external case studies and will serve as the staging ground for a list of proposals that we developed after our engagement sessions.

These proposals offer the Kingsdown tenants a starting point for change they want to see on the estate. This foundation should act as a kick-starter for a broader community group that strengthens their relationship with the council.

Broken Window Theory

What?

The Broken Window Theory is suggested to be “visible signs of disorder and neglect, such as broken windows or graffiti, can encourage further crime and anti-social behaviour in an area, as they signal a lack of order and law enforcement” (“Broken windows theory of policing (Wilson & Kelling),” 2023)

The theory implies that tackling small or minor issues in an area, such as excessive littering, graffiti, tipping etc., will then help to prevent attracting more unwanted behaviour and will enable larger issues to be avoided. This in theory should create a safer and more desirable area to live in.



Littering



Loiterers



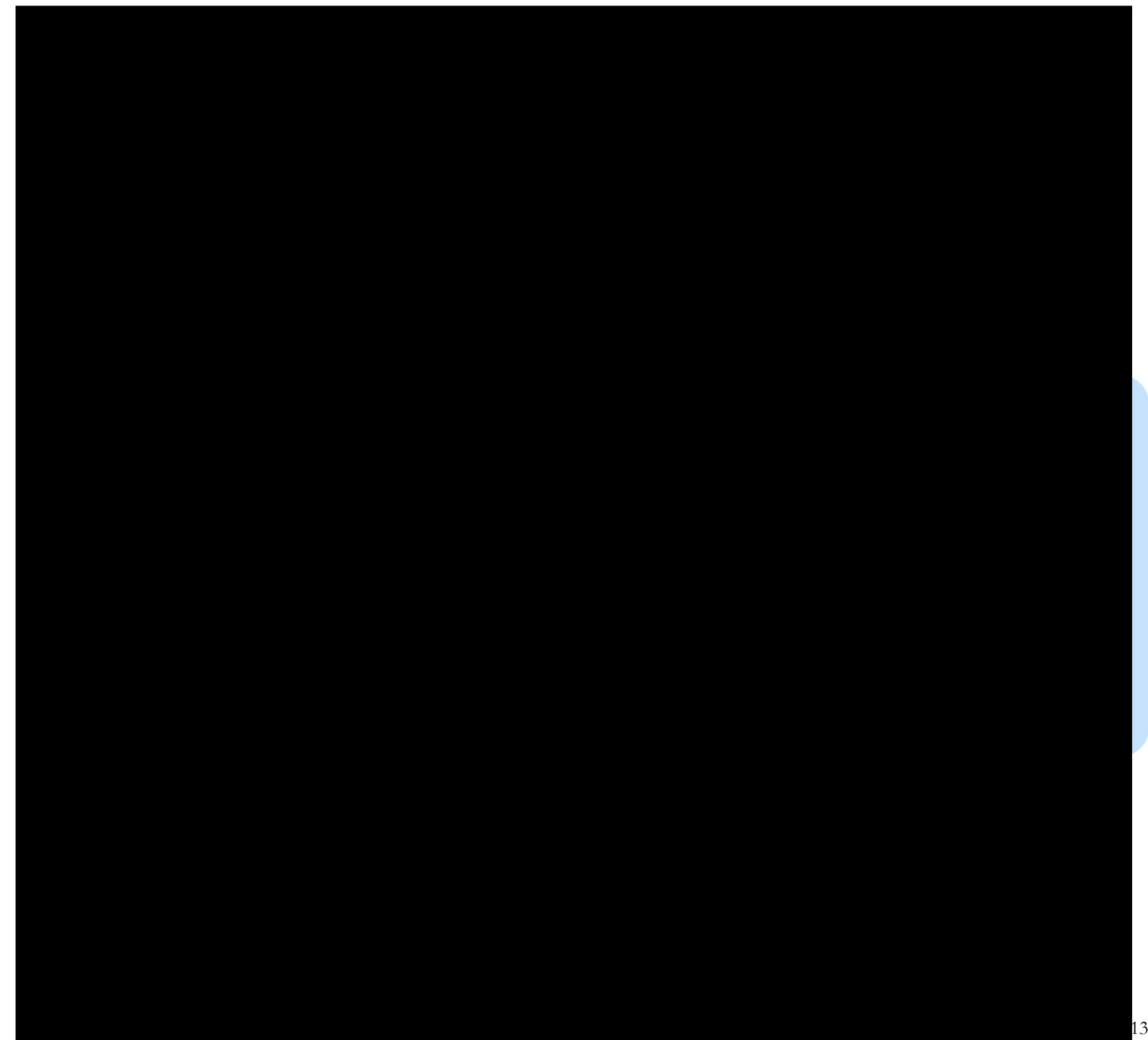
Graffiti



Tipping



Broken Window Theory in Practice



Case Studies in Bristol

Redcliffe Park

This is a similar project funded by the council. This project is based in Redcliffe Estate and is also in collaboration with UWE Students. The aim of this project is to create a safer environment and rejuvenate the area.

The specifics for this project are focussing on discouraging ASB, improving CCTV, expanding residential parking, creating nicer green areas and extending and maintaining the local park.



- This project was miss managed meaning it missed out on extra funding from the council. This highlights the importance of understanding the different funding avenues available.

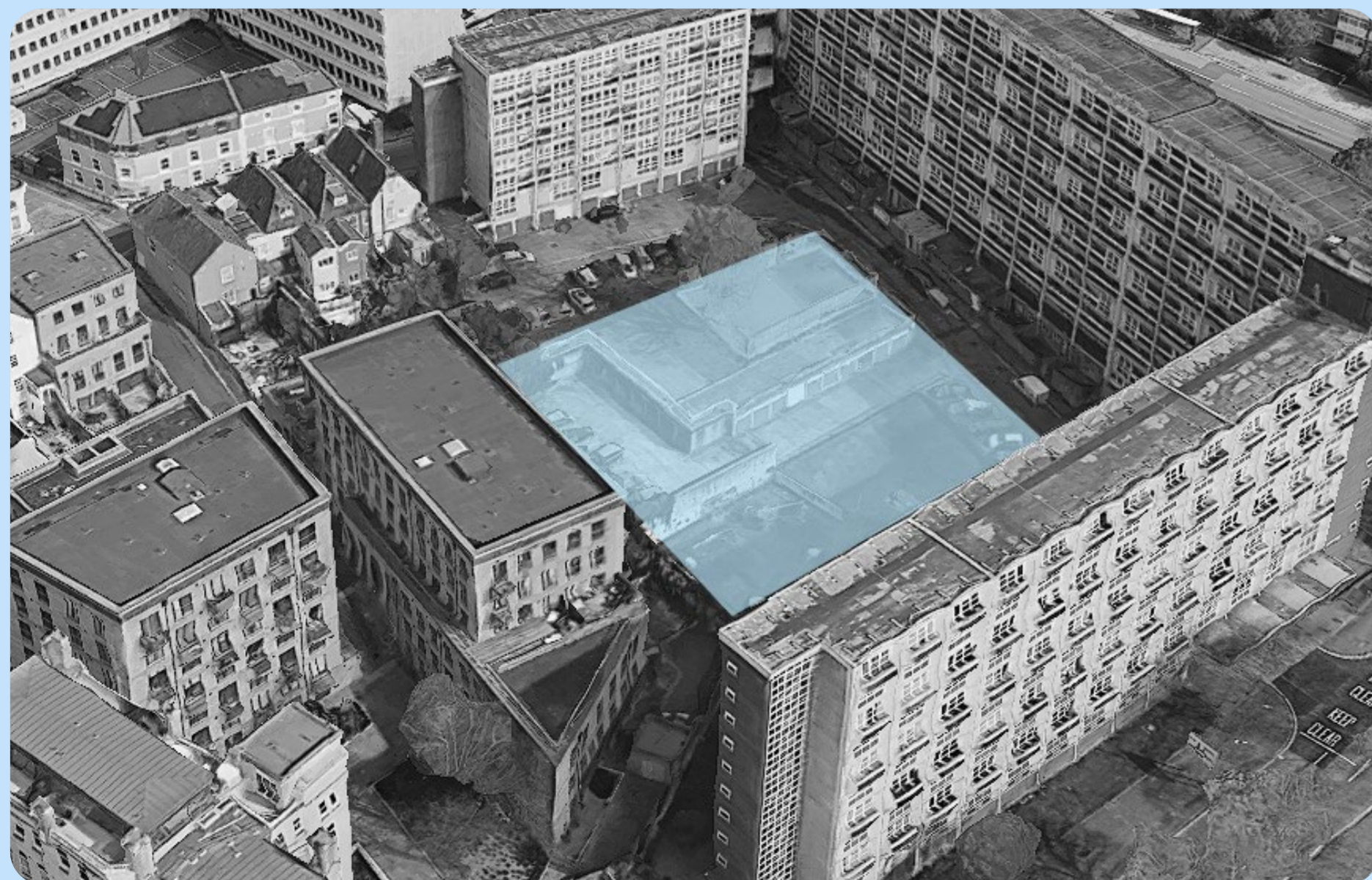


Figure 7

Other Projects From The Past 5 Years

Fencing and Land maintenance - Easton Road BS5 0ET - 30/09/2024

Car Park Resurface and New Bays - Burton Close BS1 6RH - 2020/2021

Garden Works - London Road BS2 9QE - 2021/2022

Resurfacing Car Parks - Canynge House BS1 6RF - 2022/2023

Garden Works and Security Maintenance - Field View BS5 0QU - 2022-2023

Protective Railing - Chatterton House BS1 6RJ - 2022/2023

Play Area and Picnic Tables - Juniper Court BS5 6YH - 2023/2024

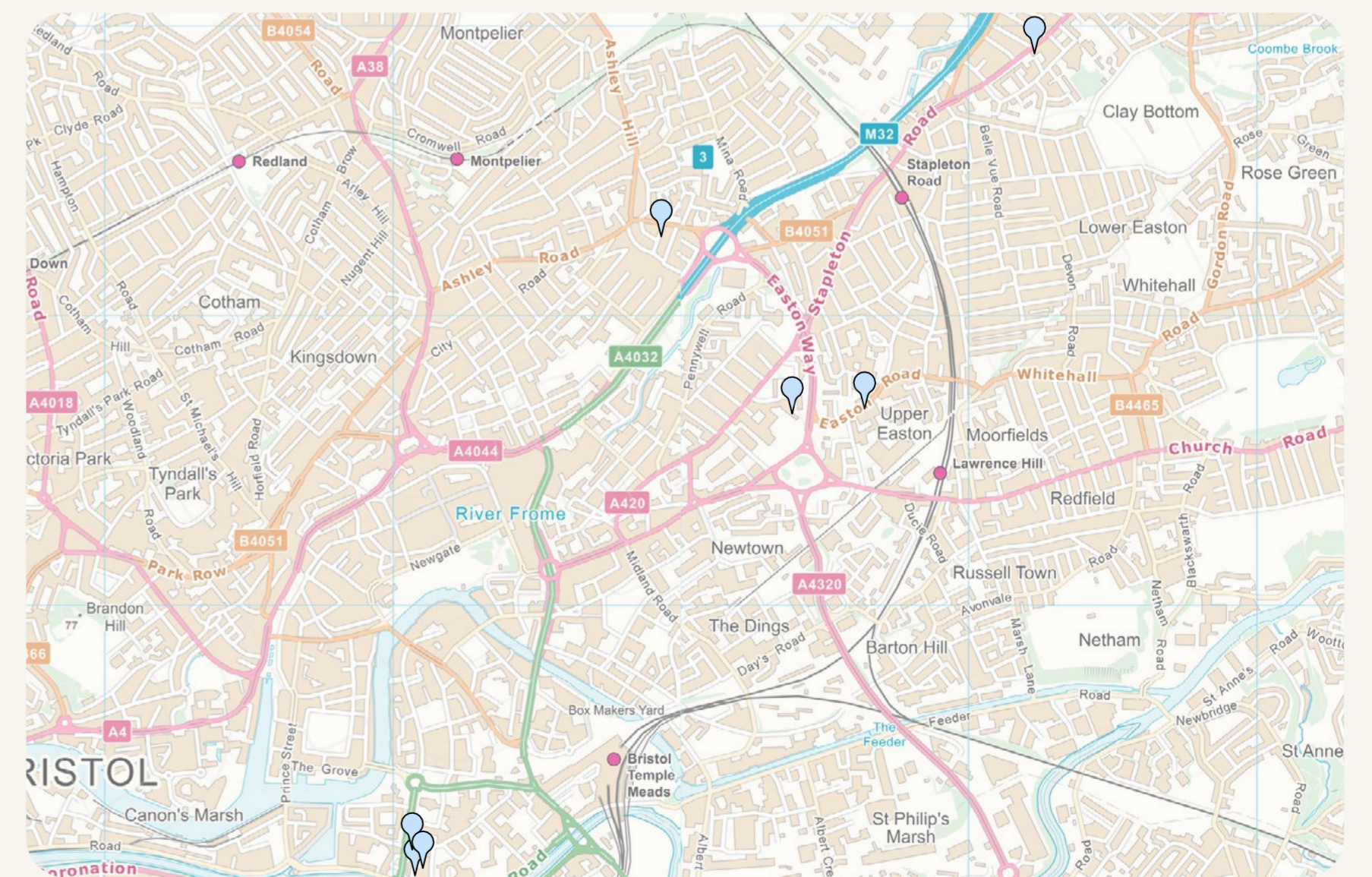


Figure 8

Funding

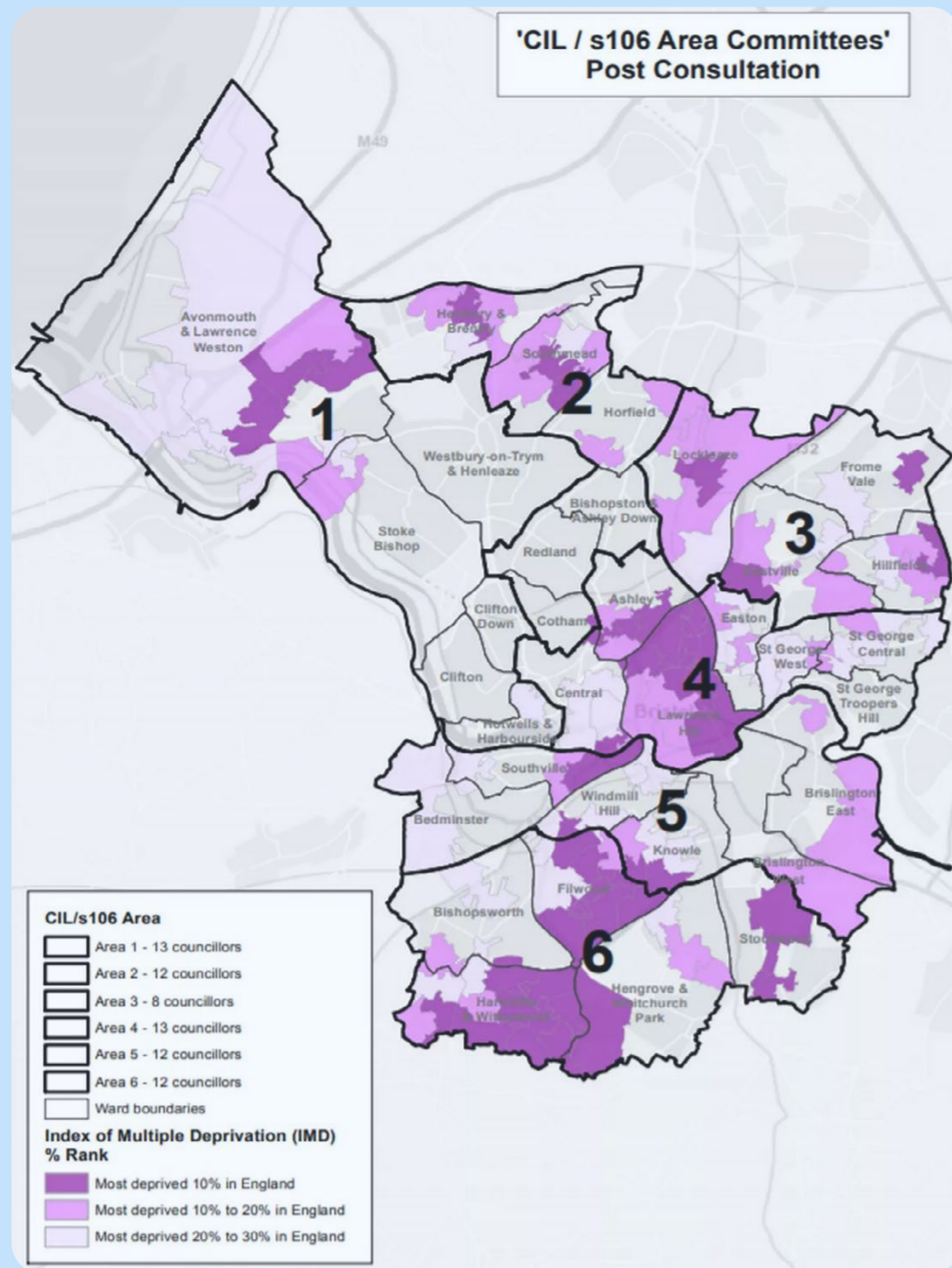


Figure 9

CIL

CIL funding is a financial system levied to developers charging them a percentage of project budget, to go towards local communities.

Council Estates Budget

The council budget for projects on social housing was approx £800,000 for the last several years. This budget can be accessed by Council tenants for the means of funding community works projects and improvements.

Section 106

Section 106 funding is money that is provided through developers to manage the effects that a development will have on the local area.

Section 106 is tied directly to a specific funding and can be harder to obtain in comparison to CIL

Bristol City Central Projects

No. 1

Location: Castle Park

Description: CCTV Lighting

Funding Agreed: CIL £35,000

Comments: Being carried out as part of castle park works

No. 2

Location: South-West Purdown

Description: New Play Area

Funding Agreed: CIL £87,500 Grant £50,000

Comments: Procurement documents being drawn up, soon to go out to tender.

Figure 10

Examples in Kingsdown

There has already been examples on site of projects that utilised these funding routes.

- Carolina House Garages:
Funded by CIL

- Fencing around Kingsdown Estate:
Estates funding

- Trees in Carolina Park:
Funded through Section 106 agreement

Greenery, Lighting & Benches

An Easy Win



Trees & Shrubs

Average cost per tree:
£200 - £300
Figure 11



Street Lighting

Average cost per Lamp post:
£2,000 - £4,000
Figure 12



New Seating

Average cost per bench:
£250 - £750
Figure 13

All costings are estimates based on initial investigations and research. See bibliography for references.

One way to enhance Kingsdown's appeal and utility is to implement small "easy wins". The positive effects of greenery, lighting and seating areas have been thoroughly researched, with physical and mental health benefits from all. They also improve peoples affection towards a space.

Figure 2

An achievable Win

Notice Boards

A suggestion received from residents was for a community notice board to be placed in a public space.

This allows residents to stay connected and updated on local news, activities and clubs that may be taking place, working to encourage community engagement and connectivity across the estate.

- Health and wellbeing resources
- Changes and announcements
- Local resources and services
- Community events and activities
- Volunteer opportunities
- Lost and found

The notice board is built to protect messages from the weather and will have a lockable door that the local Kingsdown group can access. Posters can be passed on by residents to be put up.

The estimated cost for an outdoor noticeboard is approximately £400 - £800 per board and will require planning permission.

Early Concept Designs

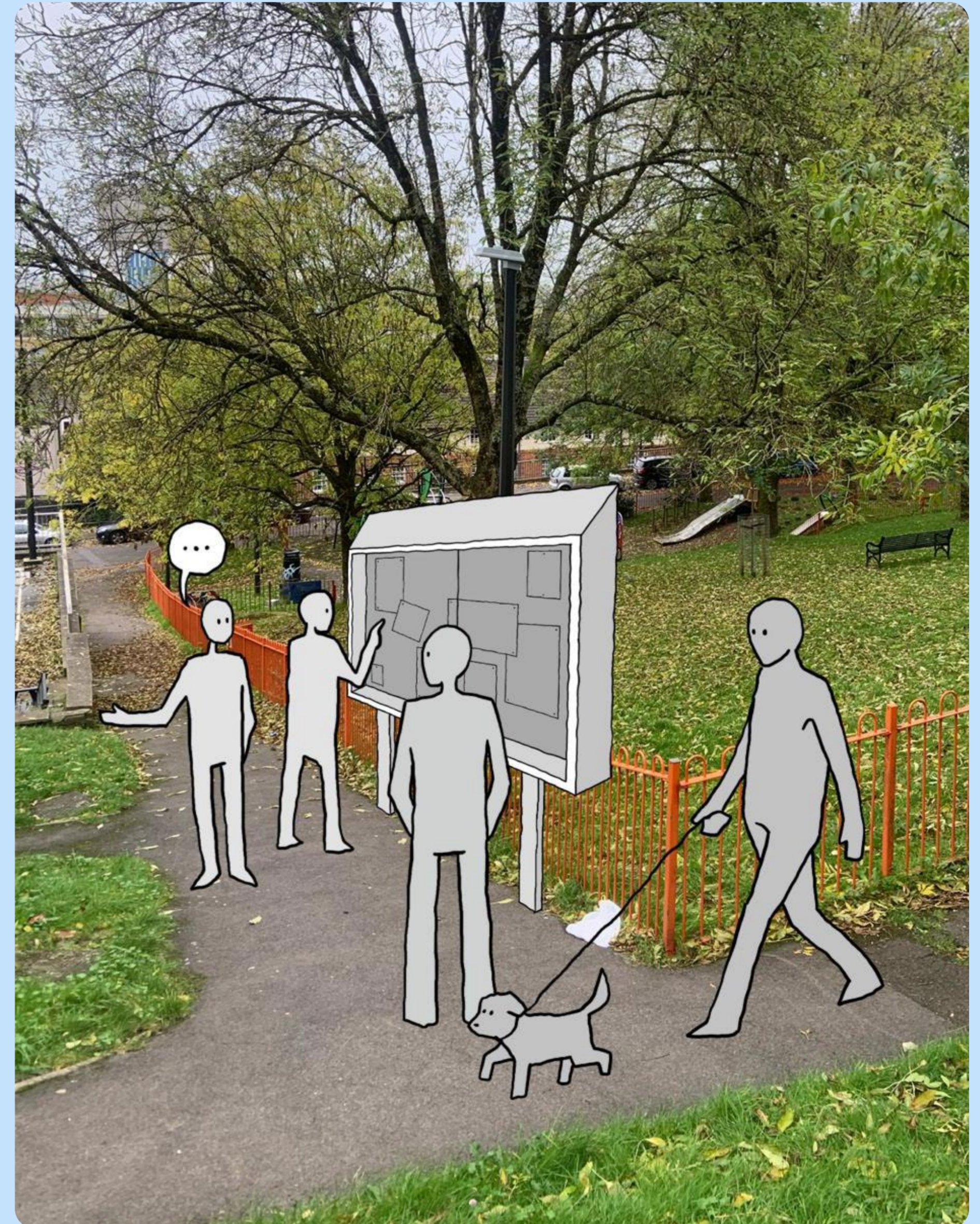


Image Above, Illustration of community noticeboard in Carolina Park.

Alternatives

Community Payback Scheme

Kingsdown currently has litter picking groups organised by tenants, highlighting the residents' initiative to make positive change around the estate.

This could be supplemented with community feedback schemes where offenders complete unpaid work (community service work) to 'payback' to their communities.



Figure 14



Figure 15

CCTV vs Security Walks

The CCTV cameras are inactive due to residents' choice not to fund them, allowing criminal activity to go unnoticed. Fire Wardens briefly patrolled entrances, deterring loitering and drug use, but left once the fire risk was resolved. Residents agreed this presence was effective during engagement sessions.

It is up to tenants to decide what option would best fit their needs.

Pros

- Visible deterrent
- Person to feedback to
- Immediate action
- Capable of decision making
- Feeling of safety



Figure 16

Pros

- Constant surveillance
- ASB deterrent
- Physical evidence
- Remote monitoring



Figure 17

Greenery, Lighting & Benches

New Uses For Garages

The garages across the Kingsdown estate are currently unused and falling into disrepair. We have explored the cost of renovating and structurally reinforcing these garages to make them safe for use.

- Full refurbishment would require significant investment.
- Renovating one of these garages into a space for surgeries and community consultation.
- The success of an initial “trial” renovation could lead to further funding for more renovations.



Figure 18



Figure 19



Figure 20

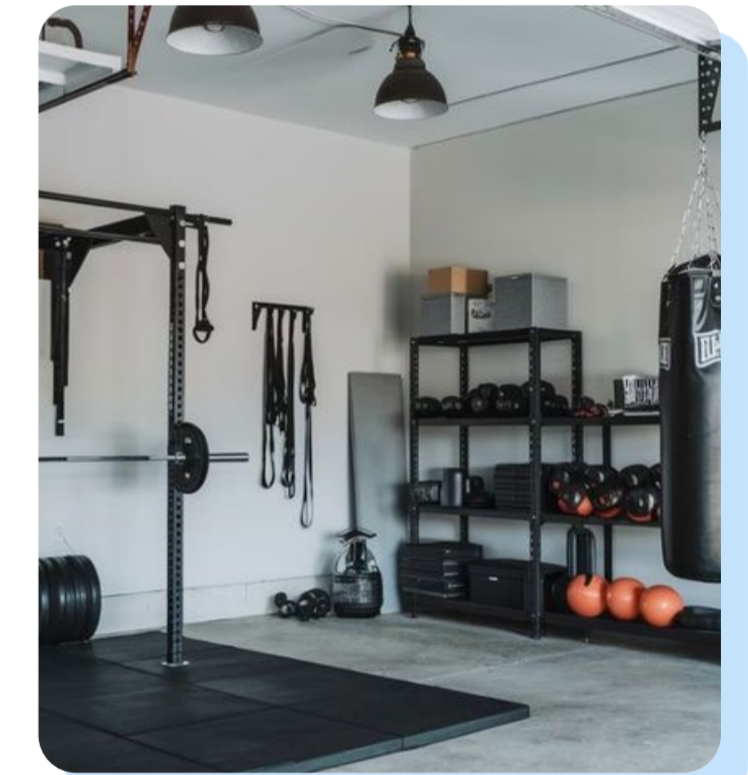
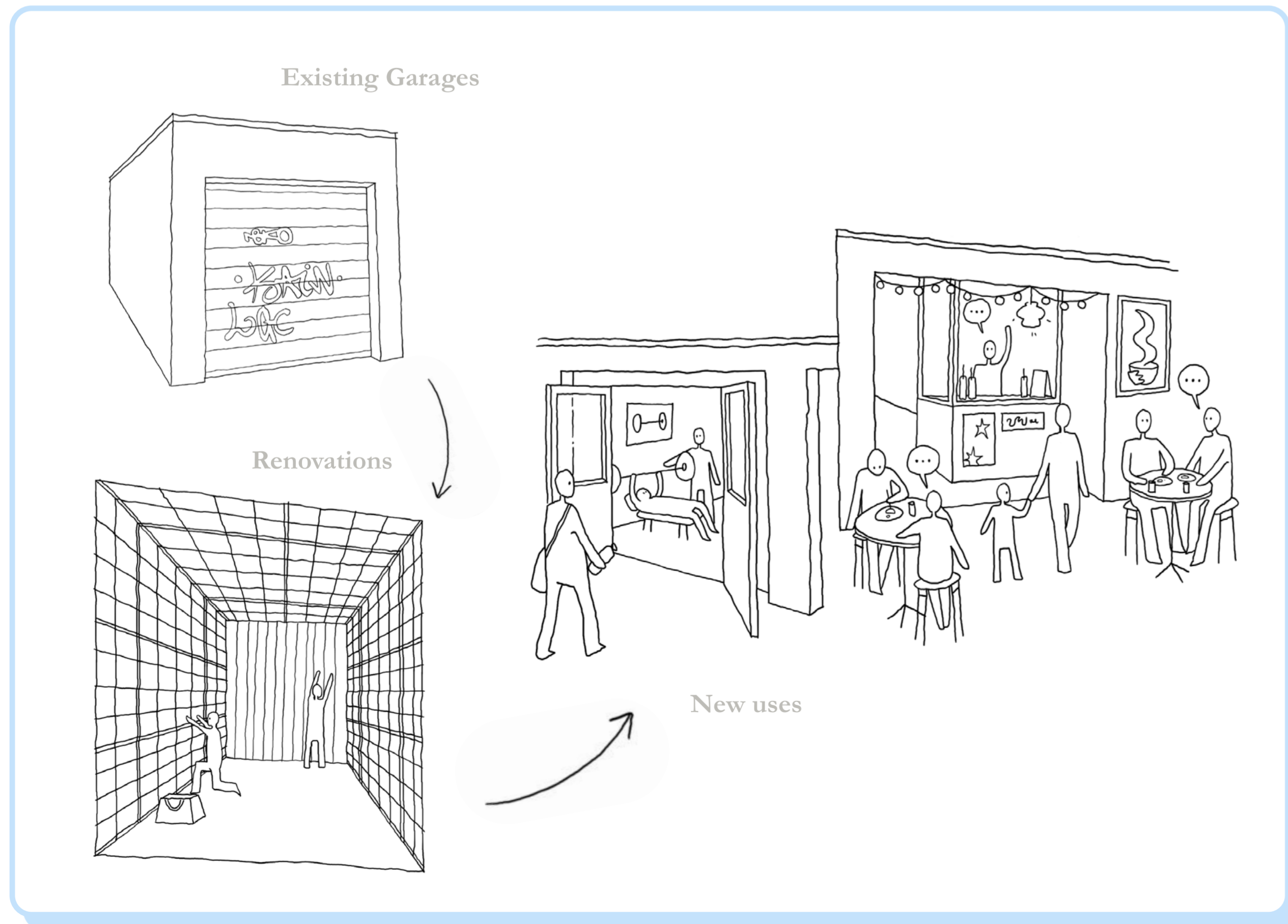


Figure 21



Anecdotal evidence shows an estimate for provisions for environmental improvements to the garages in Carolina house to be around £30,000 per unit.

Renovating the garages has the potential to provide purpose to redundant areas and ultimately connect residents. Creating spaces for small businesses, local clubs, and other activities.

- Hot desking space
- Pop-up café
- Community workshops
- Community gym
- Learning space for children
- Local library/ bookshare

Proposals - Carolina Park

Dual use

This Proposal takes what was a point of contention during our engagement sessions and offers a solution that would suite the needs of all issues raised.

Expanding the play area, introducing new equipment for younger children and offering seating for parents covers one of our

bisecting the green space with a pathway flanked by fencing and bushes allowing the dog park and play park to stay separated.

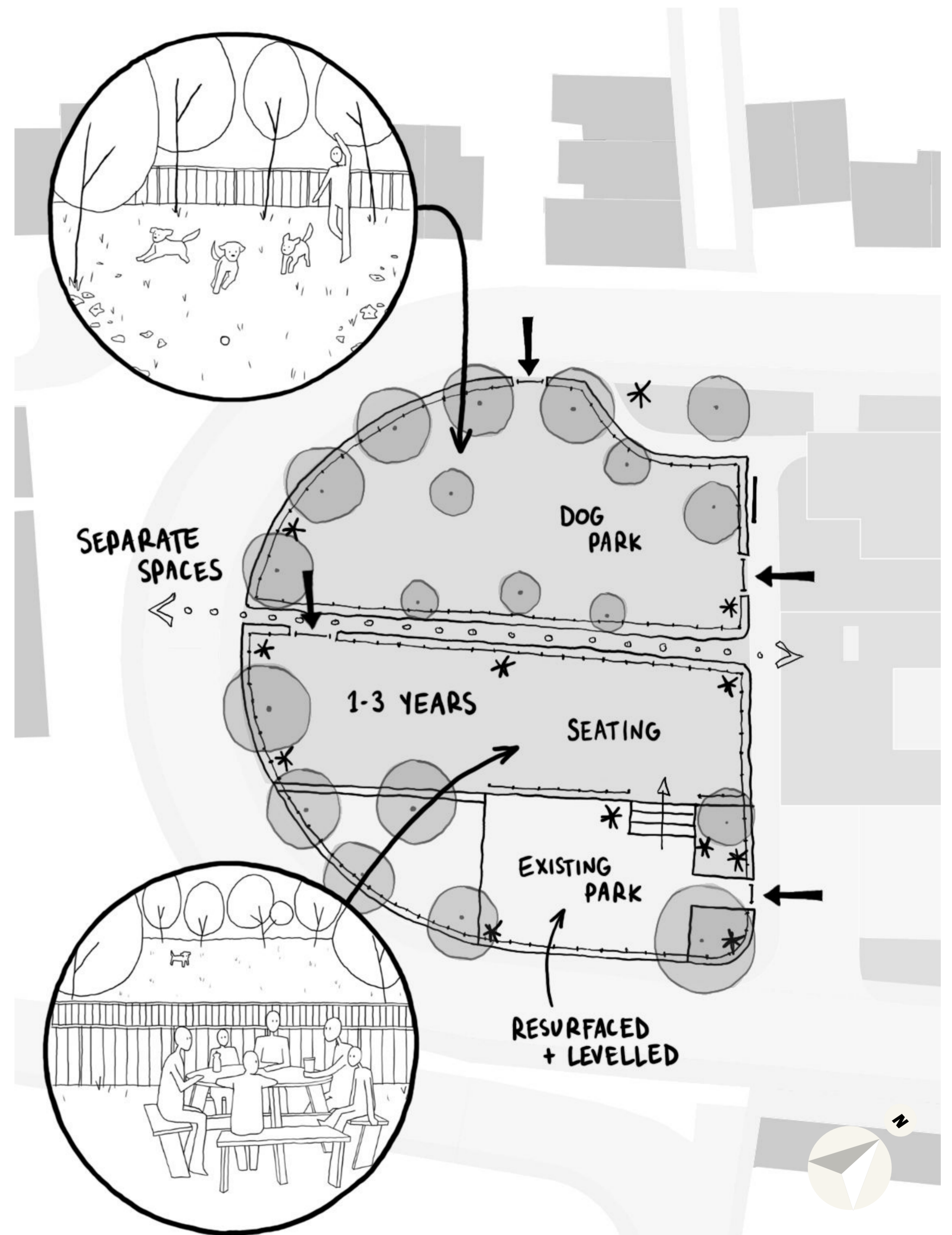
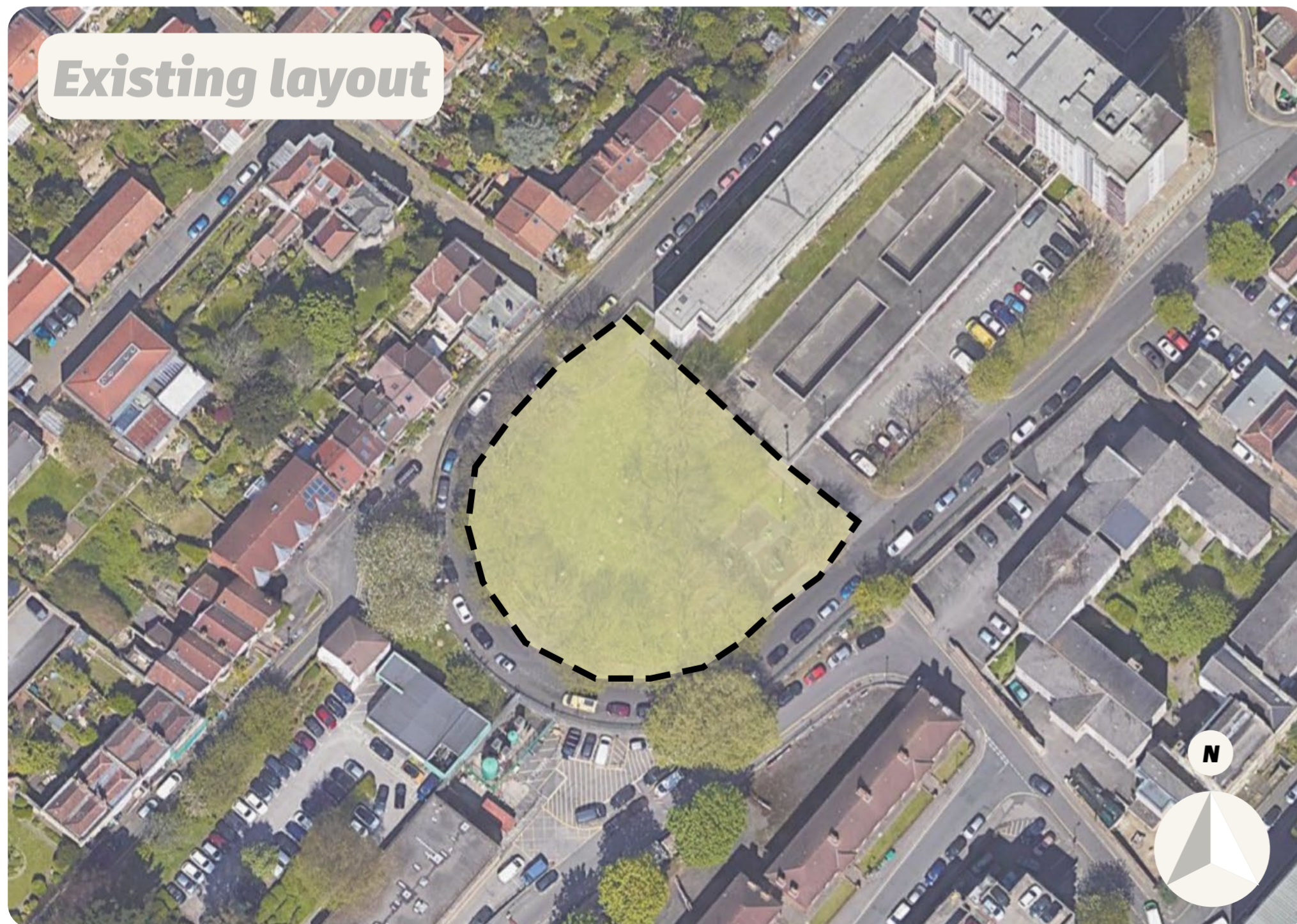
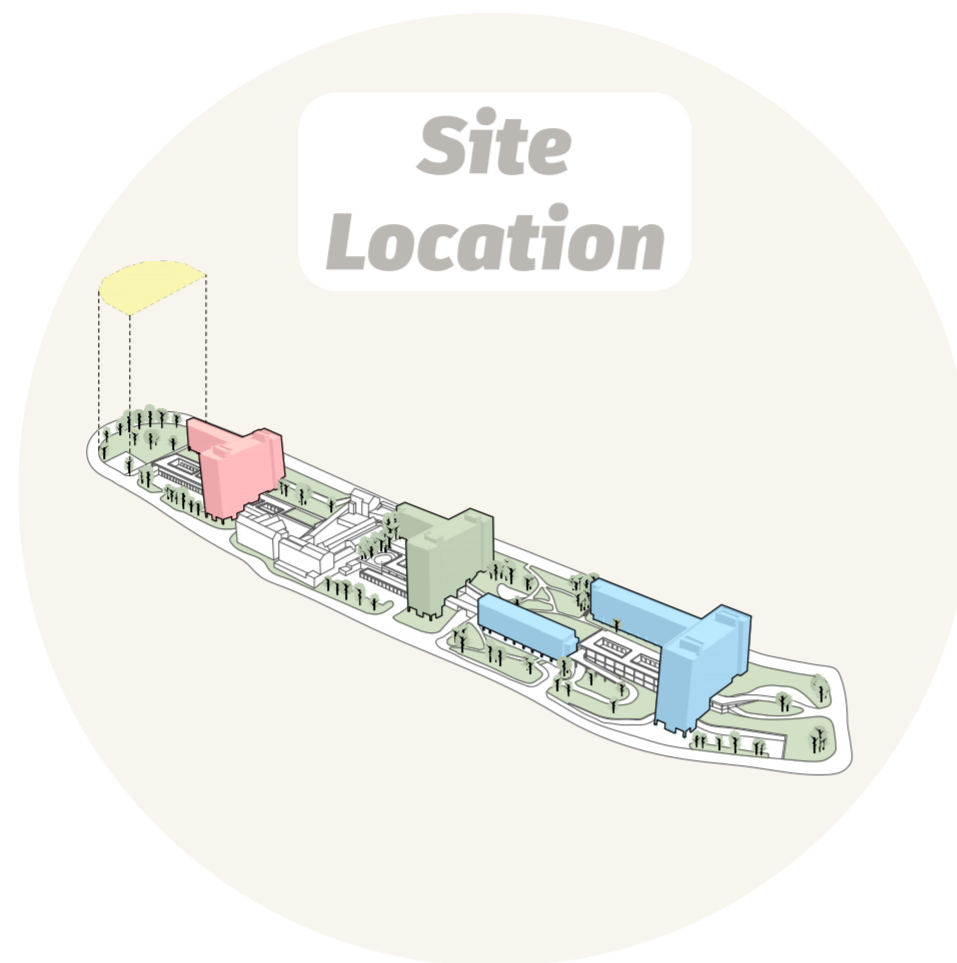


Figure 22

Proposals - Carolina Dog Park

New use

This Former dog park and key throughfare between Dove St North and South is now over grown and unmaintained and has become a staging ground for antisocial behaviour and rough sleeping. The tenants no longer feel safe here.

Proposal renovates the unused dog park as additional space saving parking for tenants and introduces a wild flower garden. New lighting will make the area safer at night and deter antisocial behaviour.

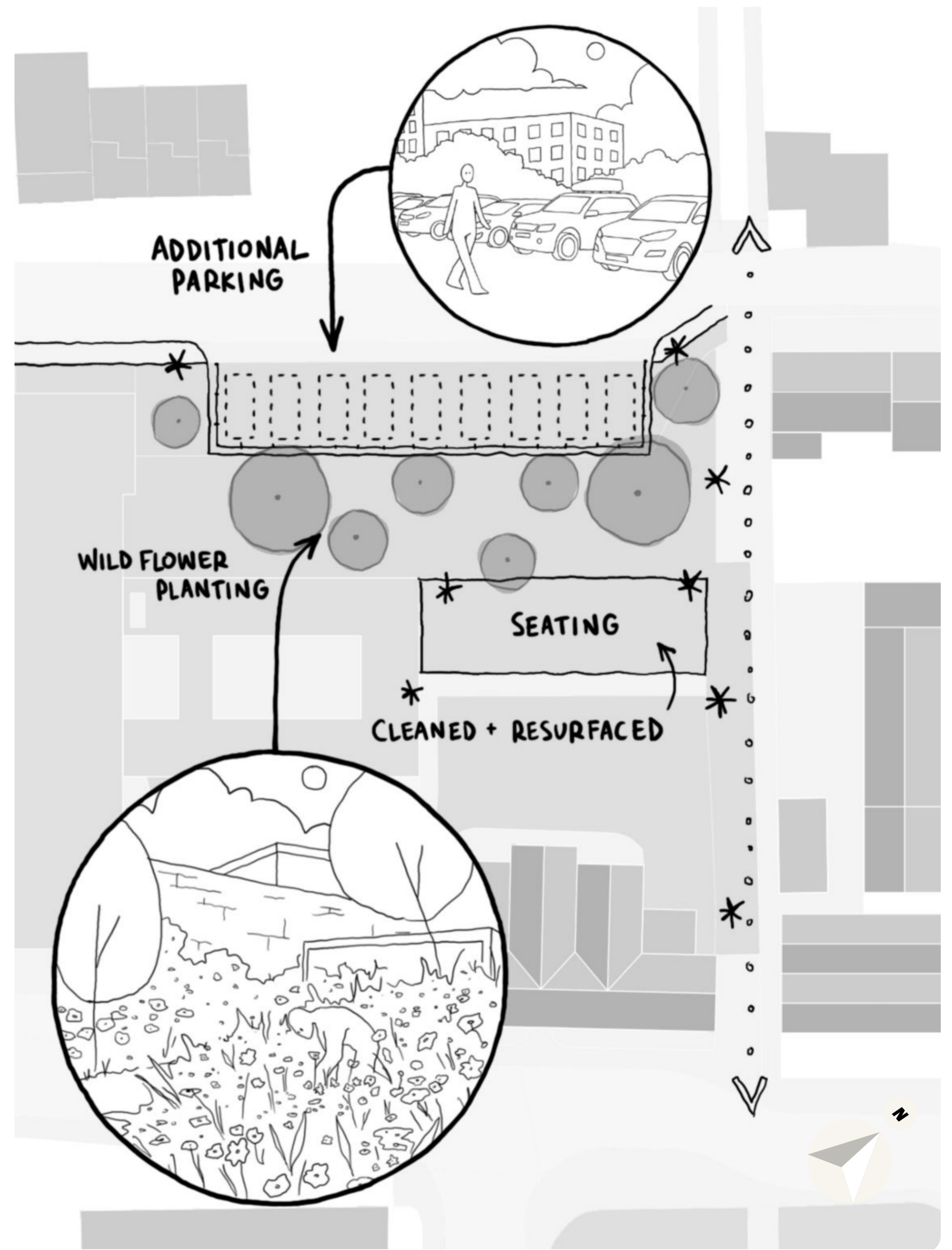
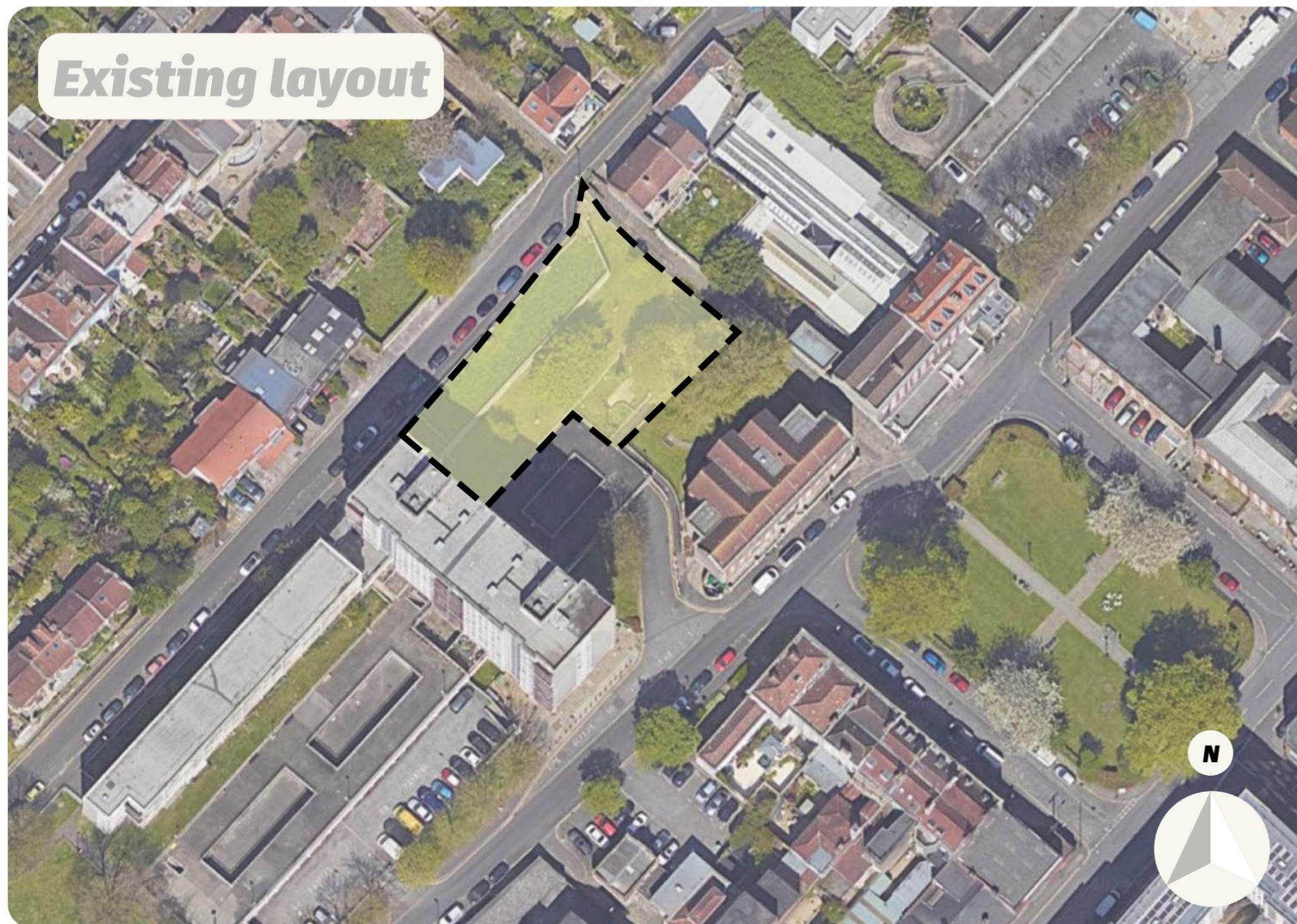
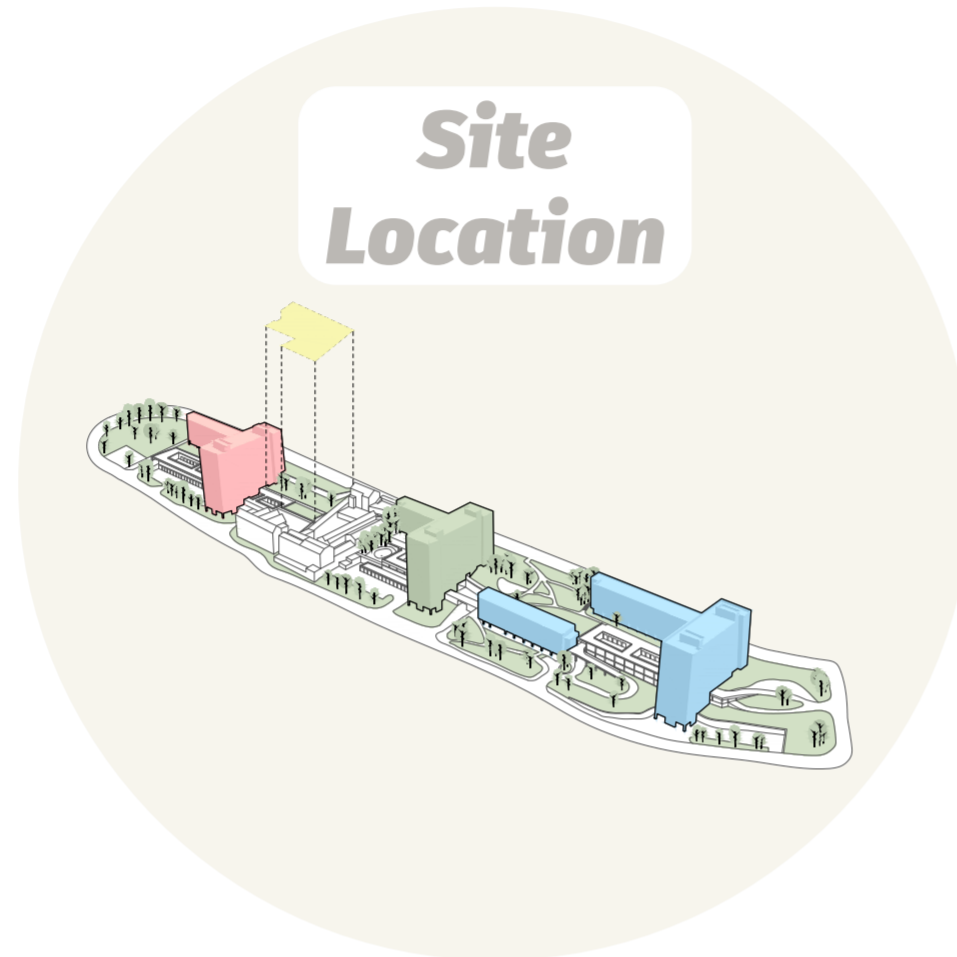


Figure 23

Proposals - "Blue" Park

Re-arrange

The park between Freemantle and Armada House was frequently brought up during our engagement sessions. Referred to as "Blue Park" parents stressed that the play area there was the only place they could take their younger children to play as Carolina's park was often over run with older children.

We propose the play area be re surfaced and age appropriate equipment be installed. Along side this, seating areas and lighting should be installed to make the space safer during the night and more accessible to tenants and the public.

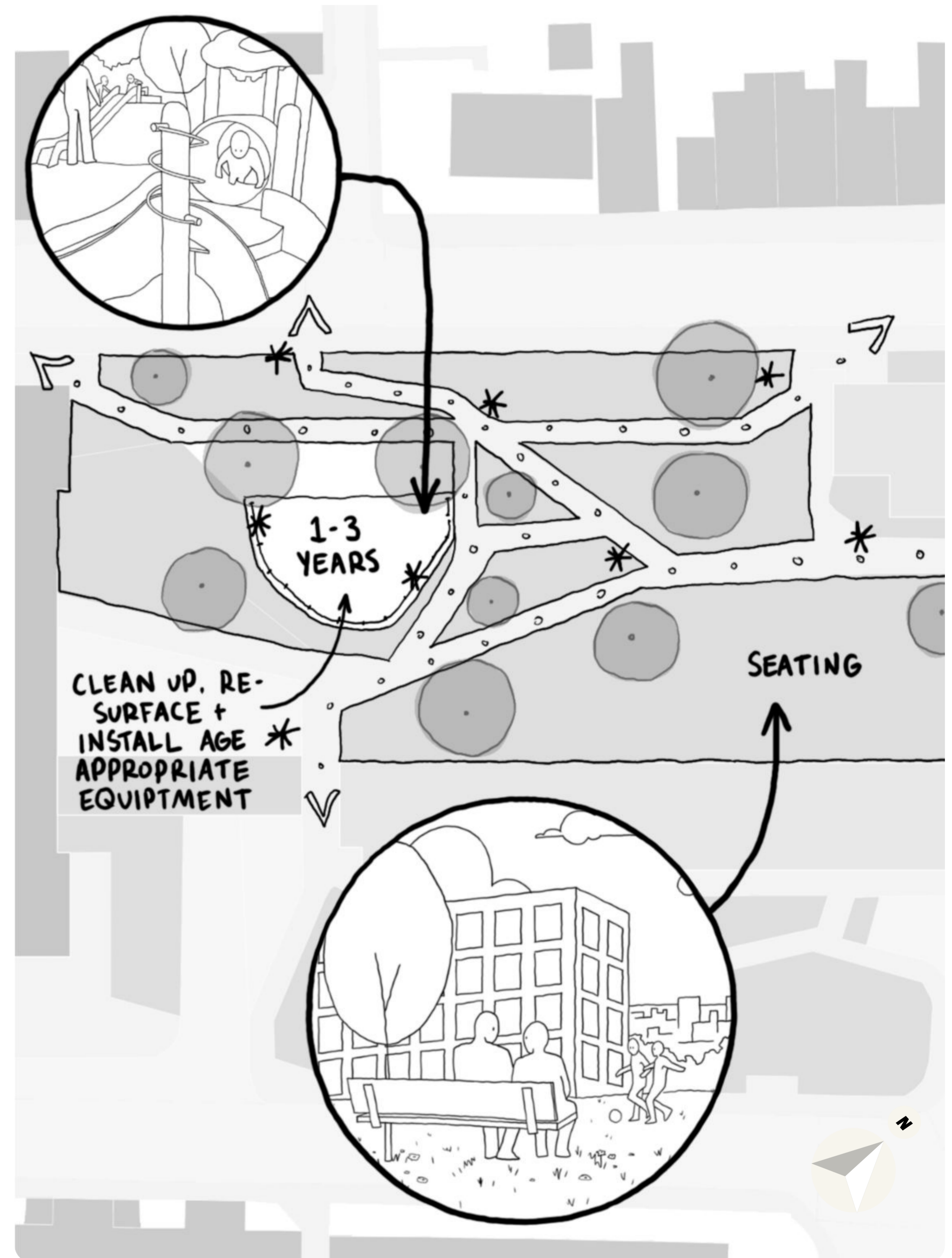
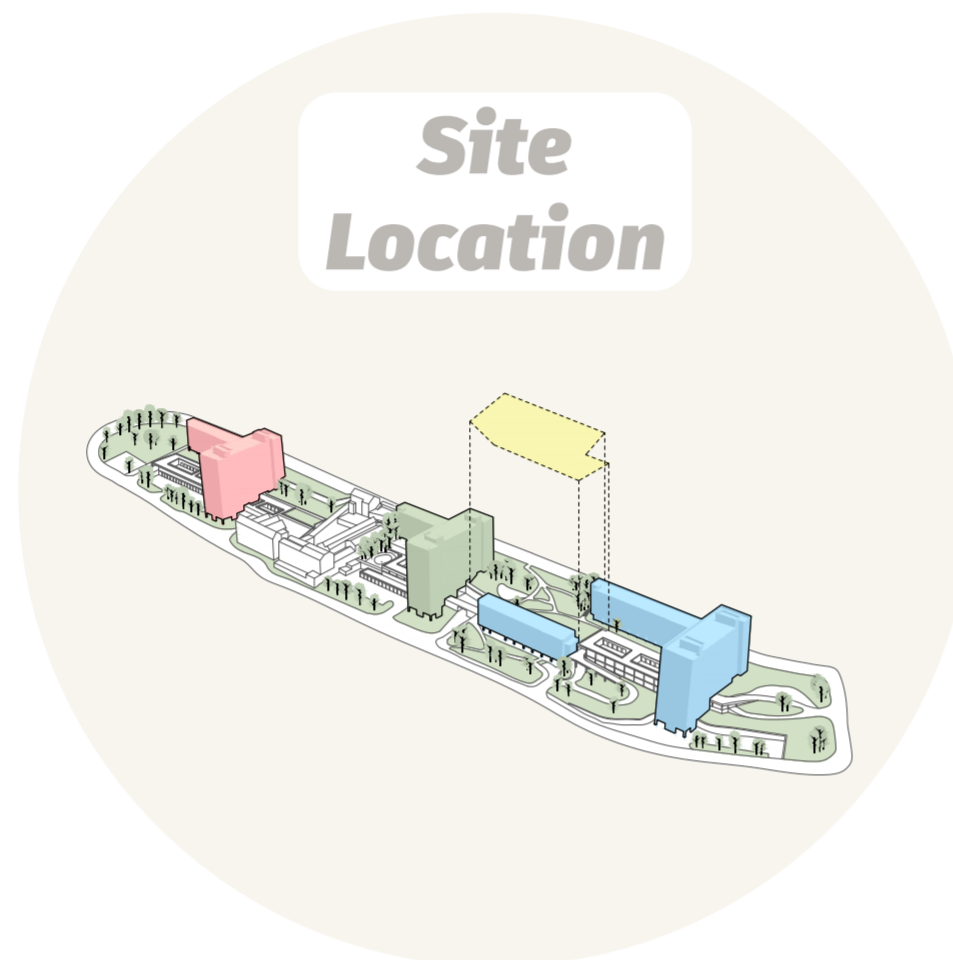


Figure 24

Proposals - Armada Green

Pedestrianise

Toward the northern edge of the site is an underutilised area of ground and offers lots of opportunity. One of the sparsely used highways into Armada House's private parking could be pedestrianised to offer a friendlier approach to the tower.

The area above these highways offers great views over Bristol city and a shallow stepped seating area would provide a quiet vantage point to facilitate outside community social sessions and make use of a currently un used space.

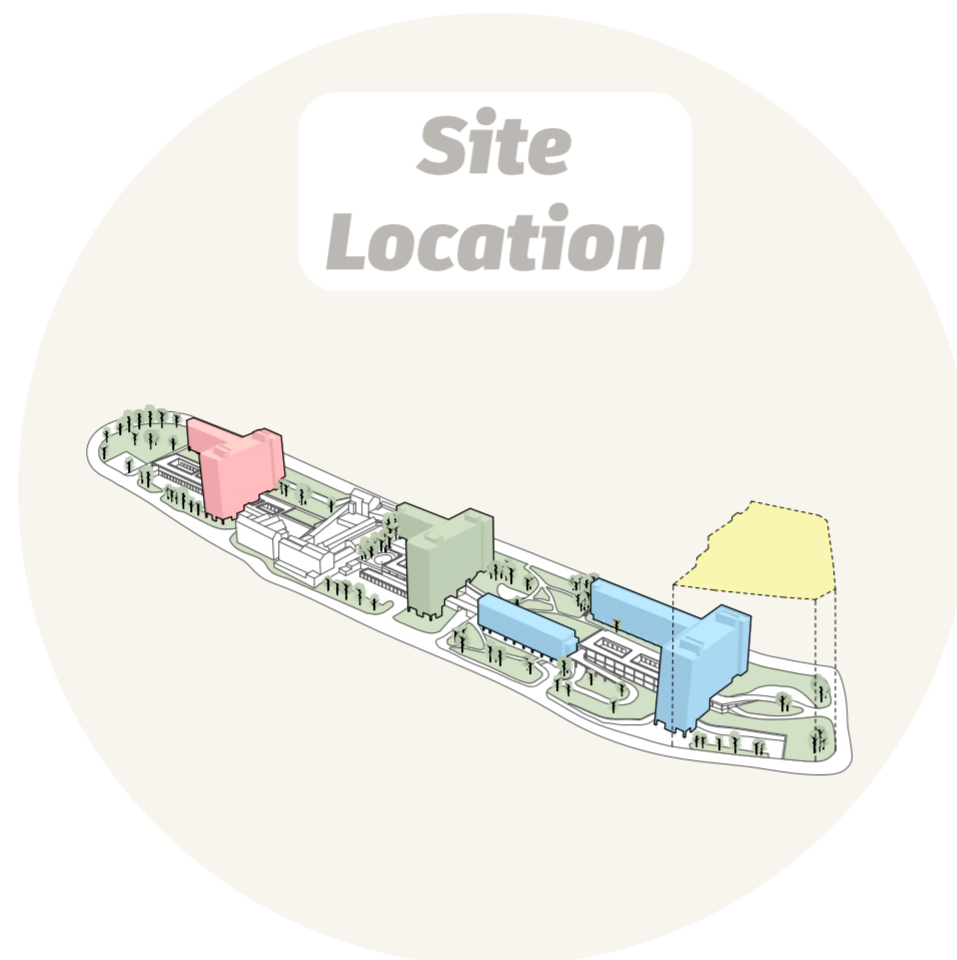
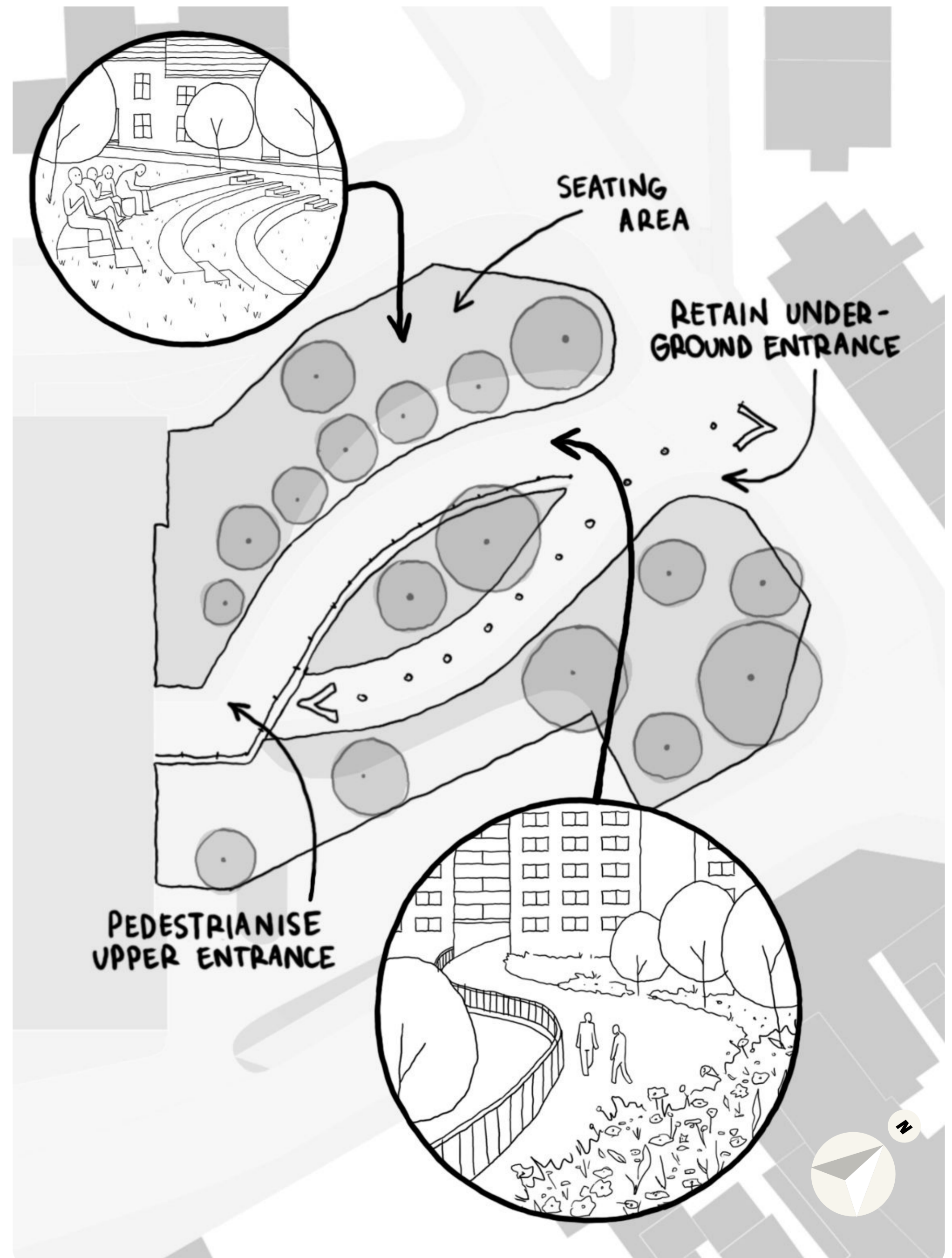


Figure 25



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Figure 14: Sibusiso Tshabalala, Poster for Kingsdown Community litter pickers, WhatsApp, 29/11/24

Figure 15: Charles Graham. (2022, October 24). Criminals pictured being put to good use clearing up litter in Wigan. Wigan Today. <https://www.wigantoday.net/news/crime/criminals-pictured-being-put-to-good-use-clearing-up-litter-in-wigan-3891371>

Figure 16: Stratton Amenities. (2024, September 18). Benefits of Courtesy Patrol in Residential Community. <https://strattonamenities.com/benefits-of-courtesy-patrol-in-residential-community/>

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Figure 24: Google maps, Existing aerial view of Blue Park, Accessed 08/01/25

Figure 25: Google maps, Existing aerial view of Armada Green, Accessed 08/01/25

Bristol

Personal Details:

Name: Cllr Sibusiso Tshabalala
Email: [REDACTED]
Postcode: [REDACTED]
Organisation Name: Bristol City Council - Central Ward Councillor (Councillor)

Comment text:

Related subject: Central Ward

I object to Proposal 2 on the basis of the Commission's statutory criteria: securing effective and convenient local government, reflecting community identities and interests, and maintaining electoral coherence.

The harbour is not a boundary; it functions as a continuous civic, cultural and economic corridor.

Redcliffe (CENH) and Wapping Wharf/Princes Wharf (CENF-A) operate as one integrated waterfront district. They share heritage assets, hospitality economy, marina infrastructure, cultural institutions and regeneration priorities. They are jointly shaped by Temple Quarter development and harbour management policy. Governance of this corridor is most effective when it is unified.

As a Central Ward Councillor, I have worked toward a coherent set of "Neighborhood Plan" framework that recognises this functional geography, linking Redcliffe Wharf, Princes Wharf and Wapping Wharf alongside M Shed, the Arnolfini, and the Lightship at the Cabot Cruising Club.

The Cabot Cruising Club welcomed the funding, stating "For many years, our beloved lightship has stood as a beacon of togetherness, moored firmly at the intersection of Bristol's past and its bright future. The committee and our Commodore, is dedicated to preserving this peculiar and beautiful slice of local life, welcoming all who wish to share in our passion for the docks. We believe the club offers something quite magical to the area, a unique blend of historical preservation and lively, modern fellowship.

This reflects a shared waterfront identity that spans both sides of the basin. It is a lived community connection, not a cartographic convenience.

Separating CENF-A from Central Ward would fragment oversight of this maritime corridor. It would divide regeneration strategy, cultural programming, marina governance and waterfront economic management across different wards despite their functional unity.

The practical impact of unified governance is already demonstrable. The Sanctuary Garden project in Redcliffe remained at planning stage for nearly three years. It proceeded only through coordinated use of CIL and Section 106 funding alongside their councillor to delivery under agreed specifications.

The Memorial Garden Group noted that the project would not have been possible without this coordinated approach and that it now provides: “a true community project... a beautiful green space open to everyone.”

This is an example of effective and convenient local government in practice — aligning funding, infrastructure and community priorities across the central waterfront.

Dividing this corridor would risk weakening precisely this form of joined-up delivery.

Conversely, incorporating Brandon Hill (HOHA) into Central Ward does not reflect functional geography. Its elevated residential character aligns more closely with Cliftonwood and Lower Clifton Hill than with the dense commercial and cultural waterfront of the city centre.

Proposal 2 therefore creates two distortions:

1. It separates an integrated maritime and economic corridor; and
2. It attaches a distinct hillside residential area that does not share that corridor’s functional characteristics.

This does not improve governance clarity or community representation.

In terms of electoral equality, maintaining CENF-A within Central Ward supports balanced representation across a ward already characterised by high-density residential development, commercial activity and regeneration growth. Fragmenting the waterfront while reallocating Brandon Hill risks producing a ward composition that is geographically incoherent without materially improving electoral parity.

The Commission’s guidance emphasises that ward boundaries should reflect identifiable communities and avoid arbitrary separation of areas with shared interests. The harbour corridor is one such identifiable community of interest.

In summary:

- * The central harbour operates as a unified maritime and economic corridor.
- * Redcliffe and Wapping Wharf form part of the same functional community.
- * Unified governance has delivered demonstrable community outcomes.
- * Electoral balance can be maintained without fragmenting this corridor.

For these reasons, I respectfully request that CENF-A remain within Central Ward to preserve coherent representation, community identity and effective local government along Bristol's central harbour.

Cllr Sibusiso Tshabalala

Attached Documents:

- consultation-response_-objection-to-the-removal-of-cenf-a-from-central-ward_0.pdf
- iftar_0.jpeg
- 5a4184b3-aa20-484d-9bde-af3e45dbb2da_0.pdf
- rca-redcliffe-local-plan-illustrated-feasibility-study-report.pdf
- the-memorial-grounds-presentation-(2_0.pdf

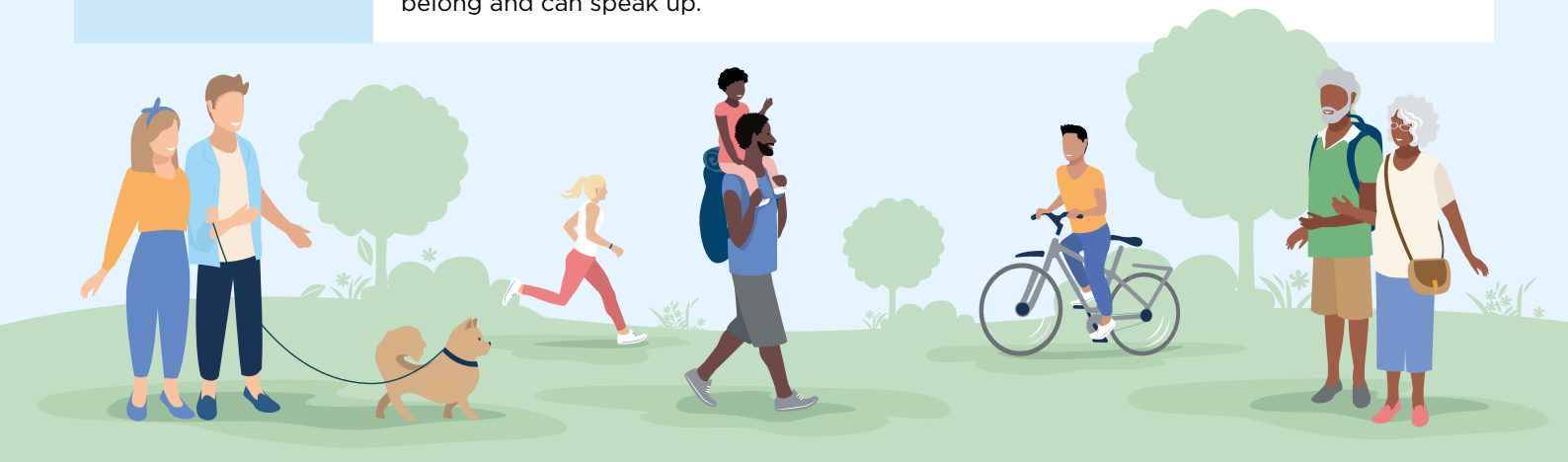
Redcliffe Community

Our 5-Year Plan to Make Life Better

5 YEAR GOAL

Redcliffe is a vibrant, welcoming place where people feel proud to live, connected to others with a strong sense of community, and confident that their voices matter, they are valued and included.

<p>LONG-TERM OUTCOMES</p>	<p>Improved communication. People are better connected and there is a strong community voice.</p>	<p>Local people feel proud of Redcliffe and want to help shape its future.</p>	<p>Everyone has chances to learn, grow, and build confidence.</p>	<p>Community spaces meet the need to develop new opportunities.</p>
<p>OUTCOME</p> <p>People will feel: • Happy and proud of where they live • Welcomed and included, no matter their background • Valued and listened to when they speak • A strong sense of belonging and confidence in their role in the community.</p>				
<p>INTERMEDIATE OUTCOMES / STEPPING STONES</p>	<p>People can help make local decisions (e.g. community meetings, surveys).</p>	<p>Redcliffe becomes cleaner and better cared for with more green space. (e.g. parks, gardens) More people recycle and care for the environment (e.g. separating waste, clean-up events).</p>	<p>More chances to learn new skills (e.g. Parent groups, youth clubs, housing advice, learning to speak in groups or apply for work).</p>	<p>More inclusive places to meet, relax and do things together (e.g. Community hubs, cultural festivals, women's groups, creative workshops).</p>
<p>PATHWAYS / BUILDING BLOCKS</p>	<p>Communication & networks</p>	<p>Community environment plan</p>	<p>Activities</p>	<p>Community Infrastructure</p>
<p>ASSUMPTIONS</p> <p>We believe change will happen if: • People feel safe, included, and supported • Community members are trusted and involved • There are resources, spaces, and time to do things together • Inequalities and barriers are acknowledged and addressed • We want people in Redcliffe to feel proud, included, and safe. Everyone should feel they belong and can speak up.</p>				



Consultation Response: Objection to the Removal of CENF-A from Central Ward

Subject: The Necessity of a Unified Maritime Strategy: Why Wapping Wharf (CENF-A) Must Remain in Central Ward

Overview

I formally reject the Bristol Green Group's Proposal 2, specifically the recommendation to move Wapping Wharf and Princes Wharf (Polling District CENF-A) to the Hotwells & Harbourside ward. The submission argues this area has a "closer connection to the harbour community", but this is a superficial reading of the map that ignores the operational reality of the area.

CENF-A is not merely a residential harbour zone; it is the City Centre's active industrial, cultural, and commercial extension. Removing it would sever the link between Bristol's maritime heritage assets and the central governance structure currently securing their future.

1. A Tale of Two Ships: The Need for Unified Governance (CENF-A and CENH) The harbour is an ecosystem, not a border. Currently, the Central Ward unifies the North Bank (CENF-A) and the South Bank (CENH/Redcliffe), allowing for a cohesive strategy regarding maritime heritage. Splitting these areas between Central and Hotwells creates an arbitrary administrative barrier between two historic vessels that should be managed in tandem.

- **The Success in Redcliffe (CENH):** In Bathurst Basin, I have already utilised the Central Ward's resources to secure £126,800 for the John Sebastian Lightship. This funding is removing physical barriers through a disabled chair lift and repairing the public realm to make the quay accessible to elders and wheelchair users.
- **The Opportunity at Princes Wharf (CENF-A):** Just across the Prince Street Bridge sits the MV Balmoral, a 1949 vintage excursion ship and member of the National Historic Fleet. Like John Sebastian, it is a vital community asset, serving as a "floating classroom" for the charity My Future My Choice, teaching young people about engineering and tides.

2. The Risk of Disconnection: The MV Balmoral The danger of Proposal 2 is best illustrated by the current status of the MV Balmoral. Moored in CENF-A, this ship is in a critical state, having been laid up since 2017, requiring major hull plating work. Volunteers are fighting a "monumental mission" to raise the "million pounds' worth of work" needed to get her sailing again.

Despite being moored in the heart of the city, the team behind the *Balmoral* was disconnected from Council support systems until I engaged with them. They had never heard of Community Infrastructure Levy (CIL) funding. It was only through my direct intervention as the Central Ward Councillor—applying the same knowledge used for the *John Sebastian*—that they were advised on accessing funds to secure the ship's future.

If CENF-A is moved to Hotwells & Harbourside, this vital link will be broken. The *MV Balmoral* requires a commercial, high-density, heritage-focused strategy that defines the **Central Ward**. Moving it to a ward focused on residential Hotwells dilutes the strategic focus required to save this industrial asset.

3. The Redcliffe Context: Levelling Up Requires a Strong Centre. Finally, keeping CENF-A in the Central Ward is essential for the broader economic health of the ward, particularly for Redcliffe (CENH).

Redcliffe has historically suffered from underinvestment, receiving only **£238,491** in CIL allocations compared to millions in neighbouring wards. I have begun to reverse this with a new **£240,000** injection into South Redcliffe to restore the Quaker Memorial Garden and upgrade estate facilities.

To sustain this "levelling up," the Central Ward must remain economically robust. Wapping Wharf (CENF-A) is a key commercial engine. Stripping this asset out of the ward while adding the residential conservation area of Brandon Hill (HOHA) creates a ward with a confused identity and reduced economic leverage. The Green Group's own report admits CENF-A "Has a closer connection to city centre than rest of Spike Island".

Proposal 2 fractures the "Maritime Quarter" that spans from Wapping Wharf to Redcliffe. It isolates the *MV Balmoral* from the governance structure currently revitalising the *John Sebastian*, and it weakens the Central Ward's ability to support its most vulnerable residents in Redcliffe.

The boundaries must remain as they are to ensure our heritage is preserved and our communities are connected in a challenge against Bristol's social and economic segregation, as told in *Bristol: A City of Two Tales* by Miles Chambers.



**Faithspace,
Prewett St**

Ramadhan Iftar Event

You are warmly invited to a community Iftar, come share a blessed meal, meet local families, and celebrate the spirit of Ramadan with your neighbours.

Saturday 28th February

5:00 pm – 8:00 pm



Faithspace, Prewett St, Bristol BS1 6PB
Cllr.Sibusiso.Tshabalala@bristol.gov.uk



St Mary Redcliffe
and Temple School



BRISTOL MUSLIM
CULTURAL SOCIETY



DOUBLETREE
by Hilton
BRISTOL CITY CENTRE



**FAITHSPACE
COMMUNITY
REDCLIFFE**