

## Statement of Reasons

The City Council of Bristol (Land at Symes Avenue, Silcox Road, Dowling Road and Holbrook Crescent, Hartcliffe) Compulsory Purchase Order 2005

6 October 2005

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## **1 Brief Description of the Order Land and its location, topographical features and present use**

### 1.1 Location of the Site

1.1.1 The land included in the compulsory purchase order covers some 2.6 hectares in total, (approximately 6.42 acres) and is shown edged red on the map attached to the City Council of Bristol (Land at Symes Avenue, Silcox Road, Dowling Road and Holbrook Crescent, Hartcliffe) Compulsory Purchase order 2005 ("**the Order Land**"). The Order Land is bounded by and includes all or part of Symes Avenue with Dowling Road and Brocks Road to the South, Silcox Road and Sampsons Road to the North. Symes Avenue currently runs from the North to South and effectively bisects the Order Land.

1.1.2 The Order Land therefore comprises:

- The whole of Symes Avenue to both east and west sides – all commercial tenants and subtenants.
- 1 Silcox Road which is situated at the northern end of Symes Avenue currently operated as the Post Office.
- Part of the Hartcliffe Inn's rear pub garden in part situated adjacent to the former Labour Club, Brocks Road. An additional small strip of land is also required to enable the construction of a retaining wall.
- The 81<sup>st</sup> Scout Groups Hut off Dowling Road.
- The Electricity Sub Station off Silcox Road
- The rear 22ft (approx) of 8 residents' rear gardens at Holbrook Crescent (Nos 25-39 odds) situated to the rear of the eastern side of the existing Symes Avenue retail units. In respect of No.25 part of the side garden is also required and in respect of No.39 the garage to the property is required. A small strip of land is also required over the rear gardens of these properties to enable the construction of a retaining wall.
- Land at No's 19, 21 and 23 Holbrook Crescent, and No's 28, 30, 32, 34 and 36 Dowling Road. A small strip of land is required over part of the gardens of these properties to enable the construction of a retaining wall.
- The former Labour Club on Brocks Road which is situated to the South West of Symes Avenue now demolished.
- Various areas of land already owned and controlled by Bristol City Council including 30 garages located off Silcox Road let on weekly tenancies to nearby residents.

### 1.2 Description of the Area and Current Uses

1.2.1 The Order Land is subject to a variety of uses. There are a variety of commercial buildings and some residential land within the Order Land. The predominant use of the properties in Symes Avenue is small-scale retail units at ground level with maisonettes above. Other properties in the Order Land include the part rear garden of a pub, a former Labour club, a scout hut, a post office, an electricity sub-station and various car-parking areas.

