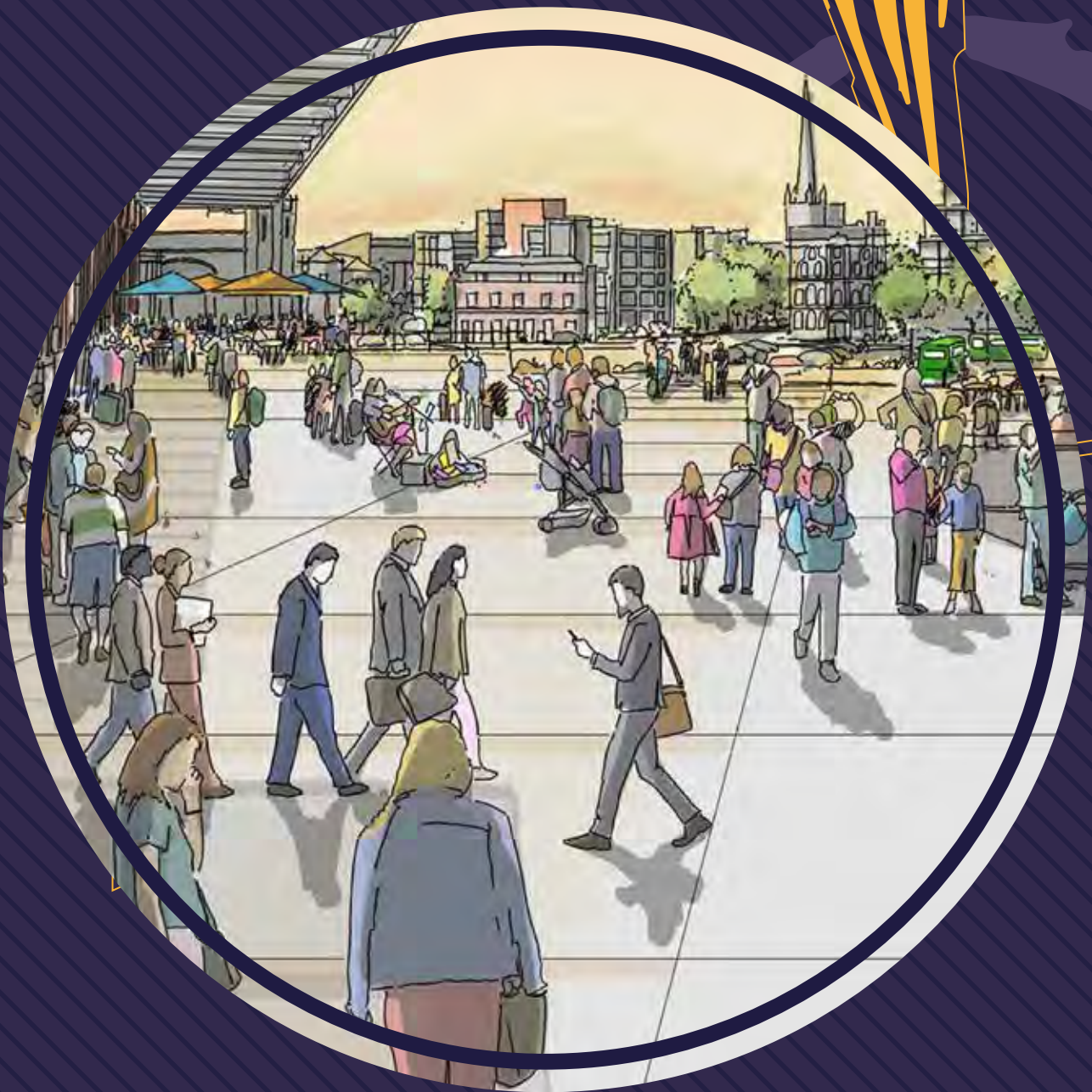


Bristol Temple Quarter

A vision for the future

October 2022



Bristol
TempleQuarter

Bristol Temple Quarter

A vision for
the future



A shared vision for Temple Quarter

The transformation of Bristol Temple Quarter is one of the UK's largest regeneration projects. Temple Quarter sits at the heart of Bristol, one of the UK's most productive and fast-growing regions and a focal point for the West of England's £39bn economy.

Temple Quarter will transform over 130 hectares of brownfield land over the next 25 years into a series of thriving, well-connected mixed-use communities. The regeneration of the area will deliver 10,000 new homes in a mix of types and tenures, including much-needed new affordable homes. 22,000 new jobs will be created, bringing inclusive economic growth to the city and new opportunities for Bristol's citizens, alongside £1.6bn annual income to the city economy.

Tackling the challenges posed by the climate crisis and a changing employment landscape head-on, the regeneration will build on the UN's Sustainable Development Goals to put low-carbon, climate-friendly homes, jobs, and opportunities at the heart of the city, alongside new green spaces and a 24/7 economy, where visitors and residents can live and work and spend time.

A refurbished Temple Meads Station will build on its role as the region's largest transport hub. Work will preserve the heritage of Brunel's historic station while creating a gateway to Bristol and the West of England that is fit for the 21st century. Works in and around the station will be a catalyst for change, unlocking opportunities for new homes, jobs and public spaces in St Philip's Marsh. Public transport, walking and cycling will all be made easier, creating a greener, better-connected city region.

Communities and businesses – new and existing – will co-exist within residential, commercial, leisure and cultural areas, supporting a thriving 24-hour economy that works for everyone. The new University of Bristol Enterprise Campus will bring cutting-edge innovation, education, and skills to the area, boosting Bristol's reputation as a centre of knowledge and enabling world-leading research and development to link with and work alongside local and regional businesses.

Temple Quarter will have social value at its core, contributing to a fairer and more equitable city that benefits all communities during and after construction; helping to create a city region in which everyone has a stake, and no one gets left behind.

To make this happen we will be ambitious and work together. The project partners, Bristol City Council, the West of England Combined Authority, Network Rail and Homes England, have come together to create this vision and we will work collaboratively with Bristol's citizens to help shape a successful future for Temple Quarter that showcases what can be achieved by public sector organisations working in partnership.

Marvin Rees Mayor of Bristol

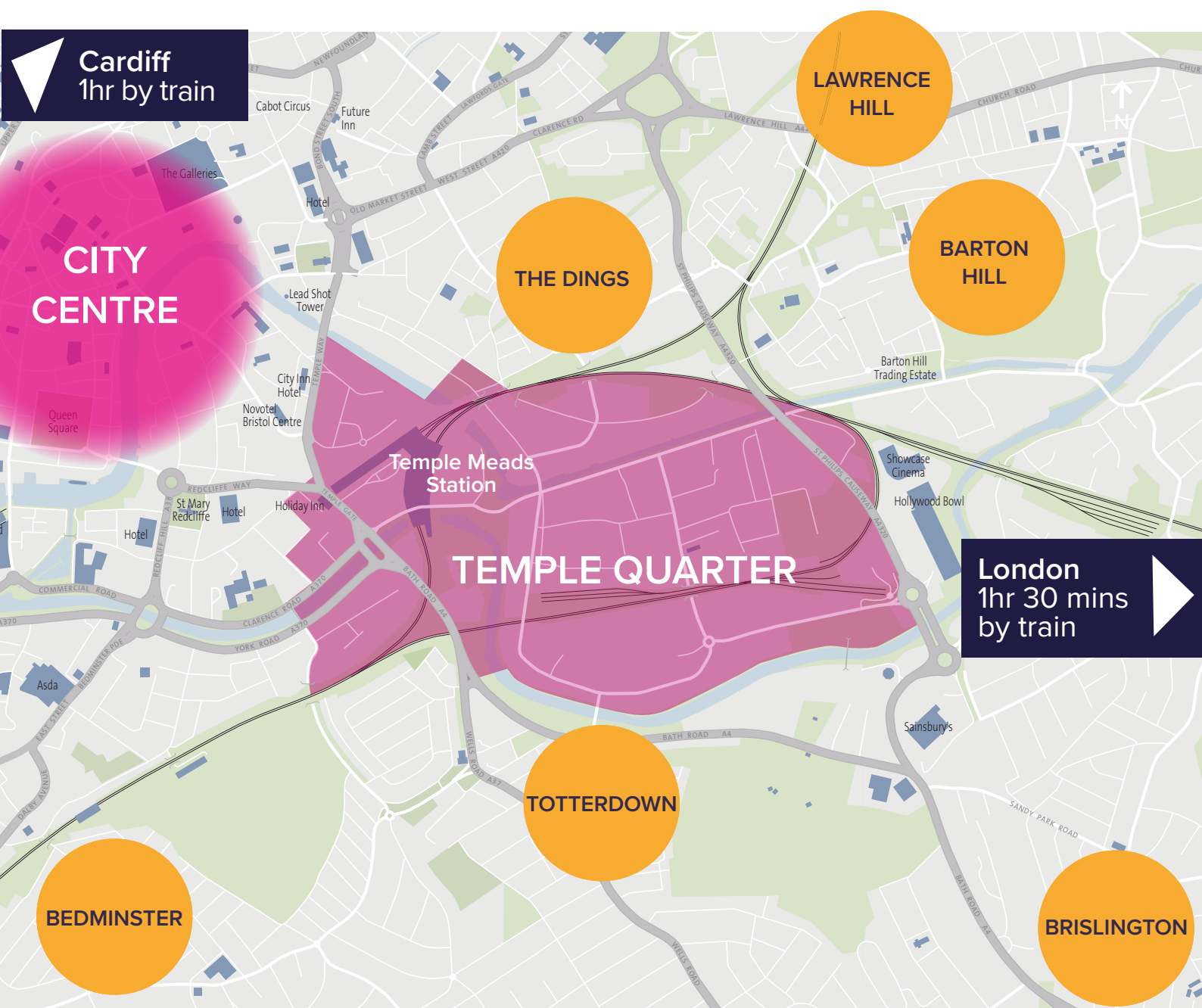
Dan Norris West of England Metro Mayor

Peter Denton CEO, Homes England

Sir Peter Hendy Chair, Network Rail

Our vision

Temple Quarter will become a world-class gateway to the region that unlocks our city and the West of England's potential. A series of well-connected and thriving mixed-use communities will benefit new and existing residents, employees and visitors with new homes, jobs, infrastructure and opportunities. With Temple Meads railway station at its heart, Temple Quarter will reflect Bristol's past, present and future to become a blueprint for sustainable and inclusive city regeneration.



Our principles

Five guiding principles will shape change at Temple Quarter.

1 Integrated and connected

Temple Quarter will be simple, convenient, and comfortable to get around sustainably. New and improved walking, cycling and public transport routes will build on Bristol's reputation as a green pioneer and make low-carbon travel easy and enjoyable, whether you are commuting, visiting friends, or just travelling through Bristol's new gateway.

2 Inclusive economic growth

Temple Quarter will have a diverse mix of high-quality new homes, jobs and education, supported by the infrastructure and community facilities that will make it a great place to live, work and learn. Temple Quarter will boost Bristol's status as a city at the cutting-edge, finding innovative solutions to tackle the housing, climate, flooding and employment challenges, and providing a home for global business and home-grown talent to thrive.

3 Quality places

Temple Quarter will reflect the best Bristol has to offer, conserving and celebrating its history of innovation and cultural diversity, while making the city fit for a changing world. World-class design will complement environmental performance and low-carbon lifestyles. The area's heritage, particularly Brunel's Grade I listed station, will be used to help develop a character that is distinctly of Bristol. A balanced mix of uses will provide quality places and community facilities, making Temple Quarter a place where everyone in Bristol can enjoy spending time.

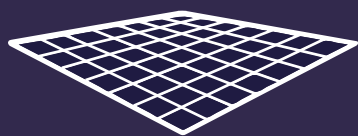
4 Quality spaces

Temple Quarter will have outdoor public spaces at its core. Plazas and parks will help Bristol's world-renowned arts and cultural scene to thrive and give space to visitors and residents to relax. Our city's connection to its waterways will be celebrated with new waterfront spaces that blend access to nature with active travel and flood defence, and boost greenspaces and nature.

5 Vibrant and creative communities

Temple Quarter will offer something for everyone and public spaces will allow different communities to come together. We'll work with the people of Bristol to shape the future of the area, putting inclusivity first. Community facilities and a range of housing and employment will help facilitate meaningful social encounters and support vulnerable members of the community. Temple Quarter will help make sure Bristol is a city where no one gets left behind.

A blueprint for 21st century city regeneration



130 hectares

130 hectares of brownfield land will be transformed into a thriving mixed-use neighbourhood with homes, jobs and public spaces.

10,000 new homes



10,000 new homes delivered in a sustainable location, close to work, leisure and amenities and a transformed Temple Meads station. 40% of new homes will be affordable.

Sustainable travel



Walking and cycling will be prioritised, linking into Bristol's growing active travel network and improving health & air quality. Alongside better public transport and improved train travel, getting around without a car will be easier than ever.

A more natural environment



Access to nature will be prioritised and made easier, with more places to stop and relax. Improved parks and waterways will boost biodiversity throughout the area.

Sustainable



Temple Quarter will support Bristol's ambition to be carbon neutral by 2030 through low-carbon development and by enabling more sustainable lifestyles. It will link into Bristol's rapidly expanding District Heat Network to sustainably heat new homes and businesses.

Integrated Flood Defence



Flood defences will be integrated into public spaces and building design, creating pleasant spaces for people, unlocking new development and better protection for Bristol from flooding.

A gateway to Bristol



Temple Meads and its surrounds will become a fitting gateway for Bristol. Brunel's masterpiece will be the backdrop to an outstanding welcome to Bristol.

Boosting our economy



With a focus on inclusive growth, Temple Quarter will bring a £1.6bn annual boost to Bristol and billions more to the regional economy, firmly placing Bristol as the heartbeat of the West of England's economy.

22,000 jobs



Thousands of new jobs will be created in new and existing sectors, both during and after the regeneration project, creating new economic opportunities for Bristol and its citizens.

Accessible and inclusive



Temple Quarter will be inclusive by design, creating spaces where communities can come together. Community facilities and a range of housing and employment types will ensure no one gets left behind and that the transformation of the area benefits everyone, whatever their background.

Education and opportunity



The University of Bristol's new Enterprise Campus will bring world-leading education and skills to Temple Quarter, with new opportunities for learning and employment. New schools, including a secondary school at Silverthorne Lane, will help local children benefit from change in their area.

Working in partnership



Working in partnership, Homes England, Bristol City Council, the West of England Combined Authority and Network Rail will show what is possible when public sector bodies come together with a common goal.

The journey so far and next steps

2012 The original 70 hectare Temple Quarter Enterprise Zone (TQEZ) officially designated by the Government

The original Enterprise Zone has provided investment in public spaces and a range of business initiatives. This has resulted in small and large enterprises locating in the zone, landmark developments such as Glass Wharf and Engine Shed, and created over 3,000 jobs.

2013 Engine Shed opens

2015 2 Glass Wharf office development opens

2015 Brock's Bridge linking Temple Island completed

2016 3,000 jobs located in TQEZ

April

2017 Enterprise Zone expanded by 30ha

2018 University of Bristol Enterprise Campus granted planning consent

2018 Temple Island scheme announced

2018 Work on Development Framework commences

2019 Engagement with business and communities on vision for the Development Framework

2019 Temple Gate road improvements complete

June

2020 Refurbishment of Temple Meads roof commences

August

2020 Temple Island enabling works project commences

2022/23

Final work on Development Framework

2023 – 2027

University of Bristol Temple Quarter Enterprise Campus established

Temple Meads Station transformed

Temple Island and St Philip's Marsh development begins

2023

Consultation with local communities informs the final Development Framework

St Philip's Marsh masterplanning begins

Harbour Walkway complete in late 2023

2023 onwards

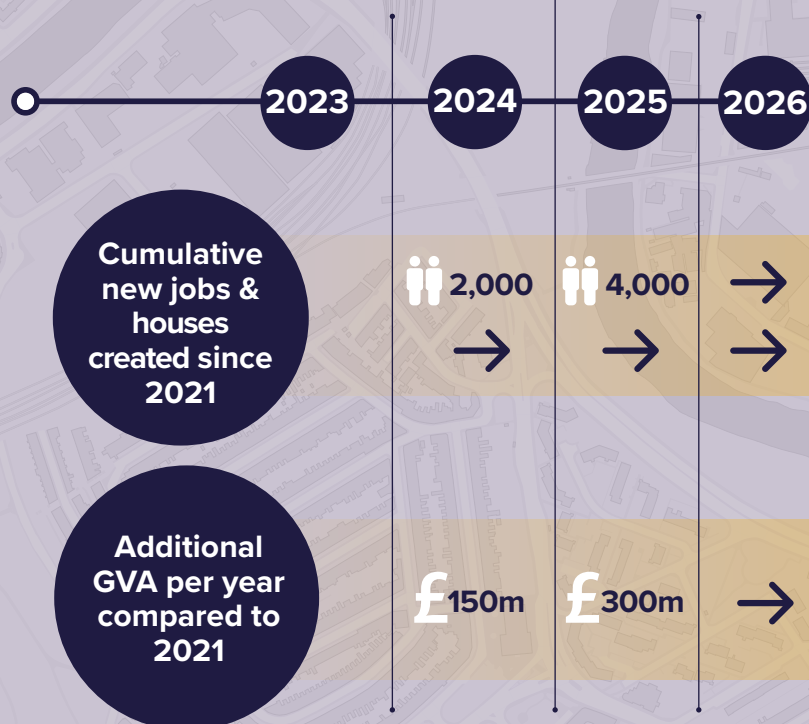
Initial phases of development commence, as well as early stages of long-term employment and social value strategies

2026

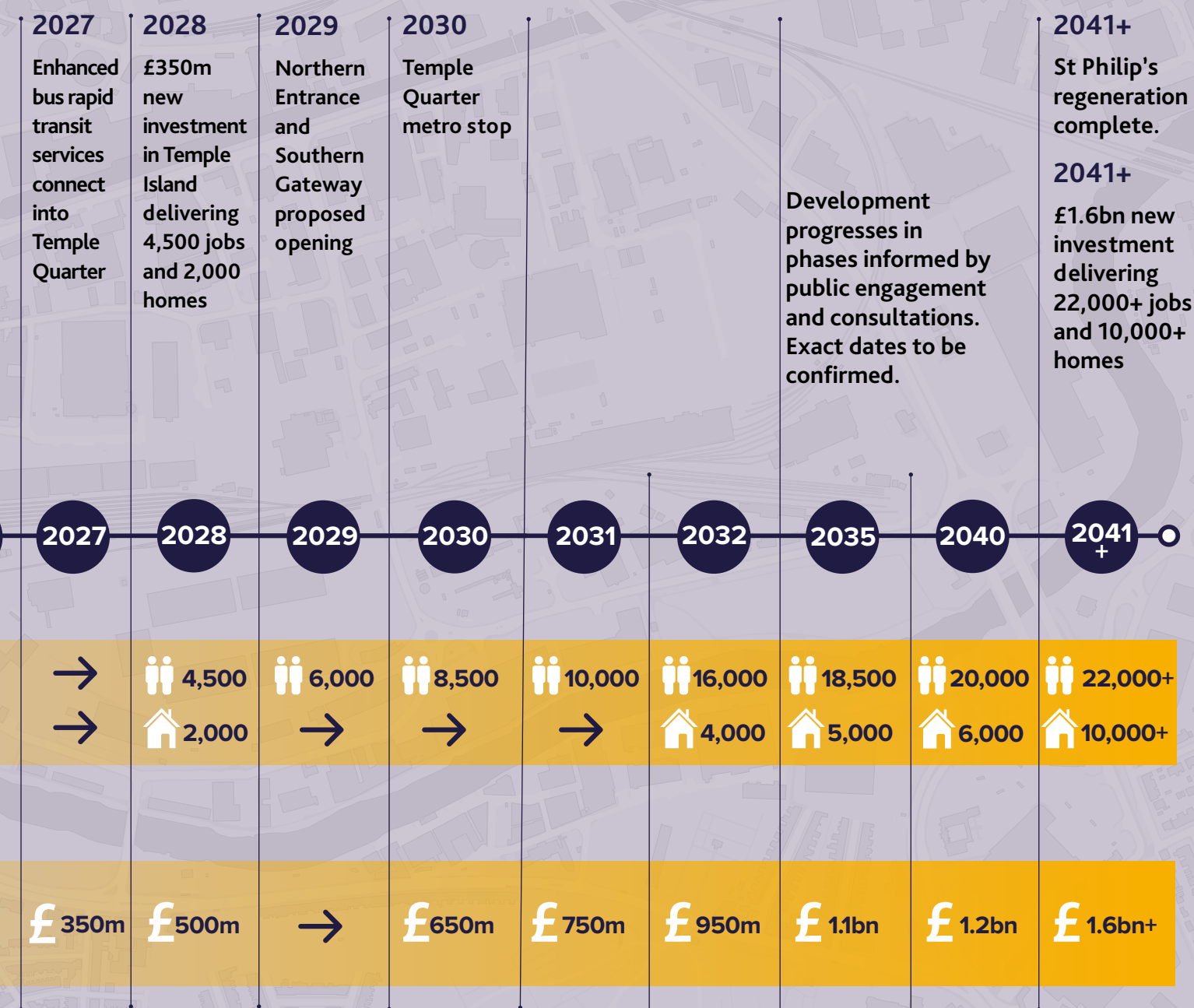
Temple Quarter Enterprise Campus and Eastern Entrance proposed opening

2025 onwards

Development progresses in phases informed by public engagement and consultations. Exact dates to be confirmed



lished



All homes, jobs and GVA figures correct at July 2020
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Midland Shed and Northern Entrance
A new main entrance and improved passenger facilities including shops

Friary North
Mixed use development incorporating public space and cycling facilities

Temple Meads
Investment in railway station making Temple Meads the hub of MetroWest and regional mass transit

Temple Quarter Enterprise Campus
University of Bristol campus due for completion in 2026

Temple Square
Flagship office development with active ground floor retail and leisure uses

The Friary
New bus interchange area and enhanced streetscape

Goods Yard
New public space with retail and hospitality

Temple Gate
Residential, business and commercial development

Mead Street
Mixed-use residential-led development including new public open space and active travel route

Station square
Significant public space framing the historic clock tower and main railway station entrance

Southern gateway
New station entrance with cycle hub, car parking, bus services and level access to platforms

Eastern Entrance
New railway station entrance

Temple Island
Residential, business and commercial development including hotel and conference centre

The key projects

Silverthorne Lane

Mixed-use developments including new secondary school

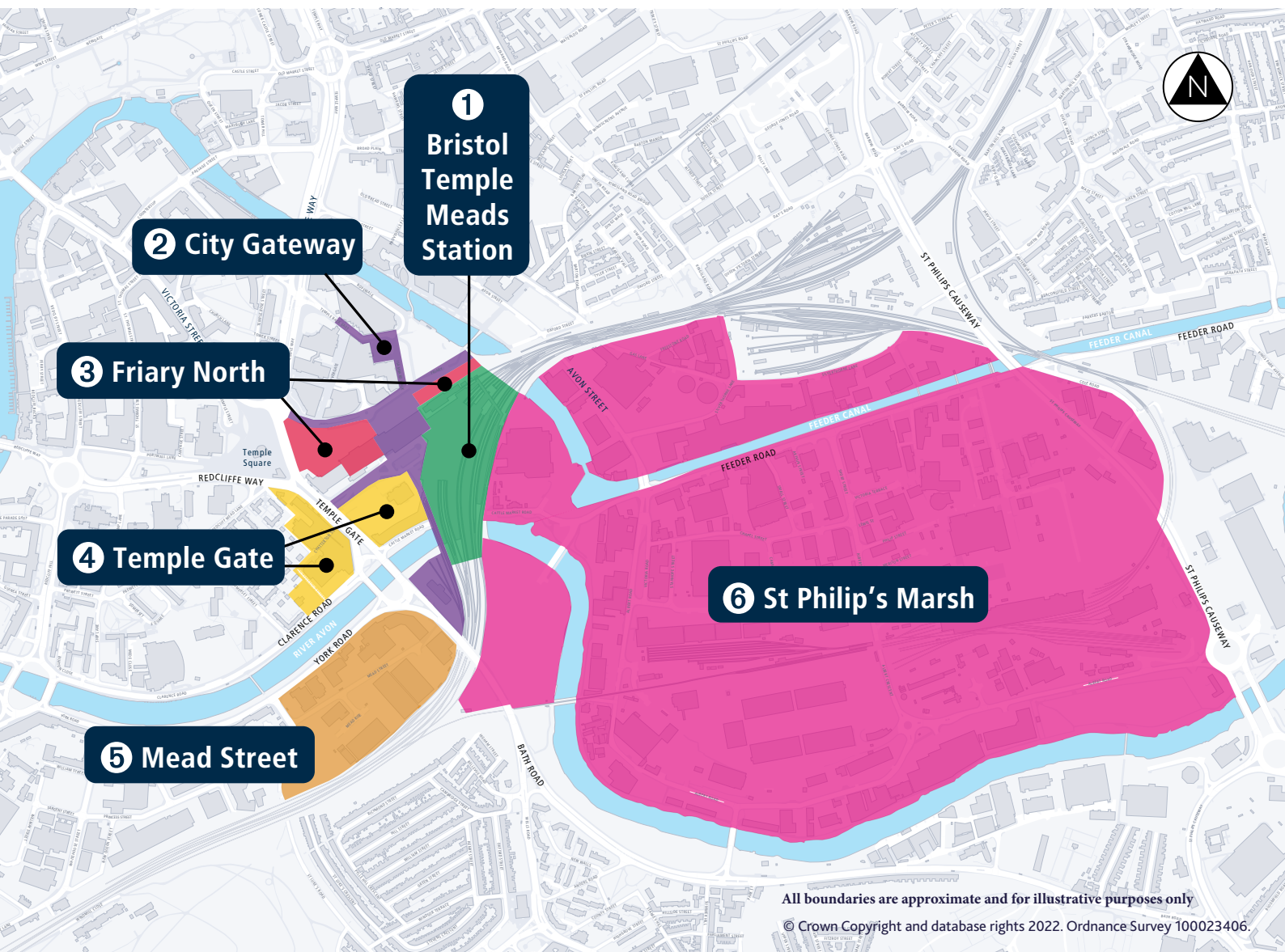
St Philip's Marsh

Proposed residential and business use made possible by flood resilience infrastructure

Bristol Temple Meads

Temple Quarter developments

A place of many places



The Temple Quarter project will transform around 130 hectares of land split into six character areas:

- ☐ Bristol Temple Meads Railway Station
- ☐ City Gateway
- ☐ Friary North
- ☐ Temple Gate
- ☐ Mead Street
- ☐ St Philip's Marsh

In addition, the University of Bristol will bring forward a new Enterprise Campus close to Temple Meads Station, regenerating around six hectares of land into a new centre for learning and innovation.

1 Bristol Temple Meads

Bristol Temple Meads station is being transformed to improve rail access to and from Bristol and the region, celebrate the station's unique heritage and create a world class transport hub for millions of passengers each year.

Brunel's masterpiece will become a modern, safer, more efficient station fit for the 21st century. It will be fully accessible and inclusive for all passengers and will be futureproofed to accommodate anticipated growth. Major changes include new entrances, a repaired roof, new retail spaces, improved passenger facilities, and easier access to the station using public transport, walking and cycling.

New station entrances

Proposed entrances to the north, east and south will make it much easier to access the station from all parts of the city.

Creating an integrated transport hub

Improved retail, ticketing and passenger facilities, alongside easy connections for pedestrians, cyclists and public transport, will make it easier to travel around the city and across the wider region.

Accessible to all

Enhanced platforms, better wayfinding and other internal improvements will relieve congestion and accommodate increasing passenger numbers and enable the station to be truly accessible to everyone.

A world-class gateway to the region

Improved public spaces surrounding the station will make it a much more enjoyable place to travel through and visit. Hospitality and event spaces where people can meet, visit and socialise will make Temple Meads a thriving destination, giving a sense of arrival for visitors to the city.

Enabling development

Investment in the station, transport infrastructure and the surrounding area will enable a range of residential and mixed-use development that creates new jobs, new business opportunities and new and affordable housing.

Bristol Temple Meads Station has been selected as the UK's first 'Station Innovation Zone' thanks to a partnership between Network Rail and the Connected Places Catapult. The Catapult will trial technologies to test new ways to improve passenger experience and make journeys smoother. The Catapult funding will complement the ongoing revitalisation of the station as Temple Meads is transformed into a world-class gateway to the city and region.

2 City Gateway

Our vision is for Bristol Temple Meads to become a fitting gateway to Bristol and the West of England. It will support vibrant development in the surrounding area, with sustainable transport at its heart, supporting the city's ambition to be zero carbon by 2030.

The City Gateway includes six major opportunities for change:

Midland Shed

Revitalising the Midland Shed will provide new facilities, retail spaces, and wayfinding to enhance the passenger experience. New routes through could be created, with potential for a passenger lounge and public toilets.

Northern Entrance

A new Northern Entrance will enhance Bristol Temple Meads' role as a gateway to the city and will become an attractive public space. Combined with a new terrace to the north of the Midland Shed, the Northern Entrance will improve passenger routes and give Temple Meads the public realm the historic station deserves.

The Friary

The Friary will become a transport interchange serving the station and the city. A dedicated space for buses will be created, with space for improved bus stops and shelters. Towards the station entrance, pedestrians and cyclists will have priority, with a new cycle link between the Brunel Mile and Bristol to Bath Railway Path complemented by sheltered, secure cycle parking.

A private car drop-off loop from Temple Back East will complete the multi-modal transport hub.

Station Approach

The forecourt outside the station will be expanded to create a spacious, pedestrianised station square that celebrates the heritage façade of the station. A taxi rank will be retained further down station approach, along with dedicated Blue Badge parking with step free access to the concourse.

Southern Gateway

A new Southern Gateway will be a transport hub to access the station from the south of the city, with facilities for pedestrians, cyclists and cars. There will be a permanent relocation of car parking in a new multi-storey car park, unlocking the transformation of areas elsewhere currently occupied by car parking. Our ambition is for direct access to the station from the Southern Gateway, giving another step-free access route into Temple Meads Station.

Eastern Entrance

A new Eastern Entrance will connect communities in St Philip's Marsh and nearby with Temple Meads station. The entrance will open into the University of Bristol's Enterprise Campus, providing easy access to and from the station for students and the public travelling to homes, jobs and leisure.



Artist's impression of Station Approach

3 Friary North

Friary North will complement the improved station and transport interchange around Temple Meads. Our ambition is to make Friary North a destination to work, live and enjoy leisure time throughout the day and evening.

At the heart of the area will be a new public civic space that will create a sense of arrival in Bristol. This pedestrianised destination will be a safe and calm oasis in a busy urban environment. Green landscaping, walking routes, seating and meeting places will sit alongside spaces for pop-up events and public art. New retail, food and beverage outlets are proposed to enhance the destination appeal of the civic space.

As part of the creation of the new civic square, the ground floor Passenger Shed frontage would be re-activated with new lighting to complement similar use in the surrounding development. Parking would be removed to improve safety and the public realm.

A multi-storey office space will be built to embrace the regional connectivity of the site. To the north, a new residential building would enable sustainable, city centre living. Nearby, just outside the regeneration area, a proposed hotel, apart-hotel and new homes on land owned by Homes England would complement the transformation of Friary North into a thriving mixed-use destination next to Temple Meads station.



Artist's impression of Friary North

4 Temple Gate

Our vision for Temple Gate is to enhance the setting of Temple Meads station in a way that reflects Bristol's urban character, provides much-needed affordable homes and the infrastructure to support them.

Temple Gate's ideal location close to Temple Meads station, public transport and walking and cycling links gives an opportunity to create an attractive, welcoming, and sustainable neighbourhood that has low car use and increases permeability through the site.

Reflecting the city's ambitions to be net zero by 2030, an extension of the district heat network could provide homes and offices with low-carbon heating.

On the frontage to Temple Gate, a mix of uses could support high density city centre apartment living, alongside retail and office space. A new hotel within easy reach of the station could also face onto Temple Gate. Any new development would consider the impact on existing homes nearby, including at Temple Gate South, west of Chatterton Street.

The Bristol & Exeter Yard site could provide further new office space. Alternatively, the site has the potential to offer a range of transport options, meeting the city and region's growing need for sustainable travel.

Temple Square

Just outside the regeneration area sits Temple Square and forms a vital link between Temple Quarter and the rest of the city.

Our vision for change here includes new employment space, created through the redevelopment of the George and Railway site. The derelict Grosvenor Hotel would also be redeveloped.

Among these new buildings, a new high-quality area of public realm, called Temple Square Plaza, would be created, adding to the sense of arrival for visitors to the city as they leave Temple Meads station.



The derelict Grosvenor Hotel

5 Mead Street

Mead Street has the potential to deliver up to 1,500 new homes, employment space for up to 500 jobs, sustainable transport connections and a new public open space.

The area is ideally located for a mixed-use new neighbourhood, within walking distance of Temple Meads Station and other regeneration projects happening nearby at Whitehouse Street and Bedminster Green.

Our vision here is to deliver new homes and workspaces that people are proud of and represent the local community. Mead Street will provide a mix of homes, amenities and employment space that responds to the growing needs of the local community, which will fully integrate with the surrounding neighbourhood and wider area.

Active, sustainable travel will be prioritised, with a sustainable travel link through the site that connects Bristol Temple Meads Station and Bedminster. This will include wider footways and an enhanced pedestrian and cycle crossing at St Luke's Road.

A large green space at the heart of Mead Street will incorporate features for children's play, relaxation, and community activities. A mixture of planting and trees will connect the central open space to the wider green network and deliver vital boosts to the area's wildlife.

A Development Brief for Mead Street has been produced to help guide development taken forward by private landowners. This was endorsed by Bristol City Council's Cabinet in August 2022. You can read the Development Brief online:

www.bristoltemplequarter.com/portfolio-items/mead-street/



Mead Street in 2021

⑥ St Philip's Marsh

Our vision for St Philip's Marsh is less detailed, with development likely over a period of 10-20 years. As the project progresses, we will carry out masterplanning and community engagement as we plan for the future of this area.

The area is a major opportunity to transform a significant part of Bristol to create a series of sustainable, mixed-use neighbourhoods that are integrated with their surrounding communities.

Our ambition is to deliver a range of new homes, including affordable housing, along with the community infrastructure that supports wellbeing and meets the future needs of a growing city.

The area is currently characterised by industrial land and major infrastructure and is occupied by a range of businesses. Our vision is to create new employment and business spaces that increase and diversify the jobs in the area, while supporting existing businesses and employers.

There are major opportunities here to create a low-carbon, climate adapted place to live, work and spend time. Our vision is to put active travel, green infrastructure, and biodiversity at the heart of St Philip's Marsh. High-quality public spaces would make getting around by foot or by bike easy and safe, while public green spaces would support community health, wellbeing and access to nature.

The River Avon, Feeder Canal and Sparke Evans Park could all be improved, boosting biodiversity and access to nature.

Within St Philip's Marsh, a number of projects are progressing and are at different stages of development:

Temple Island

Proposals for Temple Island are for a mixed-use scheme of up-to 500 new homes, student flats linked to the University of Bristol's new campus, office space, a 350-room hotel and conference facility, as well as bars, cafés and retail contributing to the creation of a vibrant place throughout the day and evening. Bristol City Council and Legal & General finalised a deal to develop Temple Island in summer 2022.

Silverthorne Lane

Planning permission granted in 2022 for a mixed-use development at Silverthorne Lane, including a new, much-needed secondary school.

University of Bristol Enterprise Campus

The new University of Bristol Enterprise Campus will enhance Bristol's reputation as a global destination for innovation and strengthen the city-region's role as an economic powerhouse. The Enterprise Campus will have easy access to the station through the station's new Eastern Entrance. See page 20 for more details.

University of Bristol Enterprise Campus

The University of Bristol's proposals are an integral part of the Temple Quarter project and its development sites are a key driver of regeneration in the area.

The new Temple Quarter Enterprise Campus will focus on digital, business and social innovation. Bringing together world-class academic, industrial and entrepreneurial expertise, the university will innovate at scale and shape the skills the city-region needs for the future.

The new campus will provide an opportunity to create new partnerships and research collaborations that will have national and global significance. It will be a key venue for the UK digital economy, enhancing Bristol's reputation as a global destination for innovation and strengthening the city-region's role as an economic powerhouse.

The campus will be car free and the most

sustainable part of the university's estate, helping to achieve its ambition to become carbon neutral by 2030. The public realm will be an open and welcoming space for everyone to enjoy.

Connected to the new eastern entrance to Temple Meads Station, the campus will have new walking and cycling routes, enabling improved access from St Philip's Marsh and its neighbouring communities to the station.

The university estimates that its new Enterprise Campus will deliver around £626m of employment and financial benefit to the regional economy over the next decade.





Making it happen

The regeneration of Temple Quarter is a hugely ambitious, complex project that will take many years and strong partnerships to make this vision a reality.

The regeneration of Temple Quarter will be shaped by several factors:

Funding

Development will be funded through a range of mechanisms including public sector sources and private investment. In June 2022, the project received £94.7m of funding from central government to enable development in and around Temple Meads Station. The funding will enable the transformation of this area into a world-class gateway for Bristol and the West of England and deliver new homes and jobs.

Planning

The proposed developments will be progressed in line with current planning policy set out in the Bristol Local Plan. All development proposals will require planning permission.

The regeneration of St Philip's Marsh will form part of longer-term changes to planning policy in this area, set out through the Local Plan Review process. More detailed plans for the area will be informed by comprehensive citizen, business and stakeholder engagement, alongside statutory adoption processes.

Enabling infrastructure

Significant infrastructure is needed to enable the regeneration of St Philip's Marsh, particularly relating to flood risk and access to the area. Detailed costing and design are required before major development can take place.

Partnership and engagement

We recognise that there is significant interest in the regeneration programme at a local, citywide and regional level.

We also recognise that there are active local communities, businesses and organisations that have already been involved in the early stages of developing ideas and concepts and who have an ongoing interest in planning the future of Bristol Temple Quarter.

We will create regular opportunities for conversations and workshops with local businesses, residents, and city and regional stakeholders to help shape plans for the future.

You can keep up to date by visiting the Temple Quarter website:

www.bristoltemplequarter.com



Artist's impression of the Eastern Entrance to Temple Meads Station

For further information go to www.bristoltemplequarter.com

