BRISTOL TEMPLE QUARTER

Scrutiny Committee

13th February 2020

















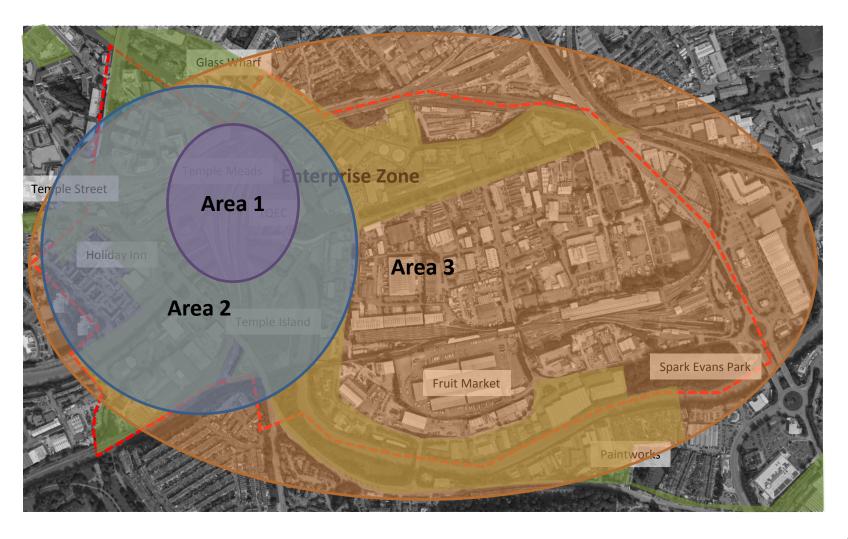
Purpose

- To provide an update to the Growth and Regeneration Scrutiny Committee on:
 - Progress on current Temple Quarter projects
 - Future proposals for Temple Mead station, Temple Quarter, and St Philips Marsh
 - Develop a scrutiny programme for next year

Overview

- Overview of boundaries
- Vision
- Progress so far
- Emerging proposals
- Inclusive growth
- Engagement

Area Boundaries



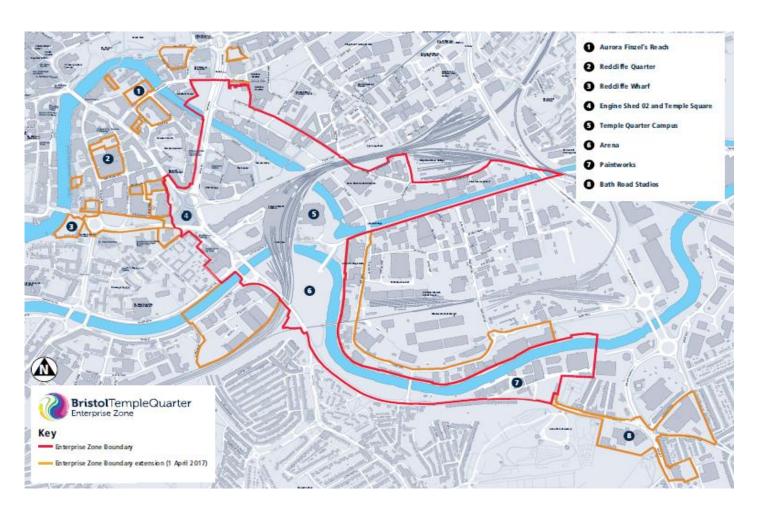
Vision

"Our vision for the area around Temple Meads and St Philip's Marsh is to create a sustainable, connected and flourishing quarter: a place that is welcoming to all to live, work, learn, enjoy leisure time and builds on our strengths as a world class city where everyone can share in its success."

- Marvin Rees, Mayor of Bristol

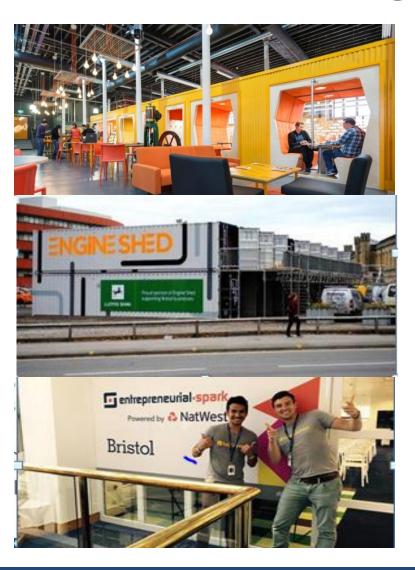


Enterprise Zone



- Established in 2012
- Extended in 2017
- It has attracted c. 4,000 jobs
- It has attracted over 150 businesses
- This has been as a result of businesses choosing to locate in the area as well as existing occupiers expanding
- Temple Quarter EZ has a target of delivering 22,000 new jobs by 2043.

Engine Shed



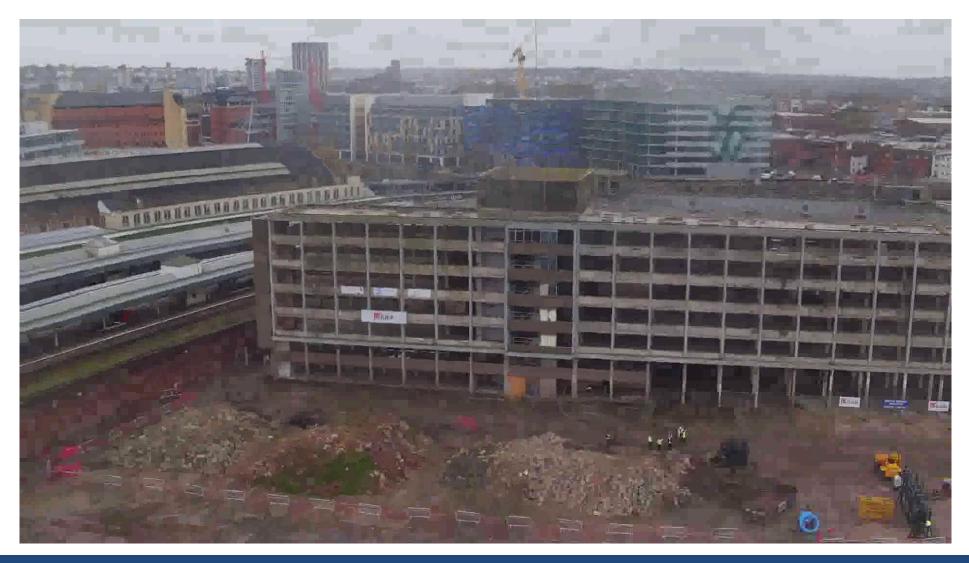
- A collaboration between Bristol City Council, the University of Bristol, the West of England Local Enterprise Partnership
- An enterprise hub providing workspace for a range of high-tech, creative and low carbon businesses, including Bristol SETsquared, the University of Bristol's award-winning high-tech business incubator.
- Aims to
 - Drive inward investment
 - Create jobs
 - Encourage a new generation of high growth businesses
- Expansion to the Boxworks and Engine Shed 2

Engine Shed 2



- Work continuing to progress on this key site
- Includes the refurbishment, part demolition, extension and change of use of the former Grade II Listed George and Railway Hotel
- Providing some 5,320 sq m of (GIFA) of creative office space along with cycle parking

Demolition of the former Sorting Office



TQEC



- Land transferred to the University of Bristol in Jan 2020
- Site of new Enterprise Campus, providing a mix of flexible research and teaching facilities, accommodation for up to 1,500 students and a range of commercial outlets
- Campus will also include a new Quantum Technologies Information Centre and an innovation hub
- Expected to open in 2023

Infrastructure



Infrastructure delivered or being progressed to support improved connectivity and growth:

- Cattle Market Road highway improvements
- Temple Gate highway improvements
- Brock's Bridge
- St Philips footbridge
- Harbour Walkway
- District heating

Temple Island

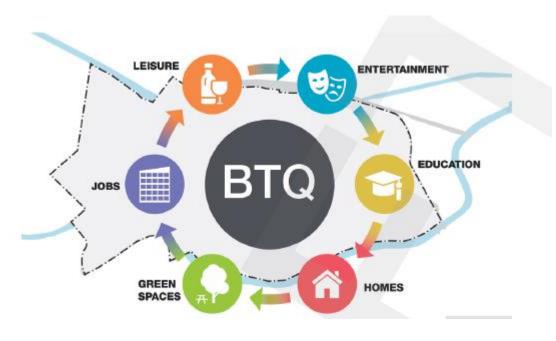
- Proposals for the redevelopment and regeneration of the Temple Island site are being brought forward
- Approved by Cabinet on 4th Feb 2020

Temple Meads Station



- Capacity improvements delivered in 2018, including new gate lines
- Funding approved for maintenance and refurbishment of historic roof
- Timetable change and introduction of faster trains to London, and 20,000 extra weekday seats

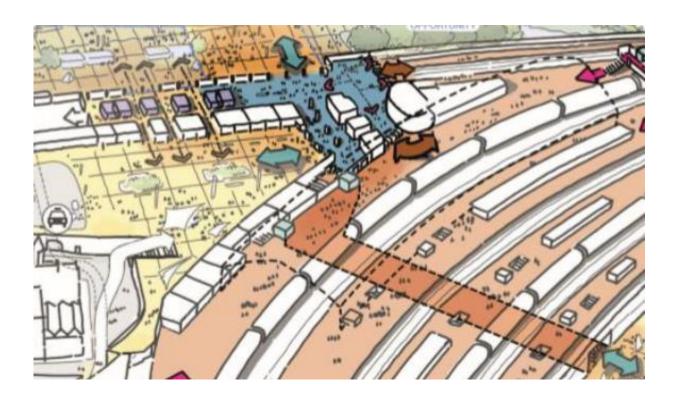
Masterplan



- Study commissioned to develop long term proposals for the area by developing a high quality, deliverable, flexible and phased masterplan, focused on and around Bristol Temple Meads station,
- Building on previous work
- Underpinned by a robust delivery plan.
- This study is ongoing and is due for completion by summer 2020.

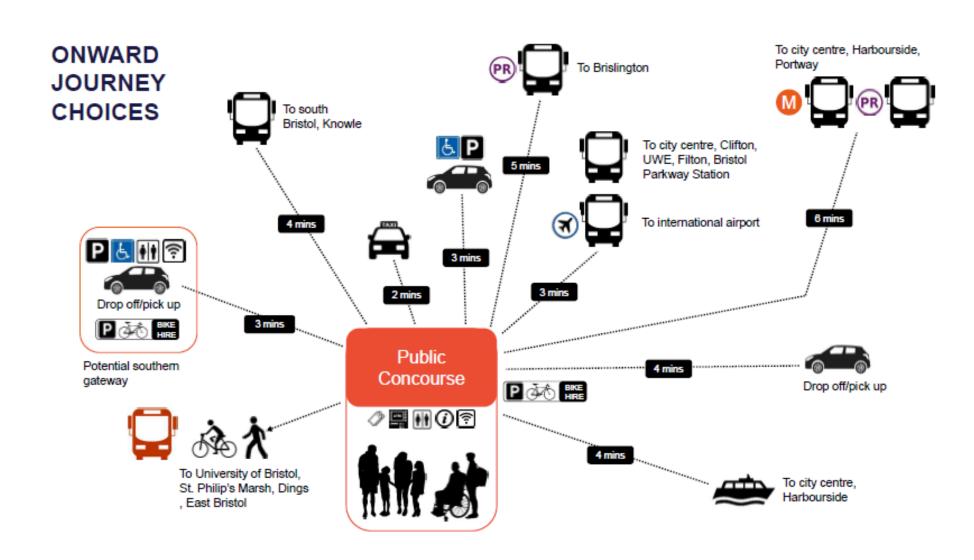


Area 1 - Northern Gateway

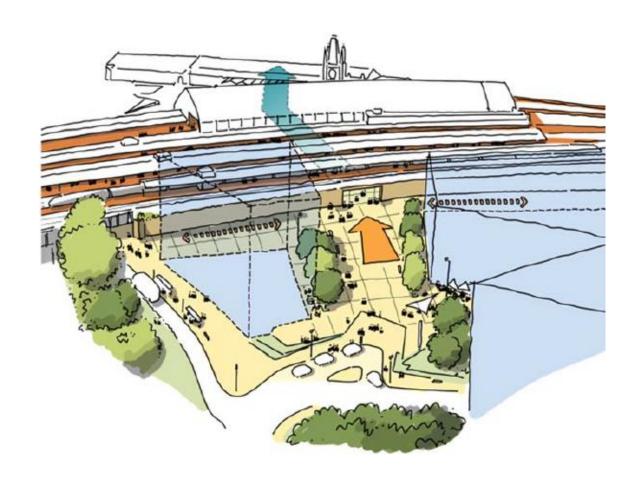


- 65% of current passengers use this entrance
- Enhanced subway stair access and gatelines to remove the existing pinch point and increase capacity
- A new concourse to the station, including enhanced retail, ticket office and passenger facilities
- An improved bus interchange
- Relocation and improvement of cycle parking facilities
- Relocation of car parking to facilitate construction of the entrance and improve the environment of the station
- New forecourt to improve the public realm and ensure safety of passengers
- A relocated drop off facility

Area 1 - Interchange



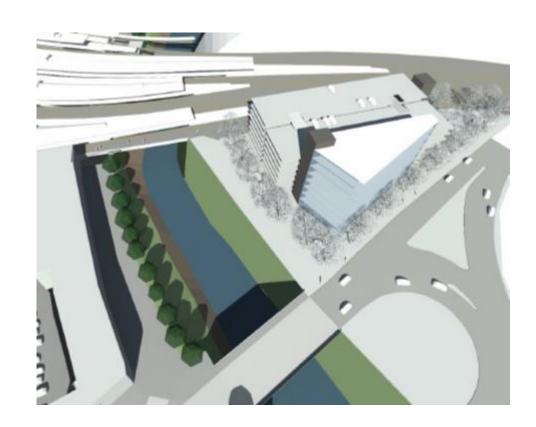
Area 1 - Eastern Entrance



- Create a new eastern entrance to the station from the existing passenger subway
- Opening out onto the University of Bristol's new Enterprise Campus
- Unlock connectivity to the east of the city, improving access to good transport links
- Design work underway
- On site planned for 2021
- Works complete in 2022

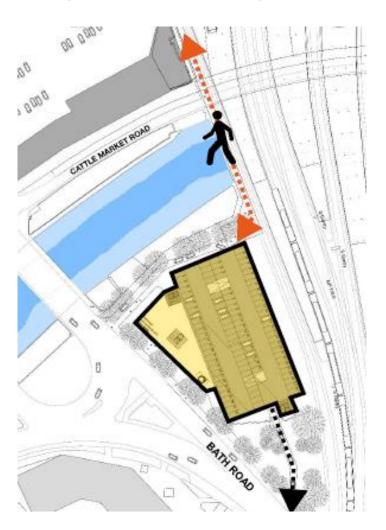
Area 1 - Potential for new 'Southern Gateway'

- Unlocks development of the station and Temple Quarter
- Potential to be southern gateway and transport interchange from the A4
- Potential for significant cycle hub
- Potential for direct station access
- Potential for commercial uses
- Real term reduction in parking provision
- Safeguarding vision for future of the site, delivered through incremental change

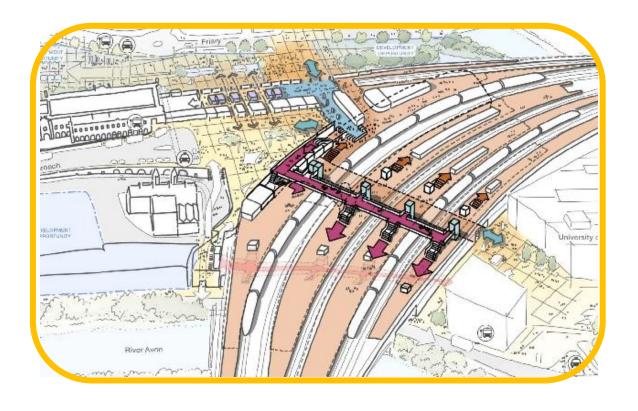


Potential 'Southern Gateway' next steps

- Specification to be developed, considering:
 - Multi-use functionality of site/building
 - Long term adaptability of the building
 - Access to station, levels, gate line
 - Planning, heritage and highways
- Funding mechanism(s)
- Delivery model
- Operating model(s)



Area 1 – Internal station passenger routes



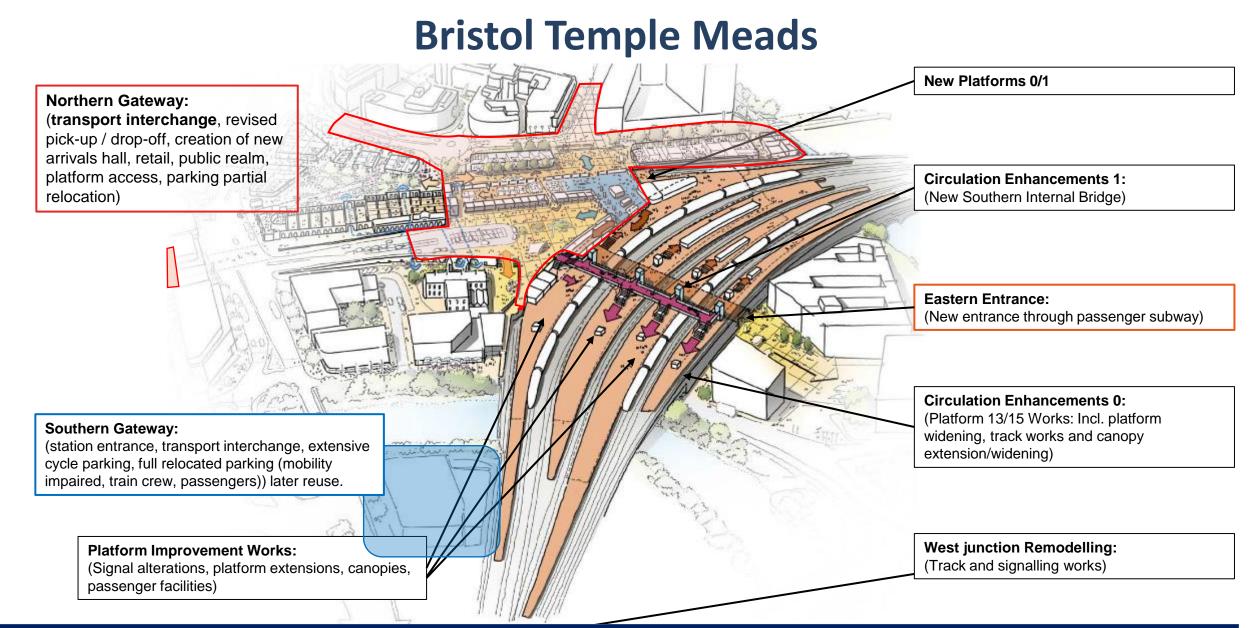
- Detailed pedestrian flow analysis has highlighted capacity constraints for passengers moving through the station with projected increases in demand
- A number of options have been reviewed and tested to improve the movement and safety of passengers, including enhancements to subways and new pedestrian bridges
- Options must be further tested and consultation must take place before a preferred option is selected in the next design stage

Area 1 – Further station works

A number of further interventions have been identified to increase capacity in the station to meet expected future demand, and to improve passenger facilities and safety, including:

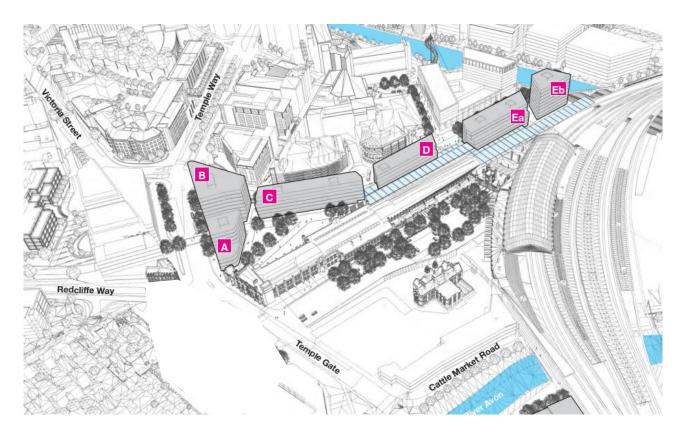
- Platform improvement works, including additional platform passenger facilities
- Platform extensions
- Track and signalling works

Delivery timescale for all station components will be up to 15 years



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Area 2 – Friary



Land use

- Primarily commercial
- Residential block Eb
- High quality cycle hub facility integrated within block Ea
- Some F&B and retail

Area characteristics

- Local centre
- Animated public realm supporting an 18 hour economy
- Public square, Brunel Mile
- Quality of people movement
- Excellent transport links

Phasing/ delivery

2025 - 2029

Viability

- Positive residual land values
- Land in public ownership
- Could be market led

Area 2 – Friary









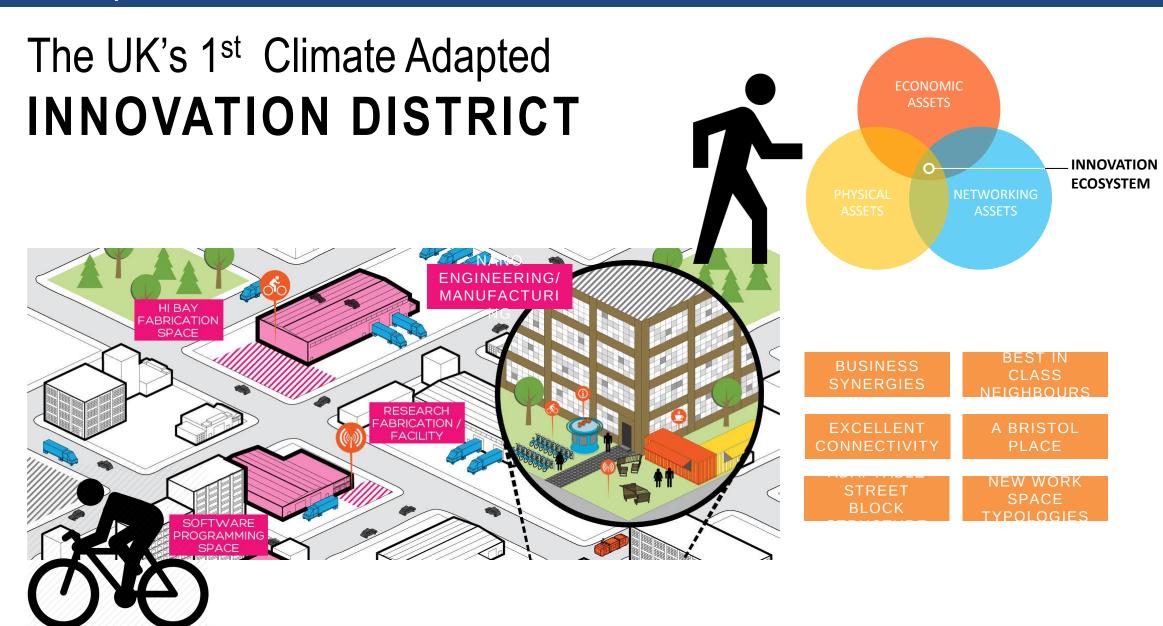






Area 3 – St Philips Marsh

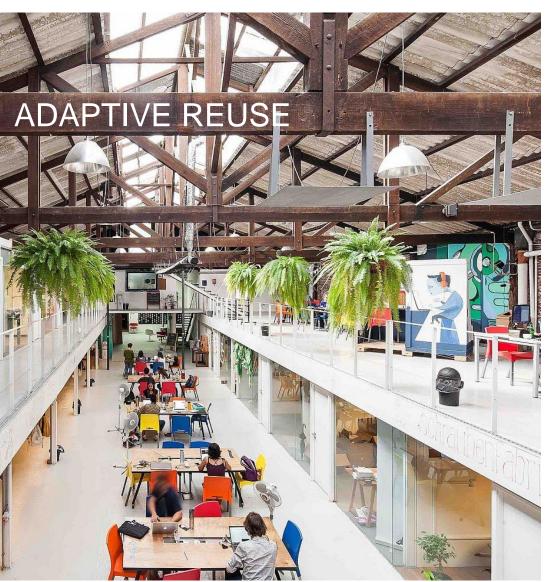
- Full development of St Philips Marsh likely to be longer term, with significant investment required. Key considerations:
 - Flood risk
 - Existing employment land
 - Land assembly
 - Planning context
- In the meantime:
 - Innovation repurpose/ increased jobs density
 - Meaningful and interesting meanwhile use
 - Progress flood strategy other infrastructure requirements
 - Progress studies for earlier site delivery
 - Ongoing engagement with neighbouring communities
 - Engagement with businesses/ employment strategy
 - Land assembly
 - Governance, delivery vehicles, funding for investment for longer term regeneration



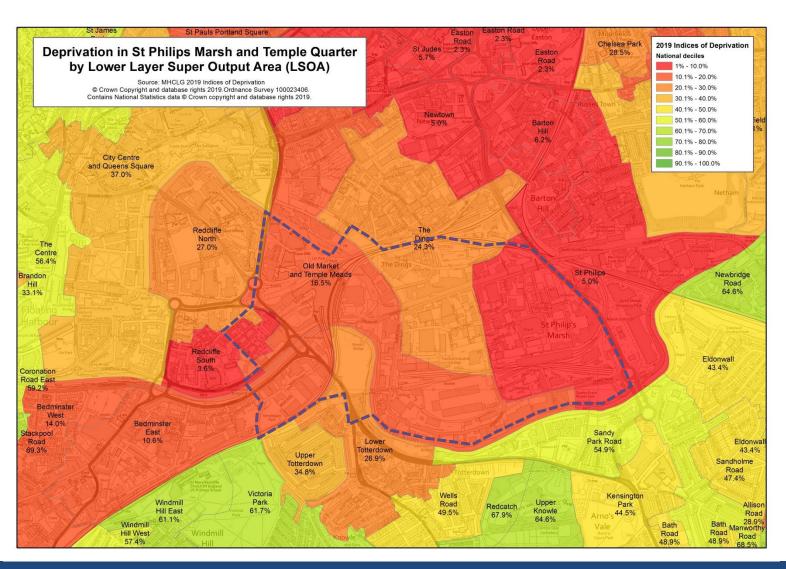
Bristol Temple Quarter







Inclusive Growth



Inclusive Growth

- **Economic** 'jobs' working with developments that are coming forward, creating employment, good quality jobs/ on site skills academy, utilizing the pipeline through planning, inward investment, linking with Economic Development and job brokerage.
- **Physical** 'connectivity' access to area and jobs, ensuring proposals coming forward connect community to city and reduce severance, overcome physical and perceived barriers, leveraging contributions to create improvements
- Social 'ownership/ change perception' informed on city developments coming forward, engaged
 on city issues linking to physical environment, upskilled in planning, design & development,
 ownership/engagement/employment in meanwhile projects

Potential Area 1 & 2 Outcomes





70,000 sqm Commercial Space



Significant benefits to be enabled through current planned developments, including TQEC, Temple Island, Engine Shed 2 and other schemes currently in the planning system

Inclusive Growth - Economic

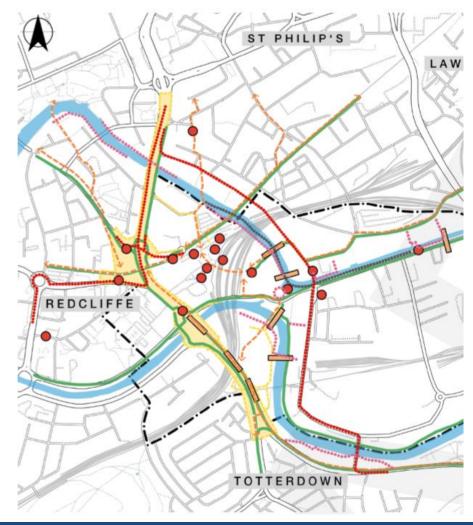
Aims:

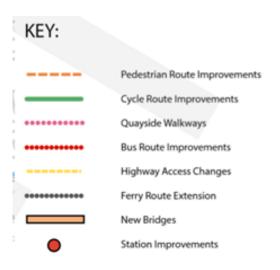
- Creating the conditions for investment
- Developing the offer for inward investors, including marketing
- Supporting existing local businesses
- Achieving local benefit to surrounding areas

Comprehensive approach to employment:

- Managing the pipeline of schemes and employment opportunities coming forward
- Considering short, medium and long term jobs, including apprenticeships
- Identifying and addressing skills gaps
- Linking people to education and employment services

Inclusive Growth – Physical connections to neighbouring communities





Inclusive Growth – Social





Social Inclusion - Commercial











Meanwhile – Environmental/ Educational



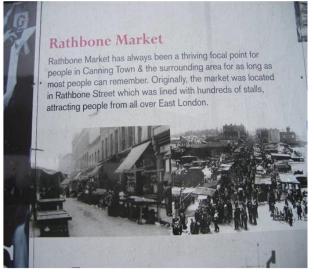




The Considerate Contractor – Construction Charter



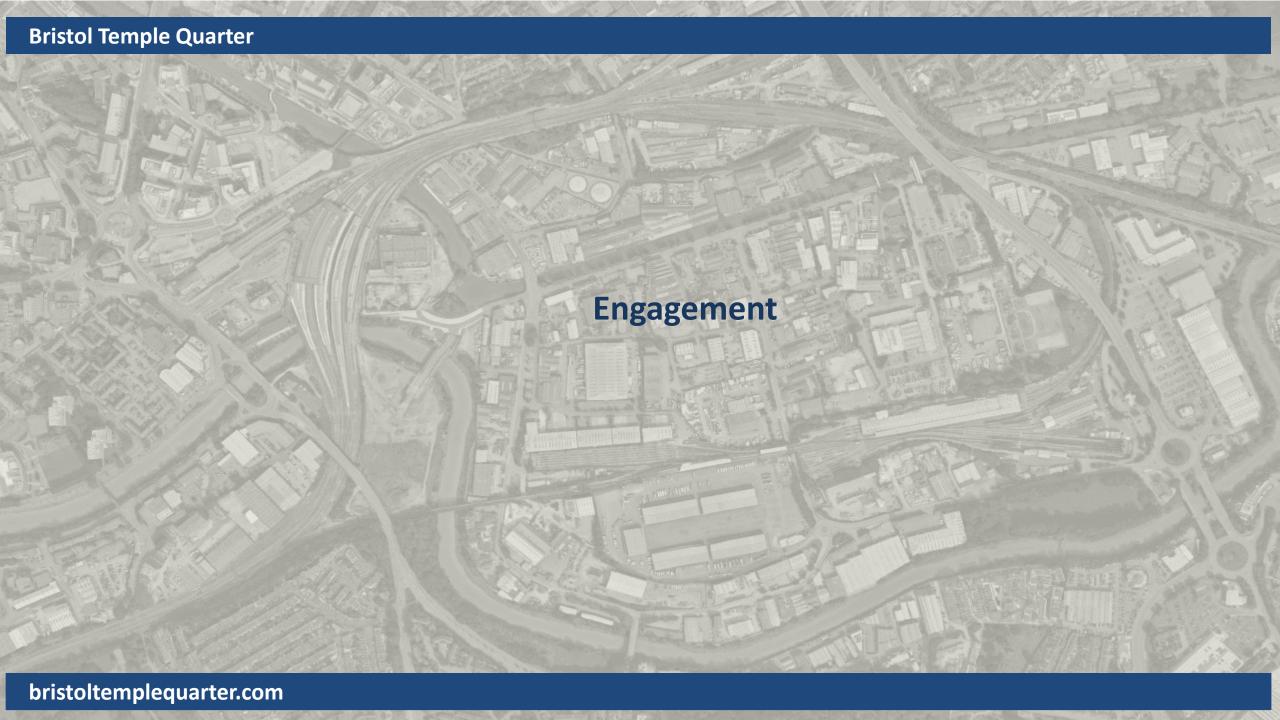




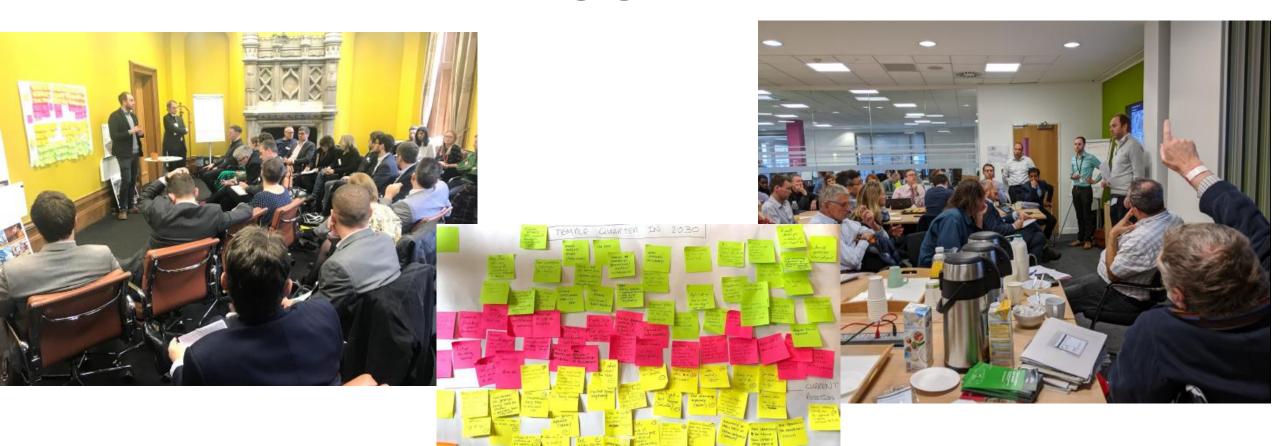








Engagement



Engagement

- Two rounds of engagement successfully undertaken (Jan Feb 19 and Sep Nov 19) with local community groups, businesses, transport networks and other key stakeholders, including an online survey
- Over 900 people engaged, with feedback incorporated into emerging proposals
- Further stages of engagement to take place
- Objectives for next stage of engagement:
 - Keep existing external stakeholders informed about the next steps and engaged in the project so they understand the benefits/opportunities of the project and how they can influence future stages
 - Engage groups not previously involved (particularly in local communities)
 - Engage existing businesses and establish mechanism for continued engagement
 - o Raise the profile of the vision and opportunities embedded in the Masterplan
 - Raise the profile of Masterplan projects due to start in 2020/21
 - Develop proposal for on site meanwhile use for continued engagement and to sign post to jobs and opportunities

