BRISTOL TEMPLE QUARTER

Scrutiny Committee

13th February 2020
Purpose

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

• Overview of boundaries
• Vision
• Progress so far
• Emerging proposals
• Inclusive growth
• Engagement
Area Boundaries

2 km approx.
“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
Bristol Temple Quarter

Progress to date

bristoltemplequarter.com
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
  o Drive inward investment
  o Create jobs
  o 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
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 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.
Emerging Proposals
Bristol Temple Quarter: Masterplan

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 - 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
Bristol Temple Meads

Northern Gateway: (transport interchange, revised pick-up / drop-off, creation of new arrivals hall, retail, public realm, platform access, parking partial relocation)

Southern Gateway: (station entrance, transport interchange, extensive cycle parking, full relocated parking (mobility impaired, train crew, passengers)) later reuse.

Platform Improvement Works: (Signal alterations, platform extensions, canopies, passenger facilities)

New Platforms 0/1

Circulation Enhancements 1: (New Southern Internal Bridge)

Western Entrance: (New entrance through passenger subway)

Circulation Enhancements 0: (Platform 13/15 Works: Incl. platform widening, track works and canopy extension/widening)

West junction Remodelling: (Track and signalling works)
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
The UK’s 1st Climate Adapted INNOVATION DISTRICT
Inclusive Growth

Deprivation in St Philips Marsh and Temple Quarter by Lower Layer Super Output Area (LSOA)

Source: ONS, 2019 Indices of Deprivation
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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
Significant benefits to be enabled through current planned developments, including TQEC, Temple Island, Engine Shed 2 and other schemes currently in the planning system.
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

[Images of outdoor educational activities]
The Considerate Contractor – Construction Charter
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.
  - 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.
Thank you