



UK Future of Cities event

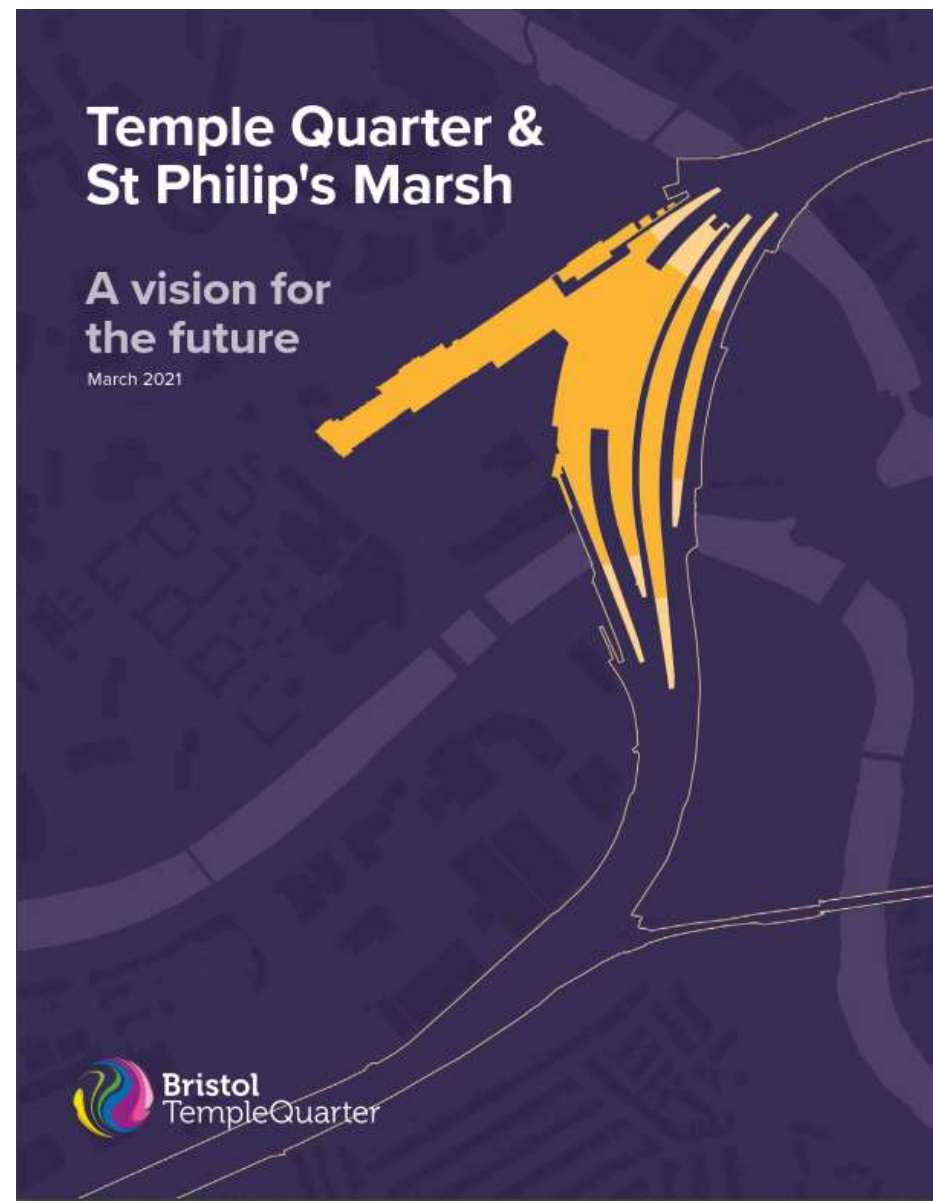
Comprehensive Regeneration of Railway Station
Neighbourhoods – Example of Bristol Temple
Quarter

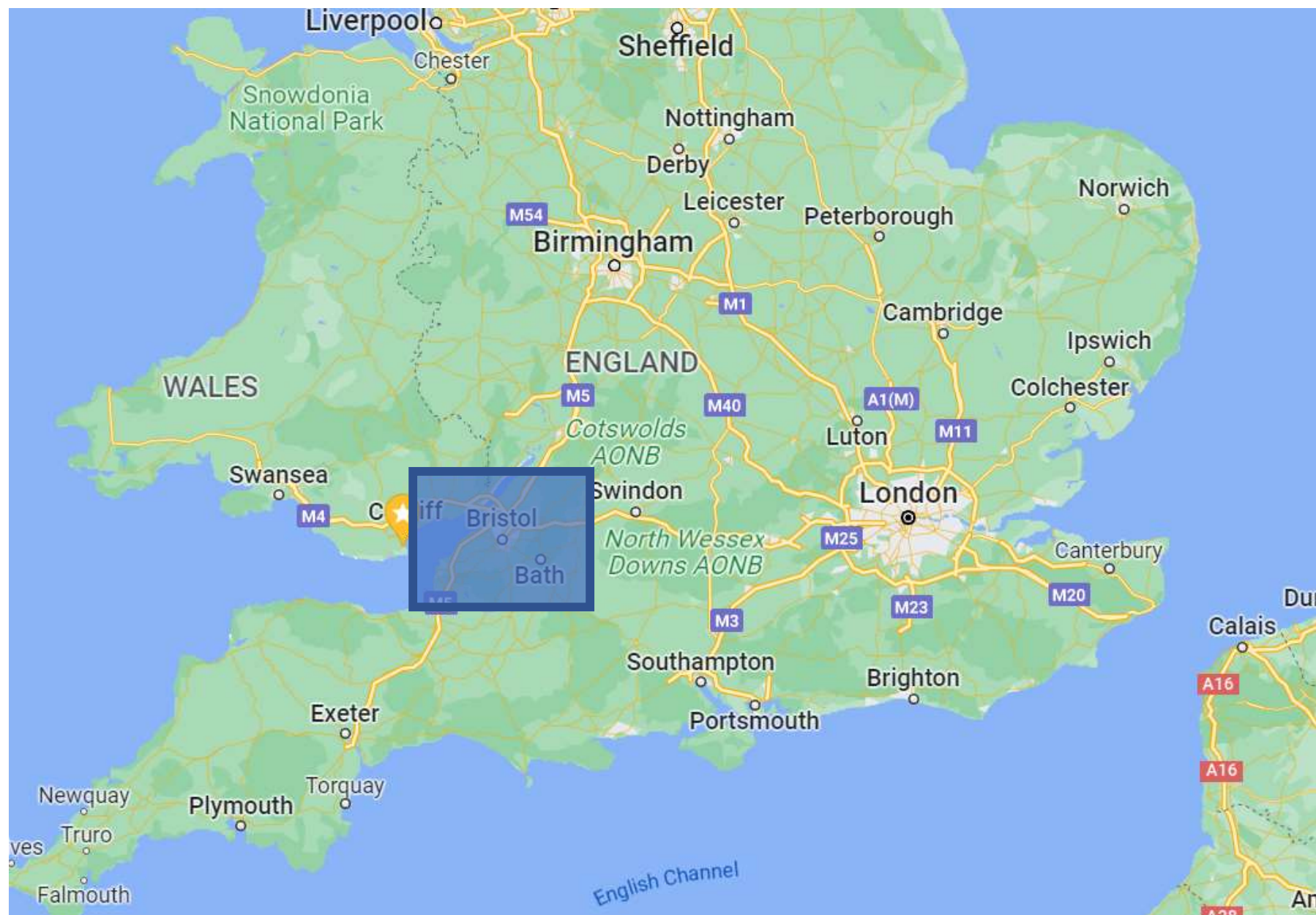
15th March 2022

Simon Power, Director Mott MacDonald



Bristol Temple Quarter & St Philip's Marsh







Temple Quarter & St Philip's Marsh

A vision for
the future



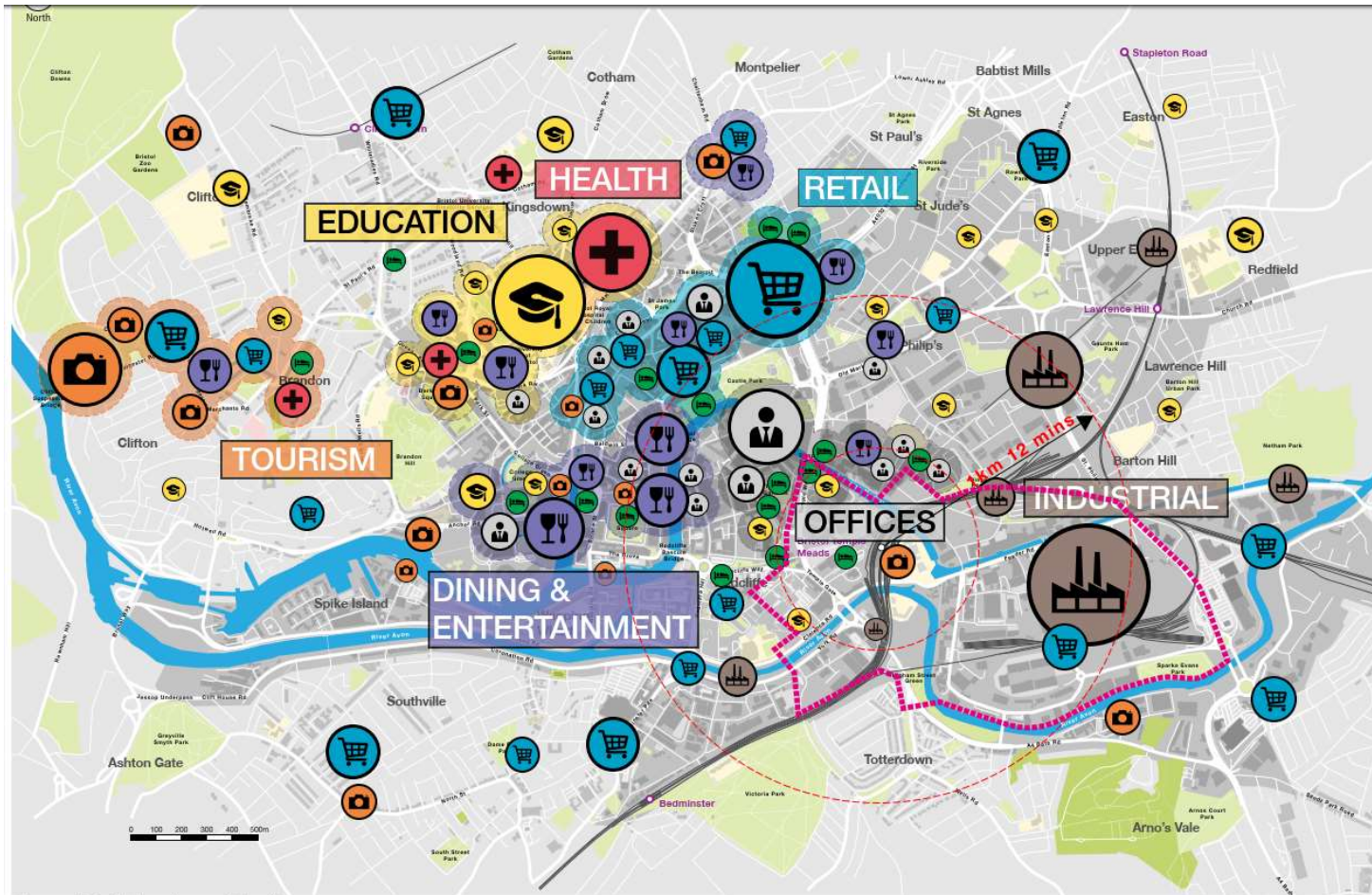
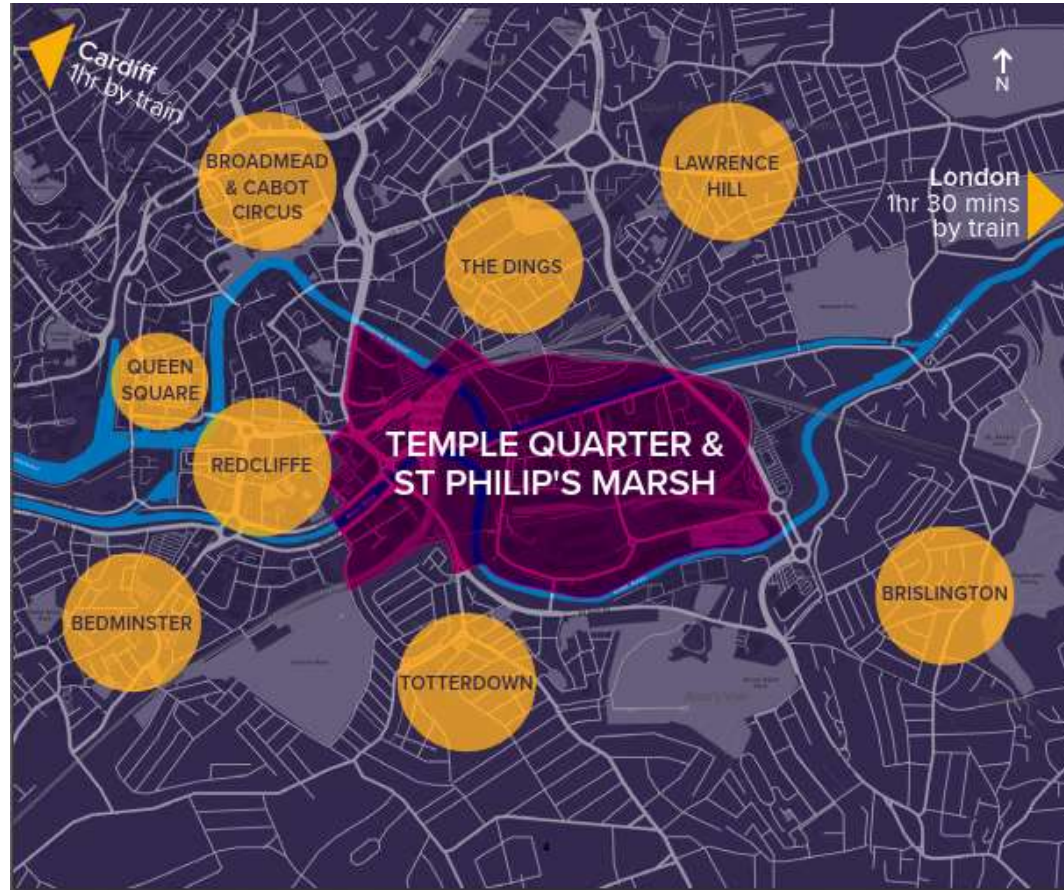


Figure 4 Bristol poly-centric city







The journey so far and next steps

The Temple Quarter Development Framework forms part of the ongoing story to transform the area surrounding Temple Meads station.

2012 The original 70 hectare Temple Quarter Enterprise Zone officially designated by the Government. The original Enterprise Zone has provided investment in public spaces and a range of business initiatives that 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

2017 Engine Shed 2 approved

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 improvements complete

June 2020 Refurbishment of Temple Meads roof commences

2021 – 2025

University of Bristol Temple Quarter Enterprise Campus established

Temple Meads transformed

Temple Island and St Philip's Marsh development begins

2021/22

Final work on Development Framework informed by discussions with local communities, businesses and other stakeholders

2021/22 onwards

Initial phases of development commence

2023/24

Temple Quarter Enterprise Campus proposed opening

2025

£350m new investment delivering 4,500 jobs and 2,000 homes

2025

Enhanced bus rapid transit services connect into Temple Quarter

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

2030

Temple Quarter metro stop operational – providing mass transit, high capacity public transport to city and region

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

2041+

St Philip's regeneration complete.

2041+ £1.6bn new investment delivering 22,000+ jobs and 10,000+ homes



All homes, jobs and GVA figures correct at July 2020

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The key projects

THE FRIARY
New bus interchange area
and enhanced streetscape

NORTHERN ENTRANCES
Improved passenger facilities
including shops

FRIARY NORTH
Mixed use development
incorporating public space and
cycling facilities

TEMPLE MEADS
Investment in railway station
including increased capacity
and enhanced platform access,
making Temple Meads the hub
of MetroWest and regional
mass transit

**TEMPLE QUARTER
ENTERPRISE
CAMPUS**
University of Bristol
campus due for
completion in 2023/24

GOODS YARD
New public space with retail
and hospitality

TEMPLE GATE
Residential, business and
commercial development

MEAD STREET
Residential development
including new public open
space and cycle link

STATION SQUARE
Significant public space framing the historic clock
tower and main railway station entrance

SOUTHERN GATEWAY
New station entrance with
cycle hub and level access to
platforms (subject to funding)

EASTERN ENTRANCE
Proposed new railway
station entrance

TEMPLE ISLAND
Residential, business
and commercial
development
plus hotel and
conference centre

**SILVERTHORNE LANE
(3rd Party Development)**
Proposed mixed-use developments
including secondary school

ST PHILIP'S MARSH
Proposed residential and business
use made possible by flood resilience
infrastructure

- BRISTOL TEMPLE MEADS
- TEMPLE QUARTER DEVELOPMENTS
- ST PHILIP'S MARSH & MEAD STREET



Figure 49 Station Approach Illustrative view

Transforming Bristol's gateway



Station and station access

- ① **Northern Entrances** | Enhanced entrances including new public route through Midland Shed
- ② **Eastern Entrance** | New entrance
- ③ **Midland Shed** | New retail and ticket office facilities
- ④ **Proposed access** | New access to platforms
- ⑤ **Temple Meads Roof** | Renovation of historic structure has commenced, funded by Network Rail settlement and **Station remodelling** | increase rail and platform capacity

Transport interchanges

- ⑥ **Southern Gateway** | New multi-storey car park, pick-up drop off area, disabled parking, taxi access and and step free route to station entrance
- ⑦ **Eastern Gateway** | New pick-up drop off and cycle access
- ⑧ **The Friary** | New bus interchange area and traffic free cycle route
- ⑨ **Cycle Hub** | New enclosed cycle parking
- ⑩ **Station Approach** | Reconfigured vehicle access, taxi rank cabs and blue badge parking

Improved public spaces

- ⑪ **Station Square** | New public square framing the station's historic clock tower
 - ⑫ **Goods Yard and Friary North** | New pedestrian spaces enhancing routes into the station
 - ⑬ **Enterprise Campus public space** | Created as part of University of Bristol development
 - ⑭ **Brunel Mile** | Extension of route that connects to Bristol centre
- Proposed development sites
- A number of these projects are subject to funding approval*



Northern Entrance Illustration before development of The Friary and Goods Yard (1)



Midland Shed pedestrian concourse (3)



Southern Gateway (6)



Goods Yard public space (12)

Temple Quarter development around Temple Meads station

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.

Vacant and underused brownfield sites surrounding the railway station will be transformed into a distinct, modern urban environment creating a vibrant destination and a sense of arrival for visitors to the city.

- 1 Friary North & Goods Yard**
Mixed-use, commercial led development 1.4ha
- 2 Temple Gate**
Mixed-use, residential led development 1.9ha
- 3 Temple Quarter Enterprise Campus**
University of Bristol led university campus 1.9ha
- 4 Temple Island**
Mixed-use, residential led development 3.4ha
- 5 Temple Square & Engine Shed 2**
Mixed-use development sites 0.5ha
- 6 Silverthorne Island**
Multiple development sites 10ha



Illustrations right hand page:

Top left: Proposed Temple Quarter Enterprise Campus
© Feilden Clegg Bradley Studios

Top right: Proposed Temple Quarter Enterprise Campus
© Feilden Clegg Bradley Studios

Middle left: Proposed Engine Shed 2
© Grimshaw Architects

Middle right: Proposed Temple Gate Development
(not approved/for illustration only) © Bristol City Council

Bottom: Proposed Silverthorne Lane Development
(not approved/for illustration only) © Square Bay



St Philip's Marsh & Mead Street

A new place to live and work

Longer term, the aspiration for St Philip's Marsh and Mead Street is to create a series of sustainable mixed-use neighbourhoods that are integrated with the surrounding east Bristol communities and within walking distance of Temple Meads station.

Investment in strategic flood resilience infrastructure will unlock the potential to redevelop St Philip's Marsh and Mead Street with climate resilience built in from the beginning.

Future engagement with communities, businesses and other stakeholders will help inform the final detail for St Philip's Marsh and Mead Street in the Development Framework.

The St Philip's Marsh and Mead Street development will be based on several guiding principles:

1 Creative and high tech innovation

The area's close proximity to the new Temple Quarter Enterprise Campus will nurture a creative and knowledge-based economy of small and medium sized businesses providing jobs and inclusive growth.

2 Sustainable neighbourhoods

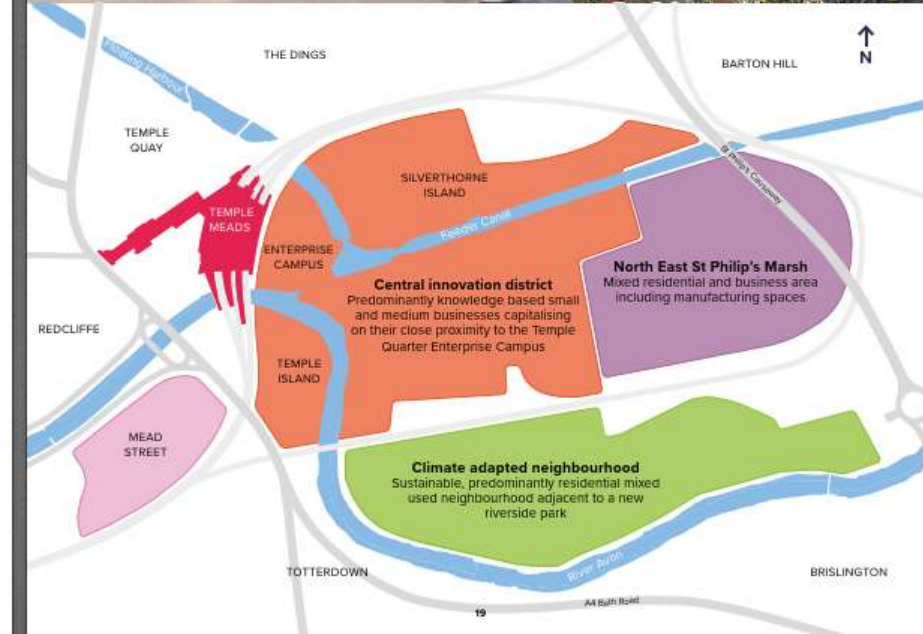
Mixed-density residential-led neighbourhoods which support healthy communities and facilitate low-carbon lifestyles. A wide range of employment spaces would be carefully integrated into the development.

3 Avon Greenway and Feeder Canal

New waterside green infrastructure with inbuilt flood defences will be integrated into an area with a mix of uses, including housing and commercial, alongside quality open spaces and pedestrian and cycle routes, helping to bring more greenery and nature into this urban environment. New bridges will connect St Philip's Marsh to surrounding communities.



River Avon Greenway Concept Illustration (not approved)



Outcomes

The Development Framework aims to capture a wide range of positive outcomes for the city, these include:

A world class rail Interchange | for 22m passengers each year

Integrated public transport and improved accessibility | contributing to a transformation in the way people travel in Bristol and the decarbonisation of the city

New homes | up to 10,000 new homes, helping to meet the needs of the growing city and providing places for people to live in a sustainable and accessible location, including affordable housing

New Jobs | up to 22,000 new jobs, supporting the continued economic success of the region and its residents

Inclusive Growth | £1.6bn annual boost to the city

Boosting skills and tech innovation businesses | Supporting continued growth and skills and knowledge and kickstarting the growth of creative and tech industries

New public spaces | contributing to city life by creating a vibrant and engaging 18 hour economy around the station, and supporting pedestrian and cycle movement

Regenerated neighbourhoods | Long term regeneration of St Philip's Marsh to create climate adapted neighbourhoods and new community facilities which serve the wider east Bristol communities

New riverside open spaces | contributing to enhanced biodiversity, flood resilience, community health and active travel.



22,000+
New jobs



10,000+
New homes



£1.6bn
GVA uplift



Making it happen

The regeneration of Temple Quarter and St Philip's Marsh is a hugely ambitious, complex project that will take a number of years and many partners working together to make this vision a reality.

The extent of the proposed developments set out in this document and the Development Framework will be shaped by several factors:

Funding

A number of projects are subject to receiving funding. Development will be funded through a range of mechanisms including public sector sources and private investment.

Planning

The proposed developments will be developed in line with current planning policy set out in the Bristol Local Plan. All development proposals will require planning permission, with the exception of the Enterprise Campus which was granted consent in 2018.

The regeneration of St Philip's Marsh and Mead Street 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 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 significant development can take place.

Partnership and engagement

We recognise that there is significant interest in the development 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 and St Philip's Marsh.

Over the next 12 months we will create ongoing opportunities for conversations and workshops with local businesses, residents and city-wide stakeholders to help shape plans for the future.

You can keep up to date by visiting the Temple Quarter website www.bristoltemplequarter.com



<https://www.bristoltemplequarter.com/>

- [Vision – Bristol Temple Quarter Enterprise Zone](#)
- [BTQDF-Exec-Summary-Template.pdf \(bristoltemplequarter.com\)](#)
- [https://youtu.be/auFVC9J8pRY](#)
- simon.power@mottmac.com



Thank you

