Temple Quarter & St Philip's Marsh

A vision for the future

March 2021

Bristol TempleQuarter

Temple Quarter & St Philip's Marsh

A vision for the future

Bristol City Council

Homes England

NetworkRail

West of England Combined Authority

Foreword from the Mayors

The transformation of Bristol Temple Quarter and St Philip's Marsh 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. Before the COVID-19 pandemic, Bristol's thriving economy contributed £15bn to the UK economy each year, and the city is the focal point of the West of England's £39bn economy.

Our vision is to tackle the challenges posed by the climate crisis and a changing employment landscape head-on by putting sustainable homes and jobs at the heart of our city, alongside new green spaces and a 24/7 economy, where visitors and residents can live, work and play.

In this document you will see the scale of that ambition and the opportunities this brings. Our plan is to transform over 130 hectares of brownfield land over the next 25 years into a thriving, well-connected mixed-use community.

We will create up to 10,000 new homes, 22,000 new jobs and bring £1.6bn annual income to the city economy over the next 25 years.

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 stunning station while creating a gateway to the city fit for the 21st century. Public transport, walking and cycling will all be made easier, creating a greener, well-connected community.

Businesses – new and existing – will co-exist with residential, leisure and cultural areas, supporting a thriving 24-hour economy that works for everyone.

As we move through the 2020s some changes will seem incremental, others will feel transformative in their scale and scope. We need a plan which can cover both of these types of changes. A plan which makes a firm case for change but also one which is flexible to changes which may come as we recover from COVID.

To make this happen we will be ambitious and work together. As project partners, Bristol City Council, West of England Combined Authority (WECA), Network Rail and Homes England have come together to create a vision for Temple Quarter.

We won't do this in isolation from Bristol's residents and businesses. We want Bristol's citizens to be a part of the process as we shape the future of the Temple Quarter and St Philip's Marsh, and we are committed to working with and listening to them as the project moves forward.

Alongside local people, businesses and our partners, we will create a new, inclusive and sustainable urban quarter in the heart of Bristol that meets the needs of its citizens and visitors now and in the future.

Marvin Rees
Mayor of Bristol

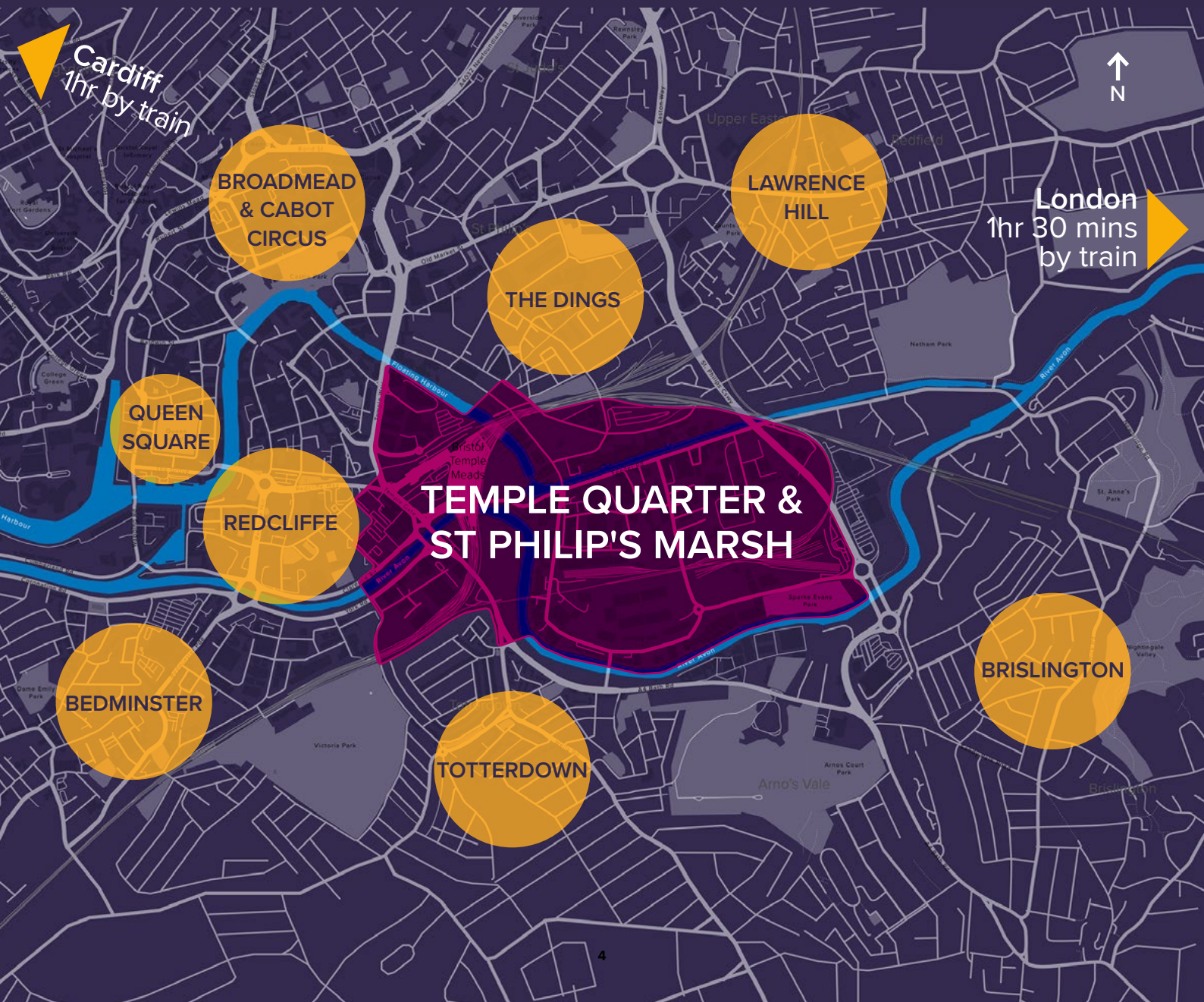
Tim Bowles
West of England Mayor

The Bristol Temple Quarter and St Philip's Marsh Regeneration Programme is one of the largest city centre housing and employment schemes in the UK.

Our vision for the immediate area around Temple Meads train station is to create a sustainable and flourishing new urban area, a place that is welcoming to all – to live, work, study, enjoy leisure time and builds on Bristol's strengths as a world class city.

With Bristol Temple Meads station at its heart the Temple Quarter and St Philip's regeneration programme will redevelop over 130 hectares of brownfield land in two development phases over 25 years.

The regeneration will create up to 10,000 homes and up to 22,000 jobs across several thriving mixed use communities in the areas around and to the east of Temple Meads station. As well as creating new places to live and work the development will unlock benefits for local communities and businesses.



The first phase of development will focus on the area around Temple Meads and a second future phase will focus on St Philip's Marsh.

The transformed station will be the gateway to an innovation district centred around the new University of Bristol Temple Quarter Enterprise Campus so leading research and development can link to and work alongside local and regional businesses.

The project partners are preparing the **Temple Quarter and St Philip's Development Framework** that details how the regeneration can achieve this vision. This has included engaging with local communities, businesses and other stakeholders to help create the framework.

The Framework is based on five guiding principles:

1. Integrated and connected – create more welcoming public areas in and around Temple Meads station with better traveller and visitor facilities and easy access to sustainable transport connections.
2. Successful economic development – providing places and spaces for business, research and enterprise to thrive and provide opportunities for skills and jobs.
3. Vibrant and creative communities – create new areas featuring housing, public spaces, 24 hour culture and retail that support thriving and diverse communities.
4. Quality places – development that is sensitive to existing heritage and creates new, sustainable neighbourhoods made up of a mix of homes and business space.
5. Quality space – creating spaces and opportunities for new and existing business to grow and thrive.

Following initial technical work and engagement with communities, businesses and other stakeholders the Development Framework will focus on the first phase of development around Temple Meads station with higher level detail on the second phase of development in St Philip's Marsh. Further technical work and engagement with residents and businesses during 2021 will help inform a more detailed Development Framework for St Philip's Marsh.

The final Temple Quarter Development Framework will inform Bristol's Local Plan Review which will set Bristol's planning policy up to 2035.

A once in a generation opportunity for Bristol and the West of England

The plans for Temple Quarter and St Philp's Marsh are being developed by Bristol City Council, Homes England, Network Rail and the West of England Combined Authority. These partners are committed to delivering regeneration that supports existing and new communities and drives the city and region's economic growth by linking investment in transport to environmental-led development, through more sustainable buildings, low-car neighbourhoods and Bristol's emerging district heating network.

Temple Quarter will play a key part in Bristol's commitment to be carbon neutral and grow as a fairer and more equal city where all communities benefit, a city in which everyone has a stake and in which no one gets left behind.

Investing in the future of travel

The West of England has a long-term regional rail improvement plan to get our region moving. Network Rail is implementing a huge programme of rail regeneration in and around Bristol, including the transformation of Bristol's historic Temple Meads station. This will create a world class gateway to the city and wider region and provides the opportunity to change how we all travel into and around the city, building in more sustainable, low-carbon travel options, public transport connections and excellent passenger experience.

Alongside investment in train travel, significant investment in cycling, walking, e-scooters and bus routes in and around Bristol and across the region will create a sustainable transport network that makes it easier for people to travel to their job, education and training or enjoy their leisure time without using a car.

Transforming the area around Temple Meads Station

The area around Temple Meads station will be rejuvenated with housing, shops and hospitality outlets creating a new area of the city where people can live, shop, visit and socialise.

St Philip's Marsh

In the longer term, investment in strategic flood resilience infrastructure will unlock the potential to redevelop St Philip's Marsh creating new, sustainable neighbourhoods where housing sits alongside business and workspaces.

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

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

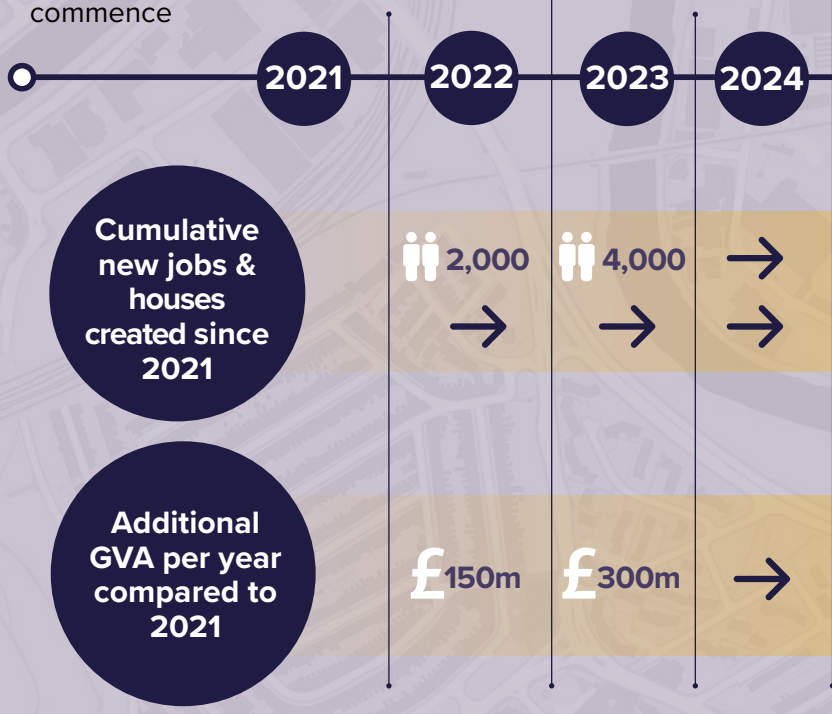
Temple Meads transformed

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

2025	2026	2027	2028	2029	2030	2035	2040	2041+
4,500	6,000	→	8,500	10,000	16,000	18,500	20,000	22,000+
2,000	→	→	→	→	4,000	5,000	6,000	10,000+
£350m	£500m	→	£650m	£750m	£950m	£1.1bn	£1.2bn	£1.6bn+

All homes, jobs and GVA figures correct at July 2020

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The key projects

MIDLAND SHED AND NORTHERN ENTRANCES
Improved passenger facilities including shops

THE FRIARY
New bus interchange area and enhanced streetscape

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

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

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

EASTERN ENTRANCE
Proposed new railway station entrance

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)

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

Bristol Temple Meads – transforming Bristol's gateway

Temple Meads station is undergoing a major programme of investment which will transform rail access to and from Bristol, celebrate the station's unique heritage and create a world class transport hub with capacity for 22 million passengers each year.

Enhancements to the station, including renewing its historic features, increasing platform capacity, more space for people to move around the station and new concourse retail and ticketing facilities, will significantly improve the passenger experience.

New station entrances

Proposed entrances to the north, east and south will make it much easier to access the station. The eastern entrance from the station subway will give access to the Temple Quarter Enterprise Campus, St Philip's Marsh and communities to the east of the station.

Creating an integrated transport hub

The northern entrance by the Friary will have a new concourse with improved retail, ticket office and passenger facilities. This will open up to a new transport hub on the Friary with easy connections for pedestrians, cyclists and the local and citywide bus network. This transport interchange will make it easier to travel around the city and to/from the region.

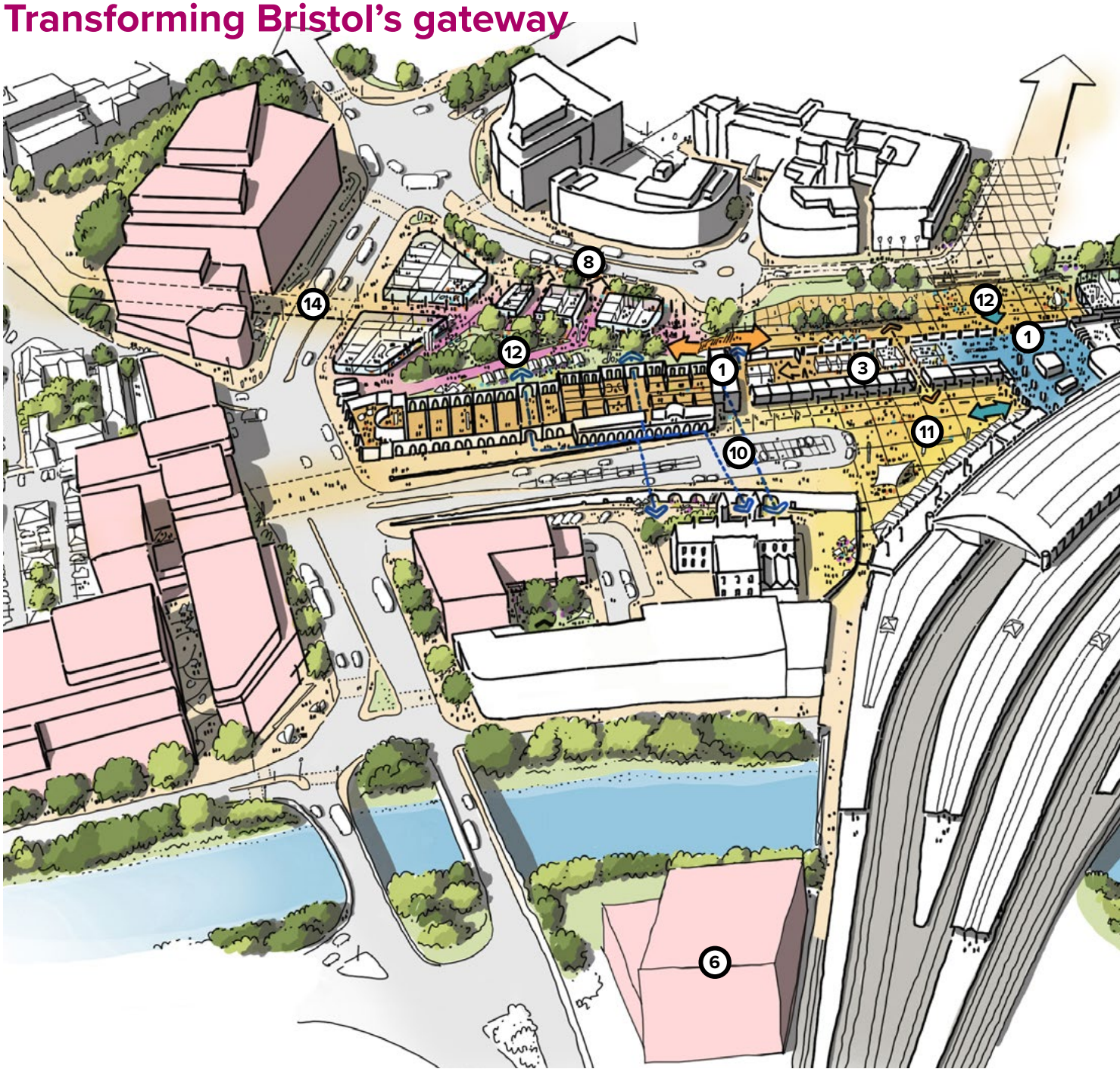
Improved public spaces surrounding the station will make it a much more enjoyable place to travel through and visit.

The project will create a world class transport hub that has:

1. Easy and convenient interchange between rail and public transport services and connections to the rest of the city and wider region
2. Improved connections and facilities for cyclists and pedestrians
3. Better facilities for travellers including improved public areas and shops
4. Hospitality venues and events spaces where people meet, visit and socialise

Station Square illustration

Transforming Bristol's gateway

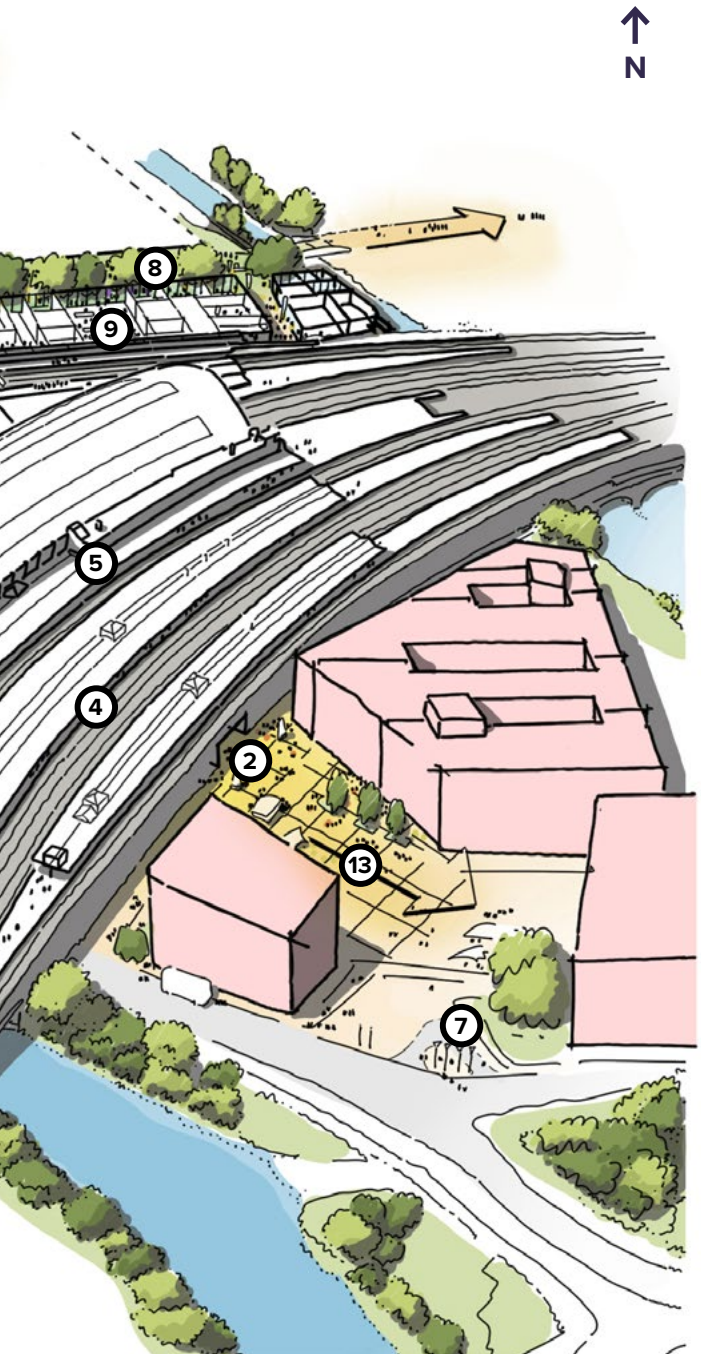


Station and station access

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

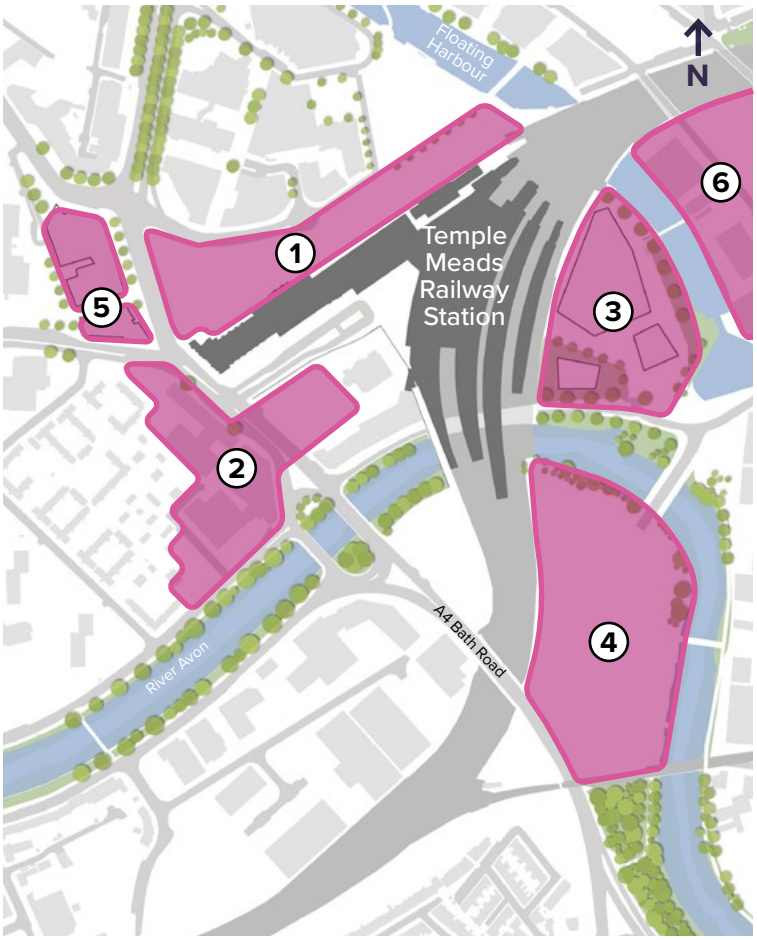
2 Temple Gate
Mixed-use, residential led development 1.9ha

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

UNIVERSITY OF BRISTOL

ENGINE SHED 2

St. VINCENT'S

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.

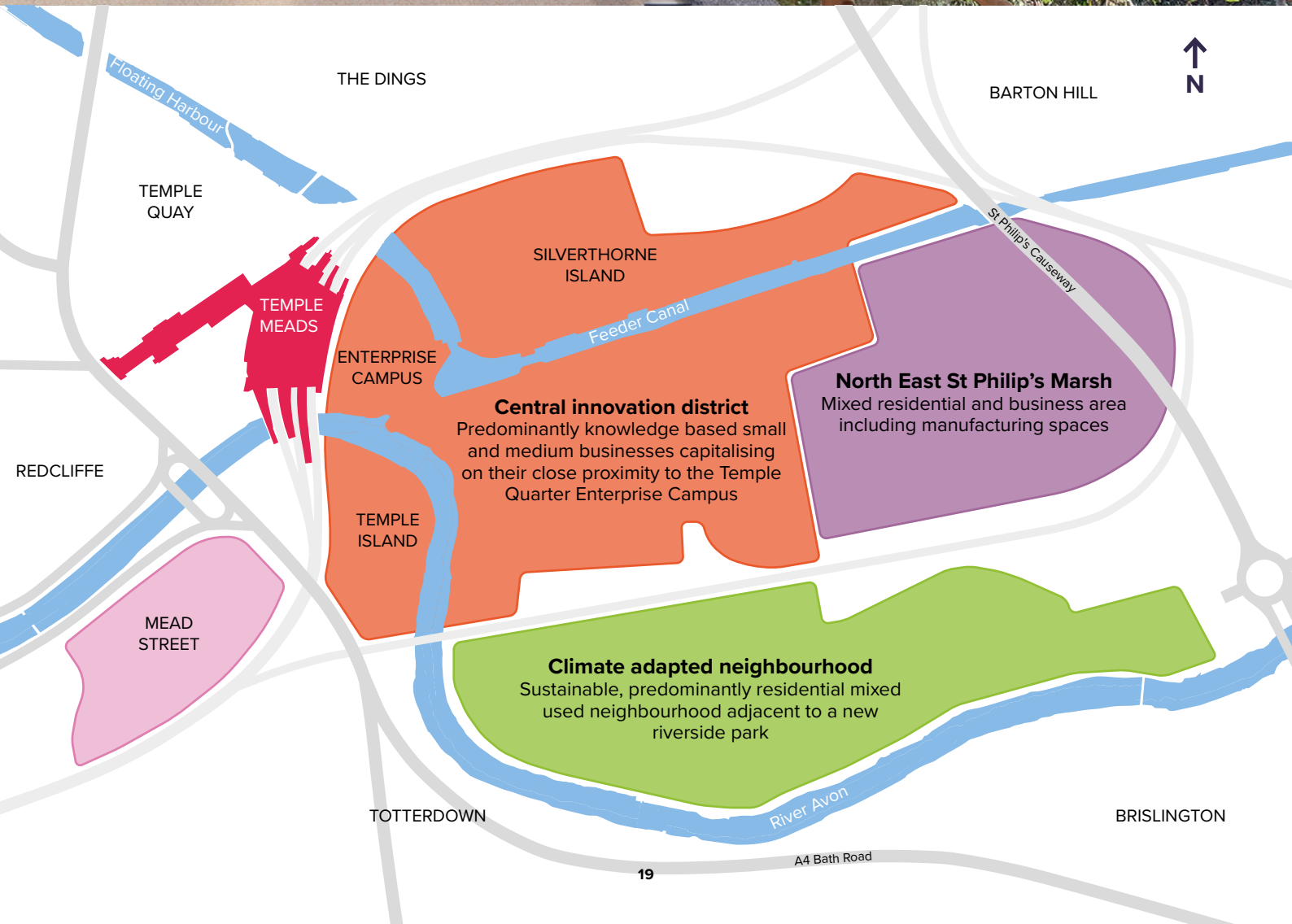
2 Sustainable neighbourhoods

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

COFFEE & TEA
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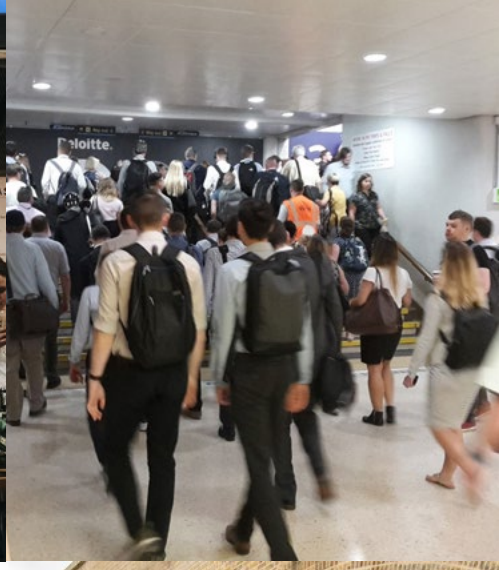

BEAGLE

EXIT

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 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

CHARACTER IMAGES
TRANSPORT
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For further information about this draft document please visit our website:

www.bristoltemplequarter.com

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