

Evolving Cities

# The changing face of **Bristol**



# Evolving cities

The UK's cities are undergoing a renaissance. Large scale place making schemes are dramatically improving how they are perceived, making them more desirable places to live and work, and better able to attract new people and businesses.

The Changing Face of Bristol is one of our series of reports looking at how the UK's key cities are evolving and the transformational change that is occurring, either in terms of the scale of regeneration activity or a shift in perception.

For each city, we identify the key locations where such change has occurred over the last 10 years, and the major developments that continue to deliver it. We then explore the key large scale regeneration opportunities going forward.



## Bristol today

The nature of change in Bristol's property landscape is somewhat unique in this series of reports. It did not suffer socially and economically from Britain's industrial decline in the same way as the other cities we have looked at.

Accordingly it didn't experience the same level of urban decay and need for dramatic transformation. Having said this, in the late 1970's the demise of Bristol's shipbuilding, docks and related industry did leave parts of the city redundant and in need of rejuvenation and Bristol in need of a new identity.

A combination of public and private investment, an effectively delivered City Centre Strategy and a range of initiatives to improve infrastructure, commerce and the retail and cultural offer have seen Bristol become a great success story.

Bristol is seen as a shining example of culture-led regeneration, with schemes like the £27.5 million M Shed Museum that opened on Princes Wharf in 2011 an excellent example, acting as a catalyst for further investment in the area, including the redevelopment of Wapping Wharf.

Bristol has been one of the UK's most prosperous cities for some time, supported by evolving regeneration and development. It is identified internationally as a progressive, pioneering, diverse and talented city. In an increasingly competitive and globalised world, an ambitious future programme of investment and development should ensure it retains its competitive edge and appeal in the years to come.

Bristol has a population of almost 500,000 people and this is projected to grow at an above the UK average rate over the next 5 years. It contributes approximately £12.6 billion to the UK economy and has a higher relative contribution than the UK average per hour worked.

The service sector dominates employment but there is also a strong presence in hi-tech manufacturing and media with Bristol being classified as one of the UK's 'Science Cities'. Its leading universities have helped drive this along with the development of Bristol and Bath Science Park, establishing the location as a centre for research and innovation.

These assets have also helped foster its digital and creative economies, with one of the highest rates of business start-ups in the UK and the highest number of patents per 100,000 people of any Core City. Its creative strength has also received recognition and the development of the Temple Quarter enterprise zone will boost office space and infrastructure for businesses and underpin further growth.

Commercial developments such as Temple Quay have established Bristol as the prime office location for the region, attracting leading businesses including IBM, Canada Life, HSBC, Burges Salmon and Osborne Clarke.

The completion of the Broadmead shopping centre in 2008 represented a massive regeneration of the central retail area and this was further improved the same year with the opening of Cabot Circus. These developments attracted a range of high profile retailers to the city, including Harvey Nichols and House of Fraser and helped strengthen Bristol's position as a leading regional retail centre.



# Changing places

An ambitious pipeline of projects over the next ten years will help provide a platform for Bristol's continued success but the city faces a number of challenges that these schemes and further developments will need to address to avoid growth being constrained.

The acuteness of the housing affordability challenge in Bristol has received a lot of attention and there is currently a shortfall of housing delivery and available land. This will require a strategic policy-led approach to deliver more units and prevent the situation worsening and becoming an inhibitor of growth.

Bristol's infrastructure is set to improve over the next ten years which is important in facilitating further growth and has historically been seen as a challenge for the city. Rail journey times to Cardiff and London will be cut with the electrification of the Great Western Railway and the new MetroBus network will improve connectivity around the wider Bristol area.

Ongoing investment in Bristol Airport is improving national and international connections and the city and wider region will benefit from these in the future.

The city will also benefit from investment in digital infrastructure and will be the next 'gig-city' providing ultra-fast internet speeds which will support and attract businesses.

There is a new political dynamic with the appointment of the first Metro Mayor, Tim Bowles, for the combined authorities of Bristol, South Gloucestershire and Bath & North East Somerset, working towards a more joined up regional strategy and greater autonomy with the Government.

This report identifies the schemes from the last 10 years that have been most significant in delivering Bristol to its current standing. It also examines the schemes that will be delivered in the next 10 years that will enable further growth and success.





# 2007 – 2027

1. Cabot Circus



2. Broadmead



3. Temple Quarter Enterprise Zone



4. The University of Bristol Campus



5. Temple Circus



6. Wapping Wharf



7. Finzels Reach



8. Bristol & Bath Science Park



9. Redcliffe Quarter



10. Cribbs Patchway New Neighbourhood



11. Horizon 38



12. Hengrove Park, South Bristol



13. Central Park, Severnside





# 1. Cabot Circus

**Cabot Circus was one of the biggest regeneration projects in the South West and Bristol's largest city centre regeneration programme since the Second World War, transforming the city centre.**

The project completed in 2008 and consisted of two parts; the main Cabot Circus element and the smaller Quakers Friars. It represents the first stage of the wider Broadmead regeneration, the second stage of which is addressed later in this report.

Cabot Circus was a £250 million project developed by Hammersons and Land Securities, with Chapman Taylor as architects and became the first retail-led development in the UK to achieve BREEAM Excellent. It also won the BCSC Supreme Gold for the best "In Town Retail Scheme of more than 300,000 square feet" and the MAPIC Retail Award for Best Shopping Centre of the Year 2008. It has a striking design and boasts the largest UK constructed glass roof.

In total the scheme delivered 1,045,000 sq ft of retail space, 270,000 sq ft of offices, 260 residential units, 2,616 car parking spaces and public realm and connectivity improvements. The retail offering consists of 2 department stores, 15 large stores and 131 shop units with House of Fraser and Harvey Nichols as anchors. An 18 storey tower is home to the residential units and this forms a key part of the Quakers Friary element.

The scheme occupies 11.8 acres and attracts around 18 million visitors per year. It has been hugely successful and has paved the way for the wider regeneration of Broadmead.



© Hammersons



## 2. Broadmead

This section addresses the plans for the future redevelopment of Broadmead, representing the second phase of the area's regeneration following the work undertaken at Cabot Circus.

The scheme is being proposed by Bristol Alliance Partnership (Hammerson and AXA Real Estate) who also developed Cabot Circus and will build on the £250 million that was invested in that scheme.

The next stage of Broadmead's regeneration consists of two main individual developments:

Callowhill Court: an outline application has been lodged for the demolition of Callowhill Court's existing buildings and structures and its comprehensive mixed-use redevelopment, along with adjoining land.

Broadmead/The Horsefair: this will see the redevelopment of the Broadmead and Horsefair shopping areas. Outline planning was submitted in December 2016 and all matters are currently reserved, other than vehicular access. The scheme will deliver approximately 1,103,100 sq ft of mixed use retail, commercial, leisure and hospitality space (Use Class A1, A2, A3, A4, A5, C1, D2). There will also be 150 Use Class C3 residential units, additional car parking, improved access, landscaping and public realm works.

Horsefair and Penn Street will be redesigned to make the environment more friendly for pedestrians and connectivity to Cabot Circus will be improved. The Podium, one of the area's most recognisable landmarks will be retained as a feature in the redeveloped centre.

The development is expected to create around 3,300 jobs and will dramatically rejuvenate Bristol's already high quality retail offering. The expectation is that construction would start in 2019, subject to securing vacant possession of the existing premises.



### 3. Temple Quarter Enterprise Zone

This section covers the wider Temple Quarter Enterprise Zone site. It is located in the heart of Bristol and is a regeneration opportunity that will shape a new city quarter. It will play a key part in growing Bristol's economy and providing new homes leisure and infrastructure. Temple Meads Station sits at the centre of the Enterprise Zone and will be a transport hub for the quarter and the wider city.

The Enterprise Zone was declared open by the Chancellor of the Exchequer in 2012 with the aim of creating 17,000 jobs by 2037, with a focus on four sectors, hi-tech; creative and digital, low carbon and professional services.

This is the most important scheme that will change the face of the city and provide an extension to the city centre.

The scheme covers circa 70 hectares (173 acres) of land surrounding Bristol Temple Meads railway station. It features a range of development opportunities including over 2.6 million sq ft of new commercial, residential and ancillary leisure and retail space.

The zone comprises a mixture of ownerships, public and private, with different uses and development sites throughout the area. The key partners include:

- Bristol City Council
- Homes and Communities Agency
- Network Rail
- West of England Local Enterprise Partnership
- University of Bristol

It is already host to a range of high profile occupiers across multiple sectors. These include:

- Creative & technology: Artsworld Media, BBC Studios and Post Production, Big Blu, BT, Documentary Image, Domain Associates, Element78, Epic Photography, Existem Ltd, Fujitsu, Gravity Ltd, Hope Music Group, Ignition, Open, Peloton Design, Positive, ScaryCat Studio, Signal Network, the white balance and Wrap3
- Financial services: Bank of Ireland Financial Services, Canada Life, DAS Legal, HSBC, NFU Mutual, Royal Bank of Scotland and Target

- Corporate Finance / Professional services: Beachcroft, Bond Pearce, Burges Salmon, Capita, Create Group, Deloitte, Ernst & Young, Grant Thornton, Halcrow, KPMG, Orange and Osborne Clarke
- Civil Service cluster: DCLG, HMRC, HCA, Traffic Commissioner for South and West of England, VOSA, DEFRA, Department for Transport, Highways Agency, and Planning Inspectorate

Funding for further infrastructure projects will come from a variety of both public and private sources, with the key partners playing a significant role.

In the next 10 years there will be many developments coming forward in the identified zone but the key projects include;

- Arena – a new 12,000 seat multi use arena.
- Bristol University – new business campus and student village.
- Temple Meads Station redevelopment
- Paintworks – an innovative mixed use development
- Engine Shed II – A new innovation centre with a focus on incubating new businesses, building on the success of the original Engine Shed.

The degree of change in this area is enormous for the urban landscape, transport infrastructure and cultural and leisure offerings. The redevelopment of key sites will provide a transformational change to a key gateway into the city.





## 4. The University of Bristol Campus

The University of Bristol is building a new £300m campus that will bring huge benefits to Bristol and give a huge boost the regeneration of the Temple Quarter Enterprise Zone. An outline planning application has been submitted on the former Post Office sorting office site adjoining Temple Meads Station, which will deliver a significant buzzing improvement to one Bristol's key gateways into the city.

The strategic objectives being:

- A new business school of 12,500sqm GIA
- A new digital innovation hub of 23,000sqm GIA
- Provision for academic expansion
- Up to 1,500 student rooms
- Ancillary space
- Cattle Market site total approx 60,000sqm GIA
- Arena Island site total approx 20,000sqm GIA

They are proposing to build a campus that's fundamental to re-imagining of business education collocated with world-class science and engineering R&D focused on digital innovation at scale with the aim to produce the skills pipeline to support the digital economy.

This will no doubt bring about new demand for housing, student accommodation and business space for supporting businesses. In addition it will link up well with very successful Engine Shed innovation centre and the high tech start businesses that are emerging from this area.

The campus will initially cater for 3,500 students, the majority of whom will be postgraduates, and approximately 800 members of staff will be based there. Construction is expected to start in Summer 2019 once planning permission has been secured.

There has been much activity in the area by speculators and also the University themselves. We anticipate there will be demand from residential developers for a new high density residential development as a result of the limited development opportunities in the city centre and the improved connectivity and general activity created from the University's proposals.

The University's proposals will also now help assist in bringing forward the redevelopment of Temple Meads Station to create new capacity and improved linkages through the station to the new campus.



© The University of Bristol



## 5. Temple Circus

This project is part of the wider regeneration of the Bristol Temple Quarter Enterprise Zone. It will be the highest profile site to come forward in the Zone and its redevelopment will transform a key brownfield site which acts as a gateway to the city. It will kick-start the delivery of new high quality space in the Zone and is a key part of the City Council's strategy.

The proposals for the site seek to deliver approximately 430,000 sq ft of commercial space and 21,500 sq ft of retail space. The scheme is being brought forward by Bristol City Council and Skanska. The proposals are the subject of a hybrid planning application described as follows:

1. Full Planning and Listed Building Consent for the refurbishment, part demolition, extension and change of use of the former Grade II listed George & Railway Hotel, demolition of The Grosvenor, to provide 60,600 sq ft (GEA) of creative office space (B1) with ancillary café/restaurant uses at ground floor level (A3/A4), and cycle parking;
2. Outline consent for the redevelopment of the remainder of the site to provide up to 652,300 sq ft of new office accommodation (B1), including up to 231,500 sq ft of retail uses (A1- A5), public realm and landscaping works as well as site servicing and car parking.

The refurbishment and extension of the listed George & Railway Hotel will host the new Engine Shed II, following the success of the University of Bristol-run Engine Shed enterprise hub. The Engine Shed houses the University's Bristol SETsquared Centre, which was named as the best university business incubator in the world in 2015 and supports a record number of businesses. The creation of Engine Shed II will offer more space to support new business growth.

The regeneration of the Bristol Temple Quarter will dramatically change the area. The vision set out in the Bristol Temple Quarter Enterprise Zone Spatial Framework is for a thriving new city quarter which over the next 25 years will provide 17,000 jobs, house an additional 4,000 people, see the construction of a new events arena and a significantly improved railway station.

There are highway improvement works currently underway as part of the delivery of the Metrobus which will both enable and benefit the scheme by reducing traffic and congestion, providing a new and enhanced public transport gateway within close proximity to the site and enhance pedestrian movement through the site.





## 6. Wapping Wharf

Wapping Wharf is an on-going regeneration scheme that forms a key part of Bristol's historic docklands along the Floating Harbour. The first phase has been completed, having been kick-started by an award of £12 million from the Homes & Communities Agency (HCA), under the Get Britain Building Initiative in 2013. The project is a joint venture between Umberslade and Muse Developments.

So far this has seen 194 apartments delivered across multiple tenures. They were designed by award winning Bristol architects, Alec French Architects and retained historic design features to create a high calibre development. The result has been a high profile product that has generated a lot of attention and is acting as a catalyst for the wider regeneration of the area.

The initial development at Wapping Wharf has also seen the arrival of the first phase of CARGO, Bristol's first retail yard made of converted shipping containers. The units have been occupied by a range of independent retailers which, combined with the unusual nature of the accommodation, has given the location a very distinctive character.

Sovereign Housing assisted in the delivery of the final phase with the acquisition of 55 apartments for their PRS fund.

New pedestrian and cycle connections have been created, connecting Wapping Wharf to the wider city, the Floating Harbour and the MShed museum (which was also regenerated as part of the project).

The second phase of Wapping Wharf, which will commence shortly, will complete the regeneration of the famous Floating Harbour and represents one of the most significant new schemes in the city. It will see the retention and restoration of several key listed buildings and will incorporate the Old City Gaol gates to enhance the City Docks Conservation Area.

In total the scheme will provide approximately 600 new homes and some office space along with public realm and connectivity improvements. The Metrobus route will run adjacent to the site, connecting it to both the south and north of the city. The project will also see the creation of Cargo 2 which, similar to the original Cargo, will consist of converted shipping containers with a focus on independent occupiers.





## 7. Finzels Reach

Finzels Reach is a key city centre regeneration project that is transforming a site previously occupied by the Courage Brewery and sugar refineries. In total it covers 4.7 acres on Bristol's waterside, consisting of most of the south bank of Bristol Floating Harbour between Bristol Bridge and St Philip's Bridge.

Plans for the site were initially approved in 2006 but work stalled following the recession. It is now being brought forward by Palmer Capital and Cubex Land and work is well underway. This will deliver a truly mixed-use scheme that will bring new life to a section of the city that was quiet and under-utilised.

The completed scheme will comprise of approximately:

- 437 residential units
- 240,000 sq ft of office space
- 30,000 sq ft of retail space
- Micro-brewery
- 168 bed Premier Inn hotel

There will be extensive improvements to connectivity and public realm, including 4 new pedestrianised streets and a landmark 91 metre bridge which is now open and will unlock the location.

A strong emphasis on sustainability is a core principle of the scheme, with the provision of electric car charging points, extensive bicycle spaces and a focus on energy saving initiatives. There will be a focus on achieving top tier BREEAM ratings for the office buildings.

The gross development value is in the region of £250 million and is broken down into a number of key individual elements which are either underway or completed:

- Bridgewater House (B1) – built and occupied
- Aurora (B1) – under construction. Completion expected Autumn 2017
- Premier Inn Hotel – under construction. Due for completion July 2017
- Hawkins Lane and George's Wharf (C3, PRS scheme, 194 units) – under construction
- Finzels Bridge – a pedestrian and cycle bridge linking the scheme to Castle Park across the Floating Harbour, under construction
- Castle Wharf (C3) – built and occupied, 88 units
- Malt House (C3) – built and occupied, 55 units
- Hop Store (C3) – built and occupied, 55 units 100% affordable
- Finzels and Cask (C3) – under construction, 38 units

Hawkins Lane and George's Wharf represent Bristol's largest Build to Rent deal and are being forward funded by Grainger who will acquire and operate the scheme upon completion.





## 8. Bristol and Bath Science Park

**Bristol and Bath Science Park is one of the UK's most important science and technology assets. It is an on-going development, following decades of planning and private and public sector collaboration.**

The Universities of Bath, Bristol and West of England are key stakeholders in the science park, enabling a world class environment for collaboration between academia and business. It is home to the National Composites Centre which is one of the Advanced Manufacturing Catapult Centres and a world class research facility.

Ultimately the park will cover 59 acres and employ around 6,000 people, following continued expansion over the next 15 years. The first phase of the park, covering approximately 29 acres, opened in 2011 and by 2014 had become the fastest growing high-tech high cluster outside London.

The park is located on the A4174 Avon ring road at Emerson's Green, Bristol. It is close to Bristol's major rail stations, the M4 and M5 motorways and is easily accessible from Bristol and Heathrow airports. As the park expands it will benefit from improved public transport, including a new Metro Bus stop. South Gloucestershire Council are currently in the process of seeking to purchase BBSP from the HCA.

The park offers a range of accommodation and facilities to cater to a variety of occupier needs. This includes small and large offices, serviced and non-serviced-semi-industrial workspace, laboratories and conference facilities as well as band width and excellent communications.

There is a 25,000 sq ft Innovation Centre dedicated to incubating early-stage companies and accelerating their growth. This includes business advice and support, funding opportunities, mentoring and access to collaborative opportunities.

More established companies are catered for by the 25,000 sq ft Grow on Centre, which offers world class facilities and flexibility designed for growing companies with adapting needs. It hosts a thriving, innovative community and is home to high-profile occupiers at the forefront of their fields.

There are a range of larger bespoke plots available for bigger occupiers, ranging from 0.5 acres to 9 acres. They benefit from top specification digital infrastructure and roads and utilities being in place.

Sustainable development has been a key feature of Bristol and Bath Science Park and it has achieved BREEAM and CEEQUAL Excellent ratings. It has high quality communal green space, electric cars and bikes for use by tenants and an excellent reputation as a highly skilled, exciting community.



© Bristol and Bath Science Park



## 9. Redcliff Quarter

Redcliff Quarter is an ongoing regeneration project that will transform a historic trading quarter in the heart of the city. The project comprises two key schemes on a 2.5 acre site in the heart of the Redcliff conservation area, between St Thomas Street, Redcliff Street and Three Queens Lane.

The site has been vacant for over 25 years and consisted of derelict industrial units, in a strategically significant area.

The completed regeneration will deliver a major mixed-use development that will revitalise the area. It will be anchored by a 185 bed 4-star Radisson Red hotel which represents a new urban-lifestyle concept for the brand. The regeneration will be geared to a '18-hour city' offering and in total there will be 600,000 sq ft of new space. An '18-hour city' refers to a city that offers a more affordable location for living, doing business and investing than a primary market (London).

New public realm, open spaces, courtyards and rooftop gardens will deliver a high quality urban environment and there will be improved pedestrian connectivity. A landmark 22-storey residential development will make the location stand-out and embraces the area's glass making heritage. It also marks a departure from Bristol's reluctance to grant planning consents on tall buildings.

The project is being delivered by Change Real Estate, Cannon Family Office and ICG Longbrow, with a total investment of around £180 million. Construction on Phase 1, known as Samson Place, has already commenced and will deliver 128 residential units and retail units across a 0.8 acre section of the site and will retain some existing historic facades in its design. The residential units of the first phase have been acquired by Fabrica (A2 Dominion) as part of their PRS portfolio.

The second phase is more extensive and will provide:

- The first Radisson Red hotel in Bristol with a 185 bed hotel, creating an estimated 90 jobs
- A roof-top restaurant will have panoramic views over the city.
- Ground floor and mezzanine level restaurants and cafés will enhance the Quarter's character, creating up to 250 jobs.
- A new European style food hall championing Bristol and South West products and producers.
- 15,000 sq ft of new office accommodation.
- 317 new homes.
- A central tower that is set to mark a change in the city's approach to density and the skyline to become an iconic beacon for inner city regeneration.

The second phase it is due to start in mid-2017 with completion targeted for the end of 2018. It will completely rejuvenate the area and establish it as a desirable place to live, work and visit.



© Lyons Sleeman-Hoare Architects



# 10. Cribbs Patchway New Neighbourhood

**Cribbs Patchway New Neighbourhood (CPNN) is located in the west of the North Bristol Fringe and is one of the largest areas of development activity in the region.**

It includes the former Filton Airfield and adjacent fields, the Cribbs Causeway commercial area of the Mall regional shopping centre, leisure complex and various trading estates. It is located adjacent to other major development sites including Horizon 38, adjoining Rolls Royce site, Airbus Campus and further residential development at Charlton Hayes.

This project comprises a number of major schemes that will transform this edge of Bristol into a new community and an attractive destination for both jobs and leisure activities.

The key schemes are:

- Extension to the Mall Shopping Centre comprising approximately £300 million investment in an additional 379,500 sq ft of retail and leisure floorspace and new public realm and transport enhancements, creating 3,000 new jobs.
- YTL are proposing a high quality high density mixed use development on 143.73 hectares of land comprising: residential development for up to 2,675 dwellings and apartments, 40 x Live Work Units, 24ha of stand-alone employment land, 120 Bed Hotel, Rail Station, Education provision to include a Secondary School (8.31ha), 2 no. Primary Schools (total 5ha) and 2 no. Children's Nurseries, Community Centre incorporating Library, Built Sports facilities and Doctors surgery, Dental Surgery, 70 Bed Extra Care Facility, Shops/Financial Services/Food and Drink facilities, Retail, Business Offices together with; supporting infrastructure and facilities. Infrastructure is expected to begin construction in the Spring 2018 and residential phase 1 start in Autumn 2018.

- 150,000 sq ft new retail floorspace and reconfiguration of an Asda site, creating 200 new jobs.
- The overall development of the area is also likely to change Patchway Trading Estate with a new investment strategy.
- Merlin Road development of a permanent ice rink and other leisure and commercial uses, creating around 250 jobs.
- £70 million investment in the Airbus plant site for a new office campus (falls outside of the CPNN area but is adjacent).

In addition, other nearby schemes at the eastern edge of the north fringe include:

- Frenchay Hospital redevelopment to provide 490 dwellings, a nursery and other community facilities.
- Land east of Coldharbour Lane will be developed and deliver 694 dwellings and extra care for 290 people,
- An extension at the University of West England comprising 140 acres of academic and admin space, mixed use commercial development and public transport hub at the University West of England
- Harry Stoke development will deliver 1,200 new homes and a further neighbourhood to the east comprising 1,600 homes and other community uses.





# 11. Horizon 38

Horizon 38 is a landmark 65 acre site in Filton, North Bristol and is opposite the Cribbs Causeway residential development. The developers secured detailed planning consent for up to 1.2 million sq ft of commercial space, in addition to warehousing and industrial space.

The £120 million development will also include a 25 acre frontage to the A38, with 200,000 sq ft of proposed offices, car dealerships, trade counters, self-storage and a major business hotel.

The Horizon 38 site was acquired by developers St Francis Group and ISEC in 2015, and working with BP Pension Fund they will deliver this project, representing probably the largest speculative scheme the city has seen. It will provide much needed good quality space at a time when demand is outstripping supply and there is a particular shortage of stock in North Bristol.

Construction is now well underway, following extensive groundworks, site preparation and the implementation of the main highway access. Delivery will be phased, with a number of buildings now complete and several high profile occupier deals already concluded, including Urban Village Hotels and Selco builder's merchants.

North Bristol has seen some dramatic changes over recent years and this is a hugely important scheme, at a site that had been dormant since 2008. It will create a vast number of jobs and further establish the area as a key employment centre in Bristol.

This is a major commercial development for the north fringe of Bristol which, as an employment area focussing on industrial and warehousing, will complement the residential (2,600 houses) and retail developments at Cribbs Causeway on the other side of the former Filton airfield.





# 12. Hengrove Park, South Bristol

Proposals for Hengrove Park are being progressed by Bristol City Council to deliver a new residential led community of approximately 1,500 – 1,800 new dwellings on 25 hectares (62 acres).

It is intended that the former airfield land will be redeveloped to a high quality providing improved public amenity and accessibility across the site, whilst also delivering much needed affordable housing alongside private housing. An outline planning application is expected to be submitted in 2018.

An early phase of development of this, in addition to the above has been brought forward by the Council, with Kier Living as the development partner, whom have a planning application submitted for 261 dwellings that is expected to secure approval in Spring 2018.

The proposals for Hengrove Park follow a number of successful public and private sector developments in

recent years to the area, notably the Lakeshore development by Urban Splash and Filwood Park Green Business Park, together with the imminent start to the adjoining high quality residential scheme by Barratt Homes. In addition, the completion of the South Bristol Link Road, provides for significant improvements to the road connections for the area.

There are also sizeable proposals for the redevelopment of the former Somerfield HQ office building, known as Park View, located off Whitchurch Lane has permitted development rights for conversion to residential apartments for 380 units. A screening opinion has recently been submitted for an increased density of 629 units.





## 13. Central Park, Severnside

**Bordering the river Severn and the M49 motorway, close to the second Severn crossing, is a consented 650 acre (263 HA) distribution and industrial development.**

Take up has been unprecedented in recent years and it has now become a landmark in the national logistics map.

Severnside is one of the largest new employment opportunities in the UK with original built distribution space at over 2.2 million sqft and a further new 3.5 million sqft acquired by occupiers in the last 5 yrs. alone. The principal developers have been Severnside land (Central Park), Hitchens / Redrow and ICI Estates.

There is potential for a further 10 million sqft to be delivered with huge employment and investment opportunities for the wider region

Existing logistics occupiers include Tesco, The Range, Lidl, DHL, Royal Mail, Farmfoods & Next.

Fully funded and commencing in 2018, Highways England will be constructing a new motorway junction on the adjacent M49 which will come straight into Central Park and Westgate. Severnside is an Enterprise area and the support of the local LEP has been a fundamental driver in delivering the project.





If you'd like to talk to one of our team to discuss property services or any market leading research, please get in touch.

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