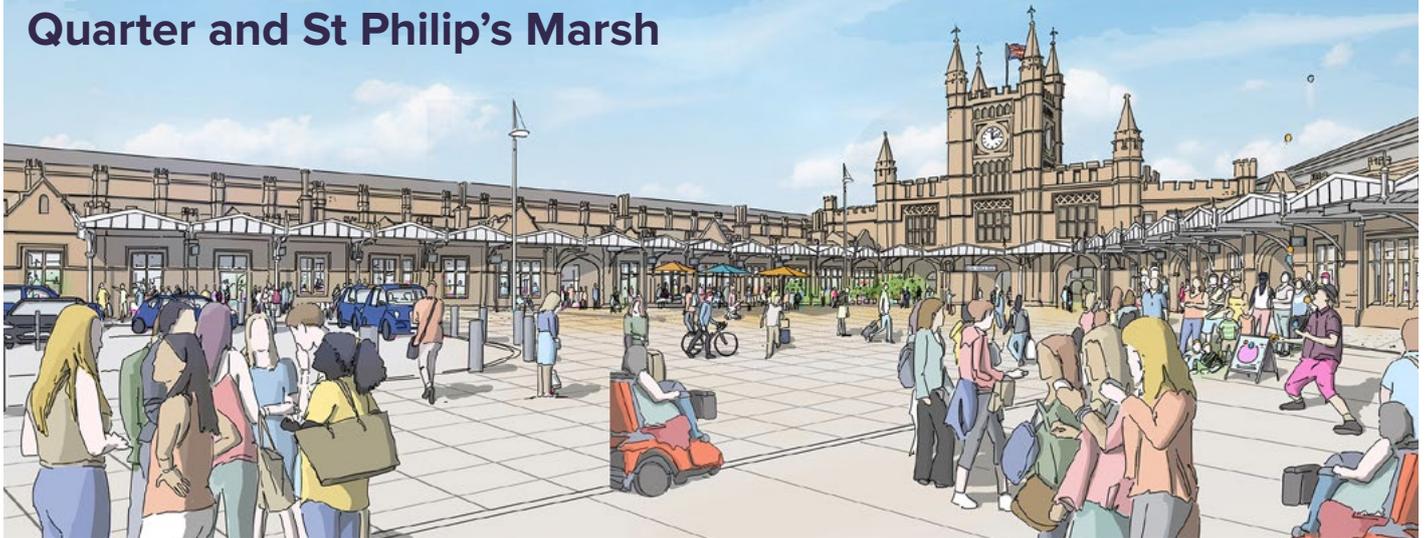


# Mead Street business bulletin

July 2021

## Keeping you updated on the regeneration of Temple Quarter and St Philip's Marsh



Matt Macdonald, Weston Williamson + Partners

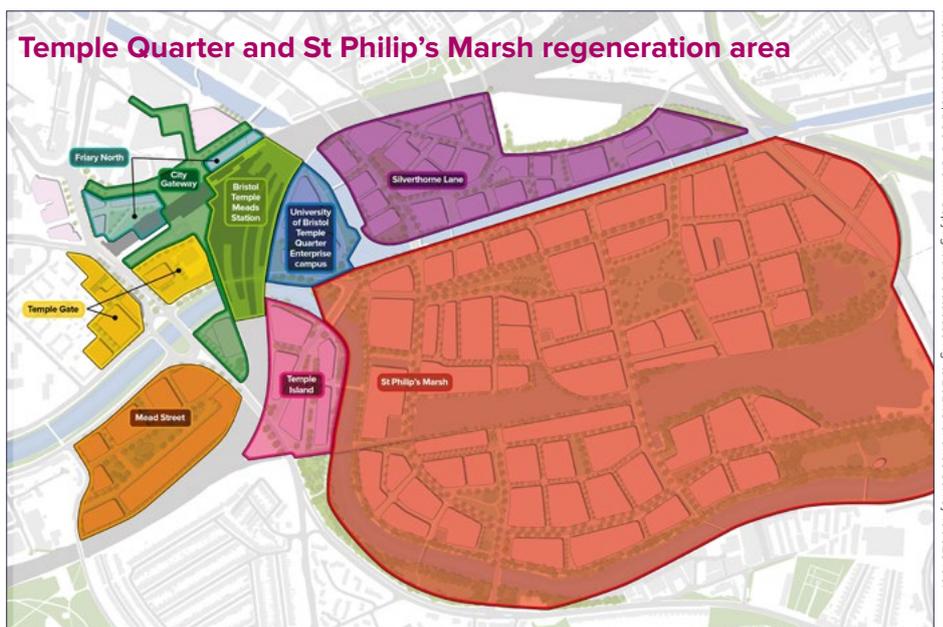
**This bulletin gives an overview of the emerging plans for Mead Street as part of the Temple Quarter and St Philip's Marsh regeneration programme, as well as details on how we'll work with businesses in the area before the formal consultation, and other useful information for businesses.**

Bristol is an economically successful and dynamic city which continues to attract new people, businesses and investment. As our population increases over the coming decades, we want to plan and direct the growth of our city in a sustainable and inclusive way. We are committed to managing these changes with existing communities and businesses to achieve the best possible outcomes for as many as possible, while securing the homes and jobs people need and delivering on environmental targets.

The areas around Temple Meads station including Mead Street are part of the Temple Quarter and St Philip's Marsh regeneration programme. Over 130 hectares of brownfield land will be transformed over the next 25 years into a sustainable, well-connected new urban area with a series of thriving mixed-

use communities. It will bring numerous benefits to the city and region creating up to 22,000 jobs, around 10,000 homes and bring £1.6bn into the local economy every year.

A [vision for the regeneration](#) was issued in March with a commitment to work with and listen to businesses, residents



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and the citywide community to share their views and help shape the plans.

The regeneration will bring changes for businesses in the area as we move through the 2020s – some will seem

incremental; others will feel transformative in their scale and scope. It can only be a success by working with businesses already in the area, considering the impact any proposed changes may have on you and how you can make the most of

the opportunity as the project progresses. We will formally consult on a draft Development Framework later this year/early in 2022.

**Bristol City Council Temple Quarter Project Team**

## The vision for Mead Street

**Mead Street is part of the wider plans to create a distinct residential, business, retail and leisure environment around Temple Meads station, creating a vibrant destination and sense of arrival for visitors to the city.**

Mead Street has been identified in the draft Local Plan and draft Temple Quarter and St Philip's Marsh Development Framework as an area of mixed use including new homes, workspaces and open space close to a new proposed southern entrance to Temple Meads station.

Our next step will be to develop design and planning principles to guide future development in Mead Street. Developers, Donard Homes and commercial agents, DTZ Investors on behalf of landowners have recently expressed an interest in developing some parts of the Mead Street area and we will engage with businesses, local residents and the developers as we work up the design and planning principles.

You may be aware of plans for Whitehouse Street and Bedminster Green. The Temple Quarter team is working with these projects to consider how these areas will connect with each other, as well as to understand the impact on and opportunities for local businesses.



## Engagement with Mead Street businesses

**There are two emerging pieces of development guidance relevant to Mead Street and we would value your input on both in the coming months as we plan for the changes coming to the area:**

- Mead Street design and planning principles so any development supports future mixed uses of the site, including workspaces, housing and public open space. We will engage with businesses, local residents and the developers as we work up the design and planning principles.
- Draft Temple Quarter and St Philip's Regeneration Development Framework – this sets out the emerging plans for the whole Temple Quarter and St Philip's Marsh area. We are planning formal consultation on the draft Development Framework in late 2021/early 2022 and will be in touch later in the year with more detail about how you can share your views on the proposals.

## Mead Street business survey

**Before the formal consultation, the Temple Quarter project team want to get the best possible understanding of the existing businesses in the area and your plans, so that we can work out what the potential is for new employment space alongside new homes and public spaces.**

The changes coming forward at Mead Street and elsewhere will transform the area. The project will only be a success if we listen to and work with businesses already here. We want to make sure you are kept in the loop and know how and when you can help shape plans as they develop. Letters and a short survey are being sent during July to all businesses in the area to help us build

this understanding and identify the best means of keeping in contact with you.

Please help us to keep you informed over the coming months by completing the [online survey](#).

If you have any questions, please do contact Rupert Owen or Jack Allan in Bristol City Council's economic development team. Their contact details are as follows:

- Rupert Owen: **07747 248817**  
[rupert.owen@bristol.gov.uk](mailto:rupert.owen@bristol.gov.uk)
- Jack Allan: **07827 896608**  
[jack.allan@bristol.gov.uk](mailto:jack.allan@bristol.gov.uk)

You can also send any queries you may have directly to the Bristol Temple Quarter delivery team at [templequarter@bristol.gov.uk](mailto:templequarter@bristol.gov.uk)

## Bristol Transport Board

**Find out more about transport plans for Temple Quarter and St Philip's Marsh**

One of the key aims of the regeneration is to improve Bristol's connectivity and sustainability with better public transport, cycling and walking connections to and from Temple Meads and across Temple Quarter and St Philip's Marsh. Temple Meads station is undergoing a major programme of investment which will transform rail access to and from Bristol, celebrate the station's heritage and increase its capacity to 22 million passengers each year.

Construction is already well underway to create a new entrance to the east of the station and plans to improve passenger facilities at the northern entrance to the station will open up a new transport hub on the Friary. This will offer easy connections for pedestrians, cyclists and the local and citywide bus network making it easier to travel around the city and to/from the region.



**Northern Entrance illustration before development of The Friary and Goods Yard**

Mott MacDonald, Weston Williamson + Partners

Feasibility work is underway for a southern gateway transport hub, a new entrance building that will provide easy access to Bristol Temple Meads Station from the A4/south of the city. The southern gateway will feature a new transport interchange, rail passenger facilities, a multi storey car park with disabled bays and secure cycle storage for station users and others. Progress updates will be provided in future bulletins.

The Bristol Transport Board (BTB) which includes major transport providers, transport user groups and community representatives advises on how to get the transport infrastructure right and the implications for travellers and operators throughout the regeneration. If you have anything you would like to be raised at a future BTB meeting please email [templequarter@bristol.gov.uk](mailto:templequarter@bristol.gov.uk)

## Temple Island update

### Legal and General invest £350m to develop Temple Island.

You may have seen recent media reports about Bristol City Council securing a multi-million investment from Legal and General (L&G) to develop the Temple Island site close to the A4 / Bath Bridge roundabout. It will bring a redundant piece of land in the city centre that's been neglected for 40 years back to life creating 1,500 new jobs, 550 new homes (including around 220 affordable ) plus public spaces shops and restaurants where people can socialise and relax. L&G's commitment to Bristol is a much-needed boost as we recover from the pandemic and a real vote of confidence that will be noticed by other investors and businesses looking to do business in the city. [Read L&G's press release.](#)

L&G will start an initial phase of consultation with business and residents in the next few months.

### Temple Island works this summer:

- Currently works are ongoing to complete Brocks Bridge that connects Temple Island to Cattlemarket Road.
- During the summer Network Rail will have a site compound on Temple Island to support their improvements to Bristol East junction and preparatory works for the new Eastern Entrance from Cattlemarket Road to Temple Meads.
- Bristol City Council are co-ordinating various surveys and remediation works to prepare the site for enabling works on Temple Island to prepare the site for L&G's development and student residences that will be built by the University of Bristol as part of the new Temple Quarter Enterprise campus.

## University of Bristol Temple Quarter Enterprise Campus – revised opening date

**The new Temple Quarter Enterprise campus on Cattlemarket Road is one of the key elements of the Temple Quarter and St Philip's Marsh regeneration that will link leading research, innovation and development to local and regional businesses.**

The university has continued with site enabling works in the past year but following a full assessment of the impact of the pandemic and Brexit, particularly on their supply chain, they have recalibrated the development programme. They now aim to start the main construction works on the Cattlemarket Road site in summer 2022 with the new campus expected to open in the second half of 2025. In the meantime, they plan to open new research facilities in existing buildings on Avon Street in 2022.

Find out more about the new [Temple Quarter Enterprise campus](#) on the University of Bristol website.

## Network Rail summer upgrade

**Major engineering works next to Temple Meads station.** From 10 July – 3 September Network Rail are upgrading a huge junction next to Bristol Temple Meads station, replacing track in a new layout for better journeys. Passengers in the Bristol area will be affected for varying lengths of time and at different periods during these dates. Some journey times will change and customers will need to check their journey before travel at [www.GWR.com/Bristol](http://www.GWR.com/Bristol)

Network Rail have prepared a [toolkit](#) about the works over the summer so please read and share with colleagues, friends and family. Updates are on [Twitter](#) and please retweet [@networkrailwest](#) [#BristolRailRegen](#)

## Keep in touch

For more information about the regeneration of Temple Quarter please visit the Temple Quarter website or If you would like this information in another language, Braille, audio tape, large print, easy English, BSL video or CD rom or plain text please contact: [templequarter@bristol.gov.uk](mailto:templequarter@bristol.gov.uk)

