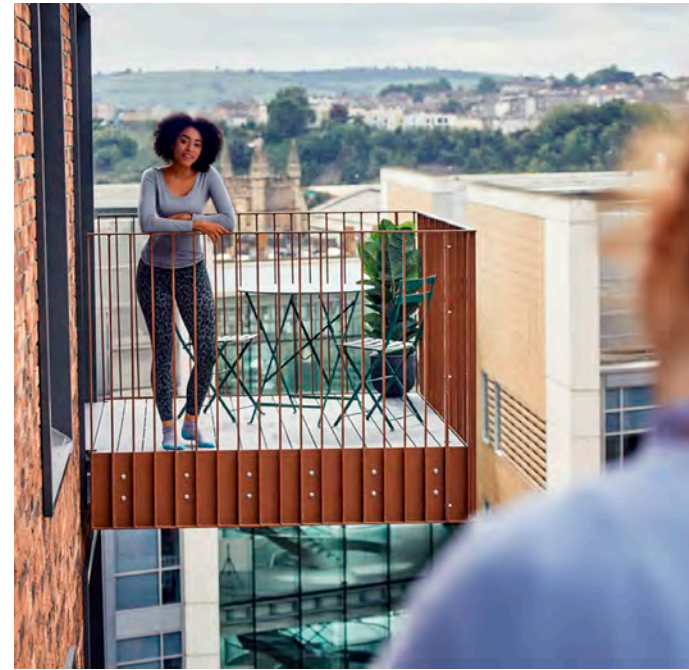


Temple Island, Bristol
TRESA 11/03/2025



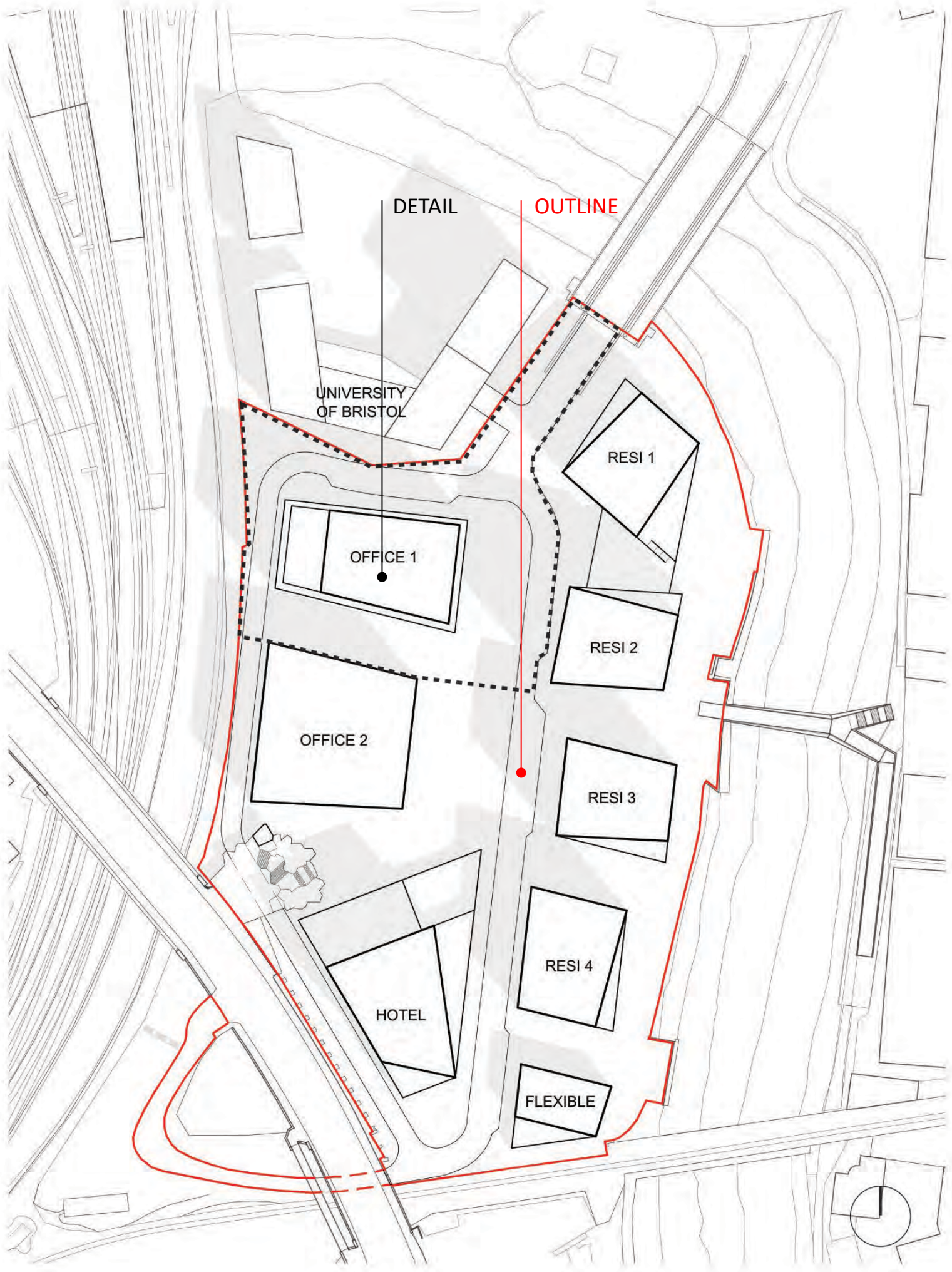
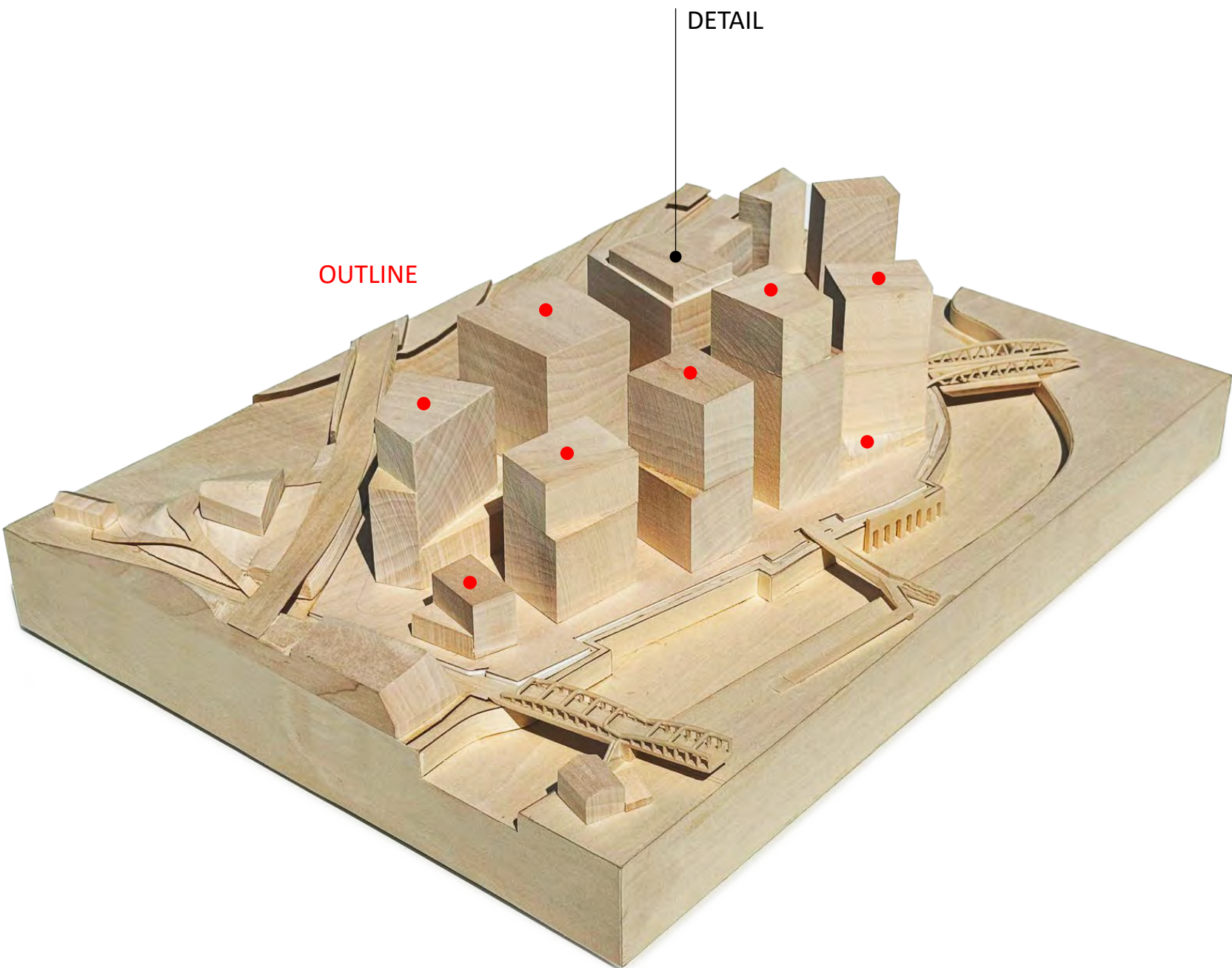
SUMMARY

- Sustainable and inclusive city regeneration
- Vibrant new neighbourhood
- Pedestrian and cycle friendly
- 4 residential blocks with up to 520 homes
- 2 x Office blocks
- 1 x Hotel with conference facilities
- 1 x Flexible Commercial Use Building



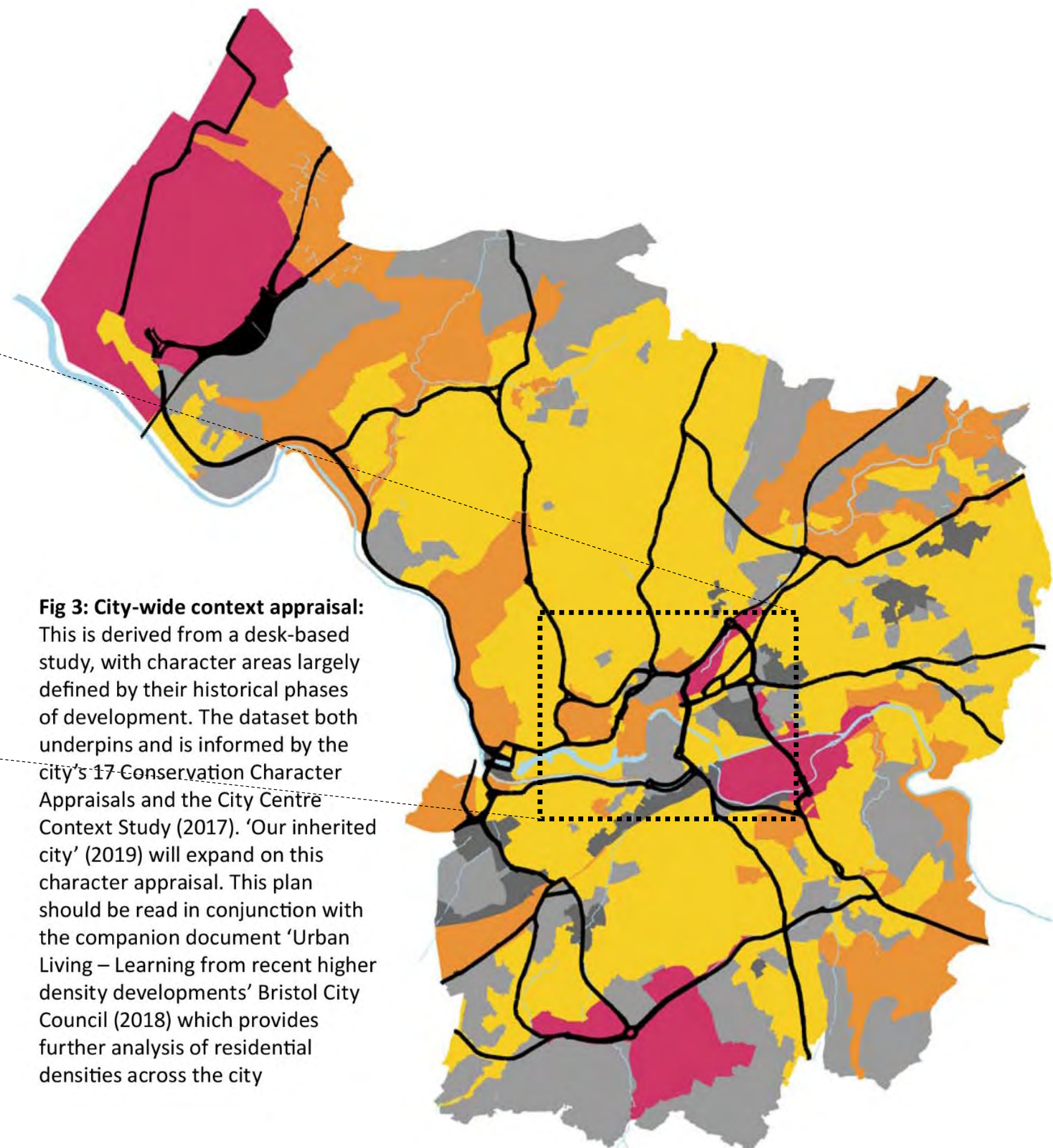
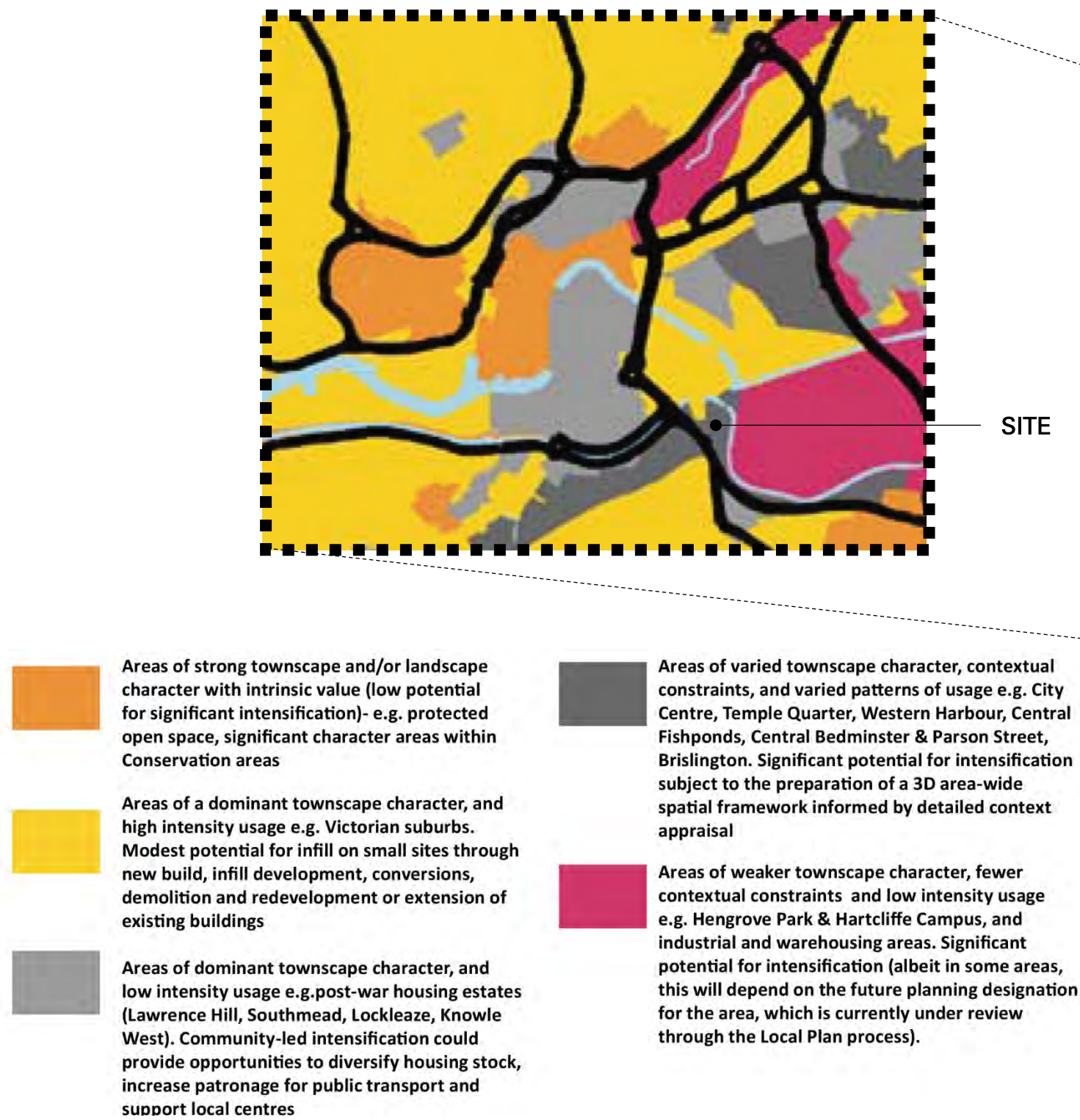
HYBRID PLANNING APPLICATION (Outline and Detail)

An application red line image of Temple Island showing that as a ‘hybrid’ application, L&G is seeking outline planning permission for the majority of the masterplan (outlined in red) and detailed (full) planning permission for Office 01 (the area outlined in black).



HEIGHTS & CONTEXT

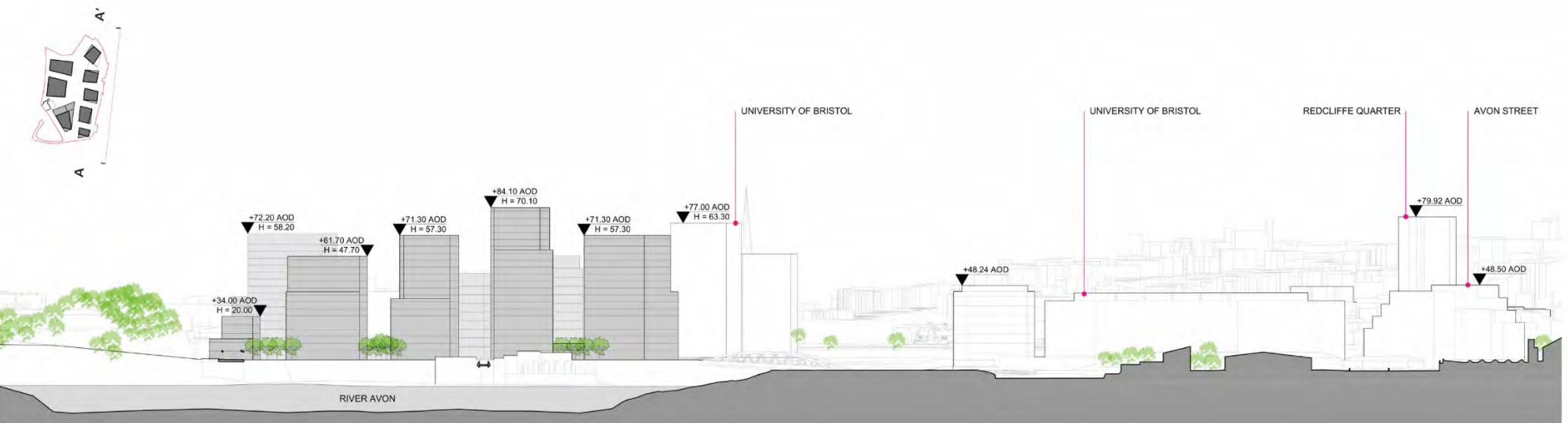
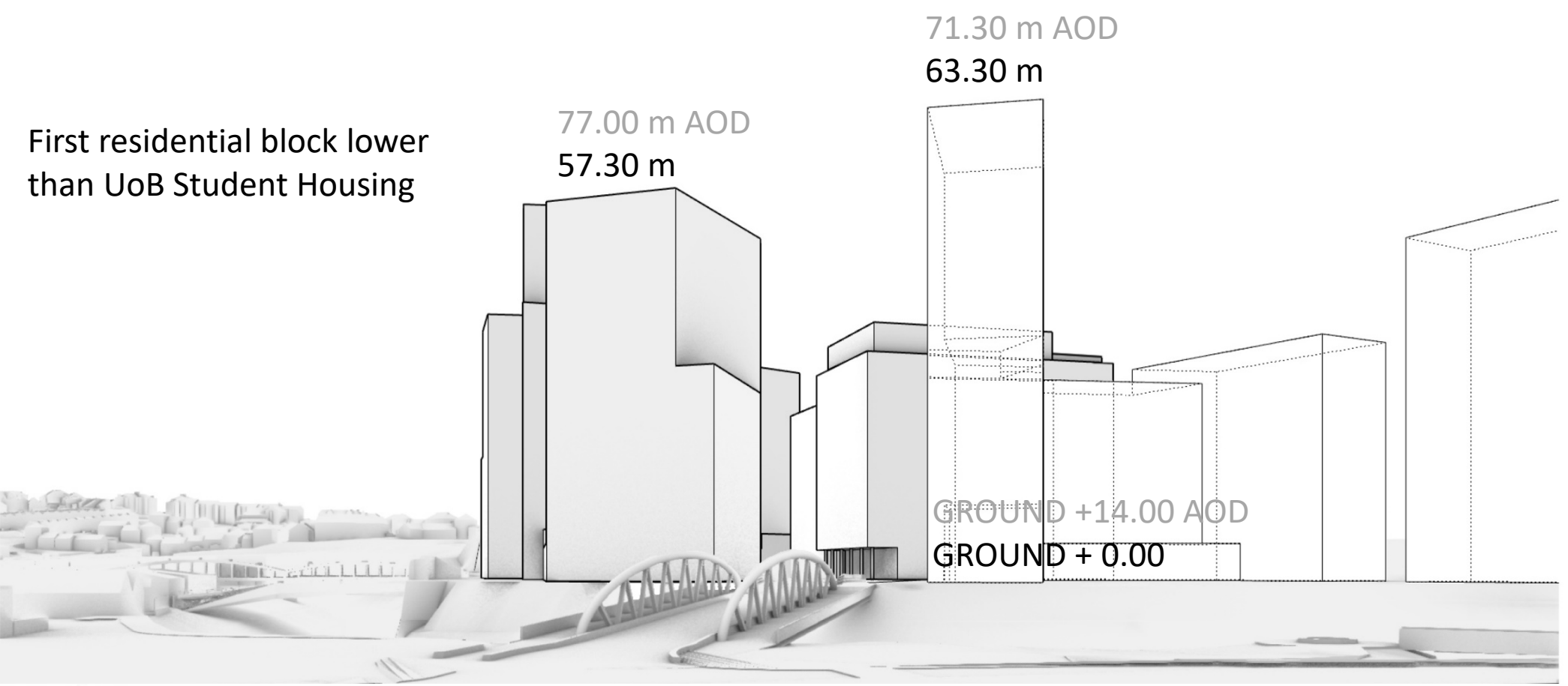
- According to the Urban Living SPD, highest densities should be located at the most accessible and sustainable locations. Located adjacent to Temple Meads railway station, Temple Quarter is the most accessible part of the city served by mainline rail services and bus routes.
- Temple Island is within an area identified with significant potential for intensification (dark grey)



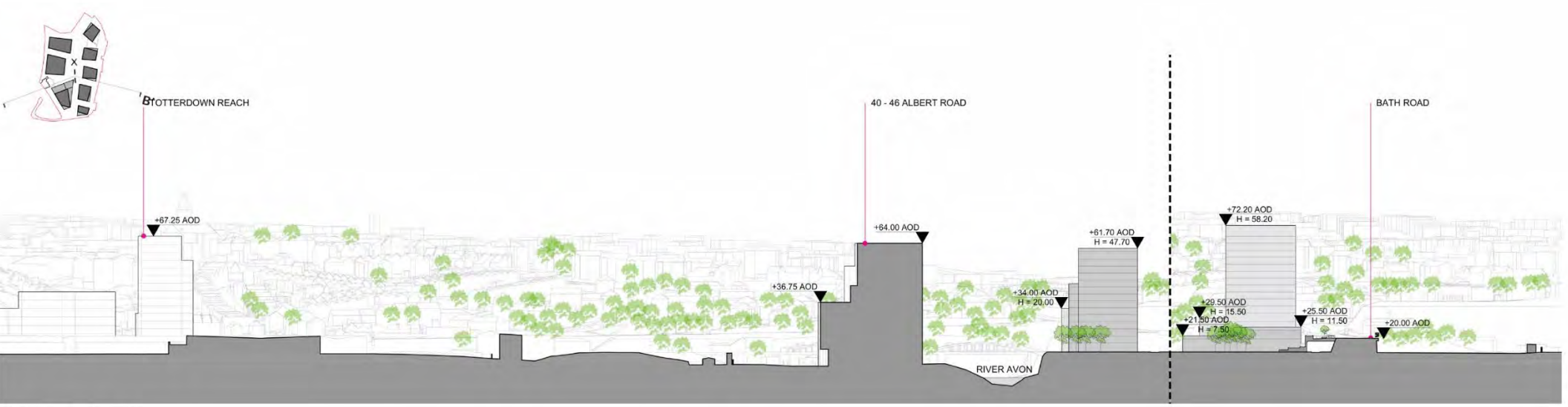
HEIGHTS



First residential block lower than UoB Student Housing



Masterplan section AA'



Masterplan section BB'



HEIGHTS & EMERGING CONTEXT

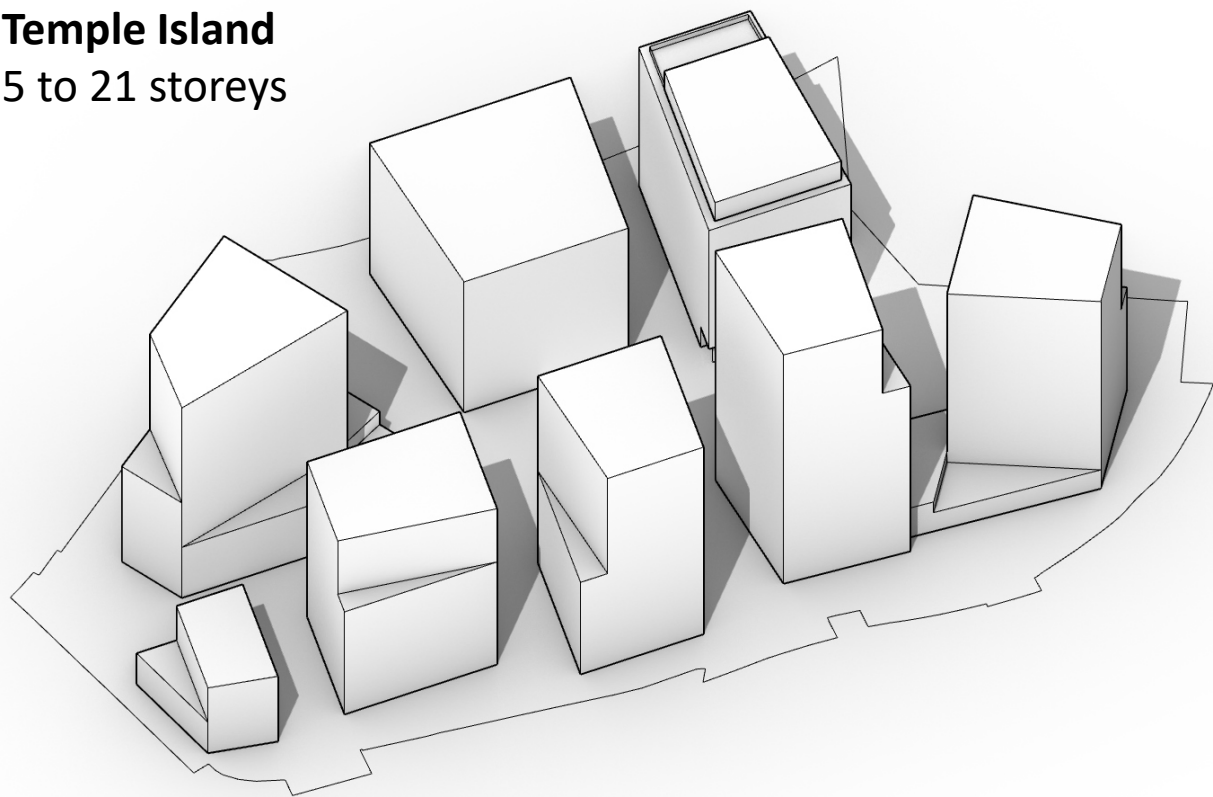
Temple Island heights range from 5 to 21 storeys in line with the immediate neighboring developments ranging from 6 to 22 storeys.

1	Temple Quarter Enterprise Campus (17/06459/F) – Approved.	6-20 storey
2	Temple Quarter Enterprise Campus Phase 2 (21/02141/P) – Pending consideration.	Up to 8 storeys
3	10 Feeder Road (21/04609/F) – Approved.	5 – 14 storeys
4	40 – 46 Albert Road (23/01583/F) – Approved.	17 storeys
5	38 Albert Road (24/02498/F) – Approved	Up to 22 storeys
6	Former Peugeot Garage, Clarence Road (22/06035/F) – Resolution to grant.	6 – 15 storeys
7	Plot 3 Temple Way (22/05998/F) – Approved.	6 – 10 storeys
8	Redcliff Quarter (21/02574/F) – Approved.	7 – 19 storeys
9	Temple Circus (16/06828/P) – Resolution to grant.	Up to 8 storeys
10	Silverthorne Lane (19/03867/P) – Approved.	Up to 17 storeys
11	Chanson Foods, Avon Street (19/02664/F) – Approved.	Up to 12 storeys
12	Soapworks (20/01150/F) – Approved.	Up to 20 storeys
13	Land north of Gas Lane and Freestone Road (19/02675/F) – Approved.	Up to 8 storeys
14	Land north of Gas Lane (21/06761/F) – Approved.	Up to 6 storeys
15	Land south of Freestone Road, east of Gas Lane (22/06050/F) – Approved.	Up to 10 storeys
16	Land at York Road and St Lukes Road (21/06878/F) – Approved.	Up to 11 storeys
17	Totterdown Reach, Bath Road (18/04620/F) – Approved.	Up to 15 storeys



HEIGHTS & EMERGING CONTEXT

Temple Island heights range from 5 to 21 storeys in line with the immediate neighboring developments ranging from 6 to 22 storeys.



40-46 Albert Road: Up to 17 storeys



38 Albert Road: Up to 22 storeys



TEQC: Up to 20 storeys



VIEWS FROM AND TOWARDS TOTTERDOWN

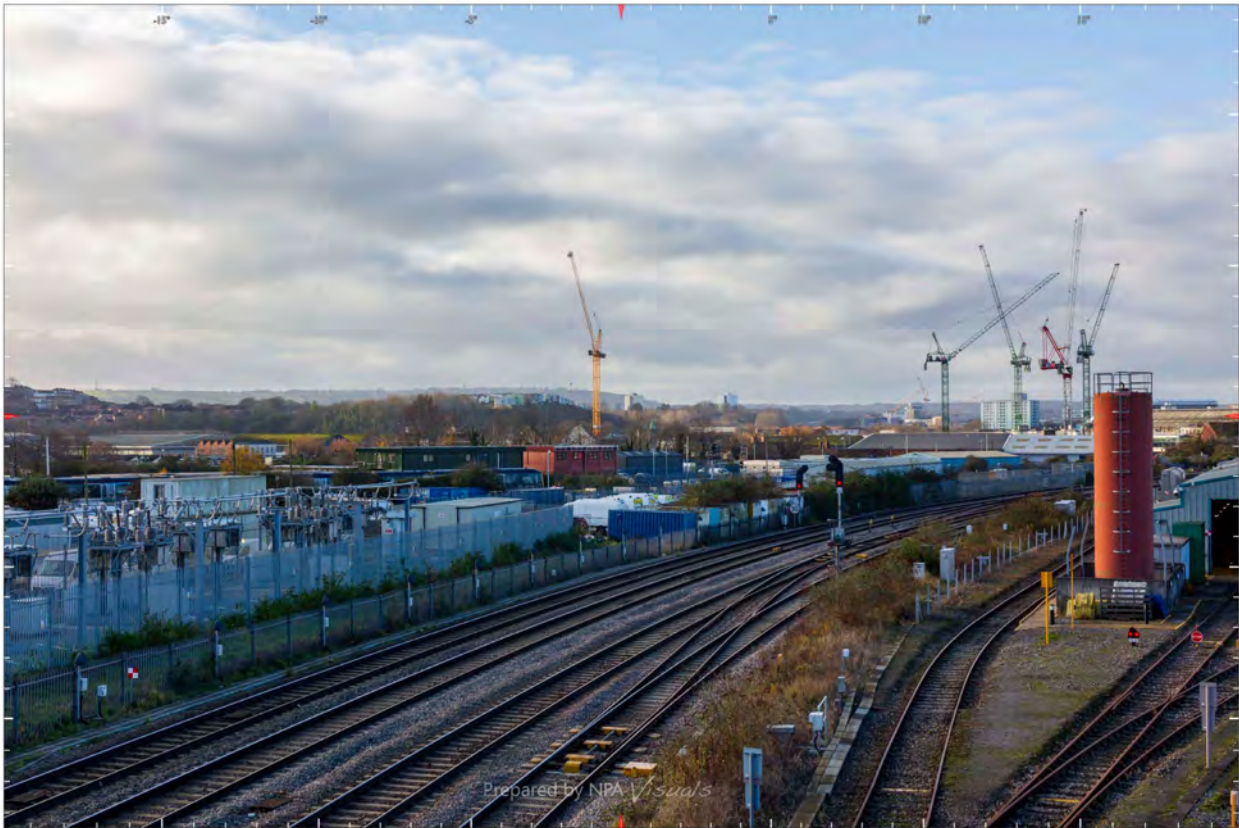
Views from Bristol

CURRENT VIEW

View 11 - Harbourside Amphitheatre



View 15 - Saint Phillip’s Causeway overbridge



EMERGING CONTEXT (WITHOUT TEMPLE ISLAND)

View 11 - Harbourside Amphitheatre



View 15 - Saint Phillip’s Causeway overbridge



EMERGING CONTEXT (WITH TEMPLE ISLAND)

View 11 - Harbourside Amphitheatre



View 15 - Saint Phillip’s Causeway overbridge

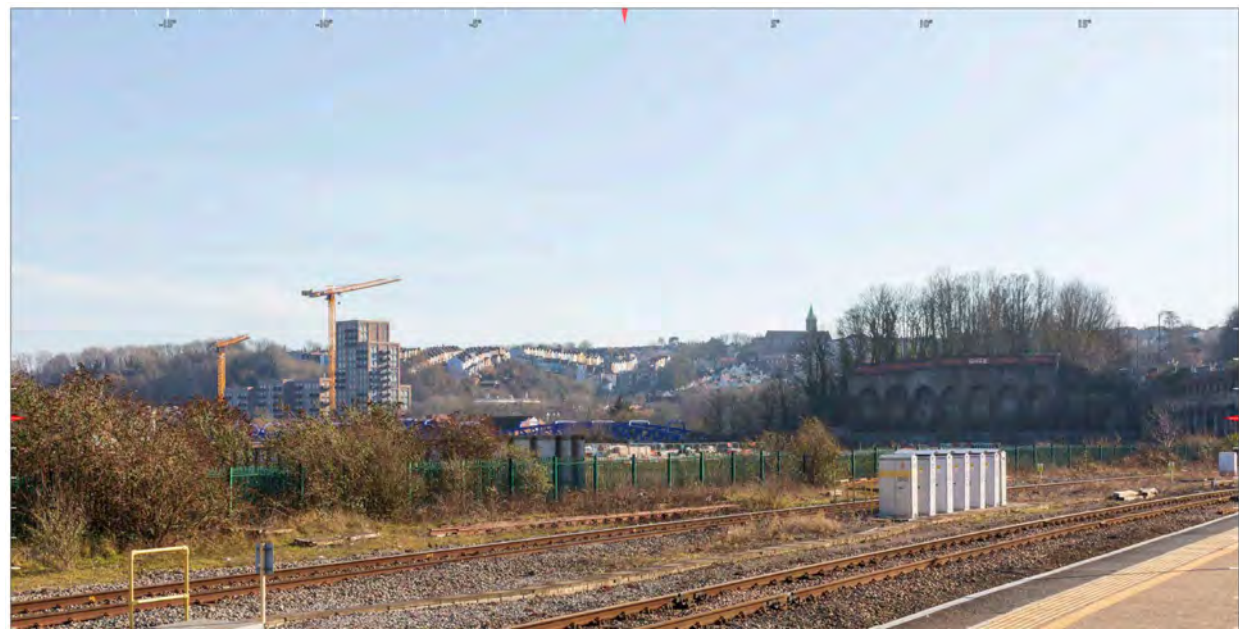


VIEWS FROM AND TOWARDS TOTTERDOWN

Views from Bristol

CURRENT VIEW

View 1c - Platform, Temple Meads



View 5 - Feeder Rd (west end)

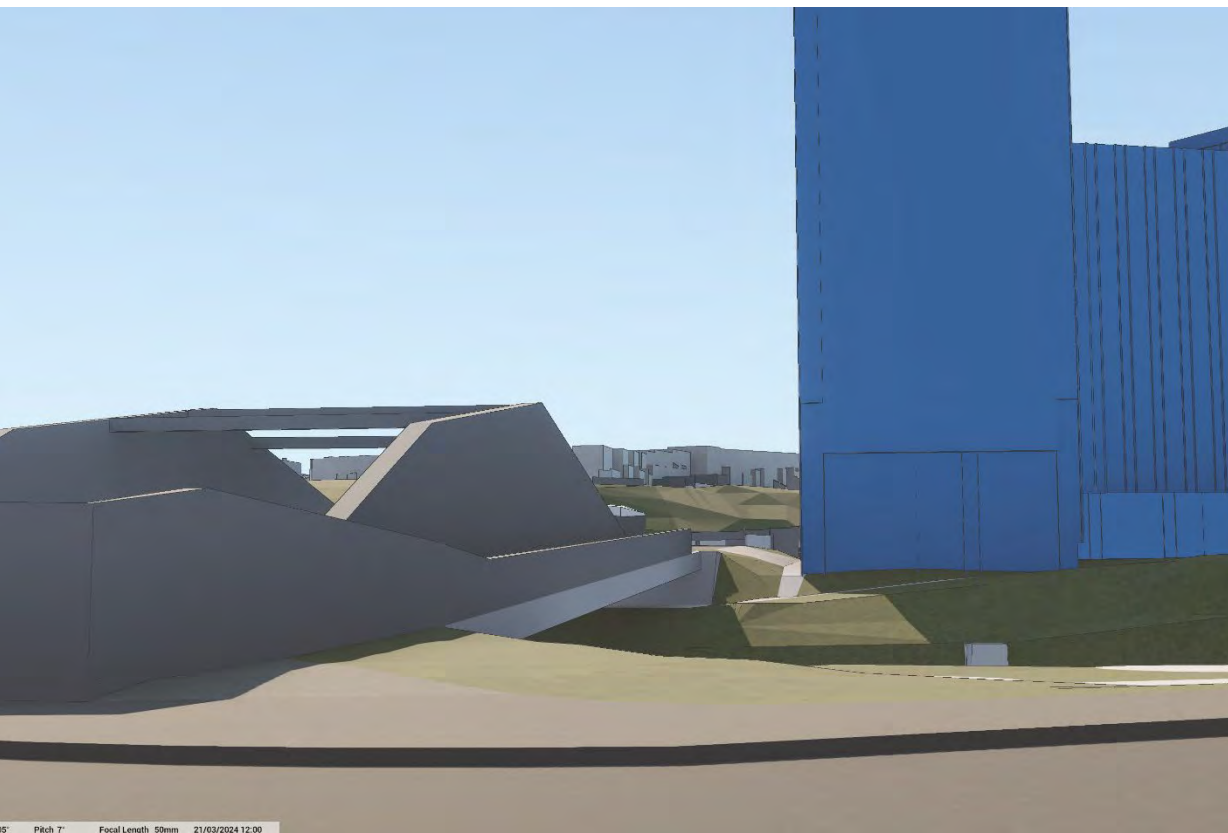


EMERGING CONTEXT (WITHOUT TEMPLE ISLAND)

View 1c - Platform, Temple Mead



View 5 - Feeder Rd (west end)

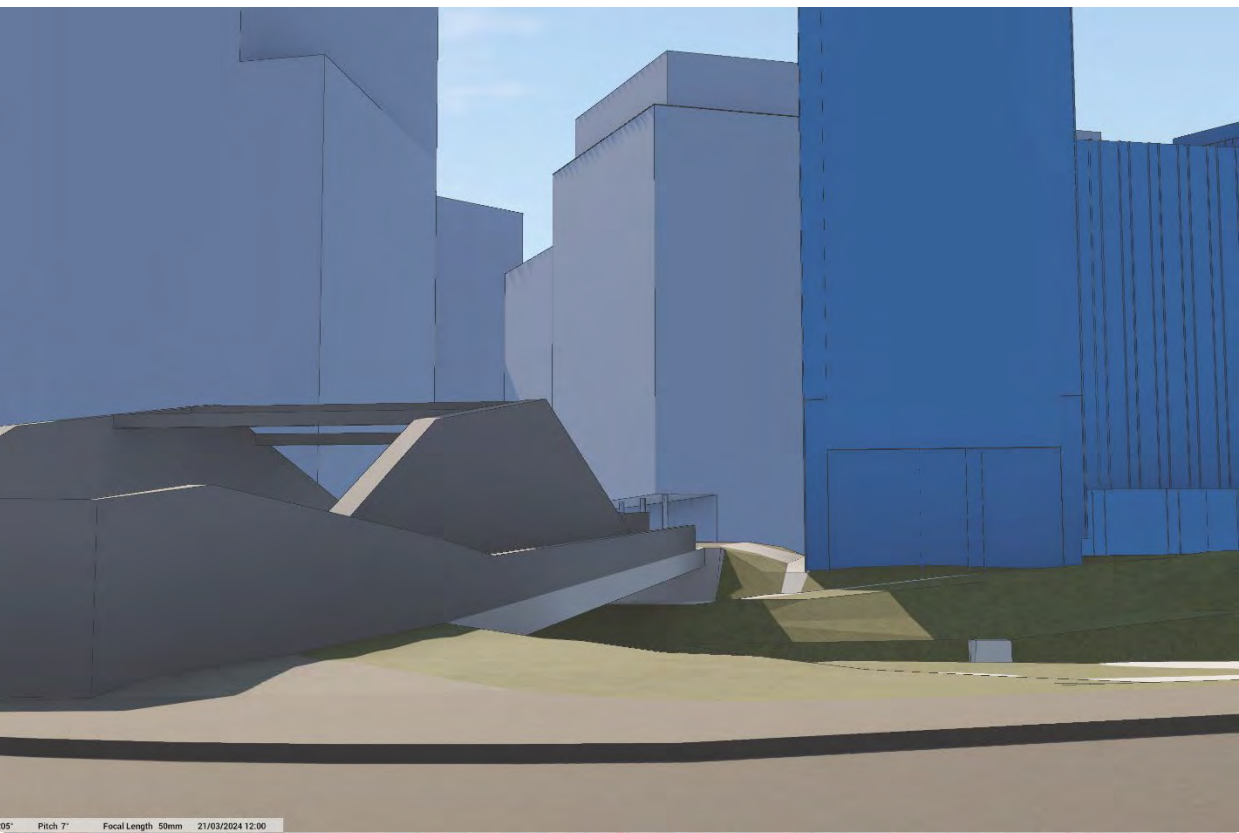


EMERGING CONTEXT (WITH TEMPLE ISLAND)

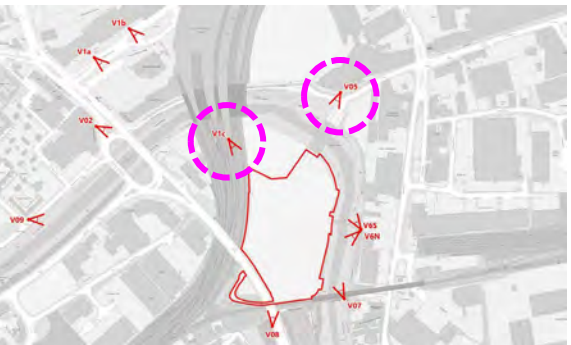
View 1c - Platform, Temple Meads



View 5 - Feeder Rd (west end)



- Recently completed
- Consented
- Under Construction
- Temple Island Proposal



VIEWS FROM AND TOWARDS TOTTERDOWN

Views from the escarpment towards Bristol

CURRENT VIEW

View 17 – Totterdown Bridge



EMERGING CONTEXT (WITHOUT TEMPLE ISLAND)

View 17 - Totterdown Bridge



EMERGING CONTEXT (WITH TEMPLE ISLAND)

View 17 - Totterdown Bridge



View 18 – 1 Hardings Row, Paintworks



View 18 - 1 Hardings Row, Paintworks



View 18 - 1 Hardings Row, Paintworks



VIEWS FROM AND TOWARDS TOTTERDOWN

Views from Totterdown

CURRENT VIEW

View 19 – Wells Road, Firfield Street



View 20 – Park Street, Totterdown



EMERGING CONTEXT (WITHOUT TEMPLE ISLAND)

View 19 – Wells Road, Firfield Street

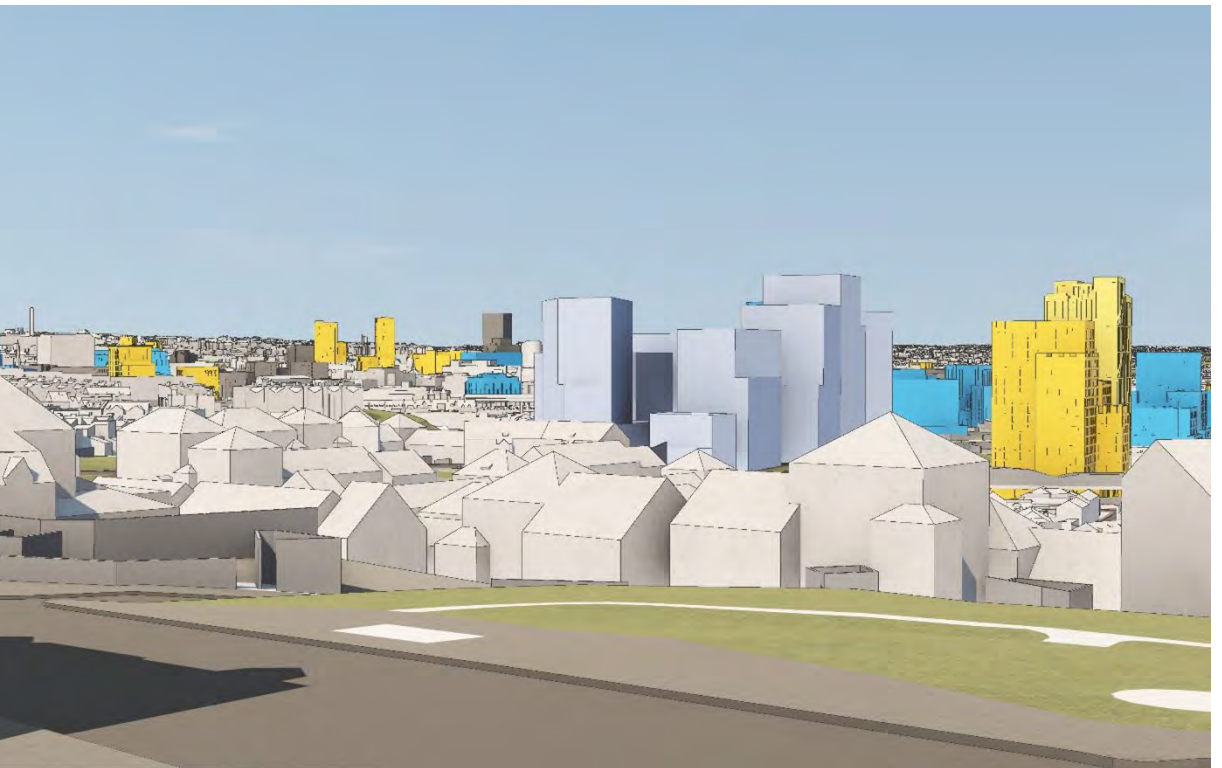


View 20 – Park Street, Totterdown



EMERGING CONTEXT (WITH TEMPLE ISLAND)

View 19 – Wells Road, Firfield Street



View 20 – Park Street, Totterdown

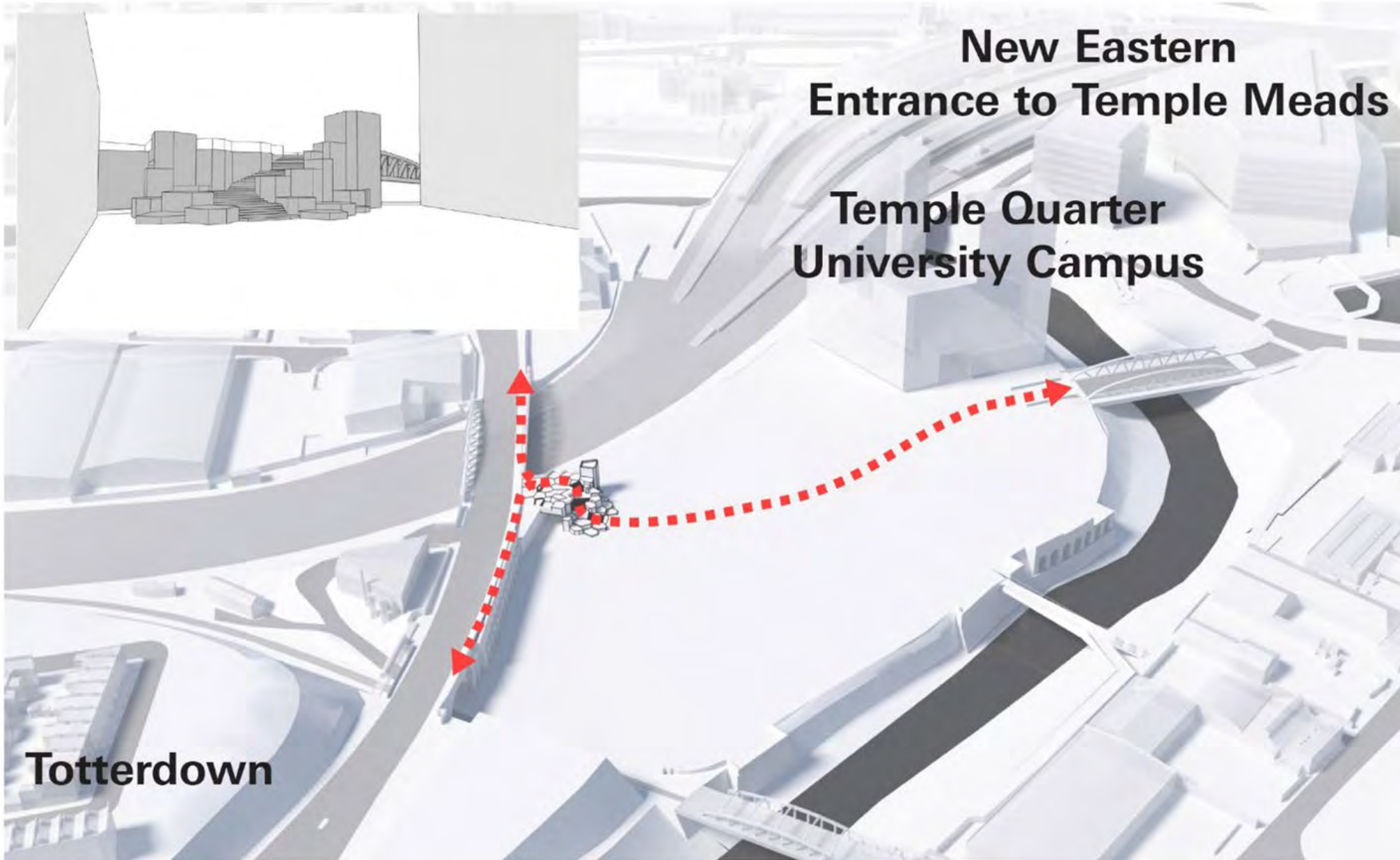


- Recently completed
- Consented
- Under Construction
- Temple Island Proposal



CONNECTIVITY WITH TOTTERDOWN
Southern Gateway Proposal

Proposed location for pedestrian connection
Temple Island with Bath Road. This is the lowest
point in which the height difference is 6 m.



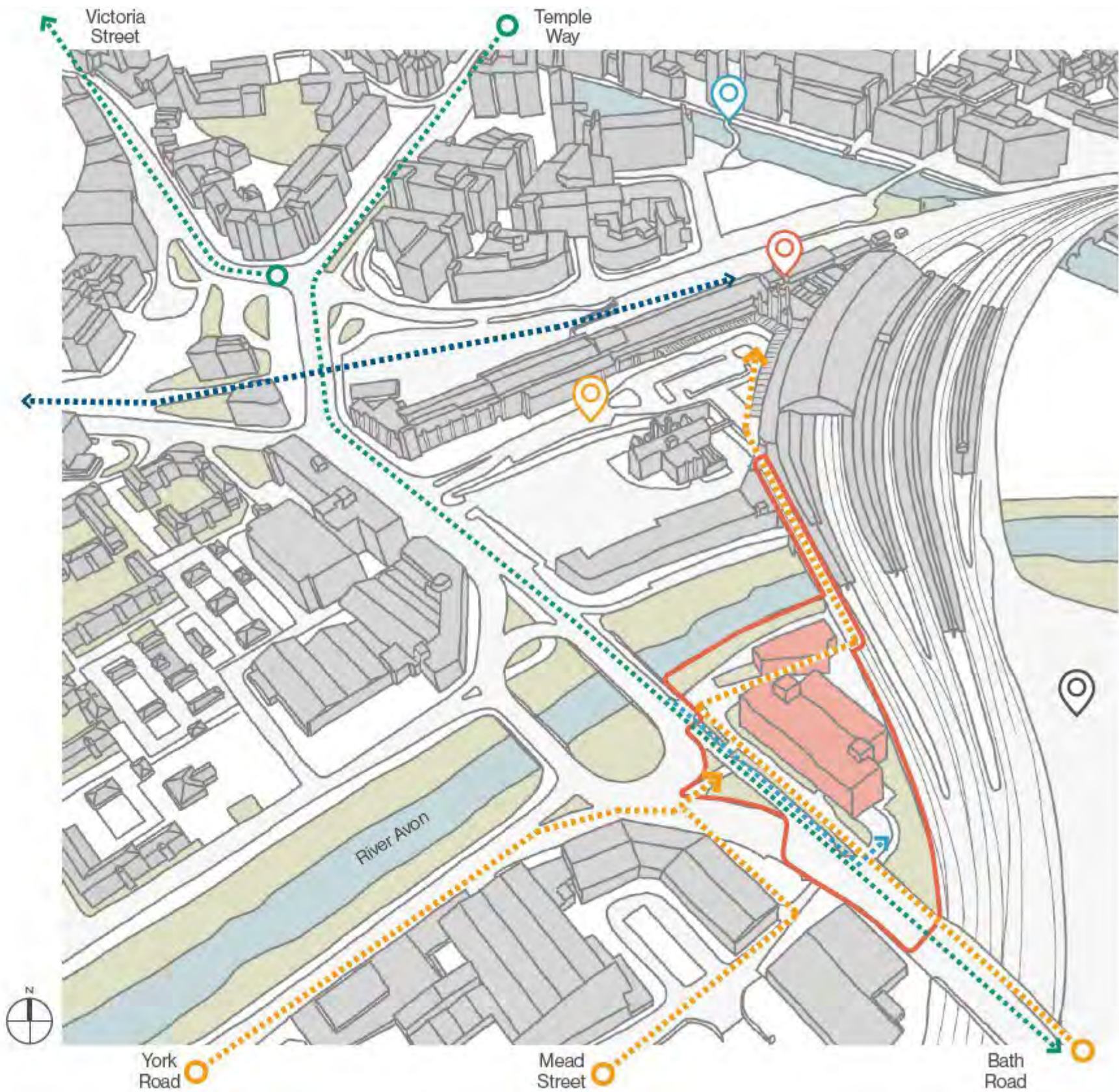
CONNECTIVITY WITH TOTTERDOWN

Southern Gateway Proposal

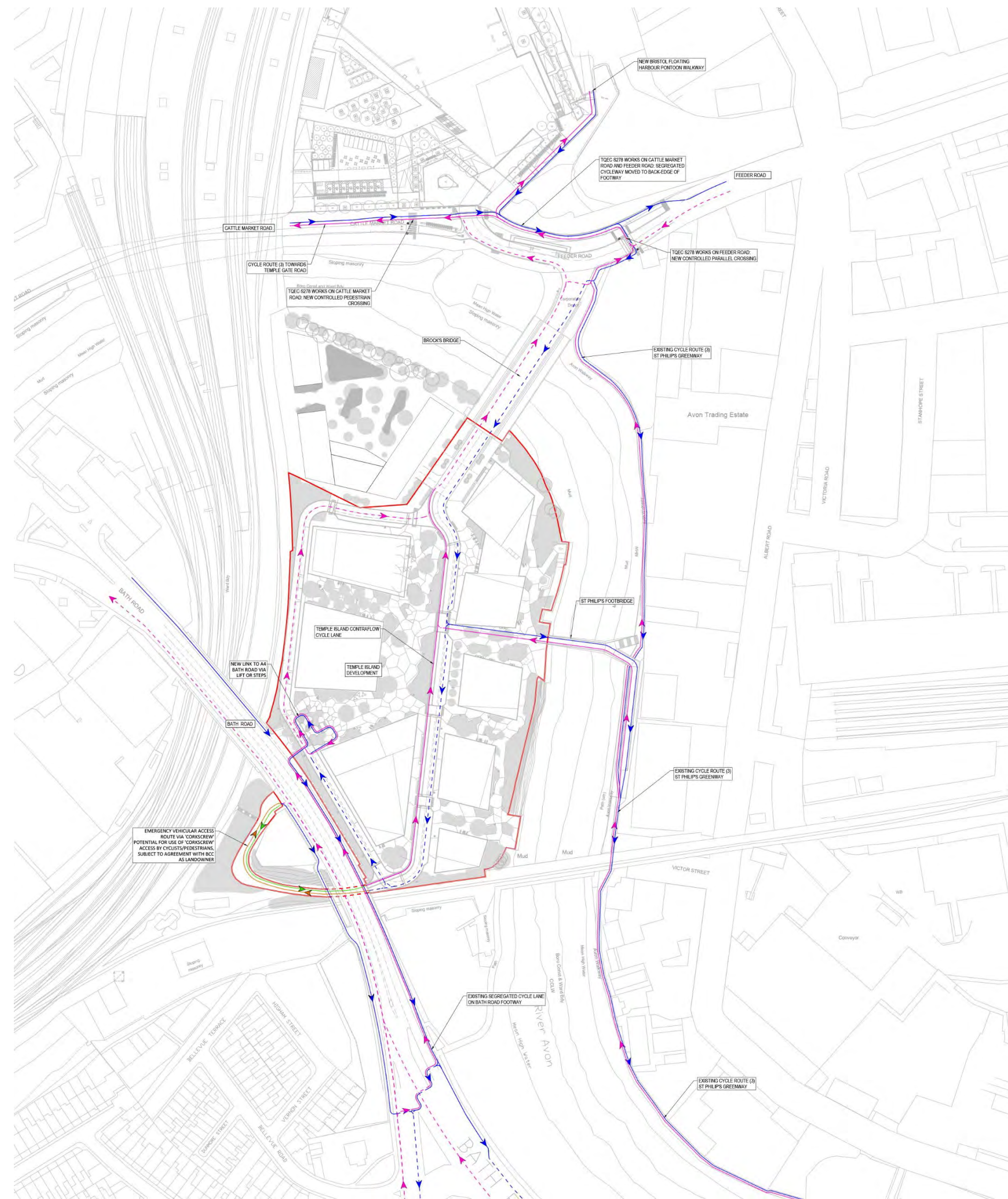
Communication and exchange of information with BCC throughout the design process of Temple Island to ensure a coordinated approach.



- Key
- Southern Gateway site boundary
 - Bristol Temple Meads main entrance and clock tower
 - Station Approach
 - Temple Island development site
 - Valentines bridge
 - Bus transport links connecting city centre and wider Bristol
 - Proposed active travel (pedestrian & cycle) connection from south Bristol to Temple Meads and beyond
 - Proposed vehicle left turn into the car park
 - Brunel Mile to the harbourside



Wider cycling connectivity



-  Towards Bristol City Centre Cycle Route (Off Road)
-  Towards Bristol City Centre Cycle Route (On Road)
-  Towards Bristol City Centre Cycle Route (Off Road using unsegregated footway)
-  Towards Bristol City Centre Cycle Route (potential Corkscrew route, subject to agreement with BCC as Landowner)

-  Away From Bristol City Centre Cycle Route (Off Road)
-  Away From Bristol City Centre Cycle Route (On Road)
-  Away From Bristol City Centre Cycle Route (Off Road using Unsegregated Footway)
-  Away From Bristol City Centre Cycle Route (potential Corkscrew route, subject to agreement with BCC as Landowner)

-  Temple Island Planning Application Boundary

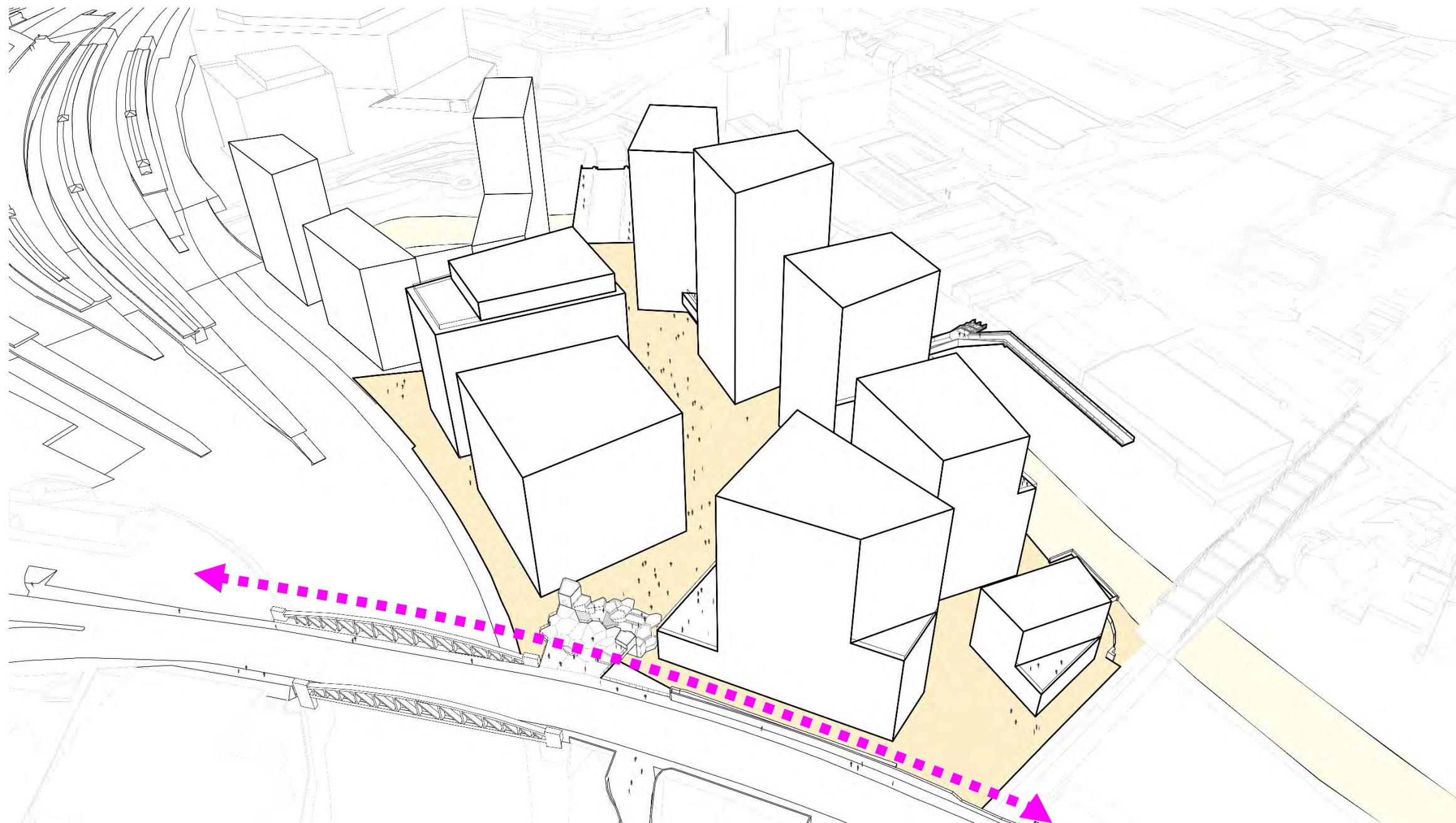
CONNECTIVITY WITH TOTTERDOWN
Cycling and Walking within Temple Island



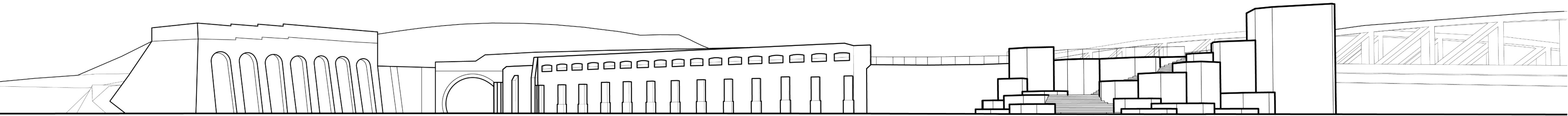
CONNECTIVITY WITH TOTTERDOWN

Bath Road future proofing

Following conversations with BCC, the massing of the Hotel was adjusted during pre-application engagement to facilitate the potential enhancement of Bath Road in the future. The Hotel is set back from Bath Road providing ample space and flexibility for future improvements for both pedestrians and cyclists.



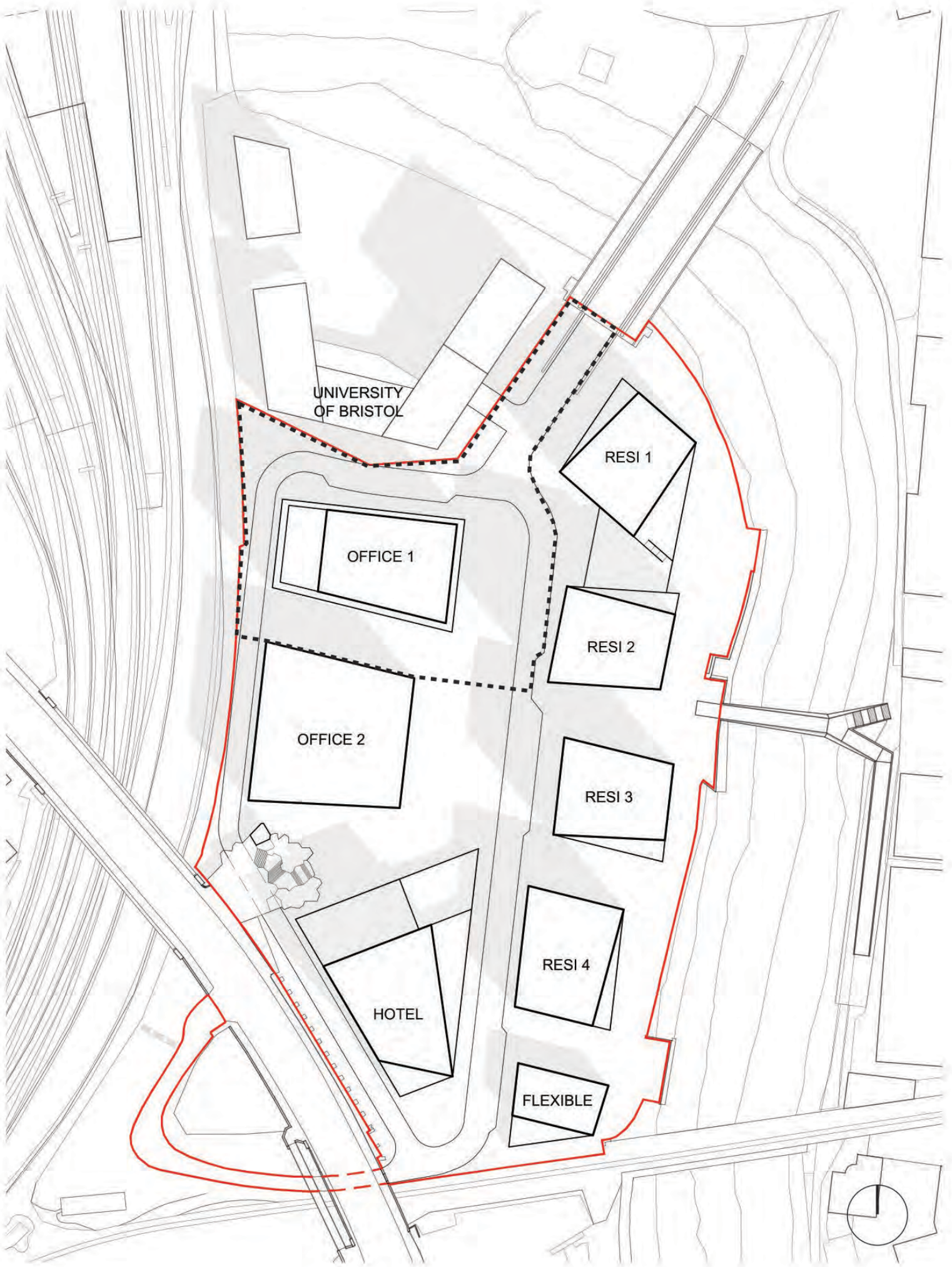
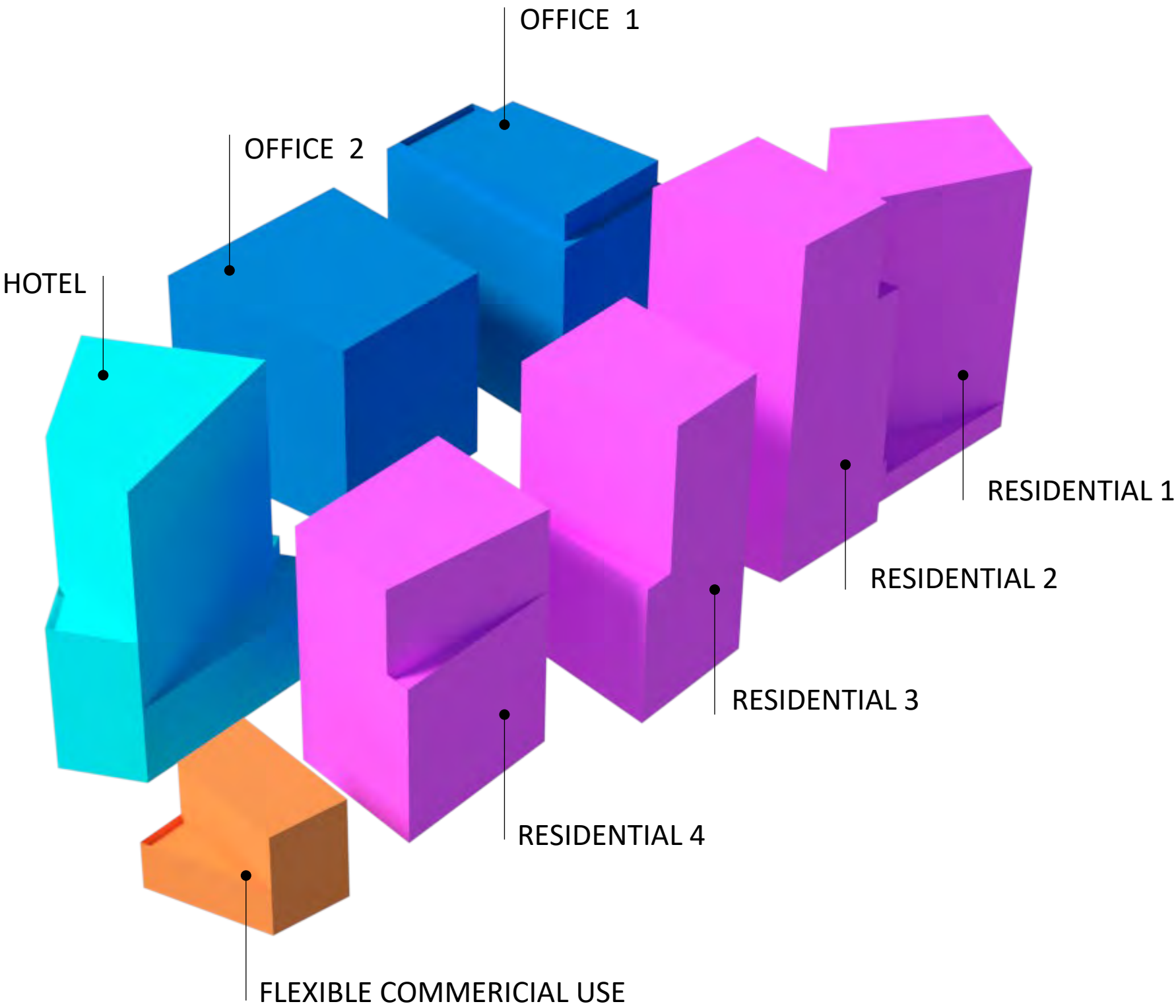
CONNECTIVITY WITH TOTTERDOWN
New Pedestrian Connection to Bath Road







PROPOSED LAND USES
Mixed-use vibrant new neighbourhood





Public realm

Public Realm Open Space



Public Realm Play Space

1. The Great Outdoors



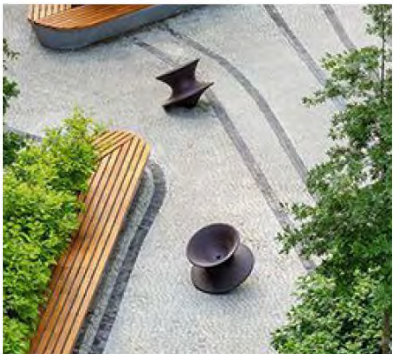
Naturalistic and biodiverse space celebrating nature and the Great Outdoors

2. The Depot Dance Stage



A podium stage space that can be used for performances, small scale bands or buskers. Inspired by Bristol's music scene and creativity. Celebrating communication and social play.

3. Tidal Range



Inspired by the River Avon and it's Tidal Range Imaginative and social play.

4. Clifftop Orchard



A space to play and grow and enjoy food inspired the urban agriculture project once on the island and Bristol's rich culture of food. Sensory and Social Play Growing area, fruit trees, pergola, seating, water access

5. Rabbit Warrens



Physical and imaginative/fantasy play drawing on the history of the site being called Coneygree meaning rabbit warrens and the previous topography of Pyllle Hill.

6. The Turntable



Inspired by the sites rail heritage and turntable once present on site and the trains such as Warships D805 Benbow and D845 Sprightly

7. Play Trail



A series of linked play interventions around the site along the riverside walk and connecting back into the square for a range of ages.

8. Games zone



An area for older children and adults with chess tables and table tennis.

9. Discovery



A playful environment with joyful interactions with water and details within the paving

10. Swings



Swings designed for older children and adults

Doorstep Play



Provision for 0-4 age range (estimated 42 no.)

Neighbourhood Play



Provision for 5-11 age range (estimated 25 no.)

Youth Play



Provision for 12-15 age range (estimated 10 no.)

- Play provision
- Play spaces
- Connected play trail
- Outdoor gym (proposed UoB)



Public Realm

Soft landscape

Redline area: 26,243m2
Building footprint: 9,813m2 (37%)
17% of the redline area as planting (27% including roof planting)
4,463m2 Public Realm Planting
2,628m2 Biodiverse roof planting

Planting typologies include:

- Trees
- Grassland
- Community garden planting - edible
- Rain garden planting
- Natural edge planting
- Living roofs
- Vertical planting
- Hedging

Planting typologies are informed by the microclimate and the available light, reflect the prevalent soil type and address climate adaptation. The species and planting mixes used reinforce the design narrative and local identity. Planting typologies have been chosen that reduce the requirement for long term management/irrigation.

Planting mixes are designed for biodiversity and informed by seasonality. Edible plants such as fruit trees and shrubs can be harvested and tended by the new local community and sensory planting is introduced as integral elements of play.

Some areas are specifically designed as rain gardens, however the majority of in ground planting will also be used to capture surface water runoff.



Bio-diverse living roof



Bio-solar living roof



Room for large trees



Brownfield ecological planting



Shade tolerant planting with textures and multilayered approach providing habitat



A diverse range of tree planting



Layered and dynamic naturalistic planting



Playful routes through planting



Vertical planting

- Planting**
- Existing trees and planting retained
 - Green corridor connections
 - Proposed planting areas
 - Proposed Trees
 - Proposed Living roofs



