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IN ASSOCIATION WITH



University of  
**BRISTOL**

G A T E W A Y   T O   T H E  
**FUTURE**

TEMPLE | QUARTER

**THE SHAPE OF  
THINGS TO COME**







■ An artist's impression of how the new Temple Gate area will look heading into the Brunel Mile

# New era dawns for flourishing area of brownfield city centre regeneration

**W**ORK to remodel the Temple Circus roundabout, close to Temple Meads railway station, is starting this week. Once complete, the Temple Gate scheme will provide a more direct route for traffic travelling through the area, and will make journey times more predictable.

It will also bring improved walking and cycling routes for the hundreds of pedestrians and cyclists passing through the area every day. The work has been scheduled to avoid overlap with other major roadworks and as far as possible two lanes of traffic will be kept open on Temple Gate during peak hours to keep traffic moving.

Bristol Mayor Marvin Rees said: "This scheme, funded through the

West of England Local Enterprise Partnership, is an important step towards providing the right infrastructure for the next stage of development in the Temple Quarter Enterprise Zone, including a better transport interchange at Temple Meads.

"The new simpler junction at Temple Gate will help make journey times more predictable and will allow us to manage the roads more easily when there is heavy traffic.

"This builds on the approach taken in the city centre which has proved successful at reducing traffic delays. It will also make journeys easier for the hundreds of pedestrians and cyclists who use the area each day. However, in the short term there is

likely to be some disruption to road users as the work is carried out and I don't underestimate the effect this has on our citizens as they go about their daily lives.

"We have taken care to plan this work to avoid the main MetroBus works on the centre and the work has been scheduled over a longer period of time. I have also recently agreed that Prince Street Bridge will be opened to southbound traffic to help with traffic flow while the Temple Gate work is underway which I hope will help to reduce the impact of these works even further."

Preparatory works for the Temple Gate scheme will take place from June 26 for approximately four weeks and will include short sections of



■ A vision of a future Avon Street

lane closures for site investigation work across various locations within the scheme area. The main work will then follow from late July and is anticipated to be completed by Autumn 2018.

At an early stage in the works the southern section of the Temple Gate roundabout will be closed.

This will restrict the number of traffic movements in the area to allow traffic to flow more easily during the works.

Traffic from the north will no longer be able to turn right into Victoria Street from Temple Way and traffic exiting from the Friary will no longer be able to turn on to Temple Way or straight on to Victoria Street. Diversions will be signposted.



■ Since its formation in 2012, it has been clear that the Bristol Temple Quarter Enterprise Zone offers a once-in-a-generation opportunity to turn around the fortunes of a swathe of the city

long overdue regeneration.

But with Temple Meads Railway Station at its core, the Temple Quarter is more than just an exercise in regeneration – it is the gateway to our city.

How many years have we allowed the derelict Royal Mail sorting office to be the first sight of the city for visitors stepping off the train? How long have we allowed industrial wastelands to foreshadow so many first impressions of our historic and beautiful city?

Since 2012, more than 3,000 people have come to work in the Enterprise Zone, with 100 businesses setting up

home there – bringing with them not only much-needed investment and jobs, but also a renewed creative vibrancy, a new landscape of modern city centre living and greatly expanded leisure opportunities.

The Arena project may have been beset with delays and setbacks, but the vision must hold true for the city – for this will be the centrepiece of a truly vibrant Temple Quarter.

The proposed new University of Bristol campus will also bring with it an injection of vibrancy of course, as thousands of our city's brightest young minds make the campus their home and it becomes a new centre for

digital skills, tech-focused and entrepreneurial subjects – forward-looking learning and research that will be perfectly suited to the ethos of the Enterprise Zone.

An expanded Engine Shed and other vibrant business incubators, including Entrepreneurial Spark and the new nearby Unit DX science business accelerator will give these bright young things good reason to stay within the area once they graduate.

Meanwhile more established firms are making the Enterprise Zone home from the flourishing professional services sector with the likes

of PWC, Foot Anstey and Burgess Salmon, through cutting-edge tech firms like Ultrahaptics and Yellow Dog, to the public sector with HMRC set to occupy 3 Glass Wharf, which is currently in construction.

With more developments like Glassfields and Assembly on the horizon and connecting developments like Temple Gate, Finzels Reach and the regeneration of Redcliffe Way, as well as a much-needed modernisation of Temple Meads Railway Station promised – there is a real sense that over the next few years we will see a great transformation for the gateway of our city.

**A GATEWAY FOR OUR CITY, BY BRISTOL POST EDITOR MIKE NORTON**





**David Clensy**  
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**S**INCE its launch in April 2012 the Temple Quarter Enterprise Zone has generated more than 3,000 jobs and seen more than 100 businesses locating into the Zone.

Earlier this year the West of England LEP secured new Enterprise Zone allocations in the West of England that will be delivered in Bristol and Bath, allowing incentives to be offered to new businesses moving to the city's zones and the councils to retain the business rate growth to reinvest in infrastructure.

# Evolving landscape for our enterprise zones

Patricia Greer from the West of England Local Enterprise Partnership said: "The Bath City Riverside Enterprise Area has been upgraded to an Enterprise Zone and expanded to cover the Old Mills strategic employment site. This is alongside the

expansion of the successful Temple Quarter zone.

"These new Enterprise Zones allow us to offer new businesses an incentive to move in to the Zone, and allows the LEP to retain the business rate growth to help fund any en-

abling infrastructure to help deliver job increases in these areas.

"Our success in securing new and expanded Enterprise Zones in a national competitive process – of 26 new announcements the West of England LEP was the only to have a double

success – again demonstrates the value of Local Enterprise Partnership support to these areas as priority employment growth locations and a commitment by Government to support the West of England.

"We will continue to work with all the local authorities in the West of England to make the most of these types of opportunities and ensure we deliver our plans for employment growth locally."

Alongside the Temple Quarter and Bath City Riverside enterprise zones, the West of England University Enterprise Zone (UEZ) has been funded by £4 million from the government with match-funding from the LEP, business and UWE Bristol.

## BUILDING A 'TALENT PIPELINE', BY PROFESSOR HUGH BRADY, VICE CHANCELLOR OF THE UNIVERSITY OF BRISTOL

**T**WENTY years ago, nobody could have imagined that more than two billion people today would be carrying around a small, yet powerful computer that can connect you with almost anyone, anywhere. That life would be dominated by apps, social media and big data.

The world is well and truly in the midst of a digital revolution. With new horizons and opportunities, we've been given a once-in-a-generation chance to re-imagine the future of our university. One where technology, policies, practices and business models fit for our digitalised society come together, and where the solutions to problems are co-created with communities.

We've just revealed initial plans for what we are provisionally calling the Temple Quarter Enterprise Campus. Teaching and research on the seven-acre site, which spans the derelict former Royal Mail sorting office and part of Arena Island, will bring together leading academic expertise in areas such as data science, computer science, engineering and management with a particular focus on digital technologies.



**Professor Hugh Brady**

Our aim is for it to be completely porous with the city, serving the social, economic and talent needs of the region, which will position both the University and the city for continued success on the world stage. Engaging with all communities in the city is critical to achieving our vision.

Temple Quarter Enterprise Campus will be one of the city's most significant regeneration projects in recent history, replacing a brownfield site with an open campus that

brings immense benefits to the city of Bristol and beyond. In four to five years' time, people travelling into Bristol will no longer be greeted by a derelict eyesore. Instead, landmark buildings and public spaces will provide a fitting welcome.

In addition to teaching and research space, we will be building a new student village and improving the public realm, including new cycle and pedestrian links to the surrounding area and high-quality landscaping.

We don't know exactly what it will look like yet, but we do know that we want it to feel welcoming to everyone and to be a place for the whole city to learn, explore and enjoy. There will be a strong focus on creating a welcoming space that belongs to the community, turning a brownfield site into an open campus which will benefit everyone. I would urge people to feed into our online consultation, which runs until July 21, or to come along to one of the events we have planned. Now's the time to flag up concerns, opportunities or questions.

We intend to work with a range of

partners: businesses, social enterprises, public sector bodies and community and cultural organisations to co-design and co-deliver education and skills training in innovative new ways, better suited to the needs of employers and workers in the knowledge economy.

This will enable us to build a talent pipeline of creative graduates who embrace social responsibility as well as opportunity.

Our vision is built upon our established strengths such as Engine Shed. The enterprise hub contributed £7 million to the economy in its first year, and currently supports 77 tech companies through the Bristol SETSquared Centre, who between them have created more than 1,200 jobs. In 2016, SETSquared companies raised £48 million in investment and this year they have already raised £45 million.

Engine Shed has been a hugely successful collaboration between the university and the city. Our new campus will do this and more, providing a thriving digital economy with the pipeline of talent, ideas and technologies that it will need.

Bristol has one of the UK's largest and fastest growing high-tech clusters, thriving creative industries and world leading super-fast experimental digital infrastructure.

Our city is already being used as a test-bed for new digital innovation, and this development is uniquely placed to deliver on the Government's Industrial Strategy announced earlier this year.

We're proud to play a big part in one of the most beautiful, liveable and vibrant cities in Europe. We share dreams to secure the international recognition we as a city deserve and, more importantly, we share the desire to serve all communities, ensuring that Bristol students are the most talented and able regardless of their background.

Our Temple Quarter Enterprise Campus will be a beacon for collaboration, evolution, and opportunity.

It will be the place where the most exciting, revolutionary ideas will spring from. It's where the future will be written, with Bristol, the city and the university, at the forefront of discovery for the next 100 years.



The brief for the masterplan is to create a new city centre campus for the University to accommodate significant expansion over the next 5 – 10 years. The University growth strategy aims to increase student numbers from 20,000 to 26,000 over this period.

The Masterplan proposes to comprise approximately 82,350 sqm of development capacity (gross internal floor area) across both sites within a high quality public realm. The masterplan diagrams illustrate this capacity provided in a number of buildings as follows:

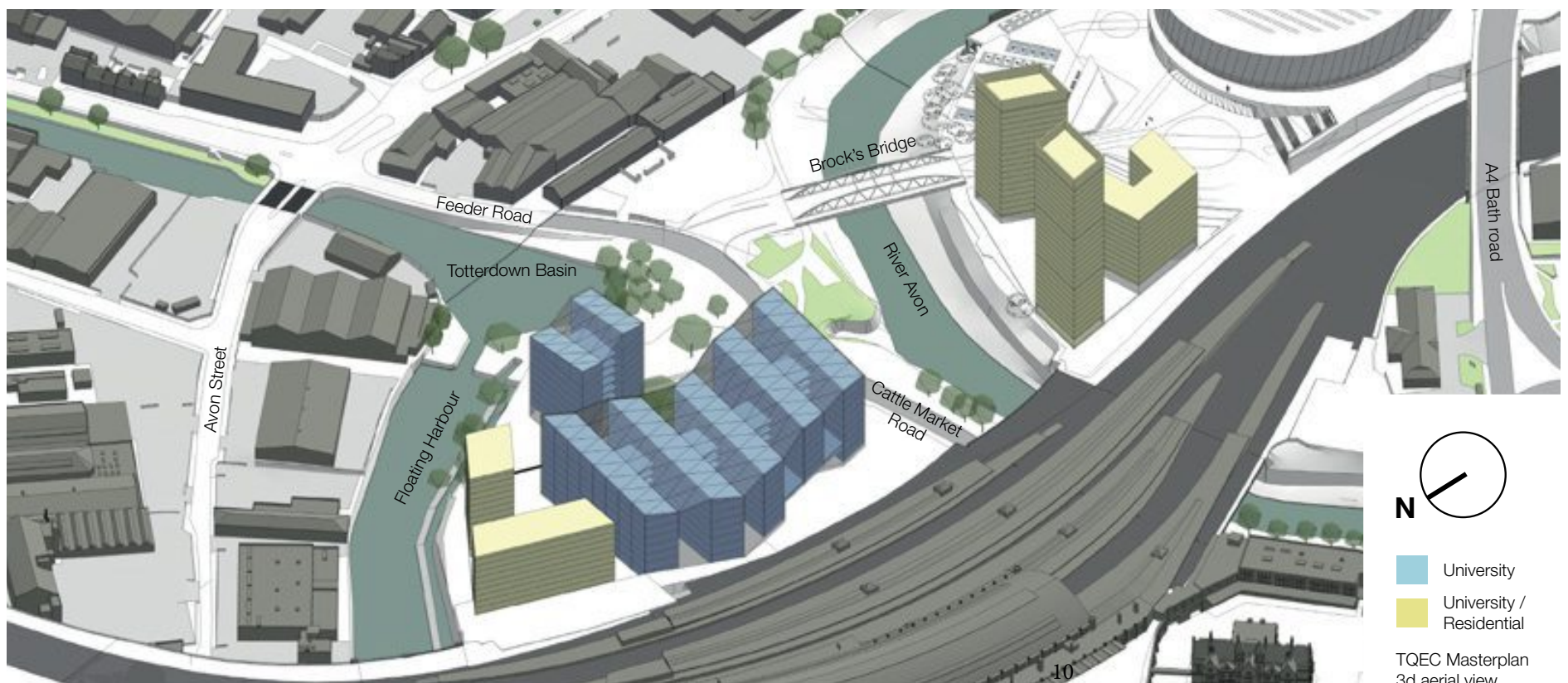
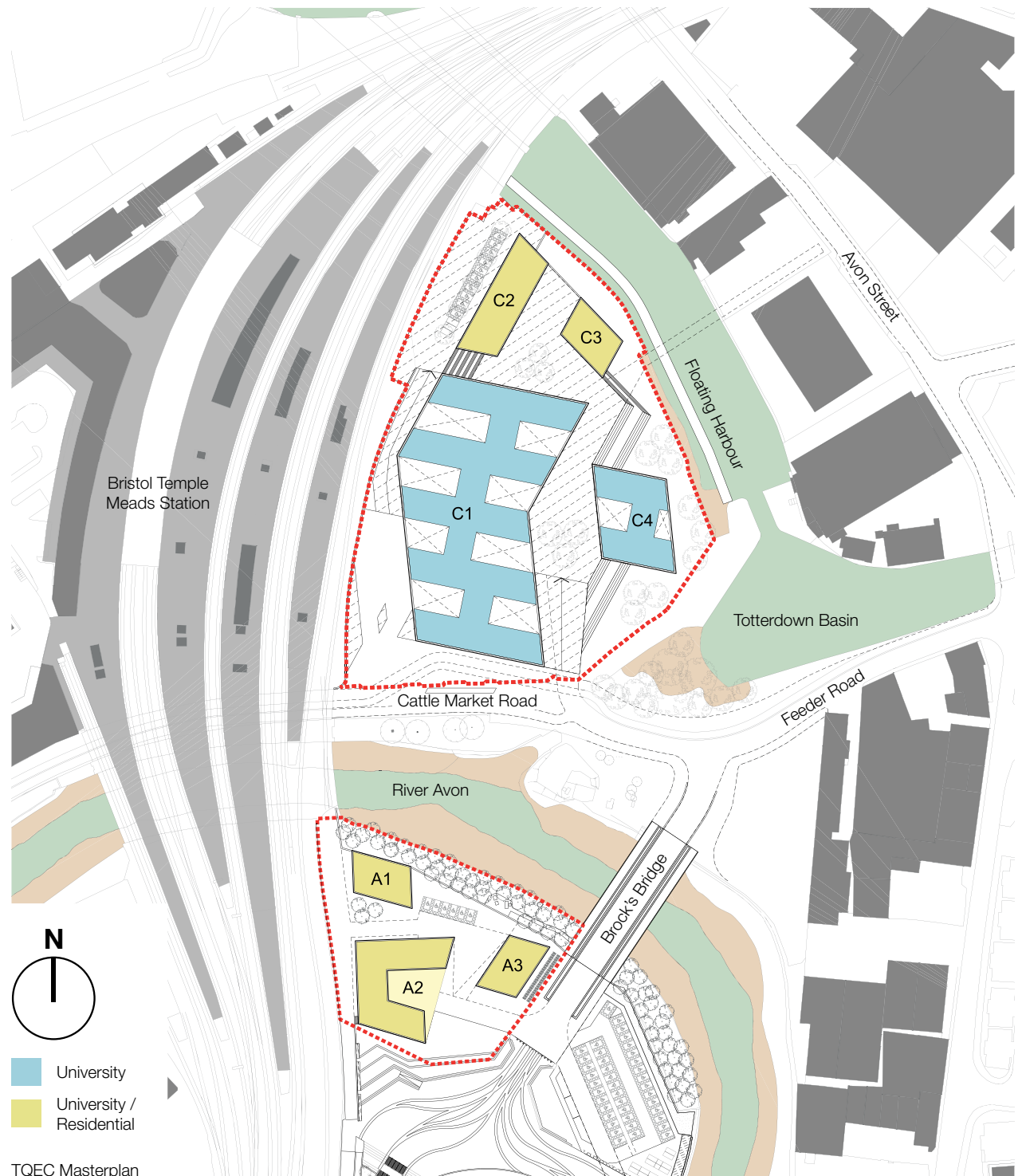
#### Cattle Market site:

- C1** 8 to 9 storey University building of approximately 35,500 sqm
- C2** 10 storey University building or student residential building of approximately 7,350 sqm
- C3** 12 storey University building or student residential building of approximately 4,800 sqm
- C4** 9 storey University building of approximately 7,900 sqm

#### Arena Island North site:

- A1** 25 storey student residential building of approximately 9,600 sqm
- A2** 11 storey student residential building of approximately 10,150 sqm incl. ground floor commercial space
- A3** 18 storey student residential building of approximately 7,050 sqm

The accommodation would provide a total of approximately 43,400 sqm of University work space, up to 1,500 student rooms and additional commercial uses at ground floor.



University  
University / Residential

TQEC Masterplan  
3d aerial view



# Second Engine Shed will form gateway to enterprise zone

As the developer behind Engine Shed 2, Skanska is keen to play its part in the redevelopment of the Temple Quarter. Here's **John Mitchell** of Skanska looks at how the project is key to the area's transformation

**S**KANSKA is proud to be involved in the Bristol Temple Quarter Enterprise Zone (BTQEZ). We have been building for a better society in Bristol and the South West for more than 40 years, so working here was an obvious choice for us.

As one of the world's leading development and construction groups, our work makes a clear and positive contribution to society and the environment around us. We've been doing just that in Bristol since 2006, partnering with Bristol City Council and the Local Education Partnership (LEP) to help transform the city's educational landscape.

We've built or improved nearly 50 schools in that time – creating thousands of new places and improving the learning environment for many thousands more.

We've achieved all this with teamwork. We work with Bristol-based design teams wherever possible and a supply chain, more than 90 per cent of which is local. On each school project, we liaise with teachers, parents and neighbours to understand what's best for the school and how to



■ The Skanska design for Engine Shed 2

make the most of each site.

And we want to ensure that when young adults leave Bristol's schools, they have the facilities for them stay in the city to develop their skills and ideas.

It's why we're helping Engine Shed expand – so this ground breaking incubation space can help even more small businesses and ensure that Bristol retains its brightest young talent and also attracts fresh investment into the city.

As a symbol of the transformative power of innovation, it's fitting that

Engine Shed sits at the heart of the BTQEZ.

The zone is working with a range of partners to shape a new city quarter in which to live, work and relax.

It also has a vital role to play in ensuring Bristol's prosperity is shared right across the city and that access to opportunities is more equal for all.

It's a plan which is progressing with impressive speed.

The University of Bristol's new Temple Quarter Enterprise Campus will focus on "digital technologies,

their application by citizens, organisations and industry, and the innovation they drive".

It's just the latest example of Brunel's spirit of original thinking and connectivity – both thriving in modern day Bristol.

There's still a long way to go, of course. But as each project reaches fruition, the BTQEZ moves a step closer to realising its ambitious vision.

These are exciting times for Bristol – and Skanska is there for the long-term.

## TAX BOOST

■ WORK is under way on 3 Glass Wharf – which is set to be home to HM Revenue and Customs (HMRC).

The UK Government is set to become one of Bristol's largest employers after taking out the 25-year office lease.

Intelligence, risk and counter-avoidance workers are set to take up residence in the new 3 Glass Wharf building when the non-ministerial HMRC department moves to the city in the coming years.

The Government has signed a 25-year lease on the building, which is due to be completed later this year.

HMRC will move up to 1,250 civil servants in to the offices between 2019 and 2021 as part of the Government's plans to open 13 new regional centres around the UK.

Services including risk and intelligence, fraud intelligence, counter-avoidance, large business and debt management field force will be run from the office.

Chief executive of HMRC, Jon Thompson, said: "HMRC has a large and long-established presence in the South West and the new regional centre in Bristol demonstrates our commitment to the region and its economy. We are delighted to have agreed terms for the 3 Glass Wharf building and to have made a commitment to our new location in Bristol. As part of the process we will see up to 1,250 staff come together in state-of-the-art facilities, and make HMRC an important contributor to the economy."

## FOOT IN THE DOOR

■ FOOT ANSTEY, one of the UK's top 100 law firms, has launched its new Bristol office at 2 Glass Wharf in the city's Temple Quarter Enterprise Zone.

This move supports several key initiatives: the delivery of an enhanced client experience, improved opportunities for agile and progressive working, as well as supporting employee health and wellbeing with walking desks and a reflection room for contemplation.

This move represents the next stage of growth in the Bristol market. The firm's presence in Bristol has significantly grown from just 10 employees when the office opened in 2011, to now numbering over 130.

John Westwell, said: "Our new Bristol space will support our strategy to provide a client-centric service. It is built on a period of sustained growth, particularly within our core sectors, and will facilitate further expansion. This impressive new space is a reflection of our ambition and our focus for the future, as well providing an environment for employees to thrive."

The firm employs more than 500 people across seven locations, with their most recent office opening in Southampton in September 2016.

## EVOLVING FACE OF POPULAR INCUBATOR PROJECT

■ PLANS to transform disused buildings in Temple Circus into a second Engine Shed show a towering glass office block where the old Grosvenor Hotel currently stands.

Artist impressions of the island of land, at the end of Redcliffe Way, also show the Grade II listed George and Railway Hotel revamped as part of the work.

Bristol Temple Quarter Enterprise Zone hopes to create an 'Engine Shed 2' on the site, with office space, but also cafes and retail space.

It has been designed as a follow on from the current Engine Shed, at Station Approach opposite Temple Meads.

Engine Shed 2 will build on Engine Shed's success, scaling up the original incubator's offering and providing follow-on space for rapidly growing companies.

It will feature more than 4,000 square metres of accommodation, in-



■ Engine Shed 2

cluding work space, meeting rooms, incubator space and business lounge-like space for interaction between business people, the public sector and academia.

As with Engine Shed, Engine Shed 2 will focus on high growth and high-tech businesses.

Engine Shed began life in April 2011, when the idea was floated of moving the Bristol SETSquared Centre out of the University of Bristol home to a location more "embedded" in the city and perhaps extending the scope, and therefore impact.

The notion of "Creative Harbour" was mooted – a building, on the harbourside, that co-located a number of different, complementary, activities on different floors. Initial thoughts about these components were: a high-tech incubator; a creative incubator; a low carbon incubator; high-end teaching and collaboration space and a public innovation showcase.

But with the arrival of the Temple Quarter Enterprise Zone in 2012, the possibility appeared of using Brunel's Old Station which had come into Bristol City Council ownership.

The Business Plan was written

over a weekend in January 2013, and the £1.7 million refurbishment contract was placed in April 2012, with the University committing £250,000, the City Deal another £250,000 and the council providing the rest. Phase 1 (The Bristol SETSquared Centre installed on the top floor) was completed in 2013.

The Business Model is such that The Science Research Foundation (SRF), a wholly-owned subsidiary of the University of Bristol, has a 15 year lease on the Engine Shed and operates the whole building, as well as the Bristol SETSquared Centre, commercially to make a surplus.

That surplus is split three ways: some to the council as rent, some stays with SRF to fund the SETSquared activity and the rest is used to create a 'fund' for investing in the building and running events, workshops and outreach activities that stimulate economic activity.



## David Clensy

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THE Bristol Post brought together some of the key figures in the ongoing transformation of the Temple Meads Enterprise Zone to discuss the future evolution of the area.

The round-table discussion, chaired by Bristol Post editor Mike Norton, saw contributions from Professor Guy Orpen, deputy vice chancellor at the University of Bristol, Professor Dave Cliff, academic director for the new University of Bristol Temple Quarter campus, James Durie, executive director of Business West, Matt Cross, head of inward investment at Invest in Bristol and Bath and Sue Ramsay, headteacher at Hannah More Primary School, which stands beside the enterprise zone.

Also taking part in the debate were Monika Radclyffe, centre director for the Bristol SETSquared Centre, Simon Peacock, lead director for the South and Wales region at JLL, Neil Bradshaw, programme manager for the Temple Quarter project at the University of Bristol, John Mitchell, regional business development and marketing manager at Skanska, serial tech entrepreneur Steve Allpress and Alistair Reid, service director for place and economy at Bristol City Council.

Here we publish an abridged transcript to give a snapshot of the discussion.

**Mike Norton:** "I'm sure many of you like me were at the launch for the Temple Quarter Enterprise Zone in 2012, and even then it was obvious that the zone offered a once in a generation opportunity to turn around the fortunes of a swathe of the city that frankly was long overdue for regeneration. But with Temple Meads at its core, the zone is our gateway to the city. I think now, five years on, we're starting to see the vision that was rolled out on that day. But it's the University of Bristol's plan for a new campus in the zone that is unveiled this week, that will bring a potentially game-changing injection of vibrancy and opportunity."

**Alistair Reid:** "More and more we're conscious of the tale of two cities. We have deep seated deprivation in the south of Bristol and in pockets in the north. Our challenge is to take our economic activity and ensure it continues to flourish, but also to look at how the benefits of it are shared in a much wider sense. It's not just developments at all costs at the moment – it's not just trickle-down. Trickle-down won't solve all our problems."

**Professor Guy Orpen:** "This is part of a bigger push within the University to re-imagine its role in the city, reframe its overall strategy. Central to that, as well as educating our students really well and giving them a wonderful time, and doing really ground-breaking, world-leading research, central to the whole proposition is our partnership with our city. That's a key point of differentiation compared with our competitors, whether they be in London, or Oxford or Cambridge or Manchester or wherever they are. It's our city, and the ambition and the new strategy is about celebrating and being proactive about that partnership in a way that perhaps we

■ Prof Dave Cliff  
talks at the  
round table  
discussion at  
the Bristol Post



# GETTING AROUND THE TABLE TO TACKLE HUGE TASK AHEAD

weren't 10 or 20, or 30 or 50 years ago. We have been a fantastically successful university by many yardsticks, but we haven't really tried to take advantage of the relationship we have with the city and the benefits it brings to us and the benefits we can bring to it.

"When it comes to the enterprise zone, we're here already. We run the Engine Shed on behalf of the city and for the city, including for our own subsidiary, the SETSquared Centre. But the new campus will be game-changing for us. It gives us an opportunity to partner with the city in new ways, to be more focused on business and digital innovation and changing the way that we work with external partners, but also how we

## PROFESSOR GUY ORPEN

"We all need to know, how  
does the digital world  
impact on us?"

can create value for those external partners. Those partners will be many and varied. They will be the obvious ones – the Oracles, the Hewlett Packards, and the business services companies of this world, because we will create graduates that they need for the digital world that they are going into. Even Airbus and others that need different sorts of business models and capabilities, but it goes much wider than that and not simply into the creative sector, but into the rest of society. We all need to know, how does the digital world impact on us? How do we make it fair, accessible to all, provide appropriate regulatory models and appropriate legal frameworks and business models that can work in this new 21st century world that we have emerged very quickly into.

"So we would see ourselves to be central to that, then as an anchor and a civic institution, I expect that as we can go on site and take risks that other parties wouldn't take because we know we're going to be here

– that's one thing that's never going to change, the University of Bristol will always be in the middle of Bristol. We are here for the long run. As a result, we will break ground in many places that others would have been very troubled about breaking ground, because it is a very difficult site. It may be a wonderful site, but it's not easy."

**Mike Norton:** "Why the zone for the University? Why are you going into that area? What's your vision for the campus going forward?"

**Professor Guy Orpen:** "There's internal drivers. The Clifton campus is getting very full and we need to decompress for the benefit of people on that campus, but also in particular for our neighbours. But we will be investing a lot up there as well – to make it a more pleasant experience for the people on it and for the people going through it."

"We'll carry some of that thinking into Temple Quarter, so it will be a campus for our students and staff and our direct partners who are

co-located with us, including businesses, to enjoy and work on. But it will also be open to, and walked through, and enjoyed by and shared with our neighbours, particularly in the communities immediately surrounding. The public consultation is a really important part of it – what guidance can they give us about how we develop it so that it is, particularly at ground level, like a place where they want to be and they want to take part in.

"What we do there is intended to complement what we do in Clifton/Kingsdown campus now. There we will do subjects that it's possible to sit in your office or lecture theatre or library, and have a big thought, study it and write about it."

"When we try to do things that require us to partner with the rest of the world, it makes more sense to do it closer to them and at the heart of it all, and Temple Quarter is a great venue for saying this is a new way of working for a 21st century research-intensive, civic university,





and let's work with the city to work out how that is best done. Let's do things which we wouldn't traditionally have done. Let's have something which is more future-oriented, where the technology is inherently part of the business education you get."

**Professor Dave Cliff:** "The new campus will be focus on innovation, enterprise and engagement. We think that for any enterprise, whether it's a social enterprise or a commercial enterprise, innovation is the lifeblood of sustaining business."

"My background is in artificial intelligence, and there are some really major shifts in the future of work and employment that we're starting to see. They're no longer suspicions, but they're almost certainties. So the number of people employed to drive vehicles is likely to fall dramatically in the next decade or decade and a half and there are similar professions that traditionally required degree level education for that are likely to become very automated. So we see that there's going to be increasing demand for people who want to reskill in the course of their career. But the ability to innovate, to create, to think of new technologies that address business or societal needs, or to think of new business models that use creative combinations of technologies – that's something that will not be automated any time soon."

"So what we want to do is have a focus down there on educating students to become innovators in multiple contexts not just digital technology."

"However there is a focus on digital technology down there because Bristol there are Cray, Toshiba, Oracle, Hewlett Packard, all with long tra-

ditions of being providers of IT services and equipment, but there are also big data-intensive companies that you wouldn't have traditionally thought of as being IT-heavy, but are now extremely reliant on digital technologies. Airbus and Boeing. The whole world of finance is going very fintech, very data-heavy."

"We could be boring and do what we have done successfully at the top of Park Street for over 100 years and transplant that down to Temple Quarter, but that's not really the style of our organisation. We're treating this as an opportunity to totally rethink what it is to be a university."

"We want the ground floor buildings in the academic departments to be available to community use. If we're building a big lecture theatre for 200-500 people, why not build it as a theatre, or at least as something that can be reconfigured, potentially as a performance space. We could have meeting rooms that are available for community use. We could have exhibition spaces there. Obviously we also have to remain a business as a university, so these would be multi-purpose spaces rather than dedicated spaces."

**Mike Norton:** "Engine Shed, of course, has been a huge success. How do you manage that success going forward?"

**Monika Radclyffe:** "It is challenging. We have 77 companies in right now. That's 30 more than the same time last year. There is demand to bring even more. We reject 75 per cent of applications we have. So we clearly pick the best of the best."

"We do not just focus on academic spin-outs. We are open for everyone to join us and the companies within SETSquared benefit from the diversity of people in that network. The challenge for us is that long waiting list of companies to join us."

"Those 77 companies created 1,250 jobs. So if we were able to expand in the future, we would need a much location to do that. We are working out how we fit into the new campus."

**Matt Cross:** "The Engine Shed has been an enormous benefit to us over the years, just by those incidental meetings. You bump into someone and you suddenly find that the global president of a company is in town next week. That wouldn't happen anywhere else."

**Alistair Reid:** "Traditionally business incubation space has been subsidised in one form or another, as has Engine Shed and Engine Shed 2. There are growths of start-ups based outside the public sector subsidies - in terms of Entrepreneurial Spark and Unit DX. We shouldn't forget, with the squeeze on the public purse, that good things will need to work themselves."

**Steve Allpress:** "For me, it was an extremely challenging. The problem we found was that although we started the company in Aztec West, we moved to the centre of town but found it extremely hard to find space that wasn't prohibitively expensive. The landlords tended to pocket the advantage of zero business rates for

## PROFESSOR DAVE CLIFF

*'We're treating this as an opportunity to totally rethink what it is to be a university.'*

themselves. From our perspective, you might like to see the enterprise zone working in wider areas, like Stokes Croft."

**Simon Peacock:** "Growth is a good problem to have. You create this massively successful incubator, then the pipeline stumbles – where is the space to go on into? The chink of light might be Glassfields."

**James Durie:** "St Philip's is a natural place over the next 10 or 20 years where the city will grow, and as a city we need to think about that."

**Mike Norton:** Sue, how does your school fit into this? How do you feel about the zone?"

**Sue Ramsay:** "Mostly I'm excited about it. The school can be a fantastic place for people to talk to the community. Our community are very engaged with the school."

"When you walk over that bridge and you go past the lovely Friska and you get to Avon Street, it is quite a stark decline in the state of the place

## SIMON PEACOCK

*'Growth is a good problem to have. You create this massively successful incubator, then the pipeline stumbles - where is the space to go on into?'*

and I worry that Avon Street becomes a wall rather than just a road and the people from the community I serve and Barton Hill and Easton don't ever go there. There needs to be some thinking in how are the communities engaged in those spaces."

**Mike Norton:** "What about the arena - where are we up to with that? What if it doesn't get built?"

**Professor Guy Orpen:** "The design of what we're doing is implicitly tied up with the fact that there is an arena on the other side of the island. If for some reason there is no arena on the other side of the island, our design would need to be different and would look frankly silly if it's constructed with one neighbourhood in mind and we discover we have a completely different one."

**Alistair Reid:** "So on the arena, we lost time with our previous contractor and had to go through a second tender. We are now at a pre-contract service agreement with Buckingham. So week by week we move through a 20-week phase where Buckingham will familiarise themselves with the design, they will challenge the design from a build ability and a cost perspective. They will then put out the key packages to their sub-contractors and at the end of the 20 weeks will come back to tell us how much they think the building will cost. That is the rub. Then there will be a report to the city council's cabinet that will look at value for money."

"The mayor has also made it clear that he wants us to look again at car parking."

"We're three weeks into the 20 week period. There's an opportunity for an additional 10 weeks – because we have got to get this right. So I anticipate at the turn of the year it will come back to cabinet."

"I think this is a hugely difficult and challenging project and it has been all along. But we are working with a contractor that we feel can deliver for us."



■ A group of key stakeholders gathered at the Bristol Post's office to discuss the obstacles and opportunities facing the project team developing the new campus





# DEVELOPING A VISION FOR NEW £300M CITY CAMPUS

**David Clensy**

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**T**HE University of Bristol has revealed its initial vision for the new £300 million campus next to Bristol Temple Meads and is urging local businesses and industry to feed into a large-scale consultation.

The Temple Quarter Enterprise Campus development will be one of the city's most significant regeneration projects in recent history.

One of its key goals is to work with industrial partners to develop a talent pipeline of graduates who will support the city's burgeoning digital economy.

The University is encouraging businesses to share their views and help shape the new campus by taking part in a public consultation, which will run online until July 21.

There will also be exhibitions of the plans at Engine Shed by Bristol Temple Meads and Beacon House on the Triangle from June 20 to July 7, as well as special consultation events

at Engine Shed and Paintworks.

Teaching and research will focus on digital technologies in-line with the training and skills needs of industry partners.

The seven-acre site, which spans the derelict former Royal Mail sorting office and part of Arena Island, will be close to business incubation centre Engine Shed, home to the University's award-winning Bristol SETsquared Centre, which will also be expanding

into new premises within the Temple Quarter Enterprise Zone.

A range of new degree programmes will be designed and developed in collaboration with industry and other partner organisations, to ensure students educated on the Temple Quarter Enterprise Campus are equipped with the knowledge, skills, values and resilience to thrive and lead in a rapidly changing world.

Professor Dave Cliff, pictured inset,



who is leading the academic side of the project, said: "The new campus will focus on the digital technologies of the future and the skills, ethics, business models and infrastructure that turn digital opportunities into jobs, wealth and wellbeing that benefits the whole of society."

"We are working with partners, large and small, to put innovation at the heart of our campus and to build a talent pipeline of creative graduates who embrace social responsibility as well as opportunity. These graduates will be prepared to tackle global challenges that we can't yet





imagine.

“Our plan is for University staff and students to be co-located with partners from industry and commerce in the new buildings. We intend to work with our partners to co-design and co-deliver education and skills training in innovative new ways, better suited to the needs of employers and workers in the knowledge economy.”

Aside from the business community, the University has ambitions to work with a range of other partners, from community and cultural organisations to social enterprises and the NHS.

The University will also build a new student village together with improvements to the public realm, including new cycle and pedestrian links to the surrounding area and high-quality landscaping.

Professor Hugh Brady, Vice-Chancellor and President of the University of Bristol, said: “We have been given a once-in-a-lifetime opportunity to



reimagine the future of our University as one of the world’s great civic universities while also transforming a key site at the heart of our city.

“Our new campus is very much a work in progress and we would welcome people’s feedback, on everything from education provision, research and innovation to community engagement and transport links. We don’t know exactly what it will look like yet, but we do know that we want it to feel welcoming to everyone and to be a place for the whole city to learn, explore and enjoy.”

Professor Guy Orpen, pictured inset, deputy vice chancellor of the University of Bristol, said: “The new campus will be partly on Arena Island, and partly on the Cattle Market Road land currently occupied by the old Royal Mail sorting office.

“We envisage that the new residential student village will be over with the arena, with the other side

housing departments teaching subjects that would tie-in well to the enterprise zone – tech subjects like our computer science courses, but also our entrepreneurial courses and other digital innovation subjects that tie-in with the feel of the area, with the Engine Shed and Engine Shed 2 as well as the growing tech sector around the rest of the Enterprise Zone.”

Although designs for the campus are in their infancy and will be informed by the outcome of the consultation, there are ambitions to develop landmark buildings and public spaces which will provide a fitting welcome to those travelling into Bristol.

There is also a strong focus on creating a welcoming space that belongs to the community, turning a brownfield site into an open campus which will benefit everyone. This might include the provision of further education and adult education opportunities or the creation of spaces for community use.

At its core lies a desire to develop a ‘Bristol approach’ to innovation which is visionary, transformative and inclusive – building on Bristol’s reputation as one of the world’s leading digital cities.

The University will be working with Bristol City Council to ensure the campus complements plans for the Temple Quarter Enterprise Zone, which is one of the largest urban regeneration projects in the UK.

Fully developed, the Enterprise Zone has the potential to attract more than 17,000 jobs over its 25-year lifetime and add a further £100 million a year to the city’s economy.

Mayor of Bristol, Marvin Rees, said: “I look forward to the development of plans for the new University of Bristol Enterprise Campus planned for the heart of the Enterprise Zone. This new world class facility has the potential to turn a derelict site into an inclusive home for digital excellence, offering a vast range of opportunities and building on the city’s reputation as a leading digital city.”

A second round of consultation will follow in September before an outline planning application is submitted to Bristol City Council later in the year. Applications for individual buildings will follow, with further consultation in 2018/19.

Construction work is scheduled to get underway in 2019 and it’s hoped the campus will open in time for the start of the 2021/22 academic year.

## CONSULTATION

**HAVE YOUR SAY** The online consultation runs online until July 21 at [www.bristol.ac.uk/TempleQuarter](http://www.bristol.ac.uk/TempleQuarter)

**TAKE A LOOK** There will be public exhibitions from June 20 to July 7 at Engine Shed (open 8.30am to 5.30pm, Monday to Friday) and Beacon House (open 8am to 7pm Monday to Friday and 10am to 4pm at weekends)

**EVENTS** Consultation events take place at Engine Shed on June 21 and July 5, from 3pm to 7pm, and at Paintworks on July 4, from 3pm to 7pm

Not online? You can give feedback on 0117 977 2002



■ The derelict former Royal Mail sorting office will be transformed into a new university campus for the 21st century




**TIMELINE**

- May 2013 - Temple Studios opens offering workspace for small businesses
- December 2013 - Engine Shed opens, home to SetSquared, the world's best university business incubator
- October 2014 - First tenants announced for 2 Glass Wharf - the first speculative office build in several years.
- December 2014 - The conveyor belt from the former sorting office to the station is removed.
- June 2015 - Bristol City Council acquire the derelict former sorting office site
- September 2015 - Brock's Bridge lowered into place from Arena Island.



- November 2015 - Bristol City Council acquire City Point building
- December 2015 - Boxworks opens, offering additional space for Engine Shed
- April 2016 - Bristol Arena planning application is approved
- October 2016 - The Spatial Framework for the zone is approved offering a vision for the development of the area
- December 2016 - New pedestrian and cycle route opens through Cattle Market Rd
- February 2017 - University of Bristol deal for a new campus on the former sorting office is approved.

# Regeneration creates new heart for city

**B**RISTOL Temple Quarter Enterprise Zone has attracted more than 3,200 jobs since its opening and is expanding to deliver an additional 4,900 jobs over 25 years.

The Enterprise Zone was set up in 2012 as one of the UK's most significant regeneration projects with Temple Meads station at its heart.

Since then it has seen investment from more than 150 businesses with almost 300,000 sqm of commercial floorspace being refurbished or developed.

The Zone is one of the largest urban regeneration projects in the UK. It covers around 70 hectares (173 acres) of land in the centre of Bristol. The 25 year ambition for the project is to deliver 17,000 jobs, regenerate the area and create a new, superbly connected gateway to Bristol and a hub for creative, high-tech, digital, low-carbon and professional services companies, building on the city's reputation as a knowledge-intensive centre.



From April 2017 the Enterprise Zone was extended further, taking in an additional 30 hectares spreading into Redcliffe in the north and to the Bath Road Paintworks site in the south.

There is an impressive range of businesses in the zone from companies developing the latest innov-

ation in driverless cars and ultra-sound technology to businesses working on cutting-edge animation and it is fast developing a reputation as the place to be for start-up and innovative businesses.

With plans for an innovative University of Bristol Campus, Engine Shed 2 and the new arena, the next few years will see derelict land around the station transformed into a thriving new city quarter that will play a vital role in driving forward the economy and will bring a diverse range of opportunities for Bristol citizens.

Sites included in the new extended area include Redcliffe Quarter, a 2.5 acre development including a hotel, restaurants and apartments and Finkel's Reach, a mixed use development offering live/work units, commercial and leisure space.

Businesses moving into or expanding on specific sites within the expanded zone benefit from discounted business rates.

**WHAT IS AN ENTERPRISE ZONE?**

- Enterprise Zones have been set up by the Government to drive local growth and create jobs.
- They offer a range of incentives to businesses, including business rates relief, simplified planning and super-fast broadband. In so doing they unlock key development sites.
- All business rates growth generated by enterprise zones is kept by the relevant local enterprise partnership and local authorities for 25 years, allowing them to reinvest in local economic growth.


**STATISTICS**

Jobs generated  
**3,200**

Arena capacity  
**12,000**

Temple Gate investment  
**£11M**

Launch year  
**2012**

Businesses  
**150**

Hectares  
**70**

Jobs target  
**17,000**



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# Help shape a new campus for Bristol

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