

# TEMPLE ISLAND

BRISTOL

Newsletter  
October 2023



Artist's impression of the proposals for Temple Island

## Have your say on Bristol's Temple Island

Legal & General is progressing plans for the soon to be vibrant district at Temple Island.

The new development will bring significant benefits to the city and its communities, with investment in new jobs and homes, as well as considerable social and environmental benefits.

**A showcase of the emerging plans will be touring the city this autumn, giving you an opportunity to have your say on the emerging plans.**

Following feedback in the spring we have been working to decide where buildings will go and what size they could be. We want to know what you think about this.

We've also been thinking about how the public areas will look and be used – planting, hard landscaping and how people will access and move through the space. We also want to know what you think about this.

The next stage is to work out how the buildings will look. After considering feedback from this stage we'll be engaging again later this year to ask people what they think about the design of the buildings.

## Get involved

An initial round of public engagement was held in the spring and Legal & General is continuing to work with the local community to make sure the plans are right for Bristol.

There are a range of ways to get involved in the conversation and have your say on the emerging plans for the site.



**Tell us what you think at one of our showcase events:**

- **19th October 2023**  
Temple Quay, 11:30-2pm,  
Temple Meads Train Station  
(outside main entrance), 4-6pm
- **20th October 2023**  
Totterdown Tesco Car Park  
(33 Oxford St), 3-6pm
- **21st October 2023**  
Broadmead (outside Nat West BS1 3HF),  
10am-2pm



**Return your feedback form to:**  
Freepost, MEETING PLACE CONSULTATION



**Visit our website at:**  
[www.templeislandbristol.co.uk](http://www.templeislandbristol.co.uk)

**This round of public engagement closes on the 11th November.**



# The emerging plans

Located close to a new eastern entrance to Bristol Temple Meads railway station and the communities south of the Avon New Cut, Temple Island will be a part of the wider Temple Quarter regeneration area.

To find out more about Temple Quarter, please visit [www.BristolTempleQuarter.com](http://www.BristolTempleQuarter.com)

For more information, visit our website at [www.templeislandbristol.co.uk](http://www.templeislandbristol.co.uk)



## Timeline

We are progressing the design stage and we're about to roll out the second phase of our community consultations.

We then hope to share our draft plans at the beginning of next year. In the meantime, we've outlined an indicative timeline to show what is happening and when you can get involved:



**Autumn 2023 (now)**  
Second round of engagement on the proposed public spaces and the emerging plan for the buildings



**Winter 2023/2024**  
Reporting back on feedback received in this round of engagement and consulting on our final proposals



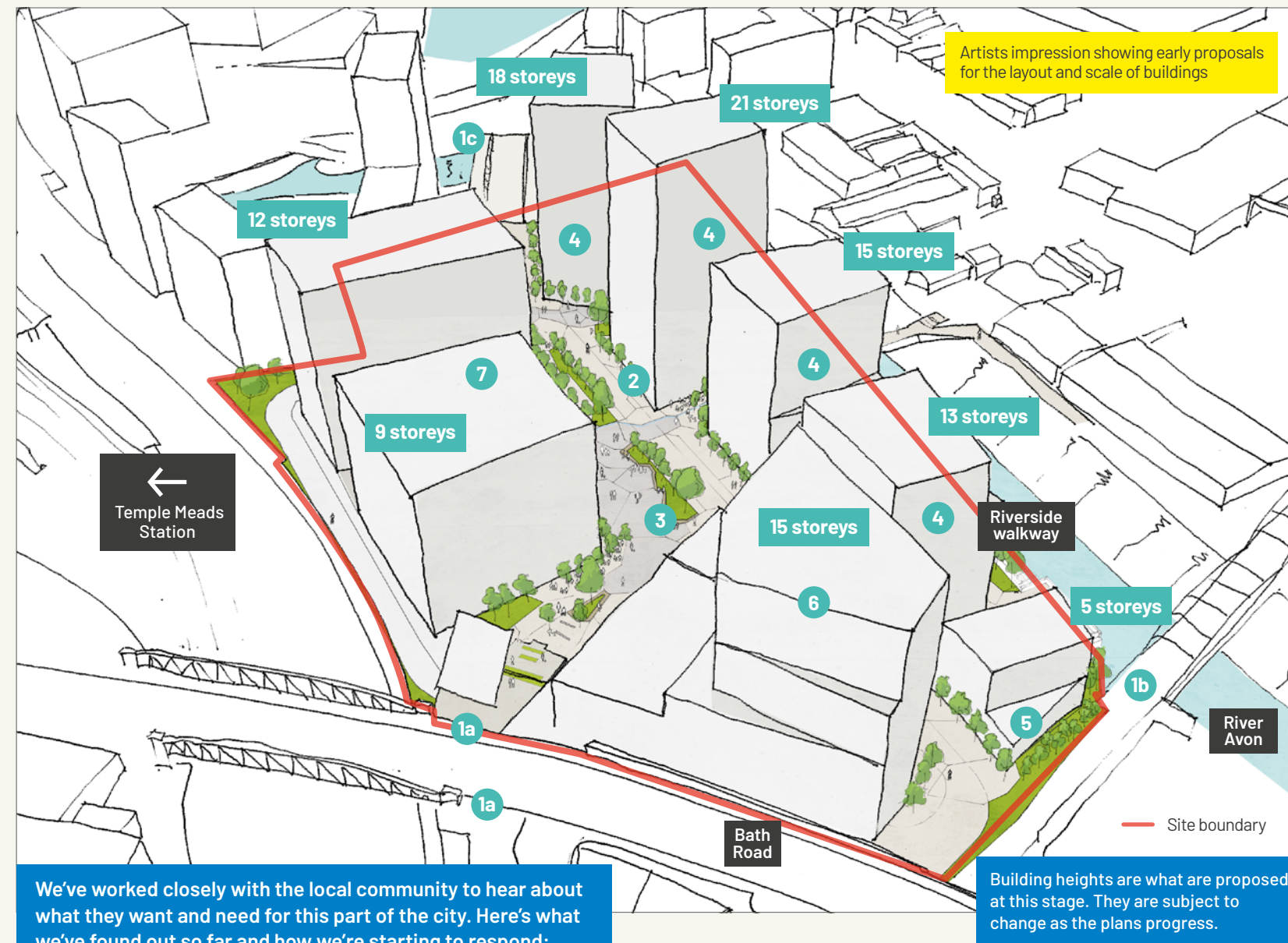
**Spring 2024**  
Submission of planning application



**Summer 2024 onwards**  
Continued community engagement



**Spring 2026**  
Construction begins on phase 1



- 1 Connectivity** is important for cycling, walking and motorists, particularly when it comes to congestion and creating access to and from the Bath Road/A4 and Temple Meads station.  
Walking and cycling will be prioritised with new connections from the Bath Road (1a) and existing bridges (1b and 1c). Vehicle access will be from the Brocks Bridge (1c).
- 2 Biodiversity and sustainability** is important. We are looking at tree planting and habitat creation in new green spaces as well as ensuring the new buildings are designed in a way that allows people to live and work sustainably.
- 3** People want to see this site made best use of. The **heights and layout** we're proposing at this stage maximise the use of this site in a way that benefits Bristol.

- 4 Affordable homes** are important so the new community provides the homes Bristol needs. Four new buildings with homes of different types will include up to 40% affordable homes.
- 5 Flexible spaces** are key for the integration of different groups across the city. We're looking at how this building can best serve the community.
- 6 A hotel and conference centre** to support Bristol's visitor economy.
- 7** Any new **office space** must be suitable for Bristol - the two new office buildings will be carefully designed to respond to modern workplace needs.

We are creating public open spaces that will include trees, green spaces and places to meet.



## Key benefits

The project will aim to deliver:



Up to 500 new homes with a target of up to 40% being affordable



Two new office buildings and retail spaces



Up to 2,000 jobs



A new hotel and conference centre



An investment of over £300 million in the city



A sustainable district connected to the city's heat network



Regenerating a derelict brownfield site



Accessible open space for the community



Improving the environment with a net gain in biodiversity of at least 10%

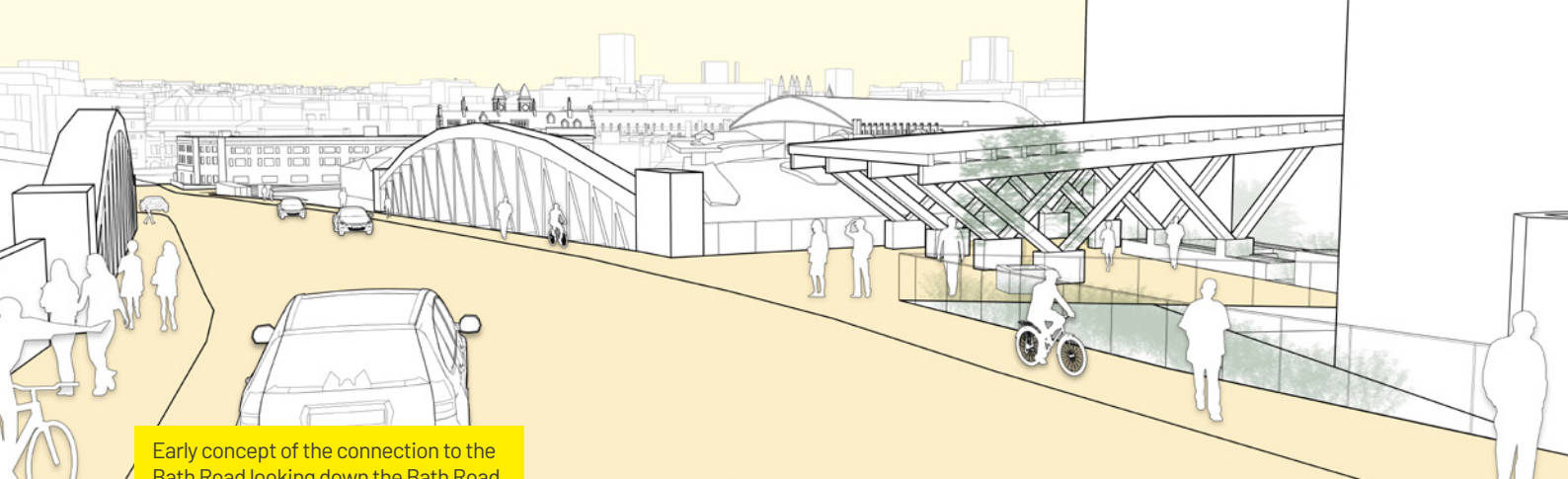


Boosting the local economy in Bristol



Creating access to the Bath Road and Temple Meads





Early concept of the connection to the Bath Road looking down the Bath Road towards Temple Meads station

## Bath Road connection

We understand how important the Bath Road connection is to the local community from the feedback we've received during our previous consultation. There are a number of challenges that need to be considered such as the height difference of at least six metres between the site and the Bath Road.

We're exploring creating walking and cycling access from the Bath Road. As shown at (1a) on the map and the image above.

## Social impact

Our ambition is that our proposals provide a place that puts wellbeing and sustainability at the core. We are working with the community to understand how we can create positive change for the city. To find out more, please scan the QR code or visit:

[bit.ly/temple-island-social-impact](https://bit.ly/temple-island-social-impact)



## Low carbon living

Temple Island represents a sustainable location for new jobs and homes, with easy links to Bristol and beyond. To find out more about this, and how we will work to make Temple Island sustainable in other ways, please scan the QR code or visit:

[bit.ly/temple-island-sustainability](https://bit.ly/temple-island-sustainability)



## Get involved



Tell us what you think at one of our showcase events:

- **19th October 2023**  
Temple Quay, 11:30-2pm,  
Temple Meads Train Station  
(outside main entrance), 4-6pm
- **20th October 2023**  
Totterdown Tesco Car Park  
(33 Oxford St), 3-6pm
- **21st October 2023**  
Broadmead (outside Nat West  
BS1 3HF), 10am-2pm



Return your feedback form to:  
**Freepost, MEETING PLACE  
CONSULTATION**



Visit our website at  
[www.templeislandbristol.co.uk](https://www.templeislandbristol.co.uk)

## About Legal & General



Major global  
investor



Using the UK's  
pensions and  
savings to drive  
economic growth



Investing  
for the long  
term

**Over 116,000**

Bristolians entrust  
their savings to  
Legal & General.

**Over £30bn**

invested in other  
cities around the  
country.

**£350m**

investment in  
Temple Island.

**Over £300m**

invested in Bristol to date  
across residential and  
commercial real estate.



FREEPHONE 0800 148 8911

[info@templeisland.co.uk](mailto:info@templeisland.co.uk)

[www.templeislandbristol.co.uk](https://www.templeislandbristol.co.uk)

Working with

