Welcome
Thank you for coming to view our vision for Redcliff Quarter

The proposed development site is in the heart of Redcliffe and comprises underutilized and decaying post-war industrial units.

The site forms the majority of the block between Redcliff Street and St Thomas Street, with Three Queens’ Lane to the south and Thomas Lane to the north.

Redcliff Quarter is an exciting new development that will, simultaneously, celebrate the history of the local area and infuse it with vivacity and modernity in order to create a new and vibrant destination for Bristol. It will offer an exclusive reimagining of the heart of Bristol’s historic Redcliffe ensuring it is an impressive part of the city while maintaining its own unique identity.

Our team is here today to explain and discuss our proposals and to listen to your feedback.

If we secure planning permission, we will start building this new development straightaway.

The Redcliff Quarter development is a project by Redcliff MCC LLP, which is a joint venture between Change Real Estate Ltd, the Cannon Family Office and ICG Longbow.
Redcliff Quarter - Central Bristol

The Site

Redcliff Quarter will revive an underutilised part of Bristol into a bustling, urban hub.

The area is already allocated for development in the Bristol Core Strategy. The Bristol Central Area Plan also encourages mixed-use developments in Redcliffe.

Various planning consents have been granted for this site, the most recent dates from 2011 which renew an existing approval for apartments, offices, student accommodation and a large hotel. However, the previous owner never actually developed the scheme, leaving the site derelict.

Earlier this year Redcliff MCC purchased the site and began work on new proposals which we believe respond to Bristol’s rising need for new homes better than the previously approved plans for this site. Our proposed scheme comprises a mixture of high quality new homes, restaurants, a four-star hotel and a food hall.

In April 2015 we were granted planning permission to redevelop the adjacent site creating 128 new homes at our Sampson Court development. The team is looking forward to developing both sites with a single vision – to create a vibrant new neighbourhood for Redcliffe’s and a new destination for Bristol.
The Site

Challenges

Although this is a fantastic city centre location, the site presents some significant challenges, which we have to take into account. Among the key considerations are:

Local Heritage

The area has undergone significant changes. Traditionally Redcliffe was a busy area where people lived, worked, and socialised. The proposed scheme aims to help restore the vibrancy, which has slowly eroded as post war light industrial uses have moved away from the area.

The proposed location comes with certain constraints, including the flood zone levels, the conservation area boundary and the surrounding buildings' height and architectural style. Nevertheless, it also presents broad opportunities to improve the residential offer and public realm in the area.

Visual Impact

It is vital to understand the potential impact not only on the immediate neighbourhood, but also the wider area, particularly in relation to key views into the site. These have to be continuously considered and reviewed throughout the design process.

Flood Risk

Like much of central Bristol, the site falls within the Environment Agency’s Flood Zone 3, which means any residential accommodation must be at least three metres from the existing ground level.
The Vision
Masterplan for a new ‘bustling urban hub’

Redcliff Quarter is looking to provide in excess of 270 new homes together with a high-end hotel, serviced apartments, restaurant offers and an exciting new food hall, creating a bustling new urban hub.

Some of the key features of the scheme include:

• Generous living accommodation with amenity spaces at roof top and podium levels
• A varied mix of 1, 2 and 3 bedroom flats with a number of duplex apartments
• Active frontages at ground level
• New pedestrian link and enhanced public spaces
• Welcoming and accessible environment
• Secure cycle storage facilities
• Highly sustainable development
The existing buildings surrounding the site are typically four to five storeys with some areas reaching six to seven storeys. In design terms, it is totally appropriate to create further high density blocks on the site, in keeping with surrounding developments. However, there is also a very strong case for significantly taller buildings within the site; neighbouring One Redcliff Street, for example, has just received planning approval to increase its height. The proposed scheme comprises a series of individual blocks of varying heights and elevations, in order to respond to the existing urban grain. Introducing balconies and terraces will create an attractive and interesting streetscape and enhance the unique character of these streets.

The massing of our scheme is broadly in line with the previously approved scheme for an office-led development and has been designed with other emerging proposals in mind. One of the key considerations is daylight amenity of neighbouring properties which we have carefully reviewed against visual impact assessment criteria.
The proposals are taking a holistic approach with the internal and external elements of the scheme designed in unison. The creation of a new East-West pedestrian link, coupled with a masterplan to revitalise the adjacent streets promotes a high quality public realm.

The new East-West pedestrian street will form the backbone of Redcliff Quarter, creating a flexible linear space linking St Thomas Street with Redcliff Street.

In this street, cafés and restaurants would spill out into the space on either side with a mixture of formal and informal seating to create a varied and interesting route that links to Sampson Court and the new food hall.
The Proposals

Access and Movement

Our proposals would transform the locality into a pedestrian and cyclist friendly environment.

While surveys show a fall in traffic since 2008, the neighbouring streets are still dominated by vehicles. There are significant traffic queues that build up on Three Queens’ Lane and Redcliffe Street during peak hours. Driver wanting to avoid Temple Circus use St Thomas Street, Three Queens’ Lane and Redcliffe Street as a link between Old Market and Redcliffe.

The existing roads are very wide, especially when there are no parked cars, allowing vehicles to dominate the neighbourhood.

OUR PROPOSALS

The proposed highway works would seek to reduce the dominance and speed of traffic, provide a more welcoming experience for pedestrians and cyclists, and improve the streetscape. Measures include:

- To reduce through-traffic, we propose to make Three Queens Lane one-way west bound
- Newly paved footways adjoining the development to a minimum of 2.5m with seating, planters, trees and the roads will be narrowed
- Formal on-street parking will be retained and loading bays created between footway ‘build-outs’
- The total number of on-street parking spaces would remain similar to existing
- Car parking for the development would be underground, with the access off Redcliffe Street
- Pedestrian and cycle routes will be improved through the site between St Thomas Street and Redcliffe Street
- Apple secure bike storage will be provided for both residents and visitors
The Proposals
Sustainability

Redcliff Quarter will be a highly sustainable brownfield development. It is located in the heart of the city, close to excellent public transport networks, minimising the need for residents to travel far to work or use cars, aiding a pedestrian-friendly environment.

NATIONAL STANDARDS
• We are aiming to exceed the environmental performance levels required by Building Regulations
• The residential units are being designed to the equivalent of Code for Sustainable Homes Level 4, including using energy saving resources like high levels of thermal insulation, LED lighting and intelligent controls
• We are currently targeting BREEAM excellent ratings for the commercial buildings within the scheme

PASSIVE MEASURES REDUCING ENERGY CONSUMPTION
• Maximised natural sunlight for the proposed and existing buildings on site
• Incorporated solar shading
• Green roofs at various levels will provide residents with amenity space and the opportunity for biodiversity
• Rainwater will be collected within the site, and released at a controlled rate to minimise the impact heavy rainfall has upon the local drainage system

GREEN TECHNOLOGY AND RENEWABLE ENERGY
• We are currently looking into the most effective use of technology, including:
  - biomass boiler
  - combined heat and power units
  - ground source heat and cooling pumps
  - photovoltaic panels
  - solar thermal hot water
  - air source heat pumps
  - mechanical heat recovery
• We are also currently discussing how the development can connect into the Bristol District Heating scheme.
What happens next?

**TIMETABLE**

We have been working on the scheme since early 2014. We will continue working with officers at Bristol City Council and hope to submit a planning application in spring 2016. As well as delivering much-needed city centre homes in a sustainable brownfield site, Redcliff Quarter would also provide other significant benefits to Bristol, not least a considerable financial contribution to key infrastructure requirements.

In the meantime, we are looking at demolishing the existing buildings by mid summer 2016. This will allow sufficient time for a detailed archaeological dig to be completed.

**CONSTRUCTION**

If we are granted permission we would expect to start on-site in 2016. The development would be strictly managed under the Considerate Constructors’ Scheme, to ensure minimum impact on our neighbours. We will have to prepare and agree a Construction Management Plan with Bristol City Council, which will set important rules on working hours, delivery times and construction traffic routes.

**YOUR FEEDBACK**

We continue to liaise closely with key stakeholder groups, including the Bristol Civic Society and Bristol Urban Design Forum. We also welcome feedback from the wider community. So please complete a feedback form and return it in one of the Freepost envelopes provided. We will review all comments, so please tell us what you think of our proposals.

Thank you for attending our exhibition and for your feedback.