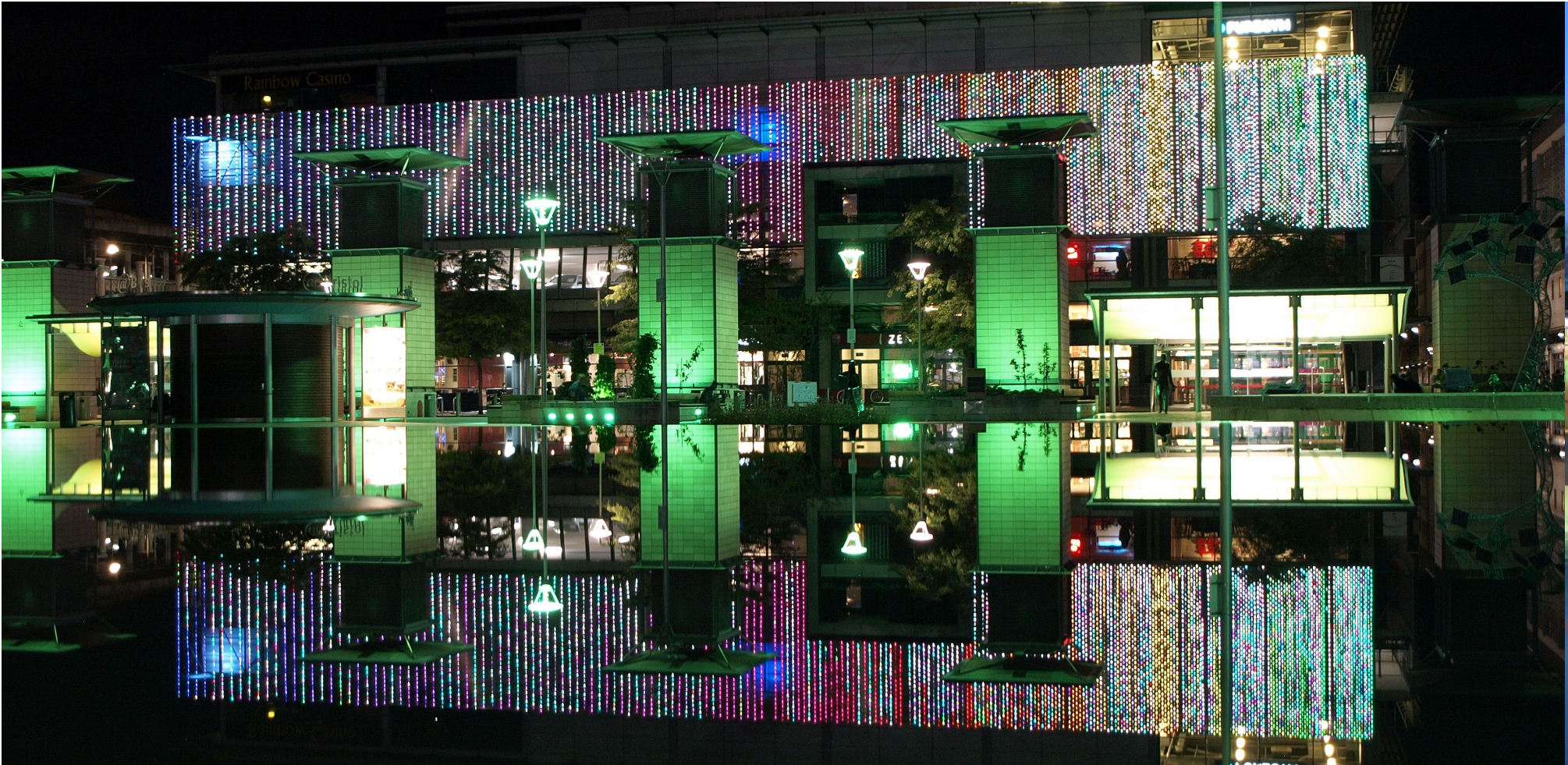


Harbourside Regeneration Project



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Bristol City centre and Floating Harbour



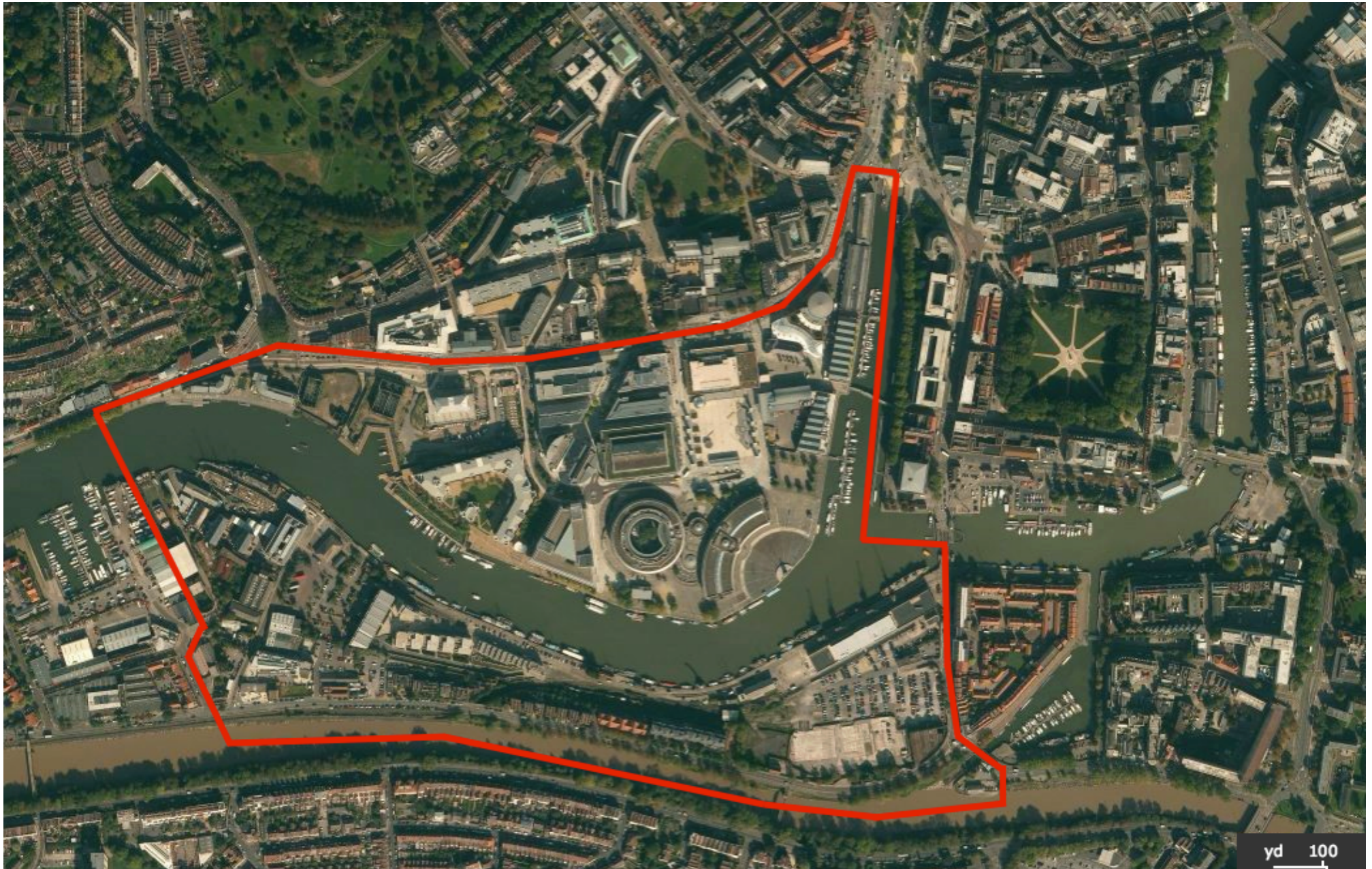
Richard Holden

Harbourside Regeneration Area



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Harbourside Regeneration Area



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The city docks today



Richard Holden

Post war city docks – still economically active



Richard Holden

1960s - The end of commercial shipping



Richard Holden

1960s – The harbour as obstruction to efficient traffic movement



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1975 - onwards



- Derelict and underused wharves
- Vacant industrial land
- Little activity on the water
- Very small local population
- Declining maritime employment
- Decaying infrastructure

1975 – onwards: Process of incremental regeneration



Richard Holden

1975 – onwards: Process of incremental regeneration



Richard Holden

1975 – onwards: Process of incremental regeneration



Richard Holden

1975 – onwards: Process of incremental regeneration



Richard Holden

1975 – onwards: Process of incremental regeneration



Richard Holden

1975 – onwards: Process of incremental regeneration



Richard Holden

1990 – Dereliction still at the heart of the harbour



Richard Holden

1990 – A major obstacle



Richard Holden

1990 – Removed



Richard Holden

1990 – The brave new world of banking



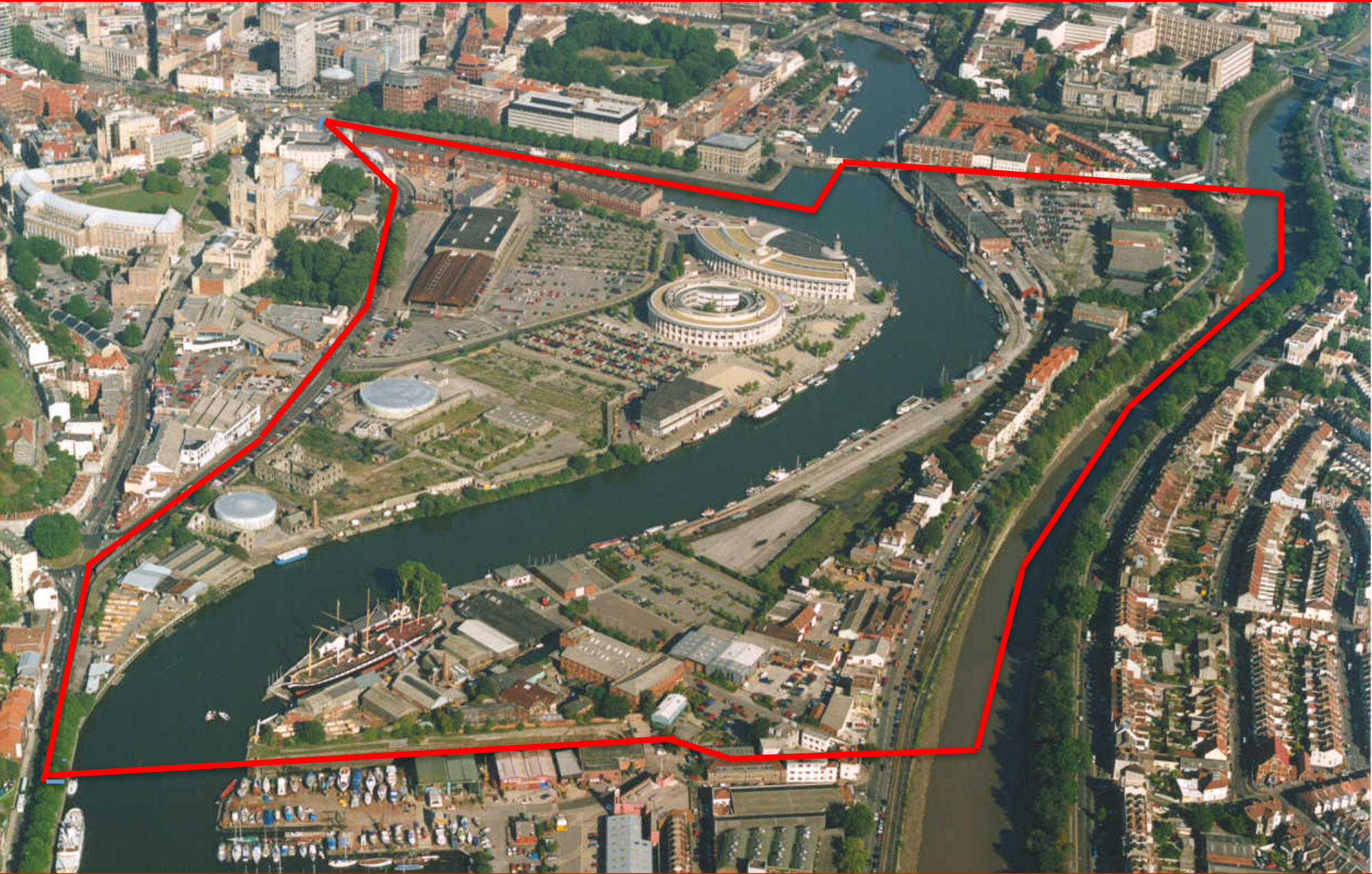
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1994 – The start of a regeneration partnership



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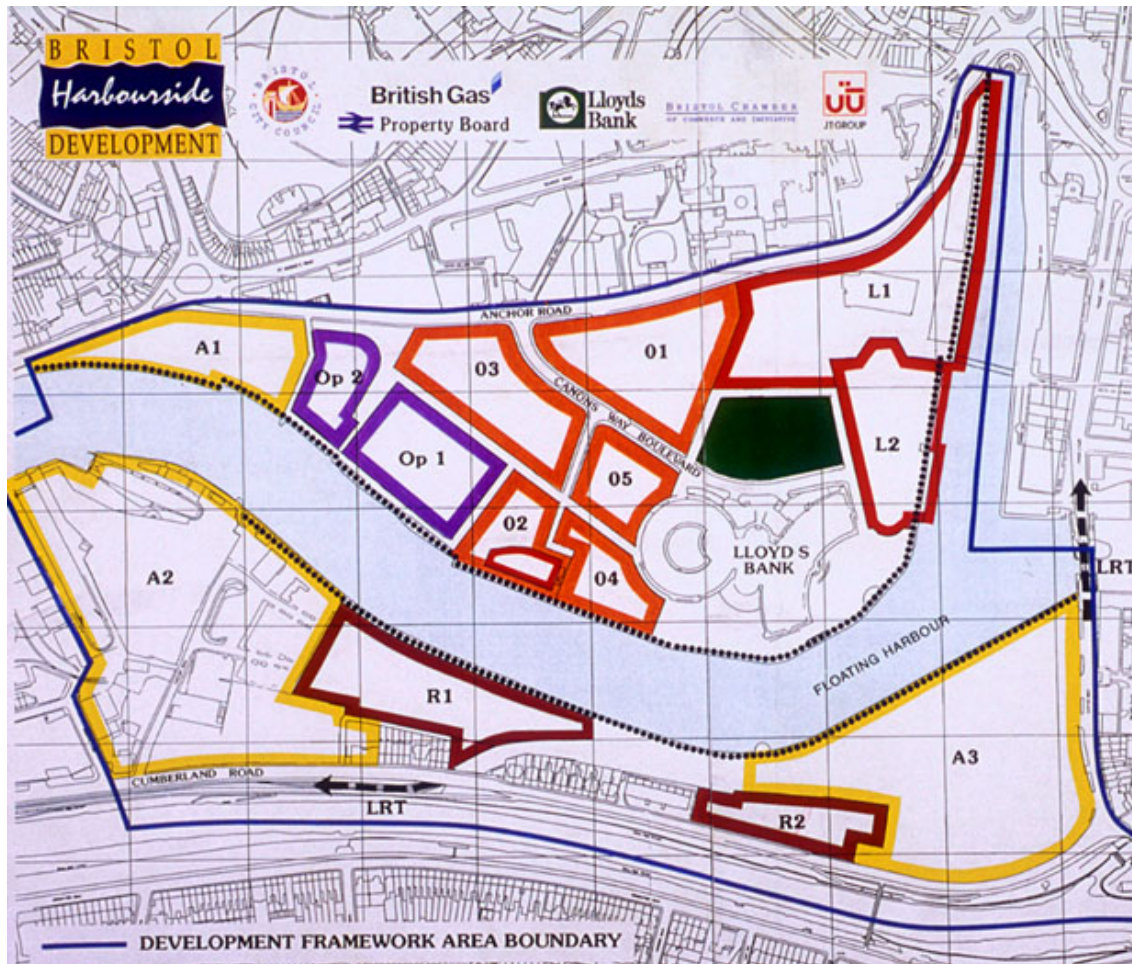
1994 – The start of a regeneration partnership



Richard Holden

1994 – The start of a regeneration partnership

Harbourside Regeneration Project

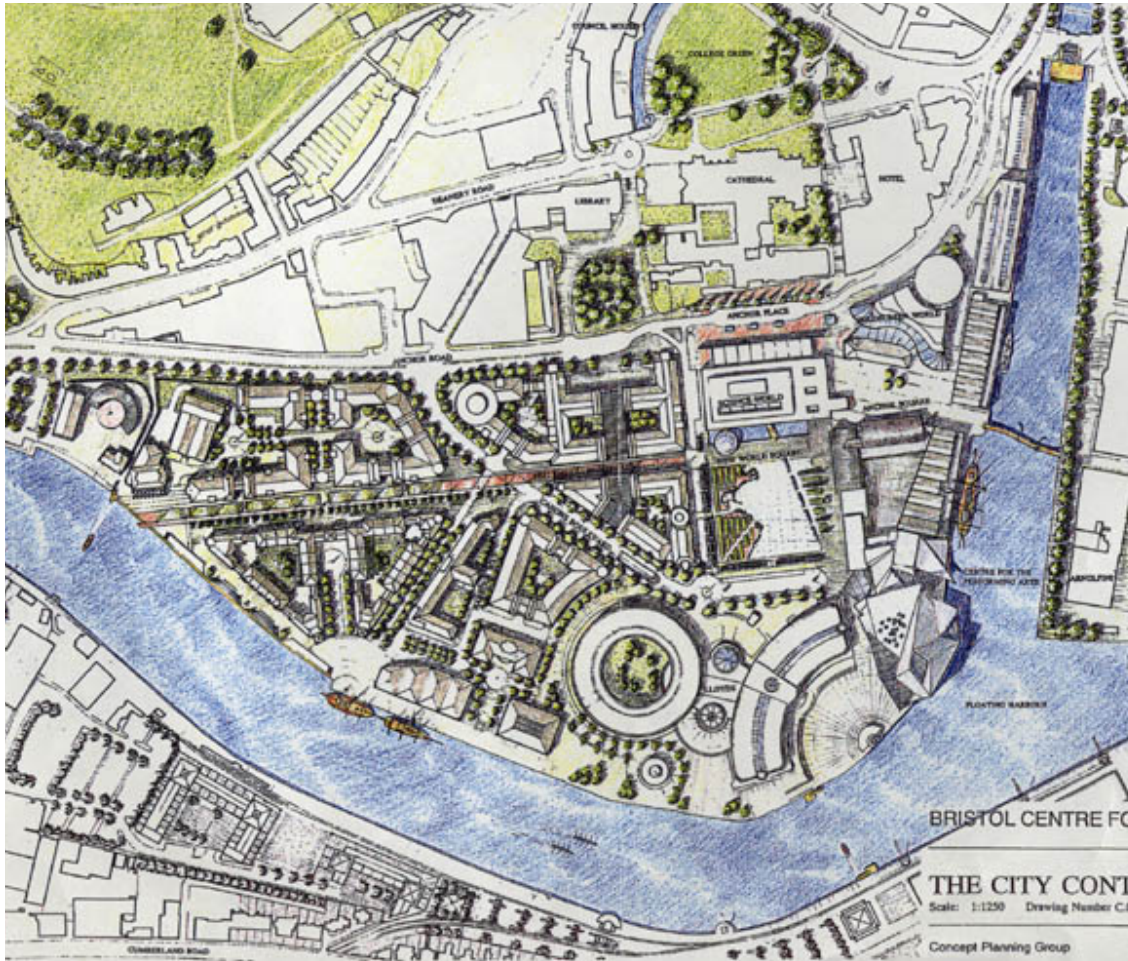


The Harbourside Accord

- Co-operative Working
- Shared Costs and Proceeds
- Development Framework
- Leisure contribution
- Best consideration

1994 – The start of a regeneration partnership

Harbourside Regeneration Project



Building consensus

- Strategic role
- Visioning the development
- Community engagement
- Broader public benefits

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1999 – Cultural regeneration driving Harbourside

At-Bristol – Millennium Lottery project



Richard Holden

1999 – Cultural regeneration driving Harbourside

At-Bristol – Millennium Lottery project



Richard Holden

1999 – Cultural regeneration driving Harbourside

At-Bristol – Millennium Lottery project



Creative funding package

Millennium Commission 50%

Council land value 5%

Infrastructure 25%

Leisure contribution 10%

Private sponsorship 10%

Richard Holden

1999 – Cultural regeneration driving Harbourside



Richard Holden

1999 – Cultural regeneration driving Harbourside



Richard Holden

1999 – Cultural regeneration driving Harbourside

ss Great Britain – Heritage Lottery project



Richard Holden

1999 – Cultural regeneration driving Harbourside

ss Gert Biggun – Heritage Lottery project



Richard Holden

1999 – Cultural regeneration driving Harbourside

ss Gert Biggun – Heritage Lottery project



Long term stability

Council-owned dock

Council-owned adjoining site

Enabling development

Community support

1999 – Cultural regeneration driving Harbourside

M Shed – Heritage Lottery project



Richard Holden

1999 – Cultural regeneration driving Harbourside

M Shed – Heritage Lottery project



Museum of Bristol life

Keeps mixed cargo facility intact

Community history

Public realm improvements

Catalyst for development

Richard Holden

1999 – Cultural regeneration driving Harbourside

M Shed – Heritage Lottery project



Richard Holden

1999 – Cultural regeneration driving Harbourside

Centre for Performing Arts – Arts Lottery project



New concert hall for Bristol

Design competition

Won by Behnisch & Behnisch

Funded to RIBA Stage D

£85m – Arts Council budget cut

Can't win them all!

Richard Holden

2000 – 2005 Regeneration continues

Early residential elements



Richard Holden

2000 – 2005 Regeneration continues

Canons Marsh – the controversy

Architect defends his own scheme

HARBOURSIDE LEISURE 'VITAL FOR MY VISION'

THE architect responsible for Crest Nicholson's £250 million plan to transform Bristol Harbourside has attacked rival George Ferguson, and defended his own scheme.

Michael Lowe, a director with international architecture practice Arup Associates, said the Crest scheme would give a new heart to the city – and provide something for everyone.

The Crest scheme includes a multiplex cinema, a health and fitness club, hotel, homes and offices on Canons Marsh.

Rival developer George Ferguson is proposing a "Little Venice", including offices, homes, leisure buildings and a hotel, but no cinema.

Mr Lowe, who has designed waterfront developments in cities across the world, including Cape Town and Dublin, said he was determined to create a scheme that Bristol would be proud of.

He said: "Some people have criticised the scheme for having too much leisure in one area, but, believe me, this is vital to transfer the heart of the city to Canons Marsh."

"We want New World Square to be a bustling and

6 You need an attraction like a cinema to draw enough people down to Canons Marsh

Michael Lowe
Architect

lively place, but you need an attraction like a cinema to draw enough people down to Canons Marsh."

And he said he feared Mr Ferguson's scheme would not work as it includes too many streets with restaurants and bars on the lower floors, and homes above.

He said: "People like being near restaurants, to be able to see them from where they live, but not necessarily to be on top of them."

Mr Lowe, who lives in the Little Venice area of North London, said he had designed Harbourside on similar lines.

He said: "Where I live there are high-density town houses, surrounding a shared private garden area. The shops and restaurants are massed together in a single area close by where they attract volumes of people, who bring vitality to the entire development."

"Clifton is similar with

by CHRIS STARKIE

groups of shops and restaurants with quality high-density housing nearby."

Mr Lowe also played down fears that the cinema would be an ugly box and cut out views of the cathedral.

He said: "We will be using top quality stone, glass and brick. It will certainly not look like an out of town multiplex, as that would be a disaster."

The revised scheme keeps views of the cathedral and we have plans for a roof-top restaurant on the health club which will have tremendous views of the cathedral, while also softening the appearance of the building."

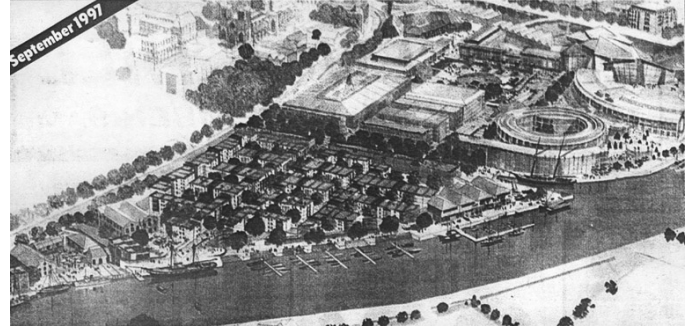
Mr Lowe said Mr Ferguson's idea for a canal in the centre of his scheme would also not work.

But Mr Ferguson said a canal would be a tremendous asset to his scheme, opening up a key part of the site.

And he defended his decision to put flats above restaurants and bars.

He said: "Many people do not want to live above bars and shops, but a lot of people do. If you go to European cities like Siena and Paris that is what you find."

Fight over city's docklands takes a fresh turn



Then: This plan, including a multiplex cinema and leisure complex, was originally backed by George Ferguson

THE battle over rival schemes for the controversial Harbourside site took a new twist today.

Architect George Ferguson came under fire after details emerged of plans he originally backed for the redevelopment of Canons Marsh.

Mr Ferguson has been an outspoken critic of Crest Nicholson's plans for a £200 million regeneration of the site. Crest's plans include a multiplex cinema, homes, a leisure centre, restaurants, bars and offices.

Mr Ferguson claims it blocks views of the cathedral, and that the cinema and leisure complex would ruin the historic site.

Attack: Paul Smith revealed details of a rival scheme, dubbed Little Venice, as it includes a new canal.

But the Evening Post says, reveal that it is Mr Ferguson's second proposal for the site. His practice, Ferguson Mann, was part of a rival consortium which lost out to Crest – and its scheme included a huge multiplex and leisure building.

Former city councillor Paul Smith chaired the meeting of the Harbourside Sponsors' Group which selected the Crest Nicholson scheme ahead of Ferguson Mann's and two others.

He said: "It is amazing how some people can conveniently forget what they were once involved in. It is all very well for

CHANGING TIDE OF WATERFRONT WAR



Now: The vision of Little Venice, with a canal at its heart, unveiled by architect George Ferguson

The first big setback

Poorly judged consultation

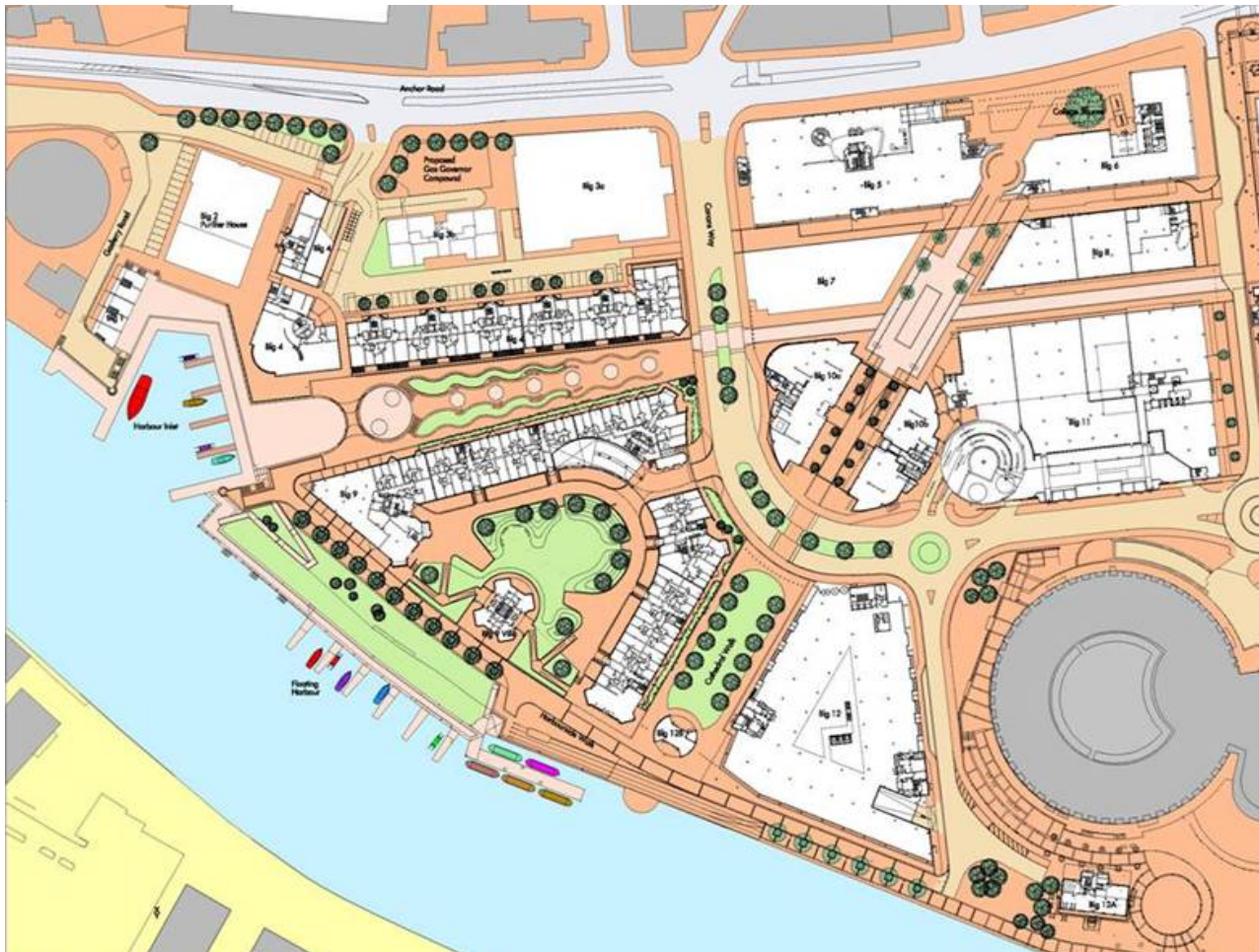
Dwindling political control and confidence

Well-orchestrated opposition

Richard Holden

2000 – 2005 Regeneration continues

Canons Marsh – a fresh start



Cullinan's masterplan

Community approved
consultation process

Community selected
architect

Broader community
engagement

Political confidence returns

Richard Holden

2005 – present



Richard Holden

2005 – present



Richard Holden

2005 – present



Richard Holden

2005 – present



Richard Holden

2005 – present



Richard Holden

2005 – present



Richard Holden

2005 – present



Richard Holden

2005 – present



Richard Holden

2005 – present



Richard Holden

2005 – present



Richard Holden

2005 – present

Still ongoing... development at Wapping Wharf



Richard Holden

2005 – present

Still ongoing... development at Wapping Wharf



Site acquired 2004

Detailed development brief

Lengthy stakeholder
engagement

Leisure contribution to M
Shed and to public realm

Affordable housing at 20%

HCA infrastructure support

Richard Holden

2005 – present



Richard Holden

2005 – present



Richard Holden

2005 – present

Still to come... Soil Association HQ at Brandon Wharf?



Richard Holden

2005 – present

Sadly, no – the charity has to follow the money



Richard Holden

The future for Harbourside

Meanwhile uses at Wapping Wharf



Richard Holden

The future for Harbourside

Remember this?



Richard Holden

The future for Harbourside
Not quite there yet



Richard Holden

The future for Harbourside

Essential infrastructure – secured for the future



Richard Holden

The future for Harbourside

Essential infrastructure – under threat?



Richard Holden

The future for Harbourside

More and bigger events?



Richard Holden

The future for Harbourside

More and bigger events?



Richard Holden

The future for Harbourside

More and bigger events?



Richard Holden

The future for Harbourside

More and bigger events – but where to stop?



Richard Holden

The future for Harbourside

Vital flood protection role



Richard Holden

The future for Harbourside

Vital flood protection role



Richard Holden



Richard Holden



Richard Holden
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