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Changing Places: Urban Regeneration in Bristol

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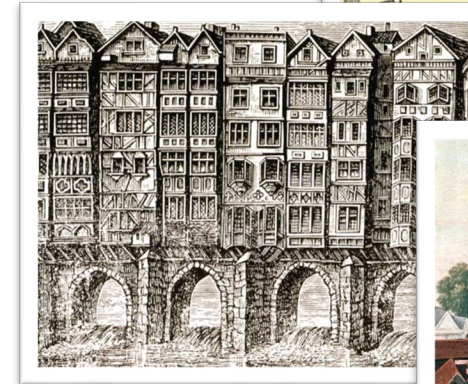
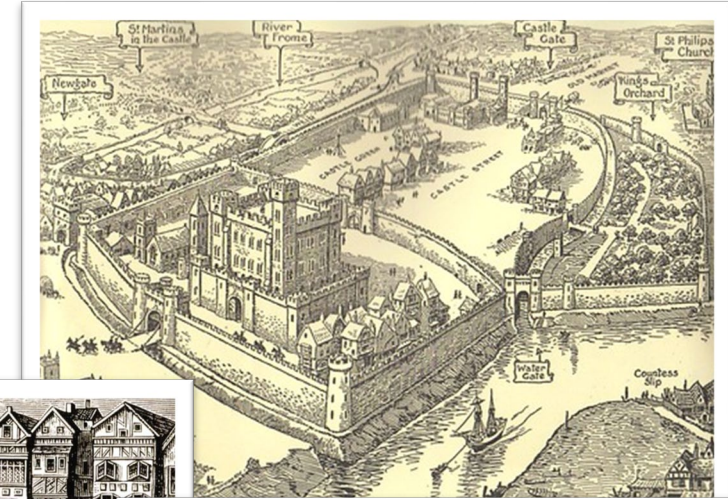
15th October
2024

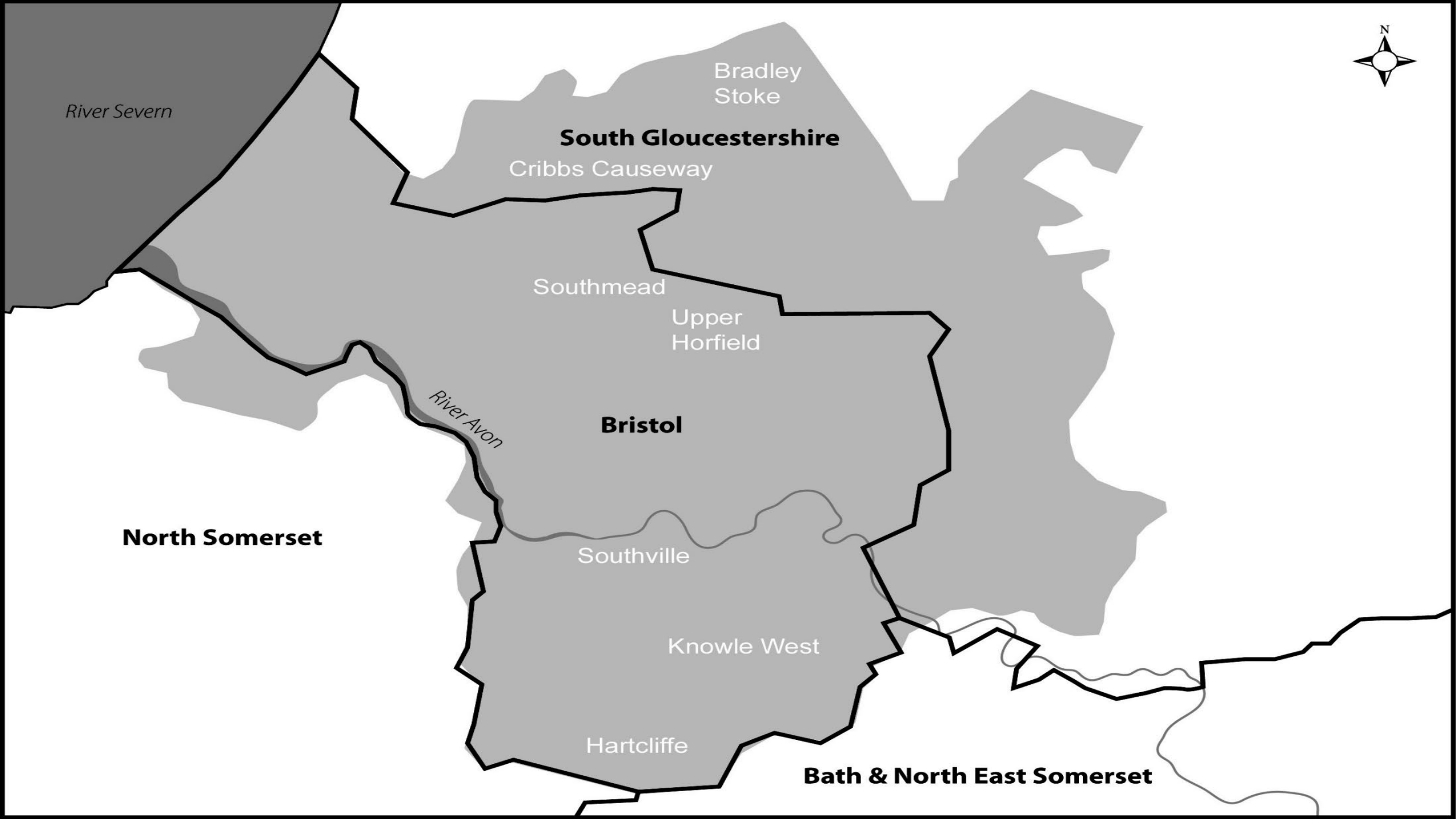
Urban regeneration

- “The large-scale process of adapting the existing built environment, with varying degrees of direction from the state, is today generally referred to in the UK as urban regeneration” (Jones and Evans, 2013: 2).
- Any significant intervention improving rundown urban areas
- Two key contemporary approaches: property-led and culture/creativity
- Changing places / contemporary urban environments

City case study: Bristol context

- Important city in pre-industrial period: River Avon
- Middle Ages: trading centre
- 15th century trade links; voyages of discovery
- 17th/18th centuries well-placed to exploit trade with Africa and America; centre of slave trade
- 2nd biggest city/docks in UK
- Merchant city rather than manufacturing city
- Continued to be relatively prosperous
- City population 483,000 (2024); city-region 1 million; city centre 23,100; 70,920 students (2023)





River Sever

Bradley
Stoke

South Gloucestershire

Cribbs Causeway

Southmead

Upper
Horfield

Bristol

River Avon

North Somerset

Southville

Knowle West

Hartcliffe

Bath & North East Somerset

Economy

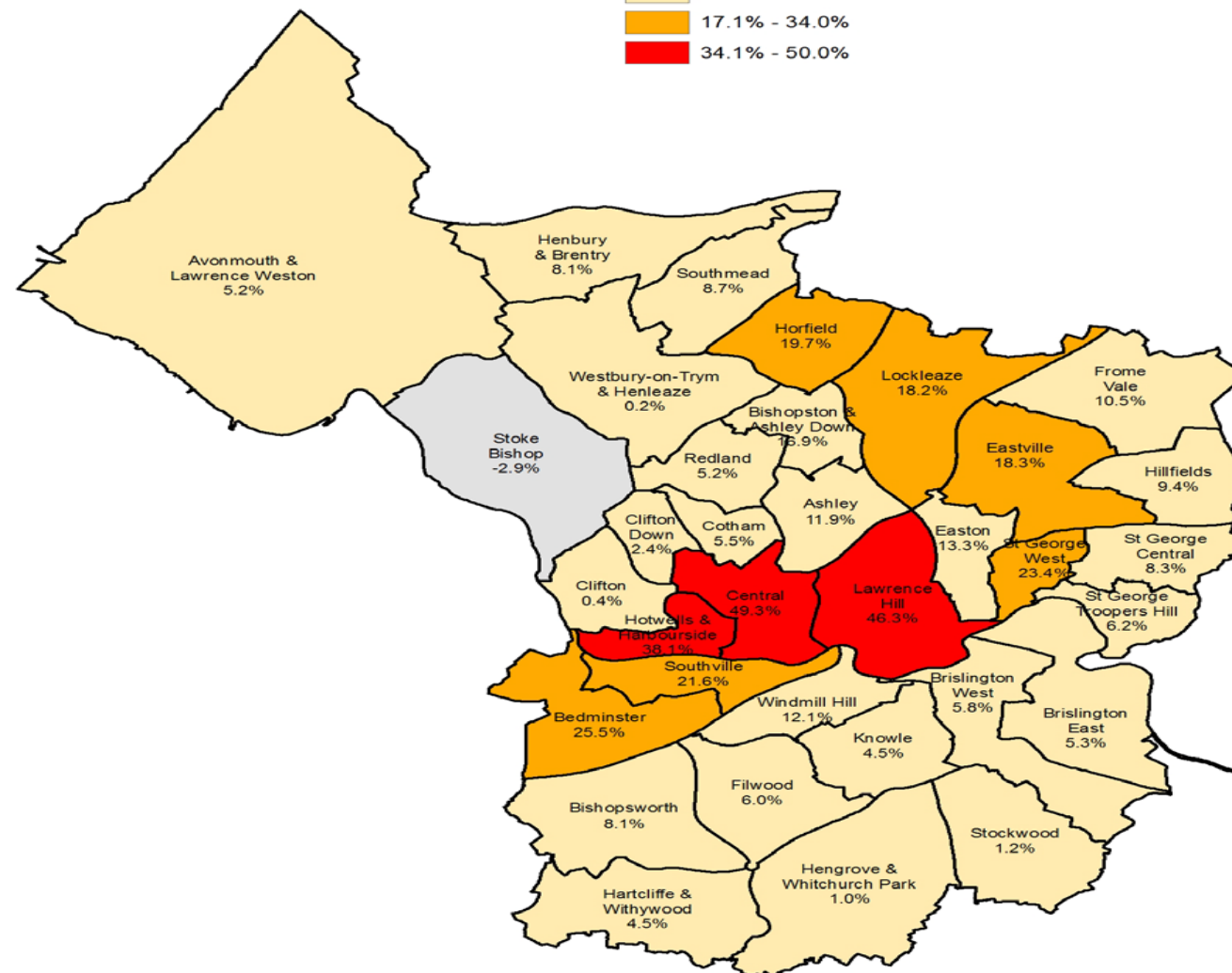
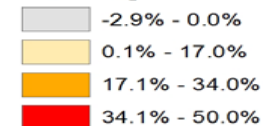
- Main industrial sectors
 - Alcohol, tobacco, confectionery
 - Printing and packaging
 - Commercial vehicles
 - Aerospace and defence
- Slight manufacturing downturn 1980s
- Compensated by growth in service industries (financial; cultural/creative sector)
- New specialist sectors: financial services; telecommunications; software computing; robotics and AI
- Older specialism: aerospace manufacturing

Bristol: contemporary context

- Complacent city; lack of institutional
- Successful, liveable city
- High levels of capitals
- Largest sectors: professional scientific & technical (17%); construction (10%); business administration & support (9%); retail (9%); information & communications (9%)
- But social and economic inequalities
- Response: One City Plan/Inclusive Growth Strategy
- Strong networks/collaboration
- Leadership changes (elected City Mayor 2012-2024)
- Narratives of creative/green/smart city

Population change 2005 to 2015 by ward

% change

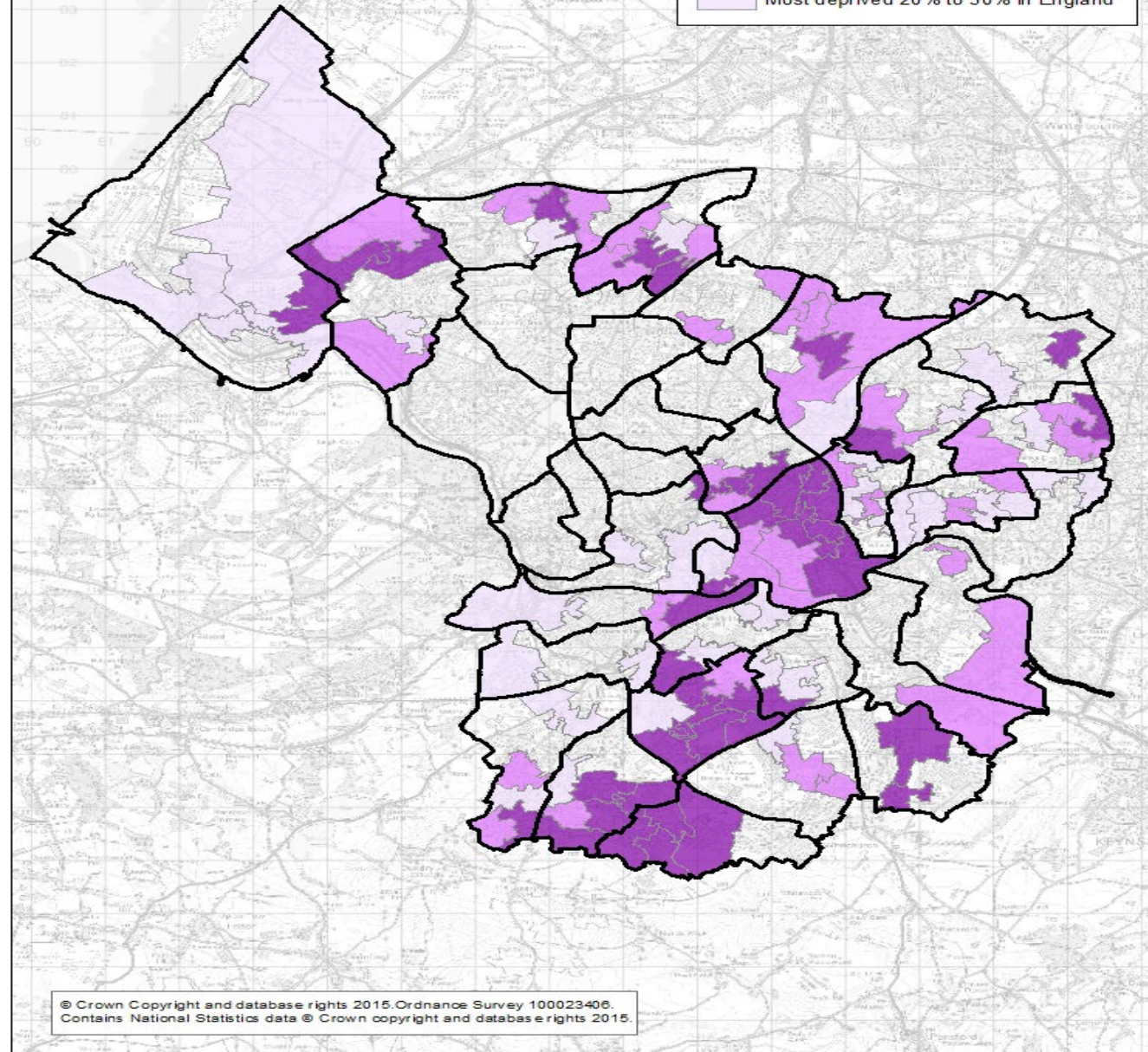


2015

Multiple Deprivation 2015

IMD % Rank

- Most deprived 10% in England
- Most deprived 10% to 20% in England
- Most deprived 20% to 30% in England

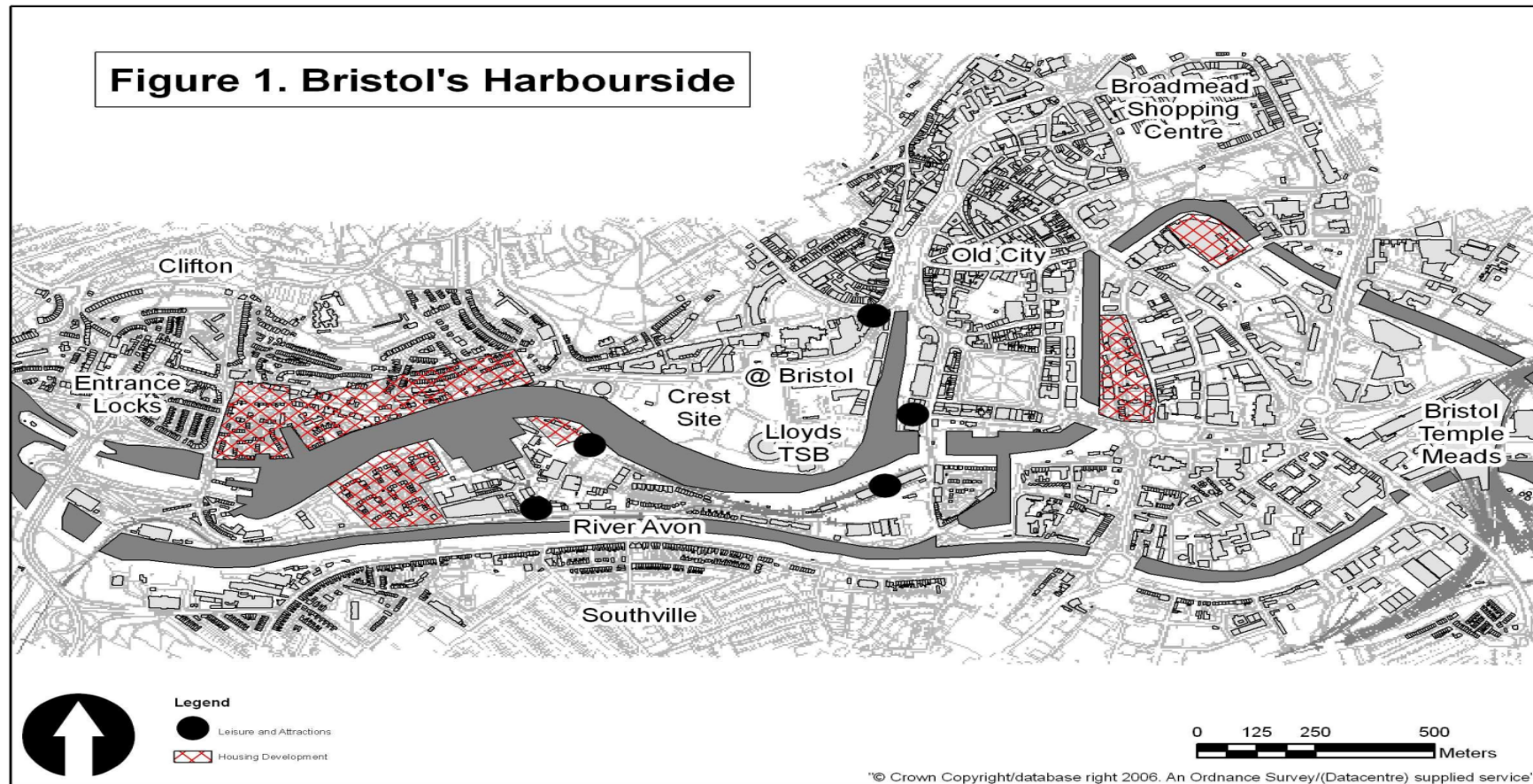


Types of regeneration

- Housing-led regeneration
- Gentrification
- City centre population growth: 5208 (1991); 8642 (2001) – 30% growth 2001-2011; 18,390 (2021)
- Creativity and culture
- Touristification/tourism gentrification
- Retail/High Street regeneration
- Night-time economy
- Sustainable regeneration/green city
- Area-based social regeneration (public services)
- National government policies: UDC, Enterprise Zone

New urban spaces

- City centre (urban renaissance since 1990s)
 - Harbourside (e.g. Finzels Reach Wapping Wharf)
 - Temple Quay/Temple Quarter
 - Cabot Circus/Broadmead
- Edge city (move out of town from 1980s)
 - Bradley Stoke
 - Aztec West
 - Cribbs Causeway
 - Brabazon







The image shows a large-scale construction project on a waterfront. A multi-story building is partially covered in white scaffolding and safety netting. A prominent blue billboard is attached to the side of the building, advertising a development called 'Harbourside'. The billboard features a logo with a stylized 'H' inside a circle, followed by the word 'Harbourside'. Below this, the text reads 'Restaurants, bars, leisure facilities and luxury apartments... live, work and play'. At the bottom of the billboard, the phone number '0117 908 8888' and the website 'www.crest.co.uk/harbourside' are listed. To the right of the billboard is the 'Crest' logo. In the background, other buildings are visible, some of which are also under construction. A yellow excavator is positioned on the construction site. The foreground shows a body of water with several yellow buoys. The sky is clear and blue.

Harbourside

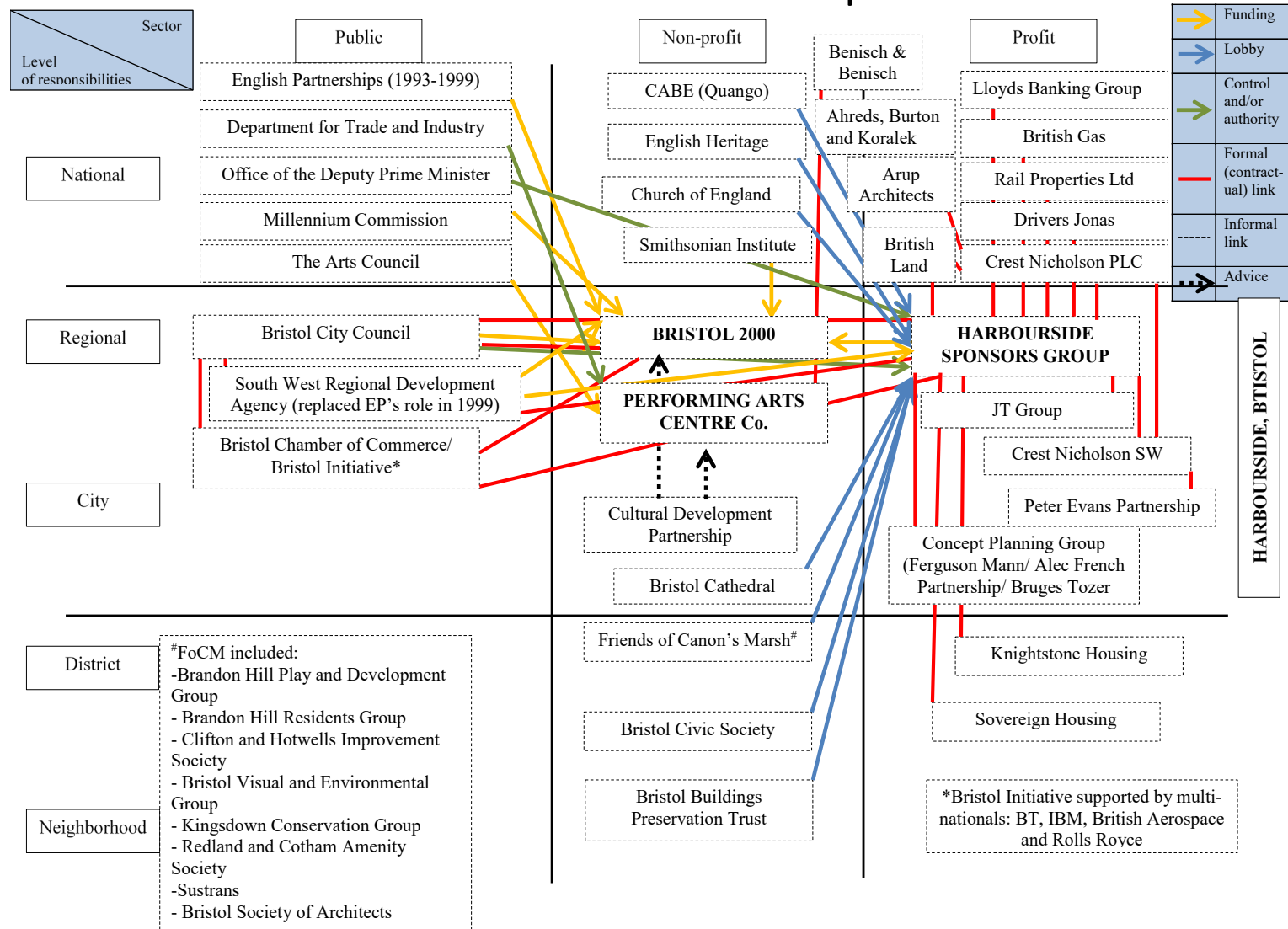
Restaurants, bars,
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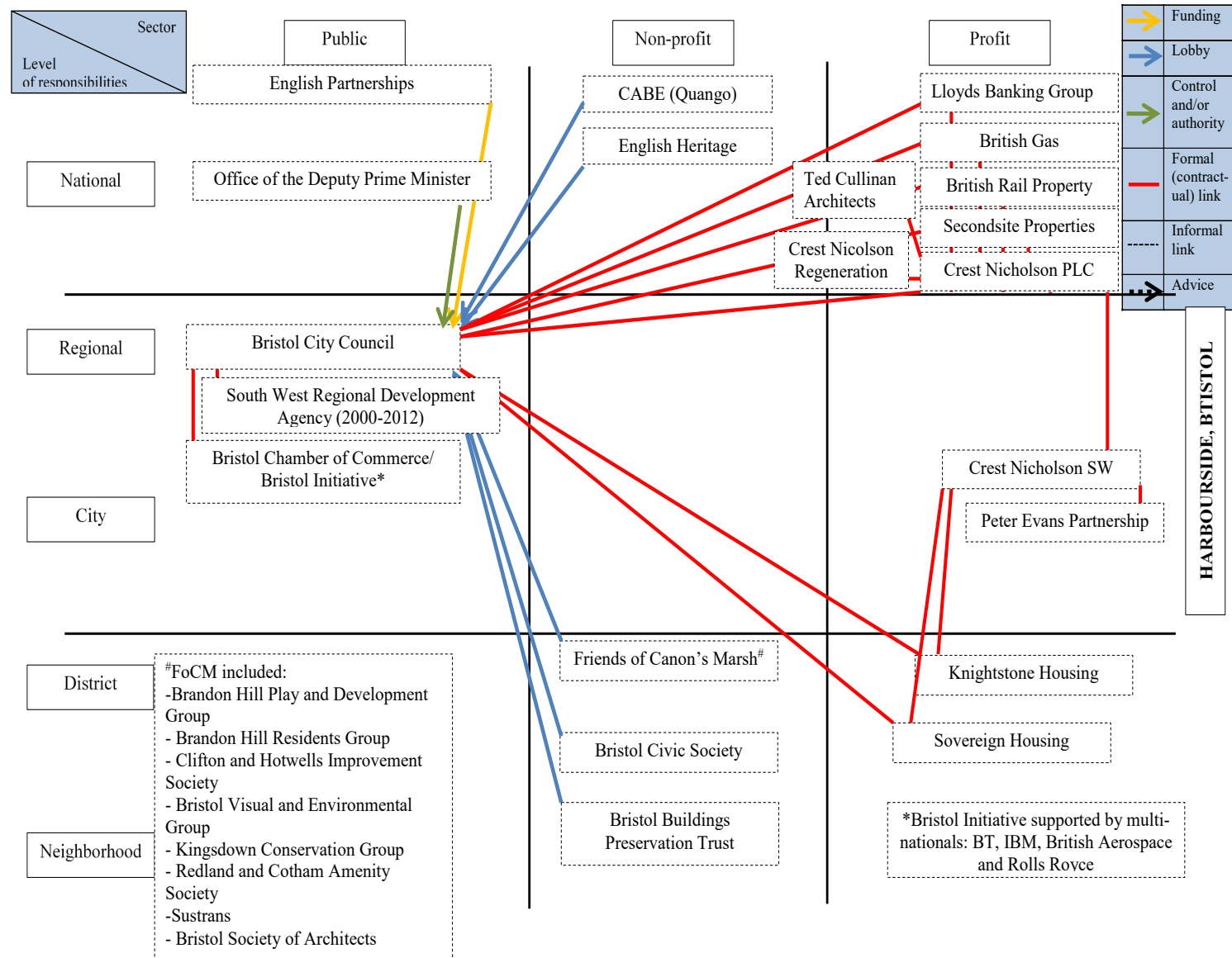
Crest

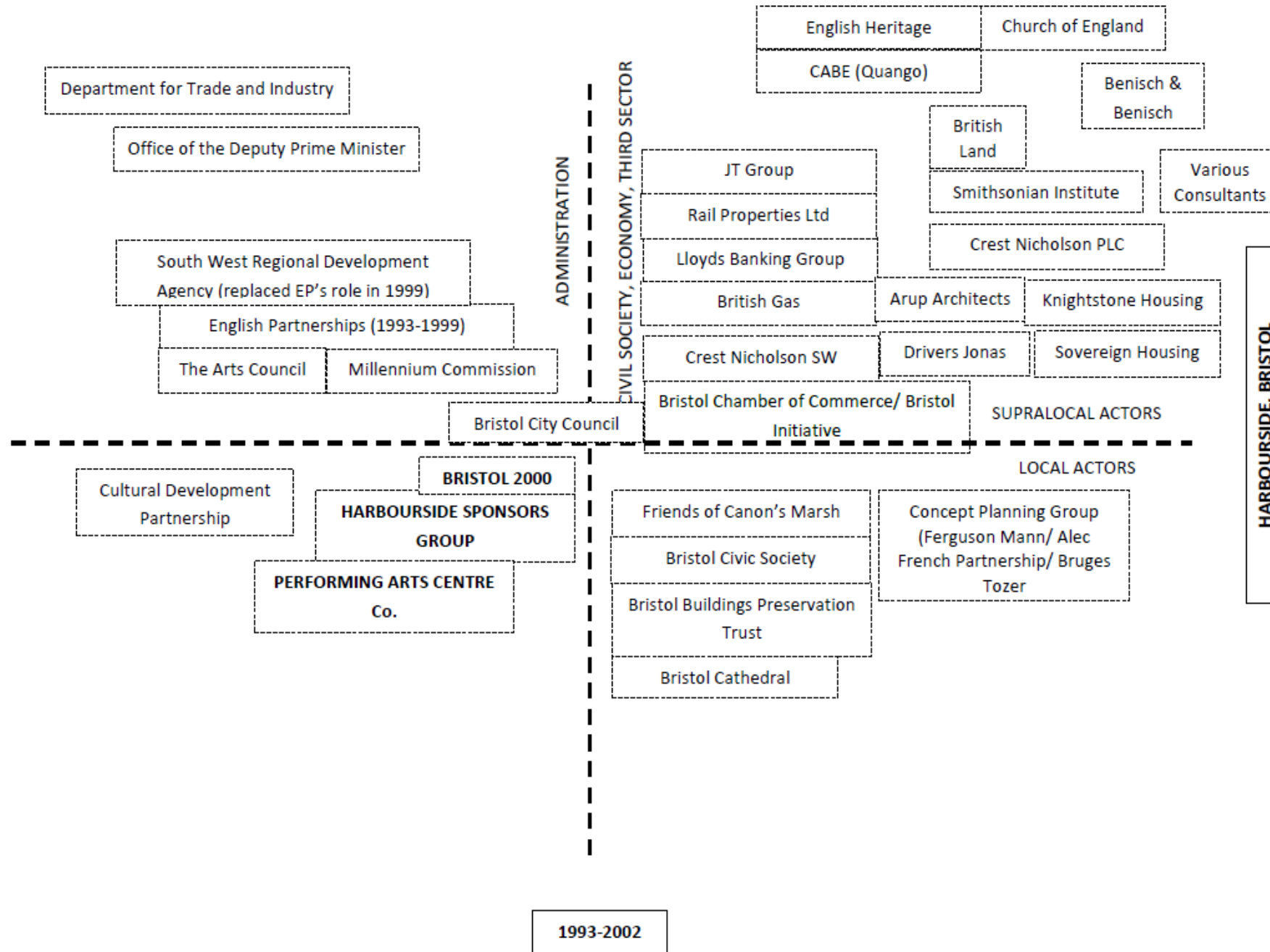


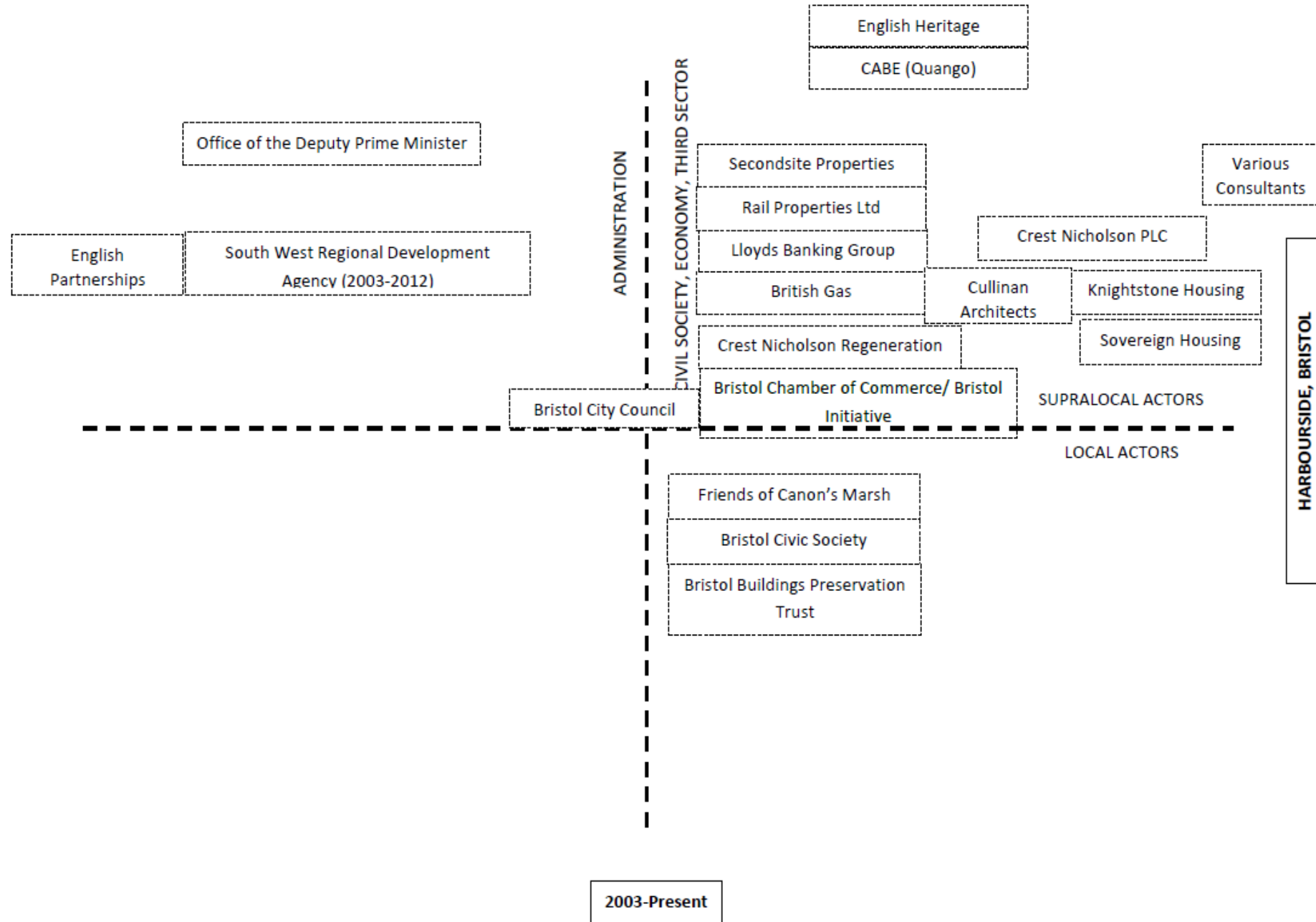
Bristol – Institutional Map 1 1993-2001



Bristol – Institutional Map 1 2002-2017





















Bristol: post-austerity

- Focus on agglomeration economies/key high-end clusters
- Emphasis on meaningful functional space – city-region
- Leadership of place essential to best exploit 'capitals'
- Leadership constrained/fragmented
- Bidding for (small) pots of levelling up money compared with past government/regeneration money
- Regeneration in 'favoured places' rather than by need
- Entrepreneurial (with social/environmental dimensions)

Future regeneration in Bristol...

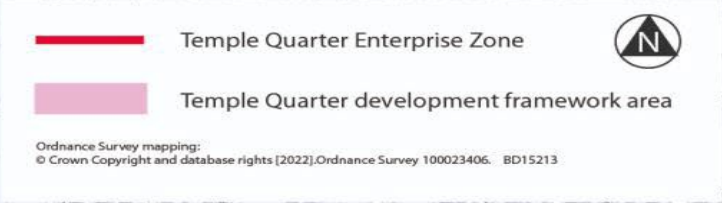
- Sustainable regeneration
- Mix of uses
- Supply (what) and demand (who)
- Public (government) or private (business) sector
- Public realm, green and blue space
- Housing or commercial
- Industry, offices, retail, leisure, events
- Community benefits

Case study: Bristol Temple Quarter

Temple Quarter Regeneration

- UK's largest regeneration projects
- 2012- (135 hectares)
- Aims to transform area over 25 years
- 10,000 homes
- Temple Meads/Engine Shed
- Temple Quay (offices, retail, services)
- Arena Island
- UoB Temple Quarter Campus (£500m)
- £94.7m levelling up funding 2022
- Enterprise Zone within Temple Quarter (watered down version of 1980s/1990s EZs); business rate discount up to £275,000 over 5 years, superfast broadband)

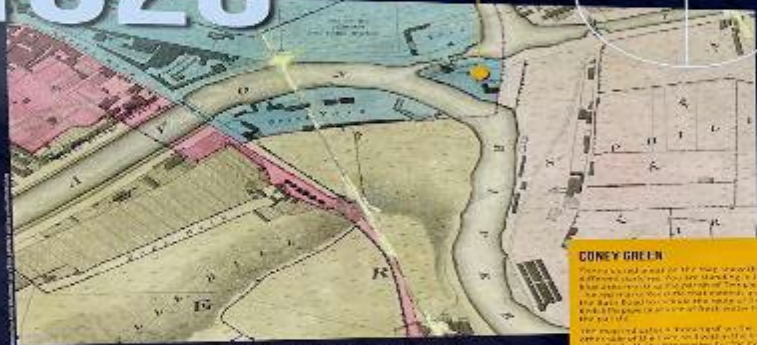




TEMPLE ISLAND

1828

YOU ARE HERE



CONEY GREEN

Plans for a canal to the River Avon were drawn up in 1828, and the canal was built in 1830. The canal was built to provide a route for the transport of goods from the River Avon to the River Sever.

YOTTERDOWN LOCK AND RIVER DAM

The Yotterdown Lock and River Dam was built in 1828, and the lock was built to provide a route for the transport of goods from the River Avon to the River Sever. The lock was built to provide a route for the transport of goods from the River Avon to the River Sever.



1885

YOU ARE HERE



BATH ROAD STEAM LOCOMOTIVE DEPOT

The Bath Road Steam Locomotive Depot was built in 1885, and the depot was built to provide a route for the transport of goods from the River Avon to the River Sever. The depot was built to provide a route for the transport of goods from the River Avon to the River Sever.



1930

YOU ARE HERE



JOHN HART'S OLD COLOUR WORKS

John Hart's Old Colour Works was built in 1930, and the works were built to provide a route for the transport of goods from the River Avon to the River Sever. The works were built to provide a route for the transport of goods from the River Avon to the River Sever.

2023+

YOU ARE HERE



CURRENT WORK

Current work is being carried out on the island, and the work is being carried out to provide a route for the transport of goods from the River Avon to the River Sever. The work is being carried out to provide a route for the transport of goods from the River Avon to the River Sever.

COLLABORING NEW WORK

Collaborating new work is being carried out on the island, and the work is being carried out to provide a route for the transport of goods from the River Avon to the River Sever. The work is being carried out to provide a route for the transport of goods from the River Avon to the River Sever.

OTHER SITE ACTIVITIES

Other site activities are being carried out on the island, and the activities are being carried out to provide a route for the transport of goods from the River Avon to the River Sever. The activities are being carried out to provide a route for the transport of goods from the River Avon to the River Sever.



