

1 A new vision for The Galleries



View of proposed Newgate Street frontage to Castle Park

Like much of the UK retail sector, the shopping centre is facing some significant challenges including seeing a 35% drop in footfall from pre-pandemic levels. The current situation, accelerated by the pandemic, is not sustainable. However, it does provide an exciting opportunity to reinvent this city-centre site and address many of the city's priorities.

Over the last two years, we've been working with regeneration and city experts on the scheme and are now delighted to share the emerging plans. We're really keen to get your feedback, so please speak to the team or complete a feedback form. Are we going in the right direction, can these proposals be improved and have we missed anything?

The proposals are being brought forward by:



Deeley Freed is a Bristol based development company with a proven track record for delivering award-winning, complex regeneration schemes.



LaSalle Investment Management is responsible for managing the buildings and land comprising The Galleries on behalf of investors. As an independent subsidiary of Jones Lang LaSalle, they are one of the world's largest real estate companies, with a presence in every region of the world.

www.galleriesfuture.com

Why we need to change The Galleries



View of proposed East Street at the arrival from Castle Park

The Situation

The retail sector has changed exponentially over recent years, as shopping centres like this struggle to compete against internet sales (which now account for nearly 29% of total sales), out-of-town shopping centres and the cost of living crisis.

Retailers are adapting the way they operate, looking at reducing floor space and holding sales inventories off-site in warehousing, enabling them to manage stock more cost effectively for online and in-person shopping.

In its current form, the Galleries is not meeting its full potential and is commercially unsustainable.

What is the solution

We need to create a dynamic destination, a new place that people want to visit, focusing much more on the customer experience and leisure. Key to this is flexibility within the retail offer, the creation of more varied spaces which meet the needs of occupiers and that invite people to explore and dwell in the area.

The introduction of new residents and office workers will provide round the clock activity and significantly increase levels of footfall. The intention is to create a 'virtuous circle', whereby each use benefits from a close relationship with the other, delivering a place where people want to live, work and spend time.

Planning Policy

The Galleries falls within an area where a 'Reinvent' design approach is advocated by Bristol City Council in its Bristol Central Area Plan. This encourages the creation of new and large-scale development on sites with the capacity for significant new development.

Local planning policy supports mixed-use development which contributes to the vitality, viability and diversity of Bristol City Centre, and the diversification of Bristol Shopping Quarter within which the site lies.

The Council's Urban Living SPD encourages maximisation of the use of urban land through: building at optimal densities, adopting creative approaches to mixing land uses, and delivering a high-quality public realm.

Our core vision for the scheme



View of proposed Galleries Street towards Union Street

Our vision is to bring the Galleries into the 21st Century, responding to the changing ways we live, work, shop and socialise. We want to use the opportunity to address some of the city's priorities, such as creating much needed homes (including affordable), sustainability, making more efficient use of brownfield and city centre sites, creating inclusive places and a 15-minute neighbourhood.

Key Principles



1. Reinvigorate the City Centre:

Creating a liveable, vibrant, safe and inclusive centre, with a diverse offer and animated public areas to stimulate activity and pedestrian flow, that provides something for everyone.



6. Three levels of active frontages:

The 10m level change across the site gives opportunity for interest, activity and access at multiple levels.



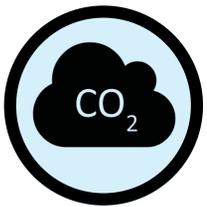
2. Environment, Social and Governance:

Set the collective intention to build a community of social, environmental, political, economic and human hope at the heart of its vision, that is inclusive and responsive to local priorities.



7. Maximum urban greening

Creating a scheme will deliver significant gains in biodiversity, as well as economic and social benefits arising from a "green" focused scheme. The scheme will lead to no tree loss.



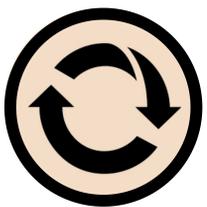
3. Environment

Delivering a sustainable, low carbon development that improves air quality, boosts local biodiversity, maximises green areas, and positively impacts on wellbeing.



8. Sustainable Transport

Reducing car parking by 70% and replacing the remaining 30% with active and passive electric charging provision. Providing around 1,700 new bike spaces to serve the development and a new public cycle hub.



4. Flexible and future proof

Provides a future-proofed scheme, with adaptability and flexibility of uses being key for its long term sustainability.



9. Creating new communities

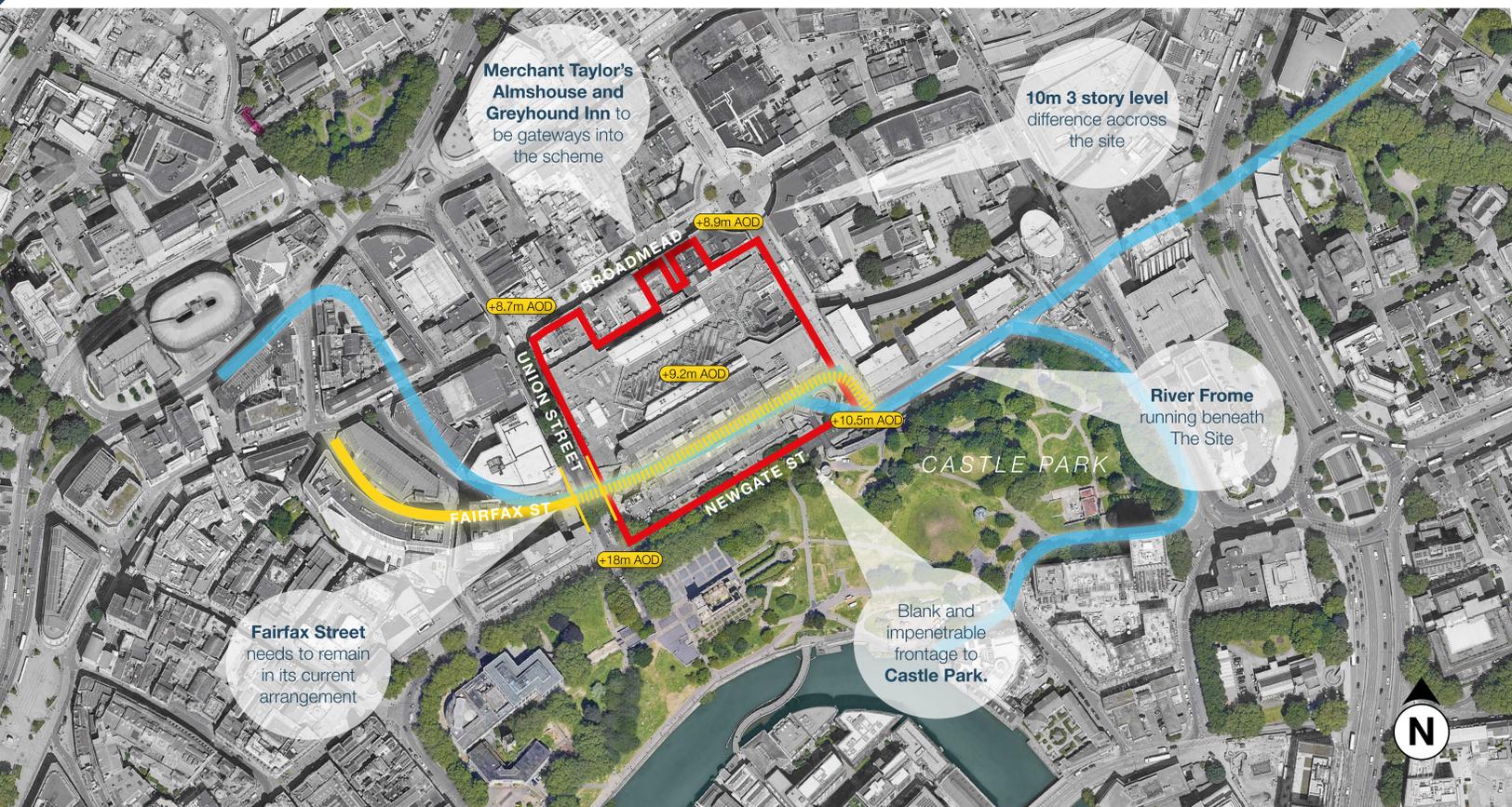
Create a new community where people want to live, work and socialise; with new homes for all, a mix of market and affordable, starter, family, downsizing and student; that are designed to reduce climate impacts and energy costs. At least 20% will be affordable.



5. Relink the City with Castle Park:

Opening up the Galleries to Castle Park, with much improved connectivity and cafes and restaurants along Newgate facing the park.

What are the challenges of building on brownfield land?



Aerial view of the site



Retail mono use

The current character of sole retail use inhibits integration of community across the site outside opening hours.



Car Park dominating frontage to Castle Park

Blank multistorey car park is presented as the primary frontage to Castle Park.



Viability

Redeveloping city centre brownfield sites is complex and expensive. Here we have the River Frome and Fairfax Street running under the site, 10m level changes from north to south and heritage assets that must be respected.

Retained Basement

The above ground structure of The Galleries was purpose built for car parking and for retail uses. This makes it difficult to repurpose for other uses and ultimately inflexible for the sustainable future that our city needs. As such the team have focused efforts on retaining and working with the existing basement and foundations. **The embodied carbon saved by doing this is estimated to be 11,300 tonnes CO₂e. That's the equivalent amount of carbon saved from planting 72,000 trees growing for 50 years.**

What are the opportunities?

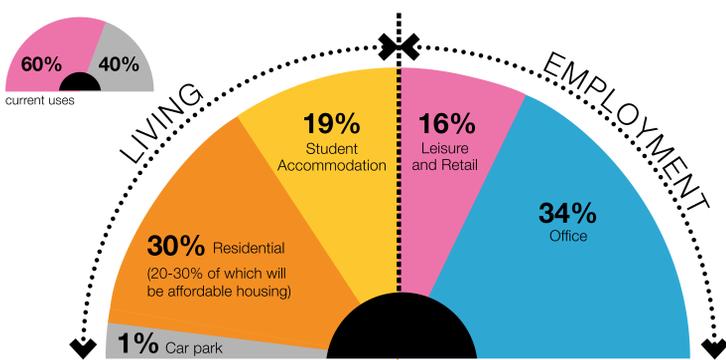


View of proposed Galleries Street towards Merchant Taylor's Almshouse

This is a once in a generation chance to improve, modernise and revitalise such a large part of a city centre, where all of the land ownerships sits with one party. This enables a more holistic, bold and ambitious approach to be realised in a shorter period of time.

A true mixed-use scheme

Provide a complementary balance and range of active uses that supports the local community, boosts the economy and delivers on Bristol's needs (such as housing).



Reinvent the City Centre

Act as a catalyst for the regeneration of the City Centre and open up the Galleries to the city and Castle Park.



Sustainable and inclusive transport

Being at the heart of the City, this is an opportunity to be bold and champion active and sustainable means of travel.



Providing 1,700 new bike spaces and a Bike Hub.



Up to 200 car parking spaces with a generous disabled provision, alongside active and passive electric charging provision.



Safe and accessible 24 hour pedestrian scheme



8 mins walking distance to Bristol Bus Station



17 mins walking distance to Temple Meads

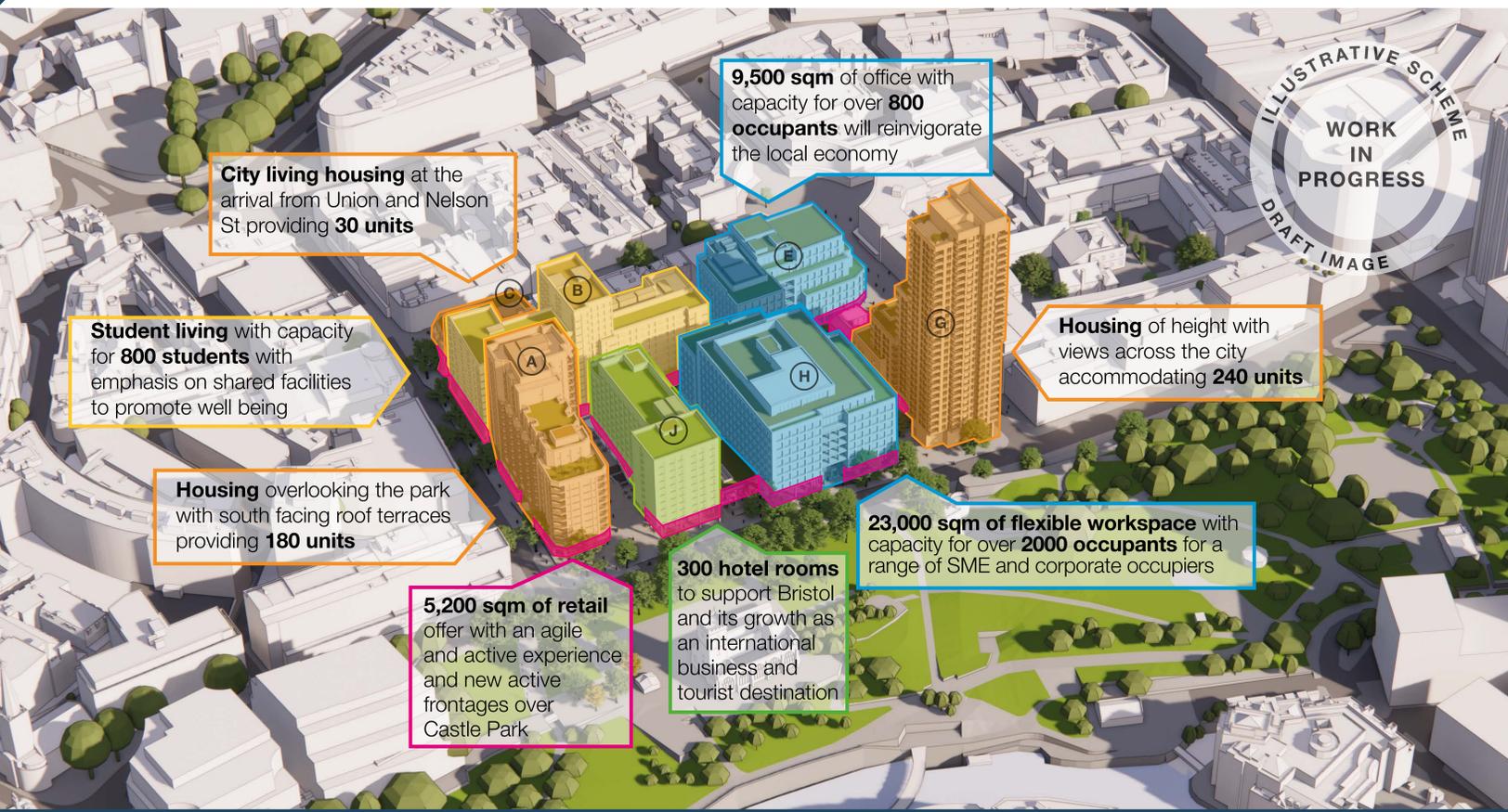


Metrobus connecting with Park & Ride



Access to all city amenities

6 Proposed masterplan



Overview of the illustrated scheme.

The proposed scheme will provide;

- **450 homes.**
- At least **20% will be affordable.**
- **32,500 sqm** of office space with capacity for over **2,800 workers.**
- Up to **800 student beds.**
- **300 room hotel/aparthotel.**
- **5,200 sqm** of shops, cafes, restaurants, health services and community facilities.
- **35% of the 5 acre site to be public realm.**
- Extensive investment in **public realm, greening and new links and opening up the area to Castle Park.**

Type of Planning Application

We intend to submit an outline application, meaning much of the detail will be high-level, looking at the principles and establishing parameters. It would include a design code as well as more detail on the tall building and the areas close to the listed buildings. Subject to this being approved, more detailed elements would come forward in a second, later application known as a Reserved Matters application.

Building tall

We believe the proposals are sensitive to the local setting but in response to questions around the need for height, there are some fundamental reasons for it.

Including taller buildings in this highly sustainable location allows us to better balance different local priorities and deliver significantly more social and community benefits. It means we can contribute to Bristol's housing and affordable targets, take pressure of greener, more car reliant sites, support Bristol Shopping Quarter with greater footfall; and have a smaller footprint meaning more space for public realm.



7 Streetlife

35%
of the site
footprint
given over
to public
realm

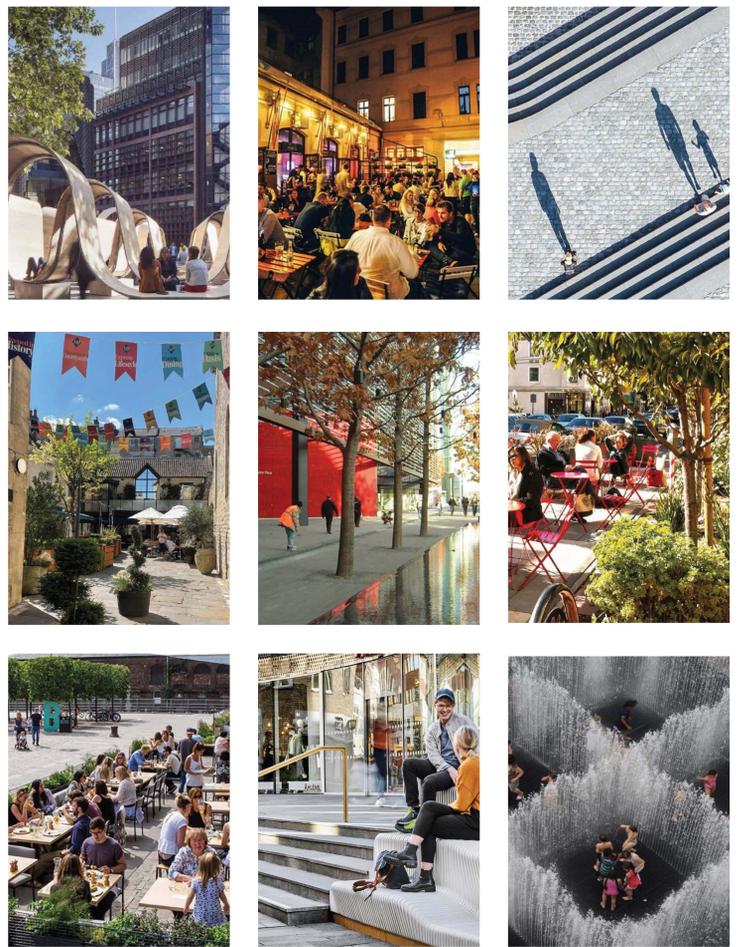


View of proposed arcade

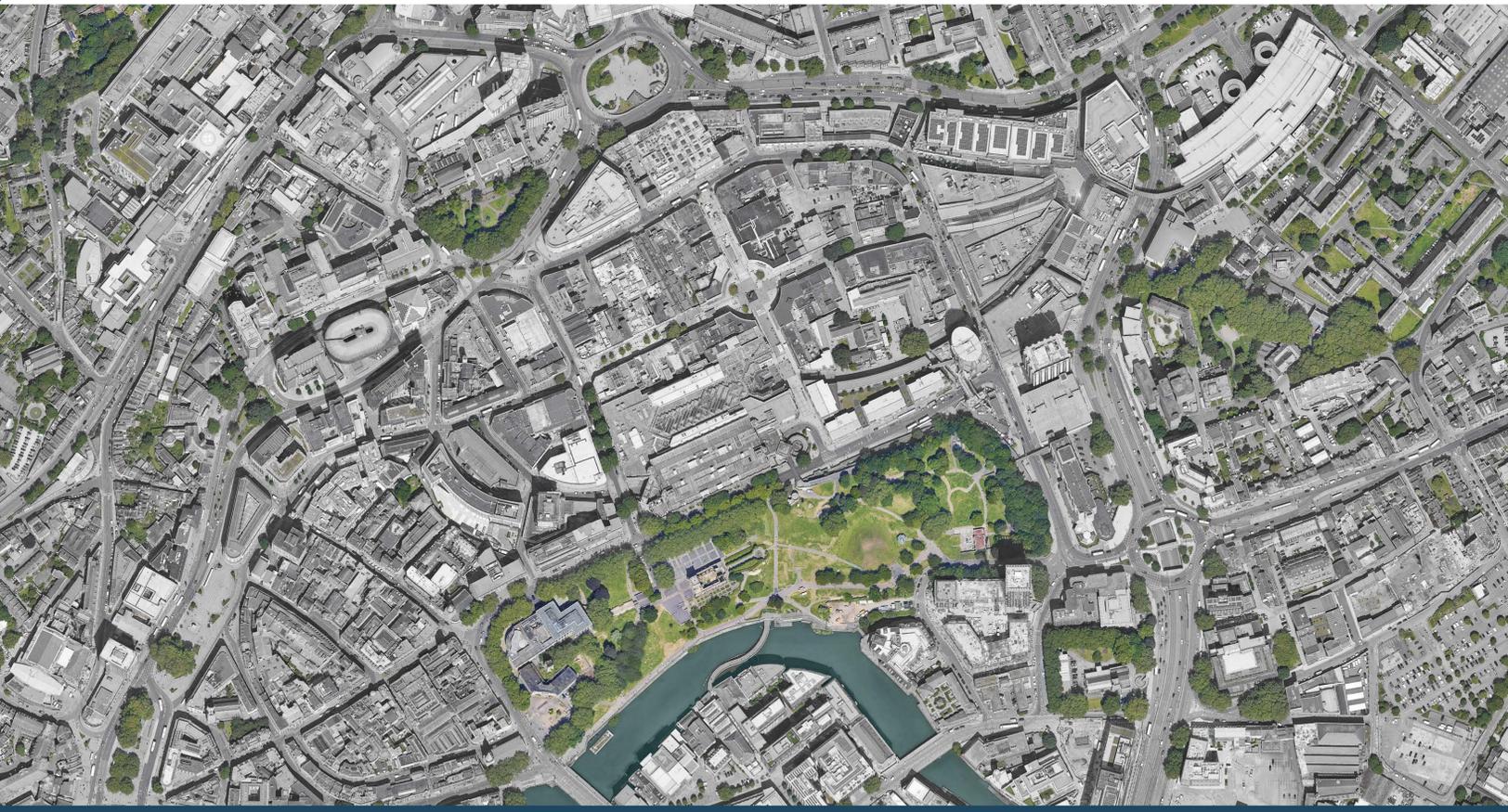
A major focus of the plans is at street level; our vision is about creating a vibrant, diverse, safe and sustainable place where people want to go to shop, socialise, work and relax. This includes along Newgate by the current multi-storey car park, where there is a huge opportunity to improve the setting opposite Castle Park with restaurants and cafes.

Evidence has shown that urban green spaces have a positive effect on people's health. Specifically, it has shown that living in areas with walkable green spaces positively influences the longevity of life. Facilitating social interaction, inclusion and community cohesion can also be an outcome of living in and close to green spaces.

Here are some early ideas of what it could look like.



8 Sustainability



We're committed to delivering a sustainable neighbourhood which will tackle the key environmental challenges through low carbon design, renewable energy, and enhanced biodiversity. It will be BREEAM Outstanding and aligned with the UN Sustainable Development goals.

Energy use

The scheme focuses on minimising both the running costs of the properties and CO2 emissions wherever possible.

This will include a range of options including air source heat pumps, flexibility around a future connection to Bristol's district heat network, photovoltaic panels, and a combination of green/ blue roofs to assist with energy production, water attenuation, and biodiversity. Other initiatives will include:

- Passive principles of design and layout
- Carbon saving through retention of the basement
- All electric scheme; no fossil fuels

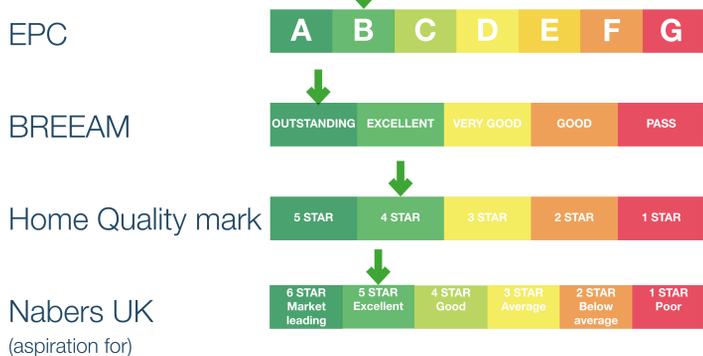
Ecology

The Galleries currently has a very low biodiversity value and there are significant opportunities to enhance this with:

- Bio-solar roofs
- Green roofs and living green walls to provide botanical diversity and complementing the adjacent Castle Park.
- Incorporation of new nesting and roosting nests for a variety of wildlife, including swifts, bats and bees, alongside new foraging habitats.

All existing trees will be retained and enhanced.

Sustainability targets



9 Next steps



View of Galleries Street towards Castle Park

Thank you for attending our exhibition today. The proposals are not yet finalised and we would welcome your feedback.

The consultation period will continue for a month until Monday 15th August so that you can have your say.

From there, we will collate and analyse all of the comments received. We will refine and update the plans and hold further events in the Autumn, ahead of submitting a planning application in the New Year. Should outline planning consent be granted, further consultation will be carried out on the detailed proposals.

Timeline

- July and August 2022: Consultation
- September 2022: Review feedback
- October 2022: Further consultation events
- Early 2023: Submit planning application
- Summer 2023: Application determined
- Late 2024: Target construction start

Get Involved

We would value your thoughts and feedback on the plans. You can provide this by:

Completing one of our **feedback forms** today.

Post: Send your comments to us, freepost at 'Freepost Consultation Reply'

Website: www.galleriesfuture.com

Email: info@galleriesfuture.com

Phone: 0800 689 5209



We'd like to emphasise that the Galleries will remain open as usual for at least the next two years. We'd encourage people to continue to shop and support their local traders.

www.galleriesfuture.com