

THE SOAPWORKS



WELCOME TO OUR PUBLIC CONSULTATION

First Base held an initial consultation on our proposals for the Soapworks site earlier in the year. After reviewing all the feedback received, we are pleased to be sharing the detailed proposals for a landmark mixed-use development on the Soapworks site in Old Market, Bristol.

The proposals for the site will celebrate Bristol's industrial past and creative culture.

We are seeking to deliver a truly mixed-use space comprising an aparthotel, retail and commercial space along with new homes whilst also retaining the historic Soapworks building.

MEET THE PROJECT TEAM

About First Base

First Base was founded in 2002 and has led a number of developments including residential, retail and workspace. First Base specialises in urban place-making and has experience of delivering award-winning regeneration projects across the south of England, including London, Brighton and now Bristol.



East Village, London, First Base



Ham Yard Hotel, London, Woods Bagot



About Woods Bagot

Woods Bagot is a People Architecture company. They place human experience at the centre of their design process in order to deliver engaging, future-oriented projects that respond to the way people actually use space. Woods Bagot do this as a global design and consulting studio with a team of over 850 experts working across 15 studios around the world.

We are keen to hear the views of local residents, community groups and stakeholders. All feedback received at this stage will be considered by members of the project team before we submit a planning application to Bristol City Council later in the year.



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THE SOAPWORKS



HISTORY OF THE SOAPWORKS

First Base has acquired the Soapworks site in Old Market, Bristol, which until recently housed the Gardiner Haskins Homecentre.

The site is located within the city centre in close proximity to a range of shops and services in Old Market. It is also located to the north of Temple Meads train station.

The former Soapworks building dates back to the 1860s and was originally the home of Christopher Thomas & Brothers, manufacturers of soap and candles.

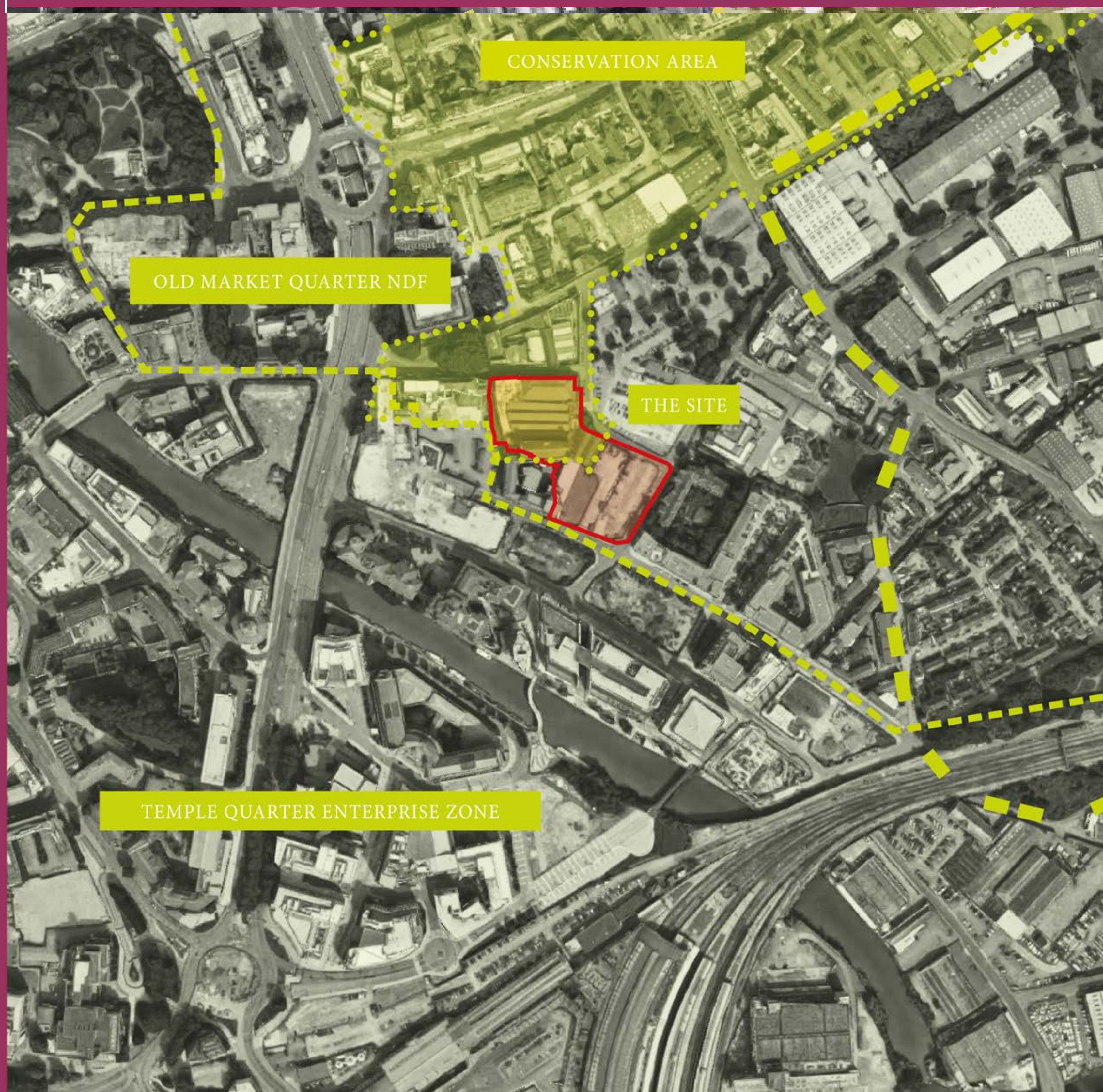


The site was later acquired by Gardiner Haskins, Bristol's largest independent department store, in 1958 and served as a showroom for its range of homeware before being sold to First Base.

Gardiner Haskins has recently moved to new premises adjacent to the site on Straight Street and continue to trade successfully.

ABOUT THE SITE

The site is located in the heart of Old Market, and is bounded by Straight Street to the north, Russ Street, New Thomas Street and New Kingsley Road to the east, Old Bread Street to the south and Sles Lane to the west.



The site sits just inside the southern boundary of the Old Market Conservation Area, near to the boundary with the Temple Quarter Enterprise Zone.

The site measures 2.25 acres in size and includes approximately 165,000 sq ft of existing buildings including the easily recognisable Gardiner Haskins Warehouse.

First Base is looking to deliver a high quality redevelopment of the redundant and vacant buildings on the site, whilst sensitively preserving the cherished Warehouse building.

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FIRST PHASE OF CONSULTATION

First Base held a first round of consultation events on the initial proposals for the Soapworks site in July 2019 and were delighted with the level of engagement from local residents and stakeholders.

80% of responses received during the first phase of consultation indicated that they were supportive of the redevelopment of the site in principle. First Base also received 10,000 visitors to our online consultation platform, of which 3,757 individual users answered questions relating to the site's redevelopment on an online poll.



First Base would like to thank all of the residents that took part in the first phase of the consultation and the project team has reviewed all of the feedback received to date.

The key themes that were raised by members of the local community have been listed below, as well as how First Base's proposals for the Soapworks have incorporated these aspects into the detailed plans that we are sharing with the local community today.

You said	We did
The need for more affordable homes in Bristol	First Base is committed to delivering a minimum of 20% affordable homes in accordance with Bristol City Council's 'Threshold Approach' that seeks to fast track development of affordable homes.
The heritage of the site must be protected	Our proposals will sensitively restore, renovate and re-use the historic Soapworks building. We will be reflecting the industrial nature through a characterful development with complementary materials that respect surrounding buildings and provides an enhanced setting for the Soapworks building.
Preference for retail space, bars and restaurants on site	In supporting Bristol's bid to become a global food destination, First Base's proposals include a vibrant and independent food and drink offer, as well as the potential to include an artisan food market, spaces for independent traders, cocktail bars and organic café.
Important for proposals to be sustainable	First Base's proposals will link into the Bristol Heat Network, Bristol City Council's own network of pipes providing low-carbon heat to businesses and homes in the city. First Base is also committed to BREEAM Excellent rating for the buildings housing the commercial uses and aparthotel.
We would like to see additional commercial space for businesses and the creative industries	Our proposals will include space for flexible/co-working such as office space, hot-desking facilities, as well as maker spaces, which could be used by local creative businesses. In addition, the existing Soapworks building will have a range of uses including modern and flexible creative commercial and co-working space.
Wanting to see publicly accessible open space included in the proposals	Inclusive, accessible open space is at the centre of our plans to redevelop the site. Through our new online poll, we would like to find out what you would like to see included in the proposed new public outdoor area. Ask a member of the project team to find out how to have your say.
Improvements needed for walking/cycling on site	Given the central location, First Base's proposals look to promote walking and cycling rather than the use of cars. The proposals include a large amount of cycle spaces to for residents and workers as well as new pedestrian routes to encourage sustainable travel throughout the local area.

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PROPOSALS FOR THE SITE

First Base is proposing to transform the Soapworks site in Old Market with a landmark mixed-use development that will celebrate Bristol's industrial past and creative culture. The scheme will include:

- 🏠 Approximately 150 new homes for single occupants, couples and families, including a minimum of 20% affordable homes
- 🏢 The sensitive renovation of the soapworks building, formerly the Gardiner Haskins warehouse
- 🏠 Approximately 170 aparthotel units
- 🛒 Over 2,000 sq ft of independent retail space which could include a community grocery store
- 👛 Over 140,000 sq ft of flexible, co-working and maker space for creative industries
- 🍷 A vibrant and exciting food and drink offer, with space for pop-up cuisine and market stalls
- 👥 New inclusive open space for all to enjoy and improvements to the surrounding public realm
- 🚶 Creating new pedestrian and cycle links through the site
- 👉 Financial contributions to maintain and where possible improve local infrastructure



CONTEXT OF THE PROPOSAL

A number of developments in the Old Market area are currently under construction with further proposals in the planning process. The below images show how the Soapworks site could look in this changing context should planning permission be granted.



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WORK

First Base is proposing a development which has a range of uses to ensure that there is activity on the site throughout the day. The development is deliberately designed so there is a distinct focus for the areas across the site including areas to work, live and play.

The northern block of the development (shown below) includes over 140,000 sq ft of commercial space and will incorporate the existing frontage of Straight Street into the new design.

This commercial space will include space for flexible/co-working such as office space and hot-desking facilities.



In addition, the existing Soapworks building will have a range of uses including modern and flexible creative commercial and co-working space. This activity is likely to take place on the middle floors of the iconic building.



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FIRST BASE

LIVE

First Base understands the need for more homes for local residents in Bristol and is committed to delivering approximately 150 homes, of which 20% will be affordable. There will be a range of homes for single occupants, couples and families.

Bristol City Council has introduced a 'Threshold Approach' to affordable housing policy that aims to fast track the delivery of affordable homes in city centre areas. First Base will embrace this approach and commits to at least 20% of the proposed housing being affordable units.



The residential element of the development will be located in the south-eastern corner of the site and will host a range of amenities, retail space as well as providing rooftop terraces and balconies for residents to enjoy views of the Soapworks building.

In addition to delivering much-needed new homes, First Base is proposing a new aparthotel which will provide a new offering of short-term accommodation in the area, different from the hotels in the surrounding area.



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PLAY

First Base is looking to create a lively, characterful and inclusive destination which complements the existing offering in Old Market. In supporting Bristol's bid to become a global food destination, our proposals would include a vibrant and independent food and drink offer where local people and those further afield travel to enjoy the latest from the city's cutting-edge food scene.



Indicative sketch of the proposals from New Thomas Street

First Base is committed to sensitively renovating the iconic Soapworks building and delivering a range of commercial spaces that allow Bristolians to enjoy and cherish the building from the inside. The exact tenants of the commercial space is to be determined, however, potentially could include an artisan food market, spaces for independent traders, cocktail bars and organic cafes.



Indicative sketch of the proposals from Russ Street

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INCLUSIVE AND SUSTAINABLE PUBLIC REALM

The Soapworks building is designed to be at the heart of the new development and will be framed by three new inclusive and publicly accessible courtyards. These shared spaces link the parts of the site, providing informal and welcoming areas for residents and visitors to come together and enjoy whilst also connecting the development with the surrounding locations, from Temple Meads to Old Market and the city centre.

There will be a range of shops, cafes, restaurants and workspace across the ground floor of the the site which will open out onto the new and active public realm, bringing the area to life.

First Base's proposals will include a mix of long and short stay cycle spaces to provide parking for residents and local workers as well as new pedestrian routes to encourage sustainable travel through and onto the site.

The proposals will help to ensure the site will be active throughout the day, providing additional natural surveillance while also prioritising the environment for those walking and cycling through the site, thereby helping to improve the health and wellbeing of the local population.

The proposals would also represent a net gain in biodiversity with trees and planting a feature across the site.



SOCIAL VALUE

First Base places improving the local community at the heart of any of its proposals and has developed a social value strategy to ensure long-term environmental, social and economic benefits to the local area.

First Base is proposing a sustainable development which will target BREEAM Excellent for commercial and aparthotel uses (the established method for rating the sustainability of buildings). The development will link into the Bristol Heat Network, Bristol City Council's own network of pipes providing low-carbon heat to businesses and homes in the city.

JOB CREATION

Up to 1,140 new jobs would be created as part of the development with a further 1,400 jobs in the construction process

We have partnered with the Social Value Portal, an independent social enterprise that specialises in measuring social value. They estimate that the proposals could generate a potential £183 million of social and local economic value in the next 20 years alone through this development.



To make this a reality and help inform our Social Value Strategy we are keen to hear what the biggest challenges are in your area, as well as what community initiatives or activities you would like to see supported.

Bristol City Council is a Member of the Social Value Portal. They are leaders in this space and make sure that social value forms part of their decisions to drive value for their people and communities.

As part of the initial consultation, First Base partnered with the Wallace and Gromit's Grand Appeal, Off The Record and 1625 Independent People with respondents able to gain points in return for responding to the online poll.

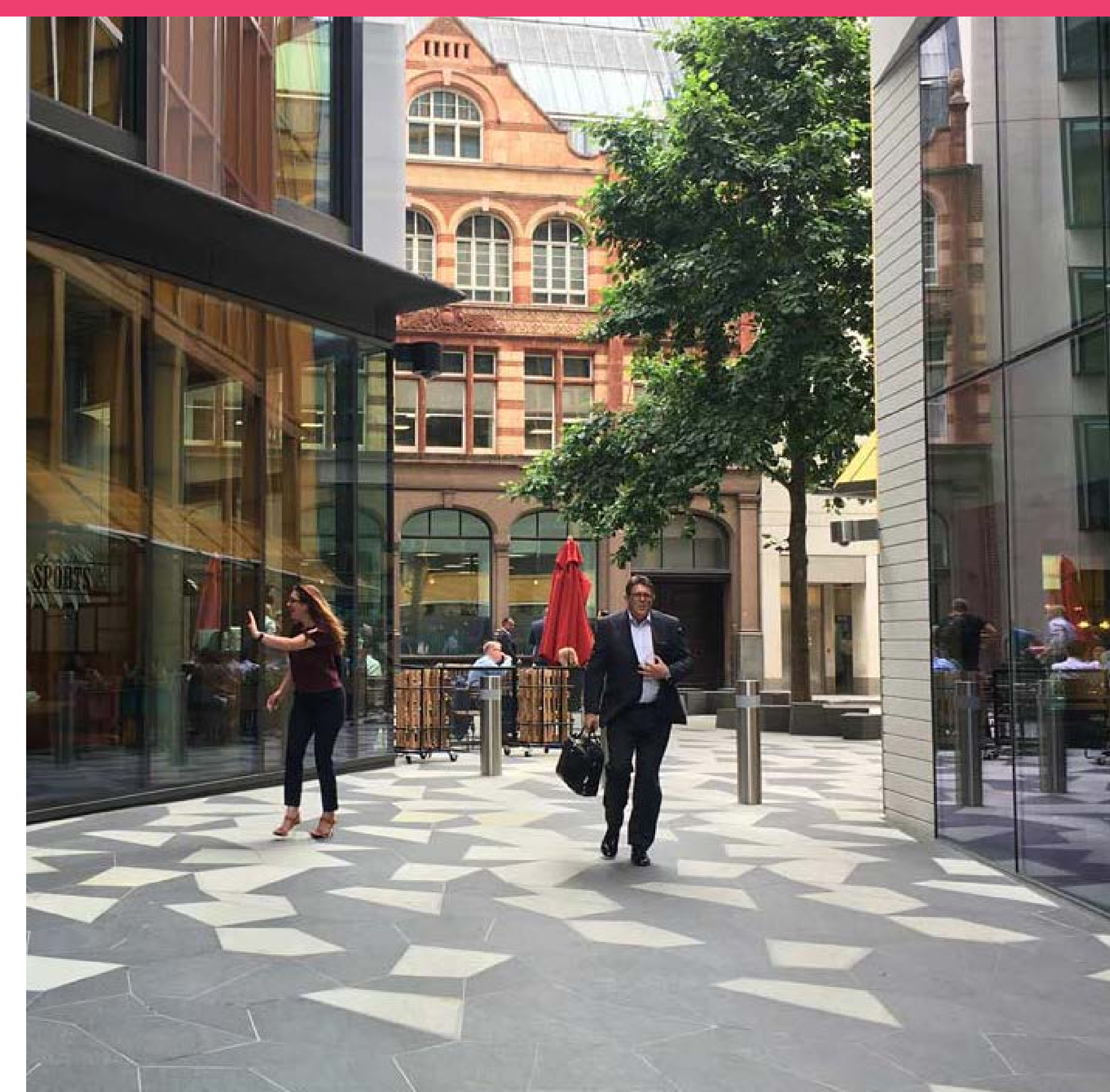
Respondents were then able to use these points to allocate a donation to one of the three local charities, enabling them to see a direct and immediate social impact triggered by their engagement. First Base is continuing to work with the three charities in the second phase of consultation.



 **1625
INDEPENDENT
PEOPLE**

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NEXT STEPS

We will consider all of the feedback that has been received from residents, businesses and stakeholders before submitting a planning application to Bristol City Council later in the year.

First Base is hopeful that a decision will be made on the planning application in Winter/ Spring 2020 which would mean that work could start on the site by 2021.

Timeline



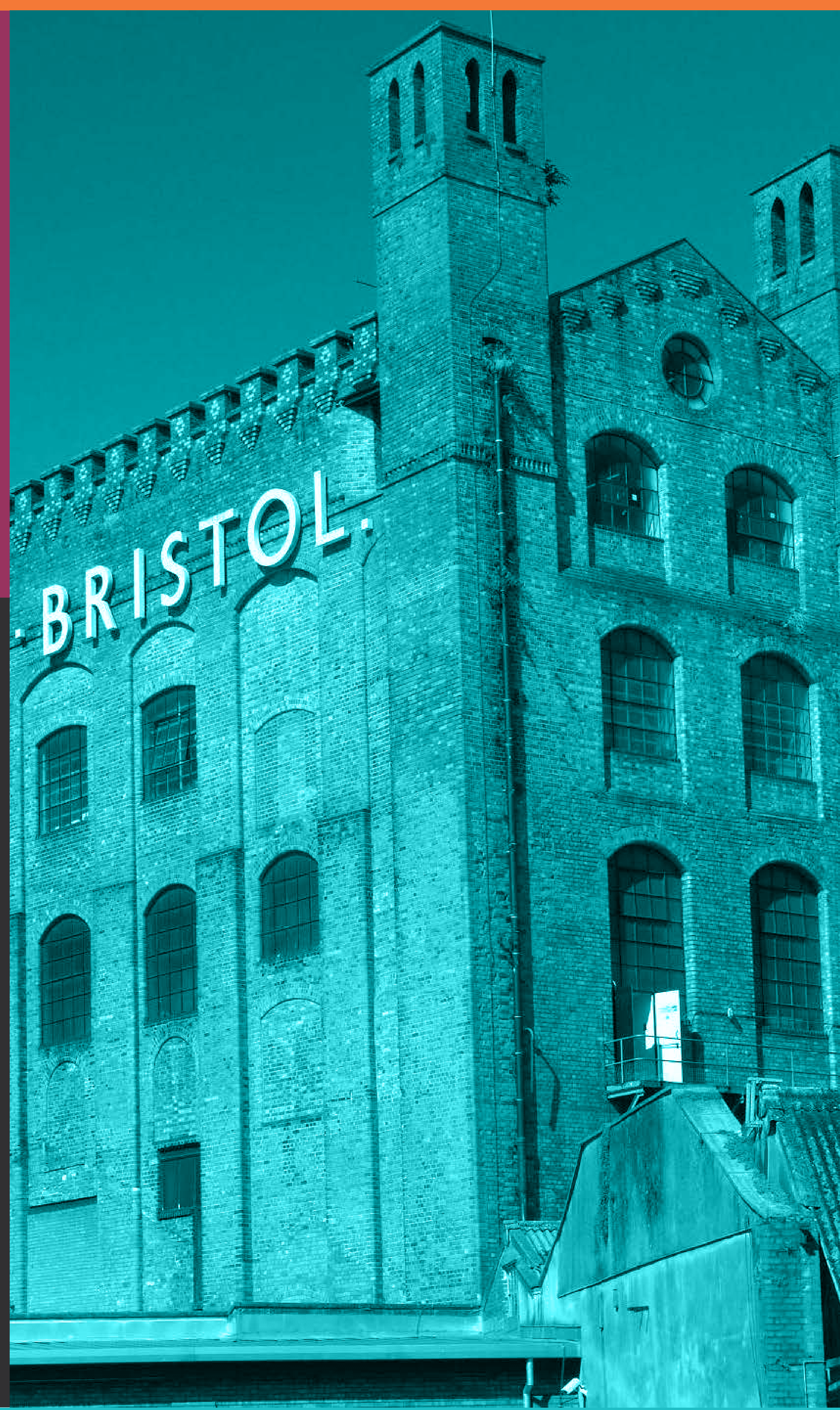
GET IN TOUCH

We are keen to hear from local residents and stakeholders as we finalise our proposals before they are submitted to Bristol City Council.

Please feel free to complete your feedback form and hand it back to a member of the project team at today's event, or alternatively please request a Freepost envelope.

If you have any questions or require any additional information at this stage, please feel free to get in touch with the project team via the following methods:

-  Call our Freephone line on: **0800 148 8911**
-  Write to our freepost address: **FREEPOST MEETING PLACE COMMUNICATIONS**
-  Email us at: **western-feedback@mpc.email**
-  Visit our project website: **www.thesoapworksbristol.co.uk**



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