

We’re really keen to hear what you think about the draft masterplan for the regeneration of Western Harbour.

Western Harbour is the name given to the westernmost end of Bristol’s Floating Harbour which includes Cumberland Basin, Spike Island and the road network that runs through the site and out to Ashton Meadows.

This round of engagement presents our ideas for how Western Harbour could look in the future. You will see the responses we received during our autumn engagement and how the masterplan takes on board the points raised.

The city is responding to changing climate, ageing infrastructure, the increasing threat of flooding and shifts in how people live, work and travel. So we have an opportunity to shape a place that tackles all these issues together while valuing what makes this part of Bristol so special.


Your insights are crucial in shaping the masterplan. Scan the QR code below or go to the Harbour Hopes website to tell us what you think.



Build on its tradition of innovation



Embrace freedom and nature



Be a distinctive gateway to Bristol




Support a thriving community




Aerial view showing the project boundary

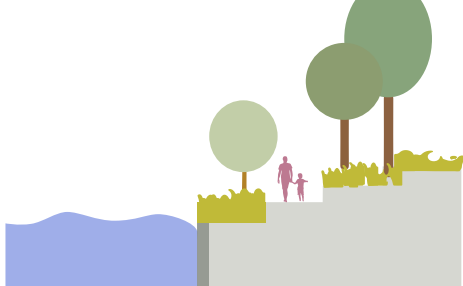
Key strategies




Respect existing, and create healthy communities, with new homes to address Bristol’s housing needs




Create quality new spaces, and enhance existing landscapes including Ashton Meadows




New waterside landscapes with integrated flood defences



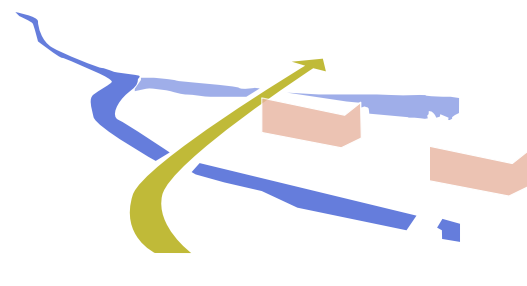
Accommodate a garden centre locally



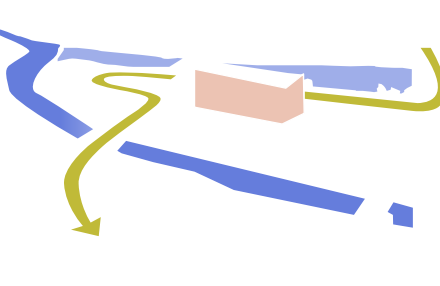
Retain and repurpose Bond warehouses - maintaining their dominant form



Improve active travel connections



Keep current road alignment over Brunel Way and replace Avon Bridge

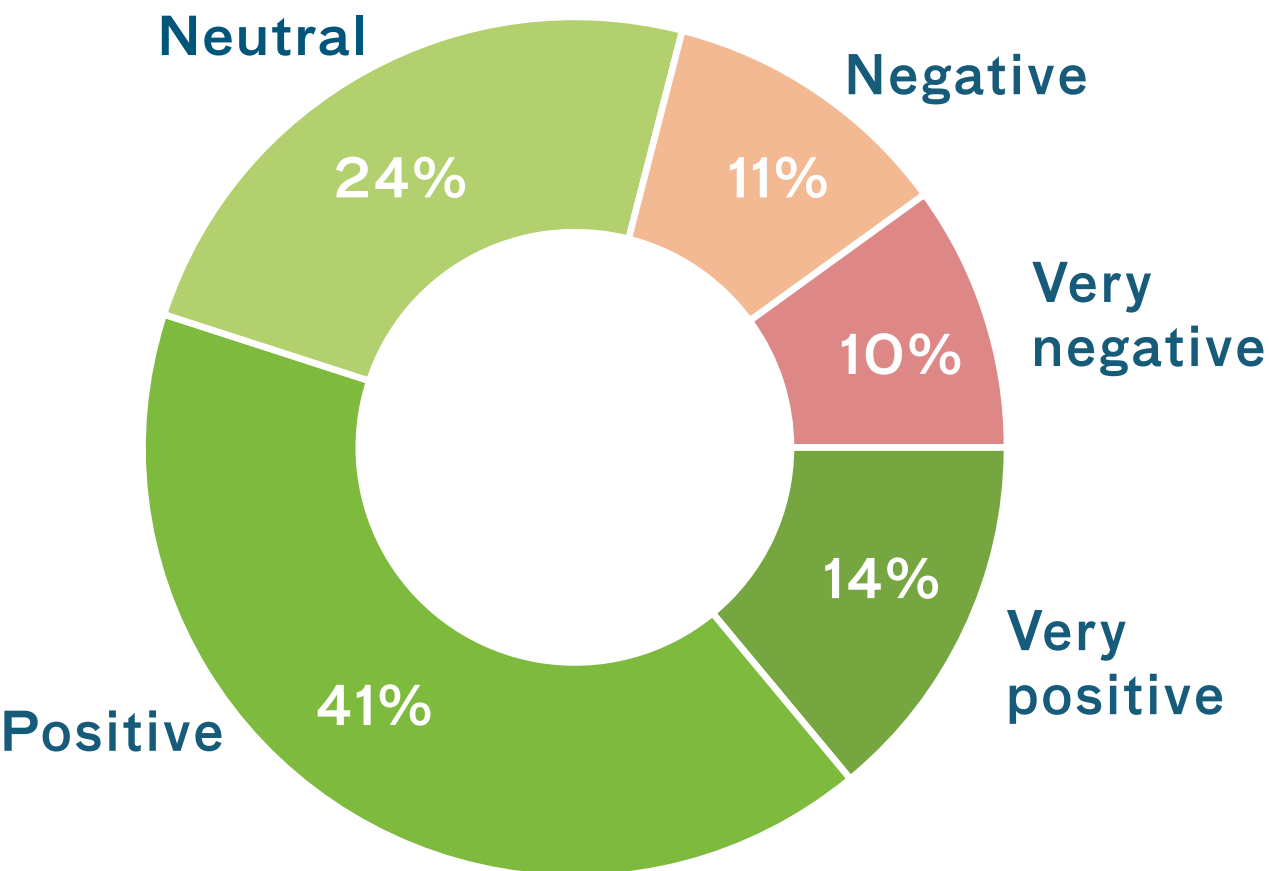


Create a resilient network with a diversion route south when Plimsoll Swing Bridge opens

The previous engagement took place between 21 October and 11 November 2024. The key strategies outline our response to the feedback received and are explained in more detail on the following boards.

You showed a great interest in the project, with:

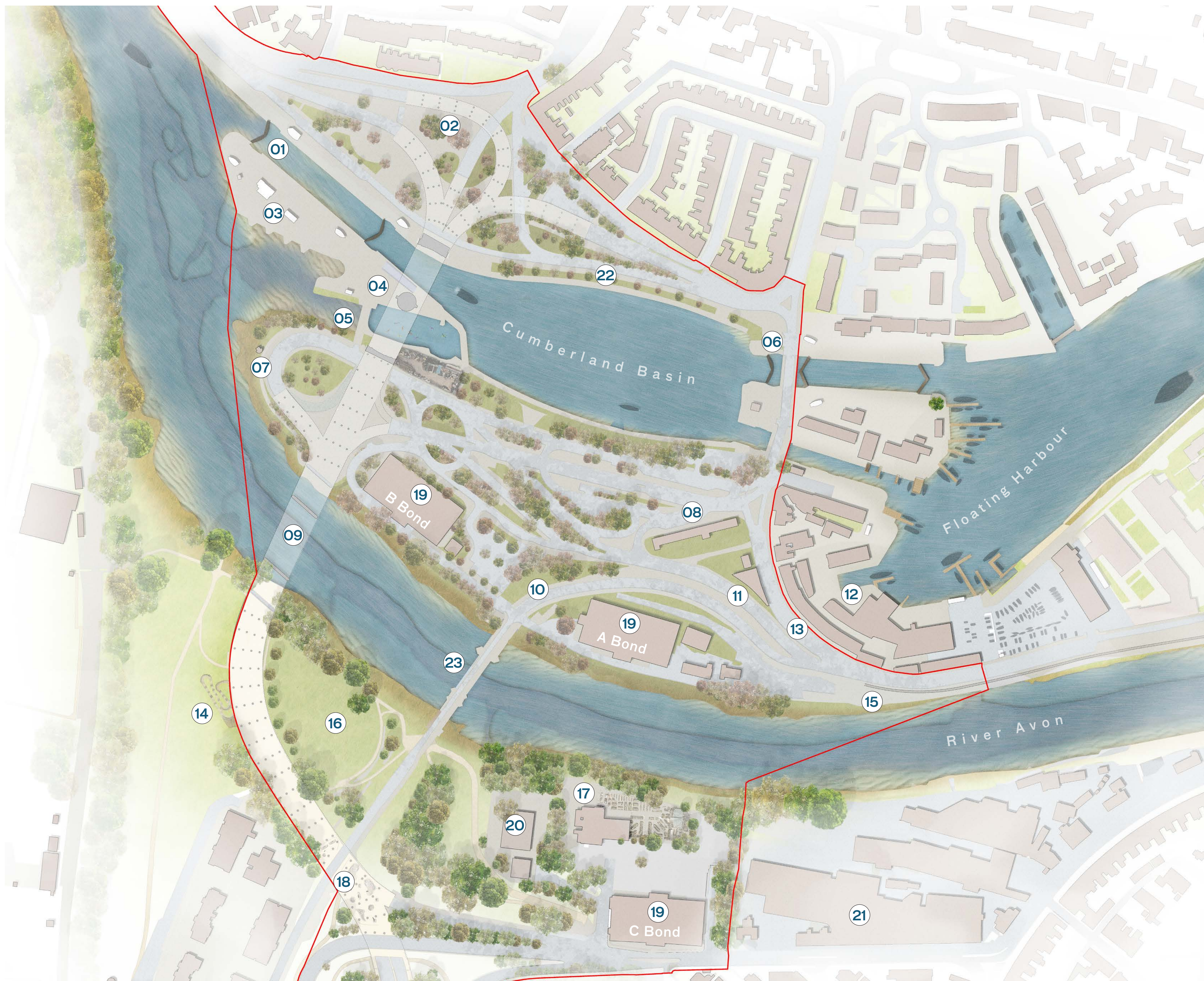
- Over 600 attendees
- Over 500 website visits
- 384 survey responses
- 8,060 Harbour Hopes Instagram views
- 133 new sign-ups to the Harbour Hopes newsletter



Feedback from autumn 2024 engagement:
How positive or negative do you feel overall about the ideas we have for Western Harbour?

2 Western Harbour today

Current ground level of Western Harbour, showing existing buildings and the elevated road network above



- | | | | | |
|-----------------------------------|-------------------------------|-----------------------------|----------------------------|---------------------------------|
| 01 Entrance lock gates | 06 Junction Lock Swing Bridge | 11 Avon Crescent substation | 16 Ashton Meadows | 20 Wessex Water pumping station |
| 02 Cumberland Piazza | 07 The Look-Out | 12 Underfall Yard | 17 Riverside Garden Centre | 21 The Tannery |
| 03 The Knuckle | 08 Ashton Avenue | 13 Avon Crescent | 18 Curbside Skatepark | 22 Cumberland Basin Road |
| 04 Brunel's Other Bridge (B.O.B.) | 09 Brunel Way (above) | 14 Brunel Way Pump Track | 19 Bonded warehouses | 23 Ashton Avenue Bridge |
| 05 Sluice Gates | 10 Butterfly Junction | 15 Heritage railway | | |



Proposed ground level of Western Harbour, showing existing and proposed buildings and the elevated road network above



- 01 Elevated landscaped walkway with integrated flood defences
- 02 New pier
- 03 Ferry stop
- 04 Beach volleyball

- 05 Linear leisure park retaining skatepark & pump track
- 06 Leisure/landscape improvements to Cumberland Piazza
- 07 Public square

- 08 Rotunda with public rooftop viewing terrace
- 09 New Avon footbridge
- 10 Raised 'Brunel' Bridge above sluices
- 11 Water polo
- 12 Space for waterside theatre

- 13 New slipway
- 14 Rebuilt Avon Bridge (above)
- 15 Garden centre
- 16 Heritage railway station
- 17 Waterside shops, cafés, restaurants & workspaces

- 18 Traffic calming to Avon Crescent
- 19 Traffic calming to Cumberland Basin Road
- 20 Enhancement to Ashton Meadows

Key features



2.5ha of roads removed and replaced with a single spine road



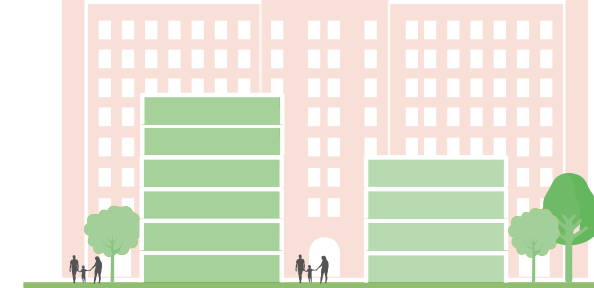
Garden centre in a new building at the same location



Avon Fixed Bridge replaced and Plimsoil Bridge repaired



Ashton Meadows retained as green open space



750 - 1200 new homes no taller than the bond warehouses

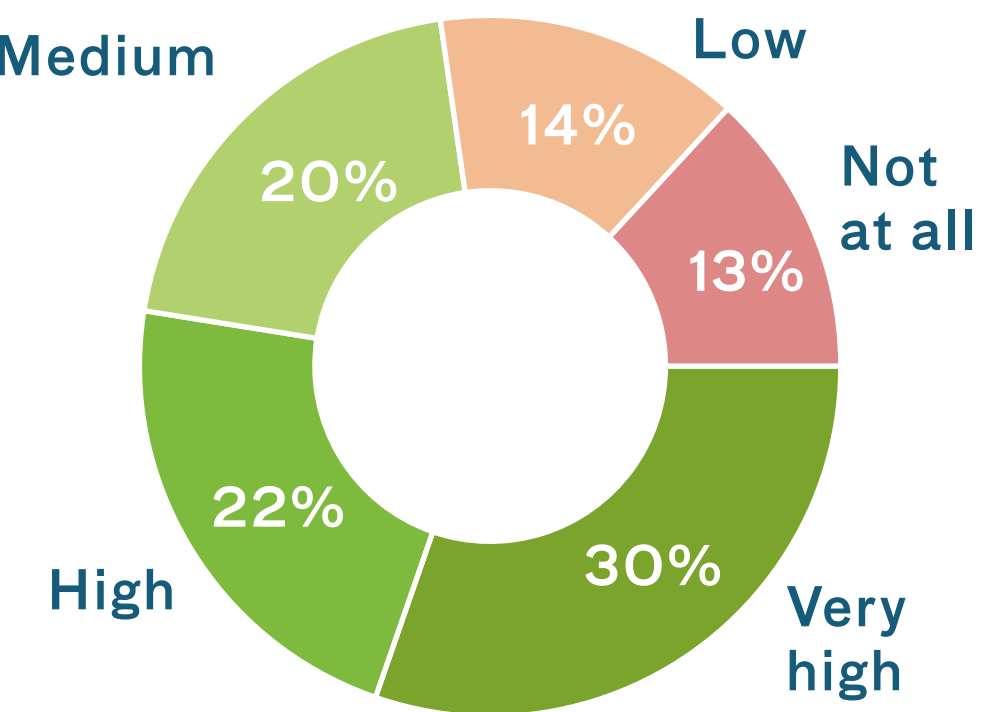


c. 1,000 new trees planted

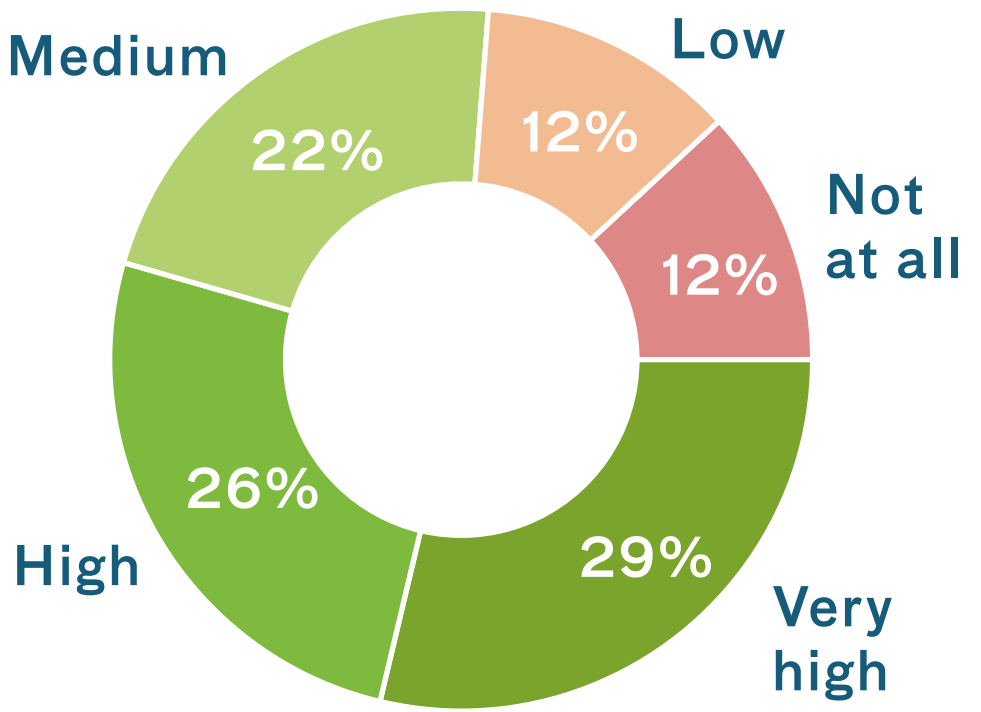


There is huge potential to rationalise/remove underused roads to regenerate the area into an attractive place that celebrates its heritage and existing communities. We believe as much as 2.5 hectares (equivalent to 4 football pitches) of roads/car parking can be replaced with public open spaces, new homes, shops, restaurants and workspaces.

Feedback on routes from autumn 2024 engagement:



How important is it to you that we retain the alignment of Brunel Way in its current position?



How important is it to you that we reduce the number of diversion roads to make room for other uses?



Existing view: key strategic routes



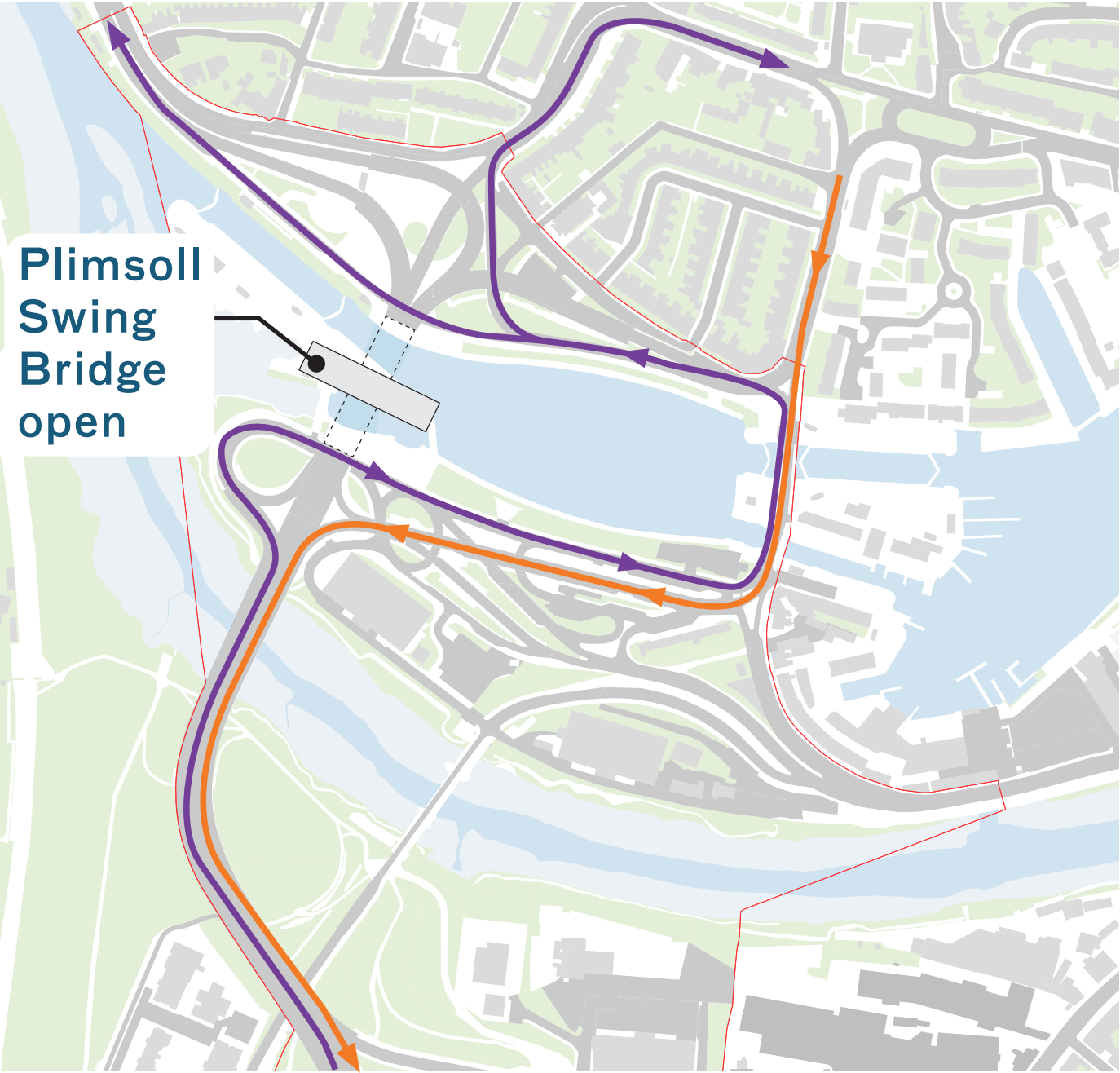
Existing view: key strategic routes



Existing road network within the site boundary

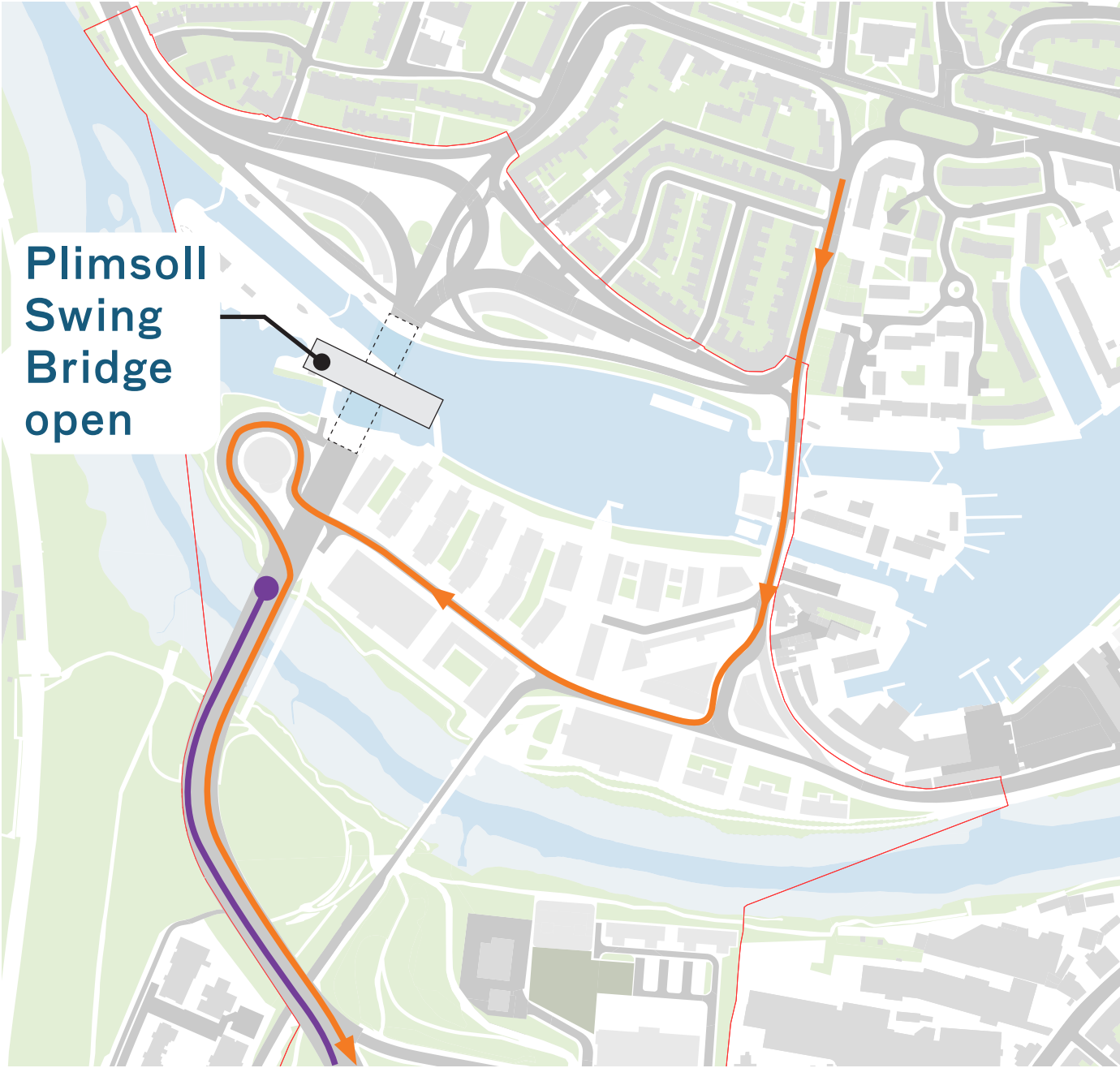


Proposed road network within the site boundary



Existing Plimsoll Swing Bridge diversion routes

When the Plimsoll Swing Bridge swings open, traffic either queues along Brunel Way, or diverts along the south side of Cumberland Basin.



Proposed Plimsoll Swing Bridge diversion routes

The proposals maintain the southbound diversion route through Spike Island, with the northbound traffic held along Brunel Way.

Once Plimsoll Swing Bridge has been repaired the wait time will be reduced

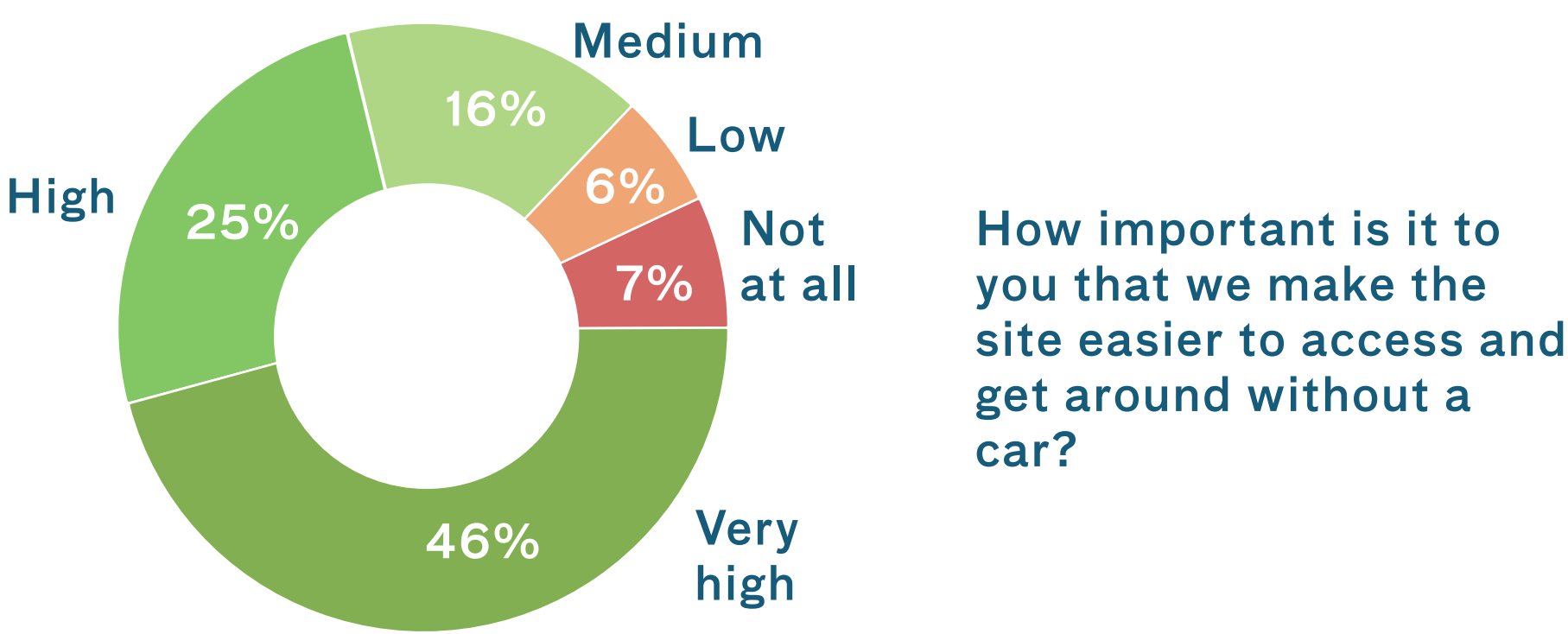


You said that it was important to get around easily without requiring a car. We want to make it easier to walk, cycle and wheel through Western Harbour with new accessible routes, whether you are ambling along the harbour loop on the weekend, commuting to work, skating on the pump track or heading out to the green spaces of Ashton Court and Leigh Woods.

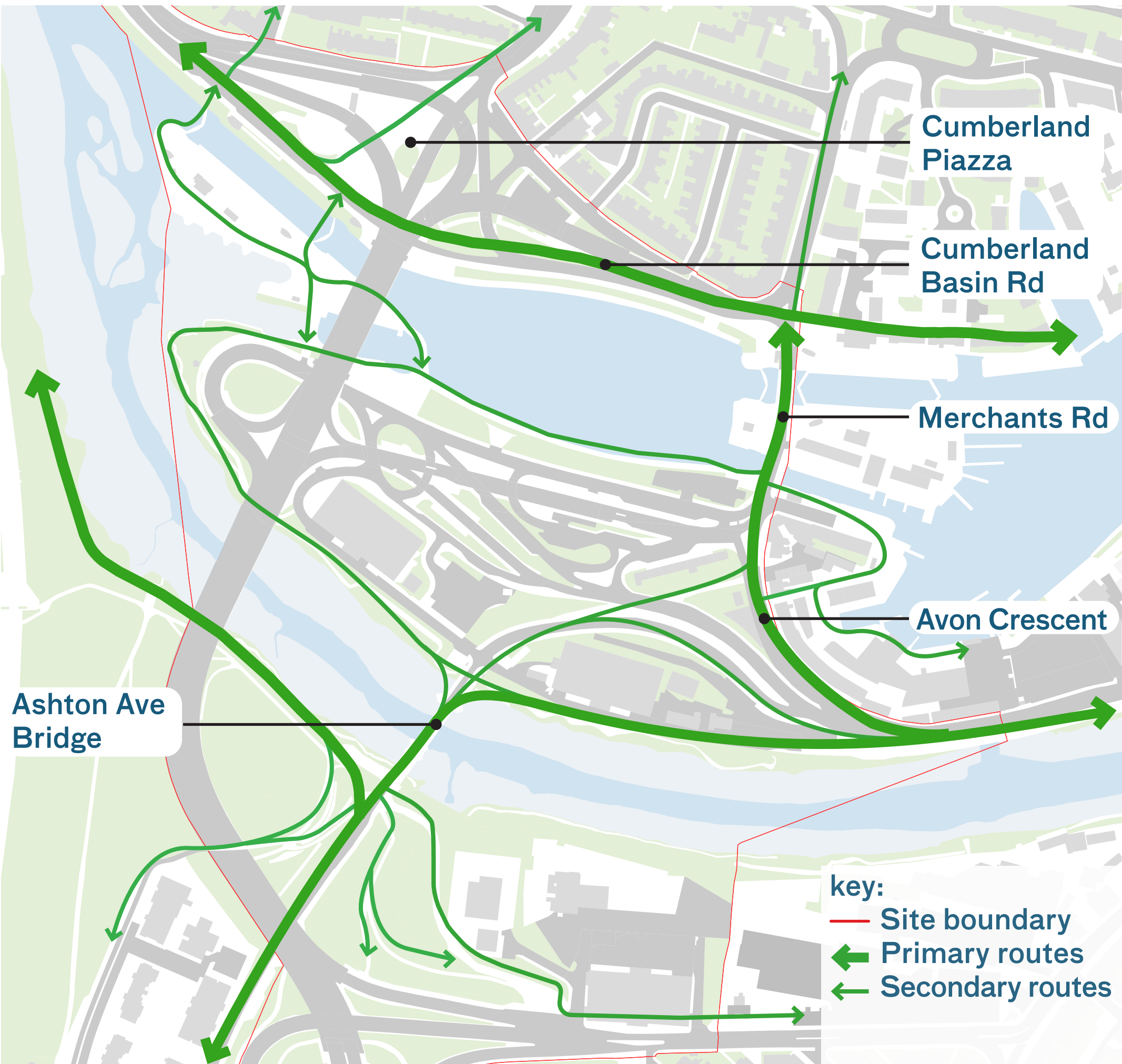
Western Harbour is a crucial gateway to the city and we can significantly enhance connectivity and improve public spaces with new active travel routes that link into the city centre and beyond.

For instance, we propose a new footbridge alongside Avon Bridge that connects Ashton Meadows into Spike Island and Hotwells to improve access across the water.

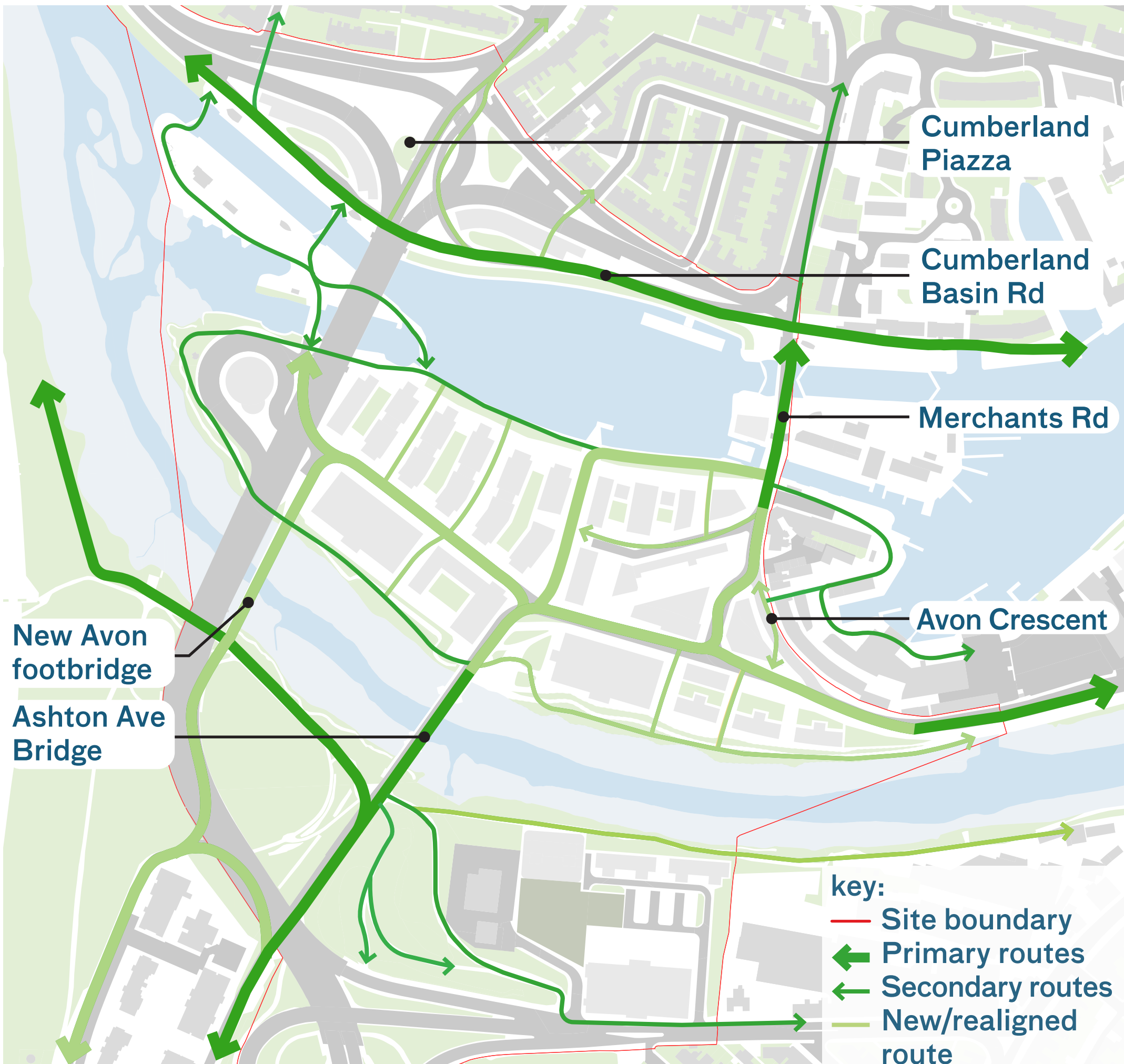
Feedback on connectivity from autumn 2024 engagement



View below Brunel Way looking towards Ashton Meadows



Existing plan of pedestrian walkways & cycleways



Proposed plan of pedestrian walkways & cycleways



Precedent - Eastbank Esplanade, Oregon



Precedent - Hungerford Footbridge, London



Precedent - Raised walkway & cycleways, Lucca

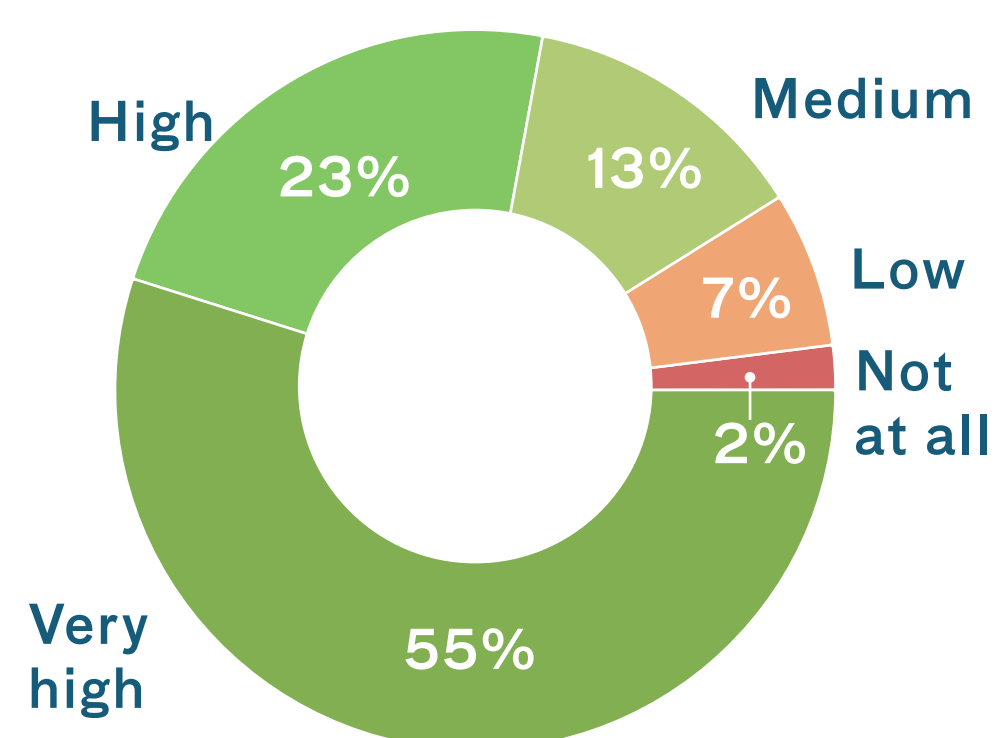


We've listened to your feedback and are retaining Ashton Meadows as parkland linking the green spaces of Greville Smyth Park, Ashton Court and Leigh Woods so you can move through these green landscapes. In the same vein we want the masterplan to encourage active travel through other connected landscapes and districts.

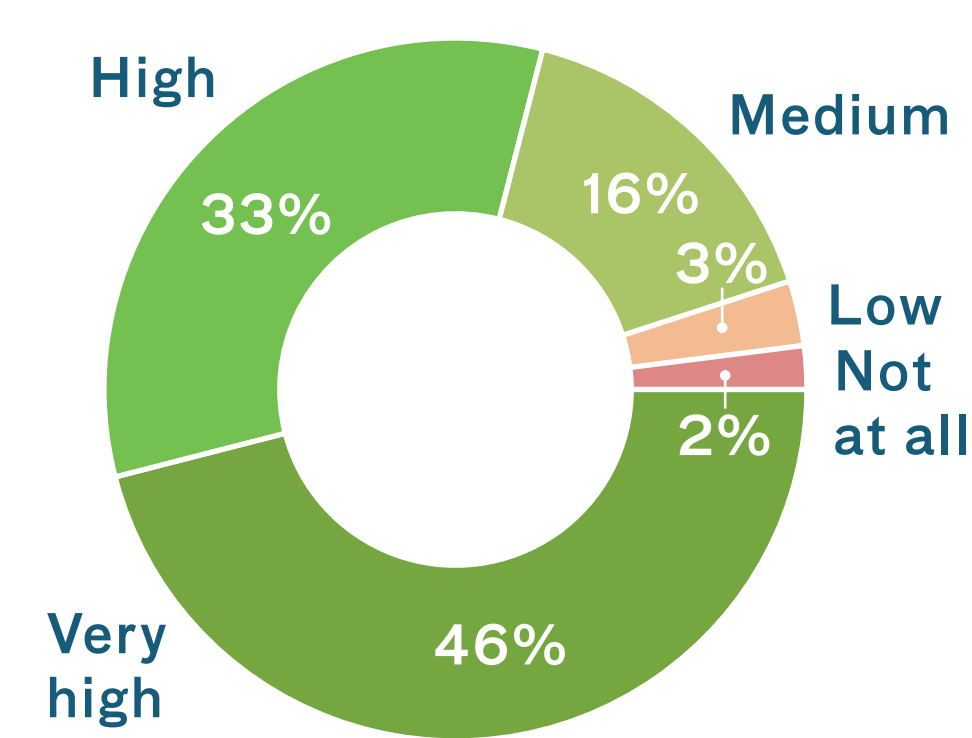


View of Ashton Meadows

Feedback on green spaces from autumn 2024 engagement



How important is it to you that we keep Ashton Meadows free from new buildings?



How important is it to you that we create landscape better connected to both the river & the harbour, taking advantage of the views?



Proposed heritage district, river walk, sports trail and flood defence walk

- Key:
- Site boundary
 - Heritage district
 - Leisure trail
 - Flood defence walk
 - Other waterside routes
- | | |
|-----------------------------|--------------------------|
| 01 Cumberland Piazza | 07 B Bond |
| 02 Bristol canoe polo pitch | 08 C Bond |
| 03 New water activities | 09 Plimsoll Bridge |
| 04 Brunel Way Pump Track | 10 Avon Crescent Housing |
| 05 Curbside Skatepark | 11 Underfall Yard |
| 06 A Bond | 12 Heritage railway |



Heritage district

An area spreading west from Underfall Yard past the newly listed electricity substation, A Bond and B Bond (with publicly accessible archive and museum storage) and in an arc around the west side of Spike Island to the historic Brunel bridges and locks. The area is linked back to M-Shed by a new railway station serving the historic train.

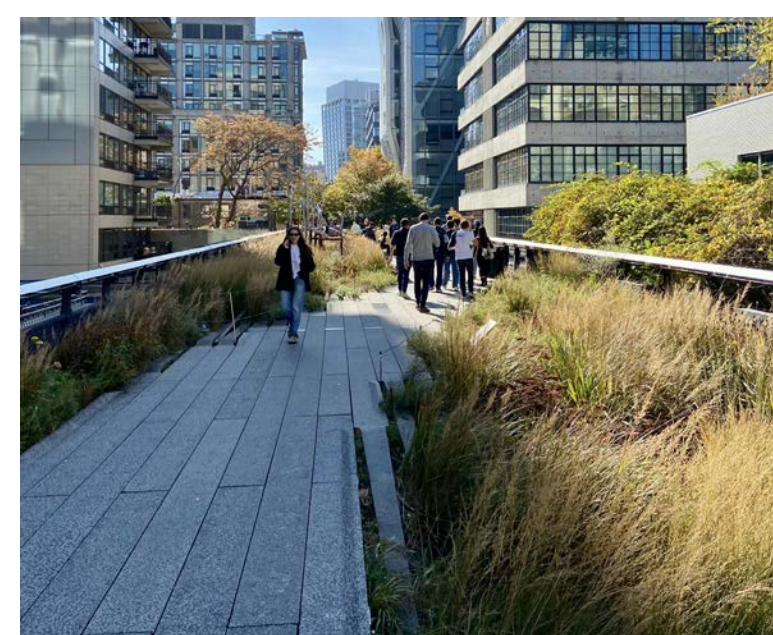
Heritage railway, Bristol (Image: © Geof Sheppard)



Leisure trail

A leisure route picking up the existing skate park and pump track across a new footbridge over the Avon, with new exercise spaces under the flyover, improved watersports in the lock and then on to more amenities under the flyovers at Cumberland Piazza.

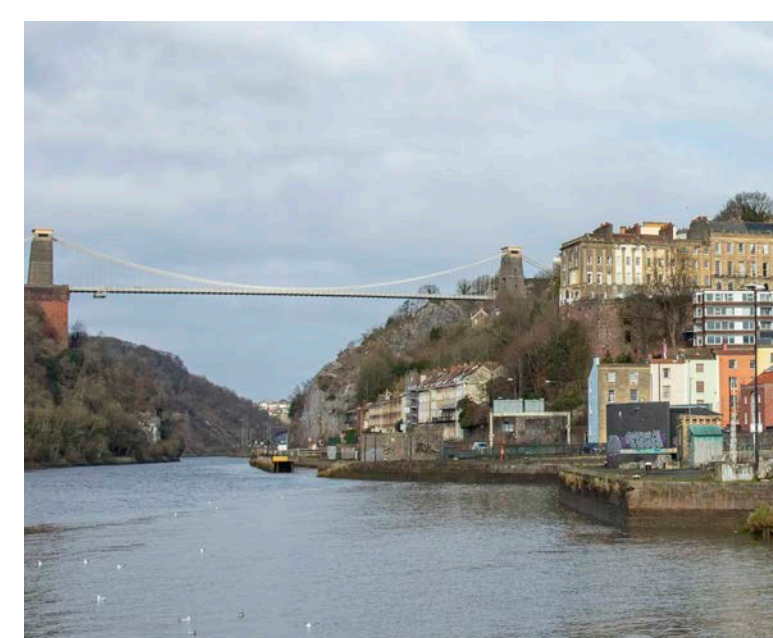
Precedent - Underpass Park, Toronto (Image: © Nicola Betts)



Flood defence walk

A new waterside park above and around flood defences, including lookout points along the river with a new large public square between A Bond and the Ashton Avenue Bridge that's designed to fill during a rare major flood but whose lower levels allow you to engage with the river at other times.

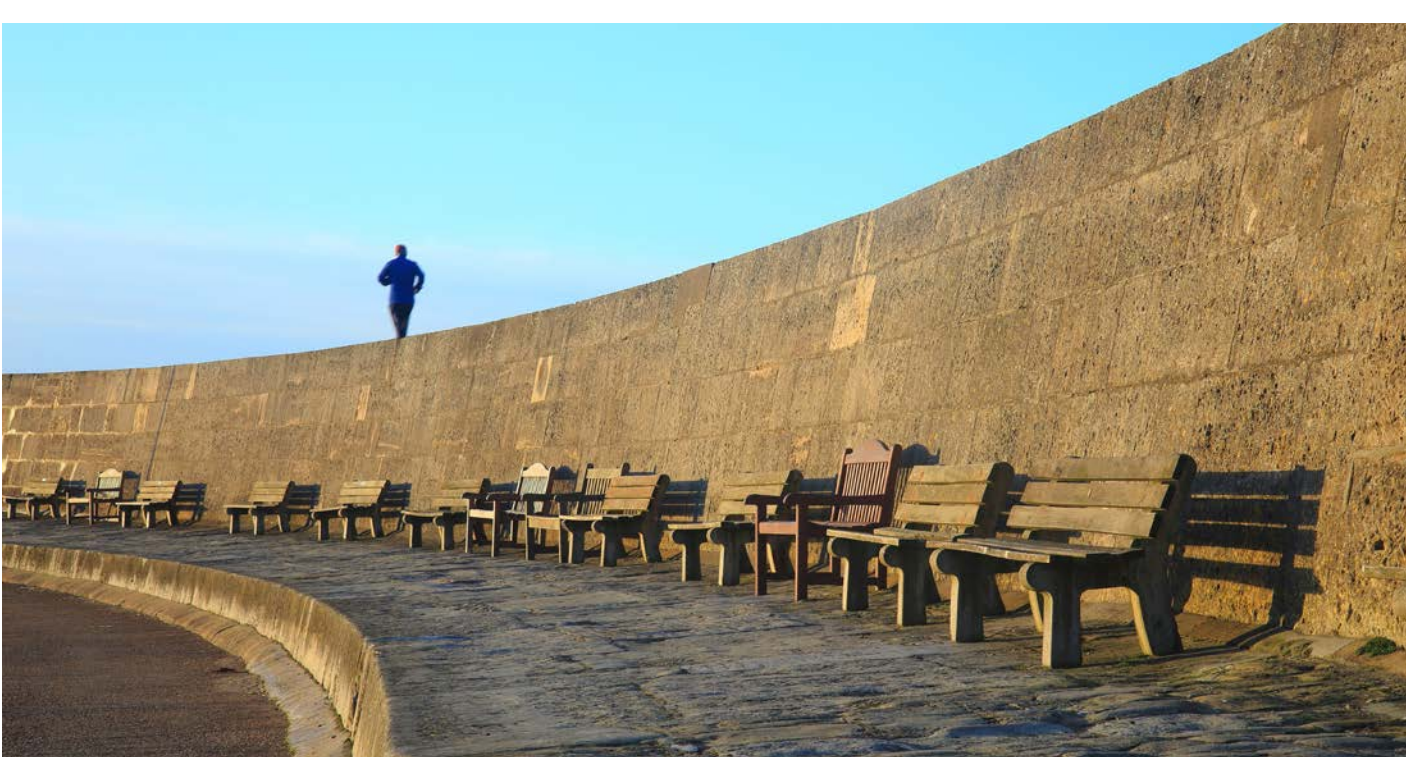
Precedent - Highline New York



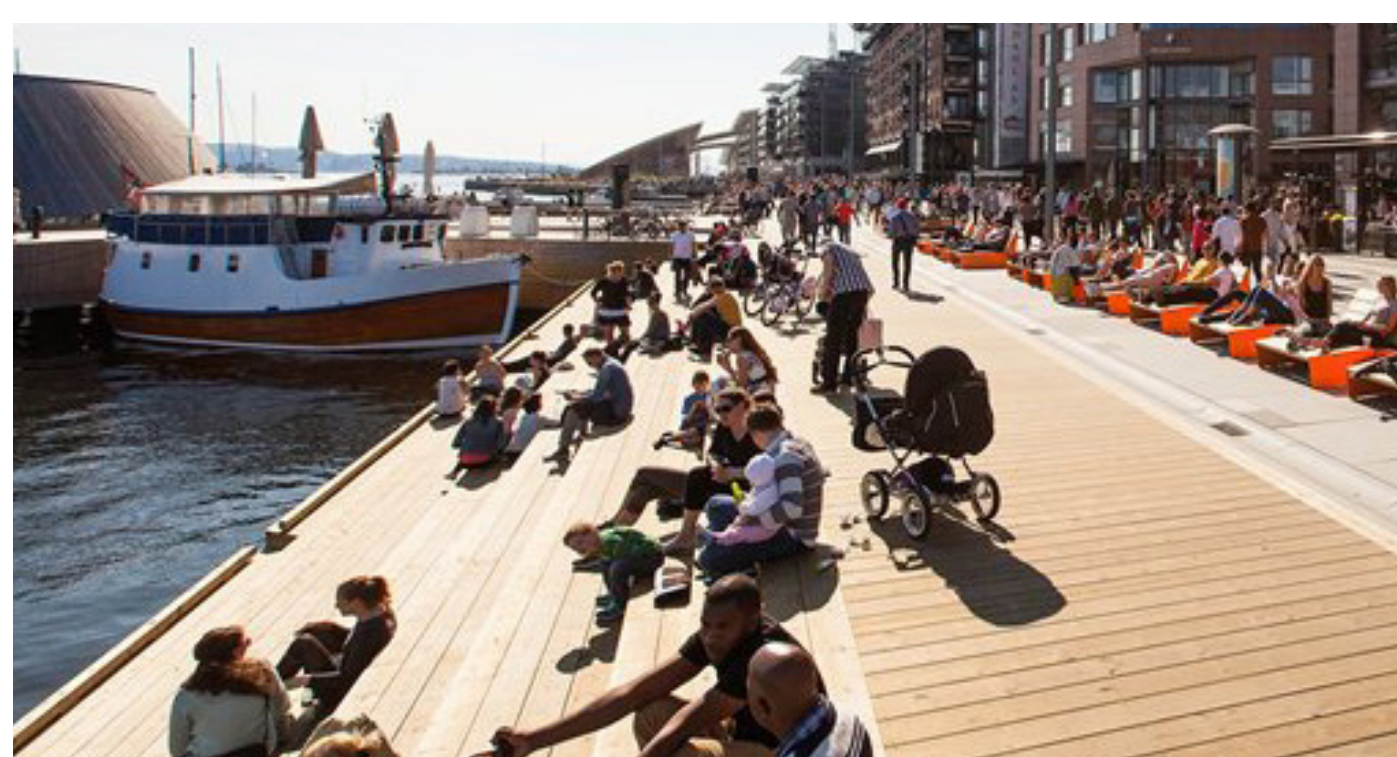
Other waterside routes

Landscaped walking, hiking and cycling routes along the water edges, culminating in the new public rooftop viewing area looking up the gorge and over a new riverwalk down New Cut.

Avon Gorge, Bristol (Image: © Bristol Design, BCC)



Precedent - Walkable raised flood defences, Lyme Regis Cobb



Precedent - Waterfront, Oslo

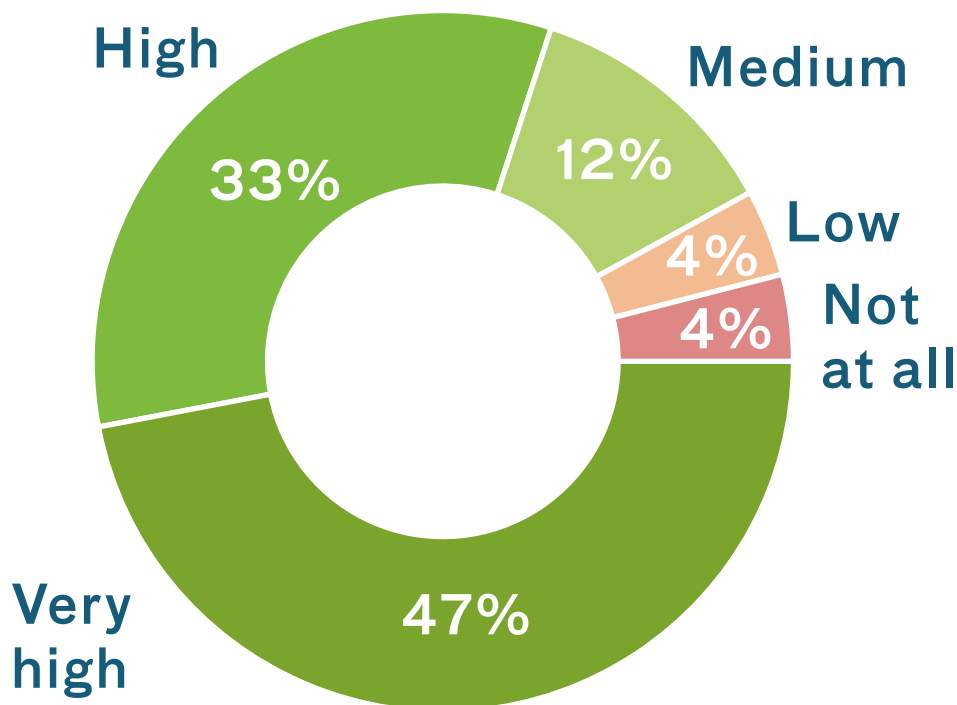


Precedent - Hornsbergs Strandpark, Stockholm

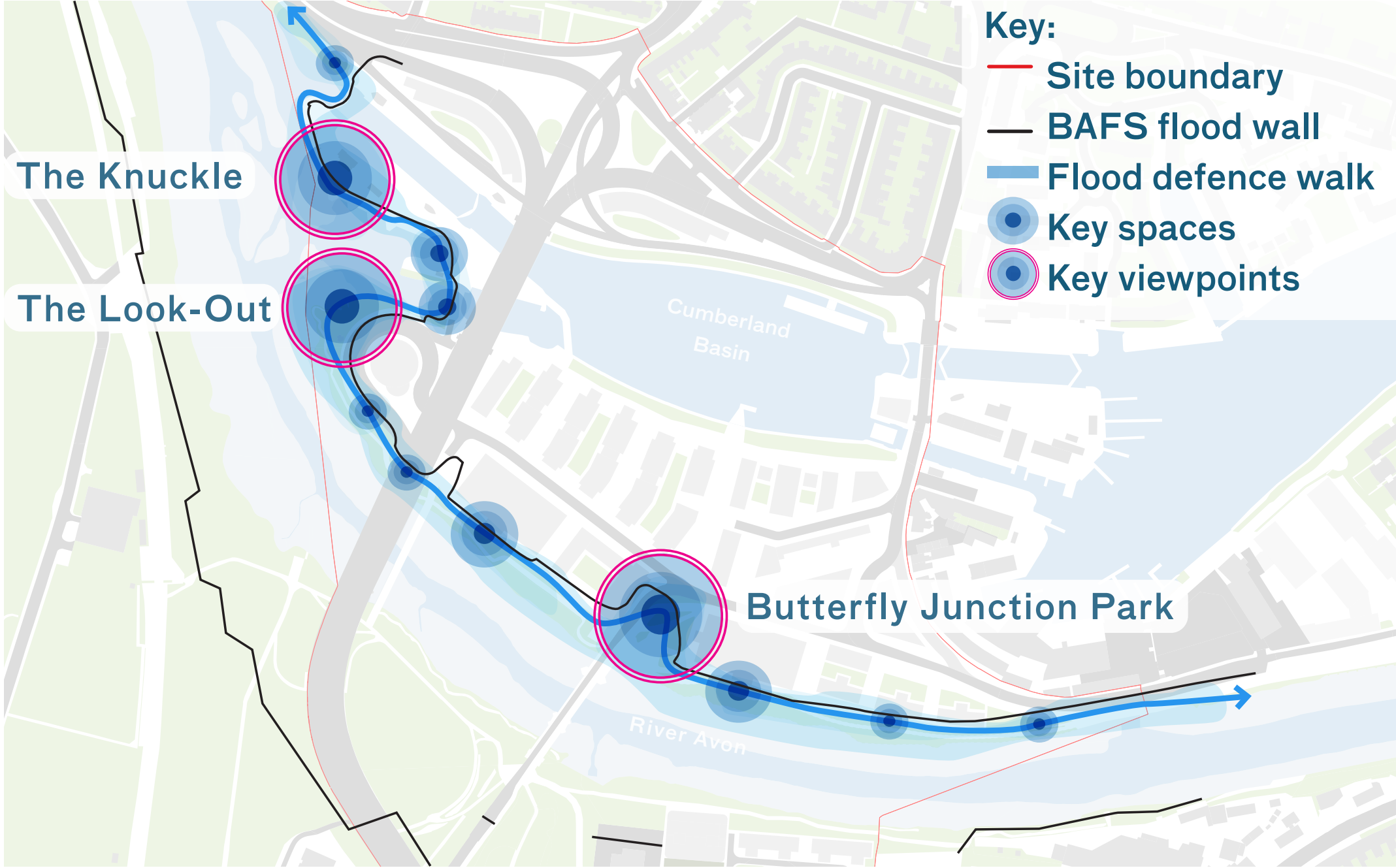


The Bristol Avon Flood Strategy (BAFS) has established new flood defences for Bristol, partly around Western Harbour, providing protection for existing and new homes. The masterplan integrates these defences into an elevated riverwalk that connects to the water's edge, creating new biodiverse habitats.

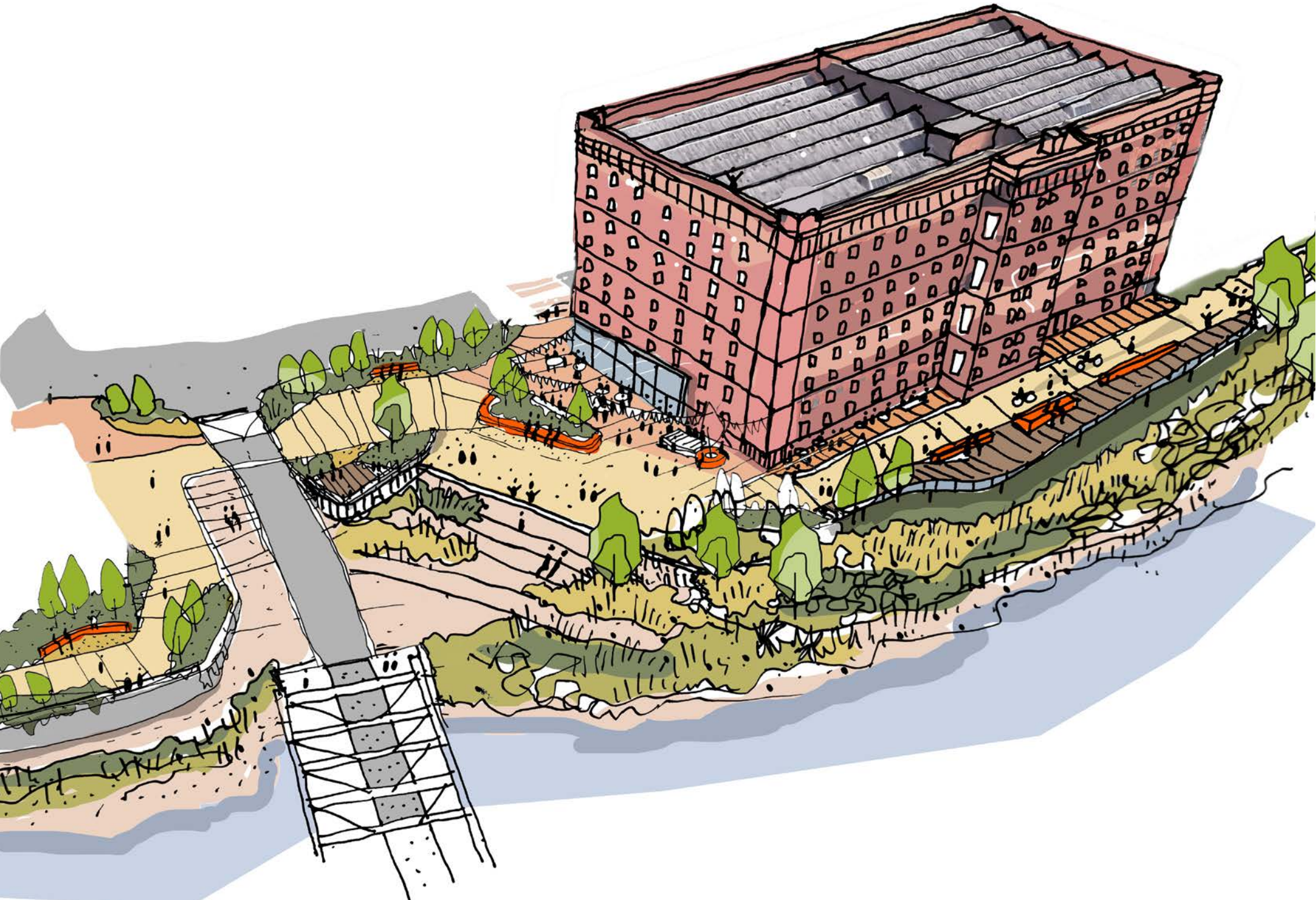
Feedback on flood defences from autumn 2024 engagement



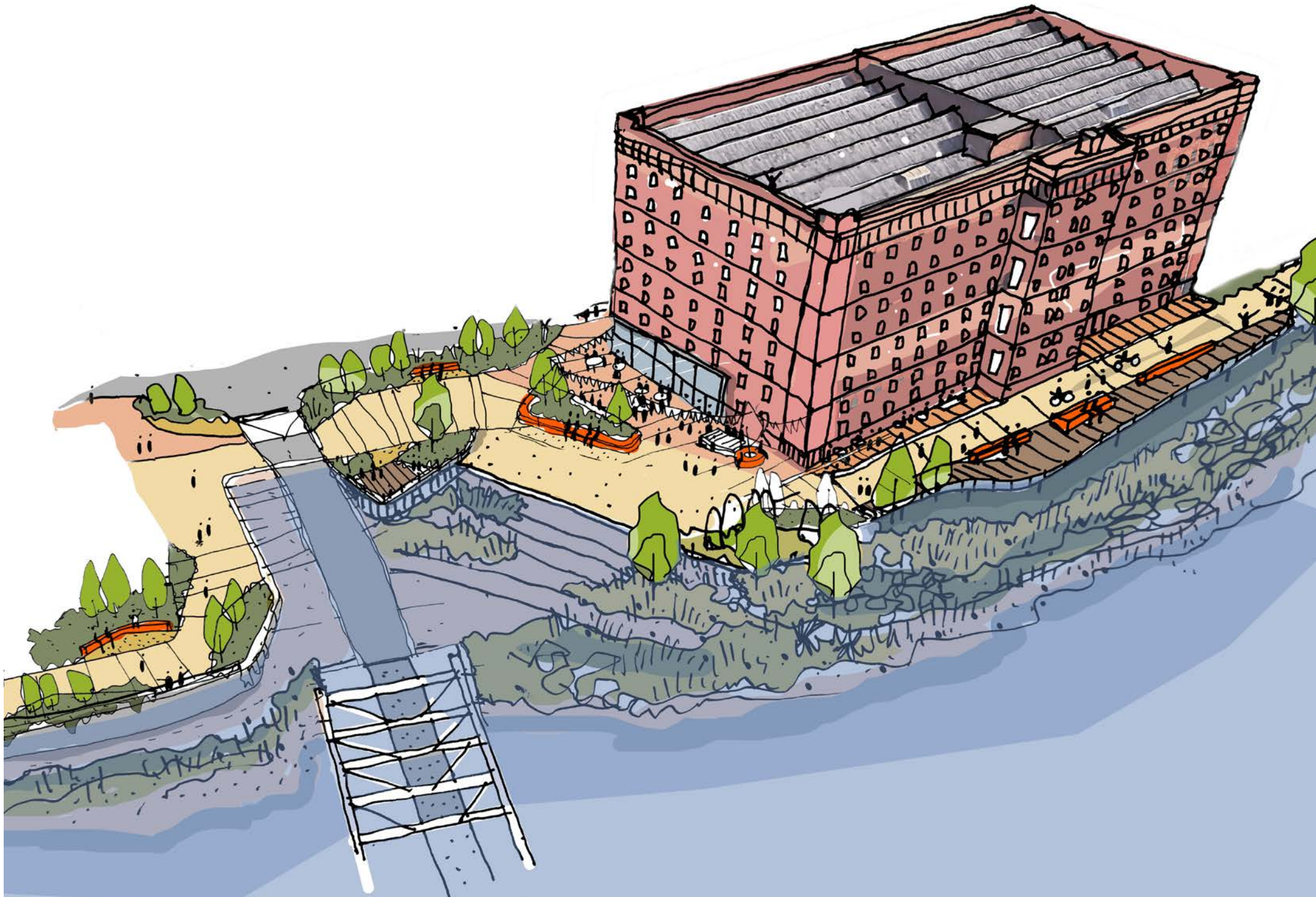
How important is it to you that we create new public realm for the city that is inclusive and offers beautiful spaces for people to enjoy the views?



Proposed flood defence walk



View of the flood walk at Butterfly Junction Park alongside A Bond at low tide

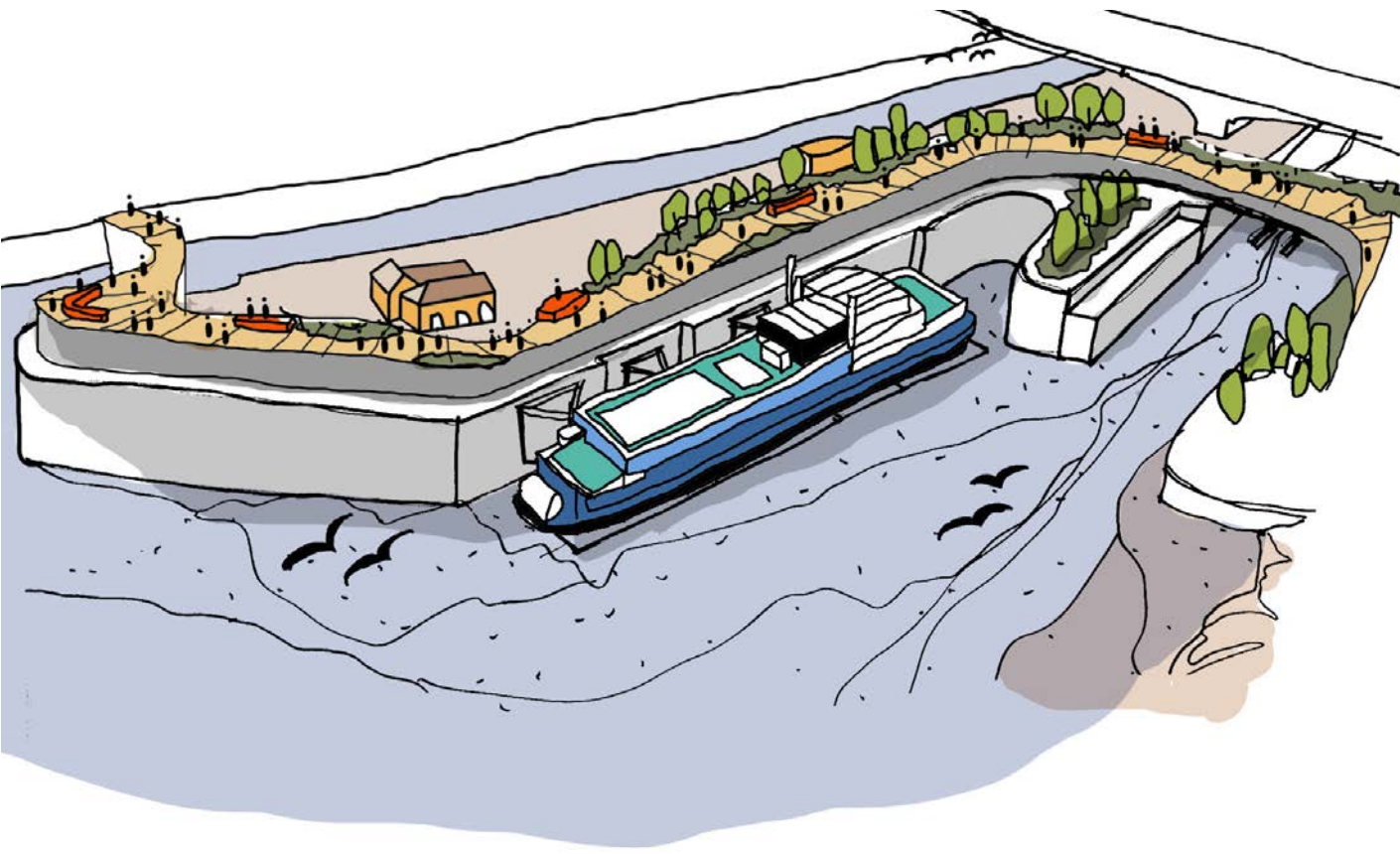


View of the flood walk at Butterfly Junction Park alongside A Bond during an extreme flood

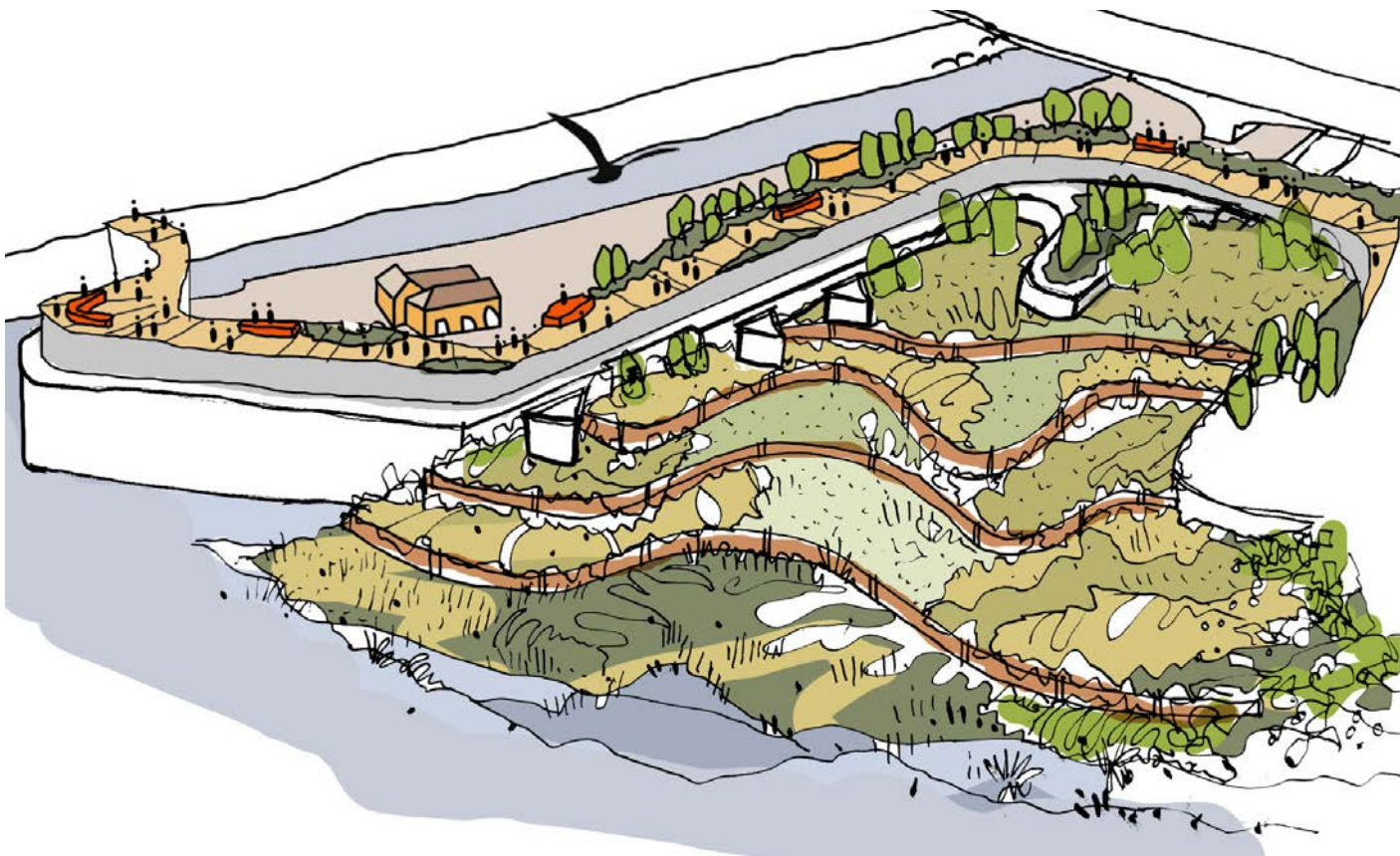
The options for the silt flats by the Knuckle are to either dredge the river bed to expose the grid iron and historic dock or to maintain the silt landscape and enhance its biodiversity.



View of the grid iron, which is currently concealed by silt



Option 1: View of the Knuckle at low tide showing disused grid iron and historic dock currently covered by silt. The new flood defence forms a cobb above the Knuckle

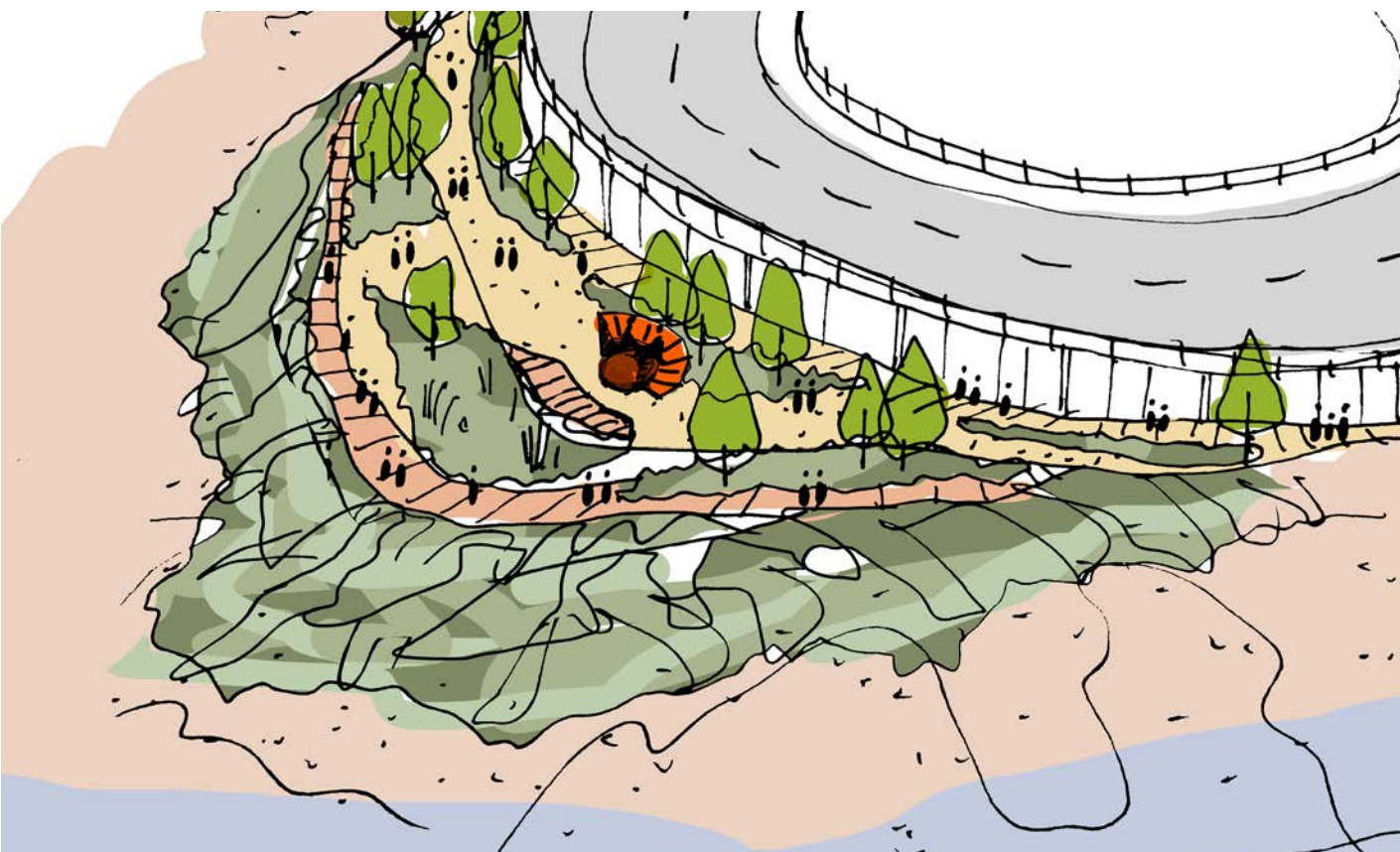


Option 2: View of the Knuckle at low tide revealing an enhanced biodiverse habitat layered into the silt

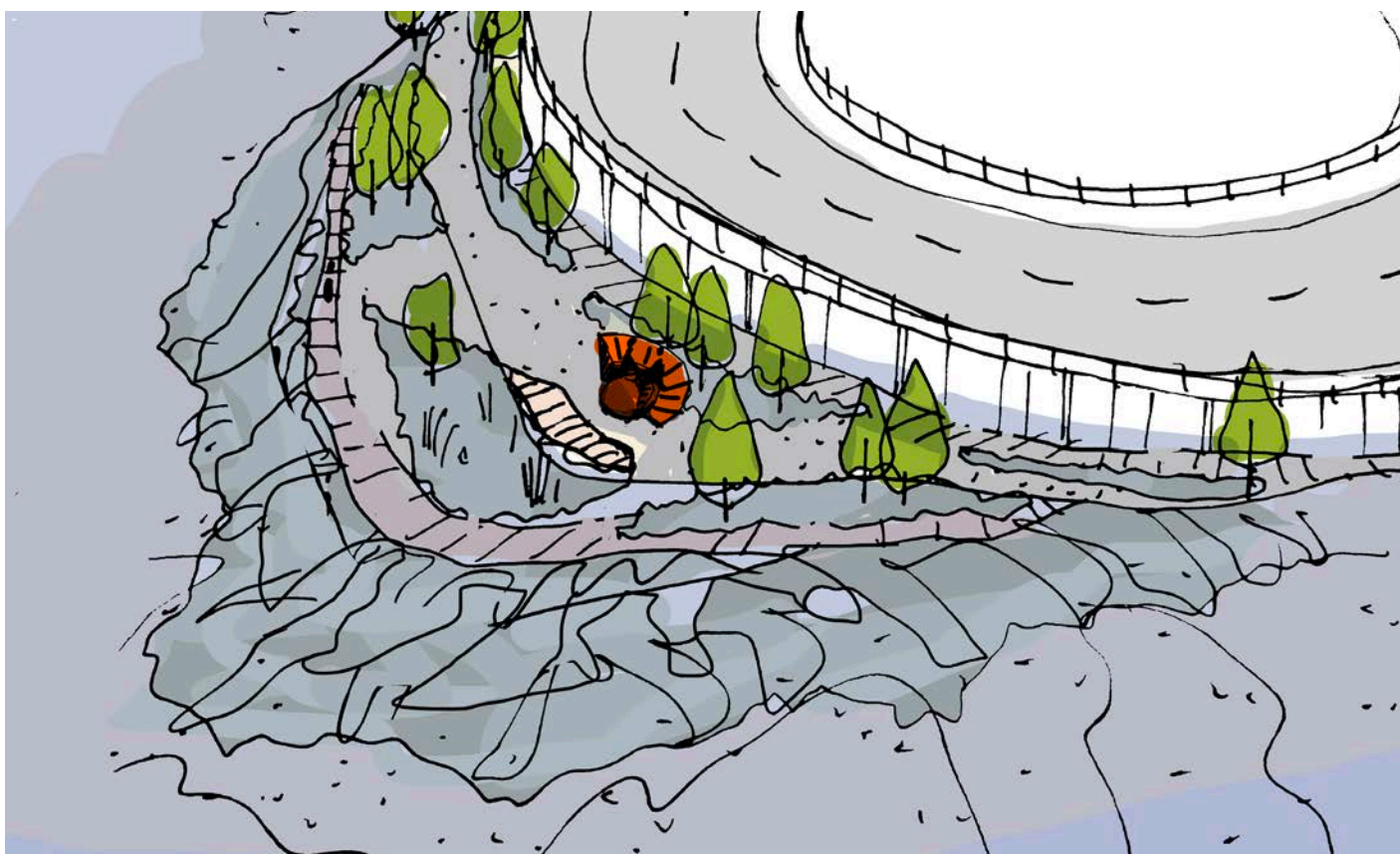
The Look-Out provides views of Avon Gorge and Clifton Suspension Bridge though access to it is limited and it is not a thriving location.



Image of The Look-Out



View of The Look-Out at low tide

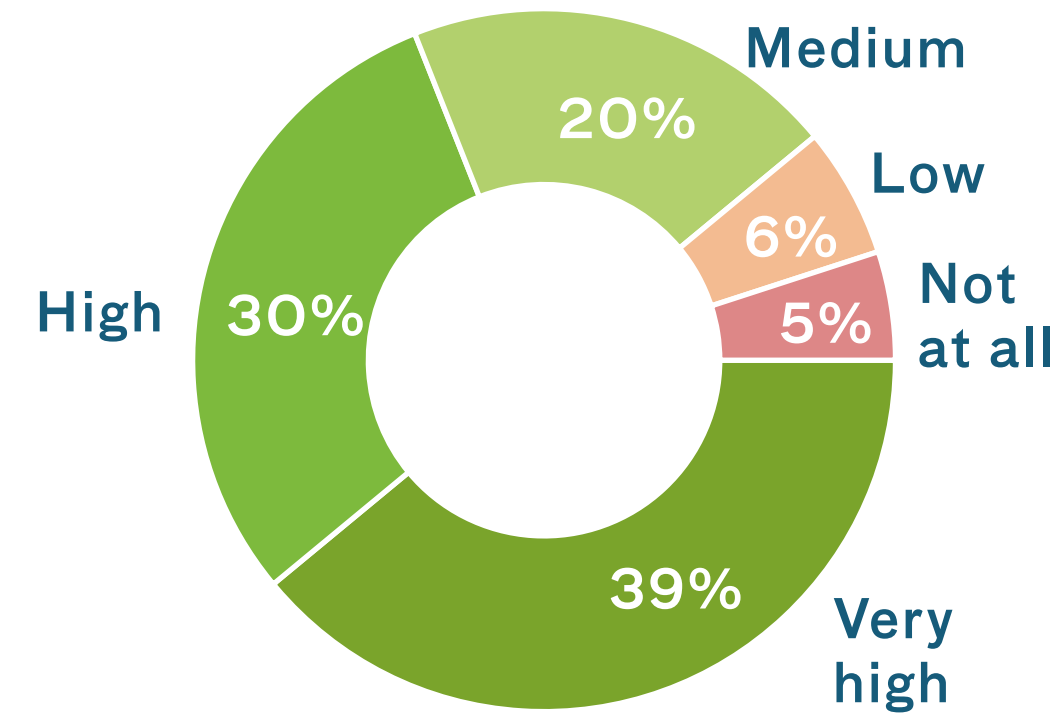


View of The Look-Out during an extreme flood

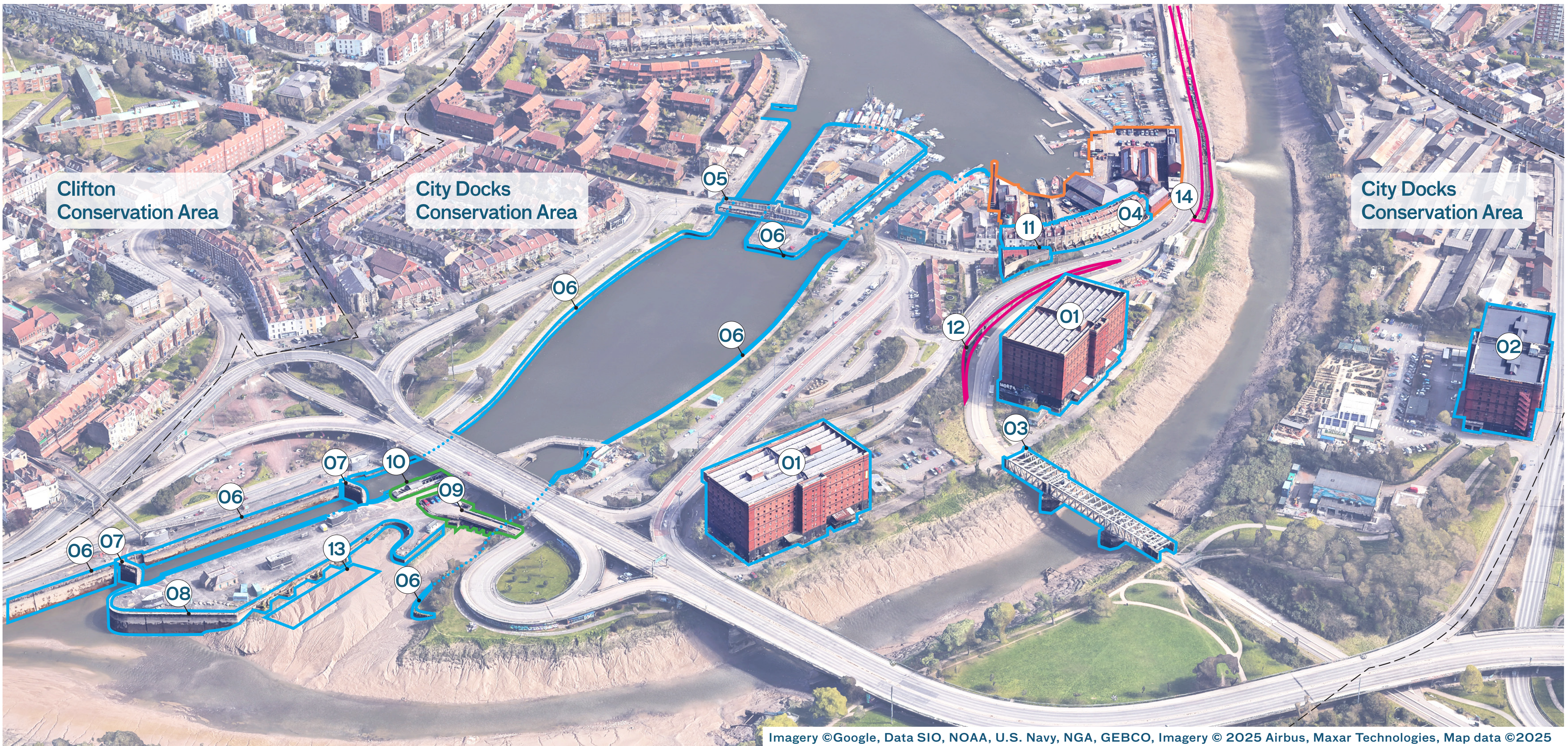


Western Harbour is at the western end of the City Docks Conservation Area with a dozen listed buildings or structures within or just outside it. Two Brunel bridges are listed Grade II* and the three very prominent Bonded Warehouses, Grade II. The masterplan sets out a menu of opportunities to restore or repurpose these assets in projects that can be taken forward more or less independently as funds and champions emerge. A key strategy of the masterplan is to limit the height of any new residential buildings to lower than the bonded warehouses and retain their prominence.

Feedback on heritage from autumn 2024 engagement



How important is it to you that we consider how the listed bonded warehouses could be converted to homes?



Key

 Listed status - Grade II
 Listed status - Grade II*
 Listed status - not listed
 Scheduled ancient monument
 Conservation area boundary line

Opportunities:



01. A Bond and B Bond
Homes and public heritage archives above public uses



02. C Bond
Homes above public uses



03. Ashton Avenue Bridge
Retained as active travel route



04. Avon Crescent
Traffic calmed



05. Junction Lock Swing Bridge
Enhanced active travel route



06. Quay walls & bollards
Public waterfront destination



07. Entrance Lock Gates
Enhanced active travel route



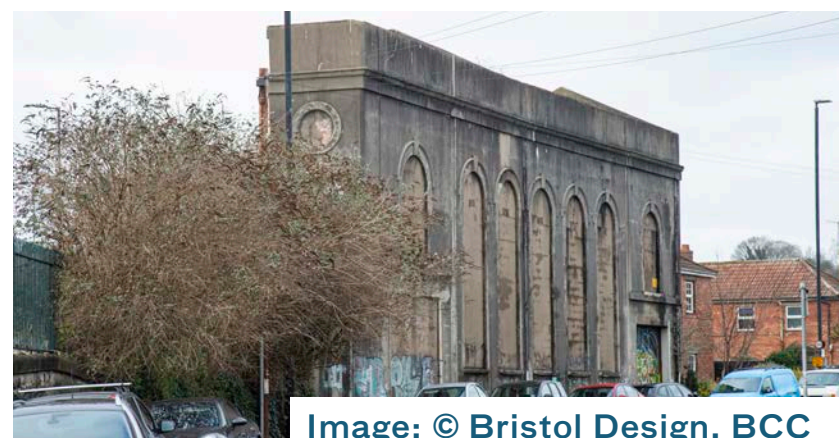
08. Knuckle walls
Elevated flood walkway



09. Brunel's South Swing Bridge
Refurbished and repaired



10. Brunel's Other Bridge
Refurbished



11. Avon Crescent substation
Re-purposed as cultural venue



12. Stone wall
Stone reused in the public realm



13. Grid Iron
Potential to reveal grid iron and historic dock

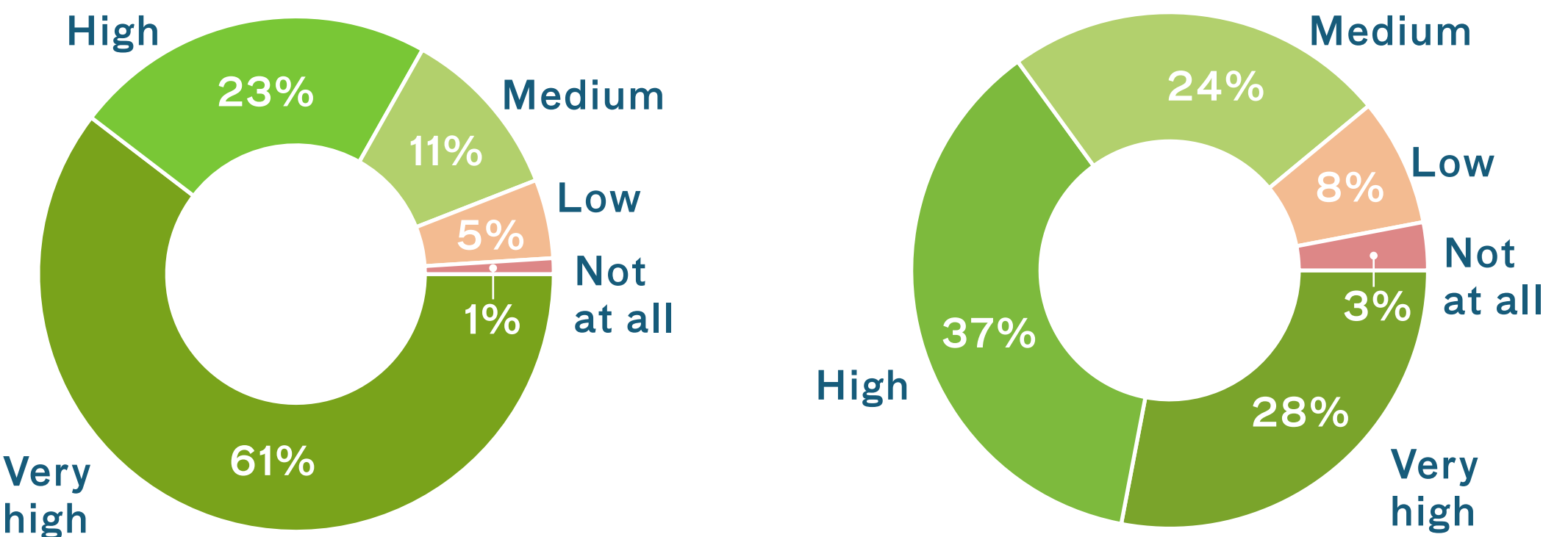


14. Heritage railway
Re-established into Western Harbour



The regeneration offers opportunity for existing businesses and new facilities to thrive including restaurants, cafés and affordable workspaces. We also propose space for a garden centre on the south site lined by new homes.

Feedback on mix of uses from autumn 2024 engagement



How important is it to you that we accommodate existing community assets such as Riverside Garden Centre and the skate park?

How important is it to you that we create space for different uses in the area alongside homes, such as creative workshops, workspace and leisure uses?



Precedent - JW3, creative workshops



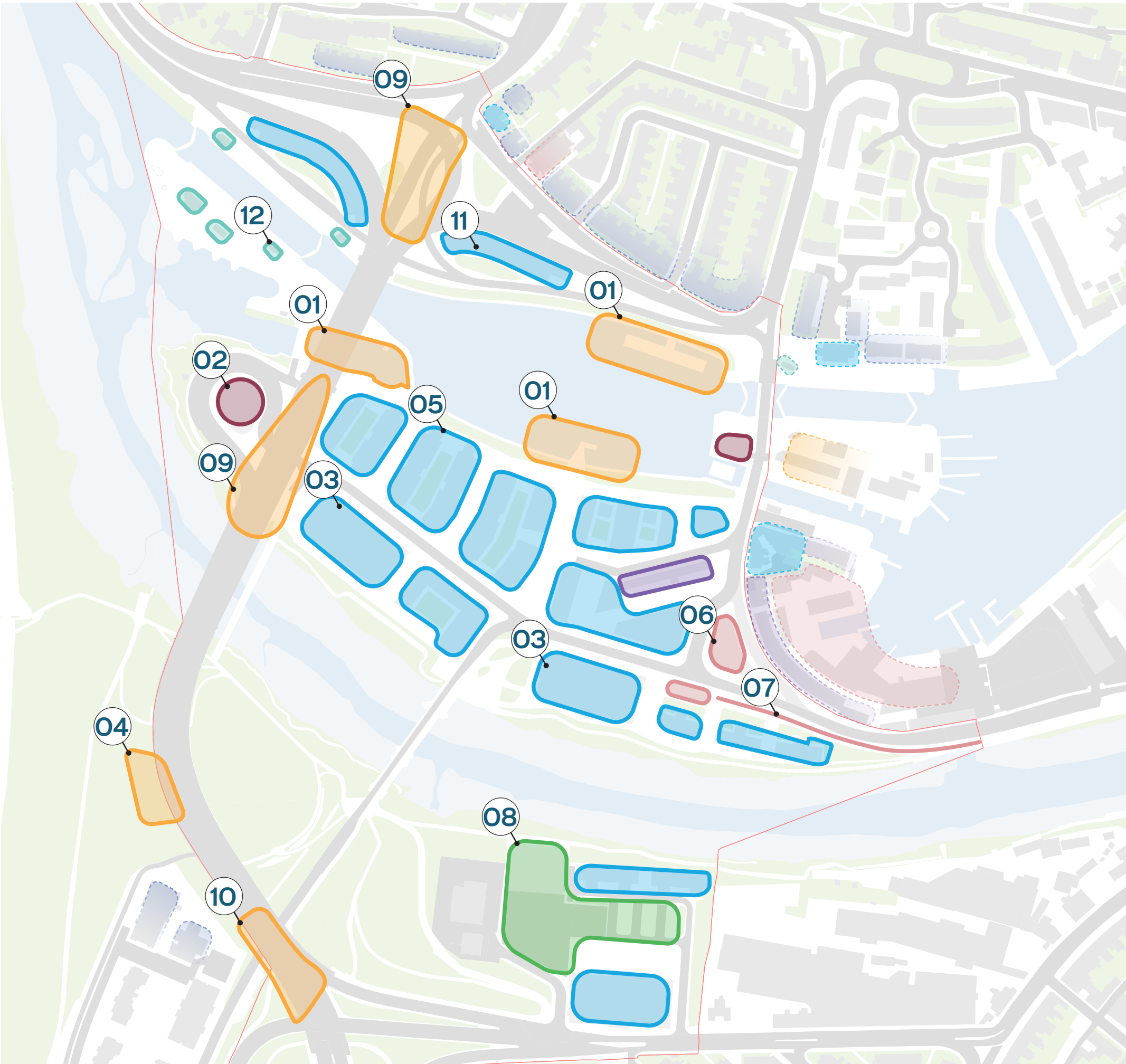
Existing Riverside Garden Centre



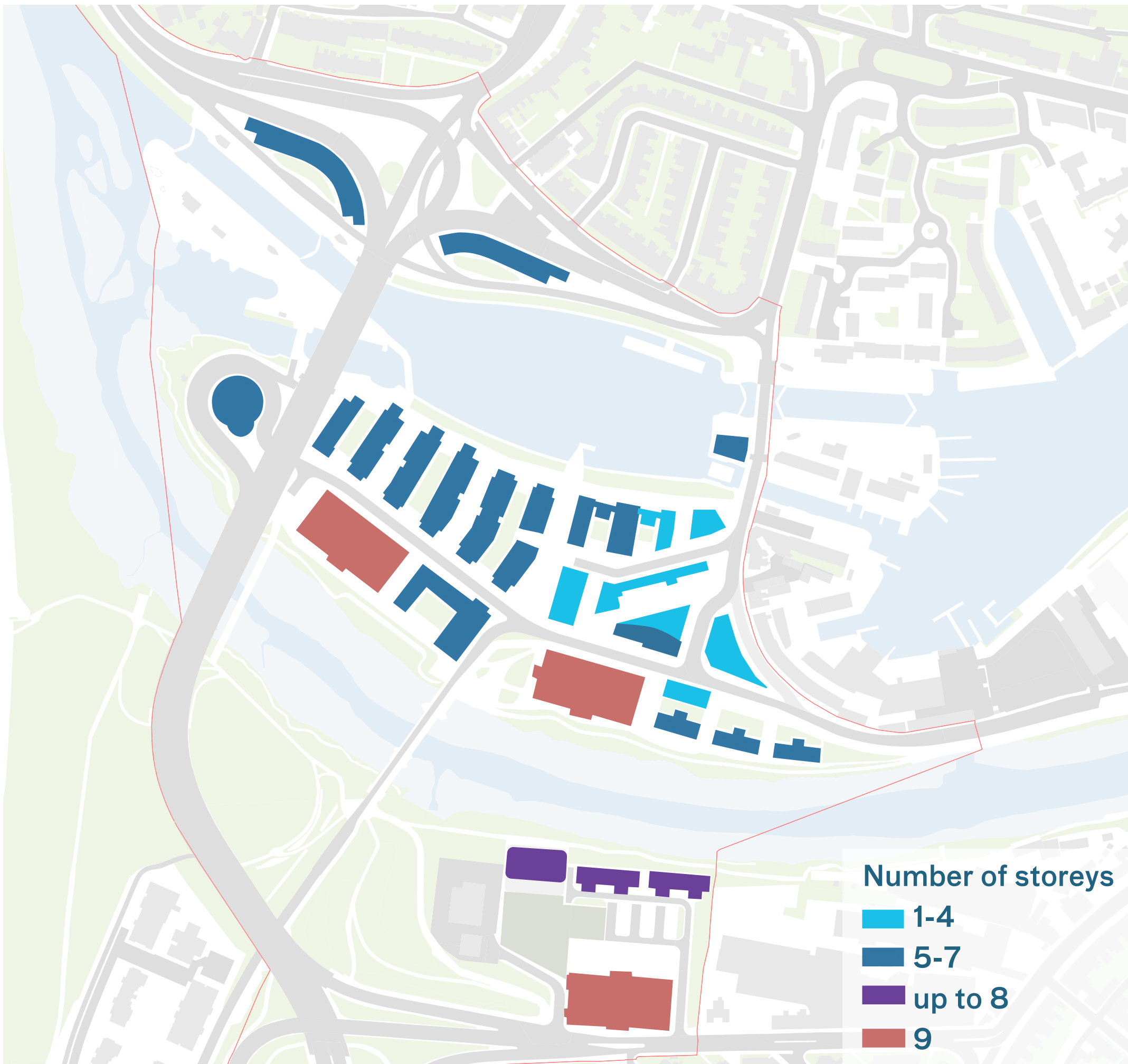
Precedent - Kidbrooke



Precedents - Oxo Tower shops



Proposed building uses at ground floor



Plan of proposed building heights

- Key
- Sports and leisure
 - Shops, cafe and workspaces with residential above
 - Existing homes
 - Harbour operations
 - Heritage with cultural or community spaces
 - Garden centre
 - Other



01 Water based activities



02 Landmark building with public viewing deck



03 Public heritage archive or residential



04 Brunel Way Pump Track (image: ©Sam Saunders)



05 Commercial spaces



06 Cultural venue (image: © Nina Ali)



07 Heritage railway (Image: © Geof Sheppard)



08 Riverside garden centre



09 New sporting opportunities (image: © Suleiman Merchant / MVRDV)



10 Curbside Skatepark



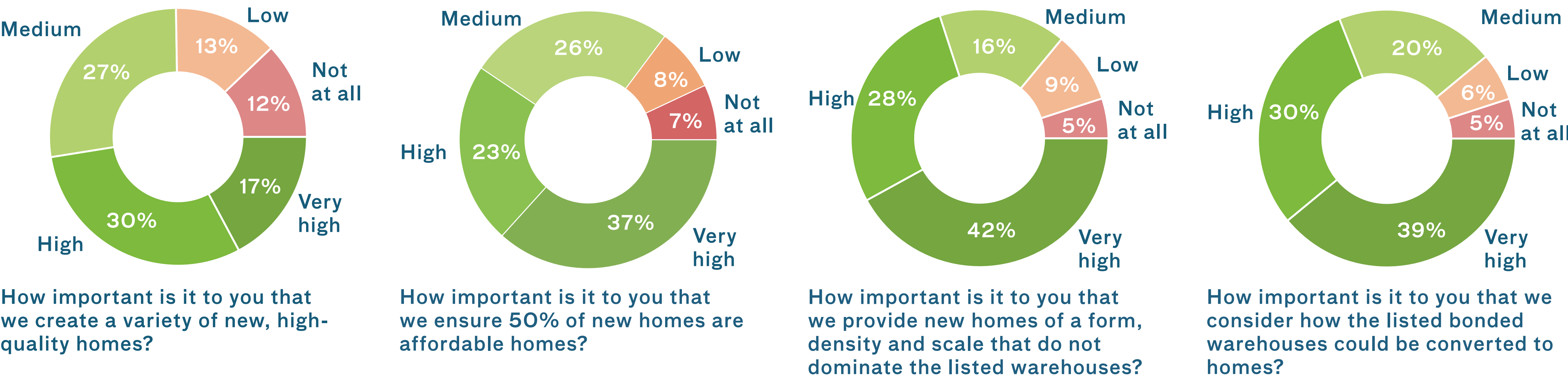
11 Café



12 Harbour operations

Feedback from the previous round of engagement showed support for new homes to address Bristol’s housing crisis. We have also explored opportunities for the repair and/or repurposing of the bonded warehouses by introducing new homes or using them for publicly accessible archives, museums or community spaces.

Feedback on new homes from autumn 2024 engagement



Sketch illustration of the masterplan

- 01 Enhancements to Cumberland Piazza

02 Waterside shops, retail, restaurants & cafés (apartments above)

03 Elevated walkway along The Knuckle

04 Rotunda with public rooftop viewpoint

05 Flood defence walk

06 Space for waterside theatre

07 Rebuilt Avon Bridge

08 New footbridge

09 Public square

10 Ashton Avenue Bridge

11 Garden centre

12 New pier

13 Active travel route across bridge

14 New slipway

15 Ashton Avenue

16 Traffic calming to Avon Crescent

17 Cultural venue

18 Heritage railway station



01 Garden centre 02 Public square 03 A Bond 04 Waterside shops, cafés, restaurants & workspaces

View looking over the New Cut towards Southville illustrating apartments over the new garden centre with cafe on the river; foreground shows new public square with steps down to the water's edge and A Bond on the left.



01 Heritage railway 02 Traffic calming to Avon Crescent 03 Avon Crescent substation

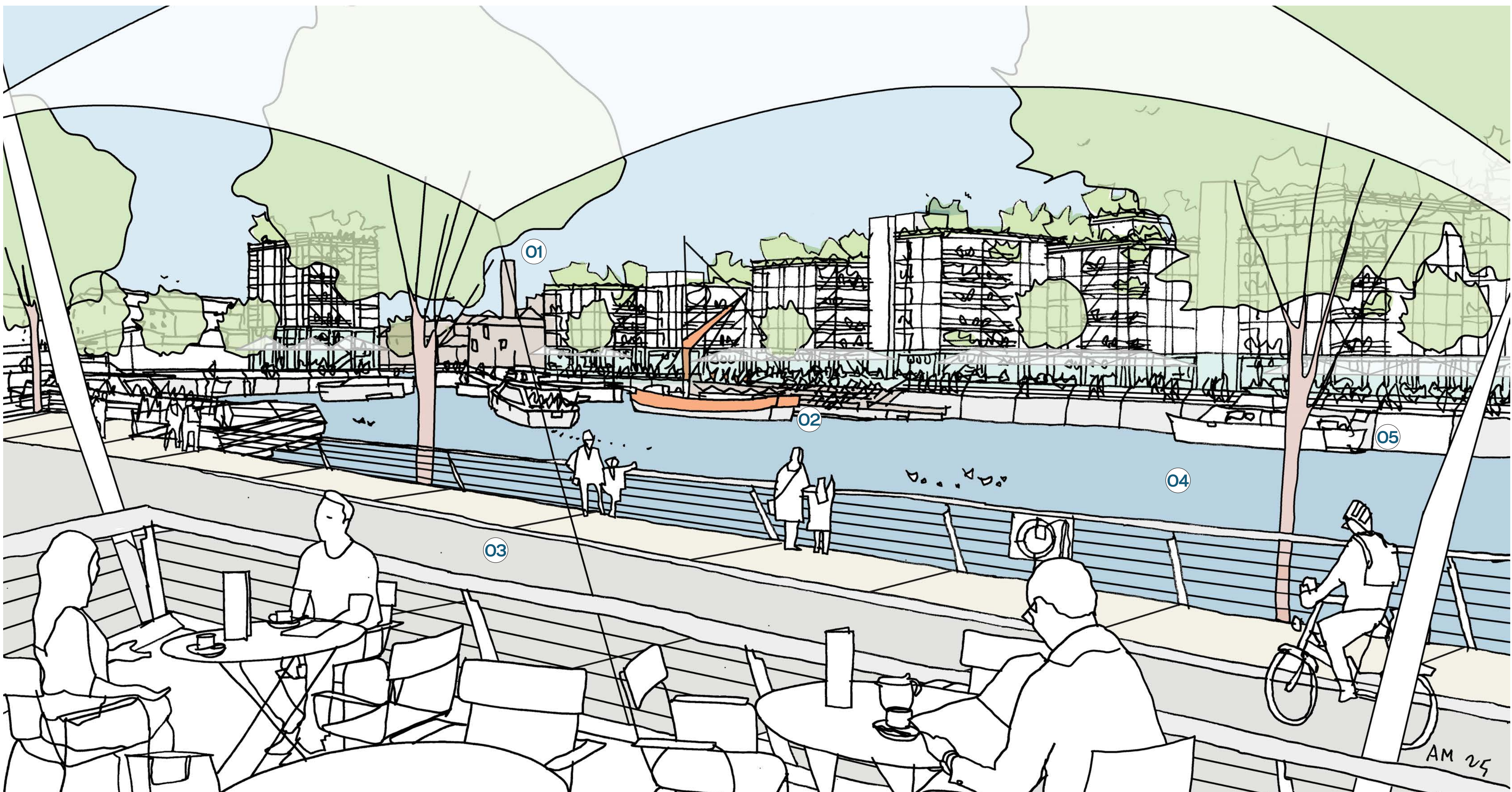
View looking down Avon Crescent showing the calmed roadway with easy access from Underfall Yard (left) to a repurposed electricity substation, here shown as a community resource; the new station for trains from M-Shed in the distance.





01 Clifton Suspension Bridge 02 Plimsoll Bridge 03 New footbridge 04 Cumberland Basin 05 Waterside shops, cafés, restaurants & workspaces

View looking across Cumberland Basin towards Hotwells showing apartments above cafés, community spaces, workshops and workspaces; foreground shows a revitalised waterside of Cumberland Basin with apartments above active frontages and a wide waterfront.



01 Underfall Yard 02 Waterside theatre 03 Traffic calming to Cumberland Basin Road 04 Cumberland Basin 05 Ferry stop

View from Hotwells looking across Cumberland Basin towards Spike Island from a café under the new apartment buildings towards the revitalised waterfront with Underfall Yard in the distance.



Have your say...

From 11 February – 9 March 2025, we are asking you for your views through an online survey, webinars and events.

Your comments are important and will be carefully considered by Bristol City Council and the masterplan team as they draw up more detailed proposals.



Follow this QR code link or go to HarbourHopes.co.uk to have your say by completing our online survey.

Next steps...

We will collate your feedback to inform the next stages of the masterplan design.

Once this is complete, the council’s Economy and Skills Committee will consider next steps, including funding and delivery plans.

Visit our website HarbourHopes.co.uk to sign up to our mailing list and keep up to date.

Project Timeline

