

News

10.04.18

Second phase of Bristol's Wapping Wharf gets go ahead

The much-anticipated second phase of Wapping Wharf on Bristol harbourside has been given the go ahead.

The £43 million construction works on one of the city's largest regeneration projects are set to start in May, after the developers secured support from Homes England.

Wapping Wharf Living, a joint venture between developers Umberslade and Muse, has secured £23.4 million funding from Homes England towards phase two, to enable the creation of over 250 new homes. The support comes from Homes England's Home Building Fund, which provides loans to help unlock or accelerate the delivery of residential and mixed-use housing developments.

The developers have also appointed international infrastructure company Balfour Beatty to build this phase of the regeneration scheme.

Wapping Wharf is widely acknowledged as one of Bristol's most exciting new neighbourhoods, with nearly 200 homes already complete and occupied, alongside a new retail quarter featuring some of the city's best independent shops, restaurants, cafes and other businesses.

The flourishing new dockside community includes the city's first retail hub made of converted shipping containers, CARGO, which has become a major attraction for locals and tourists alike, reflecting the independent, creative spirit for which Bristol has become famous.

A new pedestrian and cycle route lined with more independent retailers, Gaol Ferry Steps, has become a popular choice for people travelling and commuting between South Bristol and the city centre and a strong focal point for local people to gather and relax.

Phase two will consist of two blocks of residential buildings, providing 256 homes. Most of the one, two and three-bedroom apartments will be offered for sale on the open market, with 93 being sold to Sovereign Housing for private rent and shared ownership housing. The construction works will also include the creation of ground level car parking, bicycle storage and landscaping for the new homes.

The early 19th Century, Grade II listed Gaol Gate and Gaol wall structures, which have already been stabilised, will act as a pedestrian feature entrance to the residential buildings, which will reflect the history and character of the area.

Four new retail units (comprising 659m²) will be created along a new road being constructed through the centre of the site.

Stuart Hatton, director at Umberslade, said: "It's very exciting to be able to embark on the next phase of building the community at Wapping Wharf and it's thanks to an enormous amount of hard work from all of our partners that we're now able to give this the go ahead."

"We're delighted with the way that Bristol has welcomed Wapping Wharf and that we can take another step in transforming this once-derelict site into a thriving neighbourhood for the city."

Duncan Cumberland, residential development director at Muse Developments, said: "We are delighted to be moving forward with phase two of Wapping Wharf and replicate the funding

structures with Homes England and Sovereign Housing that were so successful on phase one.

“Once again Muse has brought its funding and regeneration expertise to the table, to play our part in creating a vibrant, new community in Bristol, and look forward to working with our partners once more.”

Nick Walkley, chief executive of Homes England, said: “Homes England is hugely excited by the potential for new homes in Bristol and we want to use our finance and expertise to speed up the delivery of new homes. We have previously supported the award-winning first phase of the Wapping Wharf scheme and the £23.4m loan through our Home Building Fund will help transform this site, creating 256 new homes in the city centre. I am pleased we have also provided affordable housing funding to enable Sovereign Housing to provide 49 homes for shared ownership.”

Balfour Beatty has been working closely with the Wapping Wharf Living team since February 2017, to inform the design, methodology and logistics of the project.

Jonathan Winter, Balfour Beatty’s regional managing director for the South of England, said: “We have significant experience and knowledge of the local supply chain and delivering residential schemes in Bristol and are looking forward to constructing the next phase of this exciting project.”

“We have been working closely with the developers for many months to inform the design, methodology and logistics of the project, so that it can be delivered as seamlessly as possible.”

Construction works on phase two are expected to complete in 2020. At the peak stages of construction, the programme will employ over 250 people, including multiple apprenticeship and graduate positions.

The new homes are set to come on the market in 2019 but prospective buyers can register their interest at www.wappingwharfliving.co.uk