

BRISTOL HARBOUR PLACE SHAPING STRATEGY

PLACE PLAN: BALTIC WHARF

April 2024
Draft | Confidential



DK-CM



CONTENTS

Baltic Wharf Today **XX**

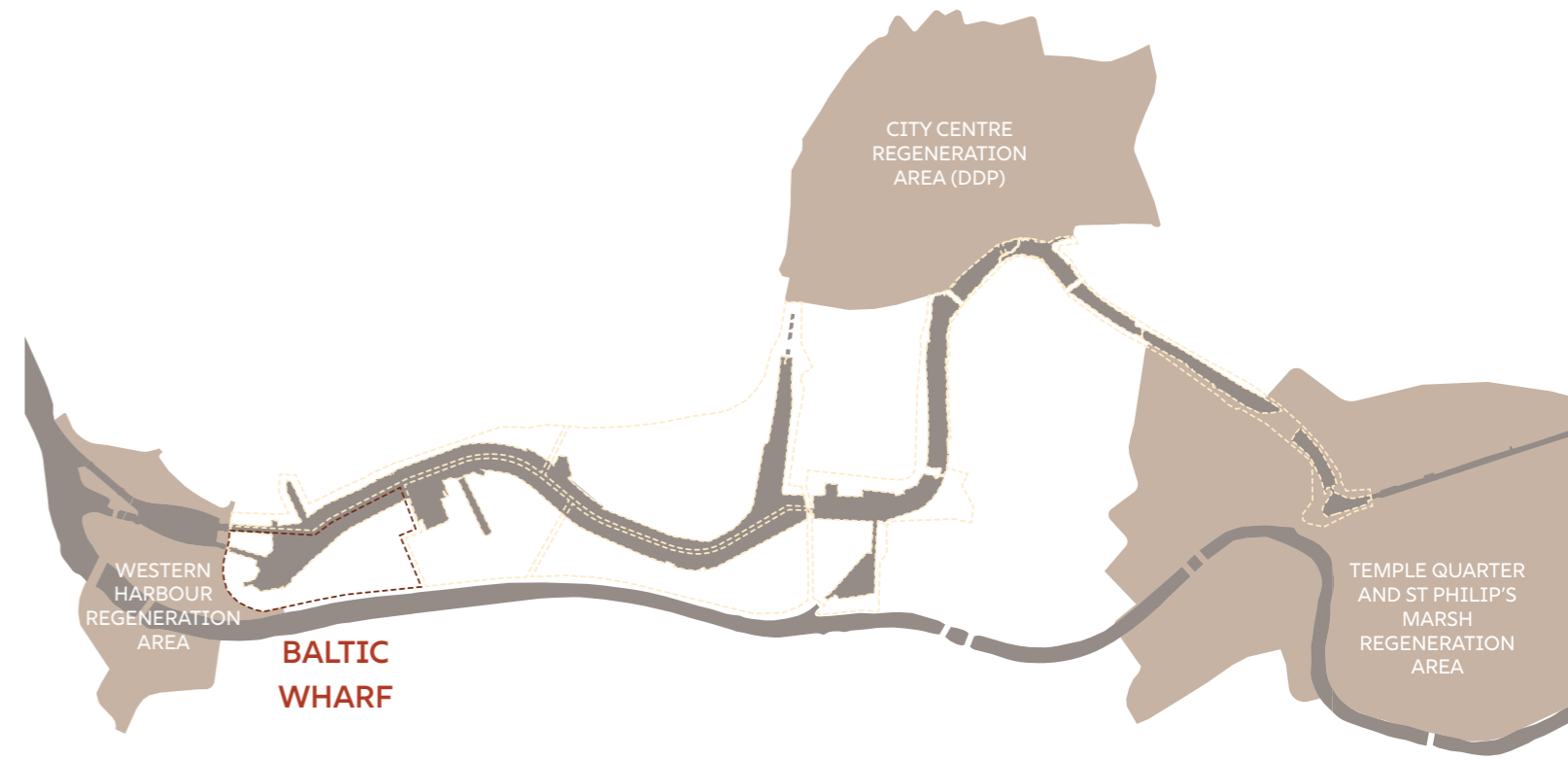
- Summary of Engagement
- Significance
- Challenges

Baltic Wharf Tomorrow **XX**

- Vision
- Key Moves
- Areas of Change
- Public Realm
- Transport
- Table of Interventions

BALTIC WHARF TODAY

Where the floating harbour connects with Cumberland Basin and the Avon beyond, this place carries strong associations with the harbour's industrial and maritime history, and is home to Underfall Yard, the Harbour Office, The Cottage Inn, the Nova Scotia, and multiple maritime clubs, societies and valued organisations. The water here is heavily programmed with leisure and youth uses which provide significant social value in the area. Much of the land to the east is currently occupied by the Baltic Wharf Caravan and Motorhome Club.



SUMMARY OF ENGAGEMENT

Baltic Wharf is recognised for its working boatyards and workshops in Underfall Yard, the bustling and diverse range of water activity happening on the harbour, and the open views across the harbour to the River Avon valley and Clifton. A number of charitable organisations were highlighted for their contribution to the Baltic Wharf area, these include All Aboard, Underfall Cafe and Visitor Centre, and the Sea Cadets. Two key opportunities were repeatedly raised: a shared watersports centre to teach skills and safeguard the harbour as a water leisure destination; and a controlled swimming facility within the harbour (following the success of the harbour swimming pilot in 2023).

Whilst a well-loved area, people felt that Baltic Wharf is disconnected from the rest of the Harbour and the city due to poor public transport connections and pedestrian / cycle routes. Bordered by a main road, the current Quayside Walkway around Avon Crescent and Merchant's Road is not deemed welcoming or safe for pedestrians and cyclists. People working within the water leisure organisations that activate the area had concerns about the future of their businesses due to short leases, poor building conditions and increasing prices for rent and utilities.

'The harbour gives a sense of being close to the Avon Gorge and by extension the green spaces and countryside outside the city - that's why its one of my favourite places'



I LOVE BEING BY THE WATER. MAKES A CHANGE FROM DAILY LIFE THE COLOURS, THE BOATS,





Places that take you away from the buzz of the city (lido, St John Wesley room)

More initiatives to swim + better water quality.

UNDER FALL YARD - WORKING MUSEUM ↳ BEING ABLE TO SEE A WORKING INDUSTRY

SIGNIFICANCE



-  Heritage significance
-  Maritime significance
-  Social / cultural significance
-  Ecological significance

- ① Channel Yacht Sales
- ② Bristol Sea Cadets
- ③ All Aboard Boat Workshop
- ④ Urban Pursuit
- ⑤ The Chef's Table
- ⑥ Nova Scotia
- ⑦ Avon Scout County Sailing Section

- ⑧ Underfall Yard Visitor Centre & Cafe
- ⑨ Offshore Marine Management
- ⑩ Ship Shape Boat Building & Traditional Rigging
- ⑪ Adventurous Activity Company
- ⑫ Independent Composites
- ⑬ Fire Iron Art Blacksmiths

- ⑭ Underfall Yard
- ⑮ Harbour Masters Office
- ⑯ Changing Facilities
- ⑰ Bristol Maritime Academy
- ⑱ Public Slipway
- ⑲ Underfall Yard City Docks Boat Storage
- ⑳ The Cottage Inn

- ㉑ AllAboard Watersports - Facility & Boat Storage
- ㉒ Baltic Wharf Sailing Club - Boat Storage
- ㉓ Avenue of Mature Trees
- ㉔ Vauxhall Bridge

CHALLENGES



- ① Narrow bridge with little space for pedestrians and cyclists
- ② Avon Quay not inviting, no quayside walkway and pinch point access off bridge
- ③ Many water-based charitable organisations are operating out of buildings that restrict their activity offer and are on short leases which discourages investment
- ④ Many charitable organisations premises are only in use at certain times of the day and week

- ⑤ No pedestrian crossing from Nova Scotia Place to Cumberland Basin
- ⑥ Poor pedestrian connection from Underfall Yard to Nova Scotia Place, negatively impacted by Scouts boat storage on waterside
- ⑦ Slipway has limited use due to its location
- ⑧ No public connection to the dock edge
- ⑨ The fire at Underfall Yard has temporarily restricted accessibility for pedestrians
- ⑩ Narrow pedestrian pavement along Avon Crescent

- ⑪ Limited dockside facilities for changing, storage and cycle parking restricts the capacity of organisations activity
- ⑫ Use of a single slipway by multiple water organisations and the public can cause congestion at busy times
- ⑬ Road around boat storage has inefficient layout and obstructs the connection between the public realm and the water
- ⑭ The Underfall Yard Boat Storage area is inefficient and utilises key harbourside space

- ⑮ Limited evening and Sunday bus services along Cumberland Road
- ⑯ Sloped harbour edge restricts access to water
- ⑰ Lack of signage to explain zones for fishing and other water activities
Limited seating options along the Baltic Wharf public realm

SIGNIFICANCE

HERITAGE

Baltic Wharf is a thriving site of harbour-related maritime industry and is the centre of the operational harbour with critical infrastructure located nearby, notably the sluices. Ensuring harbour operations and activities are safely undertaken is a key priority for the Harbour Master Office. Baltic Wharf concentrates a host of water-based businesses such as Yacht sales, Bristol Maritime Academy and maritime manufacturers like Independent Composites and Boat-building and Rigging crafts, forming the industrial maritime backbone of Bristol.

MARITIME

Baltic Wharf holds strong association with Bristol Harbour's wider heritage story. Underfall Yard, a well-loved hub of harbour operations, is a significant site in Bristol's industrial heritage locating key maritime industries and craft embodying the wider harbour story. North of Underfall Yard are the Old Dock Cottages, forming part of a notable surviving group of workers' housing, and the Bristol Sea Cadets on Avon Quay.

BIODIVERSITY

Baltic Wharf has one major site of outstanding biodiversity lining the south of Cumberland road and Avon Crescent. The site forms part of the Chocolate path with dense vegetation and green space along the New Cut bank.

SOCIAL / CULTURAL

Due to good water access and the width of the harbour in Baltic Wharf, water sports are popular in this area. There are numerous charitable and commercial organisations that work within the water leisure sector including All Aboard, Urban Pursuit and Baltic Wharf Sailing Club. These organisations have various facilities in Underfall Yard with buildings for teaching, changing and activities, providing significant social value. A few independent food and drink venues are located around Baltic Wharf including the Underfall Yard Visitor Cafe; The Chef's Table, and two pubs, The Cottage Inn and Nova Scotia.

CHALLENGES

PUBLIC REALM

Accessibility in and around Baltic's Wharf's public realm has been challenged due to fire damage at Underfall Yard and the quayside walkway not being consistently safe along the water's edge. Key spaces on the harbourside, accessed by numerous water-based organisations, are ad hoc and disorganised resulting in an inefficient use of storage space and capacity restrictions to access the water space. This limits dockside facilities for changing, facility storage and cycle parking restricting the offering of activities by organisations.

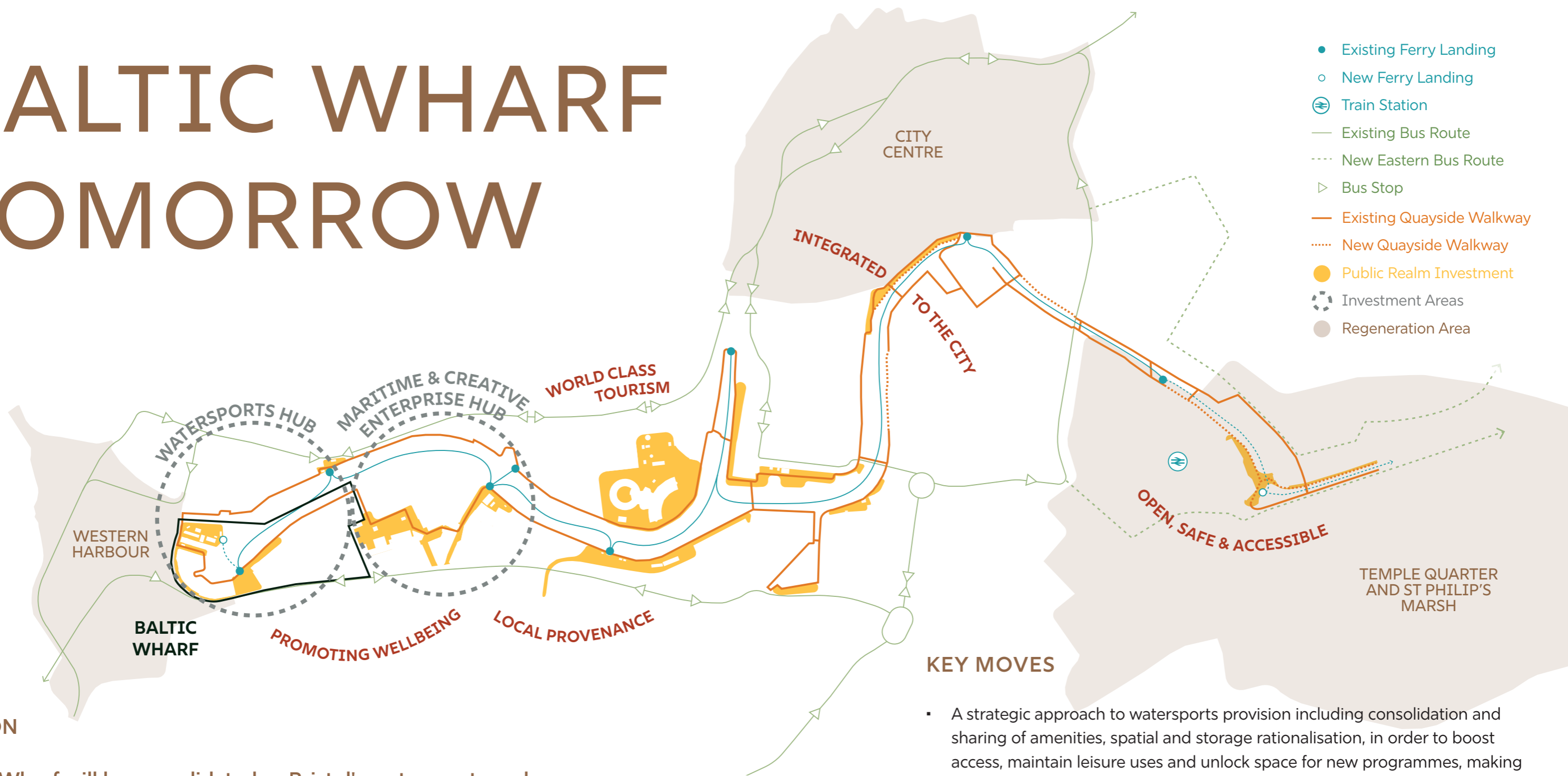
TRANSPORT

Public transport in the Baltic Wharf area is significantly limited. The lack of bus and coach stops along Cumberland Road restricts people accessing this part of the harbourside. The use of a single slipway accessed by the water organisations and ferry service also presents the challenge of congestion, especially during busy operational hours.

BUILDINGS AND LEASES

Some of the buildings used by water and charitable organisations are in a poor condition and lacking in adequate facilities. Coupled with restricted investment and funding opportunities due to short leases, the quality and capacity of buildings is limiting water activity.

BALTIC WHARF TOMORROW



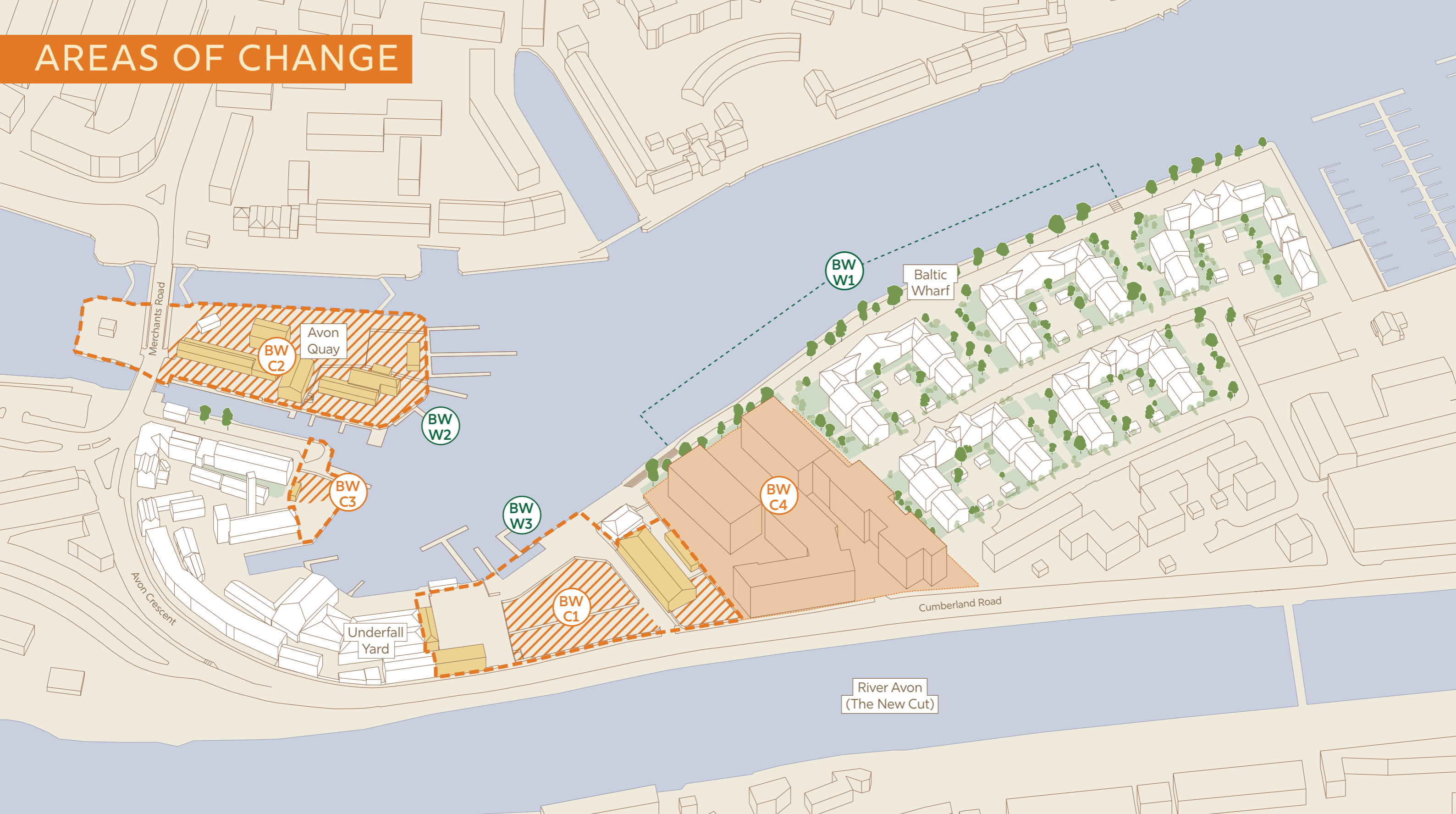
VISION

Baltic Wharf will be consolidated as Bristol's watersports and waterside leisure hub. Underfall Yard and Avon Quay will together form a rejuvenated hub of operations and the harbour's public life, with a stronger role as a vital place to access harbour-related industries and crafts, explore the story of the harbour and enjoy leisure time. Youth and leisure services will be opened up to wider audiences through enhanced and shared amenities and access points, and supported by a public realm that promotes appropriate access to the water. With an increased residential population and more commercial space to complement what's already there, the area will be a lively mixed-use neighbourhood with the harbour at its heart, and a stepping stone to Western Harbour beyond.

KEY MOVES

- A strategic approach to watersports provision including consolidation and sharing of amenities, spatial and storage rationalisation, in order to boost access, maintain leisure uses and unlock space for new programmes, making Baltic Wharf a watersports hub for Bristol and the wider region.
- Vital, attractive spaces and buildings at Avon Quay enhanced as part of a more substantial public offer.
- Underfall Yard retained and enhanced as a unique space of maritime industry, industrial heritage and fabrication.
- Coherent approach to public realm, especially where it threads through existing buildings and spaces, in order to ensure that the spaces and places of Baltic Wharf are easily and naturally accessible to all.
- Clear connections to emerging development at Western Harbour.
- Greater permeability across the waterspace.
- Work to ensure water quality is maintained and enhanced, throughout the harbour but especially at these western stretches, reflecting their focus on leisure uses.

AREAS OF CHANGE



Key

- Area of potential change
- Underutilised site with potential for increased activity
- Confirmed key development site
- Waterspace change

Place Specific Interventions

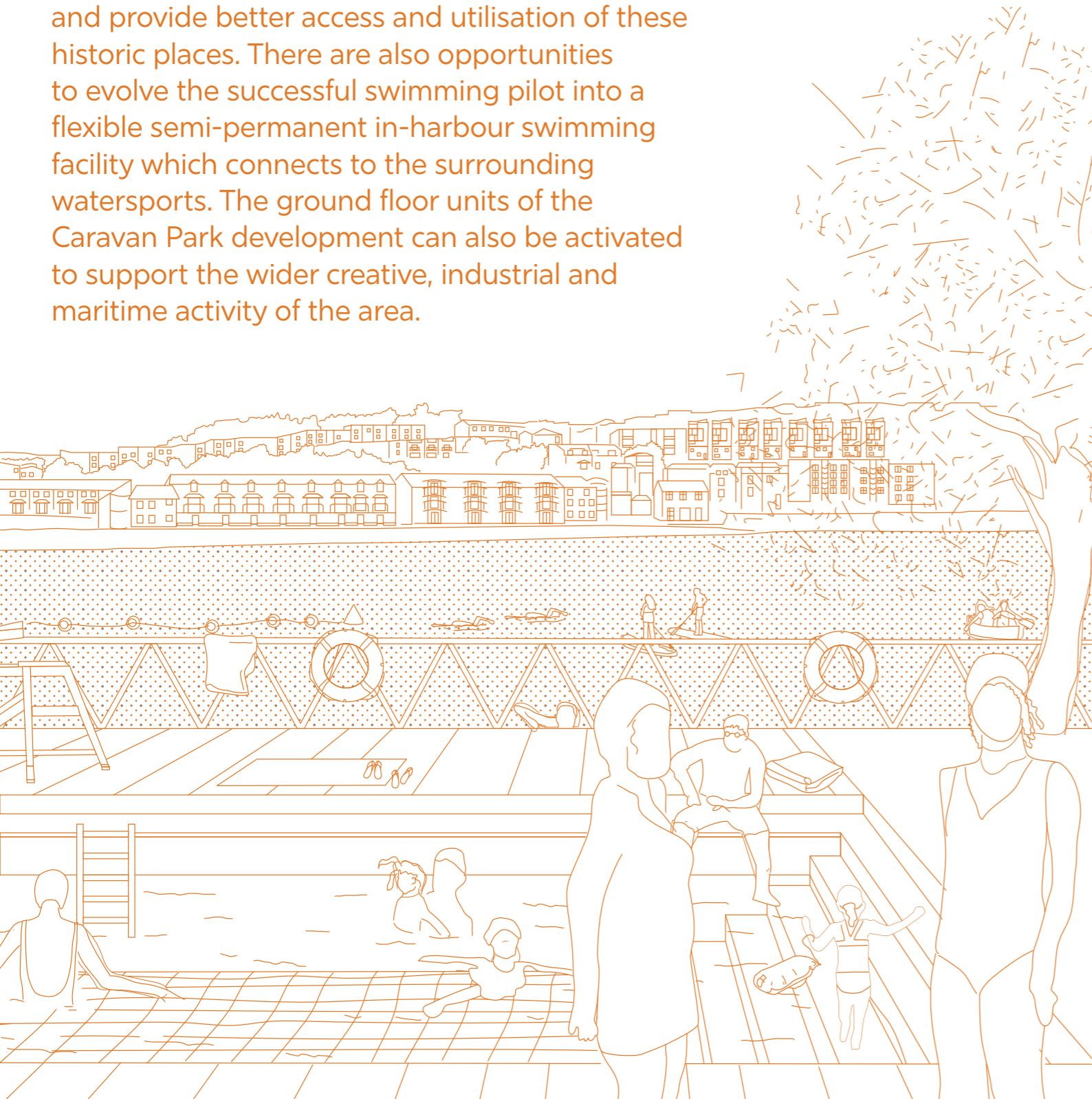
- BW
C1 BWC1: Baltic Wharf Watersports Centre
- BW
C2 BWC2: Avon Quay
- BW
C3 BWC3: Scouts Boat Storage
- BW
C4 BWC4: Caravan Park Redevelopment

Waterspace Interventions (refer to Waterspace Plan)

- BW
W1 BWW1: Harbour Swimming
- BW
W2 BWW2: Avon Quay Ferry Landing
- BW
W3 BWW3: Cottage Inn Slipway

Areas of Change Interventions

Enhancing Avon Quay as a new destination and creating a consolidated watersports centre would support Baltic wharf as an urban water activity location with commercial activity, alongside existing charitable organisations. There are opportunities to retrofit existing and fire-damaged buildings within Underfall Yard and provide better access and utilisation of these historic places. There are also opportunities to evolve the successful swimming pilot into a flexible semi-permanent in-harbour swimming facility which connects to the surrounding watersports. The ground floor units of the Caravan Park development can also be activated to support the wider creative, industrial and maritime activity of the area.



BWC1: Baltic Wharf Watersports Centre

New watersports centre to support Bristol as a world class urban water leisure location. Opportunity to design around water organisations current premises to develop and improve facilities and storage alongside new commercial opportunities. Inclusion of boat storage and secure cycle parking. Development to deliver improvements to the Cottage Inn slipway. Dutch barn, previously used for storage to be incorporated into wider watersports centre development.



The Welsh Water Centre at Llandegfedd (2015) by Hall + Bednarczyk.



Waller Creek Boathouse, Austin, combines storage and technical spaces with office and leisure.

Left: Developing upon Bristol Harbour's swimming pilot scheme to deliver a controlled and safe public swimming facility within the harbour, supported by on-land amenities.



Granville Island, since the late 1970s, has emerged as a vital public offer in the city of Vancouver, occupying former industrial waterside spaces and structures.

BWC2: Avon Quay

Enhanced as a destination space in the harbour with commercial and leisure uses alongside existing charitable organisations. Opportunities for both retrofit of existing buildings to improve energy efficiency and redevelopment of buildings for multi-storey or ‘stacked’ industrial spaces with ground floors designed to provide glimpses of the activity within. Retention of the gritty industrial character. Critical dock engineering infrastructure and lock gate access to be protected and retained.



Community Rowing Boathouse boat storage, Boston, by Anmahian Winton Architects.

BWC3: Scouts Boat Storage

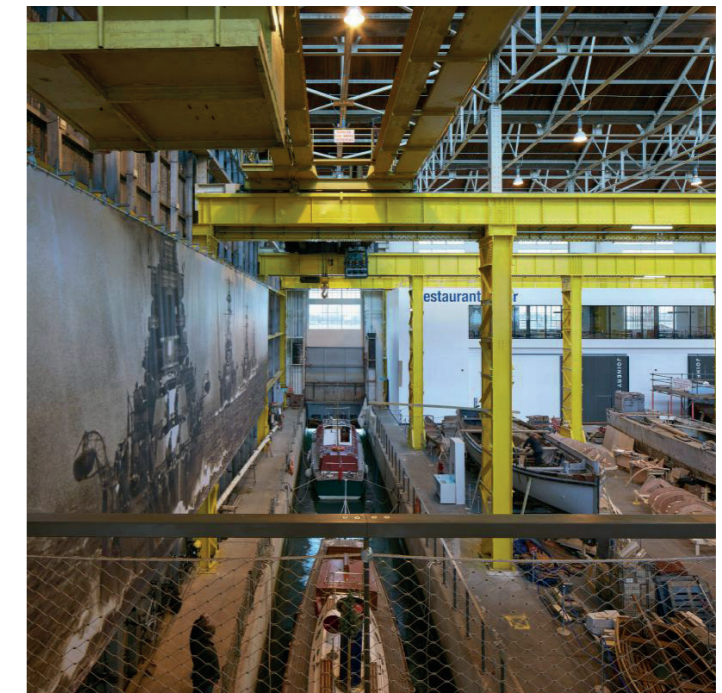
Opportunity to open up waterside for commercial activity or events with creation of an amphitheatre / viewing area for water activities in place of Avon Scout County Sailing Section storage. (ASCSS relocated to Watersports Centre and storage).

BWC4: Caravan Park Redevelopment

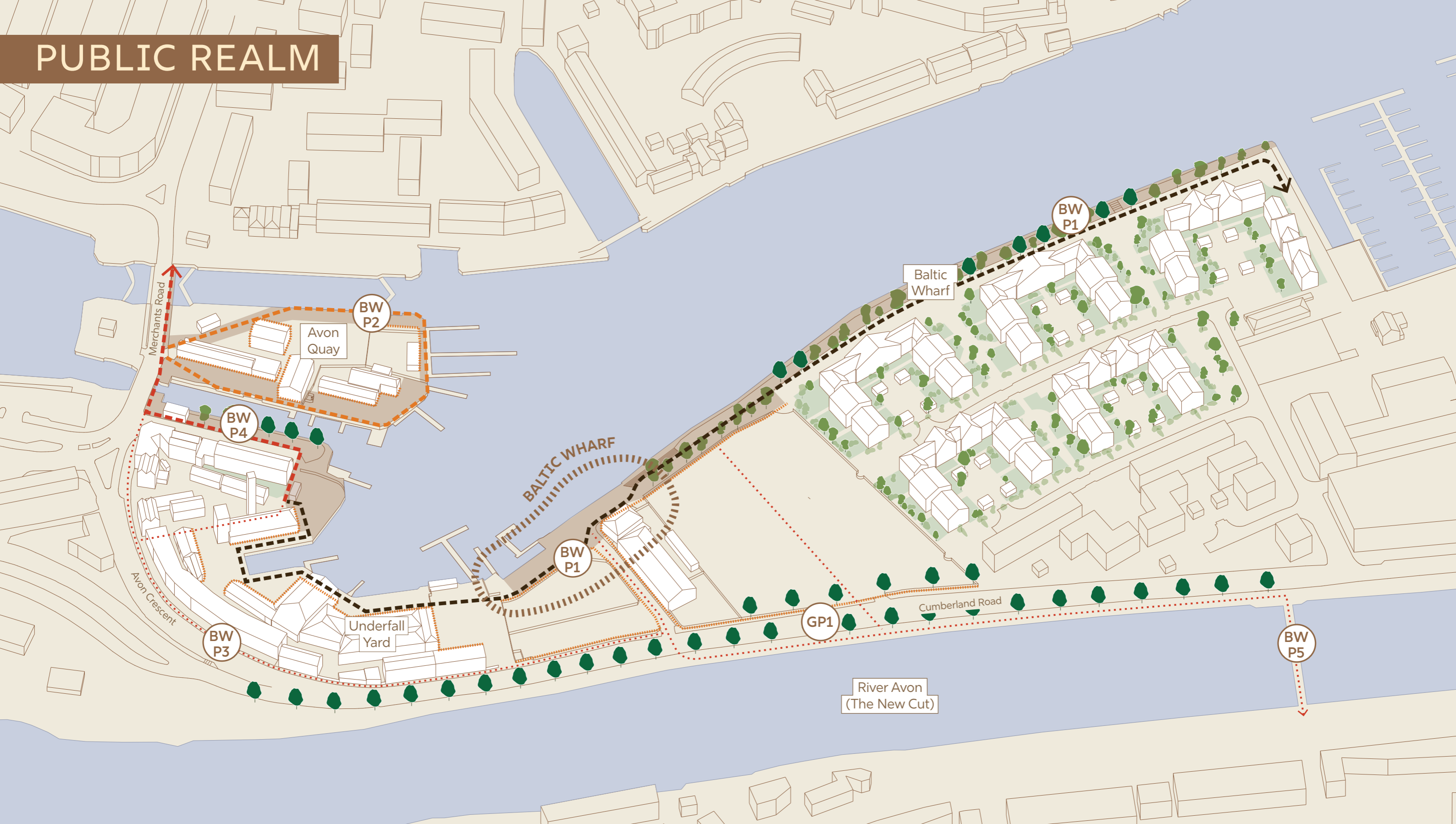
Site allocated for mixed use, housing-led redevelopment. Site expected to deliver ground floor units to the Harbour Estate and contribute to the delivery of BWP1. Preference for ground floor units to support surrounding creative, maritime and industrial activity or provide space for harbour swimming facilities. Potential for water-facing units to play an active role in enhancing the pedestrian experience at this location, as well as providing a good context for in-water leisure activation.



Boathouse 4 in Portsmouth was refurbished by Walters & Cohen architects to provide boatbuilding facilities and visitor facilities/galleries in the same envelope.



PUBLIC REALM



Key

- Priority for public realm improvement
- Existing Quayside Walkway
- Improved Quayside Walkway
- New Quayside Walkway
- Improved secondary routes
- Active frontages
- Key public paces

Place Specific Interventions

- BW P1 BWP1: Baltic Wharf Harbour Edge
- BW P2 BWP2: Avon Quay Walkway
- BW P3 BWP3: Avon Crescent Walkway
- BW P4 BWP4: Nova Scotia Place Walkway

- BW P5 BWP5: Vauxhall Bridge

Overarching Interventions

- GP1 GP1: Cumberland Road Tree Planting

Public Realm Interventions

Public realm in Baltic Wharf is improved to provide a welcoming, safe and characterful Quayside Walkway along Baltic Wharf, Underfall Yard and Avon Quay. This includes remodelling the harbourside to provide inclusive water access and places to dwell; introducing greening; and activating the harbourside with play spaces. Improving connections to the wider harbour for pedestrians and cyclists with widened pavements and separate bike lanes allows greater access into the western gateway of Bristol Harbour.

Below: Transforming Baltic Wharf into a world class urban watersports location with a centralised Watersports centre with improved connection and access to the water



PLACE-SPECIFIC INTERVENTIONS

BWP1: Baltic Wharf Harbour Edge

Remodelled harbour edges along Baltic Wharf to provide space for inclusive water access, relaxation and increased biodiversity e.g. dock pollution mitigation.

BWP2: Avon Quay Walkway

Public realm improvements to Avon Quay to open up the quayside edge, remove bottle neck at bridge and create a new Quayside Walkway. Connection to new ferry landing and slipway to provide better access and an improved welcome to Avon Quay. Critical dock engineering infrastructure and lock gate access to be protected and retained.

BWP3: Avon Crescent Walkway

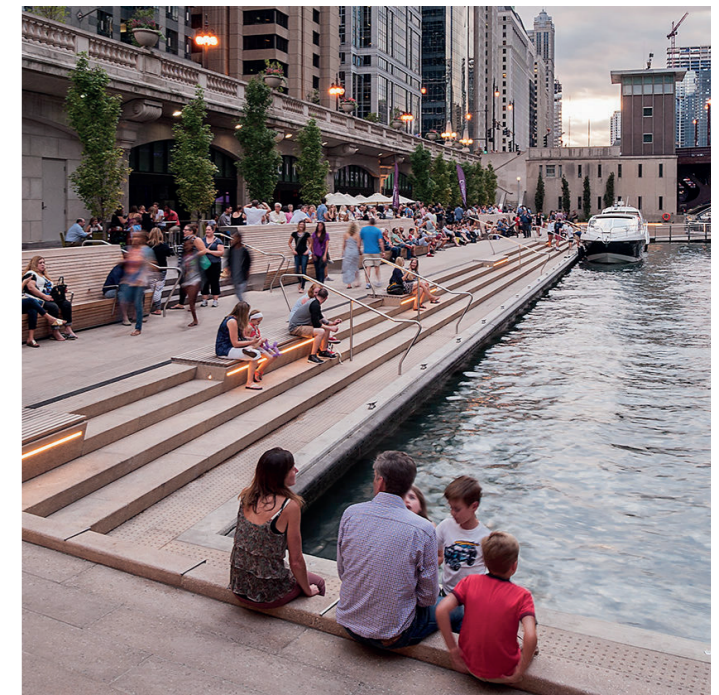
Improved pedestrian and cycle routes along Avon Crescent and Merchant's Road / Junction Swing Bridge. Pavement widened with separated bike lanes to improve western gateway into the harbour and Baltic Wharf / underfall yard. Improved legibility, signage and entrance to Underfall Yard Visitor Centre and Cafe.

BWP4: Nova Scotia Place Walkway

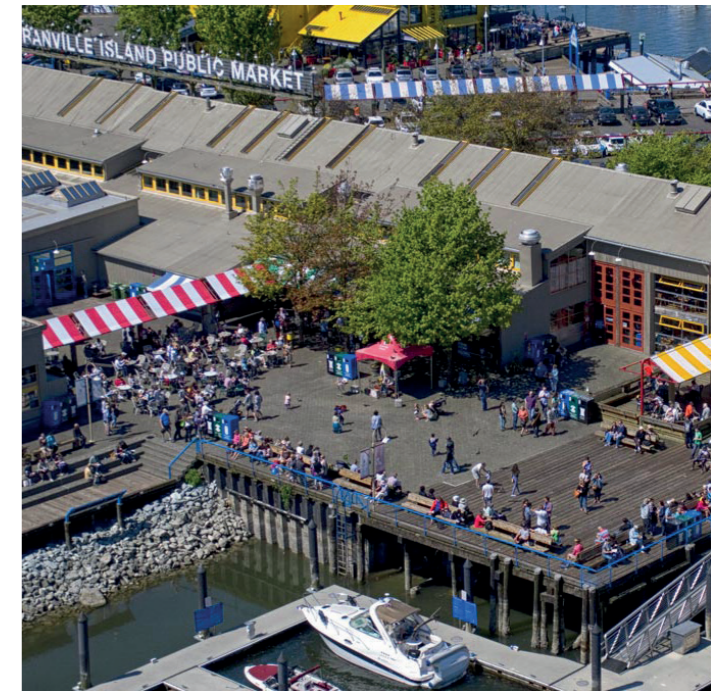
Improved Quayside walkway between Underfall Yard Visitor Centre and Cafe, and Nova Scotia Place. Improved harbourside area of public realm for greening and play. To be delivered as part of improvement works to the harbour edge adjacent to Underfall Yard.

BWP5: Vauxhall Bridge

More welcoming entrance and route to Baltic Wharf from the south (Southville / Bedminster) via Vauxhall Bridge and the Chocolate Path.



Chicago River Walk. Sasaki/Ross Barney Architects



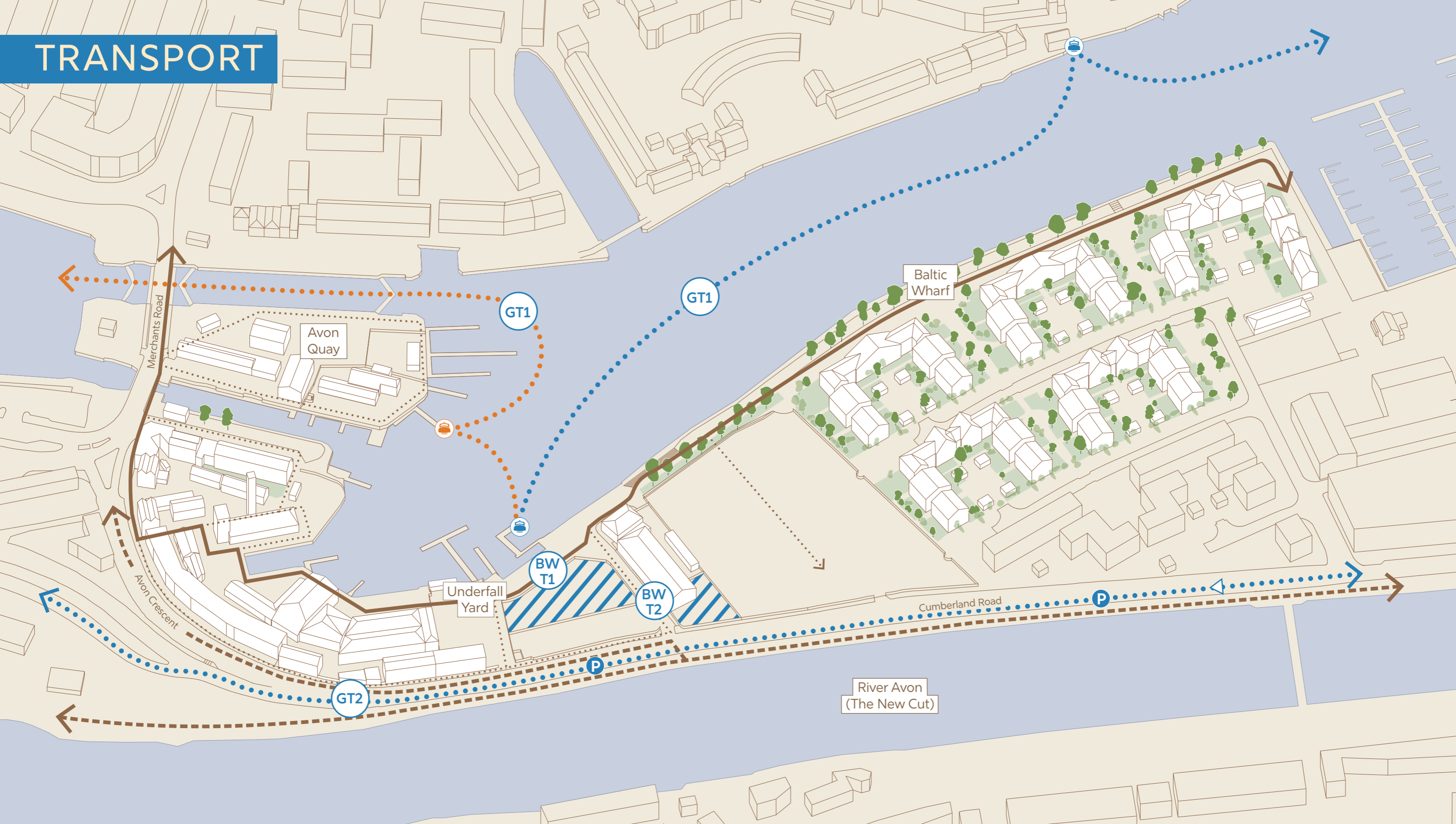
Revitalised public realm in former dockside space at Granville Island, Vancouver.

OVERARCHING INTERVENTIONS

GP1: Cumberland Road Tree Planting

Avenue tree planting along the length of Cumberland Road where possible to deliver biodiversity net gain and provide shade along key pedestrian routes.

TRANSPORT



- Key**
- Bus stop
 - Coach parking
 - Existing ferry landing
 - Improved transport service
 - More efficient land use
 - Cycle route
 - Primary pedestrian route
 - Secondary pedestrian route
 - New ferry landing
 - New transport service

- Place Specific Interventions**
- BWT1: Highway Layout at Baltic Wharf
 - BWT2: Boat Storage

- Overarching Interventions**
- GT1: Ferry
 - GT2: Metrobus

Transport Interventions

The two strategic moves required in Baltic Wharf are improved road layouts and transport accessibility. With the Baltic Wharf Caravan and Motorhome Club Campsite being identified as a site for new residential development, increasing the distribution of public transport stops and services would be beneficial. This includes an enhanced ferry service and an improved Metrobus service along Cumberland Road with expanded coach parking provision. Rationalised road layout around the City Docks Boat Storage compound would allow for a generous and safe Quayside Walkway for pedestrians, as well as clearer access to the water.



PLACE-SPECIFIC INTERVENTIONS

BWT1: Highway layout at Baltic Wharf

Road around the Underfall Yard City Docks Boat Storage area removed to make a generous and safe Quayside Walkway for pedestrians and water users. Access retained for emergency vehicles only.

BWT2: Boat Storage

Rationalised boat storage in City Docks boat yard and the Baltic Wharf Sailing Club to free-up harbourside sites for new opportunities e.g. City Docks boat yard and Sailing club site as watersports centre (BWC1).

Left Avon Crescent as part of a pedestrian and cycle friendly route around the harbour with activated public realm and better entry points to Underfall Yard.

OVERARCHING INTERVENTIONS

GT1: Enhanced Ferry Provision

An enhanced and consolidated ferry service with additional capacity and extended services being provided. Route to zig zag along harbour to better connect north and south. Improvements to ferry landing locations including seating, shelter, signage and safety. Opportunity to extend ferry services beyond the floating harbour to serve the Western Harbour and the Feeder Canal.

GT2: Enhanced Metrobus Provision

An enhanced and consolidated ferry service with additional capacity and extended services being provided. Route to zig zag along harbour to better connect north and south. Improvements to ferry landing locations including seating, shelter, signage and safety. Opportunity to extend ferry services beyond the floating harbour to serve the Western Harbour and the Feeder Canal.

TABLE OF OPPORTUNITY PROJECTS & INITIATIVES

- Areas of Change
- Public Realm
- Transport
- Waterspace
- Initiatives
- Quick Wins

| CODE | PROJECT | WHAT | VISION OUTCOMES | LEAD / OTHER PARTNERS | TIMEFRAME 1 - short (2 yrs) 2 - medium (2-5 yrs) 3 - long (5+ yrs) | DEPENDENCIES which projects need completing / are dependent upon others | COST £ - below £500K ££ - £500K - £2 million £££ - £2million + | FUNDING OPTIONS |
|------|---------------------------------|--|--|-----------------------|---|--|---|-----------------|
| BWC1 | Baltic Wharf Watersports Centre | New watersports centre to support Bristol as a world class urban water leisure location. Opportunity to design around water organisations current premises to develop and improve facilities and storage alongside new commercial opportunities. Inclusion of boat storage and secure cycle parking. | <ul style="list-style-type: none"> ▪ Open & Accessible ▪ Resilient & Sustainable ▪ Industrious & Creative | | | | | |
| BWC2 | Avon Quay | Enhanced as a destination space in the harbour with commercial and leisure uses alongside existing charitable organisations. Opportunities for both retrofit of existing buildings to improve energy efficiency and redevelopment of buildings for multi-storey or 'stacked' industrial spaces with ground floors designed to provide glimpses of the activity within. | <ul style="list-style-type: none"> ▪ Open & Accessible ▪ Resilient & Sustainable ▪ Industrious & Creative | | | | | |
| BWC3 | Scouts Boat Storage | Opportunity to open up waterside for commercial activity or events with creation of an amphitheatre / viewing area for water activities in place of Avon Scout County Sailing Section storage. (ASCSS relocated to Watersports Centre and storage). | <ul style="list-style-type: none"> ▪ Open & Accessible | | | | | |
| BWC4 | Caravan Park Redevelopment | Site allocated for mixed use, housing-led redevelopment. Site expected to deliver ground floor units to the Harbour Estate and contribute to the delivery of BWP1. Preference for ground floor units to support surrounding creative, maritime and industrial activity or provide space for harbour swimming facilities. | <ul style="list-style-type: none"> ▪ Industrious & Creative | | | | | |
| GP1 | Cumberland Road Tree Planting | Avenue tree planting along the length of Cumberland Road where possible to deliver biodiversity net gain and provide shade along key pedestrian routes. | <ul style="list-style-type: none"> ▪ Resilient & Sustainable | | | | | |

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| CODE | PROJECT | WHAT | VISION OUTCOMES | LEAD / OTHER PARTNERS | TIMEFRAME 1 - short (2 yrs) 2 - medium (2-5 yrs) 3 - long (5+ yrs) | DEPENDENCIES which projects need completing / are dependent upon others | COST £ - below £500K ££ - £500K - £2 million £££ - £2million + | FUNDING OPTIONS |
|------|-----------------------------|---|--|-----------------------|---|--|---|-----------------|
| BWP1 | Baltic Wharf Harbour Edge | Remodelled harbour edges along Baltic Wharf to provide space for inclusive water access, relaxation and increased biodiversity e.g. dock pollution mitigation. | <ul style="list-style-type: none"> Open & Accessible Resilient & Sustainable | | | | | |
| BWP2 | Avon Quay Walkway | Public realm improvements to Avon Quay to open up the quayside edge, remove bottle neck at bridge and create a new Quayside Walkway. Connection to new ferry landing and slipway to provide better access and an improved welcome to Avon Quay. Critical dock engineering infrastructure and lock gate access to be protected and retained. | <ul style="list-style-type: none"> Open & Accessible Industrious & Creative | | | | | |
| BWP3 | Avon Crescent Walkway | Improved pedestrian and cycle routes along Avon Crescent and Merchant's Road / Junction Swing Bridge. Pavement widened with separated bike lanes to improve western gateway into the harbour and Baltic Wharf / Underfall Yard. Improved legibility, signage and entrance to Underfall Yard Visitor Centre and Cafe. | <ul style="list-style-type: none"> Open & Accessible Industrious & Creative | | | | | |
| BWP4 | Nova Scotia Place Walkway | Improved Quayside walkway between Underfall Yard Visitor Centre and Cafe, and Nova Scotia Place. Improved harbourside area of public realm for greening and play. | <ul style="list-style-type: none"> Open & Accessible Resilient & Sustainable | | | | | |
| BWP5 | Vauxhall Bridge | More welcoming entrance and route to Baltic Wharf from the south (Southville / Bedminster) via Vauxhall Bridge and the Chocolate Path. | <ul style="list-style-type: none"> Open & Accessible Resilient & sustainable | | | | | |
| GT1 | Enhanced Ferry Provision | An enhanced and consolidated ferry service with additional capacity and extended services being provided. Route to zig zag along harbour to better connect north and south. Improvements to ferry landing locations including seating, shelter, signage and safety. | <ul style="list-style-type: none"> Open & Accessible | | | | | |
| GT2 | Enhanced Metrobus Provision | Enhanced Metrobus service along Cumberland Road with service expanded to Sundays and evenings. Improved bus connections around the harbour that connect to coach drop-off points. | <ul style="list-style-type: none"> Open & Accessible | | | | | |

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| CODE | PROJECT | WHAT | VISION OUTCOMES | LEAD / OTHER PARTNERS | TIMEFRAME 1 - short (2 yrs) 2 - medium (2-5 yrs) 3 - long (5+ yrs) | DEPENDENCIES which projects need completing / are dependent upon others | COST £ - below £500K ££ - £500K - £2 million £££ - £2million + | FUNDING OPTIONS |
|------|--------------------------------|--|---|-----------------------|---|--|---|-----------------|
| BWT1 | Highway Layout at Baltic Wharf | Road around the Underfall Yard City Docks Boat Storage area removed to make a generous and safe Quayside Walkway for pedestrians and water users. Access retained for emergency vehicles only. | <ul style="list-style-type: none"> Open & Accessible | | | | | |
| BWT2 | Boat storage | Rationalised boat storage in City Docks boat yard and the Baltic Wharf Sailing Club to free-up harbourside sites for new opportunities e.g. City Docks boat yard and Sailing club site as watersports centre (BWC1). | <ul style="list-style-type: none"> Open & Accessible Industrious & Creative | | | | | |
| BWW1 | Harbour Swimming | Creation of an in-harbour structure to provide safe and controlled public swimming. Ancillary facilities to be located within Caravan Park development ground floor units / new watersports centre. Opportunity to provide temporary infrastructure initially as meanwhile use and develop onto permanent infrastructure with ancillary commercial if successful. Fishing are along Baltic Wharf reduced to accommodate safe swimming environment. | <ul style="list-style-type: none"> Open & Accessible | | | | | |
| BWW2 | Avon Quay Ferry Landing | New ferry landing to encourage more footfall to Avon Quay as a destination. | <ul style="list-style-type: none"> Open & Accessible Industrious & Creative | | | | | |
| BWW3 | Cottage Inn Slipway | Improve the existing slipway access, size and facilities to support increased water leisure demand. | | | | | | |

DRAFT



DK-CM

3 Durham Yard
Teesdale Street
London E2 6QF, UK

+44 (0)20 7729 4140
studio@dk-cm.com
www.dk-cm.com