

# Whitehouse St Regeneration Framework

## C40 Cities Reinventing Cities - Industrial Intensification

July 2022



# Reinventing Cities

A global competition for  
zero-carbon & resilient  
projects

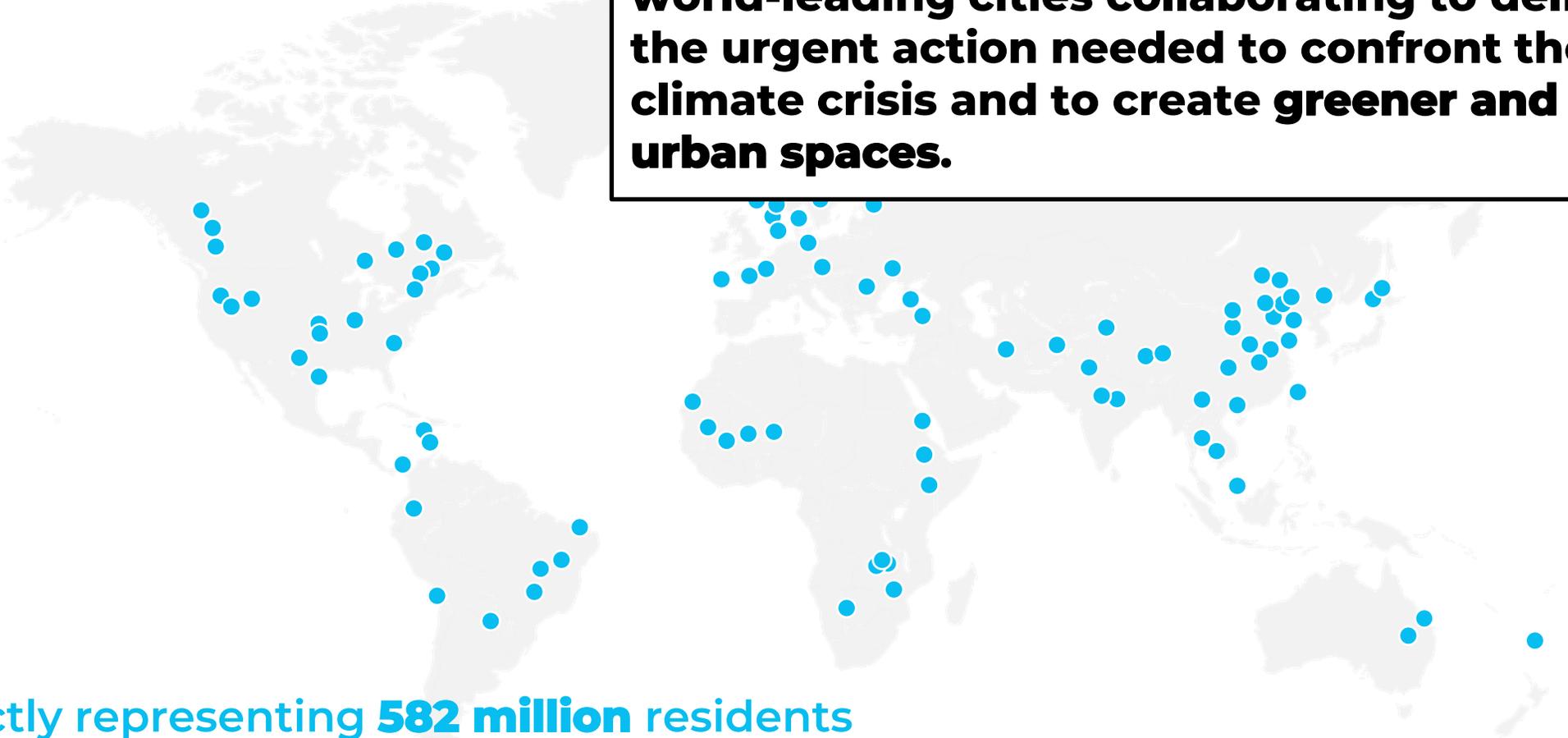


Reinventing  
Cities



# C40 Cities

**C40 is a network of mayors of nearly 100 world-leading cities collaborating to deliver the urgent action needed to confront the climate crisis and to create greener and fairer urban spaces.**



Directly representing **582 million** residents and **20% of the global economy**



# Why do cities and the built environment matter?

**55%**  
of the world's  
population lives in  
cities

Cities consume  
around  
**75%**  
of the world's  
energy

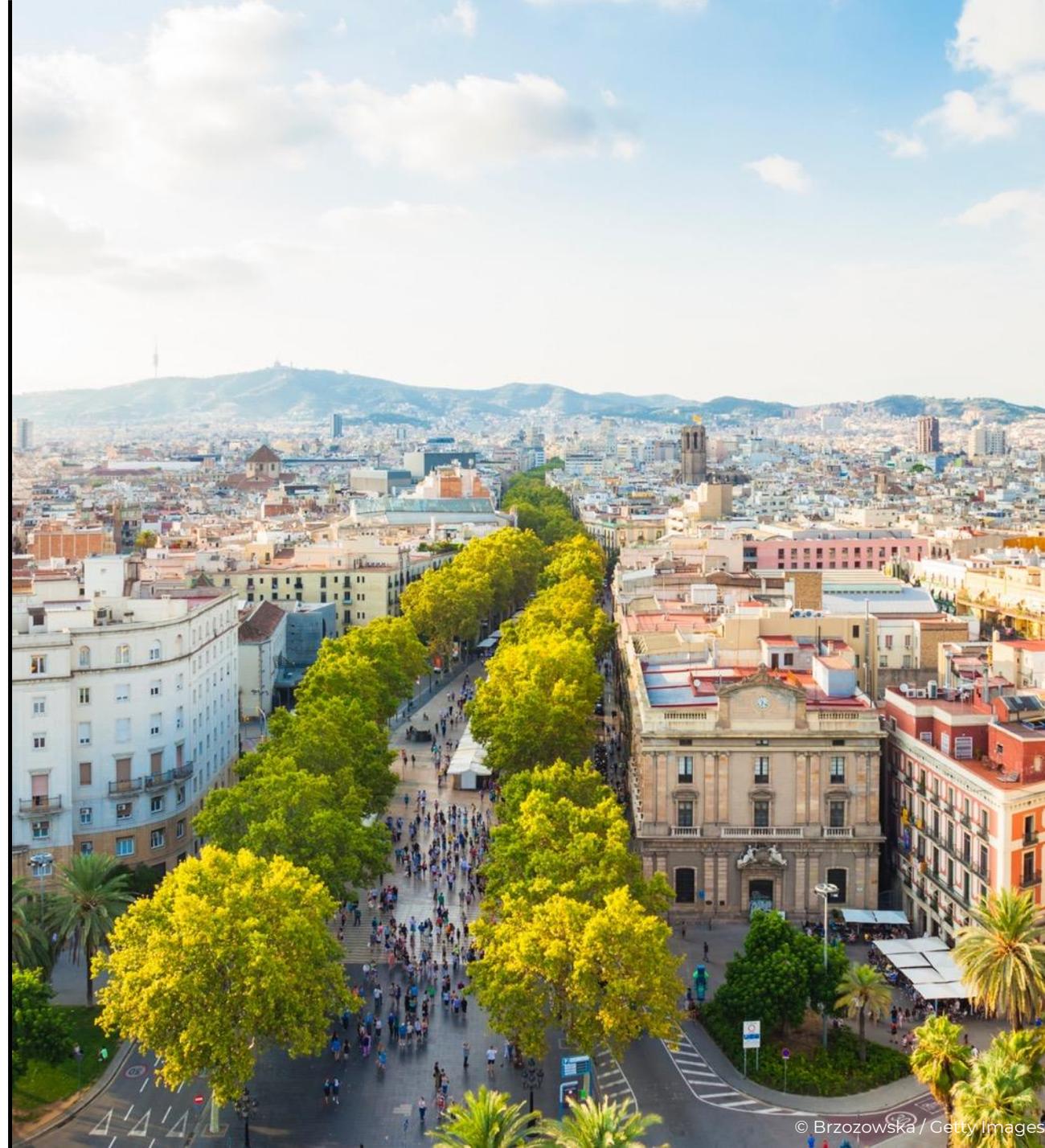
Buildings  
account for  
**50%**  
of cities emissions

# Cities and businesses must collaborate to shape new models of urban regeneration

It is urgent to:

- Harness a **model of low-carbon inclusive urban future** where everyone can thrive.
- Develop lighthouse projects that set a positive vision and standards of a **carbon-neutral and resilient development.**

**Zero carbon & resilient urban projects must become the norm**



# Reinventing Cities, an innovative call for projects

Led by C40 to stimulate sustainable development and to celebrate innovative solutions to environmental and urban challenges.

This global competition **transforms underutilized sites into sustainable and community-focused projects** striving for: zero-carbon buildings, more resilient cities, sustainable lifestyle & social inclusion.

**Reinventing Cities is now open for proposals!**

MKNO, Paris



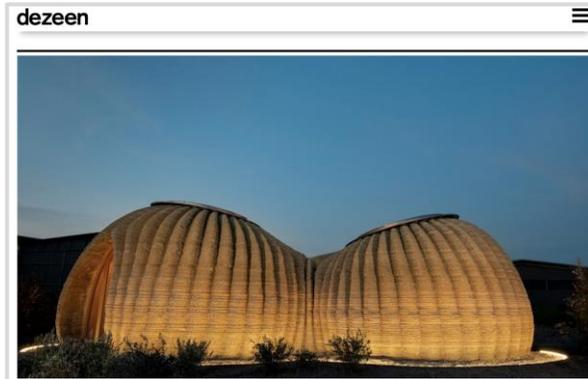
C40  
CITIES

# Participating cities

- **20 cities** globally
- **33 projects** currently under development
- **3000+** participating firms



# Great media interest & press



Dezeen's top 10 low-carbon buildings of 2021

## Montreal's de la Commune service yard to be transformed into green neighbourhood

By Kalina Laframboise · Global News  
Posted June 25, 2019 4:38 pm · Updated June 25, 2019 9:03 pm



## ARCHIVIBE

What we do Magazine Archi

### Reinventing Cities Competition: winning projects announced

#### Reinventing Cities Competition has announced the winning projects.

Initiated by the C40 Cities Climate Leadership Group and made possible thanks to the support of Climate KIC, Reinventing Cities is a global competition that seeks to transform underutilized sites across the globe through sustainable and community-focused projects to drive decarbonised and resilient urban regeneration.

Cities need new buildings to be as close to zero carbon as possible and high levels of retrofit for existing buildings, which account for more than 50% of emissions in C40 cities. C40 is a network of the world's megacities committed to addressing climate change. C40 supports cities to collaborate effectively, share knowledge and drive meaningful, measurable and sustainable action on climate change. To achieve this goal the

## WORLD ARCHITECTURE NEWS

# Reinventing Cities: a call to redesign cities around the world

Calling all architects, designers, urban planners, entrepreneurs, artists, environmentalists and innovators: enter the Reinventing Cities competition

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# Milano

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## Ricucire il Nodo di Bovisa: presentato progetto primo classificato di Reinventing Cities



*Il progetto prevede l'alienazione o la costituzione del diritto di superficie di siti da destinare a progetti di rigenerazione urbana in chiave sostenibile*



## dezeen

## A Historically Black Community Will Be Home To Largest Urban Solar Farm In U.S. (Built On Former Landfill)

By Johnna Cridler Published April 27, 2021 | 16 Comments

The transformation of a landfill in Houston into the largest urban solar farm in the United States will be a testament to the power of renewable energy. For 50 years, the landfill has been empty and closed off to the public. It is located in the middle of Houston's Sunnyside community, which is a historically Black neighborhood.

ABC13 News interviewed one longtime resident, Deatrice Cloud, who has lived for a century. Ms. Cloud moved to the Sunnyside area in 1951 when the roads were still unpaved and hardly anyone lived there. Sunnyside was home to a



# **Examples of winning projects from past editions**

# Les Ateliers Cabot Montreal



# Les Ateliers Cabot Montreal

- A former industrial site turns into an **artistic, entrepreneurial and technological hub**
- **Net zero in operation and reduces 64% of embodied emissions**
- **60% of the area is dedicated to green spaces** including a **new urban forest**
- The site will be **zero organic waste & 87% reduction of the waste** sent to landfill and recycling centers



# Aria Milan



# Aria Milan

- A new 14ha **mixed-used '15-minute City' neighbourhood** that includes varied and affordable homes and amenities, as well as innovative workplaces and an **international campus dedicated to green technologies**
- The project is **the first carbon-negative district of Milan** thanks to innovative energy district system



# A catalyst for change

Previous winning projects have set new national standards



**1st zero-carbon high rise building** in Chicago



**1st zero-carbon neighbourhood project** in Paris



**1st zero-carbon social housing project** in Italy

# A catalyst for change

**Propose solutions that can be replicated across** the world to serve as model of the future



**Upcycling building materials from a nearby demolition site** in Oslo

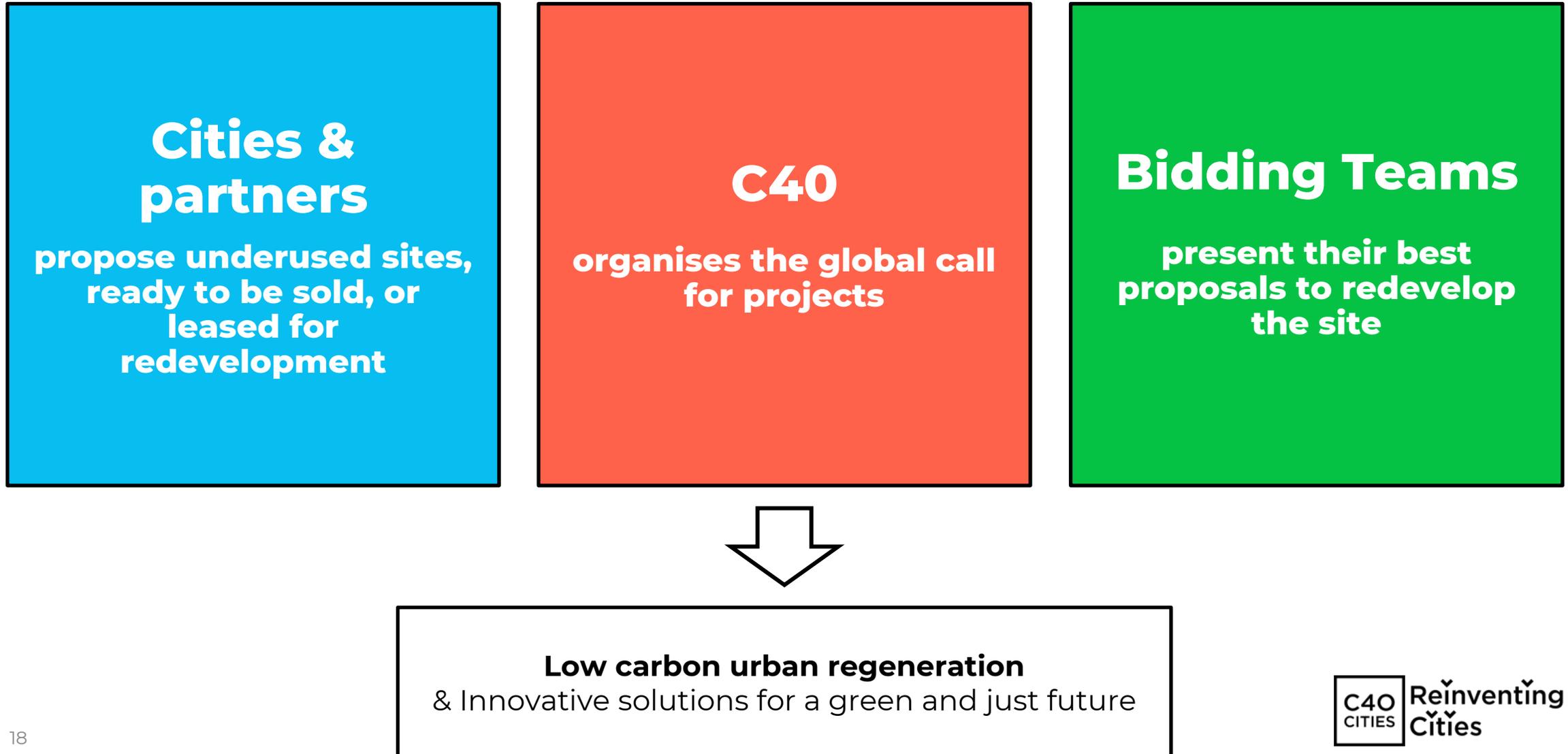


**Construction machine engines powered by electricity** in Reykjavík



**Modular passive house building** in Chicago

# How it works



# Competition framework

## Common regulations & guidance

**C40 CITIES** Reinventing Cities

**Reinventing Cities**  
*A global competition for zero-carbon and resilient urban projects*

**Regulation for the Expression of Interest Phase**

**C40 CITIES** Reinventing Cities

**Reinventing Cities**  
*Guidance to Design a Zero-Carbon, Sustainable and Resilient Project*

## Site Requirements

**Reinventing Cities**

**Whitehouse Street Industrial Intensification, Bristol**  
*Whitehouse Street, BS3*

The proposed site, Whitehouse Street Industrial Intensification is located at the southern edge of Bristol City Centre. The area presents a unique and exciting opportunity to create a vibrant and sustainable new neighbourhood which incorporates best practice placemaking and sustainability principles, and delivers a significant number of new homes, employment floorspace and community facilities.

The site is predominantly occupied by industrial and office uses and is designated as a Primary Industrial and Warehousing Area (PIWA). A

Regeneration Framework is currently being developed to guide the transformation of this industrial area into a mixed-use community of new homes, employment and community spaces. Bristol City Council is seeking to ensure no net loss of jobs during this transformation.

Bidding teams are invited to help us achieve our aspirations through proposals that will deliver an innovative industrial intensification scheme on a plot within the area that will enable high levels of both employment and residential space to successfully coexist.



**Plot Area:**  
Approximately 10,000 m2.

**Expected Land Use:**  
The proposed project is expected to deliver between 6,000m2 - 8,000m2 of employment floorspace, with a focus on industrial space. Engagement with existing businesses in the area is important to understand their operational requirements and how they could be accommodated within the scheme, should they wish to remain in the area.

Teams should consider how proposals will enable the employment space on this site to successfully coexist with the homes bordering the site and the new homes

coming forward in the wider regeneration area.

**Site Ownership:**  
Bristol City Council is the freehold owner of the site. There are several leaseholds on the site.

**Type of Property transfer intended:**  
Bristol City Council invites proposals from bidding teams as to their preferred type of property transfer (sale or lease).

**Deadline for the submission of the Expression of Interest:**  
September 20, 2022 11:00 a.m. (local time - GMT+1).

# Competition framework

- **Common objectives: 10 climate challenges** that the teams are invited to address.
- In addition, **teams must follow specific requirements** defined by the city.



# Bidding teams characteristics

- **Multidisciplinary teams** including architects, community groups, developers, start-ups etc.
- Include at least an **architect & environmental expert**
- Have **financial capacity** to implement the project (not required in phase 1)



# Provisional Timeline

**LAUNCH & PHASE 1:  
EXPRESSION OF  
INTEREST**

May 5 – Sept 20  
2022

**PHASE 2: FINAL  
PROPOSALS**

Nov 2022 – April 2023

Oct 2022

**ANNOUNCEMENT  
OF FINALISTS**

June 2023

**ANNOUNCEMENT  
OF THE WINNING  
PROJECT**

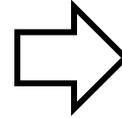
# A two-phase competition

## Phase 1

### Expression of Interest

Bidding teams present a “light” proposal:

- **Description of the team**
- **Presentation of the project** and development concept for the site



**Selection of 3 to 5 finalist teams**

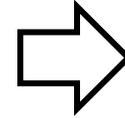
# A two-phase competition

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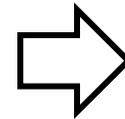


**Selection of 3 to 5 finalist teams**

## Phase 2

### Final Proposal

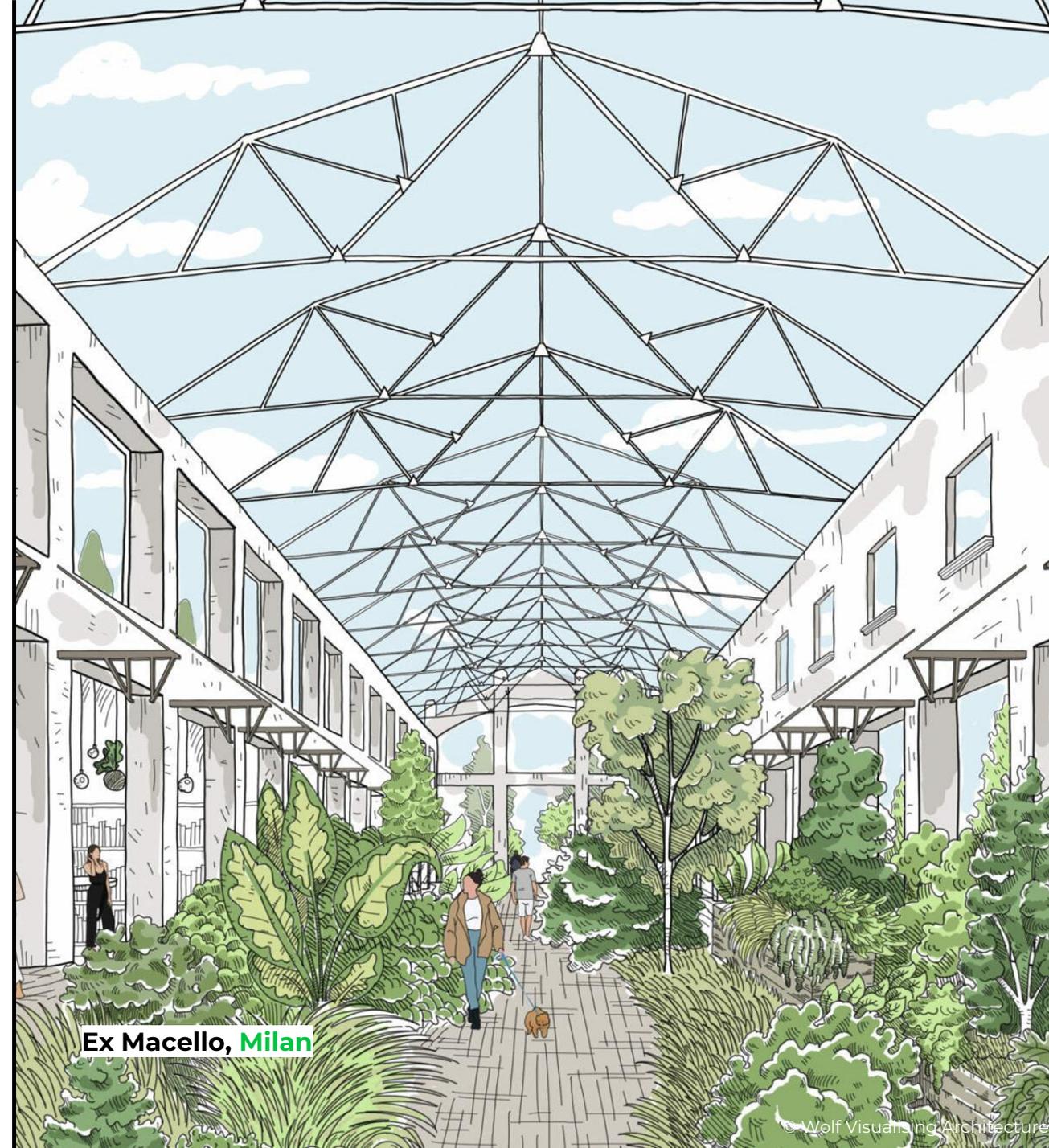
- **Detailed project** (including design, uses, environmental performance etc.)
- **Financial offer** to buy or lease the site and project **business plan**
- **Monitoring protocol**



**Selection of one winning team per site**

# Evaluation criteria

- Relevance of the project to the **specifics of the site.**
- **Strategy to minimise carbon emissions** and proposed solutions to address the **10 Climate Challenges.**
- The **suitability of the team** to successfully implement their proposal.



Ex Macello, Milan

# Implementation

- **After the competition process,** each city / site owner will finalise the agreement with the winning team, in line with local laws and regulations.
- **The winning team will then implement the project.**



Edison Lite, Paris

# Website & Information

- > HOME
- > GUIDELINES
- > SITES IN COMPETITION
- > WINNING PROJECTS
- > FAQ

# Reinventing Cities

Seeking creative minds with a vision for a greener urban future!

For each site: SSR, Dataroom & Question Box

Phoenix © LordRunar

Common documents

**Documentation**

[ENG] REINVENTING CITIES - REGULATION EXPRESSION OF INTEREST

[ENG] GUIDANCE TO DESIGN A ZERO CARBON, SUSTAINABLE AND RESILIENT PROJECT - REINVENTING CITIES

**Documentation**

SITE REQUIREMENTS - WHITEHOUSE STREET REGENERATION AREA - REINVENTING CITIES

**Dataroom Access**

Download specific documents for this site

CLICK TO ACCESS

**Questions?**

If you have a question or would like more details on the Reinventing Cities competition, please use the form below. You will receive a response via email.

First name \*

Last name \*

E-mail \*

Company

Message \*



***‘The Reinventing Cities competition has inspired exactly the inventive collaboration we need to combat the climate crisis . It is more than an innovative competition - it is providing vital solutions to build the urban future we want.’***

**Mark Watts, C40 Executive Director**

**Contact:**

[reinventingcities@c40.org](mailto:reinventingcities@c40.org)

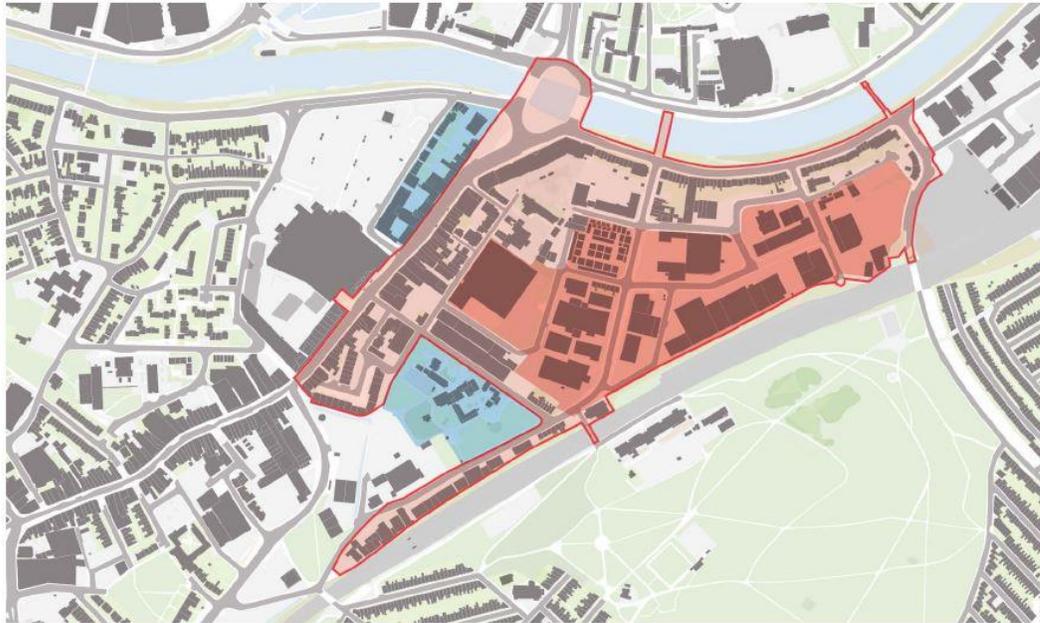
[c40reinventingcities.org](https://c40reinventingcities.org)

# Presenting the Development Opportunity

Abigail Stratford, Head of Regeneration, Bristol City Council

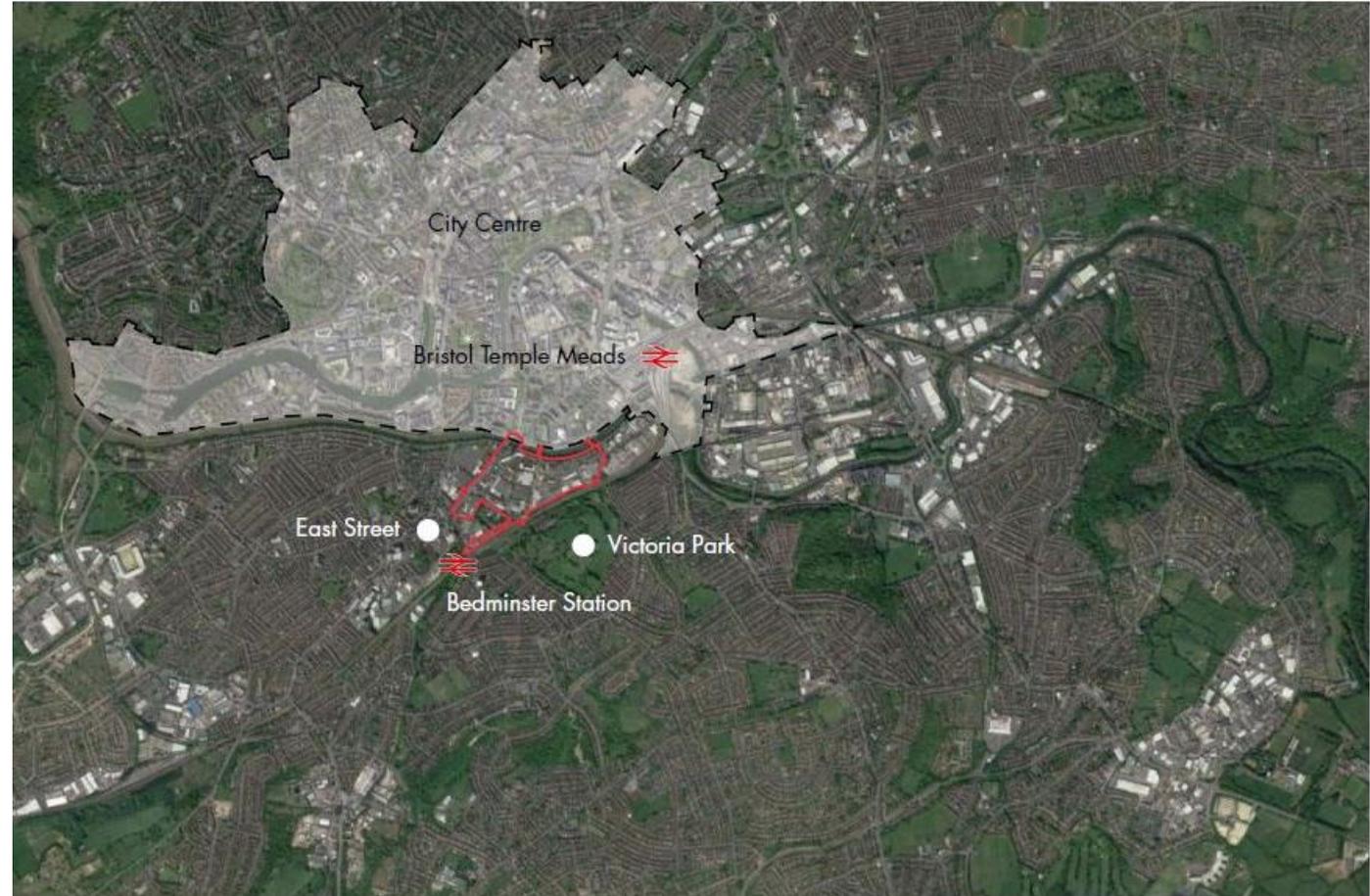


# The Whitehouse St Regeneration Area



## KEY

- Framework core area
- Framework outer area - shows area where urban blocks are unlikely to be changed and the focus of inclusion is for infrastructure and public realm purposes.
- 'Masterplan fixes' - these are assumed to be areas and uses which will remain in-situ. These areas will be considered as contextual which the placemaking principles will consider.



Regeneration Area

## KEY

- Whitehouse Street Regeneration Area
- Bristol City Centre area

# Regeneration Framework Objectives



## Summary

- **Deliver c2,000 new homes**
- **Ensure no net loss of jobs**
- **Provide up to 15,000m<sup>2</sup> employment space, including light industrial floorspace**
- **Successfully integrate homes and employment space**
- **Public realm improvements with improved connection to support active travel**
- **New infrastructure to support growth**

# Existing Employment Provision



## Current Whitehouse Street Tenants – Space Types



Source: PRD based on BCC information.

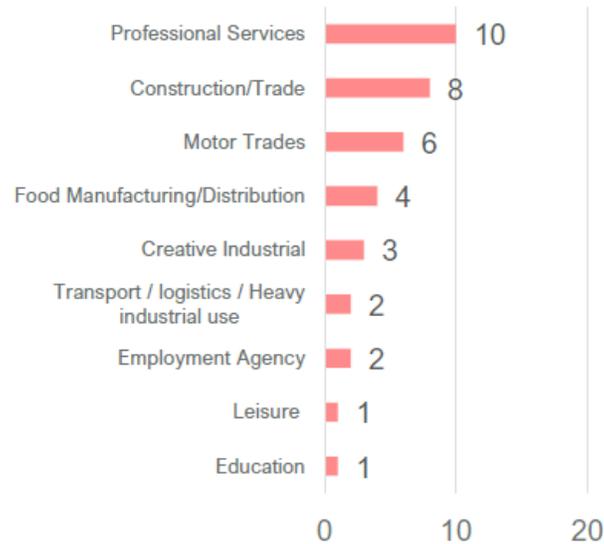
- Predominantly single or double storey warehouse style buildings, with yard space
- 39 businesses on site
- 330 – 400 jobs
- c17,000sqm occupied employment space
- Majority of businesses occupy units of 500sqm or less



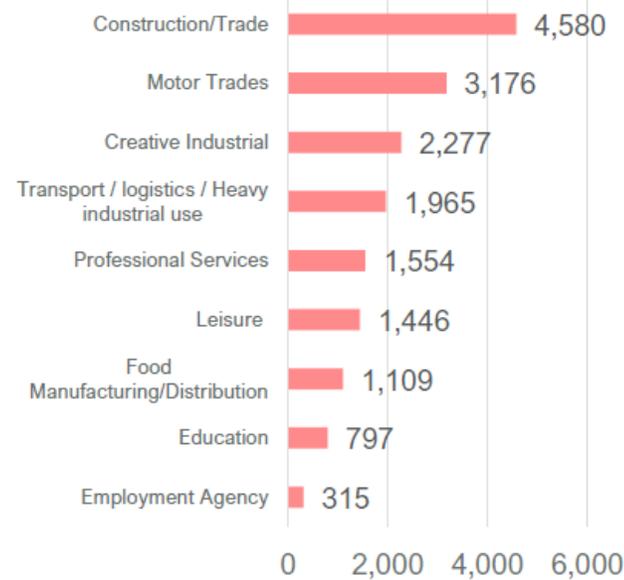
# Existing Employment Provision

## Current Whitehouse Street Tenants – Space Types

Number of Businesses



Floorspace (m2)



Source: PRD based on BCC information.



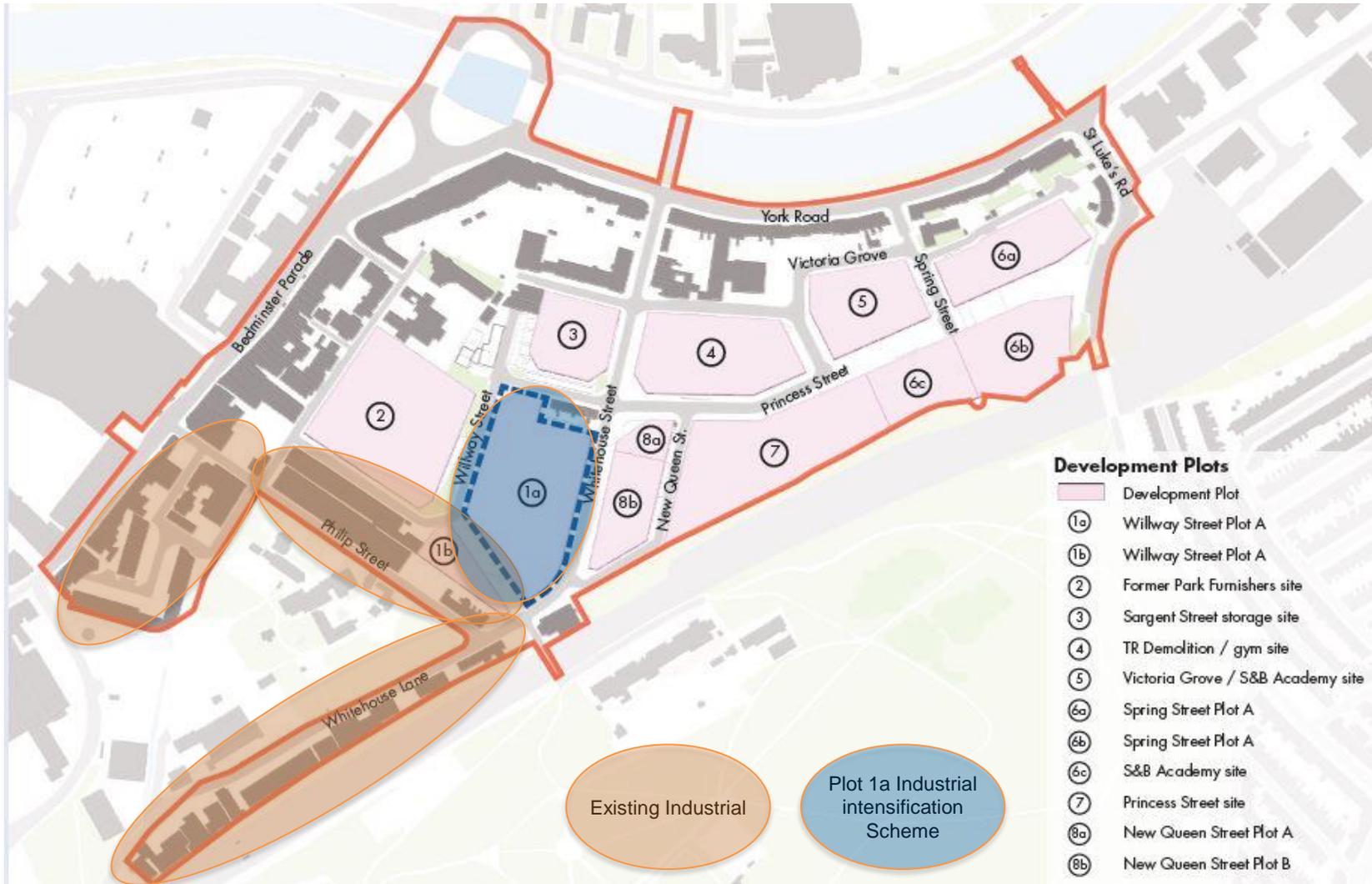
## Employment at Whitehouse Street – ‘Blue Collar’ Assessment

	Number of Businesses	Current Floorspace (m2) Occupied by Businesses
Predominantly Blue Collar Employment	13	6,613
Some Blue Collar Employment	8	6,192
Limited Blue Collar Employment	17	4,413

# The Employment Vision For Whitehouse St

- Re-provide up to 15,000m<sup>2</sup> employment space, including light industrial space, flexible makerspace, workshop and workspace
  - Aspiration to create opportunities for existing tenants to stay in the area, should they want and are able to, and where compatible with residential, whilst creating space for new businesses to move in to
  - Increase density and efficiency of land use
  - Limited amount of retail, food and drink – want to support placemaking, but need to complement East St and Bedminster Parade, not compete with
  - Social infrastructure to support growth and community integration
  - Range of typologies required to deliver the vision
-

# The Brief – Plot 1a



Seek to create cluster of industrial uses

# The Brief – Industrial Intensification



*Gewerbehof Laim, a stacked industrial scheme in Munich*



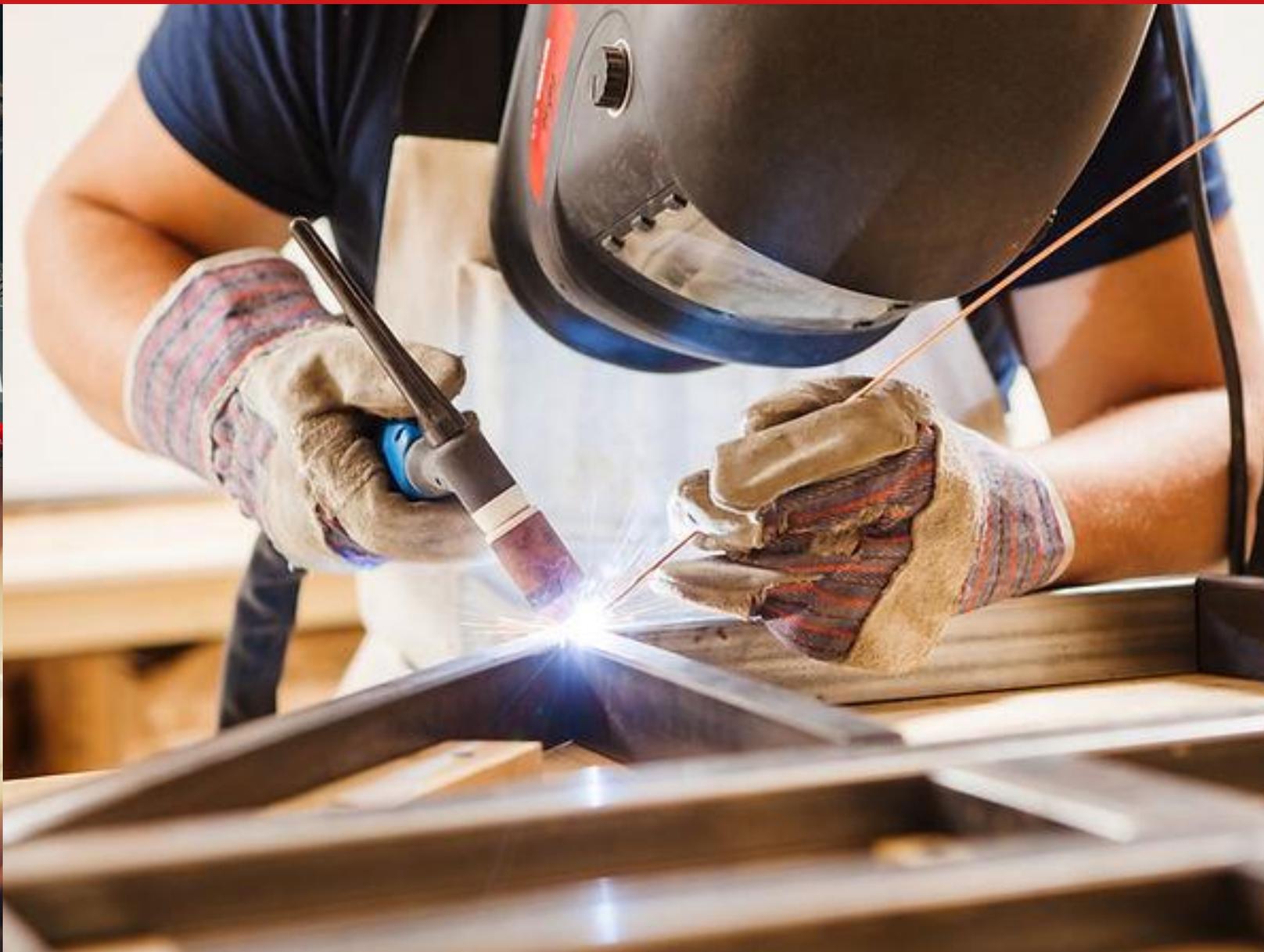
*SEGRO V-Park Grand Union: a six-storey development delivering 13,000sqm light industrial space in LB Brent*

- Deliver a minimum 6,000m<sup>2</sup> - 8,000m<sup>2</sup> of employment floorspace
- Stage 2 proposals to be informed by engagement with local businesses

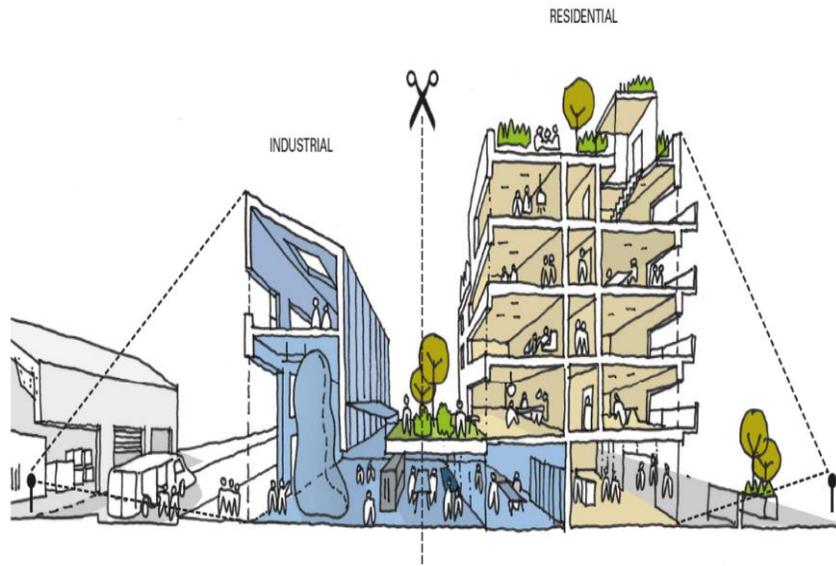


*Industria, a 10,000sqm multi-storey light industrial scheme being delivered by LB Barking & Dagenham and Be First*

# The Brief – Strong Strategic Fit



# The Brief – Co-Location with Residential



*Light industrial workspace on ground and first floor of resi building, Alperton, London*



*Paintworks, Bristol*

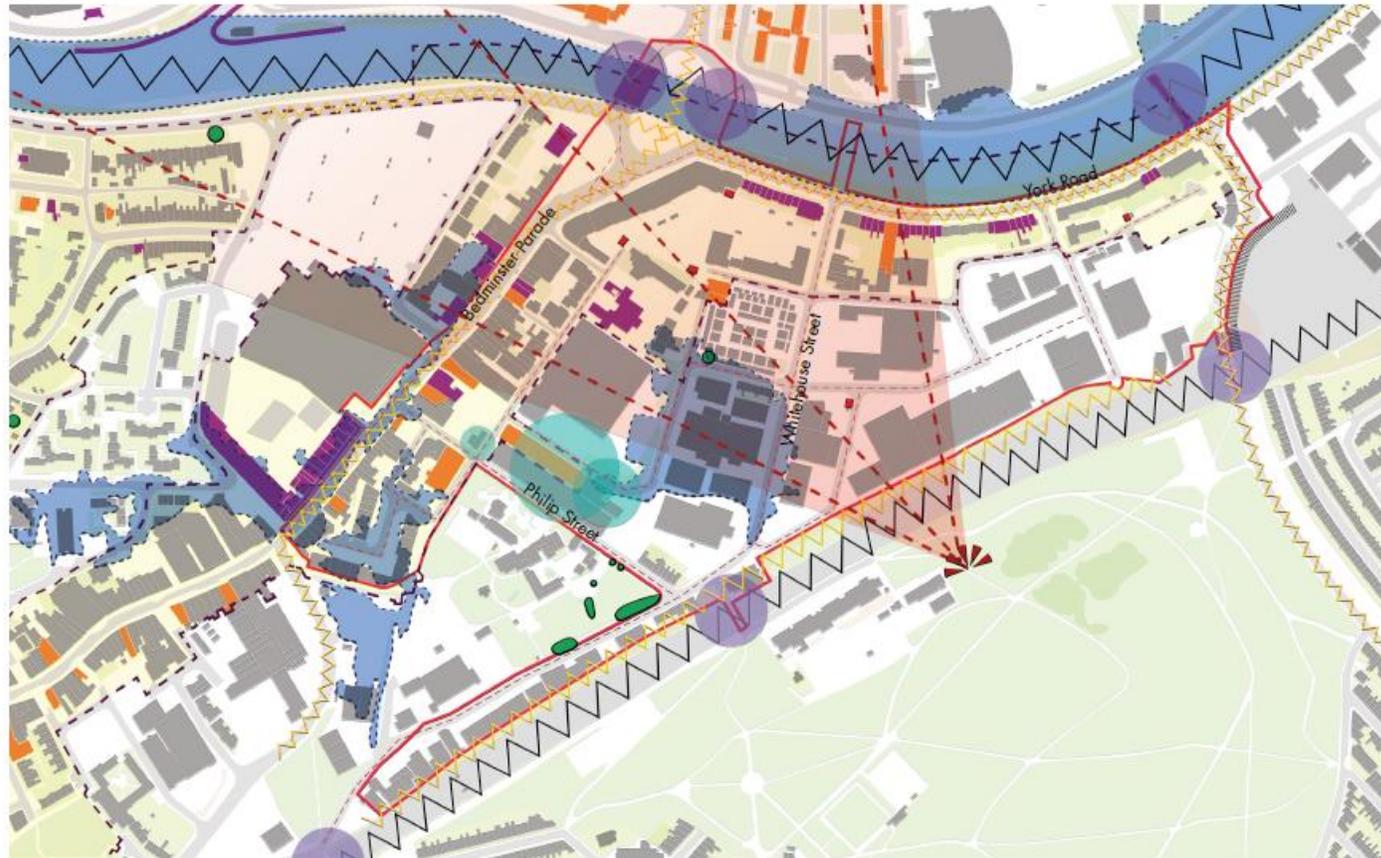


*Light industrial workspace on ground floor of resi building, Wembley, London*



*13 light industrial units, Caxton Works, London*

# The Brief – Other Considerations



Constraints plan

**KEY**

- Grade II listed building
- Locally listed building
- Bedminster Conservation Area

- Flood zone 3
- Key barriers to movement
- Significant source of noise
- Trees subject to tree preservation order
- View corridor from Victoria Park
- Night time noise and activity
- Access points across barriers
- Substation



# The Brief – Futureproofing



# The Brief – Climate Resilience and Sustainability

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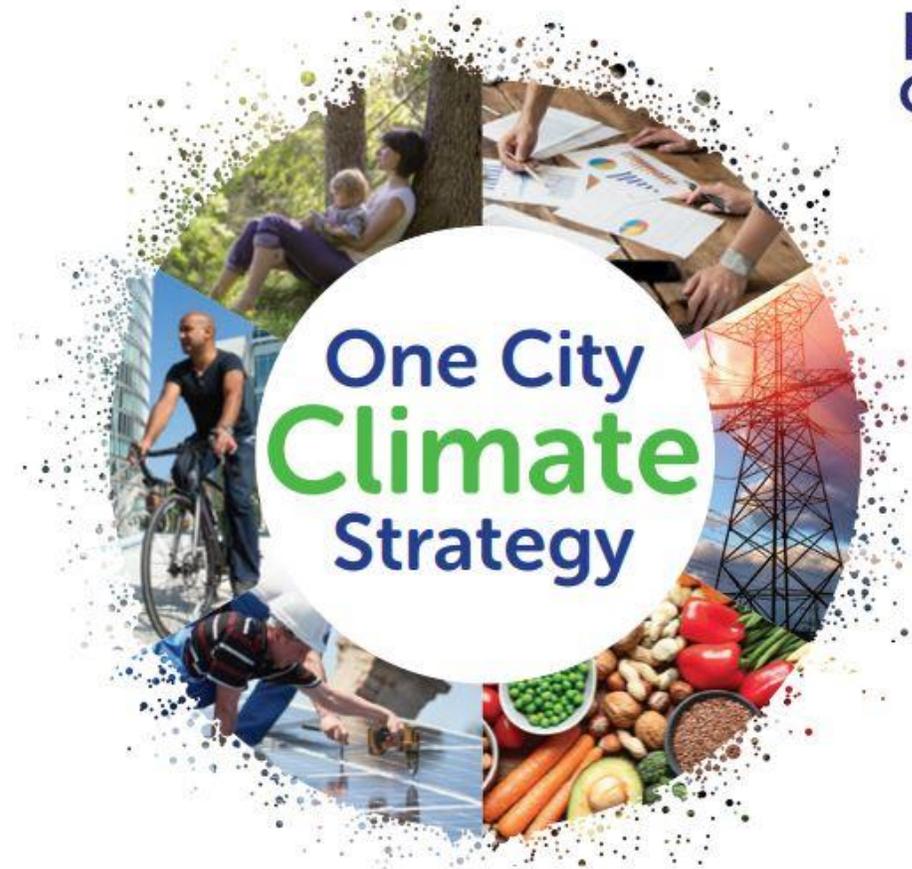
## Reinventing Cities

Seeking creative minds with a vision for a greener urban future!

**A global competition for innovative, zero-carbon and resilient urban projects**

### 10 challenges for climate

- **Green buildings and energy efficiency (mandatory)**
- **Clean construction and building life cycle (mandatory)**
- **Low-carbon mobility**
- **Climate resilience and adaptation**
- **Sustainable lifestyle and green jobs**
- **Sustainable water management**
- **Circular resources and sustainable waste management**
- **Green space, urban nature, and biodiversity**
- **Social inclusion and community engagement**
- **High-quality architecture and urban design**



**BRISTOL  
ONE CITY**

A strategy for a carbon neutral, climate resilient Bristol by 2030

# Get in Touch

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