

FILTON - THE EMERGING MASTERPLAN

Delivered by YTL Developments UK

YTL DEVELOPMENTS UK

Part of the international YTL group that includes:

- Power, water, rail, cement, voice and data communications
- Property development, housing, commercial, retail, construction
- Hotels and spas
- Assets in Asia, Europe and Australia



YTL in the UK

- **Wessex Water Services – top performing UK water and sewerage business**
- **GENeco – organic waste and renewable energy company**
- **The Gainsborough Bath Spa hotel, Thermae Bath Spa and hotels in London and Edinburgh**
- **Total UK assets of over £1.5 billion**
- **YTL Developments – formed to develop Filton airfield and grow to be a major UK player**



YTL ETHOS



- **Strong family and Christian values**
- **Prudent investors**
- **Long-term investors – have never sold a business**
- **Always strive to be the best**
- **Not a house builder – a creator of communities**

THE YTL DEVELOPMENT TEAM

Brings together the skills and expertise of:

- **YTL as major developers in Asia – Sentul Park and U Thant Place, Kuala Lumpur and Sandy Island, Singapore**
- **Studio Hive who have led UK developments for Urban Splash and Skanska, including Royal William Yard, Plymouth, Seven Acres, Cambridge and Lakeside, Hartcliffe, Bristol**
- **Wessex Water Group's expertise in delivering sustainable solutions for a £200 million per annum infrastructure programme, raising UK finance, community engagement and communications**

KEY CONSULTANTS

- **Allies & Morrison – Masterplan lead**
- **Gehl – Public space and community planning**
- **Grants Associates - Landscape architects**
- **Peter Brett Associates - Civil engineers**
- **Phil Jones Associates – Transport planning**
- **Alder King – Planning advisers**
- **AESS – Sustainability advisers**
- **Savills and Cushman & Wakefield – Commercial sales**

LEAD MASTERPLANNERS – ALLIES & MORRISON

- An architecture and urban planning practice based in London
- Projects throughout the UK, Middle East and North America
- 39 RIBA Awards and twice shortlisted for the Stirling Prize
- Architects' Journal Practice of the Year in 2015

Projects include:

- Kings Cross St Pancras
- Queen Elizabeth Olympic Park
- Royal Festival Hall
Southbank



PUBLIC SPACE AND COMMUNITY PLANNERS - GEHL

- Internationally renowned urban research and design consultancy based in Copenhagen, New York and San Francisco
- Create people-friendly environments and public spaces which encourage healthy lifestyles - walking, cycling and public transport
- Nykredit Architecture Prize, 2013

Projects include:

- Times Square, New York, USA
- Christchurch, New Zealand
- Brighton, UK



Times Square and Brighton

LANDSCAPE ARCHITECTS - GRANTS

- Based in Bath and Singapore
- Sustainable landscapes connecting people and nature
- Andrew Grant made a Royal Designer for Industry in 2012 in recognition of his work in sustainable and ecological landscape architecture

Projects include:

- Gardens by the Bay, Singapore
- Accordia housing scheme, Cambridge – Stirling Prize winner
- UK Pavilion, Forest Garden, Japan EXPO



CREATING A NEW VISION FOR FILTON AIRFIELD

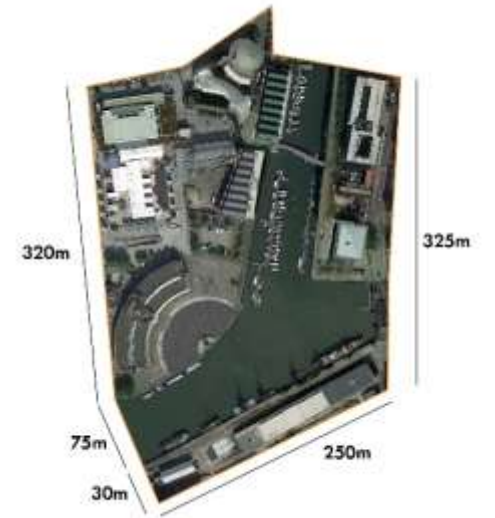
- Builds on the current BAE outline
- Ambitious in its approach to creating a new destination
- Raises the bar in terms of investment in architecture and high quality public realm
- Designs architecturally distinctive buildings which are economical and efficient to run
- Creates a vibrant and sustainable place to live, work and play
- Invests early in the transport improvements to ensure connectivity
- Respects the heritage of the site



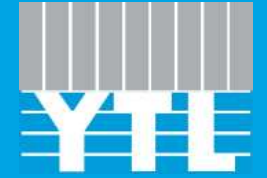
A MAJOR DEVELOPMENT IN THE SOUTH WEST

- **354 acre site plus the Brabazon Hangars**
- **2,675 homes**
- **Smart home/intelligent technology**
- **62 acres of employment space**
- **Mixed use centre**
- **Three new schools**
- **Recreational spaces and community facilities**
- **£100 million investment in infrastructure and remediation**
- **New railway station**
- **Dedicated MetroBus route**

SCALE COMPARISON - Bristol Harbourside and Cliftonwood Terrace



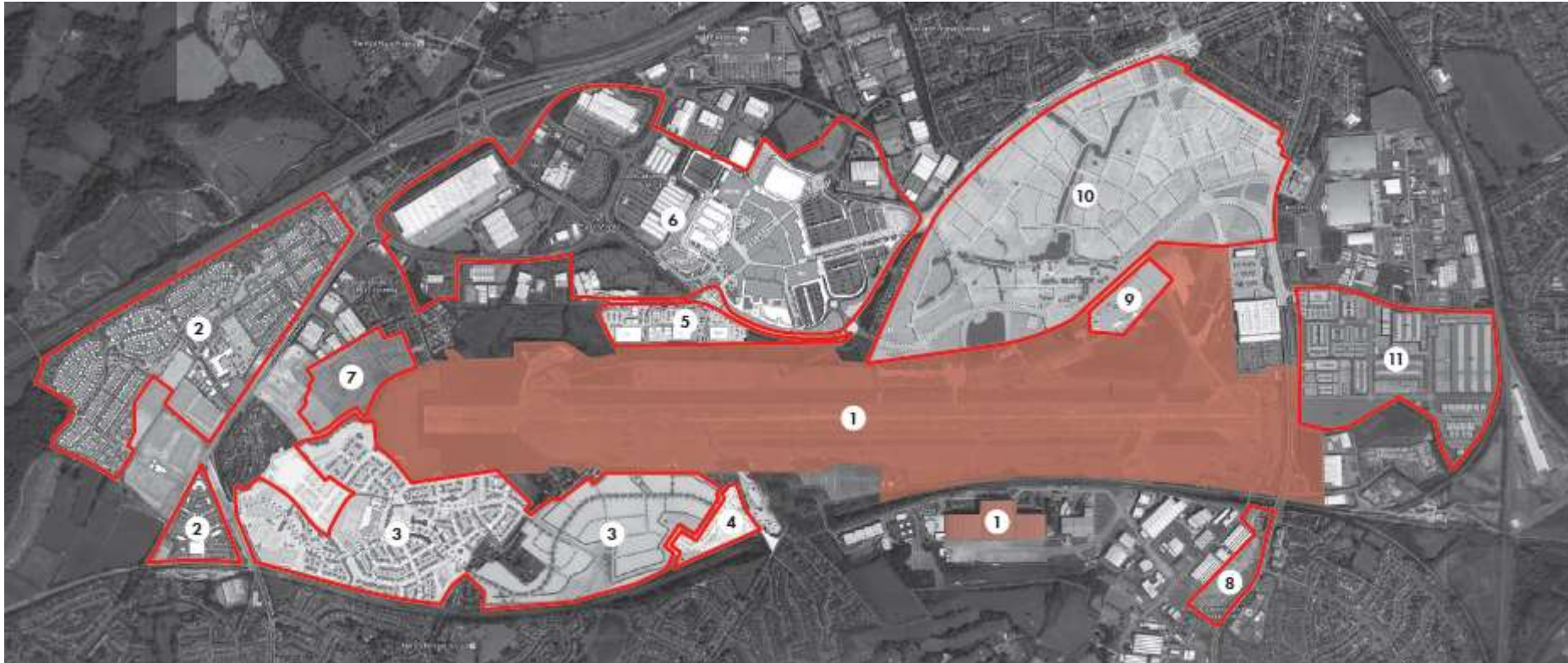
PART OF WIDER DEVELOPMENTS AROUND FILTON



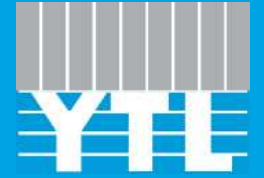
- 1. Filton Airfield/ Brabazon Hangars, YTL
- 2. Deeley Freed/Taylor Wimpey
- 3. Persimmon Homes
- 4. Redrow Homes

- 5. Baylis leisure developments
- 6. The Mall, retail extension
- 7. The Laurels
- 8. Airbus relocation

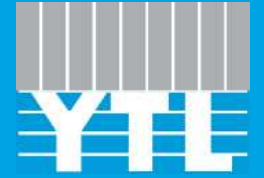
- 9. Aerospace Bristol Museum
- 10. Charlton Hayes, Bovis
- 11. Horizon 38, St Francis Group



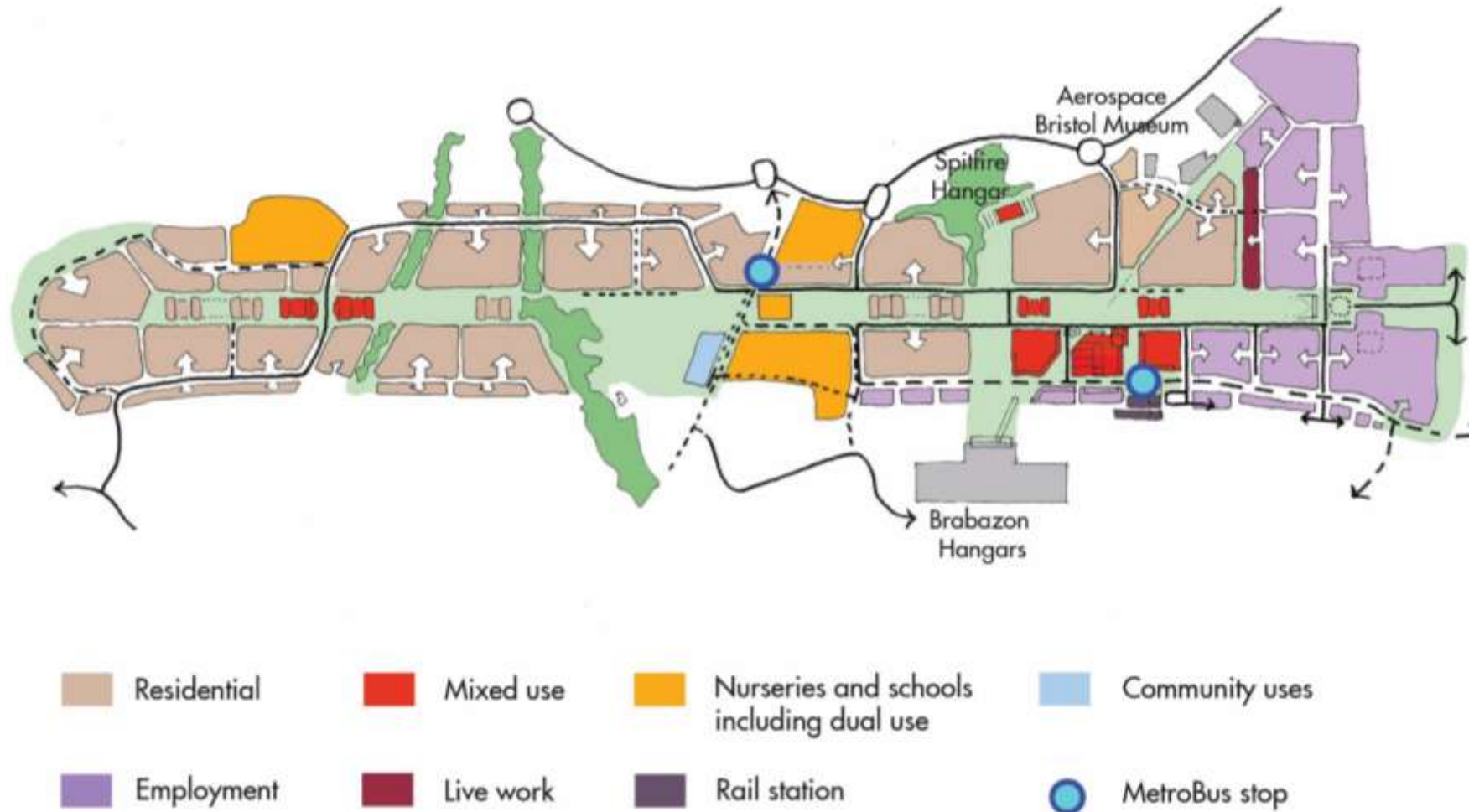
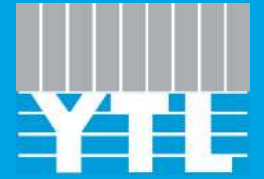
CONSENTED OUTLINE MASTERPLAN



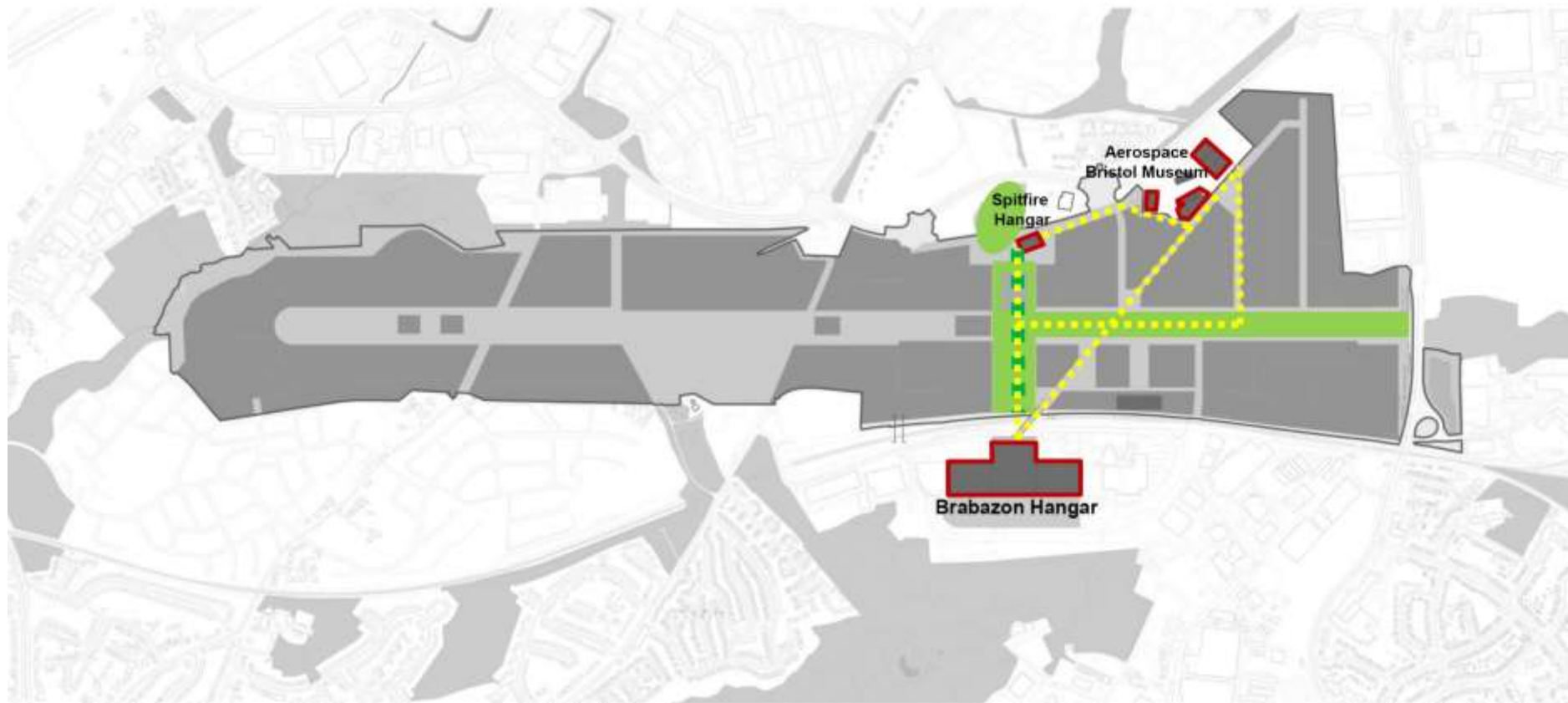
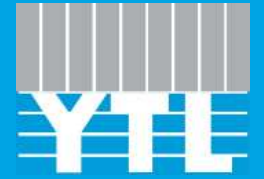
THE EMERGING MASTERPLAN



ILLUSTRATIVE DETAIL



HERITAGE CELEBRATED AND INCORPORATED

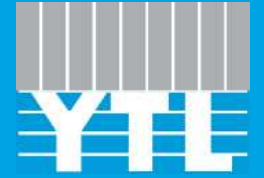


A MIXED USE CENTRE



- Shops and community uses
- Urban apartments
- University presence
- Live-work units
- Close proximity to new train station and MetroBus
- Active throughout the day and evening

INNOVATION AND JOBS



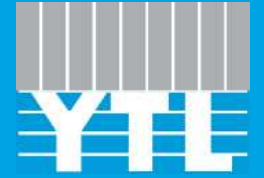
- Direct access from motorways via A38
- Landscape infrastructure sets quality benchmark
- Offices addressing linear park and heritage square
- Potential for a standardised approach to buildings ensuring consistent quality at key locations
- Range of unit types and size

NEW HOMES



- Family housing
- High value residential facilities
- Primary school
- Church
- Streets follow local contours

CONNECTIVITY



- MetroBus route
- MetroBus stop
- Other bus routes
- New railway station
- Pedestrian and cycle access
- Pedestrian and cycle routes



Images for illustration

TRAFFIC AND TRANSPORT

- **MetroBus - expected to carry over 20,000 passengers per day in first year**
- **Rail station - forecasts suggest almost 218,000 trips per annum by 2032**
- **Integrated cycle routes connecting to the external network**
- **Working with companies in the development of driverless technology**
- **More than £90 million investment in transport infrastructure (MetroBus, A38 corridor, North Fringe Hengrove, Lysander Road, A4018)**
- **Funding a South Gloucestershire Council transport model to review the traffic movements on the A38 corridor**
- **Delivering the South Gloucestershire Council consented transport strategy**

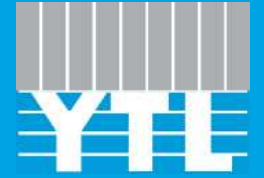
WHAT MAKES A YTL HOME?

- Architecturally distinctive, beautiful and exciting
- Flexible and more spacious internal arrangements
- Double volume spaces where possible
- Greater floor to ceiling heights
- Greater connectivity with the landscape
- Private outside space – gardens or balconies
- Economic, sustainable and efficient to run
- Functional, with integrated smart home technology
- Integrated storage solutions



Images for illustration

QUALITY ARCHITECTURE AND URBAN DESIGN



Images for illustration

SMART HOMES

- All homes with smart technology to manage internal and external environment

WIFI-led:

- heating
- lighting
- appliances
- music
- security
- High level of insulation
- Work space



SUSTAINABILITY AND LANDSCAPE

- Integrated environmental system approach
- Innovative use of water and water management within the landscape
- Rainwater harvesting, sustainable drainage systems (SUDs), wetland habitat
- Tree belts to mitigate the impact of the winds and promote connectivity for people and wildlife
- Landscape and public realm providing a fully integrated system inter-connected with energy, water and waste systems using the latest environmental technologies



Images for illustration

A HEALTHY COMMUNITY

- Accessible, safe and attractive public open space
- Network of quality spaces, safe and accessible parks, gardens, streets, squares, play areas, woodland groves, meadows, greens, playing fields and wilder spaces
- Potential for urban food production - large scale community allotments and small scale pocket gardens



Images for illustration

A COMMUNITY FOR ALL AGES

- Two primary schools with associated nurseries
- One secondary school
- Community centre
- Sport and leisure facilities
- Retirement/care provision
- Student/university presence
- Start up business accommodation
- Affordable housing to buy and rent



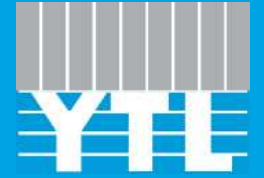
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LANDMARK FEATURE

- Exploring options for a landmark building and/or artwork
- To be visible from the surrounding area a structure will need to be around 80m high
- International architectural competition to provide possible options
- Further work and consultation over next few months



COMMERCIAL PROPERTY - 62 acres of employment space



Images for illustration

HIGH VALUE DESIGN INSTITUTE

- Initiative by aerospace industry
- UK centre of expertise for manufacturing design
- Digital database for knowledge transfer
- Presentation, conference and research facilities



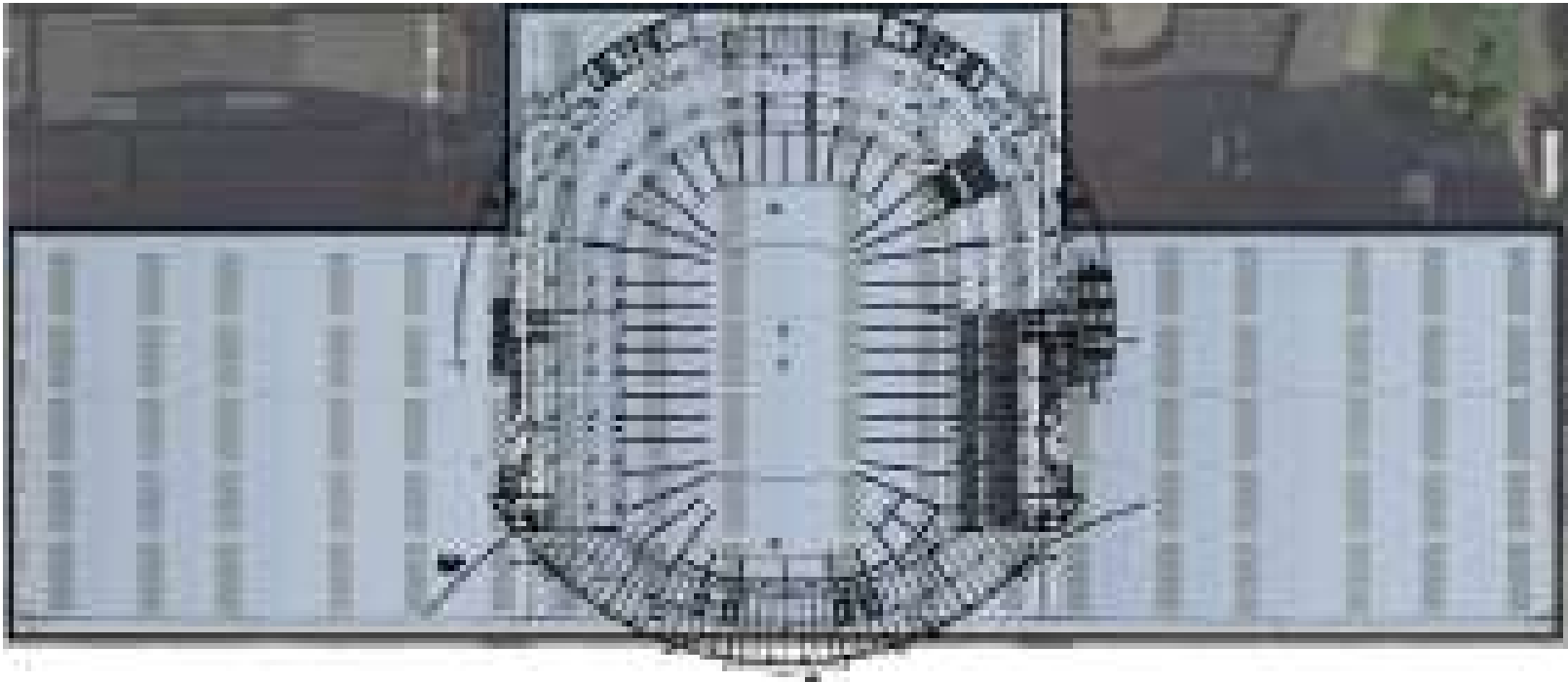
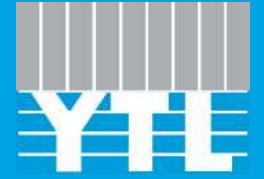
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THE BRABAZON HANGARS

- Built in 1946
- Three separate bays
- Total length 352m
- Height 35m (doors 21m high)
- Total area 400,000 sq ft



THE O2 FITS INSIDE THE BRABAZON HANGARS



FUTURE USE OF THE BRABAZON HANGARS

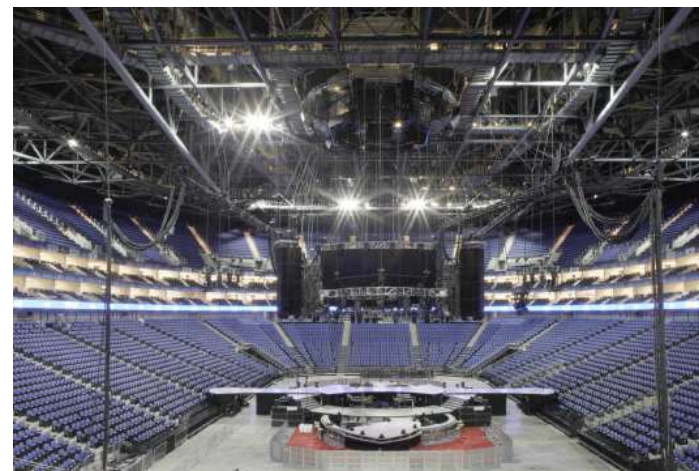
- **Iconic presence that dominates the site**
- **Currently removing asbestos**
- **Short-term lets**
- **Exploring new access arrangements**
- **Longer term possibilities:**
 - **university campus**
 - **velodrome/sport**
 - **cultural space**
 - **exhibition space**
 - **Other?**

ALTERNATIVE USE IDEAS

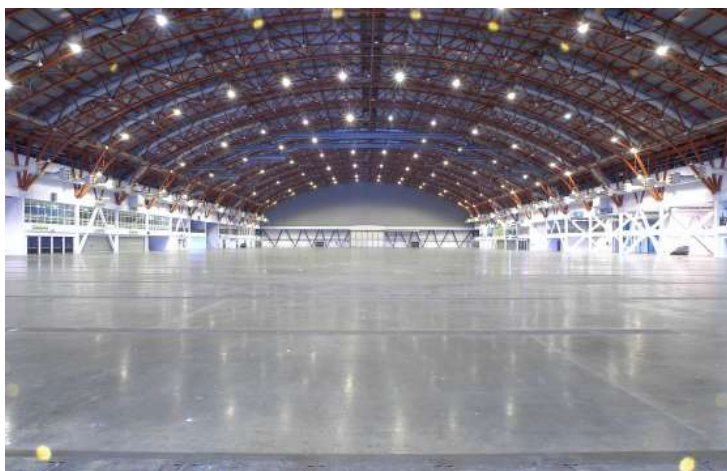
ETIHAD COMPLEX, MANCHESTER, UK



O2 ARENA, LONDON, UK

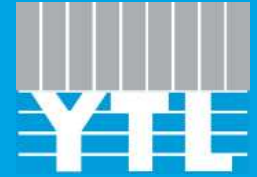


EARL'S COURT 2, LONDON, UK



SKY WAYS BUSINESS CENTRE, LIVERPOOL





ANTICIPATED TIMELINE

- **Spring 2017** – pre-application consultation
- **March 2017** – submit outline planning permission
- **March to August 2017** – detailed consultation on public spaces and links to existing communities
- **August 2017** – obtain outline consent
- **September 2017** – submit phasing plan, design code and geographic plan
- **Spring 2018** – start enabling works
- **March 2018** – obtain approval for phasing plan, design code and geographic plan
- **April 2018** – submit detailed planning for Phase 1
- **August 2018** – obtain detailed planning approval
- **October 2018** – start construction of Phase 1 housing
- **January 2019** – start construction on Phase 1 commercial
- **End of 2019** – completion of first Phase 1 homes

SUMMARY

- **YTL is a long term investor in sustainable communities**
- **We have a strong team in place to take Filton forward**
- **We want to evolve the design to provide:**
 - **a truly inspirational place with great connectivity**
 - **a community focus for this part of South Gloucestershire**
 - **high tech, high skilled employment including a university presence**
- **Comprehensive on-going maintenance of the development**