

## Anchor Point BRISTOL

**Local authority:** Bristol City Council

**Client:** Sovereign Housing Association

**Contractor:** Kier Group

**Developer:** Crest Nicholson

**Architect:** Atkins Walters Webster

**Cost:** £9.7m

**Number:** 116 affordable out of 600 new units.



*Sovereign has secured two of the 12 buildings for affordable housing on Europe's largest dockside revamp, working with Crest Nicholson.*

## The site

Harbourside is Europe's largest dockside revamp – a mixed use development of retail, leisure, residential and offices. The 5.2ha site is a former gasworks/industrial site at Canon's Marsh in the city centre, identified by the city council for regeneration in 2003.

The 12 buildings (115,000sq.m) are arranged around waterfront piazzas, centred around a casino, hotel, bars, cafes and arts centre.

The site was heavily contaminated, and needed four years to get through the planning process, signed in October 2005. The usage mix is 44% residential, 38% offices, 14% leisure, 12% educational and 3% retail.

## The scheme

Sovereign has strong relations with the developer Crest Nicholson, and has invested £10m on the affordable quota. Two six-storey buildings are allocated for affordable, and are under construction by Kier Group as part of the third phase of the Harbourside development.

This covers 68 apartments for rent and shared ownership, featuring shops on the ground floor at Anchor Point, and a further 48 apartments in a separate building.

Although there is no parking, Sovereign recorded more than 100 expressions of interest in the part-buy part-rent properties on the first day of marketing.

**Completion date:** handing over from **Oct 2007**.