



BRISTOL
ZOO
GARDENS



A UNIQUE OPPORTUNITY TO CREATE A REMARKABLE PLACE
FOR PEOPLE TO LIVE AND FOR NATURE TO THRIVE





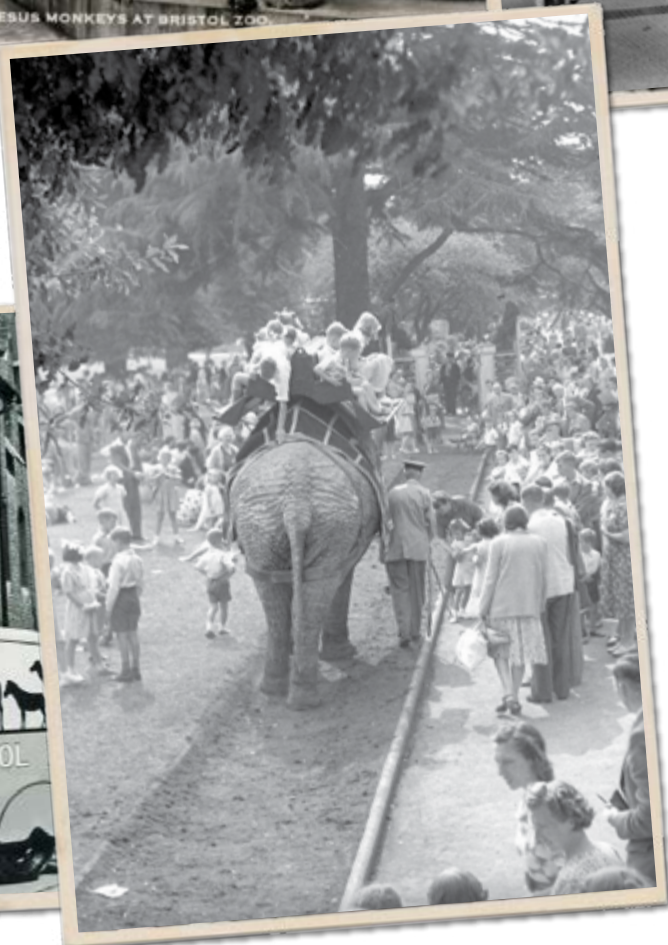
HISTORY

Bristol Zoological Gardens opened on 11th July 1836, becoming the second zoological garden to open in England, after London Zoo in Regents Park (1828), and the fifth in the world.

It was founded by The Bristol, Clifton, and West of England Zoological Society that was formed in 1835 to advance the public understanding and conservation of wildlife and the natural environment. The Society raised the funds for their venture through the sale of shares, with many prominent Bristolians, such as Isambard Kingdom Brunel, being among the first shareholders. They subsequently purchased 12 acres of farmland on the outskirts of Bristol. The site included a small cottage and a lime kiln. The zoological gardens remained surrounded by fields for over ten years after its opening, with the surrounding suburban streets of Clifton not built until the 1850s.

The original design for Bristol Zoological Gardens was produced by Richard Forrest; a well-respected landscape designer, who during his career worked on several important commissions including the gardens at Syon House, London, and Eaton Hall, Cheshire, as well as producing designs for several other zoological gardens. Forrest's scheme retained many of the existing mature trees, but also included the planting of specimen trees and plants, the excavation of a lake to the centre, the creation of a Grand Terrace for promenading, as well as buildings in a characteristic pavilion style.

From the mid-1850s the surrounding land was developed for housing, and in 1862 the first buildings of Clifton College, located to the immediate south, were built.





Over the course of its 188-year history, Bristol Zoo Gardens has welcomed millions of visitors to see the animals and to enjoy the extraordinary gardens. The zoo gained national recognition in the 1960s and 1970s thanks to the BBC Television children's programme "Animal Magic", presented by Johnny Morris from Bristol Zoo Gardens. This rich heritage has embedded Bristol Zoo Gardens into the memory of the people of Bristol and the wider United Kingdom.

However, the Society faced increasing challenges with the site due to limited space and aging infrastructure, and greater understanding of the needs of large animals. In 2020, Bristol Zoological Society announced its Strategy to 2035, which includes the creation of a new conservation zoo at its 136 acre site on the outskirts of the city, and closing and selling the Clifton site.

Construction of the new facilities, animal and education spaces at "Bristol Zoo Project" is scheduled to commence in 2024. The completion of these projects will coincide with the Society's vacation of the Clifton site, expected to occur in May 2025.

**BRISTOL
ZOOLOGICAL
SOCIETY**
SAVING WILDLIFE TOGETHER

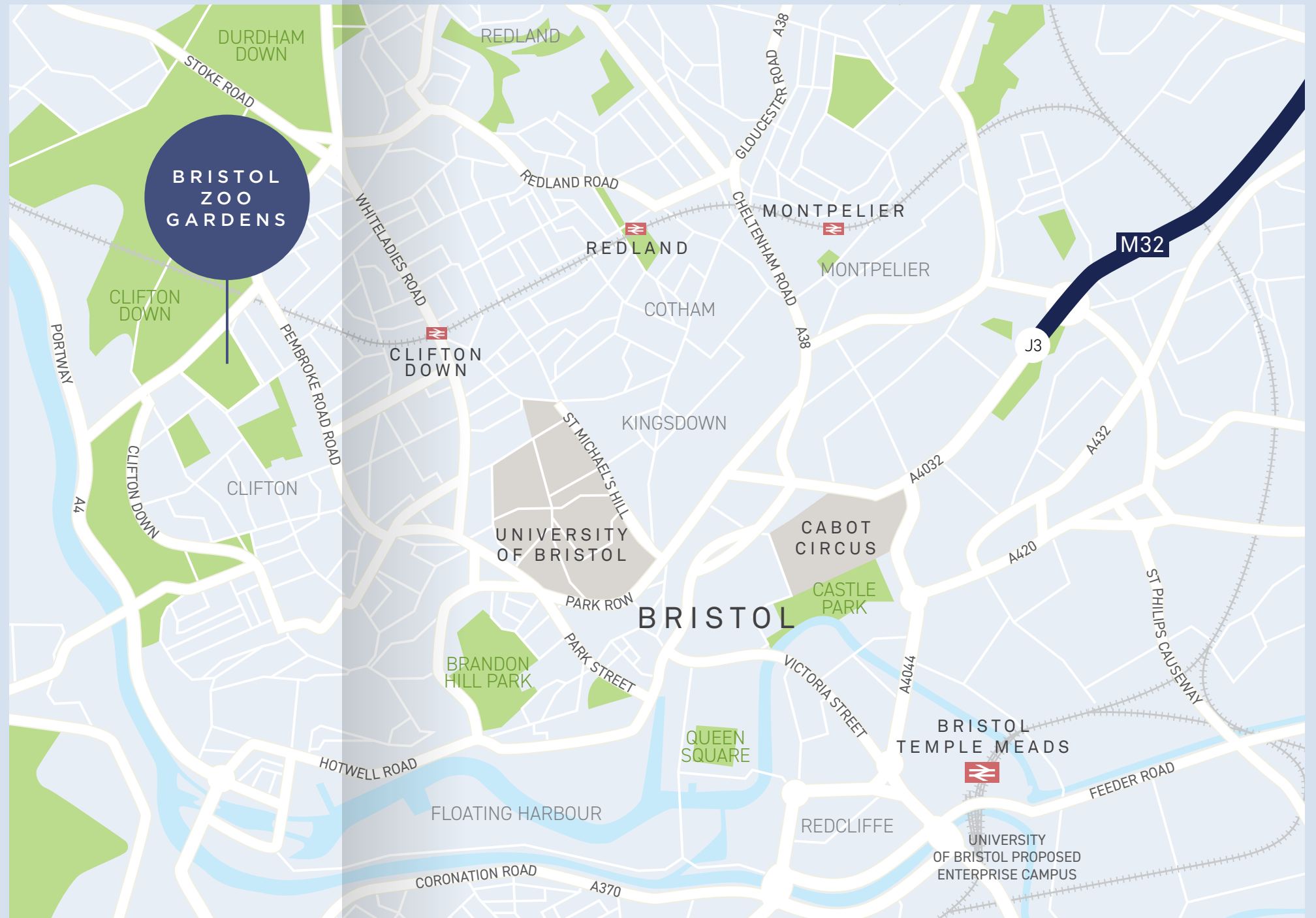
BRISTOL

Bristol is strategically located adjacent to the junction of the M4/M5 Motorway interchange, which provides excellent access to London, South Wales, the South West and the Midlands.

Bristol has two main line railway stations – Bristol Temple Meads and Bristol Parkway. Both stations provide frequent direct mainline services to major cities throughout the UK.

London Paddington is reached in 1 hour 20 minutes from Bristol Temple Meads and 1 hour 10 minutes from Bristol Parkway.

Bristol Airport is located approximately 7 miles to the south west of the city centre. It is the 8th busiest airport in the UK, handling 8.9 million passengers and offers scheduled flights to 112 destinations in 29 countries.





CLIFTON SUSPENSION
BRIDGE

CLIFTON VILLAGE

CLIFTON COLLEGE

CLIFTON DOWN

ROYAL YORK CRESCENT

WHITELADIES ROAD

BRISTOL
ZOO
GARDENS

UNIVERSITY OF BRISTOL

SS GREAT BRITAIN

BRANDON HILL PARK

PARK STREET

COLLEGE GREEN

BRISTOL HIPPODROME

FLOATING HARBOUR

QUEEN SQUARE



VOTED BEST PLACE TO:

Live

VOTED BEST PLACE TO:

Work

VOTED BEST PLACE TO:

Start-up



213%

MORE DEMAND THAN NEW BUILD SUPPLY OVER THE LAST 10 YEARS

+28.7%

FIVE YEAR HOUSE PRICE GROWTH TO MARCH 2023 (+27.2% ENGLAND AND WALES)

34%

OF BUYERS OF SAVILLS NEW HOMES SALES IN H1 2023 WERE CASH PURCHASERS (UP FROM 17% IN 2022)

+10.1%

HOUSE PRICE GROWTH IN THE YEAR TO MARCH 2023

48%

of Savills Sales

IN 2023 H1 WERE NEWCOMERS TO THE CITY



26%

GRADUATE RETENTION RATE

Top Three UK City

FOR 21-40 YEAR OLD INWARD MIGRATION PER CAPITA

Rising Tech City

IN SAVILLS TECH CITY INDEX 2023



CLIFTON



Bristol Zoo Gardens is located within the Clifton and Hotwells Conservation Area, between the 450 acre green expanse of The Downs to the north and the historic listed buildings of Clifton College to the south.

Described by former Poet Laureate John Betjeman as "the handsomest suburb in Europe", Clifton is Bristol's most established and affluent residential suburb. The local area is characterised by impressive Georgian and Victorian architecture and the site benefits from close proximity to the wide range of local amenities, independent shops, bars and restaurants.



An aerial photograph of Bristol Zoo Gardens. The central feature is a large, intricate hedge maze. To the left of the maze is a sandy playground area with several green and blue play structures. The garden is surrounded by a variety of trees, including some with bright yellow foliage. A winding path is visible on the right side of the maze. The text "BRISTOL ZOO GARDENS" is overlaid in the center in a white, serif font.

BRISTOL
ZOO GARDENS



SITE DESCRIPTION

The Bristol Zoo Gardens site comprises approximately 4.6 ha (11.4 acres) of landscaped gardens, historic and modern administrative and educational buildings, animal enclosures and café/restaurant facilities. The established gardens, originally designed by Richard Forrest, have been carefully cultivated and developed for nearly 200 years. They include numerous specimen and 'champion' trees, lawns, flower beds and borders, and the central lake. Some of the key features of the landscape have been retained since the zoo first opened, such as the Grand Terrace, lake and large lawns.

The site's historical and local significance is marked by the Historic England list entries (Grade II) of the Monkey Temple built in 1928, and thought to have been inspired by Rudyard Kipling's *The Jungle Book*; the former Bear Pit (current Aquarium); the Eagle Aviary; the northern Entrance Lodge building; the former Giraffe House (the current Gorilla House); and the southern entrance gates with their flanking walls.

The Monkey Temple was the first attempt at Bristol Zoo Gardens to keep exotic animals in a 'natural' environment where they could be viewed by the public without being inhibited by bars or wires, and was a great success with visitors, appealing to both their imagination and a growing sense of unease at seeing animals in cages.

Clifton Pavilion is 'Locally Listed', whilst the wider site is designated as a 'Local Historic Park and Gardens' and an 'Important Open Space'.

The site is broadly level but slopes downwards from north to south. It currently features a number of single and two storey buildings, including animal enclosures of various shapes and forms.

The enclosures are predominantly situated on the perimeter of the site, around a central landscaped area of lawns, mature trees and the lake. The whole site is enclosed by a perimeter wall which frames the extraordinary gardens within.





PROPOSED DEVELOPMENT



PLANNING PERMISSION

Bristol Zoological Society is offering the Bristol Zoo Gardens site for sale having successfully secured a Resolution to Grant Planning Permission for what it regards as an exemplar residential scheme. This provides a suitable future for this extraordinary site, complementing the historic gardens with high-quality architecture and highly sustainable, low carbon development, whilst securing an appropriate legacy for the Society, in line with its conservation values.

In leading the planning application, the Society were aware that for over 185 years, Bristol Zoo Gardens has been a unique place, where people have come together and interacted with wildlife. Three clear design principles were used to shape the vision for the site:

- 1. Bringing people together
- 2. Connect people and wildlife
- 3. Provide high-quality, sustainable homes

Resolution to Grant Planning Permission for the main site was secured at Bristol City Council's Development Control Committee in April 2023 for a development of 196 residential units (Class C3), the provision of community space (Class E, F1 and F2), and public open space, with selective demolition of existing buildings (ref: 22/02737/F).

The design team was led by multi-award winning architects Penoyre & Prasad (now part of Perkins & Wills) along with LUC (Landscape Architect) who have successfully reconciled the introduction of a new residential development within and amongst the historic gardens and retained buildings and structures.

The proposed new buildings form two distinct typologies. Around the perimeter of the site, new apartment buildings respond to the sense of enclosure provided by the historic boundary walls. The buildings are visually broken up by the use of step down or back relief, balconies, and playful animal motifs.

Within the site, 27 new houses are introduced predominately to the south of the lake. These are bolder in their design, with materials selected to draw on animalistic textures, and architectural references taken from the existing Grade II listed Giraffe House.

Five historic buildings within the site will be converted into characterful homes, creating 18 additional homes. This includes the Grade II Giraffe House, which forms a single dwelling, and the Clifton Pavilion which will be subdivided into 5 town houses.

Block	Total Units	Total NSA(sqm)	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed
Perimeter Apartments							
North Block	65	5,346	21	35	9		
East Block	56	4,955	16	27	13		
South Block	30	1,908	19	6	5		
Houses							
Lakehouses	22	4,403				22	
West Houses	5	1,132				5	
Refurbished Existing Buildings							
Clock Tower	8	678	4	3	1		
Giraffe House	1	326					1
Museum	3	400			3		
Parrot House	1	204			1		
Clifton Pavilion	5	1,286			2		3
Total	196	20,638	60	71	34	27	4



CGI of consented scheme (East Lawn view)

The gardens will become more permeable, with the introduction of a series of new public entrances via existing gateways and new openings in the existing perimeter wall, providing daytime public access.

Bristol Zoological Society will retain ownership of the Grade II listed Entrance Lodge which will be converted to become a new Clifton Conservation Hub. This will offer a 50-seat café and public toilets to serve the gardens as well as providing space for community and education groups who can use the gardens to teach about native species of plants and animals. Other listed structures including the Bear Pit and Monkey Temple will be restored and enjoyed within the landscape.

The landscape design retains the qualities and features that make the Gardens so special. The existing site already offers an extraordinarily rich diversity of mature plants and trees, and the new proposals build on this with enhancements to the lake, planting and habitats creating a biodiversity net gain of 36%.

The buildings are all of a high quality, incorporating sustainable features such as PV panels and Air-Source Heat Pumps. 20% of the proposed residential units are to be affordable.

AFFORDABLE HOUSING

The development will be granted consent in line with Policy BCS17 which assumes a ‘fast track’ route for development enabling the provision of 20% affordable housing on site.

The affordable provision of 20% is to be provided based on a tenure mix of 75% Social Rent and 25% First Homes. These are to be provided within Blocks E2, E3 and S1.

The S106 agreement is in the process of being drafted. Further information relating to the evolving draft S106 Agreement, including payment obligations, will be available in the Data Room.

COMMUNITY INFRASTRUCTURE LEVY

The scheme will be liable for CIL in accordance with the Bristol City Council Charging Schedule, based on a rate of £70 per square metre of private development (subject to indexation).

DEVELOPMENT MASTERPLAN

RETAINED STRUCTURES

1. The former Bear Pit (latterly Aquarium)
2. Entrance Lodge (Freehold to be retained by the Society and become the Clifton Conservation Hub)
3. The Activity Centre (former Museum)
4. The Parrot House
5. Clifton Pavillion
6. The Clock Tower
7. Gorilla House (former Giraffe House)
8. The Eagle Aviary
9. Monkey Temple
10. Terrace Theatre

PROPOSED STRUCTURES

11. New Lake Houses
12. New West Houses
13. Block E1
14. Block E2
15. Block E3
16. Block S1
17. North Buildings

LANDSCAPE FEATURES

18. Remodelled Lake
19. Play Areas
20. West Lawn
21. East Lawn

SITE ACCESSES

22. Lions' Gate Pedestrian Entrance
23. Northern Access Road
24. New Access off Northcote Road
25. New Main Entrance off College Road
26. New Pedestrian Access
27. Retained Guthrie Road Access





CGI of consented scheme (North view)



DISPOSAL PROGRAMME

Following its relocation to a 136 acre conservation zoo on the outskirts of the city, Bristol Zoological Society is now undergoing a two-stage process to dispose of its Clifton sites.

Having successfully secured detailed planning permission for the former West Car Park, Bristol Zoological Society completed on the sale of this site in May 2023, concluding the first phase of the disposal of its Clifton sites.

Phase two – the sale of the main site, Bristol Zoo Gardens – will complete this process, closing a chapter for Bristol Zoological Society, and providing for its future investment in the Bristol Zoo Project and for the delivery of its strategic charitable objectives to 2035:

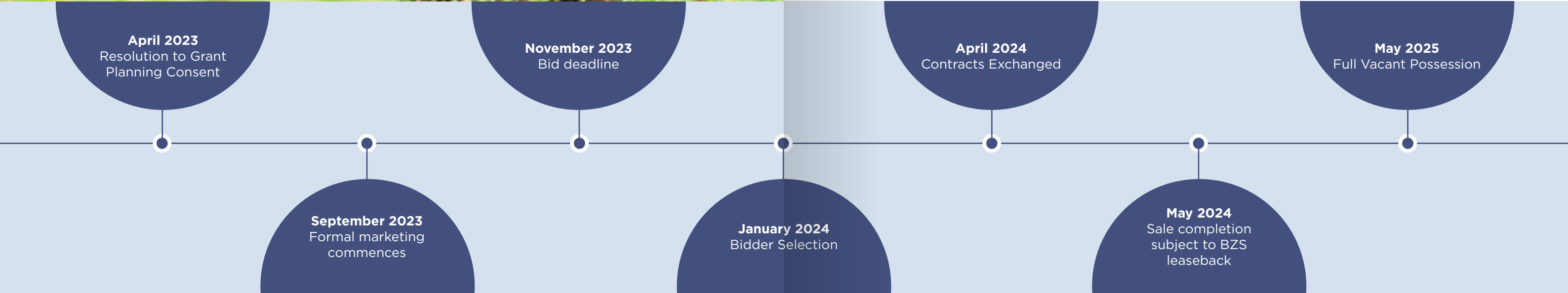


Bristol Zoo Gardens is now to be offered for sale with the benefit of a Resolution to Grant Planning Permission for a residential scheme of high quality and specification.

The timeline below sets out our anticipated programme for marketing and disposal.

Please note that the dates framed are indicative at this stage and are subject to the performance of third parties.

The sale completion is also subject to Bristol Zoological Society leaseback of the site. The Society will continue to have operational activities on part of the site with some animals, including the gorillas, remaining on site until Vacant Possession.







WIDER PROJECT TEAM



PLANNING - BRISTOL ZOO GARDENS

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BRISTOL ZOOLOGICAL SOCIETY

SAVING WILDLIFE TOGETHER

For further information on the Bristol Zoological Society relocation journey – please visit the Society's website:

bristolzoo.org.uk

Bristol Zoological Society is a registered charity (no 1104986).

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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FURTHER INFORMATION

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Further information is available on the Data Room: <https://sites.savills.com/BristolZooGardens>

