UWE CAMPUS REGENERATION

GDV:
£150m

USE: Mixed

LOCATION: UWE campus (Frenchay)

PLANNING AUTHORITY: South Gloucestershire Council

CURRENT STAGE/STATUS: Lapsed planning currently in feasibility concept design

The University of the West of England (UWE) campus presents a significant regeneration opportunity within the West Innovation Arc, centred on the reuse of a currently vacant exhibition and conference centre.

The focus is on transforming the building into a major public-facing leisure and social destination, combining fitness, wellbeing, sport and entertainment uses. A central atrium provides a flexible venue capable of hosting events, conferences and live entertainment, supported by food and beverage offers.

The development is designed to operate as a year-round destination, serving both the university population and the wider region. It addresses a clear gap in amenity within the West Innovation Arc, complementing the area's existing concentration of employment and residential growth.

It forms part of a wider opportunity across the campus, including Enterprise Park redevelopment and low-carbon retrofit of older campus buildings.

KEY FACTS

- c.97,000 sq ft existing building, offers near-term delivery potential
- Fitness suite (c.14,000 sq ft), wellness hub (c.7,500 sq ft), and studios
- Padel/pickleball courts (c.25,000 sq ft)
- Competitive socialising space (c.10,500 to 15,500 sq ft)
- Flexible atrium venue (c.5,000 sq ft) with capacity for events and esports
- Dedicated esports space (c.3,200 sq ft)

INVESTMENT PROPOSITION

Leisure-led adaptive reuse opportunity, suitable for partnerships with operators, developers and institutional capital.

Potential for phased delivery, combining an activated leisure destination with longer-term commercial and residential investment opportunities across the wider campus.