

BATH QUAYS NORTH – FREQUENTLY ASKED QUESTIONS

August 2018

What is the Council proposing?

Bath Quays is the Council's flagship regeneration project designed to create a new and vibrant commercial quarter for Bath's flourishing businesses in the heart of the city.

Bath Quays North is located on the riverside between Green Park and Churchill Bridge. A Masterplan has been developed to deliver around 20,000 sqm of new offices, creating up to 1,900 new jobs; a minimum of 70 homes and a new modern basement car park.

Outline planning consent for this scheme is the next step forward in delivering the Council's Economic Strategy to create jobs and opportunities for local people.

Is there a demand for new offices in Bath?

Yes, we have much analysis and evidence around office demand. There is a lack of quality office space in Bath as many of the existing offices have been converted into student and residential accommodation through permitted use changes. This means that expanding businesses have left Bath for other locations such as Bristol, and higher wage jobs are disappearing with them.

Why are offices important to Bath?

Bath is a thriving and successful base for high value jobs and business within the Technology, Media & Telecoms and Financial & Professional sectors. Providing space to allow them to grow and to attract new businesses is key to our economic prosperity as a city and a region.

Why has the market not delivered new offices?

Whilst there is strong market demand for Grade A office space, the market has failed to deliver offices as other uses such as residential and hotels provide higher returns.

How is the Bath Quays North project being delivered?

The Council will partner with the private sector to deliver Bath Quays North. Outline planning consent for the Bath Quays North site has been obtained by the Council. This provides the city greater control over quality and delivery and will allow a developer to take forward the scheme with certainty and develop a detailed scheme within the development limits and design rules.

What will the buildings within the scheme look like?

The outline application does not define what the buildings will look like. The illustrative masterplan and proposed images show what the scheme could look like. However, the design codes and design guidance set rules controlling the quality and appearance of the buildings. Aspects of the scheme, including material choice, tonality, building proportions and architectural character are defined.

When will we see the detailed plans like materials etc.?

The Council has sought outline consent for the scheme based upon parameter plans, design codes and design guidance. The selected developer will then develop a scheme that complies with the parameters and design codes. Once a detailed scheme is developed there

will be further public consultation prior to submitting a reserved matters planning application. This is anticipated to be in 2019.

How long will the development take to build?

Works are expected to commence on site in late 2019 and take 4-5 years to complete.

When will the Avon St car park be demolished and the new car park complete and will there be any parking provided during the construction works?

The scheme can be delivered in phases to maintain parking during construction. In addition to the parking on site, extra parking spaces can be provided elsewhere within the city centre, during the construction works.

Works on site are anticipated to start late 2019, with the commencement of the basement car park. The demolition of the Avon Street multi storey car park will be dependent upon the phasing programme. The earliest date could be mid-2020.

How much parking will be provided at Bath Quays North?

The new modern basement carpark will provide a minimum of 320 public spaces plus parking for the offices and residents. This reduces the number of spaces currently provided which is in accordance with the adopted 'Getting Around Bath' Transport Strategy and Parking Strategy which seeks to reduce parking in the city centre and encourage use of Park and Ride sites.

Where and when will the coach park be relocated?

A new coach park is being created within the Odd Down Park and Ride. Drop-off/pick-up will be maintained in the city centre at four sites, geographically located to serve visitor attractions. In addition some short stay parking (up to 90 mins) will be provided within and on the periphery of the city centre.

It is proposed to open the new coach park at Odd Down in September 2018, but the drop-off/pick-up at Riverside will remain until the improvements and additions are made elsewhere in the city (expected by early 2019).

How tall will the buildings be in relation to the adjacent buildings?

Building heights vary between four and five storeys. There are other buildings surrounding the site, such as Carpenter House, the Forum and the Macaulay building (part of Bath College), that are of a similar height or taller.

Considerable analysis has been undertaken of the views into and out of the city. This has determined the proposed height of buildings, so that they blend into the cityscape.

What type of homes will be provided?

The scheme can provide private sale or rented residential accommodation with a mix of smaller, more affordable units aimed at young professionals and first-time home owners.

Will the site be pedestrianised and what cycling provision will there be?

The streets within the development will be pedestrian-friendly, with occasional access for servicing and waste collection. Around the perimeter of the development, Corn Street and the Ambury will be traffic-calmed with safe pedestrian crossings.

Shared cycle routes will be provided through the development, connecting into the city-wide network along the riverside park and the new bridge improving routes to Avon Street, Somerset Street and Dorchester Street.

Will the existing road and bus stops be open during the construction works?

The highway network will be open during construction, although sections of the roads will be temporarily closed to allow the basement car park and buildings to be constructed. Bus stops may need to be temporarily relocated. A construction phase traffic management plan will be prepared as part of the reserved matters planning application.

Will the development affect the boat moorings?

The existing boat moorings will be maintained. As part of the riverside park works, new, safer, access points have been created for boat users.

What other uses are being provided within the development?

As well as delivering offices, the development will also provide new homes for local people, a modern basement car park, and retail/food and beverage units. The scheme aims to create a sense of place with its own vibrant identity.