

Bath Quays - Introduction and Context

In 2015, Bath & North East Somerset Council published the Bath City Riverside Enterprise Area masterplan, setting out its ambitions to bring the riverside to life with new working spaces, new park spaces, new homes and new connections along the river. The council is bringing forward a number of projects in the Enterprise area to help workers, residents and visitors enjoy Bath Quays in a sustainable and healthy way.

Bath Quays Waterside: to rejoin the city to its waterfront, with a new terraced landscaped south facing park as the setting for the new commercial quarter. This will include family and leisure access to the waterside and improved cycle routes.

Bath Quays Bridge: Funded by the Cycle City Ambition Fund, the first new crossing of the River Avon for over 100 years will provide the link between North and South Quays. In addition, Sustrans are advising the Council on which priority projects would encourage maximum cycling and walking to and from the Quays, and there will be further public consultation on these priorities in the autumn.

Green Park cycle link: now in place, this link provides a surfaced path between the river and city centre which can be used in times of flood.

Waterspace Study: to complete in March 2017 looking at how to improve the river corridor and use of the river itself, including mooring opportunities at Bath Quays Waterside.

Bath Quays South: to deliver homes and offices in the city centre including exciting new workspace for creative and tech sectors as well as new offices for BMT.

Bath Quays North: to deliver high quality offices, new riverside homes, public open spaces and cafes and restaurants on the waterfront.

Role of Bath Quays in the City

Bath Quays was identified in the masterplan as a strong location for business development. With its central location, near to amenities and transport connections, it can provide the new office space which is essential to the future of Bath as a working 21st century city.



The Site

The site occupied by the proposed developments is currently home to Avon Street Coach Park and Car Park and the derelict Newark Works buildings.

Bath Quays North and South together will provide space for local and new businesses which will generate up to 2,000 new jobs and upto 150 new homes.

Artist's impression of Bath Quays viewed from Churchill Bridge



Strategic Role of Bath Quays

The Quays development supports the delivery of several strategic aims of Bath & North East Somerset Council, the West of England Local Enterprise Partnership and the B&NES public service board.

- **Bath City Riverside Enterprise Area Masterplan:** Advises on how to deliver key sites and development opportunities within, also informs preparation of the Place-making plan.
- **B&NES Placemaking plan:** Has identified a requirement for the delivery of a significant amount of office accommodation within the city to provide space for growing businesses and new jobs.
- **B&NES Economic Strategy:** Has set out targets for new job creation and the requirement for new business space to enable growth of key and priority sectors: Creative & Digital, ICT, Advanced Engineering & Electronics, Environment & Low Carbon.
- **B&NES Core Strategy:** Acknowledges the key strategic role of Bath city in delivering economic growth by delivering employment with some housing on key sites.
- **B&NES Transport Strategy – Getting Around Bath:** Addresses the issues arising from the need to re-provide car parking spaces in the city and further develop alternative transport provision to enable workers, residents and visitors to the city to circulate freely.
- **West of England Strategic Economic Plan:** Has set out targets for new job creation and the requirement for resourcing significant centres of excellence in Bath and Bristol to enable growth through well established, thriving sectors including creative, digital and high tech industries.
- **Public Realm & Movement Strategy and Bath Pattern Book:** Has set out guidance to enhance access by connecting the river to network of city centre streets and public spaces, opportunities for a green corridor and public art and animation.
- **World Heritage Site:** Has taken in account Statement of Outstanding Universal Value and impacts on built heritage.

**Bath & North East
Somerset Council**

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Bath Quays Waterside and Bath Quays North - Background (not for consultation)

Bath Quays Waterside is the first step towards the creation of Bath's new Central Business District which will comprise developments on Bath Quays North and Bath Quays South and will be linked by the new pedestrian and cycling bridge.



Ground breaking work underway
Bath Quays Waterside
Flood Defence Project

Bath Quays North: On the North side of the river, shops and restaurants facing the river Avon will make the most of the location and create a busy and appealing street scene.

Bath Quays North proposes to provide up to 240,000 sq ft of new office space and at least 70 new homes.

The development will establish new pedestrian connections to St James Parade and Somerset Street from the historic quayside streets and will create a new prestigious business address in Corn Street.

The office blocks will create a diverse and exciting element at the heart of the new central business district. The development will offer a wide range of sizes of units which are designed to attract a range of contemporary and traditional local companies and inward investors.

As part of the wider Quays scheme, the development of the North side of the river will make a place for everyone to enjoy. There will be the new terraced Bath Quays Waterside park which is currently under construction and a parade of shops and restaurants, making the most of the south facing riverside environment adjacent to North Quays.

Car Parking and Coach parking will be relocated as part of the scheme's progress.

Development proposals for Bath Quays North will come forward later in 2016.

Subject to planning permission the construction of Bath Quays North could commence during 2018 and first occupation of the new spaces in 2019.

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Bath Quays Waterside Flood Defence Project

The Bath Quays Waterside Project forms the first step towards the realisation of the Bath City Riverside Enterprise Area and Bath Quays.

This flood mitigation and defence project enables the redevelopment of Avon Street carpark and the former Newark Works to jointly form part of a new and exciting business destination – Bath Quays.

It will significantly widen the north bank by up to 15m wide at the lower tow-path level between Churchill Bridge and Green Park to move water through this area more quickly in flood conditions.

On the South side of the river between Churchill Bridge and Midland Bridge, new flood walls will be installed and existing river walls will be raised.

Flood defences will also be improved on existing buildings fronting the river along the Lower Bristol Road.

The first stage of the programme has been to reroute Green Park Road around the north side of Avon Street Carpark which is now complete. Further works are expected to be complete by end of 2016.

Bath Quays Waterside will provide an attractive terraced park landscape, with an idyllic setting beside the river.



Site map: Bath Quays North proposals showing
Bath Quays Waterside riverside park



Artist's impression
Corn Street within Bath Quays North

Bath Quays South - Considerations

The industrial history of Bath Quays South and its existing buildings have been important factors for the new development. The future Bath Quays South will play an important role in the regeneration of the riverside and will link the city centre, the Lower Bristol Road, Oldfield Park and Bath Western Riverside.

Site History

The Immediate Surroundings

Bath's industry was historically focused on the river and today there are a number of significant warehouse and factory buildings that remain, on and adjacent to Bath Quays South.

Over a period of just over 100 years the site was subject to constant evolution and change.

In the context of Bath, the collection of buildings on the site are notable because of their size and materials.

Rising to six stories (or four large stories), the buildings are of a very large scale. They are more hidden from view because of their location at the valley floor of the River Avon and the hills of the city centre rising to the north and of Beechen Cliff to the south.

A further notable feature is their relationship to the river, where the buildings themselves form the river edge.

Whilst Camden Mill is predominantly Bath stone, both the Bayer Building and Maritime House are largely brick buildings with key elements such as window surrounds and reveals in stone.

Growth Over time

The Stothert and Pitt factory on the site housed self contained manufacturing processes transforming iron into finished products, most notably cranes.

From the initial Newark Works building comprising offices, the East Machine Shop and a smithy built in 1857 by Thomas Fuller, the site has evolved gradually over time. Apart from the Newark Works building on Lower Bristol Road the remainder of the site saw the construction and demolition of a number of buildings as the needs of the Stothert and Pitt company changed over time.

In contrast to the carefully planned Georgian city, South Quays was developed according to the business needs at the time. This led to a collection of buildings of different sizes and styles.

The Site Today

The surviving buildings comprise of the Newark Works building along Lower Bristol Road, the Foundry located at the centre of the site and the Boiler House at the north east of the site on the river edge. A series of arches adjacent to the Boiler House remain as remnants of an erecting shop demolished circa 1980s.

Memories of the industrial past of the site also exist in the landscape in the form of rails, crane bases and a weighing bridge.

Design Values

- To create a modern development that builds on the unique historic industrial character of the site.
- The proposals will use a selection of materials that reflect and enhance the industrial setting.
- A lasting contribution to the public realm of Bath.
- Buildings of fitting architectural quality when viewed from near and far.

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Historic view looking east down the River Avon with Midland Bridge in the foreground and the Newark Works site beyond



Historic view looking north with the Newark Works shown middle right and Green Park central



View of the site from the north bank of the River Avon



View of the rear of Newark Works building looking towards the Bayer Building



View of the Newark Works building from the Lower Bristol Road

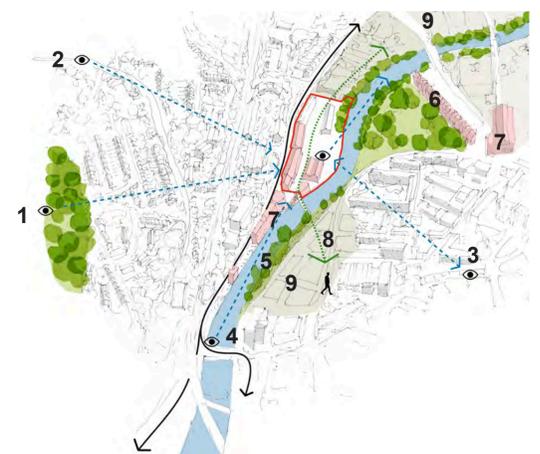
Stakeholder Consultation

The proposals have been developed alongside a series of stakeholder events and consultation over the last 5 months. The key findings are summarised below:

- Proposals need to be a delicate balance of interests: Office, Bridge, Residential, flood works and Newark Works
- Heritage sensitivities and opportunities
- General support for a high quality modern solution complementing the historic industrial setting
- Variety in building shape, particularly at roof level
- Encouragement to explore materials, beyond Bath stone

Key Considerations

- The prominent riverside location in the heart of Bath.
- Long views are an important consideration as well as views along the river due to the topography of the site and of Bath.
- The site sits at the heart of the wider riverside regeneration. Its role as a connection between the city centre, the future developments at Bath Quays North and future riverside developments to the west are important.
- The historic industrial setting and the listed building status of the Newark Buildings requires careful consideration.
- Linking the development with existing local communities to the south



Aerial view showing key considerations

- | | |
|---|----------------------------------|
| 1 Views down to site from Beechen Cliff | 5 River ecology |
| 2 Views down to site from Wells Road | 6 Green Park buildings |
| 3 Views to and from city centre | 7 Historical buildings |
| 4 Views to and from River Avon | 8 New connections to city centre |
| | 9 Future development sites |



Working groups - Stakeholder events

Bath Quays South - Scheme Description

The proposals comprise a new office building, two new mixed-use residential buildings, the redevelopment of the Newark Works buildings into creative workspace and new high quality public realm which ties these elements together.

Scheme Description

Landmark Office Building

The scheme's landmark building is approximately 5,500sqm of office space designed for engineering consultants BMT, a key local employer, who currently occupy several offices in Bath. The new office will be of a high quality with an efficient floorplate, excellent daylight levels and meets high levels of sustainability.

Mixed Use Building

The mixed use / residential building will provide approximately 5,500sqm of space, with the commercial/ retail units providing an active frontage along the new 'Yard' opposite Newark Works. The scheme will provide approximately 70 units in a ranges of sizes.

Newark Works Refurbishment

The redevelopment of the listed Newark Works buildings fronting onto the Lower Bristol Road will involve the careful refurbishment of the buildings transforming Newark Works into a Creative Workspace that will be managed by the creative developer TCN.

Public Realm

The new public realm ties these three elements together with a new central 'Yard' running through the site. The Yard will be a predominantly vehicle-free route from the bridge which will eventually connect to future developments to the west. A new area of public realm, the Foundry Courtyard, is proposed between the office building and the residential buildings providing a serene space on the river edge.

Building Form and Massing

The built form and massing has been developed to reflect the industrial character of the site with its significant Victorian warehouses and prominent location on the river edge.

The eastern residential building is of a similar height to the adjacent Bayer Building marking where the new bridge lands and acknowledging views down the river from Churchill Bridge.

The central, residential building reduces in height towards the river minimising the impact when viewed from the open spaces of Green Park and the new terraced park on the north side of the river.

The office building has been designed to reflect the scale and character of Camden Mill and the Bayer Building to the east, as a new addition to the series of significant buildings rising up from the river edge.

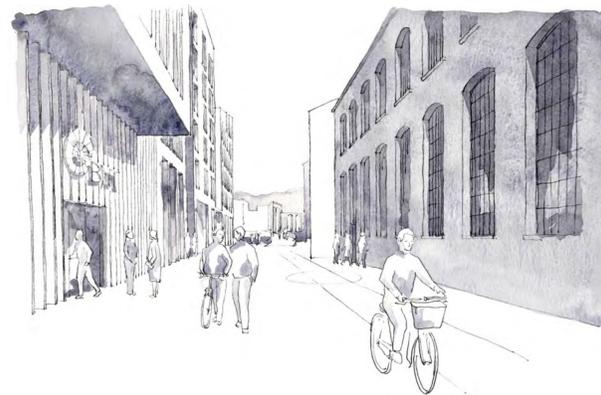
Together, the three buildings with associated public realm and landscaping are intended to provide a modern and coherent response to the unique industrial heritage and its prominent riverside location and crossing point.

Key

- | | |
|------------------------|-------------------------------------|
| 1 Office Building | 5 New Bridge |
| 2 Foundry Courtyard | 6 The 'Yard' |
| 3 Residential building | 7 Creative Workspace (Newark Works) |
| 4 Courtyard Garden | |



View from the north side of the river with the new office building to the foreground



View looking east along the new 'Yard'



View from the north side of the river looking towards the new residential buildings



Building Layout Plan

Bath Quays South - Scheme Description

The approach to materials and public realm builds on core themes of local heritage, biodiversity and industrial landscapes within the context of the historic city of Bath.

Materials

The materials have been chosen to reflect the industrial heritage of the site. Brick will be the predominant material for the majority of the buildings with stone, concrete and metal being used to highlight specific features such as entrances and window openings, solar shading, roofs and terraces.

Similarly the materials for the public realm have been selected to build on the industrial heritage, retaining and incorporating existing landscape features where possible. The new materials will be predominantly natural stone, steel and brick defining a clear hierarchy of spaces within the public realm.

Public Realm

The public realm has three distinct character areas: the Yard, the Courtyards and the river edge.

The Yard

The character of the Yard draws heavily on the industrial heritage of the site with existing granite setts and rails retained where possible. The Yard provides a shared surface with a generous bridge landing area accommodating pedestrians and cyclists within the yard and facilitating east-west connections.

Courtyards

Two courtyards are proposed:

- A public courtyard - 'Foundry Courtyard' will be predominantly a hard landscaped area drawing on the industrial character, offering views to Green Park, Bath and along the river corridor.
- A Courtyard Garden is provided as a private amenity space between the two residential buildings for residents with softer landscaping and raised planters.

River Edge

The character of the south side of the river is that of a strong vertical edge and a level quay. The new raised flood wall provides for the opportunity to lower the existing river wall and extend the planted river edge across the site. This planted river edge will support local ecology such as otters, water voles and bats.

Connectivity

As part of the wider riverside regeneration, the Bath Quays site with the new Bridge, plays a key role in linking the city centre to the north with the existing and future communities to the south and west.

The Yard provides a shared surface for pedestrians and cyclists. There will be controlled one-way access from the west to the east for servicing and emergency vehicles.

Provision is made for this east-west connection to extend westwards as future development sites to the west come forward in line with the Bath Enterprise Area Masterplan.

Key

-  Primary shared circulation
-  Future shared circulation
-  Vehicular circulation (one way along shared central yard)
-  Pedestrian circulation
-  Controlled access with bollards



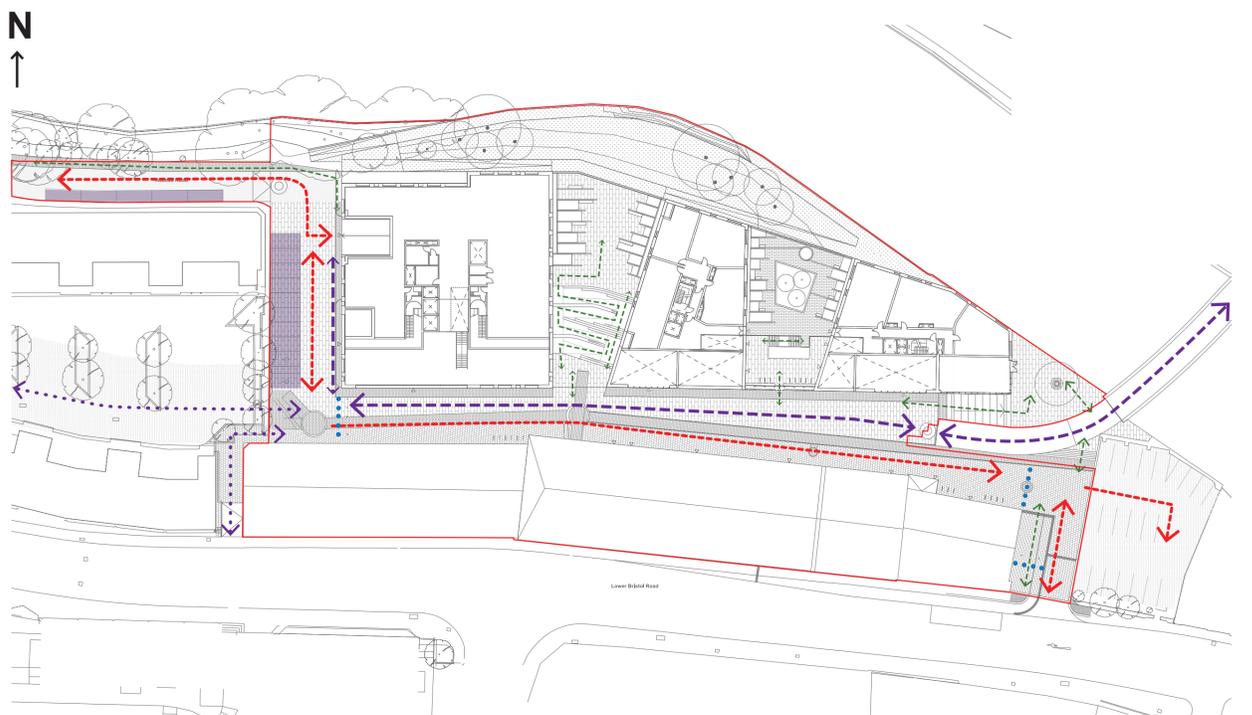
Examples of Materials

Key

- 1 Office Building
- 2 Foundry Courtyard
- 3 Residential building
- 4 Courtyard Garden
- 5 New Bridge
- 6 The 'Yard'
- 7 Creative Workspace (Newark Works)
- 8 River edge



Illustrative Landscape Masterplan



Masterplan showing site connections and access

Bath Quays Bridge

Bath Quays Bridge will provide a new crossing point over the River Avon for pedestrians and cyclists; an alternative crossing point to Midland Bridge and Churchill Bridge to the west and east respectively. Ultimately the bridge will connect the proposed development sites of Bath Quays North and South and enhance the improved connectivity between the riverside and Bath city centre.



Choosing a new bridge for Bath

The bridge design was selected via an international design competition, commissioned by B&NES Council in 2015. 49 design teams were reduced to a shortlist of six by a panel of Council representatives and respected experts in the fields of bridge engineering and architecture.

The designs were evaluated by the panel and exhibited at the One Stop Shop and online. Visitors to the exhibition were invited to vote for their favourite. Following the exhibition, the panel evaluated the designs and selected Marc Mimram's 'Between History and Modernity', which now forms the basis of the proposal which the Council will submit for planning consent later this year. The winning design was also the public's favourite.

Between History and Modernity

Paris-based consultancy Marc Mimram's winning design concept is a delicate, contemporary bridge which meanders gently above the river and ties in with the riverside landscape. The bridge will provide a balcony on the river Avon. Sustainable through its enduring quality, it will become a symbol of Bath's relationship with water for the 21st century.

Bridge Deck

The bridge will be 4.5m wide and will operate as a space for pedestrians and cyclists alike.

The bridge comprises steel vierendeel trusses and a deck which undulates from end to end. The route across the bridge will be lit with subtle handrail-mounted lighting.



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North Quays landing Public Realm and Connectivity

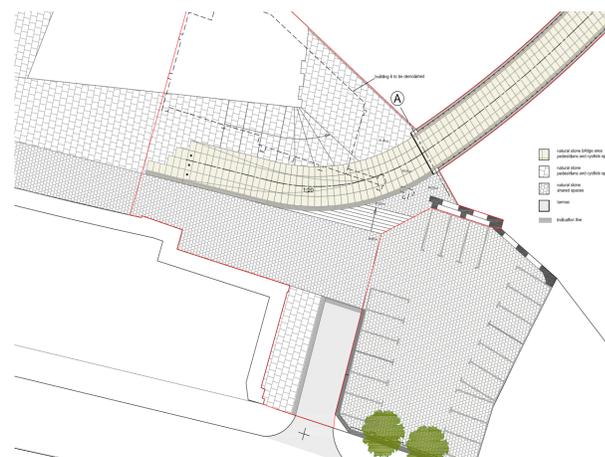


To the north of the river, the bridge will go above the newly widened towpath and riverside park being created by the Council's Bath Quays Waterside project.

A pier will support the deck at the back of the towpath and the deck will 'land' on the old alignment of the Green Park Road eastbound carriageway, which is now set to become a pedestrian/cycleway.

Land on Bath Quays North will eventually be raised to mitigate flood risk in the new development. Therefore, the bridge is set higher than current ground level in anticipation of the future raising of the land. A system of steps and ramps will allow pedestrian and cycle access between the bridge and pedestrian/cycle network beyond – making the connections along the river corridor and to the City centre.

South Quays landing Public Realm and Connectivity



On the south side of the river, the bridge will land at the east end of the old Newark Works Boiler House on a new river wall, which will also act as a flood defence along this stretch of the river edge.

The curved route of the bridge landing continues west through the derelict Newark Works site and provides a connection to the A36 Lower Bristol Road immediately to the South.

The design aims to create an open and inviting public space at the south end of the bridge, with intuitive routes for pedestrian and cycle flows and a clear sense of direction. The removal of the Newark Works Boiler House and some of the existing arches will enable the open space as well as the safe delivery of the river wall works alongside.

The concept of openness translates through to development proposals for Bath Quays South where an avenue within the development opens up views towards the bridge from the west.

What's next for Bath Quays?

A project team was formed in early 2016 to design and implement Bath Quays South and Bath Quays Bridge. The team is led by a steering group comprising senior Council and BMT representatives.

To date the project team has consulted with landowners and a selection of statutory and representative stakeholders.

A planning application is currently targeted for submission this Autumn. Subject to approval it is hoped that works could begin in Spring 2017 with bridge and office works completed by 2019.

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