

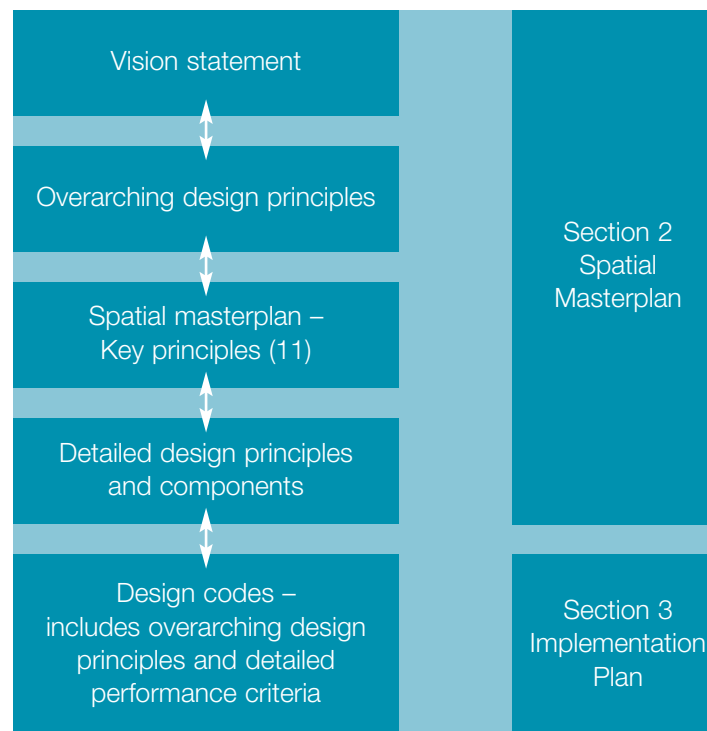
# Part 2

## Spatial Masterplan

### 2.1 Purpose of the Spatial Masterplan

- 2.1.1 This document makes up part of the Supplementary Planning Document for Bath Western Riverside. It must be read and applied in conjunction with the suite of documents that make up the SPD for the site. It has a close relationship with the design codes referred to in Part 3 of this SPD (The Implementation Plan) and enclosed as Appendix D. The following 'family tree' diagram shows the relationship between the documents and the key principles contained therein.
- 2.1.2 This Spatial Masterplan along with the other documents in the SPD is the regeneration tool for Bath Western Riverside. It aims to provide a degree of certainty for the future redevelopment of the area by providing clear guidance on the acceptable spatial arrangement and form of redevelopment.
- 2.1.3 The Spatial Masterplan is intended to promote proactive engagement with stakeholders and the local community, to ensure positive engagement with the proposals that flow from the Masterplan. The Spatial Masterplan is a three-dimensional proposal affecting physical, economic and social development. It is expressed as a series of plans, illustrations and this description of the proposed design approach to the redevelopment.

### Hierarchy of design advice



### How has the masterplan been developed?

- 2.1.4 The Spatial Masterplan that forms this part of the suite of SPD document has been developed as a collaborative exercise by a team including: Llewelyn Davies Yeang who are the principal Masterplanners; WSP were involved in the townscape and visual impact assessment, provided information on access, transport and engineering and carried out the Sustainability Appraisal of the SPD; the Bath & North East Somerset Council Major Projects Team; Crest Nicholson Projects Ltd; Project Managers EC Harris; and in support of the Local Planning Authority, as well as internal staff members, English Heritage have advised on all heritage issues and Turley Associates on Urban Design. There has been additional input by the Environment Agency, Wessex Archaeology, and Space Syntax. There have been a series of workshops with these bodies to develop the spatial masterplan and respond to issues as an iterative process.
- 2.1.5 The work of this team has been scrutinised by the Urban Regeneration Panel. This is a panel made up of leading figures working within urban regeneration, appointed to provide independent expert advice, guidance and inspiration for the Bath Western Riverside project. The Panel's role has subsequently been expanded to include the Future for Bath project, thus looking at a wider part of the City.
- 2.1.6 This spatial Masterplan has been developed with the benefit of considerable research and baseline data. It is not possible to credit all sections of the report as the information has been obtained from a wide range of sources and interactions with specialists. The Policy Review at Appendix A lists the range of source material that has been used in developing this supplementary planning document.

## Scope of Spatial Masterplan

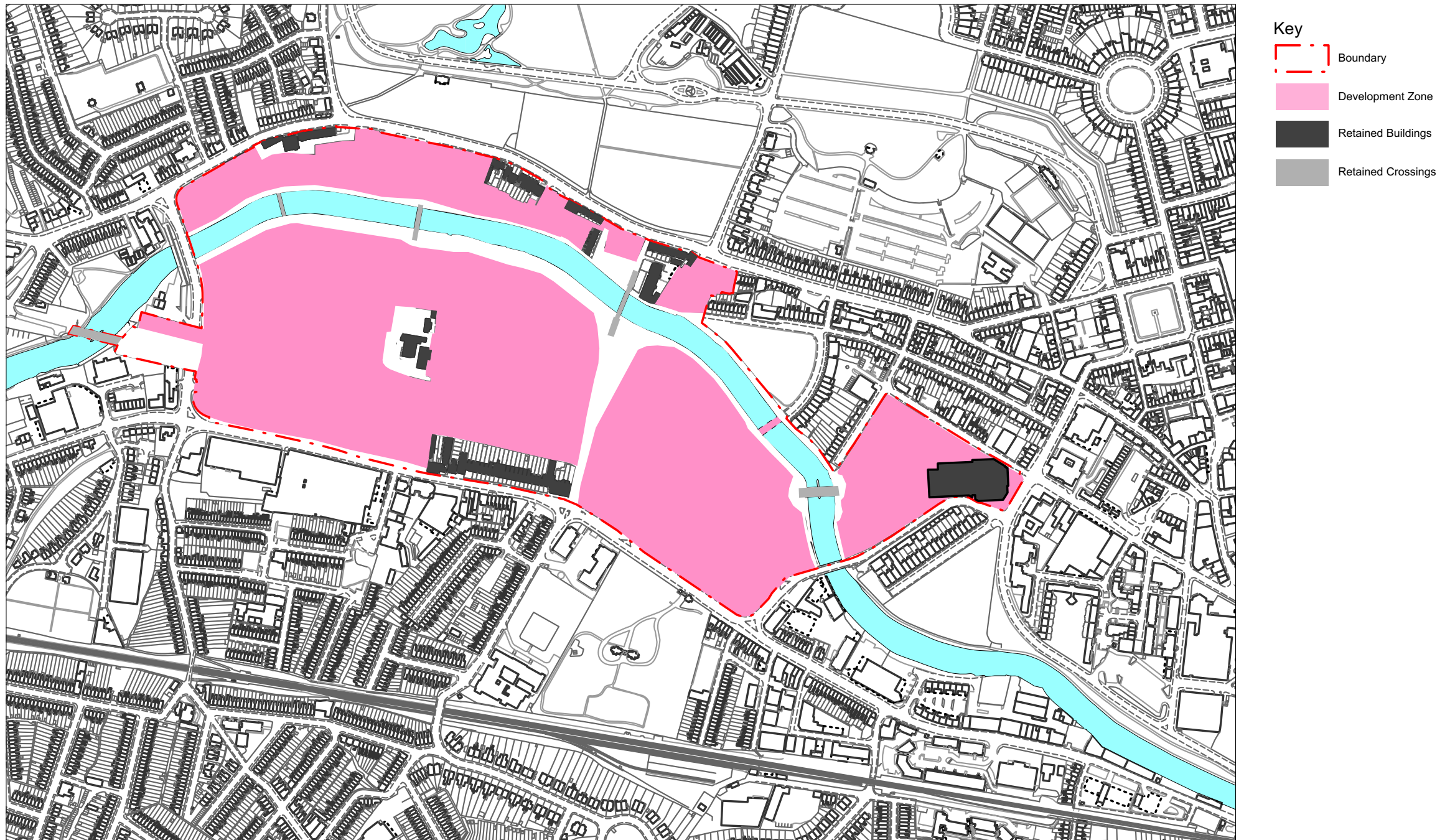
- 2.1.7 The Spatial Masterplan covers all the land within the allocated site defined by Policy GDS1: Site B1 of the Bath & North East Somerset Local Plan. The land in question is in a variety of ownership and control. Some of the buildings within this area will be retained in their present form, and others will be redeveloped. The boundary coincides with those areas in need of regeneration, and hence it is drawn more widely than the immediately available sites for redevelopment. This site is the first redevelopment opportunity as part of the Future for Bath Vision, and as such it must be an exemplar of the quality of the new urban fabric of the city. See Plan 2.1 for details of the extent of the Spatial Masterplan.
- 2.1.8 This Spatial Masterplan document presents the main organisational and urban form principles of the development; it does not contain detailed performance criteria as these are contained within the design codes that accompany this document.

## Application of Spatial Masterplan

- 2.1.9 This document combines plan-based diagrams, illustrative examples and text to describe and explain how any planning application for the site should fit within the three-dimensional Spatial Masterplan. It gives clear guidance on the spatial form and arrangement of development on the site.
- 2.1.10 This SPD goes further than the previous SPG in that it provides certain fixed elements that structure the redevelopment of the site. In particular it sets out the movement network including the rapid transit system. It also fixes the key urban design principles that will shape the form and layout of the site. It will allow parts of the redevelopment site to come forward individually whilst securing an overall coordinated plan for the site.
- 2.1.11 Respect for the combination of the outstanding universal values of the city (see box) over time has created a highly distinctive character to the city, with a strong contextual history, this has created a very strong visual harmony, which must be maintained as part of the redevelopment of BWR.
- 2.1.12 Any planning application for development within the site will be tested against this Spatial Masterplan and the accompanying design codes. It is acknowledged that developers may wish to depart from the Spatial Masterplan for sound design reasons; if this is intended, a case must be demonstrated that the resulting design solution is equal or superior to the solution envisaged by the Spatial Masterplan.
- 2.1.13 Failure to comply with this SPD or to demonstrate that the design solution is equal or superior to the Spatial Masterplan is likely to result in a refusal of planning consent. To this end any planning application for this site must be accompanied by a thorough design statement that explains how it complies with, or departs from the SPD, the Spatial Masterplan and the design codes.

# Part 2 Spatial Masterplan

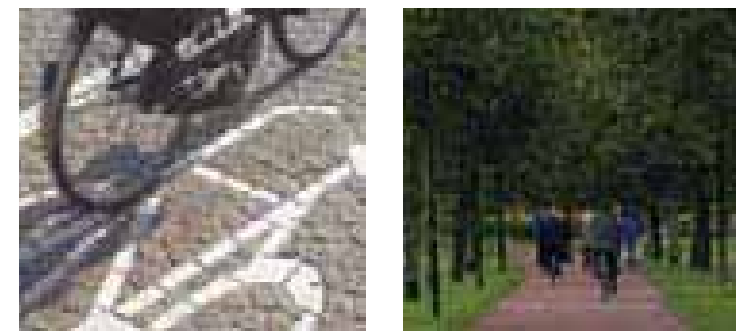
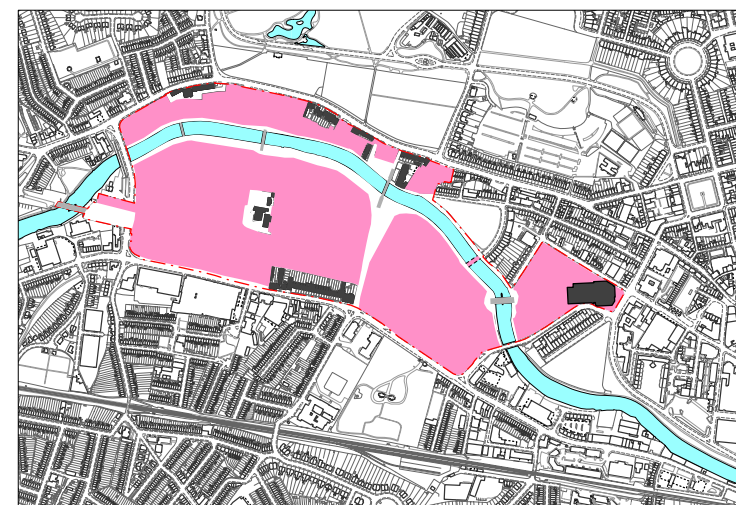
Plan 2.1 Retained built form, zonal development and boundary



## 2.2 Vision Statement for BWR

- 2.2.1 The vision for the Bath Western Riverside redevelopment is to create a sustainable mixed used city quarter that is a contemporary addition to the city, with its own distinct identity, but is respectful of the strong established traditions of the town planning and building of Bath which have led to its designation as a World Heritage Site.
- 2.2.2 The tradition of well planned and linked spaces framed by high quality built form is a key theme for creating a quality development that befits its unique context. There are numerous significant opportunities to create the highest quality public spaces. In addition to the main public realm areas there will be a series of intimate and incidental public spaces following the traditions of the city.
- 2.2.3 The transverse north-south pedestrian routes building on established desire lines are a key feature of the positive links to the existing communities, and establish a strong relationship with Victoria Park to the north for both the new and existing residents. This is shown on Plan 2.2.
- 2.2.4 Links from the west and into the city centre will be strong with a new Rapid Transit System that joins the redevelopment site and the city centre with frequent and speedy public service vehicles.
- 2.2.5 The eastern end of the site closest to the city will provide a new extension to the city centre based on a mix of uses with a higher proportion of commercial uses. The western end of the site will respond strongly to the residential quarters adjacent with predominantly residential uses.
- 2.2.6 The sites location on the valley floor dictates that roofscape and choice of materials are critical aspects of the built form. In addition the need to protect the views and connections to the natural landscape will limit the scale of the built form in relation to the wider city and landscape setting.

- 2.2.7 The design of the built form should be enduring; much of the city fabric has this enduring quality which is, in part, due to one of the key characteristics of the built form in Bath, that of the completeness of the historic fabric. Large areas of historic fabric have been sensitively reused rather than subjected to wholesale clearance and redevelopment. This is testament to the strong conservation movement in the city since the 1960's, coupled with the lack of major road improvements or extensive war damage. Both the traditional layouts and the buildings have adapted to contemporary uses. The Georgian terrace is acknowledged as an adaptable sustainable building type.
- 2.2.8 The future for the city and its hinterland identified by the Future for Bath Vision relies on recognising the existing strengths of the city and building on these to create a truly successful world-class city centre. Bath has this potential.
- 2.2.9 The redevelopment will focus on the River Avon, the sites strongest natural asset, which will be fully acknowledged and addressed by significant public open space along its length.
- 2.2.10 Respect for the combination of the outstanding universal values of the City (see box) over time has created a highly distinctive character to the City, with a strong contextual history. This has created a very strong visual harmony, which must be maintained as part of the redevelopment of BWR.
- 2.2.11 The site falls naturally into two parts either side of Victoria Bridge Road, and the emphasis on uses and design responses changes most dramatically at this point in the site, with the east being very much part of an extension to the existing city centre, and the west, a more supporting role to the city, providing a sustainable location for a new community.
- 2.2.12 Bath Western Riverside is the first part of the vision for the Future for Bath, and as such it must be an exemplar of the quality of new urban fabric of the city, and in particular a model of sustainable development that respects its unique context within the World Heritage Site.
- 2.2.13 Western Riverside regeneration has to embrace this in providing the highest quality built form and public realm to attract and retain investment, and embrace a renewed ambition for the city.



# Part 2 Spatial Masterplan

## Summary of Bath World Heritage Site Outstanding Universal Values:

### The Hot Springs

The Hot Springs prompted the first development of the city by the Romans and have been responsible for its regeneration on several occasions throughout history, most notably in the 12th and 18th centuries. The presence of the Springs has given rise to great periods of activity and prosperity, leading to some of the most impressive architecture in Europe, particularly of the Roman and Georgian eras. They have been a continued focus for the healing, worship and social interaction that has been such an important part of Bath's history and identity. The Springs today are still central to Bath's local, national and international identity and reputation.

### Roman Remains

The remains of the Roman Bath complex form with Hadrian's Wall the most impressive architectural monuments of Roman Britain. Collectively with other Roman archaeological remains across and around Bath, the baths and temple complex form an important and highly individual reflection of the social and religious practices of Roman Britain and of Bath's role as an international place of pilgrimage.

### 18th century architecture

The individual buildings and developments of 18th century Bath are outstanding for their architectural quality and innovative design, particularly the overall collective coherence of the buildings, the excellence of their facades, the urban spaces that they create and relate to and the harmonious integration of urban development and landscape setting. They are the work of many architects: John Wood the elder and John Wood the Younger, and their contemporaries such as Robert Adam and Thomas Baldwin.

### 18th Century town planning

Bath played a key role in developing new town planning techniques in the 18th century, in particular the crescent and the circus, and the arrangement of a row of individual houses into a single monumental façade. A key characteristic of Bath's 18th century architecture is the high quality urban spaces enclosed and created by individual developments. The innovations in town planning that were seen in Bath in the 18th century quickly inspired architects and town planners across the country and ideas were exported widely.

### 18th century city

The outstanding value of the individual elements of Bath's 18th century architecture is multiplied by its overall collective coherence and particularly by the scale of its survival of its associated city infrastructure, setting and historical context. It is still possible, through the survival of the buildings, streets, pavements, gardens, parks, open public spaces, landscape settings, stone mines, other industrial remains, archaeology and many other structures and features to see and experience the 18th century city very clearly in the present city, and to put it in the context of its origins, history and development.

### Landscape

The landscape is an integral part of the architecture of the 18th century city. The organic blending of buildings and natural environment began with the Royal Crescent and was continued in developments such as Lansdown Crescent. It was the beginning of the Picturesque movement in the urban environment. The landscape particularly the geology - is at the heart of Bath's individuality, providing both the limestone to build the city (from Roman to present day) and the Hot Springs which are the very reason for the founding of the city. The landscape also forms the wider setting of the city, particularly important for its aesthetic beauty and drama.

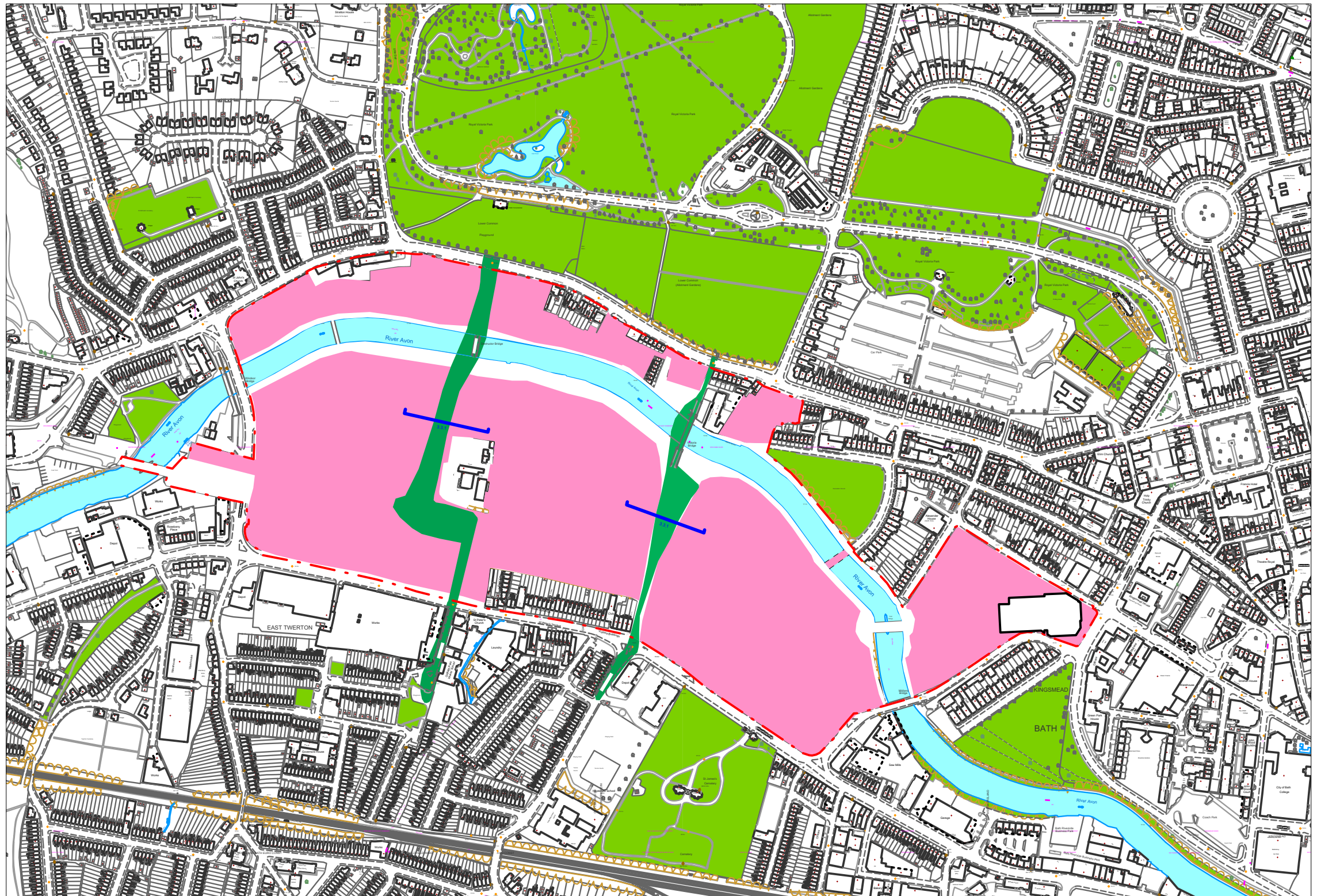
### Social Setting

During the Roman period Bath was a local, national and international destination for pilgrimage as a religious and social spa. In the 18th century, as a spa fashionable to national and international society, Bath attracted key members of the aristocracy and gentry, as well as writers and artists, and played an important part in defining social behaviour of the upper classes, with the 'rules' for behaviour laid down by Beau Nash.

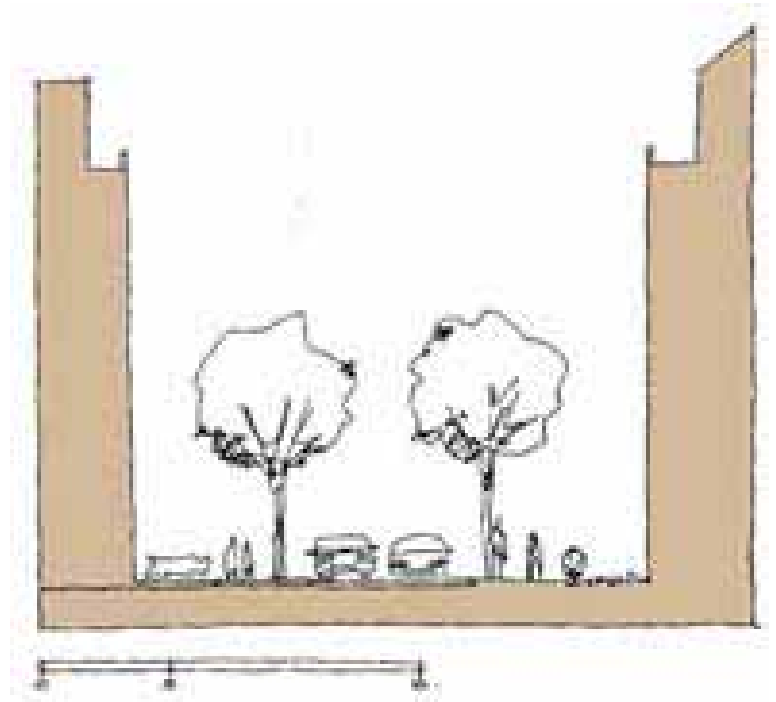
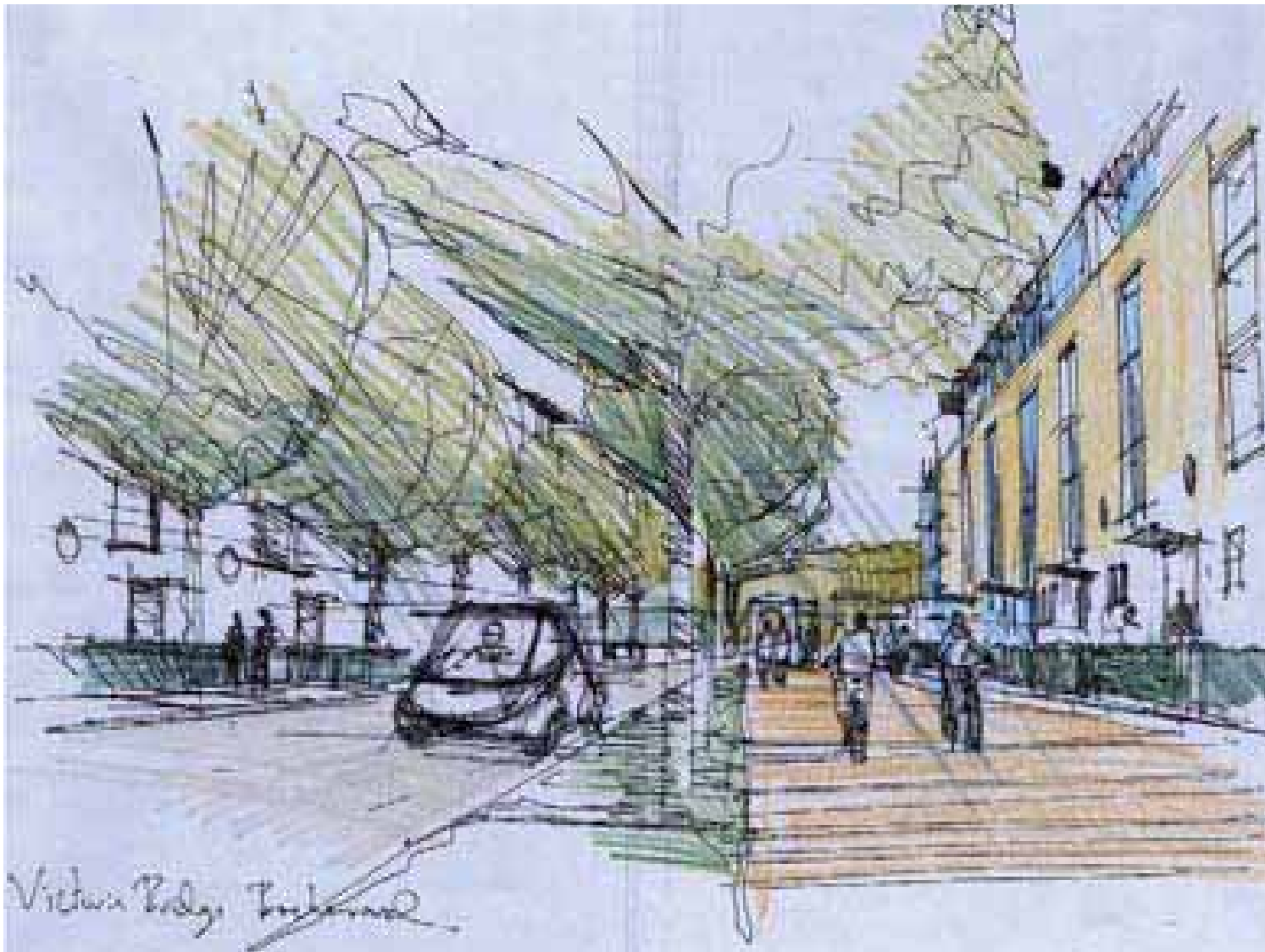


# Part 2 Spatial Masterplan

## Plan 2.2 North-South Links



North-South Link (Victoria Bridge Road)



Indicative section through North-South Link



# Part 2 Spatial Masterplan

## 2.3 Overarching Design Principles

### Design Principles for Bath Western Riverside

- 2.3.1 Building upon the detailed contextual appraisal for the site and the city, the following eleven overarching design principles have been developed collaboratively with the project team to set the framework for all design solutions for the site. These are repeated in the Design Codes as they are essential to the design solution for the site, and form the basis for all design decisions. Applicants will be expected to demonstrate that they have complied with all overarching design principles.

#### 1. Bath Context

The design solutions must be sensitive to, responsive and inspired by their Bath context. In particular designs must be respectful of the wider city and the outstanding universal values and characteristics that have led to its designation as a World Heritage Site. Designs should be inspired by and complement the historic fabric of the city but not compete with it in terms of their overall visual presence. BWR should, by way of contemporary interpretations, continue the Bath tradition that is based upon classical proportions and detailed to give visual delight. Overall the design of BWR must continue the tradition of strong visual harmony which has resulted from respect for the outstanding universal values, that has created this distinctive city.

#### 2. River at the heart of Bath

The River Avon is one of Bath's principal natural assets, and in turn a significant feature within the BWR site, but it is widely recognised that the river currently is an underutilised resource across the city. The river provides a significant opportunity to create an exciting and unique landscape experience of linked spaces and enhance its contribution to the city of Bath for the future.

#### 3. Scale and Proportion

The tradition of a human scale in Bath must be recognised in BWR and this is based on hierarchy, order, proportion, rhythm, and harmony. Where greater scale is proposed sufficient setting will be required to retain human proportions. Retention of the human scale will reinforce the quality of the environment as a walking city.

#### 4. Physical Connectivity

BWR plays an important part in a city wide strategic movement network to enhance the connectivity of the city and diversity of transport options for residents and visitors; improving public transport links and the experience and extent of the walking and cycling network.

#### 5. Visual Connectivity

An important design consideration for BWR is the nature of the visual relationship it establishes with the Georgian city centre and the rest of the city, as it extends over the adjacent hillside. The redevelopment of the site must not reduce the visual connection to the natural landscape. In this regard it must use the opportunity to bring the country into the city by a feeling that you can reach out to the wider green surroundings whilst being able to enjoy immediate green space.

#### 6. Highest Design Quality

Design proposals for BWR should respect the quiet, polite and harmonious well-detailed architectural tradition yet embrace innovation and contemporary architecture. Design solutions will need to be of the highest design quality that will be valued enough to keep for future generations and must be adaptable to a variety of uses over time; a tradition to which the buildings of Bath have historically responded well.

#### 7. Space and Hierarchy

Bath has a fine tradition of deliberate well planned linked spaces and these are in some respects as important as the buildings that frame them. This hierarchy of formal spaces is supplemented by a lower order of incidental spaces that animate the city. The redevelopment will continue the provision of formal public open spaces as well as the more intimate general public realm areas.

#### 8. Materials

Bath's unique character as a city is in large part made up of the homogeneity in the appearance of the city which is primarily as a result of the extensive use of Bath Stone. The need to respect this homogeneity will affect the choice of materials palette, which will be limited in range. The colour of materials, their texture and scale and the proportional solidity of the building elevations, as well as the application of materials, will all be important considerations when proposing materials for the site.

#### 9. Roofscape

Set in a valley, roofscape is the fifth elevation of the built form in Bath. The appearance of the roofscape is how the majority of Bath residents will experience BWR. It is therefore essential that it reflects the context of Bath, which is a fine grained solution. This will preclude large unbroken roof elements.

#### 10. Sustainability

This is at the heart of the BWR development and must demonstrably be embodied in all design proposals whilst respecting the unique contextual conditions. Local context is arguably a key factor in sustainability, as it is central to effective place-making by responding to the host community it serves.

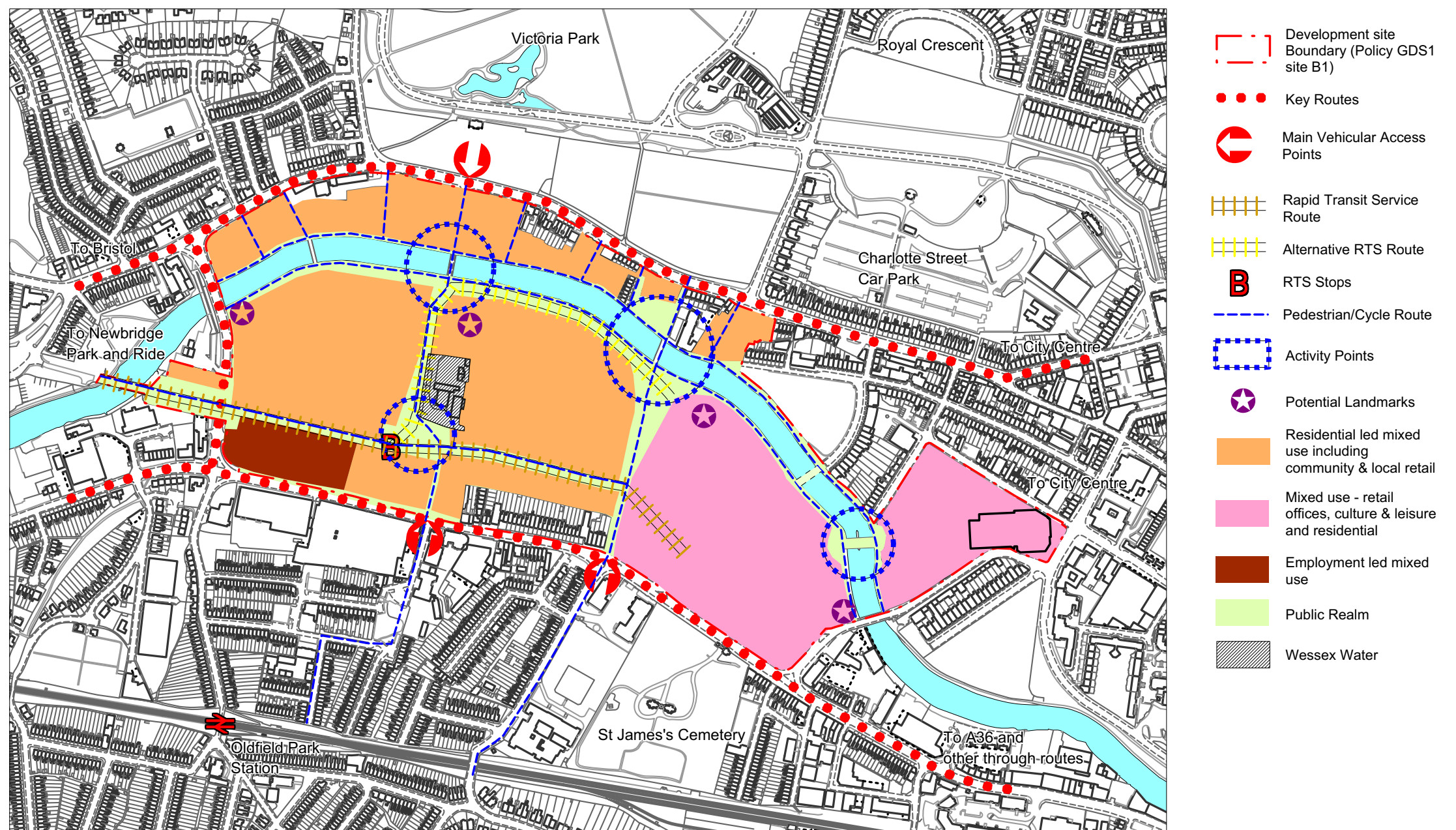
#### 11. Community

Bath Western Riverside will be a new community, but will also need to respect the dynamics of the existing communities and provide opportunities for improved access to services and facilities, as well as creating a high quality living environment for the new and existing residents. The design solution must be developed in conjunction with key stakeholders in the local community.

## 2.4 Spatial Masterplan – Key Organising Principles

The following is a summary of the key organising components of the masterplan – as shown within the summary spatial masterplan diagram (Plan 2.3).

### Plan 2.3 Summary Masterplan



# Part 2 Spatial Masterplan

## 1. River Focus

The River Avon is the principal asset of this site and must be fully addressed by development on both banks.

The site offers the opportunity to create significant public realm on the southern bank of the River Avon through the site; in particular the opportunity to create a new river park along the majority of the Avon frontage.

## 2. Public Realm

At the heart of the redevelopment is the requirement to create the highest quality public realm experiences that form a sequence of experiences. These will not only be the major spaces – identified as activity zones on the summary diagram including the River Park, Victoria Bridge Cascade, Midland/Windsor Bridge Road junction with river, Green Park Station (front and rear), and the community space but also high quality intimate incidental spaces mirroring this tradition throughout the city.

## 3. Rapid Transit System

The RTS will form an east-west link from the city centre to Newbridge Park and Ride. This is a central feature of the access strategy for this site and it supports sustainable travel for the city. It will reduce reliance on the private car and help to ensure modal shift. In design terms it needs an efficient alignment from east to west that integrates well within the development which it will serve.

## 4. Uses

The whole site is viewed as a mixed use quarter; however, there will be dominant uses amongst the mix. To the western end residential and community uses will dominate. To the east of Victoria Bridge Road this forms the eastern city extension with the full range of uses including retail, leisure, civic, cultural, commercial and residential. These uses relate to the concept of character areas which is supported by the spatial masterplan and the design codes.

## 5. Links

The main new link created by the redevelopment is the RTS, (see 3 above). The other key links across the site are the two strong north-south green pedestrian links connecting this site to the surrounding communities. Other desire lines are included within the Spatial Masterplan, recognising well established routes that have developed over time.

## 6. Heritage Enhancement

The key heritage enhancement is the opportunity to add to the quality of the World Heritage site. The redevelopment will secure the future for Victoria Bridge, and create a proper setting for it which is currently lacking. It will create opportunities to enhance the conservation area and listed buildings, in particular Green Park Station. Other notable buildings unlisted but worthy of retention are included in the Spatial Masterplan, notably Bath Press.

## 7. Landmark Opportunities

In recognising the role that the gasholders play in creating a landmark throughout the city it is acknowledged that the size of the site and the scale of the redevelopment offers the opportunity for the inclusion of landmarks. The Spatial Masterplan includes possible locations for these, however, any landmark must be fully justified by a detailed examination of context and design rationale. See paras. 2.9.12 to 2.9.14 for more guidance on this issue.

## 8. Townscape Opportunities

As well as the opportunity for landmarks there exists the opportunity for significant townscape enhancements building on the respected built form elements of the area. These form a valuable tool as townscape navigational aids to bolster the new urban form and help to tie it back to the contextual language and community associations. These opportunities are explored within the Spatial Masterplan and expressed on Plan 2.8, and are expanded upon in the design codes for each character area.

## 9. Protecting Key Views

The Western Riverside site sits on the valley floor and as a consequence is exposed to views from all around the city. The consideration of the key viewpoints rather than protection of all viewpoints is the best approach. The development must demonstrate how key views will be affected by the proposal. Key views are shown on Plan 2.9.

## 10. Scale Height and Massing

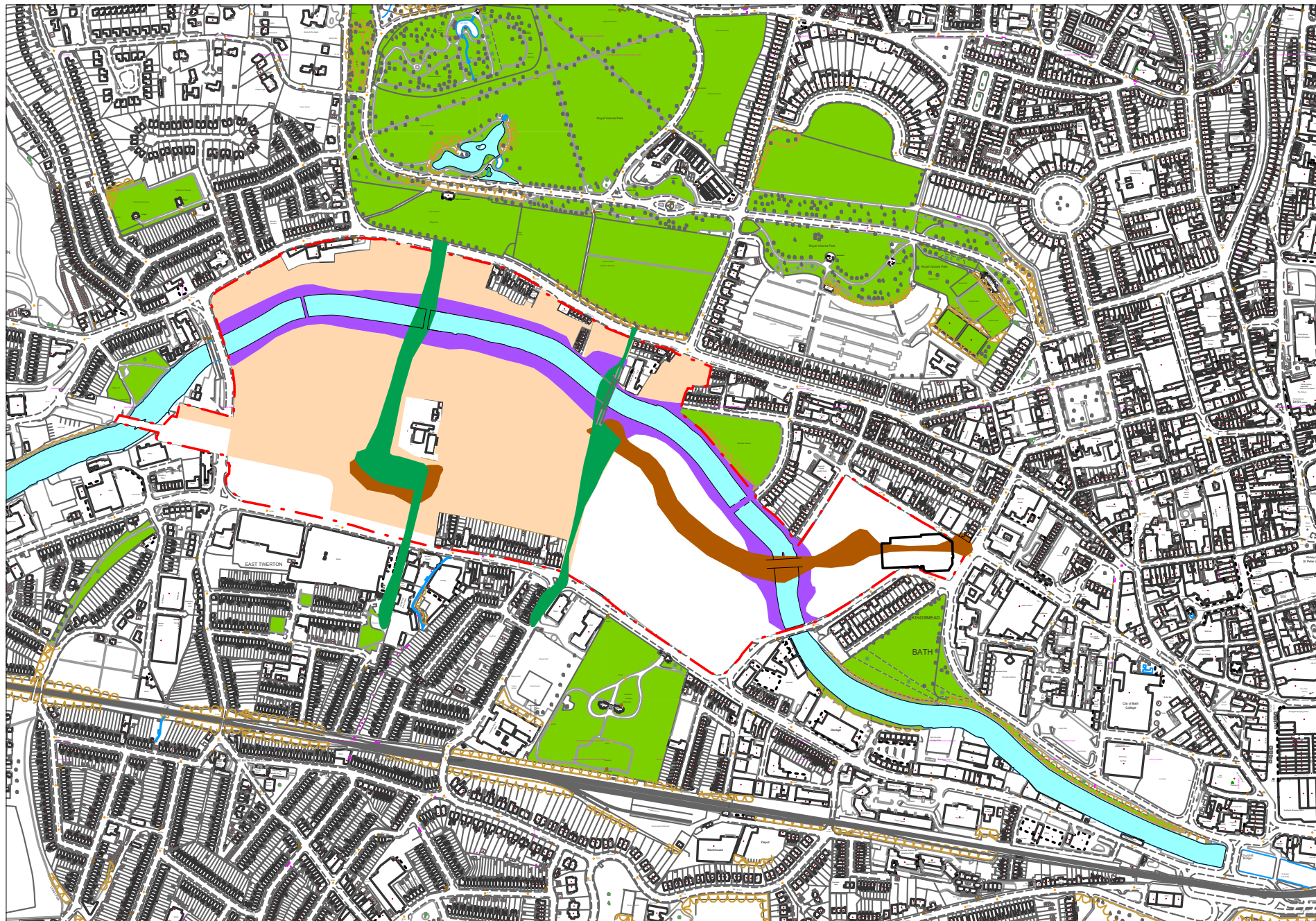
Bath is a city that is founded on the principles of human scale and proportion; it lacks tall buildings. The appropriate scale for the development of Western Riverside needs to respond to local contextual conditions and respect the established city scale. The respect for contextual scale will help to protect views to the wider landscape. Refer to Plan 2.10.

## 2.5 Public Realm

### Introduction

- 2.5.1 The public realm in Bath is one of the city's key assets; it includes both the powerful gestures of the grand architectural statements, well known set-pieces and the intimate and incidental spaces and a range of spaces between these extremes that create a varied and stimulating sequence of experiences, particularly for the pedestrian.
- 2.5.2 The success of BWR will be judged primarily by its quality of public realm. The public realm is the glue that holds all the development together. Experience has shown that successful urban regeneration is often led by excellent public realm.

## Plan 2.4 Public Realm Typologies



- Key
- Shared Space
  - River Corridor
  - Key Areas of Activity
  - Green Links
  - Green Spaces

# Part 2 Spatial Masterplan

- 2.5.3 This public realm network provides the primary organising element of the Masterplan creating a strong hierarchy of attractive and integrated spaces that physically link the area to the wider city as well as providing a series of new and exciting citywide spaces that help to define a strong character and sense of place by extending the distinctive qualities and variety of the City into the Western Riverside area. These are a series of spaces that extend across the site from east to west.
- 2.5.4 Security provision for internal and external environments needs to be appropriate for scheme locations and building types and should reflect advice from the Police Architectural Liaison Officer prior to the detailed planning stage. As a general principle this should include a site layout that maximises natural surveillance.
- 2.5.5 Within the framework of the Masterplan are a series of distinct character areas or public realm components that begin to define the variety, activities and nature of spaces and experiences in the Western Riverside area:
- 2.5.6 The first level in the hierarchy is the key routes:
- The River Corridor – divided into three distinct zones
  - Green Links
  - City links
- 2.5.7 The second level in the hierarchy are the main public realm spaces which occur at the intersection of routes, or where the routes meet key features or uses, defined as activity points on the summary Masterplan (Plan 2.3). The public realm opportunities are around these activity points and are as follows: (Moving from east to west)
- Plaza to west of Green Park Station
  - Civic River Crossing
  - Victoria Bridge Cascade
  - Community Space at Junction of Midland Road and Rapid Transit System
  - The area where Midland Road meets both banks of the River
- 2.5.8 The third level in the hierarchy is the incidental spaces that occur between and within the remaining development areas. These are not just remnant strips of open space, all incidental spaces at this third level need to be positively designed. These are likely to occur where roads widen slightly or corners allow a more generous public realm area, and small squares that allow relief to an otherwise dense development scheme.

- 2.5.9 A series of high level design principles have been developed to inform the development of the public realm strategy and are applicable to each area:
- Public Realm will be of the highest quality and will be consistent throughout the site, secured through the design coding. This is considered the glue that binds the scheme as a whole, and will lead the quality regeneration of this area.
  - Adopt a simple, high quality palette of hard landscape materials that balances lifetime costs, aesthetics, durability and sustainability (details are provided in the accompanying design codes).
  - Maximise opportunities to translate the Bath tradition of respecting the landscape setting, where significant views from the surrounding city and countryside are captured and drawn into a set piece composition of landscape and urban form.
  - Extend the Bath tradition of linked distinctive and incidental spaces defined by and sharing a close relationship with architecture, creating well-defined hard civic spaces and streets whilst integrating green spaces such as courtyards, parks and gardens.
  - Create a stimulating and fun environment that continues Bath's character as a 'playground' stimulating future art, literature, science, education and politics.
  - Create a public realm that is varied and dramatic.
  - Consider the enclosure ratios of public realm and ensure they are consistent with contextual language of the city – refer to the design codes for details.
  - Bath's public realm contains a diverse variety of details but should embody simplicity but attention to detail in a contemporary interpretation of traditional language.

## Green Park Station Plaza

- 2.5.10 Green Park Station has significant townscape qualities associated with the former railway station. This Grade II listed building currently is a missed opportunity as a car park to the Sainsbury's foodstore. The relocation of Sainsbury's within the scheme allows the opportunity to create a space that will support civic/ cultural events to support the proposed uses in this area. This has the potential to be a lively event space at the heart of the city extension. This is a key space in the new public realm hierarchy.
- 2.5.11 Key aspects of this area are as follows:
- The design of the area needs to maximise the opportunity for the enjoyable, safe and legible movement of pedestrians. The careful and safe integration of the rapid transit route within a high quality pedestrian environment is critical to the success of the space.
  - Green Park plaza, to the rear of the station building, will be a high quality urban city space, essentially hard landscaped, and framed by the listed building.
  - This location will be a bus stop on the rapid transit route and will act as the main entry point for many passengers arriving at Western Riverside.
  - The key public realm asset in the area will be a new, high quality urban city square designed as a platform to host performances and other social functions and gathering.

## Civic River Crossing (Ivo Peters Road)

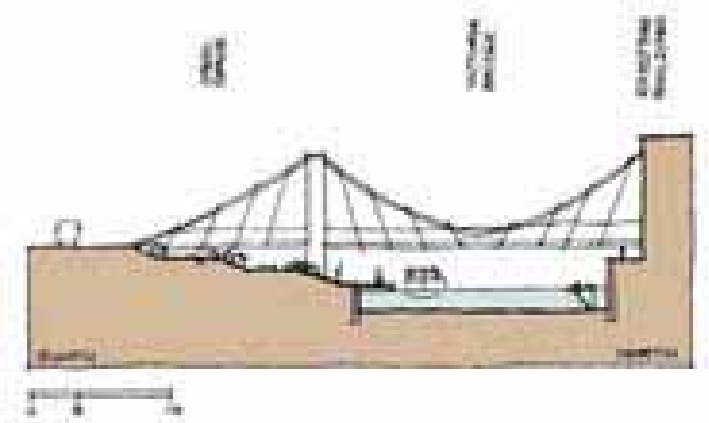
- 2.5.12 This space across the river is the second in the series of the linked series of spaces, following the tradition in the city. Entering from the city this is the first experience of the river, and must entice the pedestrian to further explore the river environment. On the east of the river, the bank could be re-modeled to allow access down to the water's edge.

### Victoria Bridge Cascade

- 2.5.13 At an important mid point within the Masterplan, and interchange between a number of significant routes and spaces, a new city-scale public space will be created that draws together influences and activities from across the site. This space will offer views towards the Royal Crescent. This area could become a key space within the city network, equal to some of the traditional key spaces in the city. This is one of the grandest spaces within BWR, and as such its proportions should reflect its status. Details of the performance criteria for this space are included in the design coding.
- 2.5.14 Key aspects of this space are as follows:
- A strong physical and visual relationship with the water should be established. This is a key point at which physical access to the water forms a central design brief for the creation of a space that cascades down to the waters edge.
  - The modeling of the landform should be exploited to form interesting and exciting series of terraces
  - Provision should be made for the accommodation of waterside recreation facilities eg. the inclusion of a physical structure to house a ticket office/boat house, the creation of pontoons off which access can be gained to pleasure craft on the river.
  - The design of the space should respond to and improve the setting of the listed Victoria Bridge structure.
  - The built form facing Victoria Bridge Cascade Open Space should reflect the importance of this space within the hierarchy. The opportunity for a landmark (as defined elsewhere) could enhance the position of this space within the hierarchy.



Indicative cross section of Victoria Bridge Cascade



Victoria Bridge Cascade

# Part 2 Spatial Masterplan

## Community Space – at Junction of Midland Road and Rapid Transit System

- 2.5.15 This space will provide a hub for community activity related to the community building, and with a RTS stop it provides a central focus for the western residential neighbourhood. Within the Spatial Masterplan it is shown as a significant public realm space. As it occurs within the north/south Green Link along Midland Road, it is expected to contain significant trees. This space will also interact with the retained Wessex Water pumping facility and must address this positively in the design. It is expected that the design for this space will relate strongly to the community facility and should be the product of active engagement with the existing and new community.

## The Area where Midland Road meets both banks of the River

- 2.5.16 Either side of the existing Destructor bridge is the opportunity for public realm activity points on both banks of the river. This is a significant design challenge as this is one of the main entry points into the site.
- 2.5.17 The northern bank could offer the opportunity for commercial activity to make use of the sunny aspect, but this will be determined by the extent of the built form on the river edge, the deck level of the bridge and the profile of the bank, which may need to be terraced to accommodate level areas.
- 2.5.18 The southern bank at this point is at the junction of the Green Link and the River Park; the expectation is that the space will reflect this softer transition to the natural edge.

## River Park

(Refer to the River Corridor Section below)

## 2.6 The River Corridor

### Introduction

- 2.6.1 As a counterpoint to the dense urban character at the heart of the city, and in sharp contrast to its strong, hard urban lines, the River Avon and its banks extend the strength and softness of Bath's natural landscape through the area. The river is one of the most important landscape assets within the City of Bath. It is however widely acknowledged that the river is currently heavily under utilised and over looked as a resource, with much of the city turning its back on the river and public access and enjoyment of the water limited.
- 2.6.2 Within the Western Riverside Masterplan the river is central to the development area, and the most significant natural landscape element, with the capacity to provide an important and exciting organising, orientating and leisure environment for new and existing residents as well as visitors to the city as a whole.
- 2.6.3 There are currently six river crossings within the BWR redevelopment area, ranging from the delightful Victoria Bridge to the lowly accommodation bridge. All the bridges are important as interactions with the river and act as the connecting points with the existing built development and communities.

- 2.6.4 The river is the key feature in the Spatial Masterplan for the site, it is central to all design decisions and the development must respect this as the primary driver to the layout of the entire site

### River Design Principles

- The River is at the heart of a public space which pulls both banks of the river together with experiences across the river bank that respect and balance each other.
- The southern bank offers the opportunity for the River Park with frontage development addressing the river and creating an active edge.
- Development on the southern bank should be positive in its relationship to the river and create an active and varied river frontage scene.
- The northern bank development will have a more intimate relationship with the public realm, and some development will be at 90 degrees to the river edge to continue the contextual tradition.
- Create a strong landscape infrastructure that marks the river in long distance views, continuing the tradition to allow trees to mature significantly to mark the river route from a distance.
- Also exploit the opportunities to capture views and vistas along the river corridor.
- Development along the river frontage must accommodate and encourage river traffic
- Any proposed developments which may result in noise nuisance to existing or future residents will, of course, be assessed in the light of existing Local Plan policies D2 and ES12. Moreover, recent changes in the Use Classes Order have allowed LPAs to exercise greater control over the nature of food and drink uses.

- Along the waterfront the variety of character experienced will be emphasised in the diversity of the soft landscape elements, these have been expressed in the three zones envisaged for the river.
- Maximise opportunities for public access to, and interaction with, the river; at some points this will require removal of the sheet piling and reprofiling of the river bank.
- Create a diverse variety of interlinked spaces and experiences, with the river and the theme of water play as their key inspiration.
- Create a linear route with a variety of events and interesting spaces along its length that links into the wider city network of popular walking routes.
- Provide opportunities for informal and formal recreational enjoyment.
- Incorporate opportunities, within the waterside environment, to host exhibits of art, more temporary pieces of installation, performance art, permanent fine art works and sculpture.
- Create opportunities for education and enhanced interpretation of the life along the river.
- The opportunities to play with levels within the public realm at the water's edge should be exploited wherever possible.
- Every opportunity should be taken to improve the current river corridor edges; in particular, proposals should be put forward to improve the environmental condition and variety. It is acknowledged that it may be impractical to remove all the sheet piling, but visual softening with floating devices amongst others should be considered.
- Any proposed development which may result in noise nuisance to existing or future residents will, of course, be assessed in the light of existing Local Plan policies D2 and ES.12. Moreover, recent changes in the Use Classes Order have allowed LPAs to exercise greater control over the nature of food and drink uses.

Further performance criteria are included in the design codes.

