

- 1
- 2
- 3
- 4
- 5



Cattlemarket/Cornmarket

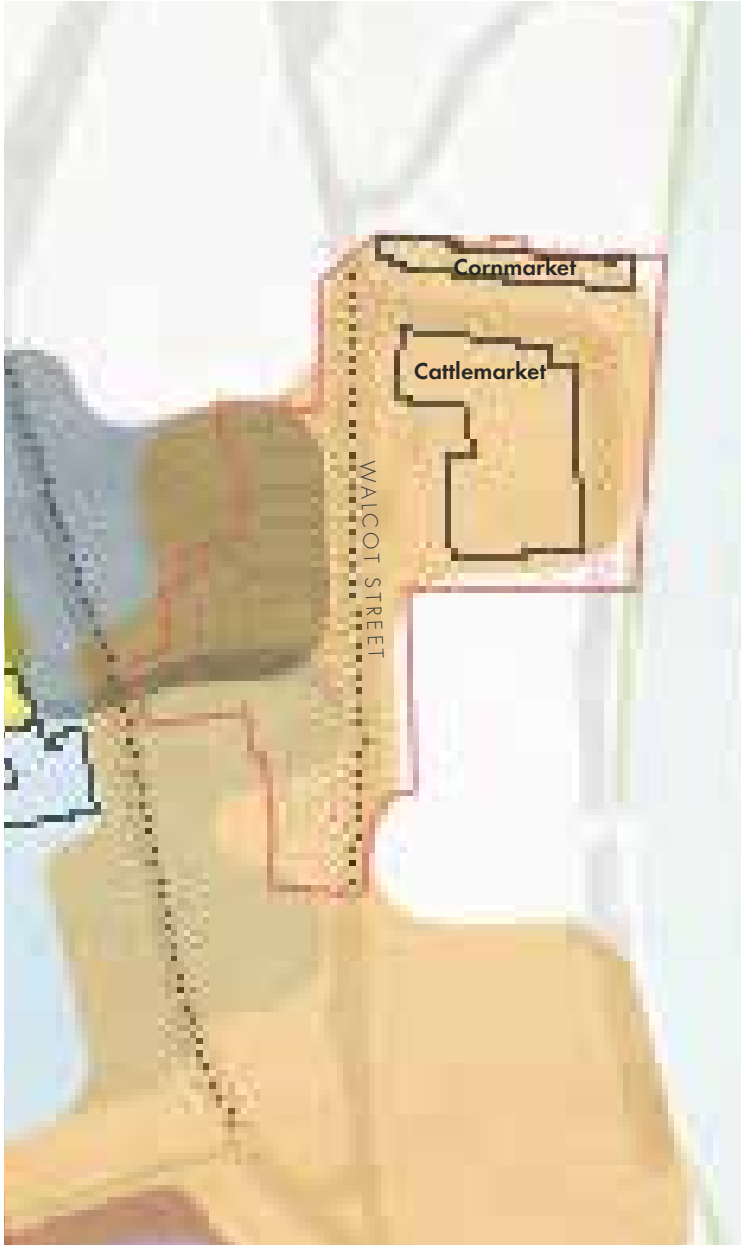


# 4 SPATIAL STRATEGY & DESIGN CONCEPTS

## Cattlemarket/Cornmarket

### Site summary

The main stretch of Walcot Street has steadily developed a strong reputation as a location for homewares, antiques and interiors as well as providing workspace and a range of skilled crafts. Within the scope of the Milsom Quarter, it is more obviously identified with the former Cattlemarket site, which remains an undeveloped car park adjacent to a multi-storey car park and the Hilton Hotel.





- 1
- 2
- 3
- 4
- 5

## 4 SPATIAL STRATEGY & DESIGN CONCEPTS

# Cattlemarket/Cornmarket

## Vision

An improved entrance to Walcot Street through housing-led development on the Cattlemarket site and improved public spaces





## 4 SPATIAL STRATEGY & DESIGN CONCEPTS

# Cattlemarket/ Cornmarket

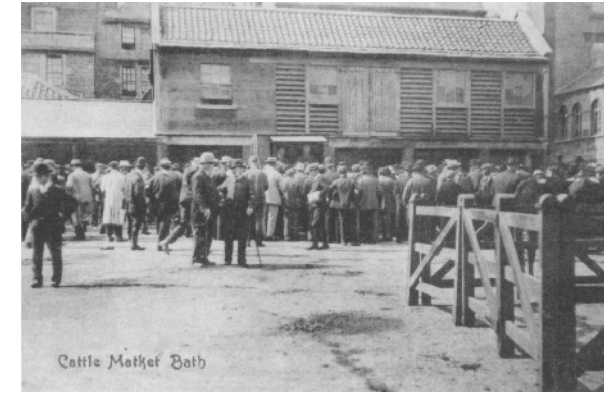
## Existing character

Bath's market charter was granted in 1317, and for 500 years the market operated in the High Street. However, the extensive trading of livestock in the heart of the fashionable Georgian city was not ideal, and in 1809 the city council purchased an alternative site 'behind the houses', next to the river on the eastern side of Walcot Street. The site comprised two large gardens to the south of the Ladymead Brewery, and it was made into an open area, closed on its eastern side by a large riverside granary. The new market was complete by September 1811, when vaults beneath were let to a grocer.

Open-sided stock sheds were later added to three sides of the arena, facing the granary, and in 1855 the shed on the north side was replaced by a two-storey arcaded corn market hall. Designed by city architect George Manners, it was one of many erected in Britain during the 19th century to remove the business of corn exchange from the public house. The upper hall was accessible from the road via 62 Walcot Street.

By the time that the 1938 25 inch OS map was surveyed permanent pens had been erected in the arena, and the cattle market continued to be well used. After the Second World War the area around the still-active cattle market was partly cleared. The cattle market ceased to be used during the 1970s, by which time the cornmarket building had already been put to use as a woodwork classroom. The cattle market is now a car park.

- 1
- 2
- 3
- 4
- 5



Early 20th century



Mid-late 20th century



1810 OS Map

## 4 SPATIAL STRATEGY & DESIGN CONCEPTS

# Cattlemarket/Cornmarket

## Character appraisal

The ancient suburb of Walcot is still a bustling district of trades and crafts practised here since the Roman Empire and was, until the 19th century, the main route into the city, making it architecturally perhaps less cohesive but nonetheless a highly significant area. The cattle market was moved to this area in the 1800's from the High Street, with the Corn Market constructed to the north in 1855. The open nature of the cattle market makes it one of the few locations in the city centre where visitors can get a panoramic view of the river which is not choreographed, and this is part of its significance. For instance, at North Parade visitors are offered a wide promenade with the formal frontage of Pulteney bridge to view, but at the cattle market one is offered a view of the rear elevation and its less formal, but characterful, construction. The distinction between this more informal character and the highly formal character of other parts of the city is a large part of the area's significance.

The construction of the Hilton Hotel in 1971 has certainly been to the detriment of this area and has somewhat undermined its significance, by creating a tall blank wall and large service areas which run against the area's grain.

The artisanal quality of the buildings, spaces and uses are integral to its character, encouraging less formal and often temporary activities; this is perhaps less significant in heritage terms but is certainly part of the area's character and charm.



## 4 SPATIAL STRATEGY & DESIGN CONCEPTS

# Cattlemarket/Cornmarket

## Character appraisal

**Walcot Street (north):** Walcot Street marks the only green edge to the street seen within this area of the city and as such marks the transition between the city edge and river. However, the dominance of traffic and the narrow pavement to the west removes much of the character of the buildings to the west street edge. The larger mass of the YMCA and undercroft parking disrupt an otherwise handsome terrace of 19C buildings. The difficulty in crossing the road removes any connection between the east and west sides of the street, as well as the connection through to Milsom Street and Broad Street through Broad Street Place. Reopening these connections would help to re-establish this part of Walcot Street with the rest of the city and the river beyond.

comments

**Walcot Street (south):** The overbearing mass of the Hilton and St Michaels overshadow the relatively smaller scale buildings and creates the feeling of a through route rather than a destination.





- 1
- 2
- 3
- 4
- 5

## 4 SPATIAL STRATEGY & DESIGN CONCEPTS

# Cattlemarket/Cornmarket

Continuing Walcot Street character





### 4 SPATIAL STRATEGY & DESIGN CONCEPTS

# Cattlemarket/Cornmarket

## Public realm and movement

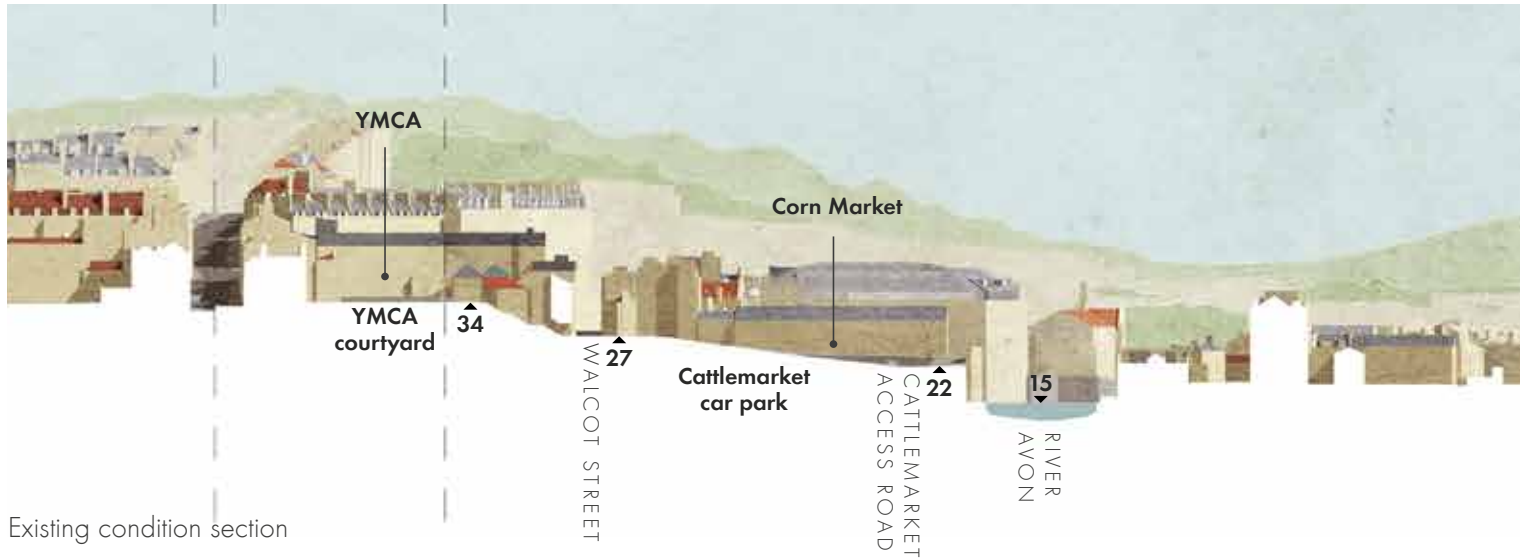
The development of the Cattlemarket site is a significant opportunity to improve the public realm in this part of Walcot Street as well as improve the environment leading towards the riverside.

Any scheme is expected to need to preserve the existing vehicle access to the front of Hilton Hotel to deal with both servicing and guest access. It will also need to retain vehicle movements for the Waitrose service area and the exit from the multi-storey car park. However, the nature of the public realm can be delivered to limit the impact of these elements and reflect a much reduced overall level of traffic.

The set back of the building from Walcot Street responds to these constraints, and also allows for the scheme to include basement areas to the street frontage. This form creates a small element of public space with the potential for a south-facing cafe or restaurant and new tree planting to create a welcome improvement to the southern end of Walcot Street.



- Pedestrian only area
- Pedestrian movement area
- Vehicular /pedestrians area
- Curb indication
- Loading bay
- Suds
- Green public realm
- Pedestrian crossing
- Proposed buildings
- Proposed roof terrace



Existing condition section



## 4 SPATIAL STRATEGY & DESIGN CONCEPTS

# Cattlemarket/Cornmarket

## Development option 1

Both options are variations around a deep plan core block running north south. Whilst the surrounding cityscape is likely to place limits on the overall height that may be appropriate the sloping nature of the site provides the opportunity to step down from the road. Using basement areas in a typically Bath and inverted duplex forms to unlock site capacity set well back from the road.

The cornmarket building itself is proposed to be subdivided into a series of residential properties, using the arches at the lower level to form garage, workspace, or kitchen space with living accommodation above and the potential to include mezzanine levels. A further small addition is possible to augment the existing street frontage building, completing the elevation where there is presently a blank gable.

The cattlemarket option 1 proposal creates a sense enclosure with the L-shaped plan. The proposed public realm improvements to the east of Walcot street, provide a potential outdoor seating area connected to the retail offer.

MILSOM QUARTER  
CATTLE AND CORN MARKET Opt 1

	Cattle Market block		Corn market conversion		Corn Market extension		Public Realm		TOTAL								
4th	273	71															
3rd	62		1,041		42		33										
2nd	62		1,041		42		33										
1st	62		1,041		42		33										
Ground	33	240	829		404		33		2,533								
Lower Ground	33		780		222												
Basement			0														
<b>Proposed</b>	<b>Subtotal</b>		<b>Subtotal</b>	<b>Subtotal</b>	<b>Subtotal</b>	<b>Subtotal</b>	<b>Subtotal</b>	<b>Subtotal</b>	<b>Subtotal</b>	<b>GEA m<sup>2</sup></b>	<b>GIA m<sup>2</sup></b>	<b>NIA m<sup>2</sup></b>	<b>Homes</b>				
Residential (GEA)	5,491		752	99						6,342	5,708	4,566	70				
Retail (GEA)	240			33						273	246						
Green space (GEA)	525									525							
Public realm hard surfacing (GEA)									2,533	2,533							
Communal space	71									71							

Capacity schedule for option 1



### Key

- Proposed
- Core / terrace
- Green public realm
- Public realm
- Retail
- Duplex flats
- Bins/bikes storage



## 4 SPATIAL STRATEGY & DESIGN CONCEPTS

# Cattlemarket/Cornmarket

## Development option 2

The proposed changes to the cornmarket building are the same as in option 1. However, the small retail offer on the ground floor facing onto Walcot Street is the only retail space in this option.

Option 2 for the cattlemarket site proposes a simpler linear building, allowing greater inclusion of the listed cornmarket building in the composition.

MILSOM QUARTER  
CATTLE AND CORN MARKET Opt 2

	Cattle Market block	Corn market conversion	Corn Market extension	Public Realm	TOTAL			
4th	350	494			GEA m <sup>2</sup>	GIA m <sup>2</sup>	NIA m <sup>2</sup>	Homes
3rd		844	42		6,123	5,511	4,409	68
2nd		844	42		33	30		
1st		844	42					
Ground		844	404	33	350			
Lower Ground		844	222		2,806			
Basement		558						
<b>Proposed</b>	<b>Subtotal</b>	<b>Subtotal</b>	<b>Subtotal</b>	<b>Subtotal</b>	<b>Subtotal</b>	<b>Subtotal</b>	<b>Subtotal</b>	<b>Subtotal</b>
Residential (GEA)	5,272	752	99		6,123	5,511	4,409	68
Retail (GEA)			33		33	30		
Green space (GEA)	350				350			
Public realm hard surfacing (GEA)				2,806	2,806			

Capacity schedule for option 2



### Key

- Proposed
- Core / terrace
- Green public realm
- Public realm
- Retail
- Duplex flats
- Bins/bikes storage



# 4 SPATIAL STRATEGY & DESIGN CONCEPTS

## Cattlemarket/Cornmarket

### Development option 1

#### Key

- Flats
- Core
- Duplex flats
- Service space
- Maisonettes
- Community space
- Retail
- Roof terrace
- Public green space
- Enhanced public realm



Lower ground floor



Ground floor



First/Second floors



Third floor

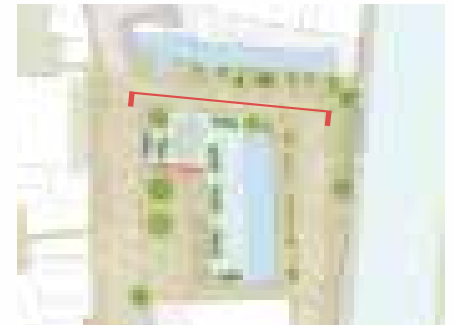


Fourth floor



- 1
- 2
- 3
- 4
- 5

# 4 SPATIAL STRATEGY & DESIGN CONCEPTS

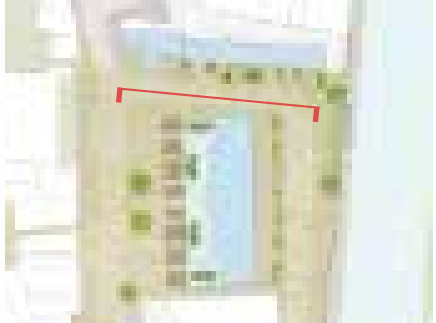


**Cattle and Corn Market: Option 1**



- 1
- 2
- 3
- 4
- 5

## 4 SPATIAL STRATEGY & DESIGN CONCEPTS



**Cattle and Corn Market: Option 2**



# 4 SPATIAL STRATEGY & DESIGN CONCEPTS



**Cattle and Corn Market: Option 1 & 2**



Cattle and Corn Market: Option 1



# 4 SPATIAL STRATEGY & DESIGN CONCEPTS

## Cattlemarket/Cornmarket

### Development option 1 in context

The illustrative views show (right) give an indication of the proposed infill of the main development frontage of the Cattlemarket site.



View east along Saracen Street from Broad Street



Proposed View east along Saracen Street from Broad Street



View south along Walcot Street



Proposed view south along Walcot Street





4 SPATIAL STRATEGY & DESIGN CONCEPTS



Cattlemarket/Cornmarket: Existing condition



- 1
- 2
- 3
- 4
- 5

# 4 SPATIAL STRATEGY & DESIGN CONCEPTS



Cattlemarket/Cornmarket : Proposed view