

# Bath Place Team Update

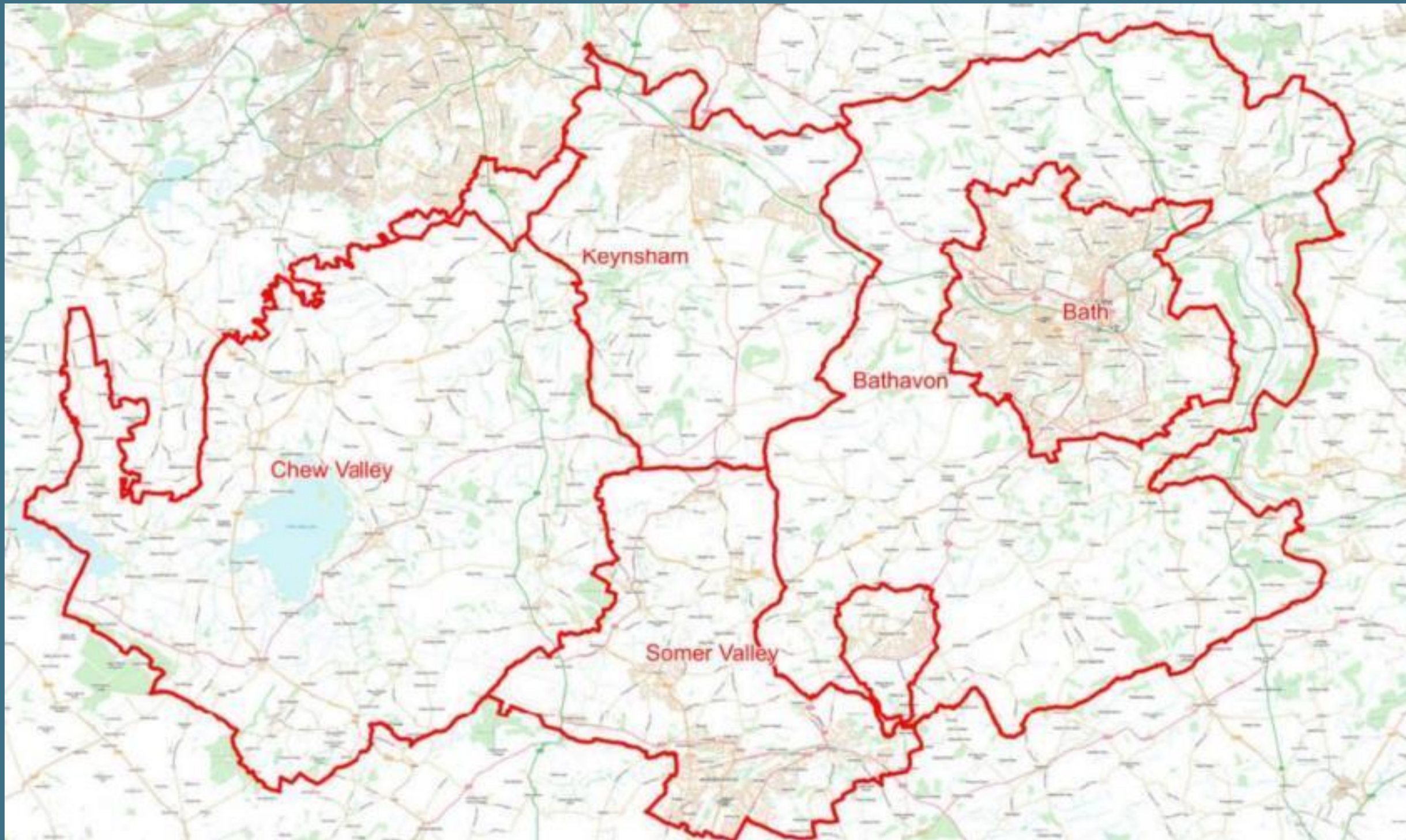
Simon Martin – Director  
Regeneration & Housing  
Bath Area Forum 16<sup>th</sup> June 2022



Bath & North East  
Somerset Council

Improving People's Lives

# The Place Teams Approach



**Programme Owner – Sophie Broadfield**

**Place Team Leads;**

- **Bath  
Simon Martin / Cleo Newcombe Jones**
- **Keynsham  
Pam Turton**
- **Somer Valley  
Simon de Beer**
- **Chew Valley, Cam Valley Bathavon  
Louise Morris & Jackie Claydon**

# Objectives

- To listen to communities and provide a central point for residents, business and communities to engage with B&NES.
- To enable a shared understanding of the issues affecting Bath
- To build positive working relationships with local communities and stakeholders
- To align priorities and co-ordinate projects and work programmes (including timetables, budgets, public engagement, evidence collation, partner working, outcomes)
- To support the vision of a fairer, greener, more creative and connected communities (within national & statutory context)



# Bath Project updates



Bath & North East  
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# PROJECT SUMMARY

## VACANT UNIT ACTION PROJECT

An exciting two-year project that will bring life to vacant properties as part of the High Streets Renewal programme.

Focused on Bath City Centre with satellite interventions planned in Twerton High Street, Keynsham and Midsomer Norton this Combined Authority Recovery funded project (2021-23) supports artistic interventions, meanwhile uses, pop-up and innovative business and community use projects in vacant shops and buildings on High Streets.

The project will be delivered across two phases with a total value of £500,000 from Combined Authority plus in-kind match funding from Bath Business Improvement District.

The scheme has already unlocked a further £1.2million investment in Keynsham's High Street to create additional employment space in the Temple Street area.



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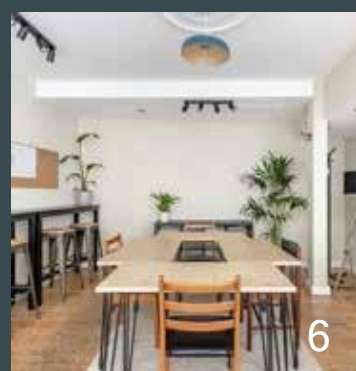
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1. Make Space Midsomer Norton. Transforming empty retail units into community space.

2. In The Meanwhile, Temporary Art Space on Milsom Street, Bath. Partnership with Bath Spa University.

3. Made in Bath. A series of retail pop-ups over the festive season with local independent traders.

4. Proposed Co-Working Space on Temple Street, Keynsham.

5. Supporting local charity pop-ups - Share & Repair.

6. The High Street Hub, Bath City Centre. Creating a working space supporting the Council and community partners in an otherwise vacant property.

7. Window installation bringing vibrancy to an area of Bath City Centre experiencing high vacancy rates.

8. Window Animation to breathe new life into vacant flagship retail property on Milsom St, Bath.

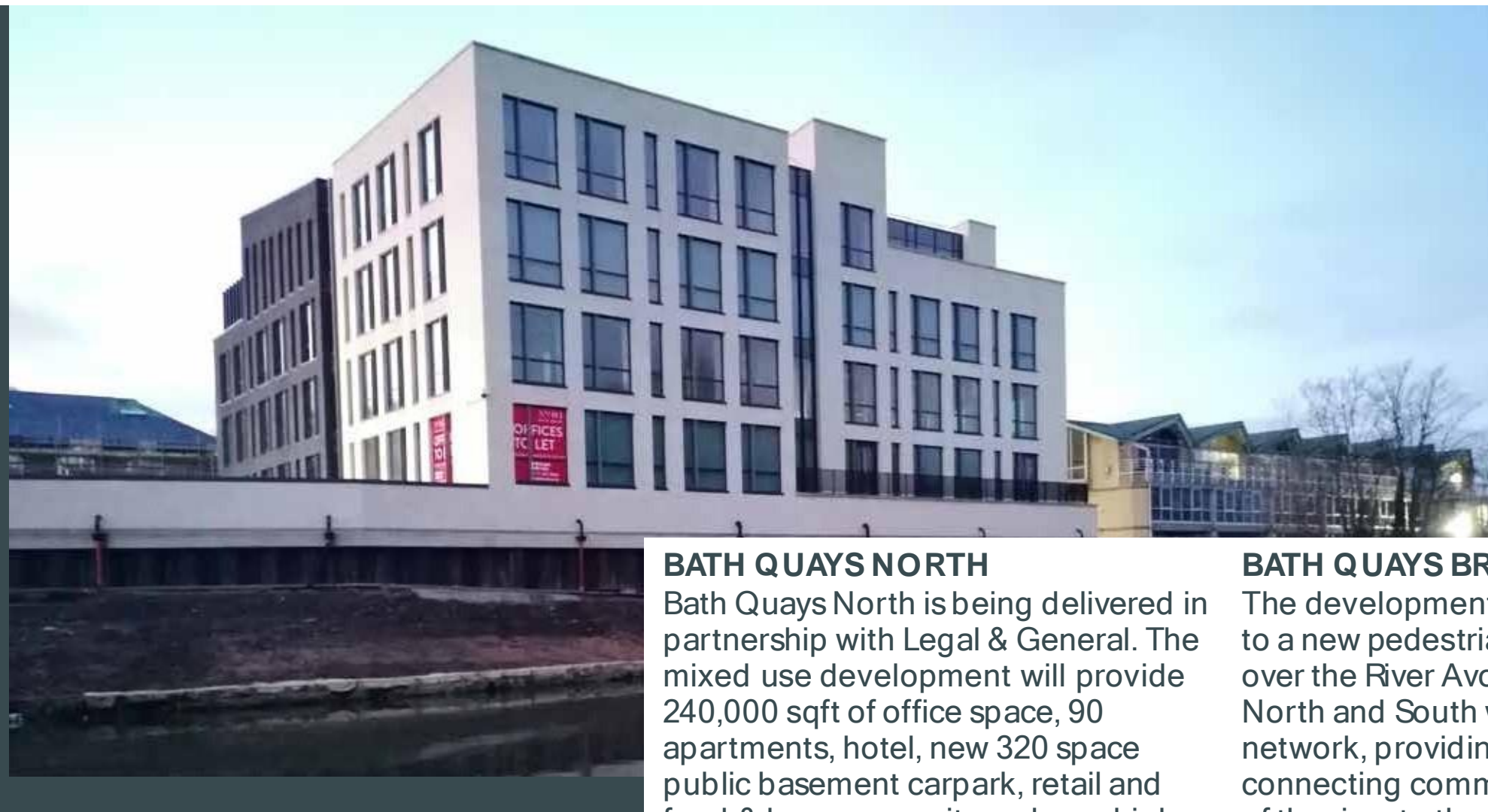
# PROJECT SUMMARY

## BATH QUAYS

Bath Quays is the Council's flagship redevelopment project, creating a new and vibrant quarter for the Bath's businesses to flourish. It is the most significant development opportunity in a generation. It will deliver much needed Grade A offices, providing space for the city's growing businesses as well as attract quality employers to the city.

The development will enhance the City's and regions reputation as a home for business, growing Bath's economy, creating 2500 new jobs, particularly in the high tech, creative, financial and professional sectors.

All new buildings will use sustainable construction methods, reducing their environmental impact and adapting to climate change. Commercial offices will embody the design principles of WELL standards and will achieve BREEAM excellence.



### BATH QUAYS NORTH

Bath Quays North is being delivered in partnership with Legal & General. The mixed use development will provide 240,000 sqft of office space, 90 apartments, hotel, new 320 space public basement carpark, retail and food & beverage units and new high quality public realm.

### BATH QUAYS SOUTH

No 1 Bath Quays is the first new office building in Bath for a generation. A landmark office building located on Bath Quays South, with riverside views and within easy walking distance of the city centre and Bath Spa train station.

### BATH QUAYS BRIDGE

The development will be connected to a new pedestrian and cycle bridge over the River Avon, linking Bath Quays North and South with an active travel network, providing an essential link connecting community's on the south of the river to the city centre.

### BATH QUAYS WATERSIDE

A new riverside park incorporating flood mitigation measures has been created, providing direct access to the river with upper and lower promenade, cycle routes, natural landscaping and a large riverside public space for events.



# PROJECT SUMMARY

## BATH QUAYS SOUTH



**No 1 Bath Quays South is the first new office building in Bath for a generation and will provide the City with a new space for business, life & culture.**

The 44,500 sq ft landmark office building located at Bath Quays South is within easy walking distance of Bath Spa Station, Southgate Shopping Centre and all the City's heritage, retail and creative amenities.

Bath Quays South is a blend of historic buildings with contemporary architecture and benefits from a new pedestrian and cycle bridge across the river, linking into the City.

No 1 Bath Quays South offers modern Grade A office space including 24 hour access, electric car charging, PV array, superfast broadband, VRF air conditioning, bike storage, changing and drying facilities.

Neighbouring No 1 is the Grade 2 listed Newark Works, a creative hub, providing 40,000 sq ft of workspace, coworking and food and beverage.

# PROJECT SUMMARY MILSOM QUARTER

The Masterplan for the Milsom Quarter identifies four key areas of change within the northern part of Bath City Centre.

Proposals include new build sites for residential development, visitor accommodation maker space and workspace; buildings to be repurposed; public space improvements and zero carbon interventions.

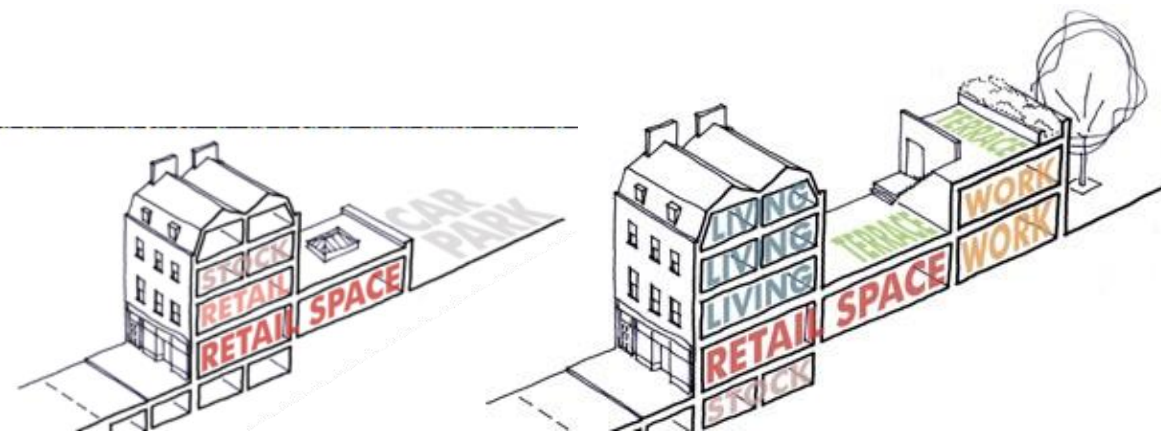
We are proposing that the Milsom Quarter becomes Bath and the South West's fashion destination. The Milsom Street core will become the world class Fashion Museum's new home, will house a range of high-end fashion retailers and will host more festivals and events making it less dependent on shopping.

We will also take the opportunity to deliver more housing in the area, through new development and the conversion of underused space on upper floors of existing buildings.



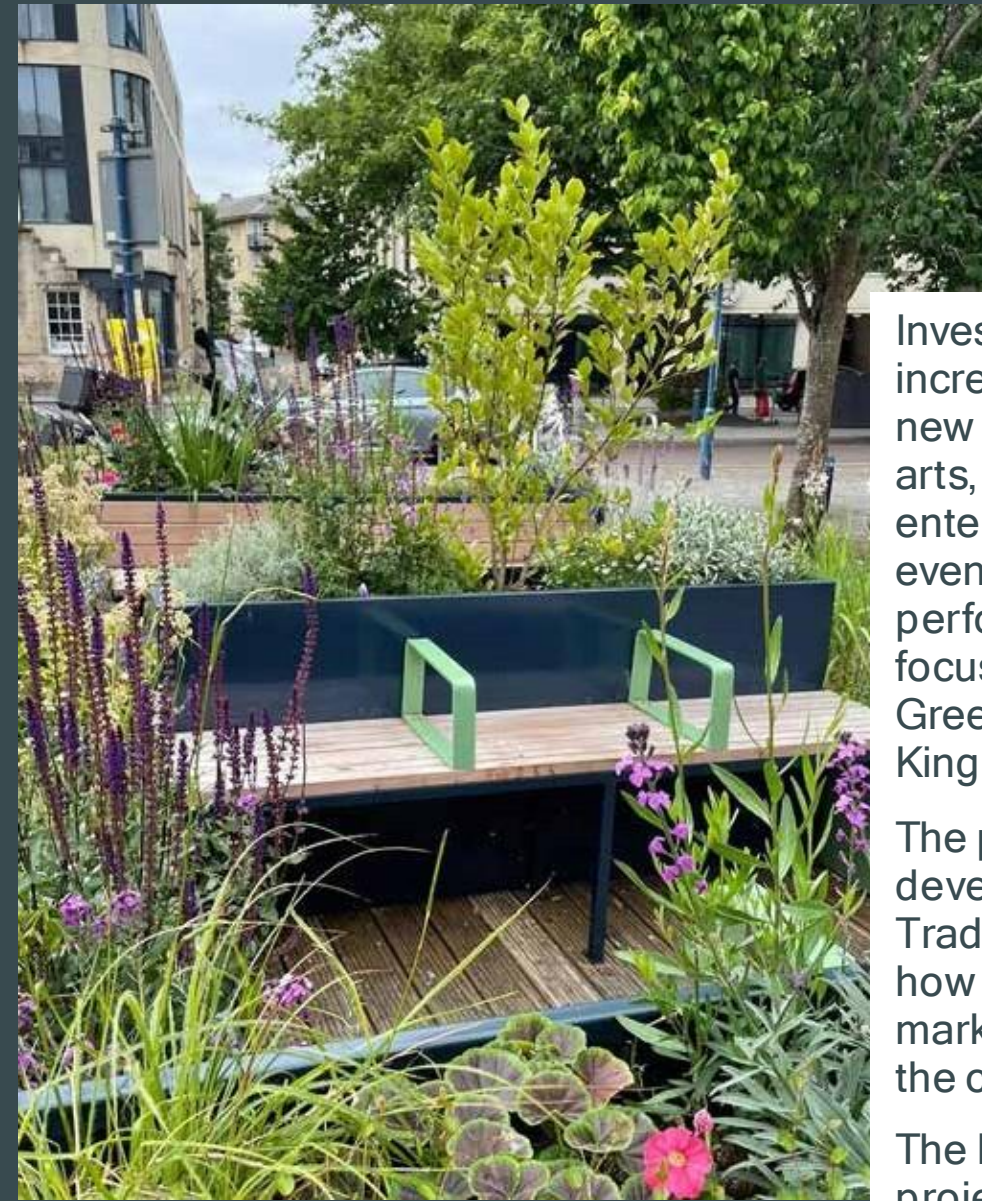
These uses will be delivered in four distinct character areas:

- 1. MILSOM STREET CORE** retaining its character as an important location for fashion-led retail and home to an enhanced Fashion Museum. Space for events and festivals and workspace provision complemented by the food and drink offer of George Street to the north and retail to the south
- 2. BROAD STREET YARDS** new build contemporary space, better connecting Milsom Street and Broad Street, providing opportunities for a vibrant mix of maker space, flexible workspace, retail and visitor accommodation.
- 3. ST MICHAEL'S NEIGHBOURHOOD** a growing residential neighbourhood for Bath with new development and conversions of upper floors supporting a range of local shopping and amenities at ground floor level with a new public square.
- 4. WALCOT STREET GATEWAY** an improved entrance to Walcot Street through housing-led development on the Cattlemarket site and improved public spaces





# PROJECT SUMMARY BATH CITY CENTRE HIGH STREET RENEWAL PROGRAMME



Investment will include increased on street greening, new street furniture, seasonal arts, street dressing and entertainment including an events, markets and outdoor performance programme focused on Milsom Street, Green Street and Kingsmead Square.

The programme also includes development of an Outdoor Trading Strategy to re-imagine how spaces are used for markets and trading around the city.

The Love our High Streets project supports the Council's Liveable

Neighbourhoods agenda and seeks to respond to the Climate and Ecological emergencies and the transition towards less car dominated and more accessible, people-friendly High Streets.

Early interventions have included the introduction of parklets to provide greening, seating and cycle parking. Major street events and markets including the Great Bath Feast and the Milsom Street Festive Lighting (2021), and experimental trials to reduce private vehicle access to streets.

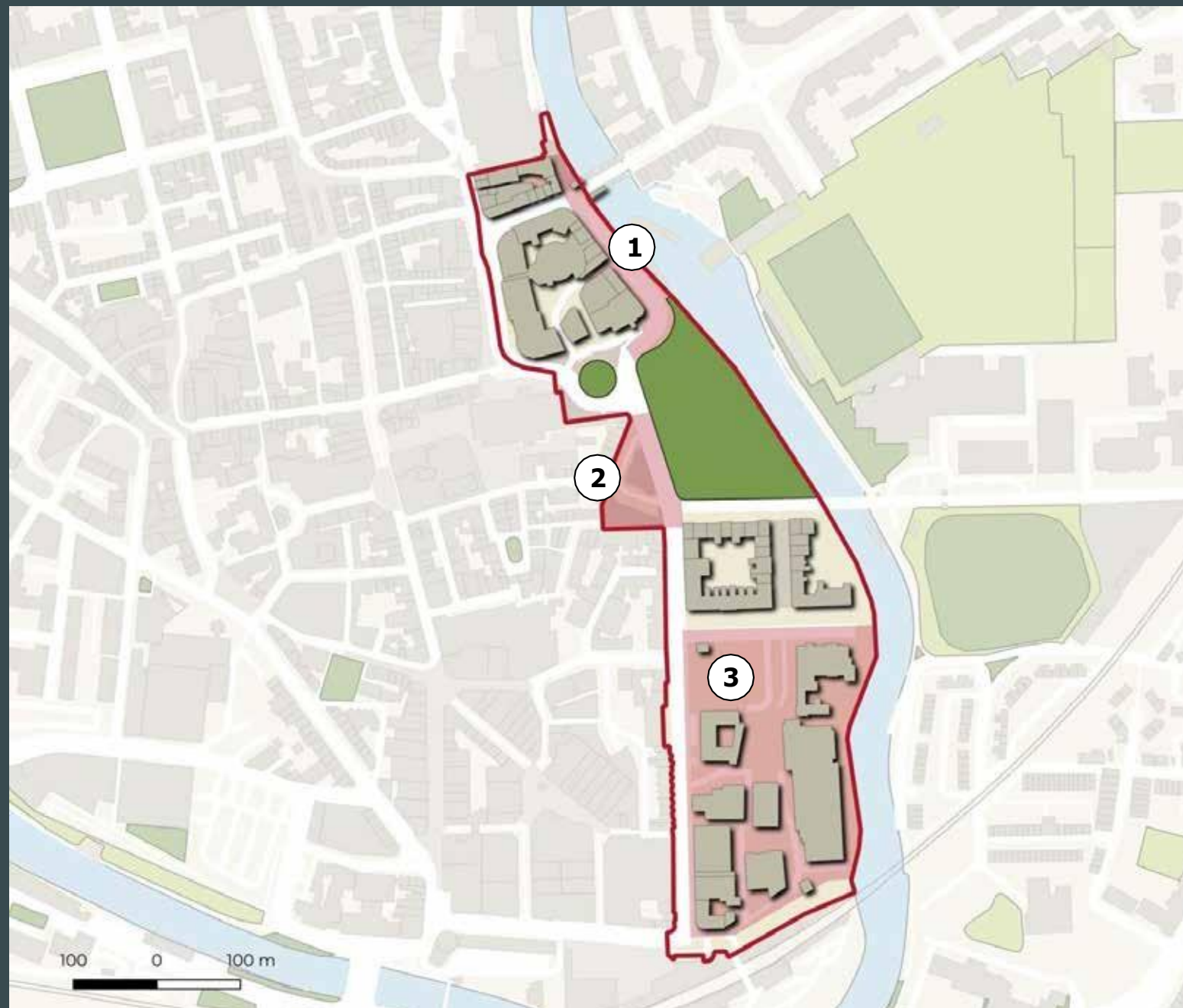
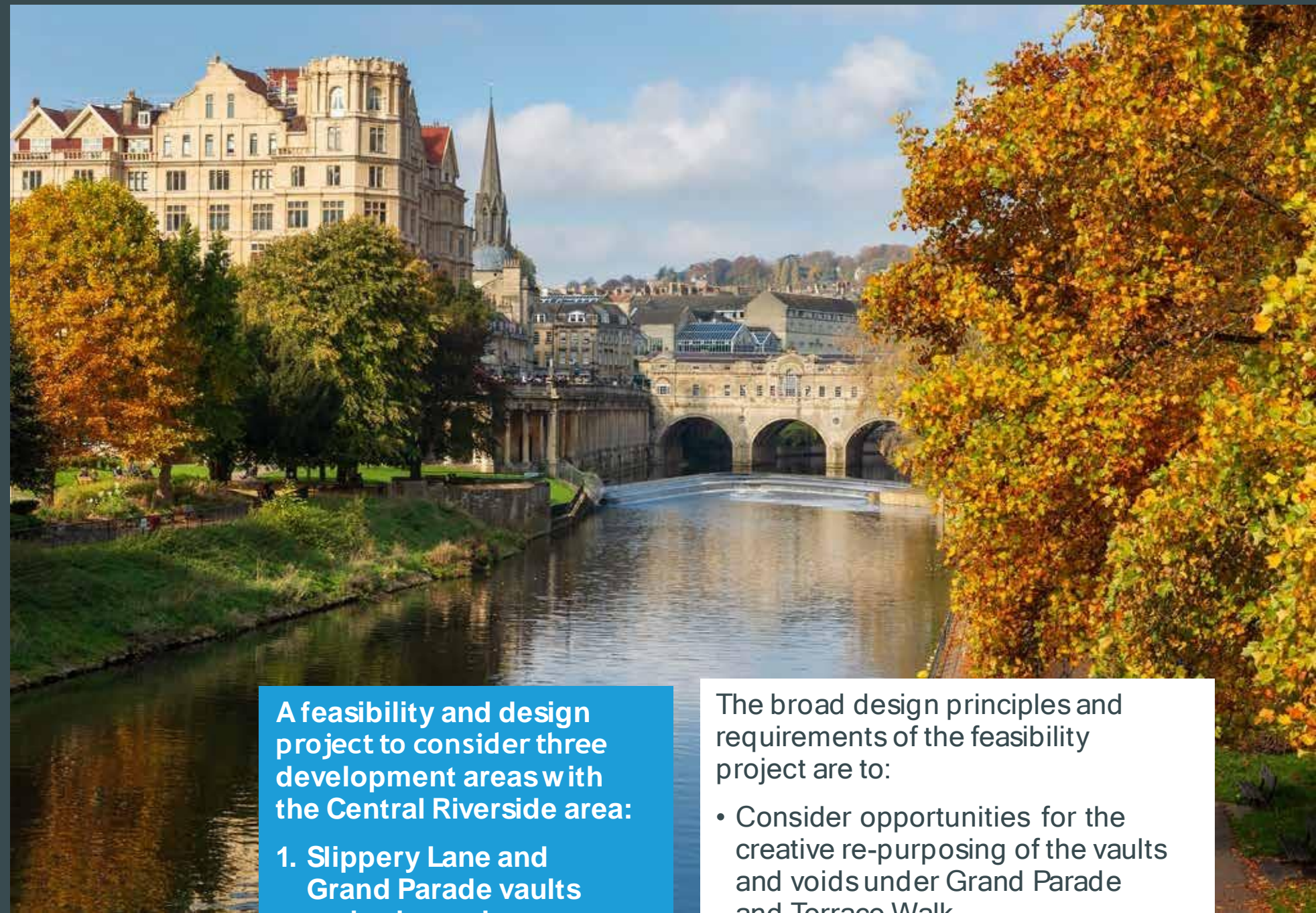


Over the next five years a programme of public space investment and on-street activity and animation will bring events, entertainment and art to the Milsom Quarter and Kingsmead Square.



# PROJECT SUMMARY

## BATH CENTRAL RIVERSIDE FEASIBILITY



A feasibility and design project to consider three development areas with the Central Riverside area:

1. Slippery Lane and Grand Parade vaults and colonnades
2. Terrace Walk
3. Manvers Street site allocation

The broad design principles and requirements of the feasibility project are to:

- Consider opportunities for the creative re-purposing of the vaults and voids under Grand Parade and Terrace Walk
- Explore opportunities for connection to Slippery Lane
- Improve the connection to the river of this part of the city centre
- Exploring the potential for a new building on Terrace Walk
- Explore options for the redevelopment of the Manvers Street site

# PROJECT SUMMARY

## YORK STREET PUBLIC REALM IMPROVEMENTS

The public realm scheme complements the opening of the World Heritage Centre and Clore Learning Centre. The state-of-the-art redevelopment of the former City Laundry, has brought back to life an important group of depilated buildings in city centre.

Funded by National Lottery Heritage Fund The World Heritage Centre will serve the city by expanding the knowledge and understanding of the World Heritage Site and the Clore Learning Centre provides new purpose built education facilities for school and community groups.



### KEY FACTS

Value:

# £1.2M

Lead Designer: B&NES

Principal Designer: Rixon Day

Landscape Design: B&NES

Principal Contractor: Volker Highways

Sub contractors: Volker Laser, Zack Contractors

Consultants: WLP

The full public realm scheme comprises the section of York Street, between Kingston Parade and Stall Street, and the northern section of Swallow Street. Through the pedestrianisation of the area, the scheme seeks to enhance the visitor experience to this special part of the city, improving both the amenity and accessibility of the streetscape.

Along with the pedestrianisation, the scheme delivers a waterproof membrane, a level surface throughout, a new surface treatment in natural stone and new street furniture and lighting.

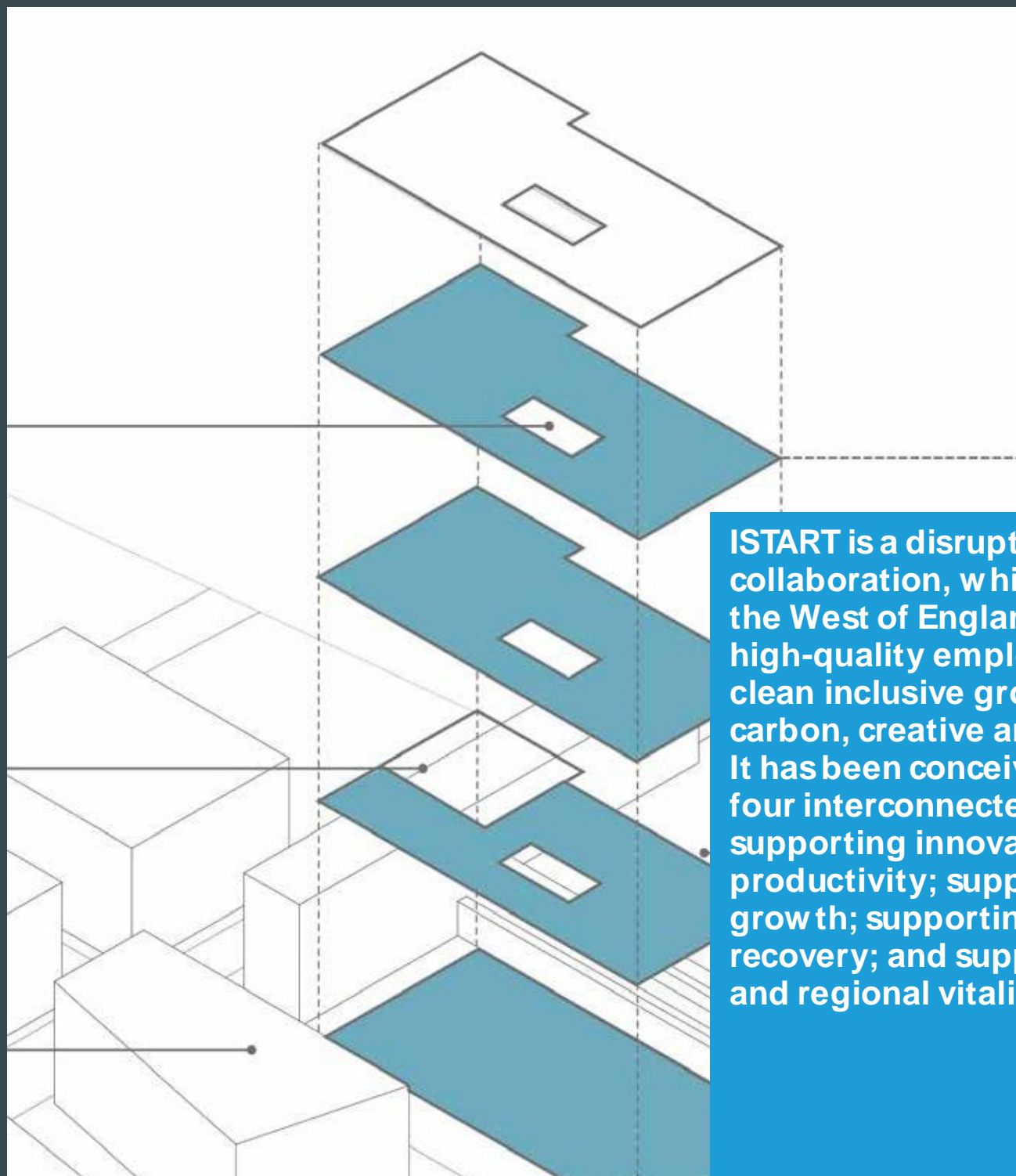
The scheme enhances the sense of place and ease of movement by creating an inclusive, safe and secure environment that celebrates and is sensitive to its historic setting.

Construction of the first phase works was completed in summer 2021, with second phase completing in April 2022.



# PROJECT SUMMARY

## iSTART



**iSTART is a disruptive collaboration, which will support the West of England to deliver high-quality employment and clean inclusive growth in a zero-carbon, creative and digital world. It has been conceived to address four interconnected challenges: supporting innovation and productivity; supporting inclusive growth; supporting the green recovery; and supporting local and regional vitality.**

iSTART will provide a deeply integrated approach to skills and curriculum delivery, business incubation-based innovation and research. It will include:

- A revolutionary curriculum offering at learning levels 4-7, with signposting to linked initiatives, including those offering level 1-3 and 8 provision. The curriculum is based upon tailored personal IPATHWAYS via a modular, stackable, blended, highly flexible 'hop on/hop off' delivery model; and involves technical, personal and resilience skills, experiential learning opportunities, and curated collisions with businesses.
- The iSTART Innovation Offer, involving the globally-leading SETsquared University of Bath Innovation Centre and Bath Spa University's The Studio. iSTART will provide three Cluster Foundry Business Acceleration Hubs and will host a University of Bath Makerspace (for product design and prototyping) and an Ideaspace (for networking and collaboration).
- A collaborative University of Bath and Bath Spa University research presence in the City.

iSTART will generate the following benefits:

- **Up-skilling** of 858 learners in year 1 (Phase 0), increasing to 1430 learners in year 2 (Phase 1). 75% progressing into 'better jobs'.
- iSTART's innovation offer will:
  - **Provide business support** to 115 businesses per annum, increasing to 120 businesses annually from year 4 onwards.
  - **Support 35 start-ups** per annum (Phase 0) and 25 start-ups annually from year 4 (phase 1)
  - **Create 125 jobs** per annum through iSTART's innovation and research activity.
- iSTART demonstrates a net benefit of **c.£40m** to the region.

A revised Outline Business Case has recently been submitted to the West of England Combined Authority. Phase 0 of iSTART is targeted to launch in September 2022, with Phase 1 following in November 2023.

# PROJECT SUMMARY

## BATH LOCAL CENTRES

### HIGH STREET RENEWAL



### 3. HIGH STREET, WESTON

Situated to the far west of Bath, Weston High Street provides an important local service to residents, who are on average older and in poorer health than the B&NES average. The intervention aims to improve the visibility of the high street by focusing interventions at key gateways. Budgets are included for place branding and signage, art, events, greening, cycle storage, street furniture and shopfront improvements.

Over the next two years a programme of high street improvements and animation will bring investment to four of Bath's local centres. These projects include:

### 1. HIGH STREET, TWERTON

This comprehensive high street improvement project includes meanwhile/pop-up uses in vacant units, shopfront improvements, on-street planting, cycle storage and support for place identity via wayfinding and marketing. There is a strong emphasis on community engagement and upskilling, including community arts, cultural and community activities and events and seasonal dressing included.

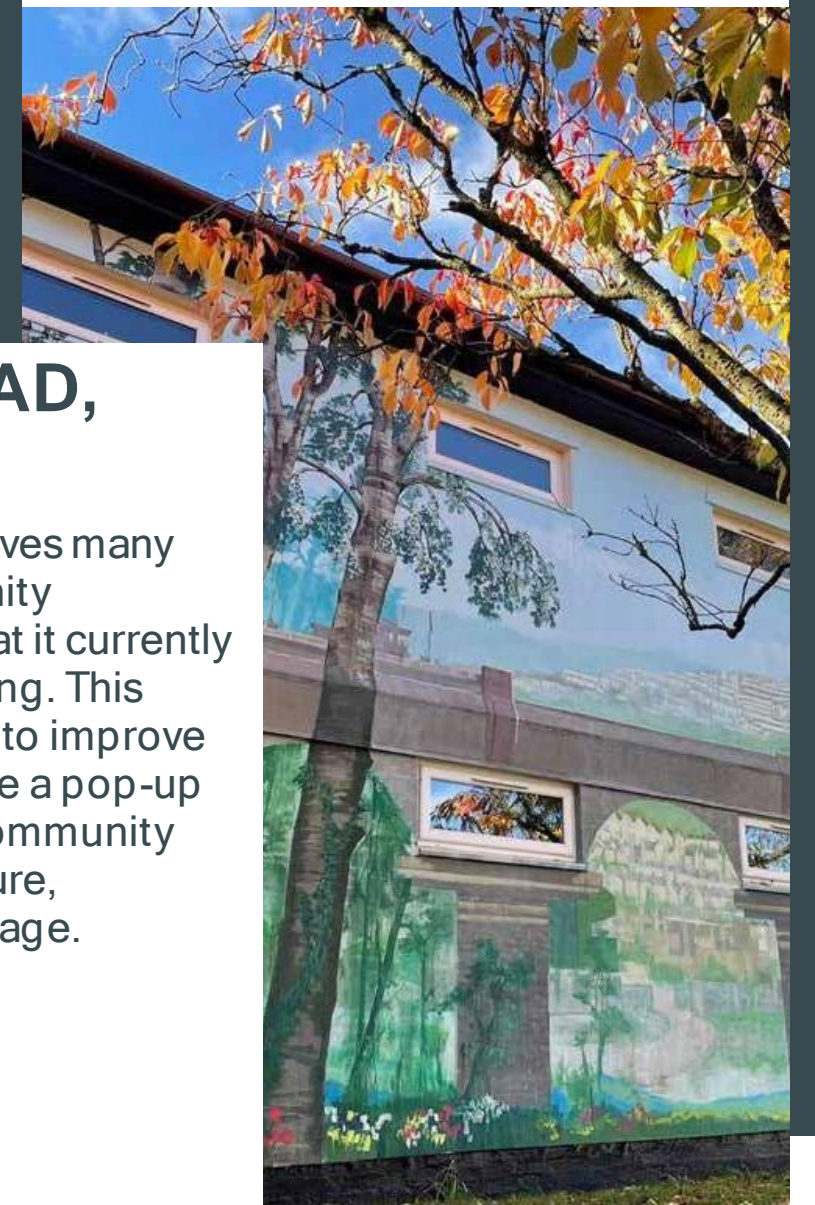
### 2. MOORLAND ROAD, OLDFIELD PARK

B&NES' only District Centre, this vibrant High Street is lacking recent investment and the interventions proposed will support the transition to a greener High Street. The project includes additional street furniture and planting, cycle storage as well as marketing and branding to promote this much-loved High Street. The project will include pop-up shops/meanwhile use, arts/events and business/community activities.



### 4. MOUNT ROAD, SOUTHDOWN

This small local centre serves many local people but community engagement indicates that it currently feels unsafe and uninspiring. This project includes budgets to improve street lighting, put in place a pop-up community café, install community art, planting, street furniture, wayfinding and cycle storage.



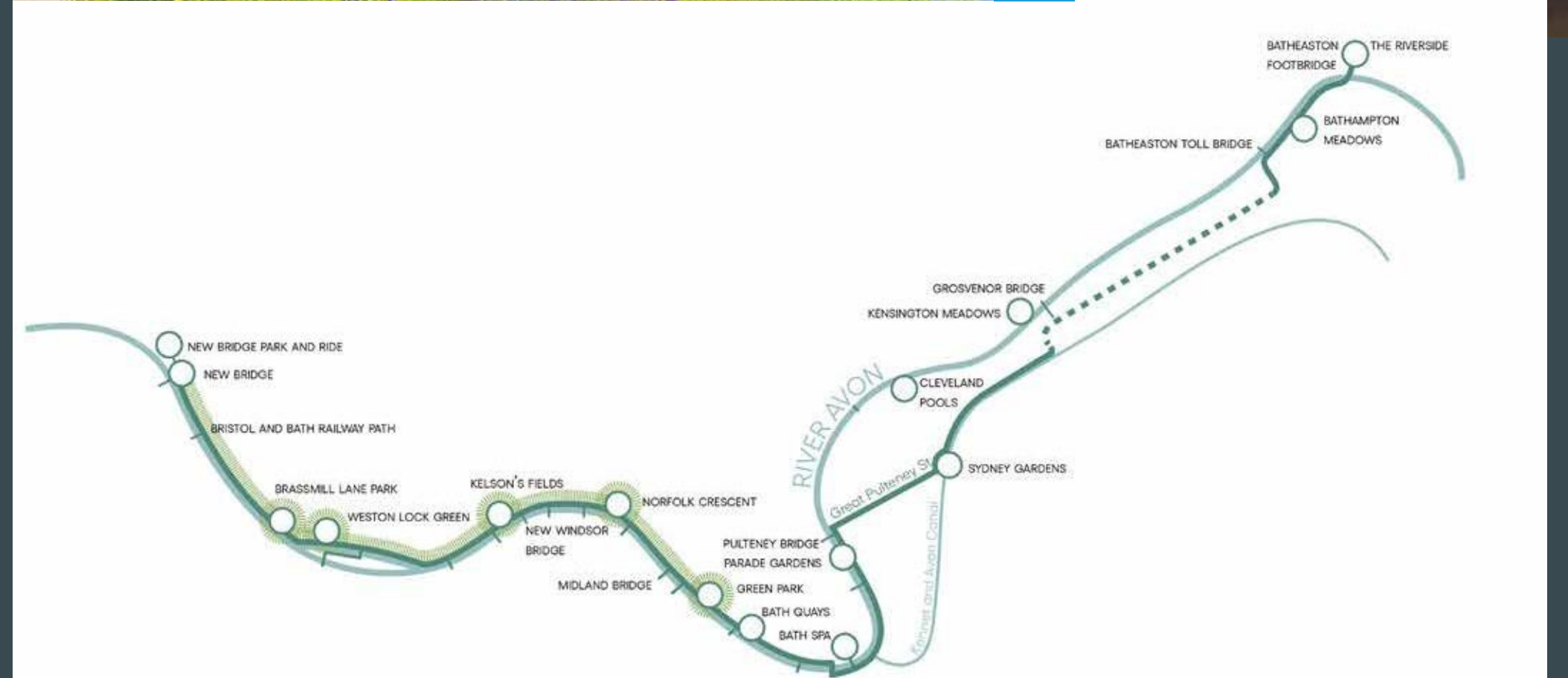
# PROJECT SUMMARY

## BATH RIVER LINE



The Bath River Line will form a linear park from Newbridge to Batheaston, following the route of the River Avon, connecting communities and enabling people to explore the city in a more sustainable way.

The project will enhance the natural environment through habitat restoration, supporting a biodiverse ecological network and providing greater resilience to climate change. Funding for Phase I of the scheme has been secured.



# Journey to Net Zero



Adopted in May 2022, The Journey to Net Zero plan:

- Identifies the problems that currently affect travel into, around and through Bath
- Identifies solutions to improve and promote sustainable travel and address our climate emergency in terms of transport



The committed projects and those in motion are already being developed by B&NES and are at various stages of the project development lifecycle

Working alongside the West of England Combined Authority, we will continue to pursue developing, and future projects

# Bath City Centre CRSTS

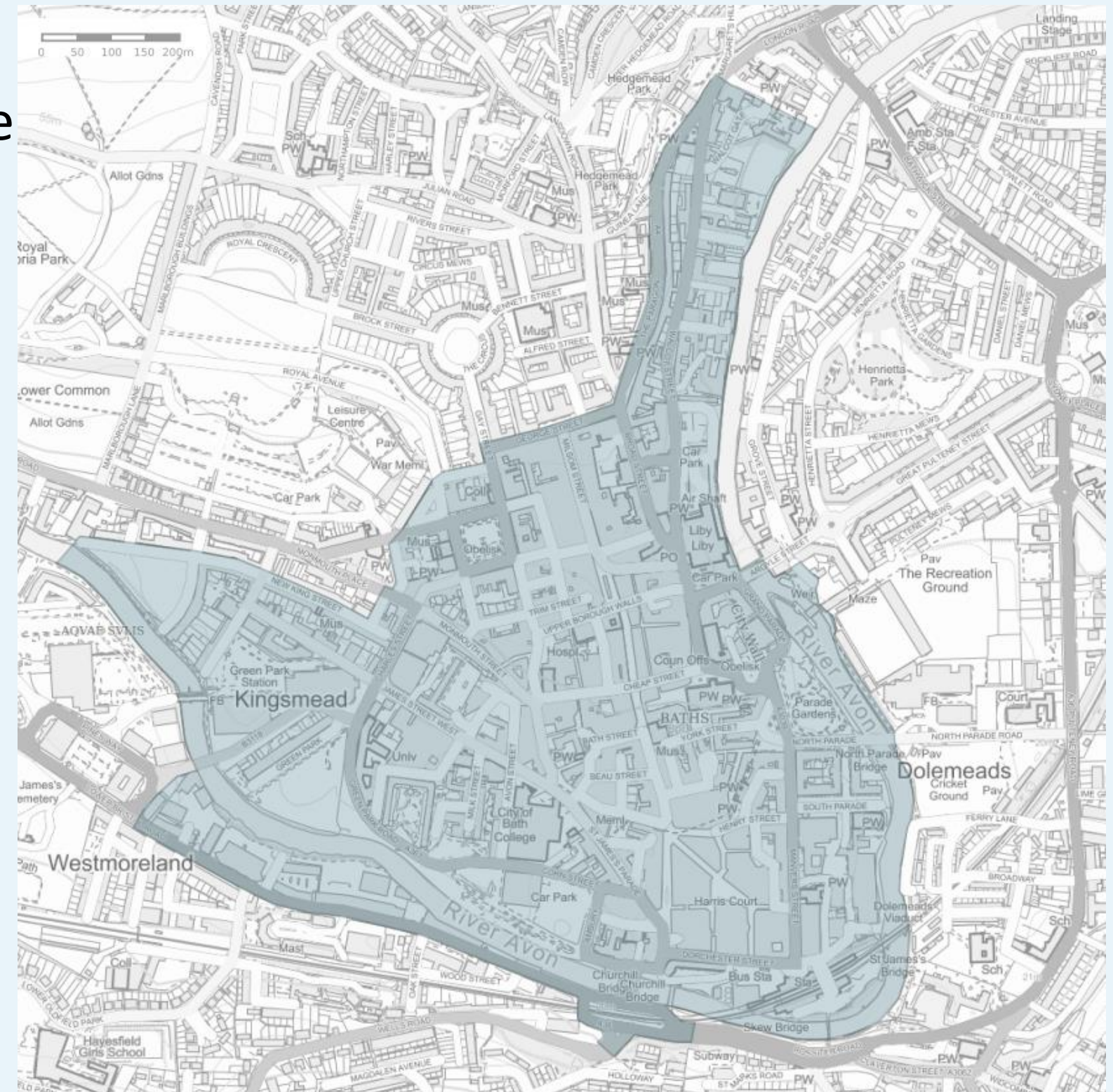
Collaborative scheme with WECA to increase and improve active travel, reduce bus journey times and ge and connectivity in Bath city centre.

This project will seek improvements to city centre streets and spaces to support walking, wheeling and public transport.

£9 - £10m has been allocated for the Bath City Centre transport improvements to public transport, walking and wheeling for delivery by 2027.

Approximately £500k is required to develop the business cases to submit to government.

This presents an opportunity to link up and deliver schemes that support Journey to Net Zero Carbon, Milsom Quarter Masterplan and other objectives.



*Bath City Centre CRSTS Focus Area*



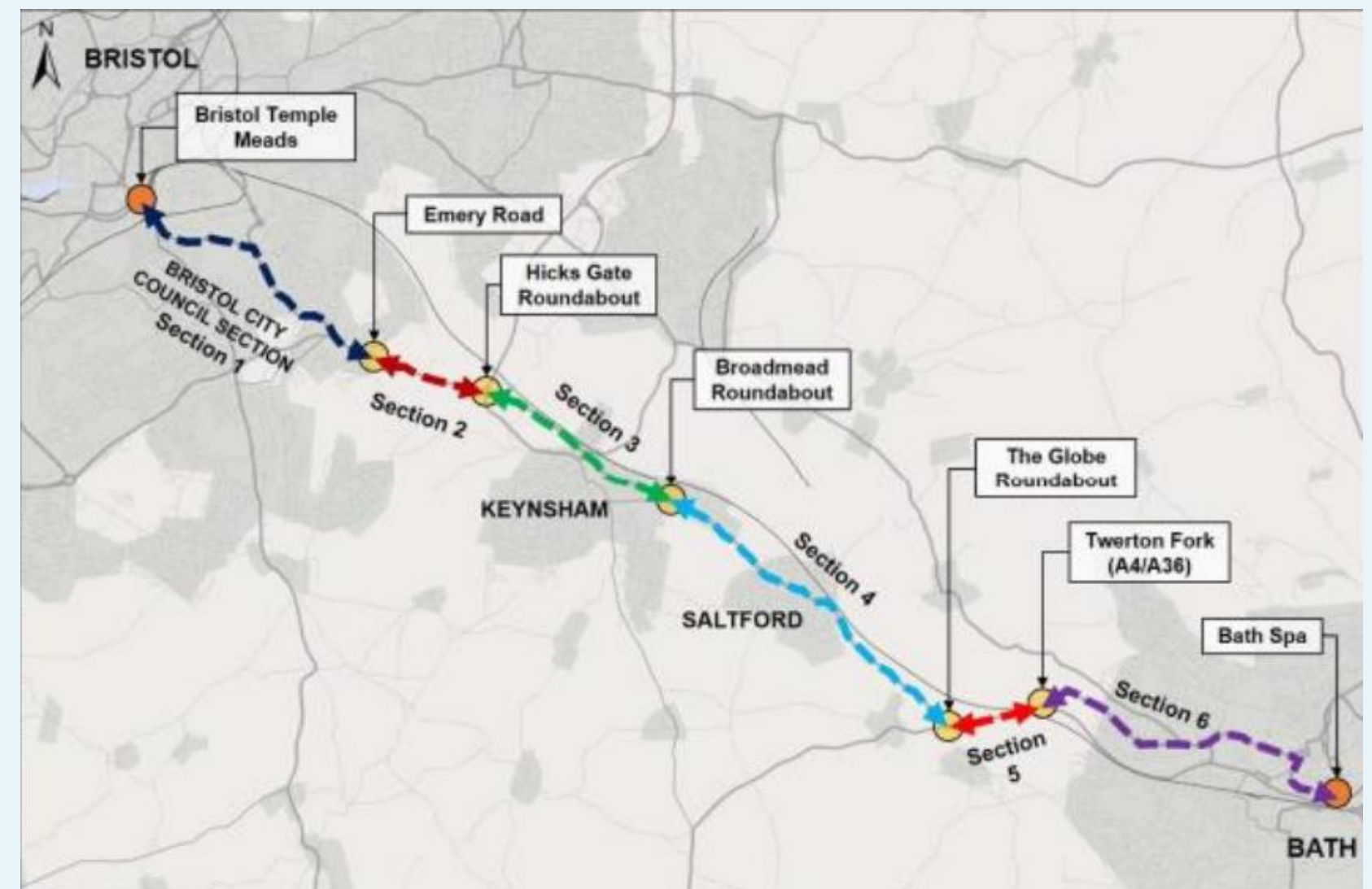
# Bristol to Bath Strategic Corridor CRSTS

BBSC which is led by WECA seeks to improve travel between Bath and Bristol through:

- Better bus services,
- Improvements to bus infrastructure, and
- Enable more cycling and walking along the A4 and to and from neighbouring communities.

Overall, the potential scale of change includes:

- 15.5km of new cycling infrastructure
- 40 new crossings
- 30 new transport hubs/bus stops
- £77.3M – 122.7M for public transport infrastructure



An Issues and Challenges consultation was carried out during Summer 2021 with further consultation expected Autumn 2022. More information on the project can be found here:

<https://travelwest.info/projects/improvements-on-a4-bristol-to-bath>

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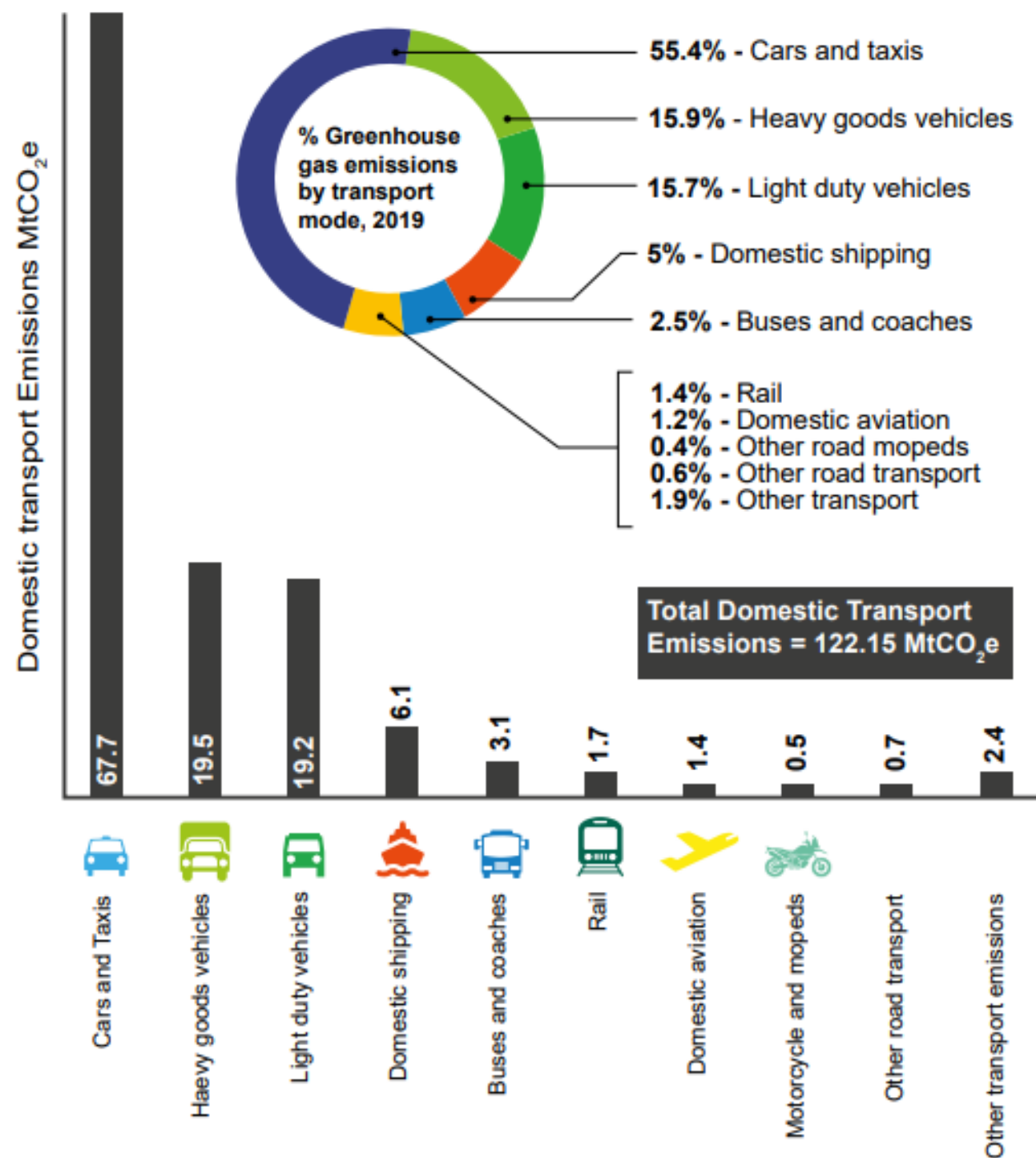
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# Decarbonisation Study

UK domestic transport emissions 2019



This WECA led study will assist in setting out a route map and clarify the strategic interventions necessary to progress towards the authorities' carbon neutral target by 2030 target.

It will be completed in Autumn of 2022 and will act as key evidence for the future Joint Local Transport Plan



# Somer Valley to Bristol & Bath corridor study

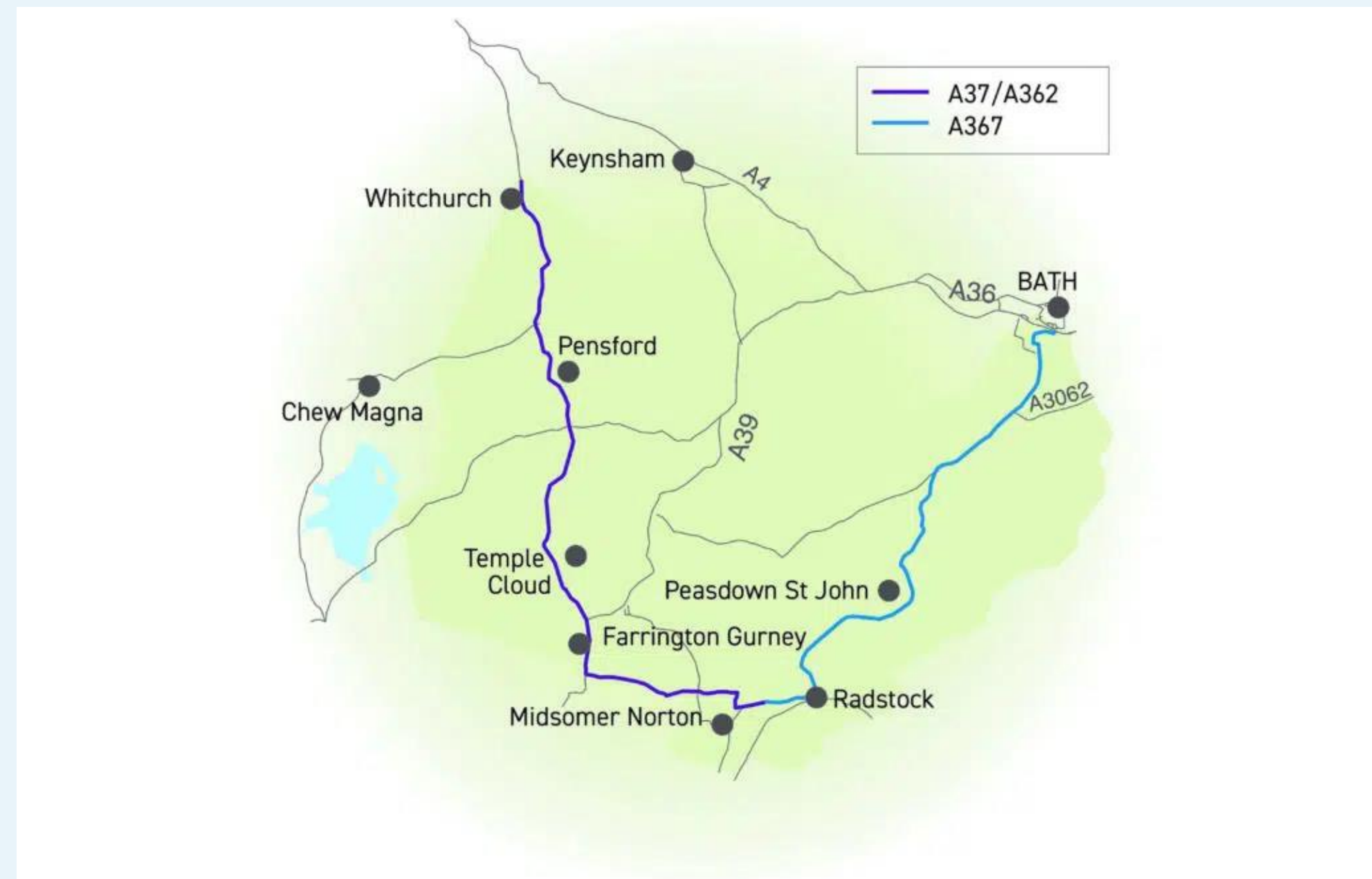
WECA led project to improve links from the Somer Valley into both Bath (A367) and Bristol (A37) and connections all along the corridors to rural communities

The Strategic Outline Case was approved by WECA Committee in April 2022 who are now developing the Outline Business Case

A full public consultation was held during Winter 2021 and further engagement on detailed designs will begin in Autumn 2022

More information can be found here:

<https://travelwest.info/projects/improvements-on-the-a37-and-a367>



# West of England Mass Transit

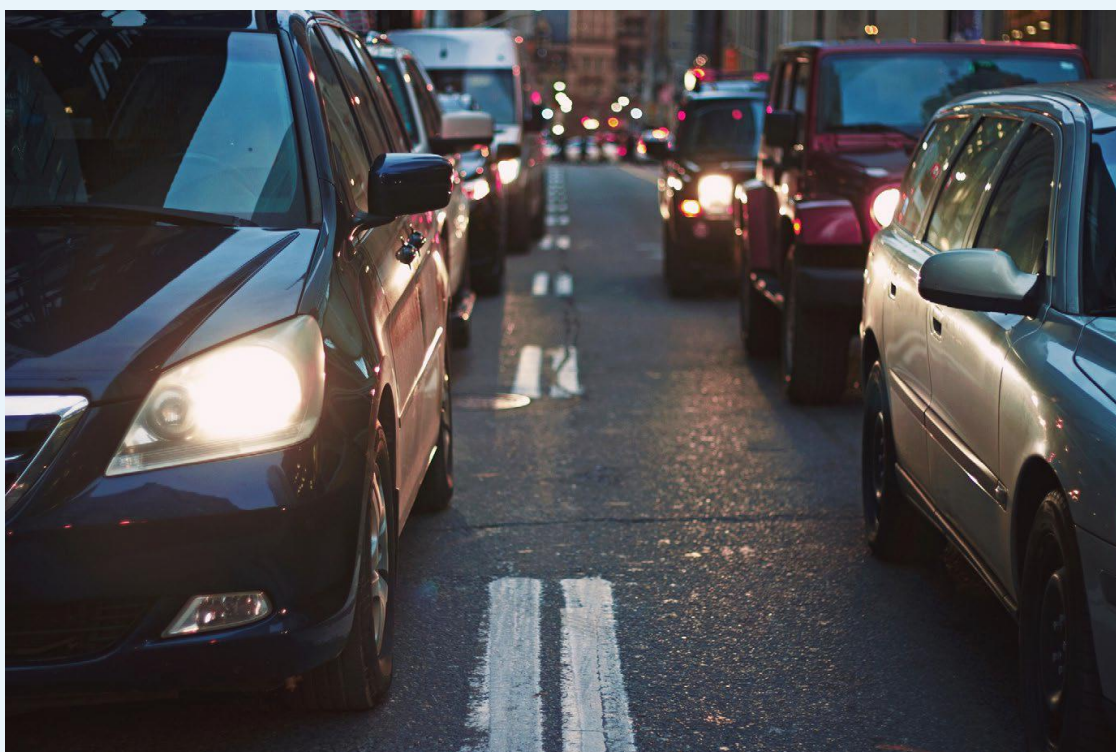


Mass Transit, outlined in JLTP4, is currently being developed by WECA and the Local Authority partners

WECA are currently leading the groundwork to understand what this mass transit system might look like and how much it would cost

Consultation is expected to begin this summer to get your views at this early stage on the project

More information on the project can be found here:  
<https://www.westofengland-ca.gov.uk/what-we-do/transport/mass-transit/>



# East of Bath Express Feasibility Study

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There is a longstanding need to reduce private car trips into Bath from the east.

The aim of this feasibility study is to understand and assess the potential for a high frequency service along the A4, connecting Bath and Chippenham with small transport hubs, accessible by bike, providing car and bike parking along the corridor

The feasibility study is due to conclude shortly, and if it demonstrates that the scheme is feasible, we will seek to deliver the improvements as part of the Bus Service Improvement Plan.



# M4 to Dorset Coast Connectivity Study

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Traffic travelling between the A36 and A46 currently has to travel through Bath. As a result concerns have been raised that the volume of traffic using Bath as a through route is damaging the city leading to problems of congestion, road safety and air quality

National Highways are currently undertaking a strategic study that will identify whether there is a case to utilise alternative corridors as the main strategic route for the area

The report is due to be published late Summer 2022

More information can be found here <https://www.gov.uk/government/publications/road-investment-strategy-2-ris2-2020-to-2025>

# Joint Local Transport Plan



JLTP4 sets out to decarbonise, promote and transform cleaner sustainable forms of transport. However the measures identified are unlikely to be enough to achieve carbon neutrality by 2030

WECA as the Integrated Transport Authority are currently developing a project plan for a new JLTP and public consultation is likely take place Autumn 2023