

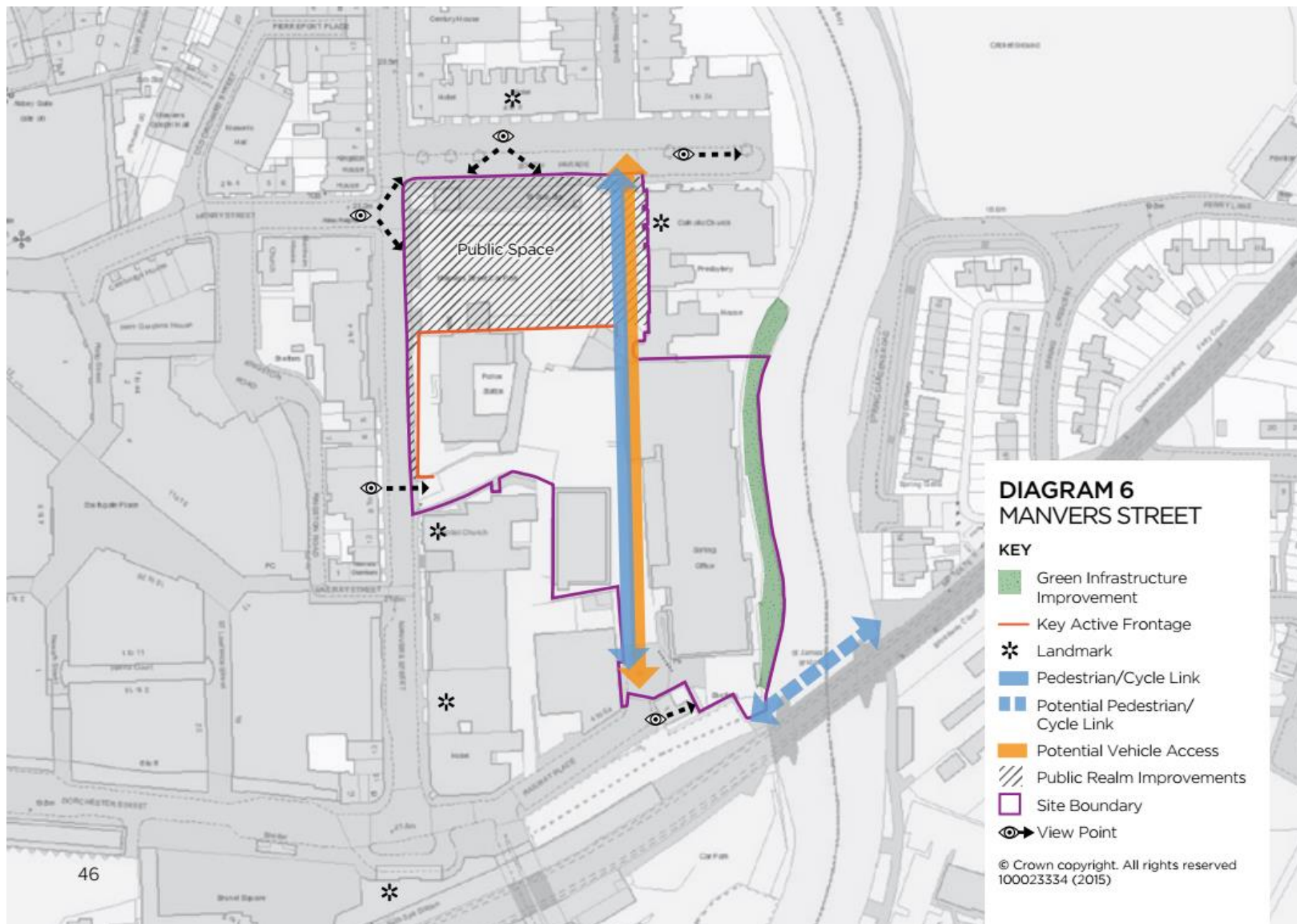
SB3 - MANVERS STREET

Context

124. This area comprises a number of sites extending from the Grade 1 listed South Parade towards the Bath Spa Railway Station, and lying between Manvers Street and the river. It is part of the Enterprise Area, and forms the setting for the Grade 2* listed St John's Church, and contains the listed Old Post Office Sorting Office. The wider area contains other listed buildings such as Bayntun's Bookshop and Manvers Street Baptist Church.
125. It is an area in very close proximity to the train and bus station, and Manvers Street is a key pedestrian route and entrance into the city.
126. There are a number of poorly designed buildings and spaces that detract from the image and identity of the area. This site is partly within FZ1, FZ2 and FZ3a and the risk of flooding will be increased taking into account climate change. Therefore the floor levels have to be raised at the appropriate level taking into account the vulnerability classification informed by the site specific FRA. The mitigation measures are provided through the Bath Quays Waterside Scheme.

Vision

- *This area will be transformed into delivering a new mixed use commercial quarter for the city that optimises the very close relationship to Bath's main public transport interchange.*
- *It will help to positively transform Bath's reputation as a destination for businesses and visitors, and express the city's commitment for delivering its vision. The image and identity of the place must appeal to the target sectors for economic growth as identified in the Economic Strategy.*
- *It will provide a significant new public space, that:*
 - *Creates a new destination for the general public;*
 - *Showcases the architectural significance of South Parade to Bath on a key arrival route into the city;*
 - *Respects and maintains the important setting of South Parade and its relationship with the landscape beyond, including Prior Park and Beechen Cliff.*
 - *Provides an impressive setting for St John's Church*



POLICY SB3: MANVERS STREET

DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES

Development proposals, whether delivered individually or comprehensively, are required to comply with the following principles:

1. Provide a varied, mixed use economic development-led area that reflects the diverse and finer grained buildings within the city centre.
2. The mix of uses should contribute positively to the vibrant character of the city centre. Development proposals are expected to contribute towards delivering the city's need for additional employment floorspace, residential uses, with the provision of a new hotel. A minimum of 9,000 sq.m. (GIA) of office floorspace is to be provided across the allocated site, and a minimum of 60 residential units are to be provided. Other complementary uses such as retailing and car parking underneath the new public space will in principle be supported subject to their positive response to other relevant policies within the development plan. Student accommodation on this site is not acceptable as it will impede the delivery of other Council objectives.
3. The urban design/architectural approach of development proposals should respond to the variety of contexts within the site:
 - a) Development must respond to the setting of South Parade, including its relationship to Beechen Cliff and Prior Park, and to the setting of St John's Church. This will result in a public space being formed in front of South Parade, which in turn will inform the design and arrangement of buildings on the site in order to maintain these views. There are opportunities, subject to archaeological considerations and any risks to the Bath Hot Springs, for below ground level development and/or low height pavilion buildings on the existing Manvers Street Car Park.
 - b) Fronting Manvers Street and South Parade: The priority is to repair the image and identity of Manvers Street. New development needs to add to the character and grain of this part of the city centre, whilst repairing and reinforcing the sense of Manvers Street as a street. This is likely to lend itself to buildings that tend to be fairly formal or regular, and which are based on an ethos of simplicity and pared back design that reflects the design ethos of John Wood's Parades. There is also scope for exceptional individual buildings to add to the architectural variety that already exists in the street such as Bayntun's and Manvers Street Baptist Church. Active uses should front onto Manvers Street and the new public space.
 - c) Within the site and facing the river and railway line there is the capacity for a contrast of architectural expression, with a strong potential for a different approach to appeal to different users/occupiers. This needs to be within the confines of the dominant building height of South Parade, and creating a positive response to the townscape and public realm.
4. Buildings should mend the broken townscape rather than be 'landmark' buildings; simplicity of plan layout and development form are key principles.
5. The design of the development, in particular its roofscape must be sensitive and responsive to its prominence when seen from Beechen Cliff and from other surrounding hillsides.
6. Design should respond to the important views related to the site and to the general character of the area.
7. The building height of South Parade, and the relationship of South Parade to the wider landscape, will strongly influence the appropriate building height of new development

and its location. An analysis is required to inform the height, massing and design of buildings. The Bath Building Heights Strategy should be used as part of the evidence base and the starting point for this analysis. This identifies this site as being within zone 1 – the Georgian City, and recommends that for new development ‘the overall height should not be less than or exceed the overall prevailing height of nearby Georgian buildings.’ Note that this is a recommendation for the general height only and is subject to modifiers.

8. Bath stone should be the dominant building material in the area to respond to the homogeneity of the city centre.
9. A north-south street must be provided through the development area that is aligned to Duke Street and which is directly connected through to Railway Place. To improve circulation and access this is to be designed as a shared space that can also allow limited vehicular access to the Railway Station.
10. An east-west axis should be provided that connects the current Royal Mail route from Manvers Street to the riverside to improve visual and physical connections to the river edge.
11. A new pedestrian and cyclist bridge should be considered that connects this site with the residential community beyond.
12. Secondary (more intimate) public spaces/streets should be created within the site, particularly on the riverside.
13. The design of the streets and spaces associated with the development is to respond to the Bath Pattern Book, and will be implemented by the developers of the sites.
14. Measures should be introduced that enhance Green Infrastructure, taking into account the potential of extending and creating new green infrastructure networks, including measures to restore and enhance the biodiversity value of the river and the river edge, and retaining a dark corridor for bats. It is a requirement for a biodiversity study to be commissioned to inform the development of the site.
15. The finished floor levels of development will need to be raised to above safe flooding levels taking into account the vulnerability classification informed by the site specific FRA. This will require careful design solutions to maintain appropriate relationships between buildings and the adjacent public realm.
16. Undertake a detailed historic environment assessment, and where necessary evaluation, in order to identify and implement appropriate mitigation.

Placemaking Plan Policy