

SB4 - BATH QUAYS NORTH & BATH COLLEGE

Context

127. Lying immediately to the south west of the city centre, just outside the former city walls, this prime development area represents a significant opportunity to provide an expanded city centre to meet the demands of a growing city. It is currently occupied by a number of sites including one of Bath and North East Somerset Council's main public car parks, the Council's main coach park, and Bath College. It has an enviable river frontage, overlooking the former wharf buildings and with the striking backdrop of Beechen Cliff, and is a few minutes' walk away from the city's main railway station.
128. As a result of its history, the nature of its redevelopment during the 1960s, the dominance of poor quality buildings and the highly visible car and coach parks, it is an area that feels fragmented and cut off from the city's core. It currently fails to make the most of its assets and contributes negatively to the character of the conservation area and to this part of the world heritage site.

Bath Quays North

129. The redevelopment of this site is the Council's flagship regeneration project; it will be an area that will be transformed into the city's main business location, and will help to redefine the city's economic profile.
130. A new pedestrian and cyclist bridge is being commissioned that promises to be a beautiful addition to Bath's cityscape. It is to be located and orientated to optimise pedestrian and cyclist movement between the city centre, this site and the regeneration opportunities and neighbouring communities south of the river. This significant regeneration investment is also being funded using West of England Local Enterprise Funding.

Bath College

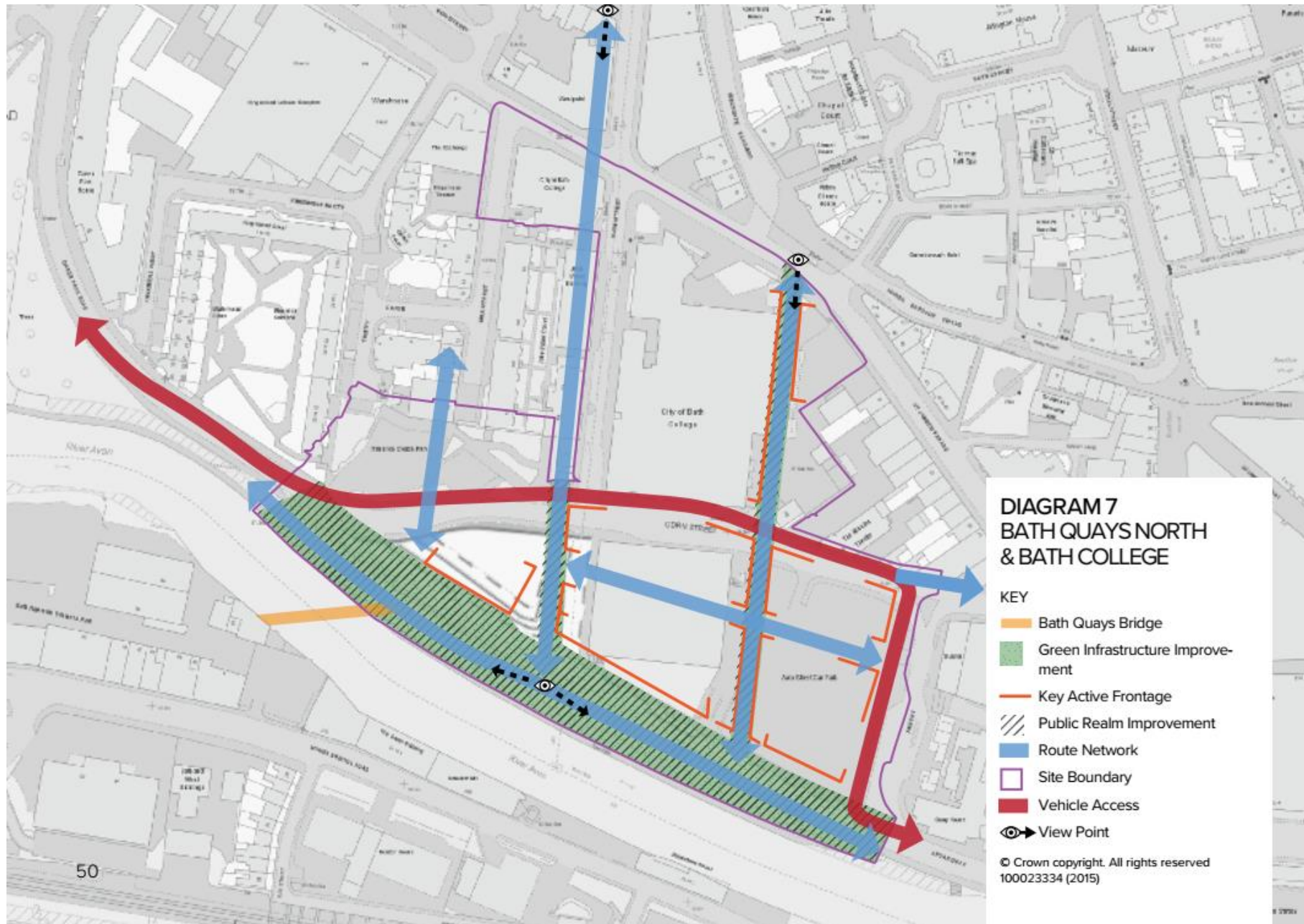
131. The newly merged Bath College has set out its ambition and vision for the future of its city centre campus in their Estates Strategy (2015-2020). Their vision is closely aligned to the wider aspirations of the Council, and in particular to the development potential and placemaking considerations related to the regeneration of the Bath Quays North site. It is therefore in principle supported by the Council.

Vision

Redevelopment will deliver a new mixed use quarter that connects the heart of the city to a vibrant and remodelled riverside environment, whilst respecting the sensitivity of its wider urban context. Its proximity to the city centre, its backdrop and south facing orientation make this one of the most exciting riverside regeneration opportunities in the region.

A key requirement for this wider area is for it to be stitched back into the city centre; repairing its damaged urban grain. It will form part of an expanded centre with the

social, cultural and economic activity and ambience that this entails. It will provide a pedestrian dominant environment that connects the city centre directly through to the riverside edge and beyond to the surrounding communities via a beautiful new pedestrian and cycling bridge. To achieve this effectively requires skilful placeshaping and partnership working with adjoining landowners, notably Bath College, to create the conditions for its regeneration and its successful operation as part of an expanded centre.



132. In accordance with their vision, it is anticipated that development of parts of the Bath College site will come forward during the plan period. This provides the opportunity to deliver up to 16,000sqm (GIA) of floorspace related principally to teaching, learning and skills development, in addition to business floorspace. Redevelopment of their car park and the existing single storey element of their site will enable the provision of the key pedestrian route through the site that connects the city centre to the Bath Quays North site and the remodelled riverside.
133. 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.

Strategic Policy

POLICY SB4: BATH QUAYS NORTH & BATH COLLEGE DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES

Development proposals will be subject to the following development requirements and design principles:

1. On Bath Quays North deliver an employment led mixed use development that contributes positively to the vibrant character of the city centre. Development proposals are expected to deliver around 30,000 sq.m. (GIA) of new floorspace which will contribute towards delivering the city's need for additional employment floorspace and residential uses in particular. A minimum of 20,000 sq.m. gross of office floorspace is to be provided across the allocated site, and a minimum of 70 residential units are to be provided. Student accommodation on this site is not acceptable as it will impede the delivery of other Council objectives.
2. Other complementary uses such as retailing (A1), A3 and A4, and below ground car parking will in principle be supported subject to their positive response to other relevant policies within the development plan.
3. The Bath College site is protected primarily for educational purposes, although opportunities for business accommodation that reflect the aspirations of the college to integrate the campus into Bath's Enterprise Area, and which help to enable delivery of the principles as set out above, will be supported. Should it be demonstrated that parts of the site are no longer required for educational or related purposes, the site will be expected to deliver mixed use development appropriate to its proximity within an expanded city centre. Active uses are required to be provided alongside the key route through the site.
4. The network of streets and spaces throughout the wider site should be experienced as a natural extension of the city centre. They should be legible, pedestrian and cycling friendly, connecting the city centre to the riverside path and cycle route, and directly aligned to enjoy views of the hillsides beyond. Therefore a new street pattern is to be established throughout the area that connects the existing streets and spaces within the city centre directly to the riverside. This will require a new street to be created through the Bath College site. The number of streets through the area is to be maximised to provide a pedestrian friendly environment whilst enabling appropriately sized development blocks.
5. Development must have a positive relationship with the adjacent public realm at ground floor level, especially on key routes through the area. The number of main

entrances onto streets must be maximised in order to create an active, human scale public realm. The Concept Diagram illustrates the network of streets to be provided.

6. New streets and spaces throughout the area are required to be implemented by the developer/s, and are to be in accordance with the relevant typology as set out in the Bath Pattern Book.
7. The development of this area must comprise of mixed use blocks. To successfully integrate into the city centre, the developments must also accommodate a range of city centre uses, particularly on the ground floors
8. Development will generally be of a finer grain, reflecting the dominant characteristics of the wider city centre, including mix of tenures and ownerships. Development will be designed to host a wide range of businesses, and a rich mix of uses. Developments must present an active and engaging street frontage, particularly on key routes. This is in contrast with the larger format buildings in the immediate vicinity of the site, which typically contrast with these characteristics of the city centre.
9. The design of new development, including materials and visual appearance, should resolve the considerable challenge of creating a confident and contemporary identity for this area, one that:
 - a. responds positively to the existing, varied architectural character of adjacent sites;
 - b. responds to the valued characteristics of the city centre, and to the wider context of Bath as a World Heritage Site as expressed through its Outstanding Universal Value.
10. Development should not detract from important views over the site and should respond appropriately to the general characteristics of buildings heights within the city. An analysis is required to enable an appropriate response, and to influence 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.’ The nearest Georgian buildings are located on St James’s Parade and at Green Park. Note that this is a recommendation for the general height only and is subject to modifiers.
11. 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, including during hours of darkness. There are opportunities for roofs to be used for rainwater storage and capture, for solar cooling, power and for edible gardening, and this mix of functions can help to reduce a monolithic appearance.
12. The creation of an enhanced riverside environment associated with the implementation of flood conveyance measures provides the context and the opportunity for development to make this into a key city centre destination. Imaginative responses that integrate, and contrast, the qualities of the natural environment with the built should be proposed, including opportunities to enhance biodiversity habitats and connections by linking the river bank and flood defence scheme with Green Park.
13. The light spill from buildings and associated public realm will be designed to enable the retention of a dark river-based corridor for commuting and foraging bats.

14. Car parking – assess the number of car parking spaces to be retained on this site as part of the analysis of the need to retain 500 public parking spaces within the Enterprise Area to maintain the vitality of the City Centre economy and to encourage modal shift, as proposed in the Transport Strategy.
15. Cycling – each individual development block should provide well designed, secure, convenient and easy to access cycle parking and storage for the use of their occupants
16. The redevelopment of this site requires the current coach parking and drop off facility to be provided in an alternative location. Should this not prove possible, then a coach drop off area will need to be provided as either an interim measure, or as part of the redevelopment of the wider area.
17. The finished floor levels of development will need to be raised to above safe flooding levels taking into account the vulnerability classification informed by site specific FRAs. This will require careful design solutions to maintain appropriate relationships between buildings and the adjacent public realm.
18. Undertake a detailed historic environment assessment, and where necessary evaluation, in order to identify and implement appropriate mitigation.

Placemaking Plan Policy

SB5 - SOUTH QUAYS & RIVERSIDE COURT

Context

134. Located to the south west of Bath City Centre, this area comprises the vacant South Quays site and the Riverside Court office site. They lie between the River Avon to the north and the Lower Bristol Road to the south. There are important views through and over the sites from many directions. The area and its immediate context is made up of a variety of buildings and built forms, which are of different ages. They are typically of larger scale, massing and at a range of heights, and typically contain a variety of commercial uses. Beyond the site to the south, lie the residential areas of Oldfield Park, Holloway, and Bear Flat.
135. Buildings in the vicinity tend to form bold relationships with their surroundings; butting up to the river's edge at the eastern end of the South Quays site, and forming a strong edge along the Lower Bristol Road. Many of these represent an important part of Bath's industrial heritage, notably the Grade II listed Newark Works, curtilage listed buildings such as the Foundry, and the associated public realm. This site was previously occupied by innovative crane manufacturers, Stothert and Pitt.
136. There is a variety of landscape treatment to the river edge in this area; from the softer vegetated river edge by Riverside Court, the open hard quayside edge related to the historic industrial uses at Newark Works, to the hard edge formed by a series of buildings and walls further to the east.
137. Flood mitigation measures to be undertaken in this area as part of the Bath Quays Waterside Project, will involve the construction of new flood walls and the raising of