

Keynsham Regeneration

Listening to Feedback





Introduction

This report outlines the consultation that has taken place to date, summarises the pre-application advice received from Development Team and considers feedback received at the public exhibition. It demonstrates how the proposals have evolved to take on board the main comments received.



Consultation Overview

The Keynsham Civic Centre Community Focus Group was established in November 2010 to work in conjunction with the project team, acting as a sounding board during the design development and consultation, and providing a link to the community of Keynsham.

During the past 12 months the project team has benefited from:

- 5 x meetings with Keynsham Civic Centre Community Focus Group
- 2 x stakeholder workshops (March and May 2011)
- Treasure & Transform Exhibition & Presentation (Feb 2011)
- Session with The Keynsham Network (learning disability network)
- Session with Keynsham 'Time Out' (Youth Service)
- 2 x meeting with Disability Workers Challenge Group (joined by Equality B&NES for 2nd meeting)
- 12 x Internal user group
- 1 x Urban Regeneration Panel meeting

This culminated in proposals which were shared with the general public at an exhibition at the end of September 2011. The team were overwhelmed with the response to the exhibition, with over 1,000 people attending over six days.

In addition to this, the team has submitted two Pre-Application submissions to the Local Planning Authority and has attended a meeting with the full Development Team Review Panel, and 2 subsequent meetings with specific officers to develop the detail of the designs.

01

Local Planning Authority Feedback

The initial planning feedback has been very positive in support of the overall direction of the project.

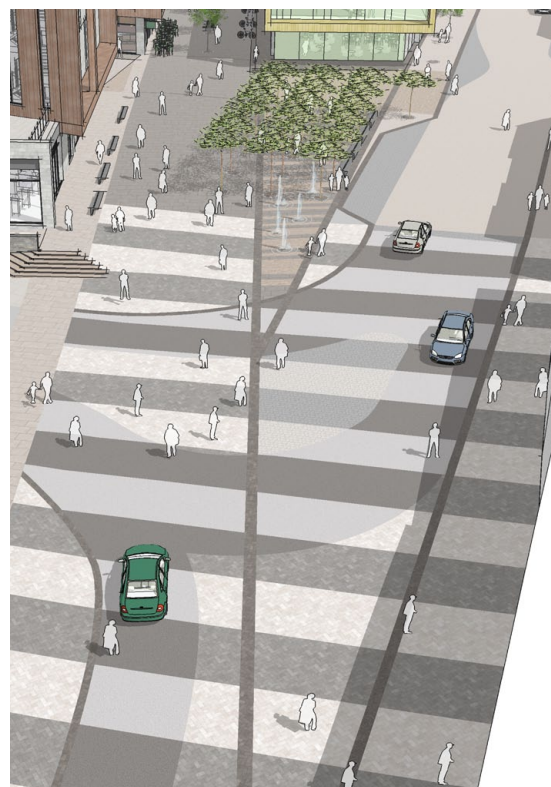
Reviewing the comments made by individual officers the principle of development and the uses proposed on the site have been accepted. The scheme is fully compliant with Core Strategy Policy KE1 & KE2.

The scale, bulk, mass and height of the proposed development in general have been accepted although more justification is needed in terms of reflecting the character.

Concern has been raised with regards to four main areas within the first pre-application submission. In summary these are shown right and are each addressed in the 'Responses' section of this report.

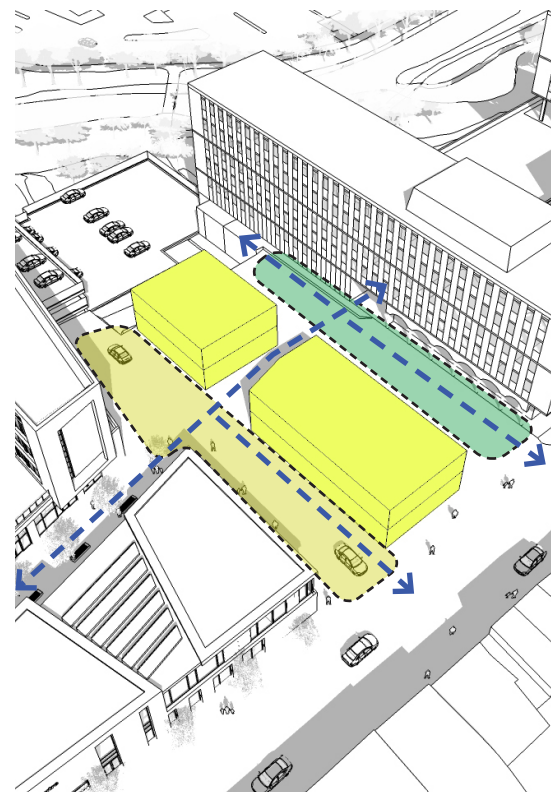
1. Develop the **design of the junction** at the top of High Street / Bath Hill

- Provide a more conventional highways design which can be tested but which has an emphasis on pedestrian priority



2. The **Site Masterplanning strategy** including:

- How the proposed development fits with and informs the adjacent sites including the Fire Station and Riverside
- How the positioning and form of the Civic Centre as a separate building contributes to the regeneration of Riverside and does not form a barrier to development



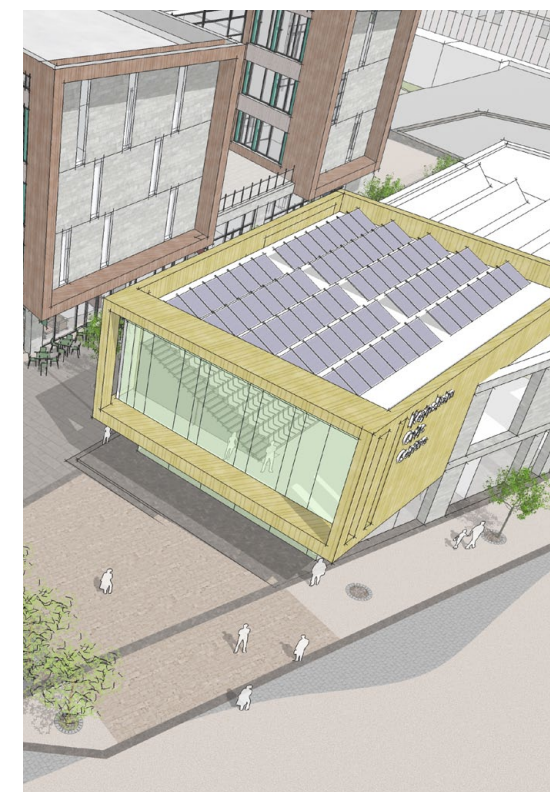
3. The site **Retail Strategy** including:

- Where is the best location for the Anchor Store?
- How the development addresses Bath Hill to ensure appropriate active facade design



4. The **Civic Centre building and associated public realm** including:

- Suitability as a 'Landmark'
- Opportunity to improve pedestrian flow around the building
- Opportunity for more active frontages
- Flexibility of the building to change



02

Public Consultation Feedback:

The headline messages from the public consultation event held in September & October 2011 are:

- **89%** of respondents are supportive of the overall masterplan proposals
- **71%** agreed that the buildings and layout have been designed to make best use of the site and relate to the surroundings
- **85%** thought a mix of sizes and locations of new retail units will improve the retail offer in Keynsham attracting a variety of new shops and complementing existing businesses
- **92%** thought that the presence of employment space in the new development is important for Keynsham
- **75%** respondents felt it would improve experience for pedestrians
- Extending the Civic Centre car park was the most popular choice for increasing car parking for employees in Keynsham

Below is a summary of the independent report by Avril Baker Consultancy (ABC) of the responses to the public exhibition. The full report will be available online.



Introduction:

This first round of public consultation, which followed the two earlier stakeholder workshops, was focussed around an exhibition which was on display on the Town Hall site, in Unit 9, the Centre, from 26 September - 1 October. A further session was held to tie in with the farmers market on Saturday 8 October to encourage people to participate and return final comments by 10 October. During the week of the exhibition the exhibition was open and staffed by B&NES and ABC during the day with two additional meet the team sessions when representatives from the project team were also available to talk to visitors.

Notifying the public:

An information leaflet about the project and the exhibition was produced and hand delivered to all households and premises in Keynsham. It was also sent/emailed to all those representatives of stakeholder groups and organisations who had been involved in previous consultation workshop events. Posters and leaflets were displayed in Council venues and sent to local shops and businesses. Press releases were issued by B&NES which resulted in coverage in The Week In, Bath Chronicle and the Bristol Evening Post. A public notice was also placed in The Week In.

Exhibition:

The consultation exhibition consisted of 16 display boards together with samples of some of the proposed building and paving materials. The boards provided background on the site in relation to the Town Centre Regeneration Strategy before moving on to explain more about the site itself and the project brief. There then followed a series of boards covering the draft masterplan, building design and materials, the landscape masterplan together with the new streets and spaces, community spaces and retail, parking and highways and a final board summarising the benefits to Keynsham.

The computer generated fly through of the scheme was also available at some sessions.

02

Public Consultation Feedback:

For those not able to view the exhibition in person copies of the consultation boards and comment form were available to view online on B&NES website www.bathnes.gov.uk/keynshamregen and bound copies were also placed in Keynsham Library and the Town Council offices.

Attendance:

Over 1,000 people came through the doors between 26 September - 8 October. This included a specific session for the Keynsham Business Association and a discussion session at the Time Out drop-in which was attended by some 40 young people. Following queries raised around disability access standards a specific session was set up with the chair of the Disability Workers Challenge Group and Equality B&NES to discuss access in and around the new streets and spaces.

Over 820 unique visitors were also recorded on the Keynsham Regeneration pages of B&NES website in the run up to and during the consultation (1 September to 10 October).

Looking at the information from those who completed comment forms (330) and provided further information 299 described themselves as local residents, 23 said they worked locally, 8 were visitors to Keynsham and 13 described themselves as other e.g. visiting relatives, shopping, leisure.

Feedback:

Feedback was invited through completion of a comment form, B&NES website and through dialogue with members of the team who staffed the exhibition. By the stated return date of 10 October around a third of attendees, i.e. a total of 330 forms had been received, together with some additional emails and letters.

Overview:

Generally feedback was positive with a clear majority showing support for the overall masterplan proposals. There was also strong support for the landscape

strategy and treatment of new streets and spaces and feedback regarding potential uses and facilities in the One Stop Shop/Library building.

There were many additional comments and feedback regarding highways and parking issues. Overall there was strong support for more parking, particularly free short stay parking and some progress around the preferred highways solution though there are still a range of views as to how this would work in practice.

The area of most concern related largely to the design, scale and massing of the office buildings which some people felt were out of context with Keynsham as they knew it and that they were uncomfortable with such a contemporary solution.



02

Public Consultation Feedback:

Feedback by section:

Draft masterplan, building design and materials

Generally feedback was extremely positive with an overwhelming majority (89%) showing a level of support for the masterplan proposals, with 33% expressing support and a further 56% broadly supportive with some concerns and only 9% saying they were opposed.

71% agreed that the buildings and layout have been designed to make best use of the site and relate to the surroundings.

There was broad support for the One Stop Shop/Library building and retail elements but in some of the verbal and written feedback there were strong views around the design of the office buildings. These included comments about the height, blandness and box-like nature of the three blocks, which some felt resemble Riverside and are out of keeping with Keynsham.

There were calls for more visual interest and variety between these buildings and in the roofline.



There was strong support for most of the suggested building materials with 90% in favour of stone, 61% for lime render and 55% for timber. Only 43% said they agreed with metal cladding, however in the additional comments and verbal feedback others particularly liked the historic link with the brass industry and people were clearly interested in seeing brass used in other ways such as smaller feature areas or in public art.

Landscape masterplan, new streets and spaces

There was strong support for the landscape strategy and treatment of new streets and spaces with more than 75% agreeing with the design and landscape features of Market Square, Market Street and Park Street.

90% expressed support for new street trees in Bath Hill and Temple Street to improve the streetscape and enhance the town centre.

87% expressed support for new paving and landscape treatment to provide a high quality environment and help to link the High Street to Temple Street.

85% agreed with the landscape treatment of Park Street with new planting and trees, ramps and steps down to Bath Hill, improving connections to the park and greening this approach to the development. There were also comments about inclusion of more seating or a feature to create a meeting point and generally add life and activity to the area.

From the discussion with the Disability Workers Challenge Group and Equality B&NES both groups agreed that the ramps leading up through Park Street offered the best solution to the level change across the site. There is however a concern about the lack of kerb lines around the new junctions. Further discussions with the Equality B&NES and the RNIB are required.

Water feature

There were differing views about the location and design of the water feature.

02

Public Consultation Feedback:

Whilst in the comment forms over half supported this being in Market Square there were also various additional comments and verbal suggestions including ideas for instead siting this in Park Street or even possibly combining it with a clock. There were also concerns raised about vandalism, misuse, litter and the need for proper ongoing maintenance.

Library/One Stop Shop

The most popular service requested was the library which was specifically mentioned by more than half of all the respondents, followed by Council Connect and access to other Council services. The external service most requested was the Citizens Advice Bureau followed by the Police and jobs/employment advice.

There were many positive comments made around the potential for more community spaces and facilities particularly the multi-use performance space. This facility and scope for a range of activities such as showing films was also positively mentioned by the Time Out teenagers as was space for the display of historic artefacts.

Retail

85% thought a mix of sizes and locations of new retail units will improve the retail offer in Keynsham attracting a variety of new shops and complementing existing businesses.

67% agreed that a new anchor food retailer will help enhance the shopping experience at the southern end of the town centre and attract other new retailers into Keynsham with a wider range of views about the potential operator.

Employment space

92% thought that the presence of employment space in the new development is important for Keynsham.



Highways & Parking

Whilst views about the location and charges for parking differed there was broad agreement that there needs to be more parking especially to support this development and to avoid people parking in residents roads plus a strategy for dealing with what is likely to be additional B&NES staff parking.

When asked whether the preferred highways option will improve the experience for each group of users: there was support by 75% of pedestrians, 56% of bus users, 47% of cyclists and 46% of car users though in each case, other than pedestrians, there were around a third who were undecided or of no opinion.

Regarding additional parking at either Ashton Way, Bath Hill or the Civic Centre nearly half the respondents just ticked boxes instead of ranking choices making it difficult to give precise comparisons, though there were however some clear trends. Ashton Way was the most popular choice for shoppers and visitors receiving around three times the number of first choices when compared to the Civic Centre which came in second and Bath Hill East third, though Bath Hill East was the most popular 2nd/3rd choice over the Civic Centre.

02

Public Consultation Feedback:

For employee parking the Civic Centre just edged ahead of Bath Hill East as the preferred option with Ashton Way coming in a definite third place.

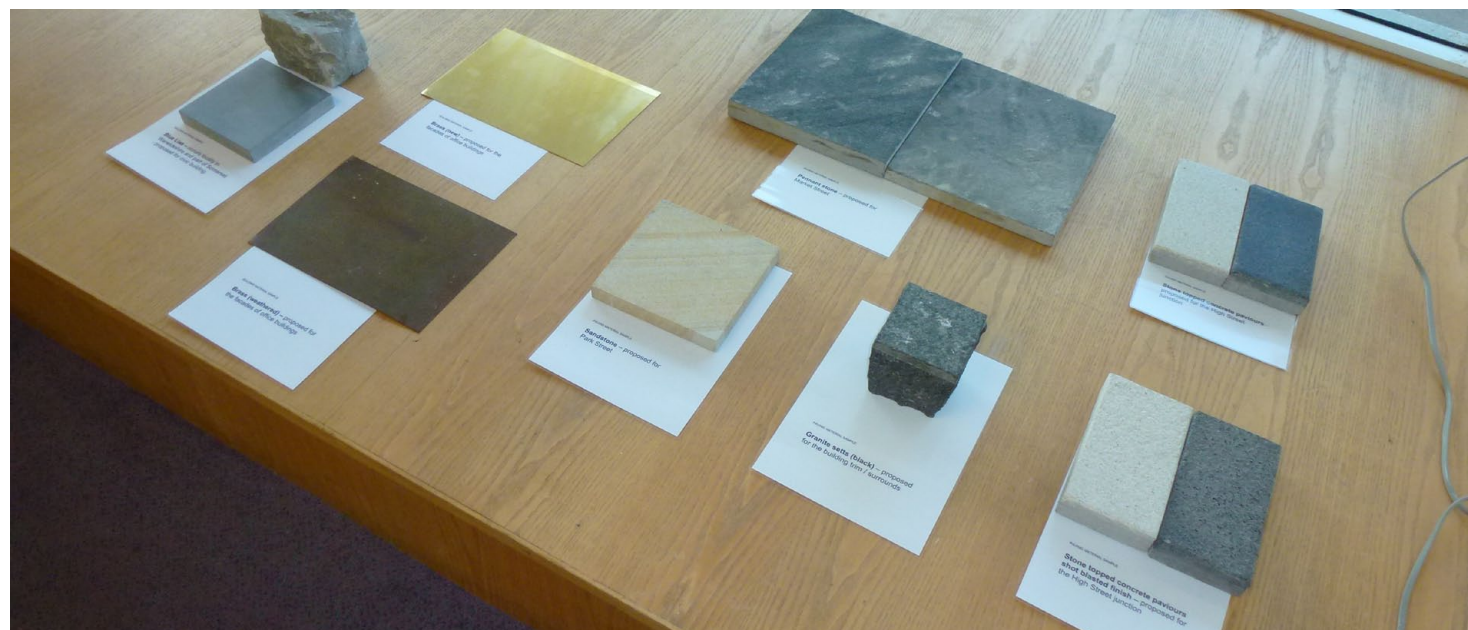
An overwhelming majority of 95% of respondents agreed that there should be free parking though there were differing opinions as to whether 2 hours was long enough.

Other

In discussions with the team there was interest from all age groups about a replacement clock as a feature/meeting point or piece of public art with various ideas from a traditional design through to a contemporary digital design as suggested by the Time Out group.

Additional comments:

There were hundreds of additional comments provided in the open text boxes after each question which also provide useful feedback and ideas plus verbal feedback reported by the team from the exhibition. More detailed analysis of these will be included in the full report.



03

Disability Group Consultation Feedback:

An essential part of the project brief is to make the new development accessible to all. There are various building standards that can guide this, however the team were keen to discuss the proposals with different user groups to ensure the building, new streets and spaces are fully accessible. At an early stage a session was held with the Keynsham Network - a forum for people with learning difficulties.

As a direct result of a request from this meeting, a “Changing Places” WC was incorporated into the design of the Library/ One Stop Shop building.

During the recent public exhibition the team had a useful initial meeting with:

- Disability Workers Challenge Group - a staff group advising the Council about the issues of disabled employees, in particular physical access to workplace facilities
- Equality B&NES - external advisory organisation providing a voice for disabled people across the district

At this stage of the process, feedback on the external areas were sought. Generally there was support for the concept of a pedestrian priority junction at Bath Hill / Temple Street, although it was felt that further consideration is required on the design of the approach to the junction to encourage slower speeds. There are concerns that the lack of kerbs would create an unsafe environment for the visually impaired. Although there are a series of ramps leading to the park, it was agreed that this is the best solution to deal with the level change across the site.

Further consultation will take place with these groups as the project moves forward on issues such as fixtures & fittings, internal colour palette, layout of office space.



Design Response to Consultation

This report draws out some of the key issues from the various discussions that have taken place.

The following pages demonstrate in more detail how the proposals have changed and evolved to take on board these issues.

A summary of the 10 Key Issues are listed below:

Local Planning Authority:

- 01 Extend the site masterplan strategy to include how the scheme informs the Fire Station & Riverside sites
- 02 Develop the design of the High Street / Bath Hill junction
- 03 Make the Civic Centre more of a Landmark building with a better relationship to Temple Street
- 04 Improve the environment along Bath Hill and create an active frontage

Community Engagement:

- 05 The design of the office buildings to address comments about the height, blandness and box-like nature of the three blocks, which some felt resemble Riverside
- 06 Improve connections to the park and create active spaces to improve natural surveillance of Park Street
- 07 Provide a replacement for the existing Clock Tower
- 08 Provide additional car parking spaces

Disability Groups:

- 09 Slow traffic on approach to the main junction through the treatment of the road surface and an increase in the number of street trees
- 10 Consider kerb lines and pedestrian safety

01

Extend the site masterplan strategy to include how the scheme informs the Fire Station & Riverside sites

Although this will not form part of the planning application, Aedas have produced an indicative masterplan redevelopment concept for the Riverside and Fire Station sites.

The location of the Civic Building and the creation of a new pedestrian street alongside this was conceived from the beginning of the project as a strategy for improving the viability of the Fire Station site for redevelopment, and also as a strategy to remedy the existing problems with Riverside, which include the under-used secondary frontage to the East and the extremely poorly positioned entrance to the Leisure Centre.

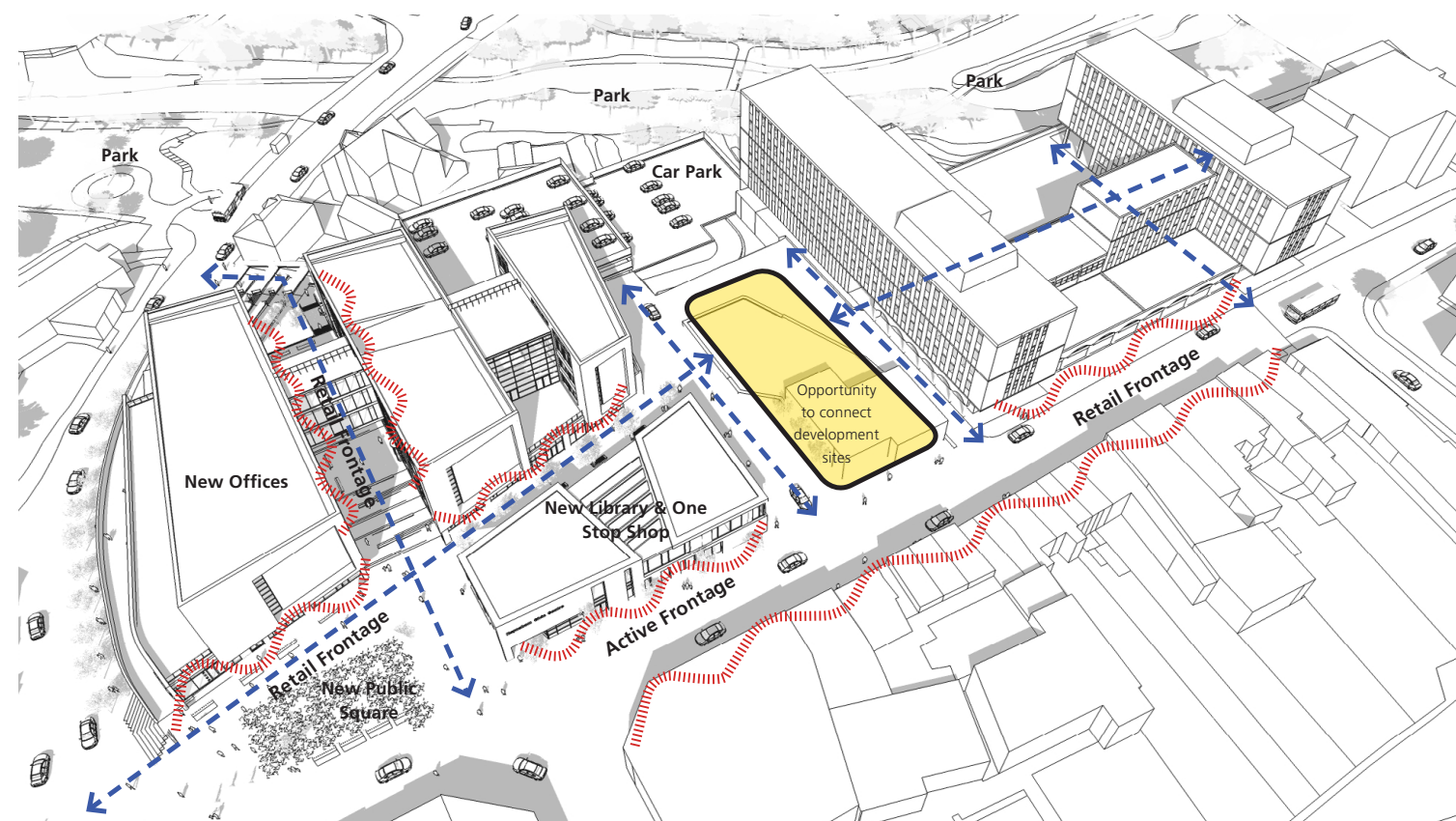
The urban design strategy taken is critical to enabling the redevelopment of Riverside in a coherent way.

The existing Riverside building has good orientation, a narrow plan depth and adaptable concrete frame structure which makes it suitable for a variety of other uses.

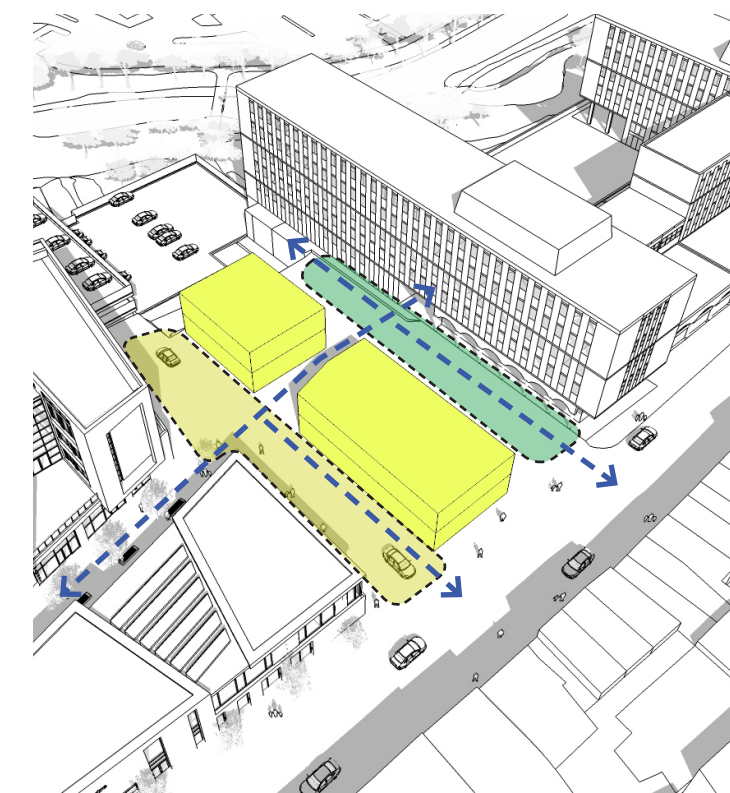
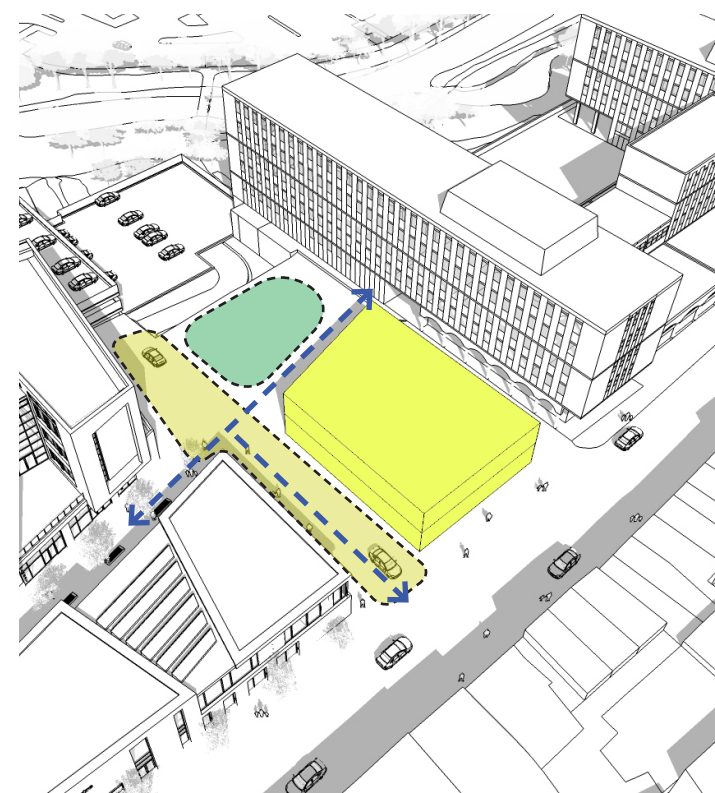
Some possible uses could include:

- Conversion to residential flats
- Refurbishment as offices
- Conversion to Student Residences / Flats

The site has good access to the park, multiple entrances and good active frontages. Combined with the redevelopment of the fire station site and the new shops and library on the Town Hall site this could easily become a valuable development site as Keynsham's prominence grows within the Bristol / Bath conurbation.



Site masterplan : creating connections



Possible development options for Fire Station site

02

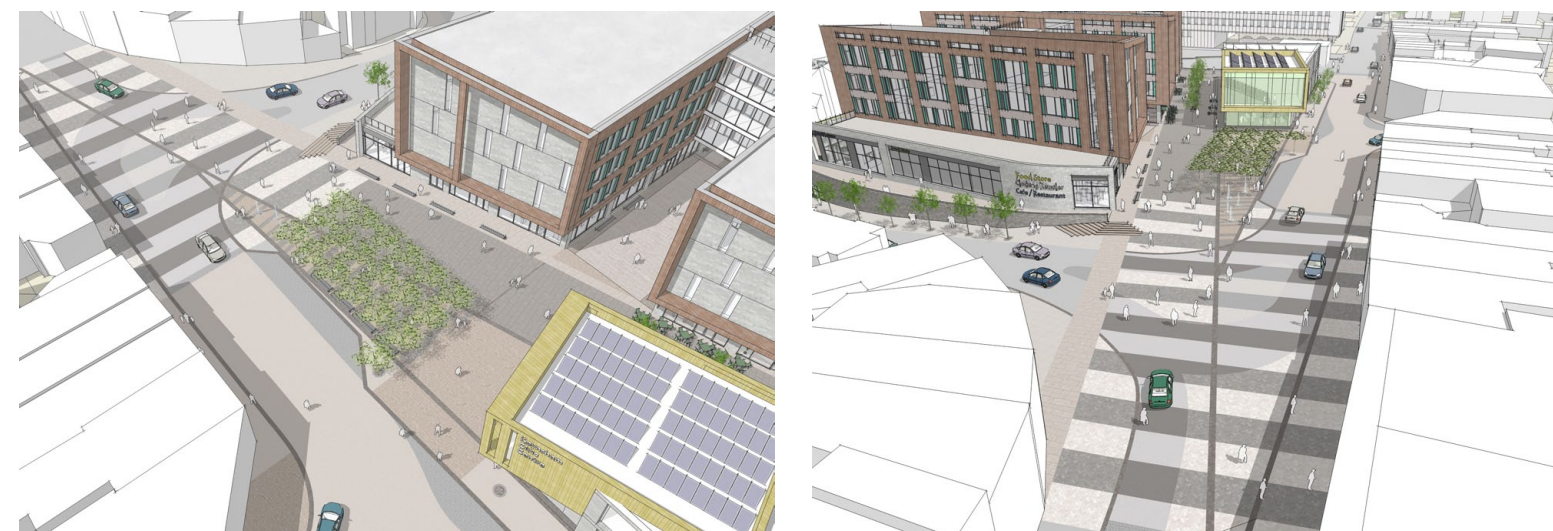
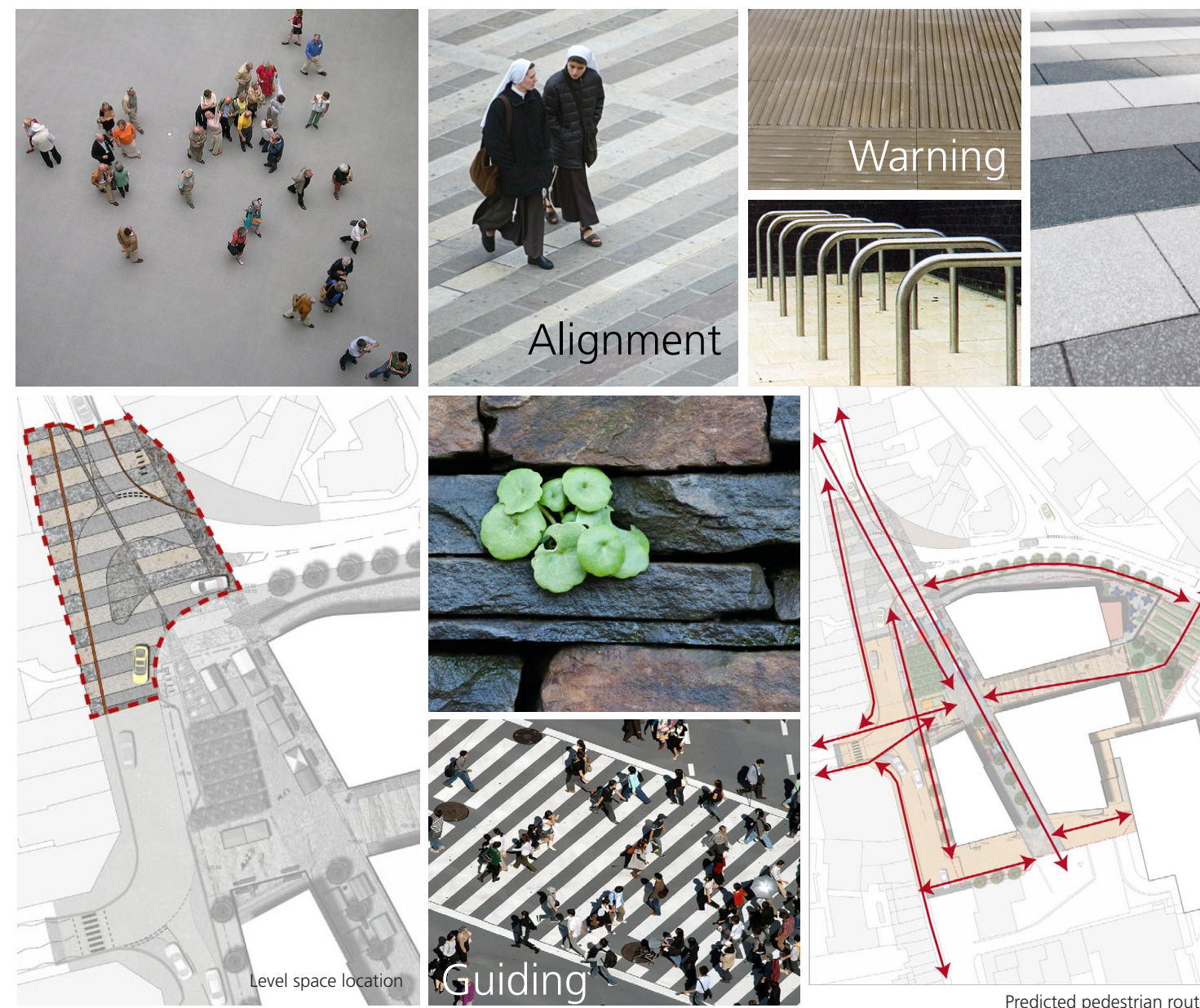
Develop the design of the High Street / Bath Hill junction

The concept has changed to address the highways department concerns about a full 'shared space' junction (mixing cars and pedestrians) to a pedestrian priority junction.

The following key features help to create a pedestrian friendly high quality public realm and improve pedestrian flow from High St to the new shops & spaces:

- One way High Street with left turn only
- Raised table junction
- Separate carriageways with a pedestrian refuge in the middle
- A tactile paving edge to define hazardous zones
- Providing a 'safe' space in the centre of the junction which is sheltered by trees

Transport modelling work is currently underway to assess the junction design and flow of traffic around Keynsham.

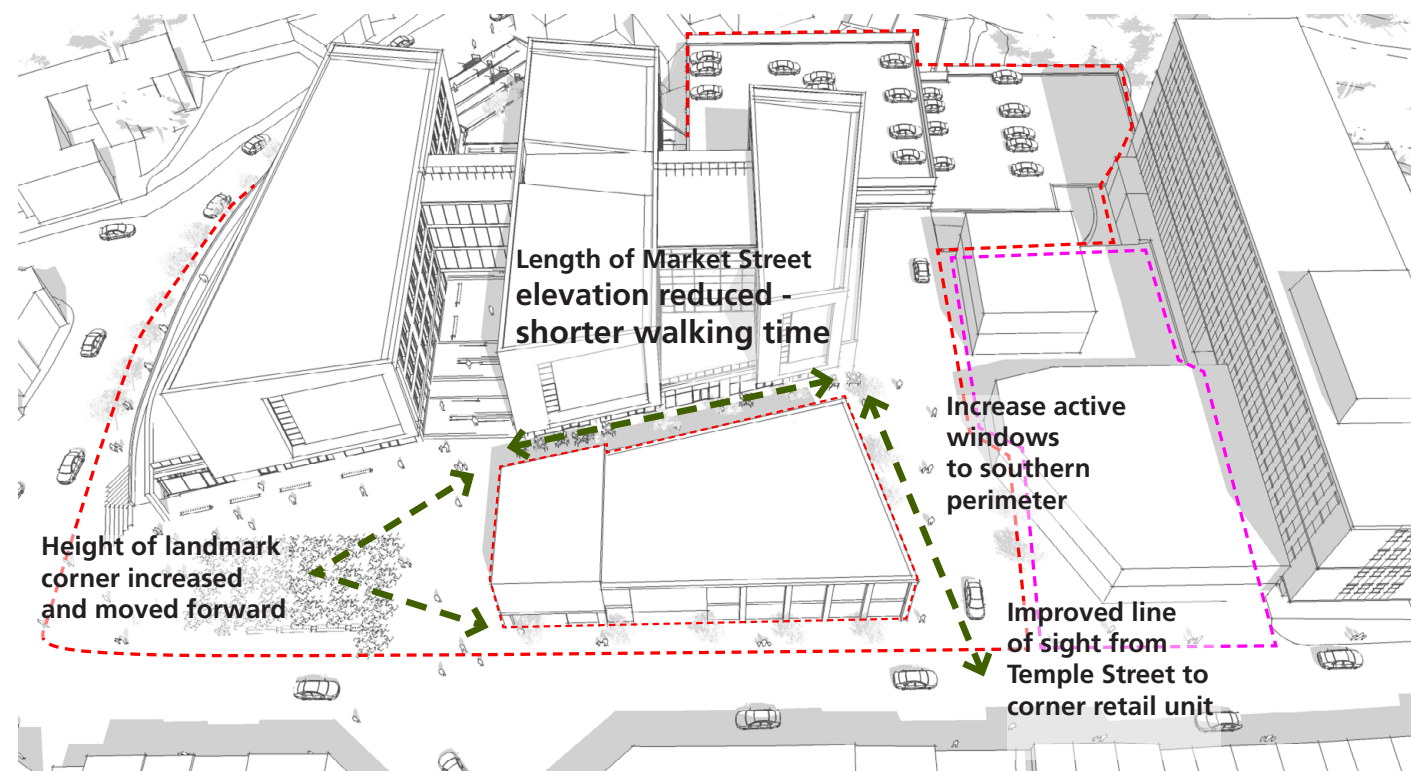


03

Make the Civic Centre more of a Landmark building with a better relationship to Temple Street

The following amendments have been made which address the Development Teams comments:

- Southern facade angled back to improve pedestrian flow and provide increased visibility to the retail units on Market Street
- Building height kept low at 2 storey to remain in keeping with the existing townscape of Temple Street
- Northern (front) end of the building projected further forward to improve visibility from key views & vistas
- Multi purpose space at first floor increased in height to create a taller, more landmark building
- Cladding of front of building changed to copper-aluminium sheet metal cladding which has a golden yellow colour. It is in keeping with the office Brass cladding, reading as part of the same family of buildings while maintaining its own landmark identity



Projecting multi purpose space has been rotated to better relate to the High Street and new Market Square



Internal view of flexible Library / One Stop Shop space

04

Improve the environment along Bath Hill and create an active frontage

Significant improvements have been made to the public realm along Bath Hill.

More space has been given over to the public footpath by reducing the width of the vehicle carriageway. A split level pavement has been created which connects up to the terrace that faces east towards the park.

This scissoring path offers the following opportunities:

- Stepping up breaks up the mass of the new development
- There is the potential for dual frontage retail
- It creates a retail 'circuit' linking back round to Park Street
- Level delivery access from a designated delivery lay-by on Temple Street
- Fire escape from the rear of the shops
- Better signage opportunities for the large retail units
- Links in with the terrace with views over the park

Additional small units have been introduced within the stone base accessed from lower Bath Hill. These are envisaged as small commercial or retail units similar to the estate agents and solicitors offices located on the site next door.

New tree planting is provided along with new paving to significantly improve the quality of the public realm.



Upper level retail terrace including leisure/cafe use with external space



New commercial units along Bath Hill with new street trees and reduced road width

05

The design of the office buildings to address comments about the height, blandness and box-like nature of the three blocks, which some felt resemble Riverside

As shown at the exhibition the design of the offices is influenced by many factors including:

- Consideration of the scale and mass of the surroundings
- Sensitivity to local history and materials
- Optimisation of the building form to create a sustainable, naturally ventilated building

The proposed facades must balance these often competing factors in order to ensure that the building is not just highly performing in terms of technical requirements but also a well designed, characterful addition to the town.

Height & Form

The size of the development requires a multi storey solution if the scheme is going to be able to deliver the required amount of office accommodation as well as the new retail space and high quality public streets and spaces.

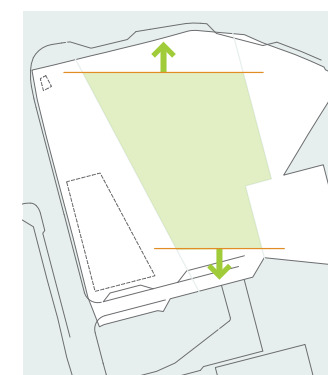
In contrast to this a low rise, high density scheme would have completely filled the site in order to provide the same level of accommodation and would not be able to deliver the high quality public realm improvements.

The design seeks to marry up the requirements of a multi storeyscheme with consideration for the 2 storey character of the surrounding streets by setting the bulk of the offices back from Bath Hill through the use of a retail podium, and from Temple Street by the introduction of the 2 storey Civic Centre.

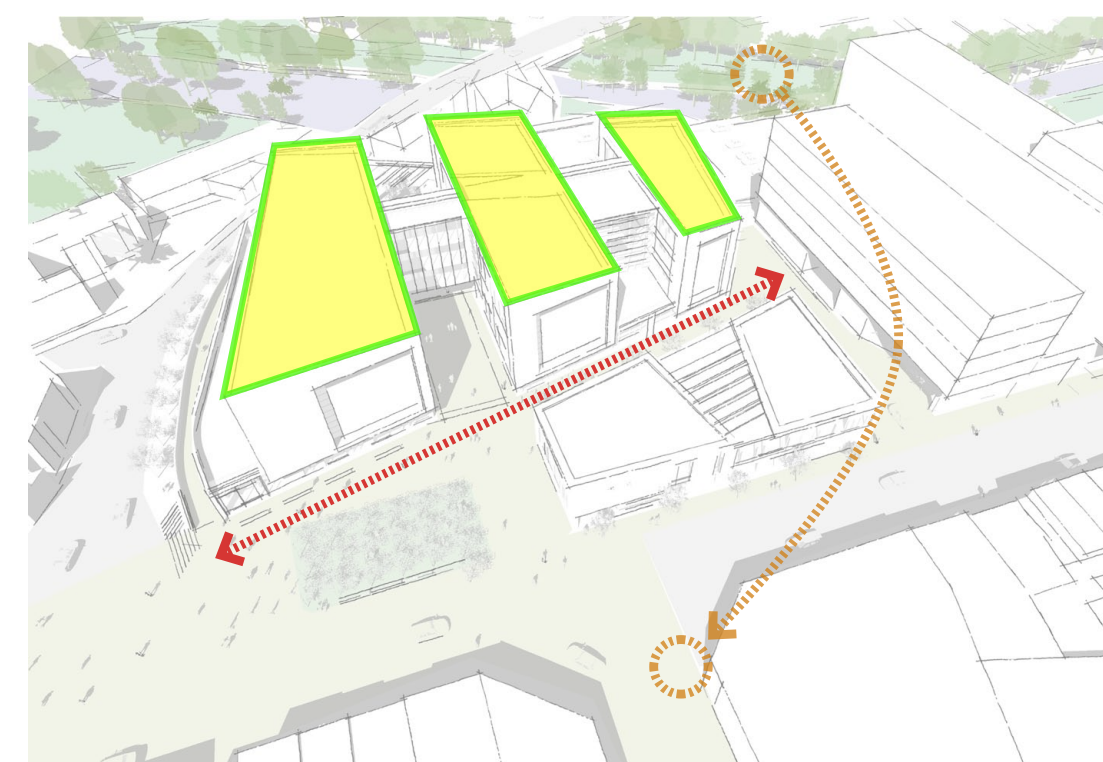
The diagrams on the right show how the form of the buildings and streets has been derived by reconciling the strong urban grain of Temple Street with the optimum orientation for creating a low carbon, naturally ventilated building.

Through the use of materials and texture the building design has been amended to address peoples perceptions about the scale and mass of the buildings. These changes are described further on the following pages.

Narrow wings break up the mass of the building and provide windows for cross ventilation:



The taller buildings are set back from Bath Hill and Temple Street. The 2 storey retail podium and civic building masks the height of the offices.



Roofs pitched south to allow installation of photovoltaic panels to generate electricity. Roof pitch also aids natural ventilation to remove the need for air conditioning.

05

Roof Profile

A number of people raised concerns about the buildings having flat roofs. Unfortunately the drawings presented at the exhibition seem to have misrepresented the design which have one way pitched roofs.

This mono-pitch roof form is a response to the solar orientation and is part of the strategy to create naturally ventilated low energy buildings to meet the councils carbon reduction targets.

The heights of the buildings have been carefully considered in relation to the street widths and are of an entirely appropriate proportion for an urban site.

The way that the buildings project out past the retail podium is a response to requests in earlier Stakeholder consultations held in March and June for the buildings to provide covered and sheltered areas similar to the roof canopy which currently exists along Temple Street.

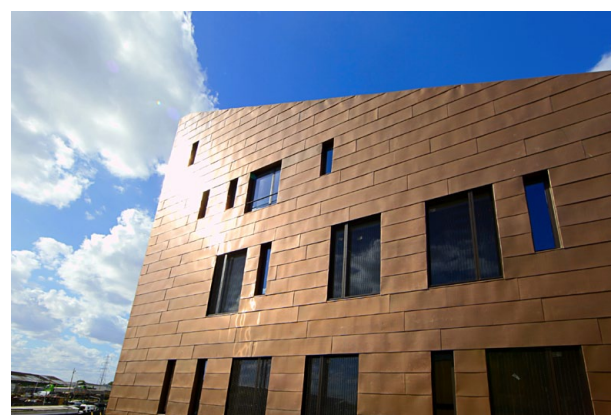
Facade Treatment

Following the consultation the design of the office elevations has been reviewed in order to address peoples concerns.

Many people commented that the facades seemed 'flat' and 'straight' with the East and West elevations which face the Park and Temple Street criticised for being 'bland'.



Example of brass soffit providing cover for shopping



Colour and texture created by hand formed brass cladding

The following changes are proposed in order to address peoples concerns:

- **Materials:** By far the most popular material at the public consultation was the Blue Lias stone which will be used extensively on the retail podium and on the Civic Centre. The verbal feedback at the exhibition events was that people were concerned about the use of timber because of the way that it greys with age. The Brass cladding seemed to polarise opinion and was in part misrepresented by the images produced for the consultation. Many people were particularly concerned with the way that the buildings will weather and how they will look in many years time. Of all of the materials consulted on the brass will weather extremely well requiring very little maintenance and will give a highly textured, natural and hand made quality to the buildings.



Example of brass clad projecting balcony

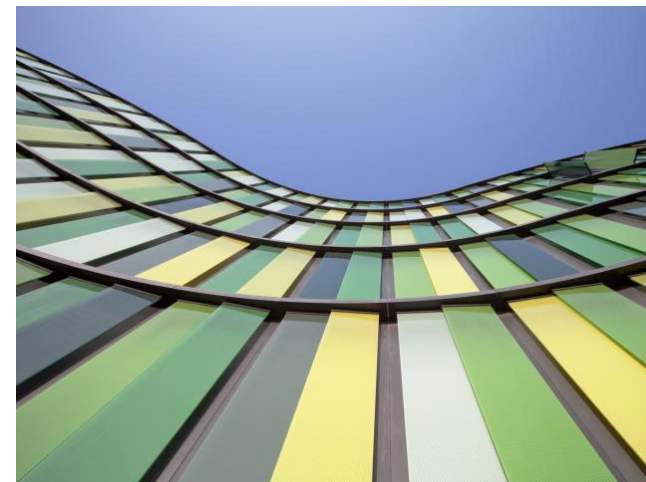
- **Scale:** It is proposed to change the orientation of the standing seam metal cladding to horizontal since the vertical cladding was felt to be accentuating the height of the buildings. The window arrangement has also been amended from 3 storey vertical panels to horizontal bands.



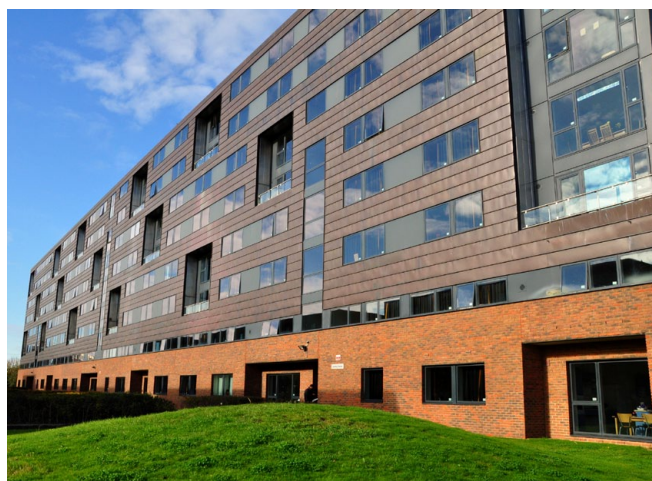
Buildings given a horizontal emphasis to reduce the perceived height

05

- **Relieve 'flatness' & 'straightness':** The requirements for an efficient and cost effective office dictates the need for straight walls, however the design has evolved to provide some relief in the facade, particularly the north elevation facing Bath Hill. Projecting bay windows and recessed double height glazing will give the impression of the windows punching in and out of the flat facade.



Example of coloured glass panels



Horizontal seamed cladding with recessed or projected bay windows to articulate the elevation



Example of timber shading fins

- **Less 'boxy' or 'bland':** The East and West facades have been the most radically rethought in order to create a more exciting and individual look for the buildings. All East and West facing elevations are now proposed as glazed, either as a clear window or as a coloured glass panel. The use of colour in the facades will help to enliven the buildings and also create individuality and more visual interest between each of the 3 wings. A number of options for possible colour palettes are currently being considered.



Glass and colour to differentiate the 3 office wings and enliven the Market Square

05



1. Standing seam brass cladding changed to horizontal seam to reduce perceived height by giving buildings a horizontal emphasis
2. Windows tied together in horizontal bands rather than vertical bays
3. North elevation windows changed to projecting bay windows and deep reveals to reduce 'flatness' of facades
4. Retail wraps around corner to increase active frontage on Bath Hill & amount of stone cladding increased elsewhere



1. Civic centre height increased to form more of a landmark
2. West elevation amount of brass cladding reduced and shape amended to accentuate pitched roofs
3. Amount of windows increased to improve activity in the facades and coloured glass panels introduced to enliven the buildings facing the public square
4. Location identified for public art clock
5. Retail wraps around corner to increase active frontage on Bath Hill & Park Street
6. Junction design amended to increase pedestrian priority area further down Temple Street

06

Provide a replacement for the existing Clock Tower

There was interest from all age groups about a replacement clock as a feature/meeting point or piece of public art with various ideas from a traditional design through to a contemporary digital design as suggested by the Time Out group.

The project team are keen to progress this idea and various options have been considered as to where a replacement clock could be sited. These include a free standing structure or locating it on the Civic Centre, however the suggested location is the West facade of the office building (shown below). This fits within the strategy of enlivening the East and West facades of the office buildings through the use of glass and colour.

The next step in developing this part of the project will be commission an artist with a background in large scale public works to produce a bespoke design for the building which will draw upon Keynsham's heritage.



Suggested location for new clock



Example clock face on brass shingle cladding

07

Provide additional car parking spaces

Analysis has shown and consultation has confirmed that there is a need to provide additional car parking spaces to meet the requirements of the new office accommodation.

The team has considered the options for extending car parking in more detail to determine the preferred option moving forward. Each option was considered against:

- Impact on the Conservation Area
- Operational benefits
- Public opinion

Option	Assessment
Option 1: Deck Ashton Way	Essential shoppers car park Currently operating under capacity Not suitable for employee parking
Option 2: Deck / Extend Bath Hill	Visual impact of car park structure on river valley and park Restricted covenant currently prevents deck extension Visual impact from adjacent houses Significant impact on Conservation Area
Option 3: Extending existing Civic Centre car park	Public’s preferred location for increasing employee car parking Has potential to provide some but not all spaces required

On these grounds the team consider Option 3 to be the preferred. In addition to this, the team is looking at how the existing car parks could be optimised to increase the number of spaces within the town centre. Further details will be presented at the feedback session on 9th and 10th December.



08

Improve connections to the park and create active spaces to improve natural surveillance of Park Street

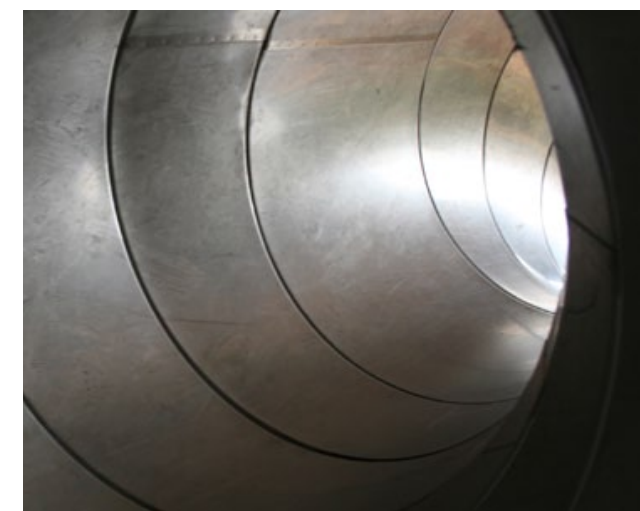
The access from Bath Hill up into the development is via a series of landscaped steps and ramps. This provides code compliant wheelchair and buggy access.

The following changes to the design have been made since the public consultation:

- Planting areas between the ramps will be planted with willows, osiers and dogwood species to reflect the heritage of basket making in the Chew Valley
- The ramps will form the slower, more gentle approach to the development around a central stepped route. Places to stop and rest have been included to enjoy views of The Park

The most significant change is the proposed creation of a new play space for children which will be overlooked from the café terrace and Park Street. The equipped play area for children 5-10 years old will provide:

- An enclosed slide and timber play furniture
- A sand pit and sand moving play features
- Musical play elements
- Seating for parents and guardians
- A stepped seating area to be used as information gathering space
- Space for ornamental planting as part of Keynsham in Bloom



09

Slow traffic on approach to the main junction through the treatment of the road surface and an increase in the number of street trees

The design has been amended to introduce surfacing between the junction of Bath Hill / High Street / Temple Street and the junction of Temple Street / Rock Road which indicates that drivers are within a pedestrian-priority area.

Consideration has also been given to the transition areas between the current arrangement and the pedestrian-priority junction; this is being worked-up in further detail in consultation with user groups.

As part of this work, particular consideration is being given to the point of 'transition' on Bath Hill – this is likely to occur at or around the new pedestrian crossing linking the site with the park.

A 'Stage 1 Road Safety Audit' has been undertaken, which raised no 'in principle' issues with the design.

Detailed design matters will be safety audited at Stage 2, post-planning, in line with the requirements of the Design Manual for Roads and Bridges (DMRB).



New George Street, Plymouth



Ashford, Kent



View of pedestrian priority zone around Bath Hill, Temple Street & Rock Road

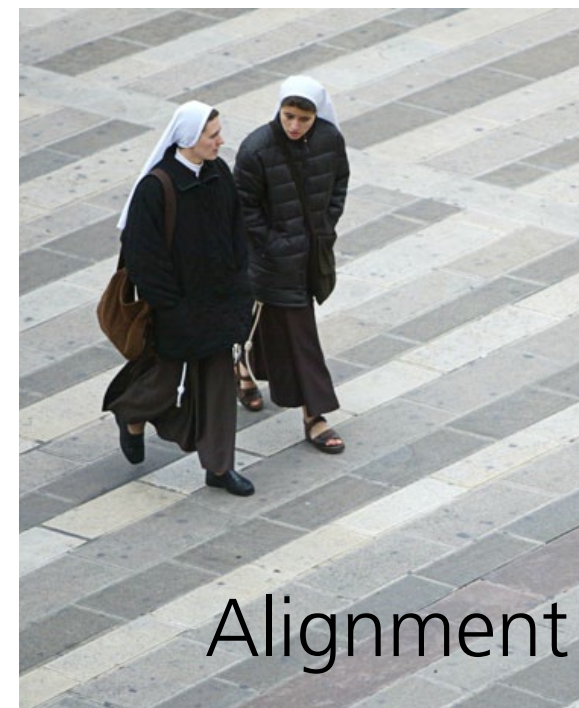
10

Consider kerb lines and pedestrian safety

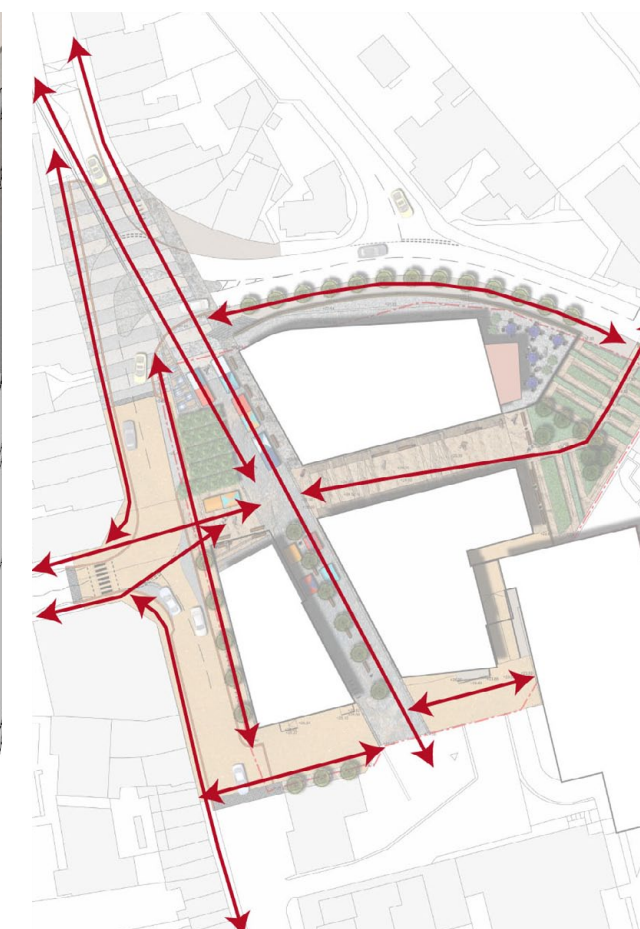
As previously noted, the Road Safety Audit raised no issues with the potential for the junction of Bath Hill / High Street / Temple Street to be 'at grade'. Subsequent discussions have been held with Equality B&NES and these have helpfully led to a meeting which is currently being organised with RNIB.

The discussions with Equality B&NES have resulted in an the introduction of a different surfacing treatment to include the Temple Street / Rock Road junction, as the removal of the existing pedestrian crossings was considered to be problematic for users with visual impairments.

Consideration of other changes to details of the design, including whether kerb upstands are required, and how to provide a strong indication to all users that they are entering a pedestrian-priority area, will follow the forthcoming meeting with RNIB.



Level pedestrian priority space



Predicted pedestrian routes

Next Steps

Members of the public will be invited to see how their comments have shaped the proposals before a planning application is submitted.

There will also be an exhibition, including a physical model, of the planning application once submitted.

Further meetings will take place with the Keynsham Civic Centre Community Focus Group to help shape the next consultation exercise which will include feedback on the public exhibition as well as options for the provision of parking within the town centre.

On submission of a planning application, the proposals will be exhibited in Keynsham and will include a physical model of the scheme. A Statement of Community Involvement will be submitted with the planning application detailing all of the consultation that has taken place and how the proposals have responded to the feedback.

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