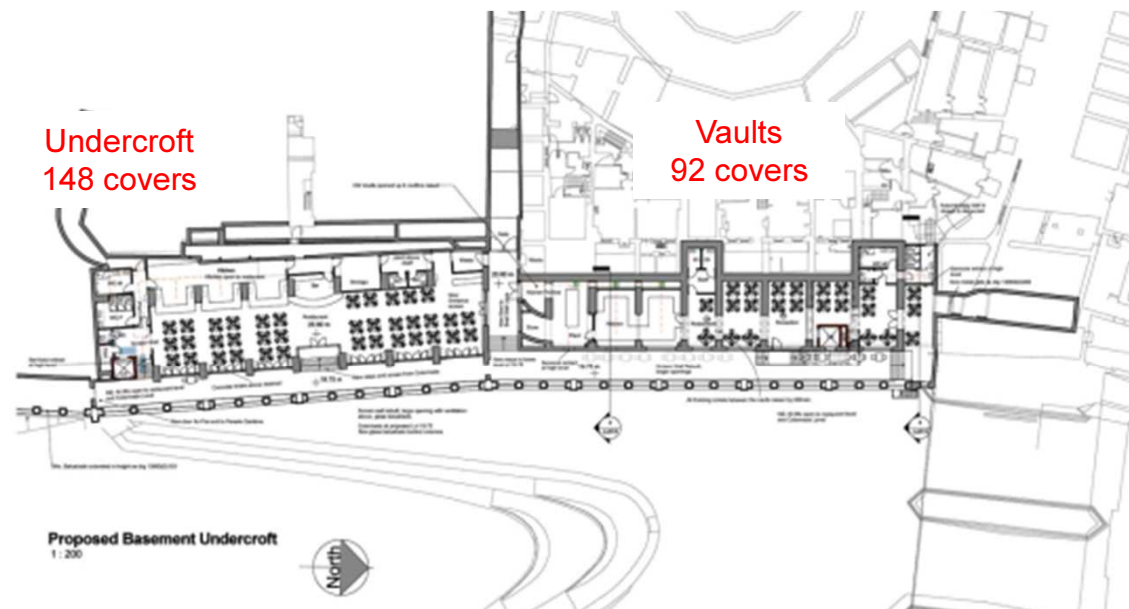




Grand Parade & Undercroft  
Resources PDSP Presentation  
17<sup>th</sup> March 2014

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- Emphasis on securing pre-let agreements for restaurant tenants (as required under Cabinet approval)
- Restaurant specialist marketing agent (Fleurets) has been appointed to lead the marketing
- Viability has been re-affirmed, including more detailed (positive) soft marketing testing
- Adverts to appear in Estates Gazette (Trade Journal), Bath Chronicle and Bath Life at end of March
- Lease terms include licenses for outdoor eating / drinking, plus restrictions for deliveries and waste removal



# Planning Application

## Phase 1: The Colonnades

- Pre-application comments received
- Further meetings held with the Planning and Conservation Officers to discuss pre-application comments
- Foyer designs updated to take on-board comments about openness of the structure (see before and after images opposite)
- Full planning application currently being compiled
- Key stakeholders have been updated on designs and programme
- Public exhibition will be held once the planning application has been registered



# Design Development

## Phase 1: The Colonnades

- Key features of the detailed design include:
  - Two restaurants situated in the Vaults and Undercroft
  - Restaurant floor levels raised to the 1:100 year flood level (in consultation with the EA)
  - New access routes to The Colonnades from both the southern and northern end of Grand Parade
  - Boatstall Lane (and the East Gate) re-opened
  - Future opportunities preserved to open links with Parade Gardens and Slippery Lane
  
- Surveys have been completed and the results analysed by the Project Team
  
- Cost plan is on-budget
  
- Main Contractor's have been pre-qualified and shortlisted for tender





# Design Development

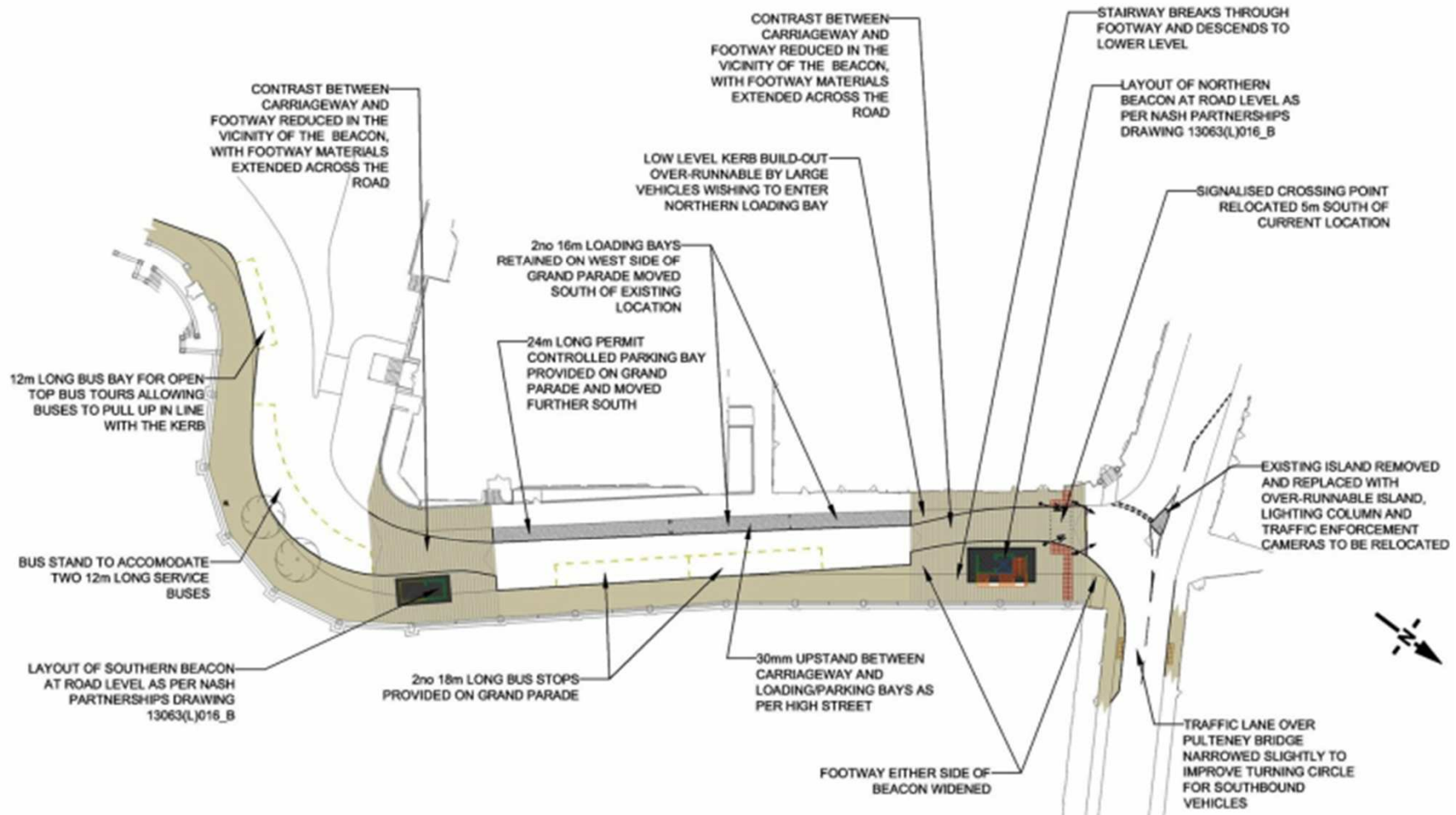
Phase 1: The Colonnades



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# Highways

## Phase 1: The Colonnades



- April 2014                      Submit planning applications
- Summer 2014                 Pre-Let Agreements executed
- Autumn 2014                 Start construction works
- 1<sup>st</sup> Quarter 2015             Complete construction works
- Spring/Summer 2015        Complete restaurant fit-out works
- Spring/Summer 2015        Restaurants open for business

*NB. The project team has now developed a detailed implementation programme following initial design work and consultation with stakeholders. This programme is now agreed and is in place. The previously declared timeline has therefore been superseded.*

# Progress Update

## Phase 2: Guildhall Market

- Nash Partnership appointed to design an enhanced market in consultation with key stakeholders
- Design to address the current waste storage issues in the Guildhall car park area
- Semi-permanent market structure that connects with the existing market hall
- Attractive (uniform) market stall designs
- To be delivered in tandem with Phase 1



Q. Can you guess how many bins are in these photos?  
A. 27. This is a serious issue!



- Opportunity to bring unused / derelict space above retail units into residential accommodation
- Opportunity to re-look at the retail offer on Newmarket Row
- Timing to suit expiry of existing leases from 2015 onwards





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