

PLANNING, TRANSPORT AND ENVIRONMENT SCRUTINY PANEL 16 SEPTEMBER 2014: BATH CITY RIVERSIDE ENTERPRISE AREA MASTERPLAN



BRINGING BATH'S RIVERSIDE TO LIFE

Bath and North East Somerset - *The place to live, work and visit*

PURPOSE OF REPORT

- **To update and discuss the Enterprise Area Masterplan with Scrutiny Panel Members in advance of Cabinet on 12 November.**
- **Structure of Report:**
 - **Achievements to date**
 - **Co-ordinated Strategy and Delivery**
 - **Core Values and Vision**
 - **Key Sites**
 - **Programme and Next Steps**

ACHIEVEMENTS TO DATE

MASTERPLAN PROCESS AND OBJECTIVES

- Evidence Base Review
- Stakeholder Engagement
- Core Values
- Clear Vision
- Corporate alignment

Outputs:

- Vision Prospectus
- =
- JOBS & HOUSING
 - Delivery of Core Strategy Targets
 - Evidence Base for Placemaking Plan



THE OPPORTUNITY

- **“Bringing Bath’s Riverside to Life”**
- **98 hectares of land, c36 hectares of developable brownfield land**
- **Potential for 9000 new jobs and 3400 new homes, to deliver Core Strategy targets**
- **Concentrating on key growth sectors: creative industries, professional financial and business services, information technology and software development**
- **Key sites together can increase GVA, average incomes and levels of employment in the Bath economy by around 12%**

Bath Western Riverside Delivering a Strong Foundation for Economic Growth



ACHIEVEMENTS TO DATE

- **Delivering Quality Outputs:**
 - **Bath Riverside**
 - 300 new Homes (150 Affordable Homes) since 2011
 - +£2m New Homes Bonus
 - +£1m S106 monies
 - **Bath Quays Waterside**
 - Strong Partnership with Environment Agency formed
 - Connecting Bath to its Waterside – good public support
 - Protecting existing properties at risk + enabling development
 - **Innovation Quay and EDF Business Case**
 - LEP Programme Entry
 - **Grand Parade & Undercroft/ Guildhall Market**
 - **Casino Saw Close**
 - **Saw Close Seven Dials public realm**

CO-ORDINATED STRATEGY AND DELIVERY

ALIGNMENT

Public Services Board

Living

Working

Getting Around

Health & Wellbeing Strategy

Economic Strategy

Transport Strategy

Bath City Riverside Enterprise Area Masterplan - Bringing Bath's Riverside to Life!

Bath and North East Somerset will be internationally renowned as a *beautifully inventive* and entrepreneurial 21st century place with a strong social purpose and a spirit of wellbeing, where everyone is invited to think big – a 'connected' area ready to create an extraordinary legacy for future generations.

Bath and North East Somerset - *The place to live, work and visit*

EA MASTERPLAN – WHAT IT IS ENABLING

- **Positive Engagement with partners & beyond:**
 - LEP, HCA, EA
 - Landowners
 - Developers
 - Property Agents and Occupiers
 - Realising funding e.g. DECC (HNDU)
 - Sustainable Energy – ‘renewable’ sources. E.g. River Avon & hot springs
- **Co-ordinated Strategy & robust Policy Base:**
 - Core Strategy and Placemaking Plan
 - Economic Strategy
 - Transport Strategy – ‘Getting Around Bath’
 - Green Infrastructure Strategy and Community Plan
 - River Strategy
 - Leisure Strategy

RELATIONSHIP TO PLANNING POLICY

- **Provide an exciting and enduring vision**
- **Guide redevelopment of Council owned land**
- **Clear direction of travel for funders, partners, developers and investors**
- **Is not a statutory planning document**
- **Forms part of the evidence base for the Placemaking Plan**
- **Placemaking Plan will undergo public consultation, ensuring robust, evidence based policy framework for Development Management decisions.**

CORE VALUES AND VISION

Bath City Riverside
Masterplan Area



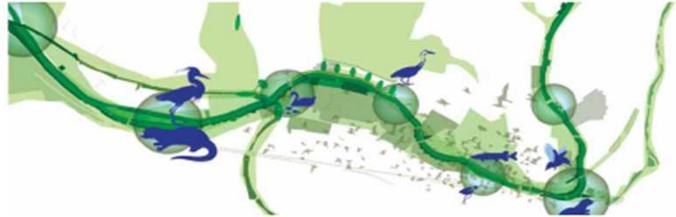
THE VISION



WORKING life Employment, Commercial, Industrial, Retail



WATER life Sight And Sound Of River, Boating, Living On The River, Spa, Swimming



WILD life Habitat, Biodiversity, Key Species, Contact with Nature, Ecosystem Services



HUMAN life Housing, Shopping, Culture, Community, Health & Well Being



PARK life Recreation, Leisure, Walking, Cycling, Fishing, Looking, Meeting

BATH CITY RIVERSIDE
BRINGING BATH'S RIVERSIDE TO LIFE...

BATH CITY RIVERSIDE ENTERPRISE AREA MASTERPLAN

CORE VALUES

Based on the “beautifully inventive” vision for the City, stakeholders have told us there are a group of overriding Core Values that the Enterprise Area should seek to deliver:

Quality – of life, of place, of developers, of occupiers

Enterprise – fostering knowledge, inventiveness and creativity

Design – inspirational public realm, connectivity of streets, spaces and bridges, integration of form and streetscape, respect for the character of “Bathness”

Heritage – architectural, urban design and landscape excellence in a World Heritage setting

Green – green building, green infrastructure, walking and cycling, biodiversity and ecology

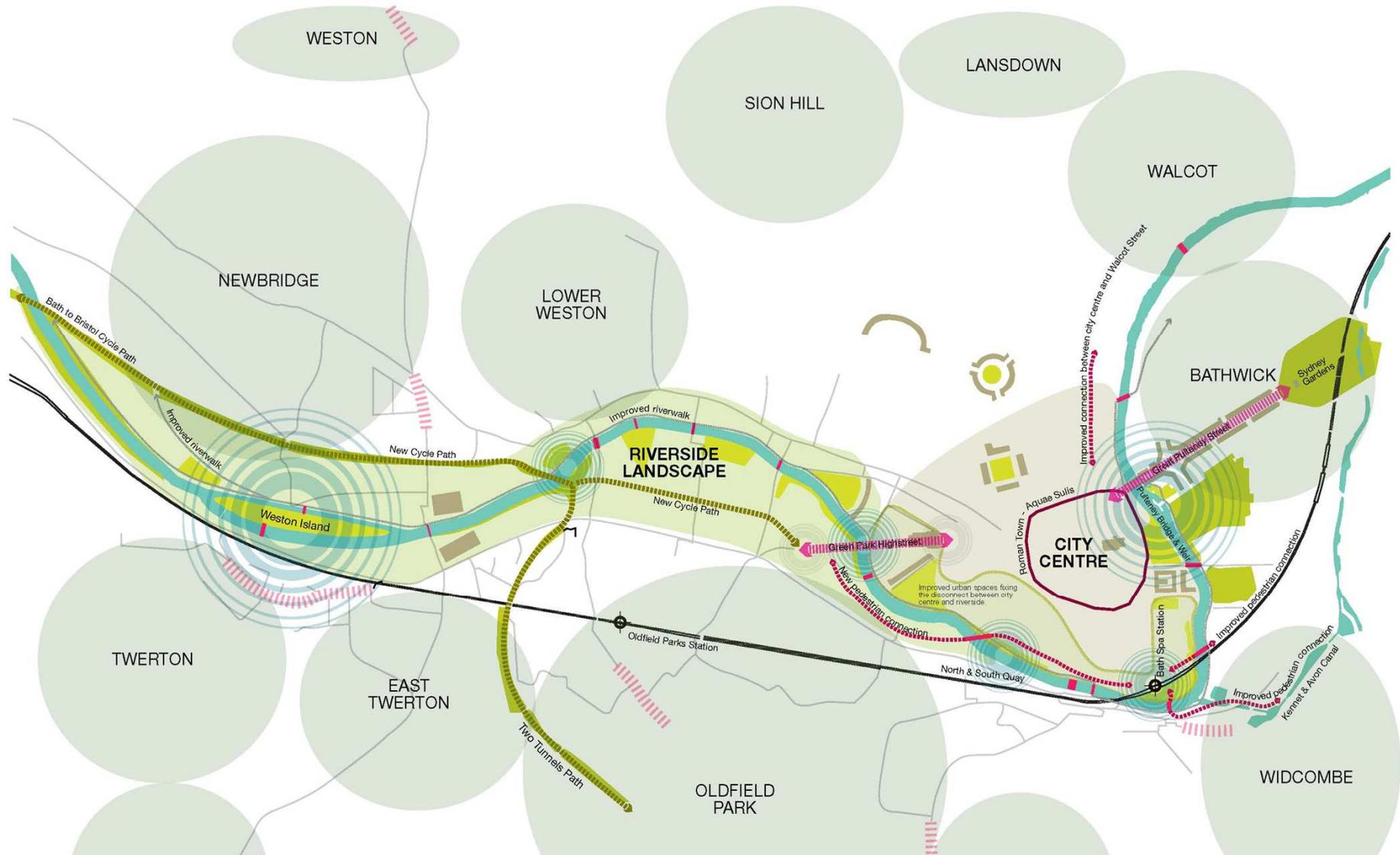
Water – at the heart of Bath’s identity, River Avon, spa water, Kennet and Avon Canal

Health and Wellbeing – promoting leisure, the outdoors, socialising and promenading

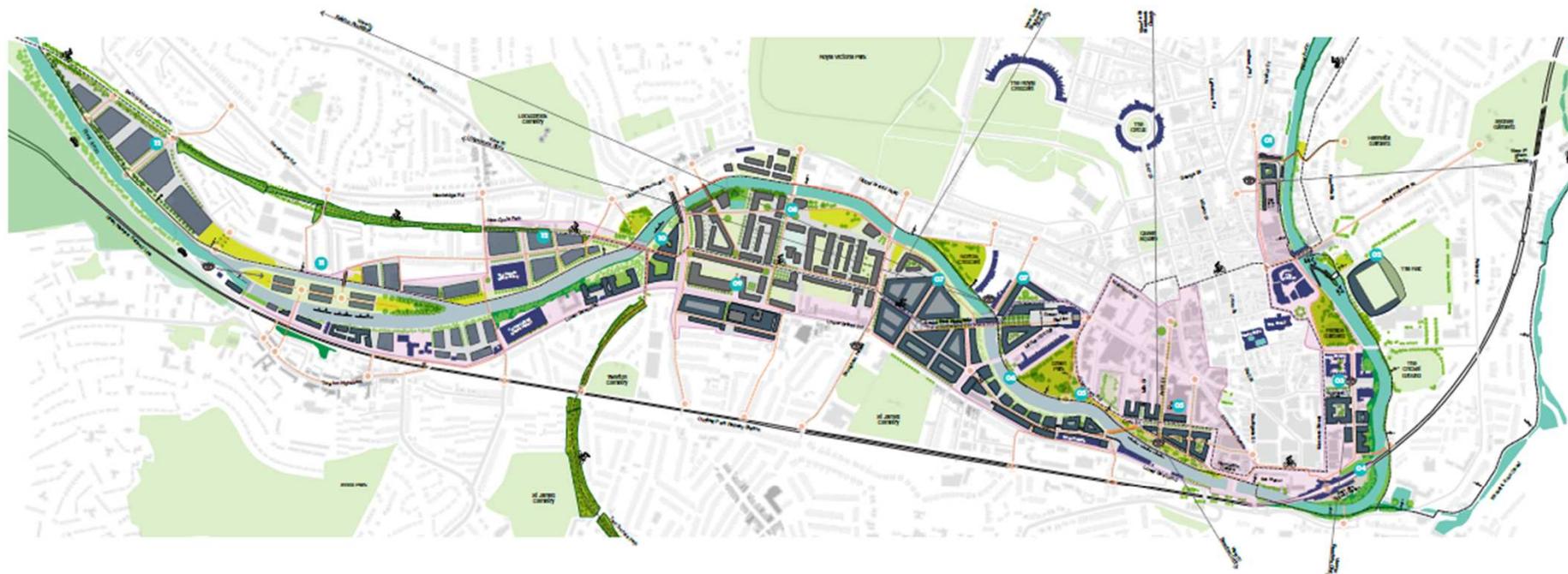
The Big Idea: Rediscovering and reconnecting the River, to bring Bath Riverside to Life!

Bath and North East Somerset - *The place to live, work and visit*

Bath City Riverside Recommendations



Bath City Riverside Masterplan



KEY:

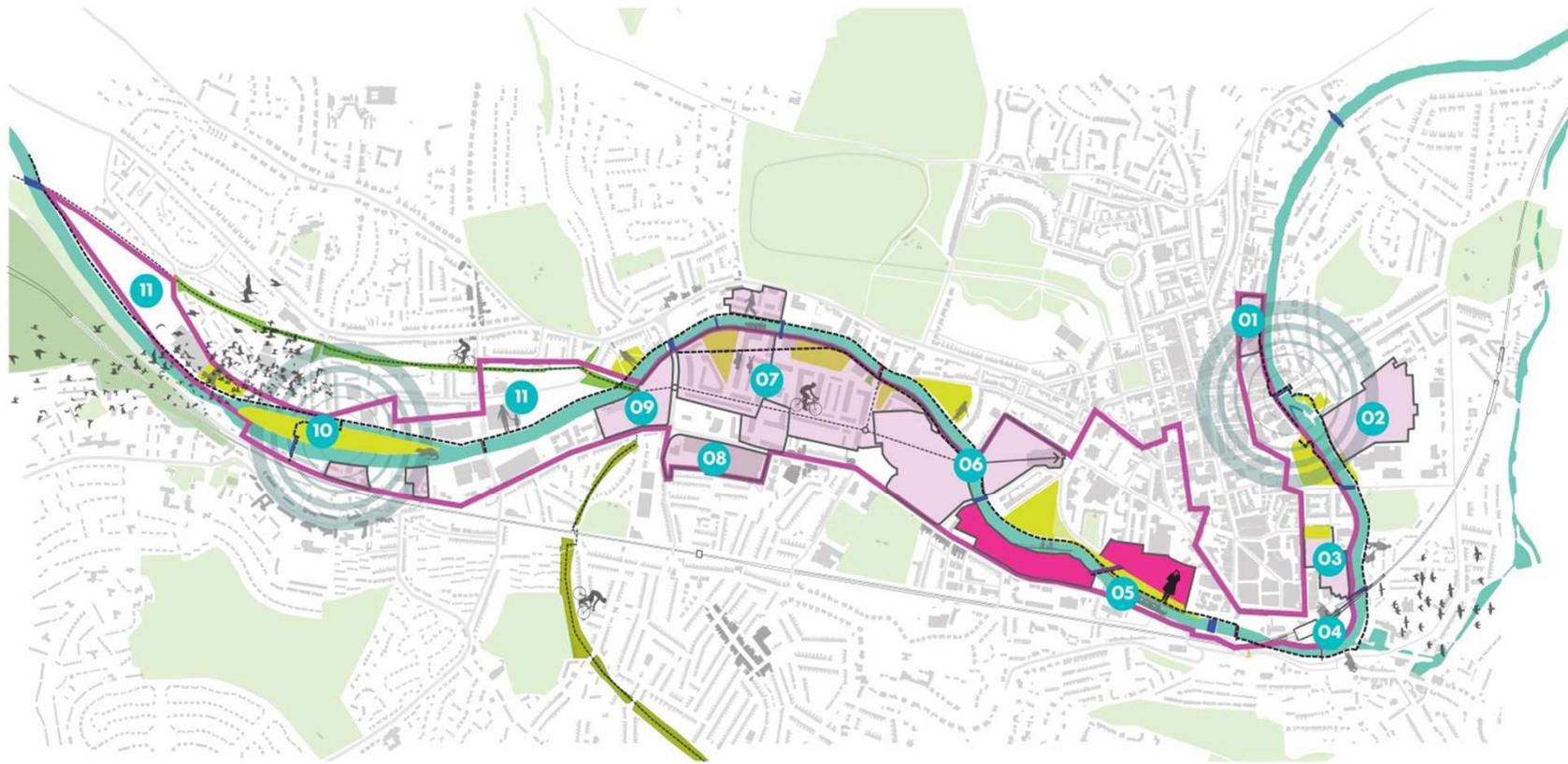
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|-----------------------------------|-----------------------|----------------------------|
| Enterprise Area Boundary (EA) | Proposed Public Realm | Pedestrian Right of Way |
| Existing Buildings within the EA | Proposed Bridge | Cycle Route |
| Proposed Buildings within the EA | Green Space | Proposed Wayfinding Marker |
| Existing Buildings outside the EA | River Green Corridor | Bus Route |
| Important Heritage Assets | Edible Wall Treatment | Important Viewpoint |

SITES:

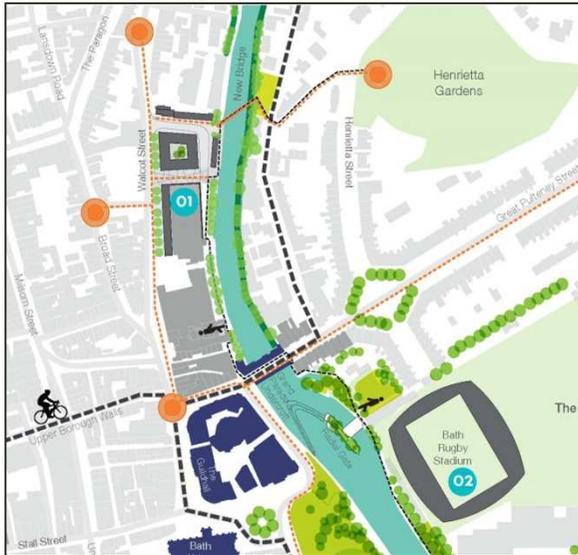
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|--|---------------------|---------------------------------------|
| The Cattlemarket | North & South Quays | Bath Press |
| The Rec | South Bank | Roseberry place |
| Manvers Street | Green Park Station | Weston Island |
| Bath Spa Railway Station / Widcombe Lock | Bath Riverside | Locksbrook & Brassmill Trading Estate |

KEY SITES

THE ENTERPRISE AREA: KEY SITES



1. CATTLEMARKET



KEY FACTS

- COUNCIL OWNED
- CLIENT = REGENERATION
- DELIVERY = SHORT TERM
- USES = Mix TBC
- OUTPUTS = TBC

DEVELOPMENT PRINCIPLES

- Improve connections between Walcot Street, city centre and Hilton
- Active ground floor uses (e.g retail)
- Repair and reopen the riverside walkway as part of the Walcot River Path
- Reintegrate and reinvigorate the historic Corn Exchange building
- Respect the historic character and surrounding building heights

NEXT STEPS

- | | |
|--|------------------|
| • Placemaking Plan public consultation on options | Dec 2014 onwards |
| • Dependent on Placemaking Plan progress, B&NES to dispose of site | 2015 |

2.MANVERS STREET



KEY FACTS

- COUNCIL OWNED
- CLIENT = REGENERATION
- DELIVERY = SHORT/MEDIUM TERM (B&NES car park and former Police Station), LONG TERM (Royal Mail Group site – in line with ambition for overall scheme)
- USES/OUTPUTS ON SITE = **Employment** to Manvers St frontage, Mix of uses to later phase

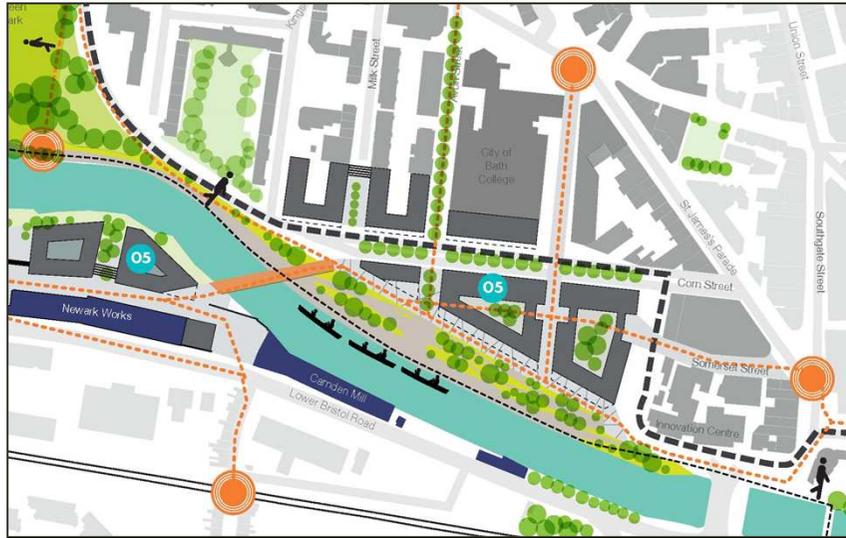
DEVELOPMENT PRINCIPLES

- Deliver significant employment space fronting Manvers Street, with a mix of uses to the riverside with new riverside access. Work with Julian House to ensure their needs are met.
- Introduce a new public space creating an improved setting for St John’s Church and John Woods’ South Parade. Design and build an important new building to the south of this public space which responds to the scale, massing, and form of South Parade.
- Frame views to Beechen Cliff along Manvers Street and create a new vista along Duke Street.

NEXT STEPS

- | | |
|---|------------------|
| • B&NES in partnership with owners to deliver change on former Police Station and car park sites together | August 2014 |
| • Placemaking Plan public consultation on options | Dec 2014 onwards |
| • Progress discussions with Royal Mail Group to secure comprehensive redevelopment of the site | Ongoing |
| • Secure suitable re-use of 20 Manvers St | 2015 |
| • Deliver Bath Quays Waterside to enable redevelopment | 2015-16 |

3. BATH QUAYS NORTH



KEY FACTS

- COUNCIL OWNED
- CLIENT = REGENERATION
- DELIVERY = SHORT/MEDIUM TERM
- USES AND OUTPUTS = **Innovation Quay concept**
- Revolving Infrastructure Funding: Bath Quays Waterside (Flood project)
- Economic Development Fund Flagship Project

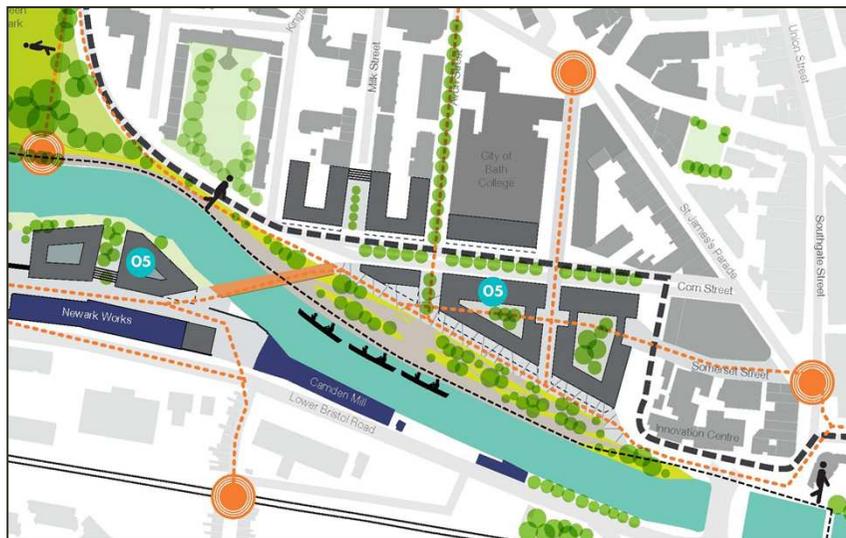
DEVELOPMENT PRINCIPLES

- Deliver the Innovation Quay concept as the flagship employment destination for the City:
 - up to 15,000 sqm employment space (office, creative workspace, business innovation)
 - up to 1,500 new jobs in target sectors prioritised by Economic Strategy
 - supporting uses such as residential, retail and hotel
- Includes Bath Quays Waterside flood conveyance: riverside boulevard and terraced public space
- An expanded city centre; sensitive, contemporary architectural identity
- Bath Quays Bridge as the “glue”, a destination in its own right

NEXT STEPS

- | | |
|--|------------------|
| • Stakeholder engagement on aspirations for the site | Sept/Oct 14 |
| • Placemaking Plan public consultation on options | Dec 2014 onwards |
| • Submission of full EDF Business Case | December 14 |
| • Deliver Bath Quays Waterside to enable redevelopment | 2015-16 |

4. BATH QUAYS SOUTH



KEY FACTS

- COUNCIL OWNED
- CLIENT = REGENERATION
- DELIVERY = SHORT/MEDIUM TERM
- USES AND OUTPUTS = **Innovation Quay concept**
- Revolving Infrastructure Funding: Bath Quays Waterside (Flood project)
- Economic Development Fund Flagship Project

DEVELOPMENT PRINCIPLES

- Deliver the Innovation Quay concept as the flagship employment destination for the City:
 - up to 15,000 sqm employment space (office, creative workspace, business innovation)
 - up to 1,500 new jobs in target sectors prioritised by Economic Strategy
- Includes Bath Quays Waterside flood conveyance: protection of properties
- An expanded city centre; sensitive, contemporary architectural identity
- Bath Quays Bridge as the “glue”; a destination in its own right
- Sensitive re-use of historic Newark Works buildings

ACTIONS

As Quays North plus:

- | | |
|--|------------------|
| • Progress discussions with BMT | Ongoing |
| • Placemaking Plan public consultation on options | Dec 2014 onwards |
| • Deliver Bath Quays Waterside to enable redevelopment | 2015-16 |

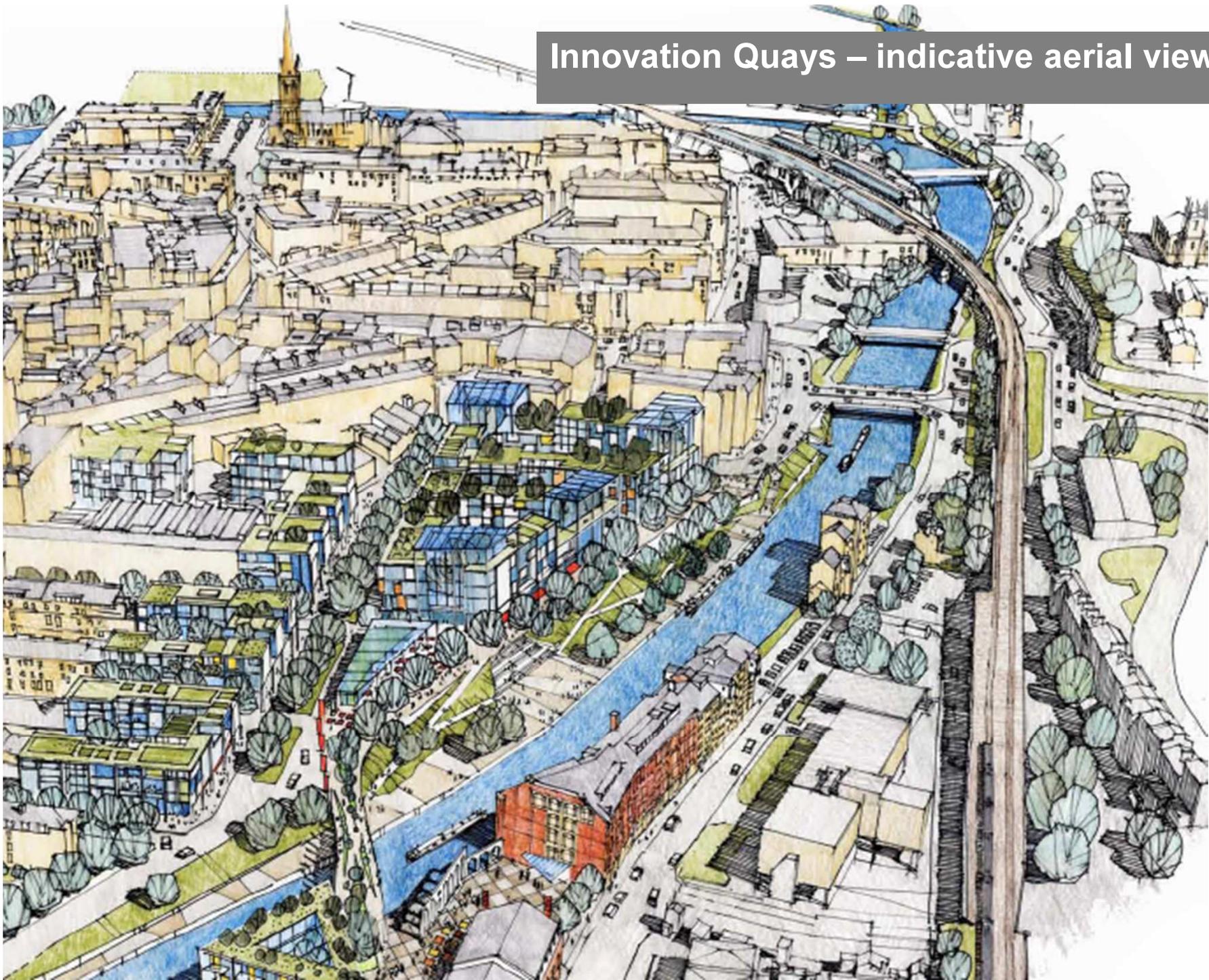
BATH QUAYS WATERSIDE: THE PROJECT

Landscape Design

north quay : nature and people



Innovation Quays – indicative aerial view



5. SOUTH BANK



KEY FACTS

- PRIVATE OWNERSHIP
- CLIENT = REGENERATION
- DELIVERY = LONG TERM
- USES ON SITE = **Office**, Residential
- Limited certainty on outputs due to projected timescale for delivery

DEVELOPMENT PRINCIPLES

- Introduce new workspaces overlooking the river and Green Park
- Provide a pedestrian connection between South Quay and Green Park as alternative to Lower Bristol Road.

ACTIONS

- | | |
|--|------------------|
| • Placemaking Plan public consultation on options | Dec 2014 onwards |
| • Deliver Bath Quays Waterside to enable redevelopment | 2015-16 |

6. GREEN PARK EAST AND WEST (BWRE)



KEY FACTS

- SOME COUNCIL OWNERSHIP
- CLIENT = REGENERATION
- DELIVERY = MEDIUM/LONG TERM
- USES = **Retail, Office**, Residential, Car Parking
- Most challenging and complex site in the EA

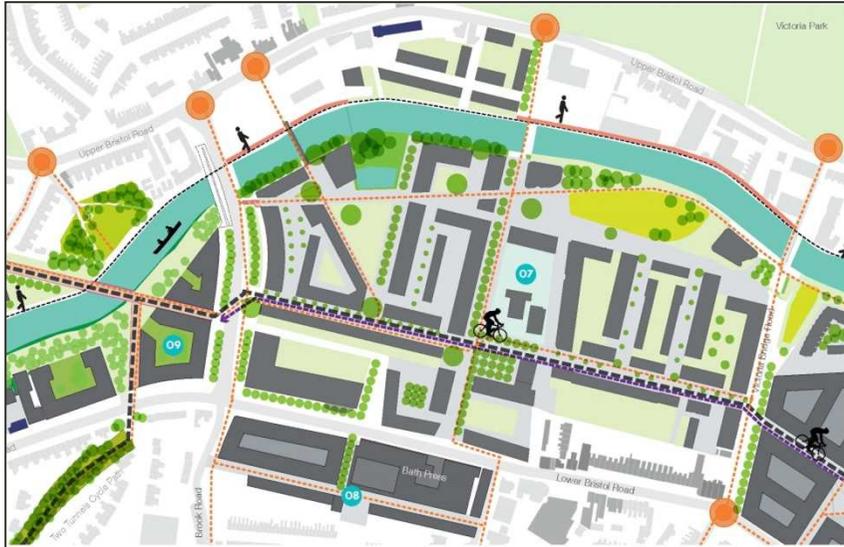
DEVELOPMENT PRINCIPLES

- Mix of uses to serve new residential community at Bath Riverside
- Replace northern arm of Pinesway Gyratory with public realm
- Repair urban fabric, street frontages and relationship with riverside
- Opportunity for contemporary design in a World Heritage setting
- Enhance Green Park station role for niche retail/markets
- Potential for a new “Green Park High Street”

ACTIONS

- | | |
|---|------------------|
| • Placemaking Plan public consultation on options | Dec 2014 onwards |
| • Pinesway East planning application | Ongoing |
| • James St West planning application | Ongoing |
| • Detailed engagement with strategic landowners | Ongoing |

7. BATH RIVERSIDE



KEY FACTS

- HIGHLY SUCCESSFUL PROJECT
- DELIVERY = ONGOING
- QUANTUM OF DELIVERY = up to 2,281 new homes
- USES ON SITE =
 - Residential
 - New school
 - Student Housing
 - Exemplary public realm and riverside

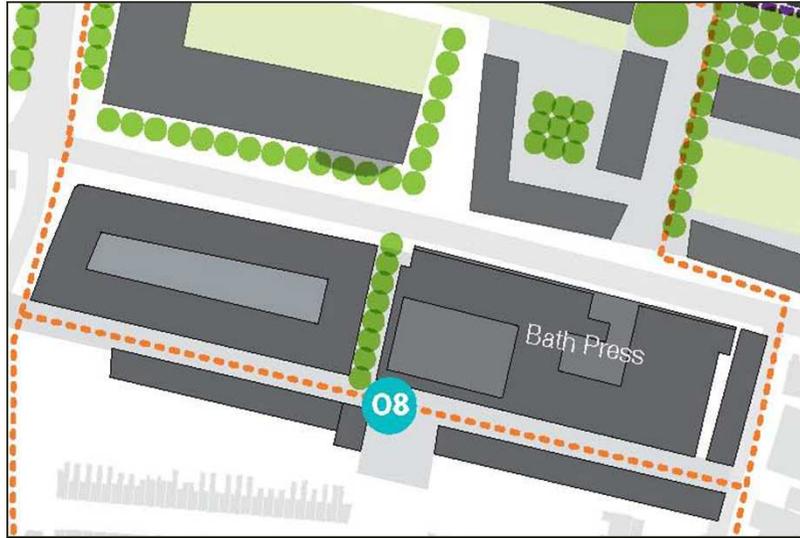
DEVELOPMENT PRINCIPLES

- As established by planning consents and BWR SPD

NEXT STEPS

- Gas Holder Demolition & Gas rationalisation
- Relocation of Waste Station

8. BATH PRESS



KEY FACTS

- PRIVATELY OWNED
- CLIENT = REGENERATION
- DELIVERY = MEDIUM TERM
- USES ON SITE = Residential and Employment

DEVELOPMENT PRINCIPLES

- Creative re-use of the former Bath Press buildings
- Workspace and employment uses
- Secondary routes to integrate with local neighbourhood and particularly Oldfield Park Train Station
- Strengthening and greening street frontages with an improved pedestrian and cycle experience

ACTIONS

- | | |
|---|------------------|
| • Planning application | Ongoing |
| • Placemaking Plan public consultation on options | Dec 2014 onwards |

9. ROSEBERRY PLACE



KEY FACTS

- PART COUNCIL OWNED
- CLIENT = REGENERATION
- DELIVERY = MEDIUM TERM
- USES/OUTPUTS = Residential and Employment

DEVELOPMENT PRINCIPLES

- Mix of residential and commercial uses, closely related to Bath Riverside and Bath Press
- Connect the Two Tunnels and Bristol and Bath cycle paths
- Connect wildlife corridors to create an enhanced ecological node and river related leisure activities
- Defined active edge to lower Bristol Road and Windsor Bridge Road.

ACTIONS

- | | |
|---|------------------|
| • Placemaking Plan public consultation on options | Dec 2014 onwards |
| • Planning application | Ongoing |

PROGRAMME AND NEXT STEPS

DEVELOPMENT ON SITE DURING EARLY 2015

Schemes active on site during 2015 will include:

- **Bath Western Riverside (continued delivery)**
- **Saw Close Casino development**
- **Green Park House student housing**
- **Bath Quays Waterside flood alleviation**
- **Guildhall Undercroft**
- **Bath Transport Package (Newbridge P&R)**
- **Seven Dials/Kingsmead Square**
- **Stall Street**
- **GWR electrification (ongoing)**

KEY ISSUES

- **Market pressures to deliver uses against adopted B&NES Core Strategy**
- **Continued successful delivery of Bath Riverside**
- **Deliver Bath Quays Waterside flood conveyance project**
- **Deliver key projects in Transport Strategy “Getting Around Bath”**
- **Working in partnership with funders, public sector partners and private landowners**

NEXT STEPS

- **Cabinet 12 November 2014**
- **Co-ordinated Strategy:**
 - **Economic Strategy – key driver**
 - **Core Strategy and Placemaking Plan**
 - **Transport Strategy**
 - **River Strategy**
 - **Enterprise Area Masterplan – delivery mechanism**
- **Co-ordinated Delivery:**
 - **Bath Riverside**
 - **Bath Quays Waterside**
 - **Innovation Quay**
 - **Transport Strategy “Getting Around Bath”**
- **To note: many of the projects are subject to formal budget approvals**