



MILSOM STREET

BROAD STREET

# Broad Street Yards



# 4 SPATIAL STRATEGY & DESIGN CONCEPTS

## Broad Street Yards

### Site summary

Broad Street car park is located within the heart of the block between Broad Street and Milsom Street, and has been formed by the gradual clearance of former mews buildings, workshops and schoolhouse. At present it has a single large vehicle access, supplemented by narrow pedestrian links through to Milsom Street and Broad Street.

The car park is enclosed by a range of building conditions, including some blank walls, some rear elevations, some residential access and several service entrances. It directly adjoins the yard of the former King Edwards School, which in turn directly adjoins the successful Milsom Place development of shops and restaurants.





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# Broad Street Yards

### Vision

The aim of the project is to create a flexible range of workspace opportunities including affordable creative workspace for start-ups and SMEs to operate in the heart of the city, ideally engaging with the fashion industry and the homewares industry in the area around. A high density of small workspace units, supported by microshops and elements of food and drink within the yard space can help to create a unique attractive character, making it a quirky alternative destination for the city.

An extension of the yards concept into the King Edward Street school site would enable the two sites to connect and work together, further supported by the possibility of creating a new link through an existing shop on Milsom Street. The listed school building would provide a strong complementary use either as a boutique hotel or as a destination such as a cookery or craft school. Pockets of green space within the yards deliver respite from the wider urban character and help to deliver accessible changes

in level to link the different spaces together. Careful consideration has gone into maintaining existing accesses and rights to light of surrounding properties.

Option two is provided as a demonstration of the potential to deliver a significant element of the development within the Council's ownership and without the participation of the King Edward School site as a connected scheme. This has the scope to deliver much of the workspace and establish the area as a creative hub, but would lack some of the connecting and integrating potential of the wider scheme.

Supporting the move to reduce visitor car access into the heart of the city, it is proposed to close this car park and instead create new development which will support creative and entrepreneurial uses that complement the fashion and interiors/homeware economise in the surrounding streets.







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Broad Street Yards

Vision

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## Broad Street Yards

### Character appraisal

York House Mews was built as stabling, and accommodation for coachmen and stable staff for the York House Hotel on George Street. York House was built in the mid-18th century by John Wood the Younger as houses, and was later converted into an hotel. Access to the mews was via a tall carriage arch beneath 16 Broad Street, a building possibly dating from the mid-18th century, but refaced (or rebuilt) in the mid-19th century.

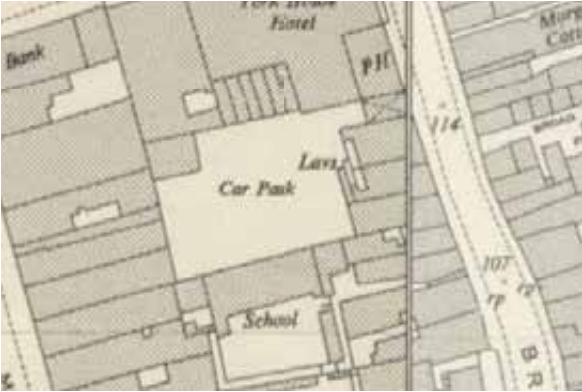
At a meeting of Bath City Council on 25 October 1932, the recommendation of the Watch Committee that York House Mews should be converted into a car park was accepted, and the firm of F.J. Amery was engaged to undertake the demolition and building work at a cost of £1,019. Several Bath garage proprietors objected to the scheme, but it was carried out in the summer of 1933, at an actual cost of £1,430. The original parking tariff was 6d for three hours. The York House Hotel was to be given first refusal on lock-up garages on the site.



1844-1888 OS Map



1987-1902 Goad Insurance Plan



1947-1965 OS Map



4 SPATIAL STRATEGY & DESIGN CONCEPTS

Broad Street Yards

Option 1 (within B&NES ownership)

- **Block A - workspace and retail.** A four storey building including small workshop space, with the ground floor having the potential to operate as public-facing retail units. Anticipated to be timber SIPs construction with simple cladding finish and basic fit out. Ideally clear space which can be subdivided to create smaller units. Deck access from external staircase with a single lift.
- **Block B - workspace.** A two storey building with a similar character to Block A in terms of construction and use, but with a roof-top garden and potential for deck connections to existing buildings.
- **Block C - workspace and retail.** Single storey block with roof terrace above, probably of a more traditional masonry construction. The block is set back from the rear of 10 Broad Street to retain the existing private access.

	Block A		Block B	Block C	Public Realm	
	1	2	1	1		
4th						
3rd	195					
2nd	195		209			
1st	195		334	110		
Ground	195	15	313	110	196	1,085
Proposed	Subtotal		Subtotal	Subtotal	Subtotal	TOTAL
Workspace (GEA)	780		647			GEA m²
Retail (GEA)				110		1,427
Green space (GEA)			209	110	196	1,284
Public realm hard surfacing (GEA)					1,085	125
						113
						515
						464
						1,085
						1,085

Key

- New build
- Roof terraces
- Vehicle access
- Public access
- Public realm
- Public green space
- Within council ownership





# Broad Street Yards

Option 2 (including outside B&NES ownership)

- **Blocks A and B - workspace and retail.** As in option 1.
- **Block C - workspace and retail.** A taller element is included on the eastern side, building up adjacent to the blank gable of the school, and allowing use of the roof terrace. The space is currently shown as commercial and workshop, but could be integrated with the hotel development on the adjoining site if a deal can be done.
- **Block D and E - workspace and retail.** Two storey blocks with shop/workshop space at ground, workshop space at first floor level and roof terrace above. Expected to be traditional masonry construction.
- **Block F - Hotel.** Generous single storey extension to the existing listed school building forming an integrated part of the hotel project. It is expected that this would be a masonry construction with a high spec finish to integrate with the hotel and will feature a substantial roof terrace.

	Block A		Block B	Block C	Block D	Block E	Block F	Public Realm	
4th	1	2	1	1					
3rd	195			48					
2nd	195		209	48	72	105			
1st	195		334	147	48	72	105	210	
Ground	195	15	313	195	72	105	210	196	1,085
Proposed	Subtotal		Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	Subtotal	TOTAL
Workspace (GEA)	780		647	96	72	105			GEA m <sup>2</sup>
Retail (GEA)			15	195					1,523
Green space (GEA)			209	195	72	105	210		1,371
Public realm hard surfacing (GEA)								1,085	210
Hotel (GEA)							210	210	189
									791
									712
									1,085
									210
									189

Key

- New build
- Roof terraces
- Vehicle access
- Public access
- Public realm
- Public green space
- Within council ownership





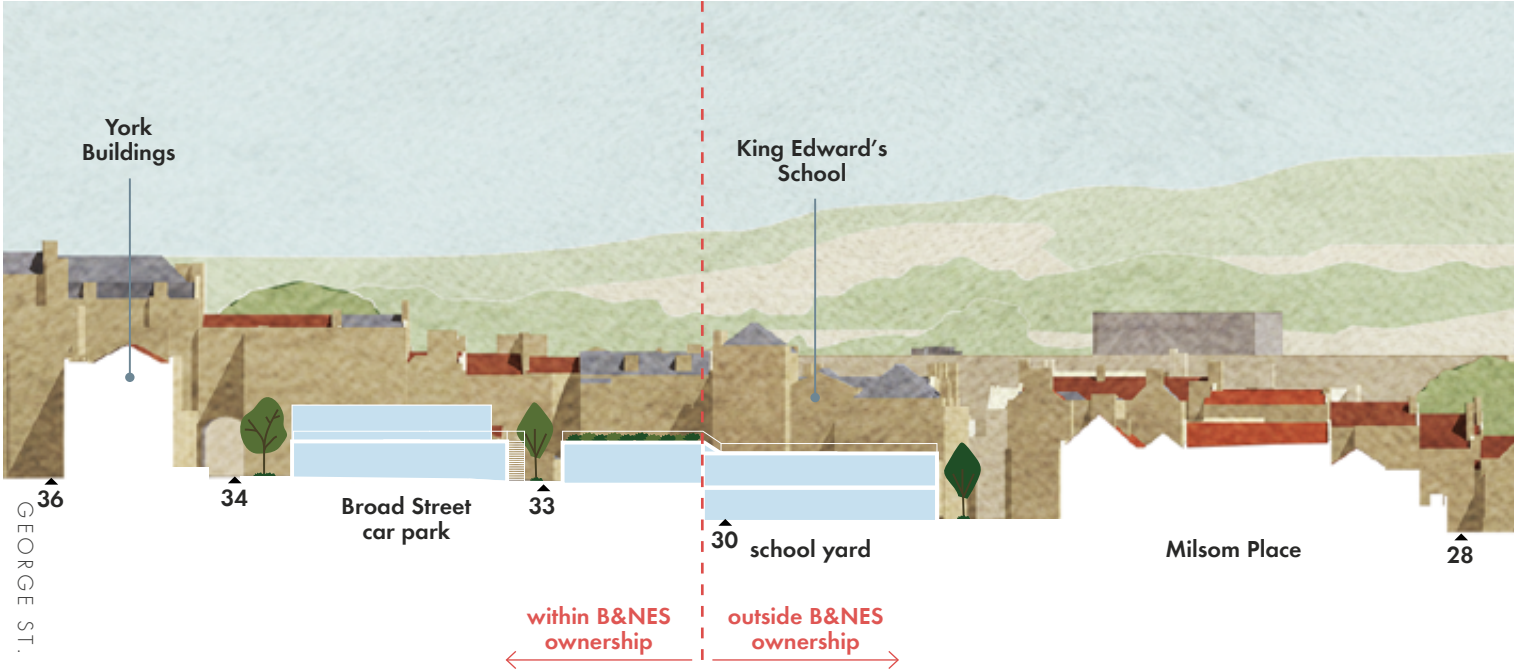
4 SPATIAL STRATEGY & DESIGN CONCEPTS

# Broad Street Yards

A connected, creative neighbourhood

Option 1 transforms Broad street car park into a creative hub of maker spaces, studios and retail units. The currently disused King Edward’s School is developed into a hotel with a restaurant/bar on the ground floor, which opens out onto the courtyard. Public green spaces step down the gradient of the site from north to south, creating a new connection to Milsom Place.

North-south sections of option 2 proposal are illustrated here.



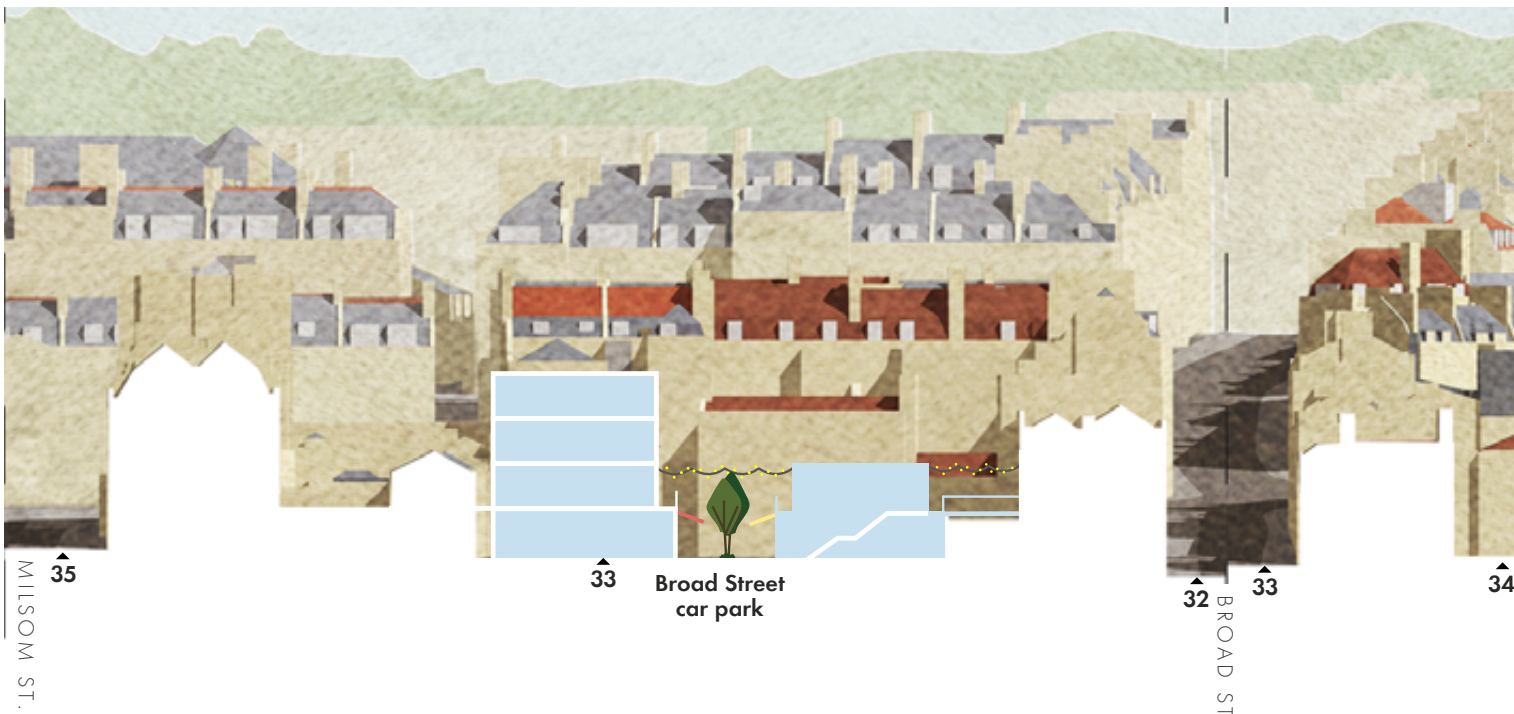


4 SPATIAL STRATEGY & DESIGN CONCEPTS

Broad Street Yards

A connected, creative neighbourhood

East-west sections of option 2 proposal are illustrated here together with a height analysis of the Broad Street Yards area context that has informed the proposed height scale and massing of the proposals.







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MILSOM STREET

BROAD STREET

WITHIN BANES OWNERSHIP

DESIGN  
CREATE

STUDIO

MAKE

SHOP  
DRINK

EAT  
MEET

Broad Street Yards



# 4 SPATIAL STRATEGY & DESIGN CONCEPTS



**Broad Street Yards: Existing condition**

# 4 SPATIAL STRATEGY & DESIGN CONCEPTS



This artist's illustration shows the potential for simple modular workspaces, potentially with external deck access, above a ground floor level of micro-shops and food and drink.

## Broad Street Yards: Proposed View