

Project background

Bath Enterprise Zone

Bath Quays North, the Council's flagship regeneration project, will deliver new office space, homes and a basement car park on the current site of the Avon Street car park and Riverside coach park. This will create local employment opportunities (1900 jobs) and economic growth for the city.

As part of the Council's plan to facilitate the Bath Quays North project:

- Parking would need to be re-provided, while it is temporarily displaced during the construction phase
- A new home would need to be found for the Council's Street Cleansing service, who currently operate from the car and coach park.

**Bath & North East
Somerset Council**

The Parkside Building

A planning application was submitted in 2018 that proposed to demolish the Parkside Building and extend Charlotte Street car park to provide additional new short-stay car parking spaces, which would mitigate the loss of spaces at Avon Street during the construction phase for Bath Quays North.

Since that submission the Council has listened to community concerns about the proposed loss of the Parkside Building given its historic contribution, as well as reviewed its parking mitigation strategy. This has concluded that the requirement for additional parking capacity at Charlotte Street is no longer required, and resulted in a new plan to retain the Parkside Building and re-use part of the building for the Bath City Centre Cleansing Hub.



Bath Quays North – illustrative view from Corn Street/St James Parade

Project overview

The Parkside building will be re-used to create a street cleansing hub, that allows the Council's Street Cleansing services to be located in one central site, ensuring that they are able to effectively prioritise keeping Bath's streets clean and safe.

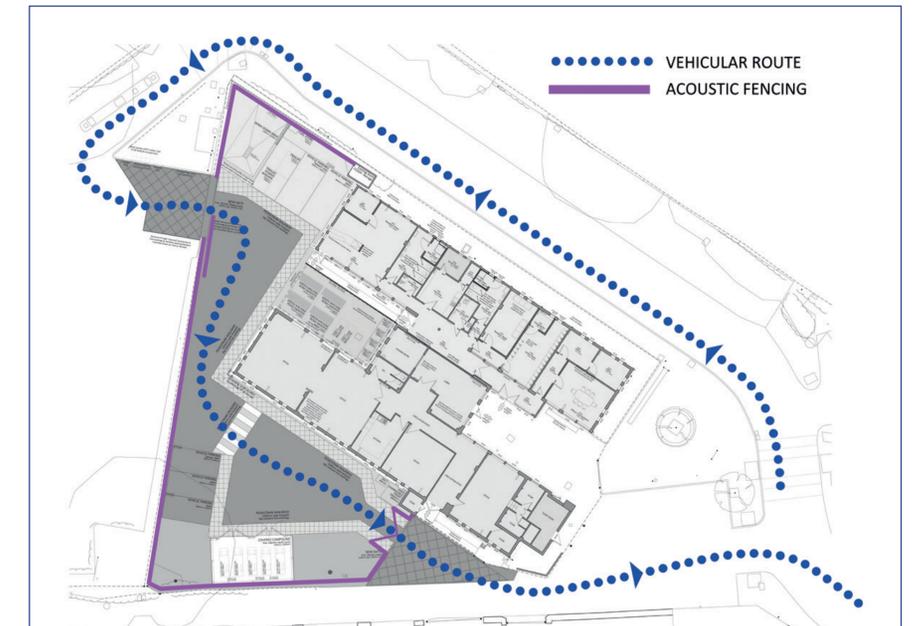


Proposed site area

Design Proposals

The external areas of the premises will be primarily used to house cleansing vehicles and equipment in the area previously used for car parking, with office and staff welfare facilities inside part of the Parkside Building. The proposed works include:

- Canopied and general parking for cleansing vehicles and equipment
- Staff welfare facilities including a kitchen/breakout area toilet facilities, showers and a locker room
- Office space and meeting room
- One-way system for vehicular travel to minimise use of reversing alarms
- Wash down facility
- Electric charging points



Proposed vehicle movement plan

Operational Overview

Typical hours of operation

Monday to Friday 6.00am to 7.30pm

Saturday & Sunday 6.00am to 8.00pm

Typical work pattern

Morning and afternoon shift arrive to pick up equipment, returning for welfare breaks, before returning with equipment again at the end of shift.

Machinery

Electric and mechanical sweeper/washer machines

Electric handcarts

Orderly barrows

Street Cleansing Waste

No storage or processing of waste will be undertaken at Parkside.

Waste collected in the city centre



Artist's impression

will be transferred to the Council depot at Midland Road and then Locksbrook Road in the future.

Vehicle Movement

Movement around site has been designed with a one-way system to minimise the use of reversing alarms. Vehicles will be parked forward facing so that no reversing alarms will

be active when vehicles leave site in the morning. A sliding gate is proposed to minimise the waiting time for operatives entering the site.

Noise mitigation

A Noise Impact Assessment was commissioned to assess any impact the new use of the site would have, related to vehicles entering and leaving the site and vehicle washing within the external areas of the site.

A fence will be installed to help control noise levels. With this proposed fence in place, the assessment concludes that the noise from the proposed use is low-impact and would not be more dominant than the existing road traffic noise.

Landscape and visual appearance

Lighting

New lighting will be provided to the external area, lamps are energy efficient LED and baffled where required to reduce light spill and impact on adjacent properties and wildlife habitats.

The lights will use smart control technology to reduce light levels when areas are unoccupied and turn off during non-operational and day-light hours.

Trees and Soft Landscaping

The current proposal will allow the retention of trees and planting to screen the fenced area adjacent to the car park.

Next steps

Following this consultation, feedback will be reviewed and help to inform final proposals. A planning application is currently targeted for submission by the end of this year.

During the alteration works appropriate mitigation measures will be put in place to control noise and access, so that any disruption to adjoining residents and businesses along with car park users would be minimised.



Climbing plants adjacent to car park entrance

Timeline

Dec 2019	Planning application submission
Jan 2020	Target planning decision
Apr 2020	Construction start
Sept 2020	Works completion