

What exactly is the Council doing?

The Council is creating a new city centre location for businesses called Bath Quays South (on the current derelict Newark Works site on Lower Bristol Road) and the crucial link - a new pedestrian and cycle bridge. The Council will deliver this in consultation with local employer BMT and regeneration specialists TCN.

Working together the scheme allows the Council to provide a secure location for local company BMT while also offering exciting spaces for the digital, technology and creative companies who can deliver the right type of jobs for Bath's economic future, as well providing a solution to Bath's long-term shortage of high quality office spaces.

The key components of the scheme include:

- Refurbishment of the listed building (Newark Works) for creative workspaces
- Two new buildings, one for BMT's four Bath based design, technology and management consultancies and one for residential / specialist office use
- Completion of flood defence and river walls, new public spaces and landscaping
- A new pedestrian and cycling bridge (under a separate planning application)

How is this work being funded?

On Bath Quays South the Council have made provision in their capital programme to bring forward these plans with a combination of funding sources including West of England Local Enterprise Partnership funding, Council investment and grant contributions from other Council sources. The Newark works refurbishment will be financed by TCN and private sector investment will be sought for residential components. The scheme's development value is approximately £50m.

On Bath Quays Bridge the project is being funded by the Cycle City Ambition Fund, administered by the Department for Transport with additional funding to be provided by the Council, from various sources.

Bath Quays South

Who are BMT?

BMT are a local design, engineering and management consultancy company with a business address next to Newark Works, amongst other Bath locations. Working together the scheme allows the Council to provide a secure location to collocate the four BMT companies in a work space that provides the flexibility for complex design engineering, maritime research and development, technology advancement and modern engineering consultancy.

Who are TCN?

TCN are development specialists who specialise in the regeneration of unloved buildings into vibrant destinations where people want to work. They manage a portfolio of 400,000 sq. ft., containing 150 companies, with annual revenues of £5 million. For more information visit www.tcnuk.co.uk

What is the status of the site?

The Newark Works site comprises the Newark Works building (Grade II listed) which faces the A36/Lower Bristol Road, together with the Boiler House and Foundry, the brick/stone archways between the Boiler House and the Bayer Building and various interconnecting external spaces which are considered to be curtilage listed. The site was formerly the works of Stothert & Pitt, Bath-based iron founders who became internationally famous as crane makers, and contains buildings dating from the mid-nineteenth to early twentieth centuries.

What exactly is a creative workspace?

A creative workspace is somewhere that aims to cater more for individuals rather than the corporate, traditionally business-focused offices. The vision for Bath Quays Creative workspace is to

offer a collaborative platform for like-minded companies, creating a vibrant community aimed at accelerating business growth and opportunity.

What type of residential accommodation will be provided?

The development is primarily office/ employment led with the opportunity to create workspace for up to 500 jobs, the residential accommodation will contribute to activity on the site and help deliver a sense of community and of place. Up to 70 apartments will be delivered, likely to range between studio, 1 bed and some 2 bed flats.

The delivery of affordable residential accommodation is an important consideration for the scheme but this needs to be balanced against the economics of delivering the necessary employment space and a high quality scheme on this challenging site. Therefore the form and tenure of residential units must support the economic growth ambitions of the Bath Enterprise Area by providing a product range which can either be bought or rented by people employed within the city.

When will it all be constructed?

Subject to planning consent being granted, on-site construction is estimated to begin in 2017 with BMT moving into their new offices in late 2018. Building of the bridge should take place during 2017/18. Newark Works is anticipated to be complete by the end of 2018.

Will I be able to access my place of business during the works?

A full traffic and pedestrian scheme will be implemented during the works to enable full access to all adjoining properties within the development area. A full Traffic Management Plan will be developed as the scheme design develops.

Will parking be accommodated?

Surface and underground parking will be provided in line with planning requirements.

Bath Quays Bridge

How will the bridge be installed?

This is still being considered, however it is likely that the deck will be fabricated in sections off-site, delivered to site by road, assembled and lifted into position by crane.

Why is the bridge so much higher than the existing level on the north and south sides of the river?

On the North side this is in anticipation of the adjacent land being raised by that same amount as part of the Bath Quays North development, to allow for flood risk mitigation. On the South side this allows the new river wall to be constructed beneath up to the required flood defence height.

What about speeding cyclists and prohibited vehicles like motorcycles and vehicles?

The bridge will be classed as a public highway, for use by pedestrians and cyclists only. Bollards will be used to prevent unwanted vehicular access and to slow down cyclists where required. Changes in paving materials will be used to signify changes from unsegregated to segregated areas.

How will moorings and river traffic be impacted?

The height of the bridge deck and absence of any bridge piers in the river mean that there will be no long term impact on river traffic or use of the Broad Quays moorings. Some short-term construction stage impacts are anticipated. Temporary closure of the towpath and part of the moorings will be required during construction of the pier and its foundation as well as during installation of the bridge deck. Timescales for temporary closures will be communicated nearer the time with diversions signed appropriately.

How will pedestrians and cyclists be impacted?

Works to the north of the river will require temporary closure of the towpath and Green Park Road, (pedestrian/cycle route). Timescales for temporary closures will be communicated nearer the time with diversions signed appropriately.