

What exactly is the Council doing?

The Council is creating a new city centre location for businesses called Bath Quays. On the south bank of the river (on the former Newark Works site on Lower Bristol Road) a new Grade A office building will be constructed along with the crucial link between the Quays - a new pedestrian and cycle bridge.

The scheme allows the Council to provide a solution to Bath's long-term shortage of high quality office building space 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.

The key components of the scheme include:

- Refurbishment of Newark Works listed building to create a 4,500 sqm innovation and digital campus providing workspace for creative businesses in affordable short-let commercial units
- One new Grade A office building providing around 5,000 sqm of modern flexible work space for Bath's local growing businesses as well as those outside the city looking to relocate here
- Completion of flood defence and river walls, new public spaces and landscaping
- A new pedestrian and cycling bridge
- Two buildings for residential / specialist office use to accommodate up to 5,000sqm of residential space and up to 190sqm of retail space (outline planning consent only)

When will it all be constructed?

Works to prepare the site for the Bath Quays South office building and bridge started in July 2018, with the office build expected to start in October with completion during 2020.

Works to complete the flood defence and river walls will begin during Autumn 2018. Building of the pedestrian and cycling bridge should take place during 2019/2020. Refurbishment of the Newark Works building will be undertaken by TCN. Their works will run in parallel with the office build and are anticipated to be complete by early 2020.

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

Access to properties adjoining the development area will be maintained throughout the works.

Am I likely to be affected by noise and dust?

Some construction noise is inevitable due to the nature of the operations to be carried out on site. The Contractor will be operating under an approved Construction Environmental Management Plan, with appropriate measures in place to control noise and dust.

How will the bridge be installed?

The deck of the bridge will be fabricated in sections off-site, delivered to site by road, assembled and lifted into position by crane.

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. A closure of the river during installation of the bridge deck will also be required. Timescales for temporary closures will be communicated nearer the time with diversions signed appropriately (where possible).

Operations to construct the office building and flood defence are expected to have minimal impact on river traffic. Some work will need to be undertaken from pontoons on the river, however stoppages of river traffic are not expected to be needed.

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.

Are there any works likely to be happening in the same area at the same time?

Works to build a new student accommodation facility opposite Newark Works on the Lower Bristol Road have commenced – these works will run in parallel with our works on the south side of river with occupation expected September 2020.

Who do I contact with Bath Quays project construction enquiries?

BAM Contractor project helpline: 07917 585298
BAM Contractor project email: bqs@bam.co.uk
B&NES Council Connect: 01225 39 40 41
B&NES project email: regeneration@bathnes.gov.uk

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.

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. The Newark works refurbishment will be financed by TCN and private sector investment will be sought for residential components.

Who are TCN?

TCN are development specialists who specialise in the regeneration of unloved buildings into vibrant destinations where people want to work. TCN has regenerated over 600,000 sq. ft of accommodation, attracting over 250 companies to its portfolio. TCN has won a number of awards for its work, most notably Enterprise Zone Business of the year in Bristol. For more information visit www.tcnuke.co.uk

What kind of a creative workspace will they be creating?

Their vision is to sensitively develop the buildings to retain their character and identity whilst providing inspirational and surprising working environments for small and medium enterprises. The cavernous Machine Room to the West of the site offers opportunities for triple height spaces, mezzanine levels and even indoor gardens and break out space, whilst to the East the smaller buildings lend themselves to quirky rooms and studios for smaller companies.

They anticipate 50 – 60 businesses being accommodated in Newark Works with the ability to start small and grow big without having to leave the community. If you would like more information on opportunities to base yourself there please contact info@tcnuke.co.uk

Who will occupy the Grade A office building?

Demand is proving buoyant for the new offices and early discussions indicate that they will be snapped up. The office building provides a highly flexible opportunity which may suit one single large business or multiple smaller ones. It will be built to British Council of Office guidelines and has been designed with high sustainability standards. For interested businesses please contact andy.smith@knightfrank.com

What type of residential accommodation will be provided and when will it be built?

Private sector investment is currently being sought for the residential buildings at which time a reserved matters application will be submitted in respect of the building appearance and landscape details.

The Bath Quays South scheme 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.