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This report summarises the issues that have been addressed in order to meet the University’s demand for space up to 2020. The masterplanning team was asked to look at how the University could accommodate an increase in floor space of almost 50% for its academic and related activities and a doubling of the residential accommodation on campus.

The challenge has been how to accommodate this scale of growth while not adversely affecting the positive features of the existing campus, or impacting too significantly on our neighbours. The approach adopted has been one which, wherever possible, targets new development to areas of low environmental quality in order to use that development as a driver for improvement.

The Masterplan that is proposed demonstrates that it is possible to achieve the University’s objectives and also create a campus that will be significantly more attractive than the one the University enjoys today.

The main features of the new Masterplan include:

- 60,000 square metres of new academic and administrative space.
- 2,400 new study bedrooms.
- A reconfigured University Park at the heart of the campus surrounded by high quality academic buildings.
- Dramatically improved access to the Parade from the bus arrivals area, along with new Students’ Union facilities.
- A new highly flexible general teaching building suited to the needs of the 21st century.
- A new perimeter footpath which capitalises on the outstanding landscape both within and around the campus.

All this has been achieved with the minimum possible loss of sports pitches. In order to cater for the increased level of activity on the campus, car parking provision has been increased by up to 15%. Although this does not match the growth of the campus, it is believed that the development of the University’s Green Transport Plan will mean that sufficient users can be encouraged to move away from cars as their preferred way of accessing the campus.
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The University has had a presence in the City of Bath since building work started on the Claverton Campus in 1965. Since that time the University has grown from a small institution with around 5,000 students to a world-class university with over 12,000 students and 3,000 staff.

Although most of the University’s activities are located on the Claverton Campus, one and a half miles to the east of the city centre, the University also has a presence elsewhere in Bath (fig 1.02). There are over 1,000 study bedrooms located in five halls of residence (A-E) in the city centre and the University’s Innovation Centre and Centre for Lifelong Learning are located in Carpenter House, adjacent to Cleveland Bridge (C). The University has also recently acquired the former Civil Service Sports Club in Combe Down (now called the Sulis Club), about a mile from the Claverton Campus.

The last campus Masterplan was produced in 2001, following which a number of projects have been brought forward, including the Sports Training Village and some 800 student bedrooms. However, growth in student numbers and the success of the University’s research activities have meant that there has been increasing pressure on space over the past eight years. This has been exacerbated by the need to address the poor condition of the University’s original buildings, which are now at the end of their design life.

One building, 4 West, has already been demolished and a replacement is currently under construction. Other buildings will need substantial refurbishment but the presence of asbestos in many of them means that it is difficult to carry out this work in a piecemeal manner. It makes much more sense, both economically and logistically, to treat whole buildings as a single project where the asbestos risk can be contained and addressed.

Fig 1.02 Map showing the distribution of the University’s sites around the city.
1. INTRODUCTION

PROJECT BACKGROUND
Since the last Masterplan all new development has been carried out within the zones that were identified at that time. Although there are some areas which remain undeveloped, such as the majority of the South Car Park, it is clear that the predicted growth in activity on the campus will mean that the sites that were identified in 2001 will not be sufficient to meet future demand.

In the spring of 2007 the Vice-Chancellor’s Group set up a working party to bring forward a new Masterplan for the University. An analysis of the predicted growth in student numbers concluded that the University would require approximately 43,000 square metres of non-residential space, along with a further 1,650 student bedrooms by 2013.

Although it is more difficult to be certain beyond that date, it was anticipated that a further 40,000 square metres of non-residential space might be required by 2020. Following consultation with the local authority and relevant stakeholders, the target for residential accommodation has subsequently been increased to 2,400 study bedrooms by 2020. As a consequence, the target for non-residential space has been reduced from a total of 83,000 square metres to 60,000 square metres as a balancing measure to limit the amount of new development.

The Masterplanning Working Party asked the Centre for Advanced Studies in Architecture (CASA), working in close collaboration with the Department of Estates, to lead on the design aspects of the new Masterplan. Consultants were appointed to deal with the landscaping, ecology, archaeology, planning and transportation aspects of the project.

CASA’s work started over the summer of 2007 with the output being an overall framework for the Masterplan along with a detailed investigation of the development potential of the various sites that make up the campus. This information was then used in a series of consultation exercises with the University community and other stakeholders in order to refine the basic concepts underlying the Masterplan and to obtain feedback on some of the more specific proposals.
1. INTRODUCTION
THE NEED FOR SPACE

Fig 1.04 Student population at the University from 1966 to 2008 (full-time equivalent).

Fig 1.05 Non-residential space available from 1966 to 2008 (m²).
The University carries out a wide range of activities, including teaching, research and knowledge transfer. It can therefore play a significant role in the development of the knowledge-based economy in Bath & North East Somerset. This is something that the local authority is keen to encourage in order to broaden the city’s economy from one that is over-dependant on the tourism and retail sectors.

Over the past twenty years the success of the University has resulted in significant growth in its activities. For example, since 1990 the number of students at the University has grown from under 5,000 to over 12,000 (fig 1.04) while, in the same period, the total amount of space on campus has only increased from 124,000 square metres to 170,000 square metres (fig 1.05). This has resulted in the area available per student falling by approximately 50% since 1990 (fig 1.06).

The University is currently ranked in the top 15 of all UK league tables and, if it is to maintain this position, it must be able to provide the highest quality environment for its staff and students.
1. INTRODUCTION

THE NEED FOR SPACE

Fig 1.07 Predicted increase in student numbers up to 2020 (full-time equivalent).

Fig 1.08 Proposed increase in campus non-residential space (m²).
The average annual growth in student numbers over the past ten years has been around 4% per annum. This has been fuelled by government policy to raise participation rates in higher education and by the popularity of the University with prospective students.

It is difficult to predict future growth in student numbers as many of the determining factors are outside the direct control of the University. The Higher Education Funding Council for England (HEFCE) determines the number of UK and EU students that the University can recruit, and there is very high demand for those places from excellently qualified students. Overseas students pay fees which reflect the full cost of their education and their numbers can fluctuate significantly depending on the economic circumstances in their home country. Figure 1.07 represents the range within which we believe student numbers are likely to grow over the next 11 years.

The University has put an upper estimate for student growth of 3% per year, as shown by the red dotted line on Figure 1.07. On the other hand, it is unlikely that growth will fall below an average of 1% per year, as shown by the green dotted line. Over the past few months the HEFCE has indicated that it is not intending to release any additional student numbers in the near future. However, even were such a policy to remain in force until 2020, that does not mean that there would be no growth in student numbers at Bath. This is a very popular university with the potential to attract more international students and more postgraduate students who pay premium fees. The HEFCE places no constraint on these categories of students.

The University has calculated that it needs an additional 12,000 square metres of teaching and research space as soon as possible in order to take a first step towards relieving existing pressures. A further 48,000 square metres of space is required by 2020 to cater for predicted growth.

Even if the University builds all the space that is included in this Masterplan, and the growth in student numbers matches the lower estimate of 1% per year, the amount of space available will only return to 1998 levels, as shown by the green dotted line on Figure 1.09. If student numbers increase at 3% per year the space available per student will reduce marginally, as shown by the red dotted line.

Fig 1.09 Predicted space available per student (m²).
1. Introduction

Area Analysis

Fig 1.10 12,000m² of non-residential space required immediately.

Fig 1.11 48,000m² of additional non-residential space.
In addition to teaching and research space, the University would also like to increase the number of student residences on campus. There are currently 2,342 study bedrooms and, in order to satisfy demand from students for additional on-campus accommodation and to relieve housing pressure in the city, the University would like to double that number to 4,700. Given that, on average, each study bedroom requires 20 square metres of space, this amounts to an additional space requirement of around 47,000 square meters.

To graphically represent these areas (all gross internal areas) they are illustrated in Figure 1.10 to 1.12 as simple squares superimposed, at the same scale, on an aerial photograph of the campus. The first square represents the existing shortfall of 12,000 square meters, the second, the additional non-residential requirement of 48,000 square metres, and the third the 47,000 square metres of additional student residences.

Overall this space requirement of 107,000 square metres can be compared to an existing campus capacity of 170,000 square metres, suggesting a foreseeable expansion in space over the next 11 years equivalent to an increase of 60% in the building stock on the Claverton Campus.
2. CONTEXT

HISTORY
Work started on the Claverton Campus in the summer of 1965, one year before the University received its Royal Charter. The original Masterplan (fig 2.01 & 2.02) was designed by the architects Robert Matthew Johnson Marshall (RMJM), who designed the University as a single large cluster of buildings set in a downland landscape.

This 'megastructure' had the main academic buildings grouped around an external pedestrian circulation space, the Parade, which was raised off the ground to provide service access underneath. As well as separating people and vehicles, this provided a central space for the University which was protected from the sometimes severe climate on the hill-top site. Student residences were concentrated in high-rise slab blocks above the Parade or in lower-rise accommodation along the northern edge of the site.

Fig 2.01 Original drawing of the University by RMJM.
Fig 2.02 Original drawing of the University from The Avenue by RMJM.
Fig 2.03 Comparison of original system for the Parade’s entrance and expansion (top), against the current situation with entrances at either end blocking linear expansion (bottom).
2. CONTEXT

HISTORY

Fig 2.04 Original Masterplan.
Fig 2.05 1975 Masterplan.
Fig 2.06 1995 Masterplan.
The first building on site was South Building. This was intended as temporary accommodation for the first group of staff but still exists, having been renovated in 1995. The bus stop and car parking were located adjacent to South Building and the main approach to the academic buildings was by the footpath alongside the lake and up the main steps opposite the library (fig 2.04). Thus the ‘front door’ to the University was in the centre of the Parade and it was envisaged that expansion would be achieved by extending the megastructure to the east and west, maintaining the original concept of the buildings being seen as a single large object set in the landscape.

The 1975 Masterplan (fig 2.05) was produced by the original architects and contained an extension of the Parade to the west along with the beginnings of Eastwood residences and the Sports Pavilion. A major change by the University in 1972 was the moving of the bus stop to the eastern end of the campus which, although providing a shorter walk to the Parade, resulted in a much less attractive arrival experience.

During the 1980s Alison and Peter Smithson were appointed as the architects to the University and, although they did not produce a formal Masterplan, they added a number of new buildings including 1 West North for the Department of European Studies & Modern Languages and 6 East for the Department of Architecture & Civil Engineering. 6 East was seen as a way of finishing off the Parade and the stepped ramp alongside the building improved the pedestrian route from the bus stop to the Parade. This effectively ended the idea that the megastructure could be extended to the east and west and major projects since that time have been conceived as individual buildings, either on green-field sites or, more recently, on redevelopment sites adjacent to the Parade.

The 1995 Masterplan (fig 2.06) by the architects Evans & Shalev proposed a major increase in the number of student residences with two new blocks to the east and west of the Parade. Sites for new buildings were also identified on the South Car Park and adjacent to existing buildings to the north and south of the Parade.

The most recent Masterplan was undertaken by the architects Feilden Clegg Bradley in 2001 (fig 2.07). This included a major expansion of sports provision with the new Sports Training Village, some 400 additional student bedrooms and a major restructuring of the car parking to the east and west of the Parade.
2. CONTEXT

PLANNING CONTEXT

Delete Policy SR1.A Designation

Extend allocation for site GDS 1/B.11, University of Bath

Modify the Green Belt Boundary to include St. John's Field but exclude from the GDS 1 allocation

Existing farmers

Developed land

Planning Inspector's recommendations
The Claverton Down campus lies just outside the Conservation Area which includes most of the city of Bath. It is partly within the Cotswolds Area of Outstanding Natural Beauty (AONB), which lies to the east of the campus, and the Green Belt boundary, which was revised in October 2007, still runs through the east of the campus.

Although the campus cannot be seen from the centre of Bath, its hilltop setting means that it is visible from a number of vantage points around the city. There is therefore sensitivity to the visual impact of any new developments on long-distance views and also from the Bath Skyline Walk, which passes through the National Trust land at Bushey Norwood, on the eastern boundary of the campus. The southern boundary abuts a residential area and there is some sensitivity to development in that location.

In terms of the impact that the University has on the City of Bath, there are two major issues which have planning implications, student residences and transport. Student accommodation is under pressure as there are students from Bath Spa University and Bath College as well as the University of Bath seeking somewhere to live in the city. The available accommodation is of two types; managed halls of residence and privately rented houses and flats. This private accommodation is concentrated in the Oldfield Park and Twerton areas of Bath and the presence of large numbers of students can cause tensions with other residents as well as putting pressure on the housing market in the more affordable parts of the city.

Related to this is the issue of transport to and from the campus. The 2001 Masterplan sought an increase in the use of public transport for those accessing the campus and the University agreed to an on-going reduction of 20 car parking spaces per year in order to discourage the use of private cars. Although this reduction has been achieved, there is now considerable pressure on parking and, as the activity based on the campus grows, this pressure will increase.

As part of this Masterplan a travel survey of all staff and students was carried out and this confirmed that while the vast majority of students live within the city, many of the staff live some way from the campus, in towns such as Trowbridge and Melksham. As it is very difficult to access the campus on public transport from these locations it will be necessary to provide some increase in staff parking in order to cater for the increased demand.

In 2005 there was a Public Inquiry into the proposed revision of the Green Belt boundary and in his report the Inspector made a number of comments on potential opportunities for new buildings on the campus. Areas that he identified as having the potential to take additional development included the area to the north and south of the bus stop and the area to the east of the Western Car Park close to the Medical Centre (fig 2.09).

If the University decides to use any of the existing sports facilities for new development the planning authority is likely to require it to replace the lost facility with an equivalent facility either on the campus or elsewhere in the local area. This does not need to be a like for like replacement and there is some flexibility in alternative provision. For example, if a sports pitch were lost it might be possible to provide a smaller all-weather playing surface, which could be used much more intensively.
2. CONTEXT

SITE CONSTRAINTS
SITE CONSTRAINTS

The constraints on the site relate to the planning issues outlined previously and may be summarised as follows (fig 2.10):

1. Development on the eastern boundary (A) is sensitive because of the visual impact on views from the AONB.
2. Lime Kiln Field and St John’s Field remain within the Green Belt and are therefore unable to be developed other than for sports use.
3. The Tennis Courts to the west of Norwood Avenue (B) have been removed from the Green Belt but, as the site backs onto private housing, any development there would be sensitive.
4. The central landscaped area of the campus (C) is of high amenity value and, in the main, should not be developed.
5. The University Medical Centre (D), The Lodge (E) and Woodlands (F), which are on North Road, lie within the Bath Conservation Area and it is unlikely that any substantial development would be permitted on any of these sites.
6. Light pollution from the campus is an issue of some sensitivity, particularly when lights are placed close to the eastern boundary.
7. It is unlikely that tall buildings would be granted planning permission on the campus because of the potential impact on long distance views.
8. The geological conditions on the site make it unlikely that underground parking could ever be viable.
9. If any sports pitches are used for development they will have to be replaced with an equivalent facility.
2. CONTEXT
EXISTING LANDSCAPE

An Environmental Development Capacity Report (EDCR) was carried out by Landmark Environmental Consultants in 2000. This concluded that the University is surrounded by a landscape of high environmental quality in terms of its historical setting, visual attraction and nature conservation value. As a result of its topographical setting and the extensive tree cover that surrounds it, the University appears in harmony with this landscape.

The EDCR showed that virtually all of the land within the University’s estate is intensively used and that environmental quality varies across the estate. In some areas there is scope to increase the quality in association with new development.

The central landscape area, with its lake and amphitheatre is identified as, ‘the landscape of a fine botanic garden, all the more remarkable for its short existence’ (p12). It is acknowledged that there is scope for environmental improvements in the area to the south of 4 East. The facade of that building is in poor repair and only provides limited views and little access to the landscaped area. New development could provide more attractive facades with better visual and physical connections to the landscape.

Since the EDCR was produced the Sports Training Village (STV) has been completed and the loggia in front of this building provides an attractive eastern boundary to the central landscape area along with views from the loggia into the landscape.

Fig 2.11 View from the lake towards the Parade.
Fig 2.12 View towards Wessex House.
Fig 2.13 - 2.17 View around the campus.
EXISTING LANDSCAPE
3. DESIGN STRATEGIES

AIMS
The overall aim of the new Masterplan is to achieve the objectives that have been set by the University while improving the environmental quality of the campus as a whole.

In the original Masterplan the megastructure that houses most of the buildings around the Parade was seen as an object sitting in a downland landscape. The parkland area to the south, with the lake and amphitheatre, was seen as a ‘front garden’ with the Parade being the heart of the University. Expansion was primarily envisaged as being to the east and west, although the possibility of extending some buildings into the parkland was not discounted. In the 45 years since the campus was conceived the parkland has developed and matured to the point where it is now one of the University’s principal assets.

This new Masterplan aims to bring the parkland into the centre of the University by formally designating it as the University Park. New buildings will then be constructed around the Park and circulation routes across the Park improved so that the Park becomes the heart of the University (fig 3.01). The landscape will be refined so that the whole Park can be seen as a single entity while retaining the distinctive character of its constituent elements.

In terms of sports provision, the aim of this Masterplan is to maintain and enhance as many of the existing playing fields as possible. This will avoid the realisation of the Masterplan being reliant on the acquisition of additional land off-campus for the relocation of sports pitches. Should such land become available at an affordable cost it would obviously provide additional flexibility, but the Masterplan should not be dependent upon such good fortune.

The Masterplan aims to:

- Integrate the buildings with the landscape and with the pedestrian and vehicular circulation routes.
- Improve the environmental performance of the University’s building stock and develop the campus in as sustainable a way as possible.
- Generate proposals which are not contingent on the acquisition of land outside the existing curtilage of the campus.
- Minimise the demolition of existing built volume or the destruction of value within the current building stock as a precursor to development.
- Maintain the pattern of academic buildings forming the central core of the university with undergraduate residences occupying its perimeter along the northern and eastern boundaries.
- Allow for incremental patterns of expansion in line with likely funding streams and which are flexible in accommodating changing needs across all University departments.
3. DESIGN STRATEGIES

LANDSCAPE STRATEGY
The campus landscape and the University’s wider landscape setting are viewed as a significant asset by staff, students and visitors to the campus.

The landscape strategy seeks to maximise the amenity offered by the downland and woodland landscape setting and proposes a development plan that will give the campus a clear identity by establishing a coherent and legible structure to the campus between built form, external spaces, planting and landform.

The landscape plan seeks to create a framework for future development that will further enhance the campus and provide a lasting legacy.

The landscape proposals respond positively to;

- The importance of maintaining and enhancing the parkland setting to the south of the main complex of buildings - the University Park.
- The desire to extend the Cotswold downland landscape around the edges of the campus.
- Broadly reflecting the landscape character zones in terms of an extension of woodland blocks and grassland to the east and west, an enhancement of the central parkland and the creation of transitional areas around the margins.
- An emphasis on enhancing the University Park through careful management and new planting to ensure its distinctive character is maintained, including opening up views between individual spaces.
- Creating a new footpath around the perimeter of the campus to provide a valuable recreational resource for the whole community that can be accessed from many strategic points.
- Enhancing and maximising views from within the campus and protecting views from the surrounding area.
- Enhancing the ecological value of the campus through the introduction and management of a diversity of local flora and fauna, and the provision of green corridors.
- Contributing to energy efficiency by providing localised shelter and enhancing the local microclimate through landscape treatment.
- Improving facilities for pedestrians and cyclists across the campus to provide a safe, well defined hierarchy of routes that utilise the landscape for the benefit of staff, students and visitors in the creation of a legible, identifiable network.
3. DESIGN STRATEGIES

DEVELOPMENT OPPORTUNITIES

Potential to intensify development:
- 8 West
- 1 West roof
- Learning Support
- Founders Sports Hall
- 6 West
- 4 East roof
- STV

Potential residential development sites:
- 3.03
- 3.04

Residential opportunities:
- Polden Court
- East Car Park
- East Boundary
- Sports fields
- Medical Centre & Lodge
- Astro pitches
- Lawn tennis court

Potential residential development sites:
- 3.03
- 3.04
An analysis of the development capacity of the campus has been carried out with reference to the 2001 Masterplan, the ECDR of 2000, the Planning Inspector’s Report of 2006 and studies previously carried out by CASA.

The analysis of development capacity was carried out in four parts, as follows:

1. The development sites around the University Park’s perimeter were explored with the aim of providing contiguous academic departments in zoned thematic areas.
2. The potential for increasing the density of the existing developed land was analysed and quantified in the context of the rolling refurbishment of the existing building stock.
3. Areas for potential residential extension, redevelopment and new build were analysed. Although no specific proposals for the existing Eastwood and Westwood student housing areas are being put forward, it should be noted that due to the low densities achieved by Eastwood, and its age, it is envisaged that future residential expansion after 2020 may include the comprehensive redevelopment of this area.
4. Options for the expansion of car parks and other non-building developments were explored in association with the specific development sites.
5. From this analysis it was possible to balance the demands of the Masterplan brief with the constraints which apply across the campus in order to generate a balanced development strategy.
3. DESIGN STRATEGIES
CIRCULATION STRATEGY
For many visitors, and even some regular users of the University, the circulation within the campus currently suffers from several problems. These can be summarised as follows:

- Lack of clear Faculty and Departmental organisation across the campus with many departments split between different sites.
- Poor legibility of the pedestrian circulation especially from the main entrance points. The pedestrian entrance from the south is particularly poor and the pedestrian access onto the Parade from the bus stop carries none of the attributes one would associate with the entrance to a major academic institution.
- Long queues of vehicles trying to exit the campus at peak times and gridlock on peak days.
- There is no coherent design to the network of pedestrian routes and crossing points throughout the campus. This includes the lack of sightlines between nodal points meaning pedestrians need to rely on signage, which is occasionally inadequate or misleading.
- In some areas the routes around the campus fail to reflect desire lines leading to the landscape being crossed on an ad hoc basis or, in some instances, becoming a barrier to movement.
- In some areas there is conflict between pedestrian and vehicular movement.
- There is little integration between patterns of pedestrian movement and the location of those functions which could either benefit most from bordering that movement (commercial operations) or benefit most from being removed from it (private offices).

The proposals seek to:

- Minimise pedestrian and vehicular conflict.
- Improve vehicular access to and from the campus.
- Create a coherent matrix of circulation patterns across the campus together with clear site lines and nodal points based around the main orientating element of the Parade and the University Park. In so doing the intention is to create a campus with far greater legibility allowing its users to create a clearer picture of the principal elements of the campus and their relationship to these elements.
4. DESIGN PROPOSALS

LANDSCAPE PROPOSALS: THE UNIVERSITY PARK
The landscape proposals comprise two main complementary elements.

The first is to improve and creatively develop the University Park as a principal element within the overall campus plan (fig 4.01). This includes:

- Designation of the central landscaped area as the University Park.
- Improving circulation patterns around and across the Park to more closely correspond to desire lines and to the draw the Park into the heart of the University’s pedestrian circulation strategy.
- Removing poor planting and creating key sightlines to allow the Park to be understood as a single landscape element.
- Designing three complementary and contrasting landscape areas within the Park:
  (A) Informal woodland and playing field to the West.
  (B) Formal lakes and amphitheatre at its centre.
  (C) Open parkland with planted bunded perimeter to the east. This area to be used with temporary structures for freshers events, the Summer Ball and events associated with degree congregations etc.

- Re-orientating existing buildings where possible to exploit their relationship with the landscape setting and to eliminate the visual degradation caused by inappropriate buildings intruding into the landscape.

Fig 4.01 Creation of three specific areas of the University Park.
Fig 4.02 - 4.04 Ideas for the identity of the three specific areas.
4. DESIGN PROPOSALS

LANDSCAPE PROPOSALS: PERIMETER
The second major element is the perimeter landscape. It is intended to develop this area as a continuous green ribbon around the campus which includes public rights of way and links to the wider network of public footpaths and bridleways (fig 4.05). This will include various existing areas of contrasting landscape conditions which afford views into the campus and spectacular views out across Wiltshire and down to the City of Bath.

By linking existing paths with new routes a continuous perimeter perambulation, analogous to those used in the landscape designs of 18th Century country houses, can be established. This perimeter zone will create an informal meeting ground between ramblers, walkers, and users of the University who use it for recreation or as a running circuit, which would be five kilometres in length.

As part of the Masterplan it is envisaged that the University will develop a comprehensive Landscape Management Plan which will support these proposals. This will serve to further enhance the University’s reputation as a sensitive and diligent custodian of its landscape environment.

The 2001 Masterplan proposed a significant increase in the landscaping to the eastern boundary of the campus and further additional planting was added following the construction of Woodland Court. It is intended that the buffer strip on the eastern boundary will continue to be reinforced around any new development and will generate woodland fingers reaching into the campus.
4. DESIGN PROPOSALS

LANDSCAPE PROPOSALS: PERIMETER
The perimeter route will consist of the following distinct areas (anti-clockwise from Eastwood):

1. The perimeter footpath adjacent to Bushey Norwood field,
2. through Eastwood woods,
3. through mature indigenous woodland,
4. skirting open downland with views across the golf course,
5. through open meadowland including the extreme westward point at Sham Castle with views over the city,
6. over the new footbridge at Quarry Road looking down on the campus’s only designated Site of Special Scientific Interest,
7. along the existing public footpath with oblique views into the University Park,
8. along a new ridgeway footpath which exploits the historic avenue of mature trees which define the original axis to the house now occupied by the American Museum,
9. around the playing fields to the southern boundary and running back parallel to the protected woodland adjacent to Lime Klin Field,
10. along a new eastern pathway running adjacent to Bushey Norwood.

Fig 4.06 Existing views found along the perimeter path.
The main developments that are proposed in the Masterplan may be summarised as follows (fig 4.07):

- New academic buildings surrounding the University Park (A).
- Additional undergraduate residences on the site of the East Car Park (B).
- New postgraduate residences adjacent to Polden Court (C).
- New lower density postgraduate residences to the north of the Medical Centre (D).
- A new main entrance to the University with improved access from the bus arrivals area to the Parade (E).
- An extension to the Students’ Union facilities (F).
- A new General Teaching Building to the north of the bus arrivals area (G).
- A rolling programme of refurbishment for the buildings which surround the Parade (H).
- A new car park on the site of the tennis courts adjacent to Norwood Avenue (I).
- A new woodland car park to the north of the Westwood Residences (J).
- Relocation of the Medical and Dental Centre to Woodlands (K).
- An extension to the car park near 1 South (L).
PROPOSED CIRCULATION & ACCESS: VEHICULAR
The main proposals consist of four alterations to the existing vehicular circulation (fig 4.08).

1. The main entrance to the University from Claverton Down Road will be reconfigured with a mini-roundabout at the junction with Norwood Avenue. At peak times the right turn when exiting the campus creates significant queues and on open days there is virtual gridlock on campus. The roundabout will calm traffic on Claverton Down Road, ease access to and from the campus and provide the opportunity to create an improved threshold to the University (A). By easing the flow of traffic leaving the campus it will also reduce the volume of traffic which turns left onto The Avenue during the evening rush hour.

2. The existing road which runs along the north of the main bus stop and to the east of the Founders Hall will be realigned (B). This creates a large single development site at the eastern end of the Parade which is suitable for the proposed General Teaching Building (GTB). It also alleviates the current pedestrian/vehicular conflict at this entry point to the Parade and allows for a generous pedestrian dominated space to be created as part of the new arrivals area.

3. The southern service road (C) will be retained to serve the central stores and recycling areas along with new academic buildings ranged along the southern side of the University Park. This will minimise the number of vehicular servicing movements which need to move beyond the junction of Convocation Avenue and the southern service road.

4. New shared cycle pedestrian paths will be constructed from the main cycle access points to the centre of the campus. New cycle parking will be created which will include more secure lockable cycle storage areas.

Fig 4.08 Proposed vehicle movements.
The pedestrian circulation proposals follow the points set out in the circulation strategy and can be summarised as follows (fig 4.09):

- To utilise the University Park as an orientating element for the new circulation patterns required as part of the development of the Park’s perimeter (A).
- To extend the eastern north/south access south of the STV colonnade to the car park on the southern tennis courts site, as a principal north-south axis (B).
- To develop visual links to the Park from key areas such as at 4 West and 8 West.
- To improve the pedestrian access from the south linking to the Bathwick Hill bus stop (C).
- To establish a key nodal point in the University Park adjacent to the lake. This will visually and physically connect the main areas of the Park with surrounding nodal points (D).
- To improve the pedestrian access from the west as part of a new pedestrian entrance court leading into the Park's western colonnade and the Parade (E).
- To improve the main access route to the Parade (F).
- To use the perimeter landscape as part of a continuous perimeter circulation route.
The current Sports Facilities are divided between the Founders Sports Hall and the Sports Training Village (STV) on campus and the Sulis Club in Combe Down.

The Masterplan allows for the existing internal sports facilities to be maintained with the Founders Hall continuing to be used as a multipurpose hall for exhibitions, exams and Students' Union events.

There are three independent areas of potential expansion to the STV which would (Fig 4.10):

- Add an additional sports hall to the north (A).
- Replace the 25 metre pool as an extension to the main pool (B).
- Extend the judo dojo to the south (C).

Were these projects realised the internal sports provision could then be consolidated within the STV with the Founders Hall being used by the University and the Students' Union exclusively for exhibitions and events.

Any proposals which are associated with the loss of playing fields will need to meet very specific planning criteria. The Masterplan has therefore been carefully prepared to balance any loss in recreational area with a corresponding increase in functionality associated with the remaining recreational space.

The specific proposals are:

- Relocation of the informal sports pitch adjacent to the Medical Centre (D).
- Relocation of the clay tennis courts (E).
- Relocation of the eight tennis courts to Lime Kiln Field (F), which can be achieved with no loss of pitches.

Fig 4.10 Diagram showing changes to sports provision.
4. DESIGN PROPOSALS

ENVIRONMENTAL PROPOSALS
The Masterplan seeks to be an integral part of the University's overall environmental strategy. The environmental aspects of the Masterplan can be summarised as follows:

- By careful design and management of the landscape there will be an increase in biodiversity across the site and an increase in ecological density in the key landscape environments at the heart of the campus and around its perimeter.
- The landscape will include surface water holding capacity which will enable the slow release of surface water into the main drainage systems alleviating pressure on drainage capacity and the risk of flooding.
- All new buildings will be built to the highest environmental standards with the target of achieving a BREEAM 'Excellent' rating.
- The accelerated refurbishment of the University’s worst building stock with the aim of improving its thermal performance and minimising energy demands (equivalent to a BREEAM ‘Very Good’ rating).
- The University will use the best available lighting technology to help minimise light pollution from new developments. In 2003 the University received the British Astronomical Association’s ‘Campaign for Dark Skies’ award for its investment in world-class floodlighting at the Sports Training Village.
- The University will explore opportunities for renewable energy generation on campus on a stand-alone basis and as part of wider energy initiatives across the city and sub-region. An investigation has already been carried out into the potential for wind power on campus and this has found that only large turbines would provide a reasonable return on investment. However, as these would have a significant impact on long distance views of the campus, this option is not being pursued at the present time.
- The University has already invested in a combined heat and power plant and the capacity of this plant will be increased over the period of the Masterplan. The University will also investigate the opportunities offered by biomass as a fuel to power its CHP plant.

Fig 4.11 - 4.16 Sustainability in action.
Fig 4.17 Use of a ground source heat pump to condition internal spaces.
Fig 4.18 Use of sustainable drainage systems.
Stakeholder engagement has been central to the development of the new Masterplan. This engagement with members of both the internal and external communities was intended to inform the development of the Masterplan and also create an opportunity for open dialogue between the University and its stakeholders.

The University of Bath has a broad range of stakeholders, both from within the institution and externally. At each phase of the consultation interested parties were identified and communicated with in order to ensure that they were aware of the University’s intention to develop a new Masterplan, and of the opportunity to engage in the consultation process. This resulted in over one thousand stakeholders engaging directly in the process with many more being offered the opportunity to participate.

Public consultation took place in three phases, as follows:

- **Phase 1 – November 2007** - An Information Fair, held as a staffed exhibition in the Hilton Hotel, Bath, and as an un-staffed exhibition in the University Library. This provided the background to the new Masterplan and set out the University’s vision for its future development.

- **Phase 2 – April 2008** - This was based on the ‘Planning for Real’ methodology, which is an established way of engaging a cross section of a community in planning, regeneration or design issues. The consultation took place in the University Library over a two week period during April 2008 with a follow-up meeting with stakeholders in June 2008.

- **Phase 3 - October 2008** - In this final phase of consultation the draft Masterplan was presented as an exhibition in the University Library and the Guildhall in Bath. Attendees were invited to complete a questionnaire, which was also available on the University website. The Masterplan was also presented to meetings of local residents groups and there was an open meeting for the University community.

Fig 5.01 Phase 2 consultation model and panels.
The breakdown within the sample indicated that approximately 75% of respondents were students of the University. Staff accounted for 13% of the sample, with residents of the City of Bath who did not have any other connection with the University accounting for 6%.

There was widespread support for most of the proposals in the Masterplan. The University Park was very popular, as were the improvements to the approach from the bus stop to the Parade. It was acknowledged that the University was very short of space for teaching and research and there was strong support for the provision of additional space. All the proposals which demonstrated environmental benefits were very strongly supported.

The areas which were of greatest concern to all stakeholders were the loss of sports pitches and the impact of transport and parking on the campus and surrounding road network. Local residents were also concerned about the proposed siting of tennis courts on St John’s Field.

As a result of the comments that were received, the issue of parking has been revisited and the number of additional parking spaces proposed in the Masterplan reduced by 50%. This has resulted in most of the sports pitches on the eastern boundary of the campus being retained and it is also proposed that the tennis courts are moved to Lime Kiln Field rather than St John’s Field. The lacrosse pitch close to the Medical Centre has also been retained.

Full details of the consultation exercise can be found in Appendix D.
It has become increasingly clear during the development of this Masterplan that transport and parking are key issues for the future of the University. Although most of the students live either on campus or in the centre of Bath, many of the staff live in towns and villages to the south and east of the city where transport links are particularly poor (Appendix B). As a result, 59% of staff drive to the University and all members of staff are entitled to a car parking permit at a current annual cost of £113.

Undergraduate students are not eligible for parking permits unless they live outside the city, but they can still use the Pay & Display car parks. The University also receives many visitors, from prospective students to research collaborators, and it is essential that they should be able to park without too much difficulty.

A recently survey (Appendix C) has established that during term time the car parks are operating at above capacity during the middle of most days and this makes it very difficult for visitors to find a parking space at that time. As many staff work part-time, and some departments have a large numbers of visiting lecturers and tutors, this can have a serious affect on the performance of the University.

**Public Transport**

The main bus service to the University is the ‘Bright Orange’ bus which runs through the city centre to the campus. This runs at a maximum of every six minutes and operates large ‘bendy buses’. The only other service to the campus is the 20A/20C which follows a circular route around the city at hourly intervals.

Nearly all those wishing to travel to the campus by public transport therefore have to travel into the city centre and then take the bus up the hill to the University. Demand for the main University Bus Service is high in the morning and afternoon peak periods, and this has lead to poor service and, at times, significant delays.

The University has recently undertaken a considerable level of work to establish in detail the demand for bus travel and to look at what improvements can be brought about. It has been working closely with the Students’ Union and First Bus to address the problems and this has seen significant improvements in the current academic year. Future improvements, such as the introduction of an Oyster card payment system to reduce loading times, should help to make the service more efficient.

**Proposed Measures**

It is in the University’s interest to limit the amount of additional car parking that it has to provide. The following measures to reduce the demand for car parking are therefore being considered:

- Increased parking charges.
- Increase in Pay & Display charges to discourage students from using this facility.
- Reduction in the availability of Pay & Display parking.
- Increased incentives for car sharers, including reduced charges and dedicated parking spaces.
- Increased enforcement of the parking regulations.
- Increased secure cycle parking at the bottom of Bathwick Hill.
- Encouragement for First Bus to formalise the running of a new bus service between the Campus and the High Street in addition to service 18/418. This will avoid the problem of buses being full when they arrive at the High Street and the bottom of Bathwick Hill.
- New cycle paths across the campus with secure cycle parking at key points.
Although the outcome of this Masterplan will result in a significant increase in the built fabric of the University, it is not proposed that the provision of parking spaces should rise at the same rate. The current policy is one of reducing the number of car parking spaces and it is proposed that this should be changed to one of modest growth to cope with increased demand.

The proposed expansion of the University will put additional pressure on the car parks but it is anticipated that by managing the parking provision more efficient use can be made of the spaces that are available. Car parking spaces will be lost (fig 6.02) through the use of part of the East Car Park for student residences (A) and through the construction of academic buildings on parts of the South and West Car Parks (B & C).

Currently the University has just over 2,000 car parking spaces on campus. As a result of the proposals in this Masterplan, 400 of these spaces will be lost and it is proposed that these should be replaced. It has been calculated that in the period to 2020 an additional 300 parking spaces will be required; an amount that will cater for student growth (and consequent staff growth) of up to 1.55% based on current patterns. This total of 700 parking spaces would be accommodated as follows (fig 6.03):

- 400 spaces on the site of the existing tennis courts (A).
- 200 spaces in a woodland car park to the north of Westwood residences (B).
- 50 spaces in an extension to the South West car park (C).
- 50 spaces gained through the modification of existing car parks.

The Masterplan is seeking to establish a framework which can accommodate predicted growth and hence up to 300 spaces are shown. However, additional parking would only be provided as and when necessary and would depend on actual growth in staff numbers.
7. OFF-CAMPUS DEVELOPMENTS

BATH CITY CENTRE & THE SULIS CLUB
The University already has a significant presence in the city centre (fig 7.01). Carpenter House in Broad Quay contains the Innovation Centre and the Centre for Lifelong Learning along with 135 student bedrooms (A). A further 817 students are accommodated in Avon Street (B), Pulteney Road (C), Sydney Wharf (D) and Thornbank Gardens (E).

The University is aware that a significant factor in its attractiveness to both staff and students is its location in the City of Bath and it is keen to work with Bath & North East Somerset Council in order to develop its activities in the city centre. Over the past thirty years the University has made a significant contribution to the local economy with some of Bath’s major employers, such as Buro Happold, locating to the city specifically because of the University.

In its recently published Core Strategy, Bath & North East Somerset Council has indicated that it wishes to broaden the local economy and make Bath a centre for innovation and creative industries. There is scope for the University to support this initiative through an expansion of its business incubation space and knowledge transfer activities which are currently located in Carpenter House.

Although this Masterplan is proposing new student residences on the Claverton campus, this does not rule out the possibility of additional residences in the city centre, should appropriate sites become available.

In terms of academic provision, it would be difficult for the University to locate a whole department in the city because of the way in which lecture rooms and other teaching resources are shared. However, the University would not rule out the possibility of expanding its activities elsewhere in Bath should a suitable opportunity present itself.

Since the 2001 Masterplan the University has acquired the freehold of the former Civil Service Sports Club on Combe Down Road (fig 7.02). This provides substantial additional playing fields which assist in the realisation of this Masterplan. The University has a commitment to continue providing facilities for members of the former Civil Service Sports Club until 2010. After that the University will bring forward detailed proposals for the development of the Sulis Club.
8. SPECIFIC PROPOSALS

CURRENT PROJECTS
There are a number of projects which are already in the detailed design or construction stage which feed into this Masterplan (fig 8.01). These constitute the additional 12,000 square meters that the University needs to meet its immediate requirements for space and include:

- The refurbishment of the south-west area of the Parade and a new academic building on the site of 4 West (A).
- The refurbishment of part of 5 West, the Department of Pharmacy and Pharmacology (B).
- A new building that can be used to decant staff (East Building) is proposed adjacent to the Sports Training Village (C). This will facilitate the decanting of staff that will be necessary in order to continue refurbishing the Parade.

Fig 8.01 Location of projects currently in progress at the University.
Fig 8.02 Refitting the facade to 4 West.
8. SPECIFIC PROPOSALS
ARRIVALS AREA & STUDENTS' UNION

Fig 8.03 Image showing the opening created under Norwood House.

Fig 8.04 Impression of the new Students' Union.
ARRIVALS AREA & STUDENTS’ UNION

A key part of the Masterplan has been to address the current shortcomings relating to the visitor and user experience when entering the University. As part of these improvements various measures are proposed at the main entrance to the campus and at key threshold points on the various approaches to the Parade.

The vast majority of people access the Parade from its eastern end and this Masterplan seeks to put in place a development strategy which will allow for a coherent arrivals sequence in this area. The changes to vehicular circulation facilitate this and the bringing together of the University’s requirement for new lecture theatres into a single General Teaching Building (GTB) is also a key component of the strategy. This building will be of a scale which can address a new pedestrian arrivals area and has the potential to offer the University a landmark building at this strategically important point on the campus.

The arrivals area outside the GTB draws together those arriving at the eastern end of the campus into a south facing, landscaped area. There will then be a gently stepped and sloped landscape approach up to Parade level, which will run between the Founders Sports Hall and 6 East. This approach is analogous to the original main entrance to the Parade which runs south from opposite the Library. The Parade deck will be extended over the existing open area and a large new opening will be created under Norwood House to link this new section with the existing Parade (fig 8.03).

At the top of the new approach there will be a clear line of sight along the full axis of the Parade. The space will be bounded by the entrance to the new Students’ Union (fig 8.04) and a substantially improved entrance to 4 East.

From the Parade looking east this proposal will reinstate the open vista envisaged as part of the University’s original design. It will be possible to see out over the arrival area and Bushey Norwood, to the rolling Wiltshire landscape beyond.

Fig 8.05 Impression of the redeveloped East entrance.
8. SPECIFIC PROPOSALS

THE PARADE
The Parade currently fails to provide the quality of civic space to which the University aspires. Its failings can be summarised at both a strategic and detailed level. As originally conceived, the Parade provided a centrally accessed pedestrian concourse onto which all Departments could present a frontage.

The historical development of the University and the pressure on accommodation has resulted in the degradation of the Parade in the following ways:

- The main entrances onto the Parade at the eastern and western ends are woefully inadequate.
- Many private offices and other inappropriate uses front onto the Parade creating ‘dead’ frontages which engender no vitality to the Parade and offer occupants no privacy.
- Some departments are unable to offer appropriate entrance areas at their threshold with the Parade.
- Lighting, signage, materials, and street furniture are largely uncoordinated and add to the impression of a poorly designed, impoverished environment.

By alleviating the pressure on office space each department will be able to refurbish its frontage, providing more suitable social, exhibition and reception areas at its threshold with the Parade. Suitable commercial activities will be concentrated on the Parade to provide a lively facade and a clearly defined retail area on campus.

The next major non-residential building project that the University will undertake is a rolling programme of refurbishment of the buildings around the Parade. Following the completion of 4 West and East Building in 2010 and 2011 respectively, it will be possible to completely vacate one of the major existing buildings on the Parade (such as 1 West). This will allow the building to be stripped of asbestos and completely refurbished in as efficient and cost effective a manner as possible. Wherever possible, opportunities to increase the density of development will be taken in order to reduce the need to build on green-field sites around the campus.

In parallel with this new development a Parade Design Guide is being prepared which will establish the principles and general design standards with which all future alterations to the Parade should comply. This will include recommendations for lighting, signage, fenestration, materials and street furniture.
Institute of Interdisciplinary Contemporary Arts

In order to improve the arts facilities available to students, and to provide a new arts venue for the city, it is proposed that the Institute of Interdisciplinary Contemporary Arts (ICIA) be provided with a new building on the site of the existing Arts Barn (fig 8.14, 8.15). A brief has already been drawn up and an architectural competition organised in association with the RIBA. The winning scheme (by MUMA Architects) has been developed in some detail and will be submitted for planning permission during 2009.

Fig 8.14 Entrance foyer of the new ICIA building
Fig 8.15 Night view of the ICIA building.
On the northern side of the Park a new research building for the Centre for Innovative Construction Materials is proposed on the footprint of the 8 East Car Park (fig 8.19). This building will extend up to Convocation Avenue and form a threshold to the arrivals area. It is designed to be a zero carbon emissions building and, as such, will provide an appropriate symbol of the University's ambition to develop its research into sustainable technologies.

Fig 8.16 - 8.18 Early design images of the CICM building.
Fig 8.19 Proposed location plan for the CICM building.
8. SPECIFIC PROPOSALS

EAST BUILDING

East Building

East Building, which is currently being designed, will provide decant space to allow the programme of building refurbishments around the Parade to be carried out in as efficient a manner as possible. The current Masterplan proposes a building of approximately 3,500 square metres to be built to the north of the STV as part of the first phase of developments (fig 8.20). This building will provide teaching space and includes a large lecture theatre to seat 350. This will allow the Arts Lecture Theatre to be given over entirely as a performance space as part of the new ICIA development.
This building (fig 8.23) fulfils an important function in providing a landmark building at the western entrance to the Parade and at the western end of the University Park. It is envisaged as a four to five storey building with an elevated pedestrian colonnade at level one, extending southwards to the future developments on the south-western corner of the campus.
9. IMPLEMENTATION

New residential space
New non-residential space
This document has been approved by the Council of the University of Bath and is being submitted to Bath & North East Somerset Council for comment and subsequent endorsement. It has also been made available to the public on the University website any comments that are received will be communicated to B&NES. Once both parties have endorsed the Masterplan, it will provide a framework for future development in a similar manner to the 2001 Masterplan.

As each project outlined in the Masterplan is brought forward it will be submitted for planning permission in the normal manner and, at that stage, there will be a further opportunity for public consultation.

Policy B11 of the adopted Local Plan currently provides the Development Plan context for the preparation of this Masterplan and the determination of subsequent planning applications. However, Bath & North East Somerset is in the process of preparing their Local Development Framework, which will replace the Local Plan within the lifetime of this Masterplan (2011).

The University expects, therefore, that the Core Strategy in particular will continue to support the growth of the University by establishing an appropriate policy context that reflects the proposals and provisions of the endorsed Masterplan and facilitates its timely implementation. The University will then be able to pursue its capital investments strategy with some certainty that proposals which accord with the Masterplan will have the continuing support of B&NES.

It is difficult to predict the exact timing of the various projects outlined in this Masterplan as they rely on funding streams that are not within the direct control of the University. However, the following projects have been approved for construction by the University and should be realised by 2011:

- Replacement of 4 West and refurbishment of the part of the Parade associated with 4 West.
- East Building.
- Refurbishment of part of 5 West.

The following project has been approved by the University up to the design stage:

- Extension to the Students’ Union.

The following projects have been approved by the University up to the design stage but are reliant on external fundraising before construction can commence:

- Institute of Interdisciplinary Contemporary Arts
- Centre for Innovative Construction Materials

New student residences will be funded by the University on the basis of a business plan and borrowing from the financial markets. It is likely that these projects will be brought forward on a regular basis, although they will be dependent on the availability of capital at appropriate interest rates.

Most major capital projects on campus are funded from grants from the Higher Education Funding Council for England (HEFCE). The level of funding will depend on government policy at the time and there is currently an emphasis on the refurbishment of the existing building stock of UK universities rather than on the construction of new buildings.
### 10. APPENDICES

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