



Masterplan Update
October 2018 to February 2020

INTRODUCTION

The University has been developing a Masterplan vision for the Claverton Campus, setting out the long term development of the estate in the form of a Development Framework. The last iteration was presented to Bath & North East Somerset Council (BANES) in October 2018 and is shown on the facing page.

Since that time, the Masterplan has continued to evolve, taking into account further assessments relating to visual impact, ecology and lighting, and further consultations with local residents and stakeholders, notably with regard to the location and orientation of the 3G sports pitches, the potential impact of proposed buildings on views from outside the campus and the nature of the proposals around Building 2S (close to the neighbouring housing area).

These changes are set out on the following pages. The October 2018 development capacity and updated February 2020 development capacity are shown to the right.

As per the previous iteration, it should be understood that the Development Framework does not represent the University's final plan for the development of its estate, but seeks to define opportunities that could be delivered as and when required - subject to financial and operational feasibility.

INDICATIVE DEVELOPMENT CAPACITY - OCT 2018

Academic/Non residential			
Location	m ² /floor	Suggested Storey Height	Approximate Area (m ²)
A			3,460 to 7,125
B			3,025
C			2,370
D			2,960
E			15,600
F	1,120	4 to 6	4,480 to 6,720
G	4,270	2 to 3	6,540 to 10,810*
H	3,525	5 to 6	17,625 to 21,150

* Adjusted to take into account loss of 2,000 m² from removal of existing building.

Residential			
Location	Beds/floor*	Suggested Storey Height	Total Beds
I	35	4 to 5	140 to 175
J	78	4 to 5	312 to 390
K	73	4 to 5	292 to 365

* Beds per floor calculated as approximate area (m²) x 0.9 (to get approximate internal area) and then divided by an approximate bedroom size of 27.5 m² (based on room size in Quads).

INDICATIVE DEVELOPMENT CAPACITY - FEB 2020

Academic/Non residential			
Location	m ² /floor	Suggested Storey Height	Approximate Area (m ²)
A			3,460 to 7,125
B			3,025
C			2,370
D			2,960
E			15,600
F	1,320	4	5,280
G	2,970	2	5940 (3940*)
H	3,525	5	17,625

PBSA

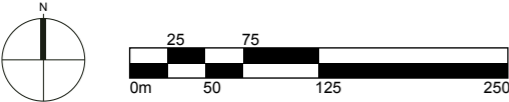
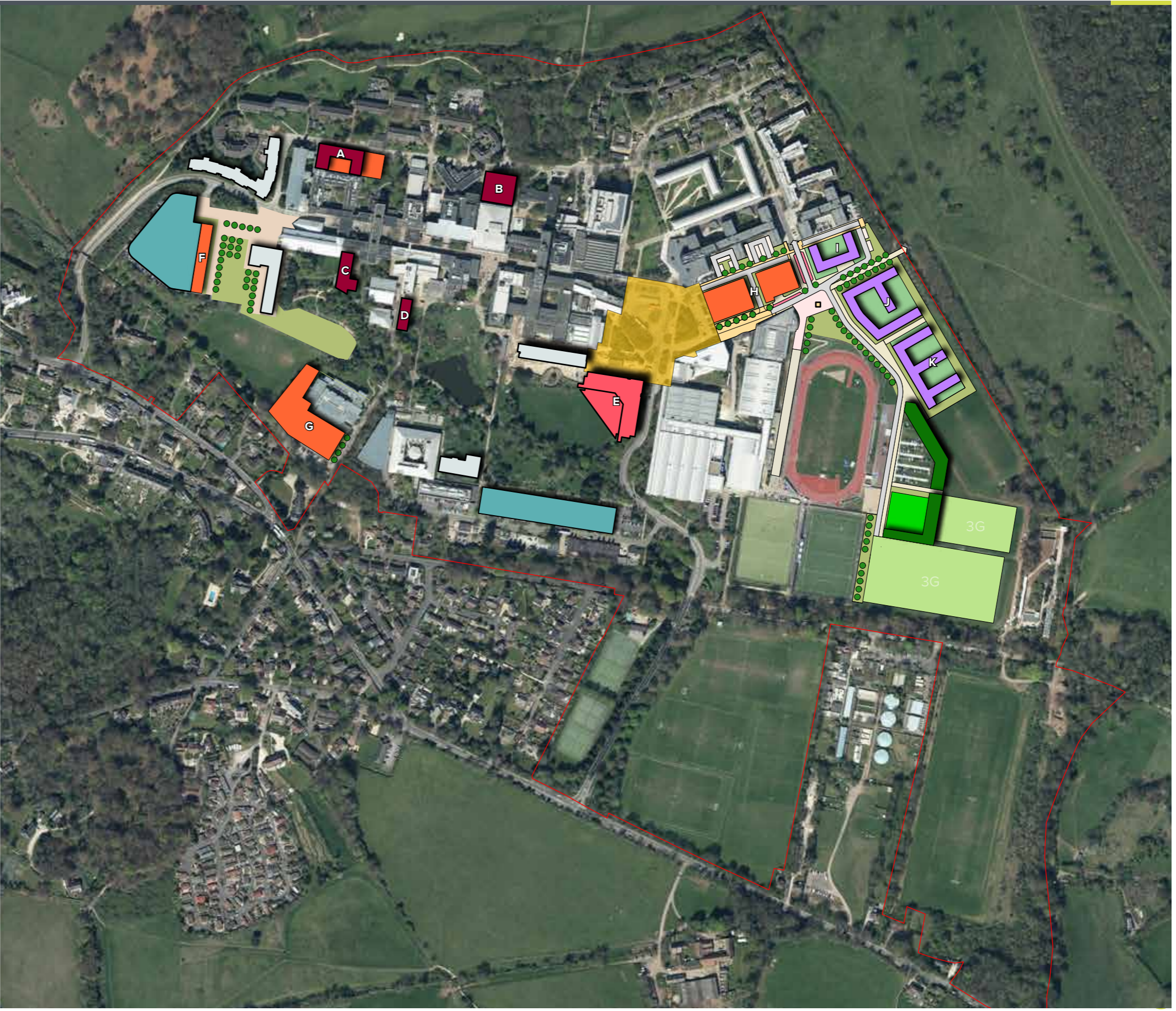
Location	Beds/floor*	Suggested Storey Height (average)	Total Beds
I	38	4	152
J1	44	4	176
J2	34	4	136
K1	28	4	112
K2	28	4	112
K3	18	4	72
Total	190	4	760

* Beds per floor broadly extrapolated from reapplication of Quads footprint on to building layouts.

DEVELOPMENT FRAMEWORK - OCTOBER 2018

LEGEND

- Masterplan Building Projects
- A 5W Car Park
- B Site North of Library
- C Site South of Wessex House
- D 4West Phase 2
- Committed Proposals
- E School of Management
- Academic/Non Residential Buildings
- Residential Buildings
- Decked Car Park
- Green spaces
- Enhanced Arrival Plaza
- Indicative Bus Layover
- 3G 3G Sports Pitches (inc Training Area, Full size Rugby/Football Pitch & U15/U16 Football Pitch)



SUMMARY OF CHANGES TO THE MASTERPLAN

A WEST MULTI-STOREY CAR PARK (WMSCP) & BUILDING F

The position of the building footprint has been revisited to create space for a minimum width of 10m additional tree planting (and possibly earth mounding) around the western and southern edges (facing the city and neighbouring residential areas). This has been informed by capacity studies to maximise the number of parking spaces while limiting the impact of the building structure on long distance views, particularly from within the city to the west and south west.

The footprint of the adjacent academic building (F) has been adjusted relative to the position of the WMSCP. Its height has been fixed at a maximum of 4 storeys - responding to a 3D massing exercise and detailed visual analysis of selected views from within the city.

B OPEN SPACE PLAZA

The open space plaza at the western end of the campus (sited between the proposed WMSCP and 10W) has reduced in size to accommodate the amended building positions. The existing service access link between this plaza and 2S has also been incorporated, snaking around the edge of the lacrosse pitch.

C BUILDING G (2S)

The building footprint indicated on the masterplan has been refined further following discussions with local residents. The massing and extents of the new replacement building will not encroach any further south than the existing building parameters.

D SOUTH MULTI-STOREY CAR PARK (SMSCP)

The building position has been amended slightly to reflect more detailed capacity work in this location. It is also shown with a split in levels between the north and south sections of the building and its capacity has been increased to allow a balance of provision across the campus.

E DEVELOPMENT ON THE EAST CAR PARK

The building height for the academic buildings has been fixed at 5 storeys and the PBSA element (Building I) has been fixed at 4 storeys following a 3D massing and visual analysis of the emerging masterplan proposals, responding to selected views within Bushey Norwood, east of the campus.

F PURPOSE BUILT STUDENT ACCOMMODATION FOOTPRINTS (J & K)

The footprints and positions of the proposed PBSA have been amended to reduce the impact of light spill along the eastern boundary. This included moving the eastern edge of the buildings 5.3m further to the west of where they were originally shown. Moving the buildings created space for additional tree planting along this edge, with a minimum width of 10m.

The heights of the buildings have been fixed at a maximum of 4 storeys - responding to a 3D massing exercise and detailed visual analysis of selected views within Bushey Norwood, east of the campus.

G REPOSITIONING OF 3G PITCHES

The Rugby and small 3G pitch have been repositioned to move them (and any associated lighting) further away from the sensitive eastern corridor boundary. This has included the increase in length and rotation by 90 degrees of the small 3G pitch in order to provide a pitch of a size capable of accommodating matches and create more space to the east for additional planting. This will require the loss of a further grassed pitch, with the residual grassed area retained as a training area.

H PLANTING ON EASTERN BOUNDARY

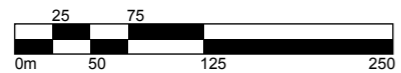
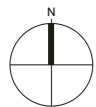
The eastern edge is a key corridor for horseshoe bats, linking to the Avenue, Lime Kiln Field and other commuting routes. The Masterplan includes additional planting along this boundary to bolster the existing vegetation, strengthen the resilience of the commuting routes for bats, help to deliver the required net gain, and also mitigate for some of the light spill from the existing pitches.

The additional planting will also strengthen the vegetation screen along the boundary with Bushey Norwood.

DEVELOPMENT FRAMEWORK - FEBRUARY 2020

LEGEND

- Masterplan Building Projects
- A 5W Car Park
- B Site North of Library
- C Site South of Wessex House
- D 4West Phase 2
- Under Construction
- E School of Management
- Academic/Non Residential Buildings
- Residential Buildings
- Decked Car Park
- Existing Building Footprint (for reference)
- Green spaces
- Enhanced Arrival Plaza
- Indicative Bus Layover
- 3G Sports Pitches (inc Training Area, Full size Rugby/Football Pitch & U15/U16 Football Pitch)
- Indicative New Strategic Landscaping



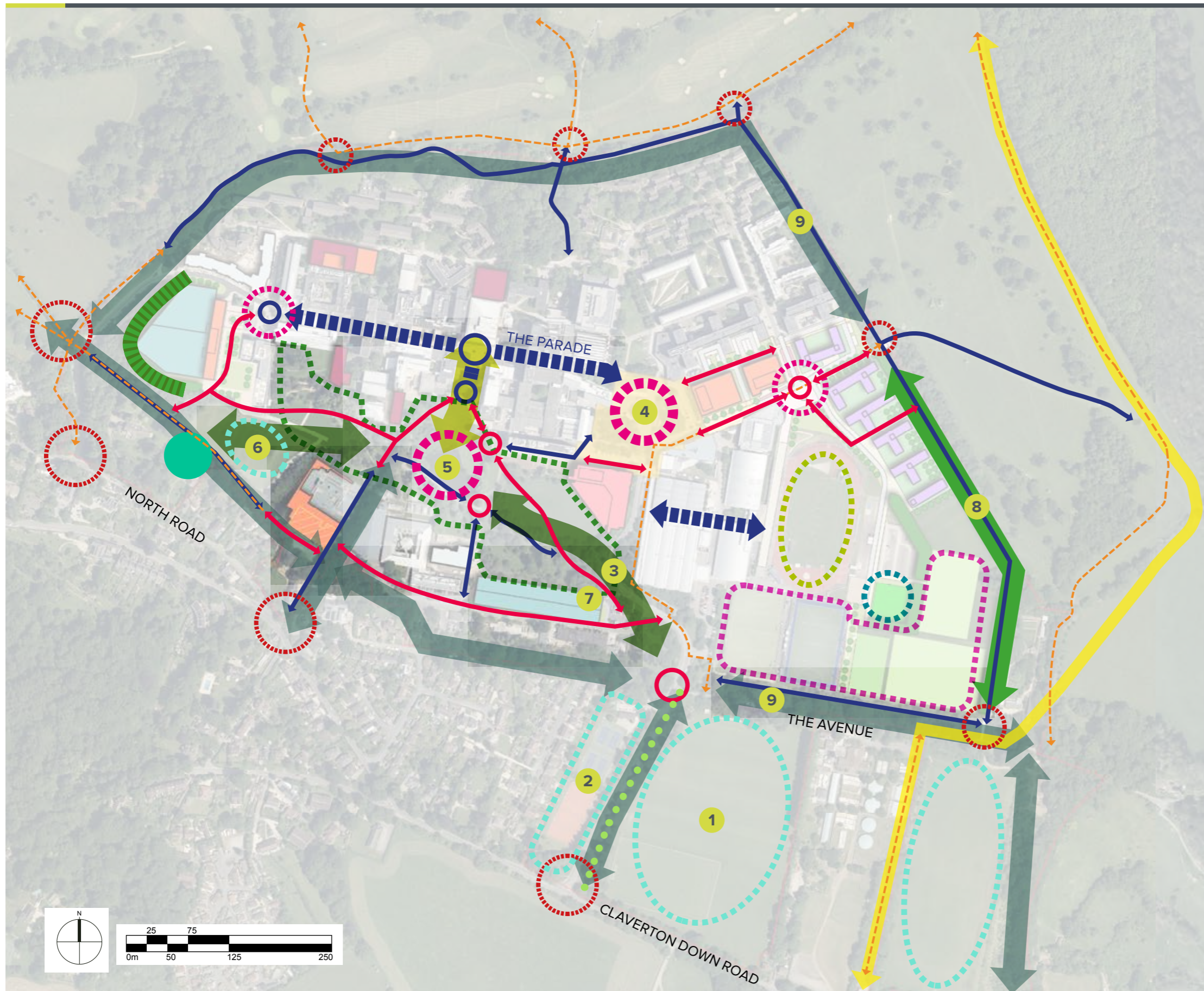
GREEN INFRASTRUCTURE STRATEGY

The Green Infrastructure (GI) on the Campus comprises of the University Park, the grass pitches, informal open areas and woodland. The GI directly contributes to the environmental character and quality of the campus and is a key asset for the University. A cohesive strategy for its enhancement and links to neighbouring areas, incorporating an integrated range of landscape, ecology, heritage, recreation and movement proposals is, therefore, a key part of the final Masterplan proposals. The GI Strategy addresses the requirements of PMP Policy SB19, but also responds to the Council's overarching GI Strategy for the city, the AONB Management Plan, and the findings of the ecology and landscape and visual amenity assessments that have been undertaken.

A number of opportunities to improve the GI on the campus have been identified:

- 1 St Johns Field will be retained as grass pitches to continue to provide an attractive setting for the wider campus at its main entrance. A long term strategy for the replacement of the mature Beech Tree Avenue will be put in place.
- 2 Whilst the tennis courts were identified as a potential development area in the PMP, this Emerging Masterplan keeps them in situ as they would need to be provided elsewhere within the campus itself and the close relationship with the neighbouring residential area limits the area's development capacity.
- 3 The sense of arrival along Convocation Avenue was restricted by earth bunding and tree planting on the edge of the central parkland, but there are opportunities (related to the development of the School of Management) to enhance this arrival space and open up views into the park.
- 4 The Arrivals Area at the heart of the campus would benefit from a better relationship to the surrounding buildings, improved legibility and pedestrian movements and a more attractive landscaped setting. That will be realised as part of the School of Management development.
- 5 The lake and grassed amphitheatre are important and popular focal features at the centre of the campus, set within an open space framed by mature trees and shrubs. However, the main entrance into The Parade from the park and wider connections to the rest of the campus are often indirect and pass through service areas, and will be enhanced.
- 6 The area to the south of 10W was identified in the 2009 Masterplan and PMP as a potential location for development. However, the 2020 masterplan retains the Lacrosse pitch and removes the temporary car park to significantly improve the GI connectivity through the centre of the campus. This also compensates for the extension of the School of Management into the central green space, and the development of some of the open space to the rear of 3W.
- 7 The provision of the decked car park on the South Car Park would allow the eastern end of the Park to be widened and improve the GI connectivity through the centre of the campus at what is currently a relatively narrow pinch point.
- 8 The landscaped buffer along the eastern boundary of the campus will be further enhanced with additional tree planting to mitigate the potential impact of the development proposals on Bushy Norwood and the wider AONB and to strengthen the existing bat corridor along this edge.
- 9 There are a number of green corridors along the site's perimeter where bats are present. A robust lighting strategy and additional tree planting will be implemented to mitigate the impact of the masterplan proposals around these edges.
- 10 Additional planting will be provided around the WMSCP to supplement the existing tree belt and provide further planting along this sensitive edge.

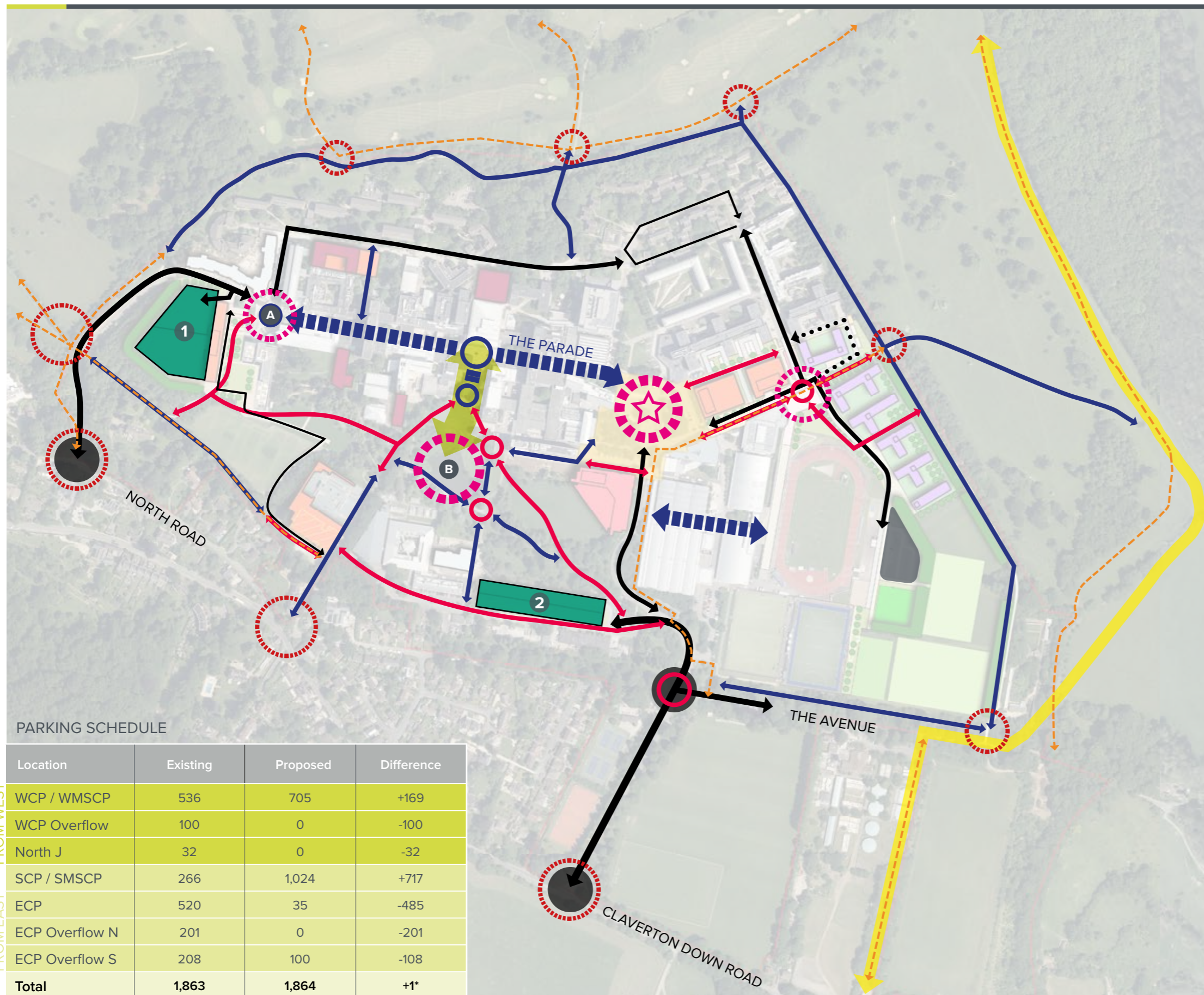
The University have also been working with the Council to prepare a new Landscape Ecology Management Plan (LEMP). The new LEMP will reflect the GI strategy proposals embedded in the final Masterplan and will also look at longer term plans for enhancing the wider GI within the campus, including regular reviews of the campus wide tree survey that has recently been completed.



LEGEND

- Existing Green Corridors
- Green Corridors to be improved/enhanced to link open spaces and movement corridors
- Green Corridor to be supplemented with additional tree planting for bats/screening
- Main Link between the Parade and University Park (including focal lake and amphitheatre)
- Beech tree corridor subject to future management and regeneration
- Bath Skyline Walk
- Public Right of Way
- Key Internal Pedestrian Route
- Key Existing Pedestrian Link
- Pedestrian Connections to be improved
- Key Existing Pedestrian Nodes
- Existing or Proposed Pedestrian Nodes to be improved/enhanced
- Pedestrian Access Points
- Tree planting to provide additional screening along western edge
- Focal Open Spaces
- University Park
- 3G Pitches
- Athletics Track
- Retained courts/grass pitches
- Relocated tennis court
- Existing orchard (to be improved)

ACCESS & MOVEMENT STRATEGY



LEGEND

- Vehicular Access to Campus
- Key Vehicular Route (Detail T.B.C)
- Bus layover and loop
- Decked Car Park
- Pedestrian Access Points
- Key Existing Pedestrian Nodes
- Focal Open Spaces
- Main Link between the Parade and University Park (including focal lake and amphitheatre).
- Key Internal Pedestrian Route
- Key Existing Pedestrian Link
- Pedestrian Connections to be improved (to respond to existing or anticipated desire lines)
- Existing or Proposed Pedestrian Nodes to be improved/enhanced
- Bath Skyline Walk
- Public Right of Way
- Arrivals Plaza

- A** Western Drop-off
- B** Lake, Fountain & Amphitheatre
- 1** West Car Park
- 2** South Car Park

PARKING SCHEDULE

Location	Existing	Proposed	Difference
WCP / WMSCP	536	705	+169
WCP Overflow	100	0	-100
North J	32	0	-32
SCP / SMSCP	266	1,024	+717
ECP	520	35	-485
ECP Overflow N	201	0	-201
ECP Overflow S	208	100	-108
Total	1,863	1,864	+1*

FROM WEST
FROM EAST

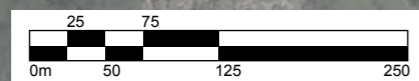
* Figures shown for areas affected by the proposed masterplan only.

THE MASTERPLAN



LEGEND

- Masterplan Building Projects
- Current Proposals
- Academic/Non Residential Buildings
- Residential Buildings
- Decked Car Park
- Green spaces
- Proposed 3G Sports Pitches
(inc Training Area, Full size Rugby/
Football Pitch & U15/U16 Football Pitch)
- Existing Green Corridors
- Green Corridor to be supplemented
with additional tree planting for bats/
screening
- Green Corridors to be improved/
enhanced to link open spaces and
movement corridors
- Bath Skyline Walk
- Public Right of Way
- Key Internal Pedestrian Route
- Key Existing Pedestrian Link
- Key Existing Pedestrian Nodes
- Pedestrian Connections to be
improved
- Existing or Proposed Pedestrian
Nodes to be improved/enhanced
- Pedestrian Access Points
- Enhanced Arrival Plaza
- Focal Open Spaces
- Landmark Lake
- Vehicular Access to Campus
- Key Vehicular Route
- Bus layover and loop





UNIVERSITY OF
BATH

DEFINE