

Polden Corner

Background and Context

March 2016

Welcome to this exhibition which presents our initial thinking on a development proposal for a new student accommodation scheme located at the Claverton Down campus. This proposal is currently at the pre-planning stage and we are inviting your feedback in order to inform the design process.

The proposal brings forward land located on the west side of the campus, identified within the University's Masterplan, for development to create student accommodation. The development would deliver approximately 300 bed spaces.

The proposal is consistent with the Council's adopted Core Strategy and its Draft Placemaking Plan in delivering additional on-site student accommodation.

The following exhibition boards cover:

- Background context
- The site
- Scheme Evolution
- Layout
- Materiality
- Landscape
- Details of what will happen after this consultation
- Details of how you can provide feedback

Please use one of the feedback forms provided to tell us what you think or alternatively the dedicated email address below.

Design Team

Client

University of Bath

Architects

Stride Treglown

Project Manager

Jones Lang LaSalle

Mechanical and Electrical

MEP Engineering

Structural Engineer

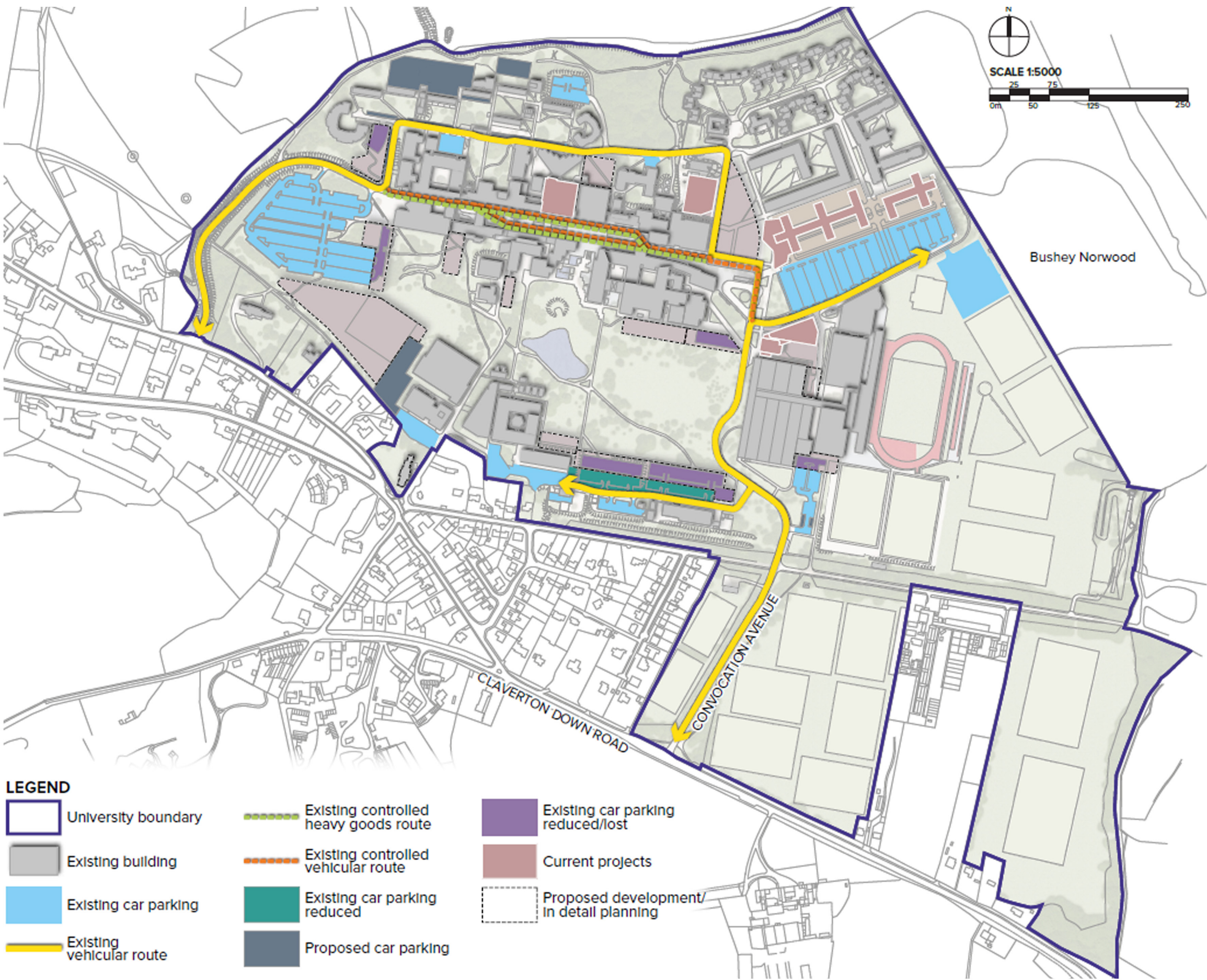
Mann Williams

Planning Consultant

Jones Lang LaSalle

Landscape Consultant

Stride Treglown



Site Analysis

Extracted from the Masterplan Plan Summary 2014



Existing Site Image Quarry Road

Context

The University Campus at Claverton Down has developed since 1965, growing from a small institution with around 5,000 students to a world class university with over 15,000 students and 3,000 staff. The campus covers an area of approximately 60 hectares and comprises a core of academic and administrative buildings located around the University Parade. Student residences are located in the northern and eastern part of the campus. The Sports Training Village is located in the eastern part of the campus together with a large open area of sports pitches extending south to Claverton Down Road.

Strategic Case

The Government's policy on Higher Education provision is rapidly evolving, and in response the University needs to continue to strive for teaching and research excellence in an increasingly competitive market, whilst also ensuring long term financial sustainability. To this end, it will have to continue to meet the expectations of its students and staff. Central to this is the effective management and development of the University's estate, through continued investment in refurbishing some of the ageing buildings on the campus, and in the creation of new facilities to enhance the environment for students, staff and visitors, and to meet future needs arising from its continued growth. Further development of the University's campus is therefore fundamental in enabling the sustainable growth of the University and to ensure that the teaching, research and accommodation facilities provided are of the highest quality, and befitting of a leading University.

Masterplan

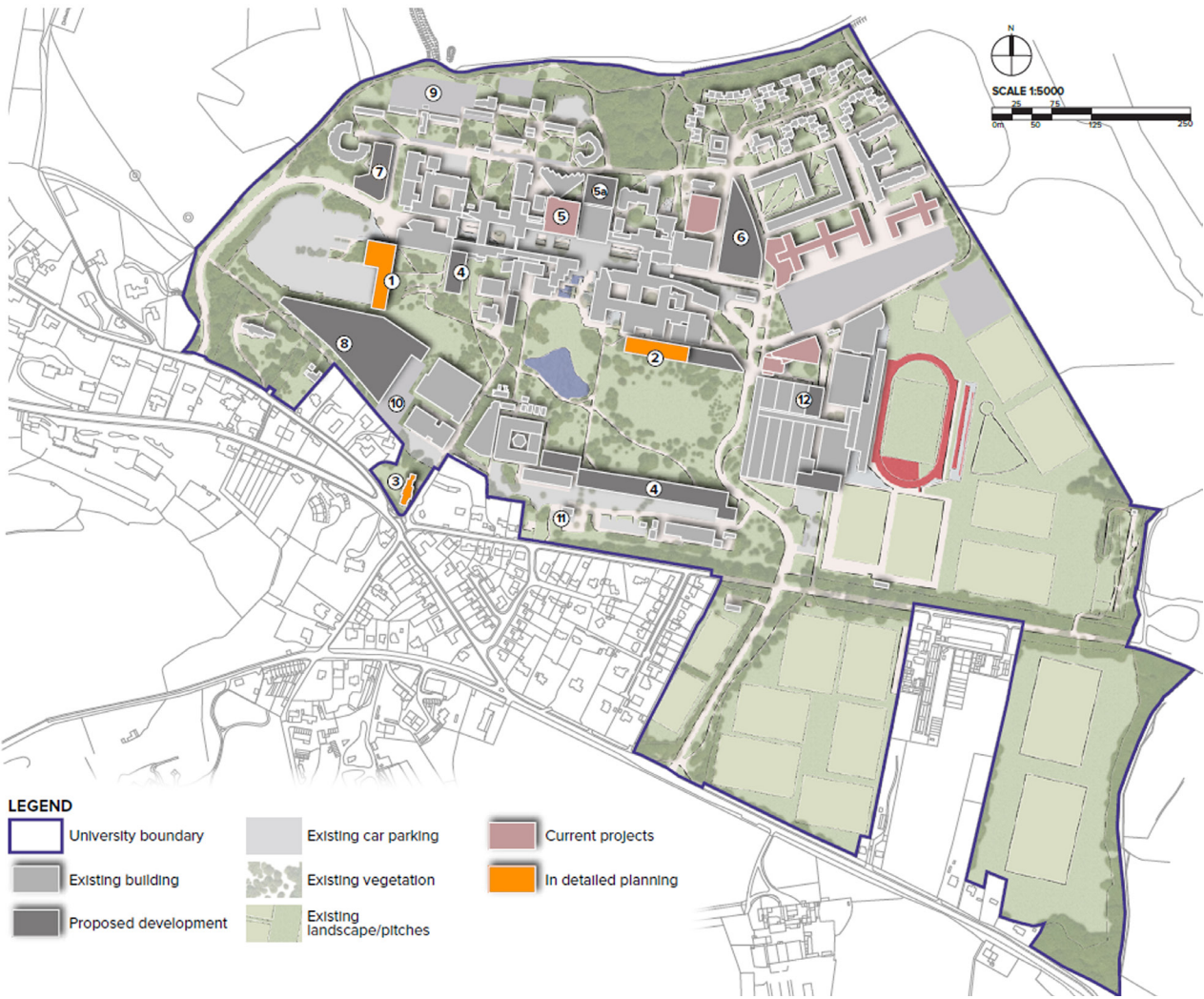
The University Masterplan, prepared in 2009 and updated in 2014, provides a framework for the future development of the campus, identifying how academic and student accommodation requirements could be met. The Masterplan reflects the delivery of the University's Vision:

"to be recognised as an international centre of research and teaching excellence, achieving global impact through our alumni, research and strategic partnerships."

and Mission:

"to deliver world class research and teaching, educating our students to become future leaders and innovators, and benefiting the wider population through our research, enterprise and influence."

The proposed development at Polden Corner, located to the west of the campus, brings forward land identified within the Masterplan for student accommodation. A strategic Landscape and Ecological Management Plan (LEMP) for the campus was completed in 2013 to support the masterplan. It categorises existing and proposed landscape assets and identifies approaches for their long-term management. The recommendations of the LEMP have been incorporated into the landscape strategy for the Polden Corner development proposal.



Site Development Potential

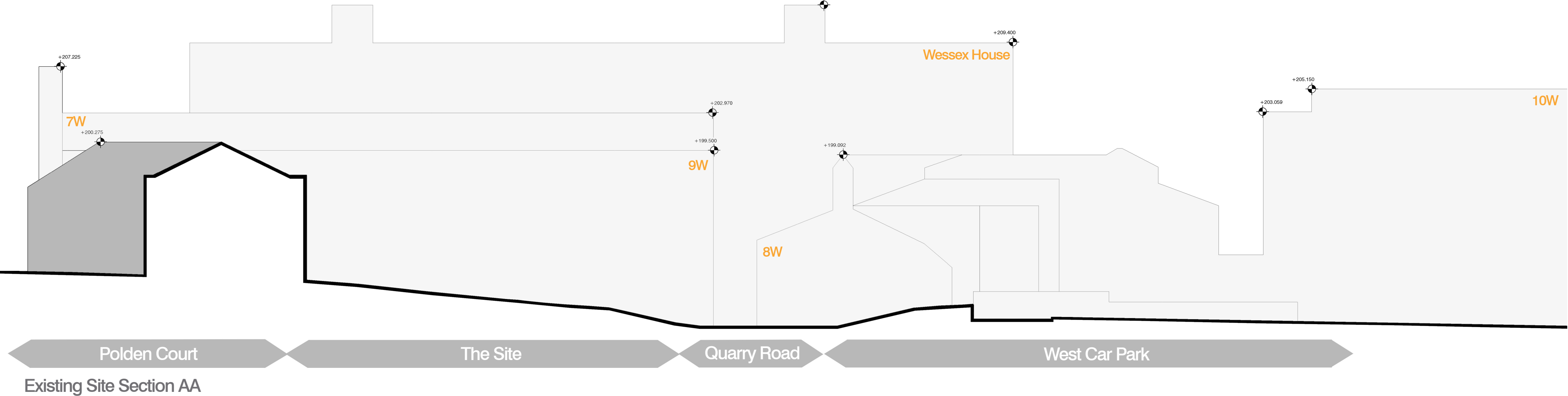
Extracted from the Masterplan Plan Summary 2014



Existing Site Image Polden Corner Junction



Existing Site Image North Road



Polden Corner

The Site

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Statutory planning designations

The Claverton Down campus is located within the Bath World Heritage Site and has an Area Tree Protection Order. The Cotswolds Area of Outstanding Natural Beauty (AONB) designation includes campus land to the east and south-east. The Green Belt, whilst predominantly surrounding the campus boundaries, does include land to the east of the campus including St Johns Field. The site lies just outside the Bath Conservation Area.

Policy framework

The principle of providing additional on-site student accommodation at Claverton Down is reflected in the Council's adopted Core Strategy (2014) and Draft Place-making Plan.

Policy B1: Bath Spatial Strategy objective 7: Higher Education seeks to:

Enable the provision for additional on-campus student bed spaces at the University of Bath ... and new off-campus student accommodation thereby facilitating growth in the overall number of students whilst avoiding growth of the student lettings market.

Policy B5: Strategic Policy for Bath's Universities, University of Bath – Claverton Down Campus states:

The development and expansion of the University of Bath strategy seeks, in accordance with saved Local Plan Policy GDS.1/11, the development of about 2,000 study bedrooms and 45,000 sq.m of academic space at the Claverton Campus.

The Core Strategy provides a policy framework in directing additional student accommodation to the Claverton campus in seeking to address wider housing and employment supply issues within the City.



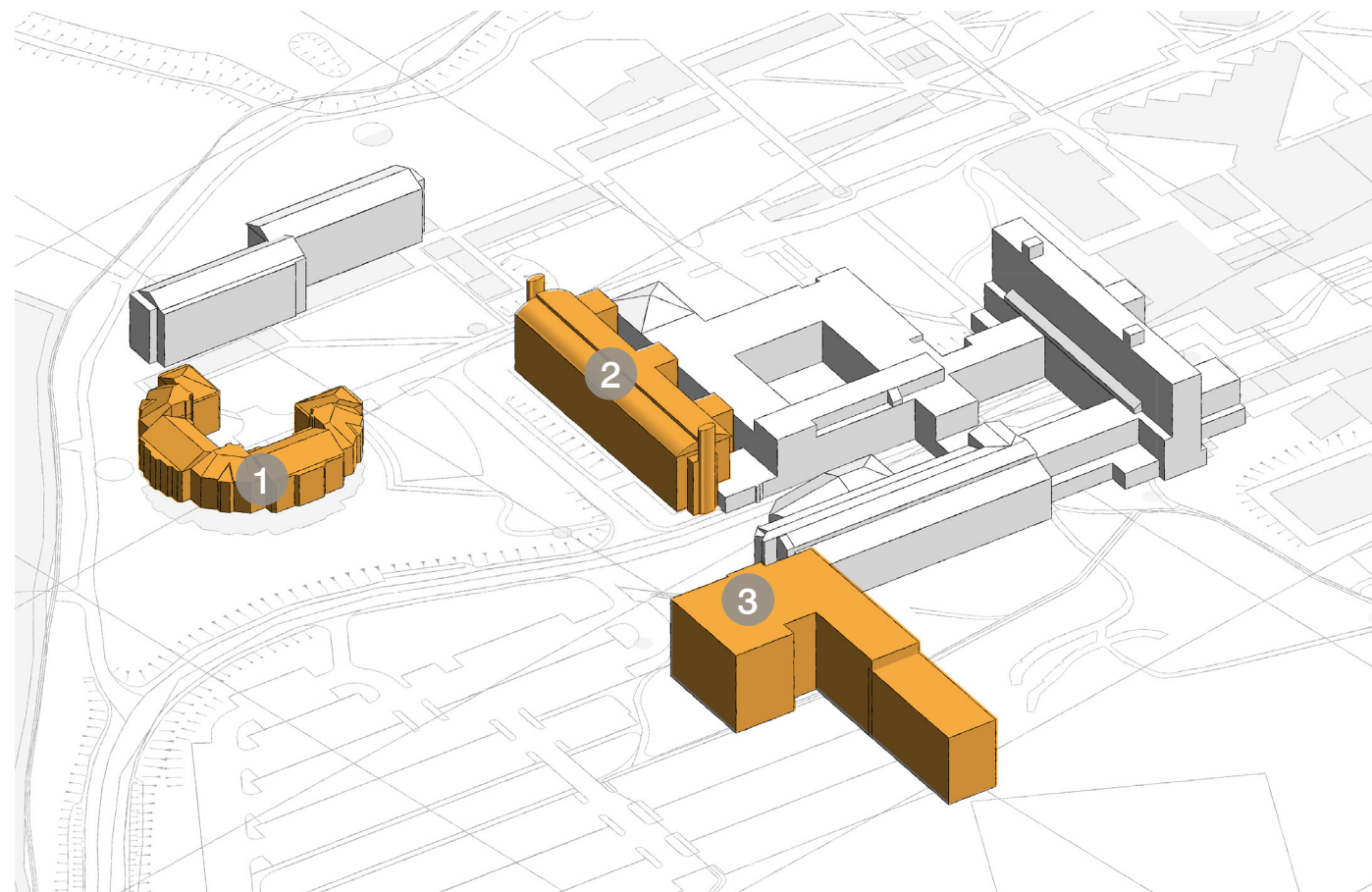
Wider Context -University of Bath Campus

Supporting Technical Studies

To support the Polden Corner development proposal, the University has commissioned a number of technical studies to assess site specific matters, including:

- Design and Access Statement – provides an analysis of the site and its setting, the design principles applied and detailed layout proposals.
- Planning Statement – considers the proposals against the national and local planning policies.
- Landscape Strategy – provides a detailed landscaping scheme that seeks to maximise the amenity and biodiversity opportunities and green infrastructure links.
- Extended Phase 1 Habitat Survey – an assessment of the ecological features of the site including the potential impact upon habitats and protected species, and enhancement opportunities.
- Tree Survey, Arboriculture Impact Assessment and Tree Constraints Plan – assesses the condition of the trees on-site, tree protection measures and additional tree replanting.
- Landscape and Visual Impact Assessment – assesses the effect of the development upon sensitive receptors including views from the adjoining AONB and World Heritage designations.
- Archaeological Desktop Assessment – considers the potential for archaeological remains beneath the development site and watching brief through the construction process.
- Drainage Strategy – seeks to minimise the risk of flooding and reduce surface water run-off.
- Phase 1 Ground Conditions Report – assesses the quality of the ground conditions (contamination and gas) and where necessary any remedial measures.
- Sustainability Construction Checklist - sets out the construction principles that have been considered and implemented.
- Statement of Community Involvement – summarises the findings of the consultation process and subsequent amendments if required made to the proposals.

The above technical reports will accompany the future planning application submission.



Surrounding University Buildings



Proposed Scheme Massing



Polden Court

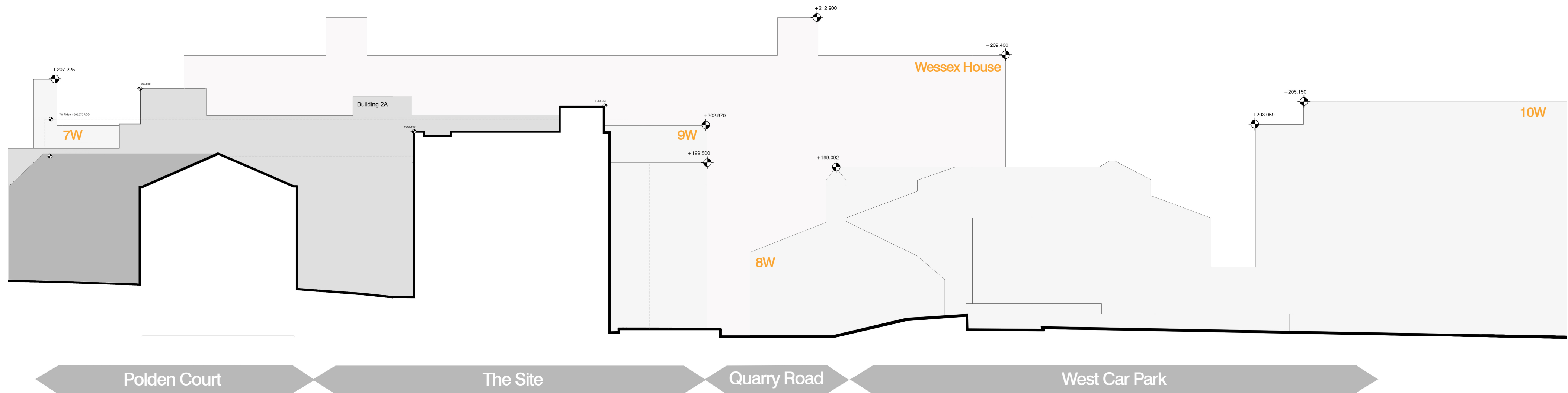


7W



10W

* Rendered image taken from AWW planning application

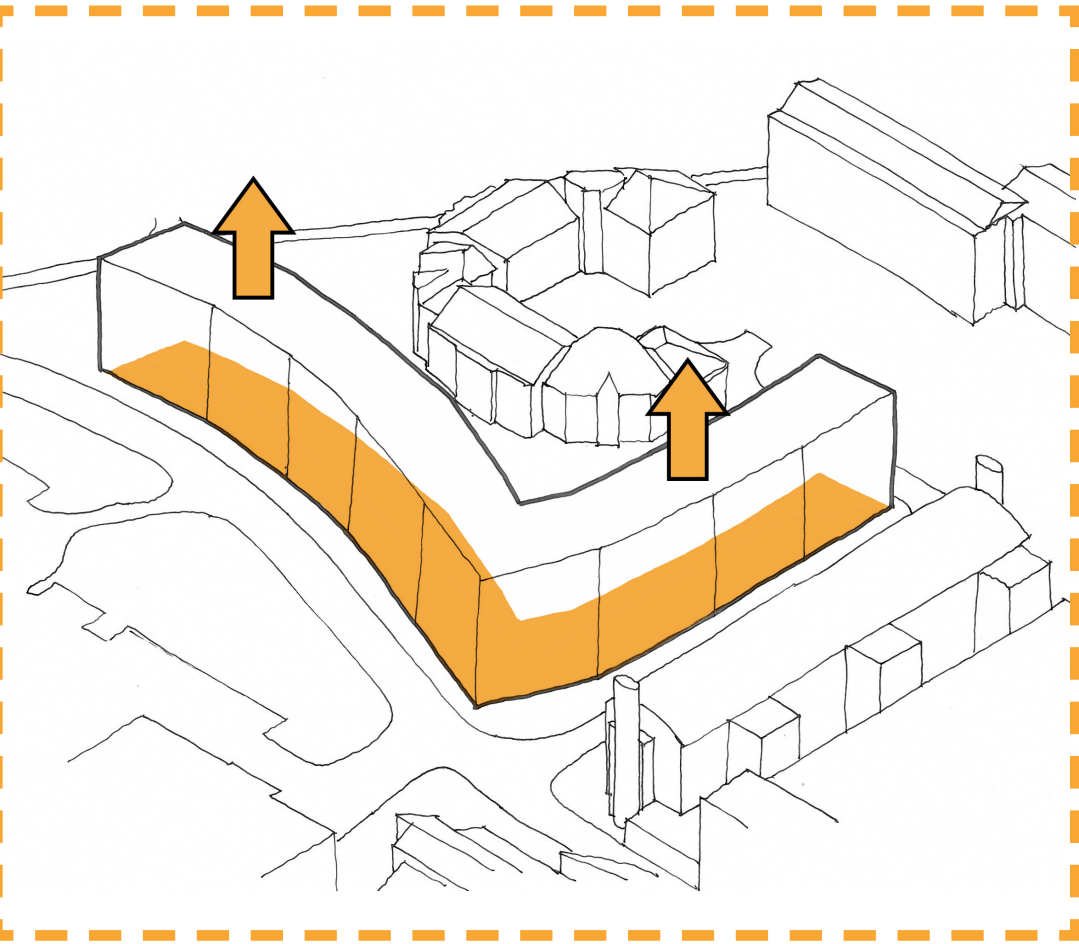


Proposed Massing Site Section AA

Polden Corner Scheme Evolution

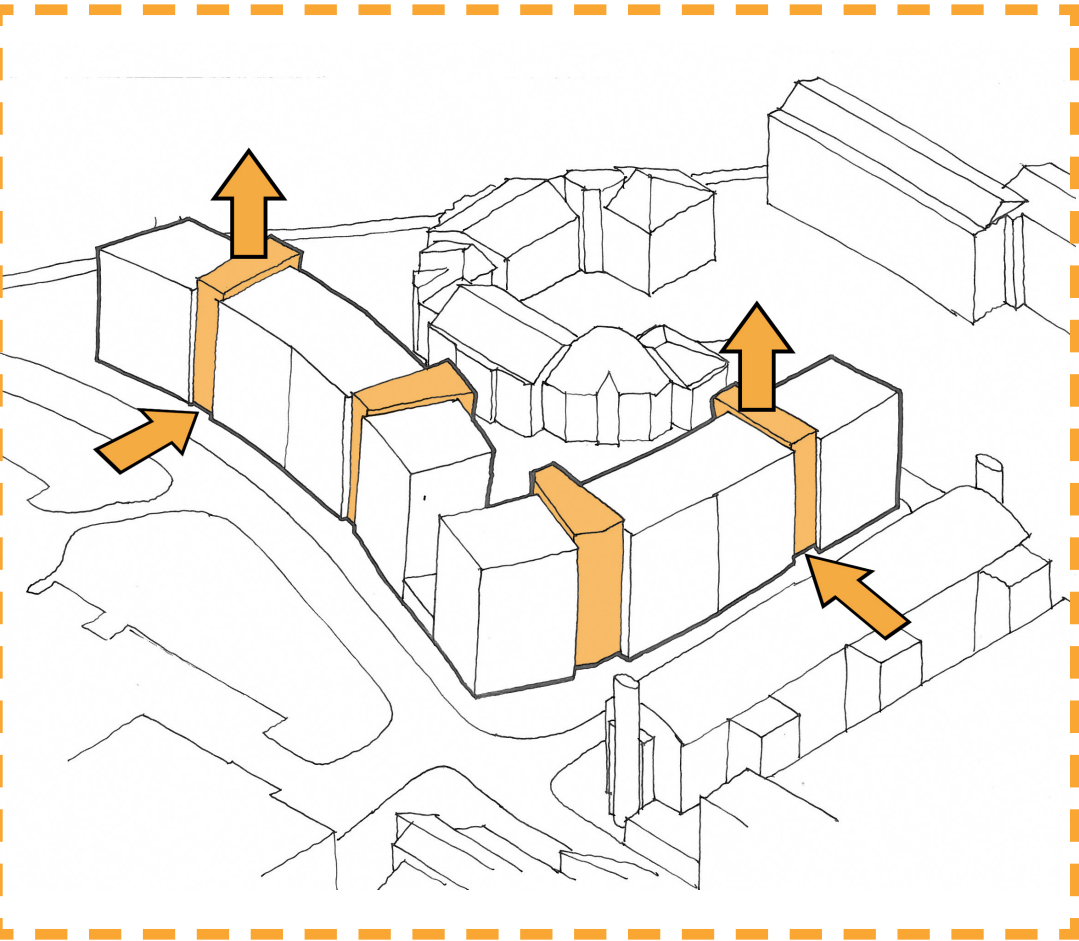
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Scheme Massing Development



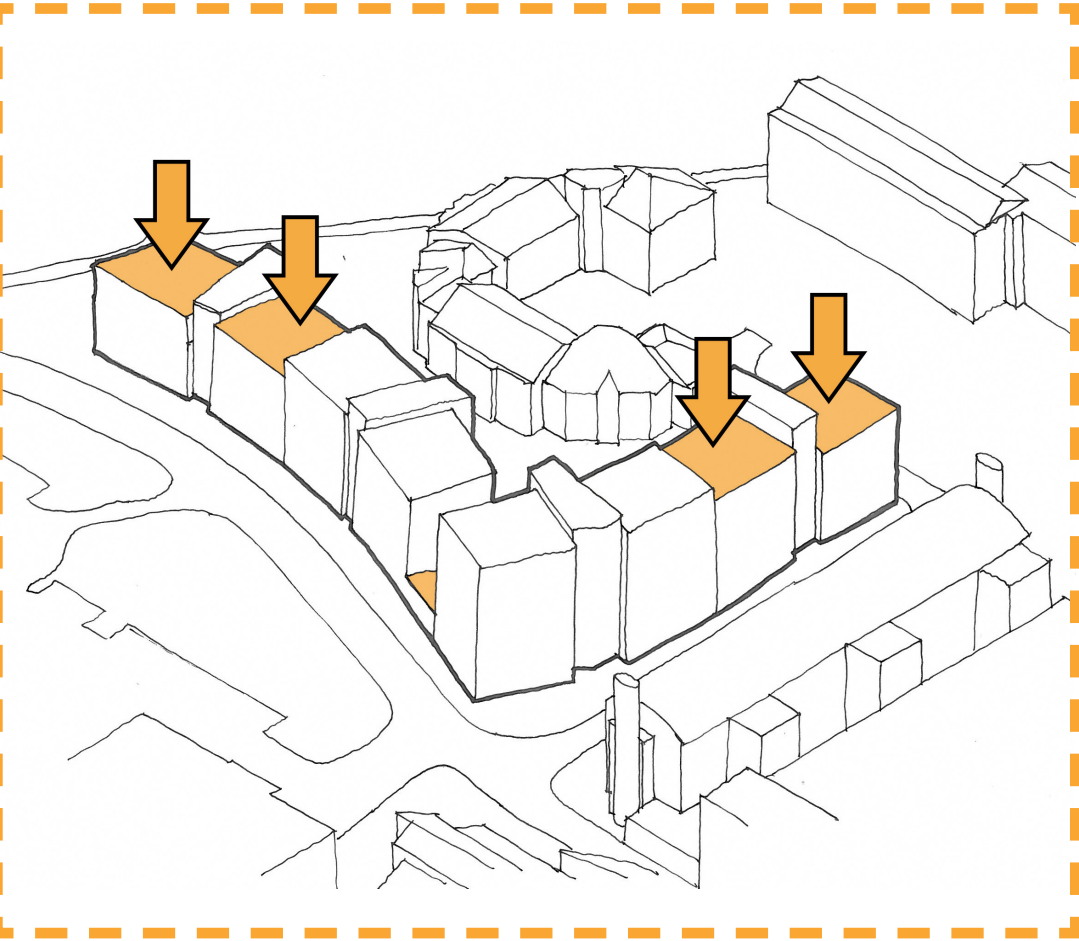
01 Development Zone

- Linear Mass expressed by existing site constraints
- Height developed from proximity to 9W



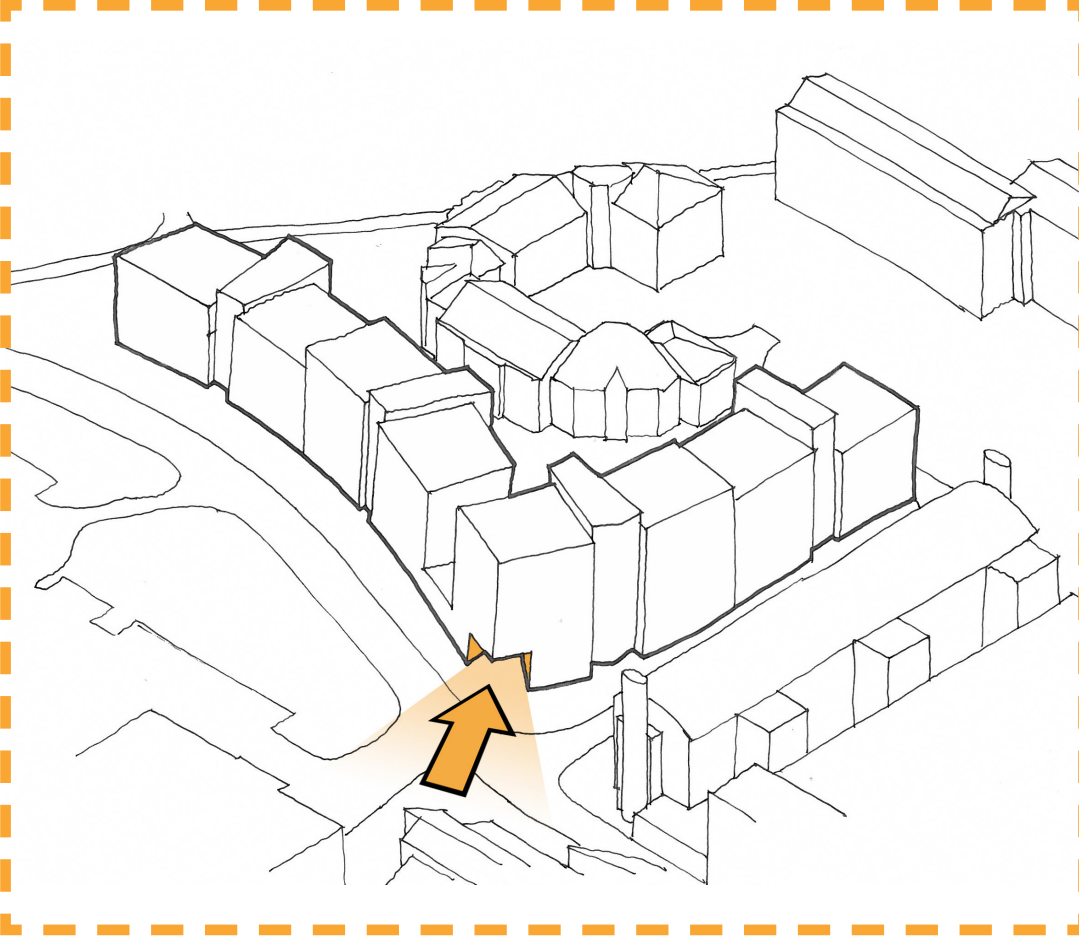
02 Express the Cores

- Site level changes have been maximised to allow access from roadside and courtyard
- For ease of wayfinding cores have been expressed from mass



03 Breakdown the Mass

- To minimise visual impact the mass has been manipulated in height ranging from 4 to 7 storeys.
- The highest blocks emphasising the central corner of the scheme



04 Express the Corner

- Creating a route punching through the centre of the scheme to the courtyard enhances campus circulation.
- Creating a focal point at the centre of the scheme



Lower Ground Level



Upper Ground Level

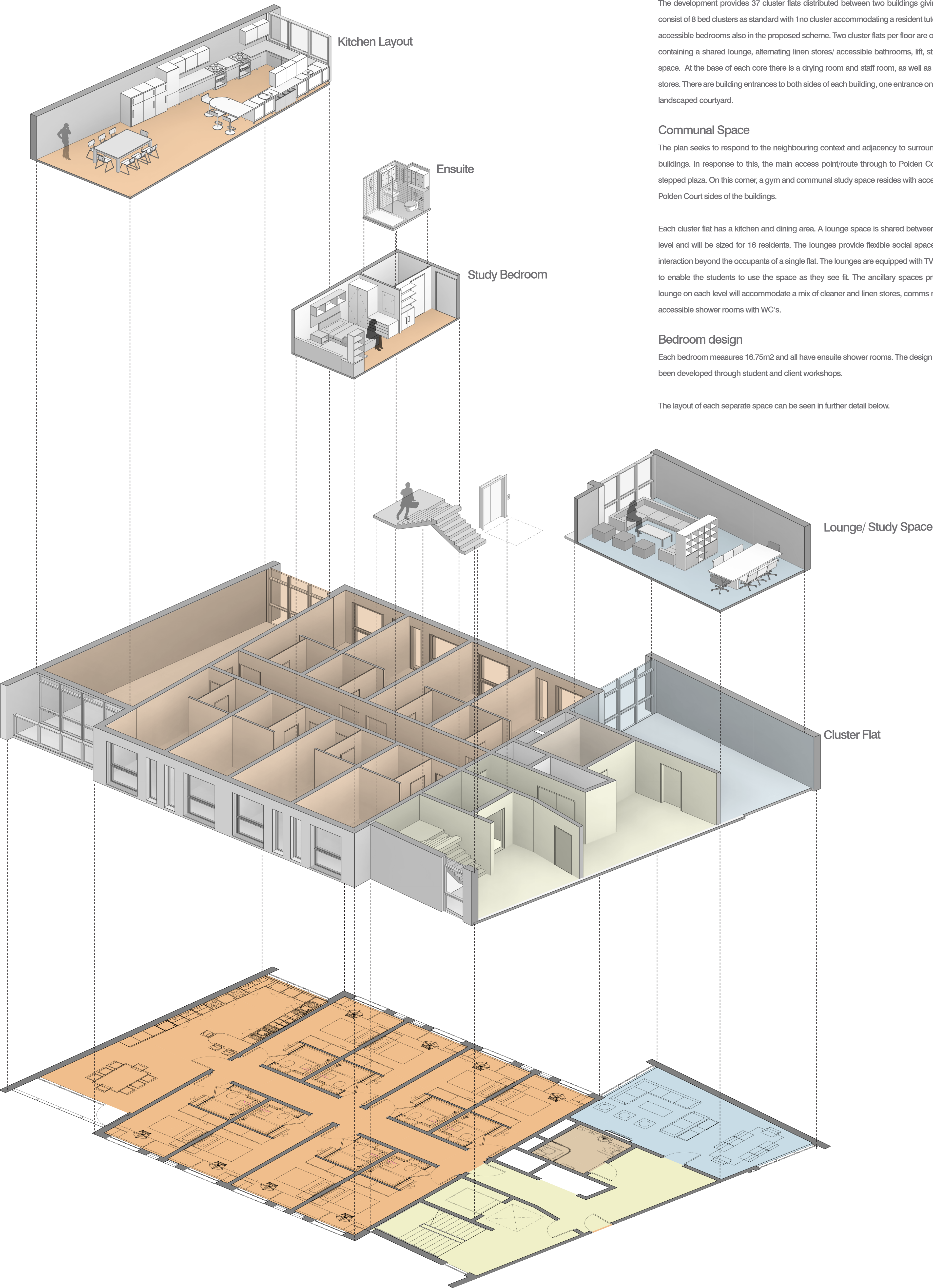


Typical Upper Levels

Polden Corner

Layout

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Use

The development provides 37 cluster flats distributed between two buildings giving a total of 293 beds. All flats consist of 8 bed clusters as standard with 1 no cluster accommodating a resident tutor flat and 2 no accommodating accessible bedrooms also in the proposed scheme. Two cluster flats per floor are organised around a central core containing a shared lounge, alternating linen stores/ accessible bathrooms, lift, stairs and associated M+E riser space. At the base of each core there is a drying room and staff room, as well as access to cycle stores and bin stores. There are building entrances to both sides of each building, one entrance on the road side and one from the landscaped courtyard.

Communal Space

The plan seeks to respond to the neighbouring context and adjacency to surrounding academic and residential buildings. In response to this, the main access point/route through to Polden Court is maintained by way of a stepped plaza. On this corner, a gym and communal study space resides with access from both Quarry Road and Polden Court sides of the buildings.

Each cluster flat has a kitchen and dining area. A lounge space is shared between two cluster flats at each floor level and will be sized for 16 residents. The lounges provide flexible social spaces for students that encourage interaction beyond the occupants of a single flat. The lounges are equipped with TV's soft seating and study space to enable the students to use the space as they see fit. The ancillary spaces provided adjacent to the shared lounge on each level will accommodate a mix of cleaner and linen stores, comms rooms, plant rooms / risers and accessible shower rooms with WC's.

Bedroom design

Each bedroom measures 16.75m2 and all have ensuite shower rooms. The design and layout of the bedroom has been developed through student and client workshops.

The layout of each separate space can be seen in further detail below.

Polden Corner

Materiality

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Perspective View From 8W



Perspective View From Quarry Road



Perspective View From Courtyard



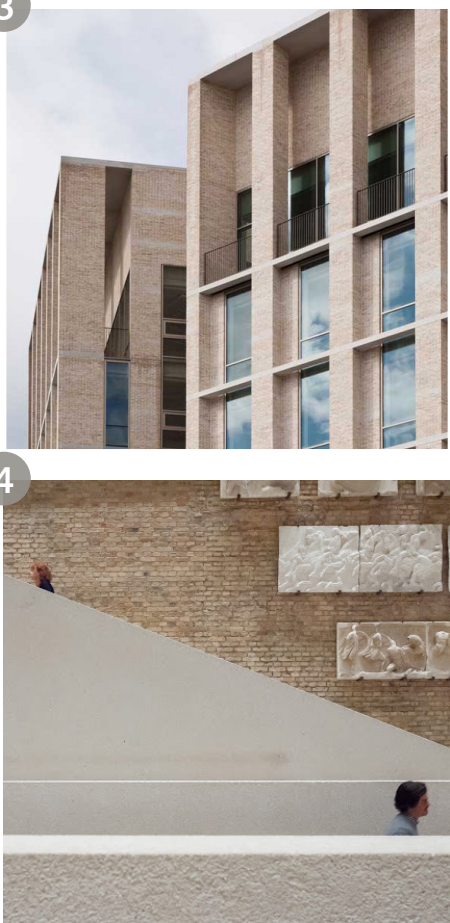
Bay Elevation- Material Vision



Materiality



Conceptual Precedents



- David Chipperfield - Xixi Wetland Estate
- Duggan Morris Architects Blossom Hill
- Heiach and Hall Architects Dundee City Council HQ
- David Chipperfield- Neues Museum

Materiality Precedents

Polden Corner Landscape

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The topography forms an undulating bank that falls from north to south by approximately 5m, there is a footpath that provides pedestrian access and a cycle storage compound alongside Quarry Road. Quarry Road (to the south of the site), forms one of the primary circulation routes for pedestrians, cyclist, and vehicles entering or leaving the campus via the west car park.

It is expected that to construct the new building the majority of existing trees will need to be removed to allow for the construction works (approximately 45nr), as part of the landscape strategy new tree planting would be undertaken to mitigation for those lost. An approved tree surgeon will be appointed to fell trees identified for removal in a safe and appropriate manner that accords with the campus tree strategy.

The proposed landscape strategy seeks to provide an enhanced street scene to Quarry Road by way of introducing a home zone environment with shared space attributes. This will create an arrival area into the built fabric of the campus and a change in hard surface material will improve the visual quality; building towards the main public realm area that connects the new build with existing infrastructure of the campus.

The public realm axis will link with the external area at first floor level to the north side of the new building and associated social rooms, it will form an important circulation route for students. The creation of the home zone and public realm to Quarry Road will remove the vehicle focus and force motorists to become more aware of the surroundings and pedestrian movement. The placement of site furniture such as bollards, seating and raised planters will help define circulation routes without physical kerbs.

The north side of the new building will take on a more natural style that seeks to re-provide the existing landscape features that have been lost. The existing embankment will be used to re-introduce a 'green' buffer to Polden Court, replacement tree planting will be provided to create screening and recreate habitats for wildlife. Supplementary native tree planting will be included along the western boundary to strengthen the existing woodland edge and green corridor as identified within the campus Landscape and Ecology Management Plan (LEMP).



Landscape Strategy



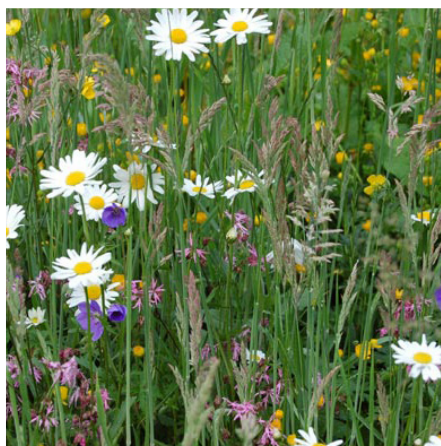
Tree Planting



Site Furniture



Home Zone and Hardscape



Soft Landscape



Urban Swale

Polden Corner

What Happens Next?

March 2016



WHAT HAPPENS NEXT?

Your comments and views are important.

Feedback from the exhibition will inform the work of the design team as they prepare the detailed proposal. Once a planning application is submitted to Bath and North East Somerset Council the formal planning process will be subject to further consultation.

We would value your comments so please take the time to fill in one of the feedback forms. Alternatively please email your comments to: consultancyEvents.southwest@eu.jll.com

You can view all the information displayed today at:

<http://www.bath.ac.uk/estates/projects/index.html>

Thank you for coming and we hope that you have found this exhibition informative.