



The Claverton Masterplan

Emerging Masterplan Summary

October 2018



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INTRODUCTION

The University has embarked on the preparation of a new Masterplan that will establish a vision for the enhancement and further development of the Claverton Campus. Its intent is to enable the delivery of the full range of development and infrastructure required to facilitate the University's sustainable development, ensure its continued success and therefore, support its valuable socio-economic role within the City. The Masterplan is being prepared in collaboration with Bath & North East Somerset Council (hereafter referred to as "the Council"), and it is expected that it will form part of the evidence base for the review of Core Strategy Policy B5 and PlaceMaking Plan (PMP) Policy SB19 in the preparation of their new Local Plan.

In order to deliver a robust and enduring Masterplan that optimises the capacity of the campus, and ultimately delivers the quality of environment that both the University and Council aspire to, the preparation of the Masterplan will be informed by a comprehensive evidence base and an investigation of the capacity for further development. Indeed, significant progress has already been made in relation to the assessment of the campus, testing of development opportunities and internal and community consultation.

This report presents a summary of the Emerging Masterplan proposals. It reflects the work undertaken thus far and the consultation feedback received to date. The University is using these proposals as the basis of further detailed feasibility and deliverability testing with key stakeholders, including the Council, before the final Masterplan is prepared.

It should, however, be understood that the Emerging Masterplan does not at this stage represent the University's final plan for the development of the estate. It seeks to define opportunities that could be delivered as and when required, subject to financial and operational feasibility.

The Aspiration







The new Masterplan will provide a comprehensive vision for the long term development of the University's Campus by seeking to:

- Identify, assess and address the key environmental constraints and policy tests that apply to the campus and provide a clear understanding of the remaining capacity for development, including the land previously removed from the Green Belt;
- Develop a vision for the long term development of the estate in the form of a Development Framework, with deliverable proposals that meet the University's development needs and operational requirements without compromising the overall functionality of the campus;
- Establish key development parameters in terms of the location and scale of development elements, the nature of the supporting infrastructure required (notably in respect of transport and parking) and the complementary Green Infrastructure (GI) proposals that seek to preserve the overall environmental quality of the campus;
- Present the Masterplan and the individual development projects within it in a clear and understandable form that clearly communicates the University's aims and aspirations for the campus; and
- Inform future Local Plan policy development as well as support planning applications for specific projects.

THE CAMPUS



LEGEND

-  Faculty/Academic
-  Support Services
-  Student Residence
-  Sports Village
-  Main Car Parking Areas
-  The Parade

CONTEXT

The University's Claverton Campus is more than 50 years old and over the last five decades the grounds have been transformed into a thriving hub of learning, research and sports. The campus now comprises a rich mix of academic space, student residences, support services, sports facilities, transport infrastructure and green space.

Academic Space

The Claverton Campus is home to the University's 16 academic departments, which are organised into three faculties (Engineering & Design, Humanities & Social Sciences, and Science) and the School of Management. The University aspires to academic excellence in both research and teaching, and has 18,000 students, around 75% of which are undergraduates and 25% are postgraduates. Those students have high aspirations and high expectations in relation to the facilities and services provided on the campus. The University also attracts world class researchers and their research facilities need to keep pace with rapidly evolving technologies.

Purpose Built Student Accommodation

The Campus provides residential accommodation for 3,278 students, including 704 bed spaces in The Quads which were opened in 2014. The latest addition to our stock of Purpose Built Student Accommodation (PBSA) is the Polden development which provides 294 beds for postgraduate students.

Sports Training Village

The hugely popular University of Bath Sports Training Village (STV) houses sport, fitness, coaching, physio and sport science facilities. The £30 million complex includes an Olympic size pool, 400 meter athletic track, an indoor sprint track, rugby and football pitches and a bobsleigh/skeleton start track. The Sports Training Village has helped to train numerous successful Olympic athletes and is also used by 4,500 local people every week.

The 2009 Masterplan

The University prepared the 2009 Masterplan for the development of the campus in response to the provisions of Local Plan Policy GDS.1/B11 and the Core Strategy that followed, notably Policy B5. The Masterplan was underpinned by a robust evidence base that investigated the development potential of various sites within the campus and was the subject of extensive stakeholder and public consultation. The 2009 Masterplan Report was submitted to the Council for their consideration, but was subsequently updated in 2012 and 2014 to reflect the progress made in its implementation, the on-going engagement with key stakeholders in the area, the changing Higher Education landscape, and the evolving planning policy context.

The 2009 Masterplan set out the concept and framework for the future development of the campus, and outlined specific development proposals. It sought to focus the development required to support the continued growth of the University within the campus core, particularly around the University Park and on the East Car Park. The land that was removed from the Green Belt (the Eastern Playing Fields and tennis courts area) in the 2007 Local Plan to facilitate further development was retained for sports use reflecting its relationship with the Sports Training Village. Much of the development proposed within the 2009 Masterplan has since been delivered.

Planning Policy

The adopted Core Strategy, notably Policy B1 and Policy B5, recognises that the spatial strategy for the city should seek to enable the provision of additional teaching and research space and student bed spaces to facilitate the growth of the University. However, the specific terms of Policy B5 are now substantially out of date. Notably, the development figures presented in the policy were first identified nearly 15 years ago, and only ever sought to provide for the development required in the period to 2020.

The Council's adopted Place Making Plan Policy SB19 establishes a high level framework for the future development of the campus to meet the "*full spectrum of the University's needs including academic space, all the accommodation space that is needed for the growth in the intake in first years from 2011 and a major share of the accommodation space that is needed for their subsequent years of study.*" However, whilst Policy SB19 includes a Development Framework for the campus, its capacity to accommodate further development was not tested.

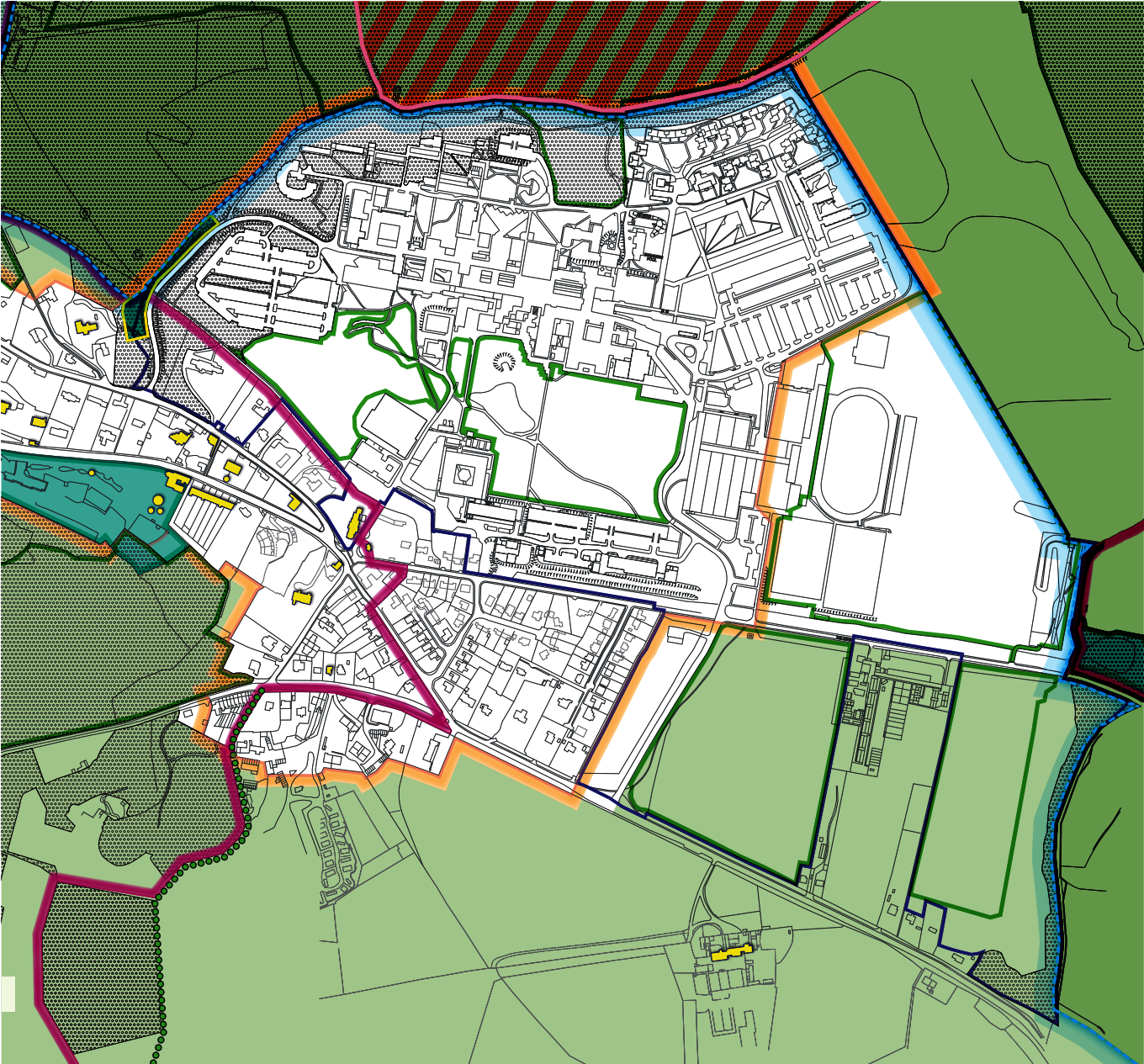
The PMP does, however, acknowledge that the Policy B5 development figures are not considered by the Council to be a "cap" to development subject to a further masterplanning study of the campus. That recognition is welcomed by the University as further development is required both to address quantitative and qualitative space issues that have arisen over the last 20 years on the campus and to enable the University's sustainable development.

The new Claverton Masterplan will, therefore, reflect the current policy context by providing a clear understanding of the key environmental constraints and the remaining capacity for development within the University's estate. Moreover, looking forward it will inform the preparation of the Council's new Local Plan in terms of its policies specific to the University's campus and Sulis Club, but also in relation to the wider spatial strategy for the City and its approach to off campus development (which the University believe is required to provide sufficient Purpose Built Student Accommodation- PBSA).

2009 MASTERPLAN



PLANNING POLICY DESIGNATIONS

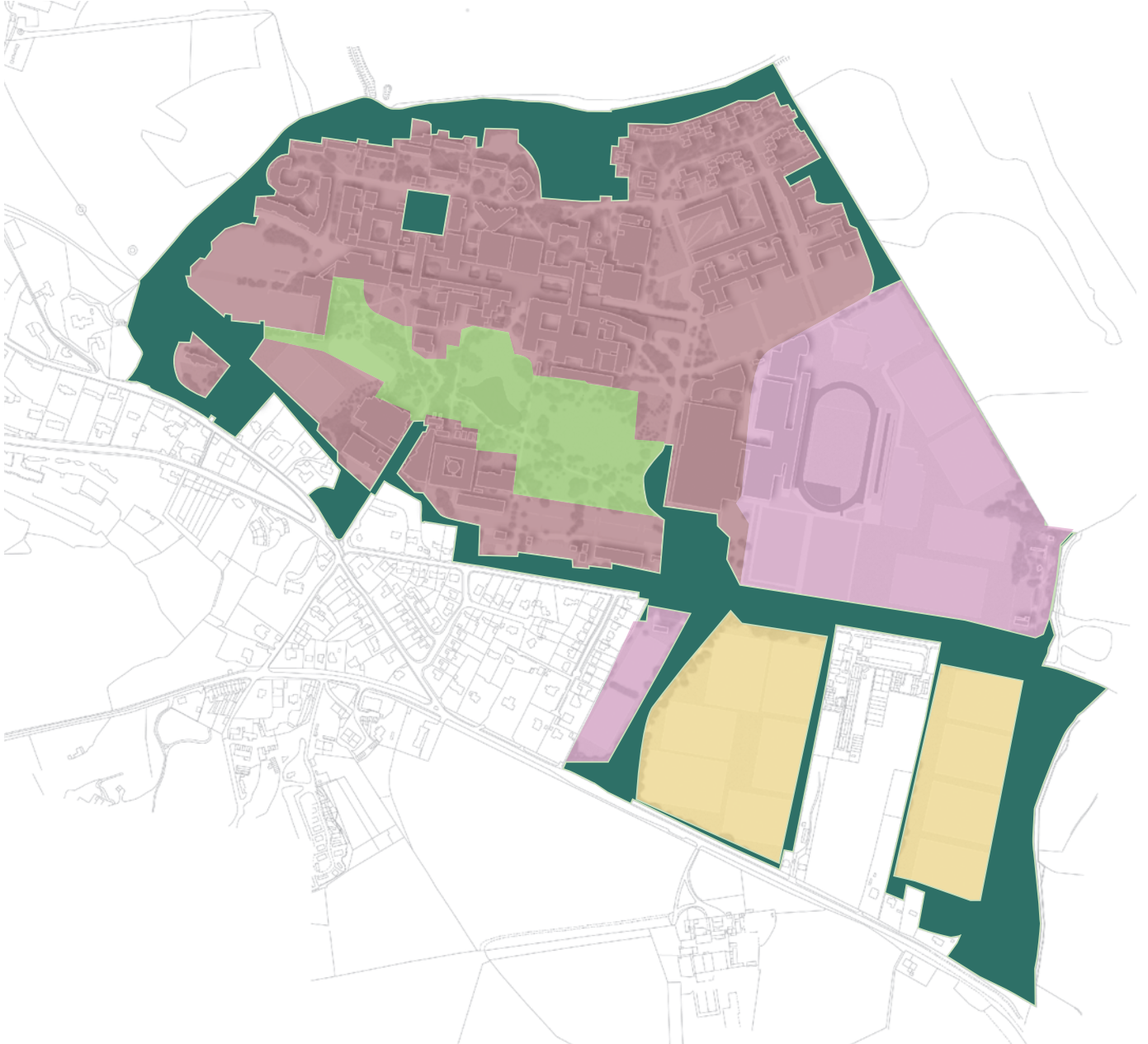


LEGEND

- University Boundary
- Policy B4: World Heritage Site and its Setting
- Policy NE2: Area of Outstanding Natural Beauty (AONB)
- Policy CP8: Green Belt
- Policy HE1: Conservation Area
- Policy HE1: Scheduled Ancient Monument (SAM)
- Policy HE1: Historic Parks & Gardens
- Policy NE3: Nature Conservation and Biodiversity
- Policy ST2A: Cycle Routes
- Listed Building
- Sites of Special Scientific Interest (SSSI)
- Policy LCR5: Safeguarding existing sport and recreational facilities

The Site and Study Area are located entirely within:

- Policy NE5: Ecological Networks;
- Policy NE5: Strategic Nature Areas; and
- Policy NE2A: Landscapes and green setting of settlement



LEGEND

- From Placemaking Plan
- University Park
- Pre-existing Development
- Possible Development Areas
- Yellow Zone
- Clear Zone - other undeveloped parts of the campus to remain free of development

CLAVERTON CAMPUS: BASELINE ASSESSMENT

The Campus is subject to a number of environmental constraints that are being carefully considered through the Masterplanning process. It is entirely located within the World Heritage Site (WHS) and different parts of it are within the Area of Outstanding Natural Beauty (AONB) and Green Belt (see figure opposite). There is, however, still scope for further built development. This is highlighted in the framework plan embedded in Policy SB19 of the Council's Place Making Plan (see figure opposite). The Masterplan will seek to optimise that capacity in light of its development needs and a robust understanding of those environmental issues. Detailed ecology, landscape, heritage and transport assessments of the campus itself are underway, and an overarching summary analysis of the key environmental and functional characteristics of the campus is presented on the following pages.

1 Campus Core:

- Densely developed “mega structure” with key buildings focussed around the central (elevated) Parade.
- Finite capacity of support services (e.g. library).
- Good catering options provided throughout, but limited student retail provision at the western end.
- Buildings are of varying age and condition; subject to on-going programme of replacement / refurbishment.
- Some further opportunities for infill / extensions to provide additional / remodelled accommodation (notably 8W and 5W).
- Parade elevated above a service under deck which, to a degree, restricts pedestrian access to key points.
- Some conflict between vehicle (service access to under deck) and pedestrian movement; notably to west where there is a poor access to the Parade.
- Chancellors' Building is a dominant contemporary element within the campus.
- Wessex Home, 10W and Polden Court student residences are visible in views from city (at 7-9 storeys high).

2 Student Residences:

- Generally clustered to the north and north east of the campus.
- Internal link road separates the academic core from the original (relatively low density) residences to the north.
- More recent development of student residences on the campus makes efficient use of site (3-6 storeys) to provide significant capacity.
- They are sensitively designed (height, massing and lighting control) to take account of potential views from AONB to east and bat activity.

3 Arrivals Area:

- Unprepossessing arrivals space with poor legibility.
- Compromised setting to key buildings.
- Conflict between bus, car (access to east car park) and pedestrian (access to Parade) movement.
- Bus hub functions well but ultimately has limited capacity.
- Surrounding public realm and tree/shrub planting is generally of poor quality, is often hampered by service accesses and has a number of ‘left-over’ spaces.
- The area will, however, be significantly enhanced with the delivery of the new School of Management building.

4 East Car Park:

- East Car Park and its extensions provide significant parking capacity.
- Includes accommodation of bus layover space.
- Parking areas and vehicular movements create conflict with key pedestrian routes and building access points in some areas.
- The car park extensions do not benefit from direct pedestrian connections to the campus core and that discourages their use.

5 Sports Training Village (STV) & The Edge:

- Excellent facilities that provide a hub of activity in the campus.
- Includes public/community access & use.
- Buildings are dominant contemporary elements within the campus.
- The large format buildings, track and 3G pitches limit pedestrian permeability to the Campus Core and University's Park from the eastern edges of the campus.

6 Eastern Playing Fields:

- Accommodates grass pitches (with some terracing) that are in high demand but the intensity of use is limited by weather/condition and lighting.
- Removed from Green Belt. Still forms part of the AONB (along with STV) but does not reflect the landscape characteristics / qualities of the wider AONB.
- Enhanced landscape buffer along eastern boundary effectively screens/filters views into campus from Bushy Norwood and the Bath Skyline Walk, although the tops of adjacent university buildings can occasionally be glimpsed above the surrounding trees.
- Provides important Green Infrastructure (GI) corridor including a public right of way and protected bat activity.
- Open parkland to the east of the campus is enclosed by vegetation with no notable views out to the Bath skyline.

7 Norwood Avenue, Convocation Avenue & The Avenue:

- Norwood Avenue provides the principal vehicular access to the campus (approx. 2 thirds of all cars, including visitors and buses).
- Junction capacity at Claverton Down Road and possible pedestrian access needs to be considered.
- The mature beech tree avenue provides an attractive setting for entrance to the campus. The trees are, however, nearing the end of their natural life and a programme of replacement is required.
- The Avenue is an important bat corridor and is also used as a car rat run.
- The new School of Management building will enhance the sense of arrival along Convocation Avenue.



- LEGEND
- Site Boundary
 - Vegetation
 - Main Vehicular Routes
 - Parking
 - Bath Skyline Walk
 - Public Right of Way
 - Key Nodal/Arrival Point
 - Significant Tree Belt/Avenue
 - Local Landmark
 - Key University Movement Routes
 - The Parade
 - Open Views
 - Contours
 - Pitches
 - Central Parkland
 - Student Accommodation
 - Housing
 - Nursery
 - Service Area
 - Bat Activity Corridor
 - Arrivals Area
 - Key Pedestrian Access
 - Medical Centre
 - Recent Development
 - Future Development
 - Views from City
 - Visual Sensitivity
 - Sensitive Edge - Neighbouring Residences
 - Underused Space
 - Listed Building
 - Localised Slope

8 St Johns Field & Lime Kiln Field:

- St Johns Field provides an attractive open setting to the campus at its main entrance that is valued by the local community.
- Accommodate a number of grass pitches that are in high demand but intensity of use is limited by weather / condition and lighting. The use of Lime Kiln Field is further limited by its size, shape and levels.
- Significant tree planting has taken place around Lime Kiln Field.
- Lime Kiln Field is subject to notable bat activity around its periphery.
- The Cats and Dogs home separates the two areas.
- The areas are located in both the Green Belt & AONB and have a restrictive planning policy context.

9 Tennis Courts:

- Removed from Green Belt, but is still within the AONB.
- Narrow site adjacent to sensitive residential edge which limits development capacity (proximity, height and use).

10 South Car Park and Service Area:

- South Car Park is easily accessed from the main vehicular route into campus.
- Location of core campus service areas.
- Area is screened from park and campus core by mature vegetation.
- There is a robust landscaped buffer and bunding along the boundary with the adjacent residential area.

11 Science:

- Collection of academic (science) buildings generally 2/3 storeys high; including the new Milner Centre.
- Heavily used pedestrian access point and route to academic core.
- Poor legibility of east – west routes (e.g. to Medical Centre) and there is some conflict with service and parking areas.
- Sensitive relationship with neighbouring private residences in designated Conservation Area.

12 University Park East:

- Levels combined with presence of many mature trees and shrubs visually enclose this area of the park.
- There is an opportunity to open up key views of the Park and Campus Core from Convocation Avenue.
- Underused large open grassed area in centre with tranquil character.
- New 4ES building directly overlooks park but ornamental area and new tree planting provides separation.
- The new School of Management building will have a direct relationship to this part of the park.

13 University Park Central:

- Designed as the University's "front garden".
- Attractive parkland focal area within the campus, centred round a lake and grassed amphitheatre, and framed by mature trees and shrubs.
- Popular with staff and students with high levels of congregation and activity.
- Nexus of principal pedestrian movement routes and the main pedestrian connection between the Campus Core and the University Park; although many routes are often not on direct desire lines and pass through service areas that have limited amenity and create potential conflicts.
- There are opportunities to improve way finding.

14 University Park West:

- Attractive mature landscaped area with recent enhancements associated with the construction of 10W.
- Quiet area that is under utilised as a result of the limited active relationship between the park and surrounding buildings / uses and limited pedestrian routes.
- Key pedestrian access route along the southern edge of the campus with access to the Medical Centre and routes towards Bath city centre.
- Temporary car park intrudes into area.
- Lacrosse pitch occupies large area isolated from the STV.

15 Conservation Area:

- The Medical Centre, The Lodge (a residence) and Woodlands are all located within a Conservation Area.
- Woodlands is also a listed building.
- Their intrinsic heritage value and setting needs to be protected, and their development potential is limited.

16 Quarry Road & West Car Park:

- Main vehicular access from North Road. Some local concerns regarding levels of traffic.
- West Car Park well located and easily accessed by vehicles.
- Key pedestrian access point and route, but there are weak connections to the campus core crossing the West Car Park.

17 Western & Northern Campus Boundary:

- Adjacent to Sham Castle and Conservation Area but is effectively screened by mature trees and shrubs.
- Mature woodland area provides an important GI corridor (landscape, ecology and recreational areas / routes) and a buffer to the Scheduled Ancient Monument (SAM) within the golf course to the north, effectively screening views of the buildings within the campus.



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)

INDICATIVE DEVELOPMENT CAPACITY

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).

THE EMERGING DEVELOPMENT FRAMEWORK

The Emerging Masterplan has been prepared to reflect the University's potential development needs, the findings of the various baseline studies and the consultation feedback received thus far. It seeks to provide a vision for the long term development of the Campus, optimising the available development capacity with deliverable proposals (in planning terms) that address the University's needs and operational requirements without compromising the overall functionality and environmental quality of the campus.

However, the limited development capacity that does exist is subject to a number of demands and requirements that are essential to the University's profile and offer and therefore, to its day to day operation and long term sustainability. Indeed, the University's ability to compete nationally and internationally is largely dependent on achieving a significant critical mass of teaching and research activity and delivering world class physical infrastructure. Therefore, the University must protect and prioritise the on campus capacity for the provision of further specialised teaching and research developments and facilities that must for operational reasons be co-located with the existing facilities.

The Emerging Masterplan also seeks to accommodate additional Purpose Built Student Accommodation (PBSA) development to address the demand arising from its further sustainable development to support its continued success. The support infrastructure (notably in respect public transport and parking), sports facilities and the Green Infrastructure that is essential to the character of the campus is also provided for.

Campus Core

Whilst a significant amount of development has taken place in recent years, there are a number of remaining redevelopment, infill and extension opportunities around the Campus core (annotated A-D) identified in the 2009 Masterplan that functionally relate well to the existing academic and support facilities. They are required to facilitate the rolling programme of refurbishment of some of the older building stock, the requirements for decant space in that regard, and also address qualitative issues in relation to some of the existing facilities.

Planning permission has also recently been granted for the new School of Management building (annotated E) located between the Sports Training Village and the recently completed 4ES. Construction work on that project has now begun.

Wider Campus

The Development Framework in the Council's Place Making Plan (PMP) indicates that the remaining development capacity on the campus is located on the existing main car parks and/or sports pitches and courts (outside of the Green Belt). The consultation undertaken thus far has indicated a general preference for the use of the car parks, but in either case the development of these areas would first require the provision of these essential facilities elsewhere within the estate. Moreover, the University is keen to maintain the environmental quality of key parts of the campus and remain a diligent custodian of the landscape. The nature and scale of future development proposed on the campus must also reflect those aspirations.

The key Emerging Masterplan elements are as follows:

1. Provision of a decked (3 levels) car park (MSCP) on the West Car Park. This area is identified in the PMP as a potential location for development. The development of a MSCP in this location would maintain the split of traffic between the two access points to the campus and could be brought forward in combination with some built development (annotated F). The design of the MSCP will need to take account of the potential impact on views from the City. However, the proposal would also provide the opportunity to realise significant public realm improvements with delivery of a new civic space and enhanced pedestrian access to the Parade.
2. Provision of a second decked car park (4 levels) on the South Car Park. This area is identified in the PMP and 2009 Masterplan as a location for development. The development of a MSCP in this location would be well located close to the main entrance to the campus and mean that the majority of traffic would then be able to avoid the busy Arrivals Area, which can then be enhanced accordingly. Sensitive design and landscaping is, however, required to address the relationship with both the University Park and the residential area to the south.
3. Whilst these proposals need to be tested in detail, it is expected that the above provision would allow the release of the East Car Park and the overflow car park for built development (annotated H, I & J) without a reduction in overall parking numbers across the Campus. The design of that built development would need to take account of the potential impact on the wider environment, notably the AONB

to the east and the bat corridor along the campus boundary. It is anticipated that the design principles established in the development of The Quads in that respect would also be applied here (in terms of building heights, lighting control and the provision of a landscaped buffer to the Campus boundary).

4. In this Emerging Masterplan a single grass pitch in the Eastern Playing Fields is used for built development (annotated K). That would need to be compensated for through the provision of a 3G pitch (to be used more flexibly and intensively all year round) on one of the remaining grass pitches to the south. However 2 no. 3G pitches are currently shown to highlight the scope for further enhanced sports provision in this location that would be functionally well related to the Sports Training Village (and the changing facilities, physio and support facilities therein). The provision of 3G pitches will significantly increase the capacity of the pitch provision on the campus and be better suited to the development needs of many sports. Again it is recognised that sensitive design is required to take account of the landscape, visual and ecological (notably bats) constraints.
5. The existing clay tennis courts will also need to be relocated to optimise the development capacity in this area. It is proposed that they are re-provided on the southern overflow car park adjacent to the STV.
6. Significant PBSA provision is indicated on the eastern part of the East Car Park, the Overflow Car Park and sports pitch (annotated I, J & K).
7. The building capacity identified elsewhere would be variously used to provide new and enhanced teaching and research space, study and other support space and other ancillary facilities.
8. Based on this Emerging Masterplan the potential capacity for teaching, research and support development and PBSA provision is set out in the table opposite. The development capacity is to be tested further in the next stage of work.

MOVEMENT & PARKING STRATEGY

The University is committed to maximising the use of sustainable modes of travel and will continue to enhance the pedestrian and cycle facilities and connections to and within the Campus. Notably the access to The Parade and the routes through the Park will be enhanced (see figure opposite).

The University will also continue to seek to improve the bus services to and from the campus. To facilitate that the Emerging Masterplan provides for the further enhancement of the Arrivals Area that acts as the bus hub (increased capacity, functionality and appearance). Bus layover provision is also incorporated into the East Car Park spine road with a turning loop around the eastern development block.

However, it will still be necessary to maintain the current level of car parking on the campus (2,200 spaces). The Emerging Masterplan proposes to do that through the provision of a 3 level decked car park (MSCP) on the existing West Car Park and a 4 level decked car park on the South Car Park. These proposals are subject to detailed testing but would maintain existing car parking levels as follows:

Location	Existing	Proposed	Difference
WCP /WMSCP	540	705	165
SCP/SMSCP	267	957	690
ECP	535	35	-500
ECP Overflow N	205	0	-205
ECP Overflow S	213	100	-113
Total			37*

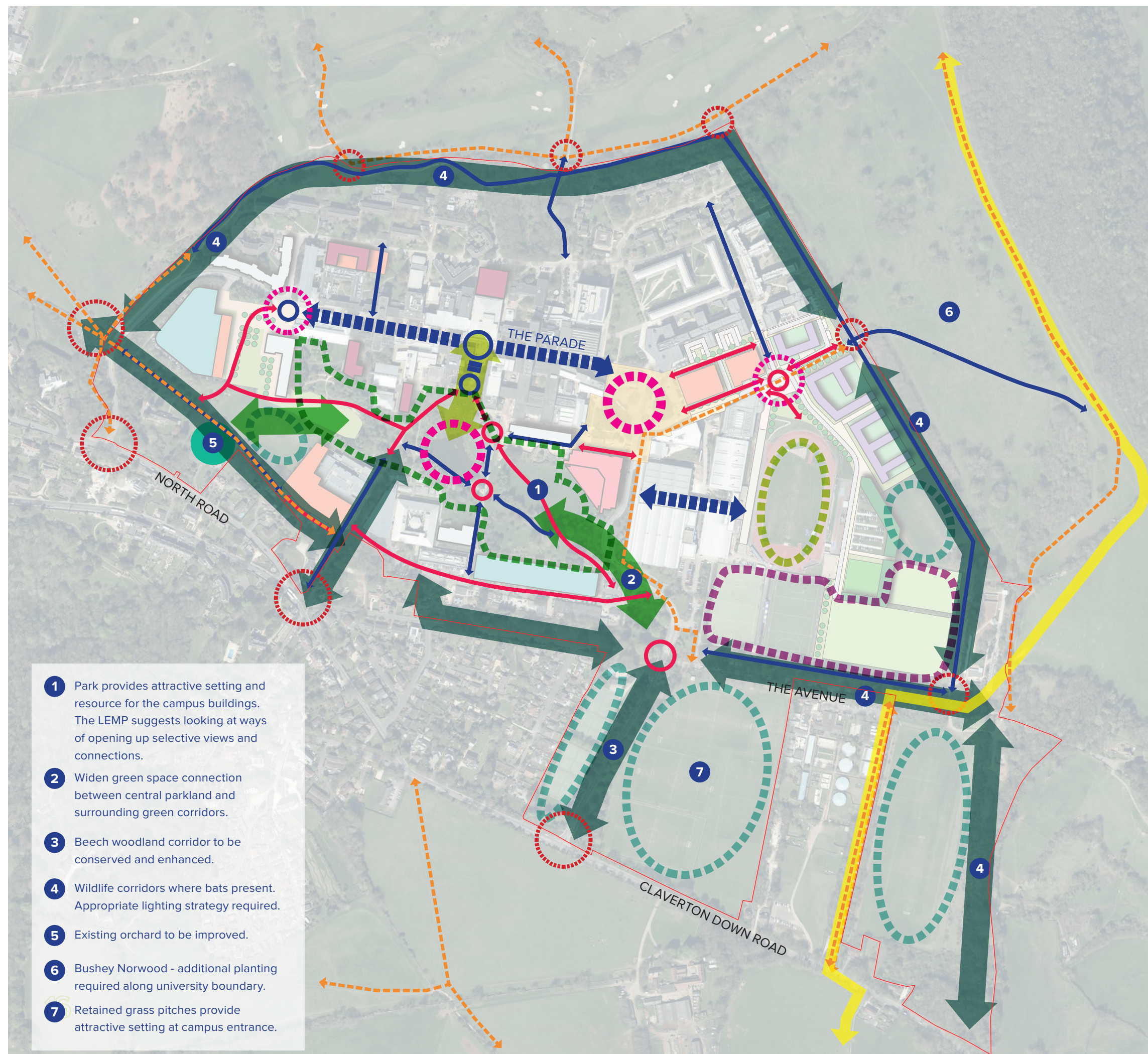
* Figures shown for Main Car Parking areas only.



The provision of parking decks on the West and South Car Parks will maintain parking provision on the campus as other surface parking areas are developed. Distinctive cladding could provide a strong identity, and the MSCP on the West Car Park could be wrapped by a building on its eastern edge to provide an “active frontage” to a new public space.



This new public space at the western end of the campus would create a focal point around the access to The Parade and western drop off area and integrate improved pedestrian links. The space could be similar in scale to the existing open space in front of the Chancellors’ Building.



- 1 Park provides attractive setting and resource for the campus buildings. The LEMP suggests looking at ways of opening up selective views and connections.
- 2 Widen green space connection between central parkland and surrounding green corridors.
- 3 Beech woodland corridor to be conserved and enhanced.
- 4 Wildlife corridors where bats present. Appropriate lighting strategy required.
- 5 Existing orchard to be improved.
- 6 Bushey Norwood - additional planting required along university boundary.
- 7 Retained grass pitches provide attractive setting at campus entrance.

LEGEND

- Existing Green Corridors
- Green Corridors that could be improved/enhanced to link existing open spaces and movement corridors within the campus
- Main Link between the Parade and University Park (including focal lake and amphitheatre).
- Bath Skyline Walk
- Public Right of Way
- Key Internal Pedestrian Route
- Key Existing Pedestrian Link
- Pedestrian Connections that could be improved (to respond to existing or anticipated desire lines)
- Key Existing Pedestrian Nodes
- Existing or Proposed Pedestrian Nodes that could be improved/enhanced
- Pedestrian Access Points
- Focal Open Spaces
- University Park
- 3G Pitches
- Athletics Track
- Retained courts/grass pitches

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 will, therefore, be a key part of the final Masterplan proposals. The GI Strategy will address the requirements of PMP Policy SB19, but also respond to the Council's overarching GI Strategy for the city, the AONB Management Plan, and address the findings of the ecology and landscape and visual amenity assessments that are being undertaken.

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

1. St Johns Field should 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 is, however, required.
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 is 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.
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 could be enhanced as shown.

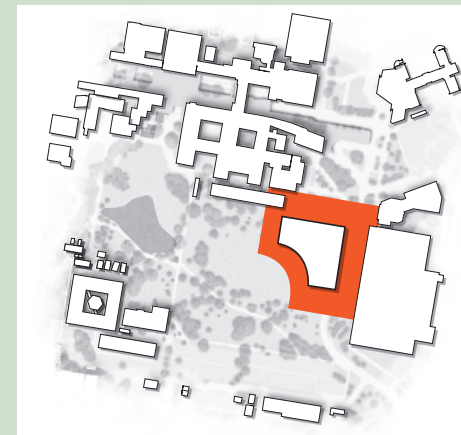
6. The area to the south of 10W was identified in the 2009 Masterplan and PMP as a potential location for development. However, this Emerging Masterplan Option retains the Lacrosse pitch and removes the temporary car park to significantly improve the GI connectivity through the centre of the campus. This would compensate 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. Similarly the provision of the decked car park on the South Car Park would allow the improvement of GI connectivity through the centre of the campus at the eastern end of the Park by effectively widening a relatively narrow pinch point.

8. The landscaped buffer along the eastern boundary of the campus could be further enhanced to mitigate the potential impact of the development proposals on Bushy Norwood and the wider AONB.

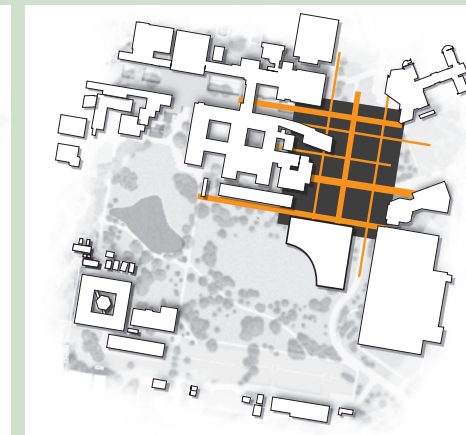
The University have also been working with the Council over the last 12 months to prepare a new Landscape Ecology Management Plan (LEMP). The University has also embarked on a new survey of all the trees, or tree groups, on campus (with tagging) and quality, not necessarily quantity, is now seen as the key objective. There is an undertaking to regularly review these condition surveys as part of the 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.

Opportunity to improve Arrival Plaza and address the central parkland

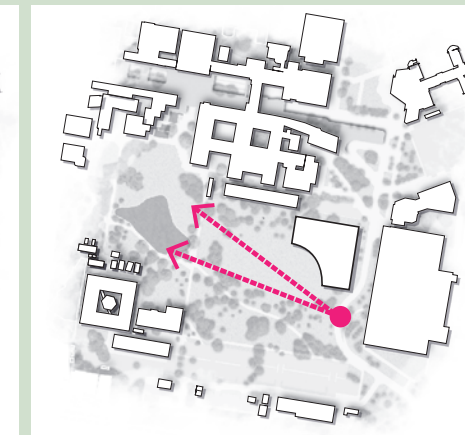
A. Integrating



B. Creating



C. Shaping



A. Integrating the new building within the existing parkland setting and public realm.

B. Enhance pedestrian and vehicular movement by opening up sight lines to adjacent buildings and a shared surface to improve permeability.

C. Opportunities to open up views to the Lake area from Convocation Avenue and the eastern parkland.

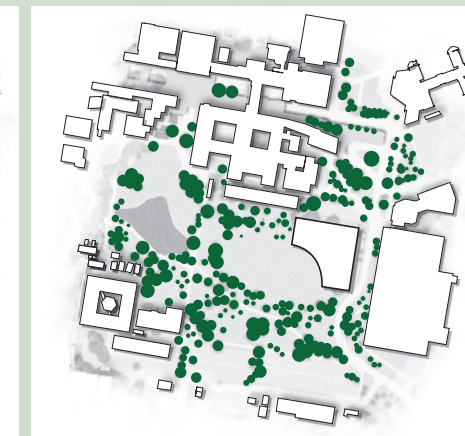
D. Retaining



E. Connecting



F. Mitigating



D. Retain an access to the external service area.

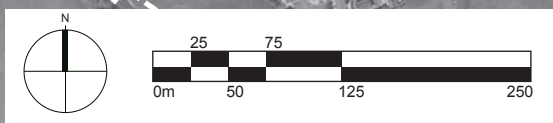
E. Retain existing 'desire lines' and connections and provide new links across and into the parkland.

F. Tree mitigation strategy for the purpose of planning, incorporating / mitigating against landscape and visual impact issues associated with the wider site.



LEGEND

- Masterplan Building Projects
- Current Proposals
- Academic/Non Residential Buildings
- Residential Buildings
- Decked Car Park
- Green spaces
- Enhanced Arrival Plaza
- 3G Proposed 3G Sports Pitches
(inc Training Area, Full size Rugby/Football Pitch & U15/U16 Football Pitch)
- Existing Green Corridors
- Existing Green Corridors to be significantly improved/enhanced to link existing open spaces and movement corridors within the campus
- Bath Skyline Walk
- Public Right of Way
- Key Internal Pedestrian Route
- Key Existing Pedestrian Link
- Key Existing Pedestrian Nodes
- Pedestrian Connections that could be improved (to respond to existing or anticipated desire lines)
- Existing or Proposed Pedestrian Nodes that could be improved/enhanced
- Pedestrian Access Points
- Main Entrance Plaza
- Focal Open Spaces
- Landmark Lake
- Vehicular Access to Campus
- Key Vehicular Route
- Bus layover and loop



The Emerging Masterplan set out in this report and summarised in the figure opposite illustrates the emerging long term vision for the delivery of the full range of development and infrastructure required to facilitate the University's sustainable development, ensure its continued success, and therefore, support its valuable socio-economic role within the City.

The Emerging Masterplan reflects the aspirations of the University to optimise the remaining development capacity of the campus, whilst also maintaining and enhancing the quality of the campus environment. In doing so it begins to define the key development parameters in terms of the location and scale of development elements, the nature of the supporting infrastructure required (notably in respect of transport, parking and sports provision), and the complementary Green Infrastructure proposals. The assessment of the campus constraints and opportunities is ongoing and the specific elements embedded in the Emerging Masterplan are now also the subject of detailed feasibility testing. That process may result in further refinements to the emerging proposals in due course.

In the meantime the work undertaken thus far will inform the University's response to the Council's Local Plan Options Consultation, and ultimately it is expected that the final Masterplan will be encapsulated in the campus specific policy to be included in the new Local Plan. The Masterplan will support future planning applications for development on the campus as the need arises and the proposals are financially and operationally feasible.



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