

4-5

Bath's Future Vision
and new transport
interchange revealed



6

Getting around and
getting work in Bath's
new SouthGate



7

Construction – the
latest on what's
happening and when



8

The website and
the archaeological
site at SouthGate



ISSUE 2/SUMMER 2007

Forum

Welcome to the 2nd edition of *Forum* our quarterly newsletter designed to provide you with all the latest news regarding the development of SouthGate.

SouthGate | Bath™

Meet the team

SouthGate is a development being undertaken by a joint venture between Morley and Multi Development UK.

Over the next four years, key members of the development team will become familiar names as well as points of contact in this regeneration development.



Paul Sargent, Managing Director, Multi Development

Paul has over 17 year's experience in the commercial property industry and is responsible for Multi Development UK's development portfolio and strategy, including the successful delivery of SouthGate. Paul is a Board member of the Southgate Limited Partnership.



Chris Paterson, Fund Manager, Morley

Chris has worked in the Investment industry since 1995 and his main responsibilities include Fund Manager of the Life Fund's High Street Retail and Shopping Centre properties, of which SouthGate is a premier development. Chris is a Fellow of the Royal Institution of Chartered Surveyors and a Board member of the British Council of Shopping Centres. Chris is a Board member of the Southgate Limited Partnership.



Vic Michel, Technical Director, Multi Development

Vic is responsible for all technical aspects of the SouthGate project. He has over 40 year's experience which includes, among others, the construction of Bullring, Birmingham. Vic is a Fellow of the Chartered Institute of Building, a Member of the Royal Institution of Chartered Surveyors and a Member of the Chartered Management Institute.



Jon Munce, Development Manager, Multi Development

Jon has overall responsibility for the delivery of SouthGate on a day-to-day basis and has involvement in all aspects of the development process. Jon is a Member of the Chartered Institute of Building.



Richard Green, Leasing Manager, Multi Development

Richard is responsible for leasing the commercial space, attracting retailers to SouthGate in tandem with the leasing strategy and coordinating and monitoring the leasing agents. Richard is a member of the Royal Institution of Chartered Surveyors.



Shelagh Larard, Asset Manager, Morley

Shelagh has worked in the Investment industry since 1991 and manages the assets of the Life Fund's in town retail sector, including SouthGate. Shelagh is a Member of the Royal Institution of Chartered Surveyors.



Hugh Burbidge, Resident Engineer, Multi Development

As Multi's Engineer, Hugh has gained experience from living and working in Indonesia and Hong Kong, spending 10 years working for a specialist foundation contractor. Hugh is responsible for monitoring progress and compliance checking on-site. Hugh is a Fellow of the Geological Society.



Mary Toner, Marketing Manager, Multi Development

Mary is responsible for overseeing the SouthGate communication strategy and coordinating all marketing and PR activities. Mary is a Member of the Chartered Institute of Marketing and Chartered Institute of Public Relations.



Mark Lynch, Project Manager, Multi Development

Mark is responsible for the delivery of construction. He is a professional member of the Royal Institution of Chartered Surveyors.



Jon Munce

Development Manager

Multi Development UK Ltd

Swift progress has been made on-site since the last edition of *Forum*, and the demolition of the existing buildings is now virtually complete. I'm sure you'll agree that the view to Beechen Cliff that has been opened up by virtue of the demolition works is really impressive.

Since last October, we have been striving to engage with as many different organisations, businesses and residents in Bath with an interest in the development as we can. We have a large team dedicated to delivering SouthGate to Bath on time and I'd like to encourage you to contact us if you feel we can help answer any of your queries relating to the development.

We are stepping up our leasing campaign. The levels of demand we are experiencing from retailers is a hugely encouraging sign for the scheme and for Bath, as retailers don't want to miss out on the potential the city offers – as soon as we can announce more new brands to the city we'll do so.

We've just launched our redesigned website and I'd like to encourage you to visit the site – more details inside on this and many more stories.

The coming months will be busy for the development team. We're planning the ground-breaking ceremony as well as participating in key European property exhibitions. Come November, SouthGate will be marketed to over 3,000 retail and property delegates at the British Council for Shopping Centre's Annual Conference & Retail Showcase in Newcastle Upon Tyne. Multi is sponsoring the Showcase, which will help us generate even more interest in the development as well as securing some more brand names to commit to investing in Bath.

Enjoy the read!



An integral component of SouthGate is the investment of over £19.5 million (funded by the Southgate Partnership) in Bath's transport infrastructure. Chris Wilkinson, from Wilkinson Eyre, architects of the Transport Interchange provides an overview of the concept of this state of the art transport gateway.



Linking Bath's transport

The Transport Interchange scheme relocates the bus station to the same side of Dorchester Street as Bath Spa railway station, thus creating an interchange between these two forms of transport. Pedestrians will move between the two stations through the introduction of a new civic plaza. By removing the existing ramp facilities, access into the previously hidden station vaults will be created (post refurbishment), thus allowing the vaults to be enjoyed and used as restaurant/café space, helping enliven the plaza.

Enhancing the station's heritage

The design of Bath Spa station has been reviewed. Better use of space within the station is proposed, with improvements being made to passenger and pedestrian access routes. New station entrances are proposed to the south and northwest and alternative routes to the east and west have been retained and improved. We will be revealing the 1841 and 1897 buildings by demolishing the poor-quality 20th century buildings to the northwest and southeast. By removing these buildings and taking away the opportunity for parked and

moving vehicles to block the view, as is the current situation, dramatic new views to the station will be unveiled.

The new bus station building

The design of the new bus station building consists of two main elements, the passenger concourse and the bus operator's building.

The passenger concourse provides shelter and seating for passengers waiting for buses. The concourse is an enclosure consisting of a predominantly glass screen to Dorchester Street, with seating to the passenger concourse and bus stops stretched along the length of Dorchester Street. Canopies provide shelter to the seating outside the concourse. The south elevation consists of portals to the 16 bus bays within the bus station. Each bay has its own number and bus information signage, glass doors and barriers (remote controlled) to manage the flow of people on and off the buses.

The pleasing view from Beechen Cliff will be maximised from the concourse roof.

The concourse building connects to the bus operator's building to the west side

of the site. The majority of the bus operator's accommodation is housed within the 4-storey rotunda building, which is a rotunda style building.

The ticket office, information desk and café are located on the ground floor, including public toilet provision appropriate to the café. Outside café opening times, public toilets will be operated within the train station vaults development. The meter and refuse rooms are also located at ground floor, both with external access.

Alterations to Bath Spa Station

New lifts, kiosk retail and the potential re-opening of the station's south entrance are proposed.

The scheme proposes a number of minor changes to the Grade two listed Bath Spa Station, primarily to fully integrate the train station building with the new bus station to improve usage and maximise views of the building.

The building is in effect two independent structures, built to the north and south of the railway viaduct and encompassing arches 36-44. Currently the majority of



Sebastien Ricard

Architect

Wilkinson Eyre Architects

Sebastien provides an overview of Bath's new transport interchange.



these vaults are unused or under utilised and the scheme aims to unlock them for viable commercial use by the careful manipulation of existing spaces and current leases. In order to enable this regeneration, several alterations are required to the listed fabric.

The scheme proposes the demolition of the late 20th century single-storey crescent extension that houses the Lemon Tree Café, and which partially abuts the historic brick façade at the northwest of the station. It is proposed to relocate the café use into the ground floor of the 1897 extension, which will be given an improved setting by the design. Openings in the arcaded wing of Brunel's station frontage will be reglazed and a new western entrance into the station built behind it.

Bath's new bus station will open in Autumn 2009. The upgrade to Bath Spa Railway Station will be complete by Autumn 2010.

Wilkinson Eyre Architects

A future for Bath

The redevelopment of SouthGate represents the first major stage in the delivery of the Council's vision to revitalise Bath city centre and its economy.

By providing exciting new shops, leisure facilities, homes, high quality streets and public spaces and improved transport facilities, the new SouthGate will play a significant part in raising Bath's reputation as a premier shopping destination, meeting local needs and improving and repairing what was previously a fractured and unsuccessful part of the city.

The next stages of the Council's *Future for Bath Vision* seek to build on this momentum through the redevelopment of other major sites across the city centre, including Manvers Street, Bath Quays and the eastern end of Bath Western Riverside.

These sites are currently earmarked for mixed-use development, including urgently needed new offices and workspaces, homes and cultural facilities, supported by a network of public spaces, improved riverside and new public transport, pedestrian and cycle routes. Development on this scale will need to be carefully managed, but offers the opportunity for Bath to grow and strengthen the local economy by providing new jobs, homes and attractions, whilst retaining its essential qualities.

The *Future for Bath Vision* also addresses the existing historic core of the city centre and proposes a range of improvements to the public realm, including pedestrian priority in key streets and spaces, new information and signage systems and better city centre management, to better complement its historic assets.

The Council's ultimate aim is to create a more distinctive, accessible, connected and enjoyable centre, helping to ensure a more successful and sustainable future for the city and its people.



1 Recently opened Thermae Bath Spa



Mike McIlhinney

Partner

King Sturge

Mike provides an update on success of the Shopmobility relocation.

Shopmobility move in to new premises

Shopmobility recently relocated from their former Railway Street premises to new a space at Lower Borough Walls.

Shopmobility, which offers electric scooters, help and other mobility aids to residents and visitors to Bath, had to be relocated to allow for the SouthGate redevelopment.

Working in partnership with B&NES and the SouthGate Partnership, the Bath

office of property consultants King Sturge, dealt with the identification and acquisition of the new premises, negotiation of the lease, and our Building Consultancy team specified and supervised the fit-out works.

The obligations and deadlines contained within the development agreement were extremely demanding, however we were able to deliver the new premises to the desired specification on time and within budget.

Jackie Bates, Manageress of Bath's Shopmobility, commented 'the feedback from existing clients of the new premises has been extremely positive and the relocation has also generated

new customers not previously aware of the services provided.'

The new location for Shopmobility is ideally suited to the services they offer, particularly with the relocation of the temporary bus station to Avon Street whilst the new station is constructed on Dorchester Street.

Ultimately, Shopmobility will be incorporated in a central and accessible location in the new scheme.



Jobs for local people

With around 2,000 construction jobs and circa 1,500 retail jobs being created as a result of the SouthGate development, the Southgate Partnership is working with West at Work to maximise the number of jobs that will go to local people. Karl Marsh, Taskforce Executive at West at Work provides more information below.

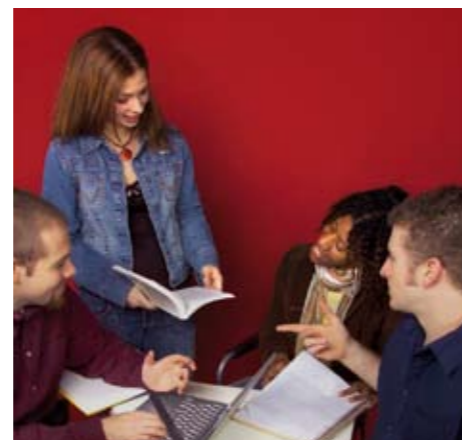
West at Work is a partnership project aimed at developing and supporting the economy by making sure that local people have the appropriate skills and opportunities to meet employers' needs, both now and in the future.

The project helps ensure that training and recruitment is accessible for local people so they can gain the skills employers want and secure jobs. The partnership has been focusing on the development of SouthGate since the beginning of this year and has established a delivery group of local service providers including B&NES, Jobcentre Plus, Connexions, the colleges and training providers. The delivery group is currently developing a plan of activity, working closely with the Southgate Partnership and contractors Sir Robert McAlpine and HBG Construction.

The aim is to work with employers and major contractors to meet their needs and ensure that employees, the unemployed and people in education have a straightforward and accessible

route to the employment opportunities at SouthGate. West at Work has already built up expertise in dealing with large-scale developments in the West of England by linking with employers at Cabot Circus in Bristol and delivering a variety of services to meet their needs and exceed their expectations.

More details on access to employment at SouthGate will feature in future editions of Forum, however if you'd like to find out more about West at Work please visit www.westatwork.co.uk or contact me via email at karl.marsh@jobcentreplus.gsi.gov.uk or tel: 0117 945 6793.



Mark Lynch

Project Manager

Multi Development UK Ltd

Mark provides an overview of what's been happening down at SouthGate.



Since the last newsletter, we've gained real momentum with the demolition works and are pleased with the progress made so far. It's safe to say that we've dramatically altered the Bath skyline in the Southgate area, with the remnants of what stood there before almost disappeared. The view to Beechen Cliff has been opened up which is an impressive sight to enjoy from New Orchard Street, to the north of the site.

Works to date

To date, works include the temporary closing of the Southgate Bridge for service diversion works, demolition of Churchill House, the felling of a number of trees along Dorchester Street and Southgate and a temporary substation installation to the south side of the Broad Quay roundabout.

Demolition of the Southgate Centre, Dairy and Engineering buildings, the existing bus station and Ham Gardens car park is now nearing completion, with only the processing of rubble remaining.

Archaeological works are now well underway with three major trenches in progress.

Successful bus station relocation

With regard to our temporary works, the bus station has been operational from 17 June and the car park deck on Avon Street has been operating smoothly now for some time, which is tremendous news.

The one-way system and bus and taxi-only route to New Orchard Street was introduced in June as part of the one-way diversion to Dorchester Street, and so far this appears to operate efficiently.

Looking ahead

Over the course of the next six months, archaeological and contamination investigations to the SouthGate site will continue. Bulk excavation is due to start in October and will run for approximately six months. During the excavation period there will be an increase in traffic accessing the site, however the

contractors have in place a lorry movement programme designed to ensure that traffic entering and exiting the site will not impact on rush hour traffic. Foundation works will start on the new bus station site and service diversions will continue in Dorchester Street.

We are endeavouring to keep disruption to a minimum. We are listening to concerns of local traders and are doing our best to help minimize disruption as best we can. We have recently installed business as usual signs around the perimeter of the redevelopment site to help with this. When any disruption is likely to take place, those close to the development will receive notification from the contractors, advising what is to take place, and how it may affect neighbours in proximity to the development.



Forum



New website launched

The new and improved SouthGate website has been launched providing fresh and detailed information about all aspects of the development. The new site has a more up-to-date design and improved usability and navigation.

The website contains many features such as latest updates, a timetable of key stages of construction, and archaeology information. A community section allows users to submit their own questions and read frequently-asked questions.

A webcam showing a live feed of the construction works at SouthGate is also accessible as well as an image gallery with latest construction pictures.

Leasing information is available on the site showing demographic information and floorplans.

The 3D fly-through animation provides a flavour of what SouthGate will be like upon completion.

Visit www.southgatebath.co.uk now and register to receive the latest updates direct to your inbox!

Looking after Bath's history

The development of the SouthGate regeneration scheme in Bath has led to an extremely complex archaeological project, which as a World Heritage Site, is regarded as one of the UK's most important cities.

The archaeological project currently underway is funded by Morley and Multi Development and is being carried out by the Museum of London Archaeology Service, working closely with Bath & North East Somerset Council's Archaeological Officer, English Heritage and the Roman Baths Museum.

To provide information regarding the archaeological excavations to the local community and visitors to Bath, a visitor centre will be open on the site until 31st August 2007 to give the opportunity for members of the public to engage with the on-site excavation.

The visitor centre contains information relating to the site and to its surrounding environs through photographs, text, finds and environmental displays. If possible, the displays will change to reflect the work as the excavation progresses.

Volunteers from the Bath and Camerton Archaeology Society will be on site ready to answer your queries and to provide information relating to this fascinating project.

Archaeology Visitor Centre
New Orchard Street, Bath

Opening hours:
Monday – Friday: 9am – 5pm

Contact

For information regarding the SouthGate development, please contact:



Multi Development UK Ltd
8th Floor, City Exchange
11-13 Gloucester Street
Belfast BT1 4LS
Tel: 028 9023 4999.
www.multi-development.com
jmunce@multi-development.com



Morley
1 Poultry
London EC2R 8EJ
www.morleyfm.com



Bath & North East Somerset Council
10 Palace Yard Mews
Bath
BA1 2NH
www.bathnes.gov.uk