

Welcome

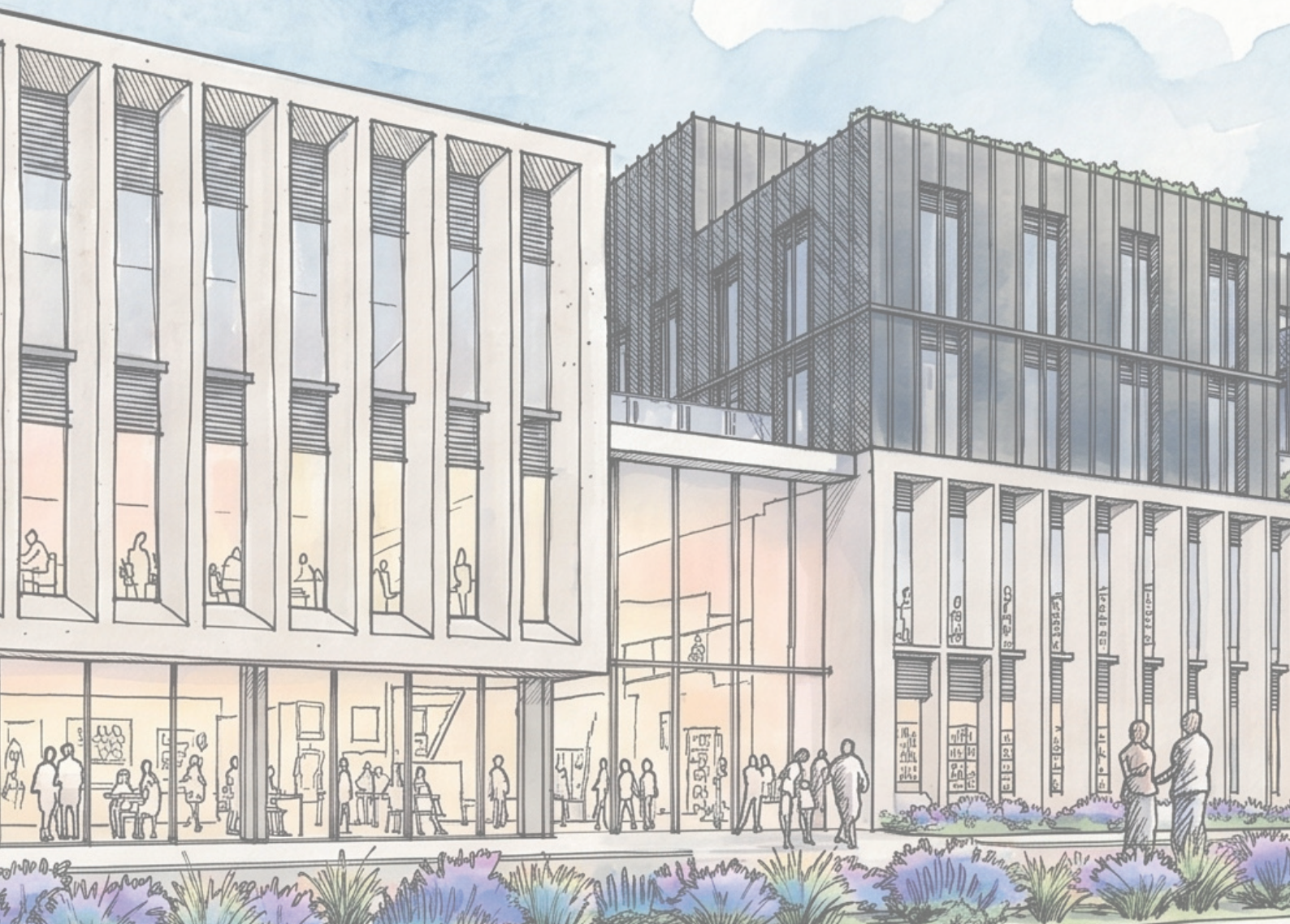
Creative Hub Locksbrook

Bath Spa University is bringing forward proposals for a new development at the Locksbrook Campus, designed to support learning, creativity, and community engagement. The scheme will create a vibrant and inclusive environment that brings together students, academics, creative businesses, and the wider public.

At this exhibition you can find more about the current proposals.

The design team will be on hand during the exhibition to answer any questions. The information presented here can also be found online:

<https://www.bathspa.ac.uk/projects/transform-bsu/locksbrook-consultation/>



Site Connectivity and Integration

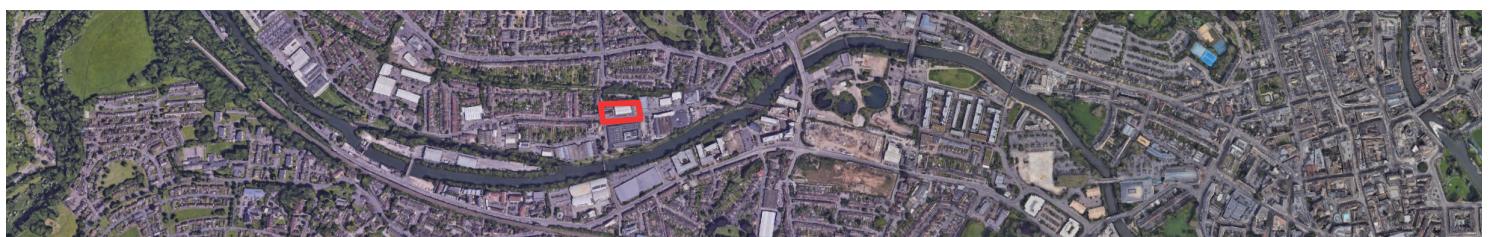
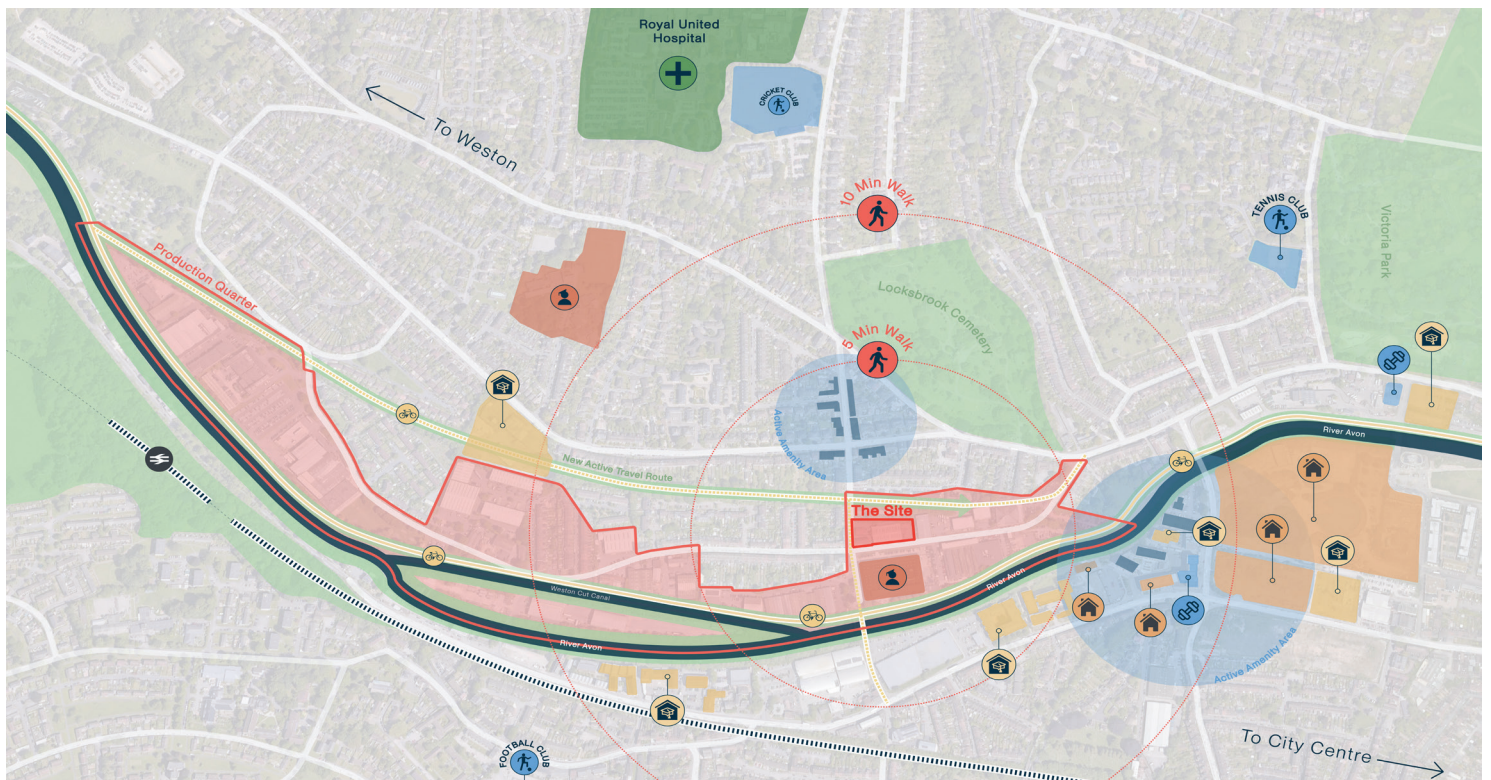
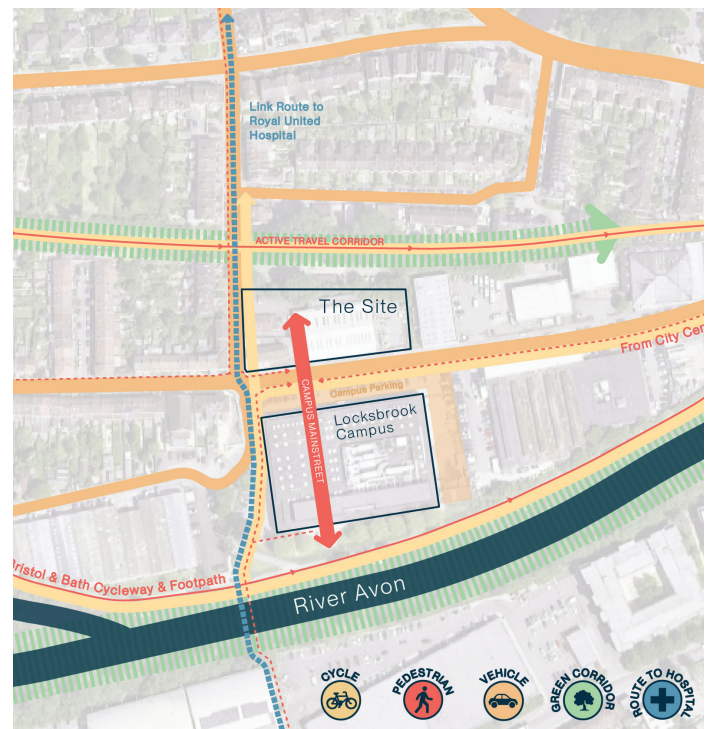
The proposed development is designed to strengthen connections across the Locksbrook campus and the wider area, linking Brassmill Lane, Locksbrook Road, and the Western Riverside neighbourhood into a more cohesive and active network.

Located at a key junction, the building provides a legible and welcoming gateway into the Creative Hub, improving movement between existing campus buildings and surrounding routes. Active ground-floor uses, including café and studio space, help to animate the street edge and encourage greater permeability through the site.

The scheme builds on existing connections to local amenities, green infrastructure, and the riverside, supporting more accessible and attractive routes for pedestrians and cyclists. Links to nearby open spaces and waterfront areas provide opportunities for recreation and wellbeing, benefiting both building users and the local community.

By bringing together learning, creative workspaces, and student accommodation, the development supports a mixed-use, active environment, increasing footfall and improves the sense of safety and vitality in the area.

Overall, the proposal will enhance the role of Locksbrook as a connected and inclusive part of the city, supporting local businesses, expanding access to university facilities, and creating new opportunities for community engagement.



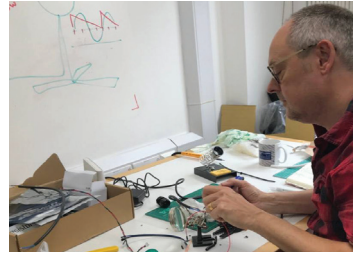
Industrial Past, Creative Future

The Locksbrook site forms part of Bath's rich industrial past, particularly its role in manufacturing and engineering along the River Avon. The area developed as a working landscape of mills, warehouses, and production buildings, defined by practical construction, robust materials, and a focus on making and industry.

Over time, this industrial activity has evolved, with the Western Riverside area now undergoing transformation into a mixed-use neighbourhood that combines homes, workplaces, and public spaces. This shift reflects Bath's wider ambition to position itself as a centre for technology, creativity, and sustainable innovation, building on its heritage while responding to future opportunities.

The proposed development aligns closely with these ambitions and with Bath Spa University's mission to support creativity, enterprise, and inclusive learning. By bringing together teaching spaces, creative studios, workspaces, and student accommodation, the scheme continues the site's legacy as a place of making and production, reinterpreted for a contemporary creative economy.

The development supports this vision by creating a flexible and collaborative environment that encourages innovation, skills development, and engagement with local communities and businesses. In doing so, it helps reinforce Locksbrook's role as a vibrant creative campus, contributing to Bath's identity as a forward-looking city rooted in its industrial heritage.



This industrial heritage is most visibly represented by the former Herman Miller factory (1976), now home to Bath Spa University's Locksbrook campus. Designed by Sir Nicholas Grimshaw, the building exemplifies a flexible, demountable industrial architecture that continues to influence the site today.



Cabinet Makers, now commercial units. Sir N. Grimshaw, 1967



Herman Miller factory, now Locksbrook campus. Sir N. Grimshaw, 1976 and 2019
<https://grimshawglobal/projects/education-and-science/bath-school-of-art-and-design/>



Herman Miller factory cladding system
https://www.hermanmiller.com/en_gb/stories/why-magazine/the-bath-brief/



Facade analysis



Factory environment
https://www.hermanmiller.com/en_gb/stories/why-magazine/the-bath-brief/

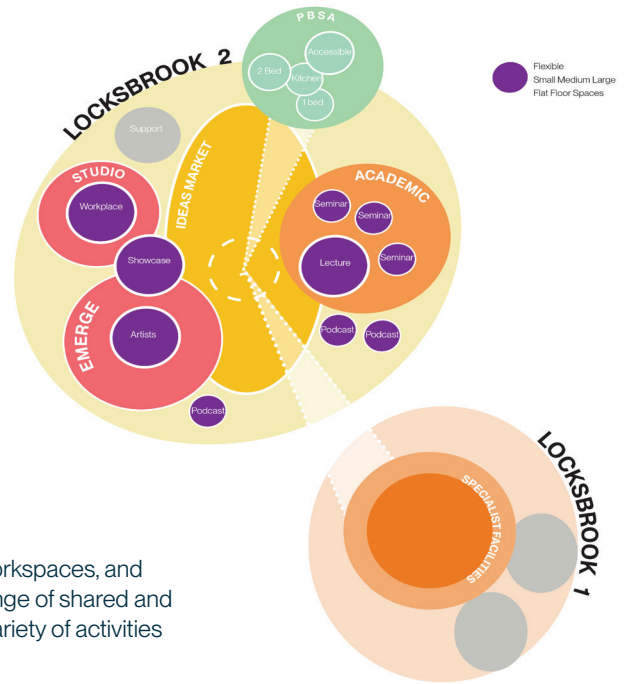
Our Vision

Our vision is to create a new, sustainable, inclusive, and flexible 21st century building, supporting professional creativity on the Locksbrook campus into the future.

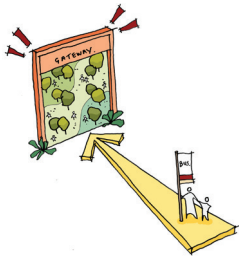
A multi-use and welcoming place, that centres on user experience, supports the local and wider community and provides an inclusive and creative community heart for learning, knowledge, personal and economic growth.

Communities within a community: from the micro student clusters, a home from home, to the macro of the wider University and City beyond.

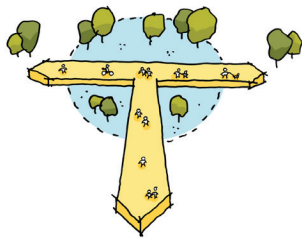
The development combines teaching and learning spaces, creative studios and workspaces, and student accommodation, all integrated within a single building. At ground level, a range of shared and flexible spaces, including a café, studio environments, and event areas, support a variety of activities and provide new opportunities for community engagement and activity.



Our Design Principles



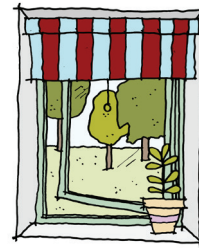
Responsive



Connectivity



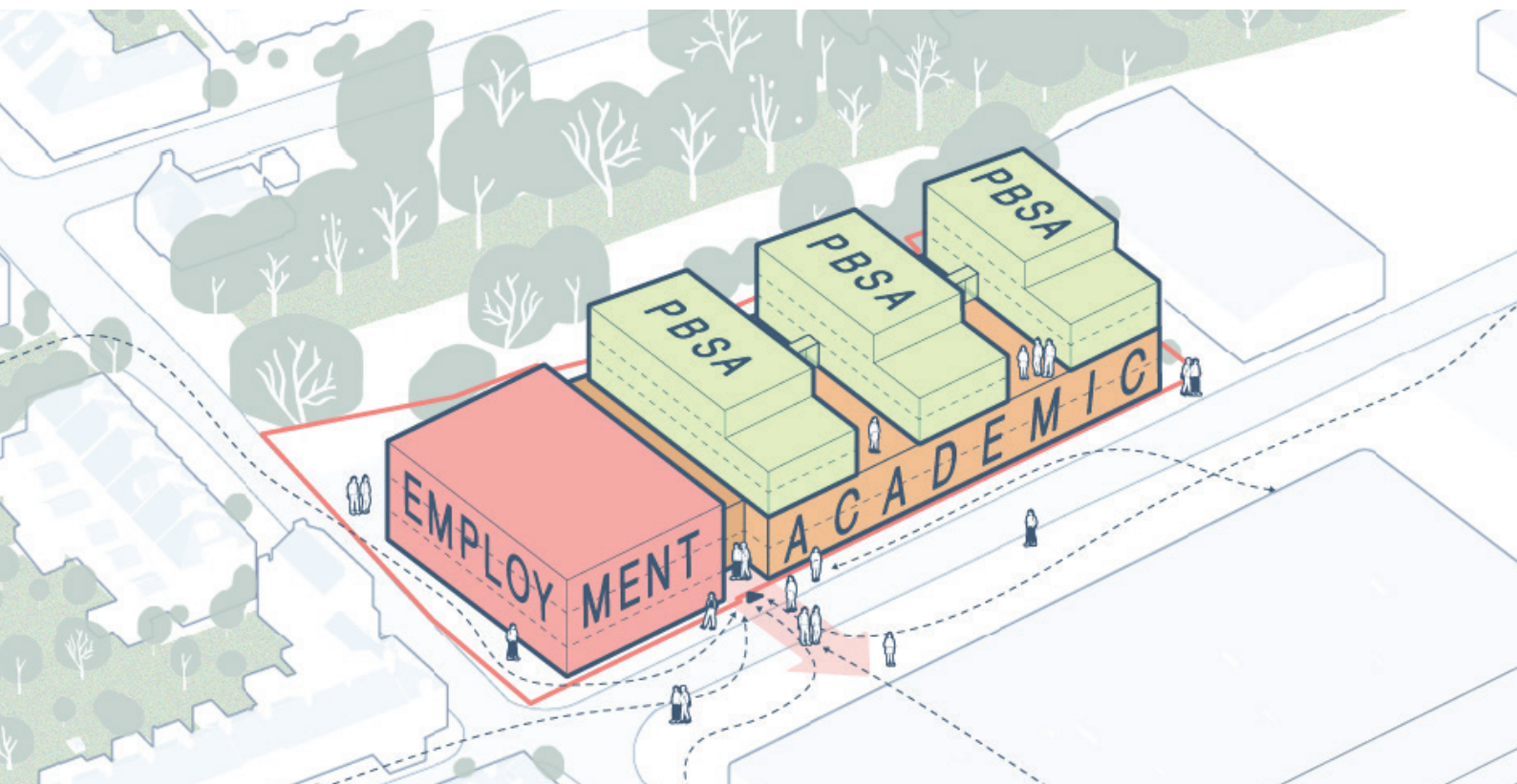
Creative Collaboration



Wellbeing



Community

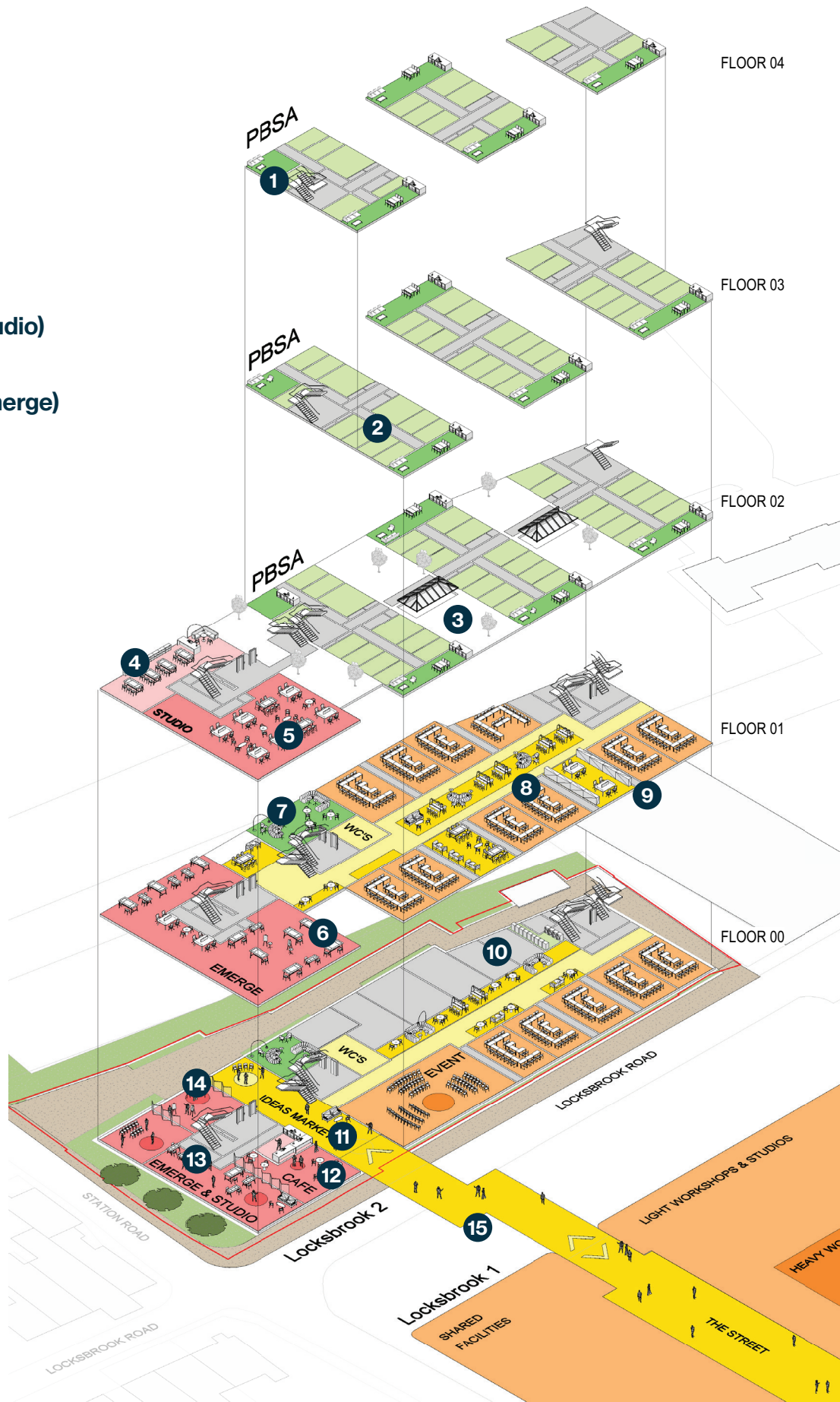


A Professional Creative Hub

- ① Shared Social Space
- ② Private Student Rooms
- ③ Student Amenity Area
- ④ Co-working Space
- ⑤ Employment Space (Studio)
- ⑥ Employment Space (Emerge)
- ⑦ Student Lounge
- ⑧ Social Study Area
- ⑨ Seminar Rooms
- ⑩ Student Services
- ⑪ Event Space
- ⑫ Ideas Market
- ⑬ Community Cafe
- ⑭ Studio Space
- ⑮ Campus Connection

Key:

- Communal PBSA Social Space
- Private PBSA Student Rooms
- Social Learning
- Academic and Teaching
- Employment



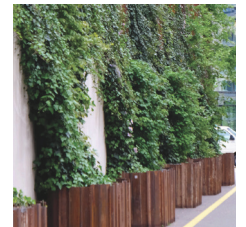
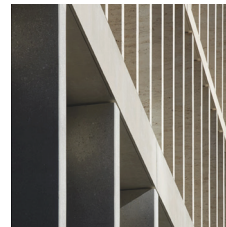
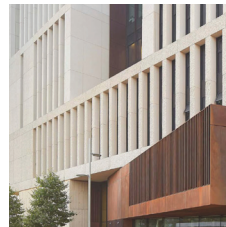
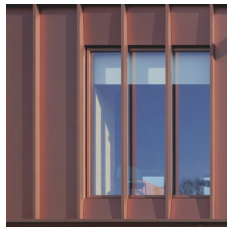
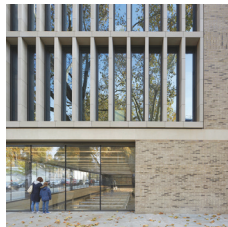
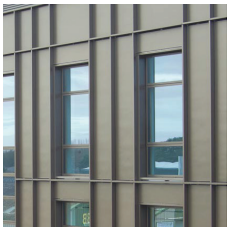
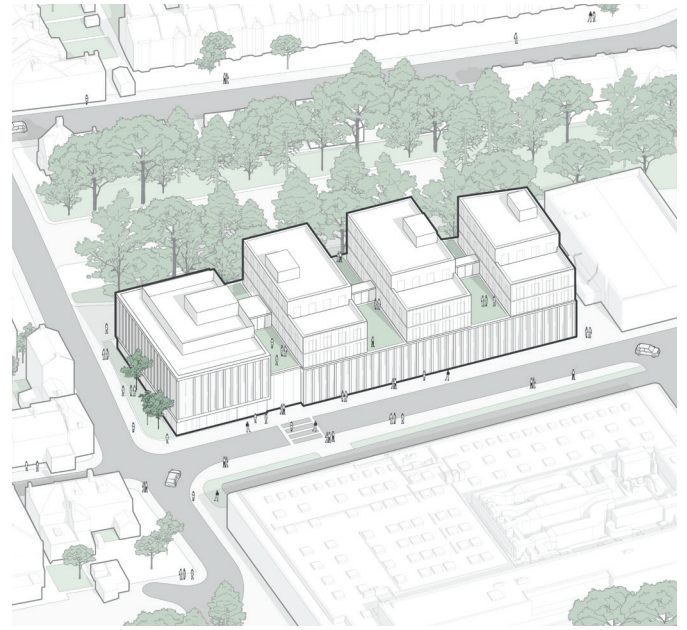
Our Proposal

The design responds to the character of the existing Locksbrook Campus and its industrial heritage using simple, robust materials and a clear architectural framework to create a contemporary, flexible building.

The layout prioritises shared spaces and collaboration, encouraging interaction between different users and supporting a diverse range of activities, from teaching and making to public events and exhibitions.

Outdoor spaces are carefully integrated into the scheme, including roof terraces and connections to the surrounding green infrastructure, helping to support wellbeing and provide places to gather and relax.

Overall, the proposal aims to create a welcoming and accessible destination that strengthens the campus, supports local creative industries, and offers new opportunities for the wider community to take part in university life.



Landscape

The landscape strategy creates connected and accessible external spaces that support social interaction, wellbeing, and integration with the wider Locksbrook campus.

At ground level, the design enhances key pedestrian routes and establishes an active corner space for informal gathering. Given site constraints, amenity is focused on high-quality shared spaces, including roof terraces and upper-level outdoor areas with good sunlight and outlook.

Connections to the riverside and existing green infrastructure are strengthened, encouraging wider use of the campus landscape. Planting and green roofs support biodiversity and environmental performance, embedding the development within its natural setting.



Planning

Consultation to Date

The proposals have been developed through ongoing consultation with Bath & North East Somerset Council and independent design review.

Initial pre-application discussions in early 2026 covered key topics including design, sustainability, ecology, transport, and community use. The scheme was subsequently presented to the Design Review Panel, with feedback focusing on building height, materiality, public space, sustainability, and connections to the wider campus and streets.

A series of targeted workshops on highways, environmental, and with design officers have followed, helping to further refine the proposals.

This feedback and engagement have directly informed the evolving design, including refinements to massing, public realm, outdoor spaces, and movement strategy, ensuring the scheme responds positively to its context.

Landscape & Biodiversity

The landscape strategy responds to the site's constraints while enhancing green connections and biodiversity.

Existing ecological corridors along the river and former railway line are reinforced through new planting and green links, improving connectivity for wildlife.

A combination of green roofs, vertical planting, and biodiverse landscaping increases habitat value and supports pollinators.

Sustainable drainage features (SuDS) are integrated to manage rainwater while enhancing the landscape.

New outdoor spaces, including roof terraces and planted areas, provide opportunities for relaxation and social activity, contributing to wellbeing and a greener campus environment.

Sustainability

Sustainability is a key driver of the design, with a focus on reducing energy use, carbon emissions, and environmental impact.

The building incorporates passive design measures such as high-performance insulation, optimised glazing, shading, and natural ventilation to reduce energy demand.

Targets include improved operational energy performance, reduced embodied carbon, and enhanced climate resilience.

The scheme also aims to achieve at least 10% biodiversity net gain, improve water efficiency, and create a comfortable internal environment with good air quality and daylight.

Overall, the development is designed as a low-energy, future-ready building aligned with national and local sustainability ambitions.

Cycle Parking and Active Travel

The scheme supports sustainable travel by prioritising walking and cycling connections.

New and improved routes enhance links to Locksbrook Campus, the river corridor, and the wider cycling network, including future connections along the former railway line.

Secure cycle parking is integrated within the site, with dedicated access points and visitor cycle stands provided at ground level.

These measures encourage active travel, reduce reliance on cars, and support a more accessible and sustainable campus for students, staff, and visitors.



Noise

The building layout, places servicing and plant away from sensitive areas, the building acting as a buffer to minimise noise.



Transport

The scheme prioritises walking, cycling, and public transport, improving connections to the wider campus and local routes.



Lighting

External lighting will be carefully designed to ensure safety while minimising light spill, particularly towards ecological corridors.



Ecology

The proposals strengthen existing ecological corridors and introduce planting, green roofs, and habitat features to enhance biodiversity.

Site Allocation Policy

The proposed development is located within the Bath Riverside Enterprise Area, where the site is identified for employment-led, mixed-use development and the growth of creative and innovation-based industries. In addition, the adopted Policy SB22 (Locksbrook Creative Industry Hub) supports the expansion of Bath Spa University within this area, promoting the delivery of a creative hub combining education, workspace, and supporting student accommodation.

The proposals have been developed to align closely with these policy objectives, making efficient use of brownfield land while supporting economic growth, sustainable development, and the long-term evolution of the Locksbrook campus. The scheme responds positively to both the strategic allocation of the site and the detailed requirements of the Local Plan, as set out below.



Existing Site



Policy ED2(A): Bath Riverside Enterprise Area

Supports employment-led regeneration through delivery of creative workspace, innovation, and enterprise uses.



Policy SB22: Locksbrook Creative Industry Hub

Delivers a creative industries hub integrating education, employment, and student accommodation within the expanding BSU campus.



Policy CP1 & CP2: Sustainable Development

Promotes a sustainable, mixed-use scheme making efficient use of a brownfield site.



Policy CP5: Housing Supply

Provides purpose-built student accommodation, supporting housing needs and reducing pressure on the private rental market.



Policy CP7 & CP10: Economy and Employment

Supports innovation, start-ups, and creative industries, strengthening Bath's economic base.



Policy CP13: Infrastructure & Connectivity

Improves pedestrian and cycle connections and integrates with existing campus infrastructure.



Policy CP15: Sustainable Construction

Incorporates low-energy design, reduced carbon, and resource efficiency.



Policy CP16: Climate Change & Flood Risk

Integrates SuDS, resilience measures, and climate-responsive design.



Policy CP17: Biodiversity

Enhances ecological value and contributes to biodiversity net gain.



Policy D1 & D2: Urban Design & Local Character

Responds to the industrial context with a coherent, legible architectural approach.



Policy D5: Public Realm

Delivers active frontages and improved public spaces, enhancing the street environment.



Policy HE1: Historic Environment

Respects Bath's World Heritage setting, responding sensitively to townscape and views.



Policy ST1 & ST7: Transport

Prioritises walking, cycling, and sustainable transport, reducing reliance on private vehicles.

Benefits to the Community



Access to All



Community
Cafe



Training
Courses



Biodiversity



Industry
Gateway



Revitalised
Area



Your Feedback

Bath Spa University is seeking feedback on proposals for a new mixed-use development, including employment space, academic facilities, and purpose-built student accommodation.

We welcome your comments on the plans. Please use the form below to share your views.

You can also view the proposals and submit feedback online at: <https://www.bathspa.ac.uk/projects/transform-bsu/locksbrook-consultation-feedback/>

Alternatively, responses can be returned by post to: Bath Spa University, Locksbrook Campus, Bath, BA1 3EL

Please submit your feedback by 5pm on 21 May 2026.

All feedback received will help inform the final design ahead of the planning submission this summer.