

Contractor Open Day

Sydney Gardens Project

Main Building & Landscape Works Contract

Heritage Conservation Works Contract

Meet in Former Bowls Club Building, Sydney Gardens, BA2 4DB @ 10am.

Please Note – there is no parking on site, do not enter the Gardens in a vehicle. Parking is either on public roads (Warminster/ Sydney Rd) or city centre car parks – leave at least 20mins to walk to the Gardens from Railway Station or Charlotte Street Car Park. 15mins from Lansdown Park and Ride drop off.

Maximum 2 persons per company to attend

ITINERARY

KR - Keith Rowe (BANES Project Manager)

GLA – Greenhalgh Landscape Architect

BBA – BBA Architects Ltd

JA – Johns Associates (ecologists)

RPS – RPS limited (archaeologists)

10:00am prompt start

1.0 Project Introduction - KR

- HLF and general back ground information
- Overall objectives, budgets and timescales
- Planning & Listed Building Consent
- Surveys & Specialist Reports [paint analysis/ conservation repair methodology/ structural/ drainage & CCTV/ ground investigation/ M&E/ asbestos/ tree survey & AIA]
- Ecology - JA
- Archaeology - RPS

2.0 The Illustrative Masterplan - GLA

- Overview of the masterplan and context

3.0 Landscape Proposals (Hard & Soft) - GLA

- Play Area, Labyrinth and interface with Cafe
- Tennis Courts
- Bathwick Street Entrance & Petanque Terrain
- Ruinette Garden
- Railway Line
- New Entrance from A36 and Canal Entrance
- Upper site (widening Sydney Road entrance)
- Labyrinth (original location)
- General site wide improvements – paths, Dementia friendly design, furniture, information

4.0 Architectural proposals (new, refurbishment and conservation) - BBA

- Café [new build]
- Community Building [refurbishment]
- Bothy [refurbishment]
- Temple of Minerva [conservation]
- Loggia [conservation]
- Edwardian WCs [conservation]
- Ruinette [conservation]
- Entrances and railings [conservation]

5.0 Construction Management Plan – KR

- Overview of the work done to date
 - Access
 - Vehicle Tracking
 - Potential compound/ shared facilities
 - Live site/ public access
 - Phasing

6.0 Site Tour – Approx. 11:30-13:00hrs KR leads with Project Team in support

FURTHER INFORMATION

Contact

Keith Rowe – Sydney Gardens Project Manager

In the days leading up to the Contractor Open Day, please contact Keith by email:

keith_rowe@bathnes.gov.uk

On the Contractor Open Day until 10am call: **07897106379** (after 10am phone will be on silent)

Planning

Planning Application, Sydney Gardens Project, on the Bath & North East Somerset website under **Planning References: 19/05443/REG03 and 19/05444/REG13.**

Two Separate Contracts

Estimated value of the Main Works Contract: **£1.75m - £2m** [Proposed contract: **JCT Form of Contract**]

Estimated value of the Conservation Works Contract: **£250-300k** [Proposed contract: **JCT Minor Works Form of Contract**]

The location of all proposed works: **Sydney Gardens, Bathwick, Bath, BA2 4DB**

Indicative Procurement Timetable

Contractor Open Day:	Friday 17th January 2020
Full Tenders Released:	By Friday 31st January 2020
Expected Tender Return Date:	12:00hrs Monday 2nd March 2020
Tender Evaluation & Decision:	Week beginning 16th March 2020
Standstill period & Award:	Week beginning 23rd March 2020



Main Entrance
Historic entrance to the park, gates are missing. Stonework in need of cleaning and repair



J Tennis Courts
Tennis courts in need of repair, multiple provision within Sydney Gardens



L Play Area
Poorly located away from existing facilities. Limited range of equipment and play value.



5 Victorian Toilets - Gentlemen
Structure has fallen into disrepair and is no longer used.



K Bowling Green with Bowl's Pavillion
Limited to use of existing facilities.



17 Loggia
Stonework, interior and seating in need of redecoration and repair.



- LEGEND- EXISTING ELEMENTS**
- (A) EXISTING CAR PARK
 - (B) GRASSED AREA BEHIND HOLBURNE MUSEUM
 - (C) ENCLOSURE
 - (D) SITE COMPOUND
 - (E) TRAIN VIEWING AREA
 - (F) RAILWAY
 - (G) STONE BRIDGE
 - (H) IRON BRIDGE
 - (I) KENNET AND AVON CANAL
 - (J) TENNIS COURTS
 - (K) BOWLING GREEN
 - (L) PLAY AREA
 - (M) ALLOTMENTS

- LEGEND- CURRENT BUILDINGS & STRUCTURES**
- 1 Grade II* Listed TWO WATCHMAN'S BOXES AT HOLBURNE MUSEUM
 - 2 Grade I Listed THE HOLBURNE MUSEUM
 - 3 Grade II Listed PAVILION/ GARDENER'S LODGE
 - 4 Grade II Listed LADIES' PUBLIC LAVATORIES
 - 5 Grade II Listed GENTLEMEN'S PUBLIC LAVATORIES
 - 6 PUBLIC TOILETS
 - 7 Grade II Listed MINERVA'S TEMPLE
 - 8 Grade II* Listed BRIDGE OVER RAILWAY IN SYDNEY GARDENS
 - 9 Grade II* Listed RETAINING WALL AND BALLUSTRADE WEST OF RAILWAY LINE
 - 10 Grade II* Listed RETAINING WALL EAST OF RAILWAY LINE
 - 11 Grade II Listed FOOTBRIDGE OVER RAILWAY IN SYDNEY GARDENS
 - 12 Grade II Listed SYDNEY GARDENS HOTEL AND RAVENSWELL
 - 13 Grade II Listed FRONT GARDEN WALL TO SYDNEY GARDENS HOTEL AND RAVENSWELL
 - 14 Grade II Listed WALL, RAILINGS AND GATE TO THE WEST OF THE KENNET AND AVON CANAL
 - 15 Grade II* Listed FOOTBRIDGE OVER CANAL IN SYDNEY GARDENS
 - 16 Grade II* Listed BRIDGE IN SYDNEY GARDENS
 - 17 Grade II Listed LOGGIA
 - 18 Grade II Listed SYDNEY HOUSE
 - 19 THE 'BOTHY'



Damage to footpath surface on many paths



Limited access to railway in parts overgrown



D Depot Area
Unightly area in the heart of the park.



7 Minerva's temple
Stonework, interior and seating in need of repair and redecoration.



19 The 'Bothy'
Currently used as a store.



16 Canal bridges and Railway Bridges
Damage to railings, signs of rust, stonework in need of cleaning.

A Minor amendments to legend
REV. DESCRIPTION GSI APP. DATE

LD A DESIGN

PROJECT TITLE
SYDNEY GARDENS

DRAWING TITLE
Existing Survey Plan

ISSUED BY Peterborough T: 01733 310471
DATE August 2016 DRAWN AKa
SCALE@A1 1:500 CHECKED GST
STATUS Final APPROVED GST

DWG. NO. 5131_006_A

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.
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Sources: Ordnance Survey...