

Milsom Place, Bath



Client: L & R Leisure
Contractor: E.R. Hemmings (Building) Ltd
Project Manager: Clark Associates
Structural Engineer: John Mann
Quantity Surveyor: Milderred Howells
Floor Space: 38,000sq ft
Contract Value: £3million

Completed: February 2009

The Grade 1 listed Octagon Chapel is at the heart of a group of Georgian buildings that have been remodeled and extended by DLG. Together they provide new restaurant and retail space surrounding a sunny courtyard linked at several levels to the former Shires Yard Shopping Centre. Now known as Milsom Place the development has attracted high street names as well as local specialty retailers.

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Establishing satisfactory pedestrian flow is the key to successful retail development and in the centre of Bath this entailed substantial alterations to listed buildings and demolition of recent additions. New construction gives additional retail space and creates terraces which provide restaurant seating as well as access to upper levels of shopping on this steeply sloping site.

Compliance with DDA requirements is commonly perceived as an issue in listed buildings and contributes significantly to fit out costs. Provision of common lifts in the public spaces and shops with entrances at upper and lower levels has overcome this problem, provided greater flexibility in the subdivision of retail space and has helped improve access to public areas of the scheme.

Milsom Place now effectively links some of the busiest shopping streets in Bath and provides a unique atmosphere which is in contrast to both the grand Georgian streets and the standard modern retail development. Shoppers and retailers enjoy spaces which are intimate but accessible. They may be surprised by some of the quirky and modern details which were negotiated with the local authority conservation department and mark this out as a place which is clearly of the twenty first century.

