

# 1. Introduction

## Welcome to the public exhibition for the Bath Fire Station

In 2016 a review of Avon Fire and Rescue Service's estate, identified to the Fire Authority a number of key strategic fire stations, including Bath, in need of significant investment. The Fire Station was identified as both being poor in condition, and poor in functionality, not providing the facilities that the firefighters need, in order to serve the community effectively.



**BDP.**

**Method Consulting**

**CREATRIX PR**

**Somerset Wildlife Trust Consultancy**

**JLL**

**CRADDYS**

**WILLMOTT DIXON**

**BH**

**NICHOLAS PEARSON ASSOCIATES**



## 2. Site History

**1915**

Bath City had a combined Fire & Ambulance Service from 1915. The station was situated in the southern avenue of Guildhall Orange Grove.

**1920**

Plans for a new station were drawn up for Henrietta Gardens due to the increasing need for space to accommodate motorised vehicles. The station was designed to provide six bays – three for ambulances and three for fire engines – but the station build never went ahead.

**1937**

Locally trained architect, Molly Taylor, designed a new fire station on Bathwick Street in a restrained Art Deco/Modern style, with limited decorative flourishes.

**1939**

The new station on Bathwick Street officially opens in July, with additional accommodation soon added to the rear of the first floor in 1942.

**1960**

An ambulance station was added to the south of the building to share part of the site. There was also some reconfiguration of the southern wing with an additional floor and removal of walls to create a larger vehicle workshop.

**1968-1971**

A fire practice, workshop and hose store building was constructed in the northwest corner of the drill yard in addition to a single storey office accommodation fronting Bathwick Street.

**2016**

A review of AF&RS's estate identified Bath Fire Station as both strategically important, and in need of significant intervention due to the poor state of the buildings, poor functionality, high running costs and signs of ground instability.





# 3. What We Do

Responsible for providing **Protection, Prevention, Response** and **Resilience** to the communities of Bath & North East Somerset, Bristol, North Somerset and South Gloucestershire.

**Firefighting and emergency** response to protect lives and property.

**Fire prevention** through education, inspections, and community outreach.

**Rescue operations** including traffic accidents and water rescues.

**Community safety promotion** and public awareness campaigns.

**Collaboration** with other services for coordinated emergency response.

**Specialised technical support** for hazardous and chemical spills.

**24/7 operational readiness** to ensure constant availability of help.

**Emergency planning** for large-scale emergencies and disasters.





## 4. Why a New Fire Station

### Lack of space

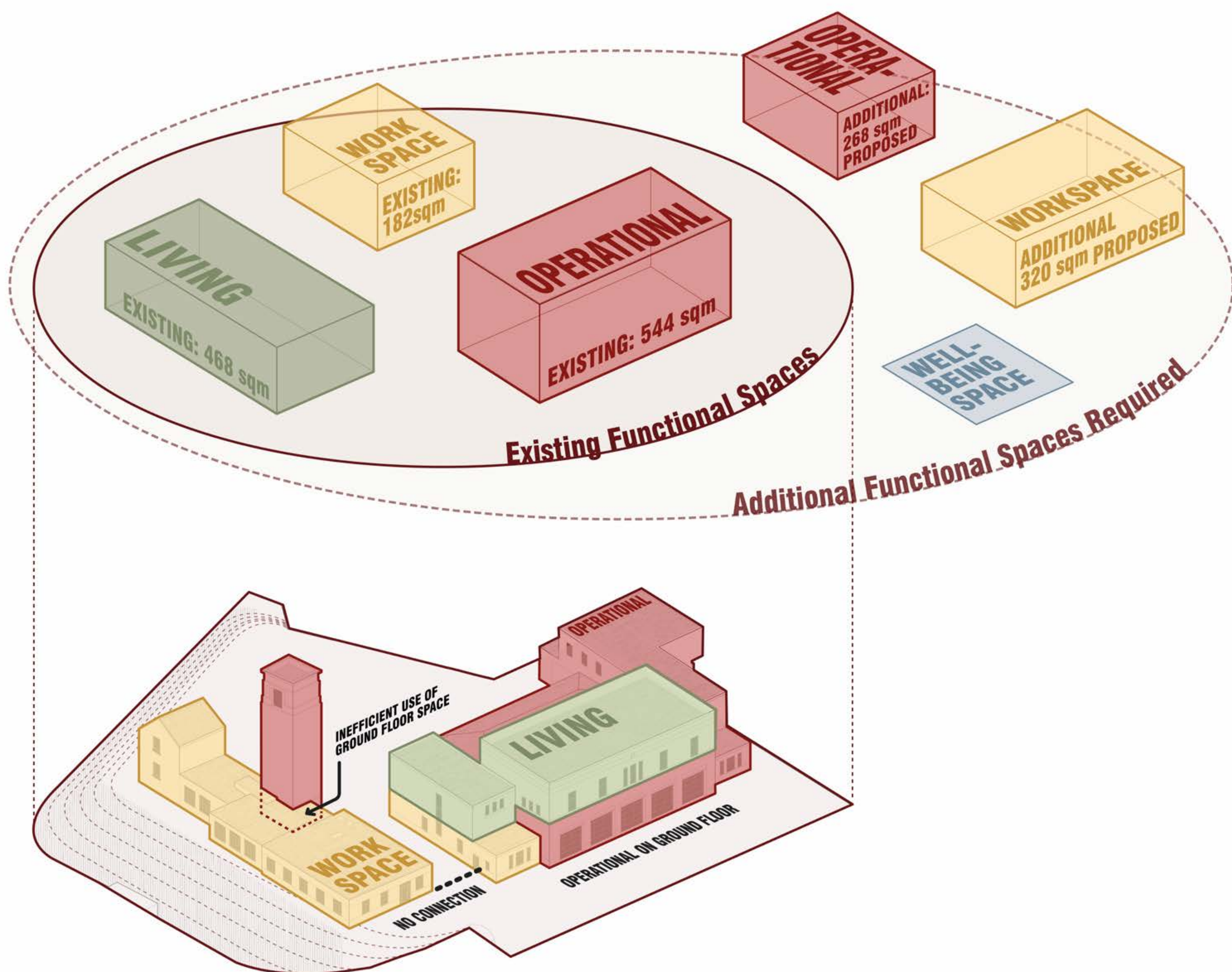
Additional functional areas are required to be accommodated to meet the operation needs for a 21st Century fire station.

There is no outdoor space on the site to go and rest or have lunch. Office space is not sufficient in size or layout for the work we need to do.

### Not fit for purpose

The openings in the building are too narrow for modern fire engines to compromise response times and safety.

The vehicles constantly hit the sides of the building.





## 5. Why a New Fire Station

### Structural instability

Ongoing movement causing significant cracking and safety concerns.

### Non-compliant accommodation

Lack of privacy in resting areas and facilities, failing to meet diversity and inclusion standards.

### Poor energy efficiency

25% of all AF&RS's annual energy usage is from the site, hindering sustainability goals.

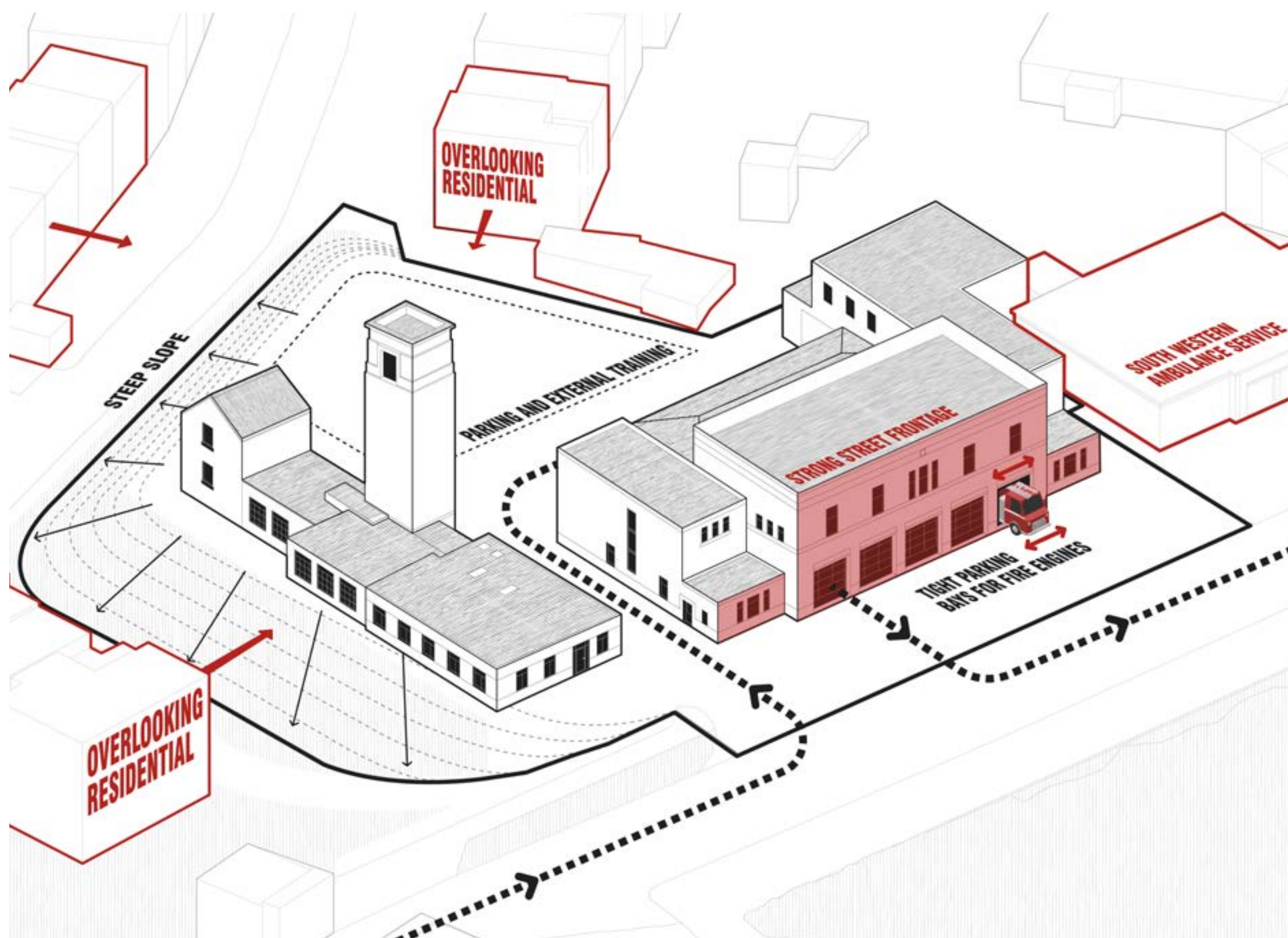
### Poor functionality

Unable to support modern firefighting practices, especially contaminant management.





# 6. Site Context



## Poor condition and performance of existing building

Requires redesign.

## Located within the Bathwick Character Area of the Bath Conservation Area

It is also within the UNESCO Bath World Heritage Site.

## Sloping perimeter to north and east

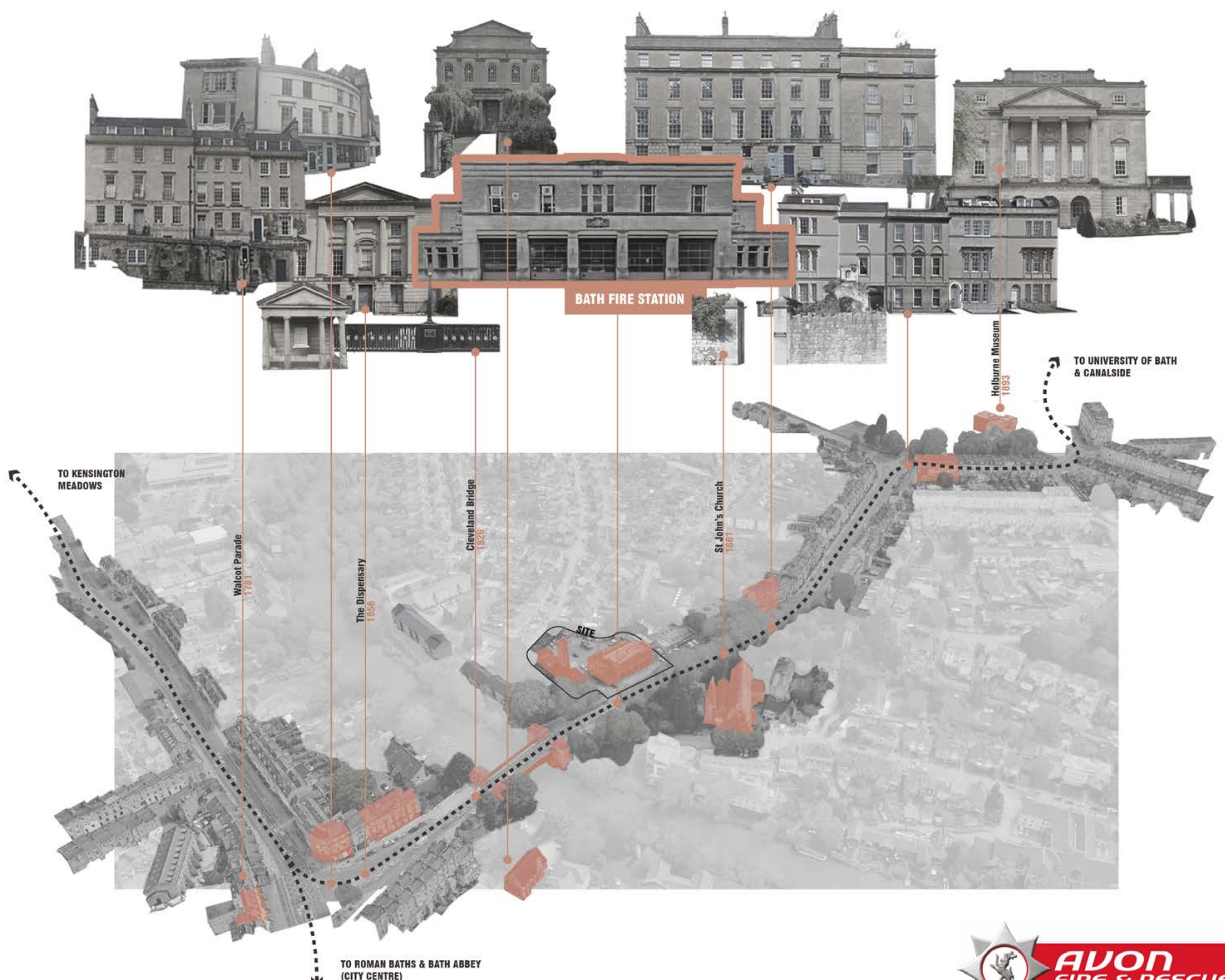
Affects building height.

## Fixed vehicle entrance facade line

Limits layout options.

## Proximity to housing

Overlooking and noise need to be considered.

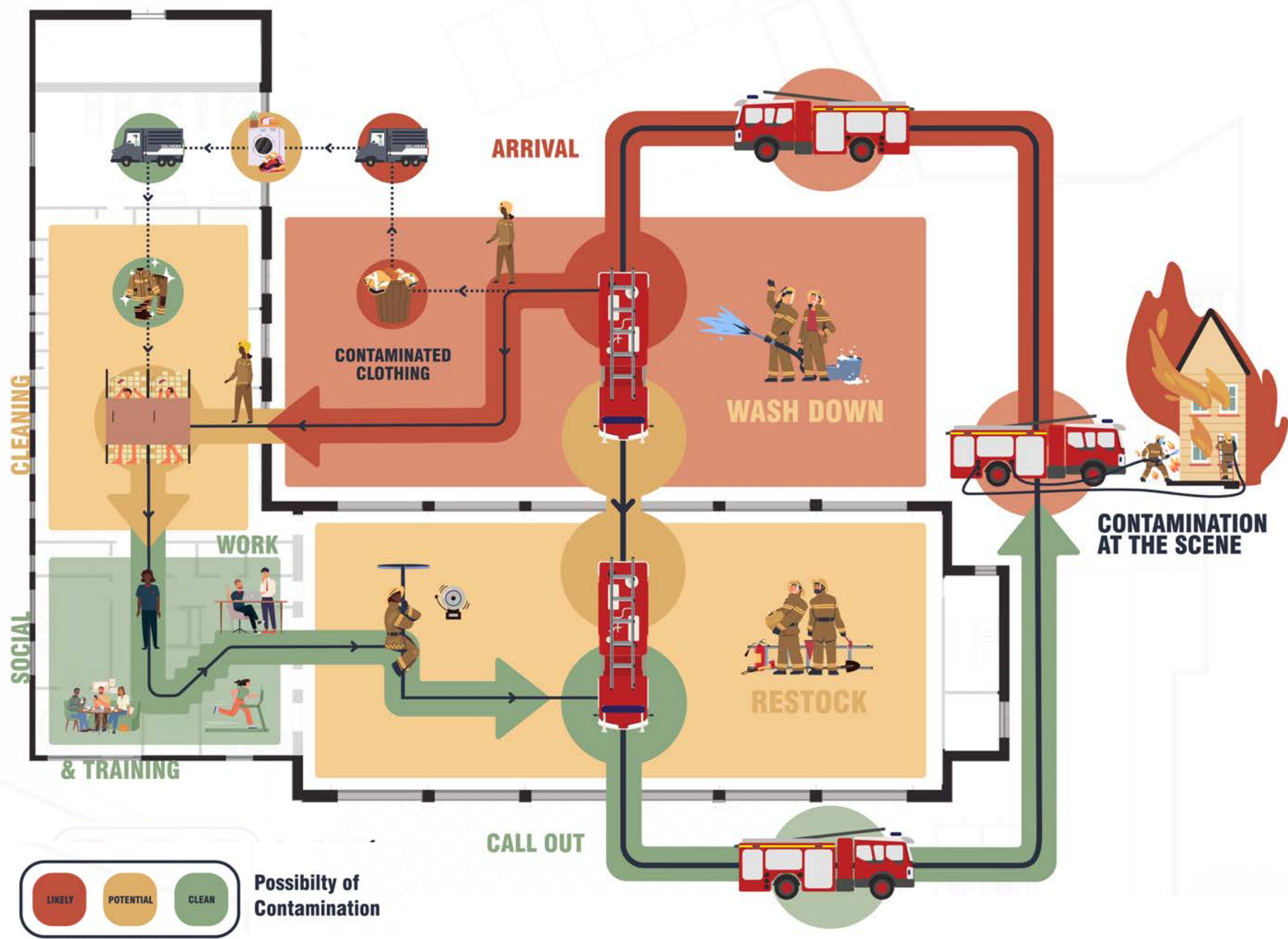




# 7. Proposals

Looking after Avon Fire and Rescue Service's firefighters is at the core of our plans. Recent studies have identified firefighters as being more than 6 times more likely to contract certain illnesses such as cancer.

The layout of the plans is a result of identifying the best ways to reduce the risk of contamination on station, allowing crews to decontaminate themselves and their kit effectively, reducing the risk to their health, while also increasing efficiency for our communities.



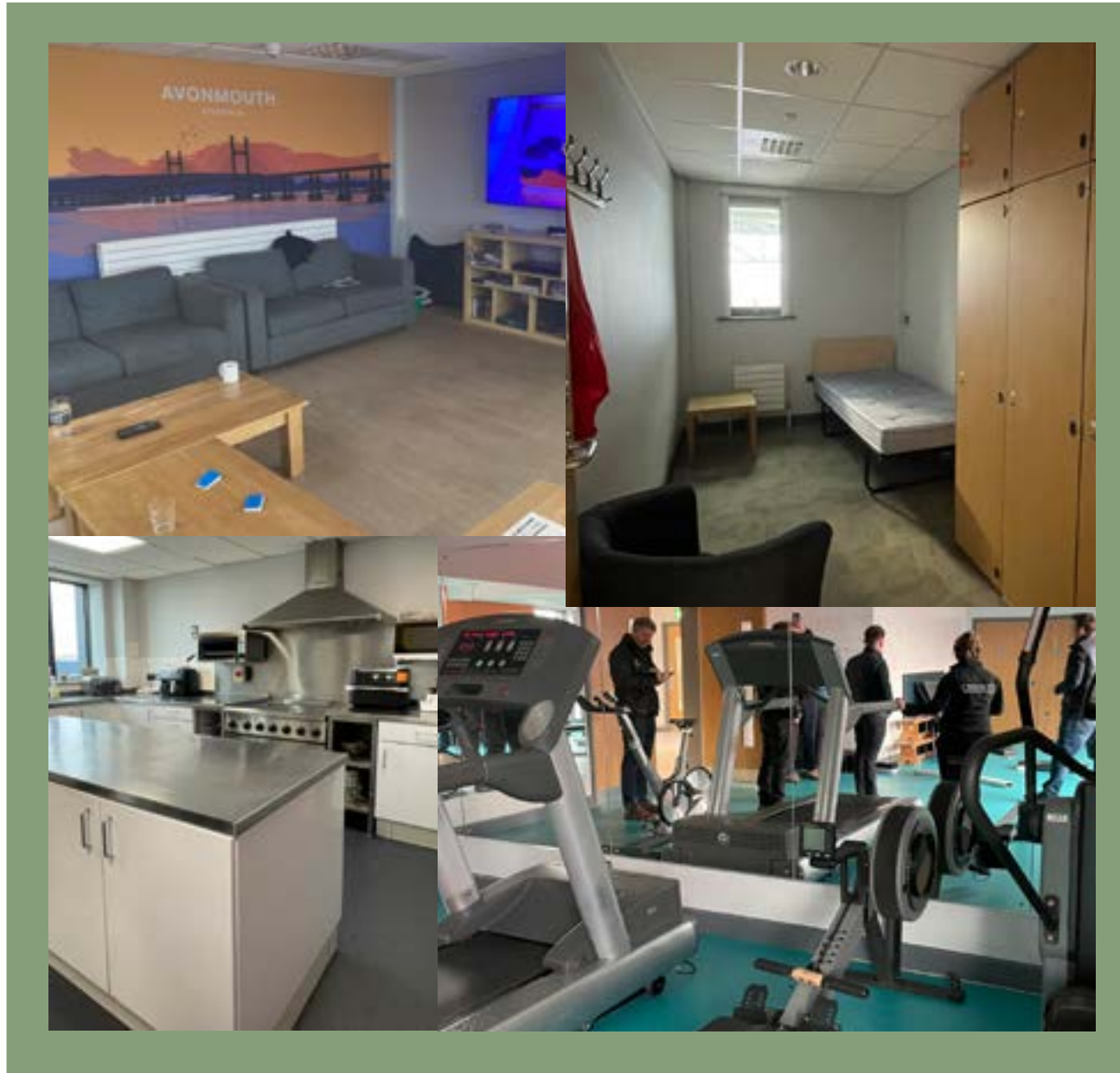
Contamination likely



Contamination possible



Clean



\* images taken from other fire stations



## 8. Proposals

Bath Fire Station comprises 0.39 hectares and is located to the northern side of Bathwick Street, approx. 700m north-east of Bath city centre. The site was developed from a municipal waste landfill site in the 1930s and has been the fire station for Bath for almost a century.

The Council's Infrastructure Delivery Plan (Feb 2024) states that: **"The existing fire station in Bath is in need of replacement as it is nearing the end of its economic life and no longer fit for purpose to meet the requirements of a modern fire rescue service."**





# 9. Proposals

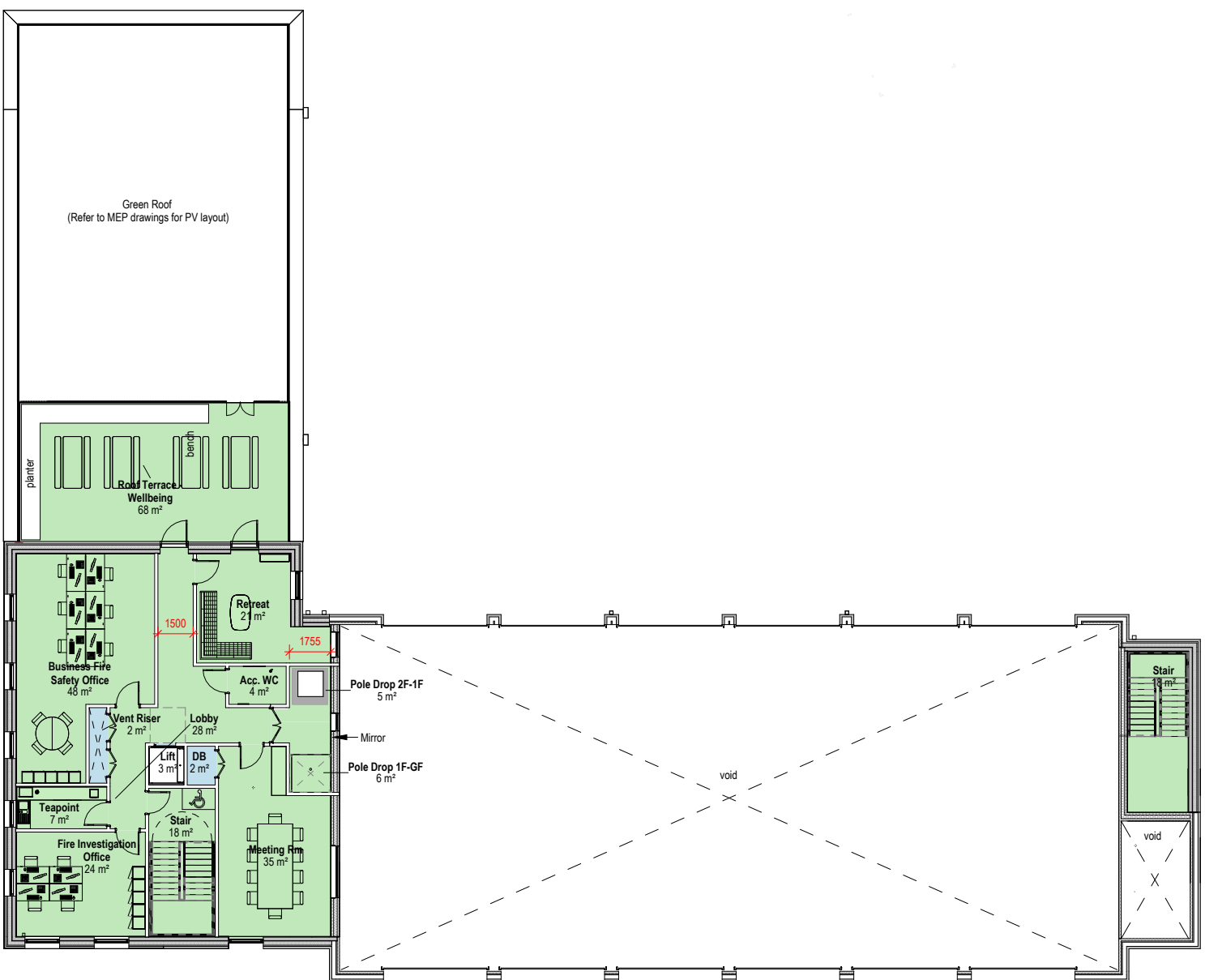


Second Floor



- Contamination likely
- Contamination possible
- Clean
- Plant

First Floor



Ground Floor





# 10. Proposals



Wellbeing Terrace

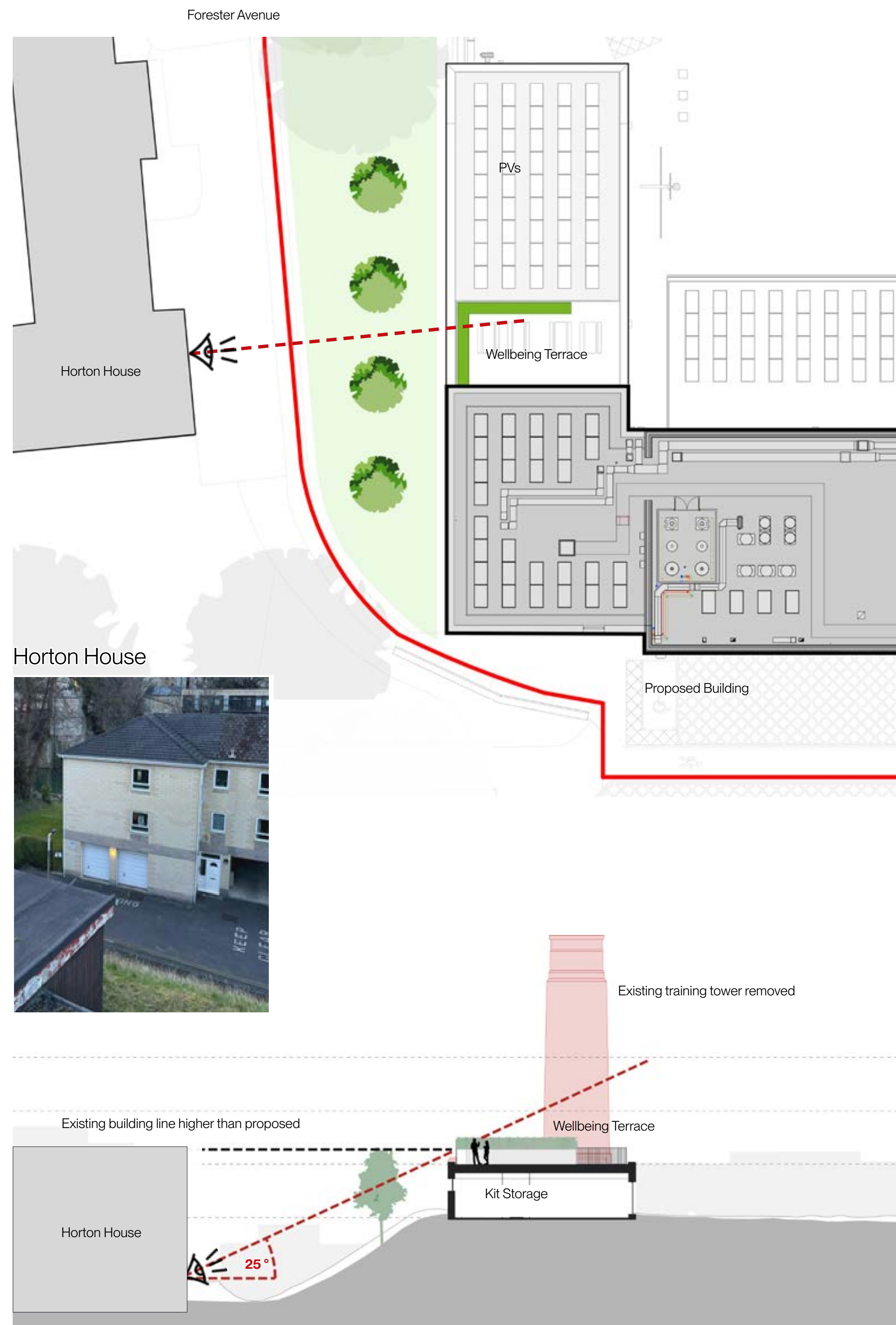


Views from Horton House; Forester Avenue

A single storey is retained along the boundary with the adjacent housing to the north-west, with its parapet set lower than the neighbouring building. The form respects the 25-degree “daylight line” from neighbouring ground floor windows, maintaining natural light to existing homes.

Above the retained single storey, a terrace and PV panels are proposed, combining sustainability with user wellbeing. The terrace offers a calm outdoor space to enjoy fresh air, greenery, and a moment of pause for the firefighters.

Planting boxes, along with trees on the sloped terrain, provide privacy and reducing direct overlooking for both users and neighbours.





# 11. Proposals

The proposed Training Tower is lower than the existing structure and follows a functionally driven design.

It features a simple tower form framed by vertical fins, with reclaimed Bath stone at ground level. The interior is lined with cladding sheets to control spray.

Colour options of cladding are still being considered as below:



Reclaimed Bath stone and vertical fins

Training Tower from Pill Fire Station with no cladding



View from Forester Avenue



View from Forester Court



View from Bathwick Street



## 12. Proposals



The design features a high-quality mix of materials that reflect the local character, including Bath stone and a buff-coloured brick for the single-storey building.

The proportions of the windows and the vertical rhythm of the vehicle bay columns and other vertical elements are inspired by the local Georgian architectural context.

The existing crest on the building will be reclaimed and repositioned near the new building entrance, with a new crest also provided for the building. 'Bath Fire Station' lettering will be installed above the vehicle bays.



# 13. Visualisations

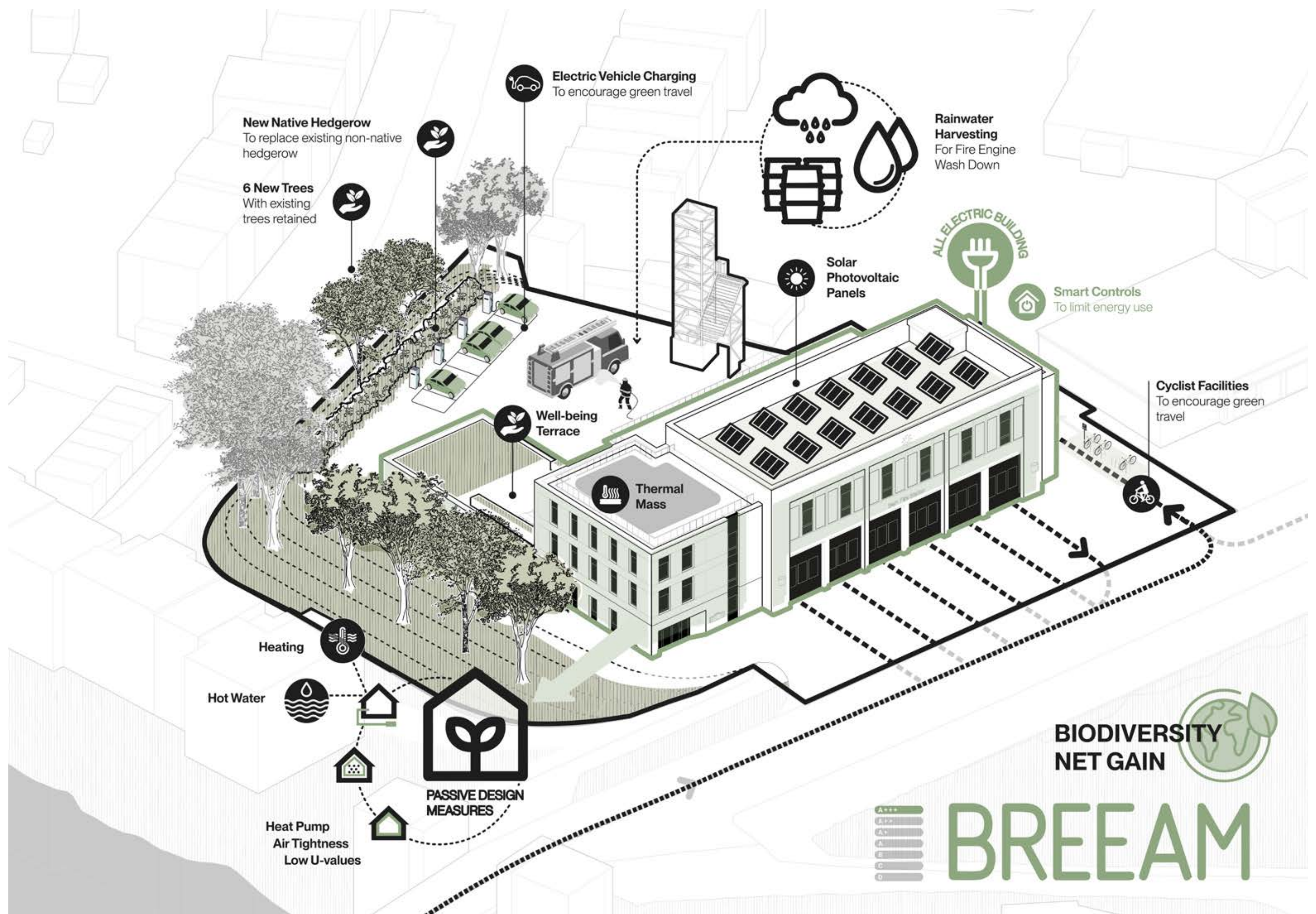




# 14. Sustainability

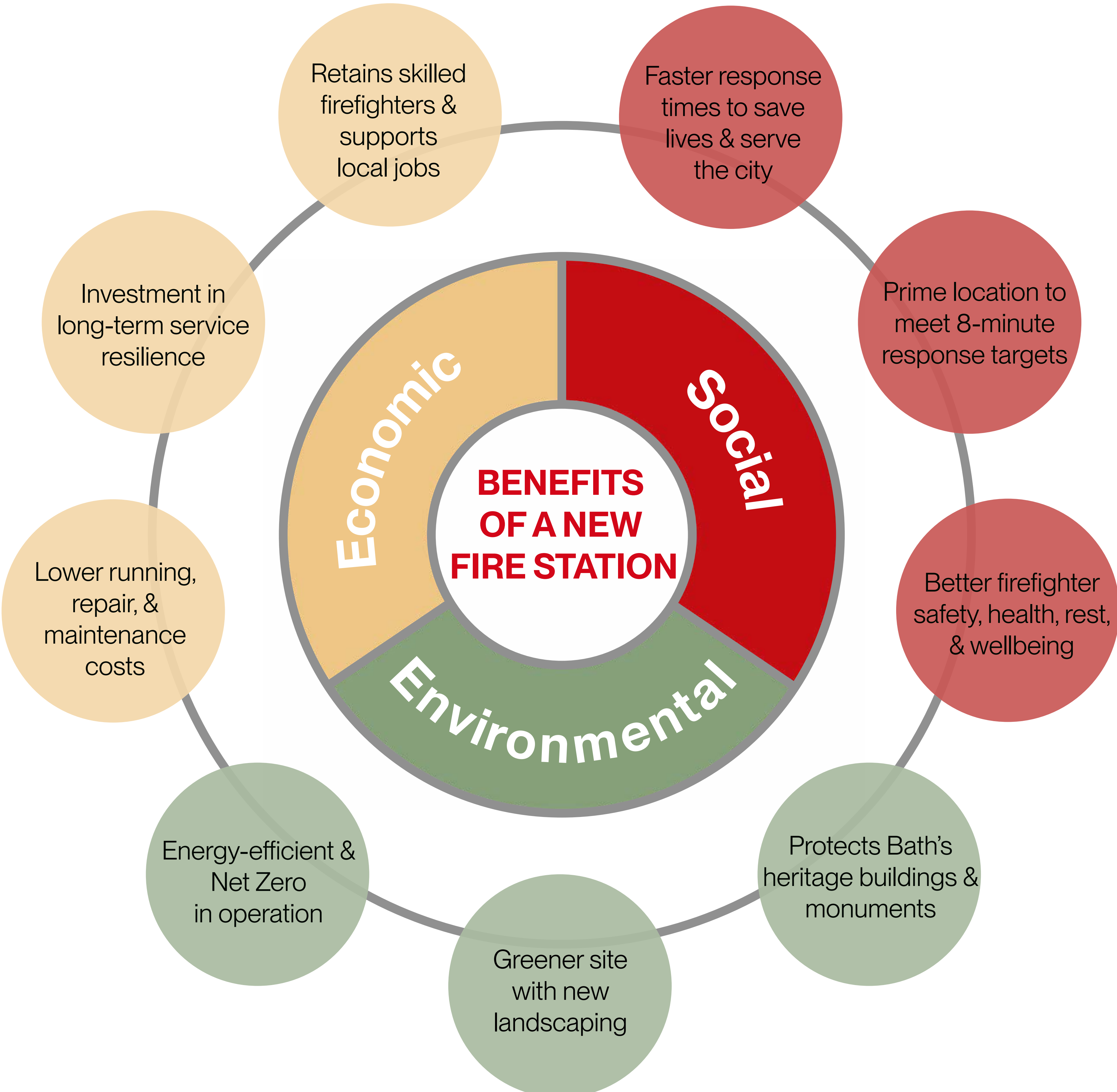
**The Bath Fire Station follows a fully sustainable, fossil fuel-free design approach:**

- Energy use will be cut by 30% using low/zero carbon technologies, with the remainder offset via off-site renewables or Power Purchase Agreements.
- Renewable systems include rooftop PV panels and efficient heat pumps.
- A rainwater harvesting system reduces mains water use by supplying toilets and vehicle washing.
- The design features high-performance fabric per LETI guidelines, smart lighting/heating/ventilation based on occupancy, and EV charging infrastructure.
- The scheme delivers over 10% Biodiversity Net Gain, preserving existing trees and the grass bank.
- Enhancements include six new trees, a sedum roof on the single-storey element, planters on the wellbeing terrace, new trees on the grass bank, and the replacement of non-native hedging with native species.





# 15. Public Benefit





# 16. Next Steps

**2016**

AF&RS strategic review identifies Bath as strategically important but needing investment

**2017**

Early feasibility identifying options for Bath Fire Station commenced

**2019**

Phase 1 of feasibility concludes that options looking at relocation are not feasible, due to a lack of suitable sites within the key risk area, and costs associated with purchasing new land

**2019-2024**

Options to remain at the existing site are explored in detail, including, refurbishment, co-location with other blue light agencies, and re-build

**2024**

Options paper presented to the Avon Fire Authority identifies re-build as the only viable option for Bath Fire Station, resulting in an approved budget being granted

**Spring 2025**

Pre-planning activity commences

**Summer 2025**

Planning application to be submitted

**Autumn 2025**

Targeted planning decision

**Winter 2025 - Early 2026**

Targeted construction start

**Thank you for taking the  
time to read our proposals**