

# SCALA

Oldfield Park, Bath



## WELCOME

Welcome to our exhibition showing our proposals for the redevelopment of the Scala property in Oldfield Park, Bath.

The building is currently used by the Co-op and popular dance studio Freedom Through Dance.

In addition to retaining facilities for both organisations, the new development will also provide additional multi-use accommodation including affordable housing, residential homes and accommodation for Norland College staff and students.

Co-op has partnered with experienced local property developer Rengen to draw up proposals for the redevelopment of the important Scala site.



RENGEN



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## HISTORY

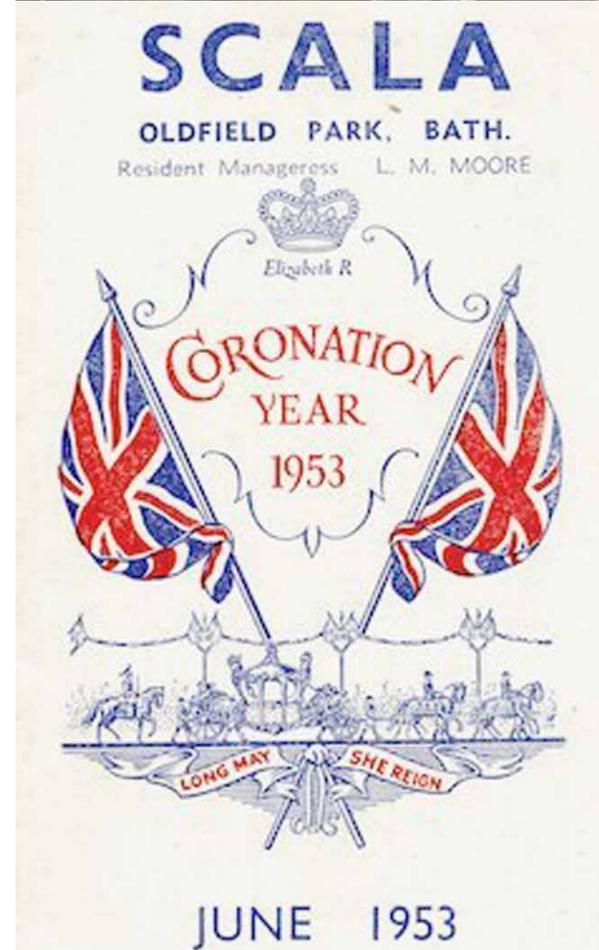
Built soon after WWI, the building was originally the Victory Cinema for S T Gamlin.

The name was changed to the Oldfield Picture House and then in 1935 it was billed as the Scala.

Designed by the renowned Bath architect, Alfred J Taylor, the building was constructed in the classical Georgian style with Bath stone. The conscious use of a classical design for the entrance elevation gives the building a grand and civic quality.

The building is one of the 19,000 buildings that were damaged in the Blitz in 1942. It took more than a year to repair the Scala, which reopened in September 1943.

In the early 1960's the Scala Cinema closed and it became a supermarket in 1962.



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Existing



Proposed

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The Scala site currently provides space for the Co-op convenience store and dance studio Freedom through Dance. The accommodation is now out of date and the site is not used to its maximum potential.

The existing community facilities, including the Co-op, dance studio, car parking and pedestrian accessibility will be improved significantly to enhance the site's overall quality and usage.

A temporary convenience store is also proposed during the works.

The original Scala façade will be retained and enhanced as part of the overall proposals. The ambition is to redevelop the 1960's extension located to the rear of the Scala building.

## The mixed-use proposals for the site comprise:

- A new Co-op anchor retail store to be provided at ground floor
- Refurbished Dance Studio (on the first floor)
- Office and teaching accommodation for Norland College (first and second floor)
- Purpose built accommodation for Norland College students
- 12 residential units (of which 4 will be affordable, and a number will be accessible)
- 46 car parking spaces



Artist impression of proposed development

# SCALA

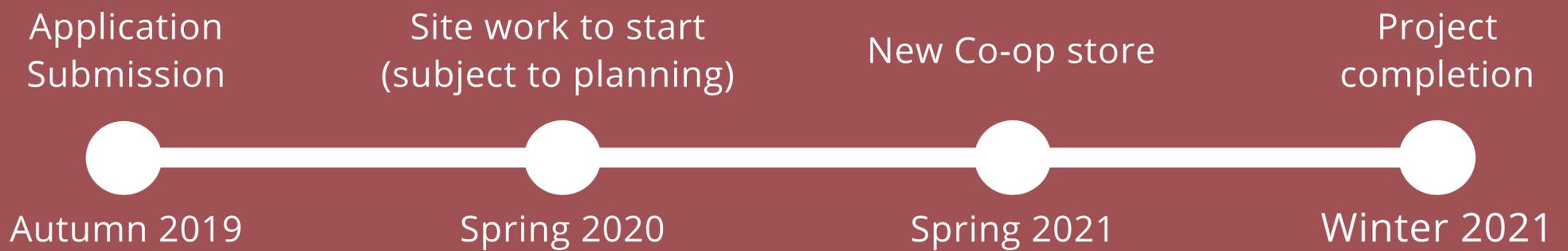
Oldfield Park, Bath



## PLANNING POLICY

- National and local planning policies support the redevelopment of brownfield sites over greenfield.
- B&NES' Placemaking Plan supports the provision of student accommodation in this area (Policy B5).
- The scheme will provide 33% affordable housing, which is fully compliant with B&NES' policy requirements.
- Parking for the retail use will be retained to support the shopping area. Parking provision is in line with B&NES' parking policy requirements.
- The proposed building aims to have a highly sustainable design, which exceeds B&NES' renewable energy requirements.

## INDICATIVE TIMELINE



View towards Arlington Road



## THANK YOU

Thank you for visiting our exhibition today. Your views will form an important part of the process of finalising designs and layouts for the new facilities at the Scala. Please take the time to fill in a feedback form and leave it with us before you go.

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## FREEDOM THROUGH DANCE

Freedom Through Dance is the registered and successful dance studio along with K4KimDance offering Street, Freestyle, Disco, Ballet, Tap, Contemporary and Ballroom dancing lessons for all ages from toddlers to OAPs.

Freedom Through Dance performs annually at the London Palladium and competes in the British National Dance Championship at the *Strictly Come Dancing* venue Blackpool Tower. Last year, the school achieved seven gold medals and currently teaches 150 dancers.

The space also hosts exercise sessions including Pilates, Yoga, Circuit Training and Zumba classes.

The location of the studio allows easy accessibility to the Oldfield Park community. Rengen will work with Freedom Through Dance during the application period to assist with locating alternative premises.



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## NORLAND COLLEGE

Founded in 1892, Norland College is a world-renowned provider of childcare training and education. Its students study for a BA (Hons) degree in Early Years Development and Learning alongside the prestigious Norland Diploma.

In 2019, Norland College won a 'Gold' rating for the standard of its teaching for the second year running – the highest quality found in the UK – and was named the top Independent Higher Education provider at the Whatuni Student Choice Awards.

This new development is an exciting opportunity for the College. With the Scala site being situated in such close proximity to Norland College, it will allow students to have better access to the campus and its facilities during their studies.



- **300 students study at Norland College**
- **Students undertake work placements during their training in a variety of local settings including nurseries, schools, special education needs settings, local families and the Royal United Hospital, Bath.**
- **The College and its students run an active charity and community engagement programme, working with local charities such as Children's Hospice South West, Bath Welcomes Refugees and a group for parents of children with special educational needs and disabilities.**



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# RENGEN

Rengen is an experienced multi-sector property developer, which focuses on sites in the South West of England.

Rengen has an impressive portfolio of complex renovation and redevelopment projects throughout Bath, including the former Labour Exchange building on James Street West, Widcombe Social Club and the new Bath Sea Cadets headquarters on St John's Road.

