

This is an inspirational
development that improves
working practices and offers
much to the local community

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National & Regional winner Corporate Workplace
South West of England, Thames Valley & South Wales

Keynsham Civic Centre & One Stop Shop

Market Walk, Keynsham



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This project has delivered an excellent building, in response to the clear brief set by Bath and North East Somerset Council. Not only does the marvellous new Civic Centre provide an environmentally sustainable, low maintenance and flexible workplace, its design is well considered, modern and aesthetically pleasing.

The council opted for Keynsham to host its new operations hub – rather than the perhaps more obvious choice of Bath – as a catalyst for the regeneration of the market town. The orientation and layout of the building creates a well-integrated streetscape while adding valuable retail and amenity space to stimulate the revival of the high street. Around half of the site area has been given over to public realm.

Without compromising the architectural design, the building clearly serves the local community while providing effectively for the needs of the council staff. The team undertook a thorough and impressive stakeholder engagement

process, from the inception of the project through to post completion, facilitated through the adoption of the Government's latest Soft Landings Framework.

The building is set to receive an 'A' rated EPC and, rather than a BREEAM rating, has targeted a Display Energy Certificate (DEC) 'A'. This should be achieved through a cleverly designed natural ventilation strategy, a large area of photovoltaic cells, thin client technology and a hybrid cross-laminated timber frame. The resultant energy and running cost reductions will benefit taxpayers and, if successful, will be the UK's first DEC 'A' rated office building. This all emphasises that sustainability was at the very heart of this design.

The quality of the external environment is matched by the interior. The extensive use of wood and the irregular shapes and heights, allied to impressive natural light, makes for an uplifting workspace. The office floors lend themselves toward flexibility and efficiency of use

and encourage collaboration. The design team has created a vibrant, bright, airy and attractive workplace.

This is an inspirational development that improves working practices and offers much to the local community in terms of its public facilities and also its form within the urban landscape. The team has worked to a clear brief in a unified fashion and their unwavering desire to deliver an exemplar scheme is apparent in every aspect. The building's proportions, form and massing are perfect. The generous public streets that have been created provide a comfortable and inviting setting.

Whereas the scale and formality of a number of civic buildings actually serve to drive away the people they are designed to accommodate, this development provides a clear beacon of civic pride, that is accessible and inviting. To achieve all of this while also delivering such a low-carbon building is remarkable.

Client

Bath & North East Somerset Council

Owner

Bath & North East Somerset Council

Occupier

Bath & North East Somerset Council

Project manager

Capita Symonds

Quantity surveyor

AECOM

Architect

AHR

M&E engineer

Max Fordham

Structural engineer

Hydrock

Contractor

Willmott Dixon

