

Proposal – Updating the Paths leading to Observatory

The following proposal outlines our desire to update the paths leading up to the Observatory, re-surface them, and provide subtle lighting on the paths so that the area may be used in the evening.

The reports includes:

- Measurements of the different path areas
- A Map showing the 6 sections of the path
- A description of the technical specification and look and feel of the path
- Sample quotes
- Next steps – create a formalised planning application for their development

We seek an agreement in principal that the Downs Committee are open to the idea of new updated paths and lighting on them, and would like a more detailed proposal and planning application to progress this.

Benefits of the project:

1. New updated paths, and improved visual experience
2. Enabling a view of the suspension bridge by night, and iconic view for Bristolians
3. Enabling the Observatory to be open in the evening, and have safe passage for those leaving the building
4. Creating a stunning evening viewing experience, and a key feature for Bristol

The Diagram below shows the 6 path areas surrounding the Observatory.

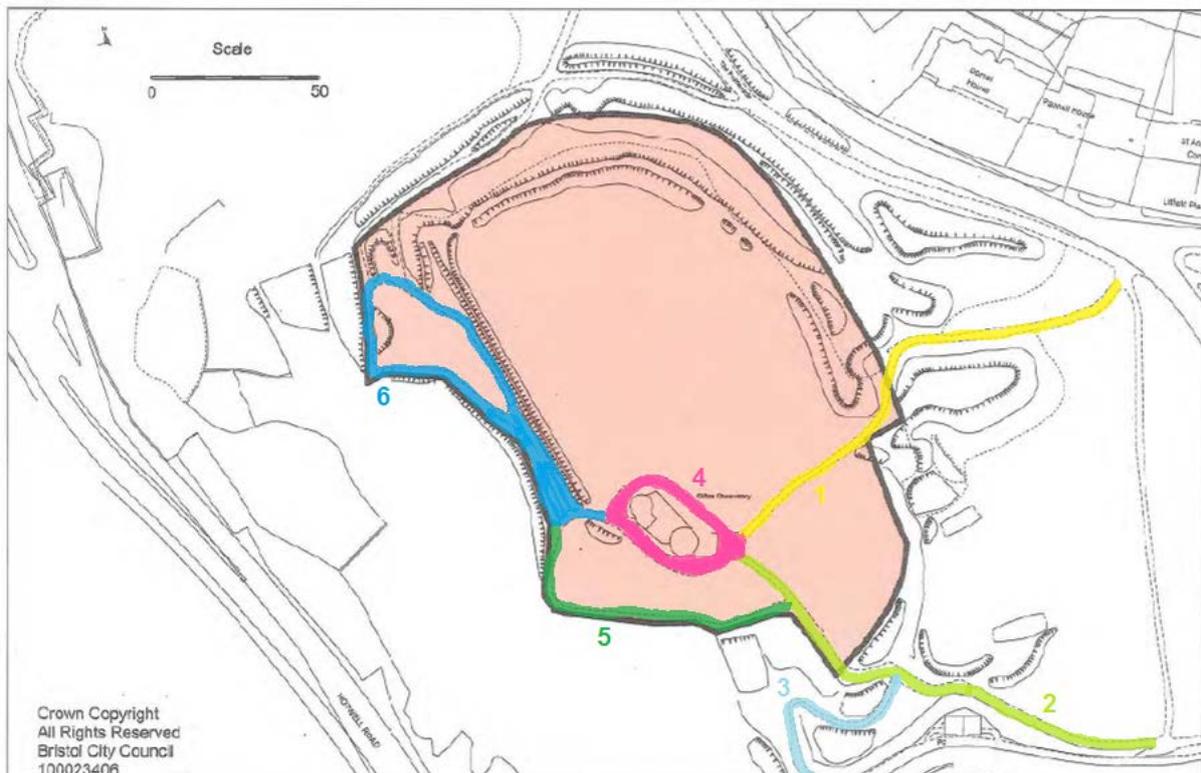


Fig.18 Extent of Scheduled Ancient Monument SAM 29 (BCC)

Measurements :

- AREA 1 573m2
- AREA 2 548m2
- AREA 3 78m2
- AREA 4 359m2
- AREA 5 170m2
- AREA 6 420m2

This totals 2148m2

Functionality Specification:

We propose a gravel coated resin for the paths, with strip lighting every 15 or so meters, spot led's building into the path sides. An armoured cable 20cm-30cm deep needs to be laid along the path. In principal Historic England are ok with this, so long as a specialist archaeologist is there when the trench is being laid down / pit testing being done on the area. Wessex archaeology have been consulted in this area.

Our recommendations would be to have the lights on a timer, and controlled from inside the Observatory. To go off most evenings at 12 o'clock, and not come on in the morning, so as to give minimal disrupt wildlife in the evening. Natural England has said the path works do not disrupt any rare plants, and the path obviously is already in place, so there is no additional disruption. The dark skies area that the Downs are designated too, mainly applies to viewing areas on the main area of the downs, as Dark skies are less relevant in this area due to the suspension bridge lights.

Examples of resign coated paving.



Example lighting – though considerably more spaced out. Capped at the top for minimal disruption.



Local examples :

We have lighting examples at the Wills Memorial building spotlights facing up. In addition some lighting by the Create building over the bridge in Bedminster. We would recommend them with a cap over the top to reduce any glare.

Heritage Example :

The Vindolanda Roman museum at Hadrian's wall, has exactly the same finish on the path surrounding the museum, it's in keeping with the environment, and non-intrusive. As per picture attached.



Pricing & Quotes

We have obtained two quotes, one at £75 per m2 for all works and lighting, and another quote below. These are early first stage quotes.

PM Groundworks: <http://www.pmgroundworks.com/>

- AREA 1 573m2 resin bound only £38 per m2 but must be this sort of m2 no prep if with prep looking about £113 per m2
- AREA 2 548m2 For slabs at about 25 per m2 with no very little prep £52 per m2
- AREA 3 78m2 for pin curbs witch are 150 by 50 mm are 36per 1m with included a trench to bed them in to.

Conclusion:

There is a great benefit to have the path updated and having lighting to allow the view and area to be enjoyed in the early evening. It would provide a spectacular evening view over Bristol, and with the solution proposed have minimal to no light intrusion on the suspension bridge. It would allow the Observatory to open later in the evening, and give safe passage to those leaving the building.

A full detailed specification and planning proposal can follow if the Downs Committee agree in principal that it would warrant a more detailed specification.