

St Peter's Terrace

INTRODUCTION

01

Welcome to our public consultation on the revised plans for the redevelopment of St. Peter's Terrace.

In February 2020, we presented designs for a student accommodation development in our first public consultation.

Watkin Jones Group and our design team have listened to your feedback, and we now present this revised proposal for a high-quality co-living development that will respond to the local needs of young professionals, graduates and single households.

We are hosting this online consultation to gather feedback from the local community prior to submitting a planning application to Bath and North East Somerset Council.



The site is located in the area of East Twerton, on the Lower Bristol Road to the west of Bath City Centre. The site lies within Bath World Heritage Zone but is not within a conservation area.



Listening to local people

We will be submitting our planning application to Bath and North East Somerset Council **later in the year**. But first we want to hear local people's views on our revised proposals.

Your feedback is an important part of our design process, and your comments have already had a major impact on this development.

Please take time to complete a feedback form on our website at www.stpetersterrace.co.uk where all the information about this project is available.

Alternatively, if you have any further enquiries, please email the team at info@stpetersterrace.co.uk

The Team

Developer : **Watkin Jones Group**

Architect : **AWW**

Planning Consultant : **ROK Planning**

Landscape Architect : **BD Landscape Architects**

Public Consultation : **Creatrix PR**

Planning

There is no current B&NES policy in place that refers to co-living, however our dialogue with planning officers has confirmed that they are open to this type of housing provided it secures a high quality of accommodation in terms of the private unit and communal space proposed.

We consider this site appropriate for a co-living residential development for the following reasons:

- A co-living development will contribute towards the mix of housing in the area and provide a specific type of housing targeted at young professionals, graduates and single households.
- The site is considered to be highly sustainable and well connected to the local services and employment by walking, cycling and public transport.
- The site will be securely managed by Fresh Property Group, and residents will agree a tenancy length of no less than three months. Additionally, this will be a car-free scheme, and not contribute to private car dependency in the area.

In addition, the loss of the existing commercial laundry service is considered acceptable in planning terms for the following reasons:

- The current occupiers, Regency Laundry, made a strategic business decision in 2019 and have been seeking alternative business premises, and therefore will be vacating the site.
- Whilst the service has existed for a number of years, the site is not designated as either a 'Strategic Industrial Site' or as an 'Other Primary Industrial Site' which are both protected under Policy ED2A of the adopted Bath Placemaking Plan.
- The use of part of the site as a conventional dry cleaners suggests that the site is in Sui Generis use as opposed to industrial use, and this is supported by its non-designation.
- Policy B1.2e of the Bath Spatial Strategy plans for a contraction in the volume of non-designated industrial floorspace to 2029.
- The cost to regenerate the dilapidated buildings to suit a modern operator's needs would be unviable and thus there is no strong economic reason to retain the use, in line with policy ED2B of the adopted Bath Placemaking Plan.

In summary, the revised proposed development is an appropriate and efficient use of the land which will ensure the regeneration of the site and provide much-needed high-quality residential accommodation, in accordance with planning policy.

Who are Watkin Jones Group?

Established in 1791, WJG is the UK's leading multi-occupancy residential developer with a proven track record in developing and managing residential properties.

Since the late 1990s, the Group has increasingly specialised in the development, construction and management of high quality, purpose-built managed student accommodation (PBSA) and more recently Build to Rent (BTR) and Co-Living residential accommodation. It has delivered over 50,000 residential units over this period.

WJG have increasingly looked at the co-living sector, which falls within their BTR sector, and believe that it responds to a demand for high quality cost effective housing. WJG are actively pursuing opportunities across the UK and have a planning application for a co-living scheme currently under consideration in Exeter.

The Group works closely with local authorities and other relevant stakeholders to deliver high quality, appropriately designed developments. The Group has an excellent track record for deliverability, with over 95% of its developments 'on site' within six months of the grant of planning permission.

How our developments are managed

We manage our rented developments through the brand Five Nine Living, which is part of the Fresh Property Group, which sits as part of the Watkin Jones Group. 'Five Nine Living' is dedicated to the delivery and operation of BTR and co-living developments and has a track record of providing attractive and innovative accommodation in this emerging sector. Currently Five Nine Living manages 535 apartments across five schemes in Sheffield, Leeds, Manchester and Bristol, with two schemes in construction in Reading and Sutton.



The Depot, Bath
104 student rooms
Associated communal and ancillary facilities
Scheme completed in 2016



Avon Studios, Bath
94 student rooms and 14 Build to Rent rooms



Alma Court, Canterbury
197 student rooms
Associated facilities, amenity space, parking;
access and areas of landscaping. Currently in
build, due to be completed in 2020



Associated communal and ancillary facilities
Scheme completed in 2018



Riverview Court, Bath
44 residential apartments.
Ground floor café and associated facilities.
Scheme completed in 2019

What is Co-Living?

As the availability of viable living space in our cities reduces, the impacts on levels of supply and affordability have become stark. This has led to a reduction in home ownership, with the percentage of the population owning their homes falling from 68% to 64% in the past 10 years in England.

As a result, the number of private rented households in England has increased by nearly two million in the past decade and 19% of homes are now privately rented. Co-living is defined by the following characteristics:

- Provides efficient private areas and expansive shared spaces to encourage interaction combating loneliness and isolation
- Professionally managed and hospitality-led
- Multi-tenanted with individual leases or licences
- Not restricted by specific tenant demographics
- Purpose built or purposefully designed
- Sui generis Planning Use Class
- Residents have access to co-working space reducing the need to travel for work
- Event programmes designed to encourage communities to develop and thrive whilst combating the challenge of city life.
- Close proximity to town and city centre facilities

How a co-living building works



In the past three years the Co-living market in the UK has grown significantly, with operational bed numbers increasing from 773 to 2,333. This is a **201% increase**, with a further 8,315 beds having gained planning permission to be delivered over the next few years.

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CO-LIVING DESIGN

03

Studios and Amenity Space

We have listened to the feedback you provided at our last community consultation event, and have responded by changing the use of this proposal to a co-living residential development.

In order to deliver a high-quality purpose-designed co-living residential scheme, we have made the following changes to the proposal:

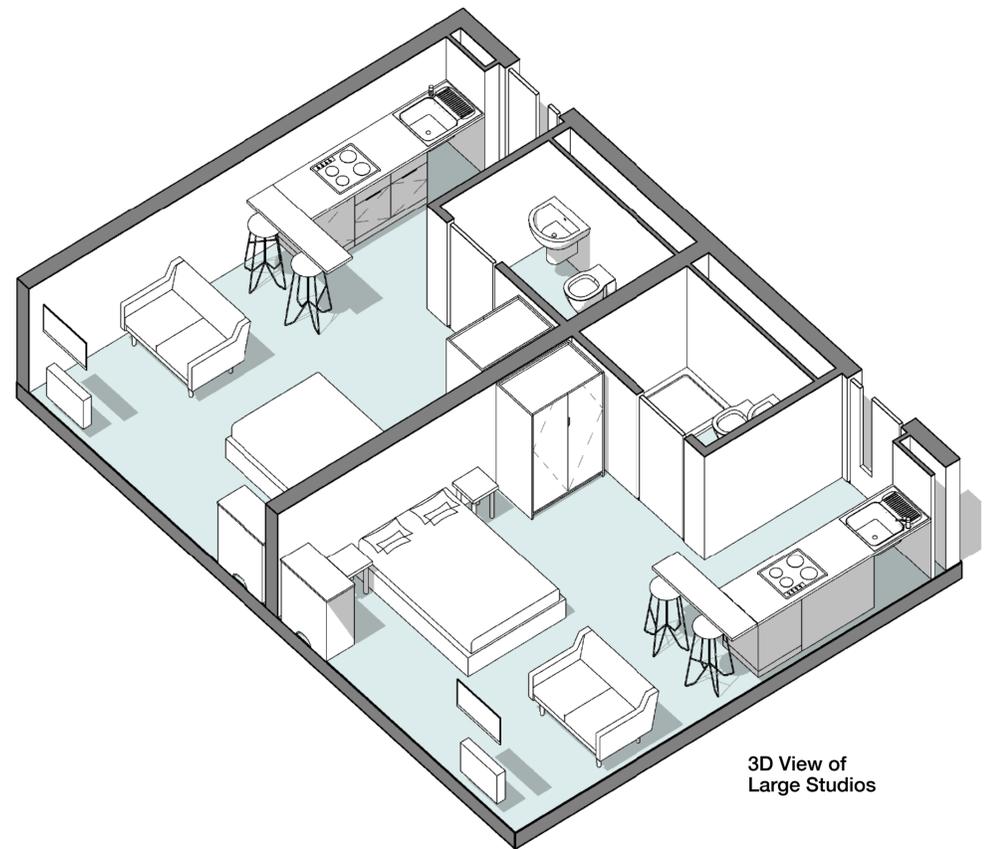
- Changed all rentable rooms to self-contained studios with personal living space of 20-24m²
- Increased the amount of shared social amenity space available to residents, offering a wide range of facilities and opportunity for socialising within the co-living community
- Introduced a co-working area, with an element of public access to provide residents with a well serviced and inspirational working environment
- Increased the cycle provision to 1 space per studio, to further promote sustainable travel for work and leisure in this car-free development

Studio Apartments

There are 155 proposed studios in the revised proposal: 64 large studios at 24m² and the remaining at approximately 20m². Studio layouts are designed to provide separate 'zones' comprising cooking, sleeping, living and bathroom.

Co-Working Lounge

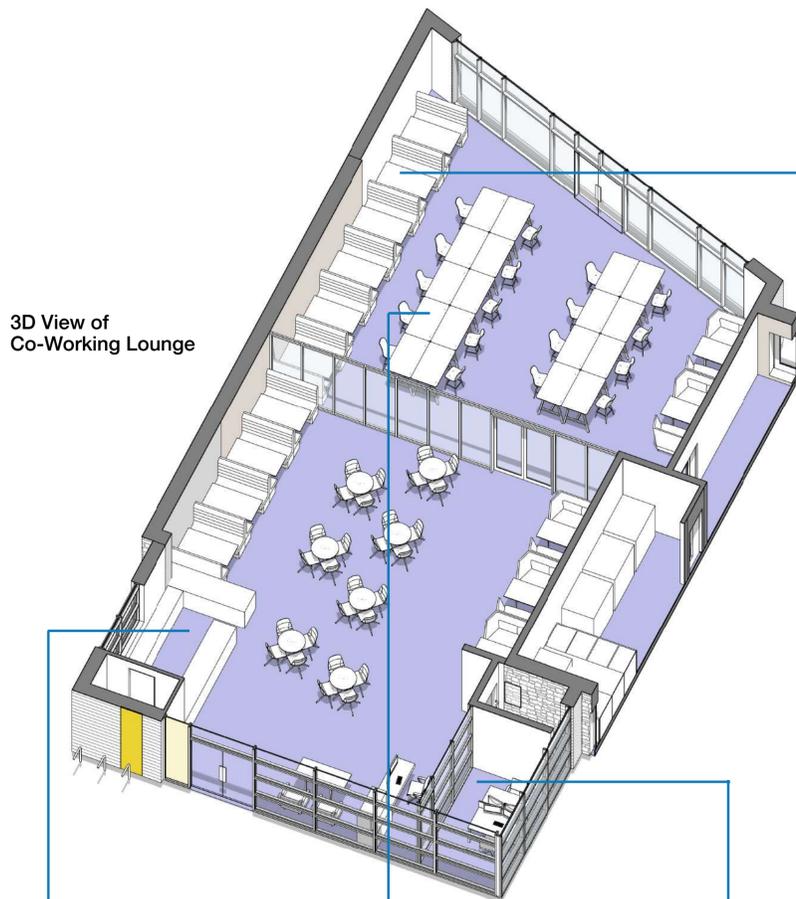
High-quality space with contemporary design to attract young professionals, reflect the site's industrial past, and offset private space.



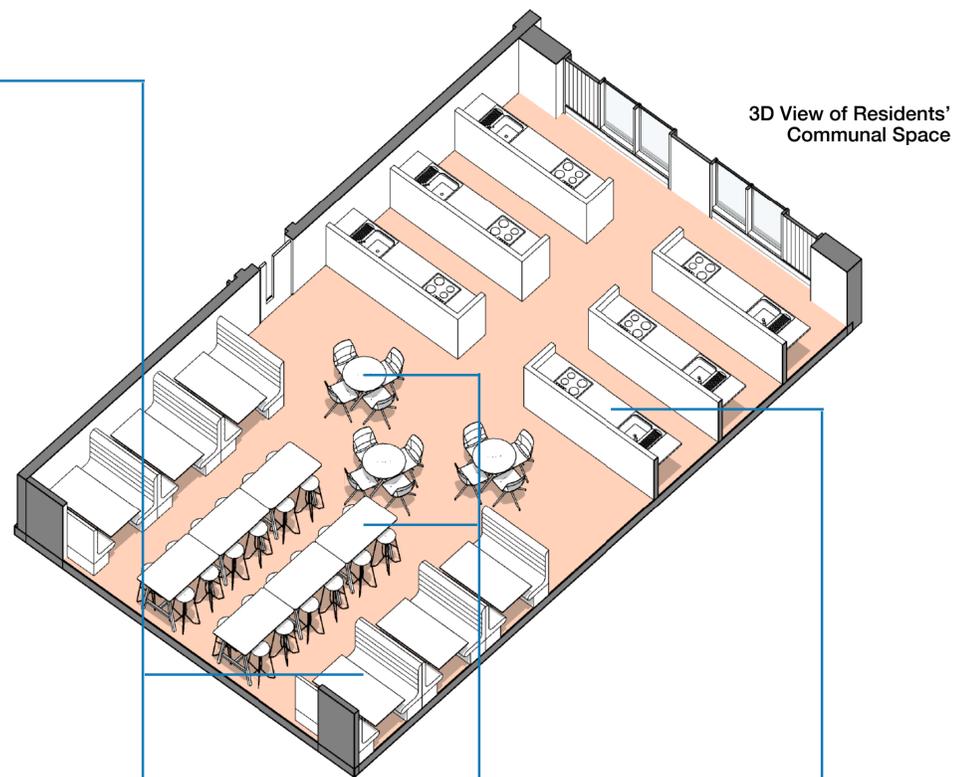
3D View of Large Studios

Residents' Communal Space

To create a community atmosphere and prevent isolation among residents, we will provide bright and spacious communal kitchens, dining and lounge spaces at all floor levels across the development.



3D View of Co-Working Lounge



3D View of Residents' Communal Space



Coffee bar



Working stations



Reception



Seating Pods



Dining and Breakout



Shared Kitchen

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SITE ANALYSIS

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Site Context

The site, located off Lower Bristol Road, currently accommodates the Regency Laundry. The local architecture surrounding the site is very diverse and building types range from Georgian terraces and detached buildings, church-converted flats, to retail and industrial units.

To the west of the site are residential flats, and further down is a mixed-use development with granted consent on the site of the former Bath Press along Lower Bristol Road, and some commercial buildings such as the Ford and Mini car garages.

To the north are several Listed Buildings such as the Belvoir Castle Pub. There are newer residential blocks and the remnants of some heavy industry including the former Bath Gas Works to the east of Windsor Bridge Road, while to the east of the site are several retail units.

To the southwest of the site is the Oldfield Park Infant School, and to the southeast are residential houses along Lorne Road with rear gardens backing onto site.

The site offers good connectivity with local walking, cycling, and public transport routes. It is 15-20 minutes walk to the City Centre and easily accessible by Bus 5 and U5. The site is also situated 125 metres from National Cycle Route 4.



01 View of the Regency Laundry and St Peter's Place from Lower Bristol Road



02 View to North East from the Laundry entrance



03 View of the Oldfield Park Infant School from Dorset Close



04 View of the Listed Buildings opposite the site

Legend

- Site boundary
- Grade II Listed buildings
- Commercial buildings
- Pedestrian route
- Vehicle route
- Existing buildings on site
- Surrounding buildings
- Stream
- Residential gardens
- Possible green barrier
- ▶ Access to site
- ☀ Sun path



Constraints

- The proximity of rear gardens backing onto the site. Green barrier is proposed to protect the neighbour's privacy
- There are Listed Buildings nearby, therefore a sensitive response to the site is proposed

Opportunities

- Easy access to site using public transport, walking, or cycling
- Existing stream to enhance biodiversity
- Opportunity to meet a clear residential need in Bath

St Peter's Terrace

REVISED DESIGN PROPOSAL

05

Proposal

The proposed building will be designed to provide a high quality co-living development, which will be professionally managed by our in-house operation, Five Nine Living.

The buildings on site will be demolished and replaced with new structures that respond to the existing architecture and the surroundings.

Built Form

The revised proposal is for 155 residential studios, arranged throughout a main building of 3-4 storeys and a smaller building of 3 storeys, as indicated on the adjacent plan.

Layout

The ground floor facing Lower Bristol Road will contain the entrance, reception, administration areas and a co-working lounge, divided into areas for residents and a public membership scheme. This will give the primary street elevation an active frontage.

There will also be spaces for refuse storage and collection, cycle spaces, and laundry. The remainder of the ground floor and the floors above will consist of residential rooms and a variety of shared areas.

Access and Servicing

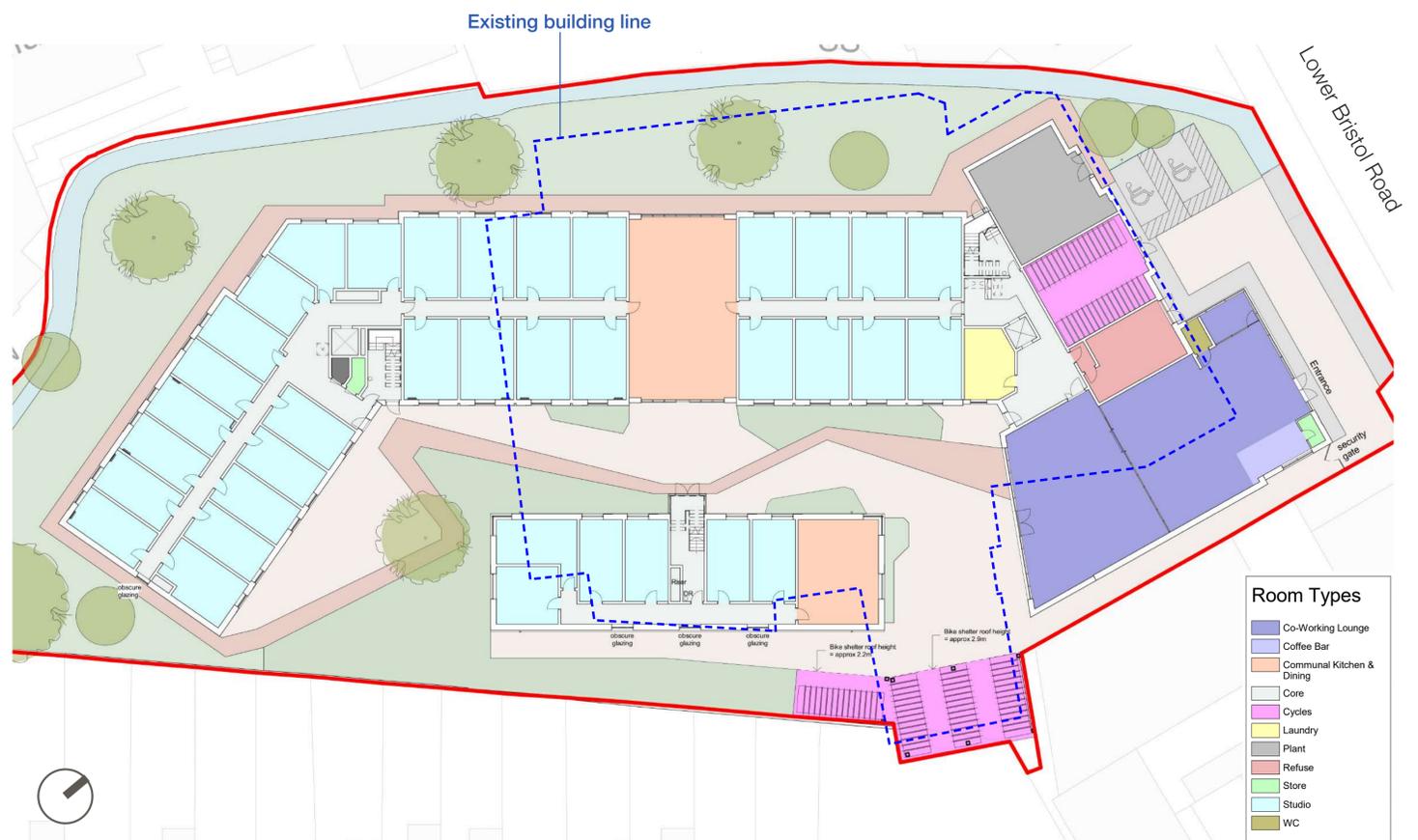
The development is easily accessible to and from Bath City Centre by foot, bicycle and public transport.

Two accessible parking spaces have been provided in the front of the building for residents with mobility needs.

Provision has been made in front of the building for refuse collection from Lower Bristol Road. There will be a sufficient number of recycle and non-recycle bins provided in an accessible location.

Scale and Massing

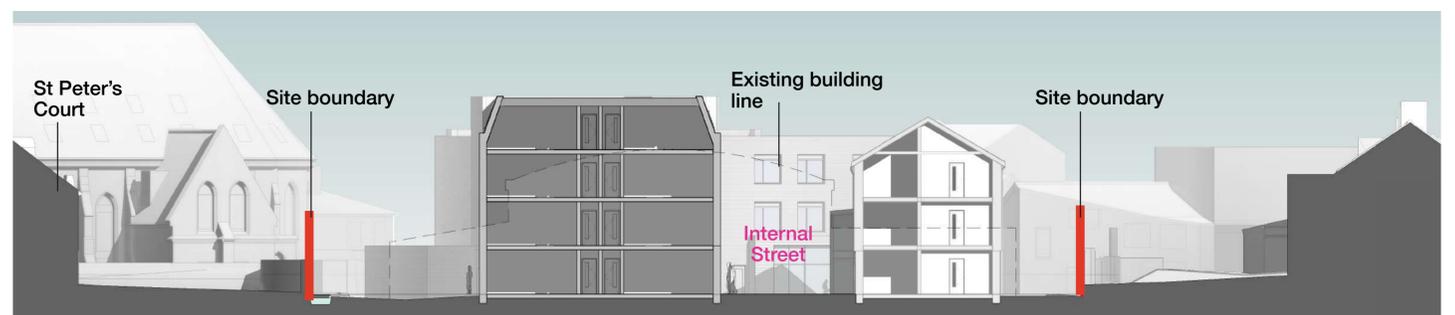
The proposed building ranges in height from one storey for the reception and co-working lounge to the frontage facing Lower Bristol Road, to four storeys in the centre of the site. The concept behind the elevations is to provide series of masonry elements broken up by curtain walling and metal cladding.



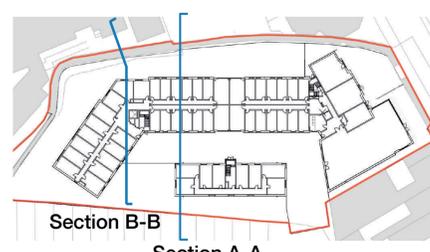
Indicative Ground Floor Plan



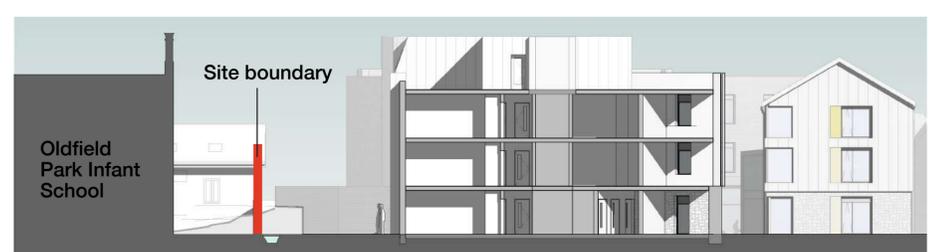
Typical Upper Floor Plan



Section A-A through St Peter's Court and Lorne Road residential



Key Plan



Section B-B through the School

St Peter's Terrace

DESIGN DEVELOPMENT

Local Character Study

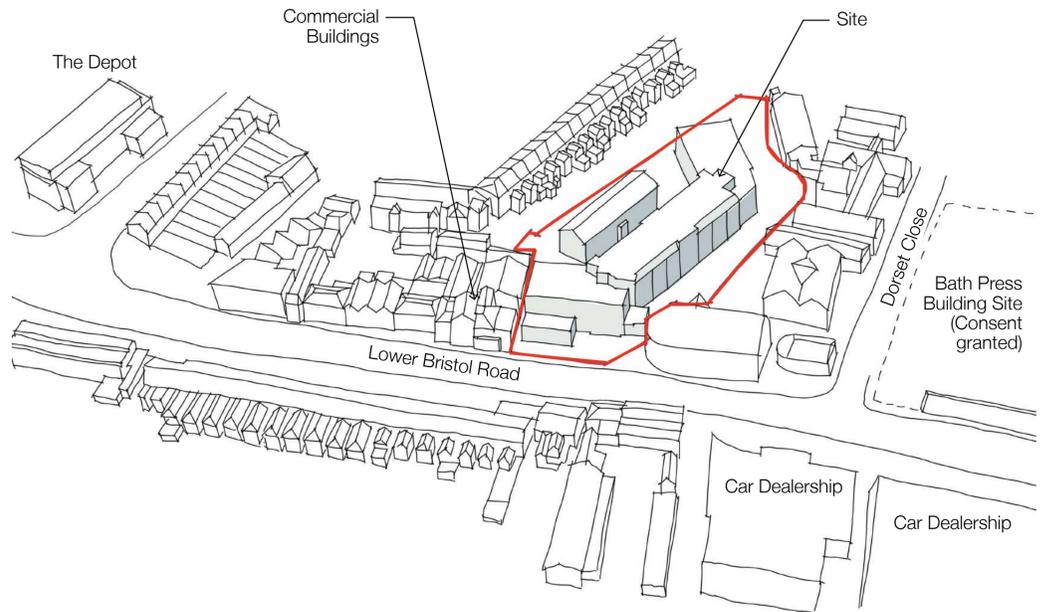
The revised proposal draws from the existing local context surrounding the site. There is a mixture of roof forms from flat to pitched roofs evident throughout the area.

The local materiality includes masonry, stone, metal and glass in varying proportions along the Lower Bristol Road. The heights of the neighbouring buildings to the site vary from two-storey residential to heights equivalent to four storeys with St Peter's Terrace.

Rhythm and Scale

The rhythm and scale varies along Lower Bristol Road demonstrating a mixture of single storey extrusions with façades being broken by horizontal bands of different materials. Setbacks from the road also occur providing a constant change in perspective for passers by.

Shown below are two studies that visually demonstrate this with the top elevation facing south on Lower Bristol Road and the bottom facing north.

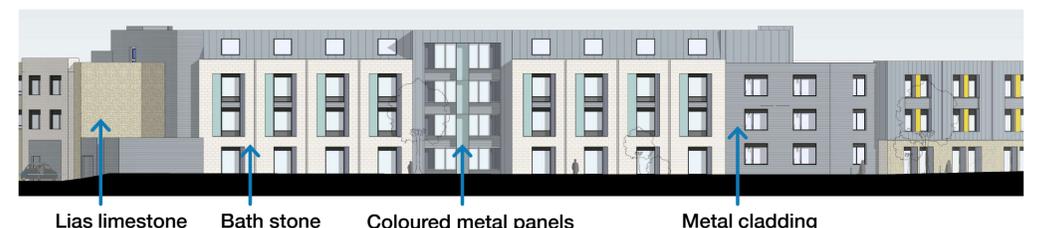


Design Development

Through design development, we have considered a number of elevational treatments and approaches to built form. The design team explored the impact of a variety of roof options, including pitched, sawtooth and the mansard shown in this consultation.

The roof form of the central element is a contemporary take on a mansard roof, which brings relief to the top storey through use of a lighter metal cladding material, and enables the installation of biodiverse green roofs with solar photovoltaic panels to generate renewable electricity on site.

We feel this revised proposal gives the best combination of benefits in terms of function and appearance.



Revised Design Proposal

The revised design proposal takes influence from the local context with a mixture of materials and proportions to break up the overall mass and height. Similar to the context along Lower Bristol Road, the proposal varies in height from a single storey entrance to three storeys; the mansard roof then steps back above three storeys and provides a form that responds to the pitched roofs of neighbouring buildings, while also maintaining the function of the space inside.

The materiality takes inspiration from the local architecture, and the industrial buildings that were historically present in the area.

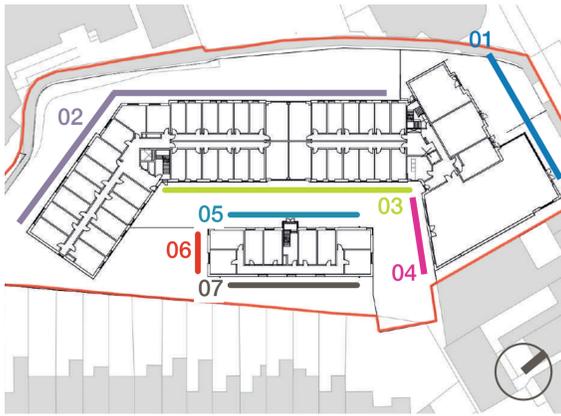
St Peter's Terrace

APPEARANCE

07

Appearance

The elevational treatments provide a coherent design language throughout the scheme, while also responding to the surrounding buildings, site context, and building uses. Materials have been selected to respond to local context, as well as to reflect the site's industrial past.



Key Plan



01 Front elevation from Lower Bristol Road



02 Southwest elevation from Dorset Close



03 Elevation of the main building from internal street



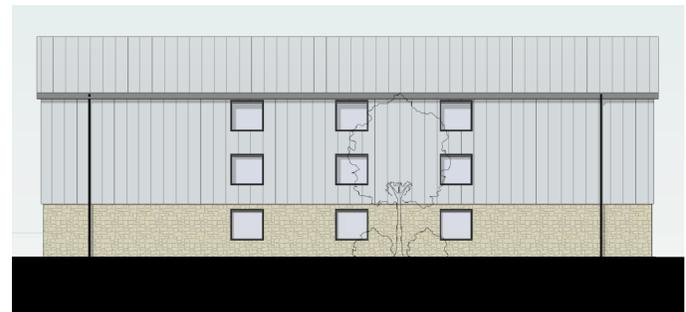
04 Elevation to the rear of the Co-working Lounge



05 West elevation of the smaller building from the internal street



06 South elevation of the smaller building



07 East elevation of the smaller building with obscure glazing

Appearance Precedents



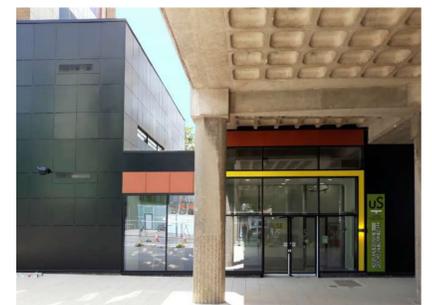
The Depot, Bath



New Bridewell, Bristol



James House, Bath



Chaucer House, Portsmouth

Landscaping Masterplan

The Masterplan responds to the unique setting close to Marl Brook, focused on restoring the natural landscape. Angular sensory planting beds with integrated seating and active gathering points form a journey through the inner courtyard, inspired by the movement of water and its significance to the history of the site.



1. Access from Lower Bristol Road using high quality contrasting natural stone paving to signify crossing over Marl Brook with semi-mature tree planting.

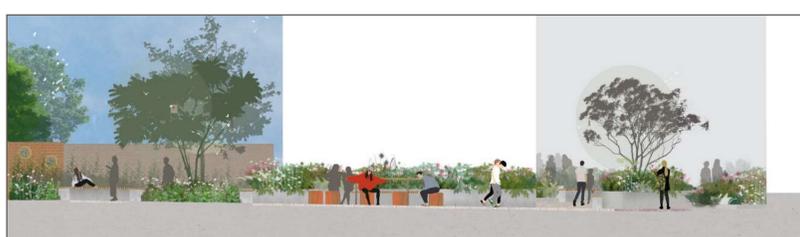
2. A spill out zone with large benches for outdoor dining and socialising. Pollinator friendly planting and a semi-mature tree to southern boundary provides buffering to neighbouring properties.

3. Active courtyard with seating and sensory pocket planting provides purpose and impact. High quality permeable paving is brought to life through an angular contrasting band; connecting North and South.

4. South facing valuable external space for residents, with seating, a feature tree, table tennis and lawn area.

5. The landscape masterplan is founded on restoring and strengthening both the ecological and historical value of Marl Brook through extensive planting. Promoting biodiversity, water quality and wildlife habitats; with bird boxes located within proposed trees.

6. Biodiverse roofs create natural habitats to support a variety of plants, birds, animals and invertebrates and in line with the local Biodiversity Action Plan (BAP) to maximise biodiversity on site.



Section A-A: Active Courtyard and buffer to neighbouring properties



Section B-B: Swale at western boundary



Section C-C: Active Courtyard with seating & planting.



Section D-D: Access from Lower Bristol Road

Sustainability

The development has been designed to include passive design measures to reduce the demand for energy. Such measures included within the revised design proposal to reduce energy use and the associated CO2 emissions are:

- Enhanced insulation to the building envelope which exceeds Building Regulation requirements.
- Engineered façade design.
- Reduced air permeability standard of around 50% over current Building Regulations.
- Air Source heat pumps for hot water production in line with the proposed new Part L2020 regulations.
- Renewable energy will be provided by the proposed PV.
- This will help meet and exceed the required carbon reduction target over and above the Part L2A baseline.
- Targeting BREEAM Excellent.
- Minimum overall 35% regulated CO2 reduction through on-site measures including renewable energy and a heat hierarchy to reduce dependence on gas.
- All building fabric properties throughout the development are proposed to be in excess of the L2A notional building, helping to further reduce heating and cooling demands.

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THE REVISED PROPOSAL AND KEY BENEFITS

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A proposed development of 155 high-quality co-living studios with associated management facilities, co-working lounge, shared amenity space and external landscaping.

Key benefits:

- Providing secure, purpose-built and professionally-managed new homes, reducing pressure on local family housing being converted to HMOs.
- Provides accommodation for young professionals, graduates and single households to live and work in the city.
- Redevelopment of an industrial site that is no longer fit for purpose.
- Reducing the impact on neighbours by removing the noise and disruption caused by operation of heavy machinery and frequent HGV deliveries associated with the current industrial use.
- High-quality external architecture that is sensitive to the local setting, with a simple palette of façade materials that takes inspiration from Bath's industrial heritage.
- Car-free development in a highly-accessible location with excellent public transport links to the city centre.
- Highly sustainable design incorporating renewable technologies, biodiverse roofs, and external landscaping proposals that maximise green spaces and enhances the setting of the existing watercourse.



School

Lorne Road

Residential houses

The smaller building with pitched roof that responds to the Lorne Road houses

Site of the former Bath Press

St Peter's Court

St Peter's Place

Car dealership

Main Entrance

Obscure glazing to protect neighbours' privacy

Landscaped courtyard

Mixed commercials & residential with shopfronts

Listed Buildings

St Peter's Terrace

NEXT STEPS

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The scheme you have seen today is the result of a great deal of work of which we are very proud. Following the public consultation we will review all comments and work up a final design for a planning submission to Bath and North East Somerset Council.

Provide your feedback

We would greatly appreciate if you would provide some feedback on our proposals. This can be submitted via the feedback form on our website www.stpetersterrace.co.uk.

The deadline for submitting feedback is **Monday 3rd August**.

A Statement of Community Involvement outlining the feedback will be submitted to B&NES Council as part of the planning application.

Contact Us

Email : info@stpetersterrace.co.uk

Website : www.stpetersterrace.co.uk

Anticipated Timeline

