

St Peter's Terrace

INTRODUCTION

01

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

AWW Architects has been appointed by the Watkin Jones Group to explore the redevelopment of the site to provide purpose-built, professionally-managed student accommodation. A key principle of the design brief was to carefully integrate the proposals into the surroundings, ensuring the area retains its identity as a predominantly low-rise mixed-use neighbourhood.

We are hosting this exhibition 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 in the coming weeks, but first we want to hear local people's views on our proposals. You can help us by doing one or more of the following:

- Look at the display boards and discuss your views and ideas on the plans with members of our team.
- Fill out a questionnaire, giving us any additional comments and ideas you have and place in the secure comments box provided.
- Register your comments on the website www.stpetersterrace.co.uk where all the information presented here today is available.

The Team

Developer	: Watkin Jones Group
Architect	: AWW
Planning Consultant	: ROK Planning
Landscape Architect	: BD Landscape Architects
Public Consultation	: Creatrix PR

Planning

In planning terms, the site is appropriate for purpose-built student accommodation for the following reasons:

- The site is not located within either the Central Area, Enterprise Zone, or on Ministry Of Defence land and therefore PBSA development on this site is in accordance with policy B5 of the Adopted Placemaking Plan.
- The site is in a sustainable location close to the city centre, and served by numerous public transport modes.
- The site is located only a short bus journey from the University of Bath and Bath Spa University, and has good access to numerous local amenities.
- There is an identified and increasing need for purpose-built student accommodation in Bath and the development of this site will contribute to meeting this need. In turn, this will reduce the need for students to occupy conventional residential dwellings which could otherwise be occupied by families (HMOs).
- The development of student accommodation on the site will contribute to fostering a mixed community, an improved economy, and will improve the aesthetic appearance of the site.

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

- 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 fact 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 in fact plans for a contraction in the volume of non-designated industrial floorspace to 2029.
- 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.
- 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 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 managed student accommodation, in accordance with planning policy.

Who are Watkin Jones Group?

Established in 1791, Watkin Jones Group is a market leading multi-occupancy residential developer with a proven track record in developing commercial, mixed-use and 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 and more recently Build to Rent (BTR) residential accommodation.

Student Accommodation

Nationally, the Watkin Jones Group has constructed over 40,000 student accommodation bedrooms to date across 55 student schemes. The Group maintains a reputable position in the student accommodation sector, delivering up to 4,000 bed spaces of student accommodation each year.

The cornerstone of this success has been the careful selection of appropriate locations backed by a comprehensive and professional approach.

The Group is involved at all stages of the development from the inception and delivery to the completion and operation of the final product. This includes the construction of the Group's own developments. The Group works closely with local authorities and other relevant stakeholders to deliver high quality, appropriately designed developments.

Watkin Jones is delighted with the potential opportunity to add to its extensive portfolio, which covers the major university cities across the UK including Aberdeen, Bath, Belfast, Bristol, Bournemouth, Cardiff, Chester, Edinburgh, Glasgow, Leeds, Leicester, Liverpool, London, Oxford, Sheffield, St Andrews, and Swansea, amongst others.

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. The Group is committed to the redevelopment of the St Peter's Terrace site and, subject to securing permission in an expedient time period, it is intended that the development will be completed in advance of the 2022/2023 academic year commencing in January 2021.



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



Associated communal and ancillary facilities
Scheme completed in 2018



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



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

Fresh Property Group

Fresh Property Group, who are a part of the Watkin Jones Group, operate and manage student accommodation developments on behalf of its clients. In the context of this development, it is intended that the student accommodation would be operated and managed by Fresh. Fresh is acutely aware of the requirements of student management and undertakes effective and adaptive student management, based on its own experience and the requirements of Accreditation Network UK (ANUK), of which it is a member. Their Code of Standards set out a number of management principles which must be adopted and undertaken to provide 'assured' accommodation status. Fresh currently manages over 17,000 student bed spaces, those include:

- Avon Studios, Bath
- New Bridewell, Bristol
- Between Towns Court, Oxford

The development will have on site management (typically between 8.00am and 5.00pm) supported by senior student wardens ensuring 24 hour a day, 7 days a week management presence.

Local residents and business will be provided with a dedicated point of contact on the site to address any issues or problems. If neighbours are not satisfied by Fresh Property Group's management they can complain to ANUK.

- All students sign a lease that commits them to behaving in a respectful manner. If the terms of the lease are broken, they can be asked to leave the accommodation.



New Bridewell, Bristol
500 student rooms.
Ground floor commercial units with associated ancillary facilities and the creation of a new public square. Completed in 2016



Between Towns Court, Oxford
144 student rooms.
Commercial unit, on-site management suite together with associated landscaping and infrastructure. Completed in 2019

- Noise will be monitored. Students are forbidden from making noise that is audible outside of the building between 11.00pm and 7.00am.
- CCTV located at the entrances, communal areas, hallways and recreational areas, will be operated 24 hours a day.
- Management staff supervise the move in/move out arrangements (students given 20-minute slots to load/unload their belongings).
- The car free nature of the development is strictly upheld through the management plan set out by Fresh. At the time of booking, students will be advised of the car free nature of the development and that they will not be able to bring cars to the student accommodation. This is a requirement of the management plan and the tenancy agreement. The accommodation will not introduce any pressure on existing parking provision in the neighbourhood. From previous experience, this is an extremely effective deterrent for limiting car use.

St Peter's Terrace

SITE ANALYSIS

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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 for purpose-built student accommodation with courtyard space and landscaping

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 route. It is situated 125 metres to National Cycle Route 4, and is easily accessible from and to Bath City Centre within 15 minutes using Bus 5 and U5, which come every 12 and 15 minutes respectively.



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

St Peter's Terrace

DESIGN PROPOSAL

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Proposal

The proposed building will be designed to provide high-quality, purpose-built student accommodation, which will be professionally managed by our in-house operation, Fresh Property Group.

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

Built Form

The proposal is for 189 student units, in a mixture of 93 studio units and 96 rooms grouped into 6-bed clusters. The rooms are distributed throughout the main building and a smaller building, as indicated on the adjacent plan.

Layout

The ground floor facing Lower Bristol Road will contain the entrance, reception, administration areas and social space. 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 student accommodation.

Access and Servicing

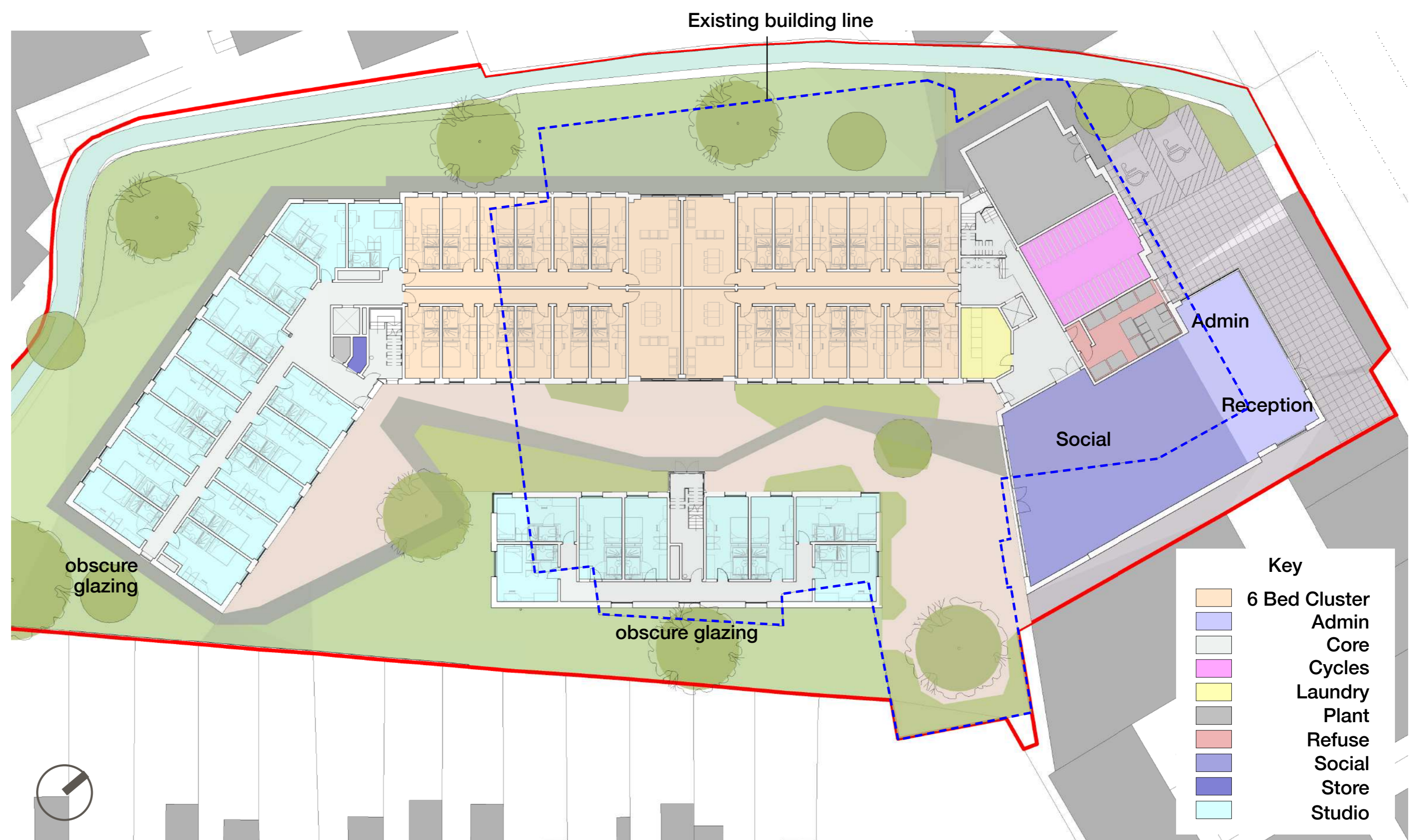
The development is easily accessible to and from Bath City Centre and the universities by means of local walking, cycling, and public transport routes.

Two accessible parking spaces have been provided in the front of the building for students 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

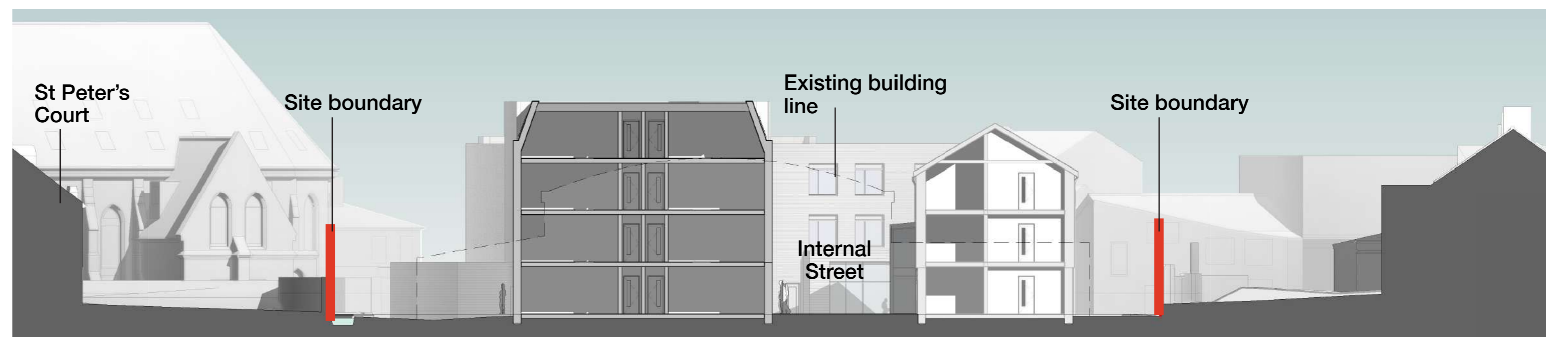
The proposed building ranges in height from one storey for the reception and social area to the frontage facing Lower Bristol Road and St Peter's Place, to four storeys in the centre of the site. The concept behind the elevations is to provide series of masonry elements broken up by curtain walling and metal cladding.



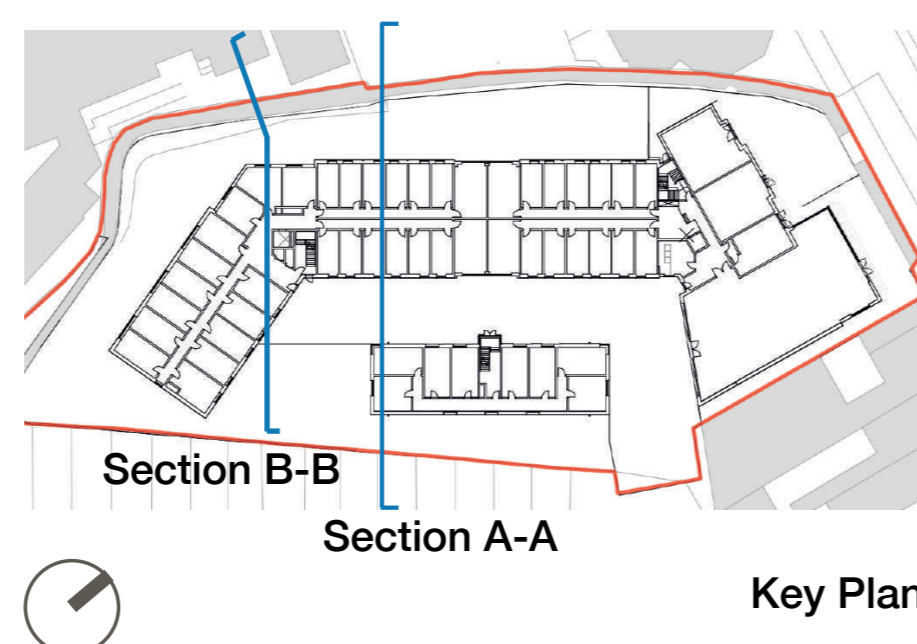
Indicative Ground Floor Plan



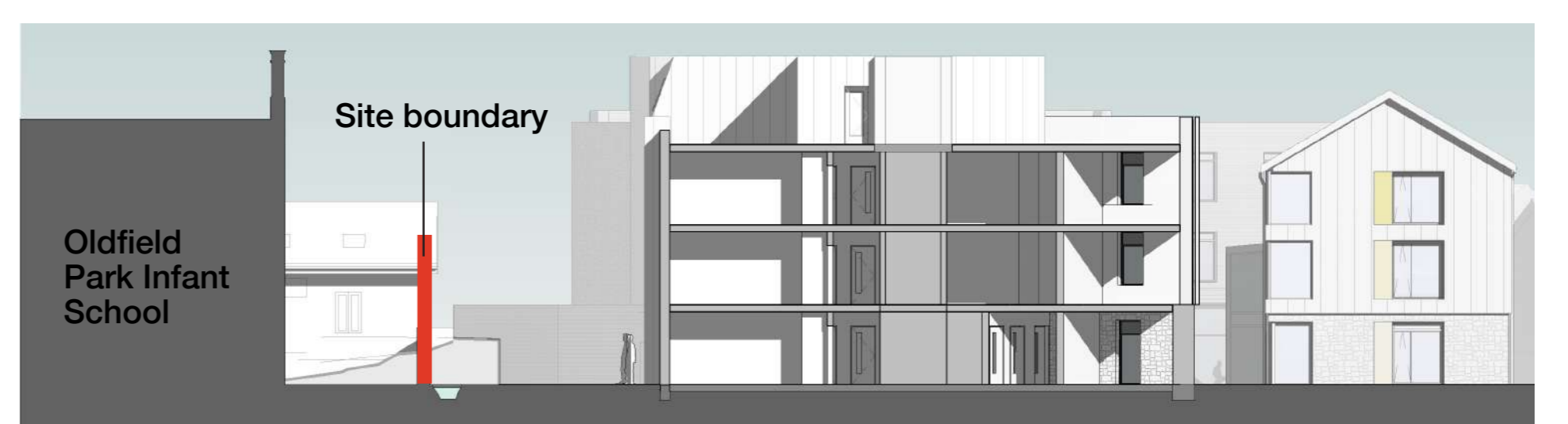
Typical Upper Floor Plan



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

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Local Character Study

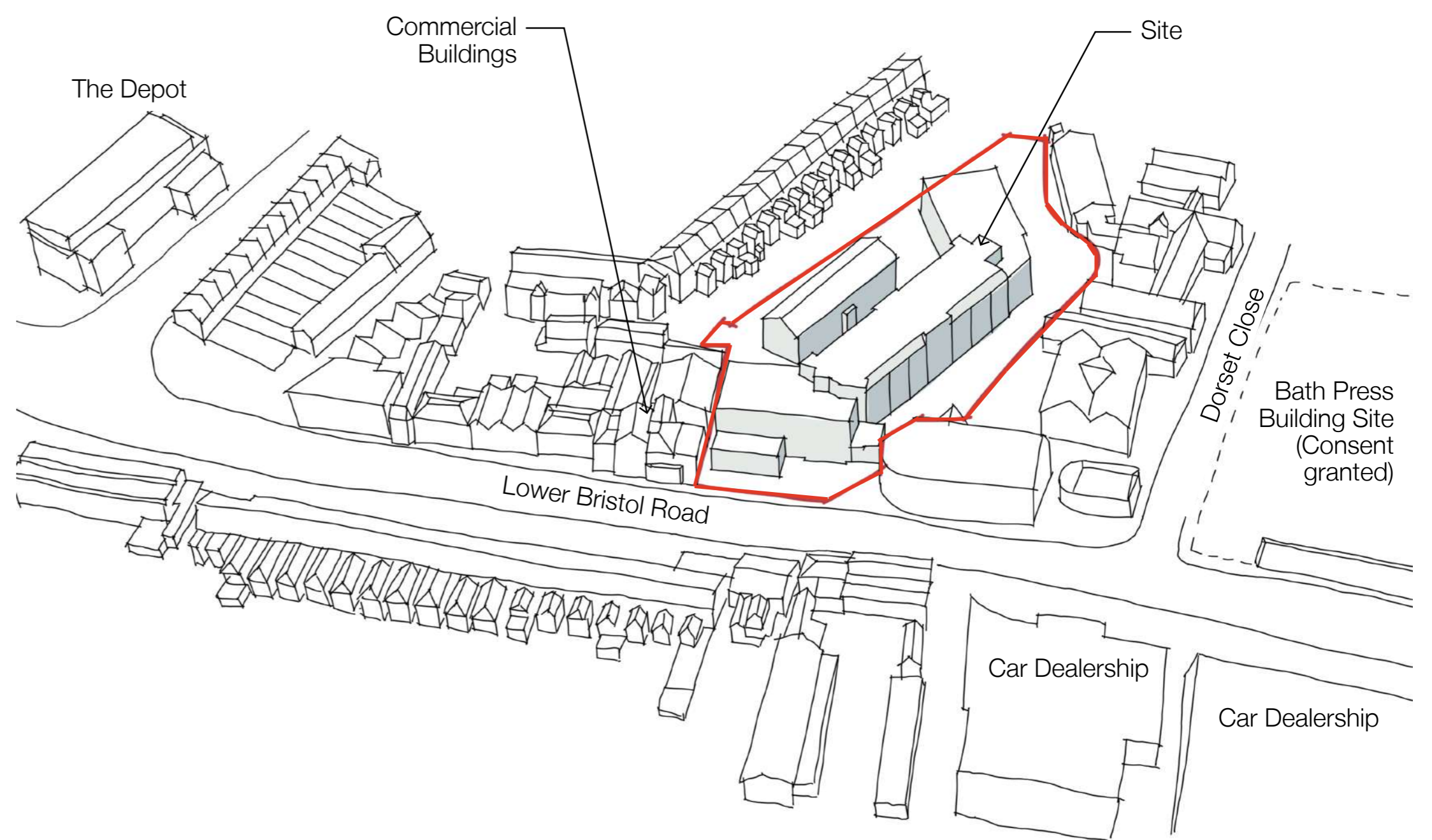
The proposed building draws from the existing local context surrounding the site. There is a mixture of roof forms from flat to pitched roofs evident throughout the area.

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.

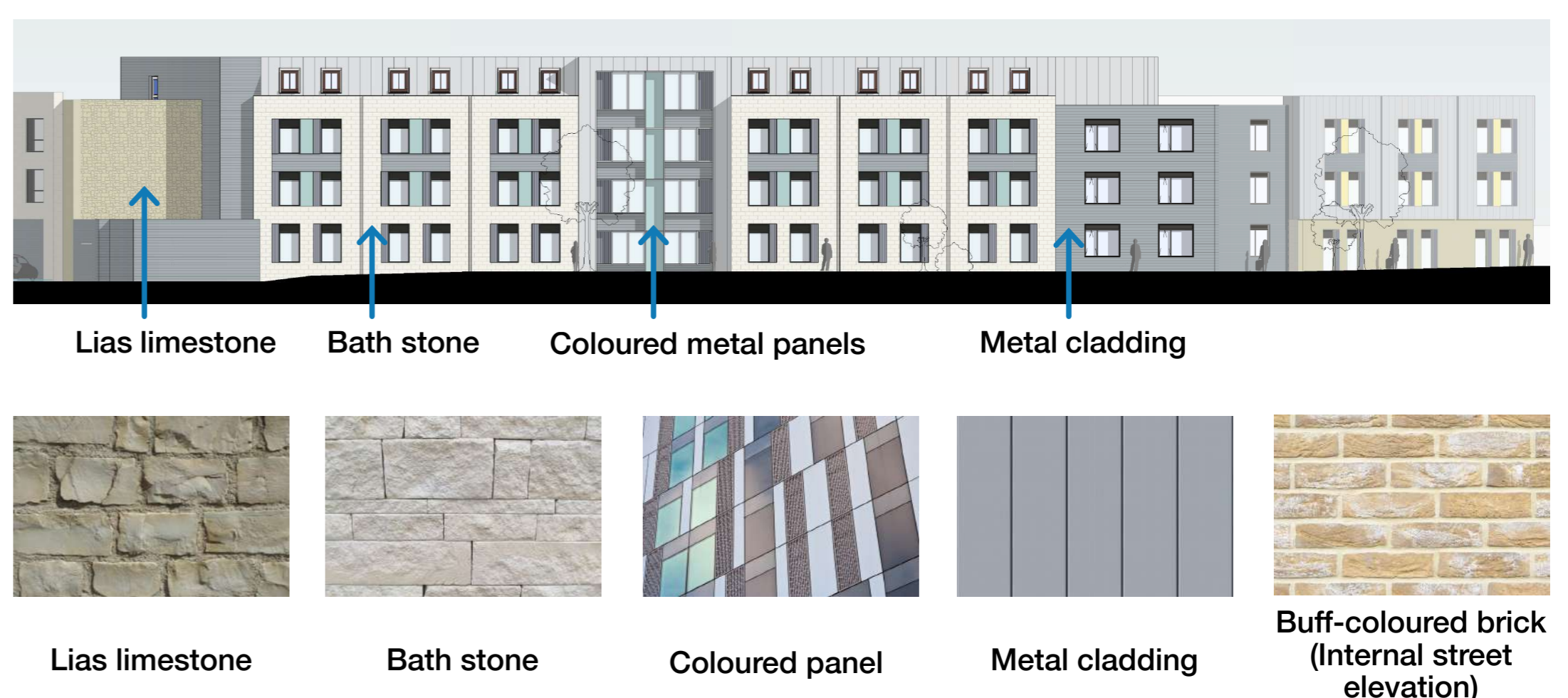
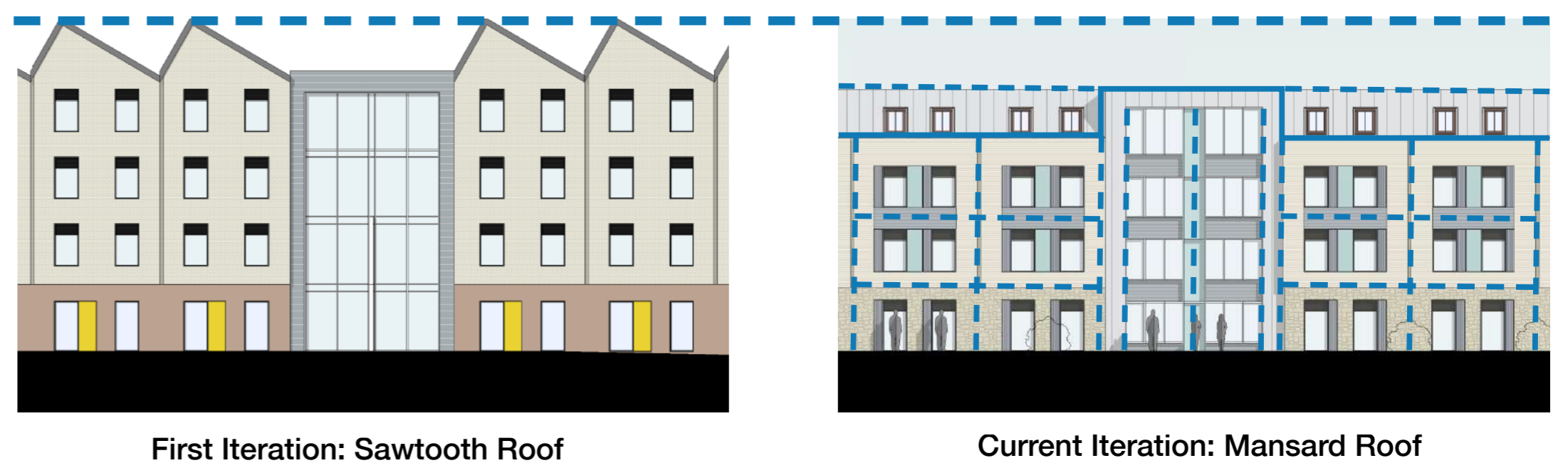
Shown below are two studies that visually demonstrate this with the top elevation facing south on Lower Bristol Road and the bottom facing north.



Design Development

First Iteration: Sawtooth Roof
The roof form was looked at to reflect the site's industrial past, inspired by the former site of the Bath Press nearby. The sawtooth roof comprises of a series of ridges with dual pitches, with the steeper surfaces facing north to limit glare to workers using industrial machinery and equipment. However, the roof design gave the elevations increasing height that affected the massing.

Current Iteration: Mansard Roof
Through design development, a mansard roof arrangement was explored. This provides a reduced height to the internal street and the western boundary, and gives the elevation a more proportional, town house character, broken up with curtain walling to common areas and lightweight metal cladding that reflects the industrial past.



Proposed Design

The proposed design 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, as well as industrial buildings that were historically present in the area.

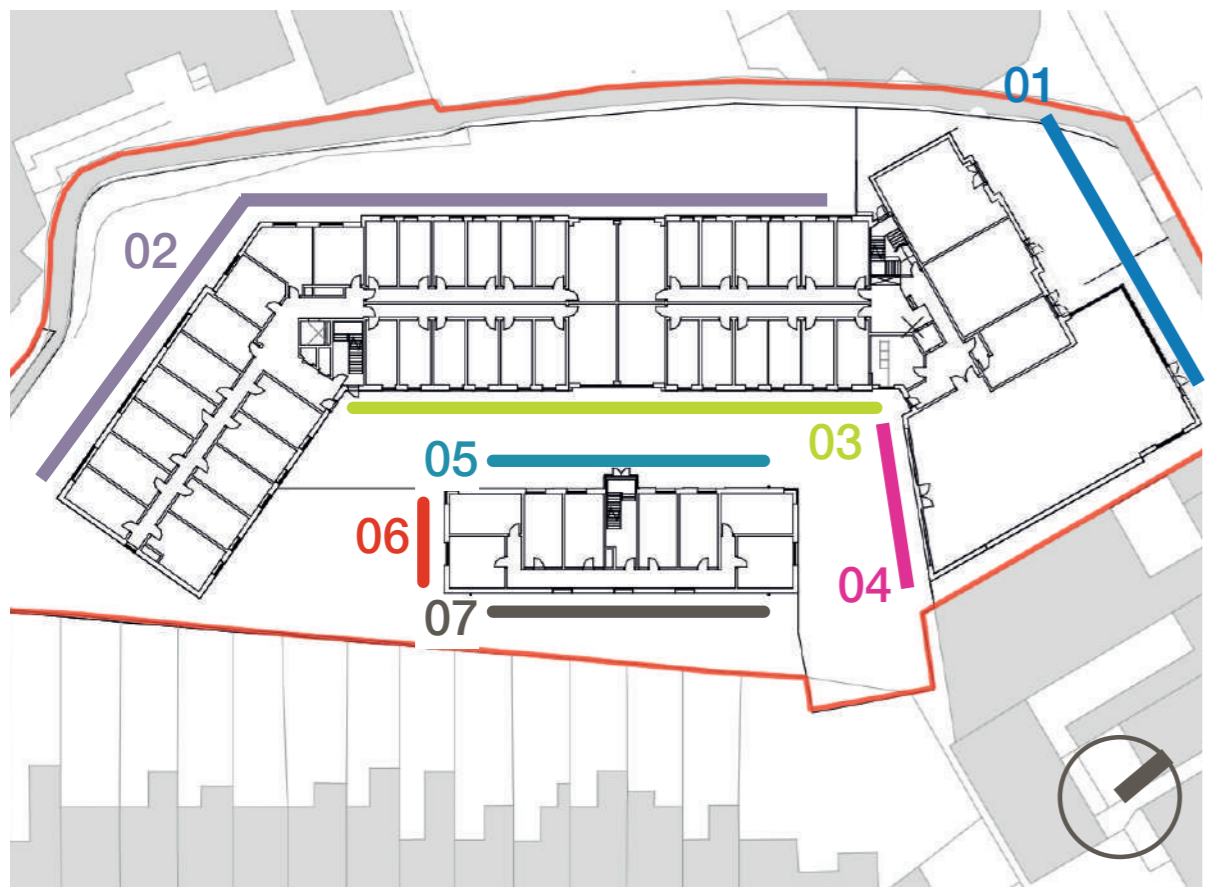
St Peter's Terrace

APPEARANCE

06

Appearance

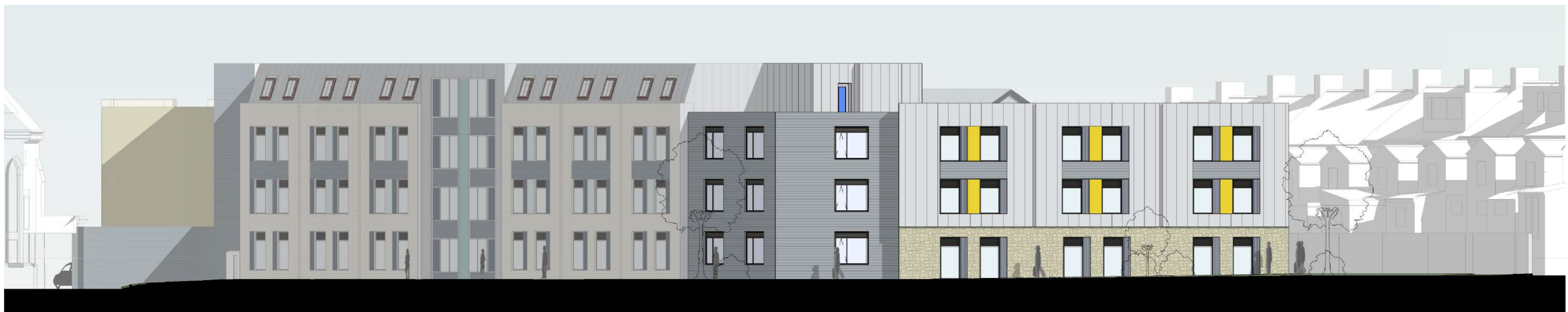
The elevational treatments provide a coherent design language throughout the scheme, while also responding to the surrounding buildings, site context, and building uses. Materials have been selected to respond to local context, as well as to reflect the site's industrial past.



Key Plan



01 Front elevation from Lower Bristol Road



02 Southwest elevation from Dorset Close



03 Elevation of the main building from internal street



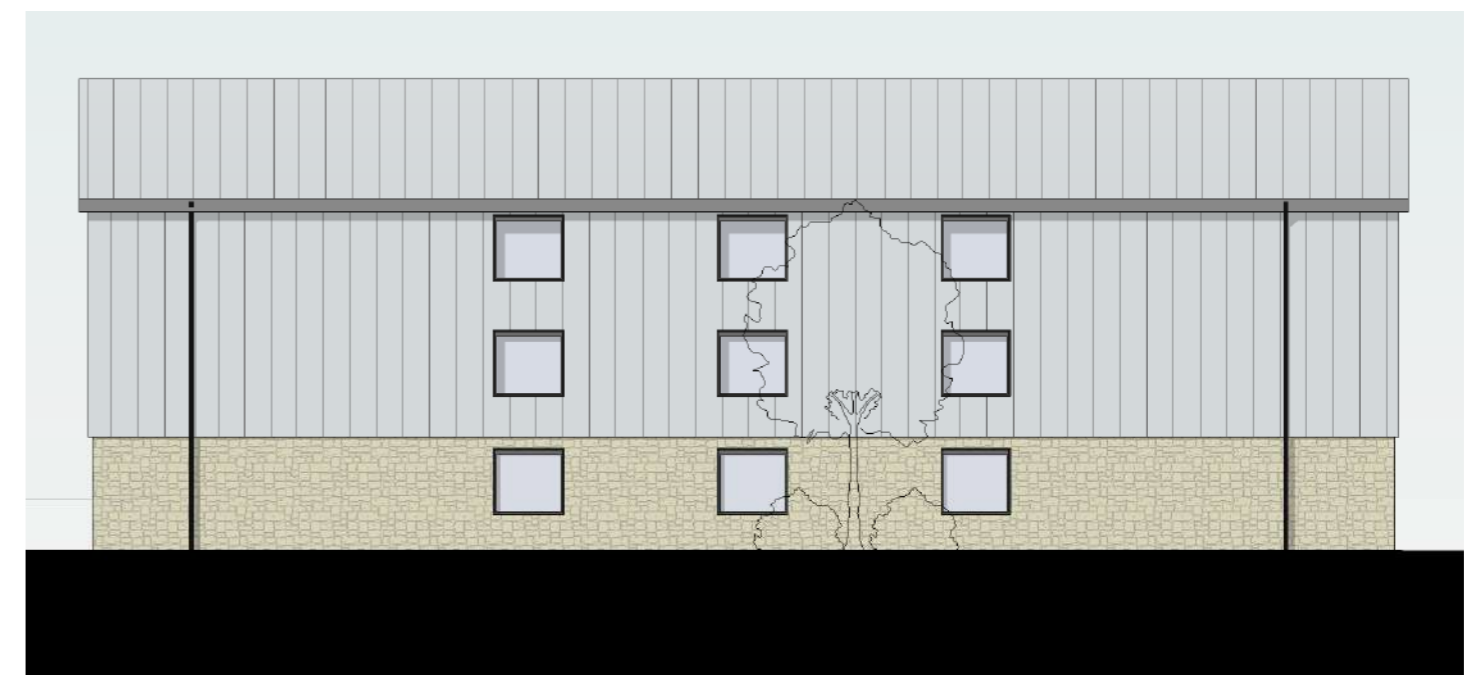
04 Elevation to the rear of the social space



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

Student Accommodation



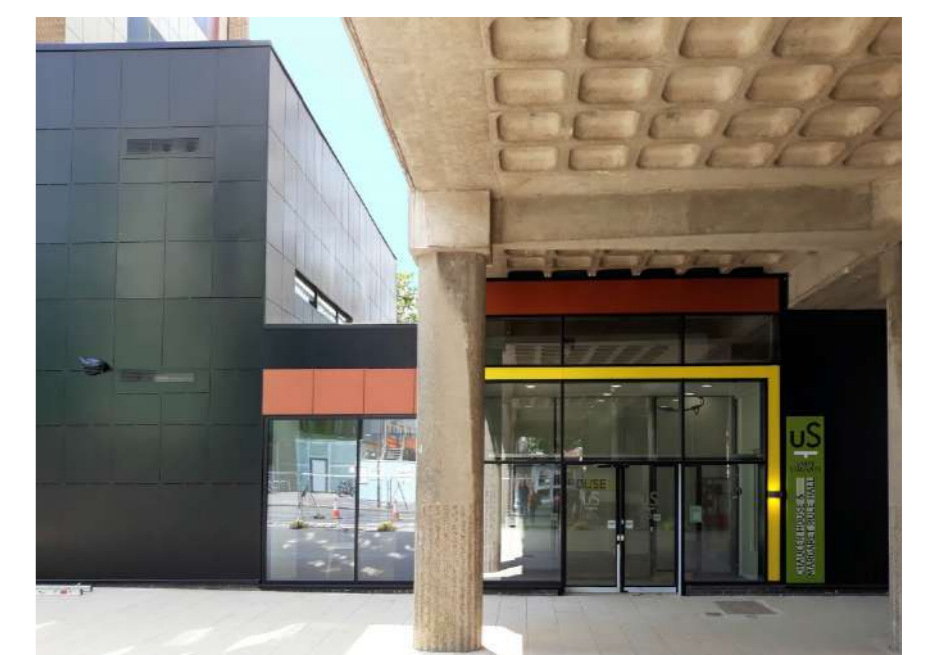
The Depot, Bath



New Bridewell, Bristol



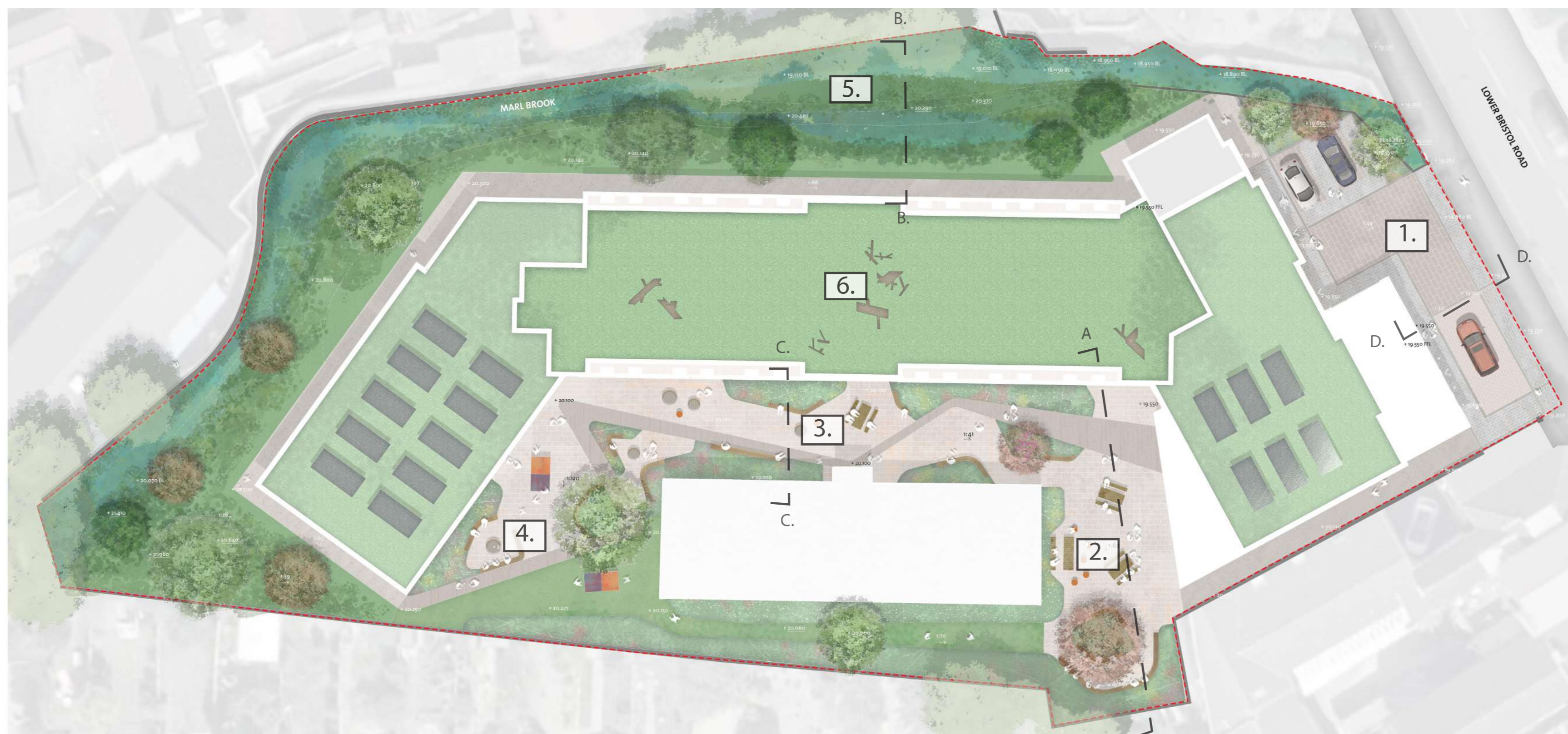
James House, Bath



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.

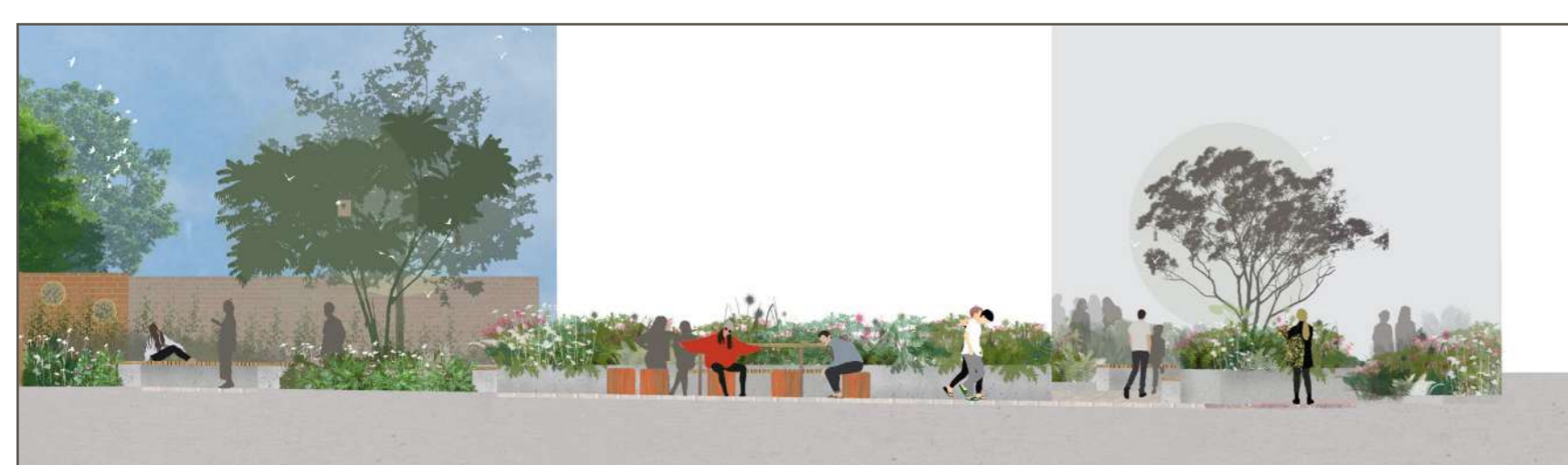
2. A spill out zone with large benches for outdoor dining and socialising. Pollinator friendly planting and a semi-mature tree to southern boundary provides buffering to neighbouring properties.

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 students, 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 design of the accommodation block 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.

St Peter's Terrace

THE PROPOSAL AND KEY BENEFITS

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A proposed development of 189 high-quality student accommodation bedrooms with associated management facilities, shared amenity space and external landscaping.

Key benefits:

- Providing secure, purpose-built and professionally-managed new homes for students, reducing pressure on local family housing being converted to HMOs.
- 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 Universities and 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 following your observations. This can be submitted in a variety of ways.

-  Complete a feedback form and place in the feedback box provided
-  Return it to us in an envelope that can be posted after the event
-  Fill in an online feedback form on our website www.stpetersterrace.co.uk

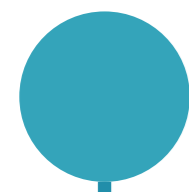
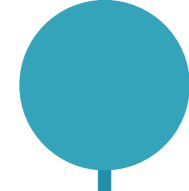
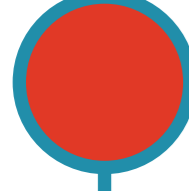



The deadline for submitting feedback is **Wednesday, 26th of February**

A Statement of Community Involvement outlining the feedback will be submitted to Bath and North East Somerset Council as part of the planning application

Contact Us

-  Email : info@stpetersterrace.co.uk
-  Website : www.stpetersterrace.co.uk

Anticipated Timeline

-  **First Pre-Application Meeting with BANES**
October 2019
-  **Second Pre-Application Meeting with BANES**
December 2019
-  **Public Consultation**
February 2020
-  **Submit Planning Application**
Spring 2020
-  **Anticipated Determination of Application**
Summer 2020
-  **Construction Commences**
Autumn 2020
-  **Construction Completes**
Summer 2022
-  **Students Move In**
Autumn 2022



Our Partners

