

# Welcome

Our third public exhibition sets out our aspirations and proposals for Bath Gasworks and the evolution of the scheme in response to stakeholder feedback.

St William are bringing forward redevelopment proposals for the former Bath Gasworks site delivering the next chapter in the evolution of Bath Western Riverside, to provide new homes, jobs and public open space, a continuation of the Sustainable Transport Route and areas dedicated to ecology.

This consultation event follows our first public exhibition in February 2022 and second public exhibition in May 2022 where we listened to what was most important to the local community and how you would like to see the site transformed. The comments received since the submission of the planning application in August 2022 have helped shape the revised proposals and driven a number of important design changes.

This exhibition provides further information about the evolution of our proposals, how they respond to the feedback received and the benefits they will deliver.

Our vision is to create an iconic place where people feel welcome, connected, energised and proud.

Bath Gasworks provides an exciting opportunity to create a landmark place to live in the heart Bath's historic industrial area.

We will reveal and reconnect with the River Avon, creating a beautiful series of green open spaces for the community to meet, relax and enjoy.

We believe in regeneration. When it is done well, and in true partnership, it can transform peoples lives.

We welcome your feedback as part of this partnership and look forward to hearing your thoughts.



## Key areas of improvement since submission

### Landscape

Increasing the riverside buffer and taking a more ecology-focused approach, alongside providing suitable space for larger canopy trees to flourish.

### Design Quality

Revisiting the architectural approach to deliver buildings which echo the site's former industrial buildings or a classical interpretation of the classical building forms in Bath, alongside a review of the tonal qualities of the materials to reflect the architectural precedents to which they relate.

### Height

Reducing overall building heights through the loss of storeys, changing the construction approach, providing a reduction in floor-to-floor heights, and separating undercroft parking areas from residential floor levels.

### Roofscape

Introducing roof-forms which better reflect the industrial development formerly seen along the riverside, or introducing a contemporary setback mansard roof, with material colours changes to reflect the predominant slate roof forms within Bath.

### Visual Connections

A significant reduction in building scale and more appropriate articulation of roofscape delivers much improved visual connectivity within the scheme and across the valley.

## Working collaboratively with B&NES

St William have a majority interest (3.33 Hectares) in the remainder of the Bath Gasworks site at Bath Western Riverside. The neighbouring land, which also forms part of the gasworks is owned by B&NES (1.71 Hectares).

St William and B&NES have submitted separate planning applications. Both applications are available to view and comment on the Bath and North East Somerset Planning Portal using the planning application reference numbers: 22/03224/EFUL for St William's full application; and 23/01762/ERE03 for B&NES' outline planning application.

St William, B&NES and Aequus (B&NES wholly owned subsidiary) have been working closely and are committed to continuing with this collaborative approach through to delivery. A number of workshops have been held between the respective design and development teams to agree a comprehensive and holistic approach to matters such as landscape design; access and movement; architecture; and remediation.

St William are proposing to bring forward a detailed application for 611 new homes ranging from 1 bed studios to 3 bed apartments including properties designed for meet all needs and ages. In addition, new commercial space including a nursery and food and beverage offerings are proposed within the site to support the new community.

B&NES are proposing to bring forward an outline scheme for up to 351 homes ranging from 1 bed to 3 bed apartments including properties designed to meet all needs and ages. In addition, flexible space has been proposed for either commercial or community uses which we be determined at the reserved matters stage.





# Our Proposals Will Deliver Real Benefits...

This is a wonderful opportunity to remediate and redevelop the site, expanding the thriving community at Bath Western Riverside, and integrating the sites surrounding history and heritage leaving a long-lasting legacy.

Bath Gasworks provides a once in a lifetime opportunity to remediate an unused brownfield site to bring forward many benefits for the environment and local economy. The high quality designs will keep the sites legacy alive by celebrating its history whilst providing new homes and open spaces for everyone to enjoy.

We will deliver:



**A Place Making Approach**

Creating a distinctive and vibrant new community.



**A Tailored Community Plan**

We have a long term view and will play an active role in ensuring that the management and place keeping is in place once the site has been delivered.



**Ecology and Biodiversity**

New riverside planting and ecological enhancements within the site will achieve a net-biodiversity gain of 38% as well as new habitat creation.



**New Homes**

Delivering 611 high quality homes where people feel safe and are proud to live.



**Riverside Restaurant and Siding Square Cafe.**

The scheme will deliver a new riverside restaurant and a cafe for the whole community to enjoy.



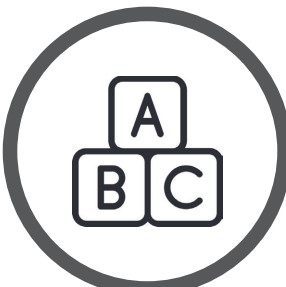
**Sustainable Energy**

Air source heat pump led heat network with the maximisation of PV panels throughout the scheme.



**High Quality Design**

High quality design that celebrates the sites past and ensures its legacy remains for the future.



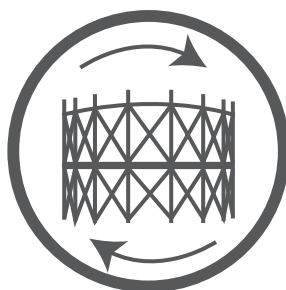
**Early Years Facility**

A new early years nursery will be open to children from the wider community.



**Homes for the Future**

We are committed to delivering homes that can operate at Net Zero Carbon by 2030.



**Regeneration and Remediation**

Release of under-utilised land to provide a new community in the heart of Bath. We want to transform this redundant brownfield space and open up the site through the delivery of high quality public realm.



**Key Infrastructure**

Delivery of a sustainable transport route and a new crossing on Windsor Bridge Road.



**Sustainable Transport**

The scheme will deliver a new pedestrian and cycle link connecting the site to the rest of Bath.



**Parking & Cycle Storage**

235 car parking spaces with EV charging provision, with nearly 1300 secure cycle spaces to encourage sustainable travel.



**A Stronger Economy**

As a proud member of the 5% club, the site will deliver new jobs, training and apprentice opportunities.



**Green open space**

Publicly-accessible open space including an ecological riverside park. Equivalent to almost 2 professional football pitches across the site.