

## WELCOME TO THE FIRST PUBLIC EXHIBITION FOR THE BATH GASWORKS SITE

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

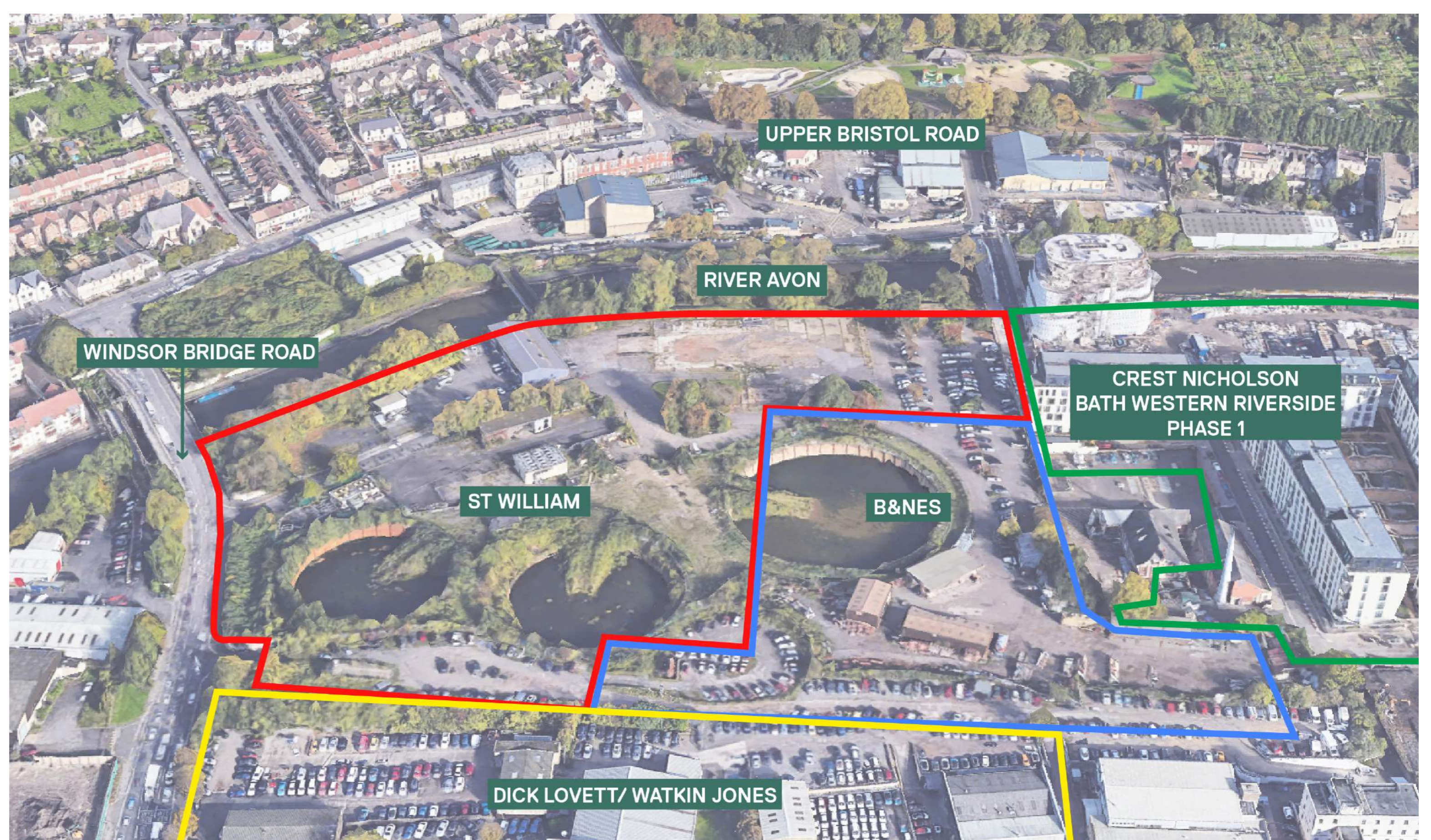
This public exhibition provides an introduction to the project and shows you our initial ideas as to how the site could be transformed. The feedback received during this exhibition will help us develop our proposals as well as inform areas of focus for our future stakeholder and community engagement events.

We look forward to hearing your thoughts.

### BATH GASWORKS

The production and storage of gas at Bath Gasworks commenced in the early 19th century and continued until the late 20th century. The site has now been decommissioned for a number of years and is currently underutilised.

Phase 1 of Bath Western Riverside, delivered by Crest Nicholson, has provided over 800 new homes, public open space, jobs and infrastructure. St William are committed to delivering the next chapter in the evolution of the Western Riverside Quarter and fully realising the potential of this important site.



Site Overview

### LAND OWNERSHIP AND SCOPE OF PLANNING APPLICATION

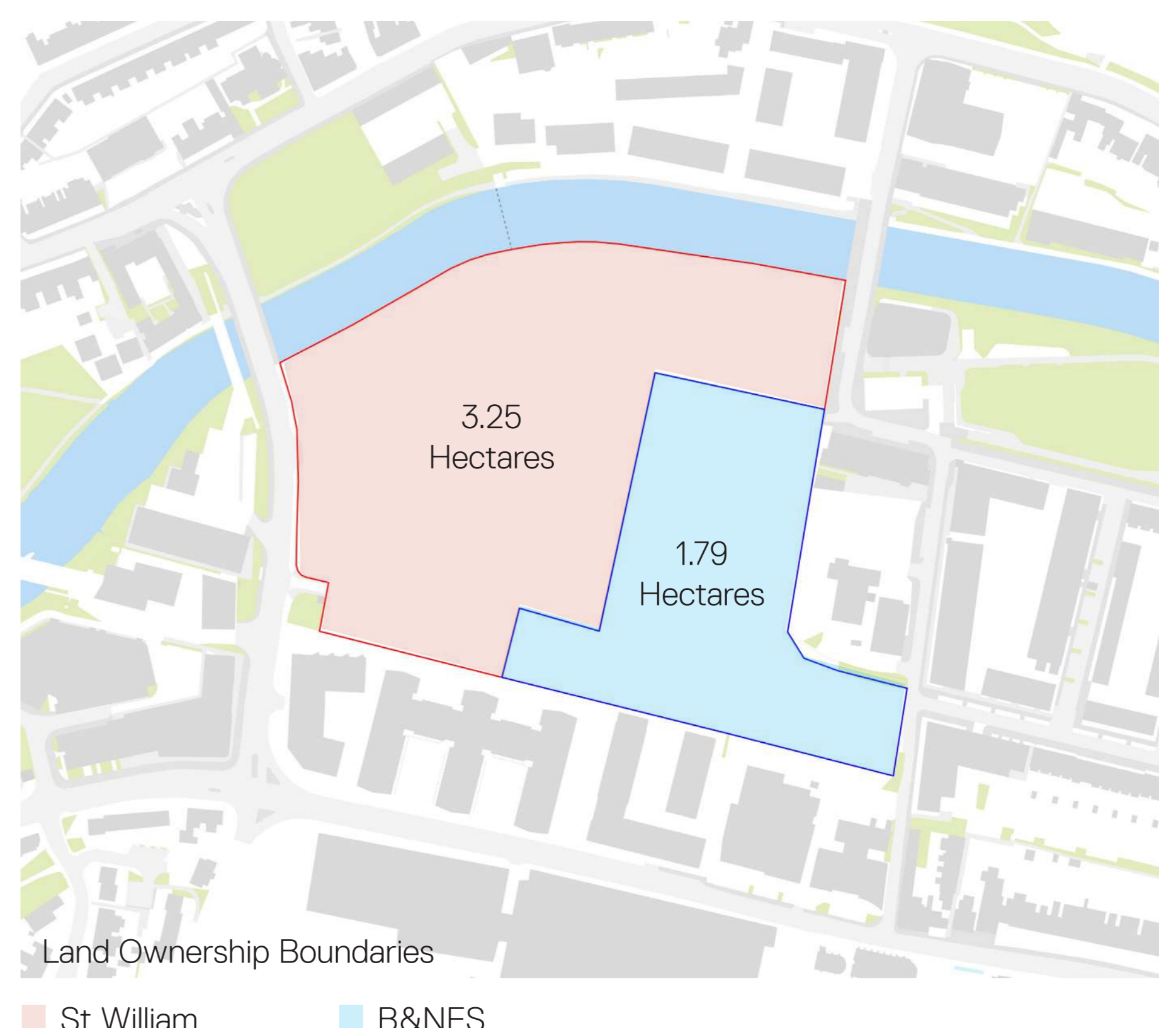
St William have a majority interest in the remainder of the Bath Gasworks site at Bath Western Riverside. The neighbouring land, which also forms part of the Gasworks, is controlled by Bath and North East Somerset (B&NES) Council.

St William and B&NES are committed to adopting a collaborative approach and working closely together to deliver the next chapter in the evolution of the Western Riverside Quarter.

Both the St William and B&NES land form part of a wider site allocation in the B&NES Core Strategy and Placemaking Plan (adopted July 2017) for a high density urban form residential development (Policy SB8 – Western Riverside).

To achieve this, we will ensure that our proposals are complimentary to Bath Western Riverside as a whole and are underpinned by a series of shared objectives including to maximise public benefits and deliver a holistic place.

St William and B&NES will be submitting separate planning applications. This consultation focuses on the St William land.



## THE PROJECT TEAM

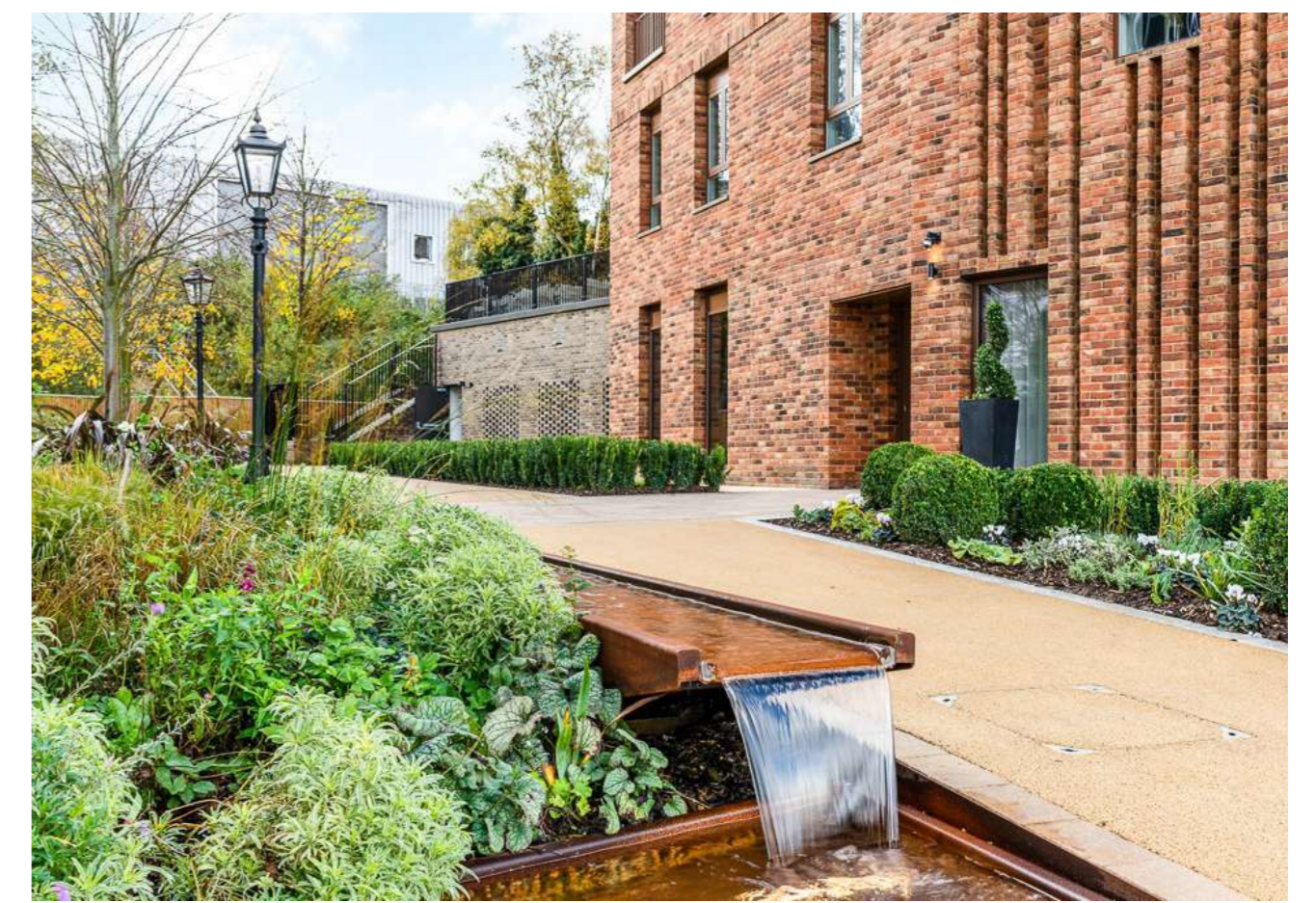
### ST WILLIAM

St William is a joint venture between the Berkeley Group and National Grid formed to regenerate underutilised gasworks and gasholder sites. Our goal is to reconnect these sites with the local community and transform them into places where people want to live, work and spend time. St William are unlocking some of the most technically complex regeneration sites at the heart of communities across the South of England, creating homes for everyone.

The places built by St William will be renowned for the quality of their public realm and open spaces. To achieve this we adopt a landscape-led approach, on every site, which can be summarised as “first life, then spaces, then buildings.”



Redundant Gas Equipment, Fulham Gasworks



St William Regeneration Projects - Prince of Wales Drive, Battersea and Clarendon, Wood Green

### BERKELEY MODULAR LIVING

Berkeley Modular is a new volumetric modular housing solution developed specifically for the Berkeley Group.

From our purpose-built, technologically advanced manufacturing facility, our highly skilled workforce will produce a range of modular housing products designed to the high specification and excellent build standards that are synonymous with the Berkeley Group.

Subject to further exploration, including engagement with B&NES and the local community, it is our intention to utilise Berkeley Modular at Bath Gasworks



Berkeley Modular Factory

### OUR VISION 2030

The Berkeley Group has always been driven by a clear purpose – to build quality homes, strengthen communities and improve people’s lives.

Our aspiration is to be a world-class business, trusted to transform the most challenging sites into exceptional places and to maximise our positive impact on society, the economy and the natural world.

Our Vision 2030 is Berkeley Group’s ambitious strategy for the future which identifies ten strategic priorities that will help it transform tomorrow through what we create and how we work.



## THE PROJECT TEAM

### OUR TEAM

Our Project Team comprises a range of specialists all of whom are leaders in their fields, including:

**Grimshaw** is an internationally renowned architecture practice that has won over 200 awards globally. The company's work is characterised by strong conceptual legibility, innovation and a rigorous approach to detailing, all underpinned by the principles of humane, enduring and sustainable design. Grimshaw have a deep understanding of Bath through their work at Bath School of Art and Design (Grade II Listed), the Thermae Bath Spa and Stadium for Bath.

**Murdoch Wickham** is an award-winning landscape architect practice with particular expertise in urban regeneration. At Bath Gasworks Murdoch Wickham will create vibrant and engaging spaces that work simply with the surrounding natural environment, including the River Avon, and embrace the industrial heritage and story of the site

**Montagu Evans** is a leading property consultancy working nationally, with a particular specialism in the Historic Environment and Townscape. They advise on complex and sensitive sites, often within the context of World Heritage Sites, and are the leading heritage advisors for projects involving the redevelopment of former gas sites. In this case, Montagu Evans's scholarly research on the history of the site will be used to inform the new proposals in a way that responds to the particular sensitivities of Bath Western Riverside.

**Creatrix** is a stakeholder and community engagement specialist based in Bath. They have been appointed to support St William in delivering inclusive, transparent and comprehensive consultation with the local community.

**GRIMSHAW**



#### Other Specialists:



**BURO HAPPOLD**



**Turley**

**vectos.**

### DELIVERY AND CONSTRUCTION

All of St William's sites are registered with the 'Considerate Constructors Scheme'. As a result, our developments are monitored by an experienced industry professional to assess their performance against the Code of Considerate Practice. St William ensure full engagement with the local community regarding our site activities.

St William and the Berkeley Group support apprenticeships and employment opportunities for local residents within the construction phase of the proposed development.



The Berkeley Group Apprentices



### THE BERKELEY FOUNDATION

Since the Berkeley Foundation was set up in March 2011 it has committed £23M to over 100 partner charities and organisations. The Foundation supports young people, their families and communities working in partnership with the voluntary sector and focuses on four key areas: Homes, Jobs, Skills and Care. Berkeley Group employees volunteer over 10,000 hours each year.



The Berkeley Foundation Activities

## THE SITE & CONTEXT

### SURROUNDING AREA

As part of our initial design work we have analysed Bath and the local area from both a social and physical perspective.

This part of Bath is experiencing considerable change as it evolves from a former industrial quarter to a residential neighbourhood. The design team have subsequently adopted a contextual approach which responds to both the heritage of the site; local living and working patterns; and established and emerging character.

Our proposals also respond to local needs and include a genuine mix of homes, landscaped spaces and non-residential uses.

This public exhibition is a valuable opportunity to directly engage with local people; to hear what is most important to you; and to continue building our understanding of the community and the neighbouring built environment.



### PLANNING POLICY CONTEXT

The site forms part of a wider site allocation in the B&NES Core Strategy and Placemaking Plan (adopted July 2017) for a high density urban form residential development (Policy SB8 – Western Riverside).

B&NES are in the process of updating their Local Plan and submitted the Local Plan Partial Update (LPPU) for Examination on 17 December 2021. The LPPU proposes updated development requirements and design principles for Western Riverside with a focus on the environment, design, transport, infrastructure and biodiversity. Once adopted, these will help to facilitate and guide the appropriate development of the site.

The LPPU remains in draft form but notably includes an increased capacity of around 1,750 homes for Western Riverside.

### WORLD HERITAGE SETTING

The site sits within two World Heritage Site designations: the City of Bath World Heritage Site and The Great Spa Towns of Europe (Bath), the second being inscribed at the World Heritage Committee in July 2021.

Our emerging proposals carefully consider the Outstanding Universal Value (OUV) of these designations and strive to positively contribute towards them.

The 'Attributes' of the City of Bath World Heritage OUV that are most relevant to the site are: the green setting of the city in the hollow in the hills (Attribute 5) and Georgian architecture and town planning (Attributes 3 and 4). The views to and from the hillsides are an important consideration to the design. In these views, the contrast between the industrial heritage of the site and the river valley in this area and formal Georgian parts of the city can be appreciated.

## OPPORTUNITIES & CONSTRAINTS

Former gasworks sites are unique in both use and character. The site at Bath Gasworks therefore presents a number of exciting opportunities and challenging constraints.

Realising these opportunities and overcoming some of these constraints will be complex and will require significant investment. As such, St William will need to work with the local community and key stakeholders to ensure the final proposals for the redevelopment of the site are deliverable and viable.

The plan below demonstrates some of the key constraints and opportunities the site provides:



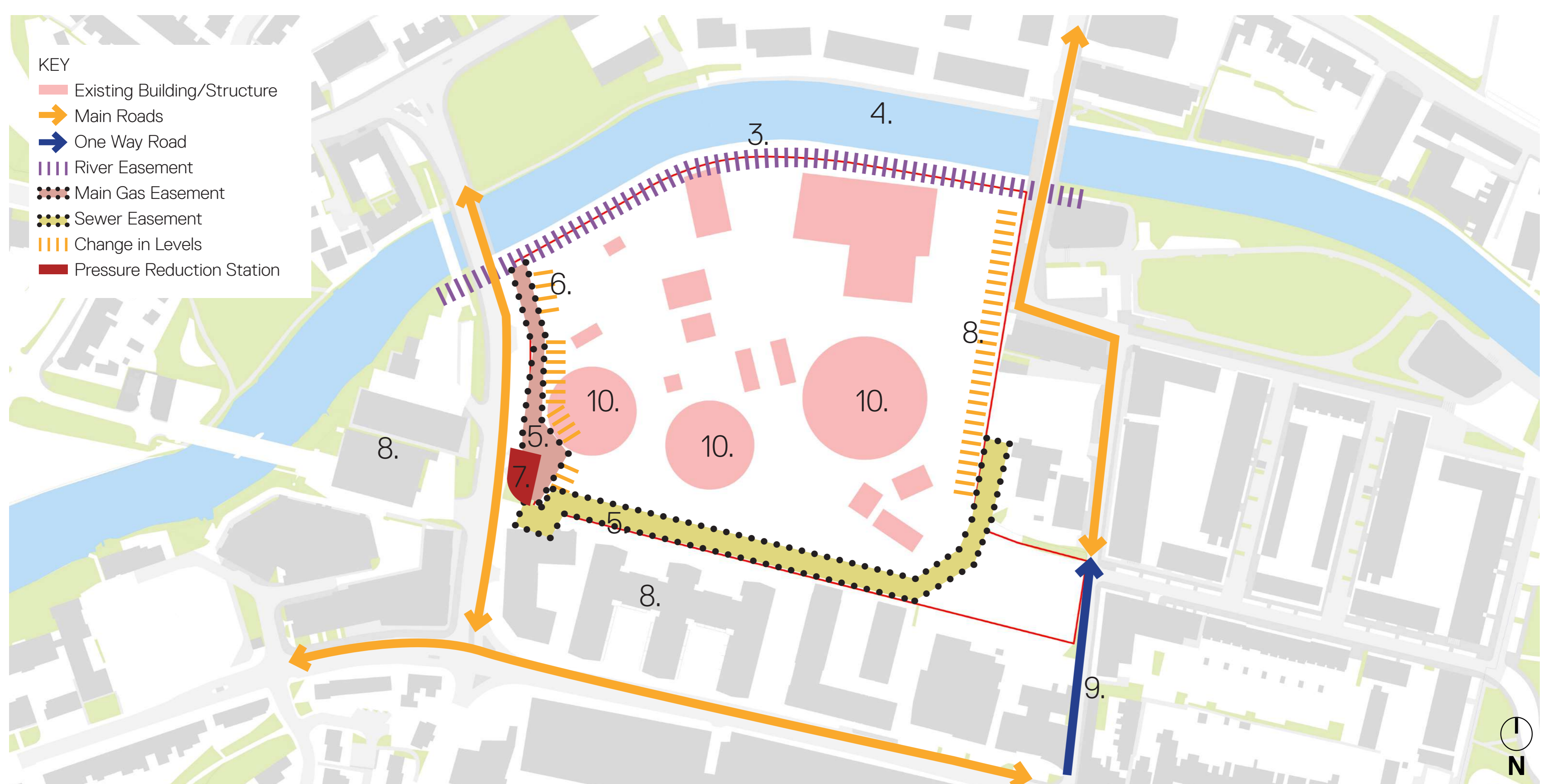
The site as it appears today

### OPPORTUNITIES

- To celebrate the industrial heritage of the site
- To bring forward proposals that support Bath's dual World Heritage status
- To reinforce and enhance existing views, ecology and habitats along the River Avon
- To enhance green infrastructure routes and biodiversity across the site
- To safeguard and celebrate views to the surrounding green hilltops
- To create new public spaces accessible to the local community
- To aid permeability and create new pedestrian and cycle routes through the site
- To deliver new homes including affordable homes
- To provide a vibrant mix of non-residential uses such as an early year's facility

### CONSTRAINTS

1. Contamination from the site's former industrial use
2. Vehicular access needs to be provided to the river frontage for maintenance
3. River wall structural ties extend into the site underground by up to 18m
4. The River Avon poses a flooding risk which needs to be managed
5. Gas and Sewer Easements which cannot be built on and which require vehicular access for maintenance
6. Significant changes in level between the site, the river and the neighbouring sites
7. Pressure Reduction Station housing the working gas infrastructure to be retained
8. Consented schemes on neighbouring sites
9. One-way section of Midland Road restricts direct access onto Lower Bristol Road from the site
10. Existing structures on site including 3 gasholder voids



Constraints Plan

## OUR VISION & KEY MASTERPLAN PRINCIPLES

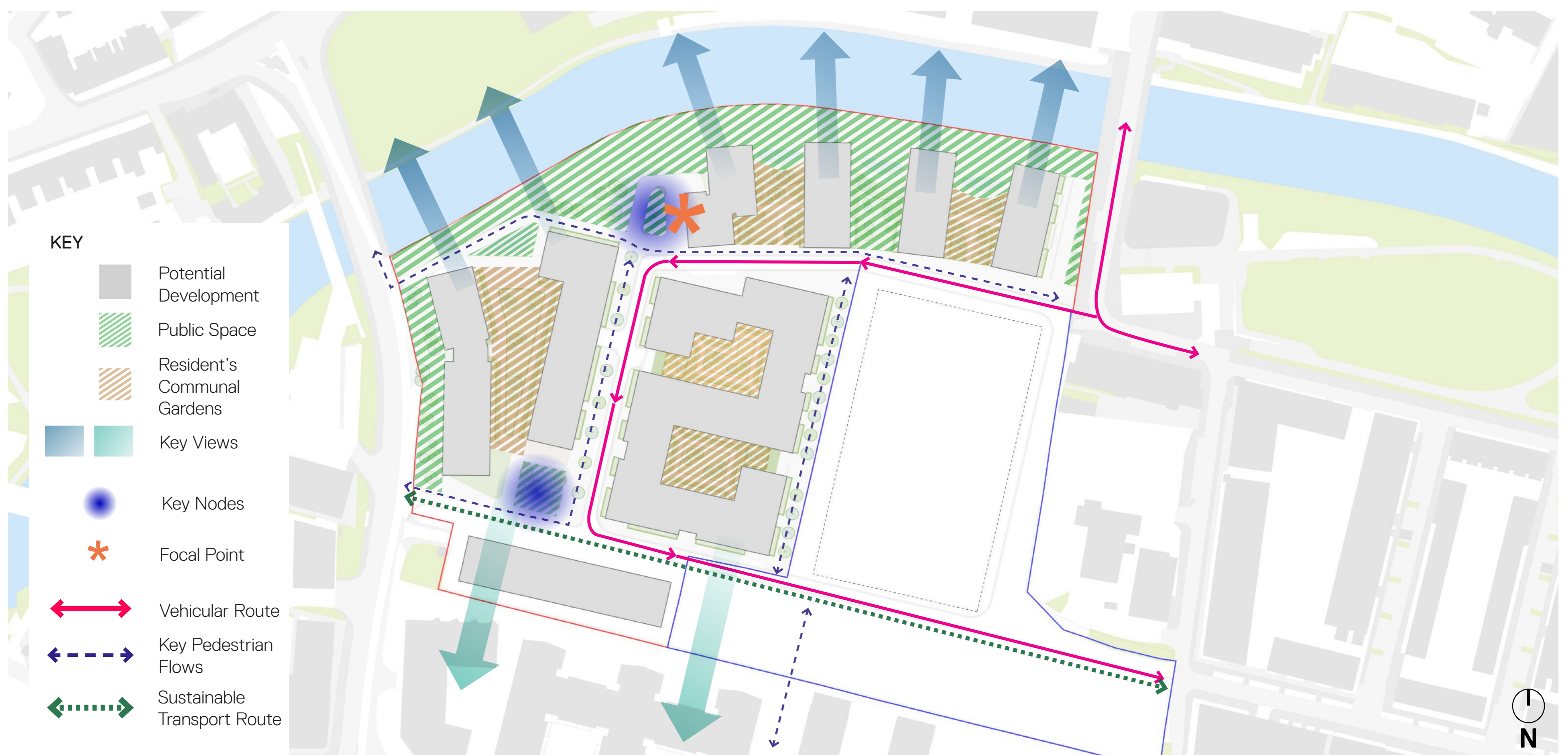
### OUR VISION FOR THE SITE

Our vision for Bath Gasworks is to transform a redundant former Gasworks into an inviting new neighbourhood which adds to the unique appeal of the City.

Our proposals will respond to the Georgian character of Bath and the industrial heritage of the Western Riverside Quarter, adopting a contextual but transformative approach. A variety of new mixed tenure homes, non-residential uses and landscaped spaces will be provided, each with sustainability, community and wellness at their heart.

The ecological and recreational opportunities presented by the River Avon corridor will also be enhanced in harmony with our landscape-led ethos.

Above all, we will provide an environment which positively responds to the present challenges facing Bath including the climate emergency, ecological emergency and housing crisis.



Key Masterplan Principles

### CONNECTIVITY AND SUSTAINABLE TRANSPORT STRATEGY

Adjacent to the Bath to Bristol Railway Path (National Cycle Route 4)	0.1 miles to future Cycle Highway on Upper Bristol Road (A4)	15 bus services within a 400m walking distance	Oldfield Park Station 8 minutes' walk	Victoria Park 3 minutes' walk	Bath City Centre and Bath Spa station 22 minutes' walk*

The proposed development is ideally located to utilise and improve sustainable transport measures given the number and proximity of facilities and key destinations nearby.

The masterplan will prioritise pedestrian and cyclist movement which will also be promoted through the provision of a new Sustainable Transport Route through the development.

Our initial design proposes vehicular access from the northern section of Midland Road with an exit back onto Midland Road at the southern

end. This one-way vehicular access route around the site has been designed to reduce vehicular speeds and promote active travel methods such as walking and cycling over private car use.

Parking, including disabled spaces, and secure cycle storage, will be delivered in podium car parks under the residential gardens and will include electric vehicle charging points. Whilst the majority of parked cars will be located out of sight, a small number of on-street parking spaces may be provided for visitor use alongside 2 delivery bays.

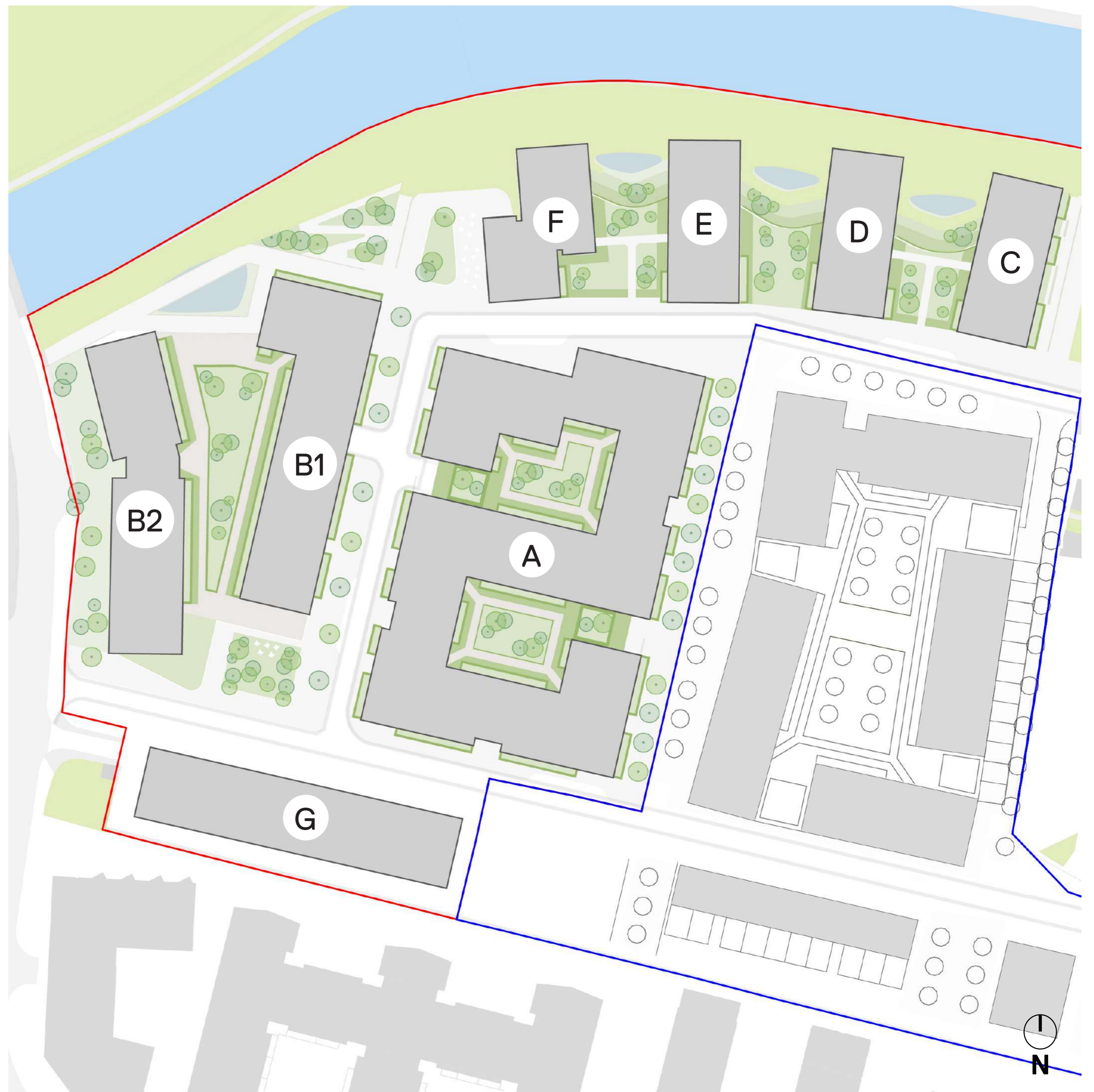
## OUR EMERGING PROPOSALS

Working with an experienced and high calibre design team, St William have developed initial draft proposals for the redevelopment of the Bath Gasworks site. These proposals are informed by extensive character, baseline and technical analysis; an understanding of the site opportunities and constraints; our previous experience in successfully redeveloping former gas sites; and our proven track record in placemaking and fostering successful communities.

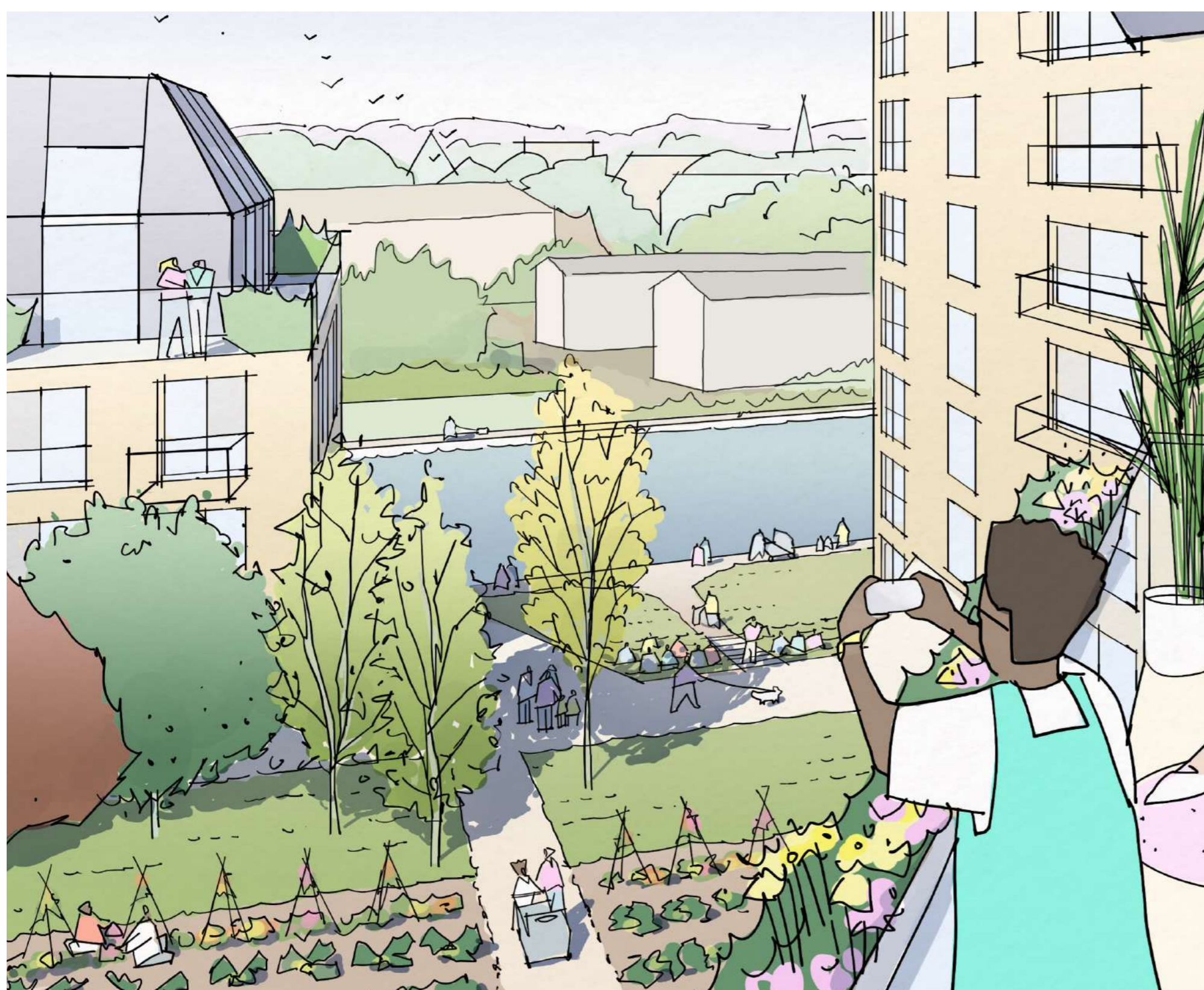
We are keen to hear your thoughts on our initial draft proposals.

Our emerging proposals could include:

- The transformation of the site from a redundant former Gasworks to an inviting new neighbourhood
- Architecture and landscaping of the highest quality by Grimshaw architects and Murdoch Wickham landscape architects
- Approximately 625 - 675 high quality new homes ranging from 1 - 3 bedrooms
- A variety of new publicly accessible open spaces, including children's play space
- A net biodiversity gain of at least 10% with areas dedicated to ecology
- A vibrant mix of non-residential uses, potentially including an early years facility
- Improved connectivity including a new Sustainable Transport Route
- A high density urban form, with building heights ranging from 6-10 storeys
- The remediation of a contaminated site



Indicative Masterplan Proposal



Indicative sketch showing Landscape connections to residential amenity



Indicative sketch of the Riverside Public Balcony

## OUR EMERGING PROPOSALS

### LANDSCAPE-LED DEVELOPMENT

The term 'landscape' comes from two words meaning 'to shape a place where people belong'. That idea inspires our approach. The space between buildings is where you create a community and somewhere that is sociable, sustainable and safe.

So on every site, we start with the landscape. This is a practical way to open up and reconnect places, like Bath Gasworks, that have been closed to the public for decades.

Landscape-led development also responds to the specific contemporary challenges that our cities face today, becoming more dense, congested and stressed. It offers us a way to create welcoming, sociable, beautiful places at the same time as building the additional housing that people urgently need.

Our proposals for Bath Gasworks will positively respond to the landscape character of the city by:

- Continuing the green environment of the River Avon corridor;
- Providing a series of connected and varied spaces that take inspiration from the squares and gardens across Bath;
- Celebrating the riverside setting and allowing for access, amenity and ecology adjacent to the waterfront;
- Re-wilding a contaminated former gasworks site; and
- Creating safe and inviting spaces for play, recreation, education and relaxation.



Concept Landscape Masterplan

### ECOLOGICAL ENHANCEMENTS

Our proposals will provide a biodiversity net gain of at least 10%.

This is a positive response to Bath's ecological emergency declaration and our commitment to make a measurable contribution to the natural environment on all St William developments.

We consider net gain from the early design stages, to make sure that we are retaining and creating the right habitats. To help our design teams achieve this we have developed The Nine Concepts to inform our approach and we work with our ecologists, landscape architects and Local Wildlife Trusts to make this happen.

There are strong synergies between The Nine Concepts approach and Bath and North East Somerset's four priority ecological areas - habitat protection; habitat restoration; education; and support for biodiversity.

Particular areas of focus will be the riverside edge, bats, birds, green infrastructure and species rich planting.

#### THE NINE CONCEPTS

Local Ecological Character & Distinctiveness	Connectivity	Links to the community
Species Diversity & Adaptiveness	Green Infrastructure	Habitats & Vegetation Types
Management	Seasonality & Maturity	Buildings & Hard Landscaping

To date, ecological highlights across the wider Berkeley Group include:

We've completed <b>43</b> Net Biodiversity Gain strategies to date	Our Net Biodiversity Gain sites are set to create around <b>500 acres</b> of new or measurably improved natural habitats	Kidbrooke Village, Greenwich, is on track to deliver a Net Biodiversity Gain of more than <b>250%</b>
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The Berkeley Group, of which St William is proud to be a member, have received a number of ecological awards including the Sir David Attenborough Award for Enhancing Biodiversity at the Landscape Institute Awards 2021.



## PUBLIC BENEFITS

Our proposals will deliver considerable public benefits, including, but not limited to:



### Exceptional Design

Architecture and Landscaping of the highest quality



### 625-675 New Homes

A genuine mix of high quality new homes



### Contextual Regeneration

A positive response to Bath's dual UNESCO World Heritage Status



### Tackling Climate Change

Adopting a 'be lean, be clean, be green' energy strategy



### Enhancing Communities

Fostering community cohesion through authentic placemaking



### +10% Net Biodiversity Gain

Having a positive ecological impact



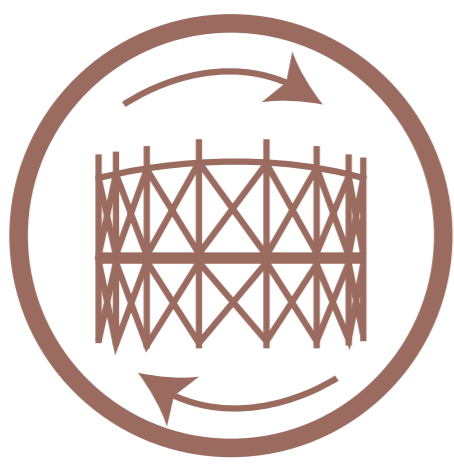
### Landscape-Led Development

Delivering a variety of new public open spaces including children's play space



### Delivering Planning Policy

Completing the largest remaining piece in the Bath Western Riverside regeneration area



### Remediation

Remediating a contaminated brownfield site



### A Vibrant Mix of Uses

Potentially including an early years facility



### Encouraging Sustainable Travel

Including the provision of a new Sustainable Transport Route



### Economic Benefits

Including new job opportunities and local investment



Indicative sketch of the Sustainable Transport Route

## FEEDBACK, TIMELINE & NEXT STEPS

### GIVING YOUR FEEDBACK

Thank you for taking the time to visit our public exhibition and for your interest in the future of this important site.

Your feedback is highly valued. Your views will be fully considered throughout the design development process and will influence the final proposals.

Please fill in our feedback form or contact us by email or letter to share your views:

Email: [info@bathgasworks.com](mailto:info@bathgasworks.com)

By post:

FOA Bath Gasworks  
St William Homes  
Berkeley House  
15b St George Wharf  
London, SW8 2LE

To receive project updates and stay informed about upcoming events please provide your contact details on the feedback form or register for updates at [www.bathgasworks.com](http://www.bathgasworks.com)



Indicative aerial view of the scheme

### NEXT STEPS

Further stakeholder and community engagement will take place as the proposals evolve. This will include a second public exhibition later this year where more detailed proposals that respond to your initial feedback will be available to view.

To maximise participation our programme of stakeholder and community engagement will include both in person and virtual events and communications.

We hope to submit a planning application to the Local Planning Authority in summer 2022.

