

WINDSOR BRIDGE CO-LIVING

01. WELCOME

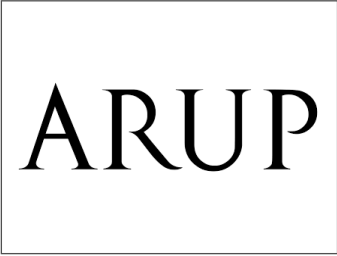
Welcome to the exhibition of the proposals for the regeneration of a brownfield site on the junction of Upper Bristol Road and Windsor Bridge Road, Bath.

The Proposals

The scheme proposals are to redevelop this former industrial site which has blighted a significant gateway to the city for many years. The proposals are to provide a co-living accommodation scheme. A new type of much needed housing for Bath.

Blue Coast Capital has appointed an experienced team to lead the development proposals. The team includes:

The Team

 Client: Blue Coast Capital	 Coliving Operator: VervLife	 Architect: FeildenCleggBradley	 Landscape, Townscape & VIS, Ecology & Biodiversity: NPA
 M&E Engineer, Sustainability, Fire and Lighting Consultant: ARUP	 Structural Engineer & Flood Risk: BuroHappold	 Transport, Noise and Air Quality Assessment: Entran	 Heritage: Bibo
 Planning: PlanningSphere	 Housing Viability: Pioneer	 Comms Consultant: Creatrix	 QS: CoreFive



Aerial View of the Current Site

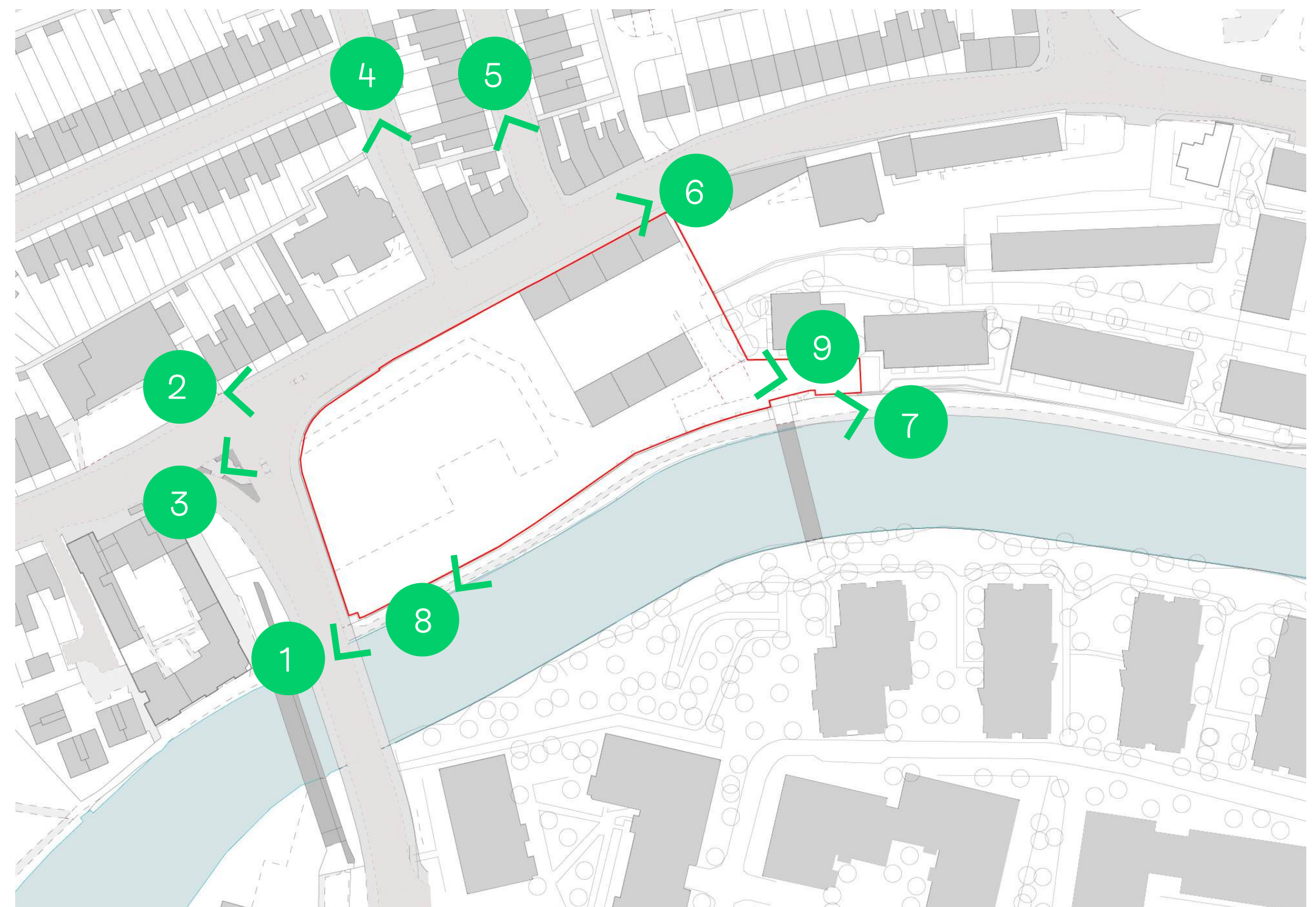
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02. SITE CONTEXT AND HISTORY

The 0.86ha acre site is located on the western side of Bath on the northern side of Windsor Bridge, occupying the space between Windsor Bridge Road, Upper Bristol Road and the River Avon. The site occupies a very prominent and highly visible position at one of the key entrance points to the city.

The Site falls within the Western Riverside regeneration area and was first allocated for residential led development in 2007. The residential site allocation has been rolled forward into Policy SB8 of the Local Plan Partial Update (2023). The allocation also includes the area to the south of the river which is being promoted by St William/Berkeley and the Council in its capacity as landowner.

A planning application for purpose-built student housing accommodation (PBSA) was submitted on this site in 2015 and subsequently refused on grounds of use. The current proposals for a scheme of co-living have been formulated following an iterative process of pre-application engagement with the Council and statutory consultees.



Key Plan



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03. WHAT IS CO-LIVING?

Co-Living Concept

The ambition of the project is to create a co-living space that meets the needs of modern urban existence - where people can grow together, share life experiences, learn new things and make meaningful connections.

The intention is to create a new living environment that is comfortable and uncomplicated, simple yet sophisticated. A purpose-built community of 272 units that re imagines metropolitan living.

It's a hybrid space where you can enjoy a healthier, happier lifestyle. This space will foster a dynamic and active community that want to share their adventure with like-minded people, in surrounds that perfectly balance affordable stylish accommodation, and an unmistakable sense of community.



The Ark at Wembley - Shared Living Precedent by VervLife

Shared spaces are flexible and fluid, enabling you to enjoy a variety of amenity space with your co-living community during the day, evening and at weekends.

Taking flexibility and creativity as a benchmark, each user-centric shared space will be carefully considered.



1. A range of Room Sizes and Types

2. Shared Lounge

3. Games Room

4. Communal Kitchens and Dining

5. Bookable Private Dining

6. Co-working Space

7. Conference Room

8. Cinema Room

9. Events Space

10. Gym

11. Wellness Studio

12. Outdoor Amenity Space

13. Cycle Storage

14. Visitor Parking & Car Club

15. Blue Badge Parking

16. Residents Storage

17. Concierge

18. Parcel Management

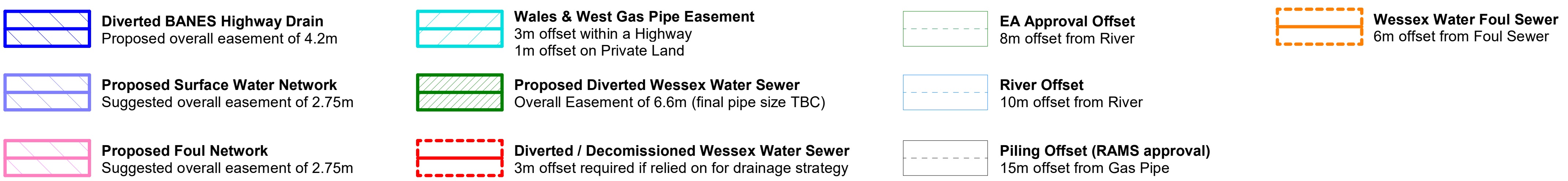
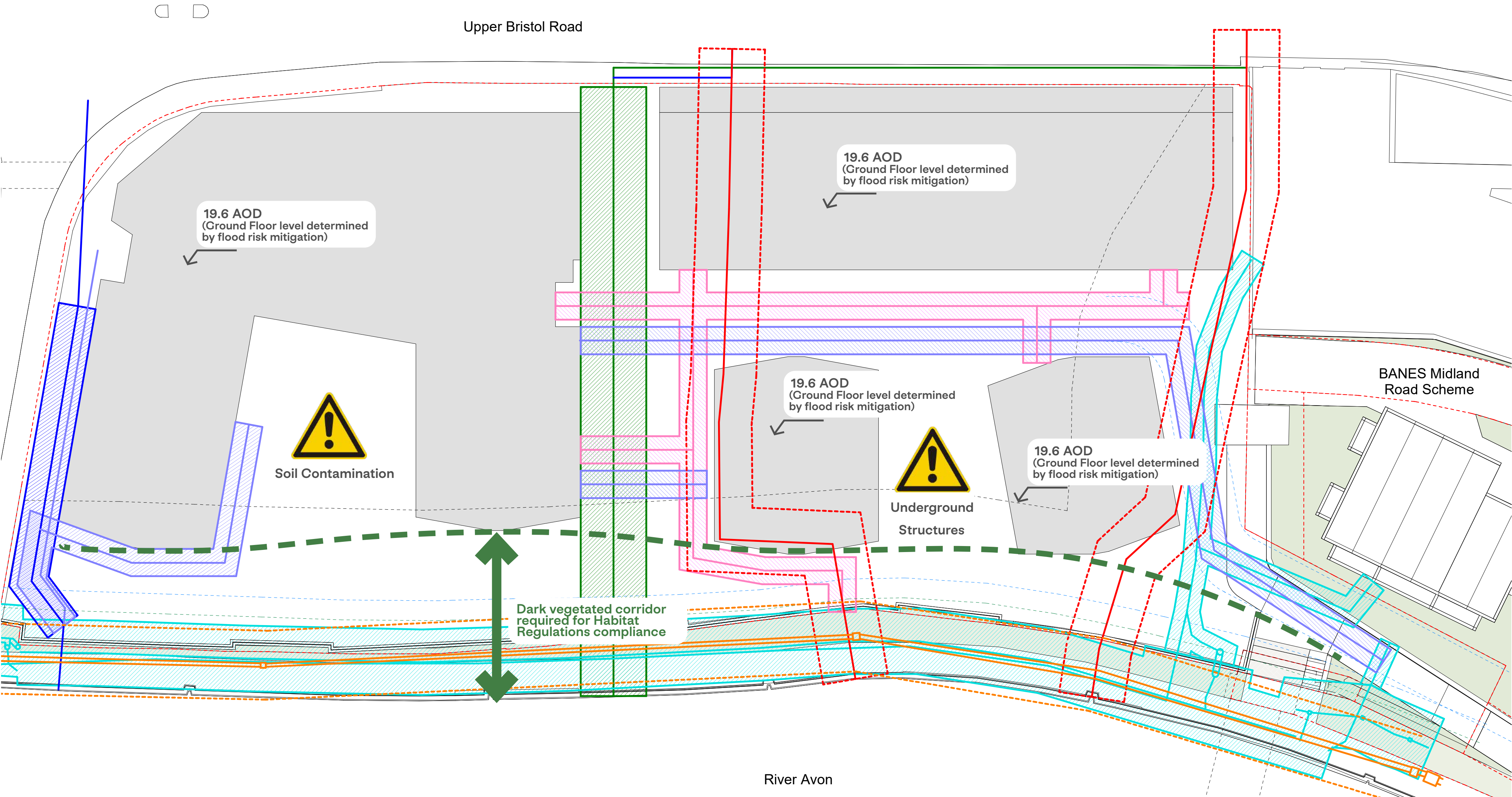
19. Laundry room

20. Project Sustainability Goals

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04. SITE CONSTRAINTS & RESPONDING TO THE LOCAL CONTEXT

Site Constraints



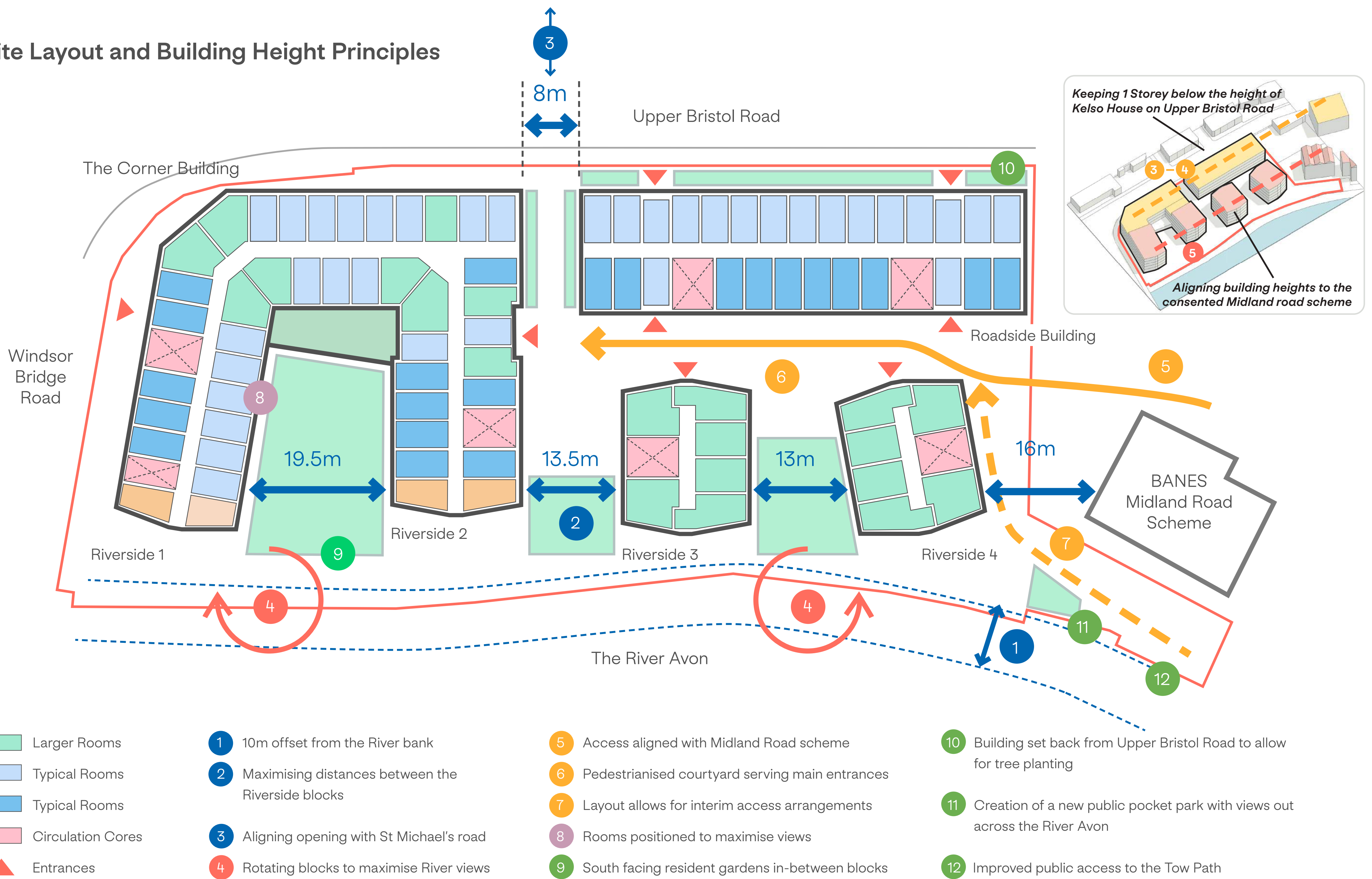
Local Architectural Character: 'The Town' and 'The River'



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05. DESIGN PRINCIPLES & SUSTAINABILITY GOALS

Site Layout and Building Height Principles



Sustainability Principles

The design has been led by important sustainability principles that have been illustrated in the diagrams opposite.

These include:

1. East-west facing rooms for improved thermal comfort and daylight performance
2. Introducing Biodiverse green roof where possible
3. Including PV provision on all the buildings for on-site energy creation
4. Introducing a 'green buffer' to the River for habitat creation and wildlife benefit
5. Car-free development focusing on active and sustainable transport methods
6. Designing to minimise light spill onto the river, to protect on this important habitat corridor.

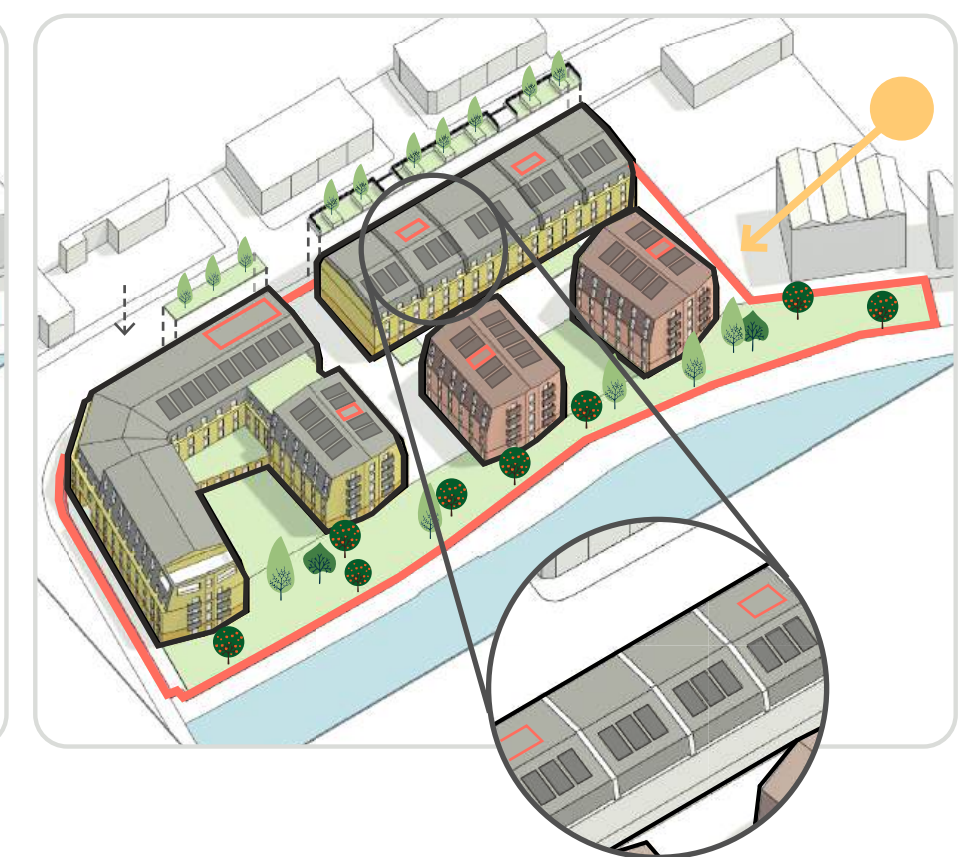
1. East-West Facing Rooms



2. Biodiverse Green Roof



3. PV Provision



4. Habitat creation



5. Sustainable Transport



6. Minimise light-spill



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06. DESIGN DEVELOPMENT AND VIEWS OF THE PROPOSAL

Design Development



Design Review Panel
(Jan 24)



Pre-App 01
(June 24)



Pre-App Follow-up Meeting
(July 24)



Pre-App 02 / Historic England Consultation
(November-December 24)

The Current Proposal



Public Consultation
(February 25)

Target for Planning
Application Submission
(Mid 2025)

The project has undergone a series of consultations and design reviews since inception. Design feedback has been sought from an independent Design Review Panel, Planning Officers via Pre-Application submissions as well as a consultation with Historic England.

At each stage, feedback has been taken on board and incorporated into the current proposal. This has resulted in a 'landscape and heritage led' scheme, with these items being identified as key drivers for the current design.

Reflecting on the Site's unique historic identity, the scheme is conceived as traditional bath stone terraces to Upper Bristol Road, and Victorian red brick warehouse buildings towards the River Avon.

Proposed Views



View 01

View from Upper Bristol Road looking East



View 02

View from the Tow Path looking West

07. THE PROPOSED PLANS

Ground Floor Plan

View

Upper Bristol Road

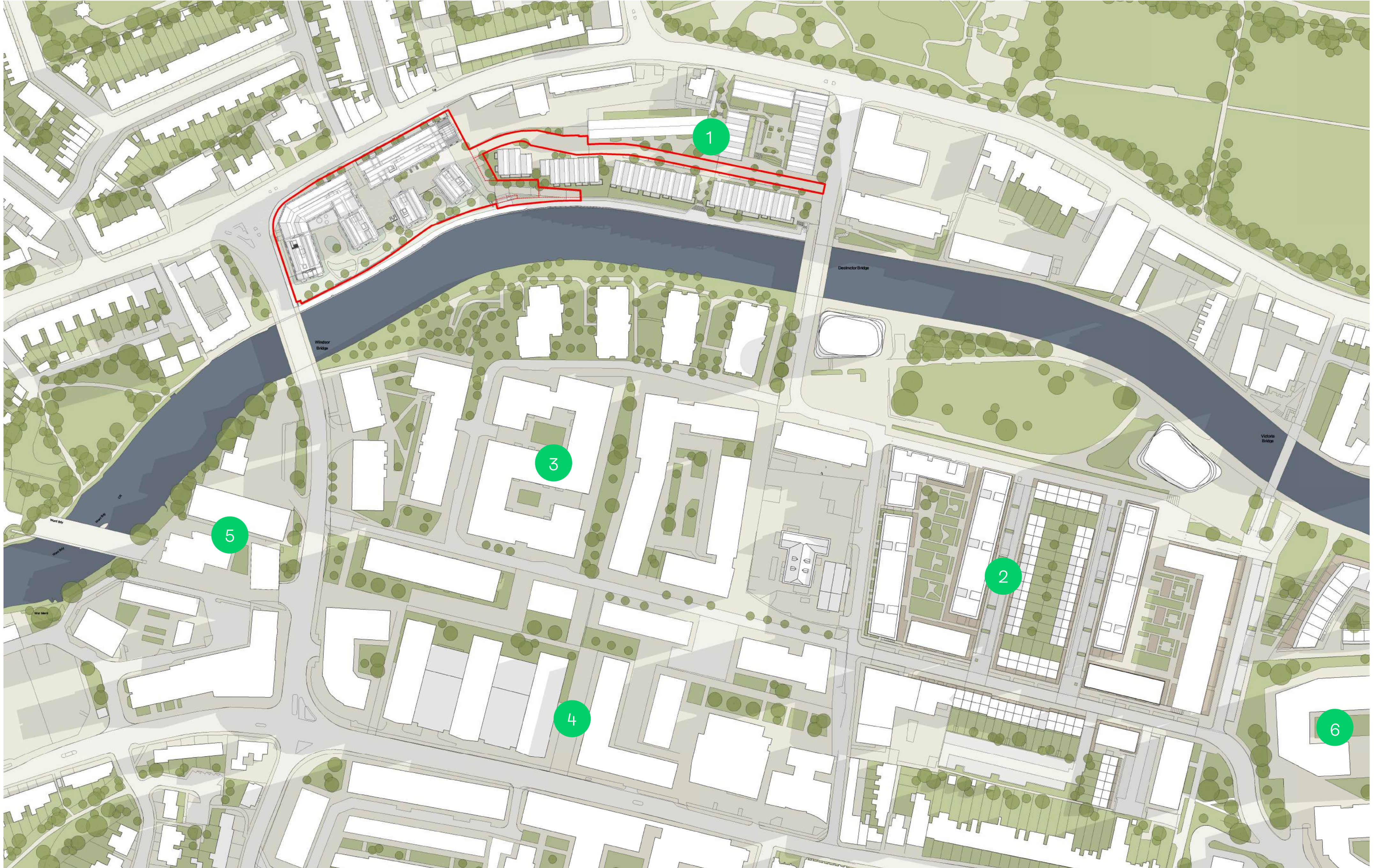


Typical Upper Level Floor Plan



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08. THE PROPOSAL, IN CONTEXT OF SURROUNDING SITES



1. Midland Road



2. Bath Western Riverside 1



3. Bath Western Riverside 2



4. Dick Lovett Site



5. Chivers House



6. Homebase Site

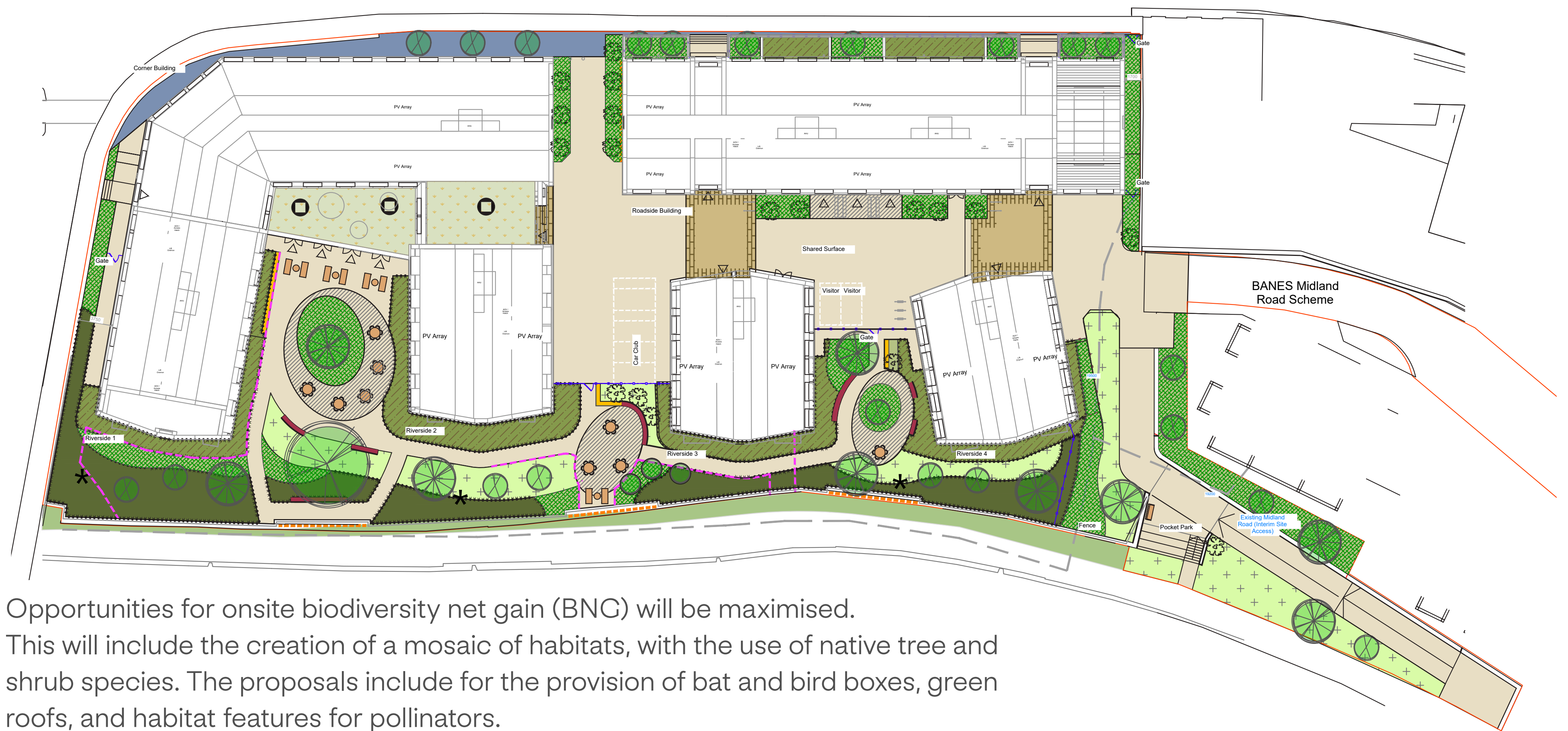
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09. LANDSCAPE AND PUBLIC REALM

Proposed Landscape Design



Upper Bristol Road



Opportunities for onsite biodiversity net gain (BNG) will be maximised.

This will include the creation of a mosaic of habitats, with the use of native tree and shrub species. The proposals include for the provision of bat and bird boxes, green roofs, and habitat features for pollinators.

Four Landscape character areas:

1. Biodiverse riverside edge



2. Garden courtyards



3. Entrance courtyard space



4. Community growing spaces



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10. THANK YOU AND NEXT STEPS

Thank you for attending our exhibition today.

Your feedback is important to us.

Please take the time to fill in a feedback form via www.windsorbridgecoliving.co.uk or email at info@windsorbridgecoliving.co.uk

We will be submitting a planning application mid 2025.



272 Rooms



Sustainability
Net zero carbon (operational)
Habitat creation
Sustainable transport

Entertainment & Facilities



1569sqm



Employment
136 Total construction jobs
46 Operational jobs



New public pocket park

& improved access to the Tow Path

272



New residents
and those in employment 110
Gross value added from residents in employment £4.5 p/a



Public Benefits
Local spend from residents: £3.7M
Council tax generation to BANES: £674,832

Gross value added: £22,382,990 p/a
from all phases of development & economically active new residents

Economic Benefits Summary provided by Greengage



Proposed View from Windsor Bridge



Proposed Elevation along Upper Bristol Road