

Welcome to this Community Engagement Event

HUB have recently purchased the former Homebase store site. We are now in a position to share our initial proposals and would like to invite you to provide your feedback.

This is your opportunity to ask any questions and let us know what you think about the plans.

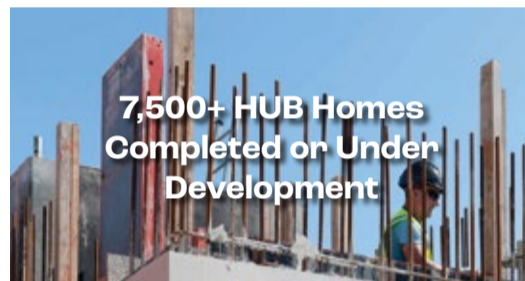
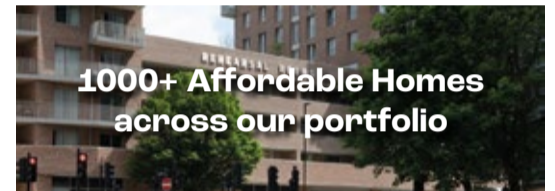
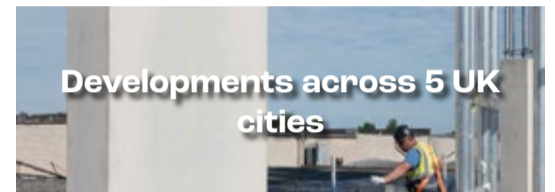
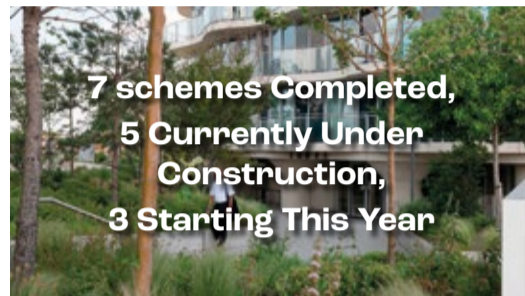
Meet the Team



HUB is a progressive developer creating living places for communities. HUB believes in great design and works with some of world's leading architect practices to ensure that design quality is behind every project. HUB has an excellent track record in delivering Build to Rent schemes with some of the UK's best known institutions as their backers.

A key part of HUB's ethos is to investigate and understand the physical and social form of each of the cities and neighbourhoods it develops within. HUB has a wealth of experience in generating buildings that collaborate with the surrounding context such as built heritage, archaeology, ecological enhancements and connecting public routes.

HUB have never sold a site and are committed to delivering homes and spaces for the community.



BRIDGES

Fund Management

Bridges were one of the first fund managers in the world to launch an impact-driven investment fund. It invests in business, properties and social sector organisations, with a focus on four impact themes: health and wellbeing, education and skills, sustainable living and strong communities across 70 investments to date.

Bridges Fund Management is the largest social impact fund in the UK and HUB is delivering fourteen projects across the country with them.



Architects, Masterplanners, Placemakers

JTP is a placemaking practice of architects and urban designers with extensive experience of delivering successful places for both the public and private sectors throughout the UK and internationally. We work with local communities and stakeholders to create places where life in all senses can flourish; places that are economically thriving, artistically stimulating, environmentally footprint-free, with a strong sense of identity. In short, places where people feel they belong.



Atelier 10 | MEP Engineers and Sustainability



Robert Bird | Structural Engineers



IMA | Highways



Avison Young | Planning Consultant



BMD | Landscape Architect



Hydrock | Fire Engineer, Air Quality, Acoustics, Civil engineers and Flood Risk Management



Nicholas Pearson Associates | Townscape



Pegasus | Heritage



Creatrix | Communications



Urban Symbiotic | Engagement

Proposed Housing Types

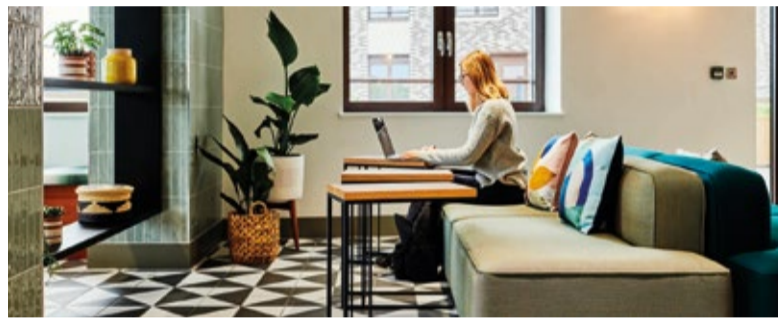
Build to Rent

What is Build to Rent?

- Build to Rent are purpose-built developments with homes for renting, rather than selling to individual homeowners.
- The homes are typically owned by a single company that has on-site property management for the development.
- Tenants are provided with a range of services and facilities that might not be available in traditional rental properties.

Hub's Experience with Build to Rent

- HUB have 12 Build to Rent schemes in lifestyle cities such as London, Edinburgh, Leeds, and Birmingham.



Shared Living

What is Shared Living?

- Shared Living is a lifestyle choice centred around sharing. The concept brings back the sense of community and connection.
- Studio homes are well designed and furnished for one and two people with communal spaces at the heart of the proposals to foster a community.
- Residents will have access to a number of necessary spaces with a variety of facilities such as laundry rooms, post collection boxes, meeting/dining rooms and workout spaces.
- Shared Living is an emerging housing type that offers an alternative to either a house share (HMO), which may be poorly managed and have limited access to shared space.

Hub's Experience with Shared Living

- HUB have several years of experience with Shared Living and understand the key aspects of management to ensure the schemes are successful for new tenants as a place to meet and build communities, as well as managing the interface and relationship with the existing community and environment.
- HUB co-authored a book on shared living and the key design principles, alongside MVRDV who are an architectural practice based in Rotterdam.

Benefits of Shared Living

How people want to live

There has been a generational shift away from home ownership, we believe this trend will continue, with well managed high quality rental accommodation at the centre of it.

Private Room

These will be sized to allow residents to comfortably live, and still be able to invite friends over for dinner. All our homes will have a private ensuite and kitchenette cooking facilities as well as adequate storage.

Curated Amenity

The communal spaces will be the heart of our building, these spaces will be warm and welcoming. They will enable residents to relax, socialise, work-out and even work from home.

Within each shared living building there will be MasterChef style kitchens, library spaces to quietly unwind and spaces to host community events.

Home Life

Beyond all the exciting social spaces, each of our shared living buildings will also have the necessary amenities that will allow residents to go about their daily life. There will be fully equipped laundry rooms, post collection boxes, a gym and workout spaces and large terrace space.

Choice

With a high proportion of city-dwellers renting, people need choice. To provide choice, we need to offer a better quality of home, in a place that people want to live.

Community

Social isolation and loneliness has become a big issue for both young and older people. Shared living provides a solution, creating the space for people to share spaces and engage with fellow residents in their community.

Why Bath?

- The site is in a highly sustainable location where people want to live. It is near to the centre of Bath, the universities, the main retail and commercial areas and key transport nodes.
- Bath has a growing population, particularly amongst 20–44-year-olds who show a strong desire to live in Build to Rent developments and be part of the community.
- There are increasing employment opportunities in Bath/ Bristol that are attractive to young graduates/ professionals, but there is a significant undersupply of housing options with 1-bed and 2-bed properties in the central Bath area decreasing by circa 45% over the last 2 years (Source CBRE, 2023).
- It is important to retain talented and knowledgeable individuals within the Bath community and these types of homes provides a viable and community- focused living option.



The Site



View from north bank to Albert Crescent



Looking south-east from Victoria Bridge



South along Victoria Bridge Road



Looking west along Stothert Avenue



Junction at Stothert Avenue and Victoria Bridge Road



Route through the site



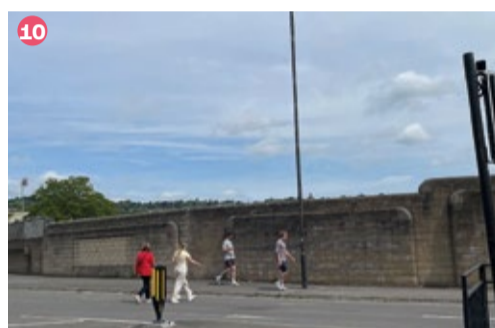
The Mews seen across the site



The empty site



View south with greening fronting site



View across Pines way of former Homebase walls



View west on footbridge



View west, adjacent to Sainsbury's Supermarket

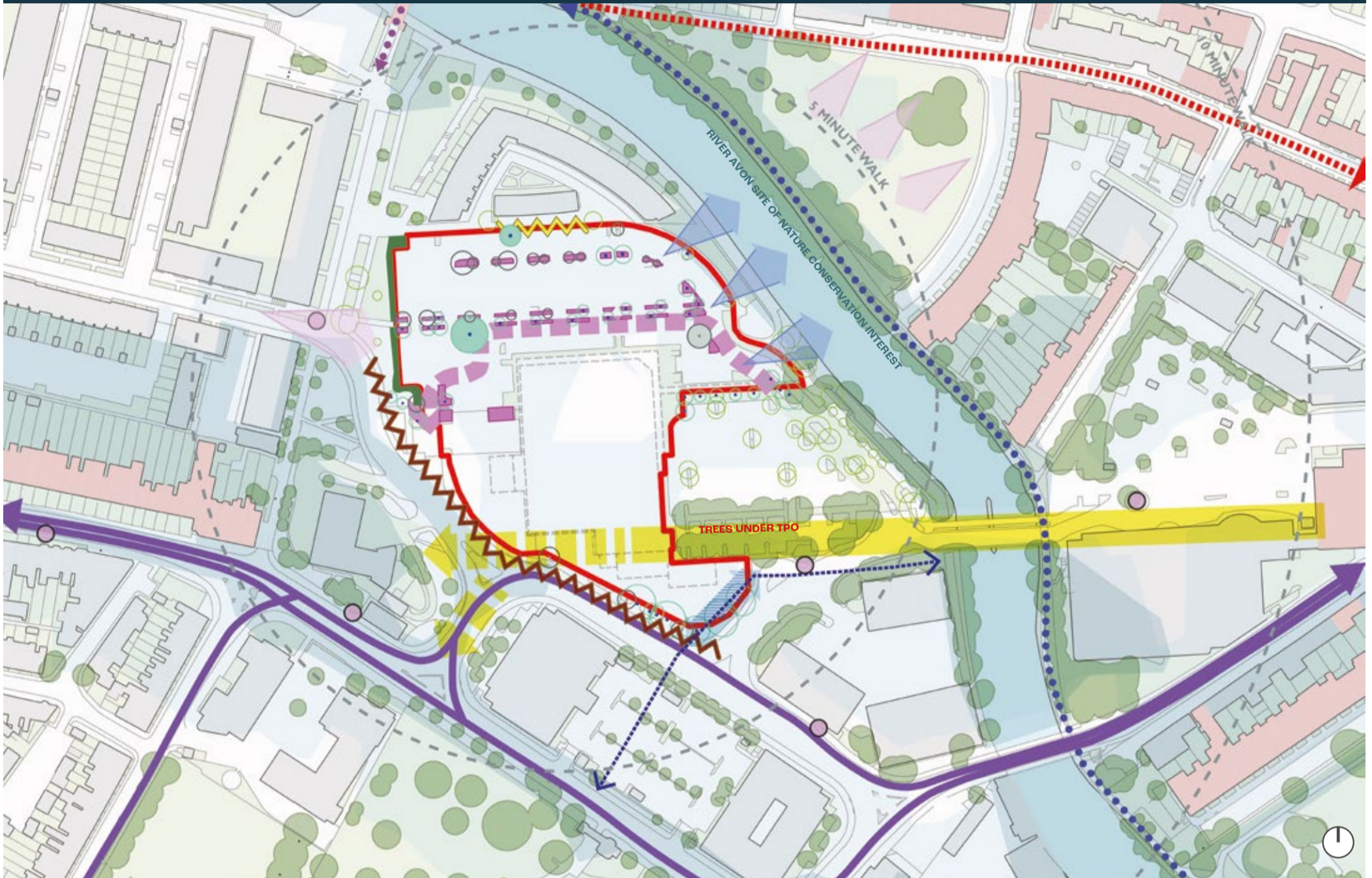
Aerial of the site and its surrounding context



Your thoughts....

Site Context & Constraints

Site Constraints



Key			
	Site Boundary		Strategic Sewer Buffer Zone (6m)
	World Heritage Site Designation		Walking Distances
	Existing Buildings		Strategic Sewer
	Listed Buildings		Sydenham Park Street Corridor
	Existing Trees (outside of site boundary)		Sainsbury's Right of Way
	Flood Zone 2		Views Towards Site
	Flood Zone 3		River Views
			Route 1 Cycle Route
			Bus Routes
			Bus Stop
			Immediate adjacency to site
			Vehicular Noise
			Grade B trees
			Grade C trees
			Grade B trees worthy of retention
			Grade C trees recommended for removal due to poor condition
			Trees in adjacent areas
			Existing introduced shrub within the Site

Planning History of the Site

The site falls in proximity to Bath City Centre (c.500m to the west) and it was formerly occupied by a large Homebase retail unit, which has now been demolished.

A recent planning application on the site for a later living development was granted permission in 2021.

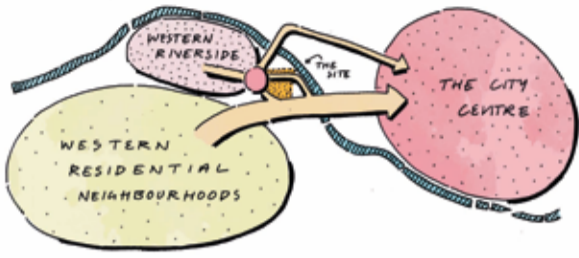
The previous proposals included the following uses across buildings ranging between two and six storeys in height:

- 253no. self-contained assisted living units, 30 care suites and 5 care residences providing more specialist care needs;
- Supporting communal facilities including a restaurant, café, gym, library and treatment rooms;
- Back of house' and services areas;
- Office floorspace totalling 1,865sqm.

Your thoughts....

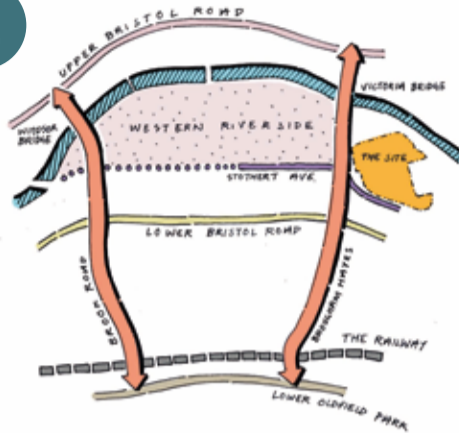
Early thoughts: Context

1



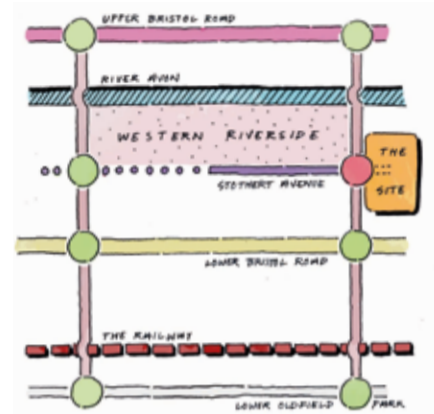
The proposals look to connect and prompt broader links from the Western Riverside to the City Centre

2



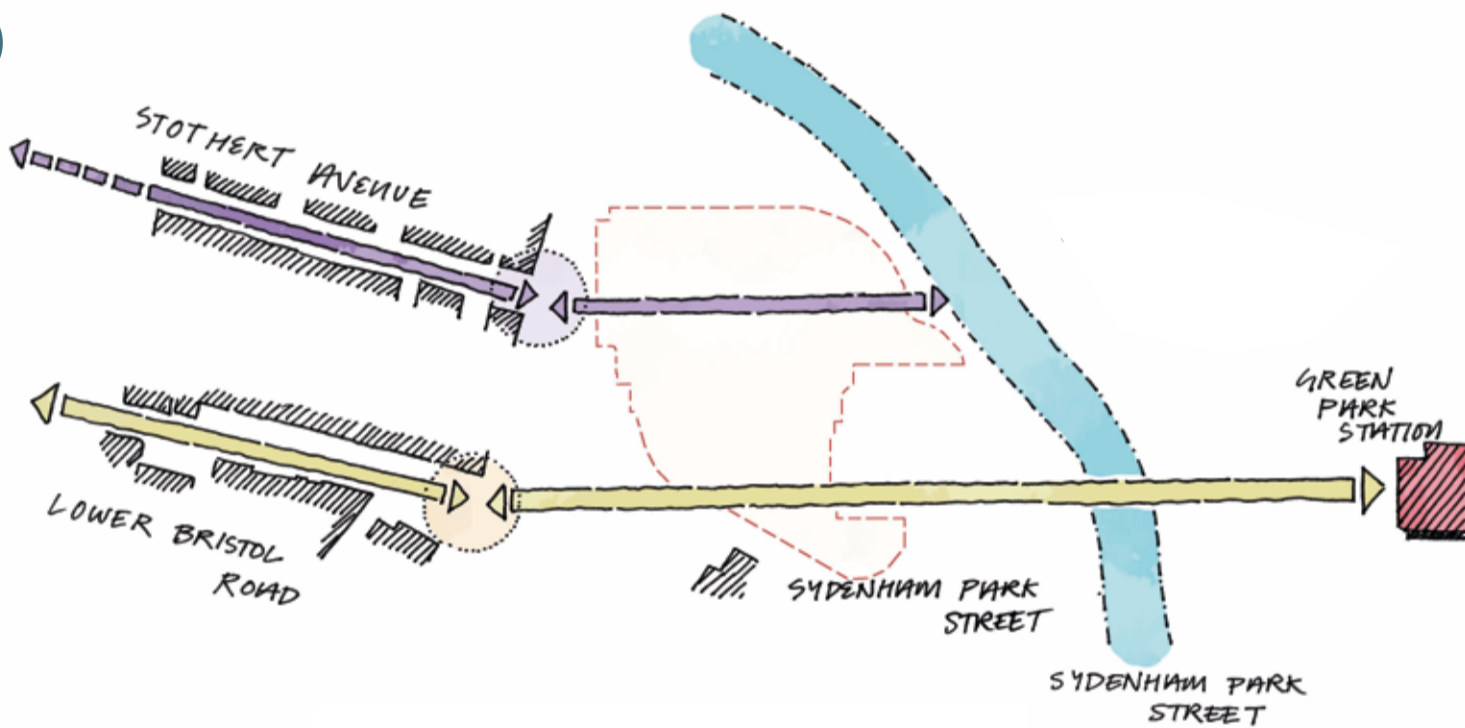
Key Bridging points of the river and railway have informed the north/south movement in the area

3



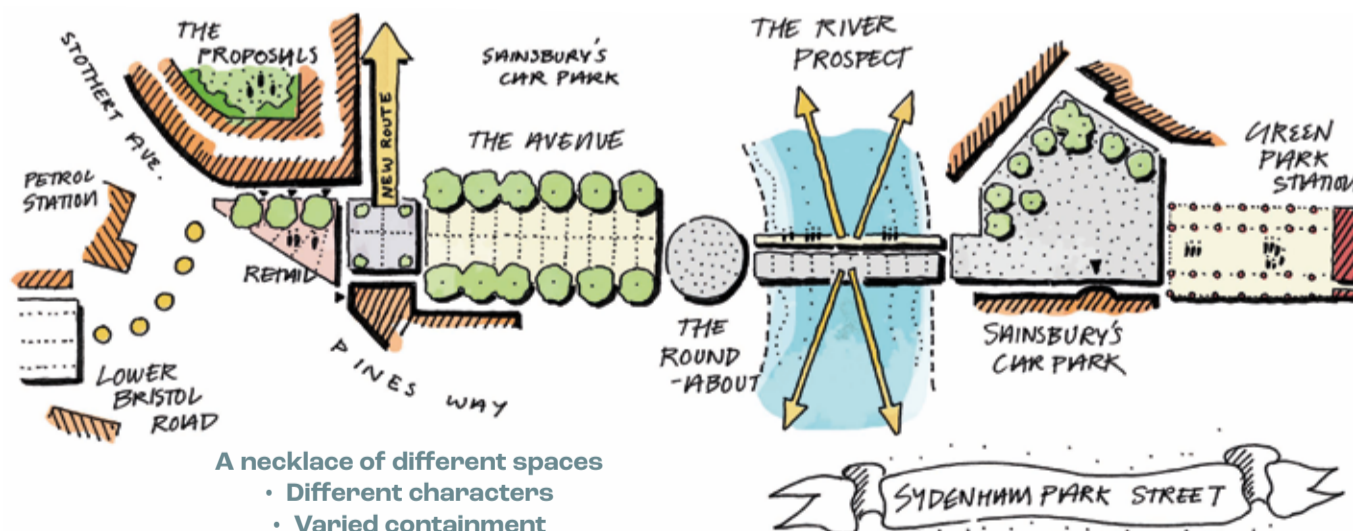
A clear network of routes exist, with the junction of Stothert Avenue and its relationship with the site being a clear point of orientation and a future connectivity

4



Continuing the street pattern to the station and the river

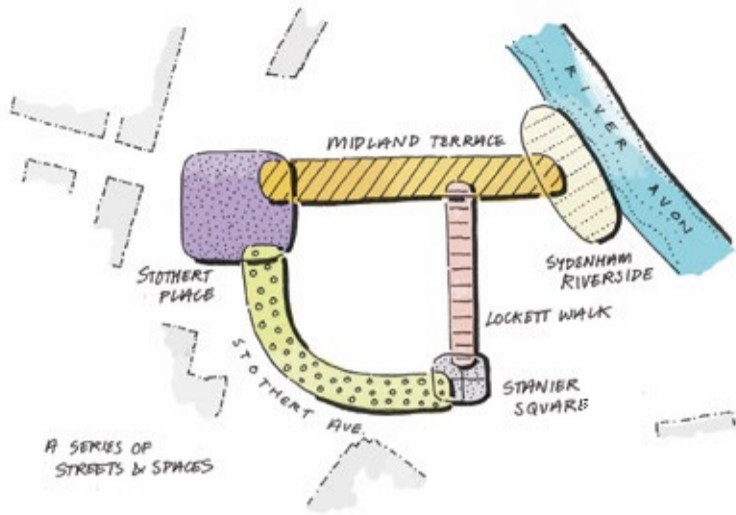
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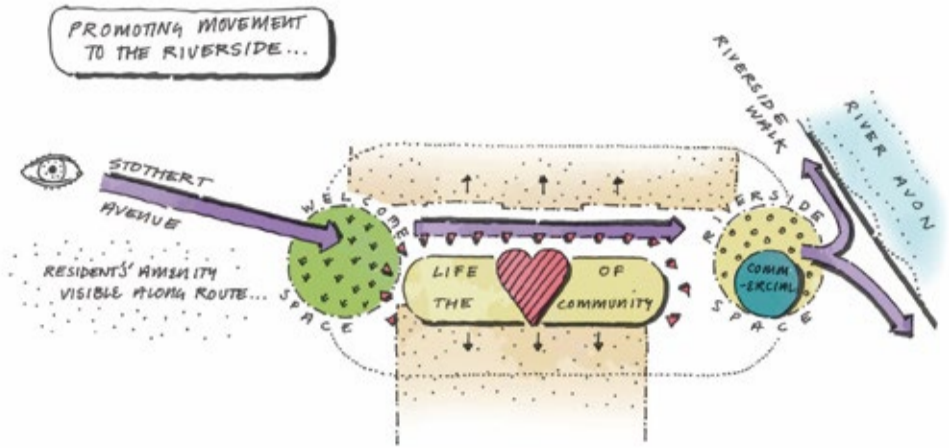
A necklace of different spaces
 • Different characters
 • Varied containment

Your thoughts....

Early thoughts: Site



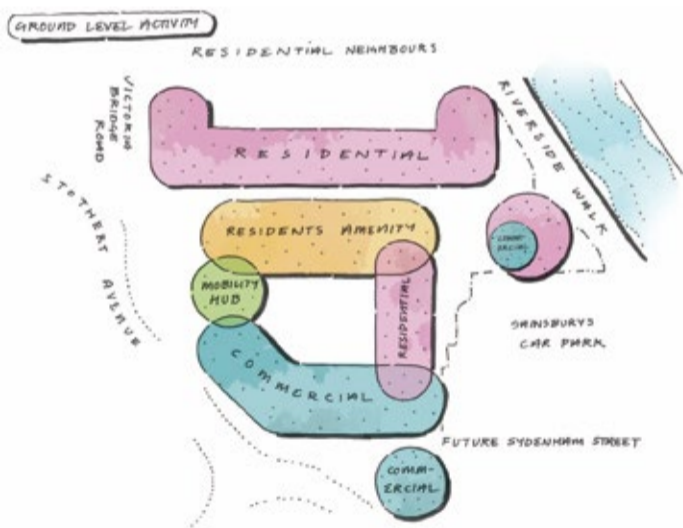
A series of public streets and spaces



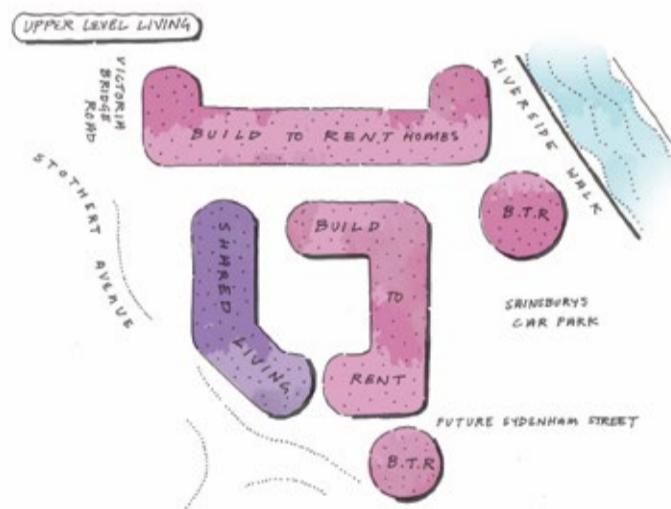
Activating the route to the riverside



Creating a sense of community



Ground level uses



Upper level uses

Your thoughts....

Landscape

A multi layered approach to transform this brownfield site into a nature rich neighbourhood

The landscape vision is to contribute to the emerging mosaic of biodiverse and multifunctional spaces at the heart of the city.

Carefully designed edges to form seamless transitions, allowing on and off site landscape to read as a cohesive network of streets and spaces.

The proposals aim to celebrate multi-functionality for both people and wildlife, optimising the landscape for urban greening and biodiversity whilst encouraging a range of activities within it.



Example image of integrated seating within a green street.



Example image of combining doorstep play with rain gardens.



Example image of a playful communal garden with diverse planting communities and ecological features.

- A Residents Gardens**
Quiet private garden spaces to enjoy the sounds, scent and textures of nature.
- B Midland Terrace**
A multifunctional residential street, rich natural environment, seating and play
- C Stothert Place**
A key destination, offering an accessible, usable and attractive green space to relax and enjoy
- D Stanier Square**
An urban street created by an avenue of trees, formal planting, seating, affording longer views
- E Residents Gardens**
Semi-private spaces to provide natural environment for social interaction
- F Sydenham Riverside**
Create habitat links to contribute to a biodiverse river edge



The integration of drainage is providing irrigation, cooling, habitat and variety.



Shrub planting as an understory layer will further strengthen the diversity of wildlife on site and contribute to structure and form.



Vertical greening and tree canopies add scale and interest for people as well as a vital way to connect habitat corridors for bats and birds.

Your thoughts....

Sustainability & Active Travel

Sustainability Principles



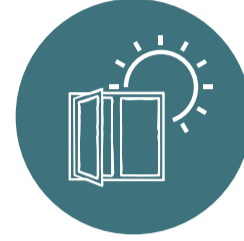
On-site Bike Storage



Optimised on-site photovoltaic array



Biodiversity Enhancement



Passive solar analysis to inform glazing areas



Buildings designed to optimise form factor



Construction Apprenticeships



All electric (fossil fuel free) building via ASHP



SuDS Integration with landscaping



Operational waste minimised with recycling facilities



Enhanced building fabric to optimise thermal performance



Low carbon materials with high recycled content



Building design for adaptability & disassembly



Accessible development



Construction waste minimised through design



Back-to-work programme

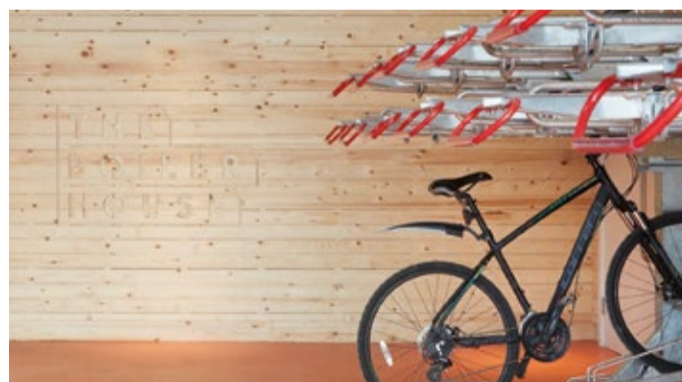
Active Travel Strategy

All residents will be able to travel sustainably and access day-to-day facilities without the need to use a car.

- High quality active travel routes will be provided across the site and connecting into existing routes.
- Cycle parking will meet the adopted standards and include parking for scooters and non-standard bicycles to promote sustainable modes.



- The site is well connected for travel by public transport.
- Measures to encourage public transport use will be provided within the Travel Plan.
- Circa 40-50 car parking spaces will be provided.
- A ULEV car-club space will be provided in addition to the existing space on Victoria Bridge Road.



Your thoughts....

Proposal Benefits



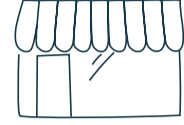
Comprehensive re-development of a vacant, brownfield site that contributes to the wider regeneration of the Bath Riverside area



Delivery of new rented energy-efficient homes, including residential amenity



Delivery of affordable housing that meets the needs of local people



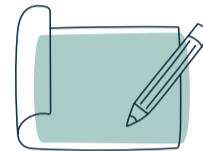
Delivery of flexible commercial including the potential for offices, retail, restaurants, cafés, leisure uses and bookable space for the community



New public open spaces incorporating soft landscaping to enhance the local biodiversity and areas for play and relaxation



New pedestrian and cycle routes providing key connections to Green Park Station and the wider city centre



High-quality architectural design reflecting the site's important UNESCO world heritage and townscape context

Community involvement so far and next steps

The aim of the first stage of this process has been to understand Bath and its community by hosting our first community conversations pop-up event at Green Park Station Market. During this event we had over 127 community conversations helping us to identify initial priorities, aspirations and concerns related to the redevelopment of the site.

The next steps are to continue conversations and sharing of ideas by hosting today's event! This event is an opportunity to meet and discuss with the design team the emerging ideas and contribute your thoughts and feedback into the process.

Over the coming months we will be running focus groups with different community organisations along with the hosting of another two public events and workshops for the wider community to participate in the development of the site.

The timeline below shows our upcoming events and opportunities to participate.



Please sign-up today to our email mailing list to be notified of our events and opportunities to get involved or check the project website for latest news and further information.

Alternatively, please feel free to contact us directly using the information below:

Join our mailing list - www.pineswayredevelopment.com
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