

INTRODUCTION

Welcome to this exhibition of proposals for the redevelopment of Beazer House.

The proposals are to demolish the existing building and build a new 152-bed hotel with associated restaurant facilities and 13 car parking spaces.

The site is located between the busy A36 road main thoroughfare of Bath and the main railway line viaduct.

We are seeking your views, prior to a planning application being submitted to B&NES Council.

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, providing any additional comments and ideas you have and place it in the secure comments box provided.
- Register your comments on the website ... www.beazerhousedev.com ... where all the information presented here today is available.



above: annotated aerial photograph (Google) of the existing site in its context

RECENT HISTORY

Beazer House was built as an office building in 1966. It is no longer fit for purpose, and at the end of its economic life.

It has an EPC 'E' rating and is therefore environmentally challenged.



above: Beazer House at the corner of Oak & Wood Street



above: Beazer House at Wood St



above: Beazer House at Oak Street and Lower Bristol Road

It is currently occupied on one floor only by L&C mortgage brokers who will be vacating in January 2024.

The building has been marketed for 2 years without any interest from prospective office occupiers.



above: A vacant office floor at Beazer House



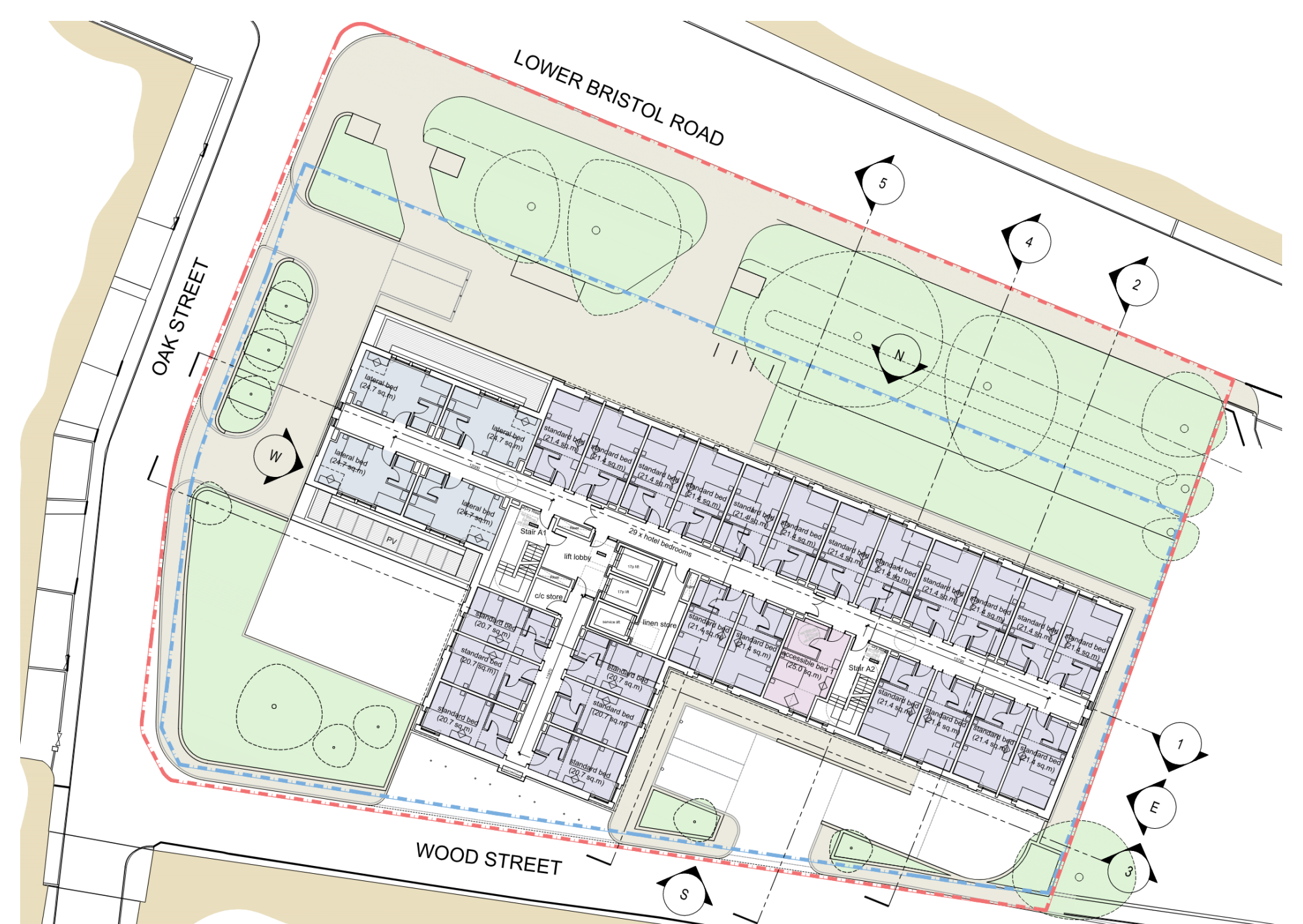
above: The Lower Bristol Road office entrance at Beazer House

THE SITE AND PROPOSALS

Bath attracts over 6 million visitors a year. Savills research team identified strong demand for a three-star hotel in this location.

It is anticipated that circa 47 new jobs will be directly created, and the project is anticipated to generate an annual benefit of circa £1.9m per annum to the local economy (gross value added) as well as construction phase expenditure during a 2-year build programme.

The development boundary (red line extent) includes an area outside the site ownership boundary (blue line). We are working together with Property Services and Highways departments at B&NES Council to improve the site's immediate context by supplementing existing landscaping and widening pavements and relocating the existing substation into the building.



above: proposed typical upper floor plan



above: proposed ground floor plan

LANDSCAPING & SUSTAINABILITY

The existing site offers no biodiversity. The proposals provide new soft landscaping, including mature trees, rain gardens, green roofs, meadow grass, and ornamental shrubs and herbaceous planting.

New hard landscaping and street furniture will further improve the amenity space surrounding the building.

The car parking spaces will be reduced from 68 to 13 (including 2 EVs /3 accessible). There will also be 28 bike spaces provided.

Exemplary sustainability measures are being targeted, including low embodied carbon construction materials and low operational carbon plant equipment. Photovoltaics (PV) are integrated into the slate roof for on-site energy generation.



above: landscape plan



above: artist's impression of the proposals – aerial view over the proposed landscape and public realm



above: hard and soft landscape mood board

ARCHITECTURAL DESIGN

The proposals are designed as a contemporary take on the industrial heritage of the local area.



above: artist's impression of the proposals – on approach from the south towards the new pedestrian river bridge via Oak Street

The hotel building is taller than the existing office building, but for the large part its additional height is set back within a pitched roof enclosure like its neighbours.

The hotel building has a smaller footprint than the existing office building, being set 7 metres further back from Oak Street.

The use of natural roofing slate, zinc dormers and stone-coloured brick are intended to blend the building into its context.



above: artist's impression of the proposals – on approach from the new pedestrian river bridge via Lower Bristol Rd

PLANNING POLICY

The site falls within the World Heritage Site boundary but lies outside the Bath conservation area. The design has been informed by an assessment of the local and wider heritage context.

Although the site benefits from recently upgraded flood defences at South Quays, it lies in an area that is identified by the Environment Agency as being at risk of flooding. The application will demonstrate there are no alternative available sites in lower flood risk areas. The proposals will incorporate flood resilience measures, with all habitable accommodation raised above the flood plain and the hotel will operate a flood evacuation plan in the event of a flood event.



above: vaulted entrance to the hotel reception and restaurant



above: sketch elevation of the proposals facing the Lower Bristol Road

Planning policy permits a change of use from existing offices in circumstances where a minimum of 12 months of site marketing establishes that continuing office use is not viable.

It is also necessary to demonstrate that the proposed hotel could not be accommodated on an alternative site within the Bath Central Area whose boundary runs along Lower Bristol Road. Evidence will be submitted to the Council to confirm that no alternative sites are suitable or available, and that the edge of centre location of the site is an appropriate and accessible location for a new hotel.

FEEDBACK, TIMELINE & NEXT STEPS

We welcome your feedback.

If planning is successful, a potential start on-site could be June 2024 (commencing with demolition).

A target date for completion would then be September 2025.

The hotel could be open and trading in December 2025.



above: interiors concept for the hotel reception and restaurant



above: visualisation of the approach to the hotel entrance and reception

Please contact us for further comment at: www.beazerhousedev.com