



CITY & COUNTRY

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Studios

LANDSCAPE ARCHITECT

grant
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SUSTAINABILITY
SERVICES ENGINEER

Method
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FIRE

TRANSPORT CONSULTANT

SLR

TOWNSCAPE, VISUAL IMPACT
ASSESSMENT CONSULTANT

NPA



Factory No.1, Bristol

About City & Country

City & Country is a family-owned business, founded in 1962, delivering high quality residential and mixed-use schemes across the UK. Over the last 60 years the business has evolved to become an award winning, market leading niche developer specialising in the restoration and conversion of historic and listed buildings into unique dwellings of exceptional quality and character.

City & Country also successfully integrated new build properties sensitively within the context of important historic buildings. In recent years, the business has broadened its portfolio of projects to also deliver fully new-build schemes of exceptional design and build standards, carefully considering the character and context of the local area.

Working closely with heritage specialists, external consultants, local authority planners, conservationists and their own team of experts, City & Country apply fresh and original thinking to spatial planning whilst preserving the original proportions, features and splendour of the prestigious buildings and sensitive areas in which they work.

City & Country is excited to be bringing forward this significant development for the local community, and its first development within the City of Bath. Bath is known for its status as a World Heritage Site and a centre of international cultural significance, which is an excellent fit for the vision of City & Country and our brand.



Above: Donaldson's, Edinburgh
Below: The General, Bristol

Some developments undertaken in recent years by City & Country are shown in the photographs below, including the restoration and conversion of important listed buildings within Bristol, Edinburgh and in South Downs National Park, with high-quality new build development within their settings.

Bath Press - Eastern End Development

Construction work has begun on City & Country's development at the eastern end of the Bath Press site, which will provide a total of 146 residential dwellings and around 5,000 square foot of commercial floorspace, in accordance with the planning approval for the site granted in 2016.

The Classical and Art Deco stone façade that fronts Lower Bristol Road will be retained as part of the scheme, which is identified as locally significant heritage asset on Bath & North East Somerset Council's 'local list'.

An underground car park will also be provided in the eastern end scheme, with around 140 car parking spaces, together with surface level car parking for additional spaces.

Construction works on the eastern end scheme (146 residential dwellings) are expected to run until the end of 2027, with the first homes being launched for sale in April 2025.



Bath Press - Eastern End Development



BATH PRESS WEST

View from Lower Bristol Road



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your thoughts***

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your feedback*





SITE CONTEXT



Aerial view of the site, including future developments proposed for Bath Western Riverside



Split between Bath Press East (currently under construction) and Bath Press West



Current Site Aerial



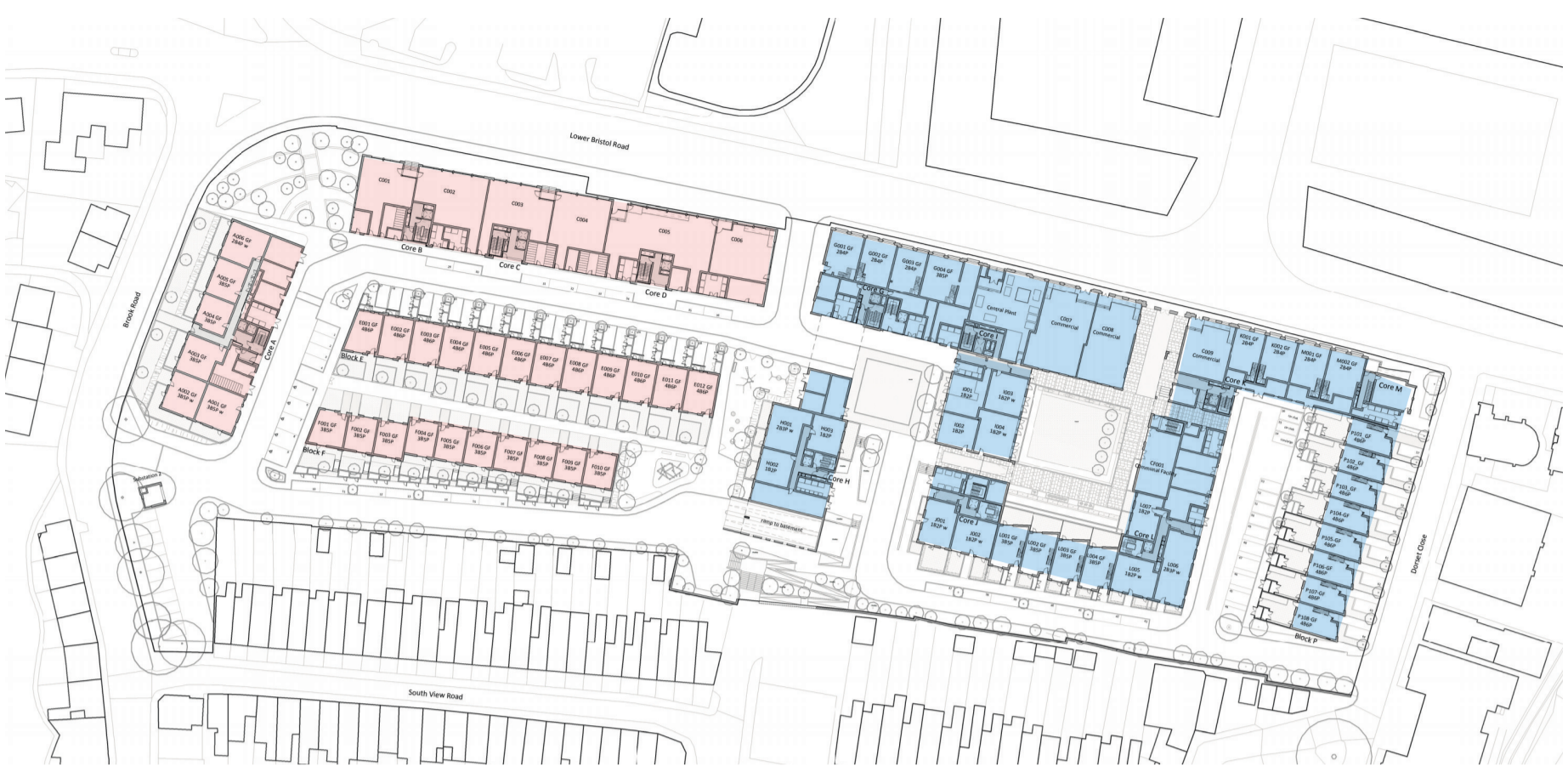
Context - Aerial View, 1982

'Sir Isaac Pitman, famed for inventing the world's most widely used shorthand system, had a revolutionary influence on the communication and education of the English language. The 5.3 acre Bath Press site was once home to Pitman's Fifth Phonetic Institute and then the Pitman Press, later becoming The Bath Press, the city's largest employer.'

Consented Scheme

The western half of the Bath Press site has planning consent for a scheme under application 15/02162/EFUL. As part of this revised proposal, we are looking to improve upon the consented scheme by addressing the following points of concern:

- Limited landscape space on the main Lower Bristol Road frontage, with the main frontage quite tight to the road edge.
- Public open space (including play space) right on the corner of the main busy junction.
- Limited architectural value - flat façades.
- Excessive amount of additional hard landscaping, access roads.
- Commercial space with limited access and viability.



Bath Press West Western Half of 15/02162/EFUL		
Type	Consented	
Dwellings	GIA sqft	
Total Resi	98	112,330
Commercial		10,200
Totals		122,530

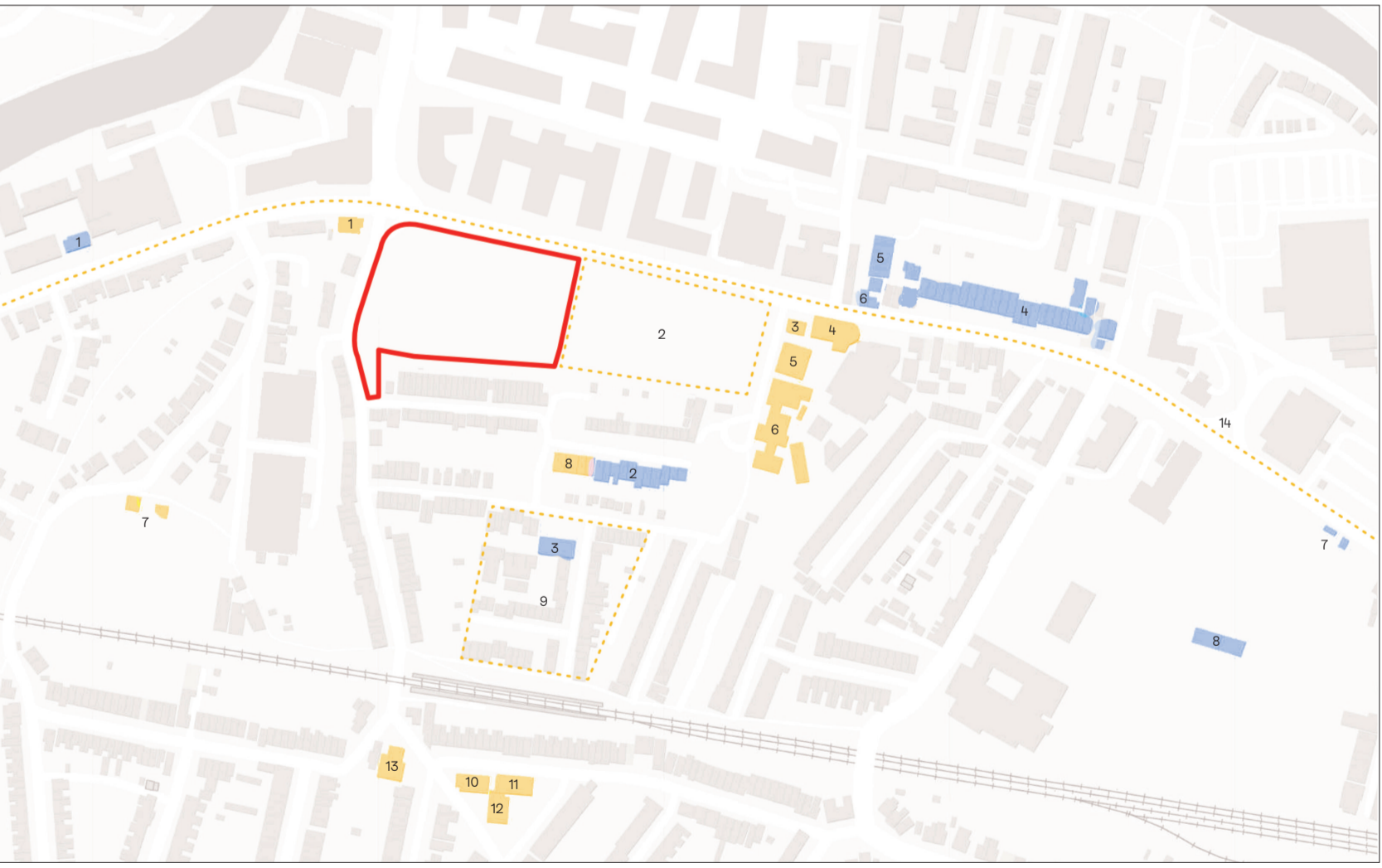
Bath Press East 24/02785/NMA		
Type	Consented	
Dwellings	GIA sqft	
Total Resi	146	~ 143,200
Commercial		~ 4,800
Totals		148,000



Imagery of the consented scheme for Bath Press West



Local Heritage



Relevant Local Listed and Unlisted Heritage Assets

The retained facade of the Pitman Printing Press (the Bath Press), on the neighbouring eastern half of the site is a non-designated Local Heritage Asset.

- | | | | | | |
|---|---|---|--|----|--|
| 1 | Charlton House | 1 | Royal Oak Inn | 9 | Twerton Caol |
| 2 | 17-29, Denmark Road | 2 | Pitman's Printing Press (the Bath Press) | 10 | 20th Century Institute, Triangle Court |
| 3 | Governor's House | 3 | St. Peter's Mission Chapel | 11 | Oldfield Park Baptist Church |
| 4 | Victoria House and Building 1-27, Lower Bristol Road | 4 | St. Peter's Place (1-20) | 12 | Sunday School, Triangle East |
| 5 | 1-6 park View | 5 | 18th Century Church Hall | 13 | Oldfield Park Methodist Church |
| 6 | 30-33, Lower Bristol Road | 6 | East Twerton Council School | 14 | Roman Road, Bath to Bristol |
| 7 | 87 Cemetery Lodge and Gateway | 7 | Twerton Cemetery | | |
| 8 | Cemetery Chapel of Widcombe and Hunter Obelisk in St James Cemetery | 8 | Hedley Hall | | |



GEORGIAN & VICTORIAN BATH



Historic Photograph of Oldfield Park



Bath may owe its silhouette to the Georgians, but its substance — its schools, its hospitals, its stations, its suburbs — came with Victoria.

Victorian and Edwardian architecture, often overshadowed by the elegance of Georgian buildings, deserves recognition for the ways in which it adapted cities to modern life.”

English Heritage – From a 2012 report on the value of 19th-century architecture in historic cities.

Victorian architecture is not a style, but a period — an age of innovation, experimentation, and social ambition, reflected in its buildings.

Sir Nikolaus Pevsner's (Architectural Historian) Buildings of England series (including the Bath volume) acknowledges how Victorian development brought functional and symbolic richness to cities otherwise dominated by classical uniformity.



Historic and Emerging Development

Bath consists of significant Georgian but also Victorian Era expansion areas. The site at Bath Press is located within the Victorian zone and as such we have taken influence from this period rather than the Georgian central area.

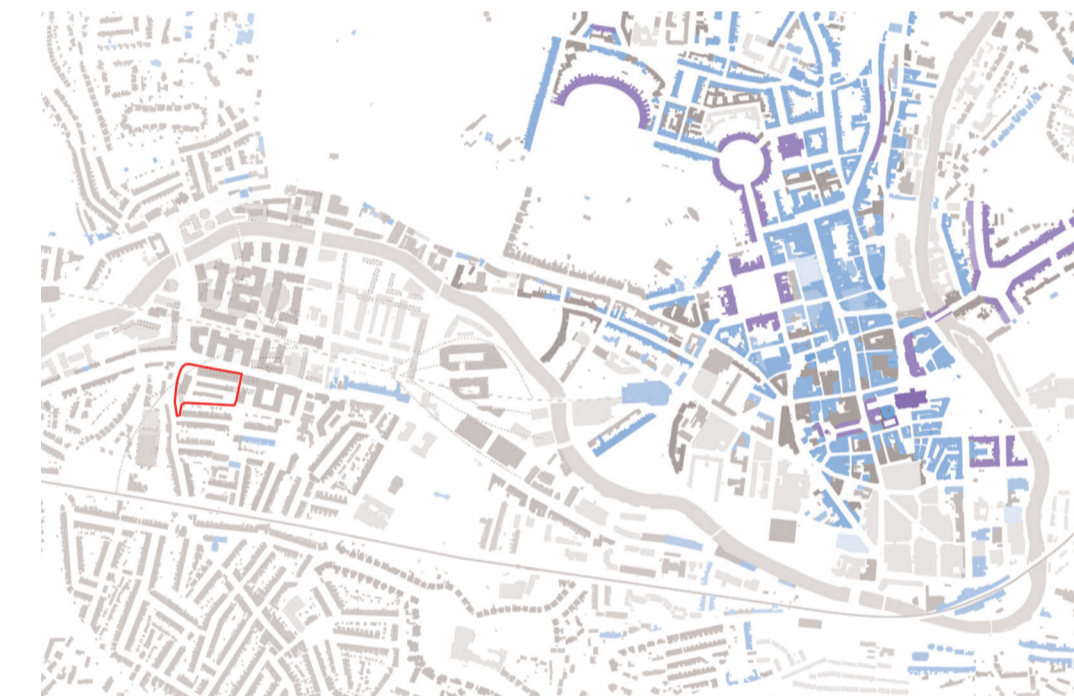
Historic and Emerging Grain / Context

- Before Late 16th Century
- Early Georgian Era Expansion
- Late Georgian Era Expansion
- Early Victorian Era Expansion
- Later Victorian Era Expansion
- Early 20th Century Development
- Mid 20th Century Onwards
- Future Proposals

Right: Bath Conservation Area (HE1)

Left: Listed Assets

- Grade I
- Grade II and Grade II*



GEORGIAN
CITY CENTRE
TOWNHOUSES



VICTORIAN
OLDFIELD PARK
DOMESTIC SCALE
FAMILIAR





BATH, A LANDSCAPE CITY



'Bath's grandiose Neo-classical Palladian crescents, terraces and squares spread out over the surrounding hills and set in its green valley, are a demonstration par excellence of the integration of architecture, urban design and landscape setting, and the deliberate creation of a beautiful city.'

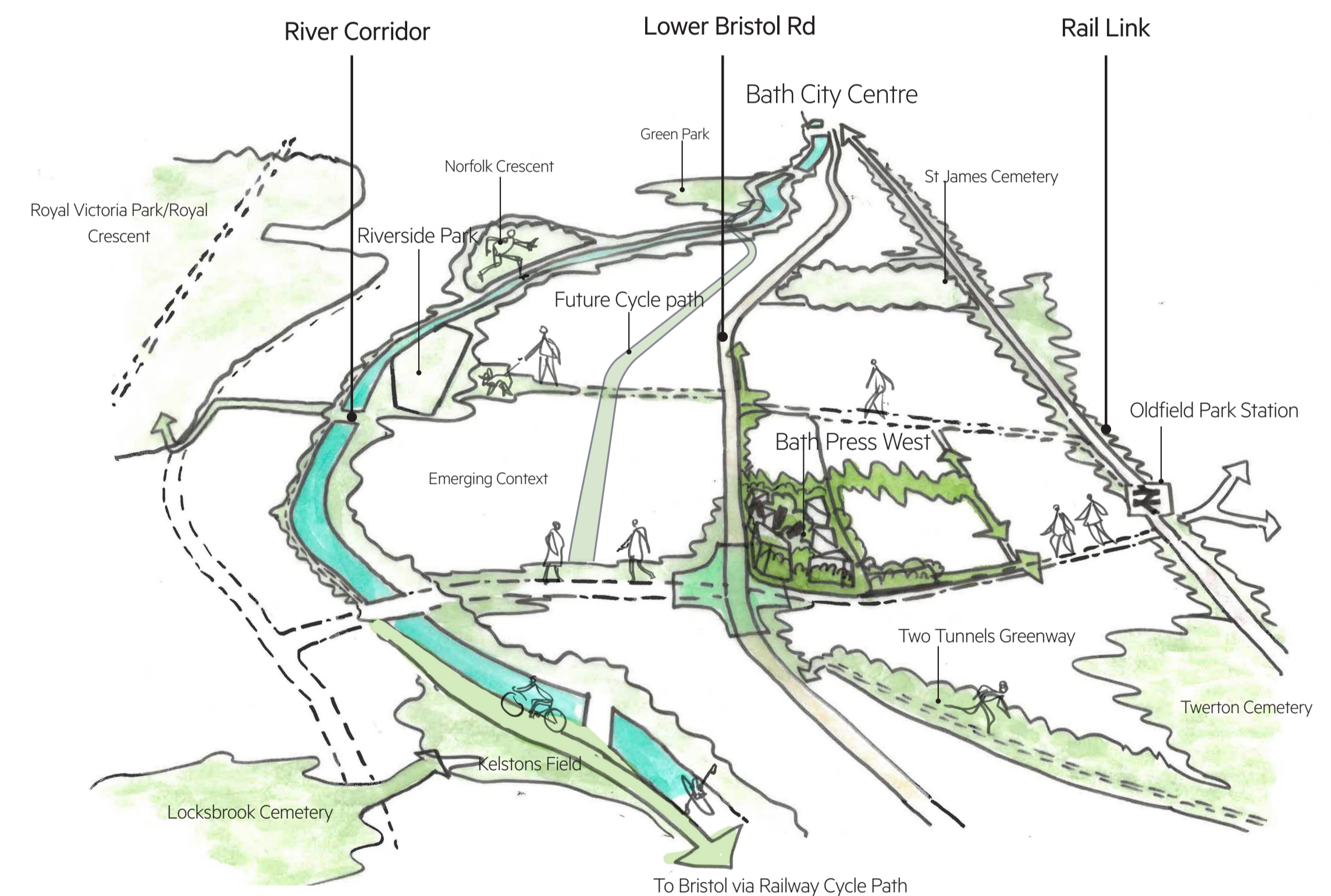
From 1987 UNESCO Statement of Bath's Outstanding Universal Value



Green Arrival moment into Bath from the East, Grosvernor Place



Potential for a New Green Arrival from the West



Emerging Landscape Concepts

Building on a Network of Oldfield Park pocket Green Spaces

A number of existing green spaces on Caledonian Road and Denmark Road provide a sequence of spaces linking to Oldfield Park station. There is an opportunity to build on this network of local pocket spaces by providing places for play/pockets of green space

A Hierarchy of Landscape Thresholds

The approach from the west into Bath city centre along Lower Bristol road provides the opportunity to celebrate a landscape threshold and green gateway to the city

Exploring Opportunities for a Landscape Arrival

There are a number of opportunities for greening of the streetscape, buildings and courtyards some visible by the public from the street and others more immersive spaces within the internal courtyard spaces.

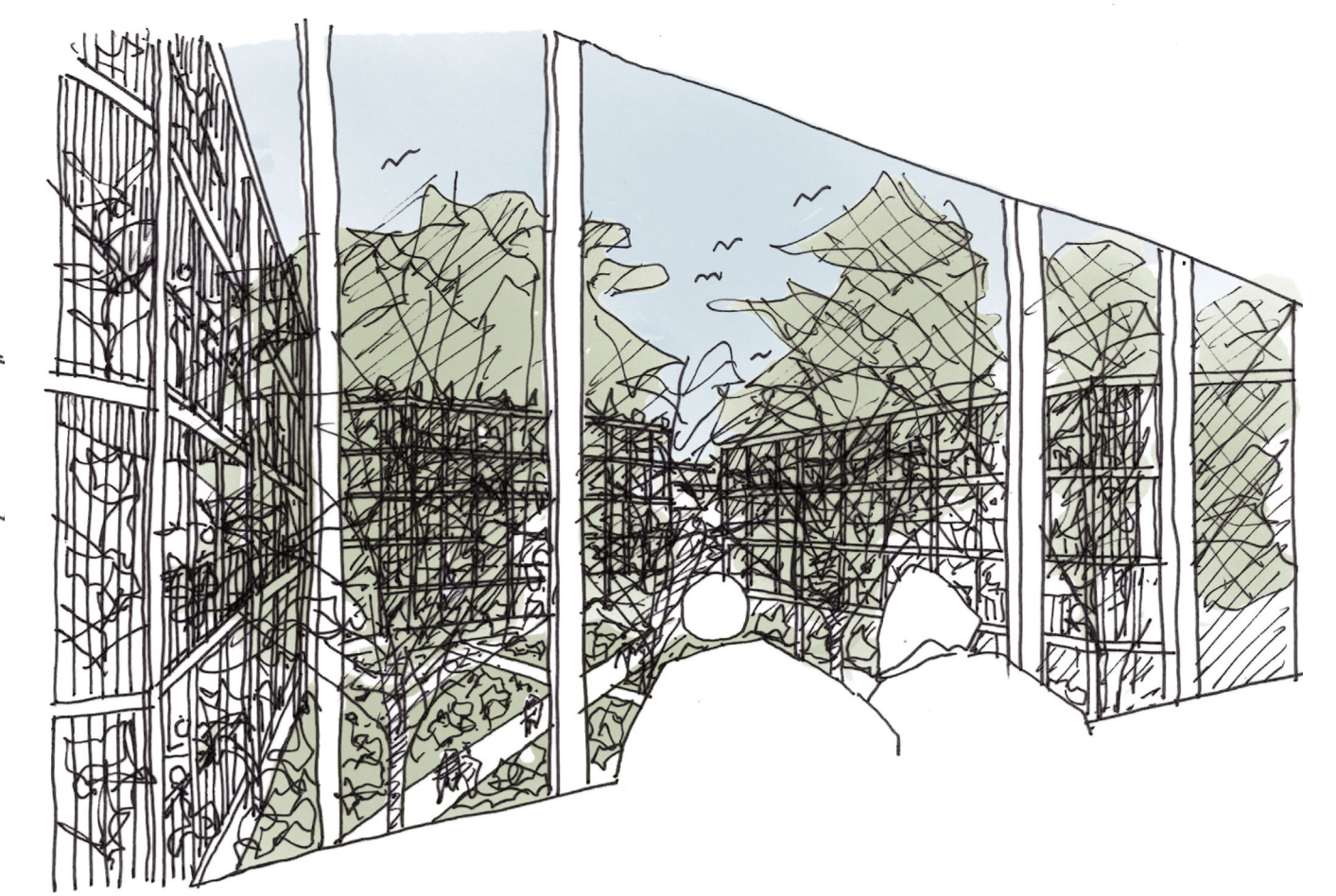
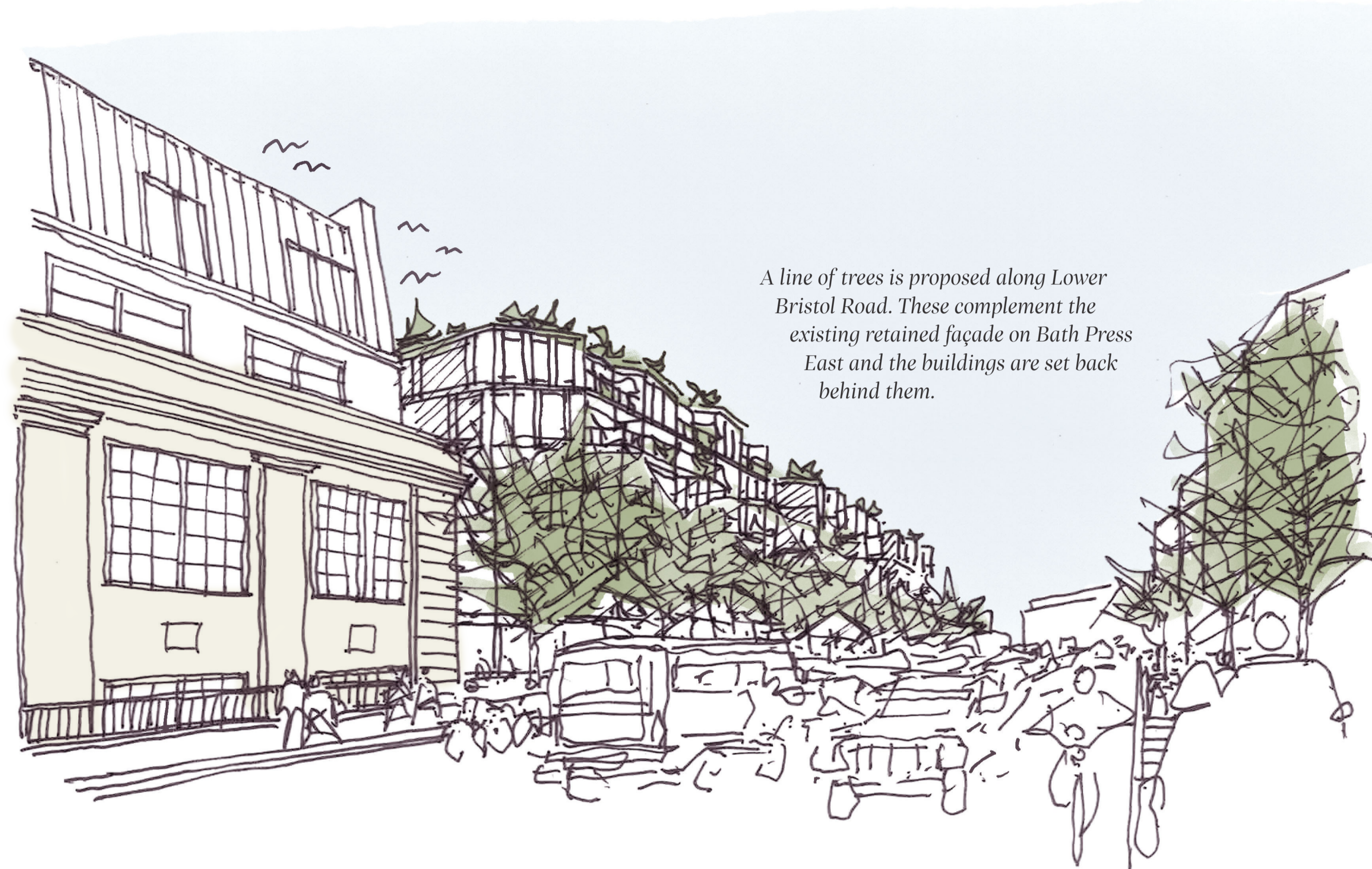
Greening of Lower Bristol Road

The rain gardens along Lower Bristol Road help to create a green gateway to the city, combining attractive climate-resilient planting with sustainable drainage. These gardens also provide a buffer zone between the residential development and the busy road, enhancing privacy, reducing noise, and contributing to the site's overall biodiversity.

Brook Road Pocket Park - Green gateway to Oldfield Park

The proposed pocket park on Brook Road creates a welcoming, multi-functional space that supports both the local community and future residents. It provides outdoor seating linked to the potential café, a small play area with informal play features and a table tennis table, all set within a framework of new seasonal planting and street tree planting that enhances biodiversity and helps to establish a gateway to Oldfield Park.

CONCEPTS



Greening the Streets

We have stepped the buildings back to provide a landscape buffer zone to main streets. Pavements have also been landscaped to provide a much more positive pedestrian circulation experience.



A Stepped, Three-part Facade

Entrances to buildings are found between blocks. The Lower Bristol Road frontages step backwards, providing more space for landscape along the lower Bristol Road but also revealing the end gable of the Royal Oak Inn.



A Diagonal Geometry creating Landscape Spaces

As well as improving solar orientation, introducing a diagonal shift forms two private courtyard spaces, and two new public pocket park spaces



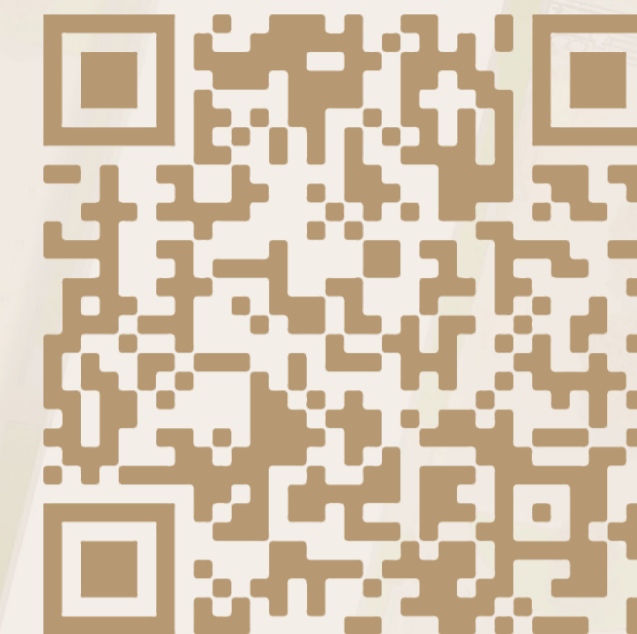
A language of bay windows

The bay window language allows east and west views, and draws upon the Victorian architectural language of Oldfield Park



ILLUSTRATIVE MASTERPLAN

1. Dick Lovett Scheme
2. Bath Press East
3. The Royal Oak
4. Car Park Entrance
5. Courtyard Gardens
6. Key building entrances/thresholds
7. Playspace



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your thoughts**

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your feedback





ARCHITECTURAL DESIGN



Lower Bristol Road Elevation

Balconies are located on the west side of the bay windows on this North façade to pick up the westerly evening light. The bay windows enable views eastwards into the centre of Bath and westwards along the Lower Bristol Road. The balconies are semi enclosed at the lower levels creating an external covered outdoor room, and providing more protection from noise from the road below.

However, above the fourth floor the balconies become more open revealing the bay window and the top floor is set back again. This manages scale with height whilst creating character. The shifting character and scale of bay windows with height is typical of a Mansion House. The resulting asymmetrical composition creates an exciting contemporary interpretation of a Mansion House.

Continuous precast stone string-courses form the cills and heads of windows and precast piers mark the corners of the bay windows. The use of precast stone in these locations reflects the use of Bath Stone on Victorian bay windows.

Rear Access Lane Character

Viewed at street level, the southern facade is predominantly three stories in scale, with the sunken ground floor revealed towards the western corner, below.

The balconies to the southern lane are more open and light weight to enjoy the southerly aspect. This scales the elevation and reflects the smaller scale residential context beyond.

Architectural Development

Multiple concepts were investigated resulting in the sketch proposals presented here today. The resulting scheme is arranged efficiently and forms the best possible external amenity space, whilst creating an appropriate three part frontage to the Lower Bristol Road. We worked in 3D to review the massing against adjacent buildings which reinforced to us the importance of this three-part frontage with two gaps as an appropriate urban grain for the Lower Bristol Road.

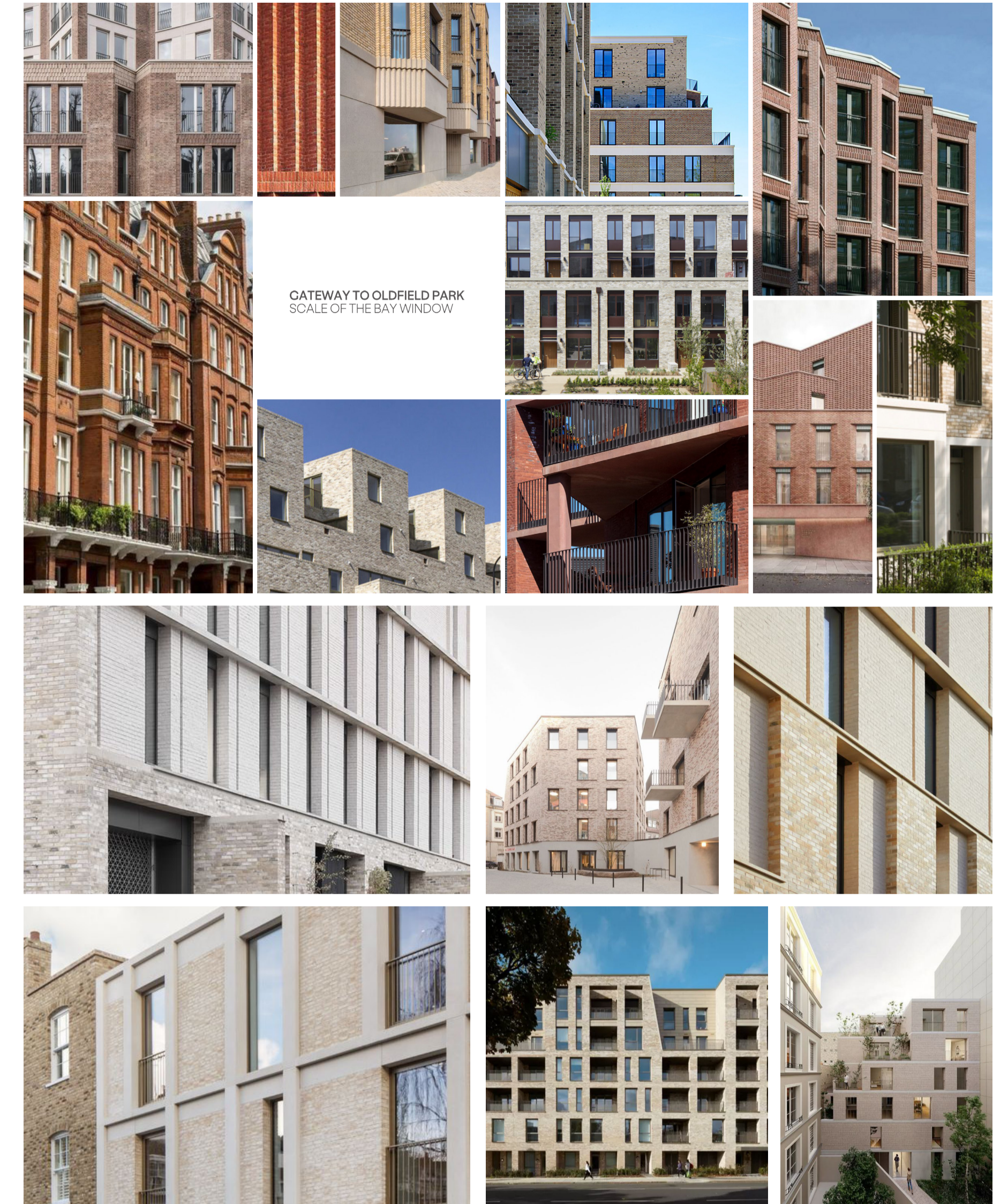
The final proposal is for six 'Mansion Houses' which are a typology for grand apartment living. Bath is a city predominantly of terraced houses and many recent development, such as the Bath Western Riverside, have been designed as interpretations of the Georgian terrace. In contrast Bath Press West is located in the Victorian area of Bath and so presents a Victorian Mansion House approach to apartment living.

The proposals include commercial spaces on the corner, which are visible from the junction. There is a new pocket park to the west which respects the smaller scale of the houses along Brook Road. The wider bay window lanugage reduce in width at the fourth floor enabling the massing to step backwards over the two upper floors.

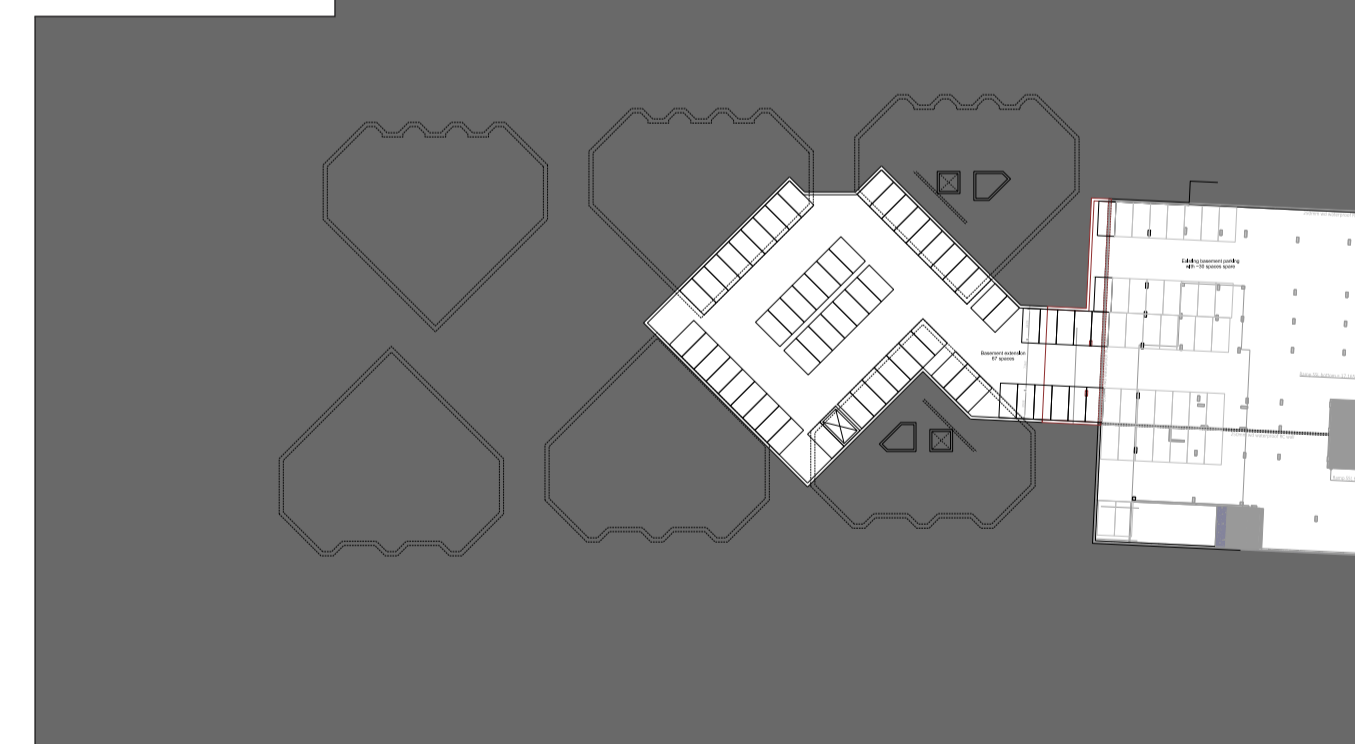
To overcome the canyoning effect of development along the Lower Bristol Road, the frontage of each mansion house also steps back southwards by 2m at each building towards the corner (from 6m to 8m to 10m) providing more space for landscape along the lower Bristol Road but also to reveal the end gable of the Royal Oak Inn.

The westerly facing balconies are continued around the corner to face onto the pocket park creating a 4-storey datum with two set back floors to manage the scale of this corner junction and an important entrance into Oldfield Park.

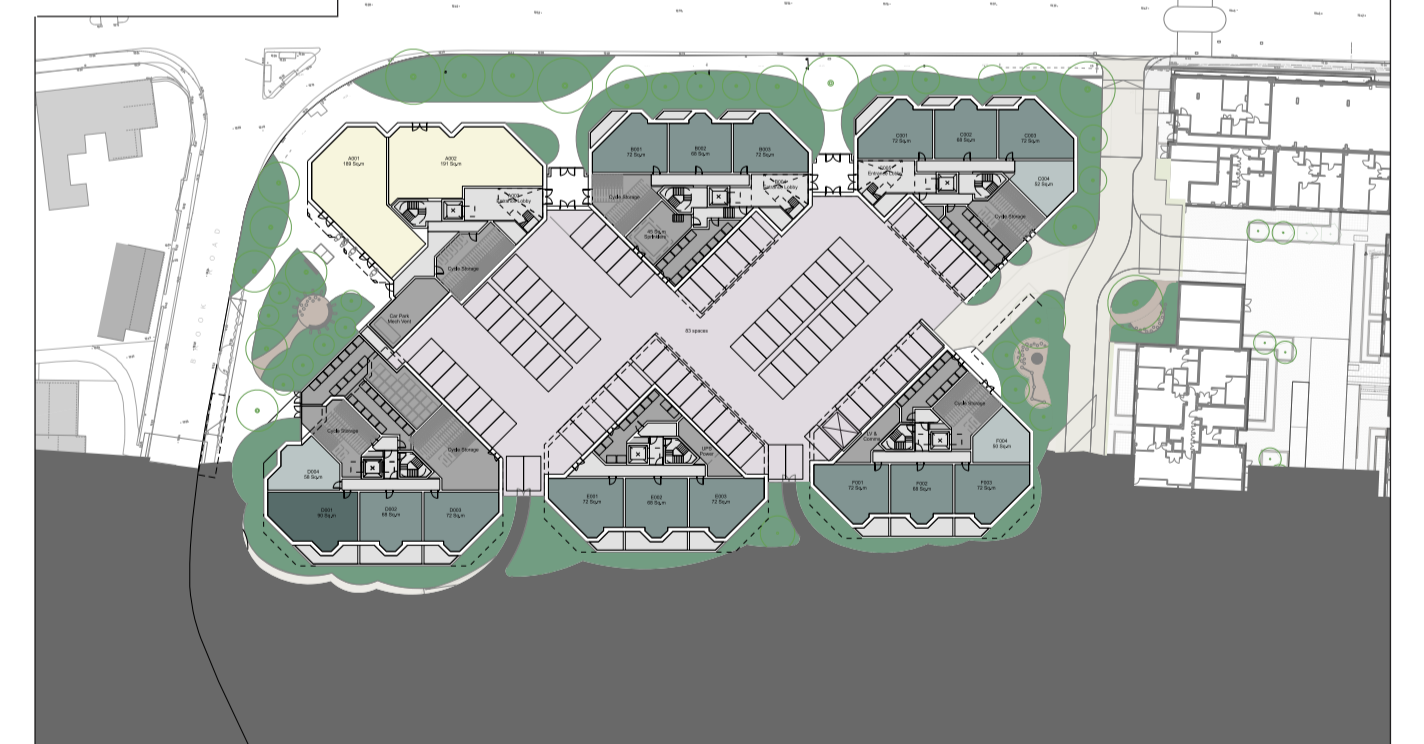
In terms of architectural character, we are inspired by the architecture of the Victoria era, and have brought a contemporary take at the bay window geometry to the scheme. This is grounded by a material palette of buff-coloured brick and stone, articulated with a sense of craft.



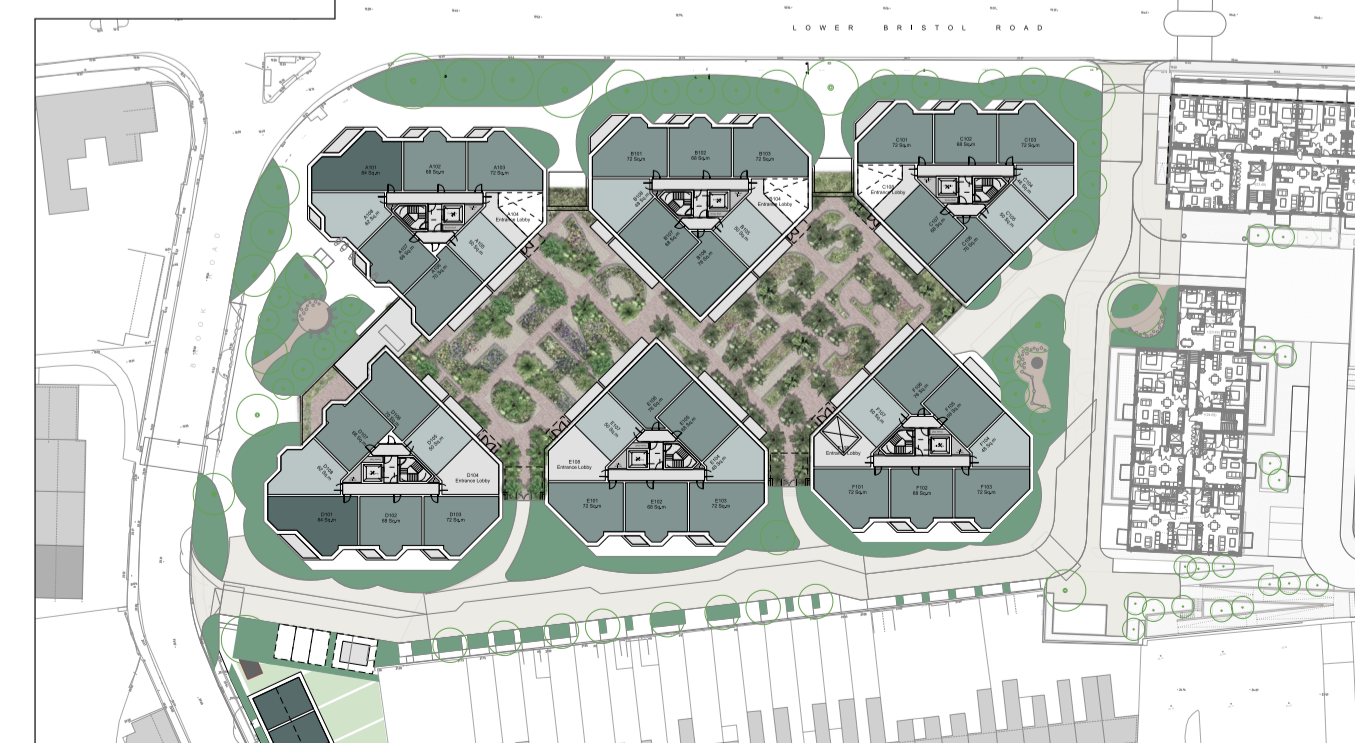
Basement Level



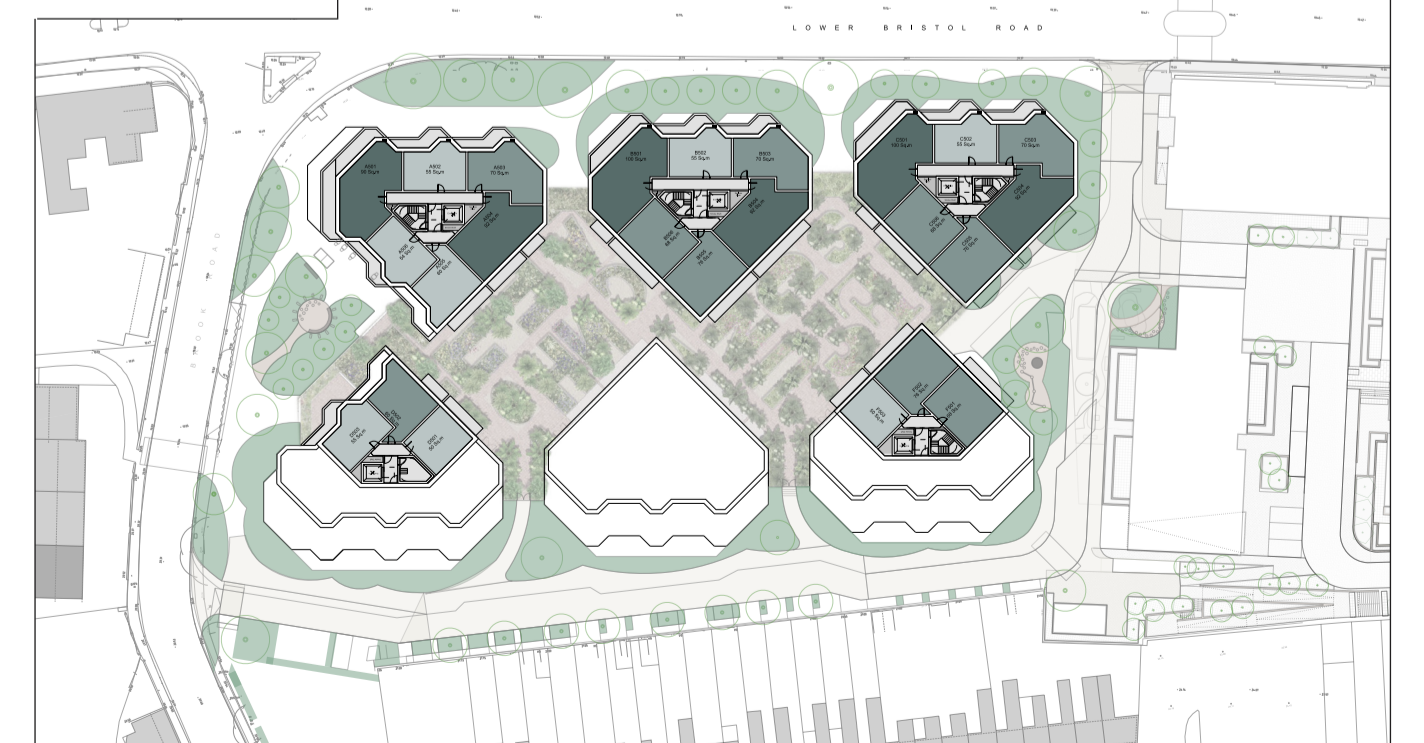
Ground Floor



Courtyard Level

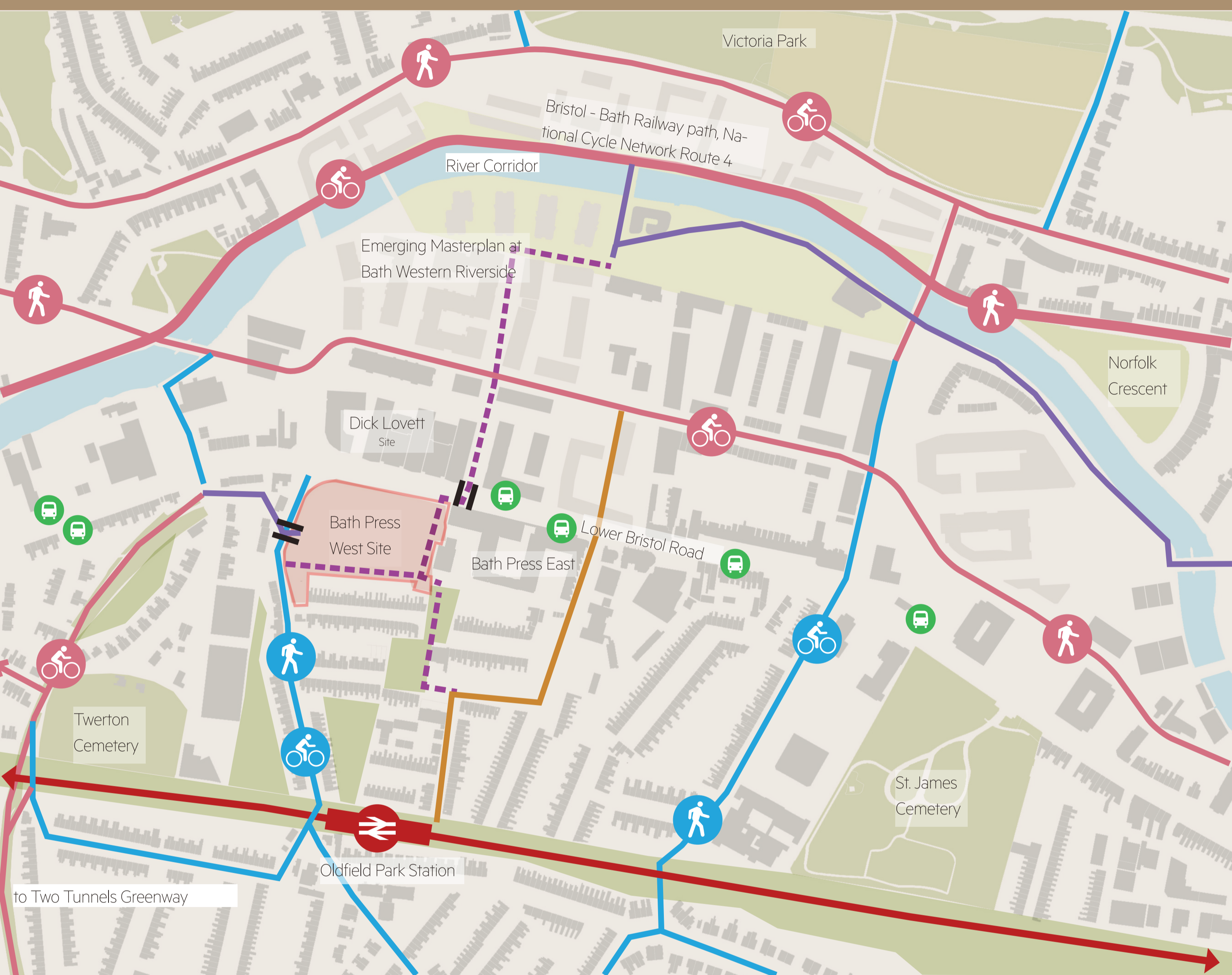


Level 05





TRANSPORT & CITY CONNECTIONS



STRATEGIC CONNECTIONS ACTIVE TRAVEL DIAGRAM

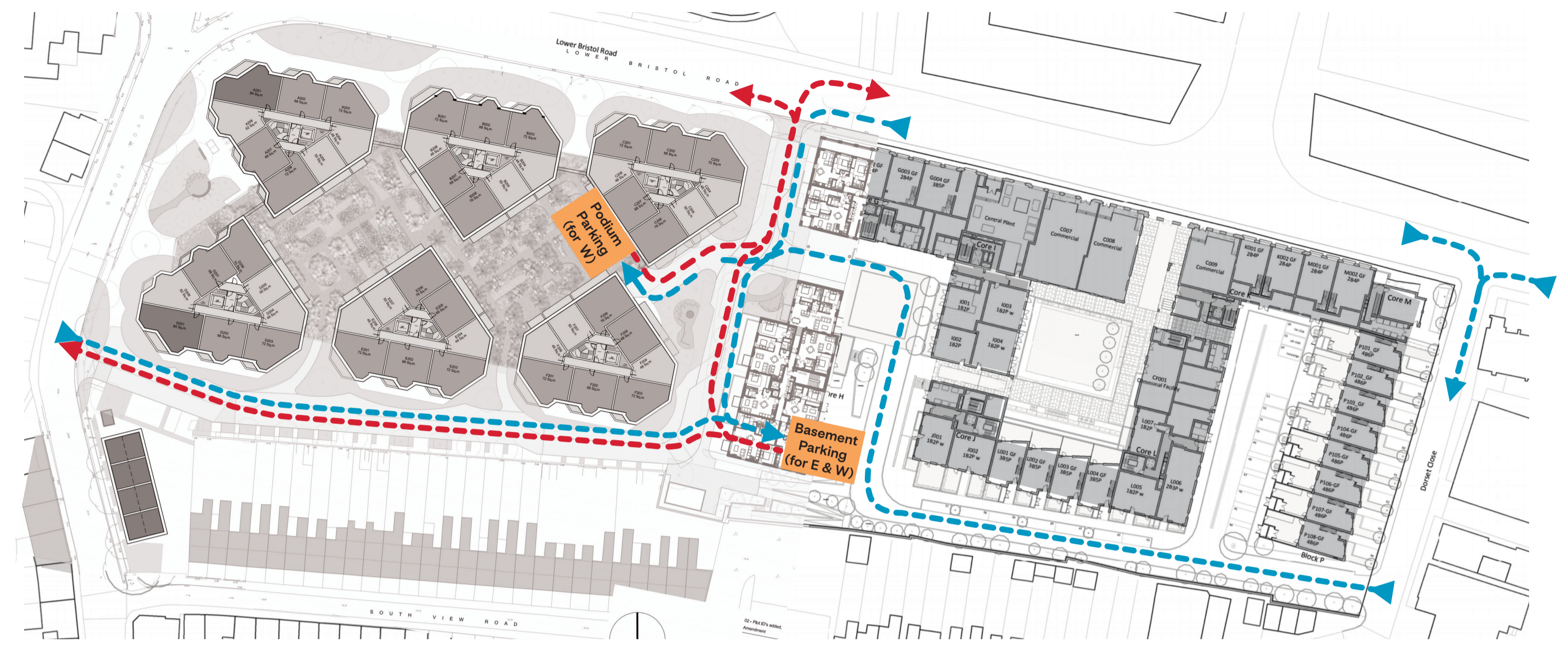
- Existing footpath
- Rail Connection
- Bus Stop (Lower Bristol Road)
- BANES Active Travel Masterplan Consultation summer 2024:
- Intra Urban Routes
- Quick Routes
- Ped/cycle route set out in BWR SPD 2020
- Opportunity for pedestrian connection
- Potential pedestrian crossing point.

The Bath Press site is located along the Lower Bristol Road, a key arterial route into Bath, making it a prominent development and gateway into the city centre. It sits within a wider network of established neighbourhoods, including Oldfield Park, and green spaces, with opportunities to strengthen local connections and improve access to nearby amenities.

- The site links to three key arterial route to Bath City Centre.
- The River Avon corridor, Lower Bristol Road and the Rail link via Oldfield Park Station. A finer grain of north/south landscape connections link the site to the three routes.
- Located in a well-connected area of Bath, within walking and cycling distance of the city centre.
- Close proximity to the Two Tunnels Greenway, offering a key active travel route for walking and cycling through the city and connecting to the wider green network. Opportunity to enhance connection with new pedestrian crossing on Brook Road.
- Opportunity to enhance green links to local pocket parks in Oldfield Park, strengthening biodiversity corridors and improving public access to green space

and part of a connected green infrastructure network.

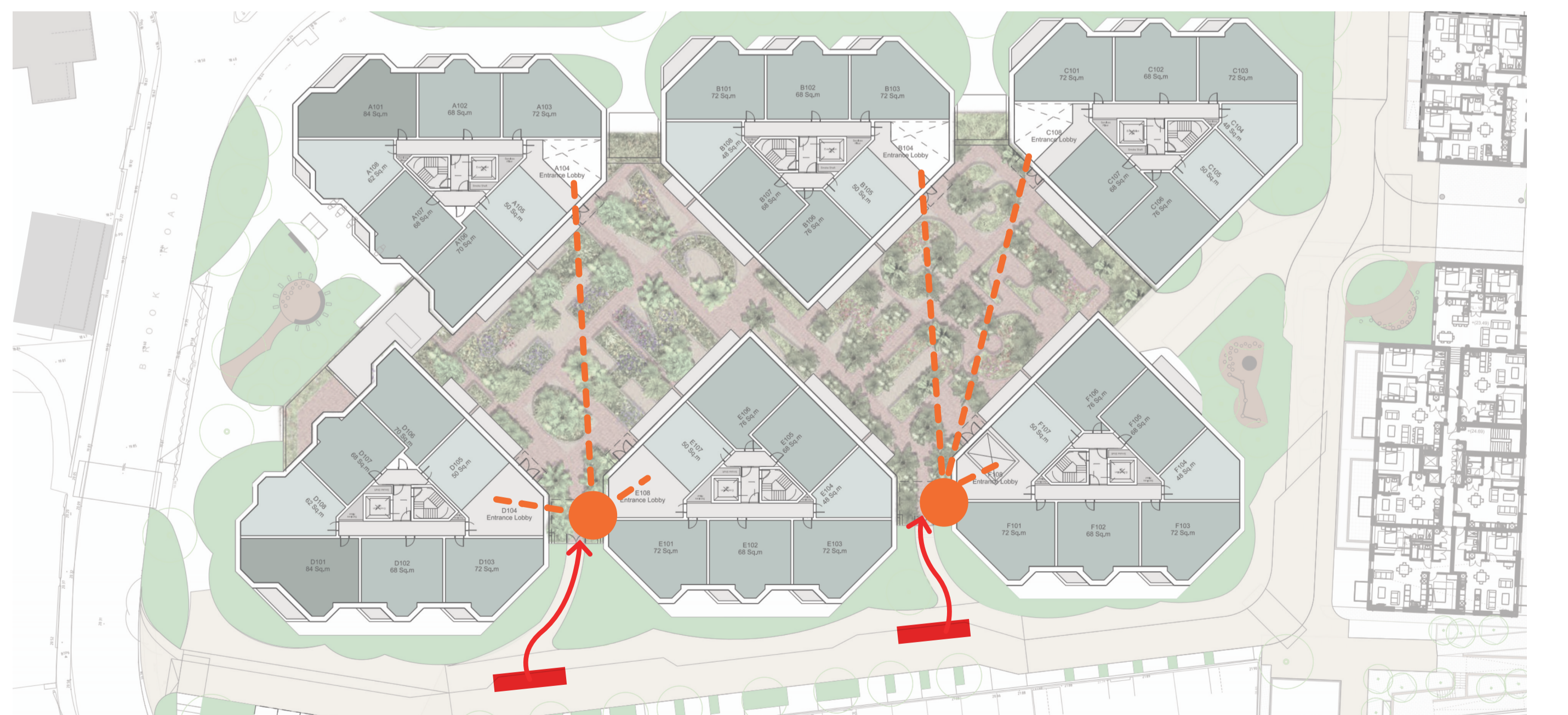
- Potential to link with the nearby River Avon corridor, encouraging ecological and recreational connections between the site and the river, including new pedestrian crossing on Lower Bristol Road.
- Connections to existing pedestrian and cycle networks, supporting active travel for residents, visitors and workers, including link with Oldfield Park Station.
- Potential to enhance public realm improvements along Lower Bristol Road to create safer and more welcoming pedestrian and cycle-friendly environment.
- Scope to enhance local biodiversity through planting and ecological features that connect with wider habitat networks in Bath.
- Potential to contribute to Bath's ambition for sustainable transport, by prioritising active travel routes and minimising car dominance within the site.
- Opportunity to create a new pocket park on Brook Road, with doorstep play and as a gateway into Oldfield Park.



VEHICULAR ACCESS AND CIRCULATION STRATEGY



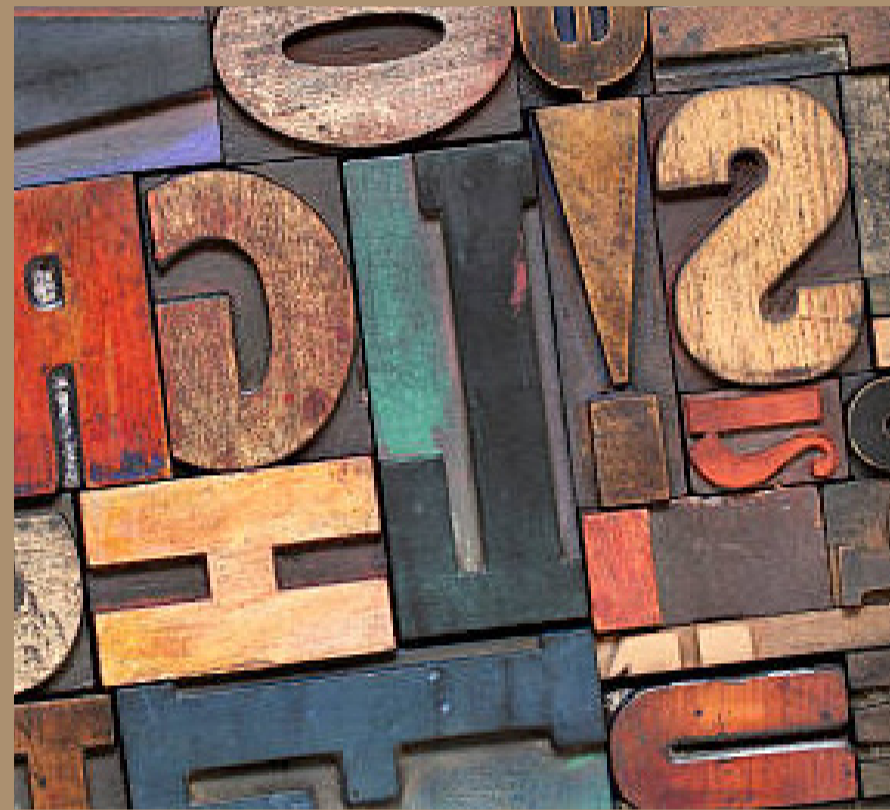
REFUSE STRATEGY



DELIVERY STRATEGY



LANDSCAPE DESIGN



The overall concept for the landscape aims to be an appropriate response to the cultural heritage and context and give a clear and unique identity for the development where there is a close fit between building layout, external spaces, the site levels and planting.

The landscape concept blends the rich heritage of Victorian gardens and the era of plant collectors, with the site's own history as the Bath Press. A flowing, naturalistic ribbon of habitat frames the overall development site, enhancing ecological connectivity, sustainable water management and integrating the development with the surrounding city landscape.

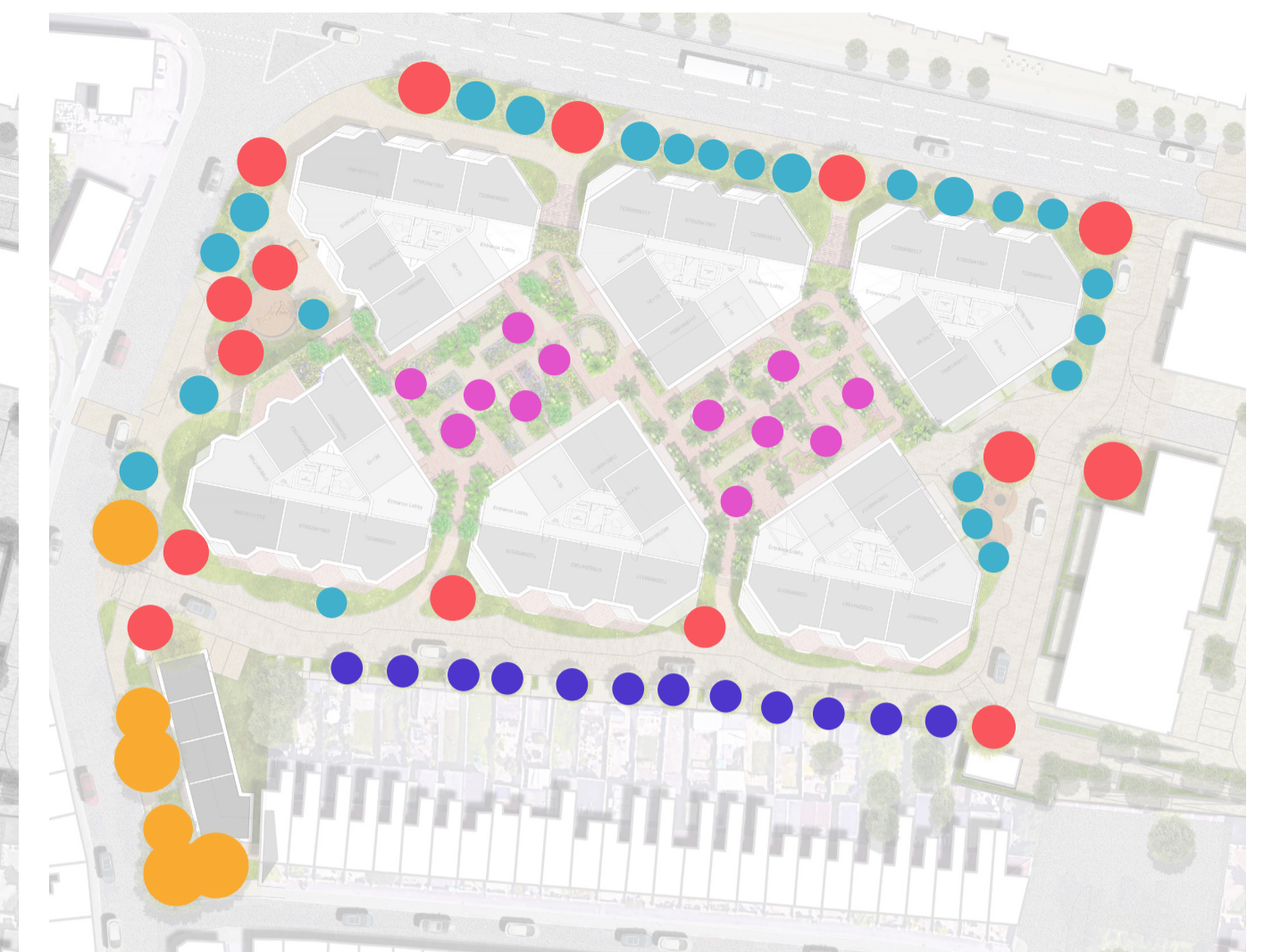
1. Courtyard 1 - Large Leaf Exotic
2. Courtyard 2 - Herbaceous / Ornamental Grass
3. Landscaping to Lower Bristol Road
4. Brook Road Pocket Park
5. Press Walk
6. Press Lane Character

PLANTING STRATEGY



- Ecological Gardens (Perimeter) & Rain Gardens
- Podium Courtyard Planting East
- Podium Courtyard Planting West
- Private Garden Terraces
- Rear Gardens to Brook Road Houses

TREE PLANTING STRATEGY



- Rain Garden tree planting
- Signature trees
- Podium courtyard garden trees
- Medium scale boundary trees
- Existing trees to be retained/reviewed

MATERIALS STRATEGY



- Public Realm and Pedestrian only circulation - Interlocking clay paviments
- Entrance Thresholds to Buildings - Natural stone paving with embedded details
- Lanes - Interlocking clay paviments with potential porous block paving for drop offs and parking bays
- Play spaces - Combination of rubber crumb safety surfacing to comply with fall requirements
- Garden podium spaces and paths - Terracotta paviors/resin bound/self binding gravel e.g. Breedon Potential to extend external finished into building lobbies. Edges - raised steel planter edging e.g. Logic
- Private Garden Terraces - Terracotta paviors

SUDS STRATEGY



- Rain gardens
- Opportunity for permeable paving. Extent of permeable paving to be explored at stage 3
- SUDS tree pits

Biodiversity Ring and Green Heart

The perimeter planting forms a biodiverse ring that embraces the site, acting as a welcoming green edge and gateway, that supports wildlife movement, enhances biodiversity, and creates a sense of enclosure. This outer layer draws on a mix of exotic, native and climate-resilient species, providing year-round structure and seasonal interest, while offering valuable habitat and food sources for birds, insects, and other wildlife. In contrast, the internal courtyards become vibrant seasonal gardens, playfully designed to be rich in pollinator-friendly planting, celebrating colour, texture, and scent throughout the year. These spaces blend ornamental planting with productive, flowering species that support

urban pollinators and create immersive, sensory experiences for residents and visitors. Together, the biodiverse ring and pollination gardens form a connected ecological 'printed tapestry', enriching the site's environmental value while enhancing health, wellbeing, and seasonal delight for all who experience the landscape.



SUSTAINABLE DESIGN

Policy Context

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and the most recent update was in December 2024. This document sets the overarching policies for development in England.

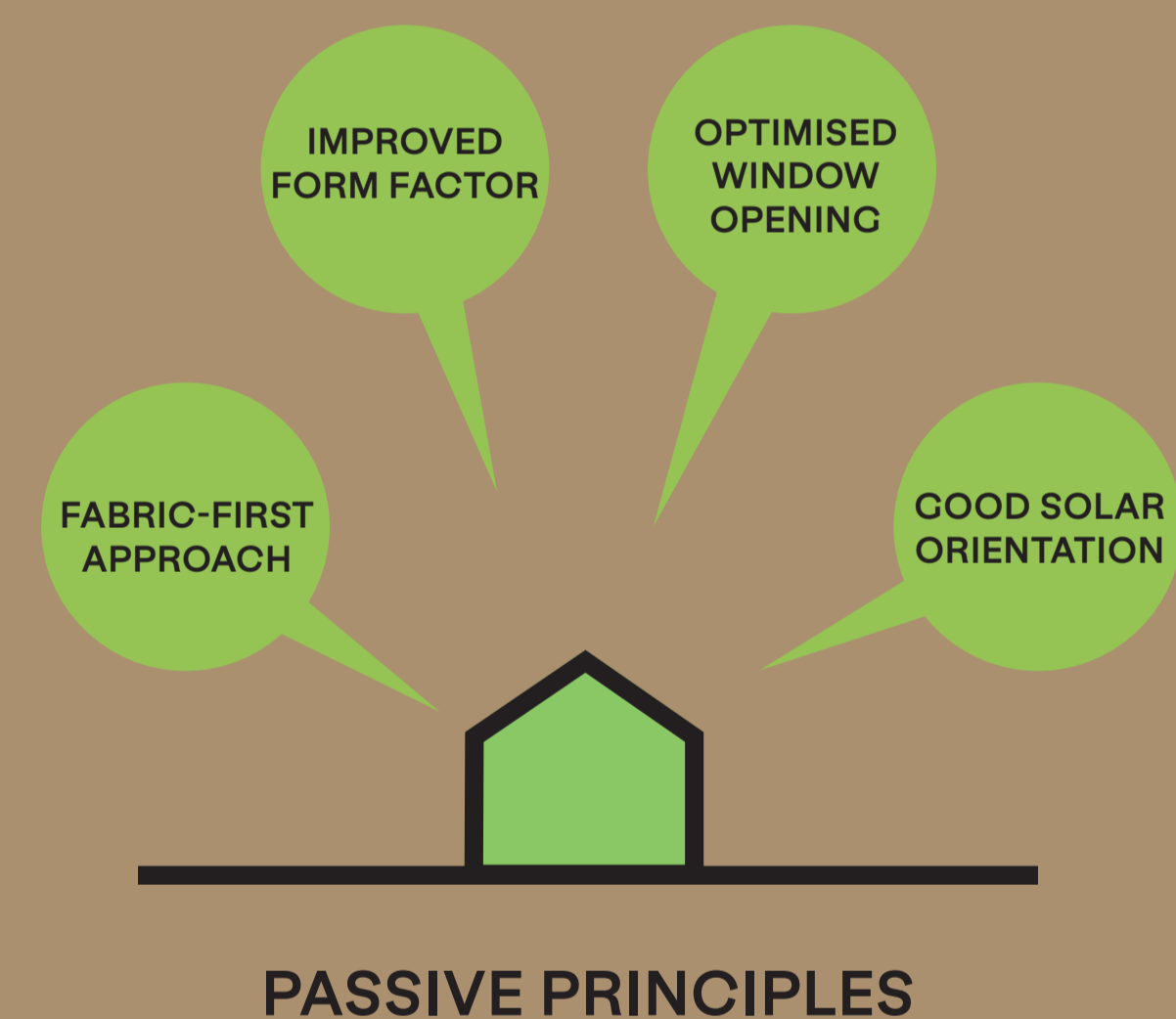
For this project, the key points of relevance, which have governed the sustainability principles of the proposals are:

- *Making effective use of land*
- *Achieving well-designed places*
- *Meeting the challenge of climate change and flooding*
- *Conserving and enhancing the natural environment*
- *Utilising the structure of the 17 UN Sustainable Development Goals*



Passive Design

Good passive design principles underpin the fundamental design of the development, as outlined to the right. To evidence this, the development has been assessed using the Passive House Planning Package (PHPP), and space heating demand has been estimated at 11.4 kWh/m² per annum – this is well below the maximum space heating demand of 30 kWh/m² per annum allowed under Policy SRC6.



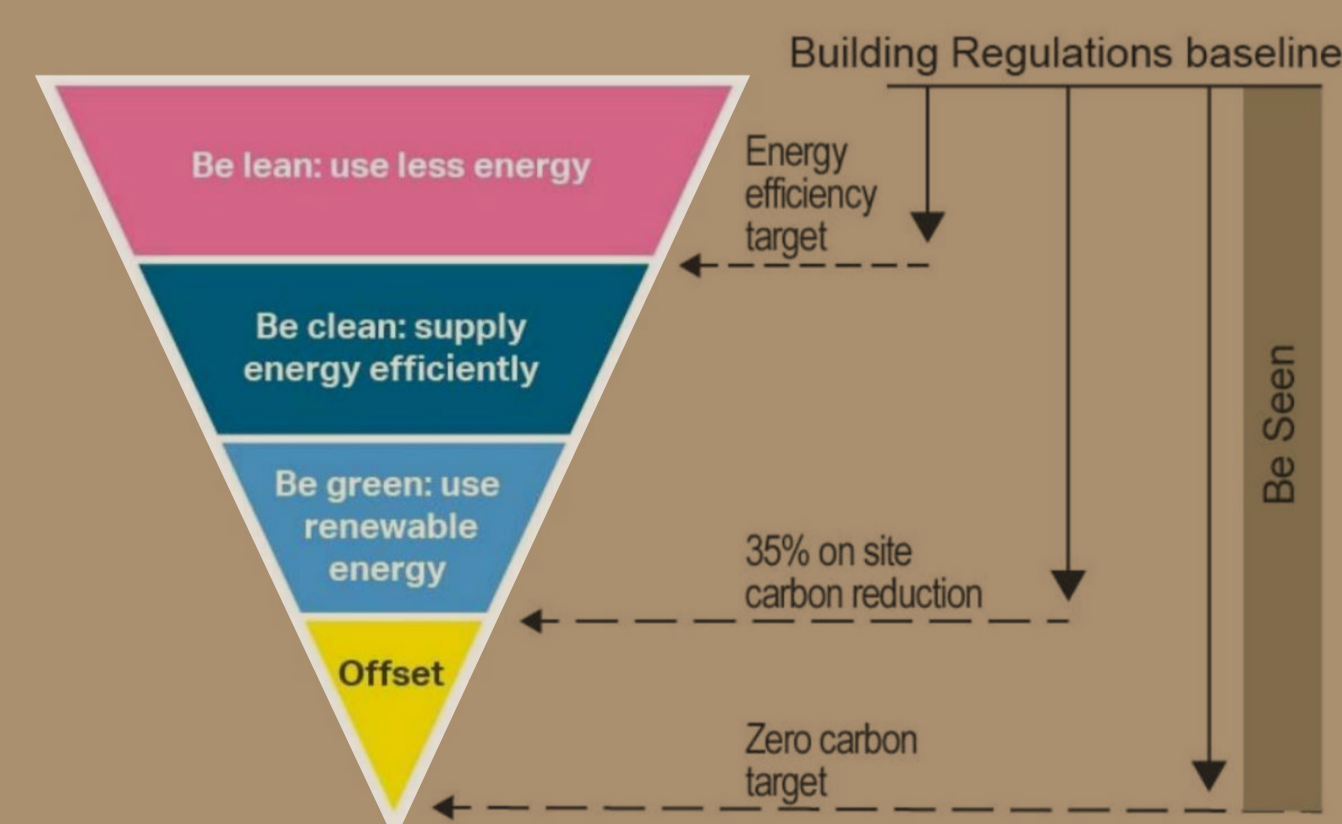
Energy Strategy

A decentralised heating and hot water approach is proposed. This eliminates large roof-mounted plant associated with communal Air-Source heat pumps, increasing the area of PV on the roofs.

As a result of this proposal, and the significant energy savings associated with the space heating demand with this strategy, the proposed development is designed to be as energy-efficient in use as possible, inclusive of energy used for cooking, appliances, and plug-in equipment.

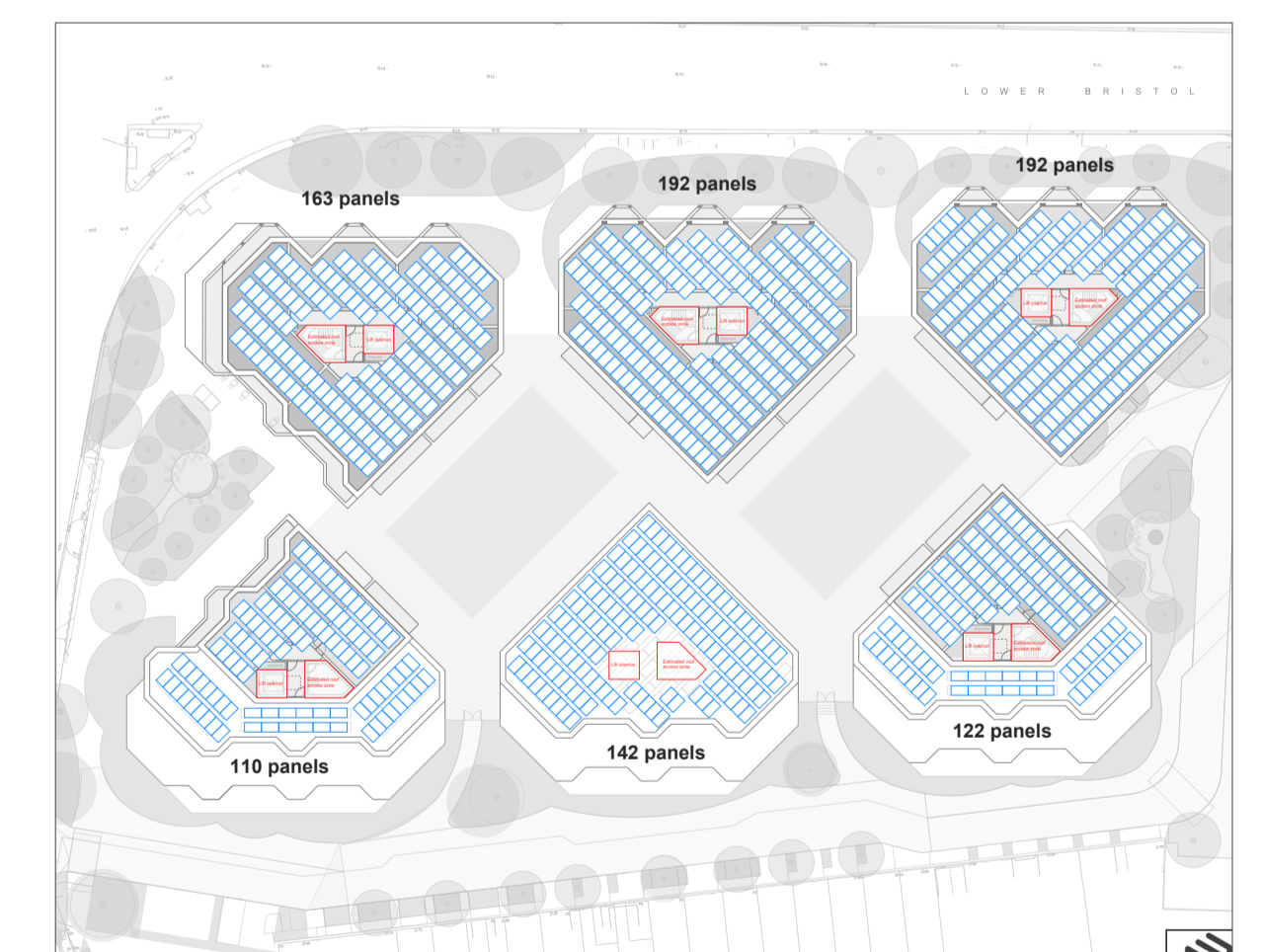
Equally, the proposals has been designed following the principles of the cooling heirarchy, listed below in order of preference.

1. Minimise internal heat generation through energy efficiency design.
2. Reduce the amount of heat entering the building in summer.
3. Use of thermal mass and high ceilings to manage the heat within the building.
4. Passive ventilation
5. Mechanical ventilation



On-Site Electricity Generation

Roof-mounted PV (photovoltaic) panels are proposed in order to comply with Policy SRC6, to generate enough energy to match the total energy use of the buildings where possible. An initial estimate of on-site PV generation has been undertaken, with an estimated total coverage of 867no 410W PV panels, or 355.47 kWp of PV. This demonstrates that a high standard of energy efficiency is able to be met. The estimated yield of this array is 302,150 kWh per annum, which equates to 22.64 kWh/m² per annum.



Roof Plan - PV Array

Water Efficiency

The scheme has been designed to meet a maximum water consumption of 110L/person/day through its specification of low-flow fittings. Consideration has also been given to water management within the landscape, both the service the consumption needs of the garden areas, and through the inclusion of Sustainable Urban Drainage Systems (SUDS) which provide an alternative to the direct channelling of surface water and instead store or re-uses surface water at source, decreasing flow rates to water courses and improving water quality





BATH PRESS WEST

View into Rear Access Lane off Brook Road



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your thoughts*

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your feedback*

