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THE PROJECT TEAM

Nash Partnership is a multi-disciplinary practice of urban designers, planners, architects and specialists in regeneration and conservation. Our projects range from small residential schemes to large mixed-use developments such as the redevelopment of the former Alcan factory site in Midsomer Norton and the award winning Kingston Mills development in Bradford on Avon.

Nash Partnership is working alongside a number of technical specialists covering topics including:

- Landscape
- Ecology
- Daylight
- Archaeology
- Mechanical and Electrical
- Transport
- Energy

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partnership

Previous Projects



Hope House, Bath



Kingston Mills, Bradford on Avon



Omega Place, Bath



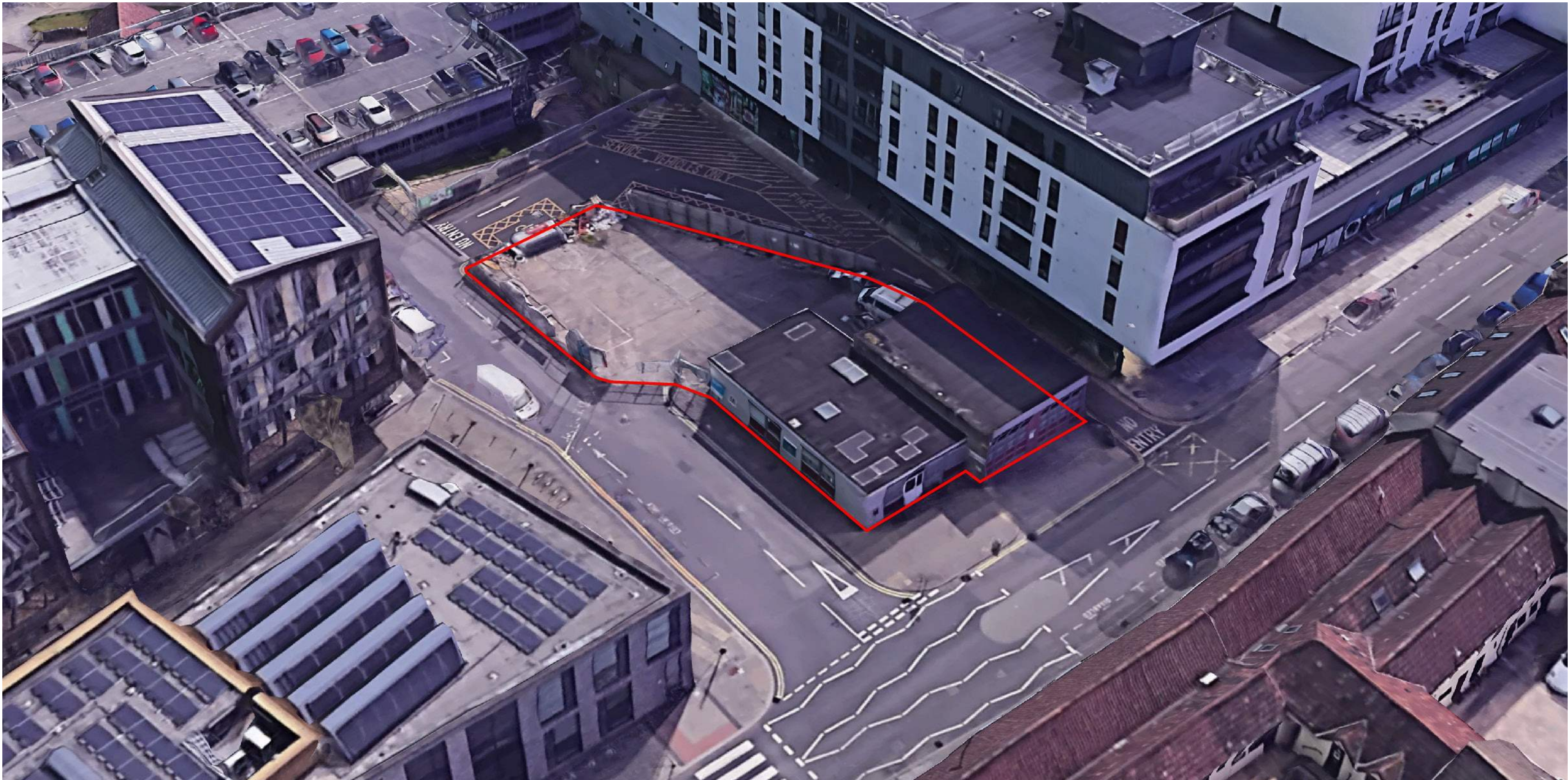
Former Alcan Factory, Midsomer Norton

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Chewton Place Developments Ltd

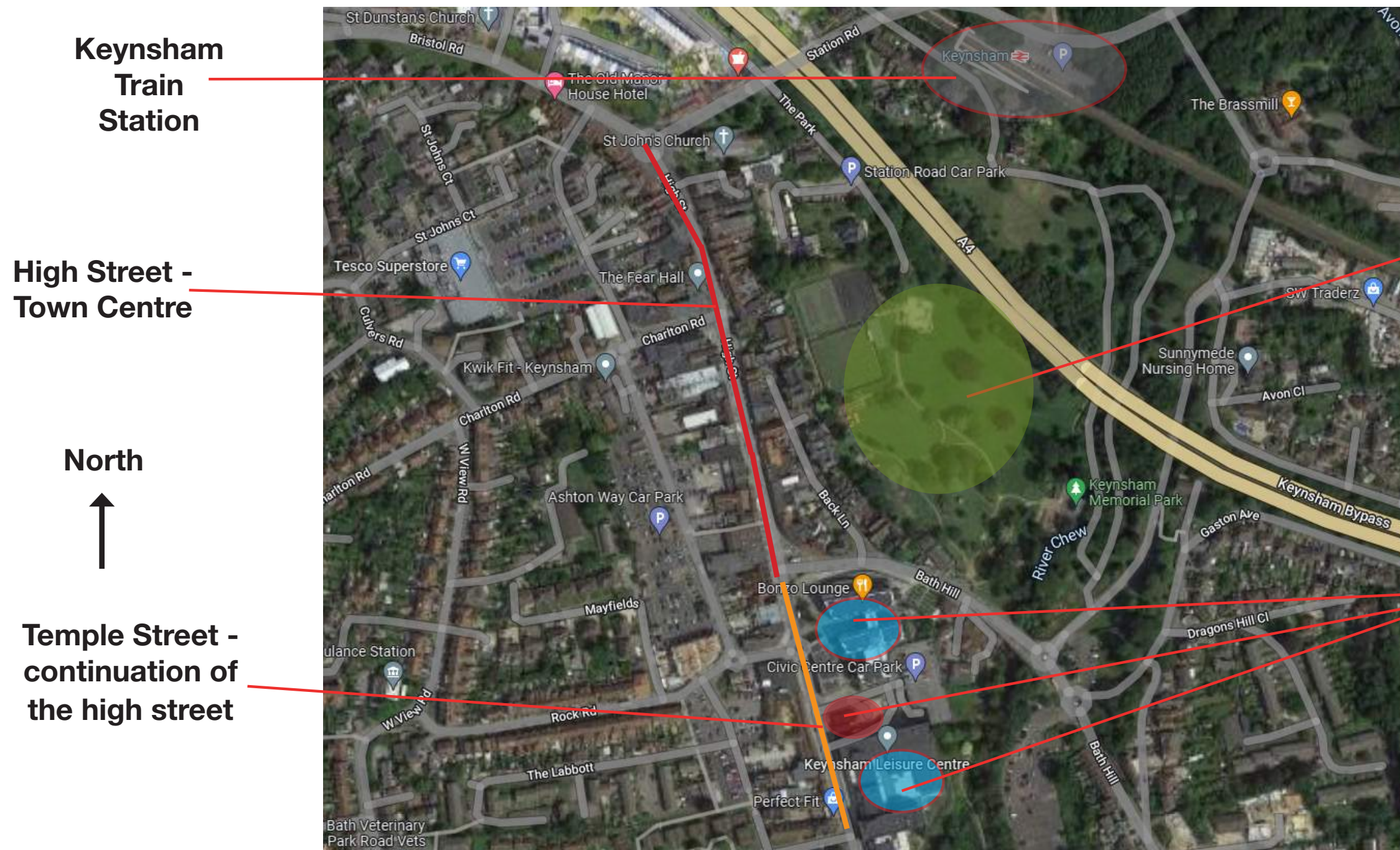
2 THE SITE

Aerial Photograph



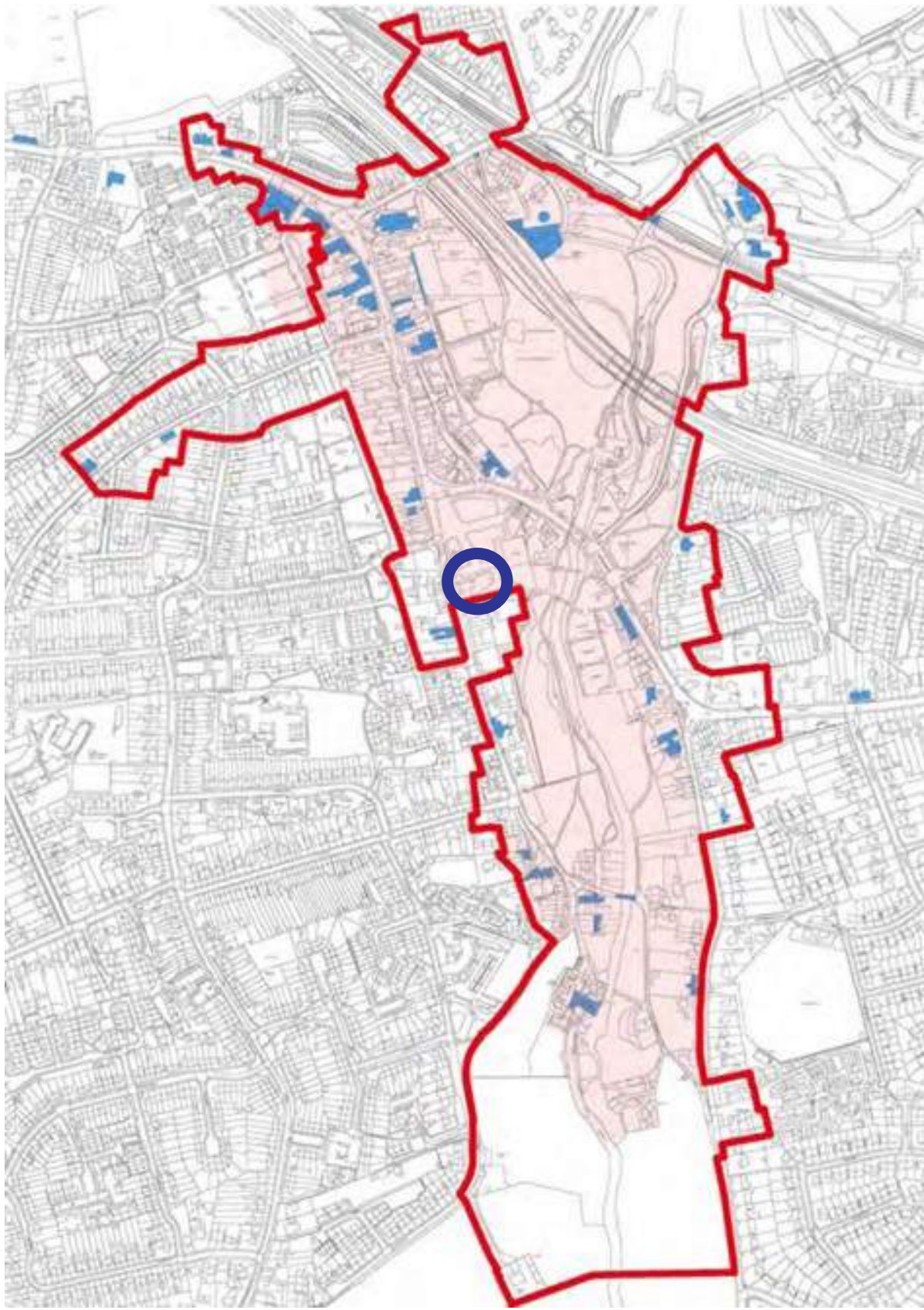
Aerial view courtesy of Google Earth

Site Location



Aerial view courtesy of Google Earth

Keynsham Conservation Area



SITE PHOTOGRAPHS



Figure 1.1: View of the site from east (looking from the entrance to Civic Centre Car Park). Existing stone retaining wall to the eastern boundary of the site - site is 1.35m higher than the unadopted private road ground level.



Figure 1.2: View of site from Market Walk looking south. In the distance is the public pedestrian route leading into the Riverside development / Leisure Centre.



Figure 1.3: View of the site from Temple Street (to the right) with the Library building and Civic Centre buildings located opposite to the north.



Figure 1.4: Existing buildings along Temple Street opposite the site. Ground Floor commercial space consisting of hairdressers, estate agents, small retail.

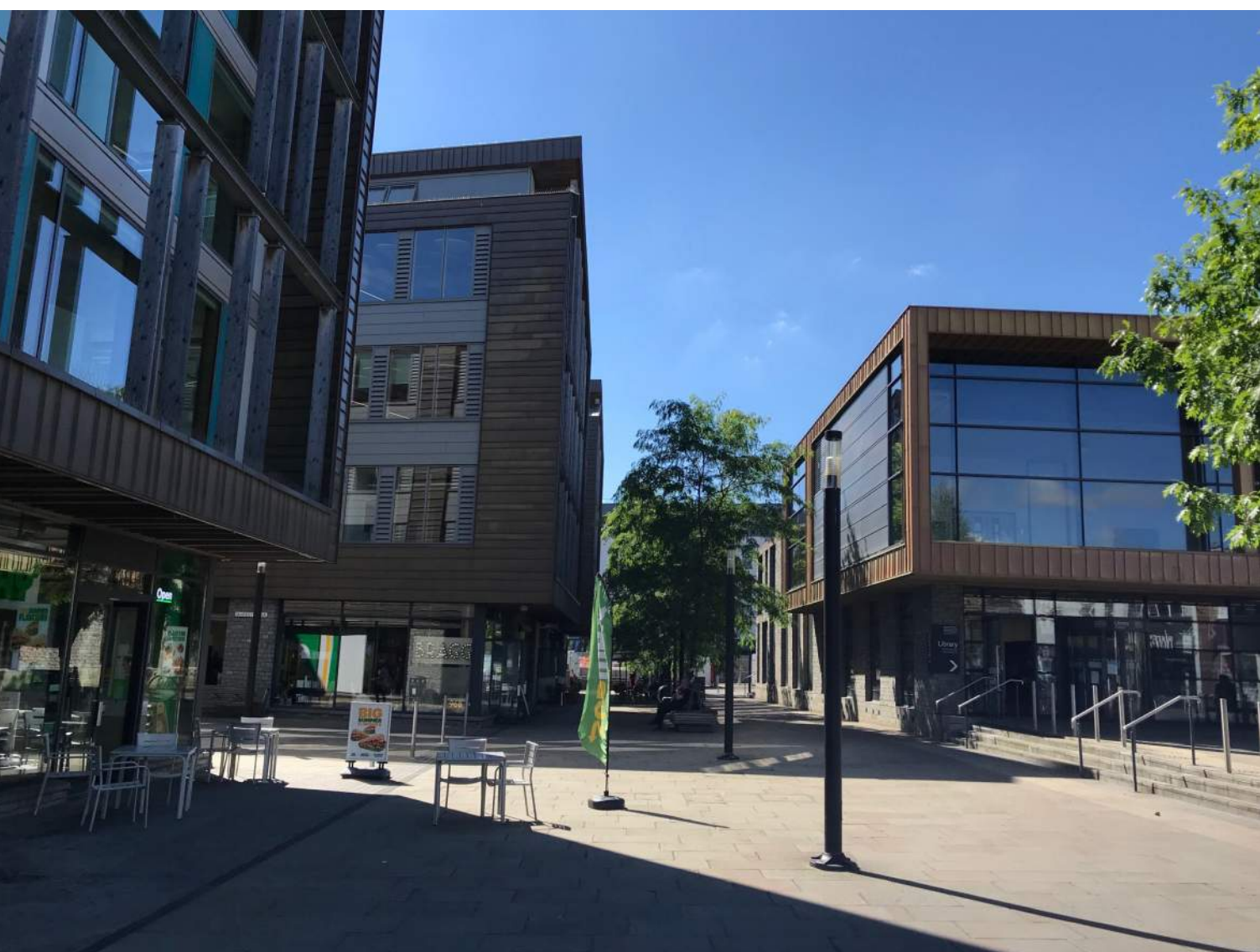


Figure 1.5: View from the public square to the Civic Centre development looking south down Market Walk towards the site.



Figure 1.6: View of the High Street located to the north of the site. The high street has been subject to a series of public realm improvements in recent months.

Site Analysis and Constraints

Constraints

The site presents a number of constraints that will require careful consideration as part of the design evolution process. However these constraints will also lead to opportunities for the redevelopment of the site as outlined below and right. Constraints include:

Footprint of the site is small / compact which presents a challenge in creating a development that looks to meet the aspirations of the site's inclusion within Policy KE2b of the Placemaking Plan (Riverside Offices and Fire Station) and the Local Plan Updated in January 2023. The site is also located within the town centre boundary and primary shopping frontage area. This means the ground floor plan of the development will need to work hard to meet the various policy requirements, including the provision of commercial frontage to Temple Street and new public realm, namely a new pedestrian route that links Market Walk to the Riverside Apartment building / Leisure Centre. This route will effectively split the site into two sections. Supported uses will also be required in the form of car parking and access to other uses, namely residential, cycle provision and refuse storage.

The site is level but has an existing stone wall along the eastern boundary with a 1.35m level difference between the site and existing ground levels of the private unadopted road to the east.

The site is bounded on all sides (360 degrees) by highway (roads), however only a short section of the highway is adopted (blue hatched area - see diagram above right) which results in the site only be accessible from the north west corner boundary from Temple Street. The other roads are in private ownership (unadopted) by B&NES Council (yellow hatch - see diagram opposite).

The site is constrained by the overlooking along the northern boundary of the Riverside Apartment building, a five storey converted residential apartment building with commercial at ground floor with the Leisure Centre located to the east. Windows from habitable rooms are located along the entire length of the northern elevation, thus presenting daylight amenity consideration. The site is separated from the Riverside Apartment building by a narrow unadopted private road, width being 4.7m at the narrowest point to the west, 15.3m to the east.

The site is located adjacent to the two storey (commercial floor to floor heights) Library that fronts onto Temple Street and the Civic Centre,

which is a four and half storey (commercial floor to floor heights) building. Both buildings overlook the site.

To the rear of the site is a two storey Civic Centre Car Park accessed via the short section of adopted road (blue hatch) plus the unadopted private (owned by B&NES Council) section of road (yellow hatch - see diagram below)

Site is located within the Keynsham Conservation Area and the development will need to create a high quality development using contextual materials that reflect the character of the conservation area.

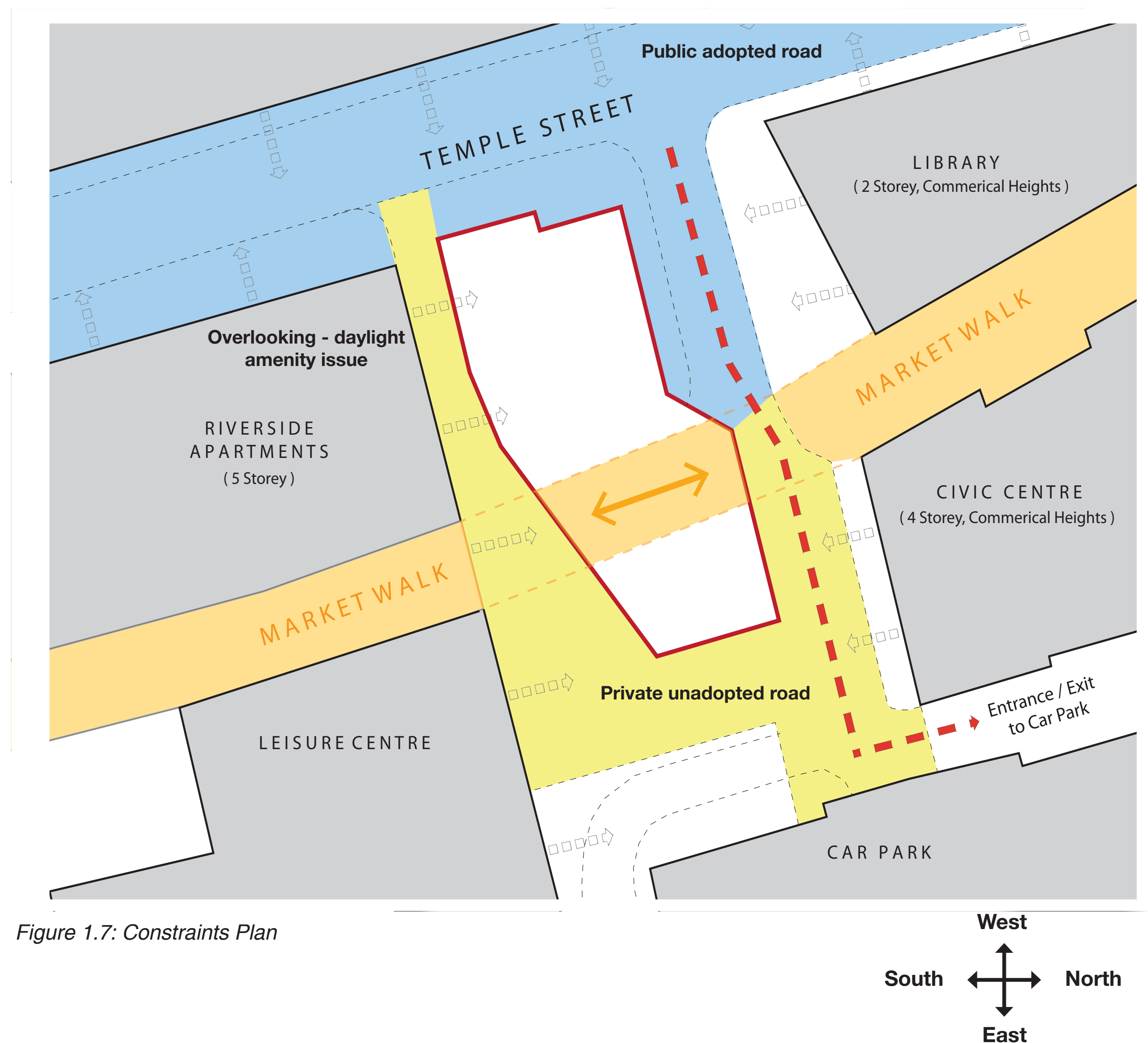


Figure 1.7: Constraints Plan

Site Analysis and Opportunities

Opportunities

Understanding and assessing the constraints of the site will always inform what the opportunities could be for the site. The site presents a series of opportunities as follows:

Creating a pedestrian through route connecting Market Walk with the entrance to the Leisure Centre and Riverside Development

Creating an active frontage to Temple Street with new commercial and public realm space.

Creating a first floor roof garden with vertical planting (climbers) as part of the daylight amenity strategy to ensure the Riverside Apartments enjoy an acceptable amount of daylight amenity as per the BRE guidance, while creating a visually attractive aspect for the flats.

Creating a four storey (residential floor to floor heights) building that creates a variation in height when viewed along Temple Street with both the Riverside Development and the Civic Centre being the taller buildings.

Creating a residential led development / building with the apartments addressing key principle buildings within the town centre of Keynsham, namely the Civic Centre development (Library, Market Walk and B&NES office's), Temple Street plus views of the countryside towards Bitton and Swineford to the east.

Creating car parking provision on the small constrained site alongside cycle storage and refuse storage, all accessed from the small section of adopted highway to the north west corner of the site.

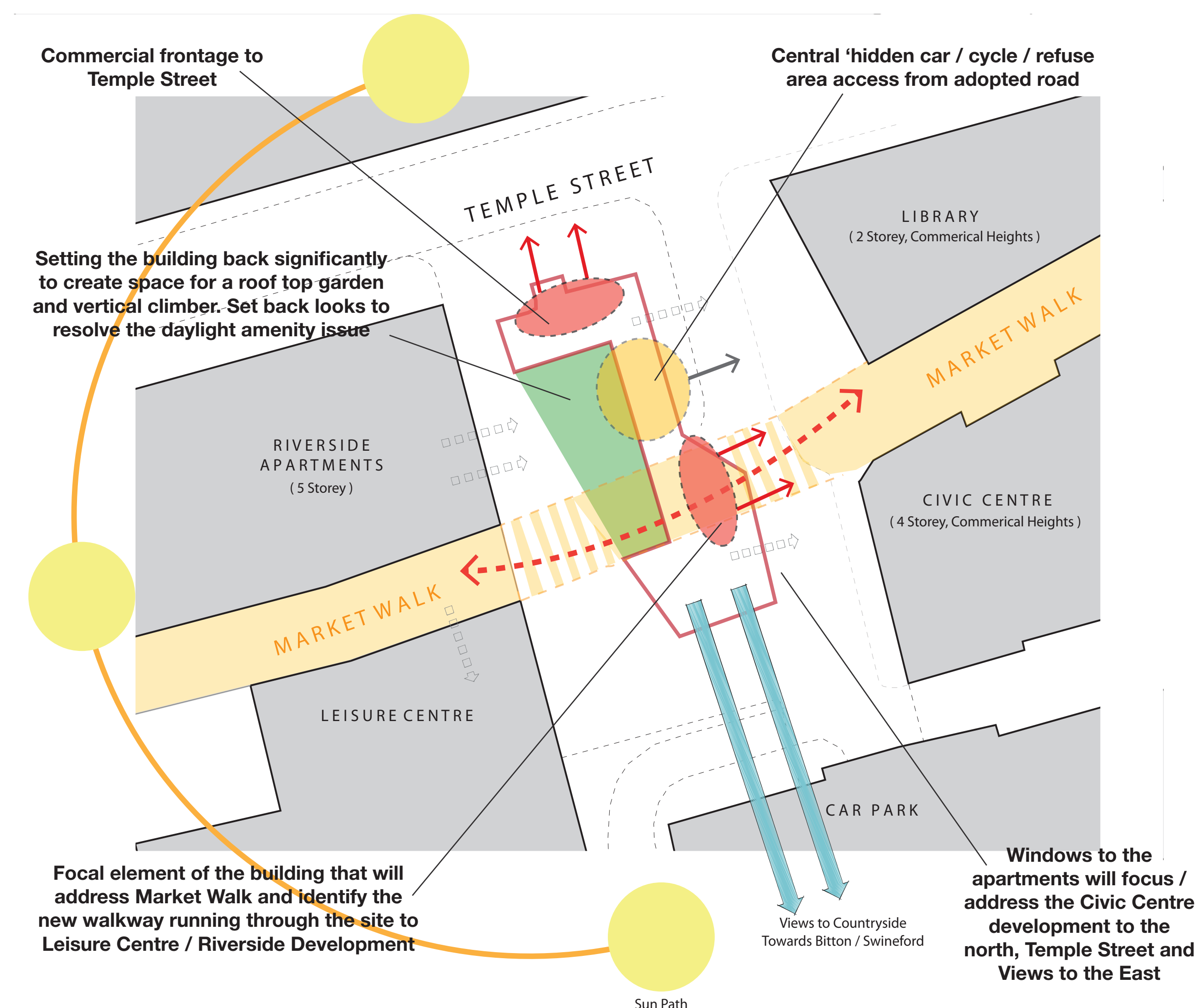
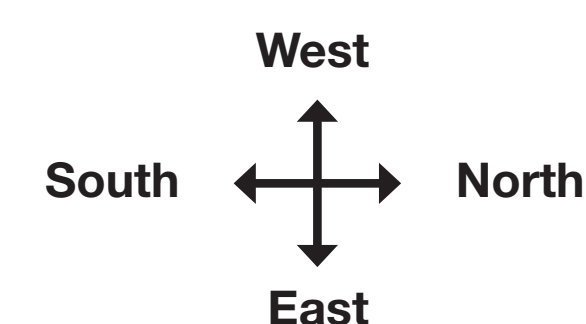


Figure 1.8: Opportunities Plan



Key Policies

The planning policy requirements set out below are those that we see as requiring particular consideration in relation to this site, and as described above we are aware there are others to address when submitting a full planning application.

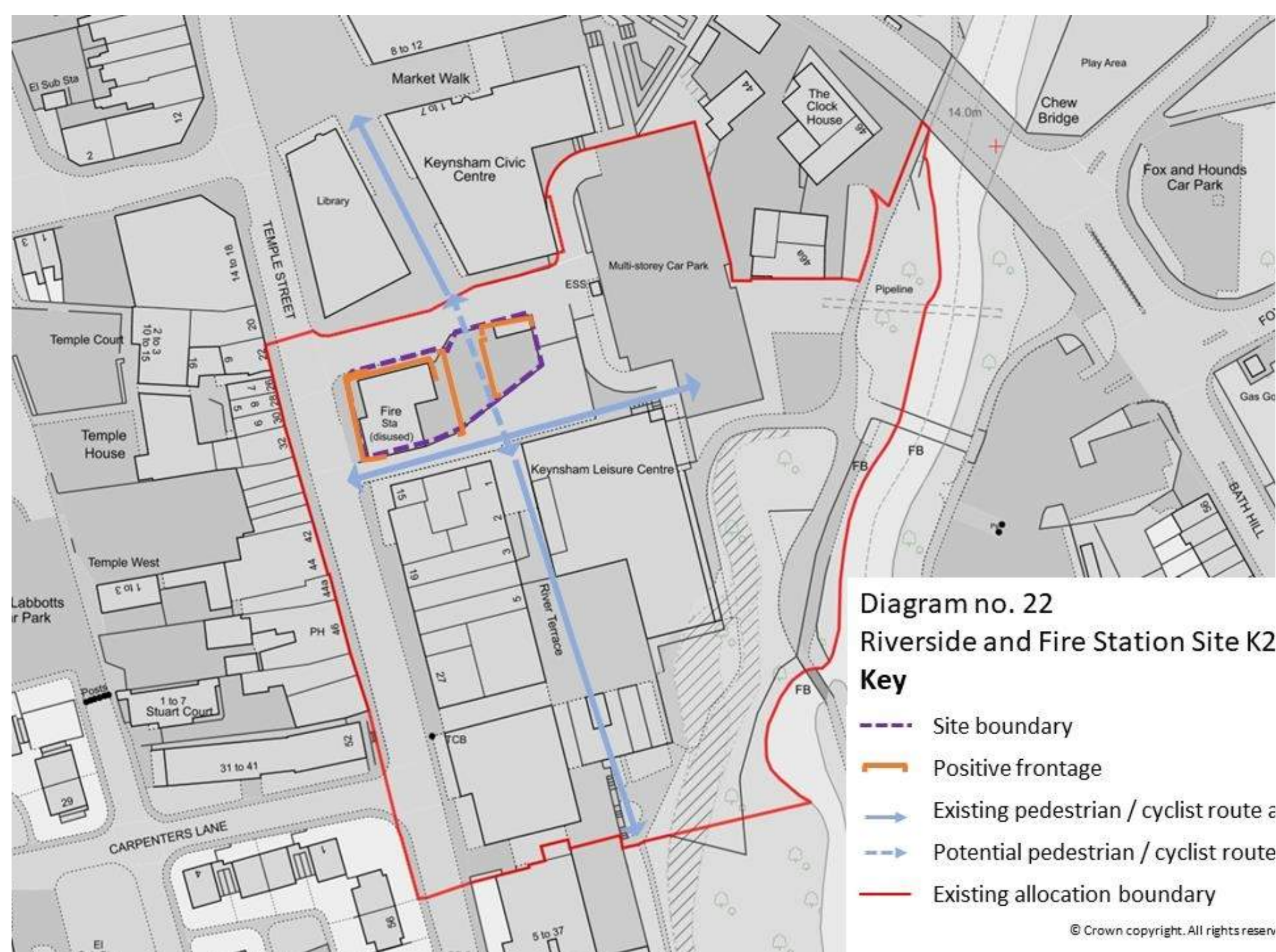
The adopted Development Plan comprising the Core Strategy (2014), Placemaking Plan (2017) and West of England Joint Waste Core Strategy (2011) and the Local Plan Partial Update, adopted 19 January 2023.

The National Planning Policy Framework is also a material consideration in determining planning applications.

Uses and Mix

The site is located within the housing development boundary and town centre boundary (policy CP12 Centres and Retailing) for Keynsham, where the focus for higher density forms of residential development is acknowledged, and uses that contribute to maintaining the vitality, viability and diversity of centres is encouraged.

The site is also within an area of primary shopping frontages and policy CR3 (Primary Shopping Areas and Primary Shopping Frontages) which looks to support vitality and viability and promote diversity within town centres, and maintain a healthy mix of uses within a variety of unit sizes. Para 565a of the Local Plan Partial Update, notes that the Government's amendments to the Use Classes Order allows for more flexibility between town centre type uses.



Extract from Core Strategy and Placemaking Plan incorporating the Local Plan Partial Update Volume 3 Keynsham, January 2023

The site is a key regeneration site for Keynsham. It is located for development as part of policy KE2 Town Centre/Somerdale Strategic Policy, and policy KE2b of the Placemaking Plan and Local Plan Partial Update (Riverside and Fire Station). The site comprises part of a wider area identified for a mix of uses, including residential and office, and it is noted the Local Plan Partial Update indicates the Fire Station site has a development capacity of around 21 residential flats.

Access and Parking

Policy ST1 (Promoting Sustainable Travel and Healthy Streets) of the Local Plan Partial Update seeks to encourage the use of sustainable modes of transport and reduce dependence on the private car, noting that development should be located where there are sustainable transport opportunities and the design of developments reduce car dependency and actively support travel by sustainable modes by providing attractive sustainable travel connections.

Policy ST7 (Transport Requirements for Managing Development) of the Local Plan Partial Update sets out requirements for specific development proposals. The policy seeks to protect highway safety; ensure safe and convenient access to and within the site for pedestrian, cyclists and those with a mobility impairment; provide suitable vehicular access; not introduce excessive traffic on an unsuitable road system or environmentally sensitive area and make provision for any necessary transport improvements to support the development. It requires applications for developments that generate significant levels of movements to be accompanied by a Transport Assessment. It also notes that cycle and car parking provision should respond to the Climate and Ecological Emergency, with parking at a appropriate level to reduce the convenience of 'unnecessary car usage and make sustainable transport a more attractive choice' and 'minimising the proportion of space allocated to vehicle storage and usage and reducing car dominance on our natural and built environment'.

Policy KE2b of the LPPU acknowledges the intent to achieve low or zero car parking for non-residential land uses, subject to an appropriate assessment of the effect on wider town centre parking.

Parking standards are provided in the Council's Transport and Developments SPD 2023. Parking has been set as maximum standards to achieve low car developments where conditions exist to do so, such as excellent accessibility. Cycle parking requirements have been increased to support increased uptake of cycling.

Design and Heritage Assets

The site is within Keynsham Conservation Area and the closest listed building is to the south of the site at 46 Temple Street, a Grade II listed public house.

The Keynsham Conservation Area came into effect in 2016, merging the former Keynsham (High Street) and Dapps Hill Conservation Areas. No's 22-44 opposite the site on Temple Street are recognised in the Conservation Area Appraisal as local heritage assets which help to depict the historic development of Keynsham and which contribute to the character of the Conservation Area.

The NPPF requires good design and the conservation of heritage assets (paras 130, 197, 199-203). This is reinforced by local policy requiring good urban design (policy D1) and Conservation Area / enhancement of the historic environment (policy HE1 Historic Environment).

This is reinforced with Policy KE2b in the Partial Update, seeking high quality design to enhance the Conservation Area and its setting to complement the transition between the Civic Centre and Library and the Riverside Development.

Sustainable Construction

Policy SCR6 requires new residential development to aim to achieve zero operational emissions by reducing heat and power demand and supplying onsite renewables. The policy requires an energy assessment Sustainable Construction Checklist SPD to be submitted with a Planning Application and sets out the space heating demand and total energy uses which would need to be demonstrated. The policy shows preference for roof mounted solar PV and notes financial contributions to Council's carbon offset fund for major development schemes where onsite renewable energy generation may not be fully feasible.

Residential Amenity

Policy D6 requires development to provide appropriate levels of amenities for existing and future occupiers, relative to their use and avoiding harm to private amenity in terms of privacy, light and outlook/overlooking. It is recognised that amenity issues should be carefully considered in line with this policy, so that appropriate levels of privacy, outlook and natural light are achieved both for residents of neighbouring buildings and within the Fire Station proposal.

Public Realm

Policy D3 relates to the way in which development needs to weave together and connect urban fabric, to ensure that places are well-connected, safe, inclusive and walkable. Policy KE2b identifies the requirement for the site to integrate positively with the wider urban fabric and incorporate a continuation of the Market Walk public realm route from the north and to provide a high-quality public realm along Temple Street and to create a direct visual connection along its route from the Civic Centre to the Riverside development.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is a new process designed for the planning system to make sure new development delivers a net positive impact on the natural environment. Under policy NE3a major planning applications are expected to deliver a minimum of 10% biodiversity gains, with habitat management and monitoring secured for at least 3 years. The gains are to be calculated using the main government metric.

Flood Risk and Drainage

The site is located in Flood Zone 1 with a low probability of flooding.

National policy requires the adoption of a sequential approach to site selection to direct development to areas of lowest flood risk (NPPF paras 161 and 162).

Policy KE2b identifies that the provision of SUDS (excluding infiltration techniques) will be supported.

Concept Diagrams

At this stage a sketch concept proposal has been developed as the basis for seeking feedback to help inform the detailed design process. The design looks to change the proposed uses that were previously proposed as part of the withdrawn application to be a residential apartment led scheme with commercial ground floor space fronting onto Temple Street. These uses accord with the recommendations of the Local Plan Partial Update, dated January 2023.

Concepts

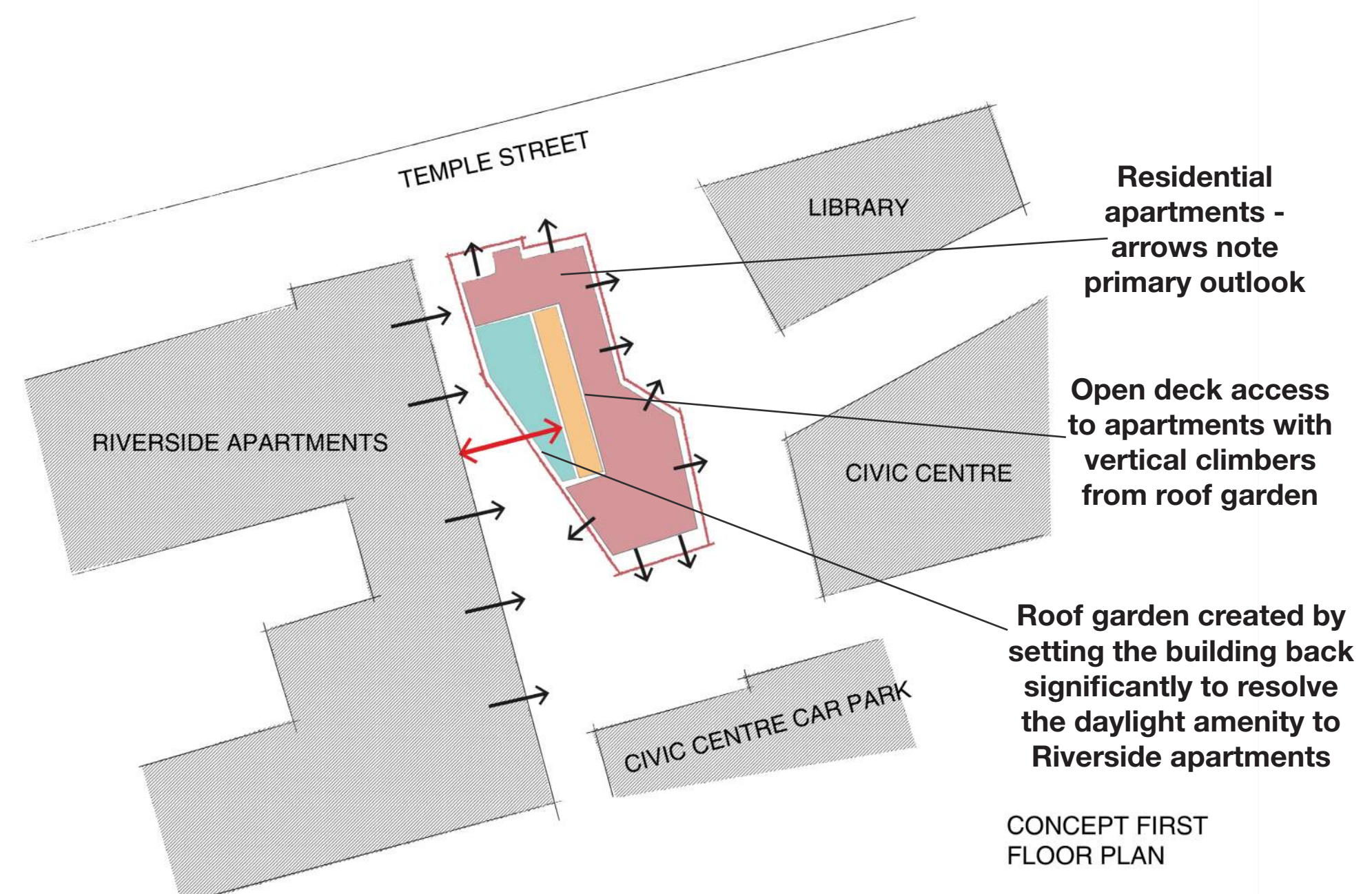
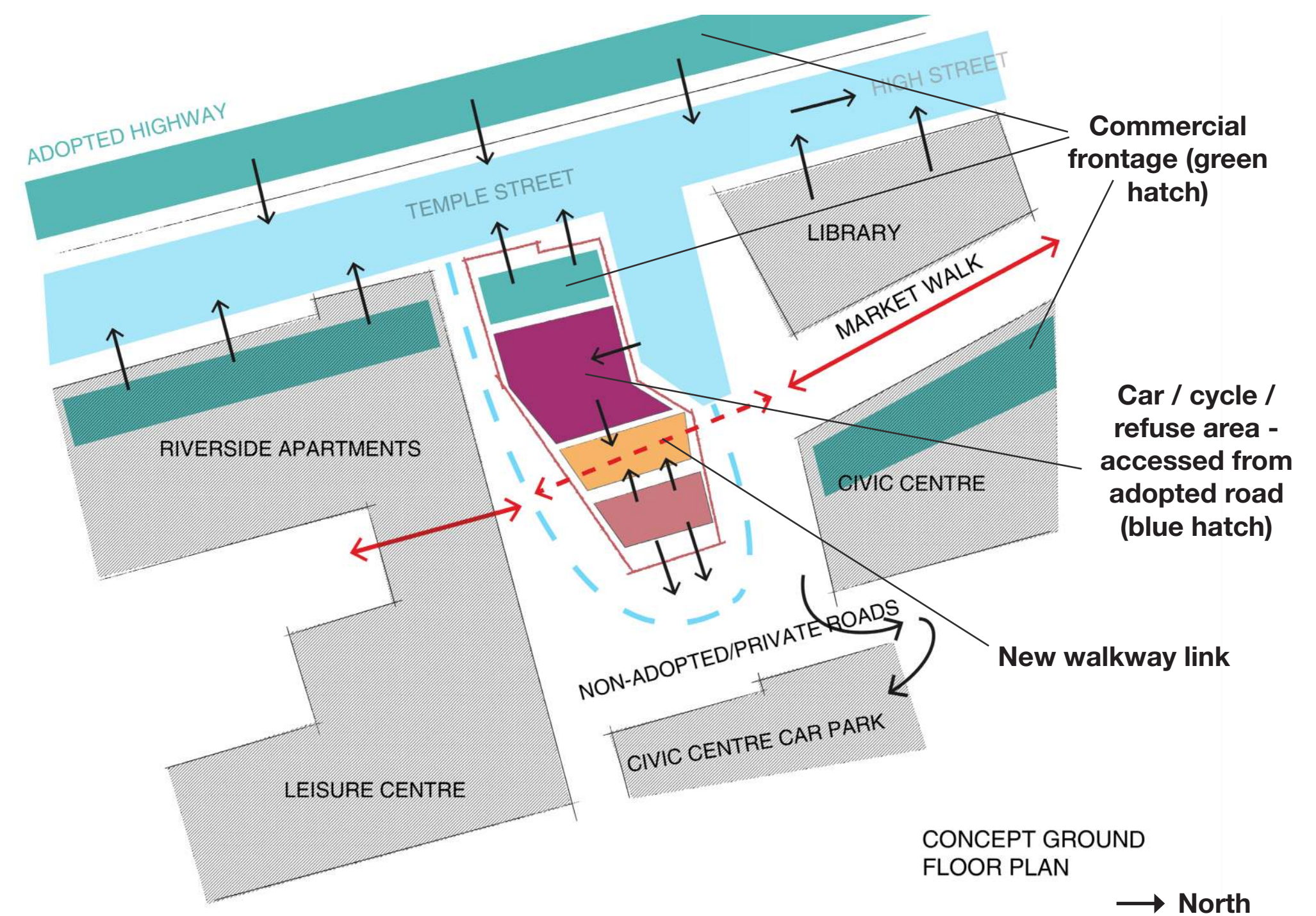
The diagram right outlines the concepts for the proposed development, which delivers a high density proposal totalling 21 residential apartments (1 Bed's and 2 Bed's in size) alongside ground commercial space, a new public walkway connecting Market Walk to the Leisure Centre / Riverside Development, car and cycle parking provision and refuse store / collection area. A high density proposal is in response to the location of the site being within the Town Centre and part of the Policy KE2b Civic Centre / Riverside re-generation area (of which this site is the last to come forward) that is considered to be a highly sustainable site. These are outlined further below:

A new 4.8m wide public walkway through the site connecting the existing Market Walk of the Civic Centre development with the existing through route to the Leisure Centre and Riverside Development. Creating an attractive through route via maximising the amount of daylight into the space while creating visual interest through external wall treatments / public artwork and activity along the route.

Set back ground floor commercial space fronting onto Temple Street which will create a new public realm space in front of the building that will extend the existing 4.5m - 6m depth footpath found along Temple Street by a further 2 metres (6.5m - 8m depth space).

Creating a 'hidden' - i.e. from key principle public realm areas, namely Temple Street and Market Walk) - car park area creating 2 car parking spaces for the residential use, policy compliant bicycle storage (two tier bike storage), motorcycle parking plus visitor cycle spaces. This area is accessed from the short section of adopted highway accessed from Temple Street. Creating additional car parking provision for the development will be extremely challenging due to the tight / small footprint of the site plus the extent of the adopted highway not providing access to the entire site. Basement car park has been ruled out as technically this will not be achievable due to the size and access location constraints.

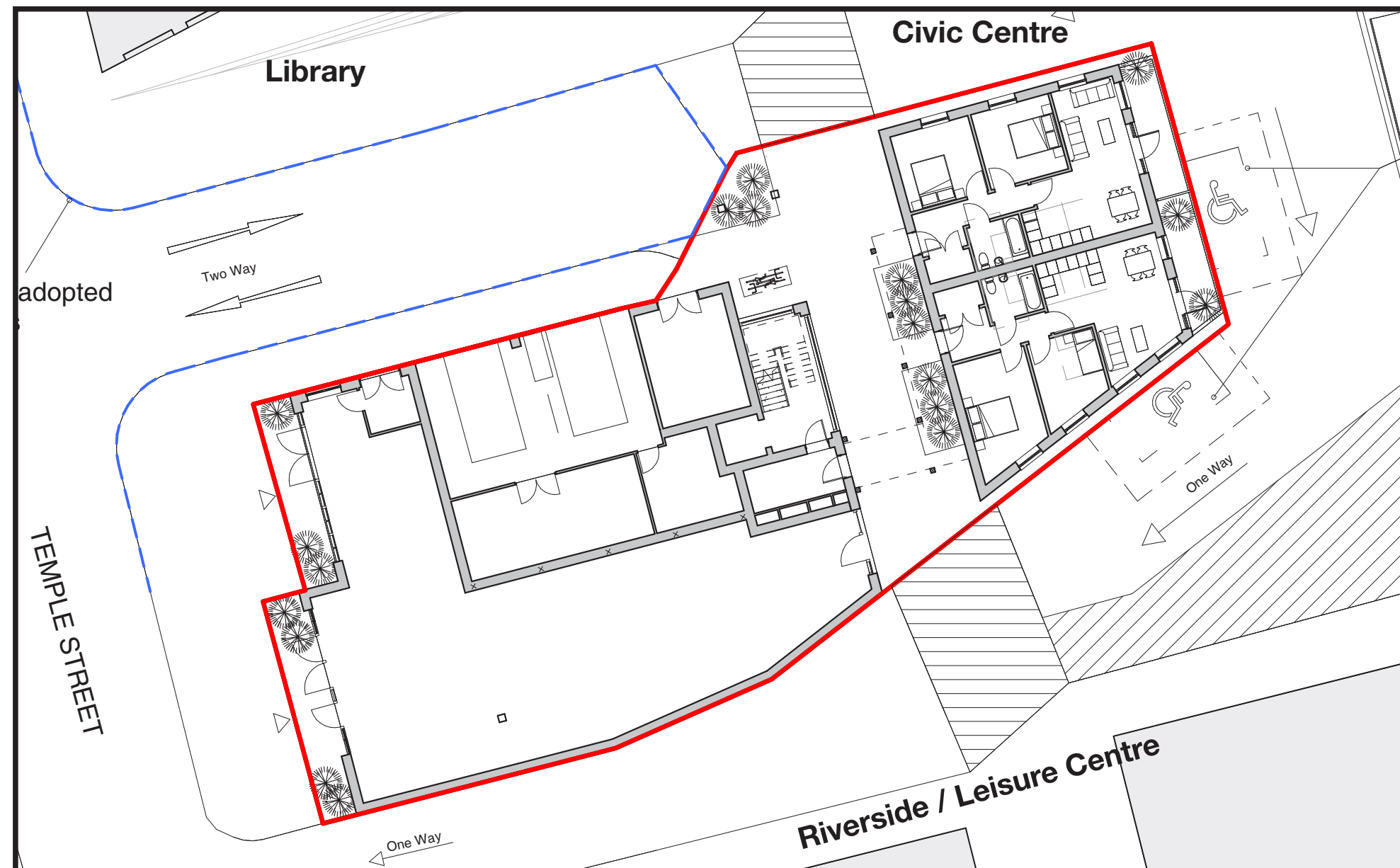
At first floor level and above, the design team have worked hard to resolve the daylight amenity constraint to the Riverside Apartments



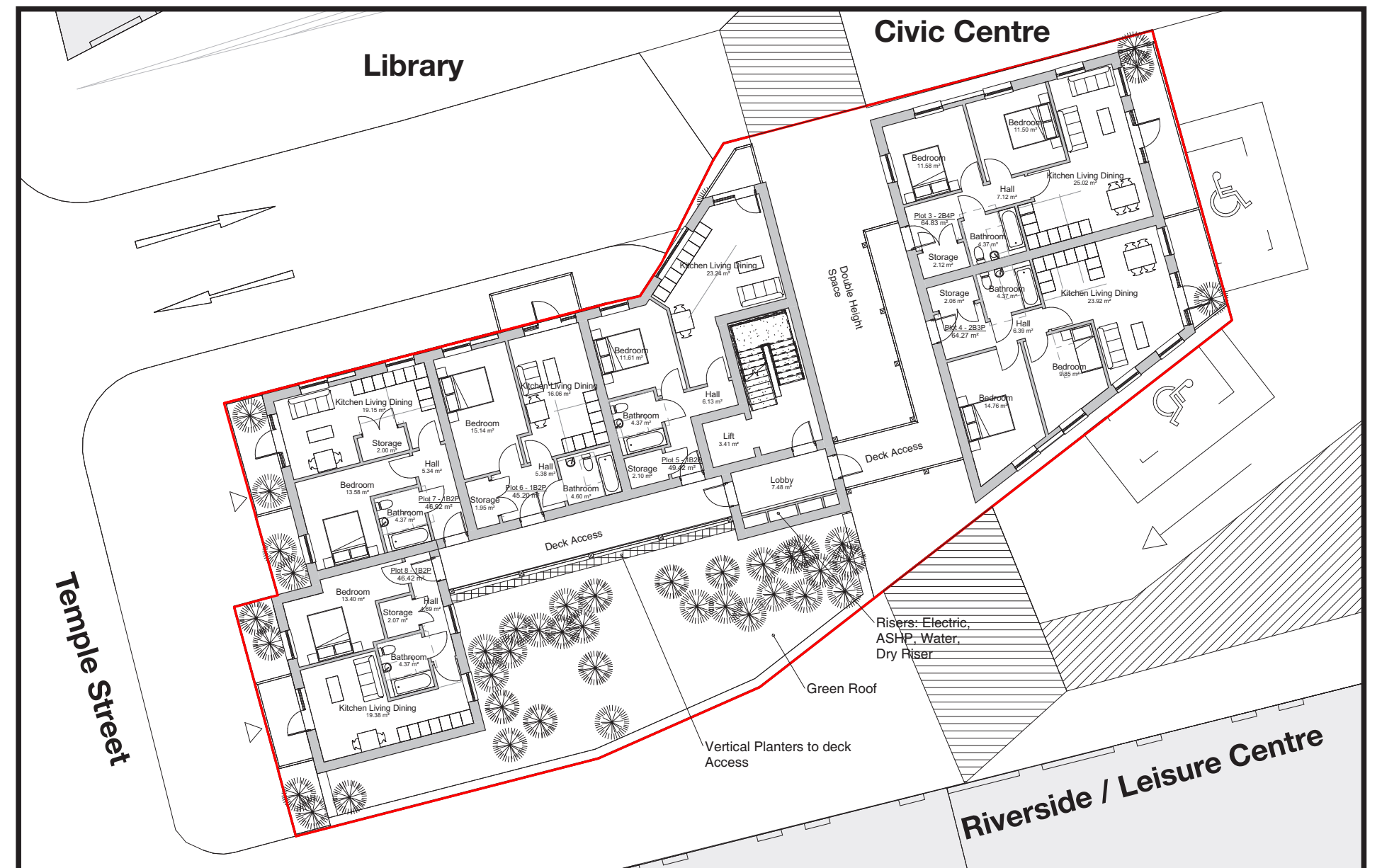
that overlook the site along the southern boundary. This formed a further key issue with reference to the previous planning application. The proposed building's height is less than the Riverside Apartment building plus the Civic Centre building (this also creates variety in heights along Temple Street) and is proposed to be cut back from the southern boundary to create a 15 metre separation distance in order for the Riverside Apartments to have an acceptable level of daylight amenity. A supporting detailed analysis of the massing proposals has been undertaken by the appointed Daylight Consultant, Rapleys. Their report concludes that the massing proposals can be supported using the BRE guidance / assessment methodology. In addition to daylight amenity, the visual aspect from the Riverside apartments must be considered and via creating a set back in the massing, a roof garden has been proposed at first floor level with vertical planting to the open deck access, thus creating a visually interesting aspect for the current residents.

PROPOSED SITE PLAN AND UPPER FLOOR PLANS

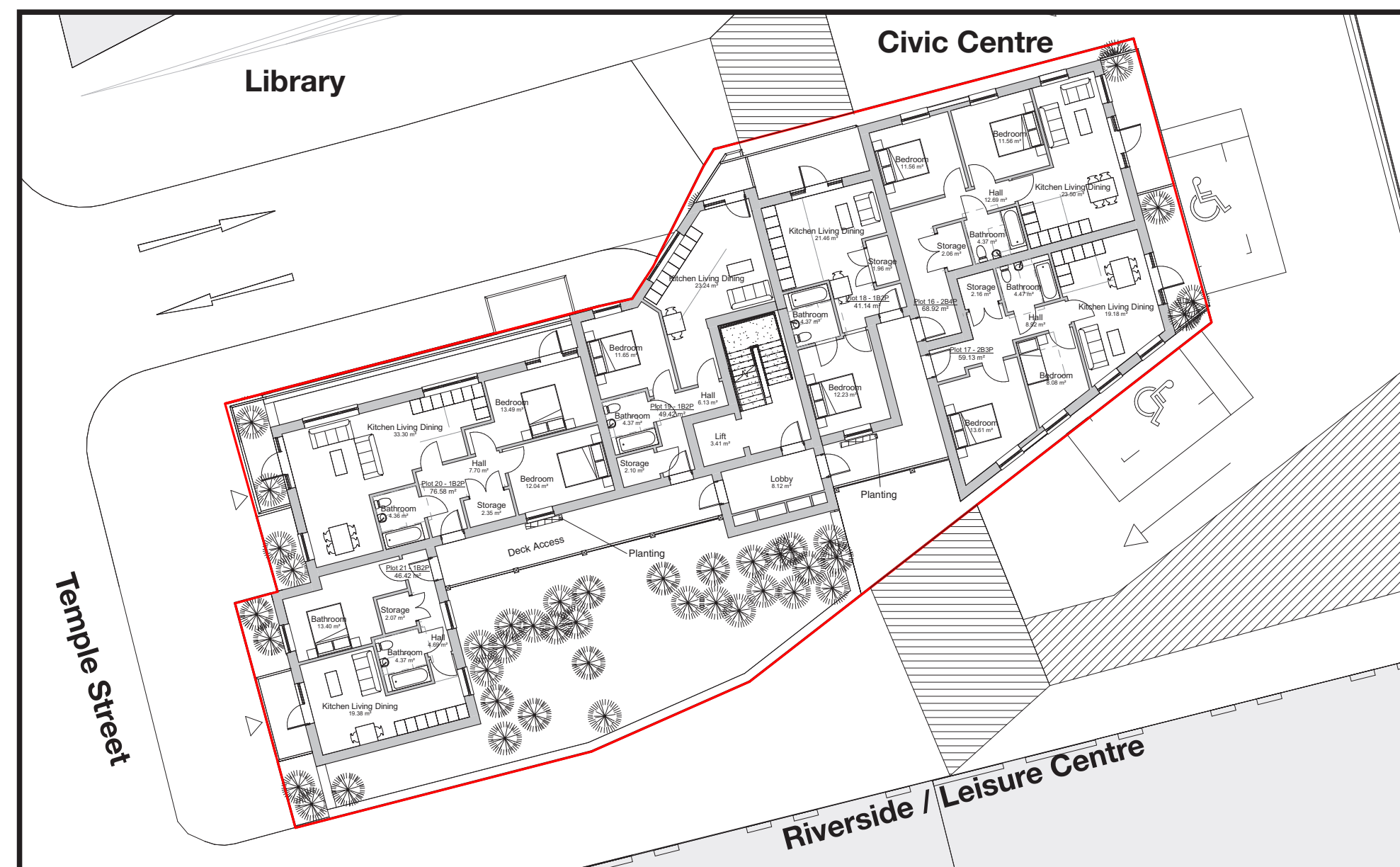
The proposed plans below are a work in progress to aid discussions and feedback.



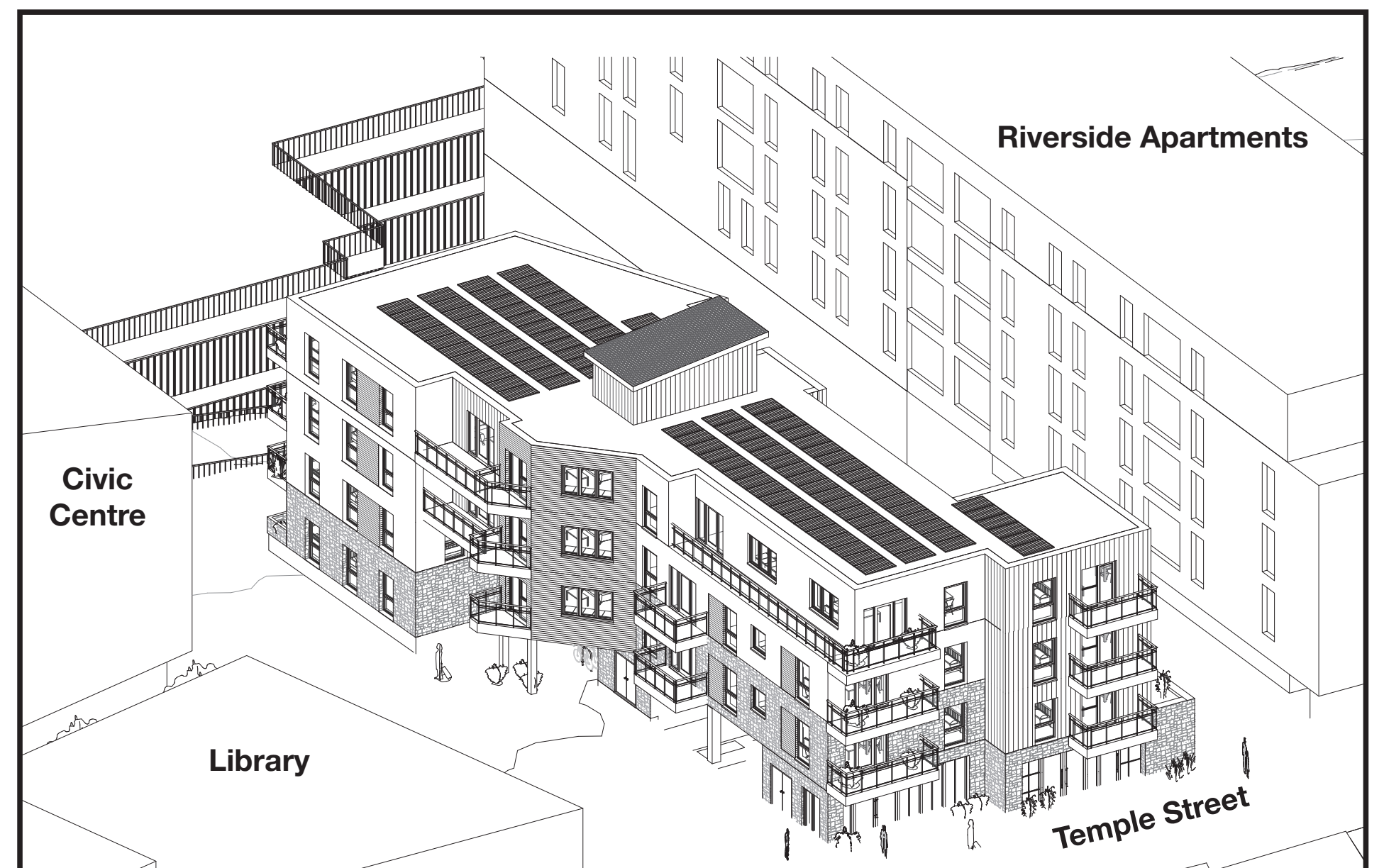
Ground Floor Plan



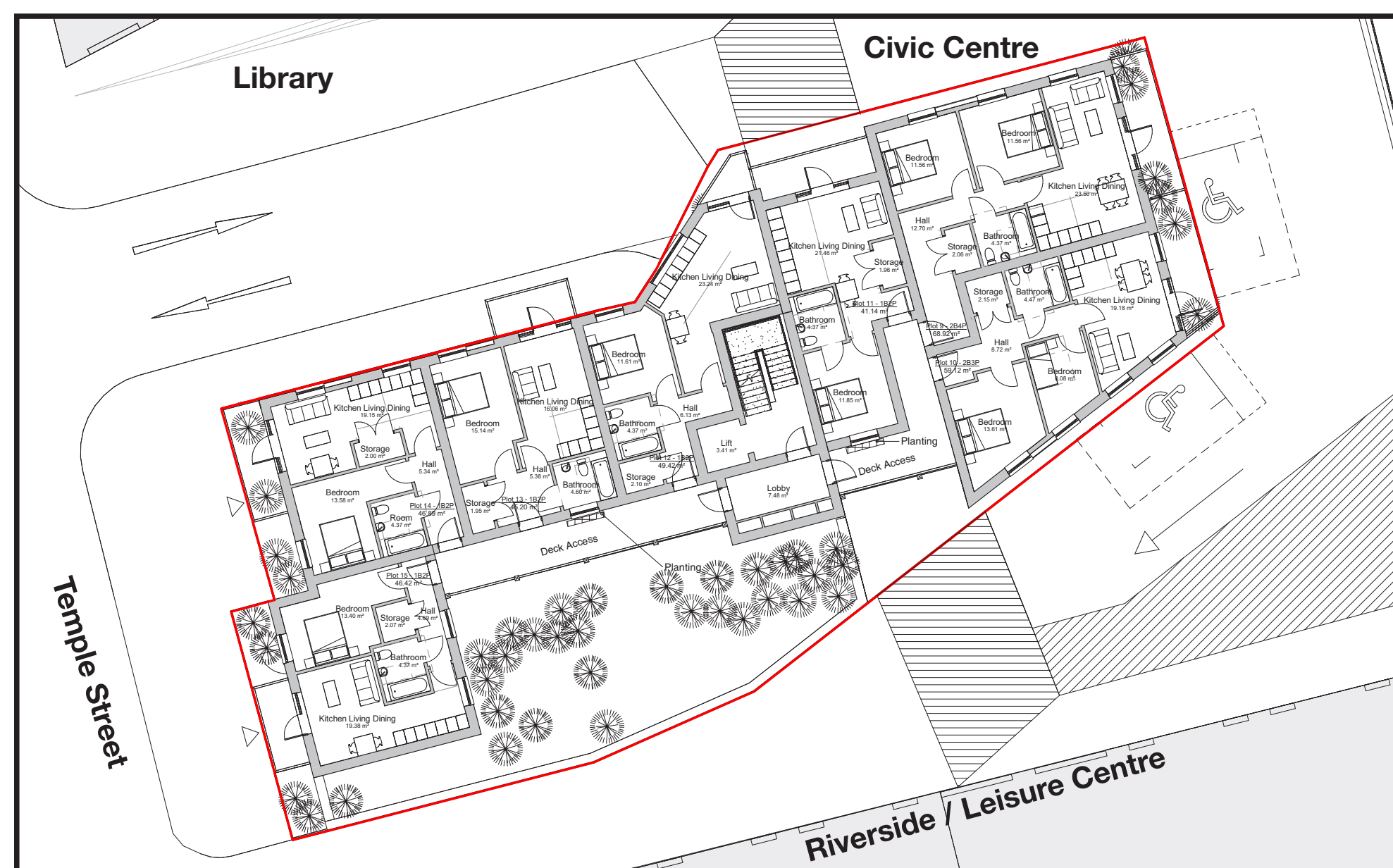
First Floor Plan



Second Floor Plan



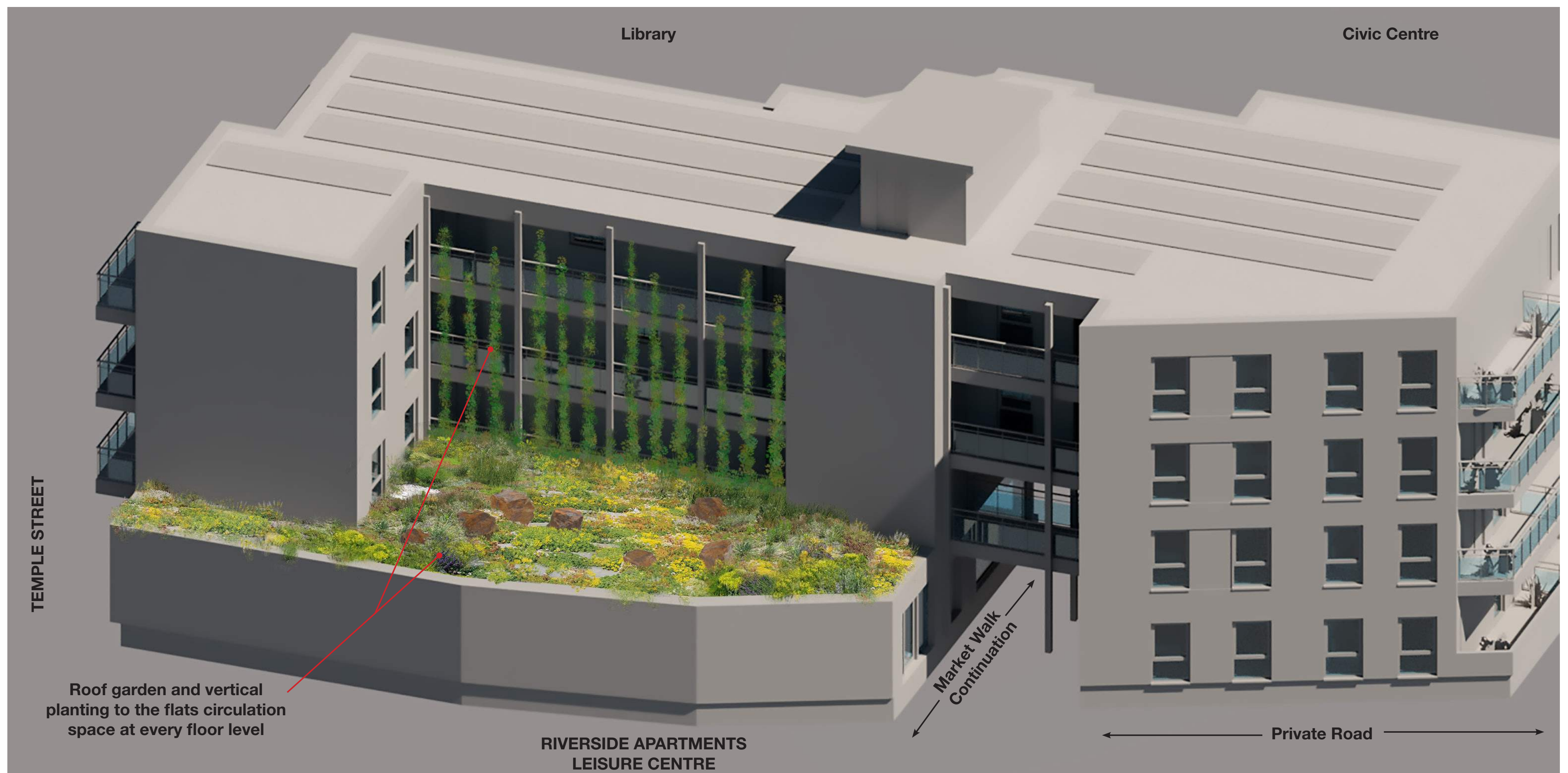
3D View Looking North



Third Floor Plan

Area Schedule (GIA)	
Plot	Area
Plot 1 - 2B3P	64.27 m ²
Plot 2 - 2B4P	64.83 m ²
Plot 3 - 2B4P	64.83 m ²
Plot 4 - 2B3P	64.27 m ²
Plot 5 - 1B2P	49.42 m ²
Plot 6 - 1B2P	45.20 m ²
Plot 7 - 1B2P	46.92 m ²
Plot 8 - 1B2P	46.42 m ²
Plot 9 - 2B4P	68.92 m ²
Plot 10 - 2B3P	59.12 m ²
Plot 11 - 1B2P	41.14 m ²
Plot 12 - 1B2P	49.42 m ²
Plot 13 - 1B2P	45.20 m ²
Plot 14 - 1B2P	46.89 m ²
Plot 15 - 1B2P	46.42 m ²
Plot 16 - 2B4P	68.92 m ²
Plot 17 - 2B3P	59.13 m ²
Plot 18 - 1B2P	41.14 m ²
Plot 19 - 1B2P	49.42 m ²
Plot 20 - 1B2P	76.58 m ²
Plot 21 - 1B2P	46.42 m ²
Grand total	1144.85 m ²
Plot Type	Number
1B/2P studio	2
1B/2P apartment	11
2B/3P apartment	4
2B/2P apartment	4
1B dwellings	13
2B dwellings	8
Total	21 dwellings

Initial Sketch 3D View Looking North from Riverside Apartments

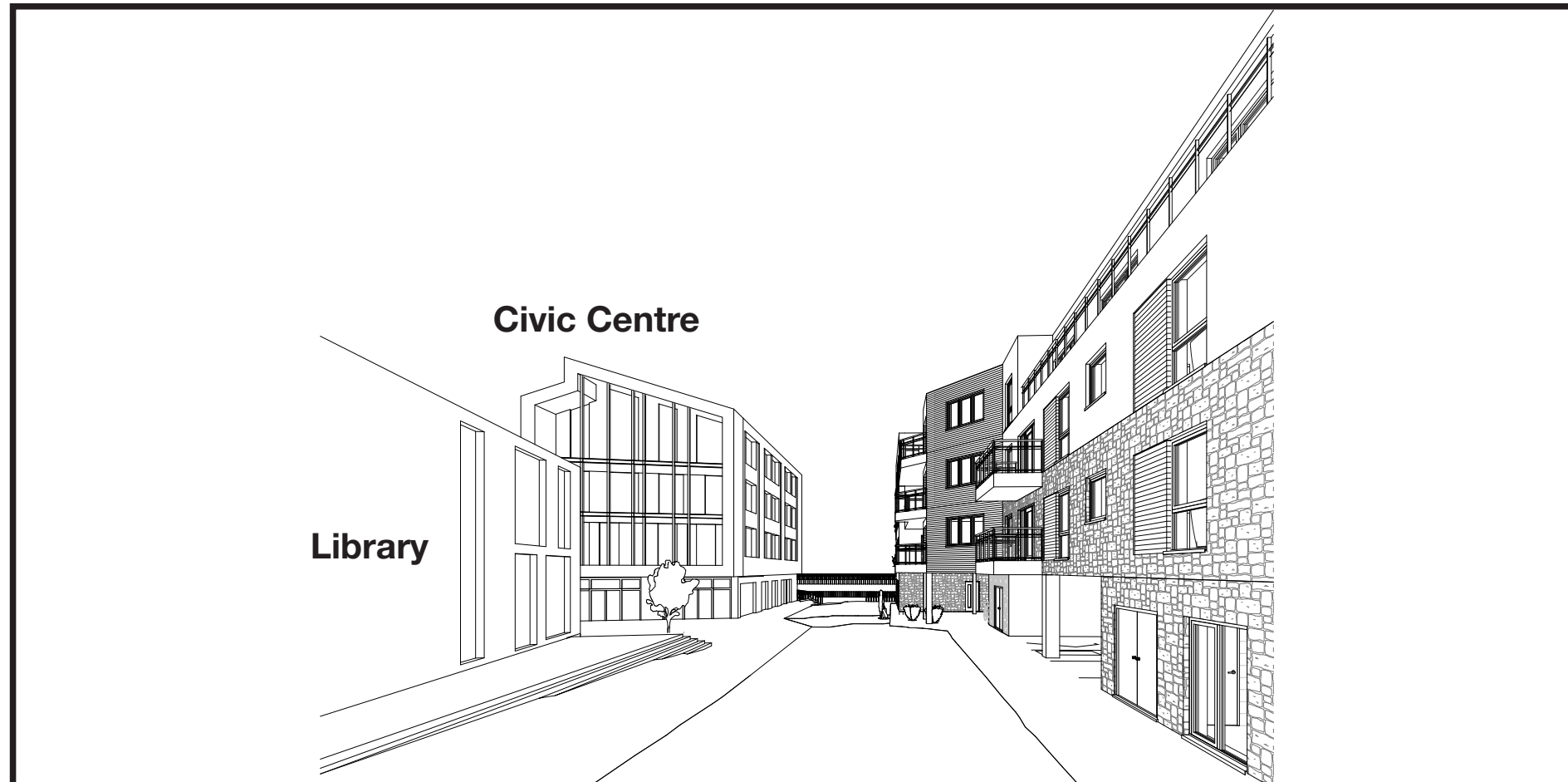


Precedent Images: Character/Appearance/Materiality

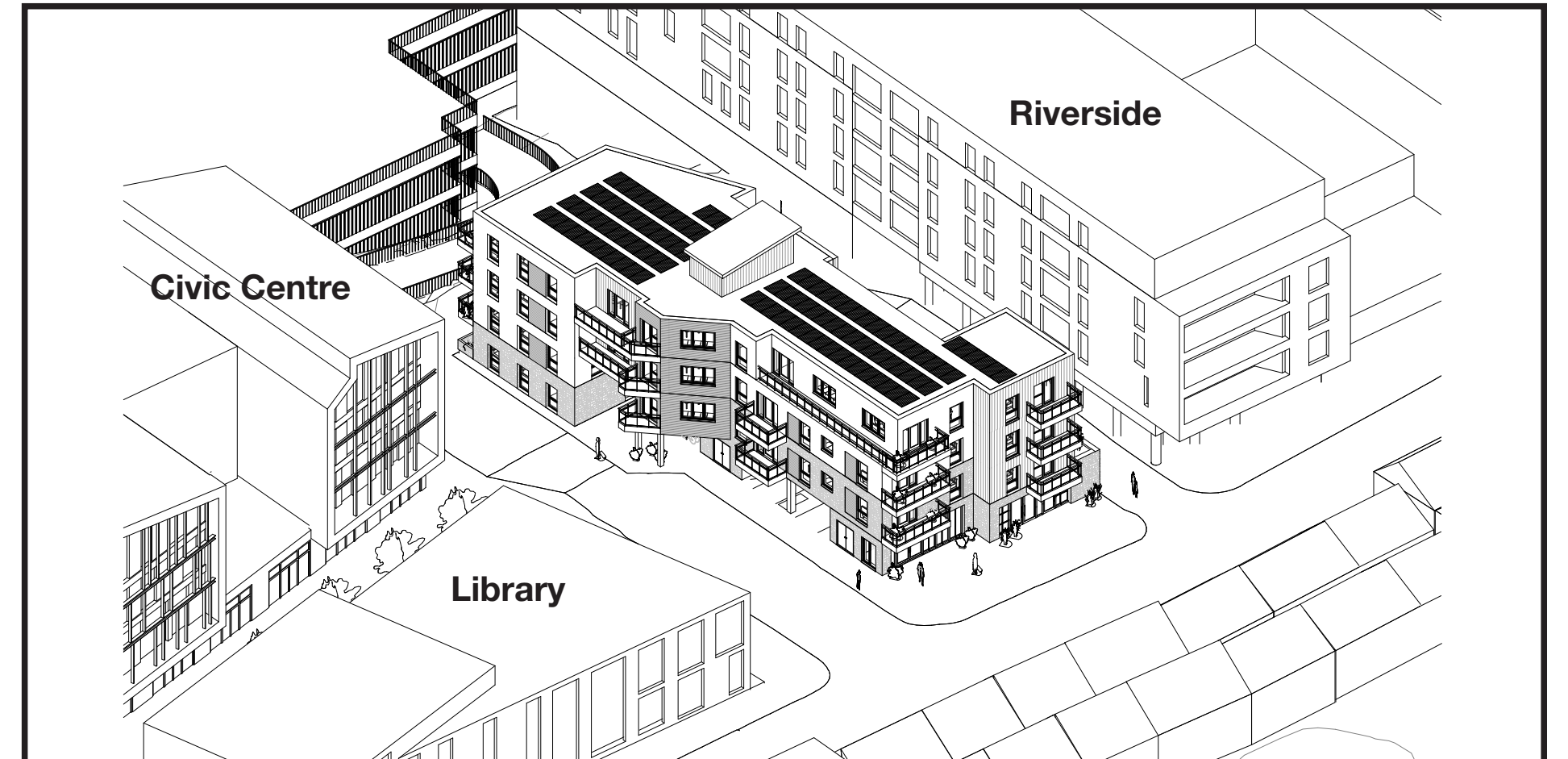


Above is a 3D massing view of the proposed development looking north from the Riverside Apartments that overlook the site. This image has been prepared to show how the footprint of the building has been set back to create a 15m separation distance from Riverside Apartments together with the creation of a roof garden and vertical climbers to the circulation space to create an interesting visual outlook for the apartments.

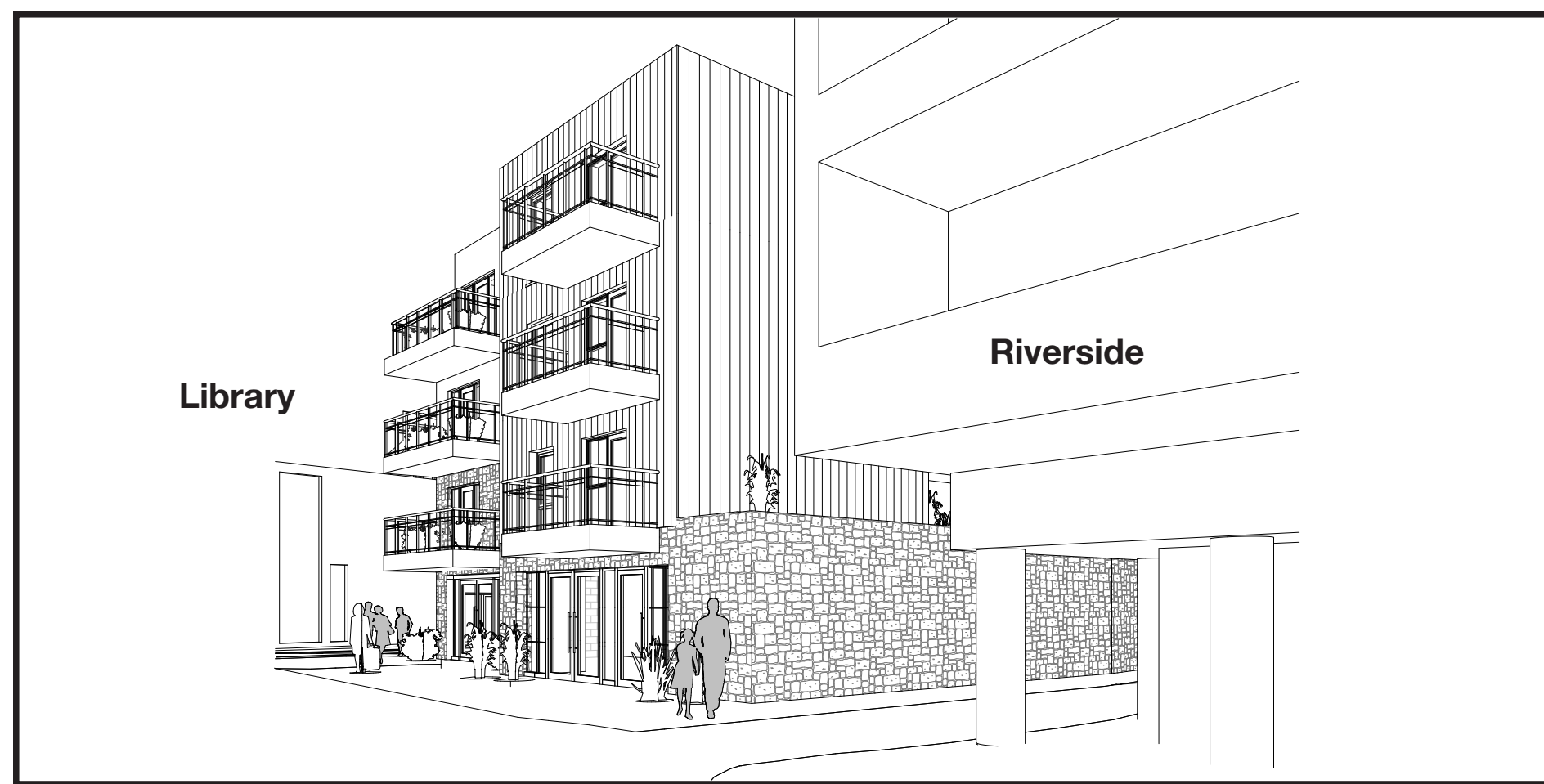
The proposed materials for the external façades of the development will reflect the materiality used for the library (lias stone), Civic Centre (lias stone and metal cladding) and the Riverside Apartments (render and metal cladding). These materials have been proposed to ensure the development compliments and enhances the Civic Centre re-generation site as a whole and contextually reflects the materials of the wider Keynsham high street area.



View from Temple Street looking towards multi storey car park



Aerial view looking northwards



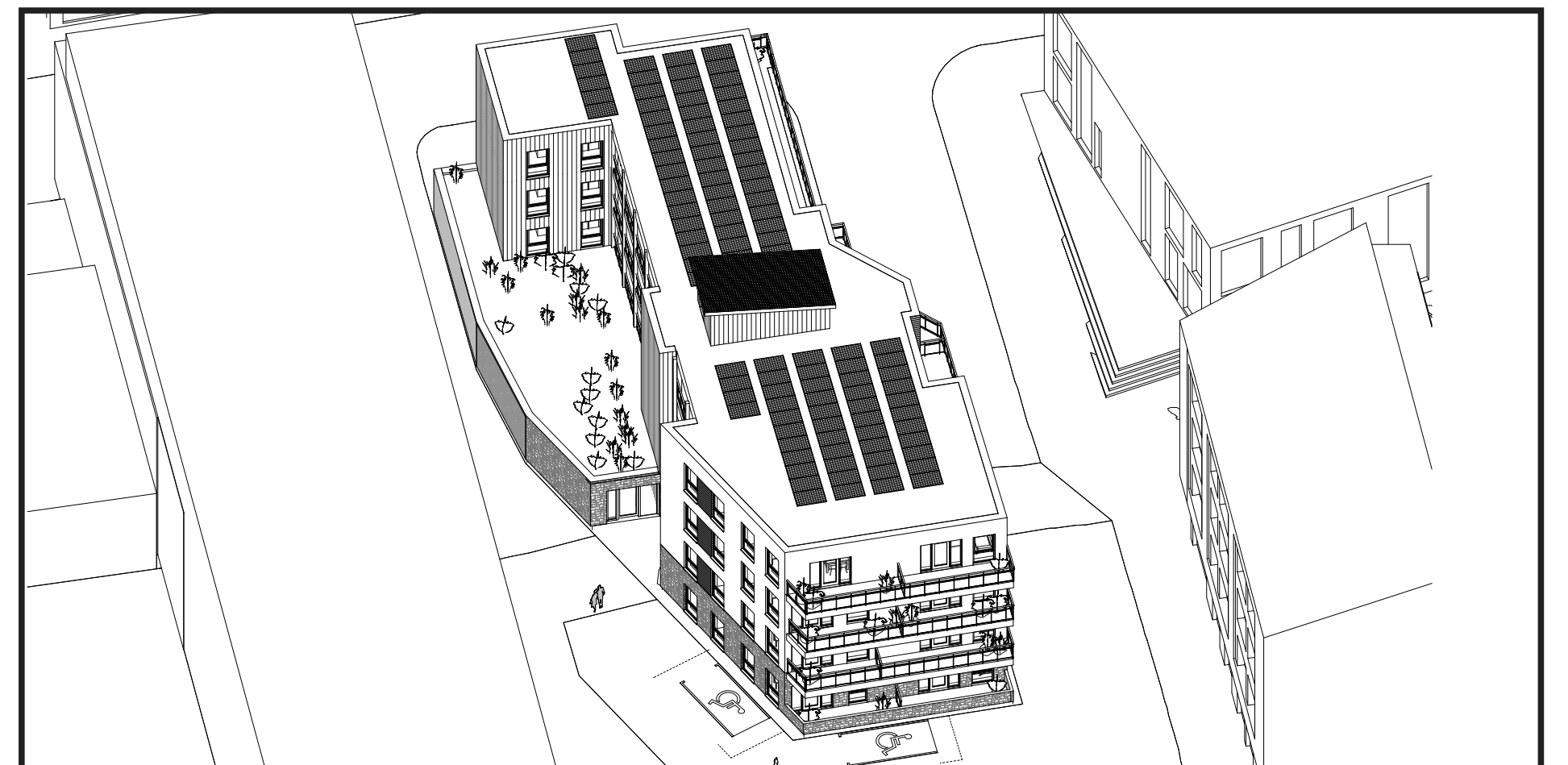
View from Temple Street looking towards Library



View from Temple Street looking towards Riverside apartments



View looking down Market Walk towards development



View from multi storey car park looking west

Next Steps

Comment forms are available for you to let us have your views. These can be left in the comment boxes or returned as follows:

Post:
Nash Partnership
23a Sydney Buildings
Bath
BA2 6BZ

Alternatively, comments can be emailed to
KeynshamFS@nashpartnership.com

We would be grateful if you could let us have any comments by the end of the day on Friday 8th December. The display material and comment form will be available on-line in the News section at www.nashpartnership.com until this time.

Our next steps will be to:

- Consider all the comments received.
- Complete all the necessary technical studies.

- Develop detailed design proposals.
- Submit a planning application. Target submission: mid January 2024.

Bath and North East Somerset Council, as the local planning authority, will then consult on the submitted planning application before reaching a planning decision.

Thank you for taking the time to visit this consultation event.