

Introduction

Trevor Osborne

Trevor Osborne Limited are property investment and development company specialising in the refurbishment and conversion to new use of Listed Buildings.

They have been at the forefront of many regeneration schemes including the conversion of Oxford Castle and surrounding land into a mixed use development, featuring hotel, residential and retail uses. They also recently converted Buxton Crescent into a 80-bed hotel and spa.

The project will be led by project director, Rob Moore, who has extensive experience in the conversion of existing buildings as part of residential led developments.

Trevor Osborne Schemes



QUEEN ANNE HOUSE, BATH
Residential Conversion
Current Project



KINGSTON ROAD, BRADFORD ON AVON
Mixed Use Conversion / Refurbishment
Completed 2021



BUXTON CRESCENT
Hotel Conversion
Completed 2020



THE GEORGE, BUXTON
Residential Conversion
Current Project



OXFORD CASTLE
Mixed Use Development
Completed 2005



TWO BATH STREET, BATH
Residential Conversion
Current Project

“Our passion for working with listed buildings stems from our desire to deliver something unique and remarkable in our work with the built environment. Re-purposing these buildings offers the opportunity to regenerate towns and neighbourhoods in a characterful manner that can draw people in”

Trevor Osborne, Chairman

Nash Partnership

We are leading and award-winning consultants in Planning, Architecture, Heritage and Placemaking, based in Bristol and Bath.

A significant part of our experience is in residential-led design consultancy, working on behalf of the public bodies, local authorities, private developers, and housing associations, and has involved refurbishing and retrofitting listed building within urban settings.

Nash Partnership Schemes

KINGSTON MILLS, BRADFORD-ON-AVON

Our project spanned over 10 years and focused on revitalising the large riverside site of Kingston Mill, which was recognised with an RTPi Annual Award for Best National Project of Local Regeneration and Renewal. This accolade acknowledged the challenges we faced in reconciling conflicting views about the site's future and overcoming technical and viability obstacles, as well as navigating heritage policy protection.

The site was situated near the main frontage of the Grade I Listed Hall, constructed in the early 17th

century, with a vast country estate extending beyond the town to the north and east. We needed to find a way to incorporate new buildings of up to 5 storeys to realised the mixed-use town scheme desired by the local population within this historical context.

The site's poor vehicular access was improved by creating a one-way loop that passed through the historic industrial buildings. This solution also addressed the need for new flood storage. The project resulted in a high-density scheme with affordable housing, non-residential space, and 171 new dwellings.

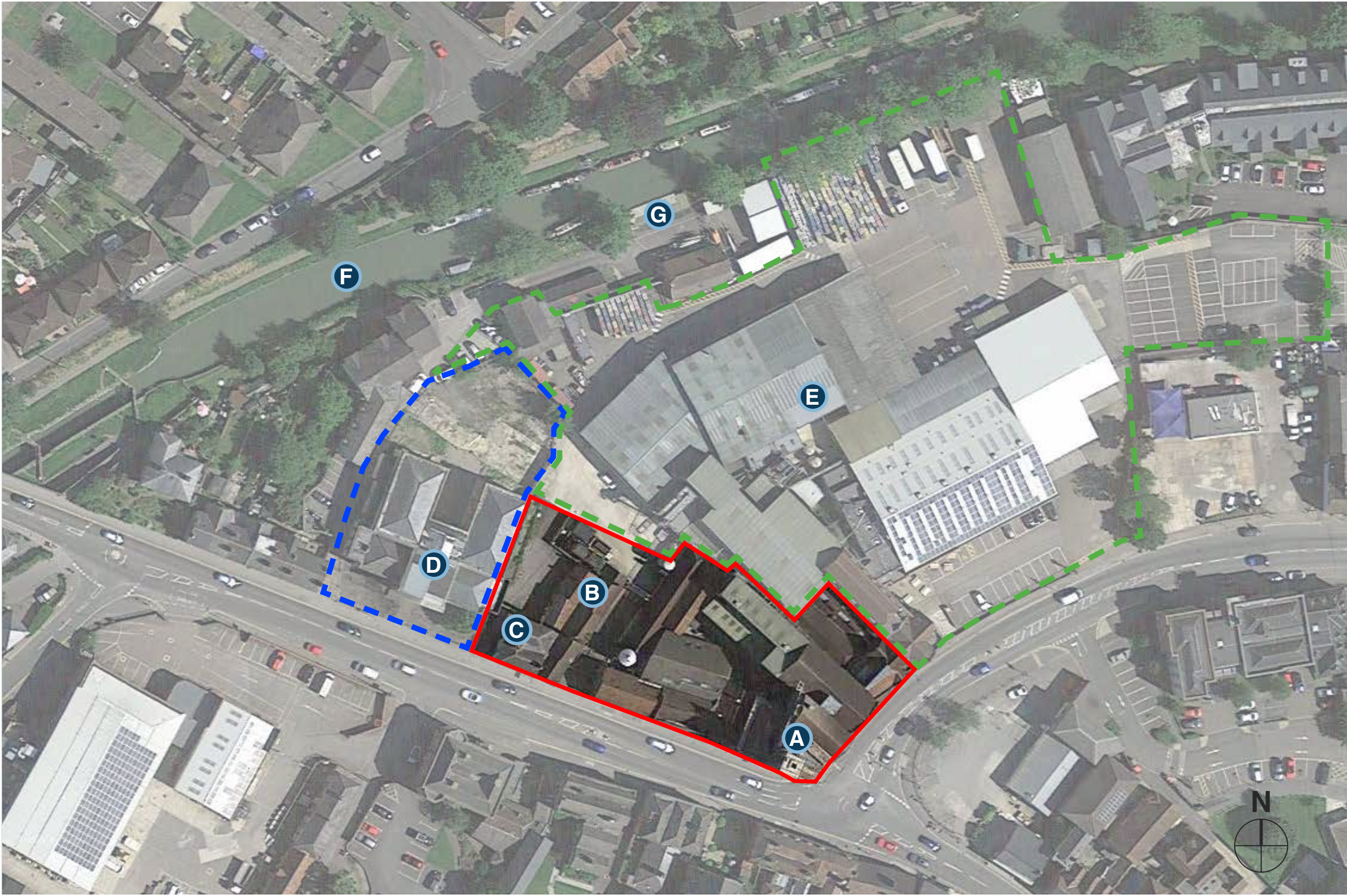


BURWALLS, BRISTOL

Burwalls, a Grade II listed mansion near the Clifton Suspension Bridge, is set in five acres of parkland within a Site of Significant Scientific Interest. The restoration converted the main house into four luxury apartments and six new homes. Located in the Leigh Woods Conservation area, Burwalls

offers views over the Avon Gorge and the bridge. The project involved creating a landscape master plan to preserve the historic setting while allowing new, sensitive interventions. We provided design and construction services to maintain the estate's grandeur, ensuring its sustainability and long-term care.

The Site and Context

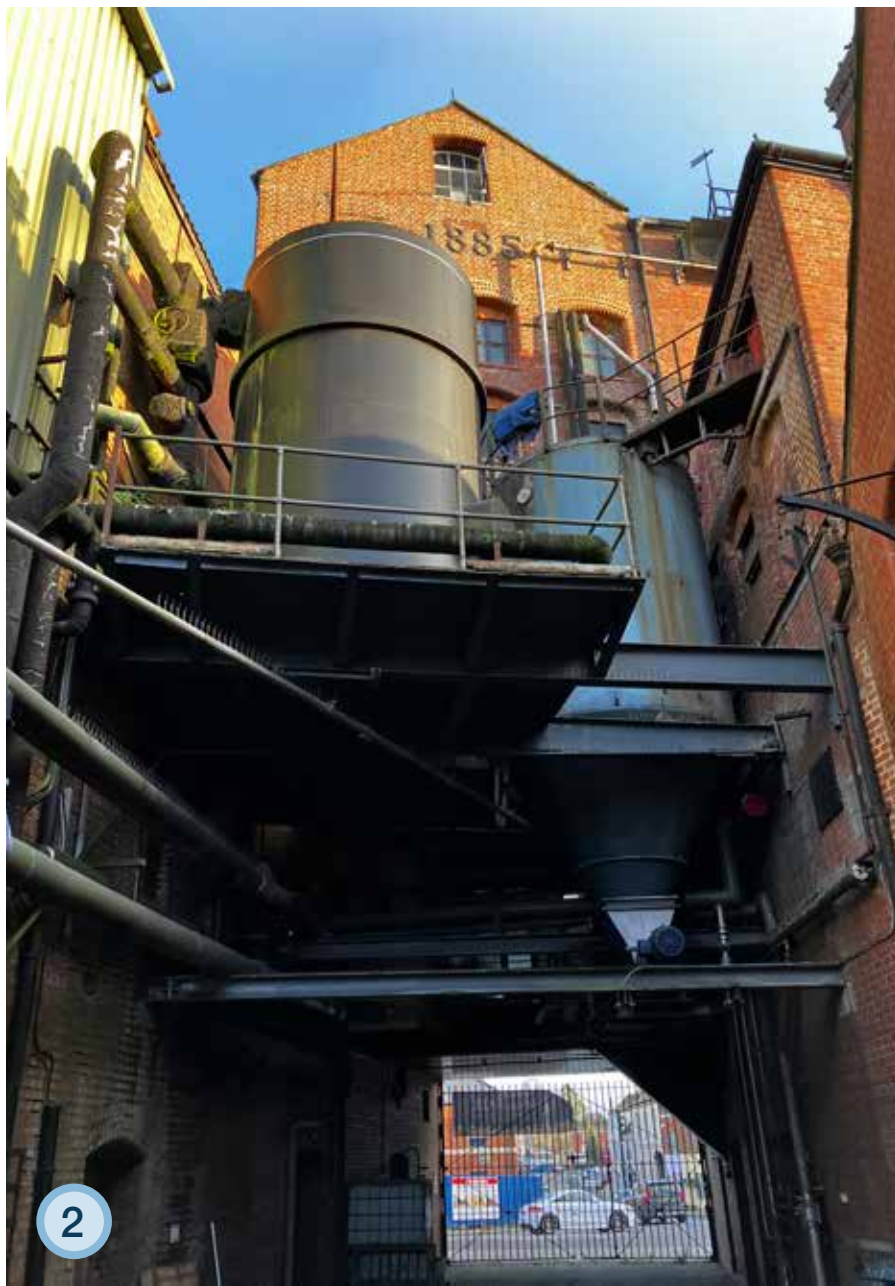


- KEY**
- A** Main Brewery (Grade II Listed)
 - B** Boiler House
 - C** White Lion Pub (Grade II)
 - D** Assize Court (Grade II*)
 - E** Backhouse Development Area
 - F** Kennet and Avon Canal
 - G** Canoe Club
 - Outline of Wadworth Brewery Site
 - Outline of emergent Backhouse Development Area
 - Outline of Assize Court Site

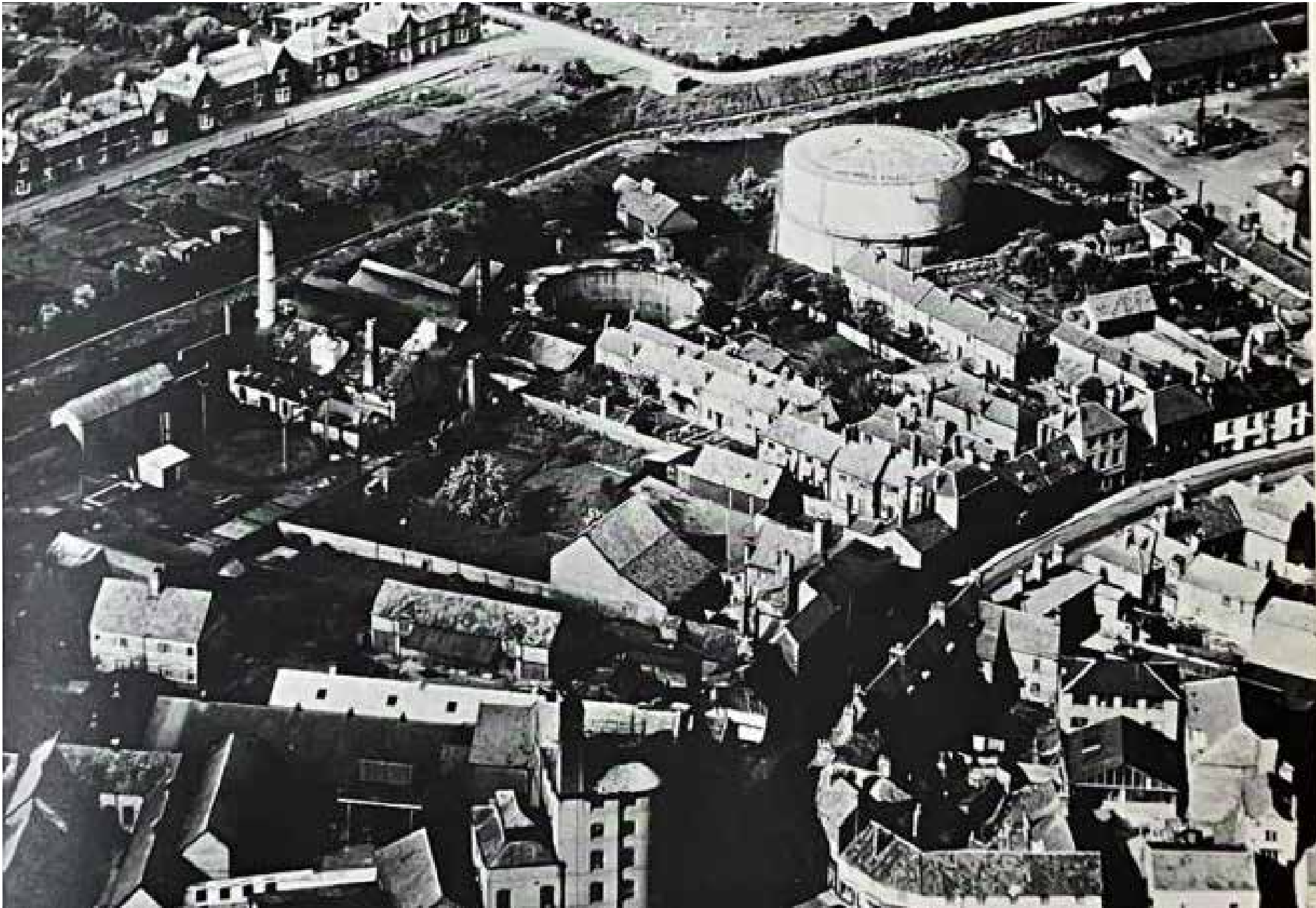
Aerial View



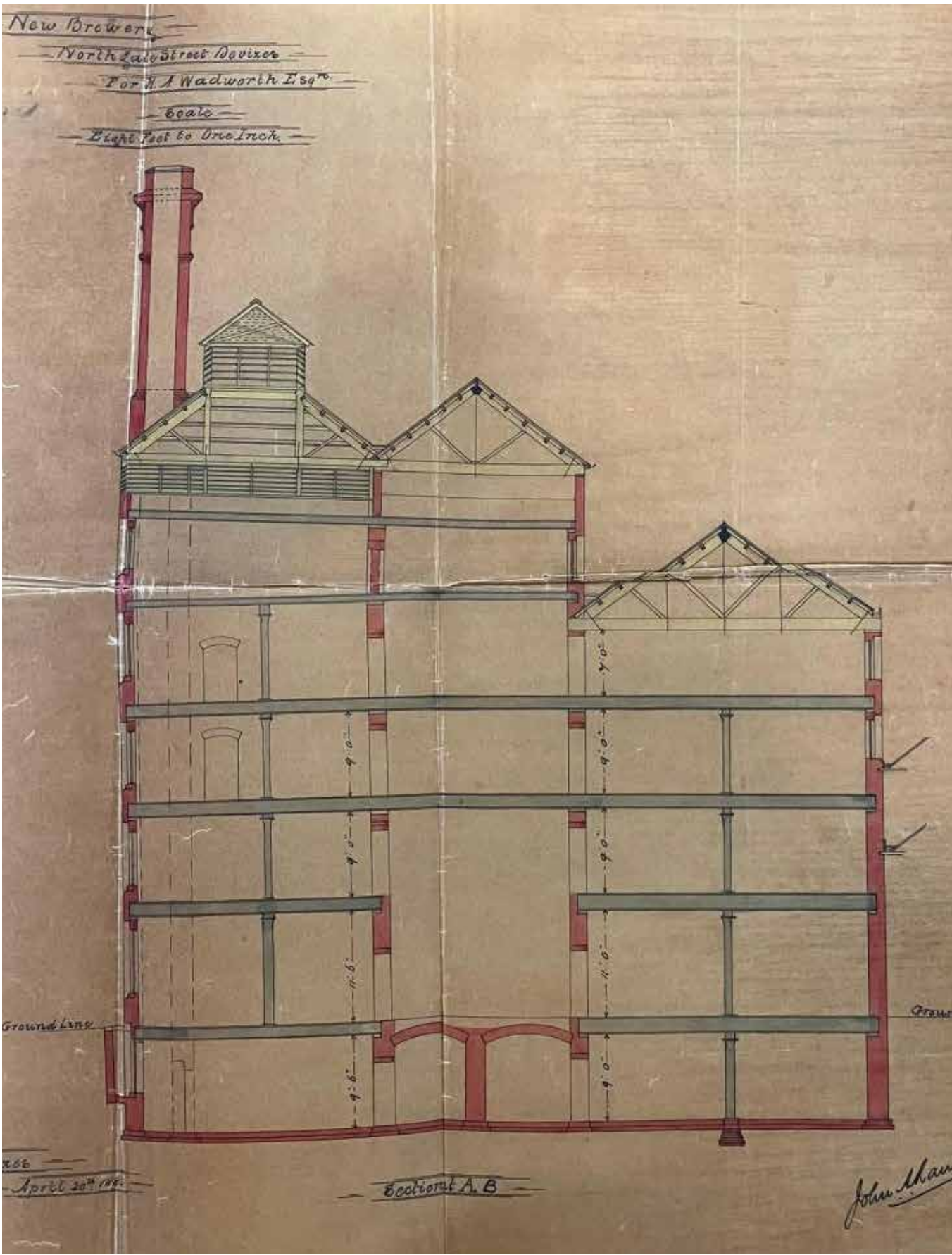
Site Location



The Site Context



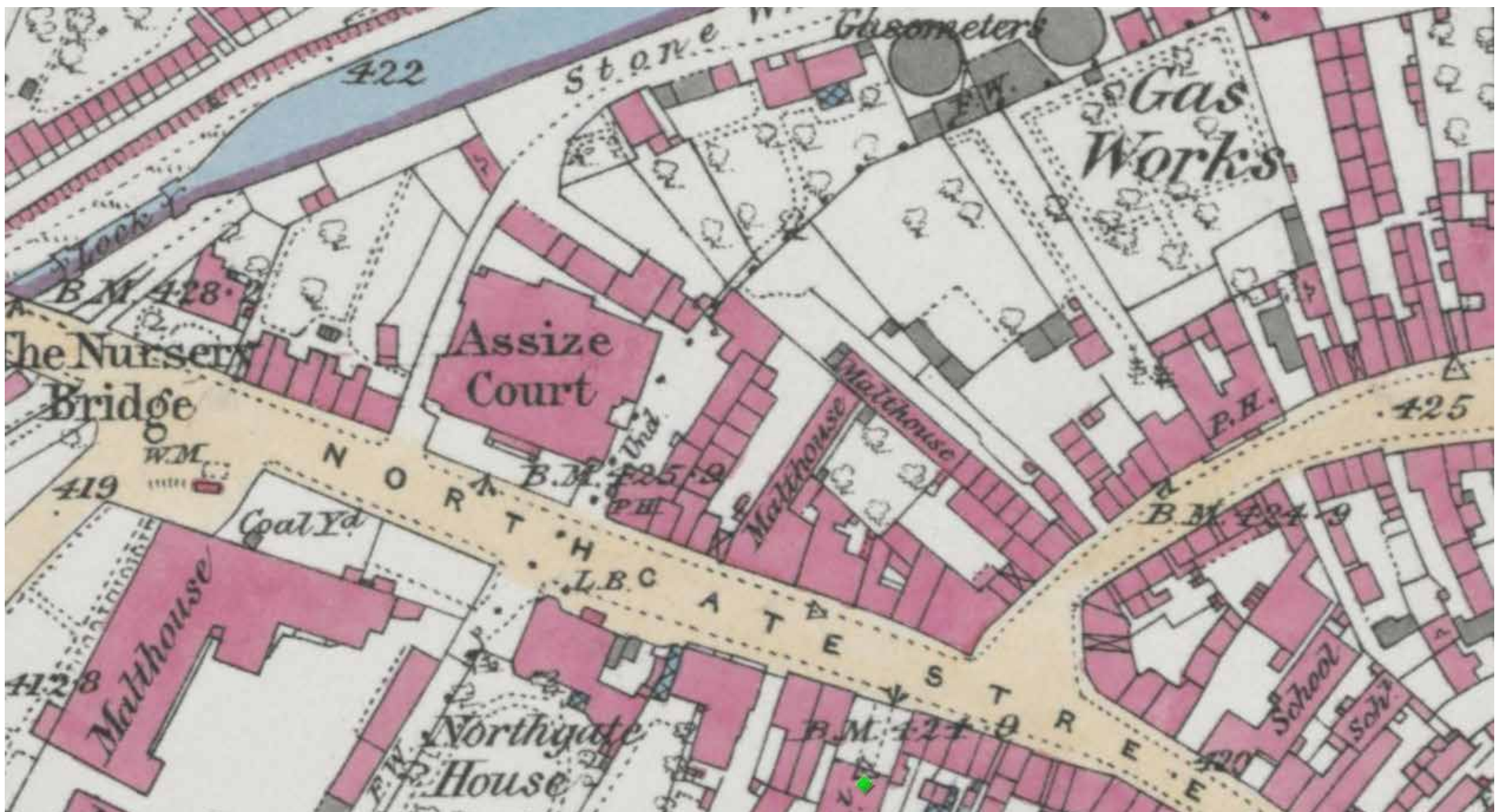
Aerial view of the site taken in 1949. Photographer unknown. Illustrated in: Buxton, David and John Girvan, A Devizes Camera II (Devizes: Devizes Book Press, 1986)



Section through the brewery tower. Drawing dated 20th April 1885, signed by John A. Randell (Wiltshire and Swindon History Centre G20/760/58)



1759 map



1844 map



Historic postcard showing Wadworth Brewery with what appears to be the original roof to the tower (Reproduced for Colman 1983)



Views Of The Existing Interiors To The Main Building

Design Proposals



KEY

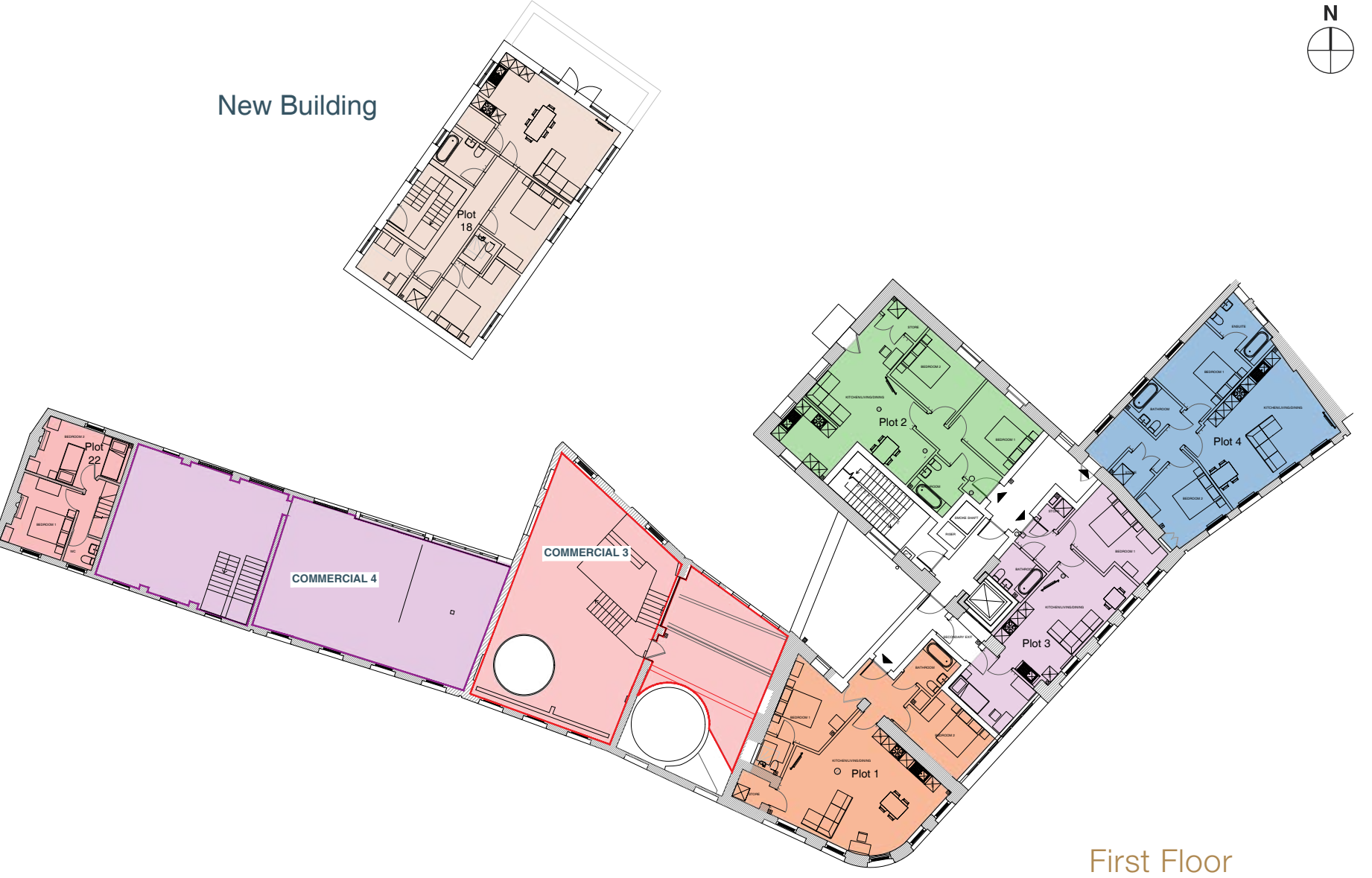
- | | |
|---|--|
| A Main Listed Brewery Building | E Existing Boiler House converted into dwelling |
| B Proposed new building in Brewery Yard | F New Brewery Yard |
| C Emerging Backhouse Scheme on Neighbouring Site | G Proposed new micro Brewery |
| D Remodelled existing buildings forming commercial space | H Parking Courts |

Design Concept Statement

The Design for the conversion of the listed building elements of Devizes brewery is now coming forward separately but alongside proposals for a new build housing led scheme to the North (Backhouse development) and proposals for the conversion of the Assize Court to the West. This design therefore looks to engage with both of these schemes with an ultimate objective to create a new and dynamic public realm quarter for the Town as a whole. We would summarise the key design deliverables as follows:-

- The conversion of a range and variety of retained listed buildings to create 22 dwellings and just under 9000 sqft of commercial space.
- The dwellings are predominantly 1-2 bed apartments, the former White Lion Pub will be converted into a single 4 bed house along with a new build apartment over commercial space in the centre of the new Brewery yard public realm.
- The new commercial space is located predominately on the ground floor space surrounding the Brewery yard and there will be a new link light well formed in the centre of the yard providing access into the existing building basement vaults. It is intended that this will further extend the commercial space and add variety to the public realm and visitor experience within the yard.
- The creation of public realm design between 3 emergent schemes to open up and encourage pedestrian permeability across this new public realm quarter and canal waterway corridor.
- It will deliver a sensitive conversion of this important Grade II listed asset looking to capture the character of the building and open up views and uses of parts and historically important elements of the building previously inaccessible to the public.

Design Proposals

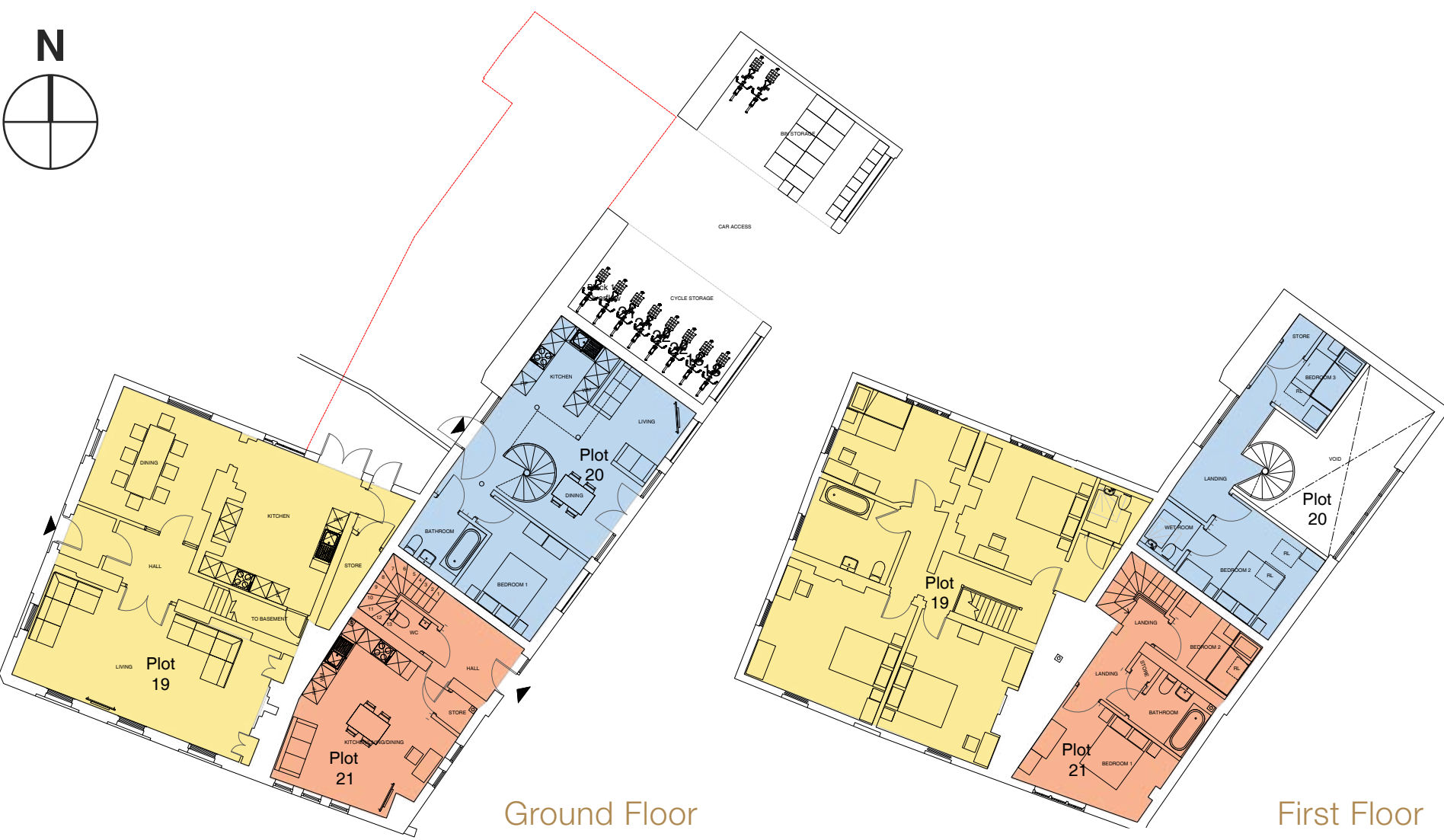


Next Steps

Main Brewery Conversion Plans



Boiler House Conversion Plans



Next Steps and Timeline for the Project

Thank you for attending today's consultation event and we would welcome any comments you may have on the proposals. The next step for the project will be to submit planning and listed building applications based on the designs presented to you today. We are aiming for these submissions to go in by early October and a scheme of this scale is likely to take approximately 6 months to be fully considered. As you will have seen from some of the images in this presentation, the interior of the buildings contains a considerable amount of vessels, tanks and brewery equipment and this will take some time to fully decommission and remove from the site. We are anticipating therefore that, if we successfully achieve consent for our designs in late spring of next year, our first task will be to begin the removal of these elements. Once this has been done, the design team will have a much fuller access to the building to begin the detailed technical designs required for tendering and the construction process. With a fair wind therefore, we are hopeful that the conversion works for the buildings will begin in earnest by the end of 2025 with a view of completing the first phases of the project in the Autumn of 2026. As you can see, the delivery of these projects can take a long time to come forward, so we would welcome your support today and in the coming months ahead once the applications have been submitted.



Visualisations of commercial unit 3

