

INTRODUCTION

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Grosvenor House, The Square, Bath

Bathford Partners

Made by experience. Built on values.

Our expertise spans the broader Living Sector, including PRS, key worker, and HMO markets. Founded by Richard Crawshay Jones, Neil Young and Sylvana Young, Bathford Partners is a private business built on decades of experience and a strong commitment to values. A core principle of our approach is strong sustainability attributes. We have a proven track record in implementing improvements, including enhancing EPC ratings, reducing energy consumption, and fostering community development.

Sylvana qualified as a surveyor in the early 90s and began her career with Segro, Warner Music and DTZ, before co-founding Young in 2003. She was part of the team that founded Get Living and later became Chief Design Officer, helping grow it into a £2bn+ listed REIT. Her expertise lies in creating places where people want to live, work and visit, applying design intelligence across diverse UK development schemes.

Neil started investing in residential properties in the 1990s. An accountant by profession, he has served as Chairman, CEO and Advisor across the living sector, including build-to-rent (Get Living), student housing (We Are Kin), and residential investment firms. He has worked with major investors such as Oxford Properties, Qatari Diar, APG and Delancey, and has contributed to Government committees and industry boards.

Richard has focused on student property investment and development since 2012, primarily in the South West. Formerly CEO of We Are Kin, he has a proven track record in delivering high-quality student homes and specialises in deal origination and refurbishment oversight.

Westmoreland Goods Yard has a truly fascinating past and we are keen to recognise the historical importance of this building.

Bathford Partners Schemes



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.

ROSEBERRY PLACE, BATH

Roseberry Place is a major regeneration site on Bath's western gateway, positioned on a key route into the city and across the River Avon. For developer Deeley Freed, we secured outline and reserved matters approval for a scheme delivering 171 apartments, 4,500 m² of office space, and a 1,000 m² convenience store, all set around a landscaped deck.

A vision for Bath's riverside

Bath's Western Riverside is a key growth area, providing essential housing and business space. The master plan aims to bring vibrancy, connectivity, and economic opportunity to the riverside.

An exciting transformation

Roseberry Place offered a unique opportunity to re-shape a key riverside site in Bath. Working with the Council and specialist consultants, we developed proposals that balanced regeneration goals with practical and commercial needs.

The scheme replaces outdated industrial buildings with much-needed PRS homes, alongside new paths, cycle routes, and road improvements to re-connect the river valley and improve access to the city centre.

Praised by BANES for its imaginative, diverse design, Roseberry Place sets a benchmark for future developments in sensitive locations.

Nash Partnership Schemes

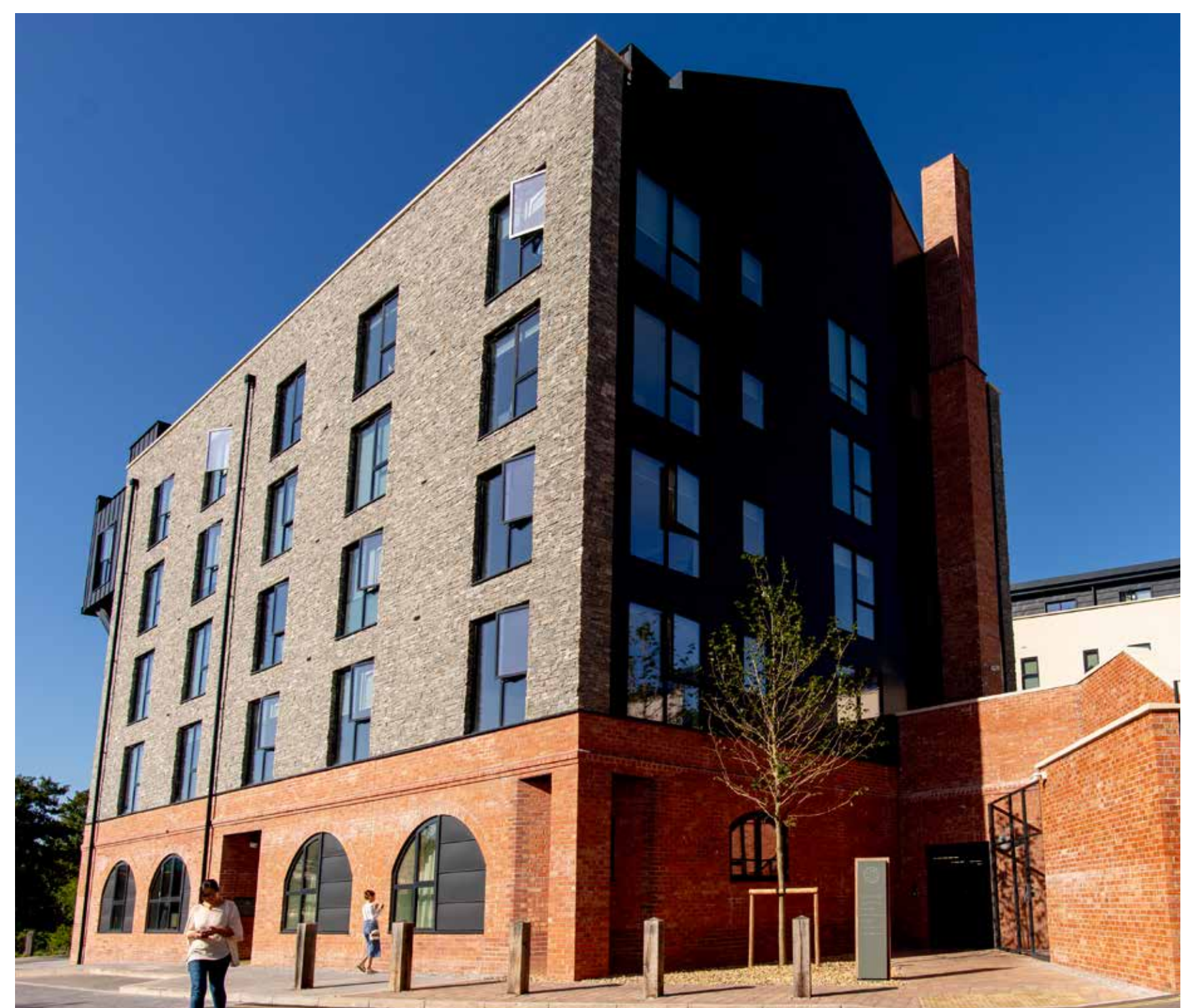
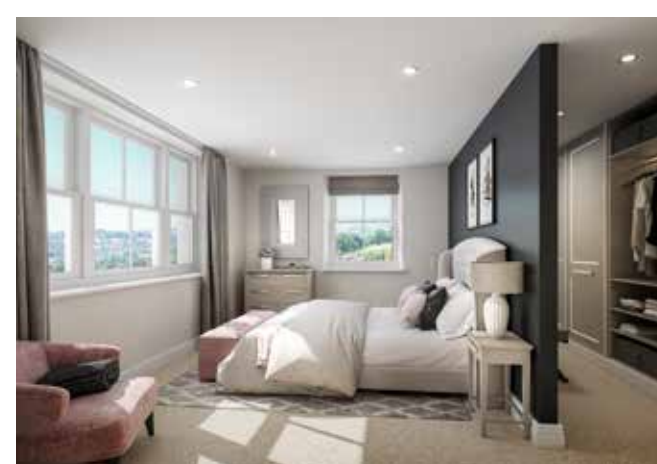
HOPE HOUSE, BATH

A Grade II listed building with panoramic views over Bath, has been transformed into a stunning residential scheme. Originally constructed circa 1781 and substantially restructured after the war, the historic building has been sensitively converted into five elegant apartments that celebrate and enhance its original architecture.

When the property first came to market, planning permission for housing was already in place.

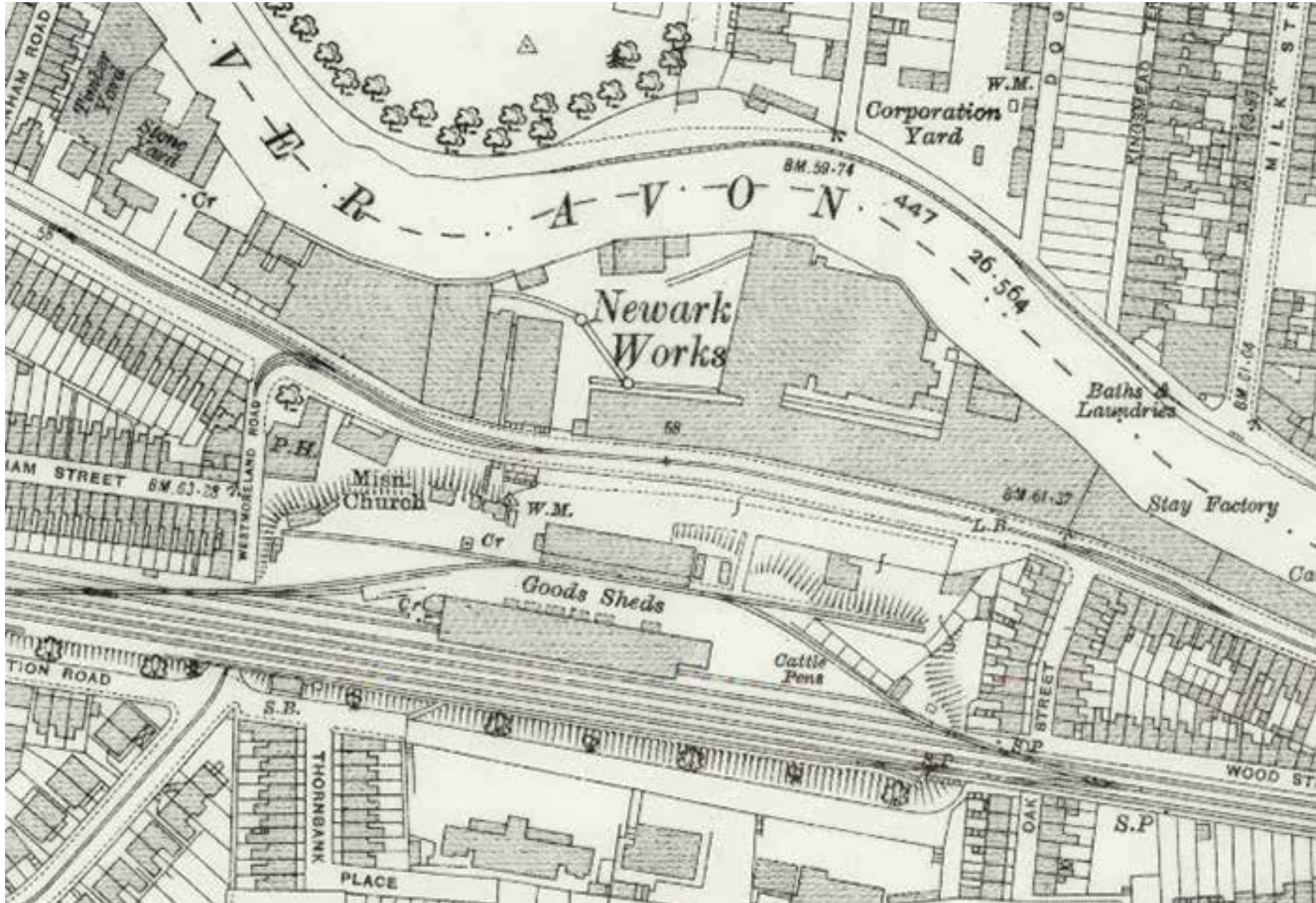
Building on this foundation and working with Acorn Property Group, we secured new planning permission and listed building consent for a major development on this challenging site.

The scheme includes 52 houses and apartments in terraces south and west of Hope House. Designed to complement Bath's Georgian character, it preserves the conservation area and reflects the city's World Heritage status, ensuring a harmonious fit within its historic setting.



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Grosvenor House, The Square, Bath



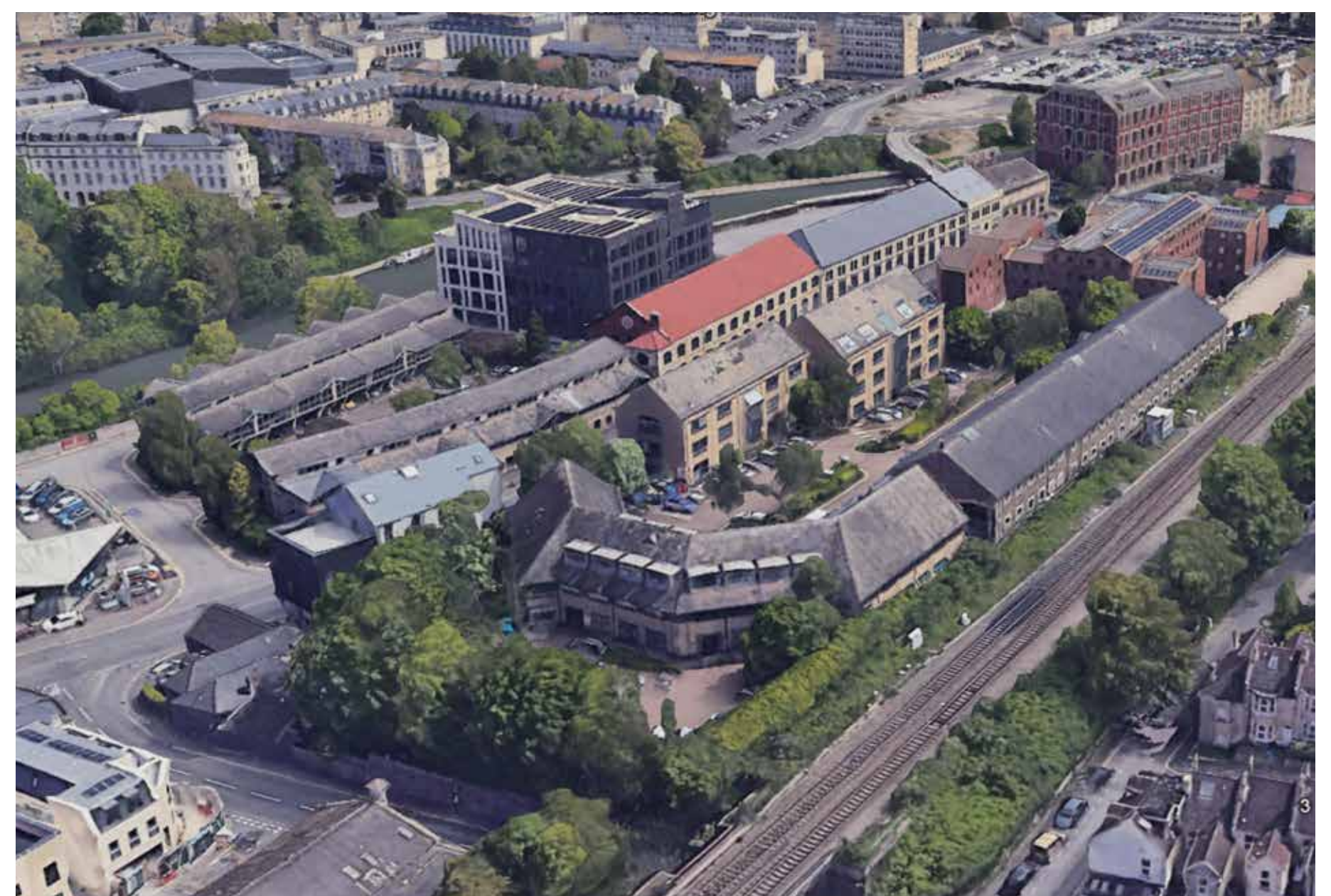
Circa 1939 map - showing goods shed



Aerial image 1946



Aerial image 1946 showing loading bays to the north of the building



EXISTING PLANS & PROPOSALS

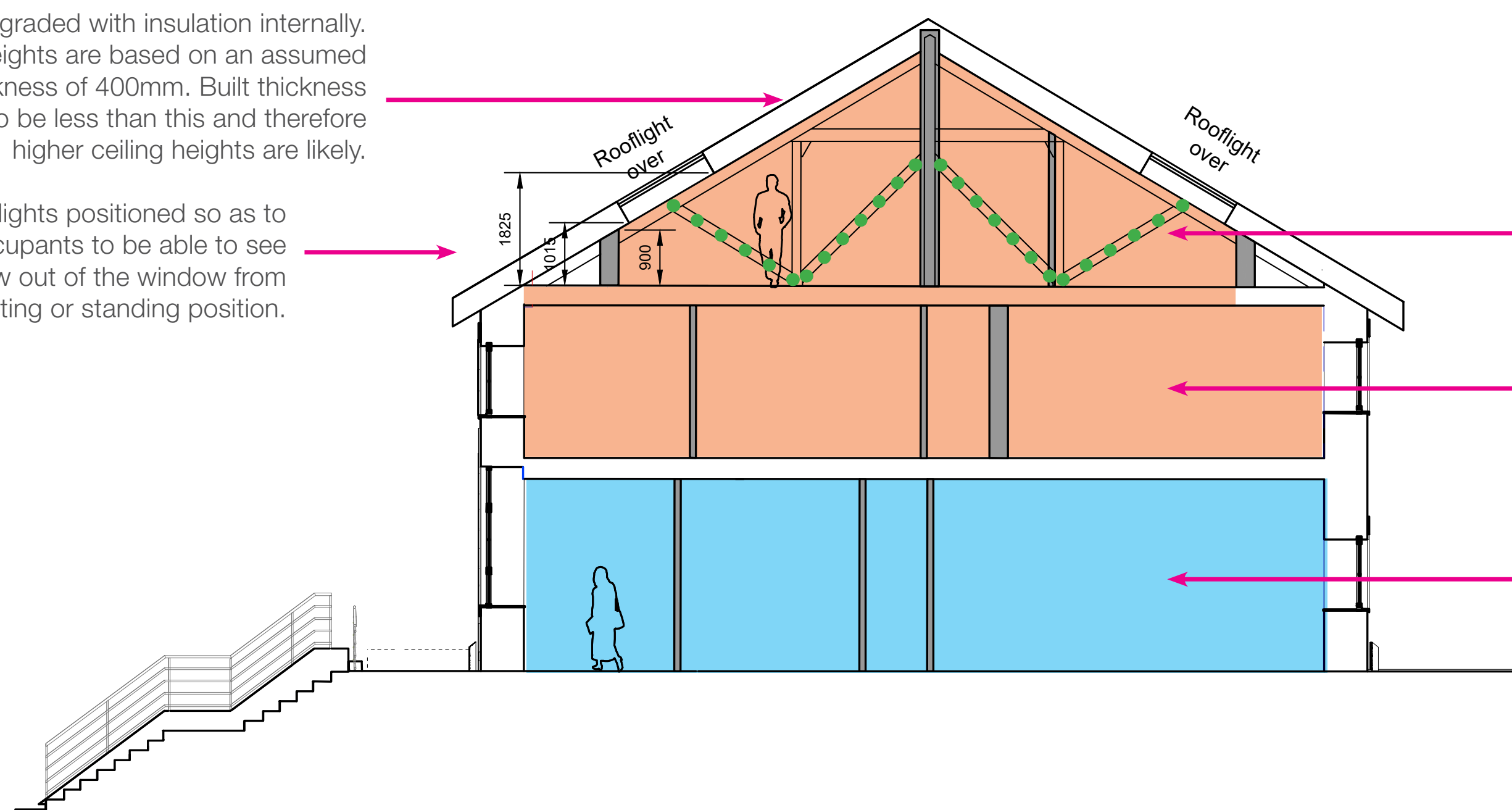
3

Grosvenor House, The Square, Bath

Proposals - Section

Roof upgraded with insulation internally. Ceiling heights are based on an assumed roof thickness of 400mm. Built thickness is likely to be less than this and therefore higher ceiling heights are likely.

Rooflights positioned so as to allow occupants to be able to see a view out of the window from either sitting or standing position.



PROPOSED SECTION AA

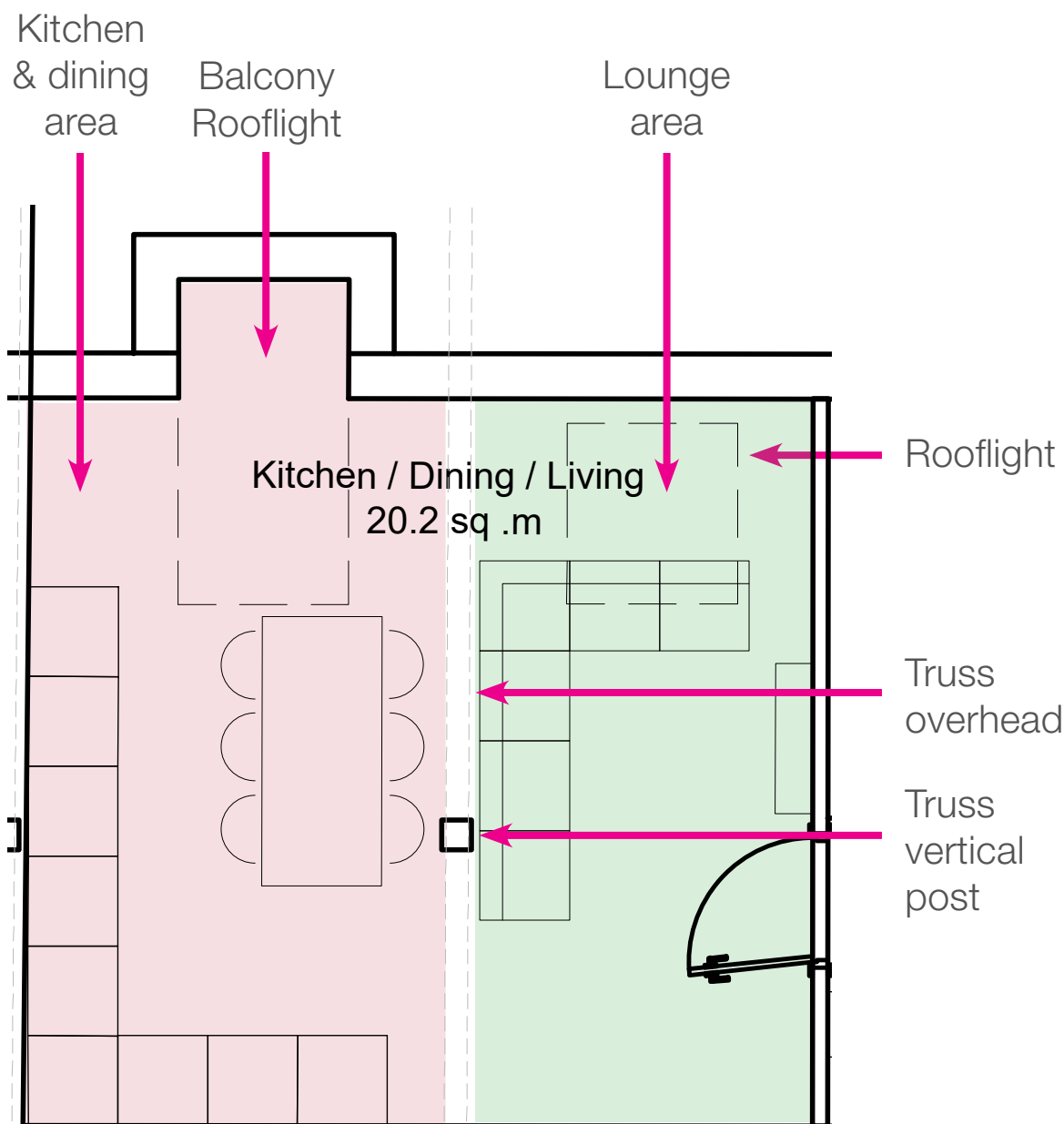
Green dashed line indicates areas where diagonal bracing is removed to accommodate new second floor living space. Vertical and horizontal posts retained so that the truss is visible and part of space.

First & second floor duplex.

Ground floor flat.

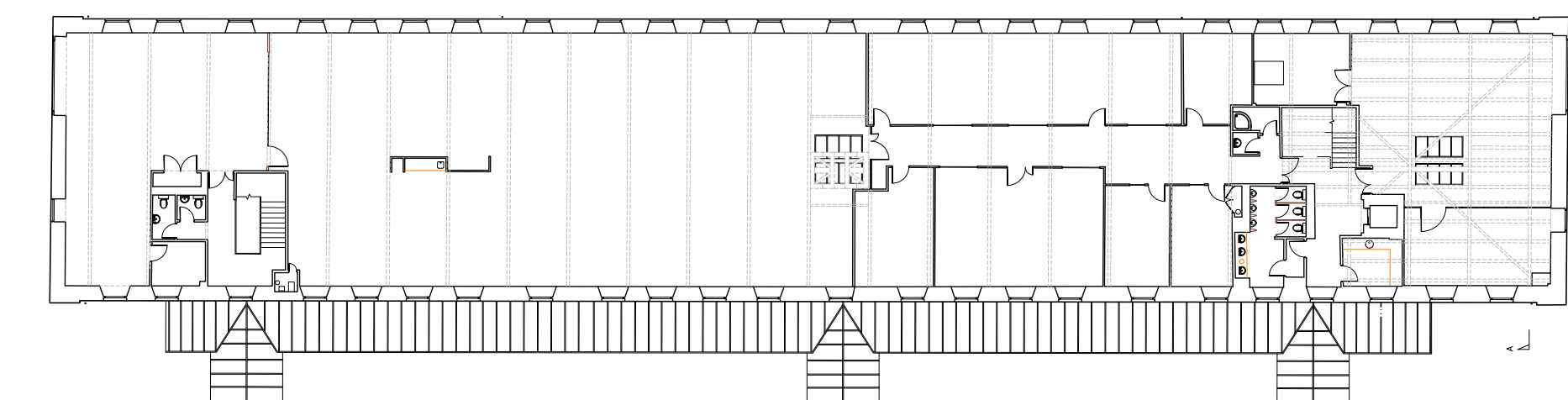


Photographs of existing trusses. Green dashed line indicates areas where diagonal bracing is removed to accommodate new second floor living space

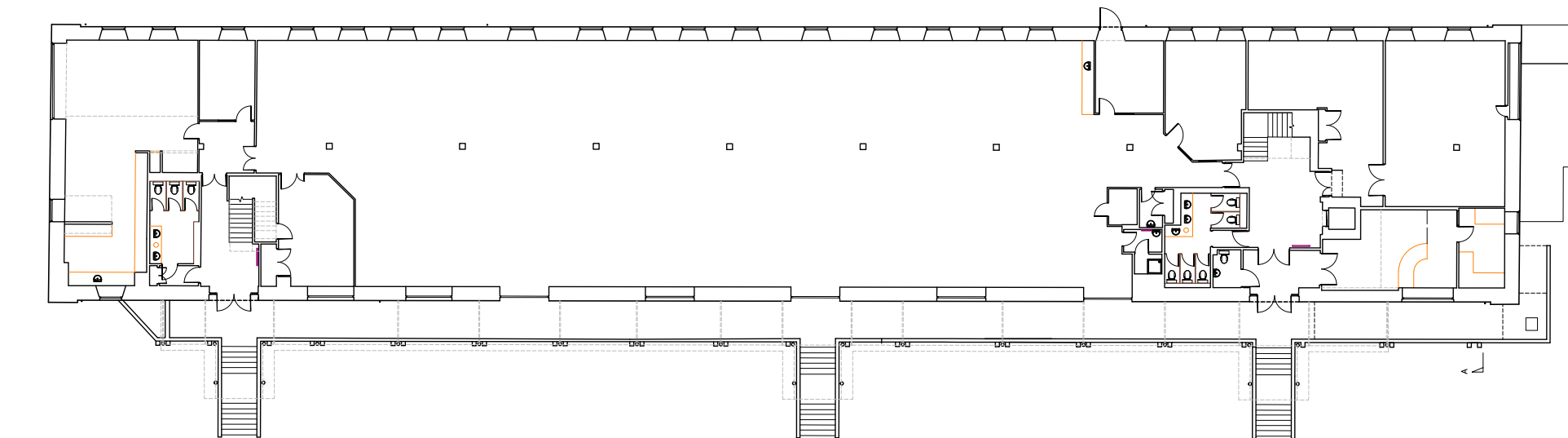


Second floor living area example layout. Trusses define kitchen and lounge spaces

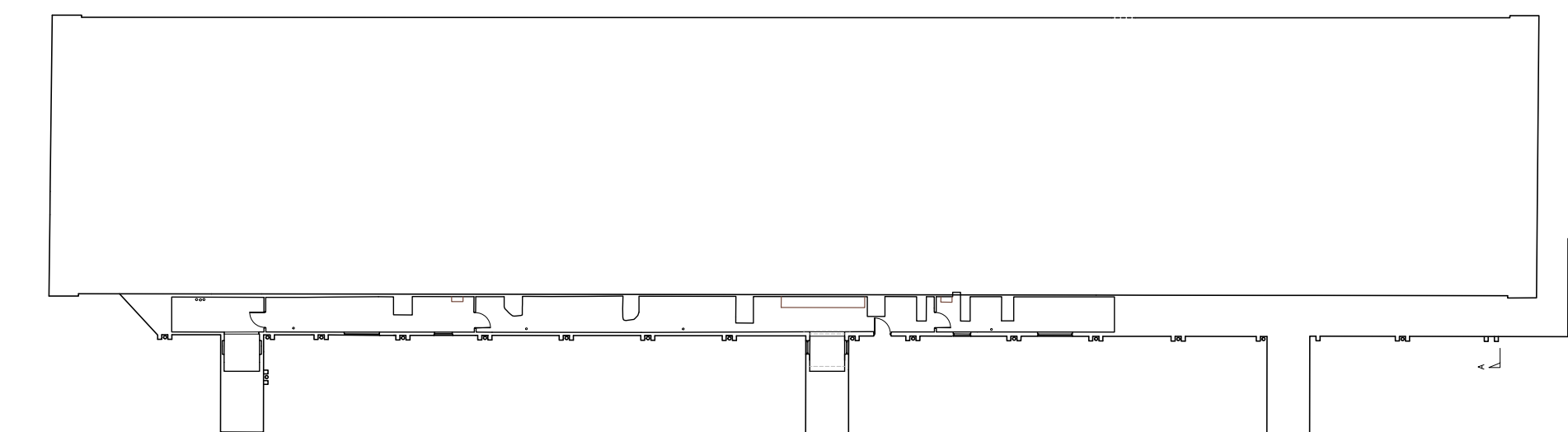
Site Survey Drawings



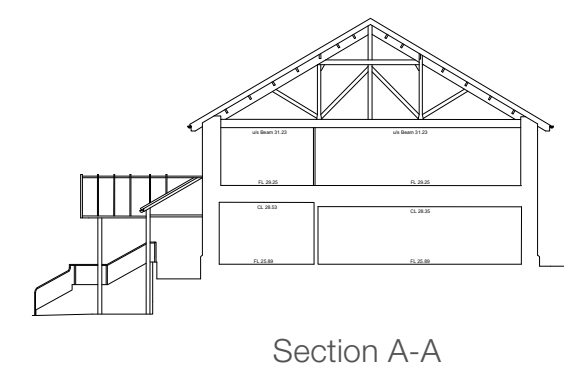
EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING UNDERCROFT FLOOR PLAN



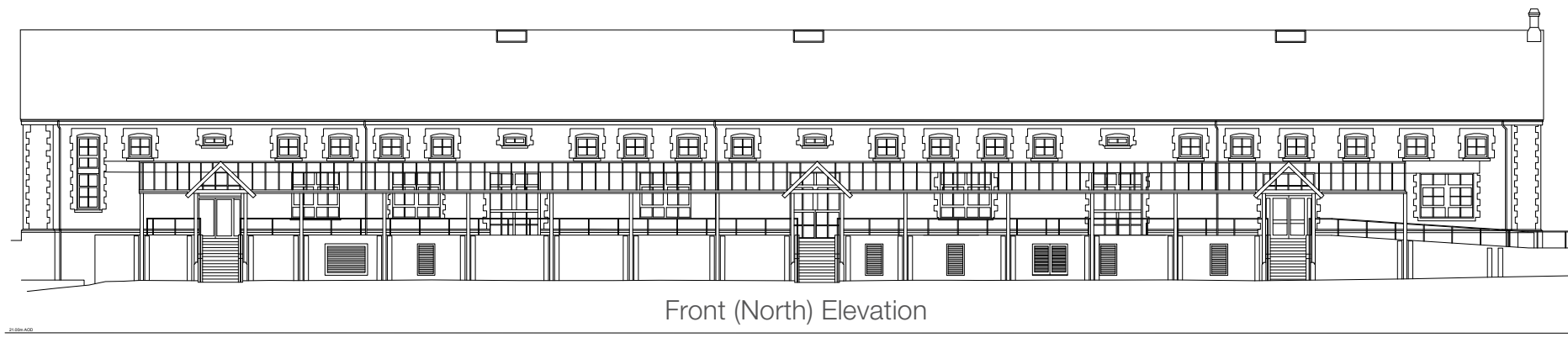
Section A-A



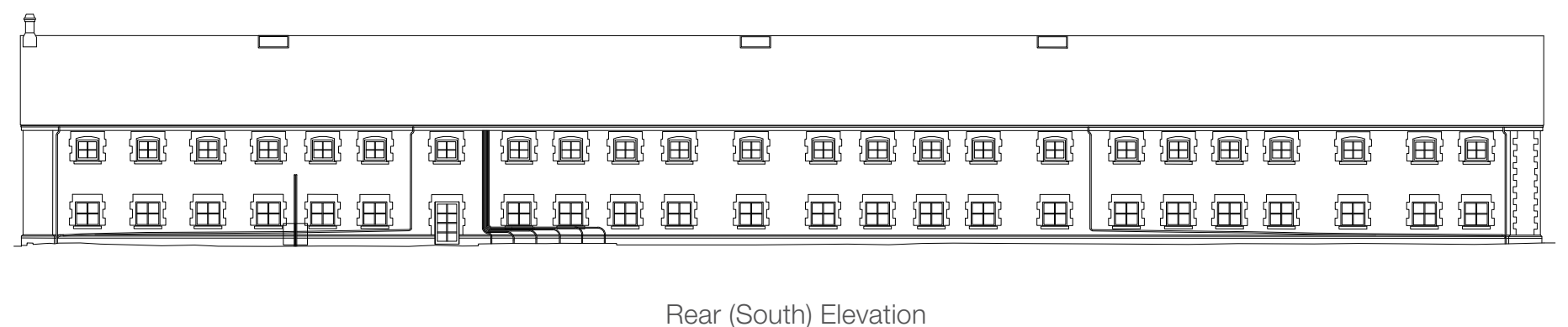
Side (East) Elevation



Side (West) Elevation

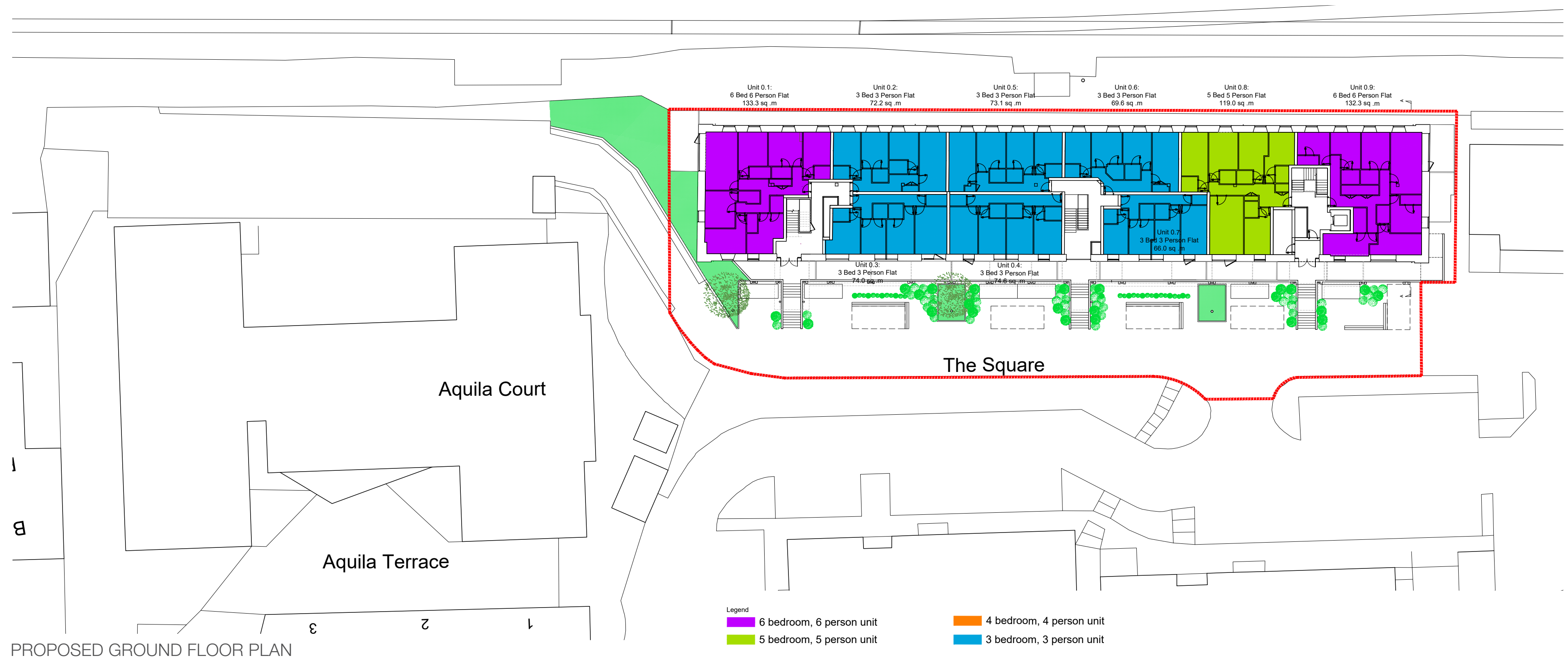


Front (North) Elevation



Rear (South) Elevation

Grosvenor House, The Square, Bath



Proposals

A selection of 3, 4, 5 and 6 bedroom cluster flats and duplexes. The majority of bedrooms are ensuite. Where bathrooms are shared they are only shared by 2 bedrooms. All living areas and bedrooms comply with the HMO minimum standards as per B&NES' HMO SPD. Bedrooms are often considerably in excess of these requirements. All homes have dedicated storage rooms.

The ground floor is made up of flats while duplexes are across the first and second floors. These allow duplex living spaces to occupy the space between the large timber roof trusses. These are architectural features which help to zone the living and kitchen spaces whilst respecting the architectural heritage of the building.

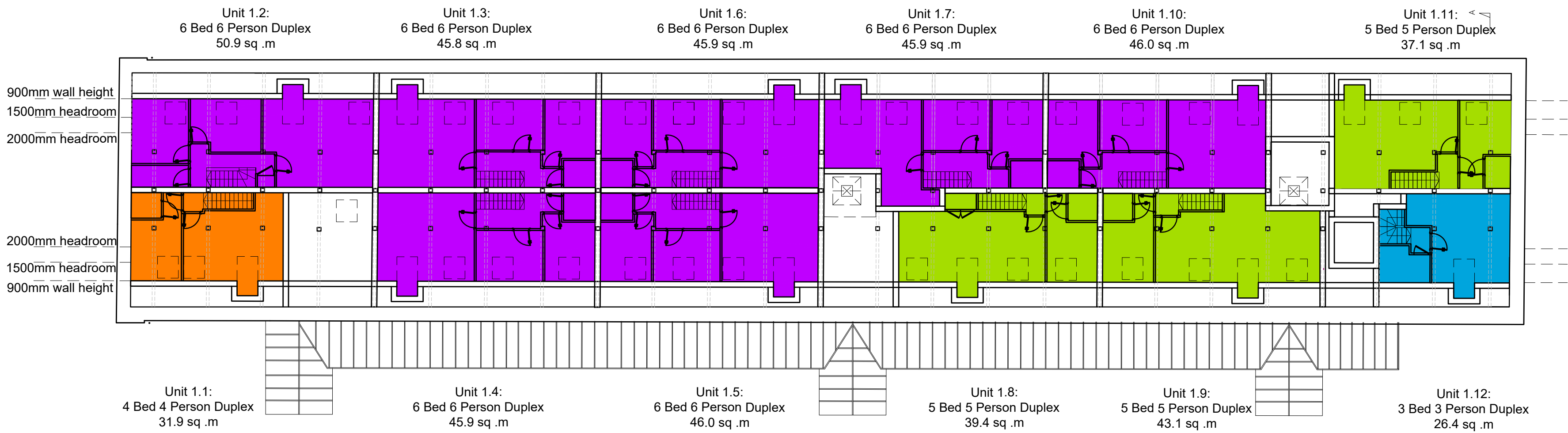
The existing undercroft areas can be used for storage.

Architectural Heritage

Two of the three ridge rooflights are retained. Some new windows are added to create habitable rooms. These new windows align with windows overhead and are in the style of the existing windows.

Timber trusses are reused and where elements are removed, these can be re-purposed as part of the landscaping proposals.

The glazed canopy is retained with a minor modification at the east end to accommodate a new window.



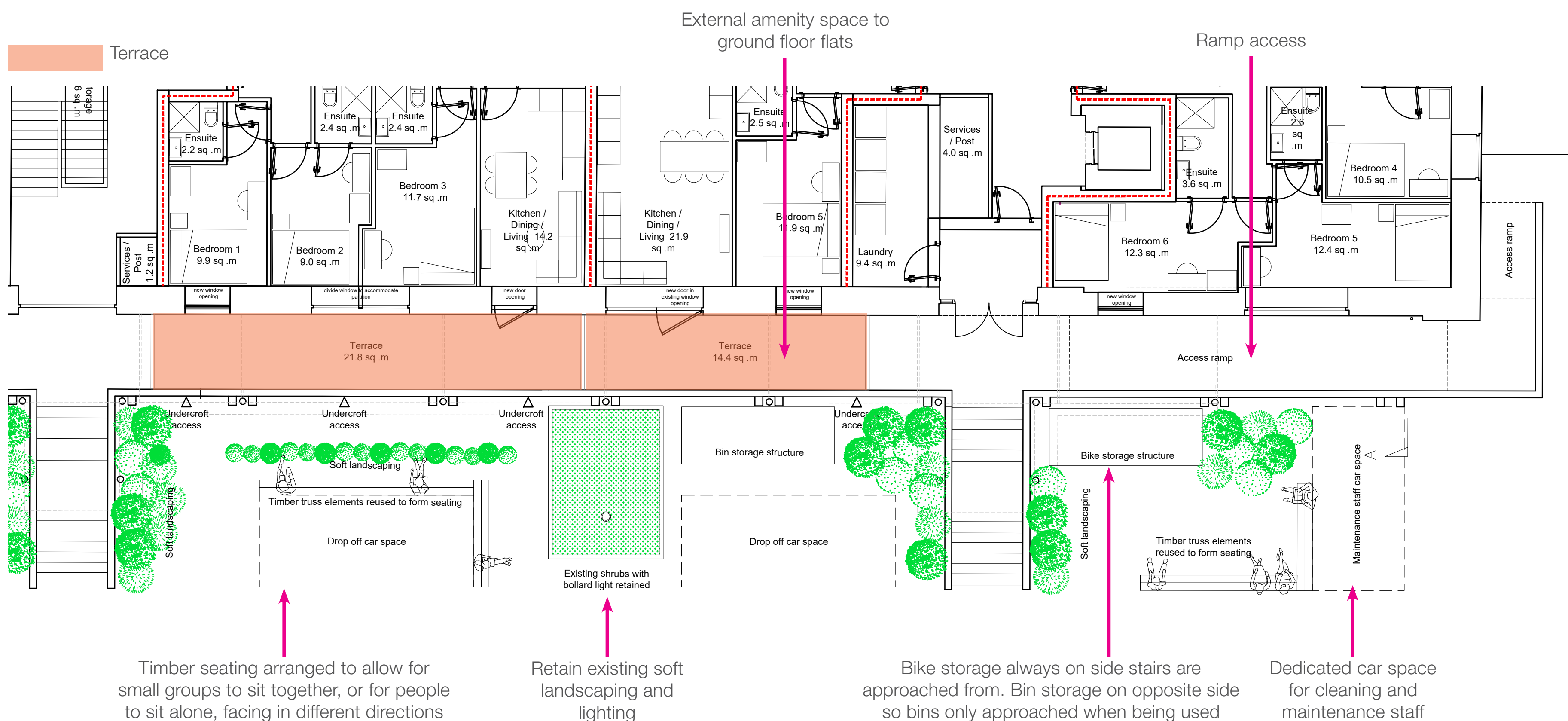
PROPOSED SECOND FLOOR PLAN



Grosvenor House, The Square, Bath



Landscape, Bins and Bikes - West end of building



Seating and planting precedent images

SUMMARY & NEXT STEPS

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Benefits of the Scheme

- Provision of circa 100 bed student accommodation, excluding first year students. This scheme is only available to under grad students in their second, third year or fourth year, those doing masters, research, etc
- Contribution to the housing supply. This scheme is the equivalent of 25 4-bed houses.
- The format of this design targets student groups that would otherwise take up private properties in the local community ie freeing up to 25 family sized homes for other residents.
- The scheme will look to retrofit the building to substantially reduce its operational carbon footprint.
- Landscape proposal will introduce more greenspace to enhance the 'Square' and improve the outlook for existing local residents.

Next Steps

- Consider all the comments received.
- Complete all the necessary technical studies.
- Develop detailed design proposals.
- Submit a planning application. Target submission: late December/early January 2026.
- Bath and North East Somerset Council, as the local planning authority, will then consult on the submitted planning application before reaching a planning decision.

Have Your Say

We value your feedback. Please take the time to fill in a feedback form.

In Person: Complete a form and place it in the comments box provided.

Online: View the display material and share your comments at:
www.nashpartnership.com/news/grosvenor-house

Deadline: Please return comments by **Thursday, 4 December.**

Thank you for taking
the time to visit this
consultation event

View the proposals and share
your comments

