

## 122 Bath Road Bristol



### Development of Key Brownfield Site

The proposed scheme offers an exemplar, policy-compliant, development on a key allocated brownfield site in a highly sustainable location within Bristol. This scheme offers 31 well-proportioned and contemporary sustainable homes that have been designed to a high standard and respond positively to their location and emerging urban context.

The scheme draws upon the terrace typology seen along Bath Road and offers a contemporary interpretation of this with modern 'bay windows' and detailing with a set back pitched roof form which roots the scheme firmly in its Totterdown location.

All flats are dual aspect and offer unrivalled views over Bristol with sunny south-facing balconies to the rear.

The scheme will be insulated to very high standards and heated by an exemplar communal heating system.

Through a highly collaborative and iterative process with Bristol City Council, we were able to secure planning approval for a 5-storey, 31-dwelling building on a restricted site that had been allocated for 21 dwellings only and which is sited next door to a 2-storey Grade II listed building.

### Project Details

- Scope**  
 5-storey, 31-dwelling, 2,865sqm building on a restricted site adjacent to a Grade II listed building.
- Role**  
 Architect, Principal Designer
- Client**  
 P Yates Ltd
- Value**  
 £6m
- Dates**  
 Planning Received May 2022





## Key Aspects

- Controversial scheme and site that was unanimously approved at planning committees
- Adjacent to a Grade II listed building
- Communal roof terrace, courtyard gardens and private balconies
- Highly sustainable with PVs, ASHPs and communal heating system
- High density development



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