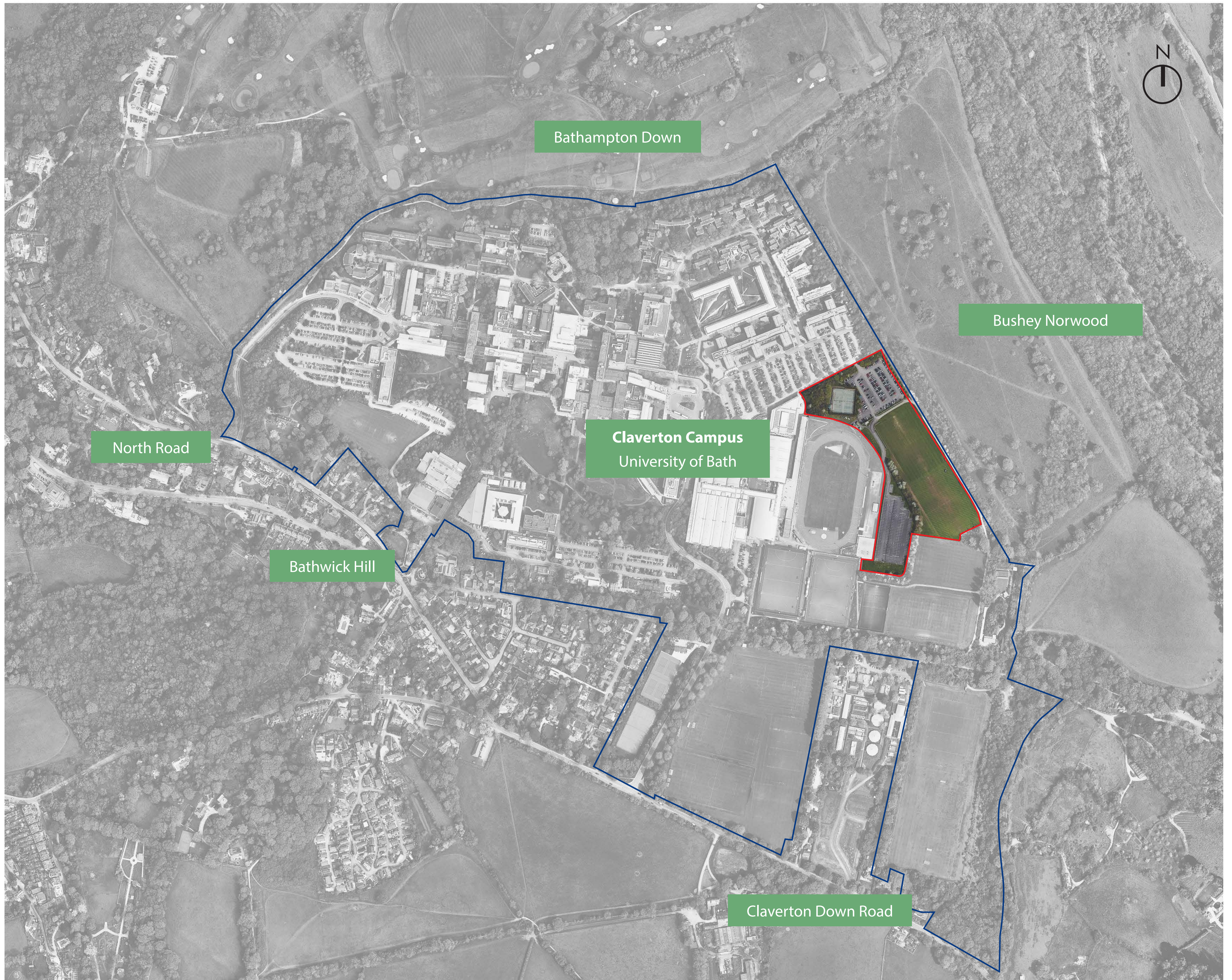


1. Welcome

Proposed Student Accommodation



Welcome to the exhibition of the proposals for the delivery of student accommodation on the University of Bath's Claverton Down campus, comprising approximately 960 bed spaces.

The site, which is 4.02ha in size, is located at the eastern extent of the Claverton Down campus. It comprises two existing grass playing pitches, currently utilised for football, as well as disused tennis courts, two parking areas, woodland areas, and peripheral landscaped areas.

The site was removed from the Green Belt in an earlier review of Bath & North East Somerset Council's Local Plan. The east of the campus was then identified for the delivery of student accommodation in the most recent Local Plan Partial Update (2023); reflecting the Campus Masterplan (2022) that was prepared in collaboration with the Council.

2. Masterplan

Proposed Student Accommodation

Local Plan Policy SB19 is the overarching policy for the University campus, and reflects the Campus Masterplan that was prepared by the University alongside Bath & North East Somerset Council.

The supporting text to Policy SB19 recognises the role that the University plays locally and regionally from a socio-economic perspective, and the need to *“help secure the future of the institution and manage its growth in associated student accommodation in a way not detrimental to the normal private housing stock and existing communities.”*

It therefore identifies the need to optimise the capacity of the campus within its sensitive environmental context. Policy SB19 and the Campus Masterplan recognise that this part of the campus is located within the Cotswold National Landscape and City of Bath World Heritage Site,

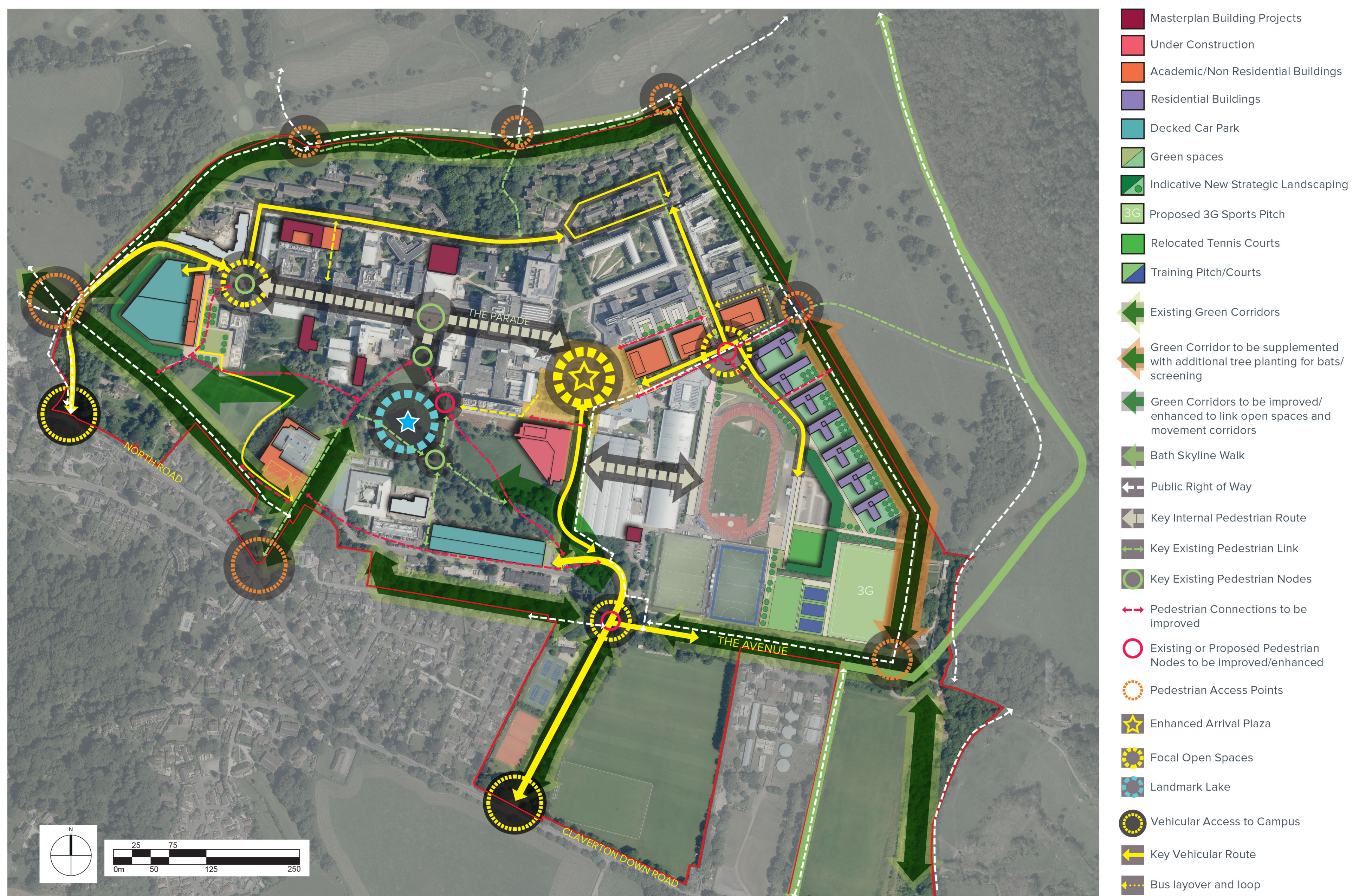
that there are some heritage assets in proximity to the site (including two Conservation Areas, a small number of listed buildings, and a Registered Park), and that land to the east of the site is a bat commuting corridor between two statutory ecological sites. Those matters were carefully considered both in advancing the Campus Masterplan and the detailed design proposals that are presented through this consultation.

In that context, Policy SB19 sets out that the *“development principles and parameters will ensure that the development capacity of the Claverton Campus is optimised within the context of the environmental constraints in seeking to provide around 870 study bedrooms and 48,000 sq.m. of academic, research and support space, together with associated infrastructure to address the University’s potential long-term development needs.”*

Part 3 of the policy relates to the delivery of new student accommodation. It states that *“the rationalisation of the sports pitches and car parking on the campus will allow the surface car parking and grass pitches in the eastern playing fields to be replaced by the development of student accommodation blocks.”*

It continues to state that *“the buildings will extend towards the new 3G sports pitch in the south east corner of the campus and will be limited to 4 storeys (around 13m high plus rooftop plant) to reduce the visual massing in views from Bushey Norwood.”*

Composite Masterplan



Proposed Student Accommodation

This aerial map illustrates the proposed Bat corridor and 25m Ecological Offset for Bulliform. The map shows a red boundary, a blue dashed line, and a yellow shaded area. Labels include W12, W19, W20, W18, and 'Views From Bath Skyline Route'. Arrows indicate the direction of the corridor and offset.

That has included continuous landscape and visual assessment based on Accurate Visual Representations, which have influenced the location, scale and aspect of buildings, as well as detailed elements (such as the proposed materials and locations of windows) to limit impacts on the site's surrounding area.



The proposed built form has been designed to respond sensitively to the wider landscape setting to the east. To compensate for that and still optimise the capacity of the scheme, the application site has been extended beyond the area shown in the Masterplan to include the adjacent East Car Park Overflow. The development of the car park removes the potential conflict between vehicle and pedestrian movements through the proposed scheme and allows the provision of some taller buildings away from the sensitive campus boundary. Consequently the scheme can provide around 90 more bed spaces than was originally anticipated in the Masterplan and Policy SB19. That will help to ensure affordability and further reduce pressure on HMOs and purpose built student accommodation elsewhere in the city.



4. Layout and Massing

Proposed Student Accommodation

Proposed layout



The proposals comprise 8 student accommodation blocks, which have been located to ensure that their landscape and visual impact is minimised as far as possible.

The layout includes a row of six four-storey accommodation blocks orientated perpendicular to the boundary to limit the massing in views from the east, as well as light spill on adjacent habitats.

The scheme also includes two accommodation blocks with five-storey elements that are positioned further away from the campus boundary and adjacent to the existing buildings and facilities. They have been located in that part of the site to ensure that they relate well with existing built development on the campus.

Their height, massing and orientation have been very carefully considered in that regard, and has been refined extensively through the design assessment process; including the preparation of a Landscape and Visual Impact Assessment that has informed the scale and massing of the proposed built form.

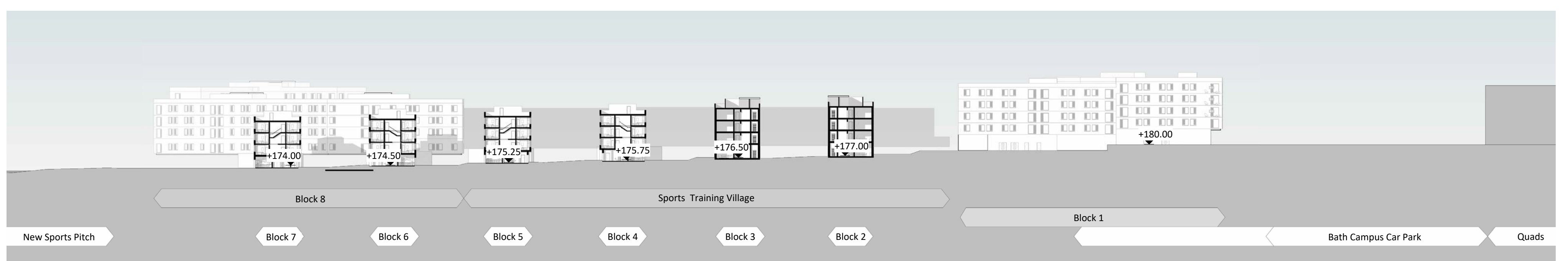


Massing - view from Northwest



Massing - view from Southwest

Site Section - Scale and Height



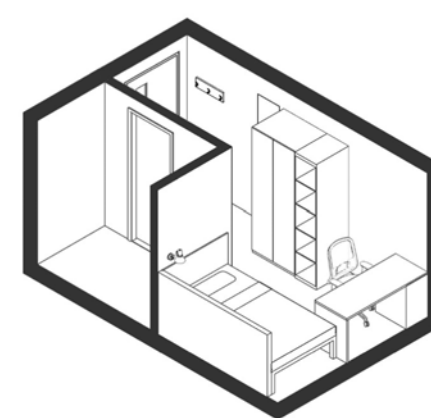
5. Accommodation Typologies

Proposed Student Accommodation

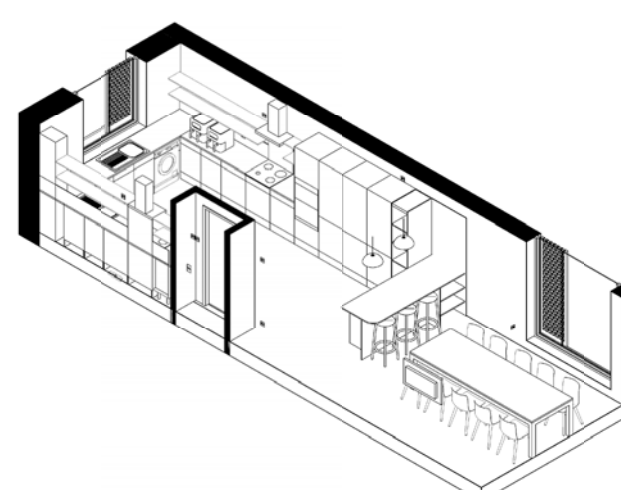


Cluster Flats

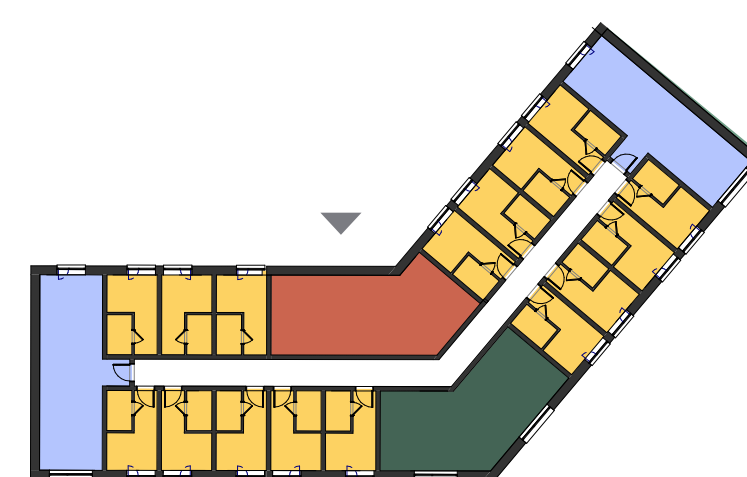
Standard accommodation in Blocks 1, 2, 3, and 8 will primarily consist of 8 to 10-bedroom ensuite flats. Each flat includes a kitchen and dining area, with every two flats sharing a student lounge. This arrangement offers students a variety of spaces to study, relax, and socialise.



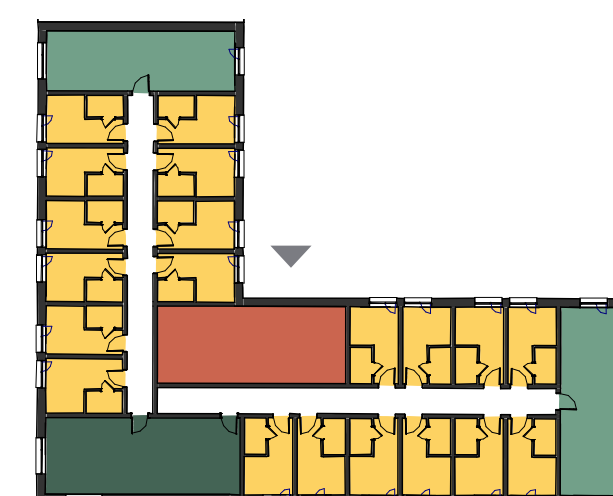
Typical bedroom



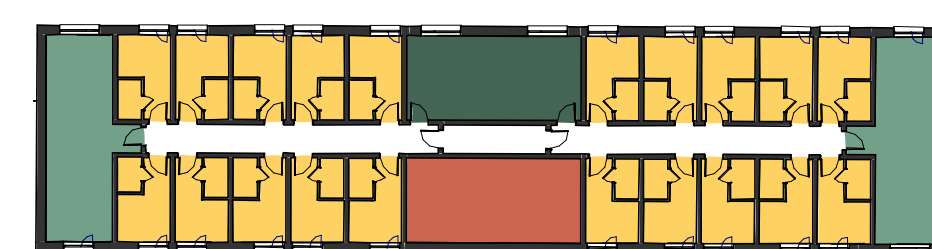
Typical kitchen



Angled Block Typology



Corner Block Typology

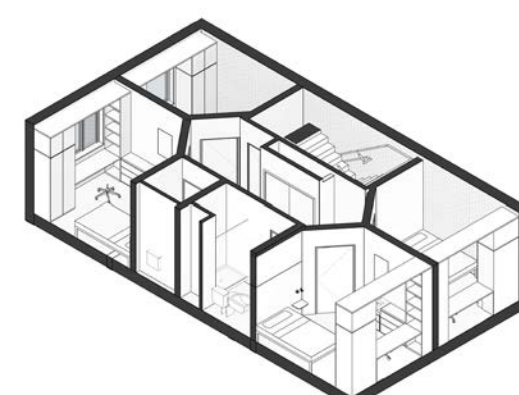


Linear Block Typology

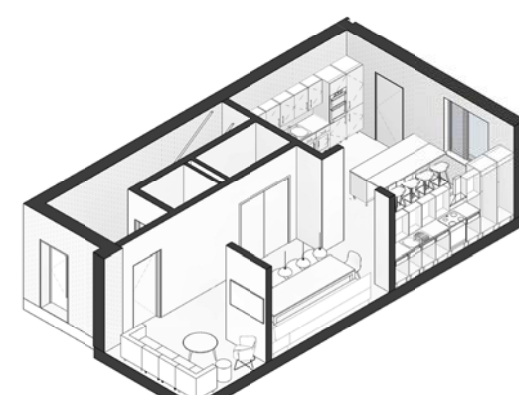


Townhouses

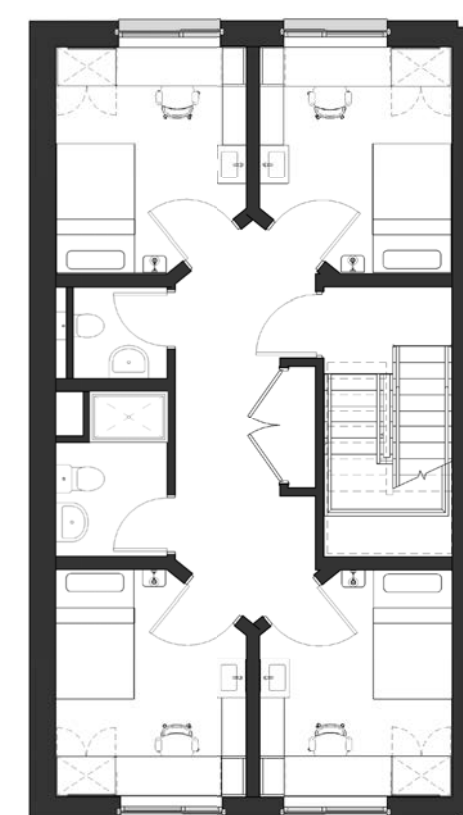
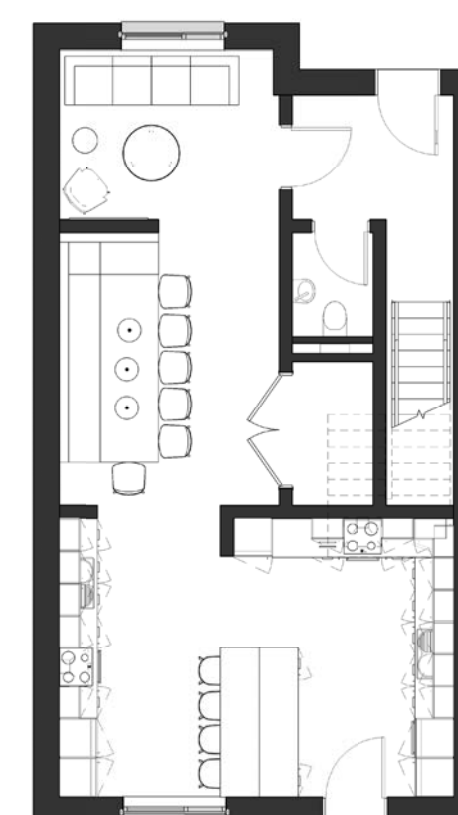
Blocks 4 to 7 feature more affordable Townhouse-style accommodation, comprising 9 or 12-bedroom houses. These houses offer shared bathrooms, along with kitchen, living, and dining areas located on the Ground Floor, providing direct access to semi-private gardens.



Typical bedroom



Typical kitchen



Communal Areas

The Ground Floor of Block 1 acts as the main entrance to the development, featuring a mix of communal, social, and study spaces for residents. These areas help foster a sense of community among students and create a connection with the wider campus.



Communal areas

6. Landscape

Proposed Student Accommodation



UNIVERSITY OF
BATH

Landscape Strategy

The landscape proposals seek to further enhance the site's setting and respond to the targets and objectives of the Cotswold National Landscape Management Plan, as well as the requirements of the allocation policy.

The proposed green and blue infrastructure will create an attractive setting to the scheme and ensure that the required Biodiversity Net Gain (BNG) can be achieved.

Existing tree belts will be retained. The development will be offset by at least 25m from the existing woodland buffer to the east. A naturalistic landscape buffer of at least 10m wide along the eastern boundary will be provided to further filter views of the student accommodation. In between the blocks will be shared gardens and front access mews; providing a combination of hard and soft landscaped areas. To the south of the linear townhouse blocks will be a landscaped woodland area that will incorporate drainage, and to the north will be a picnic area.



Hard Landscape Features



Soft Landscape Features



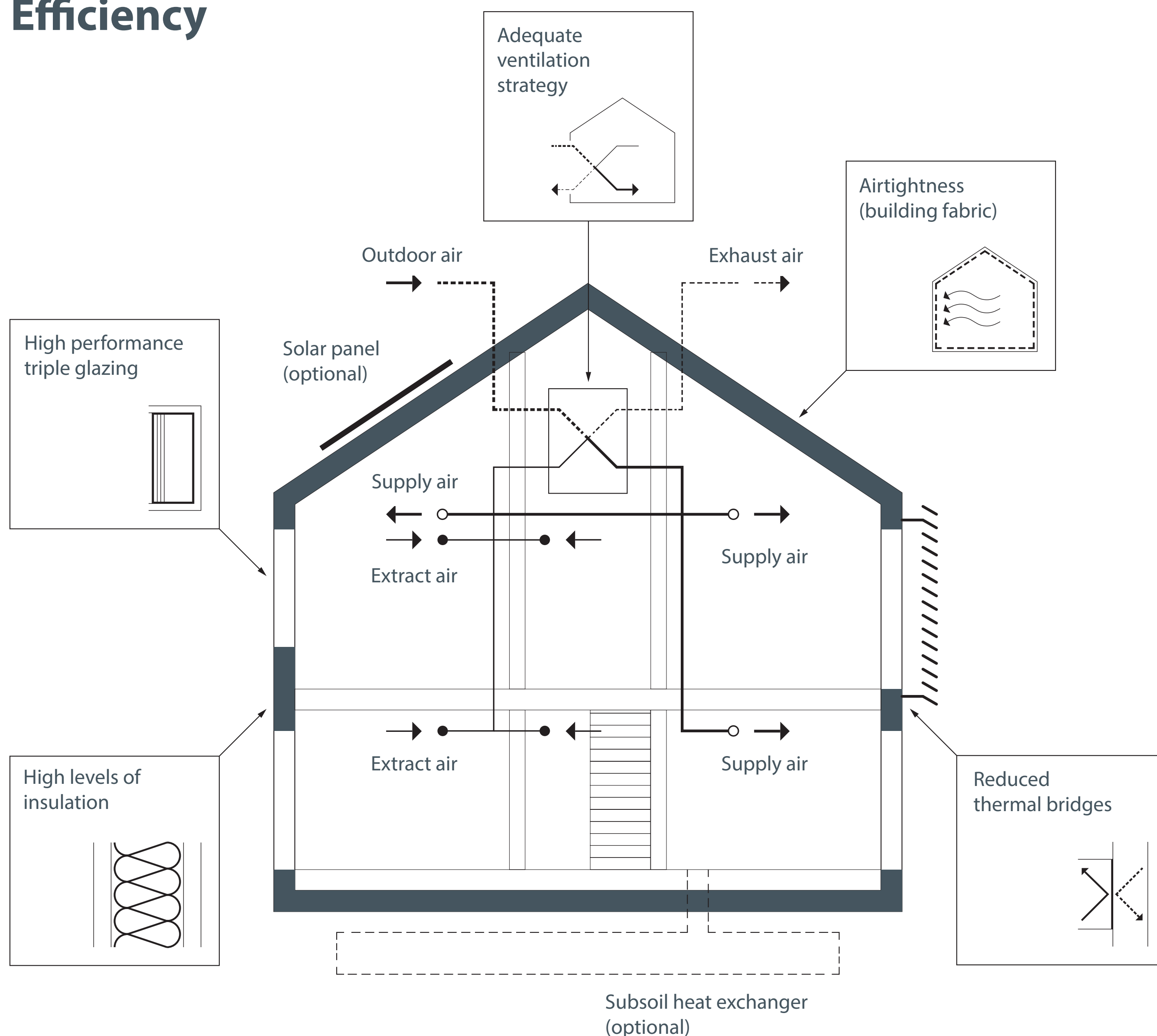
* SuDS (Sustainable Drainage Systems)

Proposed Student Accommodation

7. Sustainability

Proposed Student Accommodation

Passivhaus/Energy Efficiency



What is Passivhaus?

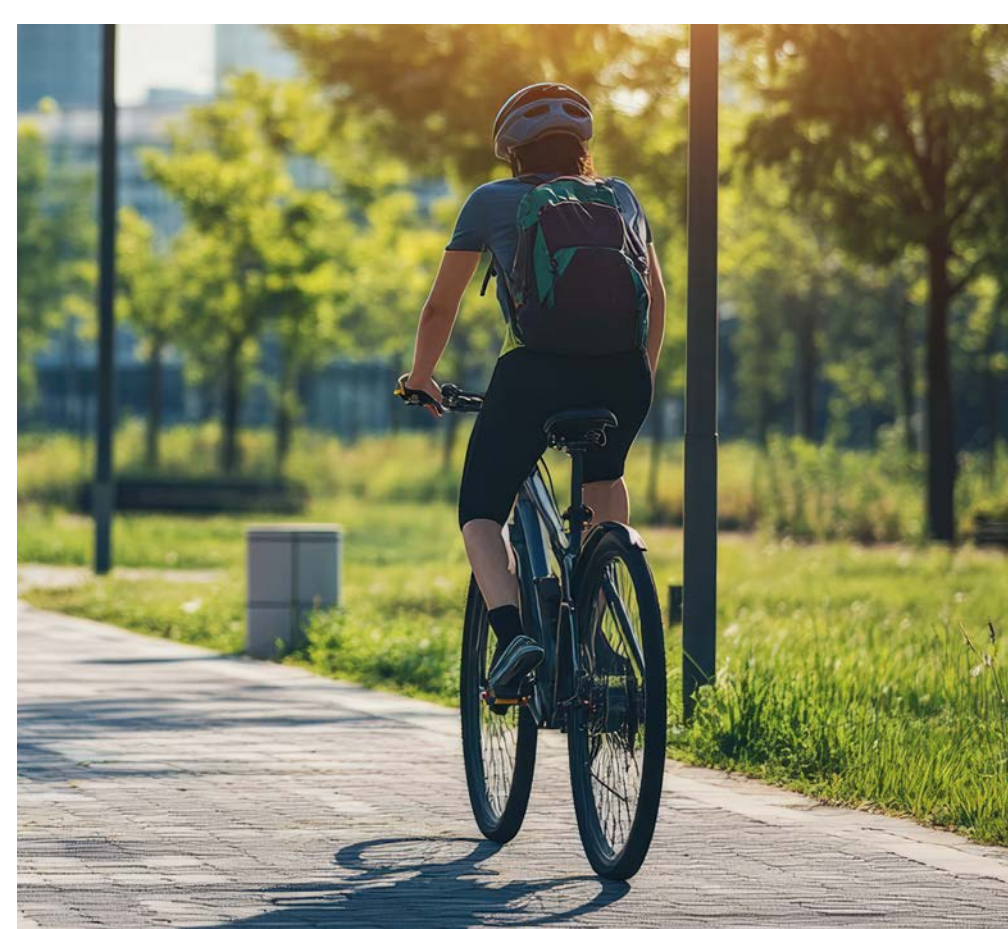
To support the University's Net Zero targets and minimise environmental impact, the development will be designed and built to the Passivhaus standard.

Passivhaus is an internationally recognised building standard focused on creating highly energy-efficient, comfortable, and environmentally responsible buildings. Developed in Germany, the Passivhaus approach is based on minimising the need for conventional heating and cooling systems by using intelligent design, high-performance materials, and advanced building techniques.

Key features of a Passivhaus building include:

- High levels of airtightness to prevent draughts and improve energy efficiency;
- High-performance windows and doors to optimise natural light and thermal performance;
- Mechanical ventilation with heat recovery (MVHR) systems to provide a constant supply of fresh, filtered air while retaining warmth;
- Zero-cold bridge building envelope design.

Passivhaus buildings typically consume up to 90% less heating and cooling energy than standard buildings, offering significant reductions in energy bills and carbon emissions. They also provide a consistently comfortable indoor environment with excellent air quality, enhancing the wellbeing of occupants.



Sustainable Travel Strategy

The University is preparing a new Travel Plan that seeks to reduce the need to travel and encourage sustainable modes of travel. The new student accommodation will be located close to the campus public transport hub and students will be encouraged to use public transport for their day to day journeys and to and from home.

A network of pedestrian and cycle paths will link the accommodation to the surrounding areas to encourage active travel. To support this, secure cycle stores will be conveniently located close to the entrance points (final positions to be determined).



8. Thank You and Next Steps

Proposed Student Accommodation



The project team
is working towards
submitting a planning
application during
Summer 2025.

The planning application will require the following reports (amongst others):

- Design and Access Statement;
- Energy and Sustainability Statement;
- Landscape and Visual Impact Assessment and Strategy;
- Transport Statement and draft Travel Plan;
- Heritage and Archaeology Statement;
- Lighting Impact Assessment and Strategy;
- Surface Water Flood Risk Assessment and Drainage Strategy;
- Tree Survey (including Root Protection Areas), Tree Protection Plan and Arboricultural Method Statement;
- Ecological Impact Assessment;
- Construction Environmental Management Plan.
- Biodiversity Net Gain Assessment Report;

View the
proposals
online



Comment using
the online
feedback form



We value your feedback. Please take the time to fill in a feedback form. We would be grateful if you could return your comments by **15th May 2025**.