

# BATH RIVERSIDE

## BUILDING HISTORY

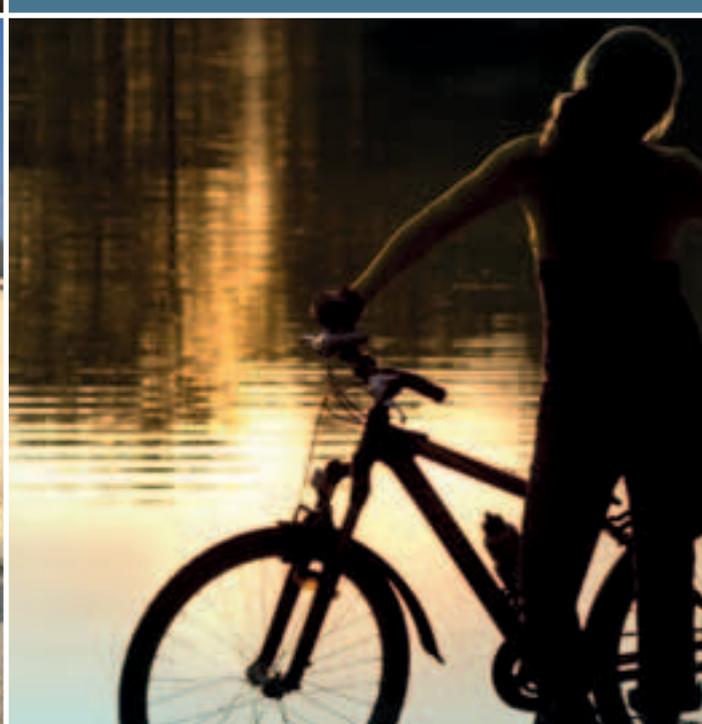
Riverside apartments and townhouses in the World Heritage city of Bath



# Building History



BATH  
RIVERSIDE



# Bath's newest quarter

Bath Riverside is the city of Bath's newest residential quarter.

When completed it will be a vibrant community with approximately 2,000 homes and a diverse range of people including families, single professionals and downsizers.

The development is revitalising an important part of Bath's landscape which has remained untouched for many years. Following the closure of the Stothert & Pitt ironworks in 1989 and more recently the closure of the Gasworks on the west side of the site, hardly anyone has stepped foot on the land. Not only will Bath Riverside reinvigorate this neglected corner of the city, it will reopen a stretch of waterfront so that it can be shared and enjoyed by residents and visitors.

## Caring for Bath's unique environment

Bath Riverside is destined to play a vital role in the city's future. We have crafted a community of new homes finished in Bath stone, consciously avoiding a re-creation of the past in a bid to build history and to create a legacy for the future. This is a residential quarter with a distinct character. It is designed to complement, rather than compete with, Bath's historic core.

Bath Riverside uses traditional construction techniques, local materials and carefully sourced, high quality fittings. The development represents a 21st century living environment, which combines quality and comfort with a focus on sustainable living. The homes have been designed to the Code for Sustainable Homes Level 3, with many enhanced ecological and carbon saving initiatives.

At Crest Nicholson, we have aspired to establish a community that residents are proud to be part of. We have done this through actively encouraging ownership, community involvement and a strong sense of place through the creation of communal gardens, public art features and riverside walks.

The central public park on the riverside has taken its inspiration from Bath's centrally-located park, Parade Gardens. These lovely public gardens overlook the River Avon and Pulteney Bridge and is a popular destination for both locals and tourists alike.

## An unrivalled address

Bath is a world class destination as well as a fantastic place to live and work. It is a city with a long history of embracing change and evolving in a way that inspires and promotes creativity. Bath Riverside enjoys an enviable location, just a mile from the centre of the city. Set on the riverbank in a steep-sided valley, it is also one of the few residential areas in Bath that enjoys level, easy access into the city centre.

## Leaving legacies through art and history

Working in partnership with local communities of artists, organisations and residents we are developing an art strategy to help create a legacy for not only the immediate area but also the vibrant city of Bath. Centred around the theme of elements which reflects some of the industrial heritage that was based around Bath's riverside area in the past, the artistic touches will be used to create an element of surprise throughout the quarter.

The art you will find throughout Bath Riverside will include carefully designed eccentricities which will pop up in walls, metalwork, glass and landscaping, as well as a host of quirky carvings, bins, lamp-posts and wall art. We also hope our restoration and display of an original Stothert & Pitt crane marking the entrance to the quarter will become an iconic feature of the city in keeping with other architectural eccentricities such as Beckford's Tower and Sham Castle.

# A place in time

The foundations of Bath Riverside are planted firmly in the soil of the city's history. The area, on the south bank of the River Avon became Bath's most important industrial site during the 19th and 20th century, employing at its peak over 2,000 people at the Stothert & Pitt ironworks.

Stothert & Pitt was founded in 1785 as an ironmonger's business and set up their first foundry in 1815 – the same year that Jane Austen published *Emma*. This was Bath's Regency heyday. The Royal Crescent and The Circus were new developments in the city and Norfolk Crescent, directly across the river from Bath Riverside, was being built during this time, reaching completion around 1822.

By the mid-19th century Stothert & Pitt had developed a real expertise in crane building, leading to the expansion into the site of Bath Riverside which was then called the Victoria Works. Progressively larger cranes were built at the site, some of which specialised in harbour construction, such as the stunningly imposing Titan and Goliath cranes.

In 1989, more than 200 years after Stothert & Pitt was founded, the engineering works finally closed and the site was cleared. Until today nothing was left to remind us of the legacy of this period of industrial innovation and production.

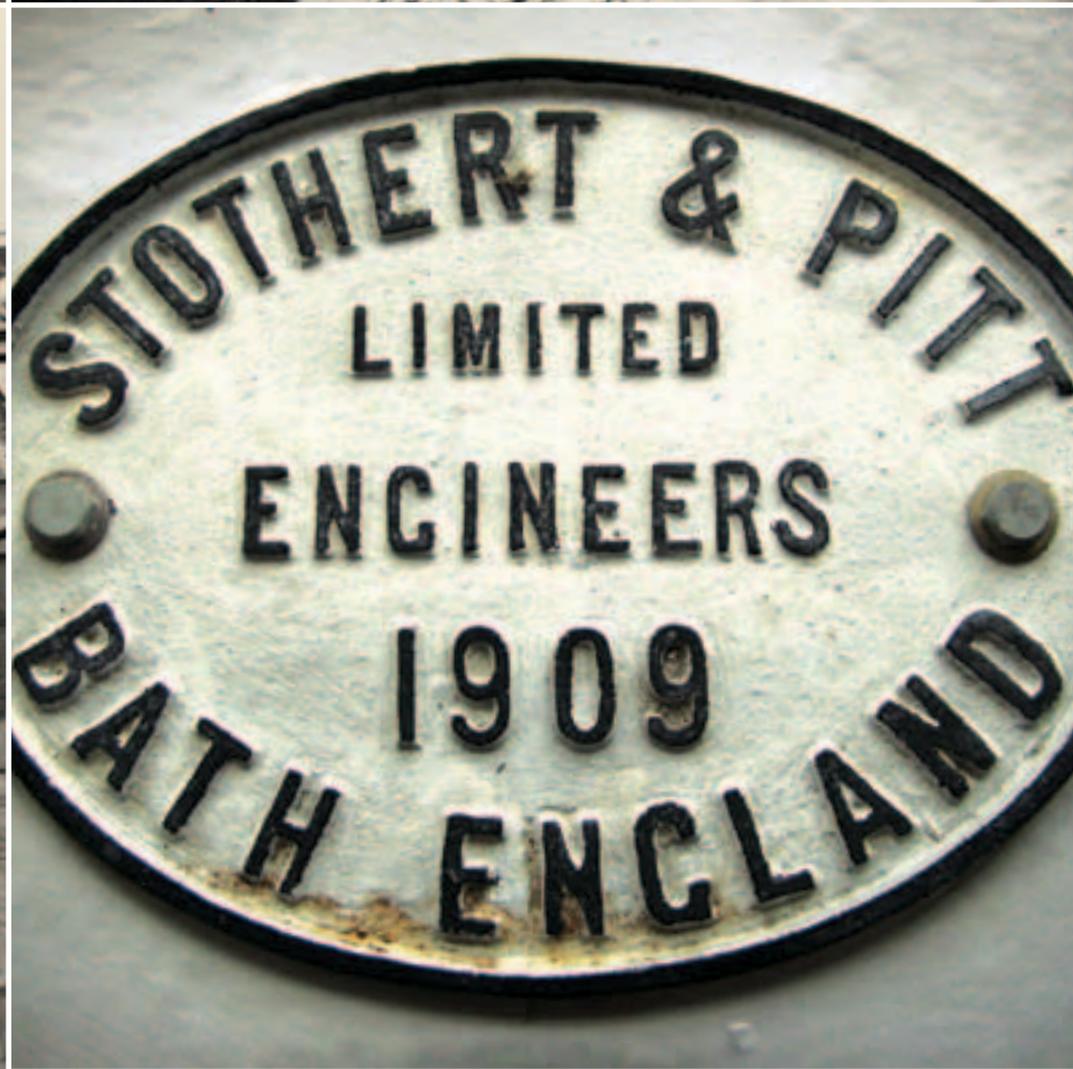
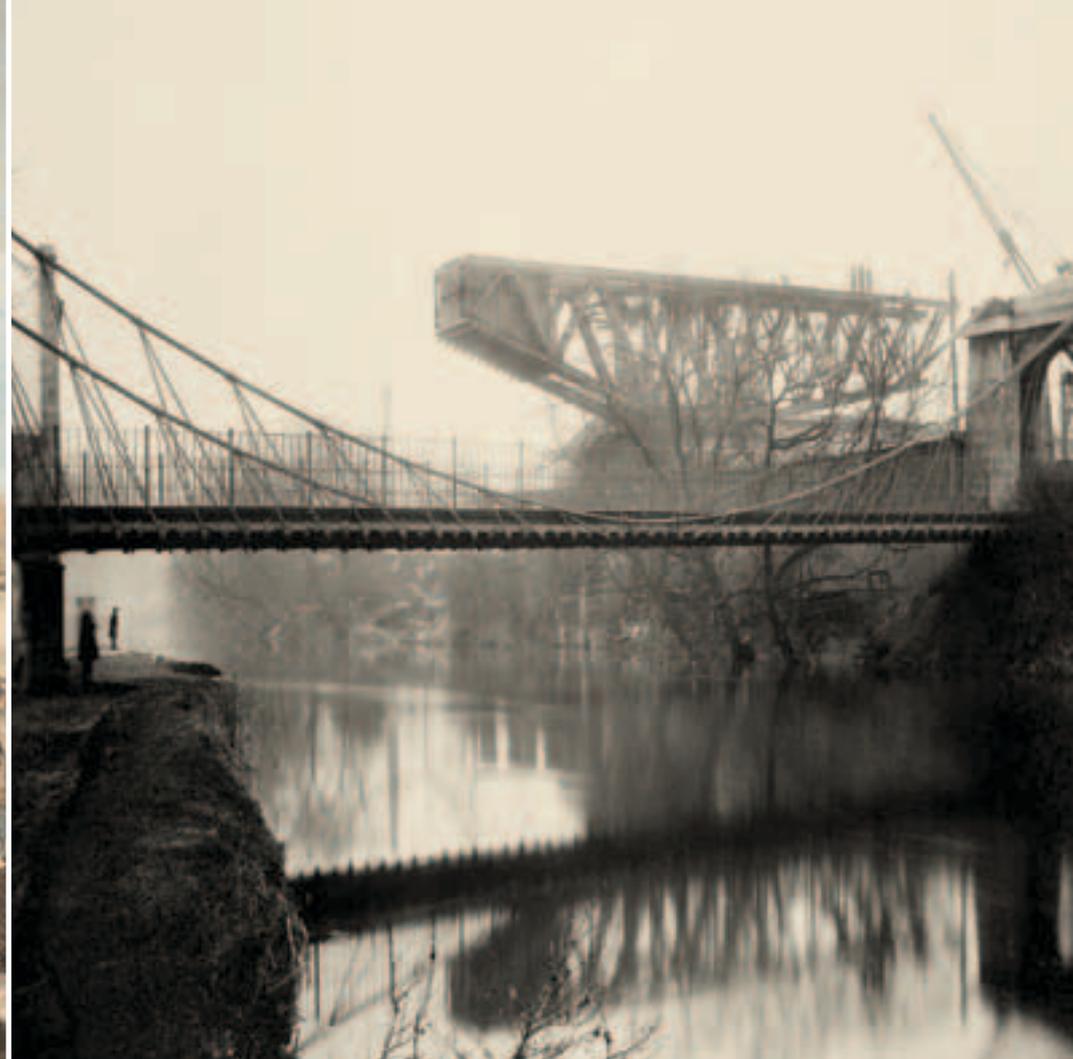
In recognition of the rich history of this site and as a tribute to the thousands of people who worked here for over 200 years, a refurbished, rail-mounted steam crane, built in 1908, has been installed at the entrance to Bath Riverside, where we hope it will make a fitting architectural and historical statement.

The river itself also enjoys a rich history. In its heyday it was an important thoroughfare of trade, shipping Bath stone all over the world via the Kennet Navigation and River Thames. Today barges occasionally potter their way upstream and down, but these are largely leisure boats and holiday sailors.

## A short history of Stothert & Pitt

- 1785 • *George Stothert started in business as an ironmonger in Bath.*
- 1815 • *Under the control of his eldest son George, he started his own foundry and became a supplier to the construction industry.*
- 1844 • *Robert Pitt joined the partnership and the firm became Stothert & Pitt, Engineers and Founders.*
- 1857 • *Stothert & Pitt established the Newark Foundry on the Lower Bristol Road, Bath.*
- 1876 • *Stothert & Pitt built the 35 ton steam crane at Bristol docks to a design by Fairbairn. Restored in 1974, it is on display at the M Shed museum in Bristol.*
- 1890 • *Stothert & Pitt built their Victoria Works, which is now the Bath Riverside site.*
- 1892 • *Stothert & Pitt supplied their earliest electric powered crane to Southampton Dock Authority.*
- 1912 • *The revolutionary Topliss system was developed by the Stothert & Pitt engineering team. This improved efficiency in ports worldwide.*
- 1927 • *Stothert & Pitt produced the first bulk-handling crane. Instead of a simple hook, these cranes have an integral grab for lifting bulk cargoes.*
- 1940 • *Stothert & Pitt built tanks and miniature submarines during World War II as well as armaments.*
- 1986 • *The firm was sold to Robert Maxwell's Hollis Group.*
- 1989 • *Stothert & Pitt announced the firm's closure. All manufacturing ceased and the drawing office was sold.*
- 2011 • *Stothert & Pitt continues to operate as part of the Clarke Chapman Engineering Group as a dock crane consultancy, advising not only on purchasing new cranes but also how to prolong the life of existing cranes. They operate from Bristol.*
- 2011 • *The rail-mounted steam crane built in 1908 returns to its birth place at Bath Riverside as part of the ongoing public art strategy to acknowledge the site's rich industrial heritage.*

• BATH  
RIVERSIDE



# Art, culture and leisure – living in a World Heritage city

Everywhere you go in Bath, it is impossible to escape the fact that you are living in a World Heritage site. Stunning architecture such as the breathtaking Bath Abbey – fashioned from the unique Bath stone – can be found throughout the city. The honey-coloured limestone that adorns the walls of ancient and modern buildings alike has an almost magical quality.

Bath owes its existence to its springs. The UK has only a few geothermal springs and of these, the hottest naturally occurring springs are all found in Bath. Two thousand years ago, Romans flocked to the city's spa and floated in its luxurious, naturally warm waters. Today, people still come to the city for the same reason, enjoying the warm rooftop pool at the newly constructed Thermae Bath Spa.

The city centre is compact enough to walk around with ease and is one of the most popular shopping destinations outside of London, thanks to its high proportion of both 'big brand names' and independent shops. Last year the city's main shopping boulevard, Milsom Street, was voted 'Britain's Best Fashion Street' in the Google Street View Awards.

The city's restaurants enjoy a good collection of Michelin stars, not to mention celebrity chefs including Martin Blunos, Michael Caines and Jamie Oliver. There is also a vibrant café culture, catering for all tastes and pockets.

Must see attractions which are just part of everyday life for residents include:

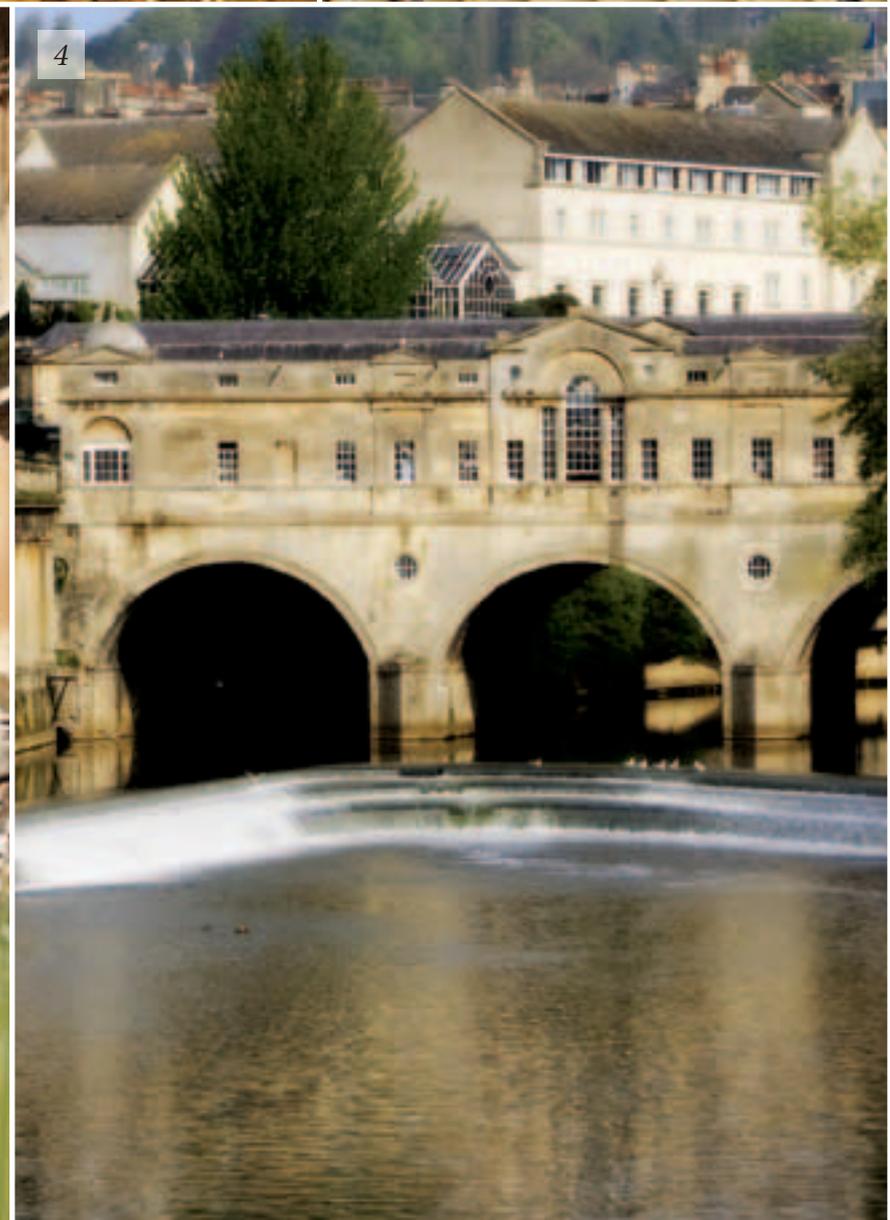
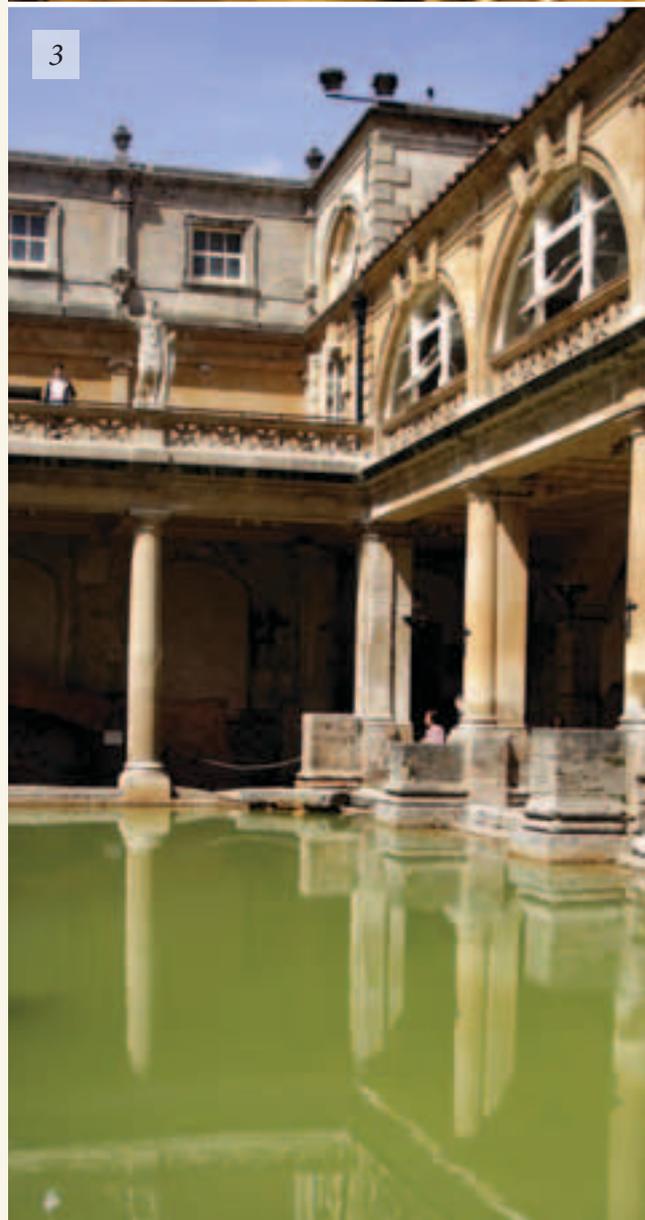
The Roman Baths, Pulteney Bridge, the Royal Crescent and Bath's International Music, Literature, Film and Fringe Festivals.

Two of the region's major universities are also located here, The University of Bath and Bath Spa University, as well as the renowned Bath School of Art and Design.

Bath Abbey



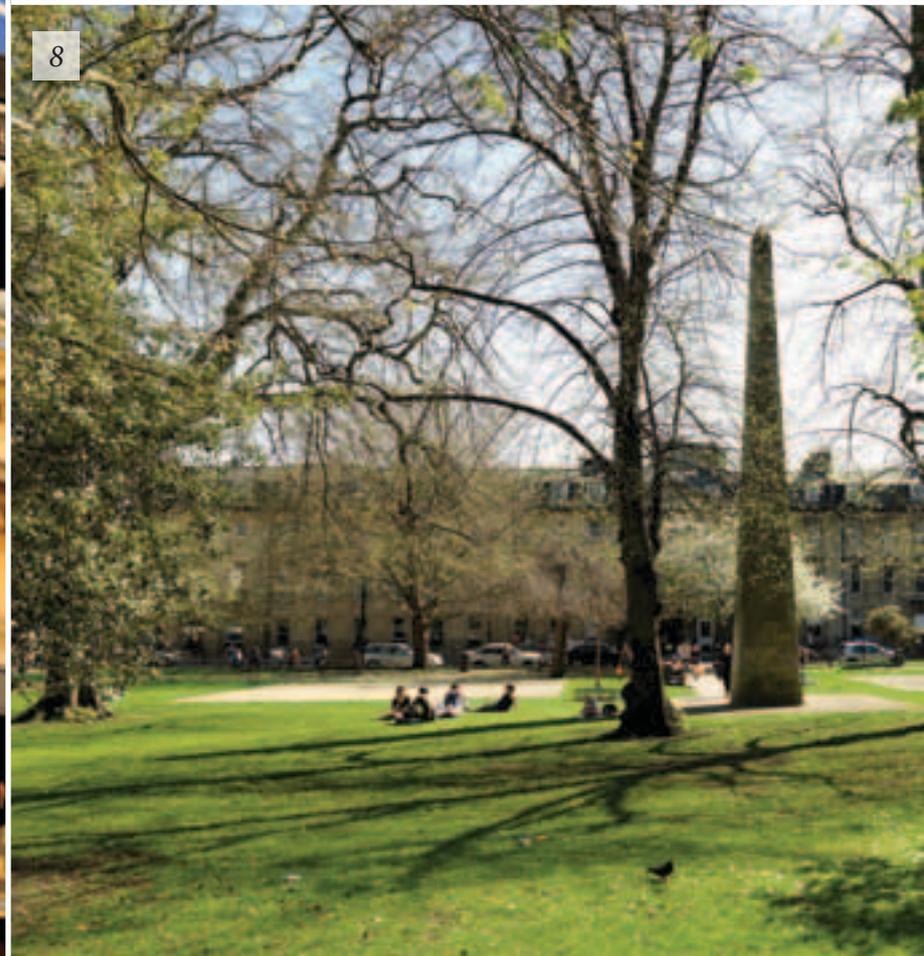
# Rich in history



## Historic Landmarks

From Bath Abbey to the Royal Crescent, the Roman Baths to Pulteney Bridge, Bath's iconic architecture with its unique Bath stone exteriors is famous throughout the world. And although Bath's streets can be seen in a host of period movies, life in the city is rich, diverse and very real.

- Bath Abbey (1)*
- Royal Crescent (2)*
- Roman Baths (3)*
- Pulteney Bridge (4)*
- Theatre Royal (5)*
- Pump Room (6)*
- Thermae Bath Spa (7)*
- Queen Square (8)*



# Full of vibrant diversity

Bath has a rich café culture with a fantastic selection of places to eat including pubs, clubs, cafés and restaurants serving everything from takeaway snacks to Michelin Star meals. There is also lots of shopping choice including high street brand names, independent retailers and markets. You can experience Bath life indoors in its many museums, bookstores or libraries. Or head outdoors to lie on the grass on a summer's day, or pound the streets in training for the half-marathon.

## Dining and Drinking

Bath has a multitude of restaurants, bars and pubs catering for all tastes and styles.

Here are a select few ~

*Aqua Italia Restaurant and Bar*  
*Ask Restaurant*  
*Browns*  
*Cosy Club*  
*Côte*  
*Firehouse Rotisserie*  
*Giraffe*  
*Green Park Brasserie*  
*Hall and Woodhouse Bar and Restaurant*  
*Hudson Steakhouse and Bar*  
*Jamie's Italian*  
*Loch Fyne*  
*Onefishtwofish*  
*Pizza Express*  
*Rajpoot*  
*Sally Lunn's Tea Rooms*  
*Strada*  
*Yo! Sushi*

## Parks & Gardens

*Green Park*  
*Hedgemoad Park*  
*Henrietta Park*  
*Parade Gardens*  
*Royal Victoria Park (Botanical Gardens)*  
*Sydney Gardens*

## Museums and Galleries

*Fashion Museum*  
*Holburne Museum*  
*Jane Austen Centre*  
*Victoria Art Gallery*

## Markets

There are several markets in Bath selling a wide range of goods from local farm produce to fine antiques.

*Bath Flea Market*  
*Green Park Farmers Market*  
*Guildhall Market*

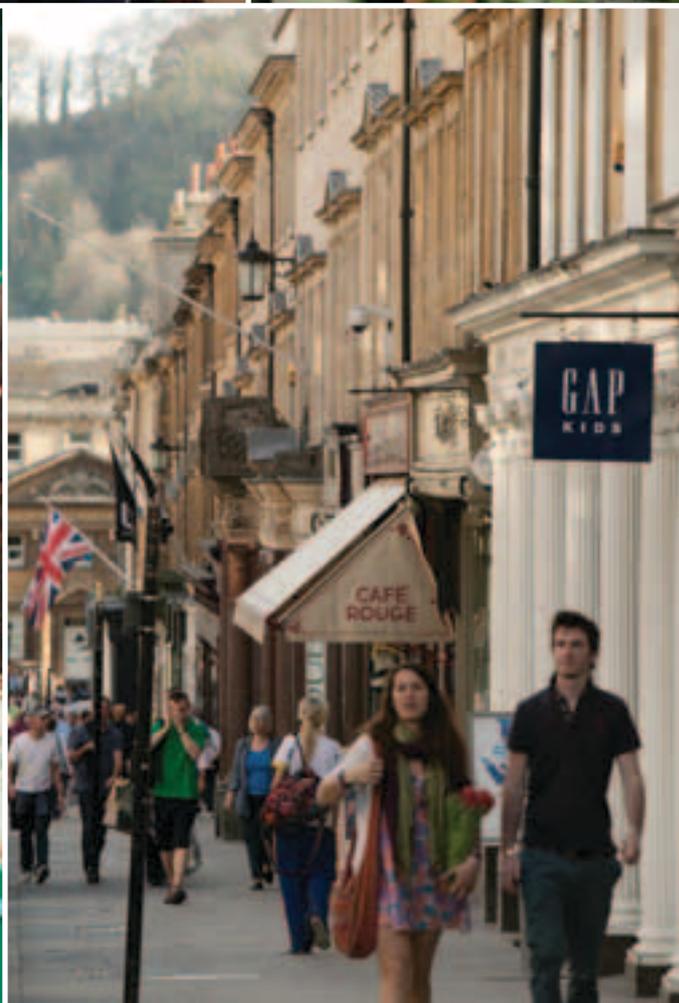
## Shopping

There is a diverse range of shops in Bath selling everything from the latest fashion trends, within the new SouthGate development, to antiques and fine foods.

Here are a select few ~

*All Saints*  
*Apple*  
*Boots*  
*Cath Kidston*  
*Currys Digital/PC World*  
*Debenhams*  
*Fat Face*  
*H&M*  
*House of Fraser (Jollys)*  
*Hotel Chocolat*  
*Karen Millen*  
*Kurt Geiger*  
*Marks and Spencer*  
*MBT*  
*Ted Baker*  
*Timberland*  
*Topshop*  
*Urban Outfitters*





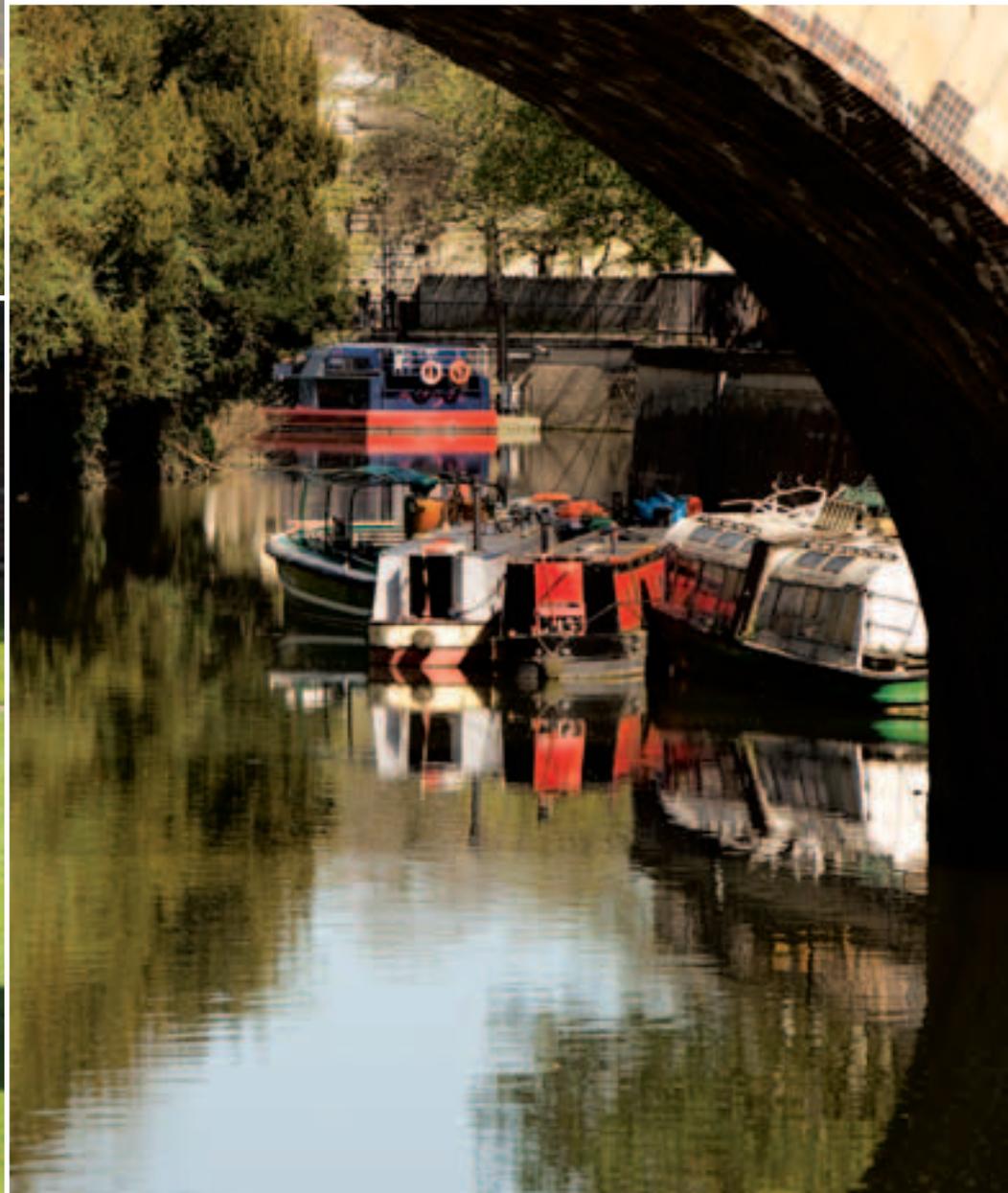
# Designed to embrace the riverside

Set on the banks of the River Avon, Bath Riverside is one of very few residential developments that enjoys direct access to the riverside. The towpath is used widely today as a direct and car-free pedestrian and cycle route into the heart of the city – direct to the train station and bus terminal.

It is also popular with walkers, joggers and cyclists and people who like to explore further afield. It forms part of the Kennet and Avon Cycle Route, Britain's most popular long-distance waterside cycle way. Head west and you can follow the towpath or cycle path all the way to Bristol. Head east past the limestone aqueducts to the lovely town of Bradford-on-Avon, or continue further to reach the dramatic Caen Hill Locks at Devizes.

With pocket parks, wild meadows and riverside pubs with gorgeous gardens along its route, the river is a great place to enjoy a day out, an afternoon stroll or a summer picnic. It's also a wonderful place to explore the local wildlife and spot colourful kingfishers, dragonflies, majestic swans and an occasional jumping fish, including roach and bream.

Just across the river is the Royal Victoria Park, a substantial green area that includes the gorgeous Botanical Gardens, large children's play area, skate park, tennis courts and extensive Victorian landscaping. The park, which extends to the front of the Royal Crescent, plays host to many of the city's events, from firework displays and concerts to fairs and sporting events. It is also a favourite launch site for the many hot air balloons that can be seen floating gracefully through the city's skies on summer evenings.



# An idyllic location – close to the heart of the city

Bath Riverside enjoys an enviable location within the city. The main train station, Bath Spa, providing mainline trains to London and other major cities, and bus terminal are within a 20 minute walk or just 10 minutes by bike. Oldfield Park railway station is even closer and can be reached in under ten minutes by foot. Direct trains from Oldfield Park go to Bristol, Westbury, Gloucester, Salisbury and beyond.

The city's main shopping and restaurant quarter is less than a 15 to 20 minute stroll away and landmark sights, including the Royal Crescent, are within a five to ten minute walk. Bristol is a 15 minute train ride away and Bristol International Airport can be reached in about 30 to 40 minutes by car. The airport has direct flights to destinations as far afield as the USA and North Africa. Popular destinations include Dublin, Glasgow, Paris, Rome, Barcelona and Orlando.

Everything you would expect to find in a city including schools, supermarkets and doctors' surgeries can be reached within a maximum walk of approximately 20 minutes and often much less.

## BY FOOT

- ~ 5 minutes to nearest supermarket
- ~ 5 minutes to nearest restaurant / bar
- ~ 10 minutes to Oldfield Park train station
- ~ 20 minutes to Bath city centre
- ~ 20 minutes to Bath Spa train station

## BY BICYCLE

- ~ 3 minutes to nearest supermarket
- ~ 3 minutes to nearest restaurant / bar
- ~ 5 minutes to Oldfield Park train station
- ~ 10 minutes to Bath Spa train station
- ~ 10 minutes to Bath city centre
- ~ 55 minutes to Bristol city centre

## BY ROAD

- ~ 25 minutes to Bristol city centre
- ~ 1 hour 10 minutes to Cardiff city centre
- ~ 1 hour 20 minutes to Reading city centre
- ~ 1 hour 50 minutes to Birmingham city centre
- ~ 2 hours 20 minutes to London Paddington

## BY TRAIN (from Bath Spa)

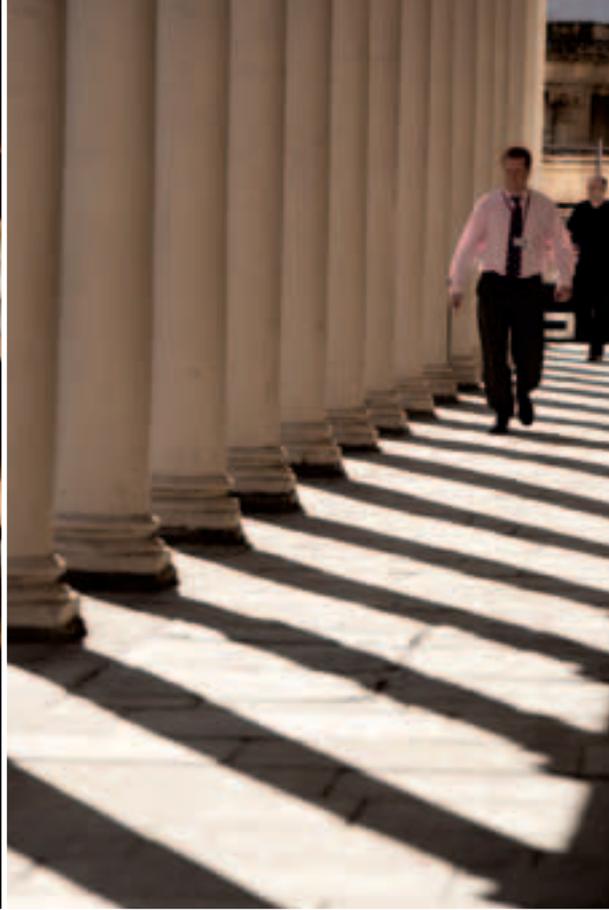
- ~ 12 minutes to Bristol Temple Meads  
(15 minutes from Oldfield Park)
- ~ 55 minutes to Reading
- ~ 1 hour 7 minutes to Cardiff Central
- ~ 1 hour 26 minutes to London Paddington
- ~ 1 hour 50 minutes to Birmingham New Street

## BY AEROPLANE (from Bristol International Airport)

- ~ 40 minutes to Dublin
- ~ 1 hour 15 minutes to Edinburgh
- ~ 1 hour 30 minutes to Paris
- ~ 1 hour 55 minutes to Berlin
- ~ 2 hours 15 minutes to Madrid
- ~ 2 hours 30 minutes to Rome
- ~ 8 hours 55 minutes to New York



Bath Spa train station



Bath's new bus station



# Building communities

Bath Riverside is the city's newest residential quarter. It is a community in its own right that, once complete, will enjoy its own public art, riverside parks and thoughtful, creative landscaping throughout the development.

The properties that together make up Bath Riverside are individual and unique. Designed to an exacting brief, each home has been crafted to meet the needs of modern living with space and environmental sustainability at the forefront, while recognising Bath's rich architectural heritage. Our architects have created designs that complement, not compete, with traditional Bath, building the city's heritage of the future.

The diverse range of accommodation available in Bath Riverside will also help to foster a long-term community feel, with many first-time home owners investing in an apartment to begin with and moving on to a townhouse when their circumstances and family needs develop.

Bath already enjoys a tradition of community-minded living which will be further enhanced by the new community at Bath Riverside.



An aerial photograph of the Bath Riverside area, showing a mix of residential, commercial, and industrial buildings, parking lots, and green spaces. A river flows through the center of the area. Two colored lines are overlaid on the map: a red line indicating 'Outline planning' and a green line indicating 'Detailed planning'. The red line follows the river and encompasses a large area of industrial and commercial buildings. The green line follows a specific path through the industrial area, likely representing a detailed planning zone. A white text box with a faint map background is centered over the river area.

# BATH RIVERSIDE

-  Outline planning
-  Detailed planning

# Elegant living Bath Riverside townhouses

The townhouses at Bath Riverside enjoy elegant exteriors that are sympathetic to the landscape and are finished in pale honey-coloured Bath stone. They look to the future with a respectful nod to the past.

Built over three or four storeys, the modern interiors are effortlessly stylish, offering the easy living of a spacious and low maintenance, comfortable home. Clean, minimalist lines provide a contemporary, fresh look to the kitchens and bathrooms, where exceptional attention to detail ensures everything is finished to perfection.

Each townhouse benefits from exclusive parking, private gardens and a balcony or terrace overlooking the garden.





# Modern city living apartments & penthouses

Bath Riverside apartments and penthouses offer a range of contemporary spacious living from city pad to generously proportioned upmarket home. More than just a place to live, they offer a way of life, providing comfortable living where even the small details have been thought through.

The kitchen, bedroom and living areas enjoy a range of views and could look out onto the river, the landscaped gardens, or even enjoy the cityscape. The elegant bathrooms feature crisp, clean design and quality fittings.

Some apartment residents will be able to enjoy exclusive access to private, gated gardens. They feature herb gardens, scented walks and a contemplation garden, and are owned and maintained by the residents for the residents.





# About your home

## Living space ~

### Flexible plan layouts

Designed for maximum flexibility and living space. Perfect for use as a private hideaway or for entertaining friends and family. The layout gives you options to arrange your furniture in whatever configuration suits the way you live.

### Thermally-efficient windows

The double-glazed PVCu windows are low maintenance and maximise natural daylight in your home. The special coated glass is highly thermally efficient which helps keep the house warmer in winter and cooler in summer. When closed, they are an airtight fit eliminating draughts - perfect for the winter months.

### Heating

The UK is committed to reducing carbon emissions by 20%. To help achieve this, properties will benefit from District Heating – residents receive hot water from a central energy centre in the development rather than individual boilers.

### Low energy lighting

All internal lighting installed in your house is 100% low energy. It saves energy and saves you money.

### Telephone & media points

TV/FM and telephone points are installed as standard in the living room and bedrooms.

## Kitchen/ Utility room ~

### Integrated appliances

The built-in oven, hob with extractor hood and fridge/freezer are all integrated to maintain a sleek contemporary kitchen design. All integrated appliances are A-rated, combining high performance with low energy use.

### Generous storage

The generous storage includes both floor and wall-mounted units which provide plenty of capacity in both cupboards and drawers.

### Recycling facilities

An under-sink triple-bin slides out for easy access. The local council organise regular collection of recyclable waste.

### Task lighting

To ensure you have the best light for food preparation, you'll find precisely positioned task lighting including low energy downlighters and under-cabinet lighting. This provides lighting where it's needed with no wasted light, electricity or cost.

### Smoke detectors

As a standard safety feature, BSI kitemark approved responsive smoke detectors are fitted in every home.

## Bathrooms ~

### Crisp white colour scheme

All bathrooms are carefully designed with timeless fully fitted white bathroom suites - easy to co-ordinate and to decorate around.

### Aerated water

Stylish chrome Hansgrohe mixer taps to baths and basins provide innovative Air Power Technology. APT mixes air with water to create a softer, more voluminous and luxurious water flow while thermostatic bath and shower mixers give you precision temperature control for your comfort and safety. All these features add up to energy and cost savings.

### Dual flush toilets – less water than older models

Dual flush toilets are standard in all the bathrooms. They use a third less water than older models and reduce your water bill.

## Garden ~

### Private garden

All houses have a private enclosed garden with direct access from the lower ground floor. Each house has an external water tap and rotary clothes dryer so you can dry clothes in the fresh air. In addition, houses enjoy balconies and terraces.

### Garden shed

Houses have a freestanding, wooden garden shed co-ordinating with the fencing style. These provide lockable storage and are large enough to accommodate garden equipment, lawn furniture and your bicycle.

### Parking

All houses and 2 and 3 bedroom apartments have allocated parking.

### Water butt

Every private garden has a water butt to harvest rainwater for use in watering plants and flowerbeds or even washing your car. A no-cost way of saving on water and bills - a keen gardener could save up to 5,000 litres of water annually.



# Seal of excellence



At Crest Nicholson we continue to build attractive new homes that satisfy our customer's needs, whilst successfully combining classic design and construction techniques with the use of sustainable materials and state-of-the-art technology. Based on almost 50 years experience of creating award-winning homes and vibrant mixed-use developments, we have long realised that bricks and mortar are just part of creating an area's most sought after address.

New homes are about the people who live in them and that is why we ensure every individual home, its surroundings, links to local amenities and public transport, not only meet but also exceed our customer's lifestyle expectations.

Every Crest Nicholson home has been thoughtfully designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes. A combination of classic or contemporary architecture and creative design has also encouraged the use of modern materials and construction techniques. This has helped us develop homes of all types and sizes, that are both attractive and provide exemplary levels of comfort and energy efficiency.

This is why 99% of Crest Nicholson homeowners\* are proud to own their home and happy to recommend its build quality and lifestyle benefits to their friends.

Recognising our desire to satisfy customer needs, support local community regeneration and deliver homes that help their occupiers adopt a more sustainable lifestyle, we have been bestowed with the Queen's Award for Enterprise and Sustainable Development.

This accolade, combined with a string of other industry design awards, including more CABA Gold Building for Life Awards than any other developer, continues to both reaffirm our success in the design and delivery of attractive, environmentally aware homes and our position as one of the UK's leading developers. Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

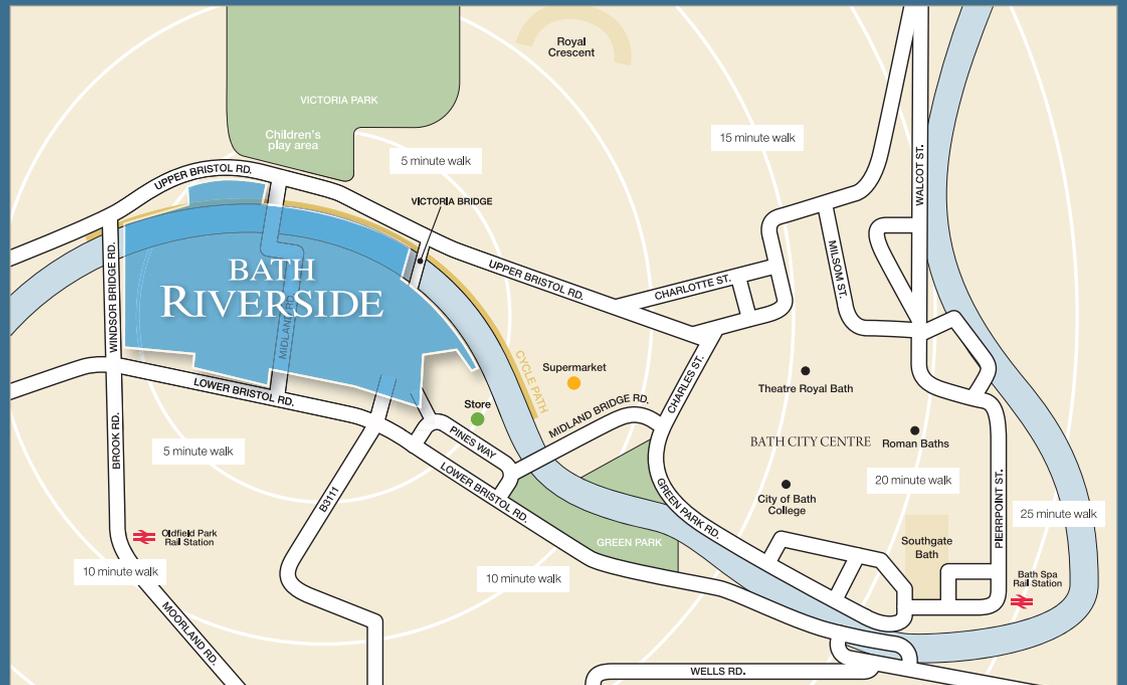
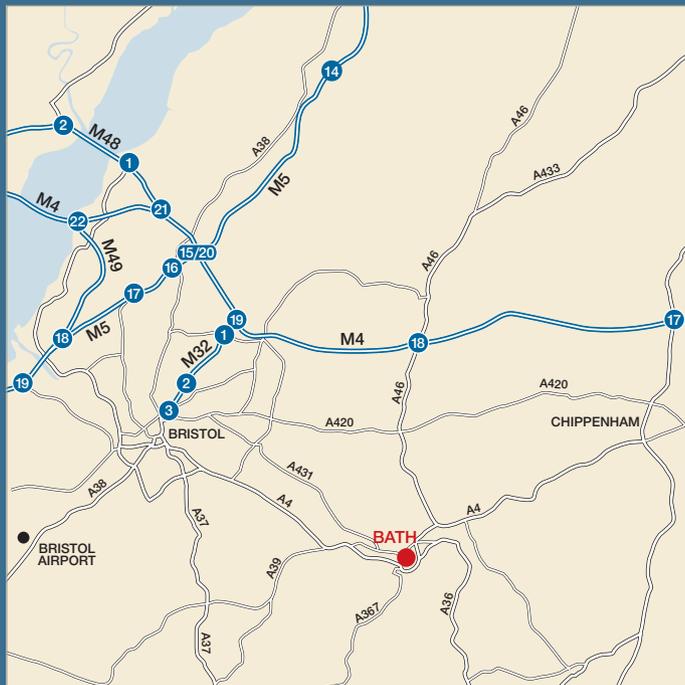
\* NHBC/HBF Customer Satisfaction Survey



1. Harbourside - Bristol
2. Admiralty Quarter - Portsmouth
3. One Brighton - Brighton
4. Park Central - Birmingham
5. The Moorings - Portishead



# BATH RIVERSIDE



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