

# Keynsham Regeneration

Following the Development Control Committee meeting on 29 August, Bath & North East Somerset has been working with the Keynsham Community Focus Group to prepare amendments to the proposals.

The Development Control Committee specifically asked the project to reconsider:

1. Roof design to the main buildings
2. Roof design to the Library / One Stop Shop building
3. Material for the external elevation of the main building and Library / One Stop Shop building

The results of this work are displayed here and will be presented at a public meeting to the Keynsham Town Council on Wednesday 26th September at 7pm in the Chamber Room, Riverside Offices, Temple Street (entrance near the Fire Station).

## 1. Roof Design to the Main Buildings:



Original Scheme Design

Three design workshops have taken place during September with the Community Focus Group.

During these workshops the group reviewed a number of options for the roof design and materials.

The proposed changes here were chosen by the group.



Revised Scheme Design

The following changes are proposed:

1. Change the mono-pitch roof to a split pitch roof
2. Reduce the height of the elevation facing Bath Hill by 4m
3. Soften the gable ends on Bath Hill and Temple Street elevation by breaking the roof
4. Retain the ability to incorporate photo voltaic panels by having an asymmetrical roof design
5. Split ridge line still achieves natural ventilation but breaks the boxy form



Original Scheme Design

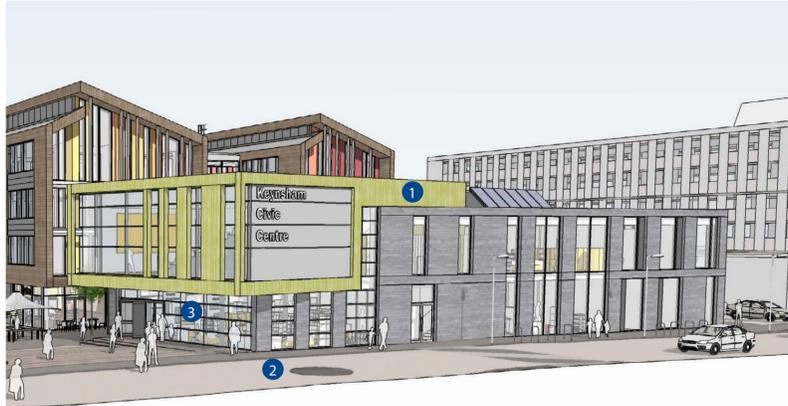


Revised Scheme Design

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## 2. Roof design to the Library / One Stop Shop Building:

The group explored the option of incorporating a pitched roof, but in the end rejected this in favour of an amended version of the original design.



1. Height has been reduced by 0.5m
2. First floor community space overhangs the pavement by 0.6m less
3. Front balcony overhang reduced

## 3. Materials for the External Elevations

The group considered other material options for the main buildings and Library / One Stop shop building including render and timber. These options were rejected in favour of retaining the brass but decreasing the extent of its use on the main Bath Hill elevation and Temple Street.



Original Scheme Design



Revised Scheme Design

1. Area of brass facing Bath Hill is reduced by 45%
2. Contrasting panels are incorporated into the elevation
3. Gold detailing on Bath Hill elevation windows has been removed
4. Bath Hill Blue Lias stone wall to incorporate stone banding to echo the design of St Johns Church



Original Scheme Design



Revised Scheme Design

1. Gold cladding on Library / One Stop Shop retained
2. Area of gold cladding facing Temple Street reduced - creates opportunity to include contrasting panel.