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Phase two

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ONE TRAM YARD | BATH



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YARD

BATH

Breathing new life
into an historic landmark





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BATH



Wake up in the heart of one of the most architecturally perfect cities in the UK. Make yourself a freshly ground coffee and take it out onto the roof terrace to plan your day ahead, gazing out over the honey-coloured rooftops.

What has the day got in store? A stroll into town – it's just a couple of minutes' walk away – to watch the vibrant streets come to life. World-class shopping in big name department stores and independent boutiques. Or a secluded walk along the River Avon that flows just behind the building.

With so much on your doorstep, it's no surprise that town apartments in Bath are so scarce, or so highly sought after. Especially those that come with stunning contemporary interior design, the very highest specifications and secure parking for cars or storage for bicycles.

But now there's an opportunity to purchase a luxury apartment right in the heart of the main conservation area of the City of Bath. One Tram Yard is a much sought-after development of contemporary apartments in an unbeatable location that gives onto some of the most stunning views of the city. And now, the second and final phase of apartments is coming onto the market, with seven unique living spaces available.

Bath is the only city in the UK that has been named a World Heritage Site by UNESCO. It is home to some of the most wonderfully preserved Roman remains in the world. Georgian architecture that is so perfectly balanced that it feels like the city sprang to life fully formed. And a rolling limestone landscape that takes the breath away.



The Royal Crescent – Built between 1767 and 1775, is one of the United Kingdom's greatest examples of Georgian architecture



From the Somerset Levels to the Cotswold Hills, the South West may be known as a green jewel in England's crown, but there's a lot more to the area than rural seclusion.

This is a land of history, of King Arthur's Tintagel and Brunel's bridges. A land of industry, where Concorde first took shape. And a land of innovation, from the Neolithic engineering of Stonehenge through to the ground-breaking biomes of the Eden Project.

Living at One Tram Yard puts all of this within reach. From soaring wool churches to deep limestone gorges, from national festivals through to international standard sporting teams, there's plenty to enjoy and explore in your backyard.

London is just under an hour and a half away by train, bringing you straight to Paddington. You could be strolling across Hyde Park towards Knightsbridge in next to no time.

Travel in the other direction and Penzance is at the end of the line, with the rugged granite cliffs, golden beaches and hidden coves of Cornwall. The English Riviera, the Jurassic Coast and the stunning beaches of the Gower are all equally accessible.

You're well connected by road too, with the M4 and the M5 close by. Going further afield? Bristol, Exeter, Newquay and Bournemouth airports are all within easy reach.

It's no surprise that the Georgian splendour of Bath is so well preserved. The original city fathers had their eyes on the future, building townhouses plot by plot until their vision took shape. That single-minded focus is what makes the city streets and buildings so harmonious even today.

The sweeping terraces that hug the contours of Bath are the perfect foil for the city's great set pieces. Pulteney Bridge, the Assembly Rooms, Bath Abbey, Queen's Square: stroll the streets and you'll come across magnificent buildings and prospects aplenty.

The architecture may be historically important but this is a thoroughly contemporary city too. You'll find what many say is the best shopping outside of London, superb galleries and a thriving contemporary cultural scene, along with award-winning restaurants and bars.

On one side of One Tram Yard are the leafy banks of the slowly flowing Avon, on the other are the honey-coloured terraces of central Bath. The building is located just to the east of the shopping centre, with big name stores and independent boutiques on your doorstep.

Yet this area is gaining a reputation of its own too. New media businesses and start-ups have moved into the recently converted Foundry Workshops, giving the location a buzz and dynamism that are infectious. Service industries are popping up to cater for them, so there are plenty of delis and coffee shops nearby.

The vibe continues into the weekends. Every Saturday, a flea market has traditionally set up its stalls on the site of the Cattle Market Car Park nearby. From vintage clothes to jewellery and bric-a-brac, you'll be able to pick up all sorts of bargains and curios. No wonder the area is becoming known as the 'Artisan Quarter.'

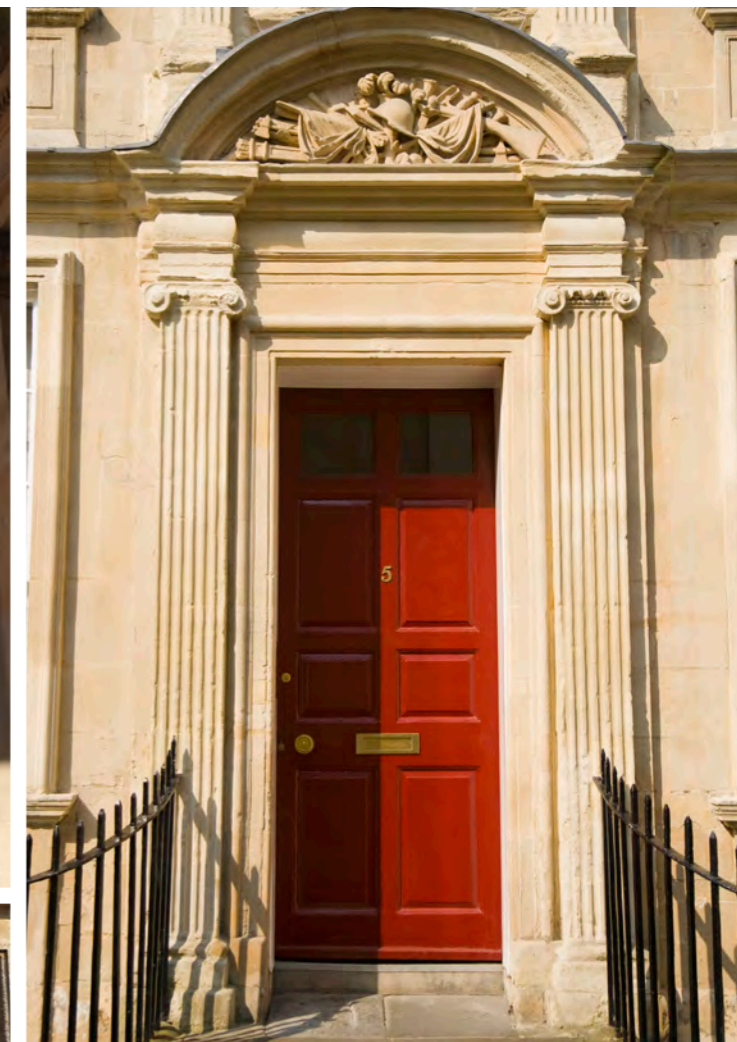


Bath is home to a premieriership rugby team, and there's a first class county cricket club just up the road too. But if you'd prefer to take part rather than just watch, you'll find tennis, squash and even croquet nearby. The city's hills host a half marathon every year, but if you'd like something more leisurely why not take a punt along the river?

Don't leave the sights just for the tourists. Take the waters at Thermae Bath Spa. Visit No 1 Royal Crescent and see how the well-to-do Georgians lived. Or call in at the Jane Austen Experience to find out how Bath became the setting for two of her novels.

The Victoria Art Gallery houses masterpieces by some of the country's favourite artists. Looking like a country mansion, The Holburne Museum is equally impressive, with a recently added contemporary gallery space. You'll find lots of smaller galleries and contemporary art too.

The Theatre Royal is your go-to venue for everything from drama to stand-up, with opera, dance and pantomime equally at home here. There are also two cinema houses on your doorstep, showing everything from the latest blockbusters to art house re-releases.





The philosophy

“At Neptune we believe that good design makes a difference in people’s lives. We exemplify that in our interiors and we want to try and do that in our buildings. One Tram Yard gives us the perfect opportunity to create something very special.”

John Sims-Hilditch
Co-founder of Neptune

A conversation with Neptune's co-founder

New opportunities for development within Bath's old city walls come up rarely if ever at all. So when Neptune was looking for a location for a new store in Bath, the Tram Yard offered a unique and exciting opportunity.

"We loved the idea of taking on the whole building, not just the store," explains John Sims-Hilditch, co-founder of Neptune. "We knew this was a chance to restore the entire building to its best potential and breathe new life into it for the future."

That eye on the future is something that Neptune are famous for, with long-lasting quality built into every piece of furniture they make. The architect and interior design team took a long-term approach, aiming to create a building and apartments where not much would need to be altered or updated for decades to come.

It's been a labour of love for everyone involved. "We wanted to hold onto the character of the building and carefully remove any aspects that had been added over the years that were of poor quality or little value," says John.

Think of a team of art restorers, carefully removing layers of varnish to reveal the colours of an original masterpiece beneath. The team has taken the building back to its elements to restore its former glory. "Some developments can look like white boxes, but that's not our approach at all," says John. Here, the emphasis is on comfort and calmness to create apartments that will be enjoyed, apartments that are fully in keeping with their elemental surroundings.

The starting point is the human psyche. John and the team believe that people's love of home is informed by an instinctive love of nature, which is why all the apartments at One Tram Yard all feature natural materials. Wood and metal have a stronger emotional resonance than man-made materials such as MDF, so elemental features are brought to the fore.

There's a sense of the unexpected too. No two apartments are the same, and each has its own distinctive features and characteristics. Perhaps this stems from John's love of the asymmetrical. "Look at any historical architecture, any formal garden, and it will seem to be symmetrical to begin with." He pauses. "Then look closer, and you'll find it breaks up into something asymmetrical." He gives the example of the human face or even a simple flower. What fascinates the beholder is the play between balance and difference.

As humans, we're also attracted to design that marries form with function. And John firmly believes that you don't have to sacrifice one to get the other. "Quite a lot of thought has gone into how to achieve that, how to create a home that we would personally want ourselves," says John.

To give just one example, many bedrooms in the apartments at One Tram Yard have their own bathroom, reflecting the way that people live in the modern world. People expect their own personal space, "That bit of luxury and sanctuary," as John puts it. Many apartments also have separate washrooms, so when friends or family come to visit then they don't need to encroach into the bedroom sanctuary.

But doesn't that mean that the apartments have a larger square footage than one might normally expect? John smiles. "Put it this way, if a developer had taken a purely investment point of view, then they wouldn't have taken this approach at all," he says.

The result is a building and thirteen apartments that are pretty much unique in Bath, a city that is close to John's heart as a former resident. "It's a city that my family and I love," he says, "So we're thrilled to be able to give something back and hopefully influence the landscape for the long term."

neptune.com

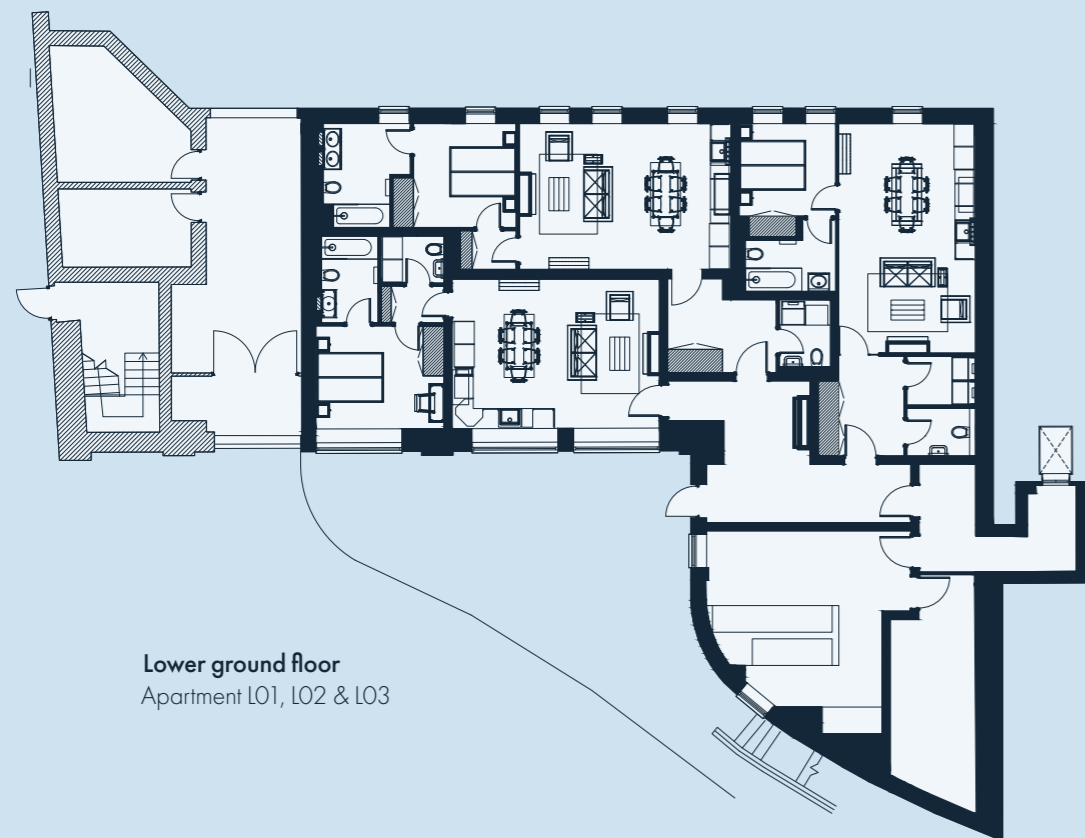


“Quality and contrast are key words for us. If you have a piece of rough brick, it’s so satisfying to put a piece of clean plasterwork up against it. That contrast is appealing to us as humans.”

The layout

The initial plans drawn up by an external architect suggested dividing the building into several compact apartments. We felt that the plans were compromising the space for residents – they weren't spaces we'd love to live in ourselves. So we went back to the drawing board, and applied our own views on how best to restore and live in this historic building.

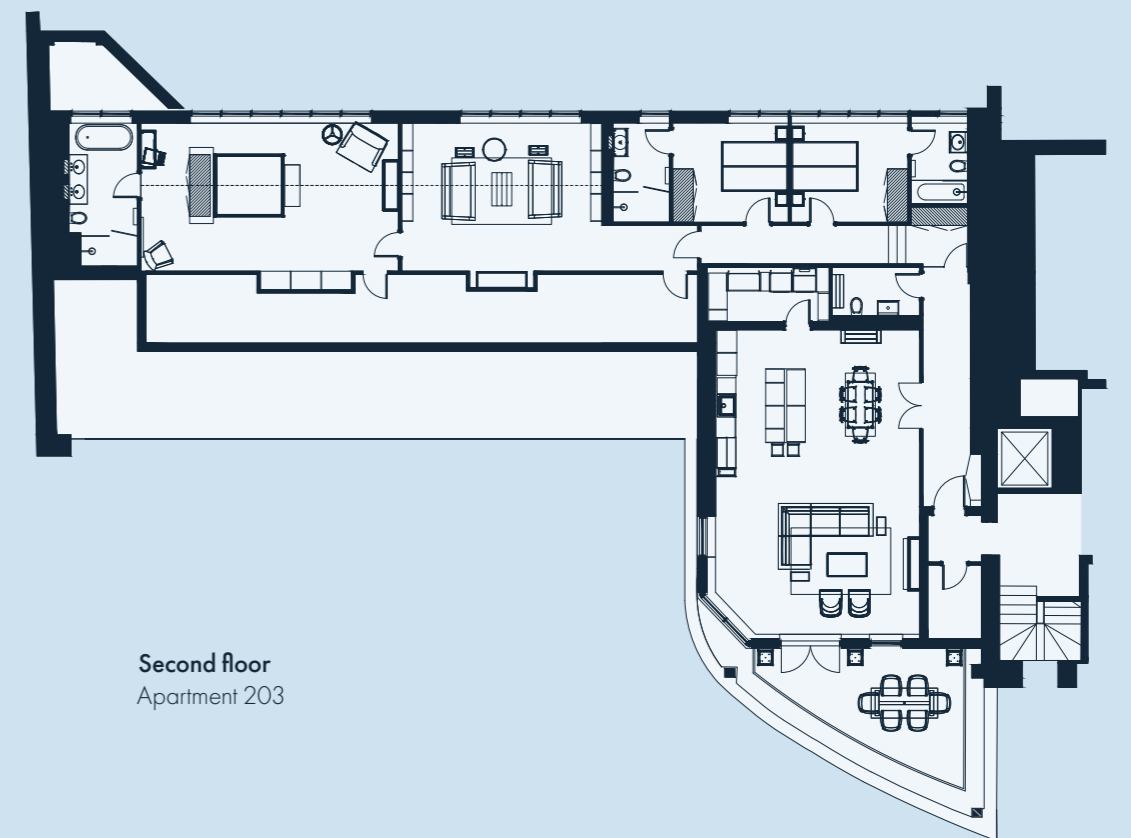
There are common elements to each apartment, such as generous bathroom spaces and a commitment to use and enhance the original architectural details wherever possible. Apart from that, each apartment is individual, with unique features that give them each a distinctive personality.



Lower ground floor
Apartment L01, L02 & L03



First floor
Apartments 104, 105 & 106



Second floor
Apartment 203



Design and craftsmanship

The detail

Our design team has meticulously considered every detail, from the fitted wardrobes right down to the toilet roll holders. Colours and décor have been selected from the Neptune range, carefully chosen to match and create contrast and dynamism.

From the carpets and floors to the ceilings, everything is fitted, painted and ready. So for any prospective resident, all you have to do is furnish and move in. If you need any help just pop downstairs, and we'd be delighted to assist.

The fixtures

The bathrooms and kitchen in each apartment are finished to the highest possible specifications. Every bathroom has Lefroy Brooks showers and taps, classic products that are beautifully made and beautifully practical. All taps are hand cast, hand forged, hand polished and hand assembled.

The kitchens are created from our Neptune Suffolk collection, a beautifully minimalist style inspired by Shaker design. The clean lines and quiet elegance are a sophisticated contrast to the industrial architecture and natural materials all around you. Siemens appliances feature in every kitchen.

The team

For a development to be a harmonious success, the team behind it has to be exactly that. A team. The designers behind One Tram Yard worked closely together at every stage of the process to create details that are perfectly in balance, and living spaces that complement the exterior building.

Our in-house architect behind the project is a strong conceptual thinker who specialises in restoration projects. Working alongside him was the interiors team, who have many years' experience in creating retail and living spaces to the highest standards. The Neptune Creative Director oversaw colour and texture, while the co-founders focused on the organisation, form and engineering. The result speaks for itself.

The apartments

Seven apartments are available to buy in phase two of the One Tram Yard development. Three are on the lower ground floor level – due to the way the ground slopes away from the building, they have the same amount of light as you would expect in ground floor apartments. There are a further three apartments on the first floor and a penthouse apartment on the second floor. Each apartment is completely unique, with its own layout and interior design and bespoke period features.

Apartments can be accessed by the rear entrance to One Tram Yard or via the lift which is accessed from the front of the building. On the lower ground floor level there is also communal storage space, that can accommodate a bicycle or other large objects such as golf clubs.

An innovative, state-of-the-art boiler services the whole building, making the hot water and heating extremely efficient and environmentally friendly. This also frees up space in each apartment.

If you'd like to get a feel for the space and what it could look like fully furnished, the ground floor Neptune store gives you fully working examples of Neptune's hand-crafted furniture and kitchens, along with the expertly designed interior decoration.



Apartment L01

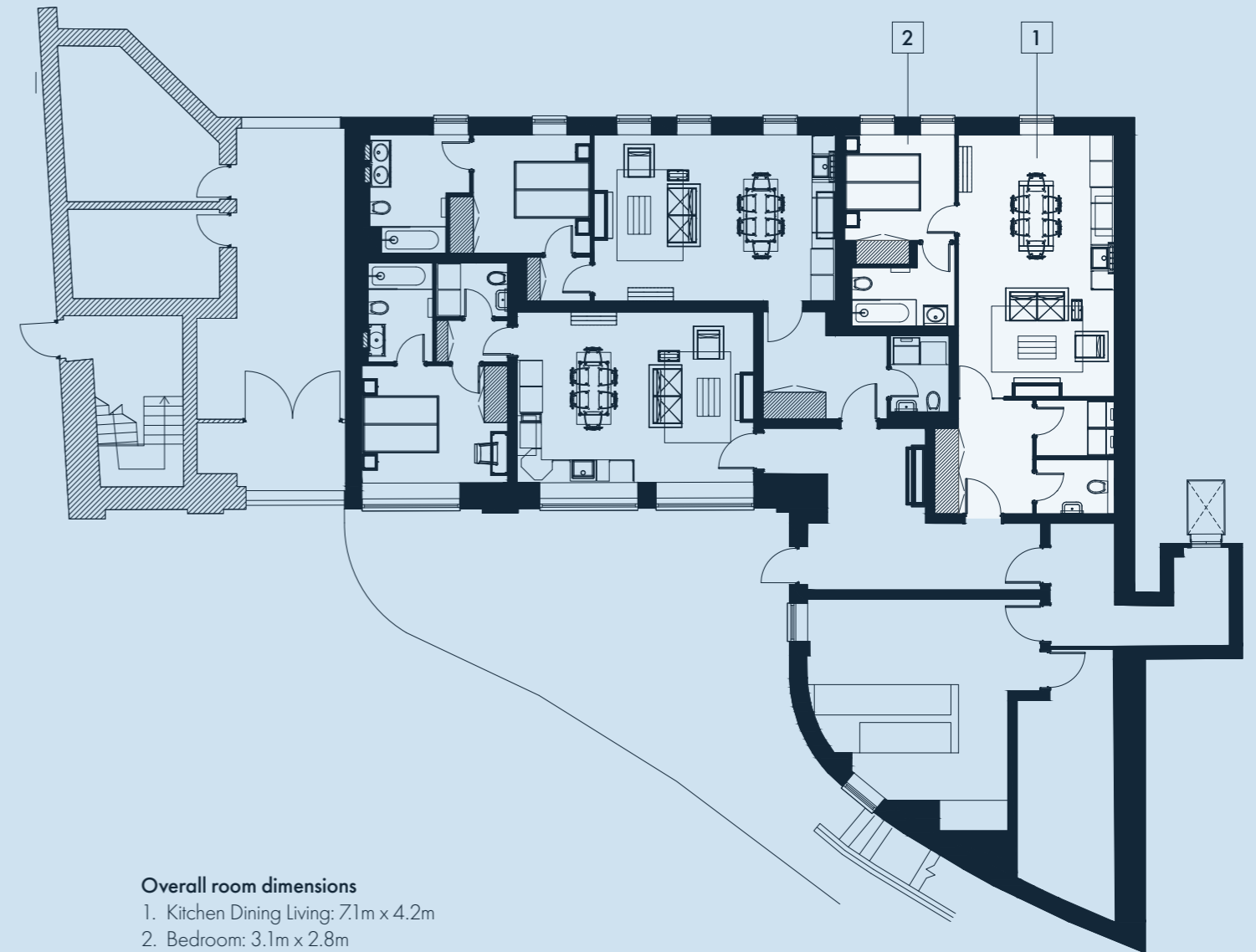
- Fitted storage in entrance hall
- Bedroom with en-suite
- Separate washroom
- Laundry room
- Level access
- High ceilings

As with each of the lower ground floor apartments, L01 has a high ceiling, enhancing the feeling of space and making the most of the available light. The windows are tall and impressive, creating an industrial feel and an atmospheric living space.

There is a large lobby area, with separate washroom and utility rooms. A light well has been introduced above the window in the open-plan living area, creating a daylight wash across the wall. The bedroom and bathroom are both a generous size, with two windows in the bedroom to add natural light.



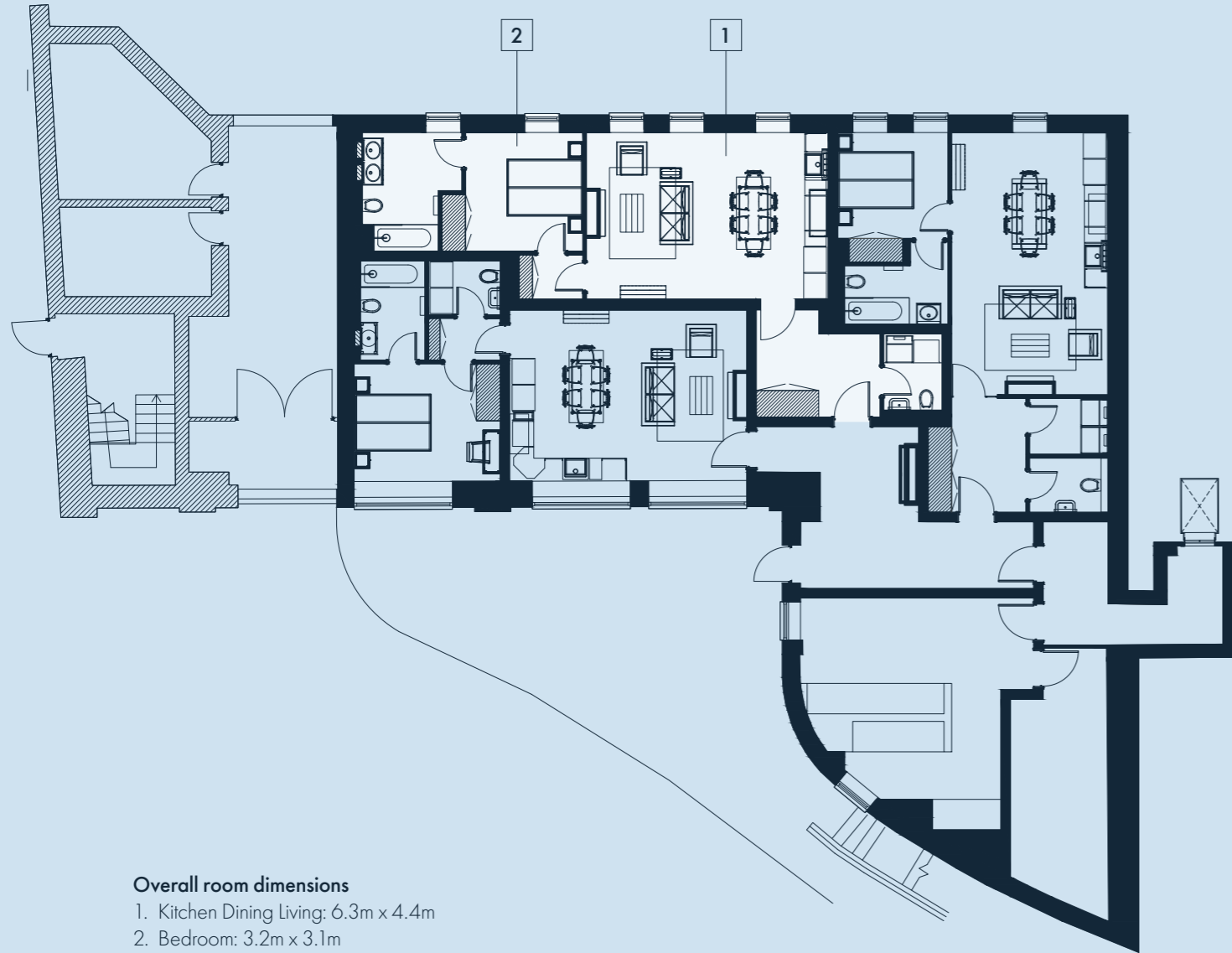
Lower Ground Floor L01



Overall room dimensions

1. Kitchen Dining Living: 7.1m x 4.2m
2. Bedroom: 3.1m x 2.8m

Lower Ground Floor L02



Overall room dimensions

- 1. Kitchen Dining Living: 6.3m x 4.4m
- 2. Bedroom: 3.2m x 3.1m

Apartment L02

- Fitted storage in entrance hall and WC
- Bedroom with en-suite
- Separate washroom
- Level access
- High ceilings

This apartment makes good use of the windows to create a light and airy living space, an effect heightened by the tall ceilings. The bathroom is one of the largest in the whole development, with double adjacent basins. The hallway is generous too, with fitted storage along with an amenities room containing a washroom and utilities space.



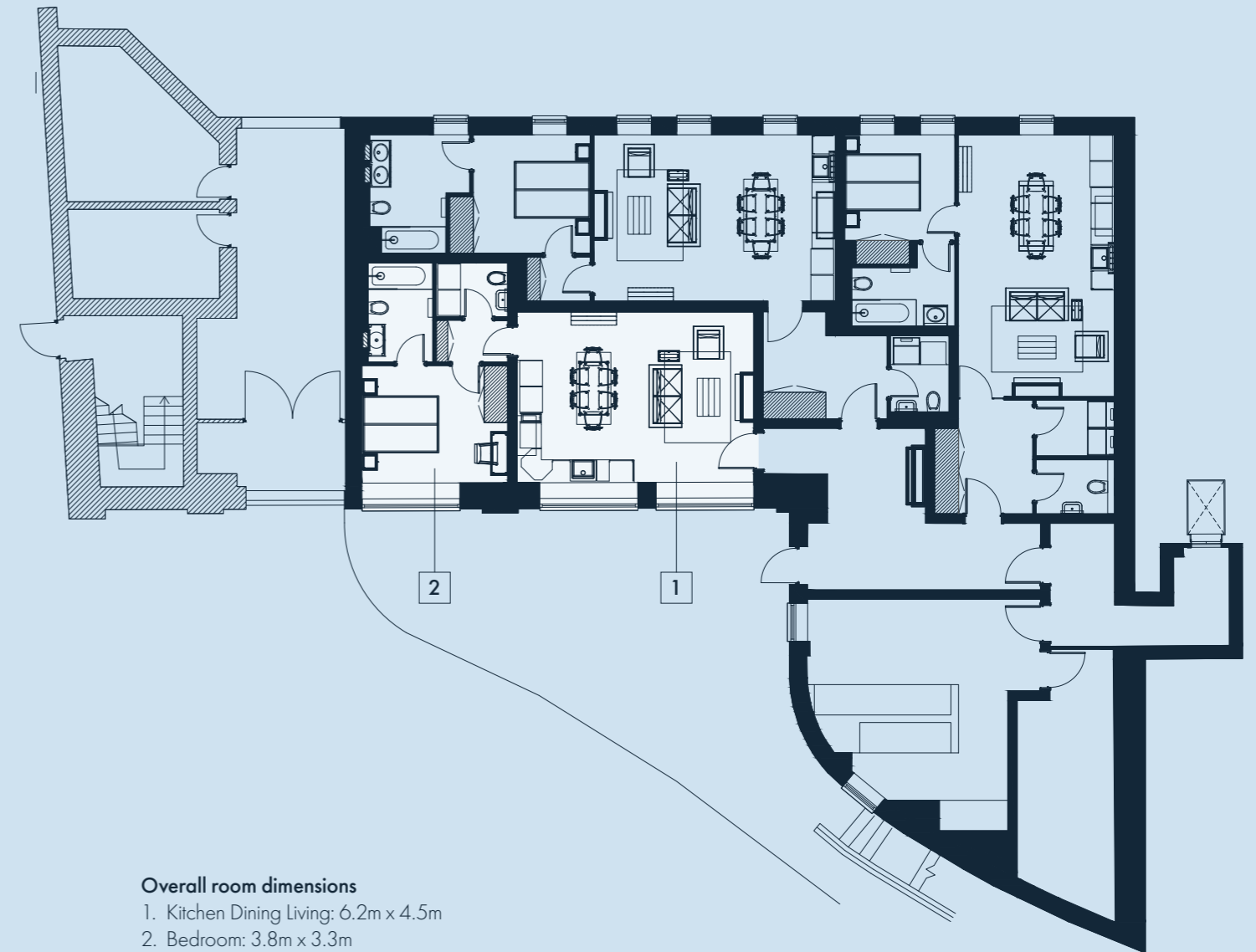
Apartment L03

- Fitted storage in WC
- Bedroom with en-suite
- Separate washroom
- Level access
- High ceilings

This may be one of the development's most compact apartments, but the designer has stated it is his favourite of the seven being offered in phase two. The original steel windows make for a unique feature, with high sills creating the atmosphere of a contemporary urban loft apartment. The windows make the apartment feel roomy and light, while their high aspect ensures privacy.



Lower Ground Floor L03



Overall room dimensions

1. Kitchen Dining Living: 6.2m x 4.5m
2. Bedroom: 3.8m x 3.3m



- Overall room dimensions**
- 1. Kitchen Dining Living: 9.7m x 4m
 - 2. Bedroom 1: 3.3m x 3.5m
 - 3. Bedroom 2: 3.3m x 3.3m
 - 4. Bedroom 3: 3.3m x 3.3m

Apartment 104

- Vaulted ceiling in kitchen and living space with ribbon windows
- 3 bedrooms with 2 en-suites
- Bedroom with Juliet balcony
- Fitted storage in entrance hall
- 1 parking space

A long corridor connects the whole of this apartment, creating a fluid and flexible living space. There are three bedrooms and two bathrooms, one of which is a Jack and Jill room, accessible from either side. The master bedroom has very attractive views over Bath through the original arched windows. The master en-suite also makes the most of the views over the Georgian cityscape.

The second bedroom has double doors leading out onto a Juliet balcony. The standout feature here is the living space, where the designer has incorporated a light well at the point where the flat ceiling meets the pitched roof, introducing a wash of light that illuminates the whole pitched area. This is a unique feature that emphasises the space and adds real character.



Apartment 105

- Fitted storage in entrance hall and WC
- 3 bedrooms with 2 en-suites
- Coffered ceiling in kitchen/dining/living space
- Laundry room
- Juliet balconies
- 1 parking space

The floor space in this apartment is squarely proportioned, creating the feel of more traditional accommodation. The kitchen, living and dining area space is substantial, with a coffered ceiling adding an elegant touch. The living area has a Juliet balcony as does one of the bedrooms, which both look out onto the courtyard and add plenty of daylight.



First Floor 105



Overall room dimensions

1. Kitchen Dining Living: 7.4m x 5.4m
2. Bedroom 1: 3.5m x 3.3m
3. Bedroom 2: 3.5m x 3.5m
4. Bedroom 3: 3.5m x 3.5m

First Floor 106



Overall room dimensions

- 1. Kitchen Dining Living: 7.8m x 5.9m x 8.8m x 2.4m
- 2. Bedroom: 3.2m x 3.7m

Apartment 106

- Fitted storage in entrance hall and WC
- Bedroom with en-suite
- Separate washroom
- Level access

Our designer has taken advantage of the curved wall of One Tram Yard to create this unique apartment, with a superb aspect looking out onto the hill and Bath's Georgian architecture. The curved wall creates a quirky space with satisfying proportions.

The master bedroom is extremely generous, with space at the end of the bed for an armchair or other furniture. The bathroom is large too, and there is plenty of fitted storage. All in all, this is a satisfyingly proportioned apartment that has a pleasing sense of individuality.



Apartment 203

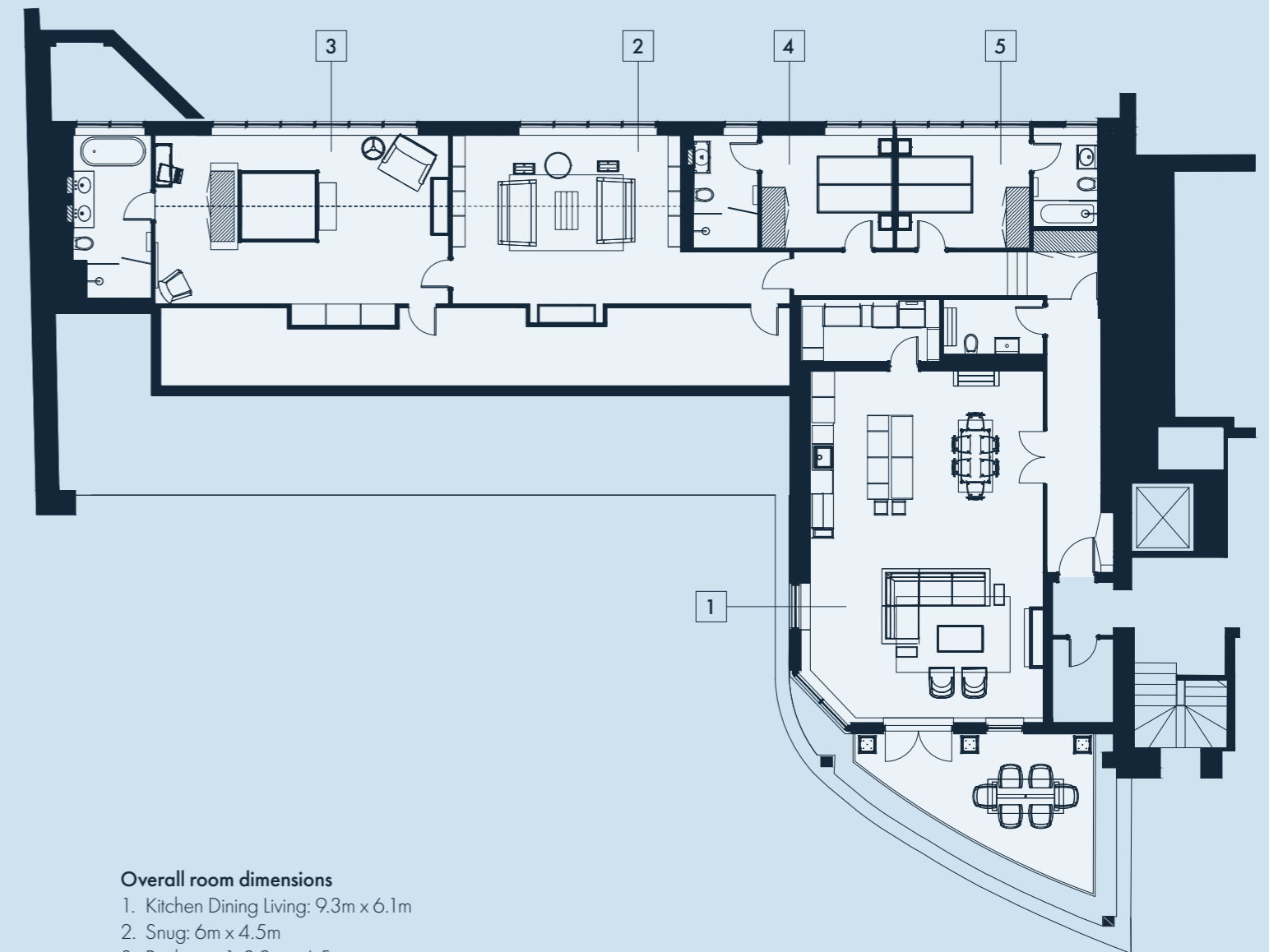
- 3 en-suite bedrooms
- Separate washroom
- Laundry room
- Rooftop terrace with views over Bath with timber decking and lighting
- Second living room
- Dressing room
- Fitted storage in entrance hall
- Roll-top bath in the master bedroom
- 2 parking spaces

Welcome to One Tram Yard's showstopper. There's a private terrace overlooking the courtyard, accessed by double doors from the open-plan living space, the perfect spot to sit with a favourite tippie and enjoy the view. Plus huge floor-to-ceiling windows, which let the light flood in. And a generous master bedroom with its own dressing room and en-suite, containing a double walk in shower and a roll-top bath for an extra touch of luxury.

A separate living room adds even more space and, like the master bedroom, has a partly pitched ceiling for a contemporary and dramatic look. The apartment comes with a huge amount of storage, as a long space under the eaves runs down the side of the bedroom and living room, accessible from the corridor. This hallway also has steps descending to the main sleeping area, breaking the movement and creating the feel of a traditional home.



Second Floor 203



Overall room dimensions

1. Kitchen Dining Living: 9.3m x 6.1m
2. Snug: 6m x 4.5m
3. Bedroom 1: 8.2m x 4.5m
4. Bedroom 2: 3.4m x 3m
5. Bedroom 3: 3.5m x 3m



Specification

The details

One Tram Yard, Walcot Street, Bath,
Somerset BA1 5BD

Living/dining/kitchen space

- Open-plan kitchen, dining and living
- Engineered oak flooring
- Industrial setting
- Multi-zone dimmable lighting with lamp circuits

Kitchen

- Neptune Suffolk kitchen cabinets
- Silestone Quartz worksurfaces
- Belfast sinks
- Instant hot water mixer taps
- Siemens integrated appliances

Utility rooms

- Neptune Suffolk cabinets
- Full height washing machine and tumble dryer cabinet
- Neptune Buxton limestone flooring

Bedrooms

- Natural wool carpets
- Dimmable lighting with lamp circuits
- Bedside reading lights in master bedrooms
- Fitted wardrobes with hanging rails, integrated drawers and LED lighting

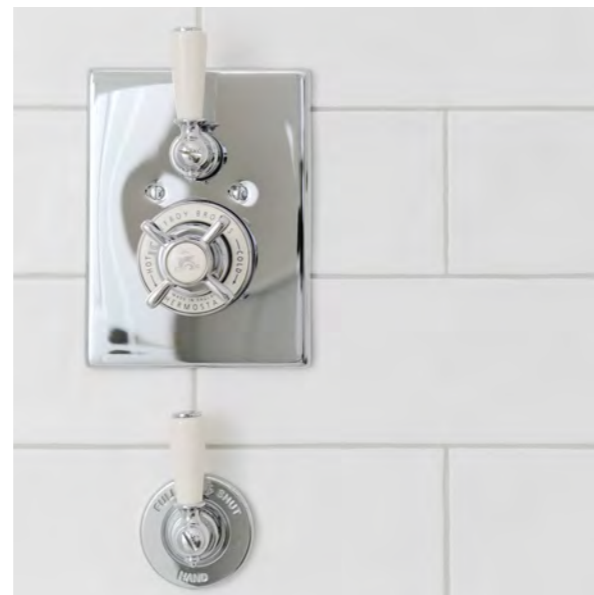
Bathrooms

- Lefroy Brooks brassware
- Carrara marble tiled bathrooms and showers
- Neptune washstands

Outside space

- Communal bin store
- Secure bike store
- On-site security office with post collection

Since the first phase of the One Tram Yard development, we have added a café to the ground floor. Residents are free to use the café and in fact can enjoy a discount when they do so. The gardens and courtyard here are easily accessible and provide the perfect outdoor space for residents to relax and watch the world go by.



A history stretching back 2,000 years

One Tram Yard has been a desirable location for quite some time. Millennia, in fact. Archaeologists have found shards of Roman pottery, jewellery and mosaics under this very building. All signs that One Tram Yard has been the site of a thriving community for thousands of years.

Running alongside the western edge of the building, Walcot Street was originally a Roman road that linked the city to the Fosse Way, making this a natural site for trade and commerce to take root. The area may have been the site of the earliest Roman occupation in Bath, and evidence suggests that a ford crossed the River Avon near to where One Tram Yard now stands.





Trams and transformation

Walcot Street and the area around One Tram Yard has continued to be an important hub for trade since Roman times. Edward III granted the city the right to hold cattle markets back in 1371, and the markets were held nearby from the eighteen-hundreds onwards.

The Tram Yard as it stands today was originally built in 1903 by the architects Harper & Harper. The building is such a landmark of the city that it is mentioned in the Pevsner Architectural Guide to Bath.

The city's very first trams were drawn by horses, but soon the trams ran on rails and the horses were put out to pasture. Every evening the trams of the Bath and District Light Railway would return to the depot and be housed here for the night.

But it wasn't all just trams. Towards the back of the building were a foundry and industrial workshops. By the 1930s, Fussell's brewery was also situated here, quenching Bath's thirst with locally produced ale.

Since then, the site has seen various businesses come and go, including a popular restaurant and bar. Now, Neptune has breathed new life into this distinctive and characterful building, creating 13 unique apartments as well as a showroom and on-site café. This second phase completes the development, with the rare chance to buy one of seven apartments in this highly sought-after location.



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