**14/02272/EFUL - Ministry Of Defence, Warminster Road, Bathwick, Bath, Bath And North East Somerset, BA2 6SF**

Demolition of existing buildings and erection of 201 no. dwellings; 2 no. accesses from Warminster Road, vehicular parking; open space; landscaping (including tree removal); pumping station; and associated engineering works.

**OBJECT**

We refer to the amendments dated the 17th September. The Trust has since met with the applicants to discuss the detail relating to the changes to this application. Much of our previous objection, which should be read in conjunction with these comments, remains applicable to the amended application. In particular our comments relating to the design aesthetic for the site, and its relationship to the character of this part of Bath which is marked by the transition from terraces to villas during the mid 19th century (refer to submission dated 17/07/14).

The most significant change relates to the design and positing of buildings BF 4 & 5. This is better solution although we do have some concerns about the design approach. We are concerned that the style competes with, rather than complements, the grade II listed Hampton House, further up the hill. We also have reservations about the depth and bulk of the building to the rear and the amount of development stepping down. This side elevation is likely to present an overbearing effect on the street scene. We would suggest that the building is set back from the road and a mid storey to the rear is removed. This would allow for roadside planting and tree between the blocks to create a more harmonious green frontage.

Whist we recognised that an attempt has been made to introduce more natural Bath stone to the elevations, including side and rear elevations, we notice that there are many elevations that are still shown to be rendered. Unfortunately this fails to satisfy our concerns relating to the quality of materials and finishes across the site. The use of natural Bath stone is preferred on all elevations across the site, and in the construction of chimney stacks.

For the reasons stated above the Trust is unable to support the proposal in its current form. We would welcome improved justification for the design approach, and would welcome the opportunity to engage in any further design review.

BATH PRESERVATION TRUST

OCTOBER 2014