**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 further amendments dated the 12th and 24th November. Whilst we recognise that these amendments present improvements of varying degrees the proposed scheme still fails to comply with concept brief or answer most of our objections, set out in our responses of July and October. No new verified view montages have been provided. These amendments comprise 'tweaking' rather than considered redesign. Our original comments regarding the design ethos, design details, materials and lacunae remain.

Our previous two submissions should be read in conjunction with these comments, and remain applicable to these amendments. 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).

We recognise that the SE flats (BF 4 & 5) have been amended again and we welcome the much reduced rear 'step-down'; the proposed buildings would now have a better relationship with the landscape and street-scene. The setting of E crescent and nearby flats (BF1) is much less cramped with bin stores better located.

SE flats (BF 4 & 5) are still sufficiently close to Warminster Road to preclude a continuous green edge and competes with Hampton House (one of the very few original houses to face directly onto road); they also still extend beyond the existing built-up area.

We also welcome the predominantly coursed Bath stone front facades, IF this implies use of natural sawn Bath stone on all external walls.

We note that the E crescent (plots 141-3) is now rubble-stone rather than render at the rear. Render, however, remains too common on minor elevations and chimneys. We note an anomaly at HT N6+, where the HT drawing shows 'regular coursed Bath stone' to rear walls of plots 27-33, but external wall materials drawing shows not.

We would still like to see Bath stone used on all elevations, in particular buildings BF1, BF2 and N7.

Furthermore the proposed Bath stone composition requires clarification where it is stated;

Flats 3: “regular coursed B.s to external walls facing onto public realm”. Matching render with Bath stone quoins elsewhere.

Flats 4 & 5: “regular coursed B.s to external walls facing” - omission or intentionally left out?

For the reasons stated above the Trust is unable to support the proposal in its current form.

BATH PRESERVATION TRUST

OCTOBER 2014