

**Bath Quays North Development Site, Avon Street, City Centre, Bath, Bath And North East Somerset**

Approval of Reserved Matters for Plots 1-5 (Access, Appearance, Landscaping, Layout and Scale) of development permitted by 20/02787/VAR (Variation of Condition 42, approved drawings, development specification and design codes of application ref. 18/00058/EREG03 Outline planning application for comprehensive mixed-use redevelopment, comprising B1, C1, C3, A1, A3, A4, D1 and D2 uses, with total combined floorspace of up to 38,000sqm (GIA above ground), infrastructure (including basement car park) and associated development, including demolition of existing multi-storey car park and amenity building).

**Comments on amended proposals dated 10/09/21**

**These comments should be read in conjunction with earlier submitted comments relating to unchanged elements of the proposed scheme which are still relevant and should be taken-into-account.**

We note that the submitted amendments intend to address the following areas of key concern expressed byBPT and others:

* Elevational treatment – horizontal emphasis, and the need for greater verticality, ‘ups and downs’
* Tone of brick, texture, colour and mortar mix

**Elevational treatment – horizontal emphasis, and the need for greater verticality, ‘ups and downs’**

The revised elevational treatments and a move away from horizontality are broadly welcomed.

More prominent vertical elements which include piers and porticos, and visibility of internal staircases are generally successful in achieving this. We particularly welcome the intention to create a more legible and prominent entrance to Plot 1, which has previously been under emphasised.

However, we have concerns that the ‘pop-ups’ are a little over-assertive as presented. These vertical elements do help break up the previous horizontal lines, but still present strong horizontal members.

While recognising that the height relates to bay width, we encourage some further refinement which may create a lighter horizontal emphasis at skyline level. This could be through slimming down the frame, and/or through tone and colour. The whole frame could be slimmed down while still retaining the proportions.

Whilst it may have been considered during the design workshop process, we wonder whether the heavy horizontal beams on the new Porticos on Plots 2 and 5 could be removed, with positive effect. There appears to be no real over-riding structural need for these beams and there might be a better way of terminating the vertical columns.

We understand the rationale is that this feature functions as a “portico’ in a contemporary form, which might be expected to have a base (plinth), sides (columns) and a top (the frieze). Structurally it could be made to function without the uppermost horizontal, but treating it as having a different intention, perhaps more resembling a pair of chimney stacks, thus referring to Bath’s Georgian roofscape.

If these design iterations have been worked through and discounted it would be useful to have this presented to make the case for the design in its current form.

We have concerns that the elevational treatment of Plot 4 is rather busy. And that the building could benefit from a greater emphasis on the ‘book-ends’ and ‘pop ups’ that have stronger accord with Plots 1 and 5.

**Tone of brick, texture, colour and mortar mix**

The variation in appearance to differentiate between Plots 4 and 5 is broadly welcomed. We welcome the opportunity to use brickwork of the appropriate colour, texture, bond and mortar, alongside natural Bath stone in the former industrial riverside location.

The pinkish hues suggested would require careful consideration through the construction of larger sample panels which allow the texture, colour, variation, bond and mortar joints to be the subject of an appropriate contextual assessment. This needs to be a Condition of any permission granted.

**Further comments:**

* We welcome a paler/whiter buff brick for Plot 5.
* We welcome the gain in public realm at Riverside Parade by moving Plot 4 further north.
* We welcome the closing in of Back Street.
* Solar PV panels should be set out in symmetrical arrangements that follow rooftop plan forms.
* Solar PV should have a dark matte frame and non-reflective finishes.