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**Statement to Planning Committee 28/07/2021**

**20/03071/EFUL**

Dick Lovett (bath) Ltd, Wellsway Garage, Lower Bristol Road, Westmoreland, Bath, Bath And North East Somerset, BA2 3DR

Demolition of existing buildings and mixed-use redevelopment of the site comprising the erection of residential units (Class C3); erection of purpose built managed student accommodation (Sui Generis); flexible commercial floorspace (Class E); associated parking; landscaping; improvements to the public realm; and new vehicular access from Lower Bristol Road.

***Against***

Lower Bristol Road retains a predominantly two storey residential grain to the east of the site. Existing buildings contribute to a low-profile roadside character and setting.

We recognise that revisions to the proposed design have been made, however the proposed **depth, scale, massing, and** height remains excessive and constitutes both vertical and horizontal overdevelopment with a perceived collective height of six storeys.

Buildings at this height, scale and massing would over-dominate the streetscape, in particular the Bath Press, a Non-Designated Heritage Asset, and would erode important landscape views to the north and west, and views out of, and across the World Heritage Site.

The proposed deep plan blocks and cumulative massing would be an incongruous, monolithic addition to the townscape.

The development would not create contextual townscape that relates to the scale of Upper Bristol Road. Treatment as a standalone, “gateway” site is not supported by local policy and would therefore fail to contribute to, complement, or sustain ‘Bathness’.

The excessive use of brick across the site, combined with **uncharacteristic appearance, form, plot depth, height variation, and roof articulation**

* would fail to reinforce local distinctiveness, and harm the visual amenity value of the Bath Press
* **would be detrimental to the setting of the conservation area,**
* **and would harm the cohesiveness of Bath’s townscape character,** resulting in further **cumulative harm** to the World Heritage Site.

**This proposal is contrary to local and national planning policy and we therefore urge this Committee to REFUSE this application.**