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**Statement to Planning Committee 25/08/2021**

**20/03166/FUL**

Regency Laundry Service, Lower Bristol Road, Westmoreland, Bath, Bath And North East Somerset, BA2 3BX

Erection of two buildings of up to four storeys comprising co-living accommodation with co-working space to the ground floor, alongside landscaping works, cycle parking and disabled car parking bays following demolition of existing buildings.

***Against***

The site context is characterised by two-storey residential buildings, incorporating multiple Grade II terraced buildings and punctuated by three storey locally distinctive ‘landmarks’ such as St Paul’s Place.

Buildings proposed at four storeys would therefore fail to respond positively to its low rise, Grade II setting and would be over-dominant in scale and massing.

We maintain that the incoherent form and roof profile, poor detailing, and use of incongruous materials would fail to reflect or complement the established Victorian character of the streetscape.

The co-living model is identified as being “intended for young professionals and graduates” in the D&A Statement, and therefore this development would be focused on one type of residential use. There is a lack of varying room types, with accommodation restricted to 1-bed studios. Therefore this development would not provide a sustainable housing mix or a choice in housing type to appropriately meet varied local demand, contrary to Policy CP10.

The development lacks appropriate levels of private amenities for new and future occupiers contrary to Policy D6.

The proposed height, scale, and massing would fail to sustain or reinforce local distinctiveness, detract from townscape amenity value, harm the character and appearance the indicative setting of the conservation area, and cause harm the setting of multiple Grade II buildings. **We therefore call for this application to be refused.**