

Bath & North East Somerset Council

Planning Services

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Date: 2 September 2014
Our ref: 14/03977/OUT
Fax: (01225) 477592

Urban Design Environment Team BANES

Town and Country Planning Act 1990

Application Type: **Outline Application**

Site Location: **Hartwells Of Bath Newbridge Road Newbridge Bath BA1 2PP**

Description of Proposal: **Outline planning application for erection of three blocks of student accommodation comprising 194 student bedrooms in studio/cluster flats and 70 bedrooms in a terrace of 14 two storey HMOs with access from Newbridge Road, shared foot/cycleway, associated car parking, cycle parking, amenity space and landscaping following demolition of existing buildings**

Name of Applicant: **Oakhill Group Ltd**

Application Number: **14/03977/OUT** Case Officer: **Tessa Hampden**

The above application has been received by the Local Planning Authority. Plans are viewable through Uniform by clicking on "Image" and "View Documents" with the relevant case retrieved.

Please reply to development_control@bathnes.gov.uk with your comments using the attached form within 21 days of the date of this memorandum. If you will be unable to meet this deadline and require additional time, please advise the Case Officer Tessa Hampden on 01225 477695 as soon as possible as the application may be determined at any time after the expiry of the 21 day period.

Please be advised that it may take up to two working days for the related documents to be viewable via Uniform.

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RESPONSE TO DEVELOPMENT CONTROL CONSULTATION REQUEST

App ref No:	14/03977/OUT
Site Address:	Hartwells Of Bath Newbridge Road Newbridge
Proposal:	Outline planning application for erection of three blocks of student accommodation comprising 194 student bedrooms in studio/cluster flats and 70 bedrooms in a terrace of 14 two storey HMOs with access from Newbridge Road, shared foot/cycleway, associated car parking, cycle parking, amenity space and landscaping following demolition of existing buildings
DC Case Officer:	Tessa Hampden

No Objection or comments - NOOBJECT	
No Objection subject to conditions described below - CONDITION	
Not acceptable in the current form. See comments suggestions below - NAICF	X
Object, Please see comments below - OBJECT	

Full response:

<ol style="list-style-type: none"> 1. Filling the gap in the street frontage with the 'house' typology of buildings is positive. The articulation of the facades and roofs appears to help those buildings integrate with the context. 2. The 'Mews' typology appears to be of an appropriate scale, however the continuous roof form increases the appearance of the massing. Further articulation would be beneficial, such as creating a break or distinction between the narrow plot widths. 3. The 'apartments' typology is a large block that does not have a comfortable scale with its surroundings, both existing and proposed. This is demonstrated clearly from the Kelston View visualisation in particular. 4. The size of the amenity area is very small for the number of people it would need to serve. The apartment block may also overshadow it. The sketch of this area depicts the footpath and steps to the west being inadequately overlooked as large blank gable ends face it. 5. I am concerned the student residences use will mean the site is inactive during holiday periods. This is the case elsewhere in the city even if the rooms themselves are let for 12 months of the year, as they appear seldom fully occupied for this whole time. It would also be useful to see how the buildings could be adapted for future residential uses should the student use expire in the future. 6. There is no evidence of the environmental context being utilised to inform proposals.
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Summary of observations, recommended conditions and relevant policies

<ul style="list-style-type: none"> • Refs include D2, D4, CP6, CP2 and Sustainable Construction & Retrofitting SPD

Name: Funda Kemal, Urban Design

Date: 7.10.14