



Bath Heritage Watchdog

contact@bathheritagewatchdog.org

APPLICATION NUMBER: 16/05504/OUT

ADDRESS: 34-35 Lower Bristol Road

PROPOSAL: Erection of two buildings to provide residential accommodation for students (up to 204 bedrooms) with ancillary accommodation and facilities and external courtyards, alterations to existing pedestrian and vehicular access, and associated infrastructure following demolition of existing building

CASE OFFICER: Chris Gomm

DATE: 24 March 2017

COMMENT: STRONG OBJECTION

Bath Heritage Watchdog **objects** to these proposals

We note the revised drawings dated 28th February

These largely consist of montages and views from verified viewpoints, though there are a couple of drawings showing a slight reduction of height to the roofline of block F

Whilst these are welcomed they do not address the concerns related in our previous comments.

These can be briefly surmised as follows

The cumulative detrimental impact on the setting and views in/out and across the WHS from over-scaled, tall largely monolithic blocks.

Impact on the setting of the listed Newark Works from the scale, massing and design of the new building. In particular the poor elevational treatment of the town houses fronting the Lower Bristol Road.

The bland design, unvaried roofline and choice of materials and the way they are used of the proposed new building.

The issue of why nearly all available Brownfield sites are being utilized for student housing schemes over residential accommodation.

The loss of a key local employer and much needed local facility.

Therefore our previous comment still stands.