

SAWYCLOUSE

Planning Guidance Note

September 1996



BATH & NORTH EAST SOMERSET

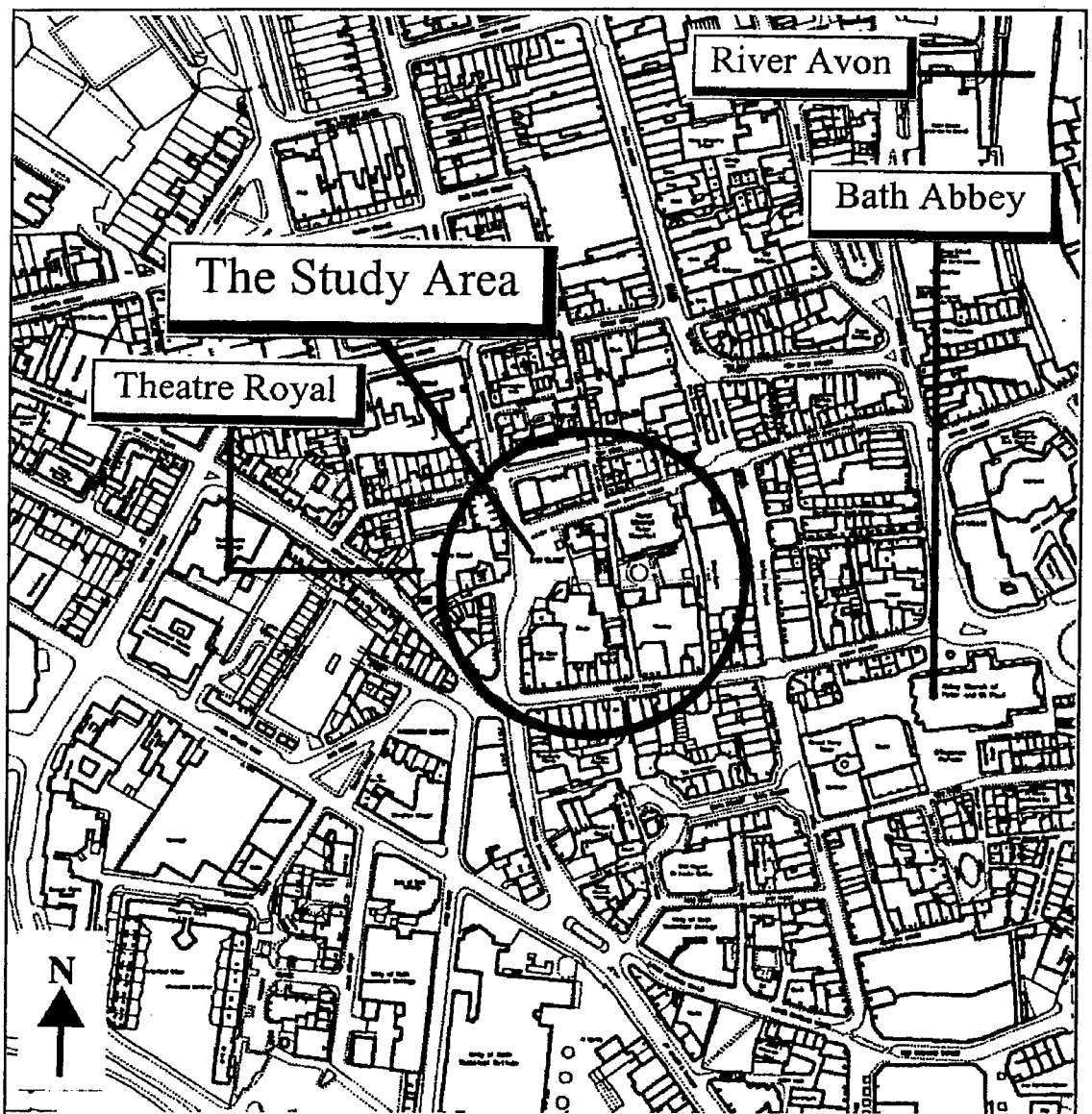
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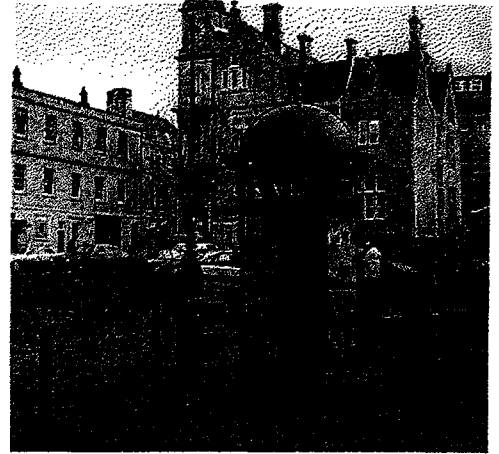
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Plan 1 - Context





SAWCLOSE PLANNING GUIDANCE NOTE

1.0 INTRODUCTION

- 1.01 The need for a planning guidance note has arisen because of the high number of leases due for renewal on properties with potential for redevelopment in the Sawclose area. There may also be an opportunity to develop the area between Bluecoat House and the Regency Garage. This land is partly occupied by the Sawclose Clinic.
- 1.02 The preparation of planning guidance notes is part of the local plan process, to provide development guidance for potential developers and to inform the Development Control function. It is intended that this guidance note will be regarded as Supplementary Planning Guidance to the Local Plan.

2.0 PURPOSE OF THE PLANNING GUIDANCE NOTE

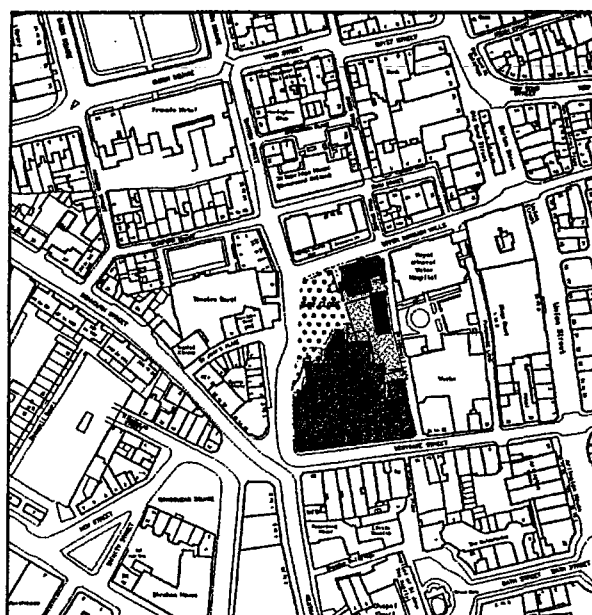
- 2.01 Sawclose and surrounding buildings comprise one of the more sensitive and possibly contentious sites in the centre of Bath. The study area is shown on Plan 1 opposite.
- 2.02 The intention of this document is to provide a clear framework within which suitable development proposals can be considered, especially those which will help boost the economy of the City. At the same time, the Council's conservation objectives need to be met, supporting and enhancing the character of the area both aesthetically and functionally.

- 2.03 Sawclose has been an open space within the City since medieval times, and could be used more positively to enhance the setting of the Theatre Royal. There is an ideal opportunity to create a pleasant outdoor pedestrian area from the car park, to support any new development.
- 2.04 The potential for development exists in the reuse of several listed buildings within the Sawclose study area, and the opportunity to positively enclose Sawclose by redeveloping the Sawclose Clinic site which sits in the space between Bluecoat House and the Regency Garage. Any development would have to make provision for the Sawclose Clinic either on site or at an agreed alternative location.
- 2.05 The Planning Guidance Note will consider a range of appropriate uses and development options, outline the planning and other statutory requirements and discuss urban design considerations within the context of policies in the Bath Local Plan.




3.0 THE SITE

- 3.01 Sawclose lies to the west of Bath's City Centre and the main shopping spine in an area to the north of the former West Gate entrance to the town just inside the original City walls.
- 3.02 Sawclose is situated on a gentle slope, the gradient of the open space falling from north to south, giving the space the advantage of all day sun. It is an unassuming space which has its origins in the mediaeval period. The space is articulated by a series of buildings of varying style, age and character and these building lines have altered little during the past three hundred years. The potential development area is approximately 2,300 square metres in size, and includes the Sawclose Clinic site (see Plan 2 below).

Plan 2



KEY:

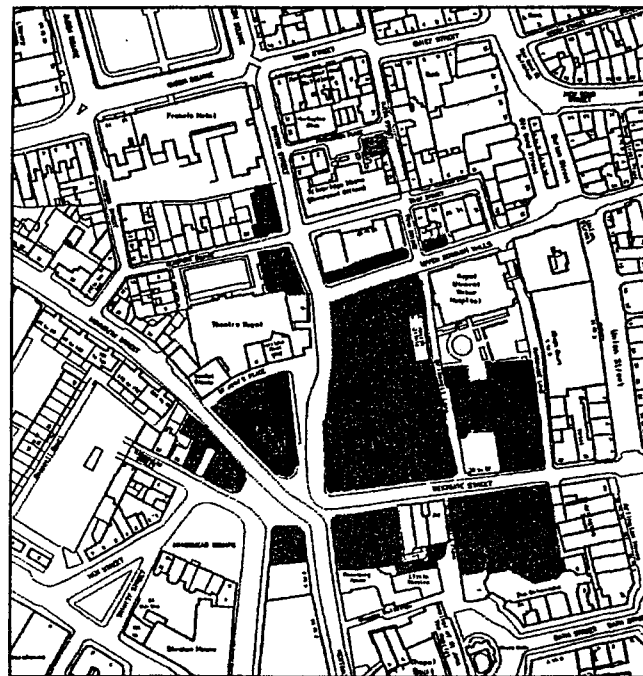
-  Reuse of Existing Buildings
-  Potential Development Area
-  Open Space to be Retained and Enhanced

- 3.03 Sawclose is one of a series of open spaces located on the west side of the City beginning with The Circus, leading to Queen Square, passing through Sawclose and ending with Kingsmead Square. Sawclose is the most informal of these open spaces, not having been built to a plan, and provides a welcome contrast to the more formal layout and architectural design of the surrounding streets. The tight, close knit pattern of this part of the medieval town remains intact with its pedestrian alleyways providing well used links through the main body of the City.
- 3.04 The views out of the space are predominantly to the north, where one can see Queen Square and The Circus. In particular, the trees in these spaces attract the eye and dominate the view. The elevation of the open space also gives views to Beechen Cliff, a local landmark, above the buildings to the south.
- 3.05 The road running adjacent to the site currently forms part of Bath's one way system and gives access for servicing and other traffic from Orange Grove, along Cheap Street and Westgate Street to Milsom Street via Wood Street and Quiet Street. The one way system limits the east-west movement of traffic across the City core and central shopping area.
- 3.06 A number of large scale buildings such as the Theatre Royal and the Bingo Hall have been developed on backland, behind the perimeter buildings which are of a much smaller scale. The perimeter buildings give Sawclose its physical character, but the major leisure uses act as magnets which draw people to this part of the City.

4.0 SITE OWNERSHIP

- 4.01 Many of the buildings in the vicinity of Sawclose are in Council ownership as Plan 3 below indicates. The car park is owned and managed by the Council. The Sawclose Clinic is in the ownership of the Bath West Community NHS Trust.

Plan 3



KEY:

 Buildings in Council Ownership

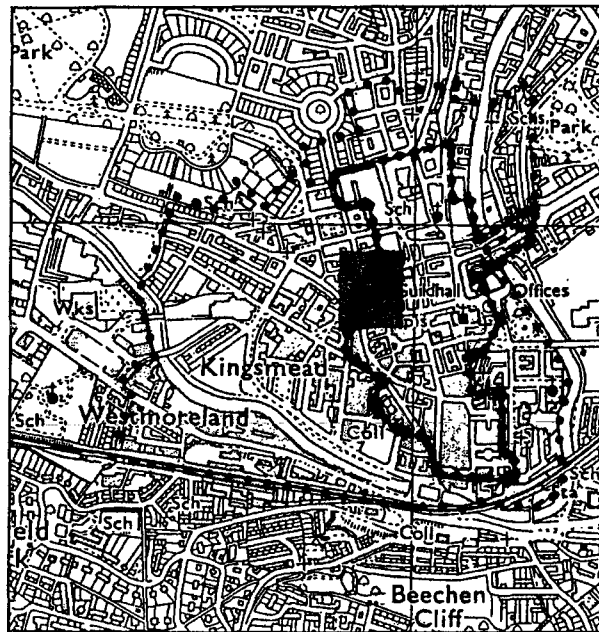
5.0 PLANNING HISTORY

- 5.01 The planning history relating to Sawclose is relatively uneventful; the area has not attracted any significant development proposals. There are no extant planning permissions associated with Sawclose nor the buildings surrounding it immediately to the south and east.
- 5.02 The following sections set out clearly the formal constraints and considerations that need to be taken into account by any potential developer.




6.0 LOCAL PLAN POLICIES

- 6.01 The policies contained within the Bath Local Plan (June 1996) aim to protect and enhance the historic character of the City as well as seeking to sustain the economic viability of the City Centre. Increased priority is given to the conservation of the built environment, and Bath's designation as a World Heritage Site when considering development proposals. Sawclose lies within the Central Parking Area and is adjacent to the Central Shopping Area as Plan 4 shows.

Plan 4



KEY:

-  Central Parking Area
-  Central Shopping Area
-  Sawclose - Study Area

- 6.02 Particular attention is drawn to the chapter entitled 'Care of the Fabric' which sets out how the preservation, conservation and enhancement of the City's built environment might be achieved and sustained. Regard should also be given to the relevant policies in the chapters dealing with employment, retailing, visitors and transportation as set out at Annex A. These seek to balance promotion of the City's assets with a desire not to overburden the existing fabric in terms of over development.

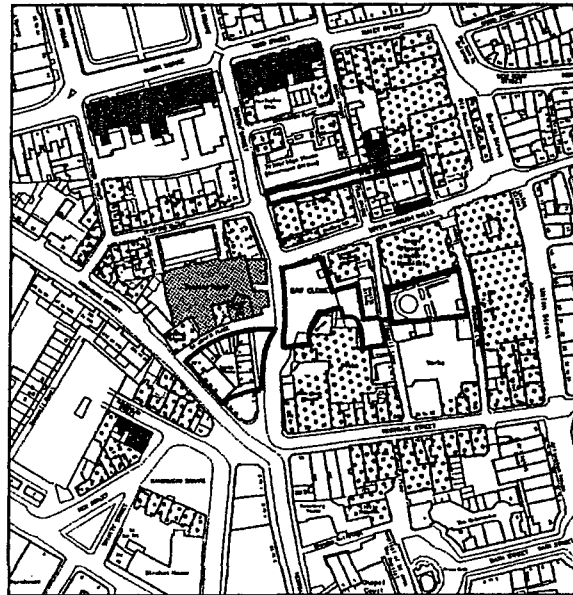
- 6.03 In this context, it is particularly important that restraints are placed on developments responsible for generating significant volumes of traffic.
- 6.04 Due to the sensitivity of the site, information and advice regarding development proposals affecting the conservation area, listed buildings and scheduled ancient monuments are dealt with separately.

7.0 THE CONSERVATION AREA

- 7.01 Sawclose's location within Bath's conservation area is a major consideration. The designation places a particular duty on the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area when considering development proposals under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Planning applications for development proposals will be considered in the light of the Local Plan policies contained in the 'Care of the Fabric' chapter as set out in Annex B.
- 7.02 The conservation area designation underpins the planning status of the whole City as a World Heritage Site. Local Plan Policy C1 and Planning Policy Guidance Note 15 (PPG15) 'Planning and the Historic Environment' (September 1994) both indicate the importance of the designation as a key material consideration in development decisions.
- 7.03 Given the particular circumstances regarding the historic importance of this space, and the fact that the space and the building lines around it have remained relatively unchanged for centuries, the Council will undertake or cause to be undertaken, a historical study of the previous uses, layout and surfacing of the open space, in order to inform future work in the area.

8.0 THE LISTED BUILDINGS

- 8.01 The central area of Bath contains a high concentration of listed buildings. Sawclose itself is surrounded by Grade II and Grade II* buildings as Plan 5 illustrates. The majority of buildings available for redevelopment are also listed. Details can be found in Annex C.
- 8.02 The listed buildings date mainly from between 1730 and 1870. Bluecoat House, a former school building, is a fine and rare example of Victorian architecture within the City designed by Manners and Gill. The Cannon Cinema (1920) known as the "Beau Nash Picture House" on Westgate Street, has recently been listed Grade II. All relevant listing details can be found in Annex B.
- 8.03 Any work that may affect the character of a listed building and/or its curtilage will need listed building consent as well as planning permission before development can take place. All applicants are strongly advised to consult the Council's Conservation Officers at the earliest opportunity to discuss the proposals, before an application is submitted. Works involving the demolition of the whole or parts of a listed building, or an unlisted building within the conservation area, should also be discussed with the Conservation Officers at an early stage of the design process.

Plan 5**KEY:**

- Grade I Listed Building
- Grade II* Listed Building
- Grade III Listed Building
- Scheduled Ancient Monuments

- 8.04 In principle, any development proposal incorporating a listed building must first consider the reuse of that building. A proposal to demolish a listed building will only be acceptable if the building's reuse is shown to be impossible. However, an assessment of the implications and effects of any proposals on the historic fabric of the old buildings within the development area is advised *before* any changes are proposed. This would include any unlisted buildings of particular historical interest such as the Regency Garage.
- 8.05 Apart from the policies in the Bath Local Plan, attention is again drawn to Section 3 of PPG15 which makes clear the approach to be taken in the reuse, alteration or demolition of a listed building.

9.0 SCHEDULED MONUMENTS AND ARCHAEOLOGY

- 9.01 Some of the development opportunities in and around Sawclose are Scheduled Monuments and will require Scheduled Monument Consent prior to development taking place. Scheduled Monuments are protected under the terms of the Ancient Monuments and Archaeological Areas Act 1979. Five such monuments lie within Bath, two of which directly affect Sawclose and its immediate environs, as shown on Plan 5.
- 9.02 Anyone with a proposal to develop a site which contains a Scheduled Monument may need both planning permission and/or conservation area consent for the development, as well as Scheduled Monument Consent for works to the Scheduled Monument or site. It should be noted that Scheduled Monument Consent cannot remove the need for any other statutory consents for development. Again, prospective developers are strongly advised to approach the local planning authority at an early stage to discuss their preliminary plans for any new scheme.

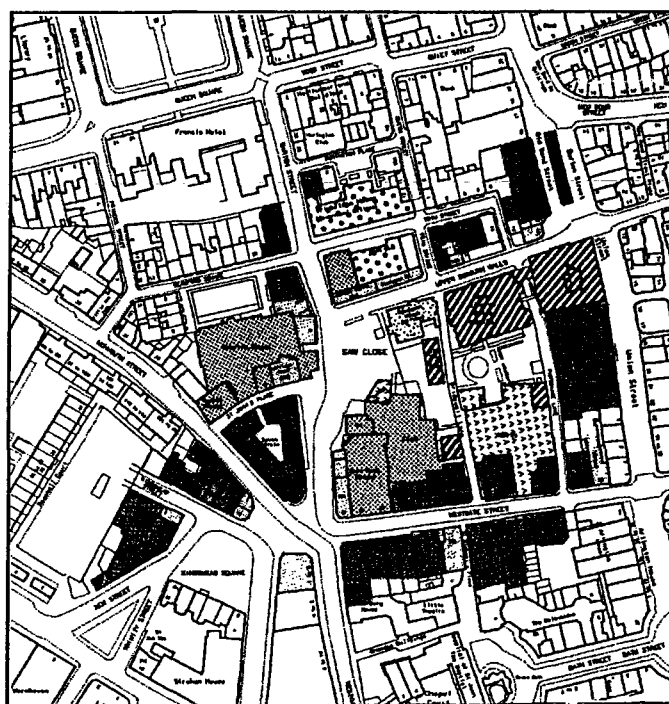
9.03 The archaeological significance of this area is well recognised, and it is likely to contain evidence of occupation from Roman times to the present day. It is important that developers are aware that an archaeological assessment and/or field evaluation of the impact of development proposals on the archaeological deposits of an area for development, whether part of the Scheduled Ancient Monument or not, will be required prior to the granting of planning permission, and is strongly advised before detailed design work is undertaken. Policy C27 AT Annex A is the relevant Local Plan policy in this instance.

10.0 DEVELOPMENT CONSIDERATIONS









Uses

10.01 Plan 6 illustrates broadly the existing mixture of uses at ground floor level in the Sawclose area. The main building, and activity focal point of Sawclose is the Theatre Royal. Other uses include the Cannon Cinema and Zettlers Bingo Hall. There are several restaurants and wine bars, some retail units, small office suites and residential premises. These uses at ground floor level provide an active frontage. This degree of activity will be expected within any development proposals. However, uses at first and second floor also have a role to play in encouraging activity and making an area feel secure. Therefore attention will be paid to the proposed uses above ground level to ensure that the potential for activity throughout the day and evening is maximised.

Plan 6



KEY:

	Health		Service Sector		Vacant
	Retail		Industries		
	Leisure		Food and Drink		

- 10.02 Any redevelopment will need to build on established uses. In particular, the promotion of activities such as leisure uses, food and drink, retail and the provision of some residential accommodation would be acceptable. Office development as the sole use on this site would not be acceptable, although office suites could be accommodated within a mixed use development.
- 10.03 The improvement and promotion of the existing leisure facilities in the Sawclose area will also be encouraged, as the continued success of the restaurants and fast food premises in their vicinity is directly related to the preservation of these entertainment uses. This is one area of Bath which offers safe, accessible and convenient night life and any opportunity should be taken to support this use.
- 10.04 The provision of residential uses in Sawclose will improve the safety and security of evening activity and will promote the Council's policy of reintroducing residential accommodation into the City Centre. The conflicts which can result from the provision of residential accommodation within an area of evening activities must be taken into consideration, both in the type of accommodation provided, and in the detailed design, to prevent nuisance from noise and disturbance at night. The Council may also consider the use of conditions attached to any consents granted, to minimise the conflicts between uses.
- 10.05 If residential accommodation is considered as part of the development proposal, the Council may consider the appropriateness of providing an element of social housing in order to meet the requirements of the Council's Housing Strategy. The Council may also consider waiving parking requirements specifically relating to residential uses.

Open Space

- 10.06 The open space faces south west, and slopes slightly to the south from Barton Street to Westgate Buildings. This slight elevation of the open area, together with the south westerly orientation have the potential to make a pleasant seating area during the afternoon and evening and could also create a more pleasant and appropriate setting to the Theatre Royal. The Theatres Trust must be allowed to comment on any application which will affect a theatre, in this instance, the Theatre Royal, and the Palace of Varieties, which forms part of the bingo hall.
- 10.07 The retention of the car park is contrary to general Council policy, and there is now a strong desire to use this opportunity to create a pedestrian dominated space here. This would be to the benefit of not only the Theatre Royal, but also any new development.
- 10.08 The Council will seek the creation of a public open space from the existing car park as part of any development scheme. The Council would expect a developer to fund environmental improvements to the open space. The parking needs of the disabled and those attending the Royal Mineral Water Hospital, as well as servicing, will need to be taken into consideration in any scheme. Details of the type of scheme preferred by the Council are contained in Annex C.

Physical Form

- 10.09 In Sawclose, there is no dominant architectural style emanating from any one period. Its distinctive character is actually derived from a mixture of building styles, thus contributing to its overall visual interest and vitality. To retain this character, the Council is seeking to encourage high quality design which reconciles itself to the existing buildings.
- 10.10 The predominant building type facing the streets in the City core has a 5m wide frontage, 10m deep block, is 3 storeys high, with perhaps a 4th storey contained in a mansard roof. The buildings have pitched or mansard roof types behind a parapet at eaves level. Many of the mansard roofs have dormer windows. Most of the buildings have chimneys on the line of the partition wall, between properties.
- 10.11 The predominant material is Bath stone used for the construction of walls and chimneys, although occasionally render is used, to the sides or rear of buildings. Slate is predominantly used on roofs, although some pantile is also in evidence.
- 10.12 Particular attention should be paid to the architectural detailing evident in Sawclose, especially the use of decorative stonework and ironwork, and the way in which plinths are used to facilitate the meeting of building with pavement. The majority of the pavement surfaces in Sawclose are pennant, with pennant or granite kerbs defining the carriageway.

11.0 SUMMARY OF OBJECTIVES

- 11.01 It is essential that any forthcoming proposals for development or the change of use should ensure:
- the proposed uses are consistent with the policies set out in the Bath Local Plan, and that particular attention is given to the restraints placed on development responsible for generating significant volumes of traffic;
 - the provision of an enhanced public space is an integral part of any development; this is essential to the success of the overall effect of the resulting scheme and its long term viability;
 - all development respects the functional and aesthetic character and quality of the area and enhances the character of the conservation area; therefore, a high quality development which respects the physical form of Sawclose is demanded;
 - proper account is taken of any features of historic and architectural interest and value in the area, especially relating to archaeological features and listed buildings present within and adjacent to Sawclose; an historical survey is undertaken prior to any design work, in order to inform the design process.

ANNEX A**Local Plan Policies**

Potential applicants are advised to read the following policies within the context of other policies and proposals within the Bath Local Plan as it is intended that the Plan should be read as a whole.

Implementation

POLICY I2 - THE CITY COUNCIL WILL, WHERE APPROPRIATE, USE ITS PLANNING POWERS TO SEEK APPROPRIATE IMPROVEMENTS TO INFRASTRUCTURE AND THE ENVIRONMENT THROUGH AGREEMENT WITH DEVELOPERS. PROMOTERS OF DEVELOPMENT PROJECTS WILL, WHERE APPROPRIATE, BE ENCOURAGED TO CONTRIBUTE TO THE GENERAL IMPROVEMENT OF THE CITY'S SOCIAL, CULTURAL AND PHYSICAL INFRASTRUCTURE THROUGH THE PROVISION OF A WIDE RANGE OF COMMUNITY BENEFITS WHERE THESE ARE NECESSARY TO THE GRANTING OF PERMISSION AND REASONABLY RELATED IN SCALE AND KIND TO THE PROPOSED DEVELOPMENT

Housing

POLICY H2 - THE CITY COUNCIL WILL ITSELF MAKE PROVISION, AND WHERE APPROPRIATE, ASSIST OTHERS INCLUDING HOUSING ASSOCIATIONS, TO MEET THE NEEDS OF DISADVANTAGED HOUSEHOLDS, ELDERLY PEOPLE OR THOSE IN SPECIAL HOUSING NEED.

POLICY H10 - THE CITY COUNCIL WILL NORMALLY GRANT PERMISSION FOR THE RE-USE OF UPPER FLOORS ABOVE COMMERCIAL PREMISES FOR RESIDENTIAL ACCOMMODATION.

POLICY H11 - THE CITY COUNCIL WILL ENCOURAGE THE RESIDENTIAL USE OF VACANT AND UNDER UTILISED PROPERTIES AND MAY USE COMPULSORY PURCHASE POWERS TO ENSURE RECOVERY OF SUCH PROPERTIES.

Employment

POLICY E1 - THE CITY COUNCIL WILL SEEK TO ATTRACT EMPLOYMENT GENERATING DEVELOPMENT THAT RELATES TO THE ASSETS AND ADVANTAGES OF THE CITY AND IS ENVIRONMENTALLY ACCEPTABLE.

POLICY E6 - PROPOSALS FOR NEW OFFICE FLOORSPACE WILL BE GRANTED PROVIDED THAT:-

- i) THE DESIGN, LAYOUT AND SCALE OF PROPOSALS DO NOT HARM THE CHARACTER AND APPEARANCE OF THE AREA;
- ii) THE SITE IS WELL SERVED BY PUBLIC TRANSPORT;
- iii) TRAFFIC GENERATION WILL NOT HAVE AN ADVERSE EFFECT ON TRAFFIC FLOW, SAFETY OR ENVIRONMENTAL CONDITIONS OF ROADS WITHIN THE CITY;
- iv) PARKING, SERVICING, ACCESS AND ARRANGEMENTS FOR PEDESTRIANS ARE SATISFACTORY; AND
- v) THE SITE IS NOT SAFEGUARDED FOR USE FOR HOUSING, INDUSTRY, RESEARCH AND DEVELOPMENT, OPEN SPACE OR ANY OTHER ALLOCATED USE.

POLICY E9 - CONSISTENT WITH ENVIRONMENTAL CONSIDERATIONS, THE CITY COUNCIL WILL SUPPORT THE PROVISION OF SMALL BUSINESS PREMISES BY DEVELOPMENT OF SUITABLE SITES, AND THE REFURBISHMENT OF EXISTING BUILDINGS FOR SMALL INDUSTRIAL, OFFICE AND WORKSHOP UNITS.

Retailing

POLICY R4 - PROPOSALS FOR RETAIL DEVELOPMENT WILL BE PERMITTED ONLY:

- i) IN THE CENTRAL SHOPPING AREA AS DEFINED ON THE PROPOSALS MAP;
- ii) IN DISTRICT AND SUBURBAN SHOPPING CENTRES AS DEFINED IN POLICY R10; AND
- iii) IN ACCORDANCE WITH POLICIES R13 AND R14.

See also Policies R10, R13 and R14

Visitors

POLICY V1 - THE CITY COUNCIL WILL ENCOURAGE TOURIST RELATED DEVELOPMENT PROPOSALS CONSISTENT WITH OTHER POLICIES IN THE PLAN WHICH PROVIDE FOR AN EVEN DISTRIBUTION OF VISITORS THROUGHOUT THE YEAR AND WHICH ENCOURAGE VISITORS TO STAY LONGER.

POLICY V3 - THE CITY COUNCIL WILL SUPPORT PROPOSALS FOR A CONFERENCE FACILITY PROVIDING THAT THEY:

- (a) ARE OF A SCALE, HEIGHT, PROPORTION AND MATERIALS APPROPRIATE TO THE CITY AND CONSERVATION AREA;
- (b) TAKE PROPER ACCOUNT OF THE SURROUNDING LAND USES AND ADJOINING PROPERTIES AND IN PARTICULAR LISTED BUILDINGS;
- (c) DEMONSTRATE A HIGH STANDARD OF DESIGN AND DO NOT ADVERSELY AFFECT THE TOWNSCAPE, INCLUDING VIEWS;
- (d) WOULD HAVE ADEQUATE ACCESS, SERVICING AND PARKING ARRANGEMENTS; AND NOT GENERATE UNACCEPTABLE LEVELS OF TRAFFIC; AND
- (e) MAKE ADEQUATE PROVISION FOR ACCESS FOR PEOPLE WITH DISABILITIES WITHIN SITE LAYOUTS, THROUGH THE PROVISION OF ALLOCATED PARKING AREAS IN CLOSE PROXIMITY TO BUILDINGS AND OTHER PUBLIC ACCESS POINTS.

Transportation

POLICY T12 - THE CITY COUNCIL WILL REQUIRE THE PROVISION FOR ALL DEVELOPMENTS OF ON-SITE SERVICING AND CAR PARKING FACILITIES TO AN EXTENT TO BE DETERMINED WITH RELATION TO:

- i) THE PROPOSED USE, ANY NEED FOR ON-SITE PROVISION TO ENSURE ITS EFFICIENT OPERATION, AND THE LIKELY EXTENT OF MOVEMENT TO AND FROM THE SITE;
- ii) THE ENVIRONMENTAL CAPACITY OF BOTH THE SITE AND ITS SURROUNDINGS TO ACCEPT PARKING;
- iii) THE CAPACITY OF THE LOCAL HIGHWAY NETWORK AND THE NEED TO CONTROL ANY INCREASE IN TRAFFIC LEVELS;
- iv) THE NEED TO ENSURE HIGHWAY SAFETY;
- v) THE ACCESSIBILITY OF THE SITE BY PUBLIC TRANSPORT, INCLUDING PARK AND RIDE;
- vi) THE EASE OF ACCESS BY CYCLE OR ON FOOT;
- vii) THE AVAILABILITY OF PUBLIC CAR PARKING IN THE VICINITY OF THE SITE;
- viii) THE PROVISIONS OF POLICY T13; AND
- ix) THE CURRENT AVON COUNTY COUNCIL PARKING STANDARDS.

POLICY T13 - WITHIN THE CENTRAL PARKING AREA, AS DEFINED ON THE PROPOSALS MAP, DEVELOPERS PROPOSING TO PROVIDE ADDITIONAL NON-RESIDENTIAL FLOORSPACE BY MEANS OF NEW CONSTRUCTION OR CHANGE OF USE WILL NOT BE ALLOWED TO PROVIDE ADDITIONAL PARKING PLACES ON SITE, EXCEPT TO CATER FOR ESSENTIAL SERVICING AND THE MOBILITY IMPAIRED.

POLICY T25 - THE CITY COUNCIL, IN CONSIDERING ALL APPLICATIONS FOR DEVELOPMENT, WILL, WHERE APPROPRIATE, REQUIRE THE CYCLE PARKING STANDARDS TO BE APPLIED AS OUTLINED IN APPENDIX E. THE REQUIREMENTS FOR CYCLE PARKING WILL ALSO BE CONSIDERED IN THE LIGHT OF THE COUNCIL'S CONSERVATION POLICIES FOR THE CITY, THE AIM TO PRESERVE AND ENHANCE THE CITY'S NATURAL AND BUILT ENVIRONMENTS AND THE CONSTRAINTS IMPOSED BY LAND AVAILABILITY, PARTICULARLY WITHIN THE CITY CENTRE. IN CONSIDERING THE NUMBER, SITING AND DESIGN OF SUCH FACILITIES THE CITY COUNCIL WILL HAVE PARTICULAR REGARD TO THEIR IMPACT UPON THE VISUAL AND OTHER AMENITIES OF AN AREA.

POLICY T26 - PROPOSALS FOR NEW DEVELOPMENTS WILL BE REQUIRED TO MEET WHICHEVER OF THE FOLLOWING HIGHWAY DEVELOPMENT CONTROL CRITERIA WOULD BE APPROPRIATE:

- a) THE ACHIEVEMENT OF A HIGH STANDARD OF ROAD SAFETY;
- b) THE SAFEGUARDING OF THE STRATEGIC AND LOCAL HIGHWAY PROPOSALS AS SHOWN ON THE PROPOSALS MAP;
- c) THE PROVISION OF FACILITIES FOR PUBLIC TRANSPORT INCLUDING STEPS WHICH WOULD FACILITATE THE EARLY INTRODUCTION OF BUS AND/OR RAPID TRANSPORT SERVICES;
- d) THE PROVISION OF SAFE AND ADEQUATE ACCESS ONTO THE EXISTING HIGHWAY NETWORK HAVING REGARD TO THE LIKELY IMPACT OF THE EXPECTED ADDITIONAL TRAFFIC ON THE CHARACTER AND AMENITIES OF THE SURROUNDING AREA;
- e) THE PROVISION OF OFF-STREET PARKING AND SERVICING FACILITIES IN ACCORDANCE WITH THE POLICIES ADOPTED BY THE CITY COUNCIL;
- f) THE PROVISION OF FACILITIES FOR CYCLISTS AND PEDESTRIANS AND THE MOBILITY IMPAIRED;
- g) THE PROVISION OF TRAFFIC CALMING MEASURES; AND
- h) THE PROVISION OR THE FUNDING OF ANY NECESSARY IMPROVEMENTS TO THE TRANSPORT SYSTEM ARISING AS A DIRECT RESULT OF THE DEVELOPMENT.

See also Policy T7

Care of the Landscape

POLICY L18 - THE CITY COUNCIL WHERE APPROPRIATE, REQUIRE THE SUBMISSION OF A LANDSCAPE SCHEME AS A CONDITION OF PLANNING CONSENT, FOR SITES WITHIN THE CONSERVATION AREA, IN LOCATIONS WHICH COULD HAVE A SIGNIFICANT EFFECT ON THE LANDSCAPE, AND FOR MAJOR DEVELOPMENT PROPOSALS, THE CITY COUNCIL WILL REQUIRE A FULLY DETAILED AND INTEGRATED LANDSCAPE SCHEME TO BE SUBMITTED WHEN FULL PLANNING PERMISSION IS SOUGHT, OR AT THE TIME OF APPROVAL OF DETAILS WHERE OUTLINE PLANNING PERMISSION HAS ALREADY BEEN GRANTED.

POLICY L19 - THE CITY COUNCIL WILL, WHERE APPROPRIATE USE ITS PLANNING POWERS TO ENCOURAGE APPROPRIATE ENVIRONMENTAL IMPROVEMENTS WHERE THERE ARE NECESSARY TO SUPPORT PROPOSED DEVELOPMENT.

Care of the Fabric

POLICY C1 - THE CITY COUNCIL WILL REGARD THE INCLUSION OF THE CITY OF BATH ON THE UNESCO LIST OF WORLD HERITAGE SITES AS A KEY MATERIAL CONSIDERATION IN DETERMINING PLANNING APPLICATIONS, AND THOSE FOR DEVELOPMENT AFFECTING LISTED BUILDINGS AND THEIR SETTING AND THE CONSERVATION AREA.

POLICY C2 - THE CITY COUNCIL WILL REQUIRE DEVELOPMENT TO BE OF A HIGH STANDARD OF DESIGN, AND SENSITIVE TO AND COMPATIBLE WITH THE SCALE, HEIGHT, BULK AND CHARACTER OF THE SURROUNDINGS.

Conservation Area

POLICY C4 - IN CONSIDERING DEVELOPMENT PROPOSALS WITHIN OR AFFECTING THE CONSERVATION AREA, THE CITY COUNCIL WILL SEEK TO ENSURE THAT ALL PROPOSALS PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA, IN TERMS OF SIZE, FORM, POSITION, SCALE, MATERIALS, DESIGN AND DETAILING. PARTICULAR CONSIDERATION WILL BE GIVEN TO THE FOLLOWING:-

- a) THE RETENTION OF BUILDINGS, GROUPS OF BUILDINGS, EXISTING STREET PATTERNS, SPACES, BUILDING LINES AND GROUND SURFACES;
- b) THE RETENTION OF ARCHITECTURAL FEATURES WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA, INCLUDING BOUNDARY WALLS;
- c) THE IMPACT OF THE PROPOSED DEVELOPMENT ON THE TOWNSCAPE, ROOFS CAPE, MASSING AND RELATIVE SCALE AND IMPORTANCE OF BUILDINGS IN THE AREA;
- d) THE NEED TO PROTECT EXISTING TREES AND LANDSCAPE WHICH CONTRIBUTE TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA;
- e) THE REMOVAL OF UNSIGHTLY AND INAPPROPRIATE FEATURES; AND
- f) THE NEEDS OF PEOPLE WITH DISABILITIES FOR ACCESS TO ALL BUILDINGS.

POLICY C6 - THE CITY COUNCIL WILL GRANT PLANNING PERMISSION FOR DEVELOPMENT INVOLVING DEMOLITION IN A CONSERVATION AREA WHERE NEITHER THE CHARACTER NOR APPEARANCE OF THE AREA WILL BE HARMED. WHEN CONSIDERING SUCH PROPOSALS THE CITY COUNCIL WILL PAY PARTICULAR REGARD TO THE CONTRIBUTION OF THE STRUCTURE TO BE DEMOLISHED TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA. WHERE THE STRUCTURE MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA, THE CITY COUNCIL WILL TAKE ACCOUNT OF:

- a) WHETHER IT IS CAPABLE OF RETENTION OR REPAIR FOR A BENEFICIAL USE; AND
- b) WHETHER THE PROPOSED REPLACEMENT, IF ANY, WOULD MAKE A SIMILAR OR GREATER POSITIVE CONTRIBUTION TO PRESERVATION OR ENHANCEMENT OF THE CHARACTER OR APPEARANCE OF THE AREA. WHERE IT IS IMPORTANT FOR THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA THAT THE STRUCTURE BE REPLACED OR THE SITE LANDSCAPED, ANY DEMOLITION CONSENT WILL BE SUBJECT TO A CONDITION THAT THE BUILDING SHALL NOT BE DEMOLISHED UNTIL A CONTRACT FOR ACCEPTABLE NEW WORK HAS BEEN MADE.

POLICY C7 - APPLICATIONS FOR PLANNING PERMISSION IN OUTLINE FOR DEVELOPMENT WITHIN OR AFFECTING CONSERVATION AREAS WILL NOT NORMALLY BE ACCEPTABLE. THE CITY COUNCIL WILL REQUIRE APPLICANTS TO PROVIDE SUFFICIENT INFORMATION ABOUT THE PROPOSED DEVELOPMENT AND ITS IMMEDIATE SETTING, SUCH AS DESIGN, MASSING, SITING AND LANDSCAPING, TO ENABLE IT PROPERLY AND FULLY TO ASSESS THE IMPACT OF THE PROPOSAL ON THE CHARACTER OF AND APPEARANCE OF THE RELEVANT PART OF THE CONSERVATION AREA.

POLICY C8 - THE CITY COUNCIL WILL NORMALLY GRANT PERMISSION FOR PROPOSALS OR STREET FURNITURE PROVIDING THEY ARE OF A HIGH STANDARD OF DESIGN AND UTILISE APPROPRIATE MATERIALS.

See also Policy C11

Listed Buildings

POLICY C12 - IN CONSIDERING AN APPLICATION FOR PERMISSION FOR DEVELOPMENT AFFECTING A LISTED BUILDING AND ITS SETTING, THE CITY COUNCIL WILL TAKE ACCOUNT OF THE FOLLOWING:

- a) A GENERAL PRESUMPTION IN FAVOUR OF THE PRESERVATION OF THE LISTED BUILDING;
- b) THE IMPORTANCE OF THE BUILDING, ITS INTRINSIC ARCHITECTURAL AND HISTORIC INTEREST AND RARITY;
- c) THE EFFECT OF THE APPLICATION ON ANY PARTICULAR FEATURES OF THE BUILDING WHICH JUSTIFY ITS LISTING;
- d) THE BUILDING'S CONTRIBUTION TO THE LOCAL SCENE AND ITS ROLE AS PART OF AN ARCHITECTURAL COMPOSITION;
- e) THE CONDITION OF THE BUILDING AND THE COST OF REPAIR;
- f) THE ADEQUACY OF EFFORTS MADE TO RETAIN THE BUILDING IN USE;
- g) THE MERITS OF ALTERNATIVE PROPOSALS.

POLICY C13 - THE CITY COUNCIL WILL NOT GRANT PERMISSION FOR DEVELOPMENT INVOLVING ALTERATIONS AND ADDITIONS AFFECTING LISTED BUILDINGS OR THEIR SETTINGS UNLESS:

- a) ORIGINAL ARCHITECTURAL FEATURES, AND LATER FEATURES OF INTEREST, BOTH INTERNAL AND EXTERNAL WOULD BE RETAINED; AND
- b) ALTERATIONS AND ANY ADDITIONS WOULD BE IN KEEPING WITH THE STYLE OF THE ORIGINAL BUILDING; AND
- c) PRINCIPAL ROOMS AND OTHER AREAS IDENTIFIED AS CONTRIBUTING TO THE SPECIAL INTEREST OF THE BUILDING WOULD BE RETAINED; AND
- d) THE INTEGRITY, THE ORIGINAL PLAN FORM AND STRUCTURE OF THE BUILDING AND THE MAIN STAIRCASE WOULD BE RETAINED, EXCEPT WHERE LATERAL CONVERSION IS PUT FORWARD AS PART OF THE "LIVING OVER THE SHOP" INITIATIVE.

POLICY C14 - THE CITY COUNCIL WILL NOT GRANT PERMISSION FOR DEVELOPMENT INVOLVING THE TOTAL OR SUBSTANTIAL DEMOLITION OF A LISTED BUILDING UNLESS OVERRIDING ENVIRONMENTAL, ECONOMIC OR PRACTICAL REASONS EXIST IN FAVOUR OF DEMOLITION AND EVERY POSSIBLE EFFORT HAS BEEN MADE TO CONTINUE THE PRESENT USE OR TO FIND A SUITABLE ALTERNATIVE USE FOR THE BUILDING.

POLICY C17 - IN CONSIDERING PROPOSALS FOR THE CHANGE OF USE OF LISTED BUILDINGS, THE CITY COUNCIL WILL ASSESS WHETHER THE CHANGE OF USE WOULD RESULT IN AN ECONOMICALLY VIABLE USE AND WILL TAKE ACCOUNT OF:

- a) WHETHER THERE IS A REALISTIC PROSPECT FOR CONTINUATION OR REINSTATEMENT OF THE USE FOR WHICH THE BUILDING WAS ORIGINALLY DESIGNED;
- b) THE IMPACT OF THE PROPOSED USE ON THE FABRIC, INTERIOR AND SETTING OF THE LISTED BUILDING AND ON THE CHARACTER OF THE SURROUNDING AREA AND, IF A RESIDENTIAL AREA, ON THE AMENITIES OF LOCAL RESIDENTS;
- c) THE RELATIVE IMPACT OF OTHER ECONOMICALLY VIABLE USES;
- d) COMPATIBILITY OF THE PROPOSAL WITH POLICY H8.

POLICY C20 - THE CITY COUNCIL WILL REQUIRE ANY PROPOSAL WHICH AFFECTS A LISTED BUILDING OR ITS SETTING, TO BE ACCOMPANIED BY SUFFICIENT ADDITIONAL INFORMATION TO ENABLE THE EFFECT OF THE PROPOSALS ON THE CHARACTER AND SETTING OF THE LISTED BUILDING TO BE FULLY CONSIDERED.

See also Policies C15, C16, C18 and C19

Shopfronts and Advertisements

POLICY C21 - THE CITY COUNCIL WILL NORMALLY GRANT PERMISSION FOR PROPOSALS TO PROVIDE A NEW SHOPFRONT OR ALTER AN EXISTING SHOPFRONT WHERE:

- a) THE PROPOSAL IS DESIGNED AND DETAILED SO THAT THE GROUND FLOOR RELATES SATISFACTORILY TO THE ELEVATIONAL DESIGN OF THE UPPER PARTS OF THE BUILDING AND, WHERE APPROPRIATE, MAKES ADEQUATE EXTERNAL PROVISION FOR PEOPLE WITH DISABILITIES AND MOBILITY IMPAIRED; AND
- b) FULL DETAILED PLANS ARE PROVIDED, SHOWING THE EXISTING AND PROPOSED SHOPFRONT AND ITS RELATIONSHIP TO THE WHOLE FACE OF THE BUILDING AFFECTED AND ANY IMMEDIATE ADJACENT BUILDING.

POLICY C23 - THE CITY COUNCIL WILL:-

- a) REVIEW ALL EXISTING ADVERTISING HOARDINGS AND PANELS. WHERE ADVERTISEMENTS WHICH THE COUNCIL CONSIDER UNSATISFACTORY ARE BEING DISPLAYED, THE CITY COUNCIL WILL CONSIDER TAKING THE APPROPRIATE COURSE OF ACTION TO SECURE THEIR REMOVAL; AND
- b) GRANT CONSENT FOR THE DISPLAY OF ADDITIONAL HOARDINGS AND PANELS ONLY IN PREDOMI-

NANTLY COMMERCIAL OR INDUSTRIAL LOCATIONS WHERE THE AMENITIES OF ANY NEARBY RESIDENTS WILL NOT BE AFFECTED ADVERSELY AND WHERE THE DISPLAY ITSELF PRESERVES OR ENHANCES THE CHARACTER OR APPEARANCE OF THE AREA.

Archaeology

POLICY C27 - WITHIN AREAS OF RECOGNISED ARCHAEOLOGICAL POTENTIAL SHOWN ON THE PROPOSALS MAP, THE CITY COUNCIL WILL NOT DETERMINE PLANNING APPLICATIONS INVOLVING WORK BELOW GROUND LEVEL UNTIL THE APPLICANT HAS PROVIDED INFORMATION IN THE FORM OF AN EVALUATION OF THE ARCHAEOLOGICAL IMPORTANCE OF THE SITE AND AN ASSESSMENT OF THE ARCHAEOLOGICAL IMPLICATIONS OF THE PROPOSED DEVELOPMENT.

See also Policies C28 and C29

ANNEX B**Listing details of buildings on or immediately adjacent to the Site**

The listing of these buildings confirms their status as being of special architectural or historic interest and as such, warrant every effort made to preserve them .

1.

323

SAW CLOSE**Blue Coat House**

ST 7464 NE 18/1607

II

2.

Circa 1860 by Manners and Gill. Ashlar Jacobean and Flemish strapwork details, curved gables. Mullioned windows. Columned doorway. Tower with swept hipped roof.

1.

323

SAW CLOSE**Zettlers Social Club
The Regency Public House**

ST 7464 NE 18/1608

II

2.

The social club front is set back. Circa 1870. 2 storeys ashlar with heavy giant flanking pilasters. 1st floor loggia with segmental arch. 3 windows articulated by fluted pilasters, carved panel over: ground floor flanked by grooved piers, panelled frieze and cornice. Pyramidal slate roof with ball finial. The Regency Public House projects, of 3 storeys random rubble with weathered storey over 1st and 2nd floors. It is of C17 origin altered late C18/early C19. Parapet. One window facing west and 3 to north return in architrave surrounds. Corinthian pilasters articulate public house front on ground floor.

1.

823

UPPER BOROUGH WALLS**(North Side)****Broadleys Vaults Public House
& Gascoyne House**

ST 7464 NE 18/183

II

2.

Symmetrical group. 3 storeys plus mansard. 1st floor 2 groups of 3 windows with consoles, entablatures and pediments. Central block plain. Doorway with simple Tuscan order.

1.

823

UPPER BOROUGH WALLS**(North Side)****Nos. 18 and 18A**

ST 7464 NE 18/86

II

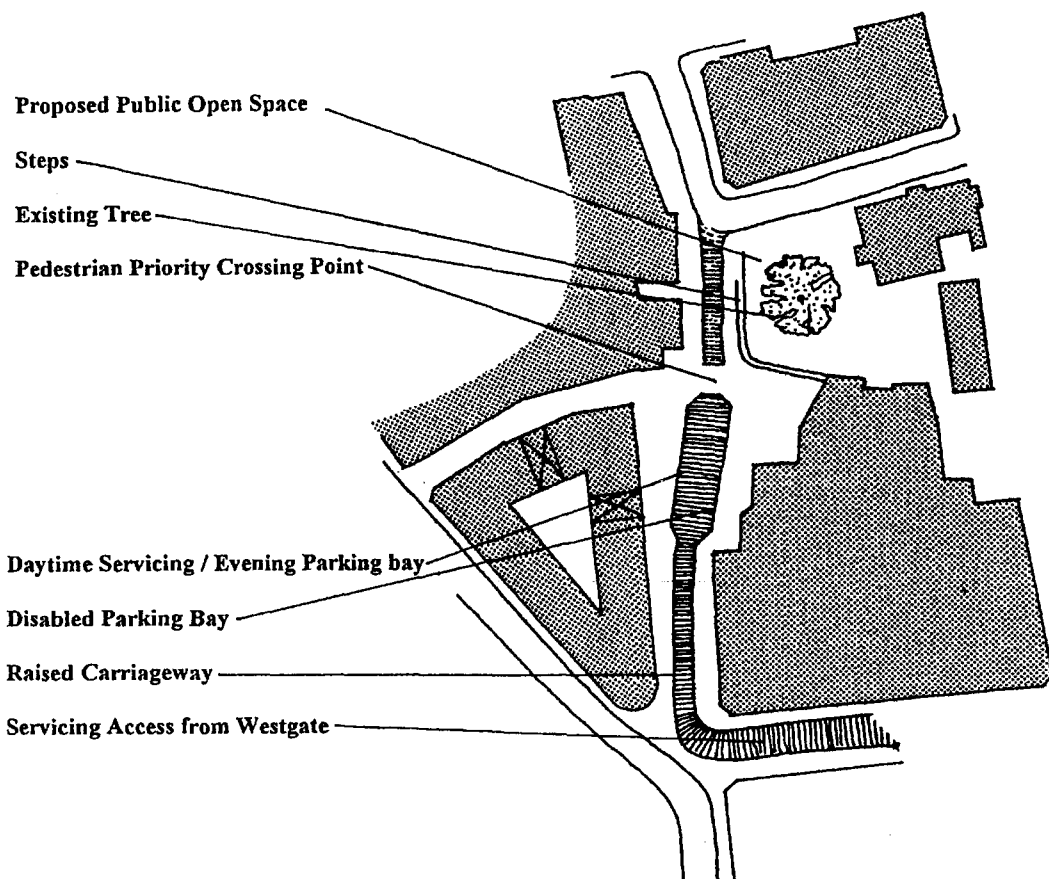
2. Circa 1730-50. 2 storeys and attic ashlar. Corner with Trim Bridge, the latter elevation has 1st floor Venetian window, consoles to sill, and bracket cornice with pediment over. Doorway with architrave, pulvinated frieze and cornice. The cornice returned to Upper Borough Walls, 6 windows grouped in 3's, outer ones blind to right, altered ground floor.
1. 823 **UPPER BOROUGH WALLS**
(North Side)
Medieval Wall of City
- ST 7464 NE 18/123 12.6.50.
- I
2. SCHEDULED ANCIENT MONUMENT.
1. 823 **UPPER BOROUGH WALLS**
(South Side)
Royal National Hospital for
Rheumatic Diseases
- ST 7464 NE 18/122
- II
2. Original block 1737-42 by John Wood the Elder. 2 storey plus attic storey (attic-storey added by John Palmer in 1790), 11 bays, sashes in architraves, centre portion breaks forward with 4 engaged Ionic columns, entablature and pediment. Western block in generally similar style added in 1850-59. Architects: Manners and Gill.
1. 823 **WESTGATE STREET**
(North Side)
No. 21
(County Wine Vaults)
- ST 7464 NE 18/1772
- II
2. Corner site with Saw Close. 3 storeys ashlar mid C19: with bevelled corner. Overhanging eaves on shaped brackets. 7 windows to Saw Close, one to corner and 7 to Westgate - alternating single and paired, cornices over 1st floor windows. Grooved piers to arcaded ground floor windows.
- Nos. 8 to 11 (consec) 11A and 12, 12A and 13 to 16 (consec) form a group.
1. 823 **WESTGATE STREET**
(North Side)
No. 24
- ST 7464 NE 18/1773
- II GV
2. Mid C18. 3 storeys ashlar, moulded cornice and parapet. 2 dormers. 3 windows to upper floors in flat surrounds, no glazing bars. Modern shop front.
- Nos. 24 to 29 (consec) form a group

1. 823 **WESTGATE STREET**
(North Side)
Nos. 25 and 26
- ST 7464 NE 18/1774
- II GV
2. Circa 1800. 3 storey ashlar pair with slate mansard attic - 2 dormers. 2nd floor sill band, coved cornice, parapet. One window each, glazing bars to 2nd floor sash of No. 25. House door to No. 25 of 8 panels: 2 flush and 6 fielded, rectangular fanlight. Altered Victorian shop fronts.
- Nos. 24 to 29 (consec) form a group
1. 823 **WESTGATE STREET**
(North Side)
Nos. 27 to 29 (consec)
- ST 7464 NE 18/895
- II GV Amendment 10
23.02.77.
2. Late C18. Single symmetrical composition. 3-storeys plus attic storey, centre breaks forward slightly with pediment. 2 windows each, sashes in reveals, cornice hoods and sill band to 1st floor windows. Moulded string at attic floor level, moulded cornice, parapets to side units. Modern shop fronts.
1. **WESTGATE STREET**
(North Side)
Nos. 22 and 23
Cannon Cinema
- ST 7464 NE 18/10015
- II GV
17.07.95
2. Cinema. 1920. By A.J. Taylor. Bath stone ashlar, roof not visible. Internal structure of concrete and steel. Street elevation is 3 storeys and 5 bays over entrance. Bays divided by rusticated pilasters. Sash windows with margin glazing to each bay. Parapet with central decorative panel containing the City's coat of arms. INTERNAL. 6 bay auditorium with rich neo-classical plaster decoration. Large console brackets disguise the supports for the steel roof trusses. Concrete-framed balcony. A little altered second generation picture house on a constricted site. Originally known as the 'Beau Nash Picture House', it was presented as an example of good cinema design in The Builder, 14.12.24, p757.

ANNEX C

1.0 PROPOSED ENHANCEMENT AND TRAFFIC MANAGEMENT SCHEME

- 1.01 The Sawclose Planning Guidance Note identifies the need for a new public open space to be created from the existing car park area. This Annex sets out the principles of the scheme preferred by the Council. The Council will be seeking contributions to this scheme as part of any redevelopment of the Sawclose area.



2.0 TRAFFIC MANAGEMENT

- 2.01 There is a one way traffic management system in operation within the City core, which currently prevents vehicles from east-west crossing through the City core. Part of this traffic restriction is in place at the junction of Westgate Street and Sawclose. This restriction is in the form of a pavement strip. Currently pedestrian access, and crossing movements are restricted by this pave-

ment strip. The proposed traffic management and enhancement scheme retains the restriction on cross-city vehicular movement. A pedestrian-dominant area in front of the Theatre Royal will be defined by the use of contrasting materials. The carriageway will be made narrower, to facilitate traffic calming and to reinforce the pedestrian-dominant nature of the area.

- 2.02 Access to the Sawclose area can be gained from Westgate Street and Upper Borough Walls. The main access for service vehicles is, and will continue to be Westgate Street, as it is easier for large vehicles to negotiate. A dedicated service bay will be available in Sawclose during the day, but can revert to general parking or residents only parking in the evenings.
- 2.03 There are currently six disabled parking spaces in Sawclose, two of which are located in the car park. Four parking spaces for the disabled are to be provided in the proposed enhancement scheme. These spaces will be dedicated for disabled parking at all times, to ensure that the disabled have easy access to the leisure uses in the Sawclose area.
- 2.04 The need of the patients attending the Royal National Hospital for Rheumatic Diseases to have access to convenient parking spaces is recognised. In the event of the closure of the public car park in Sawclose, the Council will give consideration to the provision of dedicated disabled parking bays in Upper Borough Walls. This would mean changing existing parking bays to 'disabled only' parking, and could provide up to eight disabled parking spaces which, with the proposed provision in Sawclose, should meet the needs of out patients attending the Hospital. Visitors to the hospital would be expected to use one of the City Centre car parks.
- 2.05 The existing cycle access from Westgate Buildings to Sawclose will be retained in the new scheme. Cycle parking facilities must be provided in the finished scheme.

3.0 MATERIALS

- 3.01 The Sawclose enhancement scheme will make use of natural paving materials, such as pennant flags, kerbs and setts, in keeping with the rest of the City. Reclaimed pennant of the kind traditionally used in Bath is cheap in comparison to new flags, but is becoming hard to source and is more problematic to lay. Potential developers may wish to consider the use of new flags from the local area whose colour and composition is sympathetic to the existing pennant. The Council will be happy to advise on matters of specification and detailing, to meet the standard required of Conservation and Highways.
- 3.02 The needs of people with disabilities and mobility impairments will be taken into consideration in the detailing of any paving scheme.
- 3.03 Part of the enhancement scheme will be the provision of improved lighting and street furniture. The Council will expect the highest standards of design for street furniture, which respect the context of the conservation area. It

should be noted that the Council will expect highway signs and flower baskets to be mounted where possible on street lighting poles, to prevent unnecessary clutter in the street scene.

4.0 STREET LICENSING

- 4.01 Street licensing for pavement cafes and the occasional street vendor will be positively looked upon by the Council, in pursuit of its promotion of the cafe culture. The Council considers that Sawclose is an appropriate area of the City in which to encourage outdoor activity of this kind.

ANNEX D
Useful Addresses**CONSULTEES**

English Heritage
Fortress House
23 Savile Row
London
W1X 1AB

The Royal Fine Art Commission
7 ST. James's Square
London
SW1Y 4JU

The Theatres Trust
22 Charing Cross Road
London
WC2H 0HR

Bath Archaeological Trust
4 Circus
Bath BA1 2

STATUTORY UNDERTAKERS

Public Gas Supply
PO Box 1819
Bath
BA2 3YD

BT Personal Communications
Customer Service Wales and Wets
Telephone Exchange
First Floor Grange Court Road
Westbury on Trym
Bristol
BS9 4DP

SWEB
Avonbank Office
Feeder Road
Bristol
BS2 0TB

Wessex Water
2 Nuffield Road
Poole
Dorset
BH17 7RL