

# Land At Englishcombe Lane Bath

## Revised Site Plan

Public Exhibition Event  
January 2018

### POINTS RAISED AT PREVIOUS PUBLIC CONSULTATION:

- 1. Density considered too high.
- 2. Crescent contained too many houses.
- 3. The houses backing onto Englishcombe Lane were too close in proximity to the boundary.
- 4. Concerns that the level difference would encourage overlooking gardens.
- 5. The position of the potential flats backing onto gardens was considered a security and privacy issue.
- 6. Not enough parking on site for the number of units.

### RESPONSE:

- 1. Density has been reduced from 43 units to 38 units.
- 2. The crescent has been replaced with semi detached residential units.
- 3. 30 percent affordable housing on site.
- 4. The houses backing onto Englishcombe Lane have moved away from the boundary and a landscape buffer zone introduced.
- 5. The flats backing onto Englishcombe lane have been relocated to introduce a buffer zone between the dwellings and the boundary.
- 6. Parking levels have been increased to 89 parking spaces for residents and visitors use in accordance with the regulatory policy.



PREVIOUS CONSULTATION SITE PLAN - 12TH JULY 2017



PROPOSED SITE PLAN



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## Architectural Design Development

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### POINTS RAISED AT PREVIOUS PUBLIC CONSULTATION:

- 1. Long distant views into the site.
- 2. Architectural style in keeping with the locality.

### RESPONSE:

- 1. Through detailed distant view analysis of massing and ridge lines all three storey units along the western boundary have been reduced to two storey.
- 2. The material palette has been chosen to reflect the local vernacular consisting of buff brick and timber cladding. Roof materials have been chosen to be weathered rustic red clay tiles similar to surrounding properties, blending the development into long distant views.
- 3. Roofscapes follow the topography and urban grain of Englishcombe Lane and Stirlingale Road.



PREVIOUS DESIGN IMAGE - 12TH JULY 2017



AERIAL VIEW LOOKING SOUTH WEST ACROSS THE SITE



01 - WESTERN BOUNDARY 2 STOREY, 2 AND 3 BEDROOM HOUSES



02 - LOOKING WEST FROM WITHIN SITE



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## Sketch Views

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03 - LOOKING NORTH WITHIN THE SITE TOWARDS THE SPLIT LEVEL 2 BEDROOM HOUSES



VIEW LOCATIONS



04 - EASTERN BOUNDARY 4 BEDROOM HOUSES



05 - HOUSES ON THE SOUTHERN BOUNDARY WITHIN THE SITE



06 - TERRACE FRONTING ONTO THE POCKET PARK



07 - VIEW LOOKING SOUTH EAST FROM PLOT 1



08 - WESTERN BOUNDARY 2 STOREY, 2 AND 3 BEDROOM HOUSES



# Land At Englishcombe Lane Bath

## Landscape And Ecology

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### POINTS RAISED IN PREVIOUS PUBLIC CONSULTATION

- 1. When were the current assessments made for the site, have they captured all the animals that use the site currently?
- 2. Have the studies considered the following animals that the residents have said have been seen on the site, Deer, badgers, foxes, Bats, Newts and slow worms?
- 3. What is the reinforcement of the existing boundaries for the back gardens, who will maintain these trees and hedges?
- 4. The resident adjacent to the road entrance were happy with the removal of the trees as they considered them dangerous and would not like big trees put back in as this will block out the light.

### RESPONSE:

- 1. See the list opposite for the Ecological Surveys that have been carried out.
- 2. Same as above.
- 3. Boundaries between the site and existing residents are to be feather board fencing and some areas include a native hedge. All planting within public and communal areas, and boundary planting within private areas, will be maintained by a management company.
- 4. The replacement trees to the entrance will be a mix of deciduous and evergreen trees, the evergreen trees will be furthest from the existing properties. Including the trees at the entrance there will be approximately 60 new trees proposed as part of the development.

### LIST OF ECOLOGICAL SURVEYS UNDERTAKEN TO DATE:

- Phase 1 Habitat Survey of Land Apr-08
- Bat Assessment Survey Jul-08
- Badger Survey Jul-08
- Reptile Survey Jul-08
- Ecological Impact Assessment Nov-09
- Phase 1 & Phase 2 Surveys of Land Nov-09
- Arboricultural Survey Nov-10
- Update Ecology & Hydrology Surveys Apr-17
- Preliminary Ecological Assessment Report Jun-17
- Reptile Presence / Absence Survey Jun-17
- SNCI off site Compensation & Reptile Translocation Jun-17
- On Site Phase 2 Ecology Surveys Jun-17
- Lighting Impact Assessment Jul-17
- Tree Survey & Constraints Plan Nov-17



### BOUNDARIES

1. Replacement tree planting and hedge planting and a new wall to define the existing property boundaries. New trees to be a mix of deciduous and evergreen trees with smaller deciduous trees closer to the existing residents.

2. Existing trees and vegetation to the eastern and southern boundaries to be retained.

3. Proposed feather board fencing between the site and existing residents properties.

4. The ecology buffer is a 10m wide no-build zone, extending from the site boundary. This area is intended to be left to naturally regenerate, minimising the disturbance to Stirringale Farm Ecology Area.

5. The existing naturally occurring spring-water (Tufa) habitat area is to be retained and it's associated plants. This area has been designed to offer a place for people to walk and sit and view the natural spring and wider views across Bath.





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VISUALISATION OF THE TUFA AREA

### KEY

- |  |                 |   |  |
|--|-----------------|---|--|
|  | Existing trees  | ① | Entrance to new development                      |
|  | Proposed trees  | ② | Communal areas with planting and seating         |
|  | Amenity grass   | ③ | Southern ecology buffer                          |
|  | Meadow grass    | ④ | (Tufa) habitat area                              |
|  | Shrub planting  | ⑤ | Bat Shelter                                      |
|  | Native hedgerow | ⑥ | Path and foot bridges around (Tufa) habitat area |
|  |                 | ⑦ | Carports with ecology roof                       |



ILLUSTRATIVE PLAN