



SB25 - ST MARTIN'S HOSPITAL - SITE ALLOCATION

Context

220l. The site is currently owned by NHS Property Services. Some areas of the site, namely the clinical buildings to the south-east, continue to play an important role in the NHS's clinical facilities requirement. However, some buildings within the site are expected to soon be¹ declared surplus to the operational healthcare requirements of the NHS by local health commissioners, therefore releasing these areas for use as housing.

220m. The site is historically sensitive. It is located within the World Heritage Site and has many layers of history prior to its development by the NHS. Records show that it may have once been used as a military barracks, before becoming a workhouse, and then a hospital. The main building within the complex, a former workhouse building, which has now been converted to apartments, is Grade II listed, as is the Chapel of St Martin, located to the north of the site. A nineteenth century paupers burial ground is also located within the site, and there are known archaeological deposits in the surrounding area.

220n. The buildings within the site which are due to soon be declared surplus to requirement for clinical use comprise Kempthorne House, Midford House, Ash House and Frome House. The latter is a modern single storey flat roofed building, and a large portacabin. The other three buildings provide an important narrative as part of the site's history, with regards to their hierarchy and design.

¹ Not yet declared surplus. AN to request info on timescales from landowner.

220o. Attractive landscaped areas throughout the site are considered important both visually and potentially in terms of biodiversity. There are many trees throughout the site, which require retention and protection, some of which are located very close to the footprint of the buildings.

220p. The site is located c.2.5km from the centre of Bath, and there is a reasonable range of local facilities within walking distance, including education, food retail and healthcare. The A367 Wellsway is located c.250m to the west of the site and offers access to regular bus services to the city centre within walking distance. Thus, the site offers reasonable potential for journeys to be made sustainably.

Vision

220q. The site will deliver around 50 new dwellings, whilst continuing to provide important clinical health care provision within parts of the site.

220r. Provision of new dwellings shall be achieved through conversion of Kempthorne House, Midford House and Ash House, and through the redevelopment of Frome House. Development proposals will ensure the protection and enhancement of the site's historic significance, and its valued landscaped areas.

220s. The development will capitalise on the location's potential for day to day trips to be made locally and on foot or by bicycle, with public transport being an attractive option for trips to/from the city centre. There is scope to improve the permeability of the site for pedestrians and cyclists, through the improvement of routes throughout the site, particularly joining Midford Road with Frome Road.

POLICY SB25: ST MARTIN'S HOSPITAL

Development Requirements and Design Principles

Development proposals will:

1. Ensure a comprehensive mix of uses across the site, comprising the delivery of around 50 residential dwellings, the continued use of the south-eastern section of the site for clinical health services, and use of the Chapel of St Martin for a use which conserves the heritage significance of the building. Any application for the conversion or redevelopment of buildings within the site to non-clinical uses shall be supported by evidence to show that they have been formally declared as surplus to the operational healthcare requirements of the NHS by local health commissioners.
2. Achieve the delivery of residential dwellings through the conversion of Kempthorne House, Midford House and Ash House, and the redevelopment of Frome House. Any scheme should be informed by a detailed, site-wide heritage assessment, which considers each of the individual buildings within the site, their context and relationship to each other, as well as other heritage assets, including the World Heritage Site, adjacent listed buildings, and undesignated heritage assets. The proposed subdivision and alteration of the buildings, and the design and layout of external areas shall be informed by this heritage assessment.

3. Deliver high quality architectural design in relation to both conversion and redevelopment, informed by the site's sensitive historic surroundings.
4. Retain and convert Kempthorne House, Midford House and Ash House, unless an objective and comprehensive heritage assessment is provided to justify demolition, with a clear evidence base to demonstrate that conversion is not feasible and / or viable.
5. Ensure that any residential use is developed using a comprehensive, site-wide approach, ensuring the existing and future clinical operations within the site continue to function effectively, particularly in relation to access and car parking arrangements.
6. Protect and enhance existing landscape infrastructure and habitats within the site, including trees, hedgerows, planting, and landscaped areas. Protect all retained connecting habitats from increased light spill. Any extension or redevelopment of existing buildings will be designed to ensure minimal to no encroachment into landscaped areas.
7. Deliver biodiversity net gain of at least 10% in accordance with Policy NE3a. Opportunities to deliver 10% biodiversity net gain within the site curtilage should be fully explored and tested before any off-site measures are proposed.
8. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers, subject to provision of these features ensuring the conservation of the heritage significance of the heritage assets within the site. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required. All new garden boundaries should be permeable for hedgehogs.
9. Retain and enhance the existing network of pedestrian footways throughout the site and deliver measures to improve permeability and legibility for pedestrians and cyclists, including publicly accessible routes joining Midford Road and Frome Road. Ensure that such improvements are designed to respect the landscape and habitat infrastructure or heritage of the site.
10. Undertake Transport Assessment for the development proposals to understand potential traffic impacts on the existing network, and scope of mitigation. This must focus on the delivery of sustainable transport measures to provide opportunities for mode shift.
11. Examine the pedestrian and cycle routes between the site and key local facilities and make appropriate necessary enhancements to ensure that walking and cycling are the natural choice for local trips. This examination should include, but not be limited to the following:

- a. Improve access to Odd Down Sports Ground for pedestrians and cyclists through off-site contributions towards crossing improvements across Wellsway, and a new access to the Sports Ground;
- b. Upgrade to crossing over Frome Road at the entrance St Martin's Garden Primary School to include widening to accommodate shared pedestrian/cycle use;
- c. Midford Road cycle improvements between, and including, Clara Cross Lane and Path to Hansford Close; and
- d. Enhancements to Midford Road/A367 junction to improve road safety and sustainable accessibility.

12. Parking for bicycles and cars will need to be in accordance with policy ST7in, for both residential and clinical uses. Improved integrated parking solutions and car park management across the site should be investigated to maximise efficient use of land.

13. Evaluate the potential for archaeological remains across the development site and ensure appropriate mitigation where required.

LPPU Policy

