



Above: View looking up High Cross Street towards the station and the adjoining terrace. The stepped stone wall is a good historic feature

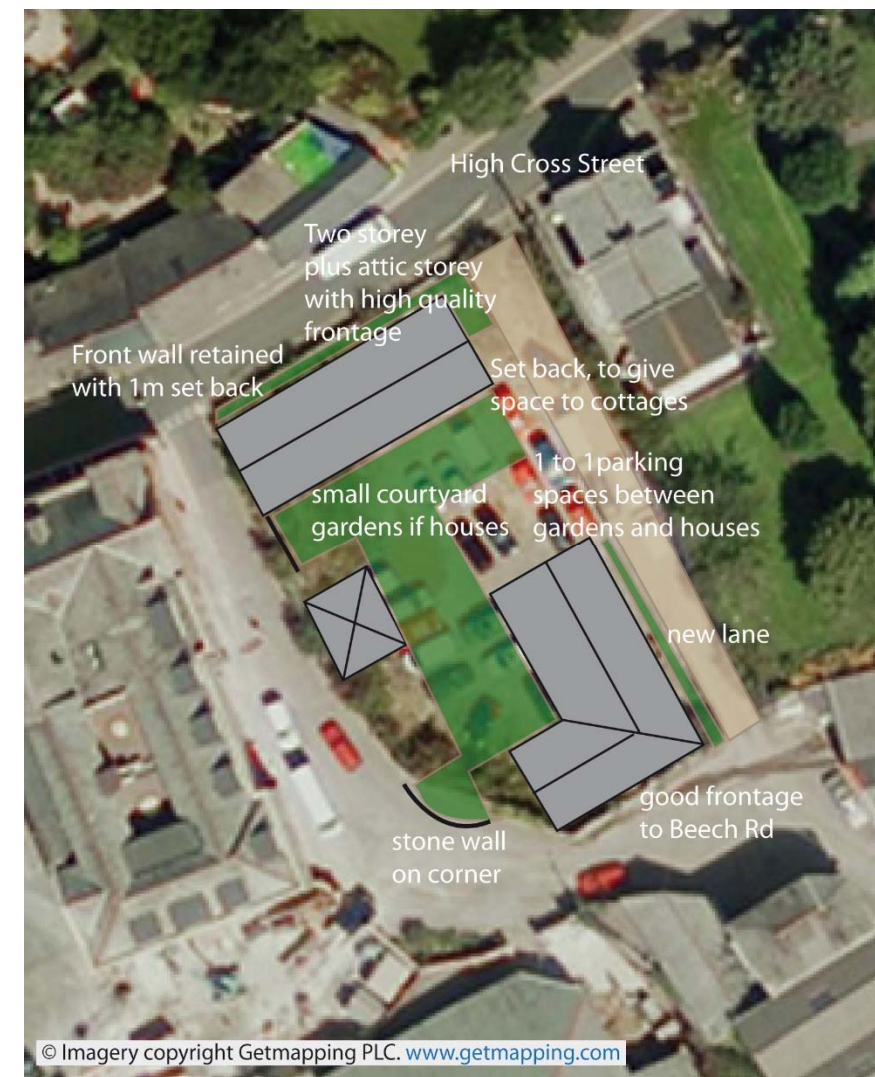
Below: The view west to the town centre.

Location and Context

This site, once the Police Station, has been used as a car park for many years. It is a very accessible town centre location, not too busy, adjacent to the railway station and close to the shopping. To the east is the public open space of Cemetery Park and a row of three cottages that overlook the site. To the west the adjoining building is currently a night club.

Important features

- Strong continuous frontage on High Cross Street
- Stone wall at front of site of value
- Residential uses to the East
- Former West of England China Clay head office to the West



Development principles

- Create strong frontage on High Cross Street with high quality building two storeys plus attic storey with dormers
- Retain front boundary wall with small set back to houses 1-2m, can incorporate new gateways
- Create new access lane on east boundary, retaining trees and shrubs
- Adjacent cottages should be respected by creating space, a gap in development and not including directly overlooking windows.
- New building to rear of site takes advantage of Cemetery Park views but also creates a shorter frontage to Beech Road
- Additional studio/workshop unit could be included on Beech Road west to create surveillance on that street subject to use of adjoining building
- Small courtyard gardens could be incorporated if housing is considered suitable in some parts of the site.
- A range of uses could be considered including office retail A3 on High Cross Street or apartments with amenity space or housing subject to adjoining uses.
- Beech road boundaries should include stone walls, especially on the corner.