

## PA03 Hill Lane

### Context

- A green wedge between PA2: Shirley and Freemantle, and PA4: Polygon and Bedford Place suburb.
- Land is steadily rising from south to north.

### Grain

- A medium to coarse grain to the built form.
- Consistent set back building line.
- Large buildings set in large plots.

### Scale

- Three to four storeys.

### Uses

- Residential.
- School complex.

### Public Realm

- Reasonable but modern.

### Connectivity

- Well connected north-south, limited connectivity east-west across character area.

### Views

- Views towards the station, particularly HSBC bank building. This building mars glimpses of the operational docks area (CA33).

### Building types

- Modern residential flat blocks.
- Large post-war purpose-built school complex.

### Architectural qualities

- A relatively low standard of quality to the flatted developments.
- Much poor pastiche and complicated deep plan forms making for poor roof detailing.

### Heritage Assets

- There are no listed buildings or conservation areas.



Hill Lane from the junction with Roberts Road

### Materials

- Brick, some red and some buff, clay tiles for roofs, some slate.

### Condition

- The area is generally in a good condition.

### Ownership

- Private ownership, some sheltered housing, two schools/colleges; King Edward VI (independent) and Tauntons College (sixth form), also the privately owned Atherley Bowling Club.

### Intervention

- Encourage walking and cycling along this route into and out of the city.

### Key design principles

- Seek to improve the quality of design of any future proposed flat blocks.
- Retain all existing trees to this character area.
- Acknowledge the high ecological value of this area in any future development.