

Snapshot character summary:

1. Saltford's A4 main road corridor, the Bath Road

1.1 Character Summary

1.1.1 The A4 through Saltford is a residential road and the main road between two cities, Bristol and Bath and a route considered of regional significance. Although the volume of traffic had reduced by 7% in 2012 since the peak of 2002 **from a 5-day average of 31,075 vehicles a day to 29,026 vehicles a day**, the road remains heavily trafficked in the rush hours **with as many as 2,200 vehicles passing along the A4 through Saltford in a single hour at peak times.**

1.1.2 There are three distinct sections on the A4 within Saltford: Bath Hill, Central Saltford and Bath Road.



The foot of Bath Hill

1.1.3. **Bath Hill** – the approach into Saltford from the east. The 30 mph speed limit sign and the entrances to the Glen and the Folly are followed by a rising steep hill with on the left hand side a mix of detached properties, some of historic significance, and smaller terrace properties. On the other right hand side is the narrow turn towards the Shallows then followed by a low stone wall marking the boundary of the railway station site owned by Network Rail. **This station site is earmarked by B&NES Council for transport.**



The main shopping arcade, central Saltford



Saltford Library, Bath Road

1.1.4 **Central Saltford** - the commercial, retail and amenity hub for Saltford. There are three arcades of shops and commercial enterprises. In front of the main arcade is a small car parking area. In this arcade is found a doctors' surgery, a pharmacy, two convenience stores, a post office, one restaurant and one take-away. A car dealership and garage, Saltford Motors, is adjacent to this arcade, on the corner with Beech Road. On the same side of the road beyond the Beech Road junction is a small arcade with a car parking area comprising currently of an estate agency and another restaurant. On the opposite side of the road beyond the junction with Manor Road is another small arcade and adjacent properties together with a car parking area. In this location is situated a children's nursery, a vet, a dentist, the library, a barber, and other commercial enterprises. There are other specialist shops and commercial enterprises on the A4 too, such as the Crown Garage.

1.1.5 On the corner of Manor Road and the Bath Road is Saltford's War Memorial Garden. The junction with Manor Road and Beech Road is a busy junction where residents access the main road. There are two controlled pedestrian crossings linked to pressure pads in Manor Road and Beech Road.



Houses on Bath Road

1.1.6 **Bath Road** – residential. There are many individual detached properties along the straight stretch of the A4 through Saltford. There are substantial properties, one and two-storey, often with

large frontages and/or large gardens. There are semi-detached houses, and also flats above the shops and at Jena Court by the Norman Road turning. Opportunities for in-filling and back development have been taken. There is a controlled pedestrian crossing situated by the Norman Road bus stop.

1.2 Landscape Description

1.2.1 Bath Hill rises steeply from the east. Thereafter, Bath Road is a long, level section of road.

1.3 Key views and Landmarks

1.3.1 There are splendid views from a number of properties on Bath Hill across and along the Avon Valley. The iconic Kelston Tump can be viewed from many places. At the west end of the A4, properties in and near Copse road will enjoy views of the Green Belt countryside. There are historic Turnpike signs at ground level along this road, one on Bath Hill and one on Bath Road by the bus stop opposite Norman Road.

1.4 Buildings and Detail

1.4.1 There is a variety of one and two storey properties with pitched and flat roofs. There are properties, brick built, that are traditional in design and others that are modern, even futuristic. Many have mature trees in front gardens which soften the visual impact of the highway.

1.5 Sense of Place

1.5.1 The A4 highway through Saltford is vibrant and busy. It is the gateway to Bristol, Keynsham and Bath. Central Saltford is a key focal point of the village that attracts many pedestrians. Passing trade underpins the viability of the shops and commercial premises. The pavements outside this area can feel forbidding for walking because of the closeness of traffic. In some places, e.g. Bath Hill, the pavements are narrow.



Morning traffic on the Bath Road near The Crown PH

1.6 Positive Features and Special Qualities

1.6.1 The road remains attractive to home buyers despite high traffic volumes at peak periods. Ready access to the A4 is seen as a positive feature for many residents of Saltford especially those who travel to work. Saltford is on a showcase bus route (X39). The road provides access to leisure and recreational facilities in the Avon Valley e.g. the Avon County Rowing Club, and access to the Shallows and Saltford's Conservation Area (the "old village"). Passing trade underpins the commercial viability of the businesses on this road.

1.7 Negative Features and Characteristics

1.7.1 The flow of traffic is inconsistent, with great variability during the day. The existing traffic lights in central Saltford, linked separately to sensor pads in Beech Road and Manor Road, are a cause of unnecessary queuing on the A4 because of a lack of intelligent operation. It can be time-consuming during peak periods for drivers to exit side roads on to the A4 as well as being unsafe. It can be difficult, even dangerous, for pedestrians to cross the road away from pedestrian crossings. Houses and bungalows in isolated plots can make it challenging to form a sense of neighbourliness for residents living alongside the road. There is a chronic shortage of short stay and long stay parking with many using side roads as a car park.

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