

Bath Conservation Area Character Appraisal work 2015

- Bath has one city wide conservation area. This was first designated as six separate areas in 1968, then as an enlarged single area in 1973, extended again in 1975, 1985 and 2002. These extensions responded to changing conservation views about what was considered to be architecturally and historically important as well as ongoing changes in planning controls.
- In 2005 a *Bath Citywide Character Appraisal* was undertaken and adopted as a Supplementary Planning Document. The city-wide character appraisal covers the whole of Bath and its immediate environs and extends beyond the conservation area boundary. It provides a helpful starting point and background for a conservation area character appraisal.
- A character appraisal is needed to better understand the importance of the conservation area and to ensure that development proposals preserve or enhance their special architectural or historic interest.
- In order to take character appraisal work forward, some initial work has recently been completed in developing an overall structure for the appraisal. The city-wide character appraisal already divides much of the conservation area into character areas. The boundaries of the character areas to the outer edge of the conservation area are still to be resolved but those within the centre of the area will form the initial basis for the characterisation of the conservation area as they exist (albeit with review and sense-check in respect of detail, as part of the characterisation process).
- The development of a character appraisal will be undertaken in phases. As the first phase, work has started on characterisation of 6 areas within the conservation area using the Bath Citywide Character Appraisal boundaries. This work will ultimately form part of a full character appraisal for Bath Conservation Area.

- These initial draft character appraisal documents are for character areas:
 - **Brassmill Lane, Locksbrook and Western Riverside**
 - **City Centre**
 - **Bathwick**
 - **Twerton, Whiteway, Southdown and Moorlands**
 - **Pulteney Road**
 - **North Road and Cleveland Walk**

- A further key reason for undertaking these initial draft character appraisals has been to provide the evidence base to support the design and development principles for the site allocations in the Placemaking Plan and to support proposals for non-allocated sites.

- The framework into which these draft character appraisal documents fit can be seen below as **Annex 1**.

Next steps

- Stakeholder and public engagement is critical to the development of these draft documents and the overall character appraisal for Bath Conservation Area. The next step with these draft documents will be to engage with and seek the views of others on their content.

- At the same time we are in the process of planning the ongoing work needed to develop the complete conservation area character appraisal for Bath.

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Annex 1

Draft structure - Bath Conservation Area Character Appraisal

OVERVIEW

Background

- Introduction
- Bath Conservation Area (an explanation of the general identity of the Bath Conservation Area, its context and when it was designated.)
- An explanation of the scope and nature of the appraisal.
- How to use the appraisal

Planning policy context

- Explain the policy context for the CACA – national and local.
- What is a conservation area and how/why is it designated?
- A summary of the implications of designation
- Relationship with World Heritage Site status

PART ONE

Summary of the conservation area special interest and key characteristics

- Including the relationship between the conservation area and its setting and views; the conservation area attributes that are covered and not covered by the WHS designation; the limited materials and muted palette of the townscape; the concentration of heritage assets (listed and non-listed).

Historic development

- Map regression showing Bath's development
- Illustrate the key periods
- Highlight the surviving historic elements which have determined the form of the conservation area

Archaeology

- Provide a map showing archaeologically sensitive areas.
- Describe how below ground archaeology has shaped the current townscape

Setting and views

- Key views across, into and out of the conservation area
- Building heights
(the Building Heights Strategy & WHS Setting Study should be used to inform this section although additional more local views may be necessary)

Land uses and their influences

- Broad description of land uses across the city, identifying local centres, residential areas, employment areas, mixed use city centres, open space typologies

Built form and architectural quality

- Urban grain
- Describe and map the dominant architectural styles
- Describe the relationship between buildings and public realm, topography and street pattern
- Explain how surviving or former uses have influenced the form, urban grain and building types. (ref to Morphological Study)

Materials and detailing

- Overview of key characteristics

Streets and movement

- Streets and footpaths – The Public Realm and Movement Strategy may be useful here [but limited to city centre]. Morphological Study will be very useful
- Primary, secondary etc routes
- Pedestrian routes, areas and transport routes

Trees, open space, parks and gardens

- Describe the open spaces within or immediately outside the conservation area and how they contribute to the character
- Analyse the relationship between public and private spaces
- Highlight any designated green spaces

Night time character

- Describe overall effects of lighting and how they impact on character
- Survival of original lighting
- Modern lighting

PART TWO

Character Areas

- Introduce the split into character areas
- For each character areas
 1. Introduction and description of the Character Area
 2. Summary of key characteristics
 3. Historic development
 4. Archaeology
 5. Landmarks and views
 6. Land uses and their influences
 7. Built form and architectural quality
 8. Materials and detailing
 9. Streets and movement
 10. Trees, open space, parks and gardens
 11. Night-time character
 12. Issues affecting the Character Area

PART THREE

A plan for further action and guidance

- Summarise the main problems and pressures within the conservation area
- Tabulate the SWOT analyses for the character areas with action plan
- Prioritised actions