West of Bath Potential Growth Locations

Landscape and Historic Environment Assessment: Appendices

Bath and North East Somerset Council

Final report

Prepared by LUC

January 2024

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Appendix A

ZTVs

ZTV for Assessment Unit 1a, b & c

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 6m
- Potential development at 9m
- Potential development at 13m
- Potential development at 20m
- WHS SPD Viewpoints
- WHS SPD Road Viewpoints
- WHS SPD Historic Viewpoints

Notes

The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software

0 5 km

Map scale 1:75,000 @ A3

ZTV for Assessment Unit 1d, j, k, l, & m

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 9m
- Potential development at 13m
- Potential development at 20m
- WHS SPD Viewpoints
- WHS SPD Road Viewpoints
- WHS SPD Historic Viewpoints

1d
1m
1k
1j
1l

Notes
The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software

0 5 km

Map scale 1:80,000 @ A3

ZTV for Assessment Unit 1e & f

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 9m
- Potential development at 13m
- Assessment Unit 1e & f 20m
- Potential development at 20m
- WHS SPD Viewpoints
- WHS SPD Historic Viewpoints
- WHS SPD Road Viewpoints

Notes

The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

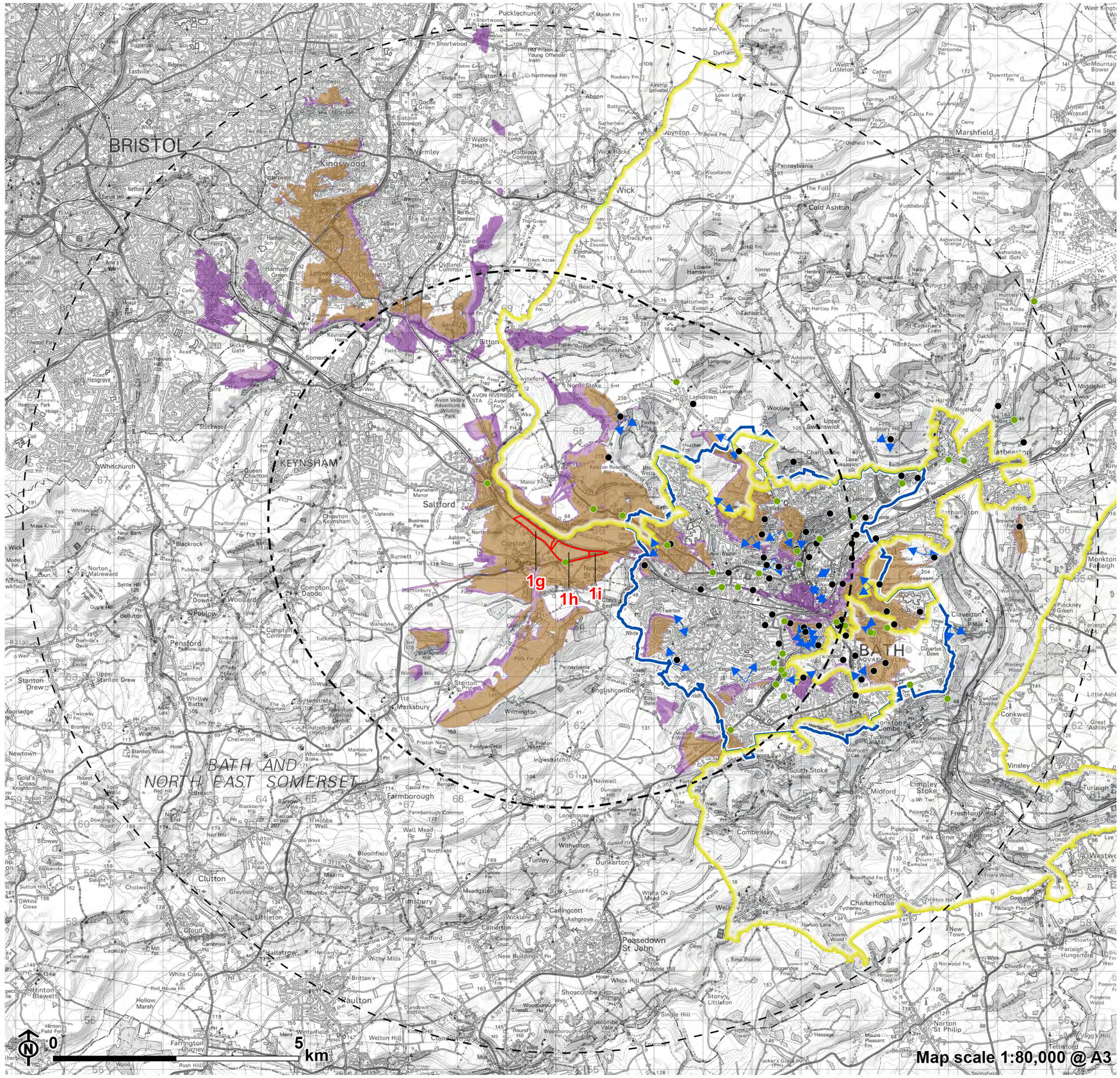
The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software

0 5 km

Map scale 1:75,000 @ A3



ZTV for Assessment Unit 1g, h & i

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 9m
- Potential development at 13m
- Potential development at 20m
- WHS SPD Viewpoints
- WHS SPD Historic Viewpoints
- WHS SPD Road Viewpoints

Notes

The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software

Map scale 1:80,000 @ A3

ZTV for Assessment Unit 2

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 9m
- Potential development at 13m
- WHS SPD Viewpoints
- WHS SPD Historic Viewpoints
- WHS SPD Road Viewpoints

Notes

The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software

0 5 km

Map scale 1:78,000 @ A3

ZTV for Assessment Unit 3a & b

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 6m (3a only)
- Potential development at 9m
- Potential development at 13m
- WHS SPD Viewpoints
- WHS SPD Historic Viewpoints
- WHS SPD Road Viewpoints

3b

3a

0 5 km

Map scale 1:78,000 @ A3

Notes

The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software

ZTV for Assessment Unit 4a

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 9m
- Potential development at 13m
- WHS SPD Viewpoints
- WHS SPD Historic Viewpoints
- WHS SPD Road Viewpoints

Notes

The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software

0 5 km

Map scale 1:78,000 @ A3

ZTV for Assessment Unit 4b

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 9m
- Potential development at 13m
- WHS SPD Viewpoints
- WHS SPD Road Viewpoints
- WHS SPD Historic Viewpoints

Notes

The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software

0 5 km

Map scale 1:82,000 @ A3

ZTV for Assessment Unit 4c

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 9m
- Potential development at 13m
- WHS SPD Viewpoints
- WHS SPD Road Viewpoints
- WHS SPD Historic Viewpoints

Notes

The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software

0 5 km

Map scale 1:80,000 @ A3

ZTV for Assessment Unit 4d

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from Assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 9m
- Potential development at 13m
- WHS SPD Viewpoints
- WHS SPD Road Viewpoints
- WHS SPD Historic Viewpoints

Notes

The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software

0 5 km

Map scale 1:82,000 @ A3

ZTV for Assessment Unit 4e

- Assessment unit boundary
- 5km from assessment unit boundary
- 10km from assessment unit boundary
- Cotswolds National Landscape
- City of Bath World Heritage Site
- Potential development at 9m
- Potential development at 13m
- WHS SPD Viewpoints
- WHS SPD Road Viewpoints
- WHS SPD Historic Viewpoints

Notes

The ZTV is calculated from a grid of points covering the extent of the Assessment unit boundary from a viewing height of 2m above ground level.

The terrain model assumes bare ground and is derived from 2m DTM (obtained from Environment Agency)

Earth curvature and atmospheric refraction have been taken into account.

The ZTV was calculated using ArcMap 10.8.1 software

0 5 km

Map scale 1:80,000 @ A3

Appendix B

WHS references

Roman Archaeology

B.1 The archaeological remains of the Roman temple of Goddess Sulis Minerva and baths complex built around the Iron Age Sacred Spring, including the Great Bath, East baths, Circular Bath and West Baths, with the Roman Baths still capable of being used for their original function.

B.2 Roman archaeological remains within the city wall (itself thought to be of Roman origin) beyond the temple and baths complex, demonstrating the extent of the city.

B.3 Roman and Iron Age archaeological remains beyond the city wall including hill forts, field systems, villas and funerary monuments, demonstrating the context of the Roman city.

B.4 The surrounding road system and street plan of the Roman city, overlain by the medieval layout and influencing the form of the Georgian city, such as London Road.

B.5 The culture and traditions associated with bathing and healing (recovered fragments, including Roman pewter, coins and inscribed curses, are artefacts and not themselves of OUV, but help demonstrate the function of the Baths and Temple Complex).

The Hot Springs

B.6 Bath as a centre of healing, the medical research and learning associated with the ‘cure’ of the hot waters and medical establishments developed around them including almshouses and hospitals.

B.7 The spiritual importance of the hot springs, the cultural use of the waters and the continuous flow of hot water from antiquity to present day.

Georgian Town Planning

B.8 The introduction of innovative forms of town planning including squares, crescents and circus.

B.9 Visual homogeneity of the city due to widespread use of local Oolitic (Bath) limestone, a limited palette of colour tones and the uniform scale and height of buildings.

The deliberate creation of a beautiful city.

B.10 Views and vistas, within the Georgian city deliberately created by awareness of context, and beyond, including such components as Prior Park and Sham Castle, designed to view, and be viewed from, the city centre.

B.11 The positioning, orientation and layout of Georgian buildings, for example in serpentine terraces, to use slopes and contours to create dramatic forms.

Appendix B WHS references

B.12 The design of the Georgian city to facilitate outdoor social interaction and activity, including walks, promenades, colonnades to afford weather protection, and pleasure gardens.

B.13 The Kennet & Avon Canal, Somerset Coal Canal and associated features.

B.14 The influence of Georgian town planning in Bath on subsequent developments in the UK and beyond.

B.15 The creation of wide, flat pavements to encourage promenading.

B.16 The harmonious and logical integration of individual Georgian developments, with residential terraces interspersed with public buildings such as Assembly Rooms and Pump Rooms, and multiple architects building to a common ethos rather than to an overall master-plan.

B.17 The principal historic road routes into the city, marking the arrival points for visitors who almost universally came by road.

B.18 The design of the Georgian city as a theatre set, with visual surprises and open spaces linked with one another.

B.19 C18th picturesque principles including the relationship of buildings to landscape, the concept of blending countryside and town, and historic parks and gardens.

B.20 Georgian Architecture

B.21 Transposition of Palladio’s ideas to the scale of a complete city in a British setting, and employed in a wide range of building forms including houses, public buildings, Pulteney Bridge and churches.

Appendix B WHS references

B.22 Key visual landmarks within views, such as the Royal Crescent and Beckford's Tower.

B.23 The contrast between polite, controlled, formal facades and the informal rear of Georgian buildings.

B.24 The Abbey Church as a key part of the urban form of the Georgian city.

B.25 The works of noted architects including the John Woods, Robert Adam, Thomas Baldwin, John Palmer, John Eveleigh and John Pinch.

B.26 The design of terraced houses to appear as though they were a single country house or palace, demonstrating the social aspiration of occupiers to emulate the aristocracy.

B.27 The Georgian monumental ensembles of crescents, squares, circus and terraces forming iconic, internationally recognisable structures, where the whole is greater than the sum of the individual parts.

B.28 The extent Georgian redevelopment, almost totally obscuring previous mediaeval buildings and the widespread survival of this fabric leaving a unique complete example of a Georgian city.

B.29 Detached villas, largely in the suburbs of the city, showing the transformation of Bath toward a genteel retirement settlement at the end of the Georgian period.

B.30 The universal use of natural building materials in the Georgian city.

B.31 Widespread creation of basements and vaults to level the land below the Georgian city.

B.32 The widespread use of timber vertically sliding sash windows in the Georgian city, with scale and detailing that evolved over time and often closing directly onto a stone cill.

B.33 The use of wrought iron work to provide external features such as railings, overthrows for lanterns, etc.

B.34 Components of Georgian street furniture, including coal holes, basement winches, foot scrapers, lamp brackets, watchman's boxes, and similar items.

B.35 The high quality of craftsmanship in Georgian building construction and ornamentation

B.36 The expressed hierarchy in both the exterior design of Georgian buildings, and the use spaces within, and the subsequent difference in their scale, ornamentation and decoration.

B.37 Shop units, coffee and ale houses, demonstrating the evolution of the retail industry in the Georgian period

B.38 The ubiquitous use of chimneys and fireplaces within Georgian buildings reflecting the use of coal as a fuel source.

B.39 Building design adaptions such as semi-circular stair walls and ramps for the use of sedan chairs, reflecting the adaptation of architecture to cater for the needs of a spa town.

B.40 Many of the Georgian buildings remain in, or are capable of being used for, their original purpose.

B.41 Individual internal fitting out of Georgian houses behind a uniform facade, and incomplete, truncated terraces, demonstrating the speculative nature of Georgian development finance.

The Green Setting of the City in a Hollow in the Hills

B.42 The compact and sustainable form of the city contained within a hollow of the hills.

B.43 The distinct pattern of settlements, Georgian houses and villas in the setting of the site, reflecting the layout and function of the Georgian city.

B.44 Green, undeveloped hillsides within and surrounding the city.

B.45 Trees, tree belts and woodlands predominantly on the skyline, lining the river and canal, and within parkland and gardens.

B.46 Open agricultural landscape around the city edges, in particular grazing and land uses which reflect those carried out in the Georgian period.

B.47 Fingers of green countryside which stretch right into the city.

B.48 Oolitic limestone mines, quarries, outcrops and historic features including Ralph Allen's tramway, inclines and structures used to exploit the stone from which the city was constructed.

Georgian architecture reflecting 18th century social ambitions

B.49 The patronage and vision of John Wood Senior, Ralph Allen and Beau Nash in leading the social, economic and physical re-birth of the city from a small provincial English town into an internationally famous resort.

Appendix B WHS references

B.50 Bath as a place of resort, attracting visitors from a wide geographical area, and the historical associations with the extensive list of famous and influential people who visited.

B.51 Custom and practices associated with ‘taking the waters’, including promenading.

B.52 Rules and etiquette developed in the polite society, largely intangible but embodied in buildings such as the Assembly and Pump Rooms.

B.53 The reflection of mythological, folkloric and antiquarian influences on the decorative motifs, alignments and dimensions on buildings such as the Circus.

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