

Bath and North East Somerset
Planning Services

Bath City-wide Character Appraisal



Supplementary Planning Document
Adopted 31 August 2005



BATH & NORTH EAST SOMERSET

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1 Introduction

- 1.1 Bath has evolved over time in response to political, social and economic conditions and continues to evolve to this day. The cumulative effect of these changes has created the distinctive character of Bath which is so valued by residents and visitors alike. An understanding of this character is fundamental to informing any changes and in achieving good design that continues to maintain and enhance the character of Bath.
- 1.2 This document presents the results of the Bath city-wide character appraisal which was carried out in 2004 and 2005. This has been prepared to assist residents, businesses, developers, agents, amenity societies, planners, decision makers, visitors and the local community in understanding the character of the city, its setting and its component parts. It also provides the context for more detailed assessments which will be needed to inform specific proposals and for studies such as the Bath conservation area character appraisal which is planned to be carried out following this study.
- 1.3 Public consultation on the Bath city-wide character appraisal as a Supplementary Planning Document took place between 20 June and 18 July 2005. A summary of the comments received and council's responses is available on request.
- 1.4 This document was adopted on 31 August 2005 as a Supplementary Planning Document to policies 1, BH.1, BH.6, BH.8, BH.15, D.1, D.2, D.4, HG.7, GB.2, NE.1, NE.2, NE.3, NE.12 and NE.15 of the Bath & North East Somerset Local Plan including Minerals and Waste Policies Revised Deposit Draft 2003; policies C1, C2, C3, C4, GB2, H13, L1, L2, L3, L9 and L20 of the Bath Local Plan adopted June 1997; policies LNC.1, LNC.2, CH.4, GEN.2, WGB.1, CH.5, HO.4, HO6 and HO.12 of the Wansdyke Local Plan Deposit Draft November 1995 (as amended September 2000) and policies 1, 3, 17 and 19 of the Joint Replacement Structure Plan adopted September 2002. It is a material consideration in planning decisions affecting Bath and carries considerable weight in decision making, having been subject to scrutiny and amendment through public consultation.
- 1.5 The Bath city-wide character appraisal covers the area of Bath and its immediate environs. This complements Bath & North East Somerset Council Planning Services' 'Rural Landscapes of Bath and North East Somerset: A Landscape Character Assessment: Supplementary Planning Guidance' (2003). This Bath city-wide character appraisal has also been informed by earlier studies listed in Appendix 1.

2 Designations that Demonstrate the Significance of Bath

- 2.1 The significance of Bath is locally, regionally, nationally and internationally recognised through a series of designations. Principal designations include the:
 - Inscription of the city of Bath as a World Heritage Site by UNESCO in December 1987
 - Protection of the Hot Springs in Bath¹
 - Designation of the Bath conservation area covering 1,486 hectares
 - Designation of the Bristol/Bath Green Belt
 - Designation of the Cotswolds Area of Outstanding Natural Beauty²
 - Listing of c 5,000 buildings as being of special architectural or historic importance
 - Scheduling of five ancient monuments
 - Nine historic landscapes on the English Heritage Register of Historic Parks and Gardens

3 Aims, Objectives and Methodology

- 3.1 The Bath city-wide character appraisal reviews:
- The historical development of Bath
 - Key elements that contribute to Bath's character
 - Variations across the area of the city and its immediate environs
 - and provides a summary of the issues that affect Bath's character.
- 3.2 The aims and objectives of the Bath city-wide character appraisal are to:
- Identify character
 - Inform decisions
- 3.3 By identifying key elements of character and highlighting variations across the city this document will help to retain, conserve, maintain and enhance Bath's character and quality through the development control process and by informing other projects such as public realm enhancements.
- 3.4 Methodology
- 3.4.1 The methodology used was based on guidance prepared by English Heritage, the Countryside Agency and Scottish Natural Heritage, 'Landscape Character Assessment Guidance for England and Scotland 2002', as well as good practice and recent urban character assessments such as Gosport and Oxford.
- 3.4.2 The Bath city-wide character appraisal process included the following stages:
- Desk top study including an analysis of available information (see Appendix 1) and identification of draft character areas
 - Field survey to gather information and to refine character area boundaries (a Bath city-wide character assessment survey sheet is set out in Appendix 2)
 - Analysis and writing up research and survey information and preparation of draft document
 - Consultation
 - Review and revision of document
 - Publication of finished document

4 Using the Bath City-wide Character Appraisal

- 4.1 This Bath city-wide character appraisal gives an understanding of what makes Bath distinctive by considering its character and significance. This will be used to inform future proposals for change and opportunities for enhancement, preservation and innovation within Bath.
- 4.2 This Bath city-wide character appraisal summarises the character and significance of Bath with end notes which set out full references to further detailed information. The references are an essential part of the character appraisal and should therefore be referred to in any consideration of this document.

5 Cultural and Historical Development of Bath

5.1 The very existence of Bath's Hot Springs gives Bath its *raison d'être*. The hot mineral springs have had a profound influence on the continually evolving development and culture of Bath.

5.2 Pre Roman

5.2.1 The pre-historic landscape around Bath was intensively used. The surrounding downs have provided evidence of human activity in the form of Neolithic and Early Bronze Age flint implements suggesting settlements, and Bronze Age tumuli can still be seen at Lansdown, Charmy Down and Bathampton Down. The sixth to second centuries BC saw the construction of Little Solsbury hillfort which still dominates the modern skyline. In addition to hilltop defended sites, there would also have been a large number of farmsteads on the more fertile lowland slopes. Sion Hill and Barrow Mead are the few examples recorded within Bath.

5.2.2 However, nowhere within the walled city area has any trace of pre-Roman occupation been found. This may be explained either by the fact that the area would have been an inhospitable marshland of thick, black mud, or perhaps a sacred location surrounding the springs. Either way, this was to change with the arrival of the Romans.

5.3 Roman

5.3.1 The Roman invasion of Britain in AD 43 brought knowledge and technology. Stone quarrying, the use of lime, pozzolana, brick, tile and mass concrete were all introduced. The Romans provided a completely new infrastructure of roads, settlements, public buildings and temples. The Roman bath houses enclosed Bath's Hot Springs and included a sophisticated water and drainage system. Outside the walled town workshops (at Walcot Street), villas, farmsteads and burial sites abounded. The influence of Roman roads can be seen in the orientation of present day roads, including Brougham Hayes which crossed the River Avon to meet Julian Road.³ By the fourth century the Roman town was generally abandoned although Walcot Street, on higher ground, remained in use through the fifth century. Abandoned, the baths and temple fell into decay. The eighth century Saxon poem 'The Ruin' describes the remains:

5.3.2 *"Wondrous is this masonry, shattered by the Fates.
The fortifications have given way,
the buildings raised by giants are crumbling...
There stood courts of stone.
and a stream gushed forth in rippling floods of hot water.
The wall enfolded within its bright bosom
the whole place which contained the hot flood of the baths."*

5.4 Mediaeval

5.4.1 The Saxon reconstruction of the city took place in the late ninth century. A new street pattern, a narrow grid, was superimposed on the Roman town. The High Street market place was its civic hub with a great Abbey as its religious heart, adjacent to the surviving King's Bath over the principal Hot Spring.

5.4.2 Mediaeval Bath was controlled by church, city and charity. The influence of the church was profound. The Abbey and its estates dominated the city and its surroundings. Edgar was crowned king of all England in the Abbey in 972. The Abbey controlled the baths.

- 5.4.3 The multitude of ecclesiastical parishes led to the secular parish system with their geographic administrative boundaries. The city walls and gates were rebuilt, the majority of the houses were timber framed, thatched roof dwellings with only the Abbey and principal buildings built in stone. Bridewell and Bilberry Lanes are examples of the remaining mediaeval street pattern. The mediaeval villages of Bathwick, Twerton, Weston and Widcombe and the hamlets of Walcot and Lyncombe were later incorporated into Bath.
- 5.4.4 Early development up to and including mediaeval times generally took place on lower land (below 50 metres above sea level), avoided steeper slopes and took advantage of cold water springs and streams as a source of fresh water. Development generally avoided the flood plain; development close to the river was located on gravel terraces rather than less stable silty alluvium.



Bridewell Lane – medieval street now enclosed by more recent development

5.5 Georgian

- 5.5.1 Royal patronage of the spa led to an increase in Bath’s popularity as a place of resort, resulting in the development of lodgings, significant spa and public buildings as well as later pleasure gardens, such as Sydney Gardens and the former Vauxhall Gardens.
- 5.5.2 *“In the Progress of these Improvements Thatch’d Coverings were exchang’d to such as were Tiled; low and obscure Lights were turn’d into elegant Sash-Windows; the Houses were rais’d to five and more Stories in Height; and every one was lavish in Ornaments to adorn the Outsides of them, even to Profuseness: So that only Order and Proportion was wanted to make BATH, sixteen years ago, vie with the famous City of Vicenza, in Italy, when in the highest Pitch of Glory, by the excellent Art of the celebrated Andrea Palladio....”*
John Wood (1704-1754) Essay 1742-3
- 5.5.3 Bath’s role as a place of fashionable resort was paramount in the Georgian era. Bath was the place to see and to be seen. Parading was the new fashion. The built expression of this was in the broad pavements of the North and South Parades, Terrace Walk, Gravel Walk and Milsom Street.
- 5.5.4 *“The New Terrace Walk (Gravel Walk) behind the Circus is one of the best and most pleasant walks in this kingdom...”*
Bath Chronicle, 6 August 1789
- 5.5.5 The Georgian city was built using Oolitic Limestone (commonly known as Bath stone) from the quarries of Ralph Allen at Combe Down.
- 5.5.6 Early C18 developments ring the core of the mediaeval city; John Wood’s North and South Parades and Queen’s Square are two notable examples. By mid C18 the development of nearby hillsides began. Wood’s 1754-1767 Circus is the pre-eminent example.
- 5.5.7 The construction of Pulteney Bridge between 1796-1774 opened up the Bathwick estate for development. Grand plans were drawn up for this area but the 1793 war with France led to a rise in interest rates which caused the Bath bank crash and much of this area was left unfinished.



The Circus

- 5.5.8 The demand for accommodation led to speculative building. Successful speculative development dominated the development of Bath throughout the C18 and C19 and relied on the creation of a socially desirable built form that had the flexibility to respond to individual requirements. Bath's C18 architects, craftsmen and developers excelled at providing this. By acquiring tracts of land, designing an overall guiding set of plans and then sub-leasing individual plots to others, they minimised their own financial risk and controlled the overall design of principal elevations, roadways and pavements while enabling the final lessee to create their own building interior.
- 5.5.9 This period saw the importance of the architect in designing and setting out buildings particularly where more modern or prestigious buildings were required. Other buildings were the responsibility of master craftsmen who followed the designs of fashionable building styles. These buildings were speculative in nature and followed classical principles of proportion and symmetry. The building style gave rise to a co-ordinated appearance with variation of detailing providing interest. The imposition of order was fundamental to the design and construction of Georgian buildings. Architects and patrons studied the ruins of ancient classical sites in Italy and Greece. The publication of their measured studies led in turn to a rash of builders' pattern books. Together these forged an understanding of classical architecture; the preferred architectural language of C18 Britain. This coincided with the introduction of building legislation stemming from the impact of the 1666 Great Fire of London.
- 5.5.10 This new legislation had a direct and wide-ranging impact on the design of new buildings. Many aspects of buildings were subject to new controls including a series of 'rates' for buildings. These established an ordered relationship between the spacing of party walls, the width of streets, floor to ceiling heights, the height of the principal floor above ground level, the recessing of window frames behind the face of a façade and the protection of roofs behind parapets. These and other controls, coupled with the introduction of classicism through architects' and surveyors' designs as well as builders' pattern books, had a profound effect on emerging new buildings, streets, squares and the spaces between them.
- 5.5.11 The impact of the concept of the Picturesque⁴ in the late C18 led building occupants to seek a closer relationship to the landscape. The form of the terrace and crescent now followed the contours of Bath's undulating topography in a far more fluent way. The ensemble of Lansdown Place East, Lansdown Crescent, Lansdown Place West and Somerset Place is the pre-eminent example of the response of built form to landscape and views.
- 5.5.12 The development of the villa in the late C18 and early C19 continued for the wealthy through the C19 and into the beginning of the C20.

5.6 Victorian

- 5.6.1 The C19 saw the introduction of new transport technologies; the Kennet and Avon Canal at the beginning of the century, the Great Western Railway mid century and the Bath tram system at the latter part of the century. The tram system provided mass transport which enabled new developments on the fringes of the city.
- 5.6.2 Modest scale terraces formed the housing for the great growth in Bath's working population as the impact of the Industrial Revolution and the Enclosure Acts led to a migration of the population to England's cities. Bath was no exception and the development of industry along the River Avon was matched by an explosion of two storey terrace housing engulfing the river valley sides. Oldfield Park and former villages such as Twerton are examples. Larger properties set within large gardens were also built during this period.



Third Avenue, Oldfield Park

- 5.6.3 C19 society's anxieties about public health issues led to new initiatives in sanitation, public parks and cemeteries. In Bath the Royal Victoria Park and the Abbey Cemetery were among the earliest national responses to these concerns.
- 5.6.4 Municipal corporations were created by new legislation. The exuberance and optimism of Victorian society and the recently established City Corporation led to the further discovery and redisplay of the Roman Baths and the building of the Concert Room, Guildhall extensions and the Victoria Art Gallery.
- 5.6.5 Three events; an 1898 plaque scheme, the 1904 campaign to save the north side of Bath Street and the 1909 Historical Pageant, led to a reawakening of an interest in the significance of Bath's history and development and a new concern for its future care.

5.7 Twentieth Century and Present Day

- 5.7.1 The inter war years saw the revival of the spa, the revitalisation of the Mineral Water Hospital and the restoration of the Assembly Rooms. The early C20 growth of the ownership and use of motor vehicles led to new pressures on the city's streets and public spaces. The introduction of traffic signs and markings was not enough to keep traffic flowing. Historic buildings at key road junctions were demolished and rebuilt to take account of new street patterns, examples of such junctions are Westgate Street, Kingsmead Street and Kingsmead Square and Monmouth Street.
- 5.7.2 The 1930s development of Kingsmead flats on a former Corporation stone yard was the first steel framed building in Bath. The 1923-7 Post Office, New Bond Street by the Office of Works shows an informed understanding of classicism.

"A distinguished and competent Neo-Georgian design produced at a time when classicism still formed the basis of an architect's education."

Michael Forsyth

Housing developments at this time included areas of Bailbrook; Rosehill, Larkhall; Villa Fields, Bathwick; Dolemeads, Widcombe; Wellsway; Odd Down; Moorlands; The Oval; Southdown; Stirlingale; Whiteway; Innox Road; Avon Park; Rudmore Park and Yomedea Park.

- 5.7.3 The evacuation of the Admiralty to Bath in 1939 led to it becoming Bath's largest employer.⁵
- 5.7.4 The 1942 bombing of Bath was a watershed in the city's history. The two nights of Baedeker raids led to the death of over 400 people and the damage or destruction of 19,000 buildings of which 1,100 buildings were seriously damaged or destroyed. Repair and reconstruction were swift.
- 5.7.5 *"The beauty [Bath] was not awakened by a kiss from a city father; Hitler blitzed her back into life and vitality, and it may be that the shock of the air raids jolted Bath into a new determination and confidence to succeed."*
Horace Annesley Vachell
- 5.7.6 Patrick Abercrombie's 1945 'A Plan for Bath' gave the city and its environs a new outlook on planning that reviewed air raid damage, urgent housing problems and traffic issues. Providing new housing alone was not enough. The Plan envisaged Bath being divided into a series of neighbourhoods each provided with its community centre, shopping areas, churches, schools, parks and playing fields.
- 5.7.7 Much of Bath's postwar housing and communities are a direct result of this initiative. Populations in existing local communities both within Bath and in its environs were to increase greatly through the provision of new housing. The Plan led to the 1950s incorporation of the villages of Combe Down, Twerton and Weston into an expanded Bath with the consequent development of significant areas of new housing, much of it prefabricated. Building materials were still subject to strict postwar rationing and control, even the number of prefabricated housing was limited and subject to carefully scrutinised allocation nationally. The Moorlands estate was the first new housing scheme to be built after the war. Work began in August 1946. The last house was opened on its completion in February 1949 by Aneurin Bevan.

- 5.7.8 *“As the years go by estates like this will spring up all over the country, and when I come across local authorities that are not paying enough sufficient regard to the design of their houses and the use of materials, I will tell them to visit Bath and see a good example of what they should do.”*
Aneurin Bevan



The Oval

- 5.7.9 The postwar review of the city's C18 and C19 housing against C20 housing standards led to the wholesale clearance and redevelopment of large areas of the city. Snow Hill (1954-1961), Calton Gardens (1969-1970), Margaret's Hill and Ballance Street (1969-1973) are key examples.
- 5.7.10 The creation of the Bath Festival in the 1940s and the University of Bath in the 1960s were further spurts to Bath's cultural and economic revival.
- 5.7.11 The conservation programmes of the 1970s and 1980s marked a turning point in the care and reuse of the city's buildings and open spaces.
- 5.7.12 The intercity rail link to London and new technologies enabling people to work from home have led to a buoyancy in Bath's housing market. These factors, coupled with the growth of Bath's hospitals and universities as well as the influx of new businesses into the city and its environs, have increased housing demand.
- 5.7.13 Changing technologies, business takeovers and consequent financial pressures led to the loss of traditional key industries leaving large tracts of brownfield land as yet undeveloped. The twentieth century development of architecture led to a concern for the care, well-being and future use of historic buildings and areas as well as a plethora of new building technologies influencing the development of both architecture and new building types.
- 5.7.14 Current government planning policy guidance emphasises the redevelopment of brownfield sites, higher housing densities and the need for significant amounts of new housing as well as affordable homes. Housing provision, once primarily the concern of central and local government, has now also become the domain of private finance and social housing providers.
- 5.7.15 In 1987 the city of Bath was inscribed on UNESCO's List of World Heritage Sites, recognising it as a place of international cultural significance. Bath's World Heritage status is based on the city's Roman remains; the C18 city, including architecture and urban design; the surrounding landscape and its relationship with the development and design of the city and the city's social history. At the heart of Bath's significance are the Hot Springs, which have been the driving force behind the creation and growth of the city since the Romans first discovered them in the first century AD. The City of Bath World Heritage Site Management Plan 2003-9 gives a full explanation of Bath's significance as a World Heritage Site and sets out what the status means for the city.

5.8 Conclusion

5.8.1 This wealth of history reflects Bath's significance as a place of resort and is a key to understanding the character of Bath.

Bath Abbey from Parade Gardens



Queens Square



Newton Road



Walcot Parade



6 The Character of Bath

The following sections describe the key aspects of character that give Bath its distinctiveness and significance.

6.1 Landscape, Setting and Views

- 6.1.1 The key ingredients that have influenced the form of Bath are the presence of Hot mineral water Springs, the River Avon, cold water springs on the seven surrounding hills, the degree of enclosure that the hills give and the gentle sheltered landform at the foot of the Cotswold Hills.
- 6.1.2 One of the valued characteristics of Bath is the way buildings respond to the distinct topography and are designed with consideration of the surrounding landscape and adjoining spaces. Many buildings and terraces follow contours, often overlooking open ground to panoramic views across the city. Other buildings and terraces step up the slopes at right angles to the contours giving a contrasting appearance. The ingenuity and variety of architects' responses to the topography contribute greatly to the unique appearance of Bath. The landform is occasionally manipulated by the building of raised pavements and vaulted gardens. The distinct topography has resulted in some dramatic variations of building scale, for example the relationship between the Paragon and Walcot Street.
- 6.1.3 Fingers of green, whether woodland, open farmland or grassland, extend well into the city softening and contrasting with the built form.
- 6.1.4 Bath's unique topography gives opportunities to exploit a multitude of views. It is clear from these views that the city is characterised by a limited colour palette of muted tones.
- 6.1.5 Many parts of the city have views to wooded skyline or undeveloped slopes. Many terraces and villas were designed to impress visitors and other residents. John Wood Senior in his quote referring to design said *"first as a landscape of vistas, visual surprises and open spaces linked one with another."*
- 6.1.6 Views within the city are usually enriched by private and public spaces, an abundance of trees and landmarks including Bath Abbey, church spires, Beckford's Tower, Prior Park and Sham Castle.
- 6.1.7 The desire for views across the landscape and to the landscape itself led to the development of deeper, lower windows. Earlier terraces and crescents often had the cills of their first floor windows cut down to enable their occupants to enjoy the newly discovered landscape as at the Royal Crescent.



View from North Road to the Paragon and Walcot Street



Royal Crescent

6.1.8 Key points include

- Physical Influences; geology, landform, drainage pattern and orientation
- Development responds creatively to natural topography
- Green space brings the countryside into the city
- Key characteristic views and vistas to trees and open landscape
- Limited colour palette of muted tones
- Development characteristically makes use of views to the city and undeveloped slopes and hills. The visual focus changes according to viewpoint (no one part of Bath can be considered out of sight)
- Open space provides the setting to key buildings and set pieces

6.2 Influence of River Avon

6.2.1 The River Avon is an important feature of Bath. The environs of the course taken by the river are very varied. In places the river is in a tight corridor between developments; elsewhere it flows through a wider fairly flat bottomed valley with residential and business development. Further out it flows through open spaces and meadows with trees and woodlands.



A natural section of riverbank



Southbourne Mansions



Local open space west of Windsor Bridge Road

6.2.2 The River Avon was a natural barrier to the early expansion of the city and a source of transport. River crossing points influenced street patterns and were a catalyst for development. Bridges over the river are key features in their own right; they also aid orientation and provide excellent views of the city and surrounding hills.

6.2.3 In the early C18 the river channel in Bath was partly canalised, the existing river side footpaths were upgraded to a towing path and locks were added to make the river navigable to Bristol. This allowed easier transport for Bath stone quarried at Combe Down to reach Bristol and ports beyond, as well as easing the import of coal from Wales, timber from the Baltic and other imports to the city.

6.2.4 In the early C18 John Wood had a number of grand plans to make use of the river near Terrace Walk as the centre of the new city. North and South Parade were constructed but then the focus of development moved to the upper part of the city. As a result very little of C18 Bath related positively to the river. The exceptions were Norfolk Crescent and Green Park, both built in the later Georgian period and designed to take the views along and across the river in accordance with the picturesque movement. In the C19 and C20 development continued to turn its back on the river; generally the public face of development related to roads running parallel to the



Waterfront house (Camden Malthouse)

river. This resulted in the area between the main buildings and river being occupied by small scale buildings or service yards. This created variety in the relationship of development to the river. The riverside warehouses opposite Bath Quays are four to six storey buildings located directly at the river's edge. This relationship is memorable and distinctive.

6.2.5 The River Avon valley provided the route for alternative means of transport including roads, the Kennet and Avon Canal, and the Great Western Railway. The latter two great linear constructions of the C18 and C19, which link Bath to London and Bristol, follow the contours only deviating where landform dictates by locks or tunnels, aqueducts and viaducts. They can be picked out at a distance from the many surrounding hills by the way they constrict housing lines and by the trees along their course.

6.2.6 Key points include

- River west of Widcombe is canalised with a towpath
- Variety in the way development relates to the river
- Most development turns its back on or ignores the river
- Few sites positively respond to the river. Examples include Norfolk Crescent and Green Park
- Importance of bridges crossing the river – Pulteney Bridge, Cleveland Bridge and Victoria Bridge through to more workaday reminders of the industrial past
- Importance of views from the riverside path and to the river corridor between buildings

6.3 High Quality Architecture and Urban Design

6.3.1 An important characteristic of Bath is the use of buildings to create places and spaces; a high quality public realm framed by buildings of simple and understated design but with elegant and classical proportion.

6.3.2 One of the most important characteristics of Bath is that its buildings and the spaces between them form an ensemble. This partnership, designed and functioning as one, is a key characteristic of the architecture and urban design of Bath.

6.3.3 Bath has a very limited range of building forms which provide distinction and form to the city's character, whether large villas in spacious grounds or terraces marching up hillsides or clinging to contours. When seen from higher ground clear breaks are discernible between groups of buildings. These spaces provide human scale and are the setting for a range of activities as well as providing room for trees which provide softening and visual interest. These spaces are often experienced as part of a sequence and are integral to the enjoyment of the city. Many of Bath's buildings are complemented by carefully detailed boundary walls and railings.

6.3.4 Terraces of buildings and their response to Bath’s distinct topography are key defining characteristics of the architecture and urban design of Bath. This is particularly evident in terraced buildings that have been built:

- 1 On comparatively level ground as outward looking blocks – for example North and South Parades and Duke Street
- 2 On comparatively level ground as inward looking squares – for example Queen’s Square and Beauford Square
- 3 On comparatively level ground as linear blocks – for example Beauford Place East, Prior Park Buildings and Grosvenor Place



1 South Parade



2 Queen Square



3 Prior Park Buildings

- 4 On hillsides as stepped buildings with stepped band courses, parapets and cornices – for example Gay Street, Oxford Row, Belmont and Lansdown Road
- 5 On hillsides as stepped buildings but with subtly swept band courses, parapets and cornices – for example St Mary’s Buildings, Wellsway, Raby Place, Bathwick Hill and Seven Dials
- 6 Following gently curving contours – for example Lansdown Place East, Lansdown Crescent, Lansdown Place West and Somerset Place.



4 Lansdown Road



5 St Mary’s Buildings



6 Somerset Place

6.3.5 A further characteristic of terraces is the way in which they turn corners with their side elevations relating to the street, and subtle detailing.

6.3.6 A distinguishing characteristic of many of Bath’s C18 and early C19 terraces is the unifying of the façade by treating individual buildings as components of one palatial façade. This architectural device was used extensively in C18 developments of which the Circus and Royal Crescent are well known examples. This approach gives classical proportion, geometry and formality to a variety of building forms including more flowing crescents of the later C18.

6.3.7 One of the key architectural styles used in the development of Bath was classicism. The basic characteristics of classical architecture are order, harmony, proportion, symmetry, unity and a balance of form, line and decoration.⁶ The essence of classicism is striving for harmonious relationships in architecture. Understanding the principles of classicism can lead to interpretations of present day classicism in contemporary building. Some modern Bath buildings have the inherent, understated simplicity of modern classicism.



Royal Crescent

6.3.8 Bath buildings are typically fairly restrained with a clear and overriding emphasis on classical principles and proportion. Elaboration is generally reserved for the smaller elements of buildings such as detailed stone work in window surrounds or above entrance doors. Importantly this elaboration often performs a practical function such as shedding water from buildings.

6.3.9 The roofscape of the majority of Bath's C18 and early C19 terraces are articulated by stone capped party walls and front and back stone chimney stacks with their clay chimney pots and 'M' shaped roofs. The same roofing materials and pitch are used for each of the roof's slopes with front and back lead-lined parapet gutters as well as a central lead-lined valley gutter.

6.3.10 Vertical sliding sash windows are one of the major elements of most Bath buildings and provide a major contribution to the small scale detail on building façades. The basic symmetry and elegance of the sash window and its practicality for controlled ventilation led to its wide scale use.

6.3.11 Key points include

- Integration with landform
- Terrace form is characteristic
- Urban design and architectural principles such as set pieces, spaces between buildings, symmetry, architectural detailing and proportion
- Well designed relationship between buildings and spaces
- Restrained building design but plenty of distinctive places and streets
- Quality of spaces; human scale and design for use
- Groups of buildings often separated by green space
- Consideration of sequential views
- Influence of trees and shrubs both locally and as a setting to the city
- Importance of boundary walls and railings.

6.4 Height and Scale

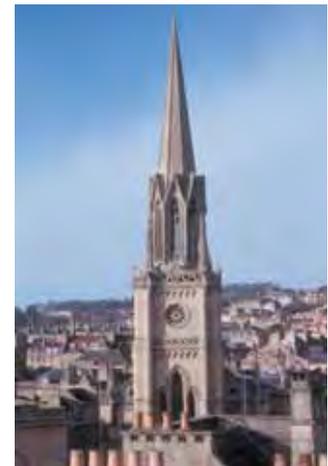
6.4.1 A unifying characteristic of Bath is the generally uniform heights and scale of its buildings.

- Within the core of the city and its immediate surroundings, the majority of buildings are three to four storeys high with attics and basements (and sometimes sub-basements). There can be considerable variation in height between buildings of the same number of storeys. This is due to different floor to ceiling heights which traditionally were defined by the 'rates' described in 5.5.10. In the major C18 developments there was often a hierarchy of scale between the grand frontage blocks and the smaller scale service blocks to the rear.
- Outside the city centre the majority of buildings are two storeys in height with the exception of occasional three or four storey C18 or C19 terraces.



Section: Belmont, Building of Bath Museum, Vineyards, Paragon, Chatham Row

- 6.4.2 Much of Bath's C18 and early C19 buildings are elevated on a series of C18 vaults approximately four to five metres above the natural ground level thus avoiding the need for otherwise costly and difficult ground excavation.
- 6.4.3 Bath's skyline and roofscape is punctuated by the tower of Bath Abbey and by church towers and spires.
- 6.4.4 The integrity of Bath's skyline and roofscape and the balance of views within, to and across the city were harmed by the introduction of a series of C20 buildings. Among them are the former Empire Hotel (1899-1901), Snow Hill tower block (1955-57), the City of Bath College (1957-63), Rosewell Court (1961), Kingsmead House (1964-65), the University of Bath (1966), former Telephone Exchange (1966-67) with a taller slate-hung extension (1971-72) and Pines Way building (early 1980s). These buildings also fail to relate sensitively to their immediate neighbours and the public realm.
- 6.4.5 The Snow Hill terraces fail to climb and follow the contours of the hillside. The resulting clash with neighbouring buildings is accentuated by the green roofs of Snow Hill's terraces.



St Michael's Church



Snow Hill tower block and terraces



Rosewell Court



Former Telephone Exchange

6.4.6 Key points include

- Bath is characterised by buildings of generally uniform heights and scale; typically three to four storeys in the core of the city and two storeys outside the city centre.
- Bath's skyline and roofscape is punctuated by Bath Abbey and occasionally by church towers and spires
- Later tall buildings generally harm the integrity and balance of city views
- Human scale buildings and surrounding area (private and public spaces and streets)
- Characteristic roofscape articulated by chimneys, 'M' shaped roofs and parapet walls
- Modern buildings are often out of character due to deep plan forms, large unbroken roof expanse, flat roofs and poorly designed roof service facilities

6.5 Materials

6.5.1 Bath's buildings have an inherent quality given by the use of a limited palette of natural materials: well-detailed and well-maintained Bath stone,⁷ Welsh slate (principally soft blues and purples), painted iron and painted timber.

6.5.2 The scale and consistency of these natural materials, their inherent colours and the subtlety of their natural weathering, gives Bath's buildings a cohesive quality which is a key characteristic of the city.

6.5.3 The predominant use of Bath stone laid as ashlar⁸ with very thin joints gives Bath's natural stone buildings their characteristic unbroken surface.⁹

6.5.4 Bath stone ashlar was traditionally laid in regular course heights of 14 inches (355 mm) or 12 inches (305 mm) with cill courses of 6 inches (152 mm). These regular course heights are fundamental to the characteristic use of Bath stone. Some back and side walls are constructed of coursed Bath stone rubble, much of which was originally rendered with a self-finished lime render.¹⁰

6.5.5 Painted timber sash windows¹¹ and doors, iron railings,¹² iron overthrows, and glass in painted timber sash windows and traditional fanlights and shopfronts also contribute to Bath's character. Clay roof tiles, principally pan tiles or double Roman tiles are prevalent in certain areas of the city. There are also a small number of buildings with stone tiled roofs which were prevalent in the C18.

6.5.6 Other locally used walling materials sometimes found within outlying areas of the city include red brick, pennant sandstone and White and Grey Lias Limestone.

6.5.7 The characteristic paving material for footways is natural Pennant stone with Pennant stone kerbs. Pennant stone kerbs also border many areas of tarmac footways. Other paving materials include natural stone such as York stone, Forest of Dean stone and Blue Lias, Granite kerbs, tarmac and concrete.



Pulteney Bridge



Sydney Place



Pennant Setts,
Kerb and Paving

6.5.8 Key points include

- Limited palette of materials
- Bath stone and Welsh slate characterise Bath's buildings
- Scale and consistency of natural materials
- Inherent colours of natural materials and their natural weathering

6.6 Perceptual and Cultural Influences on the Character of Bath

6.6.1 The painter and President of the Royal Academy Benjamin West (1738-1820) wrote *"Take Bath and twenty miles round it and there is not anything in the world superior to it."*

6.6.2 Bath has attracted travellers, writers, artists and musicians for centuries. They were drawn to Bath's distinctive character, and in turn, they contributed to the development of that character in a multitude of different ways through their work. The cultural perception of Bath has been dominated by three principal components: Bath Abbey; the spa and its Hot Springs; and the Georgian city and its landscape setting.

6.6.3 Bath has an international reputation for the quality of its architecture, urban design, archaeology and landscape setting, as recognised by the city's status as a World Heritage Site. The warm Bath stone of its classical buildings and their Pennant stone pavements create an image that is the very epitome of an English Georgian city.

Writers

6.6.4 A vast number of writers have contributed to the literature of Bath. Among writers who set their books in Bath are Daniel Defoe, Henry Fielding, Fanny Burney, Tobias Smollett, Jane Austen and Charles Dickens. Nineteen of the thirty chapters of Austen's 'Northanger Abbey' and nine of the twenty-four chapters of her 'Persuasion' are set in Bath.

Artists

6.6.5 Bath has always attracted artists to record its buildings and landscapes. Over 160 artists were working in C18 Bath. Of these, 49 were landscape or topographical painters. Printmakers documented over 1,100 views.

6.6.6 J.M.W. Turner, one of the most celebrated painters of the C19 created a painting of Bath Abbey in 1793.¹³

6.6.7 John Nash, (1893-1977) primarily a landscape painter with a great love of nature, visited Bath in the 1920s. He painted few urban scenes and even these show the subject framed by the surrounding landscape, such as 'Canal Bridge,' 'Sydney Gardens' and 'The Suspension Bridge, Bath.'¹⁴

6.6.8 The devastation wrought by the Baedeker blitz of Bath on 25, 26 and 27 April 1942 during the Second World War was recorded in a series of evocative paintings and drawings by war artists including John Piper, Clifford Ellis, Leslie Atkinson and Norma Bull.

6.6.9 Scenes and images of Bath have been used in advertising including railway posters from 1908 to the 1960s. A good example is C H Buckle's 1949 poster for British Rail simply titled 'Pulteney Bridge.'



West front of Bath Abbey by Turner



Norma Bull, "Bath's famous Circus is saved by the work of the Bomb Disposal Squad," 1942¹⁵

Photographers

6.6.10 The Bath Photographic Society's fourth annual meeting in February 1893 attracted attention when it proposed a "...photographic survey of the district."

6.6.11 *It was proposed to obtain photographs of all "... objects of interest which would form a most valuable record for historians, antiquarians and archaeologists."*
Bath Journal 25 February 1893

6.6.12 Forty years before this, the Reverend Francis Lockey (1796-1869) was using the newly invented calotype photographic process to record the city, its river and canal.



Francis Lockey, Pulteney Bridge and Weir, 1853

6.6.13 The architectural photographer Frank Yerbury (1885-1970) made a major photographic record of Bath in the 1930s/1940s.¹⁶

Film Makers

6.6.14 Bath is frequently used as the setting for film. Two recent productions include the BBC's 1995 adaptation of Jane Austen's 'Persuasion' and the 2004 film 'Vanity Fair.'

Musicians

6.6.15 Music has been at the centre of the city's life from the 1700s. Bath's Pump Room is home to the longest established band of musicians in England, now known as the Pump Room Trio.

6.6.16 *"The Pump-Room Band is one of the oldest and best establishments of this place; it draws the visitor and inhabitant from the most distant parts of the city to one general place of morning rendezvous; there long-parted friends indulge in unexpected meetings, whilst the inspiring melody of the Orchestra spreads a general glow of happiness around "*
Bath Herald 2 February 1799

6.6.17 The proposal for a Bath International Music Festival in 1938 was realised in 1948 and established Bath as a premier festival city.

6.6.18 Composer and performer Peter Gabriel drew inspiration from Little Solsbury Hill for his song 'Solsbury Hill.' The song reflects the mystical nature of the landscape, derived in part from the Iron Age hill fort, and mentions the view towards the city of Bath at night,

*"Climbing up on Solsbury Hill
I could see the City light
Wind was blowing, time stood still"*
Peter Gabriel, 1982

7 Character Areas

Location map of the Bath city-wide Character Areas



Area 1 Weston



7.1 Area 1 Weston

Physical Influences

Geology

- 7.1.1 The lowest part of the area (valley bottom) is White Lias Limestone, the hillsides are initially clay and then foundered layers of clay and limestone.

Landform and Drainage Pattern

- 7.1.2 The area is set within a valley running south east. The historic core of Weston lies on the valley bottom. Postwar development extends up the north side of the valley with views south.
- 7.1.3 Many springs emerge from where the clay layer meets the limestone above on the hillsides. These drain into the Lock's Brook, which has been culverted from Weston Lodge onwards.

Land Use and Buildings

Land Use

- 7.1.4 The High Street forms the historic village core with a mix of commercial, community and residential uses. The rest of the area is residential with three schools.

Building Form and Heights

- 7.1.5 The historic village core is largely terraces of two and three storeys and is an almost continuous frontage. The residential areas are nearly all semi-detached and always two storeys high.
- 7.1.6 Weston Lodge stands alone and was once a single dwelling. It has now been converted to flats and is surrounded by later residential development.

Building Age

- 7.1.7 The majority of the buildings in Weston's historic core date from C18. There are clear examples of Georgian three storey houses indicating how the village was influenced by urban developments in Bath.
- 7.1.8 Prospect Place is a small group of 1900s terraces separate from the main area of Weston village that has been swallowed up by postwar residential expansion.
- 7.1.9 Large-scale residential development started to occur during the mid C20 at Broadmoor Lane and Broadmoor Park. The remaining housing areas have been built in the postwar period.

Architectural Details

- 7.1.10 Much of the village core is in a simple vernacular style. There are examples of more imposing C18 development, as would have been the fashion in Bath at the time.
- 7.1.11 The additional shops on the western end of the High Street were constructed in the 1960s in a simple modernist style to serve the growing population.
- 7.1.12 The mid C20 developments are typical of the period. Postwar development occurs in a variety of styles including Cornish type prefabricated houses and standard house types that pay no regard to their context.



Weston High Street

Materials

- 7.1.13 The vernacular buildings in the historic core are predominantly of coursed Bath stone. The urban styles influenced by Bath are constructed of ashlar. The isolated historic group of dwellings at Prospect Place are constructed of coursed White Lias Limestone.
- 7.1.14 Materials for the mid to late C20 housing include render, pre-fabricated panels and reconstituted stone. Many of the prefabricated houses along Eastfield Avenue have now been rendered in a variety of pastel shades. This adds a 'splash' of colour that is an interesting change from the uniformity of much of Bath.



Eastfield Avenue

Area 1 Weston

Streets and Civic Spaces

Street Pattern

- 7.1.15 The historic street pattern is based upon a main route from Bath running along the lowest part of the valley to Lansdown Road via Lansdown Lane. There are connections to Kelston Road via Penn Hill Road. Lansdown Lane climbs steeply up the slope. Branches off these larger roads provided connections to farms on the edge and outside the area, all of which still exist.
- 7.1.16 The large-scale residential development in the postwar period saw the areas between the historic routes infilled. This residential development was contained within historic field boundaries. The street pattern of these areas is curving responding to the contours and reflecting the trends of the time.
- 7.1.17 Residential development to the south of the area (Chandler Close) backing onto the hospital is laid out to Radburn principles where pedestrians are separated from cars.

Density and Degree of Enclosure

- 7.1.18 The continuous frontage of two and three storey development that abuts the back of the pavements tightly encloses the historic core. Retaining walls add to this sense of enclosure.
- 7.1.19 The residential expansion areas are of a medium density with semi-detached dwellings on generous plots and significant open spaces in some areas. More recent residential development to the south of the area backing onto the hospital is terraced development of small units resulting in a higher density.

Vitality and Tranquillity

- 7.1.20 The village core is vibrant and busy providing facilities and services for the local community. The area has a great deal of pedestrian traffic, but the High Street is dominated by one-way traffic.
- 7.1.21 The residential areas are peaceful with no particular negative background noise.

Materials and Boundary Treatment

- 7.1.22 The older houses generally have stone boundary walls or railings. Residential estates are usually open plan with either low walls or no boundaries at all.
- 7.1.23 Retaining walls are a significant feature in this area. The structure along the north side of the High Street uses traditional materials creating a raised pavement. The tall modern retaining wall along the south side of Crown Road was created in the 1960s when the road was constructed to relieve the High Street.

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.1.24 The churchyard trees are a major landscape feature due to their elevated location.
- 7.1.25 Planting in private gardens and within the open plan estates makes a considerable, but uncoordinated contribution to the character of the area.
- 7.1.26 Hedge planting along the top of the Crown Road is a large-scale feature that emphasises the massiveness of the retaining wall from key views such as the churchyard.
- 7.1.27 Open spaces within the estates are rather lacking in tree planting of a scale to soften the large expanses of housing.

Open Space

- 7.1.28 Within the housing estates there are significant open spaces that add to the overall open character of the area.



Southlands



Purlewent Drive

Features, Landmarks and Views

- 7.1.29 The church tower is a prominent landmark and is clearly seen throughout the area. The Crown Road retaining wall is a negative feature.
- 7.1.30 There are many fine views to undeveloped hillsides and in particular Kelston Round Hill just outside the area. The view to the Lansdown ridge to the north helps to draw the area together nestling as it does beneath it.



Leighton Road looking towards Kelston Round Hill

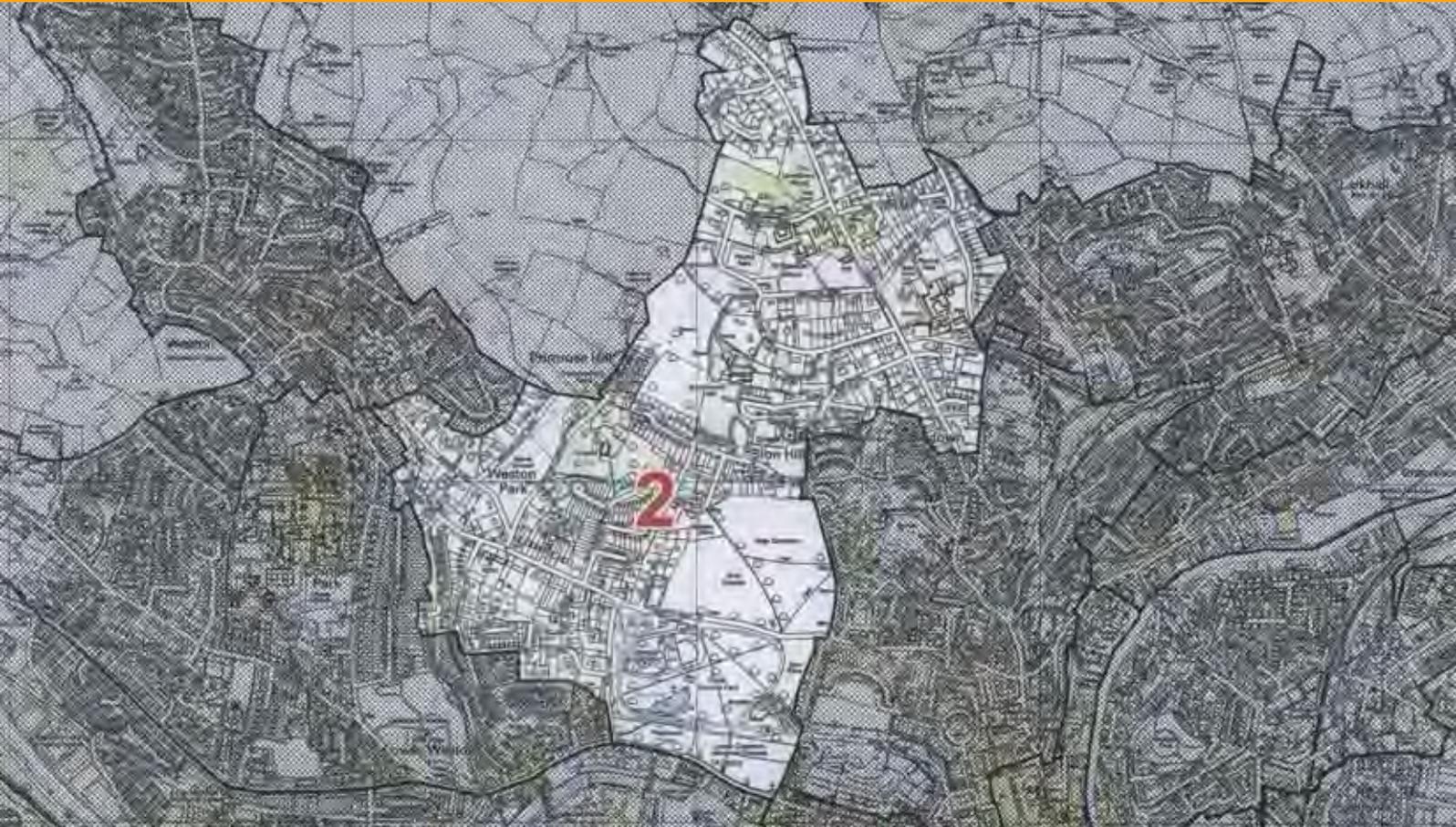
Cultural Influences

Historic Uses

- 7.1.31 The area was traditionally agricultural as the many remaining farm houses show. The historic village core served this population. The extent of the historic core and the old roads are still visible. Although the residential expansion has been contained within historic field boundaries, very few historic hedges remain.
- 7.1.32 The separation of old and new shopping areas does highlight the split character of Weston – old and new.

Area 2

Weston Park, Sion Hill and Upper Lansdown



7.2 Area 2

Weston Park, Sion Hill and Upper Lansdown

Physical Influences

Geology

- 7.2.1 The northern part of the area is of the Lower and Middle Jurassic period marked by limestone over clay while the lower part of High Common and the Royal Victoria Park is Lias Clay. The western fringe of the area is White and Blue Lias Limestone.

Landform and Drainage Pattern

- 7.2.2 The landform of Sion Hill and Upper Lansdown slopes steeply to the south while Weston Park slopes more gently in the same direction. The northernmost part of the area at Lansdown Park is up on the Cotswold plateau.
- 7.2.3 St Winifred's Well above Sion Hill and the spring at the Hermitage are two sources of the Mud Brook that flows south to the River Avon.

Weston Park, Sion Hill and Upper Lansdown

Land Use and Buildings

Land Use

- 7.2.4 The principal land uses throughout the area are residential and public open space. The most notable open spaces are the High Common, Royal Victoria Park, the Botanic Gardens and the Lower Common allotments. Schools are also significant land uses in the area.



The Botanic Gardens Royal Victoria Park

Building Form, Age and Heights

- 7.2.5 The majority of buildings in the area are set in spacious gardens and range from large C19 villas (some now converted to flats); an early C19 four storey terrace; understated single storey late C20 houses; and mid C20 two storey houses. There are two exceptional building types: two mid C19 day and boarding schools and two excellent examples of cottage ornee. Two small areas of C20 terraces with small gardens contrast with the overall character.

Materials and Architectural Details

- 7.2.6 The majority of the area's buildings are built of natural Bath stone ashlar with natural slate or clay tile roofs. Postwar C20 terraced housing to the west and north of the area is built of reconstituted Bath stone with concrete tile roofs. There is a fine example of late C18 cottage ornee brickwork with a stone tiled veranda in Gothic Cottage, Sion Hill.

Streets and Civic Spaces

Street Pattern

- 7.2.7 The organic street pattern of the area reflects its topography, watercourses and incremental development.

Density and Degree of Enclosure

- 7.2.8 The C19 villas and schools and C20 two storey detached and semi-detached houses of the area give a low density with only occasional views to the hillsides and valleys outside the area. The important large mature trees and garden planting throughout the area add to the overall sense of enclosure, perhaps surprising in a hillside area such as this though it exudes a sense of spaciousness from within.



Weston Park

Vitality and Tranquillity

- 7.2.9 The quiet tranquillity of the majority of the area is only broken by the busyness of the two principal roads running through the area: Lansdown Road and Weston Road. Car parking dominates the perimeter and internal roads of Royal Victoria Park.

Area 2

Weston Park, Sion Hill and Upper Lansdown

Materials and Boundary Treatment

- 7.2.10 The large architect designed villas in their spacious grounds have mature trees and are contained by high natural Bath stone boundary walls and hedges. These emphasise privacy with tranquillity. Pennant stone kerbs help to harmonise and reflect quality and care.
- 7.2.11 Exceptions to this within the area include two mid C20 developments that are open plan. They are both characterized by the survival of mature trees from earlier landscapes. In both cases their spacious quality results from the careful layout with wide verges, open front lawns, good size back gardens and open access as originally designed. They are both very well maintained.



Sion Hill

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.2.12 Mature trees everywhere dominate the entire area. It is this notable tree cover that gives the strength of overall unity and coherence to the area. Generous amounts of shrub cover make an important contribution to the vegetation that unifies the area at street level.

Open Space

- 7.2.13 The series of public open spaces, notably the High Common, Royal Victoria Park, the Botanic Gardens and the Lower Common allotments are key components of the area and provide a breathing space and gathering place for the city as well as a venue for fun fairs, the annual flower show, concerts, balloon flight launches and a place for play and recreation.



Lansdown Road

Weston Park, Sion Hill and Upper Lansdown

Features, Landmarks and Views

- 7.2.14 The series of public open spaces, notably the High Common, Royal Victoria Park, the Botanic Gardens and the Lower Common allotments are a key feature of the area. The structure of tall trees provides a strong visual anchor to the whole area.
- 7.2.15 The towers of Kingswood and Royal Schools are local landmarks. High Common has strong views to the south. The majority of the views out of the character area are to the south and are often glimpsed or framed between trees and buildings. The exception is the Lansdown Park plateau where views are to the sky.

Cultural Influences

Historic Uses

- 7.2.16 The principal use of the area has been residential and educational. Significant mediaeval and Roman archaeological features survive in this area. The early C19 creation of Beckford's Ride was a significant landscape feature that ran through the area, linking Beckford's Tower to north of the area and Beckford's residence in Lansdown Crescent to the east.



Victoria Column in Royal Victoria Park

Area 3 Fairfield Park and Larkhall



7.3 Area 3 Fairfield Park and Larkhall

Physical Influences

Geology

- 7.3.1 The majority of the area is from the Lower and Middle Jurassic period and is marked by limestone over clay.

Landform and Drainage Pattern

- 7.3.2 The landform is generally steeply sloping facing the south and east. However the sides of the valley are much folded around the confluence of the main Avon valley and the Lam Brook valley and locally the aspect can vary from east to south west. The landform is naturally much flatter near the Lam Brook itself though it is never completely level.
- 7.3.3 In the east of the area the Lam Brook joins the Whitewell Brook at the site of the mill pond of the former Lambridge Flour Mill. Both watercourses define property boundaries in Larkhall and drain water from Swainswick and Charcombe to the River Avon to the south.

Area 3 Fairfield Park and Larkhall

Land Use and Buildings

Land Use

- 7.3.4 This area is largely residential but there is also an important local shopping area at Larkhall and a smaller one at Fairfield Park. There are also several schools as well as sports fields.

Building Form, Age and Heights

- 7.3.5 The terrace is by far the commonest building form in this area with clusters of semi-detached houses. Many of the terraces date from the late C18 to mid C19 period. The former is generally three storeys high while the latter tend to be two storeys. In the western and northern part of the area there are significant numbers of postwar terraces and these vary in height from two to four storeys.

Materials and Architectural Details

- 7.3.6 The principal materials are natural Bath stone and slate. The stone is most commonly ashlar though in areas painted stonework and coursed rubble can be found. Red brick is seen in small amounts at Fairfield Park mainly on rear and side walls. Many roofs on the older properties have been replaced with artificial slate and concrete tiles.
- 7.3.7 Modern developments have added to the consistency by using some natural stone but more frequently reconstituted stone. These tend to have concrete tiles or even flat roofs.



Beaufort Place

Streets and Civic Spaces

Street Pattern

- 7.3.8 The street pattern is very organic. There is a loose hierarchy of roads with Larkhall Road as the principal route and many smaller roads feeding the residential areas. The roads follow no strict pattern and most are typical of their time. The Victorian ones are straighter and either run up slopes or along gradients, while the few modern ones follow a more organic alignment. Many of the older roads that predate general development clearly take as flat a line as possible.
- 7.3.9 There is a hint of a more planned layout attempt around St Saviour's Church, Larkhall. The 1830s Gothic gate piers give away the plan to organise and unify this part of the town. The square in Larkhall gives welcome relief to its otherwise dense pattern.
- 7.3.10 The boundary between this area and the countryside to the north is particularly clear. There are well developed hedges around the adjoining fields and the development line is almost crisp. There is little spilling out of development into the countryside at this point.



View across Larkhall

Area 3

Fairfield Park and Larkhall

Density and Degree of Enclosure

- 7.3.11 Despite the density of housing much of the area feels relatively open. This mostly applies to the higher areas where the slopes allow views out of the area to the surrounding hills. The special relationship between the city and its surrounding hillsides is abundantly clear.
- 7.3.12 Lower down in Larkhall the enclosure is greater as views are more restricted because the housing is higher and topography less favourable. Here the views look inward towards more developed slopes. The exception is the fine view along St Saviour's Road to countryside.

Vitality and Tranquillity

- 7.3.13 Much of this area is relatively quiet and tranquil. The daytime traffic is low and it is possible to hear birdsong, especially near to open spaces and the edge of the countryside.
- 7.3.14 There are isolated patches of vibrancy and bustle. This is seen most notably in the local centre at Larkhall where the shops, school and community centre bring in the locals. Here there is much activity from traffic and pedestrians and the atmosphere is busy and lively. Near the A46 the noise of traffic is very noticeable.

Materials and Boundary Treatment

- 7.3.15 The streetscape materials and the boundary treatment largely follow the building style and period. Walls are common with the Georgian and Victorian buildings mainly in stone, many have railings and metal gates. Gardens of more modern housing are usually open, but where they are enclosed, timber fencing is common. There are places where hedging is used to very good effect such as at Lansdown Heights.



Larkhall

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.3.16 The valley has abundant trees close to the Lam Brook itself and this gives a very verdant appearance to the immediate area. In the more extensive areas of Georgian and Victorian terraces there are fewer trees and consequently the character is much harder and more heavily urban.
- 7.3.17 The higher parts of the area have more trees as many of the larger houses here have bigger gardens which allow them. In addition the influence of the adjoining heavily treed Lansdown and the countryside is much stronger here.

Open Space

- 7.3.18 Alice Park is a large and well used open space on the edge of this area, otherwise open spaces are semi public allotments and school playing fields. Much of the best tree cover is found in these open areas.

Features, Landmarks and Views

- 7.3.19 The main landmark within the area is the tower of St Saviour's Church.
- 7.3.20 The Lam Brook is a local feature in this area, especially where it flows adjacent to St Saviour's Road.
- 7.3.21 The views out to the surrounding hillsides of Little Solsbury Hill and Bathampton Down are a strong unifying feature of the area, even down in Larkhall, and they emphasise the fact that one is never far from the countryside. As a consequence there is a softening of the character that would otherwise be very hard and urban.

Cultural Influences

Historic Uses

- 7.3.22 Larkhall was developed as the residential hinterland of the late C18 eastward thrust of ribbon development along the London Road outwards from Bath. Larkhall Spa was built following the 1832 sinking of a well which led to the discovery of mineral waters.

Area 4

Newbridge (north) Combe Park and Lower Weston (north)



7.4 Area 4 Newbridge (north) Combe Park and Lower Weston (north)

Physical Influences

Geology

- 7.4.1 The geology of the area consists of Lias Clay in the north west of the area and alternating layers of Oolitic Limestone and clay.

Landform and Drainage Pattern

- 7.4.2 This area is part of the lower Cotswold escarpment slopes that face south towards the River Avon. The land rises by about 50 metres. It has gentle slopes in the south of the area, which becomes more level higher up. The steeper slopes at Lock's Brook dissect the valley side towards the east of the area.
- 7.4.3 The Lock's Brook (formerly Lox Brook), is sourced by springs that issue from the Lansdown slope and Henstridge Hill in Kelston. The brook featured as a boundary in the Saxon land charter for Weston.

Newbridge (north) Combe Park and Lower Weston (north)

Land Use and Buildings

Land Use

- 7.4.4 The land is mostly in residential use. However, the Royal United Hospital (RUH) occupies a sixth of the area. Locksbrook Cemetery is also a large site and its mature trees are a significant feature of the area. There are three churches and a chapel in the area and a number of schools. At the western end there are steep wooded slopes near Newbridge.

Building Form and Heights

- 7.4.5 The area has a wide mix of terraces, semi-detached and a few detached houses. The lines of terraces generally follow the line of the A4. Semi-detached houses are the commonest building type and are distributed throughout the area. The RUH has a distinctive building form comprising many large-scale blocks of varying designs, united by a fairly disciplined grid layout.



Terrace housing at Hungerford Road

- 7.4.6 The older buildings, the terraces and semi-detached houses of the late C19 or early C20 are found along the A4, A431 and the local roads to Upper Weston. The semi-detached houses in other parts were built between the late C19 and mid C20. The majority of the RUH buildings have all been built since mid C20.

Architectural Detail and Materials

- 7.4.7 Along the main roads of the area Bath stone is the most frequent building material. There are small pockets where pennant stone is used with Bath stone, and even less frequently brick is used among the older properties. Later development, particularly the estates, is constructed in reconstituted Bath stone. Render is infrequent except at the RUH. Here a broad mix of materials has been used. Clay, slate and concrete tiles are all used on residential properties but flat roofs dominate at the RUH.



Semi-detached houses at Partis Way

Streets and Civic Spaces

Street Pattern

- 7.4.8 The old street pattern was determined by the landform of the River Avon and Lock's Brook valleys and they generally run along the contours or rise directly up the slope. The Upper Bristol Road (A4), Newbridge Road (A431), Old Newbridge Hill, Park Lane, Weston Lane, Audley Park Road and what is now known as Penn Hill Road are historic routes within the area. The pattern of C20 roads tends to be more random and lies within the older road framework.

Density and Degree of Enclosure

- 7.4.9 Building density appears to be quite high when viewed from the roads. However, the large rear gardens of many properties reduce the density overall. The RUH site is very intensely used with many large buildings. The density here is only reduced by the large car parks that serve the hospital.

Area 4

Newbridge (north) Combe Park and Lower Weston (north)

- 7.4.10 There are frequent views along the roads, despite the houses being closely spaced, to the rural hillsides and across the city to the developed southern slopes. Mature vegetation in the front gardens of many houses contributes to the general sense of enclosure, but the Lansdown Ridge can be seen rising steeply to the north of this area allowing fine rural views.

Materials and Boundary Treatment

- 7.4.11 Most of the properties have front gardens, and many older properties have Bath stone walls and gate piers. The walls vary in height depending on the relationship of the property to adjacent levels. The route of the A4 cuts through a sloping landform. Here properties on the north side are on a level higher than the road retained by high stone rubble walls, whereas on the south side (just outside the area) retaining walls are used to allow a basement level. Reconstituted Bath stone walls bound most C20 semi-detached properties. Some side or back gardens abut public footpaths and some gardens are enclosed by poor quality fencing which detract from the area. Occasionally metal railings are used on top of the walls. This is a particular feature in Combe Park.



Walled approach into Bath A431 Kelston Road

- 7.4.12 A particularly fine wall in the area is the pennant stone wall to Locksbrook Cemetery on one of the main approaches to the city from the west.

Vitality and Tranquillity

- 7.4.13 The A4, A431 and the road to Upper Weston are dominated by busy traffic and its noise. Minor residential roads are quieter although in some the distant hum of traffic can be heard and parked cars dominate the street scene. Cars have less impact on the area where front gardens are long enough, or plot size large enough, to accommodate surface parking or a garage on site.
- 7.4.14 Chelsea Road is the local shopping area. It has a wide range of shops, including restaurants and a supermarket.

Influence of Vegetation and Open Space

- 7.4.15 There is abundant vegetation through much of the area and open space that pleasantly complements and contrasts with the buildings. This is not always apparent within the area as much of the open space and its vegetation lies within back gardens.

- 7.4.16 Locksbrook Cemetery is the most important open space of the area. The mature trees are a prominent landmark when viewed from outside the area. The openness of the cricket ground at Combe Park contrasts with the regular pairs of large semi-detached houses.



Locksbrook Cemetery

- 7.4.17 Vegetation in its various forms has a major positive influence on the character of the area. Most properties in the area have front gardens and the shrubs and trees there contribute significantly by softening the building lines, hard garden walls and rows of parked cars. Even the smallest front gardens usually contain a shrub or two which, when seen with adjoining shrubs, add to this effect. In the north east of the area there are more detached houses with larger gardens able to support a greater number of large trees.

Newbridge (north) Combe Park and Lower Weston (north)

- 7.4.18 The larger shrubs and trees, which often overhang property boundaries, help the enclosure of roads in the area and attractively frame views to the surrounding rural hillsides or other parts of the city. Generally the trees making the greatest contribution to landscape character are on larger plots of land such as Locksbrook Cemetery, the RUH and adjacent almshouses. However, trees on smaller plots make more local contributions. Good examples include those overhanging Edward Street from St. Michael's Cemetery and the tree belt that accentuates the line of the Lock's Brook at Gainsborough Gardens.
- 7.4.19 At the western edge of the area, the steep wooded slopes of Newbridge mark the transition between urban and rural. The native trees of the woodland contrast with the more exotic species found within the built up area.

Features, Landmarks and Views

- 7.4.20 The densely treed Locksbrook Cemetery is a key feature, an important landmark and contributes to sense of place. In some views the Locksbrook Cemetery chapel spire punctures the tree canopy and is seen against the sky.
- 7.4.21 The sheer scale of the RUH makes this a dominant landmark. The size of its building contrasts strongly with those around it and this alone makes it easily seen from surrounding hillsides.



Royal United Hospital

- 7.4.22 The sloping character of the area provides panoramic views to the developed slopes across the valley with Twerton Round Hill on the skyline, to the rolling countryside and River Avon valley to the south and west, or more immediately to the dominating Lansdown ridge.

Cultural Influences

Historic Uses

- 7.4.23 Prior to being developed for residential purposes the land was in agricultural use. This included orchards, quarries and limekilns. The County Court and Police Station were located on the site of the current petrol station facing Windsor Bridge.

Area 5

Lower Lansdown and Camden



7.5 Area 5 Lower Lansdown and Camden

Physical Influences

Geology

- 7.5.1 The larger and upper part of the area is under laid by undivided lower and middle Oolitic Limestones over clays. In places this has given rise to landslips, most notably at Camden and Hedgemoad. The open space below the Royal Crescent is on Lower Lias Clays.

Landform and Drainage Pattern

- 7.5.2 The land rises by 80m between Queen's Square and Somerset Lane. The slope bends to form a gentle ridge line about Lansdown Road. West of here the slope is south facing and east the slope faces south east.
- 7.5.3 To the north east of the area cold springs above Camden are located at Mount Beacon and Beacon Hill.

Area 5

Lower Lansdown and Camden

Land Use and Buildings

Land Use

- 7.5.4 The area is largely residential although there are other significant uses such as educational, open space and public car parking. Smaller uses include office, commercial as well as retail. Shops tend to be small specialist independent traders.

Building Form and Heights

- 7.5.5 This is the very heart of C18 Bath and so most of the buildings are of this age. Building forms are in four characteristic types: the terrace (including crescents), the square (including the Circus), mews (originally servicing the greater terraces), and individual houses.
- 7.5.6 It is here that we find the features of C18 Bath at their greatest, the best being John Wood father and son's great sequence of Queen's Square, the Circus and the Royal Crescent.
- 7.5.7 Crescents are a particular feature of the area. Because of the topography they are able to take advantage of the view while following the contour, thereby limiting the need to re-contour the ground to accommodate deep buildings.
- 7.5.8 The heights of buildings vary but the majority are three storeys with a basement and habitable attic.



Upper Lansdown Mews

Building Age

- 7.5.9 As with other aspects of the area there is great consistency in the age of the buildings. They largely range from early C18 to early C19. However there are exceptions from both earlier and more commonly later periods.



Camden Crescent

Materials and Architectural Details

- 7.5.10 There is great consistency in building details. They correspond to the classical style of C18 building with emphasis on scale, harmony and proportion. Ornamentation is underplayed and restricted to column, portico, plinth and pediment. Archways for carriages are not uncommon. Mews developments tend to have similar features though far less grand.
- 7.5.11 There is a restricted palette of materials dominated by Bath stone and slate roofs with occasional painted stonework. It is this small palette that gives the area its strong harmony and character. Timber doors are painted while windows are commonly white painted timber sashes, many with glazing bars.



Marlborough Buildings

Area 5

Lower Lansdown and Camden

- 7.5.12 Modern infill building tends to follow the scale and massing of C18 styles and sometimes look identical. This preserves the overall character by reinforcing a very specific building style. Nearly always the same traditional materials have been used in modern buildings.

Streets and Civic Spaces

Street Pattern

- 7.5.13 Most of the main roads run relatively level across the slope and cross roads running up and down. Lansdown Road is an exception to this rule as it runs along the north-south ridge line.

- 7.5.14 Although highly designed, the road layout often appears organic in nature but this illusion is from the tendency of the buildings to follow contours or other strategic lines. This allowed high density development without massive re-contouring of the hillside. The great exception here is the Queen's Square – Circus – Royal Crescent composition which required considerable earth moving to get them and their connecting roads level or at the required alignment.



Lansdown Road

- 7.5.15 Smaller lanes and back alleys service the mews developments in a purely functional way.

Density and Degree of Enclosure

- 7.5.16 Local areas are of high density due to the compact nature of the terraces, the landform and relatively short gardens. However the overall density is much reduced by the fronts to the crescents, squares and open spaces.
- 7.5.17 Enclosure can be high inside the squares or between the higher terraces, but there is nearly always either a glimpse or a fuller view out towards surrounding hills and the city centre. The great crescents use this to their advantage with the result that a wide panoramic view is always seen from them.

Vitality and Tranquillity

- 7.5.18 This is a very active area due in part to its proximity to the city centre and the fine buildings that attract many visitors. Many of the roads are major through routes so traffic is also a significant factor here. Further up the slope away from the main attractions the area is more tranquil though traffic and car parking are still dominating features.

Materials and Boundary Treatment

- 7.5.19 The boundaries are most often painted iron railings set to define basement areas to the front of housing. Rear gardens are defined by stone walls.
- 7.5.20 Raised pavements, some edged with railings, are common as are steps linking the higher ones to the road or connecting separate roads.
- 7.5.21 Together the railings, stone pavements, raised or not, and the imposing buildings create a hard character that is also refined and elegant. Lansdown Crescent is a particularly good example.

Area 5 Lower Lansdown and Camden

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.5.22 Trees play a great role in the definition of the character of the area. There are many great trees that were not part of the original plan. Most are C19 introductions that have now matured. The great plane trees, though not in the original design of the Circus, are now valued by many for the contrast they provide to this very urban set piece.
- 7.5.23 Trees are mostly in open spaces rather than general street trees. Individual trees are often used to frame views.

Views to Trees and Open Space

- 7.5.24 The long vistas from the set pieces give fine views over the city and to the hillsides beyond. You are never very far from a good view. In addition the set piece buildings create composed views in their own right.

Open Space

- 7.5.25 Open space plays a very important part in the composition of many of the great set piece buildings.
- 7.5.26 The crescents typically have a large open space in front of them to both facilitate views out and to allow appreciative views towards them. They were originally open country fields that would have been managed by grazing. In this way the town dweller obtained a share of a classical landscape park in the manner of Brown or Repton even down to features such as ha ha's. Today they often retain their open character, though many now have mature trees as well.



The Royal Crescent

- 7.5.27 All the squares have an open garden at their heart, either private or publicly accessed. These are always defined with railings. Originally set out in an open classical C18 garden manner they have become more enclosed by later C19 tree and shrub planting. The Circus originally had a water reservoir at its centre that eventually became covered and finally 'grassed and treed'.

Features, Landmarks and Views

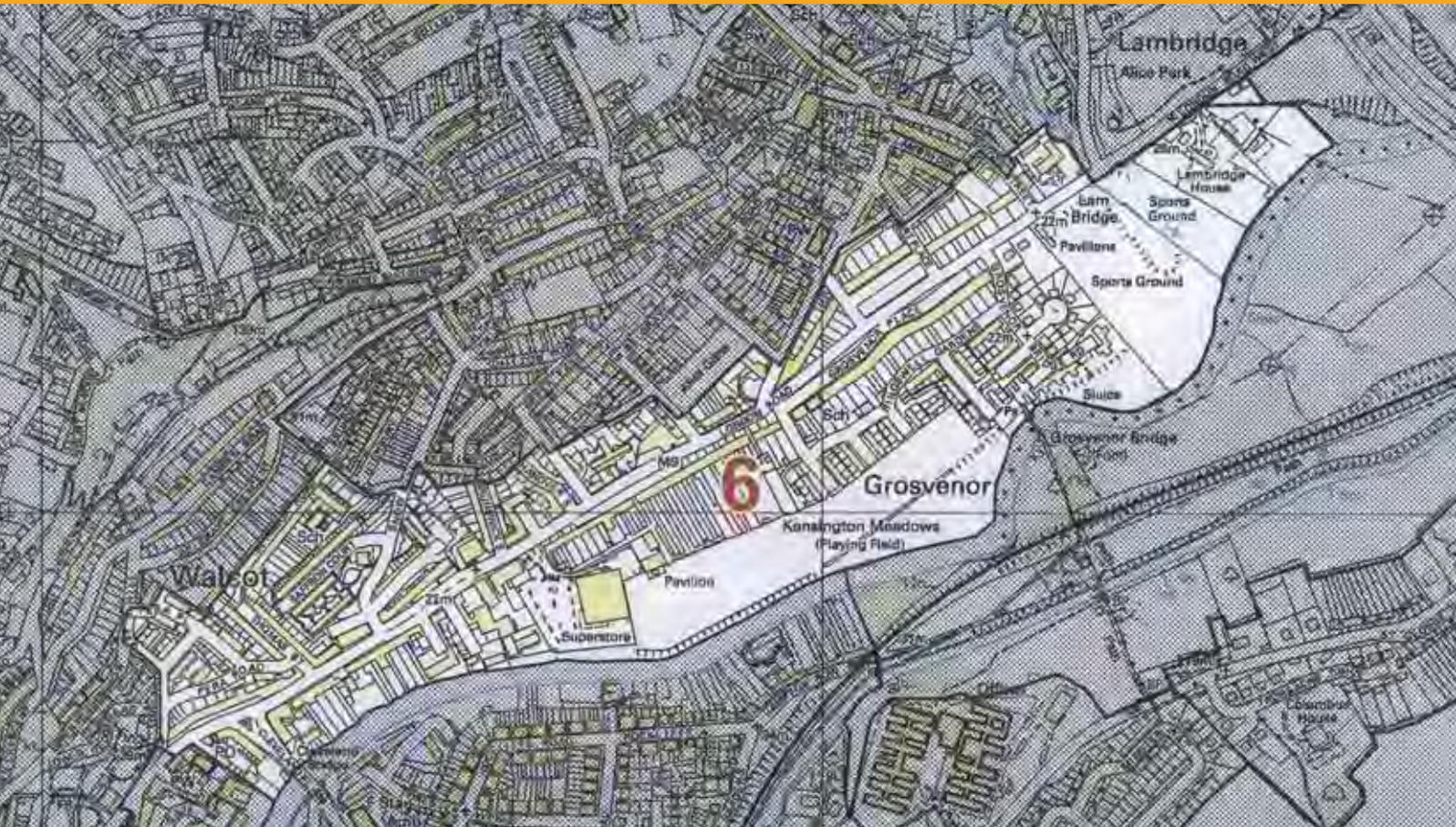
- 7.5.28 In an area dominated by set piece architecture and grand urban design there are many landmarks. Of particular note is the Royal Crescent, one of the greatest icons of C18 Bath. Others are the Assembly Rooms and St Stephen's Church, widely seen puncturing the skyline. More locally the various crescents form landmarks in their own right.
- 7.5.29 Another defining feature of the area are the magnificent views that are often to be had from the set piece buildings and the open spaces around them. These views are frequently, and deliberately, seen from under arches, between buildings and across open landscape areas. Lansdown Crescent, high up on the hill, affords stunning views across the city, and is distinctive in that sheep graze on the grassy slopes in front of the crescent.

Cultural Influences

Historic Uses

- 7.5.30 Historically this area has always been a focus of high-class residential use and this clearly remains. However in some parts splitting the buildings into flats has changed the population towards a more mixed group.

Area 6 Grosvenor and Lambridge



7.6 Area 6 Grosvenor and Lambridge

Physical Influences

Geology

- 7.6.1 Geologically the area can be split into two parts. The higher areas are Lower and Middle Oolitic Limestones and Clays. The great terraces on the south side of London Road are built on the edge of these firmer strata. The lower riverside is gravel terrace and river valley alluvium occurring in the gardens directly behind the terraces.

Landform and Drainage Pattern

- 7.6.2 The area sits on the foot of the south east facing slope where the Cotswold valley side meets the river flood plain. The gentle slope within the area has been terraced by development and roads – the natural landform is not apparent. The extent of change of level can be appreciated by the grand terraces where the basement flats open directly to the garden level at the rear.
- 7.6.3 The River Avon is a major drainage and landscape feature. Lam Brook forms a local drainage and landscape feature and had formerly been the historic city boundary.

Land Use and Buildings

Land Use

- 7.6.4 The area is predominantly residential with significant convenience retail uses (supermarket and local shops) and specialist retail (antique shops on London Road). There is also open space and several motor services such as a petrol station and service centres.

Building form

- 7.6.5 The area is dominated by terraces of varying scale. Grosvenor Place and Kensington Place are grand terraces in terms of height and length. Beaufort East and West are shorter terraces which are given emphasis by the spaces in front. Walcot Parade at first glimpse appears to be uniform, but closer inspection reveals that the terrace is made up of buildings of different widths. The roads running up the contours off the north side of London Road such as Thomas Street are lined by smaller scale terraces stepping elegantly up the hill. Cleveland Place has very distinctive corner buildings that give emphasis to this important junction. The supermarket is a stand alone pavilion building.



Beaufort East

Heights

- 7.6.6 The great terraces when viewed from the front are three tall storeys, plus attic and basement. From the rear Grosvenor Place and Kensington Place are a massive full four storeys with attic because the basement floor opens directly onto the garden areas. They tower over the two storey modern housing in Ringswell Gardens.
- 7.6.7 The general height of London Road is a mixture of two and three storeys and there is often significant difference between floor to ceiling heights in different buildings – especially those of differing ages.
- 7.6.8 Cleveland Place is a full four storeys and the three storeys of Walcot Parade is emphasised by the highest raised pavement in Bath.
- 7.6.9 Snow Hill House is an approximation of the scale of C18 terraces. However the building is set at a higher level than the street and lower floor to ceiling heights means that the feel of the building is completely different.



Thomas Street

Building Age

- 7.6.10 The main terraces of the area are late C18. However this area has seen significant change with Cleveland Place being constructed in 1830 to celebrate and provide access to Cleveland Bridge which crossed the river to Bathwick. The Snow Hill regeneration area dates from the mid C20. Ringswell Gardens also dates from the late C20 while the London Road supermarket was built in 2000.

Area 6

Grosvenor and Lambridge

Architectural Details

- 7.6.11 The 'background' C18 terraces have very simple detailing. The great terraces are emphasised by their scale and the sheer length of their façades. The centre of Grosvenor Place was originally a hotel which provided access to former pleasure gardens behind. This part of the terrace is emphasised by its outward bow and decoration, some of which is unfinished.
- 7.6.12 Cleveland Place is Greek Revival in style and sits happily alongside the older C18 buildings. The Snow Hill regeneration area tries to pick up the basic scale of the area but its proportions and fenestration give the buildings a horizontal emphasis which is at odds with the vertical emphasis of the C18 terraces.

Materials

- 7.6.13 Bath stone is the dominant material used for all buildings including the Snow Hill regeneration area. There are notable painted buildings too. The patinated copper roofs of Snow Hill flats are not visible from London Road therefore within this character area they do not have an impact. The London Road supermarket uses modern materials such as pre-formed cladding and glass which try to fit with the surrounding traditional materials. Ringswell Gardens uses reconstituted Bath stone blocks and light shades of render in an attempt to blend in.

Streets and Civic Spaces

Street Pattern

- 7.6.14 The area is structured around London Road which is a straight historic route into the city. The area also includes routes to Larkhall and the main road to Gloucester. The C18 ribbon development along London Road is a grand gesture entering the city.

Density and Degree of Enclosure

- 7.6.15 Grosvenor Place, Kensington Place and Beaufort East and West are set back from the road. This gives the terraces a setting and 'breathing space' from the busy road. Even with the set back, the grand terraces create a strong sense of enclosure on this major route into the city. They effectively divide the road from the river and the contrast between the noise of the road and tranquillity behind the grand terraces is marked. Many of the terraces are subdivided into flats which gives a high density of development.

Vitality and Tranquillity

- 7.6.16 London Road is dominated by vehicles and their pollution and road noise. The long terraced frontages effectively screen the area to the south turning the rear gardens, Kensington Meadows and the river corridor into tranquil areas.

Materials

- 7.6.17 Given the dominance of roads in this area, tarmac is a common material. The footways are either pennant or concrete slabs with the natural materials generally used adjacent to the great terraces. Boundary treatments of stone and metal railings are a particular feature of this area.



London Road

Area 6 Grosvenor and Lambridge

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.6.18 There are large important trees along London Road where the great terraces are set back. These trees act as a foil to the large scale urban development. There is also a significant tree belt alongside the river which encloses Kensington Meadows.

Views to Trees and Open Space

- 7.6.19 The long terraces on either side of the road restrict views south to Bathampton Down. Views are limited to breaks in the terraces and to public areas behind the terraces. The strong enclosure of London Road creates very directional and focussed views up and down the road.

Open Space

- 7.6.20 Kensington Meadows is a major open grassed space which is apparently underused. The more natural area alongside the river is managed as a nature reserve. The space to the front of the set back terraces ensures that London Road does not feel crowded and allows space for the large trees which are key elements of character on this main approach to the city.
- 7.6.21 The Lambridge rugby training ground is an open space allowing views to Bathampton Down. The London Road supermarket car park allows views to the wooded skyline of Bathampton Down.

Features, Landmarks and Views

- 7.6.22 The River Avon forms the southern boundary of this area. Its character changes from being tightly enclosed by built form and trees to predominantly tree-lined within an open flood plain.
- 7.6.23 The great terraces are all key features. Walcot Parade is especially impressive curving slightly on the outside of the bend, towering above the junction upon the raised pavement. The curved corner buildings at Cleveland Place serve to further emphasise the importance of this junction.
- 7.6.24 Cleveland Bridge is dominated by vehicles but allows views to the river.
- 7.6.25 The tower of St Saviour's Church, Larkhall is a major landmark just outside the area.
- 7.6.26 The wooded top of Bathampton Down is visible from gaps in the terraces and behind them. The telecommunications mast intrudes on the rural treed skyline of Bathampton Down.
- 7.6.27 The Snow Hill regeneration area is a city wide landmark; the colour and form of the lower buildings and the height of the tower are incongruent in relation to the surrounding area. Within the character area, due to the tight enclosure created by tall buildings on London Road, views of this development are limited.



Walcot Parade



Snow Hill

Cultural Influences

Historic Uses

- 7.6.28 This area is an historic route into the city. For many visitors it was and still is the first impression of C18 Bath. The area between Grosvenor Place and the river was laid out as a pleasure garden.
- 7.6.29 The Snow Hill area was a significant comprehensive development area where a dense network of streets, lined with houses stepping up the hill, was replaced by slab blocks and a tower block in the mid C20.

Area 7

Brassmill Lane, Locksbrook and Western Riverside



7.7 Area 7 Brassmill Lane, Locksbrook and Western Riverside

Physical Influences

Geology

- 7.7.1 This area is very linear in character and most of it lies upon river alluvium. The one small exception is the rising ground of The Maltings Trading Estate that is White and Blue Lias.

Landform and Drainage Pattern

- 7.7.2 The area is the flat flood plain on either side of the River Avon.
- 7.7.3 The River Avon flows east to west through the area in a gentle “S” shape. It curves up around its northern boundary between Midland Bridge and Windsor Bridge and then flows in a shallower curve close to the southern boundary of the area at Newbridge Bridge.

Brassmill Lane, Locksbrook and Western Riverside

Land Use and Buildings

Land Use

- 7.7.4 This is a very varied area with commercial, industrial, residential, public open space, derelict land and leisure uses all set around the river. In places the uses are segregated and in others very mixed. There is, however, an overall dominance of commercial and light industrial uses especially closer to the river and on the lower, flatter ground.
- 7.7.5 The area east of Windsor Bridge Road is dominated by the gas works, the derelict former Stothert and Pitt site and Homebase with its large car park and adjacent public open space. There are some minor commercial land uses and even isolated terraced houses along both the Upper and Lower Bristol Road frontages.
- 7.7.6 To the west of Windsor Bridge Road, land uses become more intimately mixed, especially north of the river, with various small trading estates set amongst the housing of Locksbrook and Newbridge (south). South of the river to the Lower Bristol Road uses are primarily commercial. A notable feature is the bus depot on the island in the river at Locksbrook.
- 7.7.7 In the far west of the area the dense mixed development quite suddenly gives way to more extensive land uses – a caravan park, playing field, marina and Newbridge Park and Ride. All these are spacious and well-treed areas well suited to the edge of the city.

Building Form and Heights

- 7.7.8 There is considerable coherence of building heights despite the diversity of uses. By far the most common is one or two storeys, commercial and residential respectively. The gas holders are notable as much taller features; at their full height they are roughly equivalent to a six – nine storey residential building; at their lowest the supporting framework allows views through. The six storey warehouses at the eastern end of Lower Bristol Road are significantly taller than their neighbours and are a feature of the local area.
- 7.7.9 The building form is not surprisingly quite variable with C19 terraces, mid C20 semis and commercial shed “terraces” to the west of Windsor Bridge Road. To the east there are many larger scale sheds individually set on big plots such as Homebase.



Vernon Terrace on Lower Bristol Road

Building Age

- 7.7.10 Most buildings are middle and late C19 or late C20 and C21. There is some mid C20 housing to the west of Locksbrook. Most of the commercial and light industrial development is modern but that which is associated with the utilities is late C19. Locksbrook housing is mainly late C19 and early C20 with tiny areas of modern infill. Further west in Newbridge (south) mid C20 housing predominates.

Area 7

Brassmill Lane, Locksbrook and Western Riverside

Materials and Architectural Details

- 7.7.11 There is a large range of different materials. The C19 housing is a mixture of brick (often quite ornately patterned), Bath stone or less commonly Lias Limestone. The mid C20 housing is largely Bath stone. Roofs are clay or concrete tile and always pitched. The modern commercial, industrial and utilities buildings have a range of cladding materials with corrugated metal roofs; there are a very few C19 red brick and Bath stone buildings.
- 7.7.12 This area includes the Bath Press building which is of note as a C20 building in the classical style. The 1970s Herman Miller building by the river at Locksbrook is of architectural note. The Rotork Building is also a good modern building alongside the river.



Herman Miller Building, Locksbrook Road

Streets and Civic Spaces

Street Pattern

- 7.7.13 The long snaking lines of Upper and Lower Bristol Roads dominate the area following an economical line along the valley floor. Together they establish a strong east west linear emphasis.
- 7.7.14 The housing areas and trading estates to the west of Windsor Bridge Road follow a mix of grid and curvilinear patterns taking their lead from the two main roads. To the east of Windsor Bridge and south of the river the commercial and industrial areas have a more amorphous layout.

Density and Degree of Enclosure

- 7.7.15 To the west of Windsor Bridge the density of development is currently much higher than east of the bridge reflecting the difference in current uses. In the far west of the area, close to Newbridge Bridge, the density suddenly decreases with the change to the Park and Ride and various leisure uses.
- 7.7.16 In the densely developed areas enclosure is generally high, for example the terraces of C19 houses where streets are narrow and the trading estates where the building masses are large and visually contain the roads and car parks. South of the river and east of Windsor Bridge the whole character is more open as the former Stothert and Pitt site has been demolished and there is an open space close to Homebase.

Vitality and Tranquillity

- 7.7.17 There is much movement and activity close to the main roads. Noise and traffic flows create a very bustling feeling. Windsor Bridge is especially busy as it is a major river crossing point. The riverside path is a tranquil area which is a well used public route.
- 7.7.18 The Homebase site draws many people and cars reflecting in high numbers of people using Victoria Bridge. Elsewhere some of the trading estates have significant vehicular traffic as well as machinery noise.

Brassmill Lane, Locksbrook and Western Riverside

Materials and Boundary treatments

- 7.7.19 Boundaries throughout the area are varied reflecting the very mixed uses. Walls range from high Bath stone walls on some of the industrial frontages to low stone or brick walls around residential properties. Railings from C19 are found with housing and more modern security railings are often around commercial and industrial sites. There are occasionally hedges and fences around house boundaries.
- 7.7.20 Paving is principally concrete slabs and unit paving or tarmac throughout the whole area.

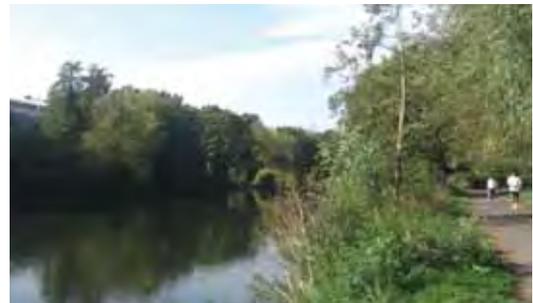
Influence of Vegetation and Open Space

Trees and Shrubs

- 7.7.21 Trees are abundant in the western parts of the area especially in the Park and Ride site, the caravan park, around the playing field, along the river and the disused railway line. Elsewhere trees are much more sparse, there are very few street trees. Trees and shrubs are generally confined to gardens and landscaped areas on commercial sites. The few parkland areas do have a reasonable complement of trees.
- 7.7.22 Trees line the river along much of its length, especially on the south bank, and in places they have developed into scrub patches. There are fewer trees alongside the river in the eastern part of this area. Trees are important along the river, often its presence can only be detected in views by the trees marking its course.

Open Space

- 7.7.23 Open spaces in the area include the playing field by the caravan site at Newbridge, the area alongside the river at Homebase and a small space alongside the river by Windsor Bridge.
- 7.7.24 Currently there is a large area of open derelict land, the former Stothert and Pitt site that forms the centre of the Western Riverside development area.



River Avon beside Locksbrook Industrial Estate

Features, Landmarks and Views

- 7.7.25 The gasholders are without doubt the most prominent landmark in the area. They are features which engender opposing points of view.
- 7.7.26 Victoria Bridge is an attractive landmark and a good example of a C19 suspension bridge. It is a much-loved feature in the area.
- 7.7.27 Throughout most of this flood plain character area there are views to developed slopes and well-treed skyline both to the north and south. Only in the far western part of the area are views more restricted because of the screening nature of the abundant trees.
- 7.7.28 Brunel's railway viaduct imposed on the roundabout is an impressive feature which acts as a gateway to the city centre. The railway viaduct also forms the southern boundary to this area and is an important feature adjacent to the Lower Bristol Road which is a major approach into the city.

Cultural Influences

- 7.7.29 The former riverside meadows were developed for industrial purposes; the river and canal being essential for transporting raw materials and finished products. The first industrial site to set up as a result of the Kennet and Avon Canal was the British Gas Light and Coke Works of The Parish of Weston, in 1819, which operated until 1971. The closure of many industrial premises has resulted in a substantial part of Western Riverside being available for mixed use development.

Area 8 City Centre



7.8 Area 8 City centre

Physical Influences

Geology

7.8.1 The largest part of the area south of Monmouth Place, Monmouth Street and Westgate Buildings is alluvial river deposits. The southern boundary of the old city was at the edge of this deposit and the lower gravel terrace, which is again a river deposition feature. The upper part of the city centre including the majority of the historic core is built upon Lower Lias Clays.

Landform and Drainage Pattern

7.8.2 The city centre lies upon a broad but shallow ridge that runs approximately north west to south east. The slopes run down to the river on either side.

7.8.3 There are no natural open water features in the area although the River Avon forms the southern and eastern boundary of the area.

Land Use and Buildings

Land Use

- 7.8.4 There is naturally a broad range of land uses in the area due to the complexity of socio-economic and historical factors. They include commercial, residential, business, administrative, civic, transport, religious, leisure and recreational. Walcot Street is a distinctive sub-area of the city centre on account of the diverse range of workshop and specialist uses.



Walcot Street

Building Form and Heights

- 7.8.5 The central shopping area is largely intact with much celebrated C18 buildings. This area has a built form that is a fairly consistent height of three to four storeys; however there are some buildings that are five storeys or more. Section 6.4.4 highlights the harm that taller C20 buildings mostly located in the city centre have caused to the skyline and roovescape of the city.



Walcot Street detail

- 7.8.6 The building form also varies quite considerably across the area due to historical factors, not least of which was the extensive bombing of the city in the Second World War. This created a patchwork of bomb sites, some of these were repaired or restored but many changed to completely new uses.
- 7.8.7 Generally the more modern buildings are larger in plan and height and tend to be on larger plots with more space. Consequently they contrast strongly with the historic fabric.

Building Age

- 7.8.8 There is a wide range of building age within this central area. The oldest are the remains of the Roman Baths themselves though these are largely invisible from the street. More prominent is the mediaeval Abbey Church. Some earlier buildings have been re-fronted in later periods. The city centre also has two areas of surviving mediaeval city walls at Upper Borough Walls and the East Gate to the rear of the Guildhall.
- 7.8.9 It is however the C18 buildings for which Bath is most famous – the familiar refined buildings of Bath stone and slate roofs. These are found around the historic core and form the main shopping area. Lines of C18 buildings run westwards along New King Street.
- 7.8.10 There are many modern buildings and their location corresponds strongly with bomb sites from the Second World War.

Materials and Architectural Details

- 7.8.11 The predominant building materials are Bath stone and Welsh slate. This is surprisingly consistent despite the great range in size and age of the buildings. The details vary considerably according to the style of the buildings, the modern ones echoing the cleaner lines of their C18 predecessors with greater decoration and ornamentation on the occasional rococo and C19 buildings.
- 7.8.12 Shopfronts are a significant feature of this area. There is an excellent range of historic and modern shop fronts which contribute to the vitality and character of the city centre.



Milsom Street

Area 8 City Centre

Streets and Civic Spaces

Street Pattern

- 7.8.13 The street pattern of the historic core follows the old city walls and the streets that were laid out in mediaeval times. They are straight and run close together creating a regular (though not grid like) and close pattern. Outside of the core the street pattern is more varied following early roads into Bath and the later additions such as Green Park Road. In between the main routes are more random roads servicing infill developments.

Density and Degree of Enclosure

- 7.8.14 Clearly the density of the town centre is high. There is a high degree of enclosure as the buildings of the historic core are close together and three to four storeys high. In more modern areas the enclosure is also high as despite the buildings being further apart, they are correspondingly higher. There are places of an open nature, mainly parks or urban squares but these are few and the overall character is quite enclosed. In spite of the strong sense of enclosure by buildings, rural hills or the wooded slopes of Beechen Cliff are frequently a focal point of views along streets. These are created by the straight nature of the streets and the gently sloping topography.

Vitality and Tranquillity

- 7.8.15 The town centre is a busy and bustling place. This quality of the historic core and the nature of Bath as a place of recreation has always attracted people here and the shopping is famous. In addition the University brings in many young people and frequent bars and clubs serve their needs. There are a few places where a tranquillity of sorts is found, around the edges near the river or some of the private gardens. On the edges of the area, traffic movements and noise is a significant issue.
- 7.8.16 Walcot Street has a distinctive artisan character which stems from the diverse mix of uses.

Materials

- 7.8.17 The predominant materials are tarmac and concrete yet there are significant areas of more traditional materials such as stone paving and kerbs. There are even a few cobbled streets such as Trim Street. In those cases where traditional natural paving and setts are found they are an important feature of the street scene and enhance the character of the area.



Trim Street

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.8.18 Within the central shopping area the impact of vegetation is small but a few trees have great localised impact. Single trees dominate small squares such as Kingsmead Square and Abbey Green.

Open Space

- 7.8.19 Small green squares and private gardens do exist but their impact is localised such as in Chapel Court, Beauford Square and the closed burial ground by the former St James's Memorial Hall. Larger open spaces further from the centre have a correspondingly bigger impact (Norfolk Crescent lawn and Green Park lawn).
- 7.8.20 Parade Gardens and the open spaces around the Abbey are a clear exception as they are close to the city centre but are large and have a big impact upon the openness of the area and its visual permeability.



Norfolk Crescent open space

Features, Landmarks and Views

- 7.8.21 The Abbey is the most prominent landmark as it is clearly seen from a wide range of view points within the area and around the wider city.
- 7.8.22 Within the area other landmarks include St Michael's Church, St John's Church, Empire Hotel, Norfolk Crescent, Green Park and Green Park Station and the new Bath Spa building.
- 7.8.23 The towering retaining wall of the Paragon is a key feature of the Walcot Street area.
- 7.8.24 Whilst the river is outside this character area it influences the area by forming its south/east boundary. The river at Pulteney Weir and Pulteney Bridge is a stunning scene viewed against a dramatic backdrop of historic buildings rising up the slopes to a treed skyline.
- 7.8.25 The tight grain of the old centre of the city does not allow for frequent views between spaces and trees. There are fine views down Southgate to Beechen Cliff and from Orange Grove to Bath's wooded skyline. These views connect the city with the surrounding hillsides. Further out the views are more expansive because buildings have a looser relationship to the street.



Bath Abbey viewed from Parade Gardens



Green Park Station



Pulteney Weir

Cultural Influences

- 7.8.26 The significance of Bath as a cultural influence is huge because of its reputation as a C18 playground place of resort and the magnificence of the design of the city that arose from this status. It is seen first and foremost as the great example of C18 building and city design. The existence of Bath's Hot Springs has attracted people here for thousands of years and it has been a place of recreation and tourism since Roman times.

Historic Uses

- 7.8.27 Historically the core of the town was within the city walls and so all the uses of a city were found here. The Hot Springs and spa were the very centre of Bath as a place of resort. As the city grew many uses relocated and expanded outwards. The Abbey Church, its precincts and the monastic life that was centred on them was a major feature of the city until the dissolution of the monasteries in C16.
- 7.8.28 Walcot Street is a historic suburb outside the former city walls. This area still retains a different character and the uniqueness of the place and people becomes evident annually at the Walcot Nation Day celebrations.

Area 9 Bathwick



7.9 Area 9 Bathwick

Physical Influences

Geology

7.9.1 The geology comprises foundered layers from the lower and middle Jurassic period. They comprise river terrace gravels and alluvium as well as Lias Clay.

Landform and Drainage Pattern

7.9.2 The landform is mostly flat with a gentle north west facing slope that rises from Sydney Gardens to the canal.

7.9.3 The area is bounded on its western edge by the River Avon and on its eastern edge by the Kennet and Avon Canal. No other visible watercourses remain in the area.

Land Use and Buildings

Land Use

- 7.9.4 The area is largely residential. Pulteney Bridge and Argyle Street are important shopping and commercial areas adjoining the eastern edge of the city centre. Open space (Sydney Gardens and Henrietta Park) is also an important land use in this area.

Building form age and heights

- 7.9.5 Terraces are the principal building form in the area and vary from late C18 two storey to early and mid C19 three storey, including both stepped and straight terrace forms. There are further areas of semi-detached houses and a group of mid to late C19 houses. A series of early C19 villas flank the west side of Henrietta Road.
- 7.9.6 An enclave of early C20 short two storey terraces encircle Powlett Road and Rockliffe Avenue while Forester Road's three storey late C19 detached houses look over the one and two storey houses opposite.



Rockliffe Avenue

Materials and Architectural Details

- 7.9.7 Most of the area's buildings are built of natural Bath stone ashlar with natural slate roofs. Powlett Road and Rockliffe Avenue have clay or concrete tile roofs and feature some red brick houses.
- 7.9.8 The fire station on Bathwick Street is a example of a functional building that has been thoughtfully designed on account of its sensitive location opposite St John the Baptist's Church.
- 7.9.9 There is a disciplined regularity of unaltered gables and roof lines.

Streets and Civic Spaces

Street Pattern

- 7.9.10 The set piece architecture of Great Pulteney Street channels views in two principal directions – westwards to the city, shops, Pulteney Bridge and Victoria Art Gallery and eastwards culminating in the view of the Holburne Museum of Art set against the magnificent trees of Sydney Gardens. The major street pattern of this area has been determined by the set piece architecture – the relationship of Great Pulteney Street and Sydney Gardens. Older roads, Grove Street and St John's Road align with the river. Henrietta Road and Henrietta Street are parallel with Grove Street. The Bathwick estate is on a rough grid pattern contained by the river and older road structure.



Great Pulteney Street

Area 9 Bathwick

Density and Degree of Enclosure

- 7.9.11 The tremendous variety in building scale within this area influences the perception of density and enclosure. Great Pulteney Street appears as a continuous building, dense and high with built 'stops' at each end of the street and so creates a strong sense of enclosure. Bathwick Street has greater variety in its built form with more gaps and some lower development. Views appear to Mount Beacon and other hillsides through these gaps and over the lower buildings which create a far less controlled and enclosed feeling.
- 7.9.12 The Bathwick estate development is dense and generally enclosed, but where streets are directed towards hillsides it is more open. Clipped hedges to the fronts of small gardens on the Bathwick estate contribute to the sense of enclosure in many of the streets.
- 7.9.13 The tall dense tree cover within Henrietta Park and Sydney Gardens increases the sense of enclosure within adjacent streets.

Materials and Boundary Treatment

- 7.9.14 In Henrietta Street the boundaries are stone walls and railings. They are overhung by many trees of a variety of species, many evergreens. In Great Pulteney Street, iron railings and the occasional overthrow border deep basement areas fronting the buildings.
- 7.9.15 In Powlett Road the well managed hedges give the area a distinct character, softening the street scene.

Vitality and Tranquillity

- 7.9.16 This varies throughout the area. The narrowness of Grove Street restricts parking and there is so little traffic the street feels tranquil. However parked cars often dominate the street scene such as in Henrietta and Bathwick Streets as well as throughout the Bathwick estate. There is car parking in Great Pulteney Street too but here the great width of the road carries it better and it does not dominate.
- 7.9.17 The route of the railway through Sydney Gardens results in considerable noise at regular intervals.
- 7.9.18 The A36 runs alongside Sydney Gardens and is always busy but most other streets are quieter. Great Pulteney Street and Pulteney Bridge are major bus and pedestrian routes linking the area to the town centre.

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.9.19 Massive mature trees dominate Sydney Gardens and provide an impressive treed framework to the Holburne Museum of Art when viewed down Great Pulteney Street. In Henrietta Park the stature of the large mature trees complement the adjoining tall terraces and large villas.

Open Space

- 7.9.20 Sydney Gardens is the major set piece of the area. Originally a late C18 subscription garden in the form of an elongated hexagon, the planned development around its perimeter was never completed. Later the canal and railway were routed through the gardens. Their alignments have been cleverly disguised and structures such as bridges and gates are attractive features.



Canal through Sydney Gardens

- 7.9.21 The tranquil Henrietta Park is overlooked by early C19 villas and gives an oasis of calm adjoining the busy city centre. Originally intended to be a continuation of the late C18 and early C19 development of the Pulteney Estate, the land was given to the City in 1897 for the creation of the park.

Features, Landmarks and Views

- 7.9.22 The River Avon defines the west side of the area. The river is only seen in its full glory while passing under Pulteney Bridge and over the weir. Elsewhere it is unceremoniously channelled between the backs of dense urban development on both banks and between private gardens. There are a few glimpses between buildings towards the space occupied by the river but no direct views of it, except from Cleveland Bridge and Bathwick Boating Station. The open space on Grove Street is right next to the river but separated from it by a hedge.
- 7.9.23 The canal defines the east side of the area. The canal and former tow path are now valued by boaters and walkers and there are opportunities to access it from this area where the tranquil relaxed atmosphere is a marked contrast to the adjacent streets.
- 7.9.24 The churches of St Mary's, Bathwick, St Michael's Church, St Stephen's Church, Lansdown and St Matthew's, Widcombe, are landmarks seen from the area.
- 7.9.25 The notable landmarks within the area include Pulteney Bridge, Laura Place and Holburne Museum of Art. More quietly located on the river edge is the Bathwick Boating Station, distinctive for its C19 'boathouse style' architecture, and the early C19 Cleveland Baths whose design relates to the riverside setting and screened from the river by a row of horse chestnuts.
- 7.9.26 Some very special views have resulted from the planned architecture within this area: north east along Great Pulteney Street culminating at the Holburne Museum of Art framed by mature trees; the opposite view towards Pulteney Bridge, the Victoria Art Galley and adjacent C18 townscape and views along Bathwick Street culminating at trees within Sydney Gardens.
- 7.9.27 Views to surrounding hills are also an important characteristic of the area, north west along Bathwick Street the treed skyline of Mount Beacon and Camden terraces on the lower slopes dominate the view. There are fine views to the Bathampton Down treed skyline and Widcombe hillsides. The consistent use of Bath stone in Camden unifies the buildings in the adjacent areas.



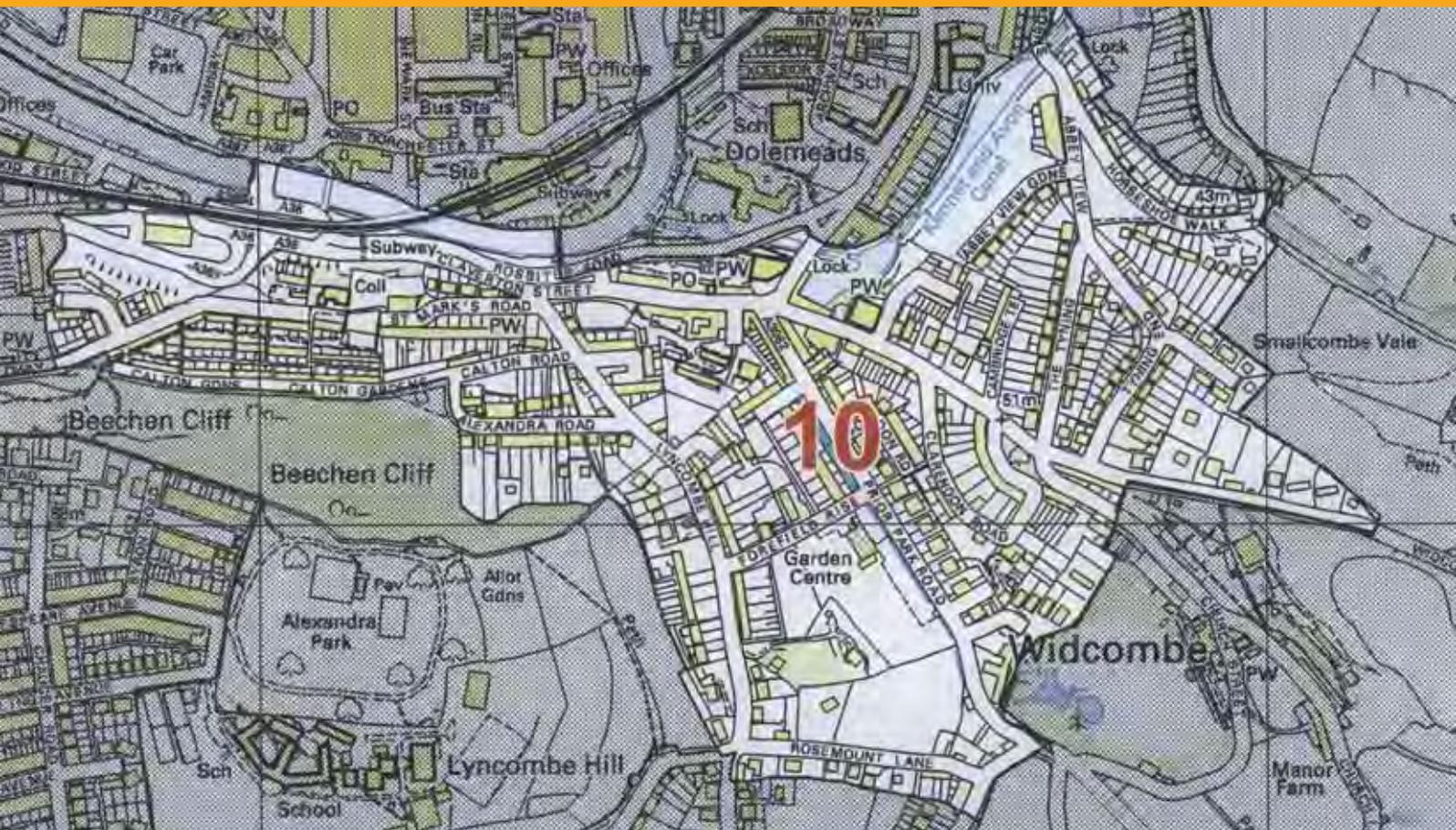
View from Sydney Gardens to the Holburne Museum

Cultural Influences

- 7.9.28 The mediaeval village of Bathwick and the developments of several generations of the Pulteney family have evolved to form the area's varied buildings and plan form. The River Avon has been a focus for industrial activity in the past, but is now a tranquil predominantly well treed corridor popular for leisure activities.

Area 10

Widcombe and the Kennet and Avon Canal



7.10 Area 10 Widcombe and the Kennet and Avon Canal

Physical Influences

Geology

- 7.10.1 The majority of the area is limestone of the lower Jurassic period.

Landform and Drainage Pattern

- 7.10.2 The landform is generally gently sloping down towards the River Avon and is slightly steeper towards the Kennet and Avon Canal below Abbey View Gardens.
- 7.10.3 Cold springs at Prior Park to the south of Widcombe feed Widcombe Brook which then joins the Lyn Brook forming the canalised water course in front of Prior Park Buildings. From here it then enters the River Avon. A series of springs around Oakwood, Bathwick Hill, form the Smallcombe Brook. This drains the Smallcombe Valley and runs into the Kennet and Avon Canal at Abbey View Lock.

Area 10

Widcombe and the Kennet and Avon Canal

Land Use and Buildings

Land Use

- 7.10.4 The principal land use throughout the area is residential. There is a vibrant shopping centre in Widcombe which serves local needs and also has specialist shops that draw custom from a wider area. The Garden Centre occupies a large space close to Widcombe Parade.



St Mark's Road

Building Form, Age and Heights

- 7.10.5 Terraces are one of the two principal building forms in the area and vary from mid C19 three storey to late C18 two storey terraces. This includes stepped terraces on the hills. The other principal building form is the late C18 and early C19 villa either as an individual house or as paired villas. Some canal side buildings have been adapted for commercial use.
- 7.10.6 Calton Gardens is a comprehensive redevelopment area dating from the 1970s. The design of the three storey houses takes a modernist interpretation of Georgian forms. The area sits at the foot of Beechen Cliff and is highly visible from many parts of the city.
- Materials**
- 7.10.7 The majority of the area's buildings are built of natural Bath stone ashlar often with natural slate or clay tile roofs. Postwar C20 housing within the area is principally built of reconstituted Bath stone with concrete or clay tile roofs.



Calton Gardens

Streets and Civic Spaces

Street Pattern

- 7.10.8 The varied street pattern of the area reflects its topography, watercourses and incremental development.

Density and Degree of Enclosure

- 7.10.9 The C18 and C19 two storey terraces and villas give a medium density with many open views to the hillsides and valleys outside the area. Widcombe, lower down the slopes on the edge of the valley floor and adjoining the River Avon, has clusters of late C18 and early C19 housing with some C20 infill and is consequently much higher in density.

Vitality and Tranquillity

- 7.10.10 The river partly forms the northern boundary to this area. At road level the presence of the river is spoilt by traffic, however a river level path allows a more tranquil experience. The Kennet and Avon Canal joins the River Avon at Widcombe and forms the northern boundary to the character area. Features of the canal include the locks and the basin.

Area 10

Widcombe and the Kennet and Avon Canal

- 7.10.11 Widcombe High Street is dominated by one way traffic. Other areas, away from the busier roads, are much more tranquil. The canal and towpath have become an important route for walkers, cyclists and boaters.

Materials and Boundary Treatment

- 7.10.12 The footways are predominantly tarmac with concrete or occasionally pennant kerbs. Stone walls are the predominant boundary but there are a few hedges.



Widcombe Parade

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.10.13 The area has many mature trees and shrubs and this helps create a well established feel across the whole area.

Open Space

- 7.10.14 There is a well developed network of open spaces consisting of the canal, its basin, locks, the adjacent towpath and several well maintained green spaces. These provide a most valuable resource for walking and cycling and other recreational activities. It is altogether well used and much loved.

Features, Landmarks and Views

- 7.10.15 An important feature of the area is the canal itself. With its basins, locks and bridges its value is historical as well as physical. The raised course of Brunel's railway over the river and roundabout is a prominent feature of this area.

- 7.10.16 The tower of St Matthew's Church, Widcombe is a local landmark. The area has strong localised views westwards across the city from points east of the canal. From these both the spire of St John's Catholic Church and the tower of Bath Abbey dominate the skyline.



Widcombe Hill looking towards St Matthew's Church and Kelston Round Hill

Area 10 Widcombe and the Kennet and Avon Canal

Cultural Influences

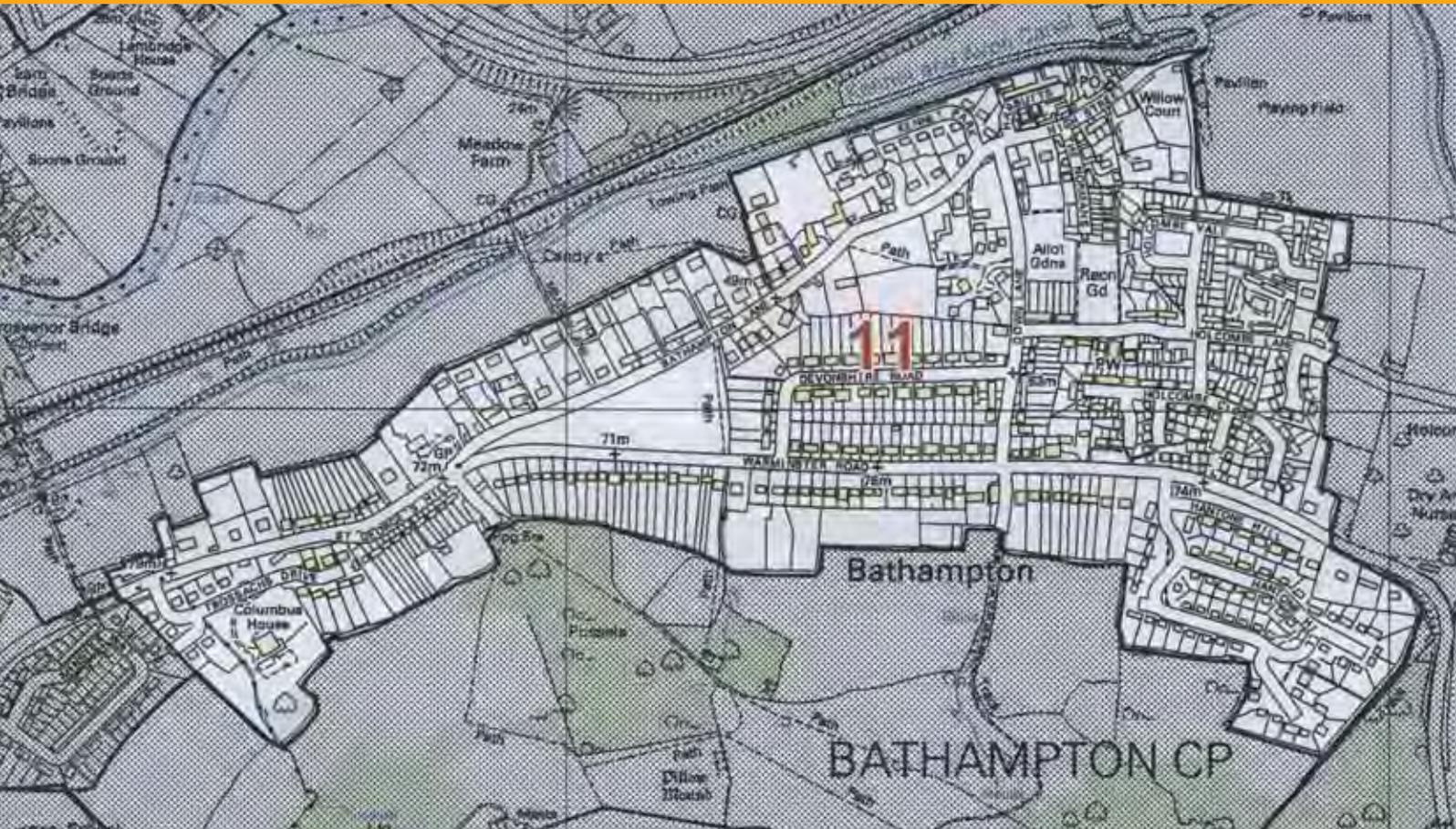
Historic Uses

- 7.10.17 Prior to the railways the canal was the most important transport route for stone and other necessary bulk materials. Upon these commodities the wealth of Bath was largely established.
- 7.10.18 Ralph Allen's Cottages are among the earliest surviving purpose-built industrial houses. They were originally built for Allen's stone masons who worked at the nearby stone wharf adjoining Allen's gravity tramway which transported stone from the quarries at Combe Down to the riverside.



Kennet and Avon Canal

Area 11 Bathampton



7.11 Area 11 Bathampton

Physical Influences

Geology

- 7.11.1 The majority of the village is of the lower and middle Jurassic period marked by limestone over clay which in places has given rise to landslips.

Landform and Drainage Pattern

- 7.11.2 Bathampton is located on the north facing slopes below Bathampton Down. The village has been built on the lower gentler slopes above the contrasting River Avon flood plain.
- 7.11.3 The key influence has been the wide valley occupied by the River Avon giving rise to the valley sides occupied by Bathampton. Locally streams emerge from springs on these slopes and were an important factor in the area's development as a spring line village.
- 7.11.4 The canal bisects the natural run of the streams to the River Avon.

Land Use and Buildings

Land Use

- 7.11.5 The most important land use is residential which has developed around the High Street - the historic core of the village. There are also shops and businesses which characteristically are grouped along the High Street and Holcombe Lane.
- 7.11.6 The area has areas of open space either public or still agricultural. There is an allotment garden beside Down Lane.



The High Street

Building Form and Heights

- 7.11.7 There is a great variety of building form and it generally follows the contours, which gives it a very strong linear character. The historic core contains a mix of detached and semi-detached properties and these tend to be set back from the main street. There is a cluster of terraces toward the eastern end of the street giving a generally organic layout.
- 7.11.8 The mid C20 estates have a typical mix of detached and semi-detached houses, though there are a few terraces. These are on a formal grid layout and again follow the contours.
- 7.11.9 Two storeys are common in much of the housing, though C18 floor to ceiling heights are greater than later periods and so these houses are taller and more imposing. These C18 buildings also tend to have basements and attics.



Holcombe Lane shops

Building Age

- 7.11.10 The core of the village contains mainly C18 and C19 buildings. Postwar housing occupies a large part of the village mainly in the form of estates but also includes infill between earlier development.

Materials and Architectural Details

- 7.11.11 Bath stone is the dominant building material of older houses with either slate (on C18 buildings) or clay tiles. Reconstituted stone with clay or concrete tiles is common in later C20 buildings.

Streets and Civic Spaces

Street Pattern

- 7.11.12 The layout is strongly influenced by the topography usually running along the contours. This gives the characteristic linear quality to the area.
- 7.11.13 The large detached C18 and C19 houses lining the Warminster Road and Bathampton Lane highlight these routes. Bathampton Lane unusually runs diagonally down the contour to join the village centre to the rest of the area.



Detached house in Bathampton Lane

Area 11 Bathampton

- 7.11.14 The mid C20 estates have generally been laid out on an informal grid and the late C20 housing at Hantone Hill follows the line of the contours in a grid layout.

Density and Degree of Enclosure

- 7.11.15 The greatest degree of enclosure is found along the High Street although even here many buildings are set back. This area also has one of the greatest densities in the village but again a number of buildings are set within sizeable gardens thus reducing the apparent density. The village generally is of only moderate density and has lower density along most of Bathampton Lane.

Vitality and Tranquillity

- 7.11.16 The A36 Warminster Road is a busy road. The High Street is also busy particularly at peak times mainly because of traffic using Mill Lane as a short cut. Elsewhere the village is generally tranquil.
- 7.11.17 The High Street and Holcombe Lane are busy and vital places with a fair amount of pedestrian activity as well as vehicular use. There is also a lot of pedestrian use along the Warminster Road but the enjoyment of the footpath here is reduced because of the large volume of vehicular traffic and noise.

Materials and Boundary Treatment

- 7.11.18 The predominant material is tarmac for the footways and roads. Limestone walls are common along the two main roads but hedging also makes a significant contribution to the street scene. Iron railings are not common but are significant locally in contributing to the character of the area. In some parts of the village reconstituted stone or hedges are the dominant boundary.



Water trough against limestone wall,
Bathampton Lane

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.11.19 Trees and shrubs make a very positive contribution to the appearance and character in the area by providing visual interest and complementing or softening buildings. Gardens provide most of the space for planting. Trees in open areas also make an important contribution such as the mature oak trees by Bathampton Lane.

Open Space

- 7.11.20 There are many areas of open space that contribute visually to the village. Some of these are accessible to the public, such as areas of grassland beside Bathampton Lane and the recreation ground off Holcombe Lane.
- 7.11.21 Smaller areas of green space, many in private ownership, are also important in contributing to the character of the village. They provide space between buildings and make space for trees and shrubs that complement the built form.

Features, Landmarks and Views

- 7.11.22 The canal is an important historical and recreational feature. The locks and bridges are a strong visual element as are the brightly coloured boats with their leisurely paced motion.
- 7.11.23 Perhaps the most significant landmark is St Nicholas' Church, Bathampton although this is not widely visible from much of the village.
- 7.11.24 A key character of Bathampton is the strong relationship of the built area with the open landscape. In many places the countryside extends into the built up area and other parts have views across the open countryside and distant hills. There are also fine views across to Batheaston, Lansdown and the eastern part of Bath.

Cultural Influences

Historic Uses

- 7.11.25 The village has traditionally been an agricultural one, capitalising on the variety of landform and soil types offered by the slopes of the down and the flood plain of the River Avon. It was originally separate from Bath only joining it when the village expanded in the C20 into the previously open countryside between them.
- 7.11.26 The Kennet and Avon Canal built by John Rennie in 1810 and Brunel's Great Western Railway built in 1839-40 both pass the northern side of the village. Quarrying took place at Bathampton Down in Roman times and continued periodically until the C19. Of particular interest is the inclined tramway in the south eastern corner of the village which took stone from the quarries to the canal. Bathampton also was also the centre of plasticine manufacture set up by William Harbutt.



Plaque commemorating William Harbutt

Area 12

Twerton, Whiteway, Southdown and Moorlands



7.12 Area 12 Twerton, Whiteway, Southdown and Moorlands

Physical Influences

Geology

- 7.12.1 The lower slopes of the area are Lower Lias Clays with an outcrop of White Lias stone below Day Crescent and Carrs Wood. Newton Road follows the boundary of these two formations. The higher ground is a mixture of rubbly Oolitic Limestone and foundered strata of lower and middle Jurassic clay and limestone.
- 7.12.2 Twerton Round Hill, also known as High Barrow Hill, is largely Fuller's Earth rock capped by Oolitic Limestone.

Landform and Drainage Pattern

- 7.12.3 Most of the area is a north-facing slope rising 140m from the Avon valley. On the west side of the area the Newton Brook valley cuts through the main slope running out towards Newton St Loe creating a steep west facing valley side. The area drops away sharply to the southwest to the village of Englishcombe.
- 7.12.4 There are localised features such as Twerton Round Hill (141m) and Slade Brook valley. These are due to softer and harder rocks respectively.

Area 12

Twerton, Whiteway, Southdown and Moorlands

- 7.12.5 The principally north facing slope drains towards the River Avon. Newton Brook flowing north into the River Avon forms the catchment for the western part of the area. Slade Brook flows from near the top of Coronation Avenue to the River Avon. Much of this has now been culverted.

Land Use and Buildings

Land Use

- 7.12.6 This is a residential area overlaid onto a much older landscape. Twerton High Street forms the core of Twerton Village, formally known as Twerton on Avon. The old village has been subsumed into the city by large-scale housing development. The High Street accommodates shops and services for the local area. Many of the buildings have flats on upper floors.
- 7.12.7 The area includes a number of schools and open spaces to serve the needs of the local population. Bath City Farm is a significant land use situated on a prominent upper north-facing slope. Twerton Football Club is a significant land use.

Building Form and Heights

- 7.12.8 Twerton High Street has a very urban character with continuous frontages of two and three storey buildings.
- 7.12.9 The recent residential development is generally two storey semi-detached houses to provide the space, light and air reflecting the values of the time. However more recent housing development from the mid and later C20 is terraced to increase densities.
- 7.12.10 The stands of Twerton football ground are visually prominent due to form, height and materials.

Building Age

- 7.12.11 Twerton High Street is a strong reminder of the rural village that it used to be. Buildings date from the C18. More recent insertions have not been kind to the High Street.
- 7.12.12 Throughout the area there are individual and small groups of C19 housing. These relate to the historic roads and tracks that have survived the comprehensive residential development. The area has several good examples of mid C20 corporation housing that reflect the Garden City principles and date from the “Homes for Heroes” period of building.



High Street, Twerton

- 7.12.13 Later housing developments clearly highlight the changing trends of the C20, such as postwar prefabricated housing and post modern housing on Long Valley Road.

Materials and Architectural Details

- 7.12.14 Twerton High Street and village remnants display a traditional vernacular and generally have not been influenced by the fashions of Bath. Rubble and ashlar are used for walls with clay pantiles and slate roofs. Modern development on the High Street has been insensitive using reconstituted stone and concrete tiles and often relates poorly to the road.

Area 12

Twerton, Whiteway, Southdown and Moorlands

7.12.15 Elsewhere the mid C20 developments display a strong design approach to layout and elevations. The earliest estates such as The Oval (1928) are built using natural Bath stone range work with dark mortar and clay tiled roofs.

7.12.16 Later postwar developments use prefabricated methods due to material shortages and pressing housing needs. The most distinctive of these are the semi-detached Cornish Houses (so called because they used Cornish china clay as aggregate in the prefabricated panels) with mansard roofs around Day Crescent and Roundhill Park. Panel type prefabricated housing can also be found in the Shaws Way area, many of which have now been painted adding a splash of colour.



The Oval

7.12.17 The Cotswold Road area is a particularly distinctive area with natural Bath stone houses in a stripped down modernist style.

7.12.18 From about 1960 onwards there is an obvious reduction in quality with a move towards much higher densities and use of reconstituted Bath stone but with no specific architectural approach.

7.12.19 The Long Valley Road development is a good example of high-density residential development that follows the guidelines of PPG3 and the Government's emphasis on design quality.

Streets and Civic Spaces

Street Pattern

7.12.20 Twerton High Street is the remainder of the ancient high street of the former village of Twerton.

7.12.21 The southern boundary to the area is formed by Whiteway Road which is an historic route skirting the south side of the city. There are also a number of other historic routes: Newton Road, The Hollow, Mount Road and Englishcombe Lane.

7.12.22 The large-scale construction of housing from the mid C20 onwards filled in the areas between the historic routes and except for Bath City Farm land erased the historic field boundaries and features. Initially these housing areas were laid out with a strong geometric connected loop as in Haycombe Drive and The Oval. These layouts were generally inward looking and the plan geometry is difficult to appreciate on the ground. Later housing development was to higher densities generally based on cul de sacs as typified by the Kingsway area.



Poplar Close

7.12.23 Subsequent partial infilling of the consciously planned open spaces in the earlier housing areas has detracted from the original design philosophy, particularly at Day Crescent.

Area 12

Twerton, Whiteway, Southdown and Moorlands

Density and Degree of Enclosure

- 7.12.24 The historic core of Twerton is highly enclosed with two and three storey buildings abutting the back of the pavements. This breaks down in places with modern development set back from the road.
- 7.12.25 The Garden City and “Homes for Heroes” movements influenced the early housing developments. They were built to low densities by providing greens and garden space. These areas have a spacious feel with houses set back from the roads, views between the houses and generous open spaces. This visionary planning created a memorable urban form.
- 7.12.26 More recent private and social housing developments have built to higher densities and lower quality and consequently have not created such memorable places.

Vitality and Tranquillity

- 7.12.27 Twerton High Street is a busy and vital place with a high degree of pedestrian activity especially on market days. Football adds extra life on match days.
- 7.12.28 With the exception of Twerton Hill Farm the remainder of the area is residential and is therefore much quieter. The play areas in the open spaces display signs of anti-social behaviour.

Materials

- 7.12.29 The predominant materials within the public realm are tarmac and concrete with grass verges. Twerton High Street retains small pockets of historic materials such as pennant kerbs.
- 7.12.30 Front boundary treatments are diverse, including open, informal shrub planting, hedges, reconstituted stone walls and chain link fences.

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.12.31 Trees were planted as part of the consciously planned set pieces and these now have a significant impact. The pollarded London planes at The Oval add considerably to the local character and the beech trees on Haycombe Drive are a major landscape feature that can be seen on the skyline when looking west from the city centre.
- 7.12.32 Trees and shrubs in private gardens make a considerable but uncoordinated contribution to the character of the area.

Open Space

- 7.12.33 The geometric housing layouts have at their centre areas of open space (Haycombe Drive, The Oval). However sometimes the housing backs onto these areas and this doesn't really make them safe and attractive.
- 7.12.34 The area has a number of informal public spaces to serve local needs, the most memorable of which is Twerton Round Hill from which there are excellent views. Brick Fields recreation ground also provides excellent views east across the city.
- 7.12.35 Bath City Farm on the north-facing slope overlooking the Avon valley is a remnant of the historic field system. This undeveloped area is of city-wide visual importance breaking up the Twerton townscape. At night this area appears as a 'pool of darkness' surrounded by the Twerton street lights.
- 7.12.36 The area also includes Haycombe Cemetery which abuts the open countryside.

Area 12

Twerton, Whiteway, Southdown and Moorlands

Features, Landmarks and Views

- 7.12.37 The football ground stands are visually prominent. The floodlights also have a significant impact especially when illuminated at night.
- 7.12.38 The area has many views and panoramas along streets, from public spaces, between buildings towards the C18 city and to the higher undeveloped hillsides on the opposite side of the Avon valley. There are a great many fine views across to the Georgian city gems such as the Royal Crescent. However the housing layouts have not been consciously designed around these views.
- 7.12.39 Except for St Michael and All Angels Church the area lacks landmarks but is given identity by marked changes in housing styles.
- 7.12.40 A group of large copper beech trees at Twerton Cemetery on Bellots Road are very prominent in views from the south facing slopes of the city.

Cultural Influences

Historic Uses

- 7.12.41 The area was largely agricultural with Twerton village at its centre. Bath City Farm and surrounding open space is the only remnant of the historic field system.



View across City from Kelston View

Area 12
Twerton, Whiteway, Southdown and Moorlands



Cornish Houses, Day Crescent

Area 13 Bear Flat and Oldfield Park



7.13 Area 13 Bear Flat and Oldfield Park

Physical Influences

Geology

- 7.13.1 Most of the area is undivided lower and middle Jurassic limestone and clays, with rubbly inferior Oolitic Limestone capping the topmost part of the Poets' Corner area. The lowest part of the area has lias clays with gravel terraces leading down to alluvium close to the river.

Landform and Drainage Pattern

- 7.13.2 The ground lies between 18m above sea level at Dorset Close and rises to 114 m by Byron Road. The main slope faces approximately north west although it is convoluted in parts so that the aspect changes slightly either way. The area north of the railway line is relatively level but other parts, notably the Poets' Corner area of Bear Flat, is quite steep.
- 7.13.3 There are no natural watercourses on the surface.

Area 13

Bear Flat and Oldfield Park

Land Use and Buildings

Land Use

- 7.13.4 The commonest land use is residential as the area originally housed the workers for the many works along the riverside such as Stothert and Pitt. There are two commercial centres, one at Bear Flat and the other at Moorland Road. Each serves the local community and has specialist shops which draw custom from a wider area.

Building Form and Heights

- 7.13.5 Terraces are by far the most significant building form and much of the area is dominated by long lines of workers' terraces. The terraces of the Poets' Corner area are larger with more elaborate detailing corresponding to wealthier families. Around Upper Oldfield Park and Bloomfield Avenue there are larger detached and semi-detached houses. The area also includes larger C18 three storey town houses.



Semi-detached house in Oldfield Road

- 7.13.6 The consistency of building form extends to heights and most are two storeys without basements or habitable attics. Some of the larger housing types have attics and a few of the largest are three storeys.



Semi-detached houses in Lower Oldfield Park

Building Age

- 7.13.7 The area features C18 buildings on Beechen Cliff Road, Devonshire Buildings, Holloway and parts of Wellsway. However the majority of houses in the area are mid to late C19 and even early C20. The density of the C19 terraces means that there are no areas of extensive modern housing but there are smaller infill development and many houses have modern extension where space allows. The largest modern area is by the Bear Flat shopping centre where extensive bomb damage from the Second World War was cleared and redeveloped.

Materials and Architectural Details

- 7.13.8 The details of the terraces often corresponded to the status of the original occupant. Exposed party walls where terraces step down hills are a feature of much of this area.



Devonshire Buildings

Materials

- 7.13.9 Bath stone is common but pennant is seen either as whole walls or as string courses. There are a number of brick buildings. Roofs tend to be concrete tile but natural and artificial slate is quite frequently seen as well.

Area 13

Bear Flat and Oldfield Park

Streets and Civic Spaces

Street Pattern

- 7.13.10 The area includes the historic southern approach road into the city. Part of this, Holloway, is no longer a through road, although it is a well used pedestrian route into the city centre. The C19 terraces have created a grid of linear streets following the built form. Even where slopes are present roads are straight and do not follow contours. This gives the area a strong feeling of regularity and order verging on the oppressive. Occasionally a straight road points to a landmark in the distance, such as Beckford's Tower.

Density and Degree of Enclosure

- 7.13.11 The area is generally very densely developed with few open spaces relative to its population. In the Oldfield Park area the tight front gardens and small rear gardens increase the apparent and real density. The area feels correspondingly closed in, as the views out are limited. Higher up the enclosure is less as the slope allows views to surrounding hillsides over the houses.



Third Avenue, Oldfield Park

Vitality and Tranquillity

- 7.13.12 This is a busy area and traffic is a feature especially near the commercial centres, yet away from the main roads it is peaceful. The shops are bustling with pedestrian activity and have a vibrant feel. Most areas are dominated by car parking.



Moorland Road shops

Materials and boundary treatment

- 7.13.13 The small front garden is common to a great many of the terraces, the larger houses tend to have slightly bigger gardens both front and back. Stone walls are by far the commonest boundary many with simple pillars for gateposts. Bath stone and pennant copings and pier cappings are common. Wrought iron gates are common to these front gardens though there are also wooden ones.

Area 13 Bear Flat and Oldfield Park

Influence of Vegetation and Open Space

Trees, Shrubs and Open Space

- 7.13.14 Oldfield Park has a notable absence of trees either along the streets or in the front gardens which adds to the regimented feeling of the area. However there are more open spaces around and behind the terraces where large trees can be seen and have a small softening influence on the area.
- 7.13.15 There are several public and semi public open spaces that locally have a significant impact. These are allotment gardens, public parks and St James' Cemetery.
- 7.13.16 In the Oldfield Park area there is a strong contrast between the public street space and the rear gardens. The former is hard and dominated by road and pavement the latter is enclosed by the housing and so rarely seen from public areas. Here 'greenness' is also supplied by the Linear Park. This is a well used public space along the former Somerset and Dorset trackbed where the embankments have become covered in scrub and ash / sycamore growth.
- 7.13.17 Bear Flat and the Poets' Corner area has a much softer appearance as there are front gardens with mature trees and shrubs in them. Most importantly here there are numerous street trees which help tie together the open spaces to provide a much more lush and verdant atmosphere.



Shelley Road

Features, Landmarks and Views

- 7.13.18 The area has relatively few landmarks as there is such a consistency in the built form. St James's Chapel in the cemetery is one as is the splendid St Alphege's Roman Catholic Church though their effect is localised. A more unusual one is the large Polar Bear on the Bear Flat pub. Beechen Cliff has a strong presence in the area and is seen from much of it, as well as being a feature in views from many other parts of the city.
- 7.13.19 There are fine views to Georgian gems such as the Royal Crescent and also to the Lansdown ridge line. There are also views to the Tumps and Bloomfield Crescent which form the northern backdrop to this area. In lower parts of the area, it is more enclosed and inward looking.

Cultural Influences

Historic Uses

- 7.13.20 The whole area was open fields before the industrialisation of the city in the C19. The houses were constructed for workers and their families and many of the facilities such as schools also date from this time. The better housing higher up the slope would have been occupied by managers and other professionals such as school teachers and doctors.

Area 14 Pulteney Road



7.14 Area 14 Pulteney Road

Physical Influences

- 7.14.1 The area is part of the flat river valley floor. The surface geology is therefore alluvial deposits and river gravels. The flatness means that there is no specific orientation. There are no natural watercourses across the area but the River Avon itself lies along the western boundary.

Land Use and Buildings

Land Use

- 7.14.2 This is a very mixed area with substantial amounts of residential and open space, sports pitches in particular. There are also educational and transport uses, the latter being quite varied with road, rail and canal.

Building Form and Heights

- 7.14.3 There is a variety across the area but the landform unifies the component parts. The separate parts are quite distinctive within themselves, for example the red brick housing around Ferry Lane, Bath stone C19 terraces south of the railway and east of Pulteney Road and the large detached C19 villas alongside the northern section of Pulteney Road.
- 7.14.4 As with the building form the height of buildings varies across the area but remains constant within each distinctive part. Much is two storey, the sports centre is the same height but in a single storey. There are some taller dwellings, up to four storeys high.

Building Age

- 7.14.5 The buildings are relatively modern and date from the mid C19. There is some mid C20 and the sports facilities are generally later C20.

Architectural Details

- 7.14.6 Most buildings are fairly typical for their period. In particular there are some notable Arts and Crafts details in the Dolemeads area and the modern public buildings of Widcombe Junior School and the Magistrates Court contain thoughtful architectural detail.

Materials

- 7.14.7 Bath stone dominates in some parts of this area but in others, notably Dolemeads, red brick is dominant and is very distinctive. A range of materials are used for the buildings associated with the sports area.



Excelsior Street, Dolemeads

Streets and Civic Spaces

Street Pattern

- 7.14.8 A deformed grid pattern is most common but there are a few long, straight streets.

Density and Degree of Enclosure

- 7.14.9 As with other aspects of the area the density and enclosure is very varied. The sports pitches are very low indeed and with wide open views all around. The housing areas, in contrast, are much denser and here the enclosure is inevitably tighter.

Vitality and Tranquillity

- 7.14.10 The noise of trains on the raised railway have a marked influence on the tranquillity of the area. Also, Pulteney Road is a very busy route through the city and is constantly busy, but away from these routes the area is much quieter. Vitality and tranquillity is greatly influenced by the playing pitches, especially the cricket ground which exudes an air of relaxed activity. The riverside path is a well used recreational route. On match days, the rugby creates significant vibrancy in this area.

Materials

- 7.14.11 Tarmac footways are found throughout the area and have a mixture of pennant and concrete kerbs.

Boundaries

- 7.14.12 There are a great variety of boundaries but stone walls and planted boundaries are most frequent with varying heights.

Area 14 Pulteney Road

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.14.13 The mature street trees along Pulteney Road are a very dominant feature, and planting within plots or on boundaries provides interest and diversity to the character of the area.

Open Space

- 7.14.14 There is much open space within this area. Sports pitches predominate (cricket pitch and rugby ground). The space by Pulteney Weir is one of the most important riverside areas in the city.
- 7.14.15 There are other open spaces of note within the Dolemeads area and even the wide carriageway of North Parade Road contributes to the open feel of the area.



Cricket Ground

Features, Landmarks and Views

- 7.14.16 The river is the single most important feature of the area. Together with Pulteney Weir and Pulteney Bridge it is a dramatic scene viewed against a backdrop of historic buildings rising up the slopes.
- 7.14.17 The raised railway and associated archways slicing through Dolemeads and across Pulteney Road have a strong influence on the area.
- 7.14.18 The most important landmarks in this area are Pulteney Bridge, Pulteney Weir and North Parade Bridge, but the Abbey and St. John's Church, in Area 8, have a strong influence on this area.
- 7.14.19 The openness of the area allows for many short and long views. The distant views from North Parade Bridge to wooded slopes to the north and south east are a particular feature.



St James's Bridge over the River Avon

Cultural Influences

- 7.14.20 Before C20 flood protection works much of the area had been prone to severe flooding. Canal side industries played an important part in the area. In the early C18 routes for promenading were provided adjacent to the river, (now Parade Gardens) and the central riverside remains the busiest stretch of the River Avon for admiring views of the Abbey and the Georgian city in its fine landscape setting.

Area 14
Pulteney Road



Lower Lock, Kennet and Avon Canal

Area 15

North Road and Cleveland Walk

Land Use and Buildings

Land Use

- 7.15.4 The area is mainly residential with houses built beside the main roads of Bathwick Hill, North Road and Cleveland Walk. King Edward's School is at the northern end of the area.

Building Form and Heights

- 7.15.5 Along Bathwick Hill and North Road the commonest building form is detached housing. There is a mixture of semi-detached and detached houses elsewhere. Short terraces are rare but significant. Buildings are mostly two storeys with, more rarely, three storeys in parts of Bathwick Hill.



Dunsford Place, Bathwick Hill

Building Age

- 7.15.6 There is a range of building ages from C18 through to late C20. The most recent buildings include estates and infilling sites between older buildings.

Materials and Architectural Details

- 7.15.7 Bath stone is the main building material with reconstituted stone used for most postwar development. The distinctive architecture of the Regency and Goodridge designed villas are a particular feature of the area. Slate is the predominant roofing material for much of Bathwick Hill while natural clay tiles are widely used elsewhere.



Villas in Bathwick Hill

Streets and Civic Spaces

Street Pattern

- 7.15.8 The street pattern is characteristically curvilinear whether climbing the hills or running along the contours.

Density and Degree of Enclosure

- 7.15.9 The housing is generally of low density as the houses are sited within large gardens. Walls, hedges, garden trees and shrubs give a generally enclosed character to the area.



Bathwick Hill

Area 15

North Road and Cleveland Walk

Vitality and Tranquillity

- 7.15.10 The area has a tranquil character for most of the time, particularly along the canal which forms the western boundary of the area. Traffic on the main roads is intermittent and therefore the level of tranquillity can quickly change.



Kennet and Avon Canal by Sydney Buildings

Materials and Boundary Treatment

- 7.15.11 Bathwick Hill has pennant stone paving and kerbs while elsewhere tarmac with concrete kerbs is prevalent. One side of North Road has a grass verge butting up to the carriageway with no pavement or kerb.
- 7.15.12 Hedges and Bath stone walls are both characteristic boundaries with the proportion of each changing from one part of the area to another. Stone walls are a particularly strong feature of Bathwick Hill and parts of North Road.

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.15.13 Trees and shrubs are key features of the area. Houses often have large gardens with mature trees that provide year round interest. Cleveland Walk also has mature street trees including horse chestnut. The tree cover visually connects the area to Bathwick Wood at the edge of Bathampton Down as well as providing a lush green character down the slope as far as the recreation ground near the city centre.

Open Space

- 7.15.14 Private gardens and the grounds of King Edward's School provide most of the open space in the area. Space for trees and between buildings is most significant to the character of the area. The area is also bounded by open countryside to the north and south.

Features, Landmarks and Views

- 7.15.15 Trees are important features within the area whether as woodland, in groups or as individual specimens. The area includes a number of buildings of special architectural interest.
- 7.15.16 This area features a particularly attractive stretch of the canal, from the basin to Cleveland House, which straddles the canal. It offers a tranquil experience and great variety in character. The canal basin, locks and bridges are important aspects of the canal environment.
- 7.15.17 Walls, hedges, trees and buildings enclose most of the area. There are, however, important views over the city and to distant undeveloped slopes mostly glimpsed between houses.

Cultural Influences

Historic Uses

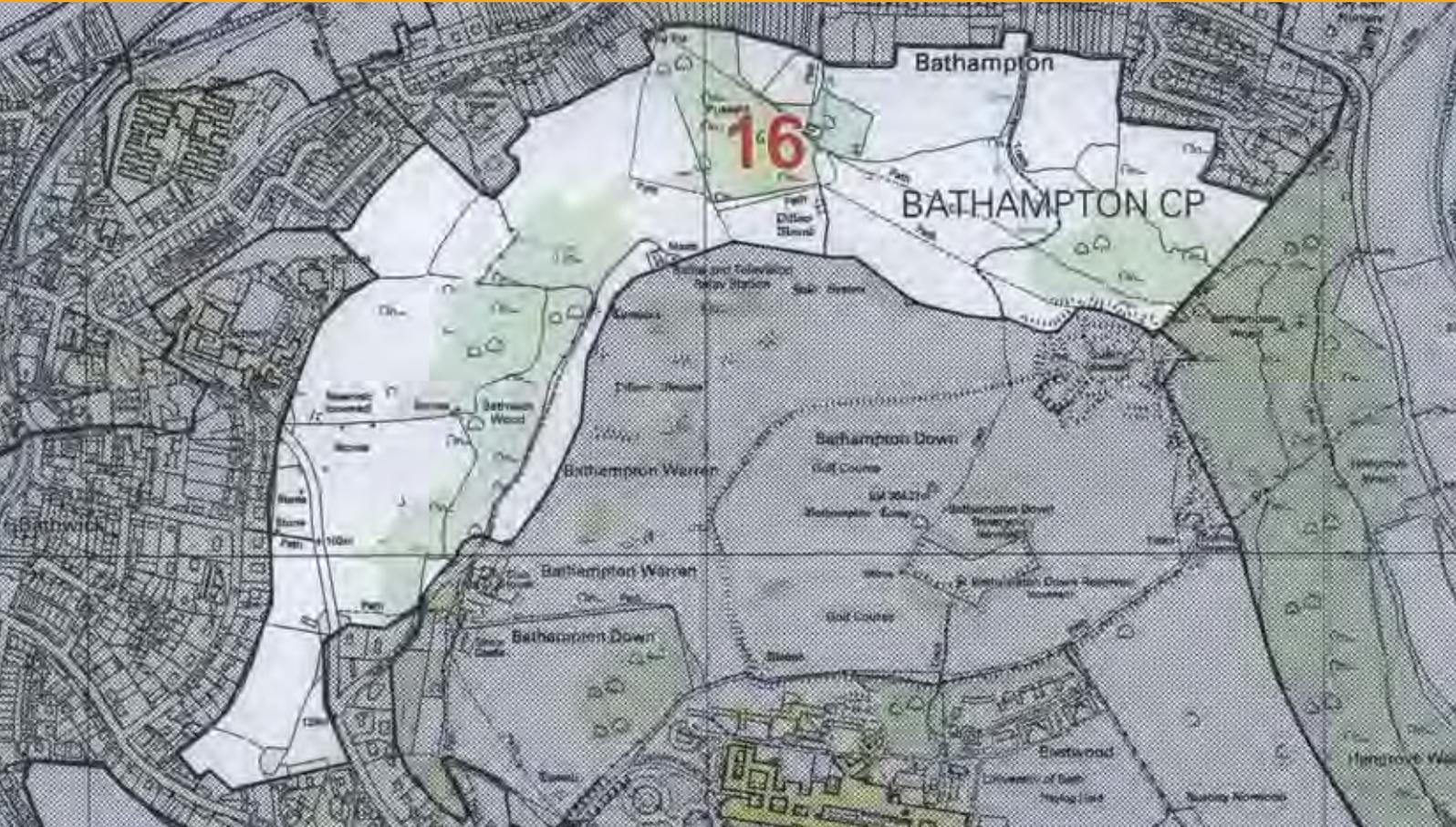
- 7.15.18 The land was originally agricultural. It had a number of quarries along North Road that are evident in the resultant landform and in place names, most obviously Quarry Road. The grandeur of C19 residences is evident from both the buildings themselves and their designed and well 'treed' gardens. The Kennet and Avon Canal, particularly Sydney Wharf, was a focus of industrial activity in the past. Today it is a very popular leisure resource; used by boaters and the former towpath by walkers and cyclists.



Footbridge over Kennet and Avon Canal

Area 16

Bathampton slopes



7.16 Area 16 Bathampton slopes

Physical Influences

Geology

- 7.16.1 The plateau tops and highest parts of this area are formed from greater Oolitic Limestone. Below this lies the Fuller's Earth beds which include clays and cover the greater part of the area. These are inherently unstable giving rise to the locally undulating landform associated with the slopes. These beds are in turn underlain by the lower Oolitic Limestones which cover the lowest parts of the area.

Landform and Drainage Pattern

- 7.16.2 The sides of the Avon valley rise abruptly to Bathampton Down. The steep north and west facing slopes have a level change of 90m.
- 7.16.3 There are frequent springs along the valley sides at the junction of the porous limestone and the Fuller's Earth Clays.

Land Use and Buildings

Land Use

- 7.16.4 The area is either in agricultural use as grazing land, largely on the lower parts, or is woodland.

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.16.5 The fields on the steeper slopes are usually enclosed by hedges which are often untrimmed and gappy. Trees are common within the hedges. Woodlands are an important feature of this landscape and are most common on the steeper slopes especially on the upper slopes. They are mainly broadleaf and in particular beech is common.



Field and woodland beside North Road

Open Space

- 7.16.6 The fields are small to medium in size and quite irregular and are typical of the piecemeal clearance of wooded landscape that occurred from the Bronze Age through to Saxon times.

Features, Landmarks and Views

- 7.16.7 Trees, woodland and hedges are the main features of the area. The combination of open undeveloped slopes and woodland is particularly significant in views from Bath, Batheaston and the open landscape from the north.
- 7.16.8 The area affords extensive views as far as the church tower at Colerne and more local landmarks such as Little Solsbury Hill and Batheaston including St John the Baptist's Church tower and the Old Mill Hotel.



View to slopes above Bathampton

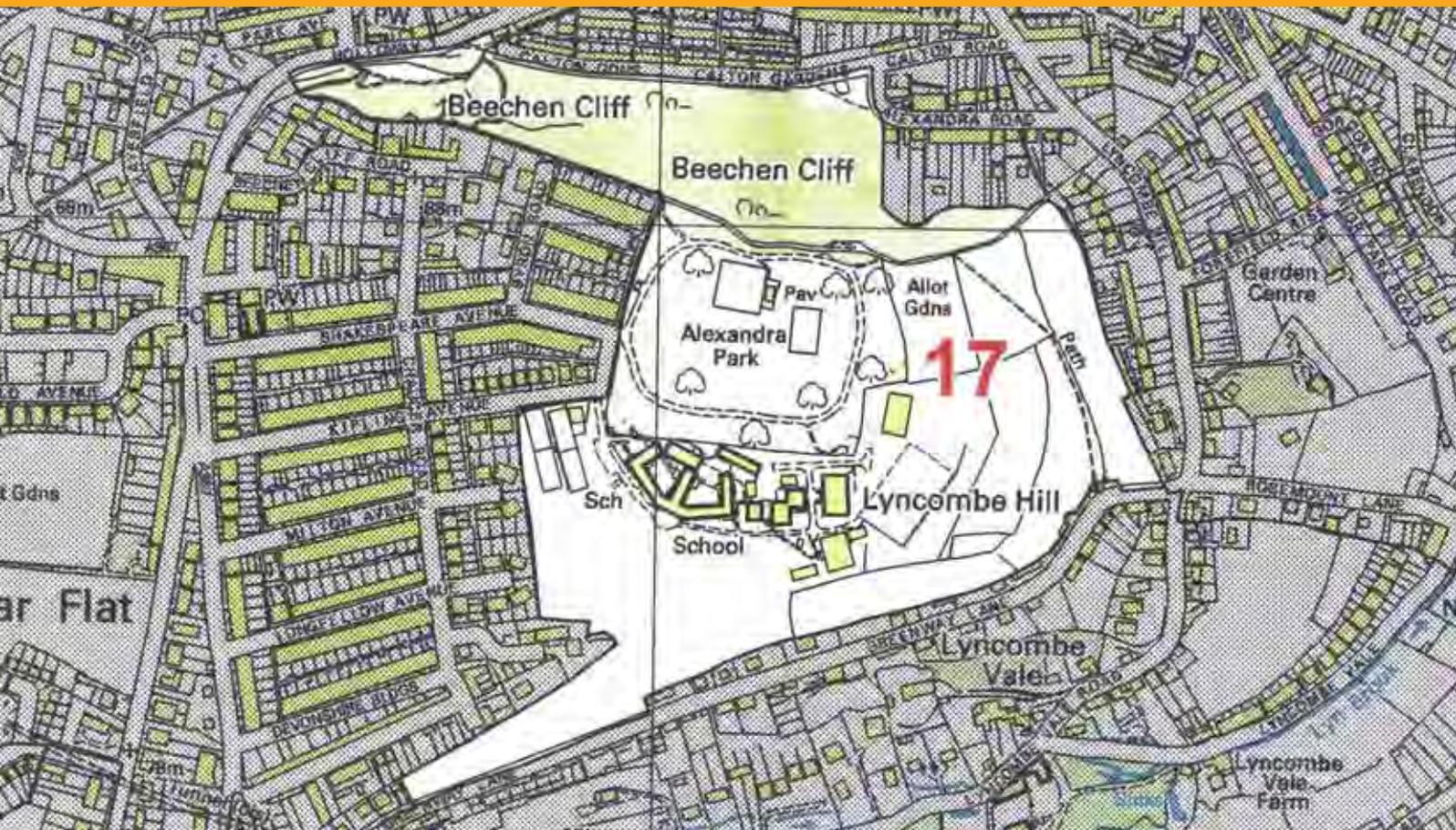
Cultural Influences

Historic Uses

- 7.16.9 The use of this area as agricultural land and woodland has changed little since at least C19.

Area 17

Beechen Cliff and Alexandra Park



7.17 Area 17

Beechen Cliff and Alexandra Park

Physical Influences

Geology

7.17.1 The area has Oolitic Limestone with Fuller's Earth on the upper slopes.

Landform and Drainage Pattern

7.17.2 This is a distinctly rounded hill rising to 127m above sea level. It has steep sloping sides to the north and east and the northern one, Beechen Cliff, is covered in woodland. The slopes to the south and west are much shallower. One aspect that makes it so distinctive is the large expanse of uninterrupted sky seen from Alexandra Park. This is due to the hill being so high and quite separate from its neighbours.

7.17.3 There are no surface watercourses. Springs were known on the sides of Beechen Cliff but they are no longer visible today.

Area 17 Beechen Cliff and Alexandra Park

Land Use and Buildings

Land Use

- 7.17.4 The area is mostly public open space of one sort or another and almost without development. The flat top of the hill is Alexandra Park, a formal park from the early C20. It has the typical elements for a park of its kind, with large areas of mown grass, a bowling green, play area, a circular drive and many excellent trees. On the eastern slopes is a small area of allotment gardens as well as a number of small horse-grazed fields with tall overgrown hedgerows. All of this is publicly accessible. To the south is Beechen Cliff School and its grounds. It has large mown playing fields and these are partly accessible to the public. To the north is Beechen Cliff itself, very steep and entirely wooded. The steep slope of Beechen Cliff includes a number of well used walkways which are one of the main ways of experiencing the area and accessing the viewpoints.



Allotment Gardens

Buildings

- 7.17.5 The only buildings in the area belong to the School. This is a large complex of mostly two storey buildings that date from early C20 to present. They look out from the hill across to Lyncombe Vale.

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.17.6 Trees and shrubs are very important to the character of this area. The woodland of Beechen Cliff itself is a much loved and highly prominent landscape feature visible from most of Bath.
- 7.17.7 The trees of Alexandra Park form a screen all around its edge with an additional group at the central high point. These are all very important features that contain the park most effectively. They create an unusual mixture of intimate enclosed spaces that at the same time allow stunning views all around from the points at the edge where there are gaps in the trees and shrubs.
- 7.17.8 The trees and shrubs of the eastern slopes also play an important role in the character but this time as overgrown field hedgerows. Many of these hedgerows are quite species rich and are clearly very old.



Trees lining the drive around the park

Area 17

Beechen Cliff and Alexandra Park

Open Space

- 7.17.9 The contained, yet sky-filled, formal open space of Alexandra Park, the intimate field network of the eastern slope fields and the rather more open and exposed school playing fields are three quite different areas of open space. However, they merge and blend together to form one coherent and distinctive landscape.

Features, Landmarks and Views

- 7.17.10 Beechen Cliff, and especially its woodland, is an important Bath landmark.
- 7.17.11 From Alexandra Park much of the city can be seen spread out from the various vantage points at the edge of the park. Looking north the city views are undoubtedly the most spectacular of any to be seen in Bath. Within the park itself there are extensive “big skies” views above and around.
- 7.17.12 The eastern slopes also have a share of beautiful views. Glimpses may be had between the tall hedgerows to the valley and hillsides south and east. Here lie the magnificent Prior Park, the Abbey Cemetery chapel and Widcombe itself. In many of the fields high hedgerows restrict the views.

Cultural Influences

- 7.17.13 The area is extremely popular with the neighbouring communities and people from all over Bath, as a place to walk, to gather for events, to play with their children or just admire the view.



View across Widcombe

Area 17
Beechen Cliff and Alexandra Park



Lyncombe Hill

Area 18

Entry Hill, Perrymead and Prior Park



7.18 Area 18

Entry Hill, Perrymead and Prior Park

Physical Influences

Geology

- 7.18.1 The majority of the area is of the lower and middle Jurassic period marked by limestone over clay which as in other similar places has given rise to landslips.

Landform and Drainage Pattern

- 7.18.2 The landform slopes steeply towards the north and west. The face of the valley side is undulating and irregular.
- 7.18.3 Cold springs at Prior Park to the south of Widcombe feed Widcombe Brook which joins Lyn Brook before entering the River Avon. A series of springs around Oakwood, Bathwick Hill form Smallcombe Brook draining Smallcombe valley and running into the Kennet and Avon Canal at Abbey View Lock. A further series of cold springs on Bathampton Down originally flowed down into the River Avon but were conduited to reservoirs in the late C18 and early C19.

Area 18

Entry Hill, Perrymead and Prior Park

Land Use and Buildings

Land Use

- 7.18.4 The main land uses throughout the area are agricultural and amenity landscapes. There are also important clusters of residential areas including Macaulay Buildings, Lyncombe Vale, Perrymead, Entry Hill, Wellsway and Bloomfield Road. The east part of this area includes Prior Park school.

Building Form and Age

- 7.18.5 The building form and age in the area is very variable. Macaulay Buildings are early C19 paired villas; the monumental Prior Park is an early C18 mansion; Perrymead has early and mid C19 detached villas as well as mid C20 houses. Entry Hill has early C19 villas, mid C19 terraces and early and mid C20 houses; while Bloomfield Road has mid and late C20 houses, the early C19 Bloomfield Crescent and late C18 houses.

Heights

- 7.18.6 Late C18 and C19 houses are usually two storey terraces. There are examples of early C19 three storey terraces.

Materials and Architectural Details

- 7.18.7 The majority of the area's buildings are built of natural Bath stone ashlar and natural slate roofs. Postwar C20 housing to the west of the area is principally built of reconstituted Bath stone with concrete tile roofs.



View across Smallcombe Vale from Macaulay Buildings



Bloomfield Crescent

Streets and Civic Spaces

Street Pattern

- 7.18.8 The organic street pattern of the area reflects its topography, watercourses and incremental development. There are five busy hill-climbing roads: Widcombe Hill, Ralph Allen Drive, Entry Hill, Wellsway and Bloomfield Road.

Density and Degree of Enclosure

- 7.18.9 The area has an overall low density although the lower area of Bloomfield centred on St Luke's Church has a much higher density of housing.

Vitality and Tranquillity

- 7.18.10 Other than the five busy roads the tranquillity of the area is surprising considering its proximity to the city centre.

Area 18

Entry Hill, Perrymead and Prior Park

Materials and Boundary Treatment

- 7.18.11 Macaulay Buildings step down the road with small front gardens that are bounded by low stone walls and railings. This contrasts strongly with the well treed landscape of Rainbow Wood Farm. This in turn is enclosed by a stone wall.

Influence of Vegetation and Open Space

- 7.18.12 Within the area there is great contrast between the major green spaces. Several of these have outstanding historic significance. The woodland and the many mature parkland, roadside and garden trees are a feature that is appreciated across the whole city as both a skyline and setting.
- 7.18.13 Entry Hill is the heart of what must have been an important historic landscape set with picturesque buildings. Edward Davis's 1830s Entry Hill development is on its southern edge. Both the landscape and buildings are worthy of further study.



Entry Hill

- 7.18.14 Bloomfield Road is bounded by detached modern houses on previously undeveloped farmland. It has characteristic green space each side of the ribbon development with views to Stiringale farmland and the city and hills beyond.

Features, Landmarks and Views

- 7.18.15 The most famous feature of the area is undoubtedly the spectacular landscape setting of Prior Park, its mansion and the Palladian Bridge. The inspired location of Prior Park and the north facing hill of this area give spectacular views to the city and in return there are many from the city that include this majestic composition and its setting. Together with the eye-catcher of the mediaeval tower of St Thomas a Becket's Church, and Widcombe Manor, Widcombe is the crowning jewel of all of Bath's historic landscapes.
- 7.18.16 The 1844 Abbey Cemetery was one of the first cemeteries in the country. There are magnificent views from it over the city and the tower and spire of its cemetery chapel is an important landmark on the southern hillside when viewed from many areas of the city.
- 7.18.17 Bloomfield Crescent is an important feature seen in many views looking south from the central area.

Area 18 Entry Hill, Perrymead and Prior Park

Cultural Influences

Historic Uses

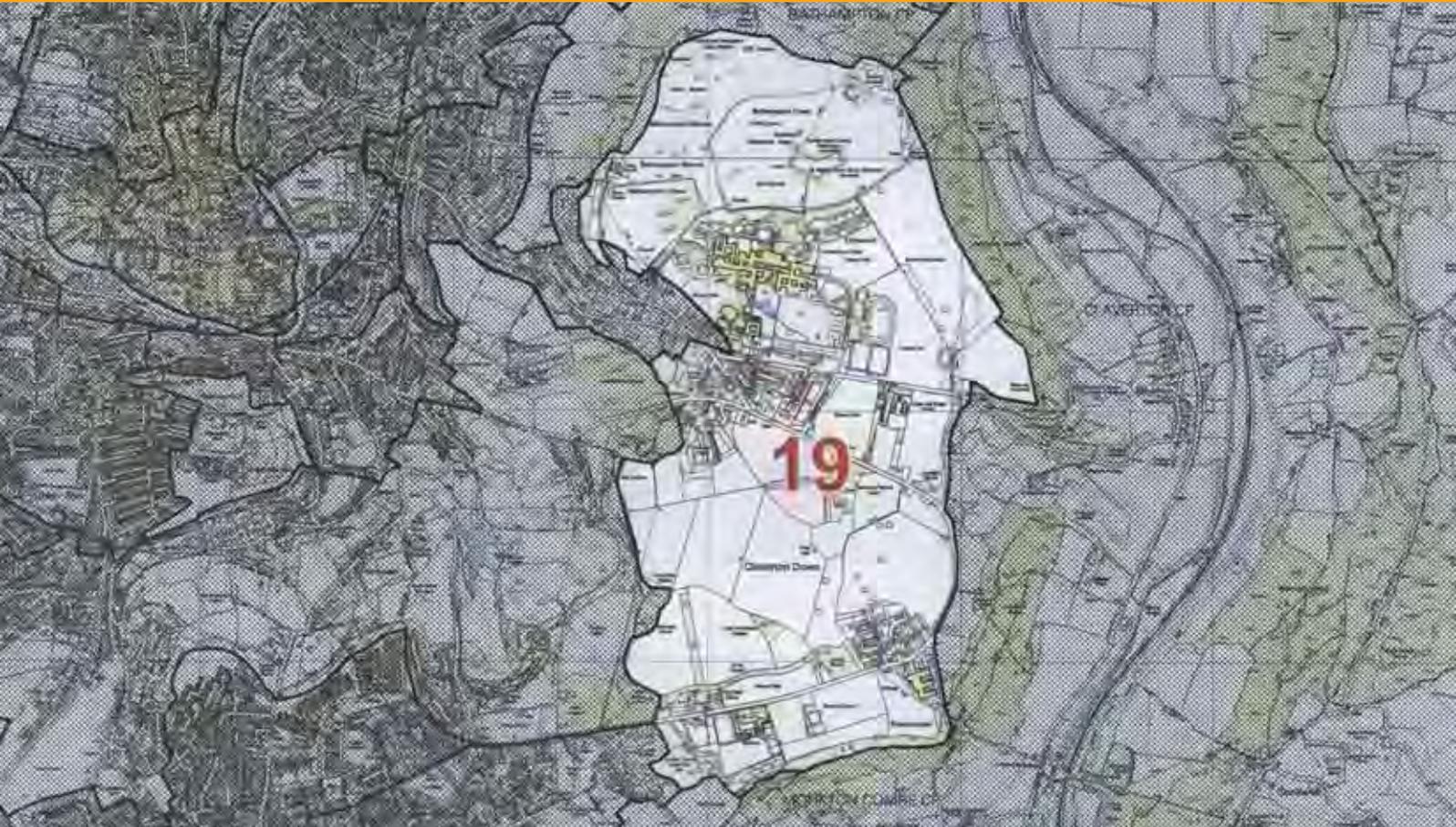
- 7.18.18 The transformation of the historic landscape from the mediaeval Prior's Park to Ralph Allen's C18 estate to the mid C19 Abbey and Perrymead cemeteries gives this landscape great importance, a timeless quality and a great feeling of continuity.



Prior Park Garden looking towards the City

Area 19

Bathampton Down and Claverton Down



7.19 Area 19 Bathampton Down and Claverton Down

Physical Influences

Geology

- 7.19.1 The plateau is formed from the Greater Oolitic Limestone. The formations include Forest Marble, Bath Oolite, Twinhoe Beds and Combe Down Oolite.

Landform and Drainage Pattern

- 7.19.2 The area consists of a generally flat plateau with gentle slopes towards the edges.
- 7.19.3 The flat nature of the area with the porous limestone formations means that there are no significant natural watercourses. Springs emerge on the slopes surrounding the area in neighbouring character areas. There is a large artificial lake within the grounds of the University of Bath.



University buildings viewed across the lake

Area 19

Bathampton Down and Claverton Down

Land Use and Buildings

Land Use

- 7.19.4 Agricultural land, mainly pasture, covers the largest area. Other undeveloped areas include sports pitches associated with the University, school and sports club as well as the golf course. The University is the most dominant cluster of buildings concentrated towards the northern end of the area. Other buildings include small groups of houses, the Wessex Water complex, Ralph Allen School and the Bath Clinic.



Golf course at Bathampton Down

Building form

- 7.19.5 There are a variety of building forms that reflect the range of building uses. House typology ranges from smaller terraced housing, through to medium sized houses located centrally on large plots. A number of buildings are pavilion style buildings set within large plots. The University contains a wide range of building types that illustrates piecemeal growth over the period of its history.

Heights

- 7.19.6 Most buildings are usually no more than two storeys, but the University contains buildings with a wide variety of heights including the original campus buildings which are over seven storeys high.

Building Age

- 7.19.7 Apart from a few farm buildings, all others date from the C20, with most non-residential buildings being constructed from the 1960s onwards.

Materials and Architectural Details

- 7.19.8 The area includes a significant number of modern architecturally innovative buildings such as parts of the University, the Wessex Water complex and Bath Clinic. The buildings include a mixture of materials including natural Bath stone, reconstituted stone, and glass.

Streets and Civic Spaces

Street Pattern

- 7.19.9 Claverton Down Road takes a wide sweep around Claverton Down before dropping down Widcombe Hill in the adjacent character area.

Density and Degree of Enclosure

- 7.19.10 The density of development is very low. The area has an open character, although some enclosure is provided by mature trees in certain locations.

Vitality and Tranquillity

- 7.19.11 This is a tranquil area with a few exceptions. The University has a large number of students and they and their associated commuting, recreational and sporting activities generate a most lively feeling. There is also the Cats and Dogs home with localised dog yapping and particularly distinctive aroma.

Area 19

Bathampton Down and Claverton Down

Materials and Boundary Treatment

- 7.19.12 The footways are tarmac with concrete kerbs. Dry stone walls are the most frequent boundary treatment but there are some hedgerows too.

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.19.13 There are a variety of mature trees in the area, some formally planted, and others as woodland or shelter belts. Beech trees are particularly characteristic in this area.

Open Space

- 7.19.14 Open space is an important feature comprising agricultural and sports uses.



Beech woodland (Long Wood) viewed from Claverton Down Road

Features, Landmarks and Views

- 7.19.15 Sham Castle, framed by trees, is a landmark visible from the city centre and south facing hills. The large telecommunications mast is a more prominent landmark, intrusive on the rural skyline, as is the mass of the University of Bath.
- 7.19.16 Mature trees and woodland are distinctive features of the area. There are many valued long distant views particularly from the edges of the area across the Avon and Midford Brook valleys and towards the city.
- 7.19.17 Nightly floodlighting of the University of Bath outdoor sports pitches is responsible for intrusive light spill visible for miles around.

Cultural Influences

Historic Uses

- 7.19.18 The area has a rich history. Bathampton Down has Earthwork remains of late prehistoric origin while parts of Claverton Down include areas of mediaeval parkland. The original site of the Bath racecourse was located on the plateau to the east of the University. Some areas were used for mining and quarrying including possible Roman mines to the northern end of the area.

Area 19
Bathampton Down and Claverton Down



University of Bath

Area 20 Odd Down



7.20 Area 20 Odd Down

Physical Influences

Geology

- 7.20.1 The plateau tops are formed from the Greater Oolitic Limestone. The formations include Bath Oolite, Twinhoe Beds and Combe Down Oolite which are the flat tops of Odd Down.

Landform and Drainage Pattern

- 7.20.2 The plateau is relatively flat and level. It is generally higher than 160m above sea level.
- 7.20.3 The nature of Odd Down is a generally flat area of high ground with porous limestone. This means there are no significant surface watercourses. Springs however emerge on the lower slopes in the neighbouring character areas.

Land Use and Buildings

Land Use

- 7.20.4 The area is primarily residential with houses mostly between Old Fosse Road and the Wansdyke. More recently a housing estate has also been built south of the Wansdyke. The area also includes St Gregory's, St Martin's Garden Primary and Wansdyke Schools, St Martin's Hospital, other playing fields and a number of smaller uses such as workshops, offices, shops and a petrol station.

Building form

- 7.20.5 The commonest building form is short terraces and semi-detached houses. Detached houses are rarer but are seen in Old Frome Road and a few other parts.

Heights

- 7.20.6 Most of the dwellings are two storey with a small proportion of bungalows such as in Upper Bloomfield Road. Taller three storey buildings are rarer. They are generally limited to public and institutional buildings such as St Martin's Hospital and St Gregory's School.



Semi-detached houses at Upper Bloomfield Road

Building Age

- 7.20.7 Houses dating from the mid C18 to late C19 are present along the older roads such as Wellsway and Frome Road and would have been built within open agricultural land. At this time there were also several farmhouses as well as quarries with associated workers houses and works buildings across the area.
- 7.20.8 One of the most significant buildings in the area is the hexagonal arrangement of buildings at St Martin's Hospital built in 1838 as the Union Workhouse.
- 7.20.9 The bulk of the housing was built in the interwar and postwar periods. More recently the Sulis Manor estate was built in the late C20.

Materials and Architectural Details

- 7.20.10 The older buildings are mainly built of Bath stone with either slate or clay tile roofs. Recent buildings are most frequently reconstituted stone and concrete tiles.



Hansford Square

Area 20 Odd Down

Streets and Civic Spaces

Street Pattern

- 7.20.11 The area has a very strong pattern of routes that radiate from a point near the south western corner of the area with crossing, broadly concentric, routes. The detailed housing layouts are varied but often follow a grid layout.

Density and Degree of Enclosure

- 7.20.12 The density of development is generally medium but areas of open space, particularly in the vicinity of St Martin's Garden Primary School, give the general feeling of being lower. The area has an open character because of generous street widths. Enclosure is often provided by hedges, walls and trees.

Vitality and Tranquillity

- 7.20.13 The area contains a number of key roads such as Frome Road and the Wellsway which are particularly busy at peak times. Away from these routes the area is quite tranquil.

Materials and Boundary Treatment

- 7.20.14 The footways are usually tarmac and have concrete or occasionally pennant stone kerbs. Grass verges are also characteristic in parts of the area such as at Upper Bloomfield Road.
- 7.20.15 Boundary treatment varies across the area. Stone walls are found in association with older buildings, for example at St Martin's Hospital. Hedges and concrete or reconstituted stone walls are a particular feature of the C20 estates. The original post and wire fences also survive in places and more rarely there are some low wooden fence boundaries.



Limestone wall around St Martin's Hospital

Influence of Vegetation and Open Space

Trees and shrubs

- 7.20.16 Trees and shrubs make an important contribution to the character of the area. There are for example street trees along Upper Bloomfield Road and Mendip Gardens. Elsewhere trees, shrubs and hedges in front gardens provide year round interest and variety to complement the buildings.

Open Space

- 7.20.17 There are some important areas of open space both within and just outside the area. Some of these such as The Green and the playground on the Fosse Way estate are set behind buildings and are therefore not particularly visible.

Features, Landmarks and Views

- 7.20.18 The most important landmark is the distinctive hexagonal development and chapel at St Martin's Hospital.
- 7.20.19 From within the area generally views are contained by development. However, there are splendid views to the north of the city framed by the Cotswold hills and over beautiful rural countryside to the south west. To the south, generally views are contained by vegetation at the edge of the plateau but on clear days very distant rural hills to the south are visible.
- 7.20.20 Trees in back gardens and in areas of open space such as around the edges of playing fields, within school and the hospital grounds, make a major contribution to views within the area.

Cultural Influences

Historic Uses

- 7.20.21 The area has signs of occupation far into prehistory. It is likely to have been in continuous agricultural cultivation from then until development in C20. The Fosse Way Roman road and then the early Saxon Earthwork the Wansdyke both cross the area. The C19 workhouse and its associated buildings are the most significant surviving historic buildings.

Area 21 Foxhill



7.21 Area 21 Foxhill

Physical Influences

Geology

- 7.21.1 The majority of the area is of the lower and middle Jurassic period. This has alternating layers of Oolitic Limestone and clay. The inherent instability of this formation has led in places to localised landslips and slumps.

Landform and Drainage Pattern

- 7.21.2 Most of the area is a plateau and at its northern and western perimeters slopes away steeply towards the main Avon valley.
- 7.21.3 The western edge of the area has a series of cold springs feeding the Lyn Brook. This flows down through Lyncombe Vale and Widcombe before joining the River Avon.

Land Use and Buildings

Land Use

- 7.21.4 The land uses throughout this area are residential and Ministry of Defence offices. There is an important local shopping centre on Bradford Road.

Building Form, Age and Height

- 7.21.5 The majority of the housing in the area is postwar although there is a small pocket of earlier housing adjoining North Road to the east of the area.
- 7.21.6 The housing is mostly two storey although there are a number of single storey mansard roofed houses and the occasional multi-storey block of flats. The Ministry of Defence office buildings are single storey flat-roofed brick buildings.



Shops at Bradford Road

Materials and Architectural Details

- 7.21.7 Many of the area's buildings are built of prefabricated panels or reconstituted Bath stone with concrete tile or flat roofs. The result is a fairly bland building character as the tendency of reconstituted stone to weather poorly reduces the overall impression of the area.



Stonehouse Lane

Streets and Civic Spaces

Street Pattern

- 7.21.8 Foxhill's planned street pattern is a result of the 1945 Patrick Abercrombie Plan for Bath. Consequently it is formal and geometric in pattern.

Density and Degree of Enclosure

- 7.21.9 The many prefabricated Cornish unit houses with their distinctive mansard roofs give a strong architectural character to the area. The broadness of Queen's Drive and the adjacent gardens create an airy and spacious character.



Bradford Park two storey houses

Vitality and Tranquillity

- 7.21.10 The area is tranquil with some car parking.

Materials and Boundary Treatment

- 7.21.11 The area has a wide mix of hedging, chain link fencing, dwarf walls of reconstituted Bath stone and timber palisade fencing.

Area 21 Foxhill

Influence of Vegetation and Open Space

- 7.21.12 The area is a good example of C20 design with very open large expanses of mown grass and open plan front gardens. The Ministry of Defence development appears austere and almost industrial.
- 7.21.13 By contrast the juxtaposition of houses to the east of the area in Priory Close is well-composed; well planted front gardens give a softer feel with a pleasing human scale.

Features, Landmarks and Views

- 7.21.14 There are attractive views over the Entry Hill valley from the west of the area. There are no landmark buildings or features of particular note in this area.

Cultural Influences

Historic Uses

- 7.21.15 The plateau now occupied by Foxhill's housing and Ministry of Defence development was formerly parkland possibly associated with Prior Park. This is worthy of further study. The eastern edge of the area is bounded by Pope's Walk behind which Priory Close borders the former estate farm of Ralph Allen's C18 Estate.



Open space near Meare Road

Land Use and Buildings

Land Use

- 7.22.4 The area is mostly residential with associated community facilities such as schools, churches, shops, playing fields, doctors, dentists and veterinary surgeons.

Building Form and Heights

- 7.22.5 There is a mix of terraced, semi-detached and detached housing. Notable building forms include terraces and C19 villas associated with the stone mines and quarries. Most buildings are two storeys high.

Building Age

- 7.22.6 The settlement developed in its present form in response to the demand for Bath stone to satisfy the building booms in Bath during the C18 and C19. Consequently buildings range from early C18 to the present day.

Materials and Architectural Details

- 7.22.7 The C18 and C19 buildings are typically well proportioned and range from impressive villas to more humble terraces. There are some particularly ornate architectural details on the church, and on some of the older and larger residential properties. The buildings are usually built in Bath stone with a variety of slate, clay tiles and concrete tiles for roofing.



Tynning Road



Terraced houses in Church Road



Villa in Church Road

Area 22 Combe Down

Streets and Civic Spaces

Street Pattern

- 7.22.8 The straight Bradford Road/North Road forms the main route at the northern edge of the area. The rest of the area has a mixture of curvilinear roads such as Summer Lane as well as other straight roads. The area also includes a particularly distinctive network of drungs (pedestrian walkways enclosed by stone walls) and other paths. These often separate houses from their gardens.



Pathway at the Firs

Density and Degree of Enclosure

- 7.22.9 The density of development is generally quite high but in a few areas such as Summer Lane the density is noticeably lower. The degree of enclosure is very varied with some streets feeling open and exposed, and others being tightly enclosed with vistas terminated at either end. The southern part of the area has more open views over countryside.

Vitality and Tranquillity

- 7.22.10 The area is fairly quiet, but in some locations there is more activity such as by schools and shops. North Road can be particularly busy during the rush hour and there is frequent congestion at the shopping area in The Avenue.

Materials and Boundary Treatment

- 7.22.11 The footways are tarmac with concrete or occasionally pennant kerbs.
7.22.12 Bath stone walls are by far the commonest boundary treatment, but there are some hedges.

Influence of Vegetation and Open Space

Trees and Shrubs

- 7.22.13 The area has a very good cover of large trees and shrubs which contributes significantly to the overall character.

Open Space

- 7.22.14 There are important areas of open space both public and privately owned. Many of these are the sites of former quarries. Firs Field is a key area of public open space as it borders the main road.



War memorial at Firs Field

Landmarks, Features and Views

- 7.22.15 The spire of Holy Trinity Church, Combe Down is widely visible and Monkton Combe Junior School is a prominent landmark on the skyline when viewed from the Midford Brook valley.
- 7.22.16 Mature trees form the focal point of many views sometimes terminating them along street vistas. There are fine views across Horsecombe Vale and the Midford Brook valley to the south and on this side the influence of the rural landscape is strong.

Cultural Influences

Historic Uses

- 7.22.17 The area is particularly significant as one of the main sources of Bath stone for the development of C18 Bath. The importance of mining in this area is evident in the range of C18 and C19 houses from workers' cottages to impressive villas. They are quite distinctive and give the area its strong sense of identity.



Spire of Holy Trinity Church



8.1 Rural Fringe North of Bath

This area is a rural fringe of Bath outside the city boundary. It has been included in this city wide character appraisal because it is an area which contributes significantly to the setting and character of the city.

This area forms part of Area 16 of the '*Rural Landscapes of Bath and North East Somerset: A Landscape Character Assessment*' (2003).

Physical Influences

Geology

- 8.1.1 The plateau is formed from Greater Oolitic Limestone, which has layers of Lias Clay and Fuller's Earth below them. The soils over the limestone are thin brashy fine loams which are free draining and support calcareous grassland of the Bath area. These loams change to deeper slowly permeable clay soils on the lower valley sides.

Landform and Drainage Pattern

- 8.1.2 The landscape that wraps around northern Bath comprises three distinct elements: the Cotswold scarp face, the steep narrow valleys that cut into the scarp face and the high plateau.
- 8.1.3 The smaller valleys of Lock's Brook, Lam Brook and minor valley of Whitewell Brook cut into the scarp slope forming valleys with a north west to south east orientation. The sources of the brooks are Henstridge Hill in Kelston and Lansdown, Cold Ashton and Charlcombe respectively. The steep slopes of the Lock's and Lam Brooks rise to the fairly flat Lansdown plateau.
- 8.1.4 In the west of the area the land rises 165m from the Kelston Road (A431) to the edge of the plateau.



Lam Brook Valley

Land Use and Buildings

Land Use

- 8.1.5 The land is mostly in agricultural use. However, the flat nature of the plateau lends itself to use as sports pitches and the racecourse. Other uses include the Lansdown Park and Ride, Beckford's Tower with Lansdown Cemetery and a water tower and telecommunications masts.
- 8.1.6 There are larger areas of settlements at Bailbrook, Charlcombe, Swainswick and Ensleigh. Other than this, built development is quite sparse and confined to isolated farm houses and dwellings.
- 8.1.7 The fields on the plateau are angular and of medium to large size, although on the slopes they tend to be smaller and more regular in shape. There are a small number of woodlands on the steeper slopes.

Building Form and Heights

- 8.1.8 Buildings in the area are most commonly detached houses, either in the villages or on the isolated farms. Some are on the plateau but most are along the spring lines lower down the valley. Dwellings are predominantly two storeys high but a few grander ones are three and many have habitable attics as well. The Defence Logistics Organisation (DLO) site at Ensleigh is an exception being a modern functional complex. It is linear in character, being only a single storey and certainly does not sit well with the more traditional ones around.

Building Age

- 8.1.9 Most of the traditional buildings date from the late C18 and C19s. Many have had more modern extensions and there are a few examples from more recent periods. The Ensleigh complex was originally built in the mid C20 but some development has continued to date. Buildings associated with the recreational facilities are later C20.

Materials and Architectural Details

- 8.1.10 Most of the buildings are in the familiar Cotswold vernacular, with the soft Oolitic Limestone used for walls and often mullion windows with the typical drip lines. Originally many roofs would also have been tiled in stone but most are now slate, clay or concrete. The modern buildings of Ensleigh are concrete and glass, they have flat roofs to match their low profile.
- 8.1.11 The smaller buildings around the car parks and sports pitches use a variety of materials, generally they are fairly unobtrusive but none of them is of any quality or merit.

North of Bath

Street Pattern

- 8.1.12 With the exception of the A46, the other roads in this rural area are historic routes. They run either directly up the slopes, follow the contours of the minor valleys or take a very straight course across the plateau. The valley side roads are frequently sunken lanes but on the plateau wide grass verges edge Lansdown Road on both sides.
- 8.1.13 A network of public rights of way links the residential areas with the surrounding rural area, and also links this area to a broader rural network of paths. The Cotswold Way is a National Trail which starts at the Abbey, emerges from urban development at Upper Weston and skirts the Lansdown plateau via Kelston Round Hill before heading north through the Cotswolds Hills.

Density and Degree of Enclosure

- 8.1.14 Development is very sparse through the whole area, comprising scattered farmhouses and tiny clusters of dwellings. The plateau is very open and exposed. However, lines of trees and tall, unmanaged hedges sometimes contain views to within the plateau. The slopes are open and exposed but the smaller valleys often feel more enclosed and quite isolated.

Vitality and Tranquillity

- 8.1.15 The area is quite tranquil in many parts and skylarks can be heard. There are some exceptions. The fast moving traffic on Lansdown Road detracts greatly as does the traffic noise from the A46 as it carries across from the Lam Brook valley. The A46 cutting and junction is still raw and highly engineered and contrasts unpleasantly with the gentle harmony found elsewhere in the area.

Boundary Treatments

- 8.1.16 Hedges and hedge banks of sunken lanes are the most common boundary treatments on the slopes. Some hedges are managed but many are not and this gives the landscape a soft appearance. The plateau has many stone walls characteristic of the Cotswold landscape. Many are in disrepair, giving the plateau a rather neglected feel. Belts of trees, sometimes exotic conifers, line many of these walls. The few hedges on the plateau tend to be unmanaged and their fullness influences the otherwise austere character there.



Dean Hill looking towards the Lansdown Ridge

Influence of Vegetation and Open Space

- 8.1.17 The whole area is dominated by agriculture. The many types of grasslands are the dominant feature of this landscape. The steep valley slopes are usually permanent pasture or, where they are steeper still, woodland. These pastures are green all year and many support rich summer blooms of wild flowers such as campions and orchids. This richness is enhanced and softened where the hedges have been left to grow tall and wild.
- 8.1.18 On the flat plateau the thinner well-drained soils encourage arable farming. The plateau has greater seasonal change as fields change in colour from green to yellow and then to brown as crops are grown, harvested and finally ploughed. Here the low walls give little cover in winter and the area is windswept and exposed.
- 8.1.19 The distinctive hanging woods of the scarp face are most often beech. Many other species are found in the other less exposed woods and these include exotic conifer species that do not always improve the appearance of the area.

- 8.1.20 The flat landform of the plateau has been used for many sports pitches. The management of sports pitches includes the use of fertiliser, weed killer and close mowing, and this regime destroys the integrity of the calcareous grassland. The calcareous grassland character is maintained around the pitches which benefits wildlife from bumblebees to skylarks.

Features, Landmarks and Views

- 8.1.21 Beckford's Tower, sited close to the southern edge of the Lansdown plateau, can be seen for miles, particularly from the south, and more so since the cast iron roof received a gilded finish!
- 8.1.22 Screened by trees the adjacent water tower, whilst a distinctive feature, is only visible locally.
- 8.1.23 Dean Hill is a local landmark at Weston. Little Solsbury Hill, a Bronze Age hill fort and Scheduled Ancient Monument dominates the skyline in the east of the area.
- 8.1.24 The well managed landscape of the scarp slope of this area makes an impressive rural backdrop to development on the north side of Bath. The hills and rural ridge line are prominent in many views from within the river valley, urban and rural viewpoints, and from the opposite valley sides to the south. To the west of the area, Kelston Park sits in an elevated position overlooking the Avon valley.
- 8.1.25 The lights of development on the Lansdown plateau, for example the Lansdown Park and Ride site and associated highway lighting, and the DLO site, are very intrusive at night where they can be seen from the north.
- 8.1.26 The A46 cutting, in the foreground of Little Solsbury Hill, is a feature that scars the hillside and is widely visible from the south.



Lansdown Cemetery and Beckford's Tower



Little Solsbury Hill



View across Upper Weston to the Lansdown Ridge

Cultural Influences

Historic Uses

- 8.1.27 The land has always been in agricultural use and this included a number of orchards that are no longer present.



8.2 Rural Fringe West of Bath

This area is a rural fringe of Bath outside the city boundary. It has been included in this city wide character appraisal because it is an area which contributes significantly to the setting and character of the city.

This area forms part of Area 14 of the '*Rural Landscapes of Bath and North East Somerset: A Landscape Character Assessment*' (2003).

Physical Influences

Geology

- 8.2.1 This small character area is formed from two distinct geological areas. Alluvium is deposited on the immediate river flood plain and also in the very bottom of the Newton Brook valley. Keuper Marl and Head forms the lower valley sides.

Landform and Drainage Pattern

8.2.2 Here on the western edge of the city the River Avon valley opens out abruptly, becoming significantly wider and rather asymmetric in profile. The flood plain is a wide, shallow sloping dish and the river flows in a gentle curve to the north, tight up against the steep valley sides. The road and railway lines running through the flood plain are all on artificial embankments. To the north the valley sides are very steep and straight and rise in steps to the higher Cotswold plateau. To the south the valley sides are much more gentle and undulating in both plan and section and form the edge of the Hinton Blewett and Newton St Loe plateau. The steeply sided Newton Brook valley runs alongside the Twerton plateau on the south east side of the character area, gradually widening out to join the main river valley.



River Avon valley looking towards Newbridge

8.2.3 The River Avon is the main river feature in the area running generally east west through Bath. In this character area the river curves around the northern edge of the flood plain with the small Newton Brook joining it from the south.

Land Use and Buildings

Land Use

8.2.4 This is an area of open countryside on the western edge of Bath. The land use in the River Avon flood plain and on the shallow valley slopes is largely agricultural, arable, grass and set-aside. In addition the valley floor is a notable transport corridor with the main A4 trunk road, the river itself, the main railway line and a disused railway which is now a cycle path.

8.2.5 The secluded Newton Brook valley is almost entirely occupied by Newton Mill Caravan Park.

8.2.6 Minor land uses in this area are a playing field and a large copse of trees planted in the last few years on the edge of the Newton Brook valley.



Bristol and Bath railway path

West of Bath

Influence of Vegetation and Open Space

8.2.7 The agricultural fields of the flood plain and more gentle valley slopes are medium to large and quite regular. This is generally a very open area with few significant trees or hedgerows except along the river, rail and road corridors. The trees along the river and the railway embankments are visually significant features. The young woodland on the west side of the Newton Brook valley and the well-treed caravan park are not prominent in views except from the Newton Brook valley itself. When the woodland trees mature they will be more prominent.



View across River Avon Valley from near Newton St. Loe

8.2.8 The woodland on the steeper northern and south eastern slopes and the trees in the Park and Ride and caravan park have a strong visual influence containing the flood plain. Although they are all outside the character area itself, they help define it as a distinctive character area and separate it visually from much of the city to the east.

Features, Landmarks and Views

8.2.9 Newbridge Bridge and the nearby Boathouse pub are landmarks in this area.

8.2.10 Key features of the area are the broad open flood plain dissected by the embanked transport corridors and the 360° views to surrounding hills. There are particularly beautiful views up and beyond the steep valley sides to the north.



Newbridge bridge with Boathouse pub behind

Cultural Influences

8.2.11 The area has traditionally been used for agricultural purposes which have continued to the present. The valley bottom has always been important as a communication corridor, containing the River Avon, the A4 and the railway. The river, used in the past for transporting industrial materials, has become an important recreational resource.



View towards railway tunnel near Twerton



8.3 Rural Fringe East and South East of Bath

This area is a rural fringe of Bath outside the city boundary. It has been included in this city wide character appraisal because it is an area which contributes significantly to the setting and character of the city.

This area forms part of Area 18 of the *'Rural Landscapes of Bath and North East Somerset: A Landscape Character Assessment'* (2003).

Physical Influences

Physical Influences

- 8.3.1 The valley sides consist of Fuller's Earth and Lias Clays that are overlain by Oolitic Limestone on the high ground. The valley floor contains drift geology of alluvium and gravel.

Landform and Drainage Pattern

- 8.3.2 The meandering course of the River Avon lies within a broad but steep sided valley. The steepness of the valley sides in relation to the breadth of the valley gives a dramatic almost gorge-like feel to the landform in places. The form of the valley with its steep and undulating sides has resulted from the instability of the layers of Oolitic Limestone over clay leading to landslips along the section east of Bath.

- 8.3.3 The Midford Brook by contrast occupies a narrow valley but it also has steep sides. The floor of each valley is generally flat or gently sloping and gradually increases in steepness higher up the valley sides. The encircling nature of the area around the eastern edge of Bath means that the slopes face a variety of directions.

Land Use and Buildings

Land Use

- 8.3.4 The land is mainly pastoral. There are sports pitches north of Bathampton and along the Midford Brook valley. There are also areas of formal parkland. Woodland cover forms a major component of the landscape around the edge of Bath.
- 8.3.5 The main settlements occupy sloping ground and are clustered along the roads on the sides of the valleys. They include Batheaston, Bathford, Claverton and Monkton Combe. There are also several farms and large properties, many mid and late C18 such as Claverton Manor. These characteristically occupy strategic positions on the upper slopes overlooking the valleys.
- 8.3.6 Throughout history the area has been important as a communication corridor. The Avon valley contains the river and also the Kennet and Avon Canal, the railway, the A4 and the A36 Warminster Road, and a number of public footpaths all of which make use of the comparative convenience of the valley floor. The Kennet and Avon Canal as well as the River Avon are now important for recreation.



View along the Midford Brook Valley from Brassknocker Hill

Building Form and Heights

- 8.3.7 Buildings are mainly two storeys with a small number three storeys.

Building Age

- 8.3.8 Buildings, particularly in the villages, are of mixed age but are largely late C18 and C19 though there are some more recent buildings.

Materials and Architectural Details

- 8.3.9 The traditional building material is Bath stone for walls often with clay tile or occasionally slate roofs. Reconstituted stone is now widely used often with dark coloured concrete tile roofs.

Street Pattern

- 8.3.10 The roads through the villages either follow the contours or wind down the side of the valley and have an organic appearance. Batheaston and Bathford are larger villages which have grown up the hillsides. The villages of Claverton and Monkton Combe are mainly linear following the line of the streets.



Kennet and Avon canal by Meadow Lane, Bathampton



Midford Brook Valley at Monkton Combe

East and South East of Bath

Density and Degree of Enclosure

- 8.3.11 The area is rural with an open character. Enclosure is provided in places by hedges, woodland and sunken lanes and also by buildings in the villages.

Vitality and Tranquillity

- 8.3.12 The A4 Batheaston Bypass and the A36 Warminster Road both cut through the area causing significant noise and movement. Away from these main vehicular routes the landscape is generally tranquil broken only by intermittent noise such as passing trains and sports matches.

Boundary Treatments

- 8.3.13 Hedges are the most common treatment for field boundaries. Walls are also particularly characteristic forming field boundaries, enclosure to the locally distinctive footpaths or 'drungs' and the enclosure within the villages and hamlets.

Influence of Vegetation and Open Space

- 8.3.14 The valley sides are typically well covered by woods. Most of the larger woodlands are ancient semi-natural woodland. As well as native woodland there are also distinctive parkland trees such as copper beech and redwood trees. Remnants of traditional orchards, which used to be a common sight, are still to be seen. There is often patchy scrub on the more gentle lower slopes acting as a transition between the woods and the fields.



Drung at Monkton Combe

- 8.3.15 Hedgerows often enclose the fields, some are well trimmed and others are tall and unclipped. These hedges frequently include mature oaks and other trees. The courses of the rivers and brooks are marked by groups of willow and alder trees.

Features, Landmarks and Views

- 8.3.16 There are many distinctive structures associated with the canal, the river and the railway. The A36 viaduct and Dundas Aqueduct near Monkton Combe are particularly interesting, as are many of the smaller bridges.
- 8.3.17 Some less attractive features within the landscape include traffic, pylons and communication masts.
- 8.3.18 There are many dramatic views to landmarks such as Little Solsbury Hill and Brown's Folly above Bathford. Views towards the city include the buildings of Combe Down with the spire of Holy Trinity Church and the wooded Mount Beacon. There are also views to Bathampton and Batheaston on the valley sides. The green-roofed Snow Hill flats and the tower block are conspicuous in the view to the city and detract from the otherwise harmonious fusion of town and countryside. Midford Castle stands out on the upper slopes of the Midford Brook valley.
- 8.3.19 The open landscape and steep valley sides provide extensive views both along and across the valley. The ridges and dense woodland on each side often frame the views. In places the valley sides are so steep and heavily wooded that they give a dramatic and gorge-like feeling to the valley.

Cultural Influences

Historic Uses

- 8.3.20 The area has traditionally been important for agriculture and small local industries that made use of the available water power. Most of the field pattern reflects modern adjustments of earlier enclosures. There are however still areas of mediaeval enclosure between Claverton and Bathford.
- 8.3.21 The Avon valley has always been an important communication corridor. It contains the river, the Kennet and Avon Canal, the railway, the A4 and the A36 Warminster Road. This latter road was built in 1830 as a turnpike road by Macadam. The Kennet and Avon Canal was built for moving stone but is now important for recreation. The Somersetshire Coal Canal joined it at Dundas and a short remaining section can still be seen near the aqueduct. The Camerton branch of the railway once followed the Midford Brook valley. This was immortalised in the film 'The Titfield Thunderbolt'.

South of Bath



8.4 Rural Fringe South of Bath

This area is a rural fringe of Bath outside the city boundary. It has been included in this city wide character appraisal because it is an area which contributes significantly to the setting and character of the city.

This area forms part of Areas 6 and 16 of the *'Rural Landscapes of Bath and North East Somerset: A Landscape Character Assessment'* (2003).

Physical Influences

Geology

- 8.4.1 The geology of the area is variable. Englishcombe is rubbly Oolitic Limestone with intervening layers of clay, which gives rise to the history of landslips in the area. Newton St Loe is White and Blue Lias Limestones and clays.

Landform and Drainage Pattern

- 8.4.2 This area comprises a narrow but moderately steep sided valley of the Padleigh Brook which flows into the Newton Brook in the north west of the area. At Englishcombe the slopes are markedly undulating.
- 8.4.3 At the source of the Padleigh Brook the slopes rise steeply to the Odd Down plateau. The plateau extends eastwards for two kilometres and slopes steeply to the south and east into the Midford and Cam Brook valleys. Padleigh Brook springs from the head of the valley and flows to the south east into Newton Brook which in turn drains into the Avon near Newbridge.
- 8.4.4 The earthworks of the ancient Wansdyke crossing the slopes are evident in this area.



Newton Brook Valley

Land Use and Buildings

Land Use

- 8.4.5 The land use throughout the area is agricultural. The area is adjacent to the built up residential areas on the south western edge of the city. Haycombe Cemetery is sited on gentle slopes on the opposite side of the valley to Englishcombe. Southstoke is located on the upper south facing slopes and edge of the plateau.



Newton Brook Valley viewed from edge of Whiteway

Building Form and Age

- 8.4.6 Englishcombe and Southstoke are both clustered around a church which is fairly typical of the area to the south and south west of Bath. The village buildings climb the slopes – responding well to the landform. The two farms in the area are close to water sources. Buildings are predominantly C18 and C19 houses and terraces. The churches of both villages command fine positions where the towers are landmarks in views from the rural area. Ribbon development of predominantly C20 detached and semi-detached houses follow the south side of the B3110 at the eastern edge of the plateau.

Materials and Architectural Details

- 8.4.7 The majority of the area's buildings are built of natural Bath stone ashlar with natural slate roofs. A small group of brick houses stands out on the edge Englishcombe.

Density and Degree of Enclosure

- 8.4.8 The area generally feels very open with wide unrestricted views. On the plateau and close to the top of slopes it feels exposed with open views to the sky. It is more sheltered in the valley due to taller hedges, colonising scrub, woodlands and the narrowness of the valley bottom.

South of Bath

Boundary Treatments

- 8.4.9 Rubble stone walls are used in association with houses and churches in Englishcombe and Southstoke and farms in and outside the villages. Elsewhere hedges are the common boundary treatment with post and wire fences on the plateau where hedges have been grubbed up to amalgamate fields or have become gappy.

Influence of Vegetation and Open Space

- 8.4.10 The restricted mechanised farming on the valley sides, tall hedges, scrub spreading into the fields and a concentration of woodlands at the head of the valley contribute to the soft well vegetated appearance of this landscape. This contrasts with the more intensively farmed appearance of the plateau fields, which are larger, more sparsely vegetated, bounded by trimmed hedges or post and wire fences.
- 8.4.11 Woodlands are characteristic of the slopes at the head of the valley and a large area of trees (predominantly conifers) at Rush Hill creates a distinctive feature on the skyline in views from many parts of the city and the surrounding rural area. A smaller clump of pines at the old nursery site at Englishcombe stands out as different in this rural landscape.

Features, Landmarks and Views

- 8.4.12 Whilst there are few landmarks and features in the area, this open area benefits from an uninterrupted view of a big sky and long views of the Lansdown ridge line with Beckford's Tower. Twerton Round Hill is a well known landmark visible from Englishcombe.

Vitality and Tranquillity

- 8.4.13 There are a few minor roads through this area so it feels very tranquil. Birdsong can be enjoyed, even though the hum of traffic permeates into the rural area. It feels a world away from the hustle and bustle of Bath. The exception is where the A367 crosses the plateau, the busy fast moving road and heavy duty lighting to the Odd Down Park and Ride site are at odds with the rest of the area. This part is usually busy with traffic so noise and vehicle movements detract from the countryside here.



Tranquil Lane looking towards the Lansdown Ridge

Cultural Influences

Historic Uses

- 8.4.14 The area has been farmed consistently for hundreds of years. There were C18 and C19 coal mines near Newton Brook and Pennyquick. Fuller's Earth was mined from a site adjacent to the A367.



View to the Wansdyke and Englishcombe village

Appendix 1: Earlier studies used to inform the Bath city-wide character appraisal

Bath City Council: *Cherishing Outdoor Places – A Landscape Strategy for Bath* (September 1993)

Bath & North East Somerset Council Planning Services' Sites and Monuments Record, *Avon Historic Landscape Characterisation Methodology* (Chapman 1997)

Bath & North East Somerset Council Planning Services' Sites and Monuments Record, *A sacred place: A study of settlement around the Hot Springs of Bath from the Mesolithic to the present day: first draft* (La Trobe-Bateman 2001)

Bath Historical Streetscape Survey (Chapman, Root and Beaton 2001)

Bath & North East Somerset Council Planning Services' *City of Bath World Heritage Site Management Plan 2003-2009* (2003)

Bath and North East Somerset Council Planning Services' *Rural Landscapes of Bath and North East Somerset: A Landscape Character Assessment* (April 2003)

Bath Historic Maps Project (Hynam, 2004)

Bath & North East Somerset Council Planning Services' *Archaeology in the City of Bath: Supplementary Planning Guidance* (2004)

Conservation Area Appraisals – *Defining the Special Architecture or Historic Interest of Conservation Areas* (English Heritage, 1997)

Landscape Character Assessment Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage, 2002)

Gosport Borough Landscape and Townscape Study (Gosport Borough Council, 1996)

A Character Assessment of Oxford and its Landscape Setting (Land Use Consultants, 2002)

Appendix 2: Survey Sheet

Bath-wide Character Assessment Survey Sheet

Surveyors:

Area:

Survey Point Number:

Survey Location:

Date:

Time:

Weather:

land use	residential	
1=predominant	commercial	
2=important >20%	industrial	
3=other	open space	
	trees/woodland	
	agricultural	
	derelict land	
	mixed	
	other	
building age	pre 1700	
1=predominant	1700-1729	
2=important >20%	1730-1759	
3=other	1760-1789	
	1790-1819	
	1820-1849	
	1850-1879	
	1880-1909	
	1910-1939	
	1940-1969	
	1970-2004	
building materials	Bath stone	
1=predominant	reconstituted stone	
2=important >20%	render	
3=other	brick	
	other wall material	
	natural slate roof	
	artificial slate roof	
	natural clay tile roof	
	concrete tile roof	
	flat roof	
	other roof material	

boundary treatment	Bath stone	
1=predominant	iron railings	
2=important >20%	hedges	
3=other	other (specify)	
landform/orientation	flat	
1=predominant	steeply sloping	
2=important >20%	gently sloping	
3=other	undulating	
	east facing	
	south facing	
	west facing	
	north facing	
	views over city centre	
	views to developed slopes	
	views to undeveloped slopes	
	inward looking	
street pattern	straight	
1=predominant	curvilinear	
2=important >20%	grid	
3=other	random	
	organic	
	set piece	
built form	terraces	
1=predominant	semi-detached	
2=important >20%	detached	
3=other	mixed	
no of hab't'bl storeys	5 or more storeys (excluding attic and basement)	
1=predominant	4 storeys (excluding attic and basement)	
2=important >20%	3 storeys (excluding attic and basement)	
3=other	2 storeys (excluding attic and basement)	
+A=attic +B=basement	single storey (excluding attic and basement)	
density of development	(primarily a desk top study – add any site notes here)	

inflnc of vegetation / open space	street trees	
1=major	gardens	
2=moderate	green space	
3=minor	hard space	
	other (specify)	
historical uses	(primarily a desk top study – add any site notes here)	
features / landmarks	List any key landmarks within area	
	List views to key landmarks outside area	
vitality / tranquility	dominated by traffic	
1=predominant	tranquil but dominated by car parking	
2= important >20%	tranquil	
3= other	active pedestrian use	
	mixed	

list 3-6 key aspects of character in order of importance	
Key aspect	Why is this a key aspect?
1	
2	
3	
4	
5	
6	
Briefly describe character ie how aspects of character combine / interact to give the area its distinctiveness.	

Notes

- 1 The County of Avon Act 1982 Section 33 provides protection for the Hot Springs in Bath, identifying the areas in the city where consent from the Council is required to dig or drill below the surface beyond a specified depth.
- 2 The Cotswold AONB was created in 1966 and enlarged in 1990; it is now the largest AONB in the country.
- 3 Time Team report.
- 4 This was an artistic and philosophical movement which took a close interest in nature and landscape.
- 5 The Admiralty provided 3,500 jobs in Bath by 1961 and 5,600 jobs by the 1980s.
- 6 Classical architecture is based on the Five Orders of Architecture: Tuscan, Doric, Ionic, Corinthian and Composite. An order consists of a column, crowned by a capital and supporting a group of horizontal elements, cornice, frieze and architrave, collectively known as the entablature. Each of the orders is different in design, proportion, detail, and ornament.

As classical architecture is based on proportion rather than dimension, a classical design will be correctly proportioned at whatever scale.
- 7 Bath stone is an Oolitic Limestone of the Jurassic period that is quarried and mined in the Bath area. It is the principal building material used in Bath's historic buildings. It continues to be the principal building material for new construction.
- 8 An 'ashlar' stone is a stone that has been sawn on six sides.
- 9 Reconstituted stone does not weather as Bath stone does. The consequence is that reconstituted stone can appear bland in colour and texture. The wider joints needed to lay reconstituted stone makes it look like concrete blockwork. The recessed joints used in building with concrete blocks make it look fragmentary.
- 10 Projecting edges of ashlar window surrounds and quoins adjacent to rubble stone work can be evidence that the rubble was originally lime rendered. The rear elevations of C18 and early C19 buildings frequently have the majority of the elevation constructed in coursed Bath stone rubble with a single stone thickness of Bath stone ashlar over the staircase in order to maximise space within the stairwell.
- 11 Vertical sliding sash windows are one of the major elements of most Bath buildings and provide a major contribution to the small scale detail on building facades. The basic symmetry and elegance of the sash window and its practicality for controlled ventilation led to its wide scale use.
- 12 Railings, overthrows and lamp standards were originally painted pale grey; the painting of ironwork black dates only from the 1940s.
- 13 Victoria Art Gallery, Bath and North East Somerset Council
- 14 Victoria Art Gallery, Bath and North East Somerset Council
- 15 Victoria Art Gallery, Bath and North East Somerset Council
- 16 Collection held at the Victoria Art Gallery, Bath and North East Somerset Council

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