

Historic Commentary

Many visitors to Bath enjoyed exploring the city on foot and by horseback. The river corridor and water meadows would have provided pleasant opportunities for exercise along the flat river valley. In the city, close to Pulteney Bridge (1769-74 built by William Johnstone Pulteney to Robert Adam's design with shops on both sides) the pleasure grounds close to the river provided a natural focus for promenading and taking the air.

River trips were popular from Tomkins who hired out pleasure boats from the Bath Bridge.

Terrace Walk on the banks of the river was built on the former Bath Abbey Cloisters in the 1700s provided interesting views out from the city which included Sham Castle built by Ralph Allen on the hillside to the south.

Bath's first pleasure grounds were often built on the flat land next to the river. The first appeared in 1709 below the town weir overlooked by the city wall and Harrison's new Assembly Rooms. (Prospect of Bath S.H.Grimm 1788). On the opposite side of the river, Spring Gardens, established in the 1730s could be reached by a ferry above the weir, or along the river bank via Ralph Allen's wharf at Dolemeads. To the east, Grosvenor Gardens, also adjacent to the river provided a focus for river walks. Further east the visitor could enjoy the river as it passed out into the flood plain of Batheaston (view near Bath, S Middiman, 1750-1831). Along the river there were opportunities for river trips and boat hire.

For more serious exercise, visitors could ramble into the country along the river. The great orientalist, William Jones, at Bath in 1777 believed he got much more out of wandering the hills and valleys than "those who amuse themselves with walking backwards and forwards on the parades" (Bath from the South S.H.Grimm 1788).

An obstacle to walkers was often the lack of well maintained paths, in 1789 the path by the Avon to Spring Gardens was in a dangerous state and others had been repaired by public subscription. By the end of the 18th century there were at least six river ferries and together with the three bridges made visits out from Bath more practical.

The routes into and out of Bath following the serpentine twists of the river provided picturesque vistas for the walker or rider. The Dean of Durham told his brother that he had enjoyed his strolls enormously "you will find most beautiful and romantic Prospects for your Entertainment... Every way the views are fine, and the Town, considering what a hole it is in, is seen from many to great advantage...The River is generally foul and yellow, but is a great addition to the prospect".

Further out a favourite walk was westwards towards the Spa at Westhall (In the neighbourhood of the present New Westhall Inn close to the junction of Park Lane and the Upper Bristol Road) as far as the vineyards overlooking Newbridge (The vineyards may have been on the south facing slopes of Newbridge off the Kelston Road)

Current View

The quality of the river water is far cleaner than in the 18th century, recent records of otters passing through Bath indicate a clean river rich in wildlife. The local authority maintained footpaths and cycle ways along the river provide good access to the country for walkers but in contrast, horse riding is controlled to avoid the conflict with walkers and cyclists.

The views from the river out into the city and beyond would be recognisable to many 18th century visitors. From the river in central Bath close to Pulteney Bridge views north towards the Georgian Terraces and Crescents, Beacon Hill and green hill sides are still possible and not dominated by recent development. To the south views of the slopes above Sham Castle, Widcombe, Beechen Cliff and of Prior Park Mansion are still largely unchanged. Further down the river, the formal pleasure grounds are gone but the flood plain has kept much of the areas either side at Parade Gardens and the Recreation Ground green and open. The banks of the river through the city have been canalised to prevent flooding but it is possible to walk along the top of the bank on at least one side of the river out from the centre.

Further west towards Twerton the river has lost the working mills and factories but many of the buildings albeit with a new use have been retained. Outside the city the valley and hillsides are green rising up to the Cotswolds scarp to the north with views of Beckford's Tower and Kelston Manor. The Westhall Spa no longer exists but it is thought to be close to the New Westhall Inn. To the south towards Carrs Woodland and Newton St Loe outside the city boundary, the views are still rural in character.

Travelling down river from Pulteney Bridge access to the river is still possible in places but unfortunately the riverside path is not continuous due to later developments. Upstream above the flood defences the banks of the river are more natural with tree fringed banks and wild plants. Where access is possible, there are views to the north of the Georgian crescents and terraces and the green city skyline above Beacon Hill. Further out from the city beyond the modern supermarket at Kensington, the path along the river through Kensington Meadows Local Nature Reserve is rural with a willow lined banks. To the south of the river the Cleveland Baths, now closed, can be seen in the winter, is close by the Bath boating station which still provides boat hire and river trips.

	
<p>R1 Close to the site of The Old Bath Bridge, Widcombe, Beechen Cliff rising up to the south with the pedestrian foot bridge to the back of Bath Spa Station.</p>	<p>R2 Looking towards North Parade Bridge with South Parade in the foreground and Parade Gardens from the river and in the distance St Stephens Church</p>



R3 North Parade Bridge looking back towards North Parade



R4 Parade gardens to the west with Pulteney Bridge. The locally distinctive former Empire Hotel.



R5 Looking towards the back elevation of Pulteney Bridge.



R6 Riverside path at Walcot, Part of the riverside walk which is not currently continuous



R7 Cleveland Bridge looking towards the city with trees lining the banks of the river.



R8 From the banks of Kensington Meadows Local Nature Reserve the views are wooded and green.



R9 Close to the probable site of the Westhall Spa a favourite stop on the walk along the river out of the city towards Newbridge



R10 The river lock on Twerton Island remnant of Bath's industrial past.



R11 Newbridge (WH Bartlett 1830)



R11 The current Newbridge crossing the Avon

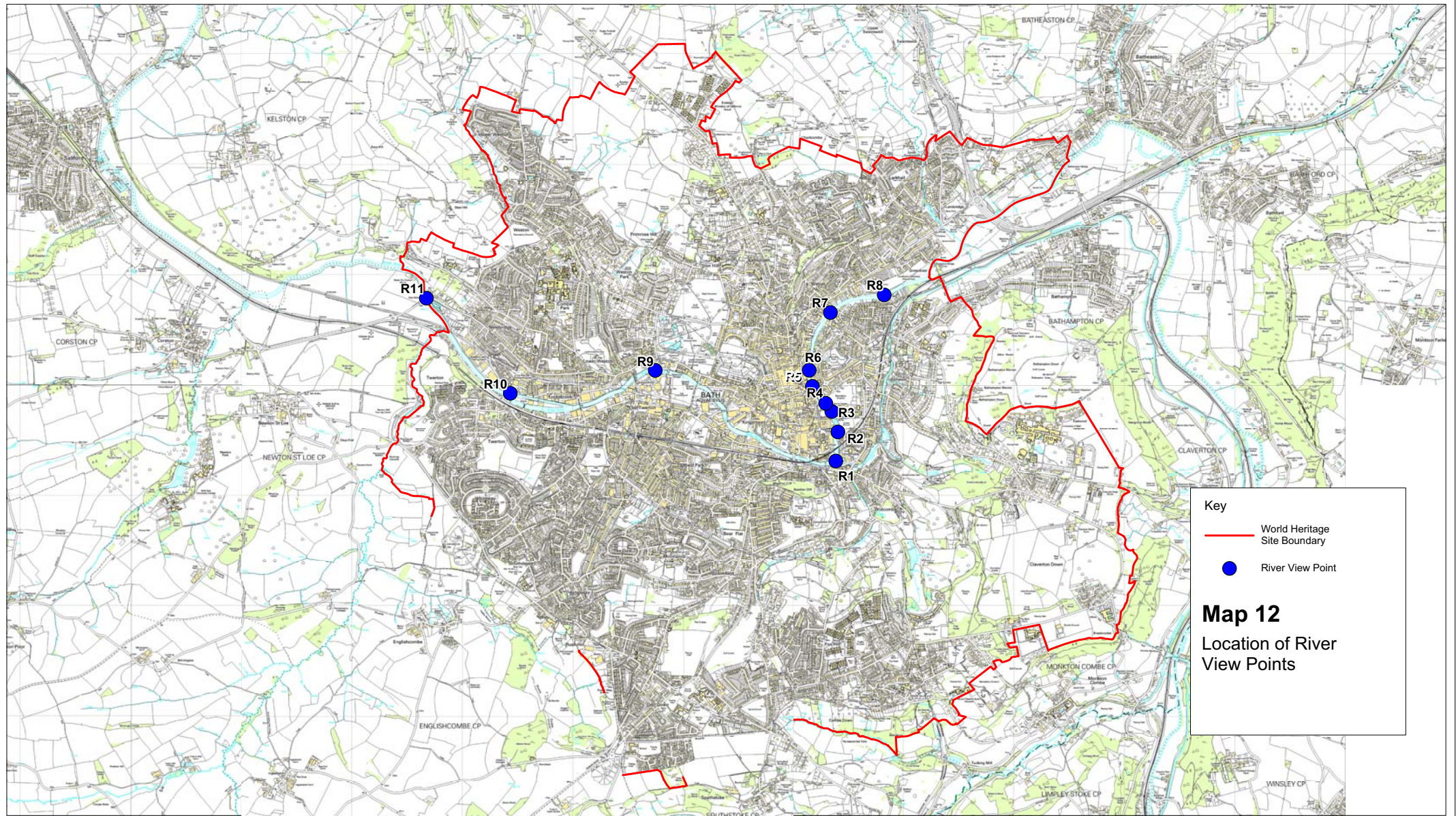
Map 12

Location of River View Points

Bath World Heritage Site study

Scale 1:30000

Bath & North East Somerset Council
Trimbridge House
Trim Street
Bath BA1 2DP
Tel 01225 477000



Key

- World Heritage Site Boundary
- River View Point

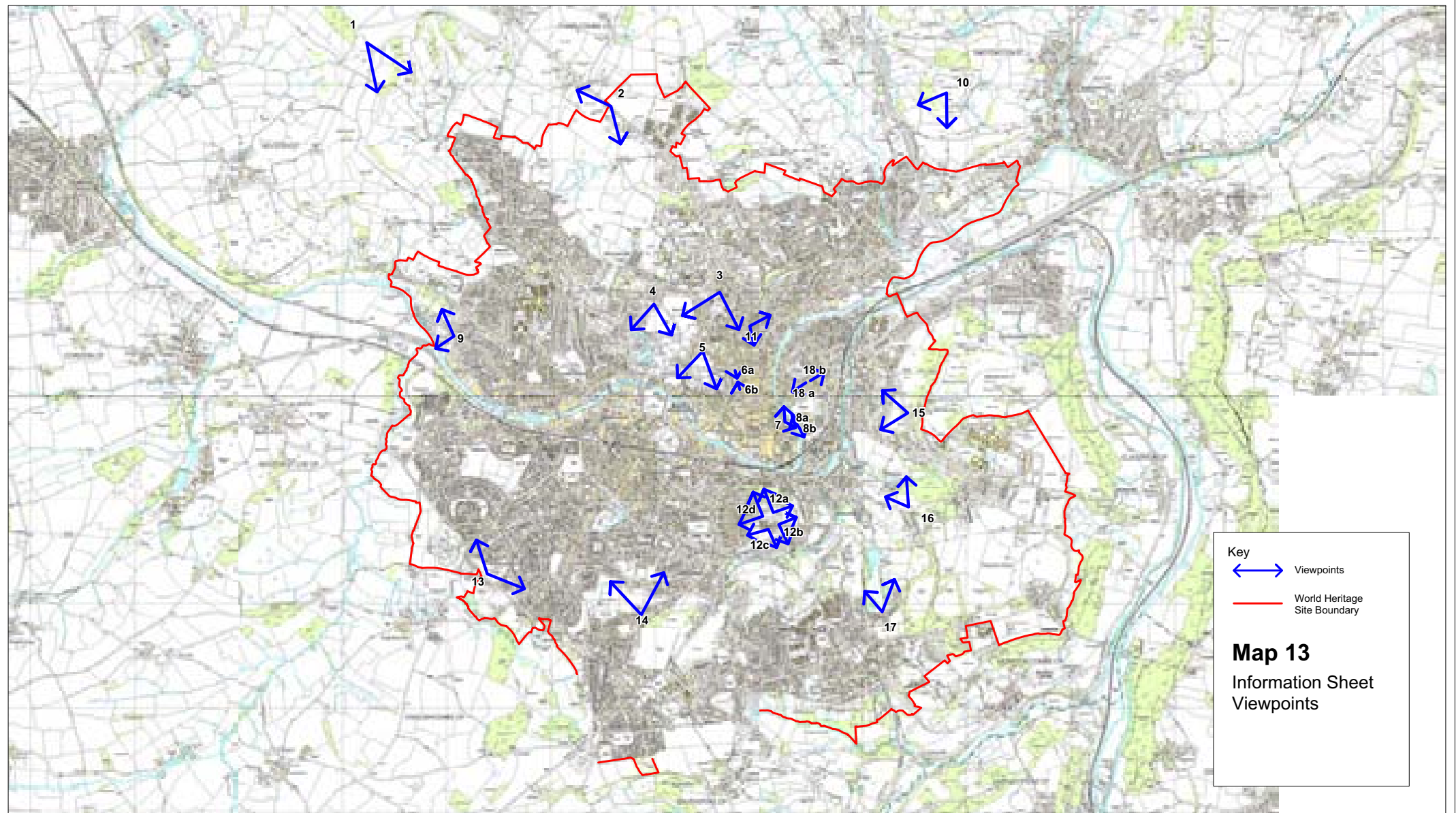
Map 12
Location of River View Points

Appendix 11
View Information Sheets

Map 13
Information Sheet Viewpoints
Bath World Heritage Site study

Scale 1:35000

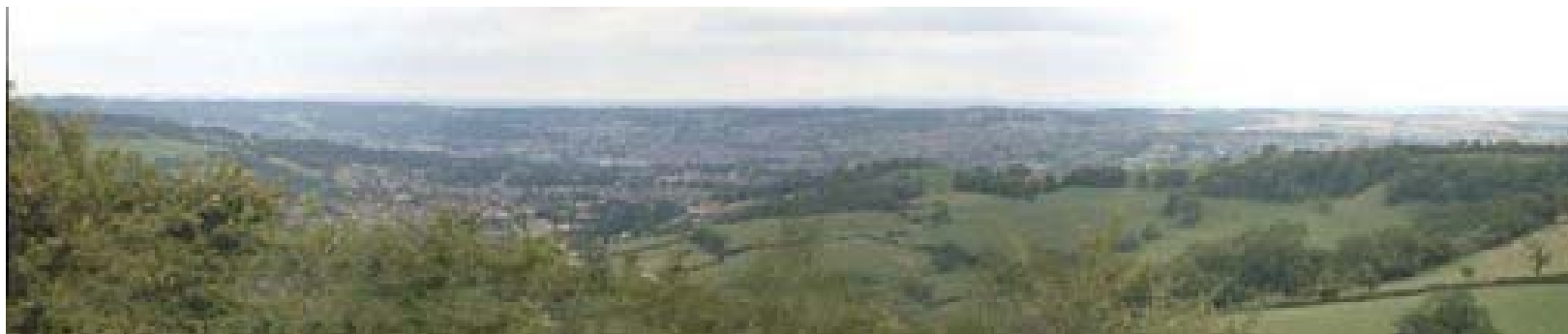
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Key

- ↔ Viewpoints
- World Heritage Site Boundary

Map 13
Information Sheet
Viewpoints



Significance of Viewpoint

The viewpoint is one of only a few which shows the city in the context of the surrounding hills looking from the outside. The view to Prospect Stile and Kelston Round Hill was praised by John Wood seen from the south west corner of Queen Square soon after its construction. Only determined walkers in the 18th century would have ventured to Kelston Roundhill and Prospect Stile.

Description of View

Panorama of the landscape with distant views of the western edge of Bath, the Avon valley and settlements towards Bristol.

Historic Built Features

Distant views of the city including Prior Park Mansion and Beckford's Tower.

Landscape and Topographical Features

Bath is laid out to the south showing the city in a hollow surrounded by hills. Near views include fields, hedges and copses above Weston village and towards Kelston Roundhill. Middle distance views extend to the ridge of the Cotswold Way to the south. Distant views include the Avon Valley and the hills beyond to the south, the wooded slopes of Bathampton Down, Twerton Roundhill, the hills above Newton St. Loe, Stantonbury Hill and distant Somerset hills.

Other Built Features

Weston village and distant views of the development rising up the slopes of Bath's hollow including Bathampton, The University of Bath, Widcombe, Southdown, Odd Down and Twerton.



Significance of Viewpoint

Beckford's Tower was designed by Henry Goodridge for William Beckford and completed in 1827. It was built to take advantage of the panoramic views of Bath and the surrounding countryside. A pleasure garden known as Beckford's Ride was built around the tower and connected to Beckford's residence at Lansdown Crescent.

Description of View

There are commanding views of Bath both from the tower and at ground level from Lansdown Cemetery (once part of the pleasure garden) showing its setting and containment within the surrounding hills and open landscape and the characteristic of trees and open landscape extending into the built area from the surrounding landscape.

Historic Built Features

There are only glimpsed views to the Georgian city which is largely concealed by the topography and vegetation. The later Brown's Folly is visible in the distance.

Landscape and Topographical Features

Views include the Lansdown Cemetery and the south western slopes of Lansdown Hill in the near distance. Dean Hill forms a major part of the view in the middle distance. Long distance views extend to Little Solsbury Hill, Bannerdown, Odd Down plateau, Padley Bottom western slopes, Newton Brook valley and undulating plateau, the southern slopes of the River Avon valley between Newton St. Loe and Twerton, distant Somerset hills, Salisbury Plain and the Westbury White Horse, Kelston Round Hill, Prospect Stile and Bath racecourse. Views to green spaces within the city include Beechen Cliff, St James Cemetery, Stirlingale Farm, The Tumps, Brickfields, Locksbrook Cemetery, Bath City Farm, Carrswood and the well treed corridor of the River Avon.

Other Built Features

Ensleigh Ministry of Defence offices, Bathford, Weston Park housing, Royal United Hospital, Weston, Western Riverside gas holders, Oldfield Park, Moorlands, Twerton and Whiteway housing, Brickfields and Lymore Avenue.



Panorama Looking South West

Significance of Viewpoint

Lansdown Crescent was designed by John Palmer and built in 1789-1793. The significance of the viewpoint is the way the Georgian buildings were designed to fit harmoniously within the landscape setting, offering dramatic views across the Avon valley.

Description of View

Much of the view is restricted by trees in the foreground with occasional glimpses across the valley to the city and hills beyond.

Historic Built Features

There is a clear view of Prior Park Mansion to the south east. The Georgian city is largely concealed behind trees.

Landscape and Topographical Features

Near views are predominantly green with fields and trees. Middle distant views include Locksbrook Cemetery with a glimpse of the chapel spire. Views to the south include Twerton Roundhill and Twerton Hill Farm. Views to the west include Carrs Wood, the ridge above Newton Brook, the River Avon valley and Winsbury and Stantonbury Hills.

Other Built Features

Western Riverside gas holders, Twerton housing, Twerton football ground, Lymore Park nursing home and housing at Southdown



Thomas Robins 'From Near St. Winifred's Well



Significance of Viewpoint

This viewpoint is on the route of a popular circular 18th century walk which took in the Middle Common (now Victoria Park) and Sion Hill with views across Bath. Part of this route is now the southern section of the Cotswold Way National Trail. The open landscape provided a spectacular view across the valley in the 18th century which can still be enjoyed today. It was also valued for the view eastwards to Lansdown Crescent and All Saints Chapel (since bombed and destroyed in the 1942 Baedeker raids) and the later Cavendish Place and Cavendish Crescent.

Description of View

The view looking south from the Approach Golf Course extends across the city to the north facing slopes of hills at the edge of the city. Roads and streets, interspersed with greenery, climb up the north facing slopes.

Historic Built Features

Near views include Somerset Place and Cavendish Place. Middle distance views include Portland Place, St James Square and New King Street. Distant views include Sham Castle and Bloomfield Crescent.

Landscape and Topographical Features

Near views include the Approach Golf Course, Royal Victoria Park and Locksbrook Cemetery. Middle distance views include Claverton Down, The Tumps, Twerton Hill Farm, Stirlingale Farm, Moorlands School grounds and the Brickfields open space. There are distant views of the hills and ridge above Newton St Loe, Winsbury Hill and Twerton Roundhill.

Other Built Features

Near views include St Stephen's Church, housing at Westmoreland, new housing at Rush Hill, Western Riverside including the gas holders, Wellsway, Holloway, Southdown and 19th century housing in Twerton on the lower north facing slopes. Middle distance views include Bath University.



aquatint published by Archibald Robertson, 1792

View towards Lansdown Crescent and All Saints Chapel published by Robertson



Significance of Viewpoint

The Royal Crescent was built by John Wood the younger in 1767-1775. It is significant in its design which was intended to look outwards over the landscape and also to be viewed from a distance. The fields below the Royal Crescent which were accessed by the Gravel Walk became one of the most fashionable promenades in Bath. (see Appendix 3 View 5 Crescent Fields.) It is still a popular location for visitors to view the iconic Royal Crescent.

Description of View

Royal Crescent Lawns dominate the foreground with a fringe of mature trees along Royal Avenue concealing the Avon valley and near views of the city.

Historic Built Features

The curve of the Crescent and railings frame near views of Marlborough Buildings and Brock Street. Prior Park Mansion can be seen in the distance to the east.

Landscape and Topographical Features

There are near views of the Royal Crescent lawns and the trees of Royal Victoria Park which form a visual barrier to the city in the summer. The mid views to the south are of the greenery on the north facing slopes of Beechen Cliff, Stirlingale Farm, Claverton Down, and Twerton Roundhill.

Other Built Features

The middle distant views are of 19th and 20th century terraces and larger villas above Beechen Cliff.



Etching by JR Cozens from present day Royal Victoria Park (view now obscured by Marlborough Buildings)



View down Gay Street
towards Queen Square



View up Gay Street
to The Circus

Significance of Viewpoint

The Circus was built by John Wood the elder and younger in 1754 to 1758. It was primarily designed to look inwards, nonetheless, a vista to Beechen Cliff via Gay Street has been incorporated into the design.

Description of View

There is a corridor view down Gay Street which includes trees in Queen Square and the wooded Beechen Cliff slopes below Alexandra Park. From the southern end of Gay Street looking up the hill, the view is halted by the later planting of a clump of trees in the Circus.

Historic Built Features

Gay Street and Queen Square in the near distance.

Landscape and Topographical Features

Queen Square marked by mature trees and the wooded Beechen Cliff. Gay Street is a hill with views to the north and south but constricted by the terraces on either side.

Other Built Features

The post war terraced housing of Calton Gardens at the foot of Beechen Cliff.



Significance of Viewpoint

Terrace Walk which ran along the top of the city wall became a fashionable parade when it was paved in the early 18th century. It is believed that Ralph Allen built Sham Castle on Bathampton Down to be seen from the new wing of his house behind the terrace. The existing road was built in 1933 when the Assembly Room at this location was demolished restoring the original view which is today a popular viewpoint overlooking the Parade Gardens.

Description of View

Wide view taking in Orange Grove around to North Parade and across to Parade Gardens, the river and Bathampton Down beyond.

Historic Built Features

Orange Grove, the rear of Argyle Buildings and Johnson Street, and North Parade in the near distance. Sham Castle. Bathwick Hill, rear view of Widcombe Crescent, terraces on Widcombe Hill and Ralph Allen Drive and Prior Park Mansion in the middle distance.

Landscape and Topographical Features

View across Parade Gardens and along the river in the near distance. Grassland and wooded slopes of Bathampton Down in the middle distance.

Other Built Features

The Empire Hotel, river flood defences, Post 19th century housing at the Dolemeads, railway bridge, the post office building, St John's Church, St Matthew's Church and Widcombe.



View from south bank across the ferry at Bathwick to South Parade, Terrace Walk, the Abbey and panorama of Bath
Thomas Robins c 1750

North Parade Bridge towards Pulteney Bridge and Beacon Hill



North Parade Bridge towards Bathwick and Prior Park



Significance of Viewpoint

North Parade Bridge was built in 1835-36 by W Tierney Clark originally as a cast iron structure. This viewpoint would therefore not have been available during the Georgian period until this date. North and South Parade were fashionable promenades giving an elevated position with extensive views of the surrounding countryside in all directions and across the river. The bridge is a key viewing point towards Pulteney Bridge and also provides a significant view to Prior Park.

Description of View

Views across and along the River Avon across Georgian parts of Bath to wooded hillsides and skylines.

Historic Built Features

Views northwards of the southern elevation of Pulteney Bridge and the old mill race, the adjacent Argyle Buildings and the rear elevation of Johnson Street and Great Pulteney Street. Distant views of the rear elevation of the Paragon and Lansdown Road. To the south middle distant views of Prior Park and the rear elevation of Widcombe Crescent.

Landscape and Topographical Features

View north along the well treed River Avon and riverside walk, Pulteney Weir, Parade Gardens and the Recreation Ground. Middle distance views of Beacon Hill and to the south the wooded valley rising towards Prior Park Mansion.

Other Built Features

To the north there are city views of The Empire Hotel, St..Stephen's Church and the Podium and to the east the perimeter fence to the Recreation Ground. Looking south there are near views of the Cricket ground and 19th century housing at Dolemeads.



View from the River Avon towards Prior Park
Thomas Ross c 1740



Significance of Viewpoint

Travellers from Bristol sometimes avoided this route as it was often congested with traffic from the Kingswood Colliery. One route from Bristol entered Bath down a link road between the Upper and Lower Bristol Road at Newbridge Hill. The original ford crossing the Avon was replaced with a bridge in 1736 built by Ralph Allen's clerk of works Richard Jones. However the steepness of the road together with the steep and narrow New Bridge crossing the Avon which was considered difficult and dangerous to navigate, made this route into Bath unpopular. This crossing of the Avon was later improved by J L McAdam in 1831.

Description of View

Coming down Newbridge Hill the view takes in the water meadows towards the Globe Public House. To the north Kelston Manor and Park can be seen in the distance.

Historic Built Features

Kelston Park can be seen to the east.

Landscape and Topographical Feature

The distant view across the water meadow and lower slopes of the Cotswolds are little changed from the 18th century.

Other Built Features

Modern housing lines the Newbridge Hill and obscures views to the east.



Significance of Viewpoint

Little Solsbury Hill is an Iron Age hill fort which would have existed in Roman times and has significance in the historical development and setting of Roman Bath. It is a strong topographical feature and a popular public viewing point which shows Georgian buildings in the context of the surrounding hills.

Description of View

Extensive panoramic view of the built city, down the Avon valley and of the surrounding countryside of woods, trees and greenery.

Historic Built Features

Camden Crescent in middle distance. Both the upper and lower town of the Georgian city including the Paragon, terraces along Lansdown Hill and Bath Abbey.

Landscape and Topographical Features

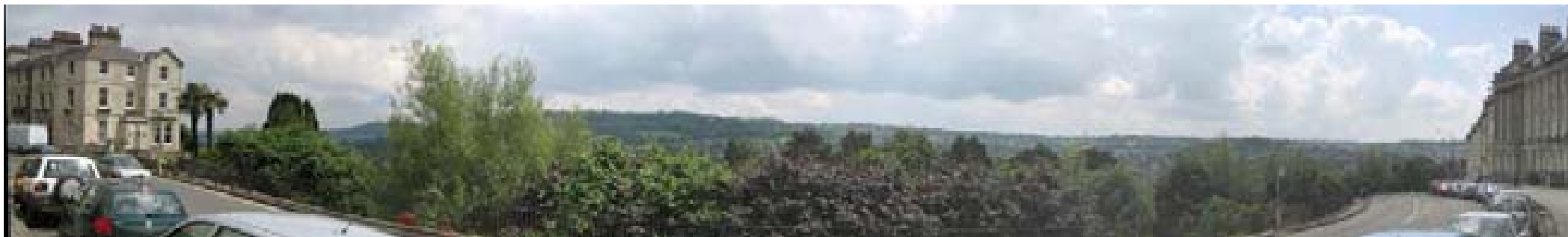
Near views of grazed hillsides. Beacon Hill in middle distance. Avon valley, Bathampton Down slopes, Perrymead, Widcombe fields, parks, gardens and woodland, Stirtingale Farm and Carrs Wood with ridge above Conygre and Newton Brooks beyond.

Other Built Features

19th century and later housing at Larkhall and Fairfield Park in middle distance and Twerton housing in the distance. Individual buildings such as the Empire Hotel, the Podium and flats at Snow Hill stand out from the surrounding built areas.



Charmy Down Farm near Bath Thomas Robins



Significance of Viewpoint

Camden Crescent was designed by John Eveleigh and was built in 1787-1794. It was never completed to its planned full extent. A landslide destroyed several buildings which were under construction at the north-eastern end. Panoramic views are afforded over the east side of Bath taking in Bathampton Down and Beechen Cliff. This area around Beacon Hill provided some of the most popular views of Bath during the 18th and 19th century. Prospect Walk which ran along the front of the crescent opened up a popular route for ramblers which for the more energetic may have taken them to Charlcombe village; a walk described by Jane Austen.

Description of View

Views from Camden Crescent are largely dependent on the height at which the trees and shrubs below the crescent are maintained. Periodically the trees and shrubs are trimmed to reveal the panoramic view over the city to the northern facing slopes of Widcombe and Bathampton Down. Greenery dominates the view interspersed with distant linear post war housing.

Historic Built Features

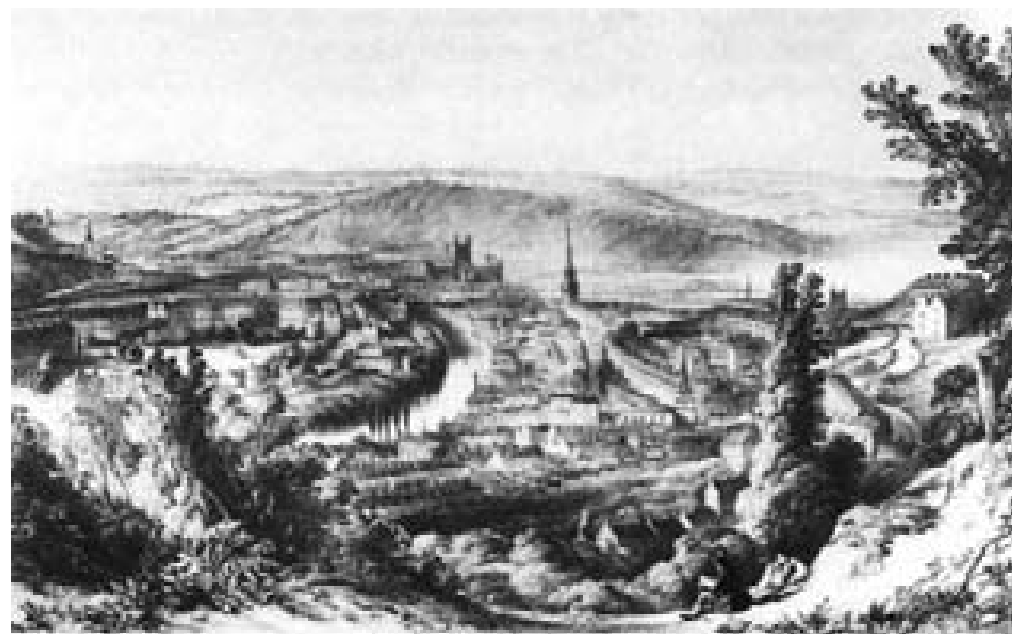
Prior Park Mansion and gardens.

Landscape and Topographical Features

Near views of the trees and shrubs below Camden Crescent Distant and middle views from the east to west of Bathampton Down and associated north facing slopes, Smallcombe Woods, Claverton Down and Rainbow Woods. Prior Park, Perrymead, Lyncombe Vale, Beechen Cliff, The Tumps and west to Stirlingale Farm. Distant view of woodland around Brown's Folly.

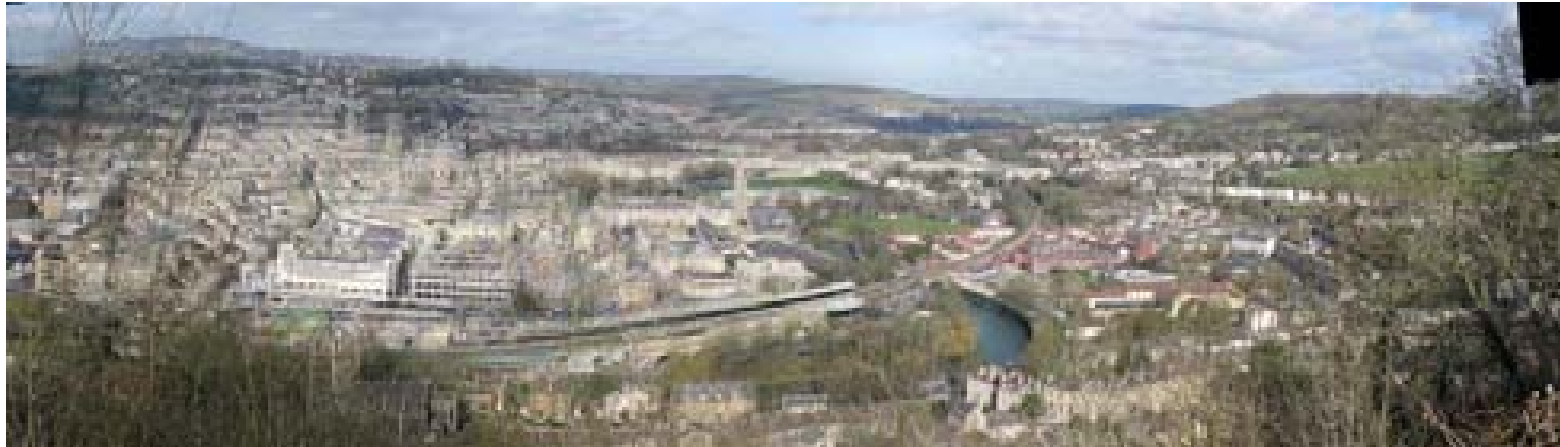
Other Built Features

The Empire Hotel and the roof lines of modern development in the lower city.



Historic lithograph after John Syer, 1830

Historic View 10 from Beacon Hill by John Syer



Significance of Viewpoint

This was an important viewing point during the Georgian period forming part of a series of routes referred to by John Wood and Jane Austen. A summer house was built at the top of Beechen Cliff in the 1750s as a useful viewing point which is thought to be the point where Catherine Morland commented on the landscape in Jane Austen's *Northanger Abbey*. The location is now marked by a park bench.

Description of View

Commanding views into and across Bath City centre and to undeveloped wooded and grassland slopes beyond framed by trees growing on Beechen Cliff below.

Historic Built Features

The lower Georgian town in the near distance including St. James's Parade, the Roman Baths, Bath Abbey, the Parades, the upper Georgian town beyond including Royal Avenue, Queen Square, the Circus, the Royal Crescent, Lansdown Crescent, the Paragon and around to Camden Crescent, Prospect Place and Great Pulteney Street.

Landscape and Topographical Features

Steep wooded slopes of Beechen Cliff in foreground. Trees in near to middle distance at Royal Victoria Park, Queen Square and the Circus, Parade Gardens, Henrietta Park and Sydney Gardens and beside the River Avon and railway line. Open space at the recreation ground and cricket ground. Distant views to High Common, Beacon Hill woodland, hills above Charlcombe, Charmy Down, Little Solsbury Hill, Bannerdown and Bathampton Down slopes.

Other Built Features

Bath City College, Carpenter House, Kingsmead, the new Southgate development, the Empire Hotel, Berkeley House, Snowhill housing and the Dolemeads. In the foreground the Great Western railway built in 1840 lies along the Avon valley.



Insert historic illustration 1d Robins A Southwest Prospect of the city of Bath 1723



Excerpt from Panoramic View of Bath Harvey Wood 1824

Significance of Viewpoint

This was an important viewing point during the Georgian period forming part of a series of routes. This prospect became popular as Bath expanded with views to Bathwick Hill and Widcombe.

Description of View

Commanding view to and across Widcombe and to undeveloped wooded and grassland slopes beyond framed by trees around the edge of the park. Buildings are set within a well treed and verdant landscape.

Historic Built Features

Lyncombe Hill terraces, Prior Park Buildings, Crowe Hall. Widcombe Manor, St Thomas a Becket church and Macaulay Buildings

Landscape and Topographical Features

The eastern view includes the Lyn brook valley, Alexandra Park, allotments and small fields enclosed with trees and hedgerows in the near distance. Smallcombe Wood and Rainbow Woods form part of the wooded skyline with fields below.

Other Built Features

The view contains very little development later than 1837.



Excerpt from Panoramic View of Bath. Harvey Wood 1824

Significance of Viewpoint

This viewing point was part of an important series of routes during the Georgian period which provided views across the open countryside. Views are now partly restricted by the building of Beechen Cliff School.

Description of View

The view point on the crest of the hill looks south towards woodland and fields. Beechen Cliff School buildings dominate the foreground.

Historic Built Features

Views towards Prior Park.

Landscape and Topographical Features

The view south of the crest of the hills to the south including Lyncombe Vale fields and the eastern edges of Foxhill.

Other Built Features

Near and mid distant views of Beechen Cliff School and post 19th century housing at Foxhill.



Significance of Viewpoint

This viewing point was part of a series of important routes during the Georgian period . The view from Magdalen Gardens was particularly popular with illustrators in the 18th century and the surviving plaque erected in the 1920s is testament to the ongoing appreciation of this view.

Description of View

View down Shelley Road over Oldfield Park to Twerton and open countryside beyond. The built city blends into distant green hills and woodland along the Avon Valley.

Historic Built Features

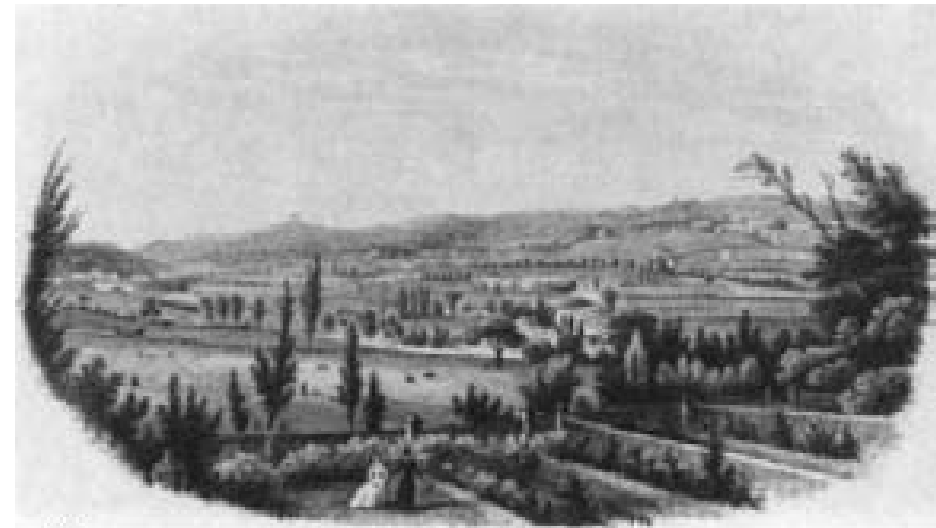
Kelston Park can be clearly seen on the edge of the Cotswold Plateau in the distance above the Avon valley.

Landscape and Topographical Features

Ridge rising up to Whistling Copse beyond Newton Brook valley, hill on south side of River Avon valley with Seven Acre Wood on the crown, Carrs Wood on distinct area of rising ground at Twerton, Ashton Hill (west of Corston), and Kelston Park and the Cotswold scarp slope in the distance.

Other Built Features

In the near distance Beechen Cliff School buildings, 19th century housing, terraces at Bear Flat and Oldfield Park in near distance and Twerton in the middle to far distance.



c. 1845

1845 Miss Brackstone's Establishment



Significance of Viewpoint

Twerton Roundhill is a strong topographical feature. It provides a popular public viewpoint on the south side of the city which shows the Georgian city in the context of the surrounding hills. Great Pulteney Street is thought to have been designed to line up with the hill seen from the Holburne Museum end.

Description of View

Panoramic 360 degree view including the Newton Brook valley and open undulating rural landscape to the south and west and over Bath looking north taking in the Bristol Channel and Wales in the far distance to the west and Claverton Down to the east.

Historic Built Features

Kelston Manor, Beckford's Tower, Cavendish Crescent, Somerset Place, Lansdown Crescent, Marlborough Buildings, Marlborough Street, Park Street, Park Place, Doric House, Royal Crescent, Brock Street, Nelson Place West, Norfolk Crescent, the Circus, Lansdown Road, and Lansdown Grove Hotel, Great Pulteney Street and the Holburne Museum, the Abbey, the Roman Baths and Pump Room, St Michael's Church, Bathwick Hill, Darlington Place and Sydney Buildings.

Landscape and Topographical Features

Near views of wooded slopes and ridge of Claverton Down, Brickfields, Stirlingale Farm, Rush Hill, Englishcombe village and views to the south. Middle distance views of Royal Victoria Park and allotments. Distant views of Kelston Roundhill, Prospect Stile, the Lansdown ridge, High Common (Approach Golf Course), Little Solsbury Hill and Bannerdown.

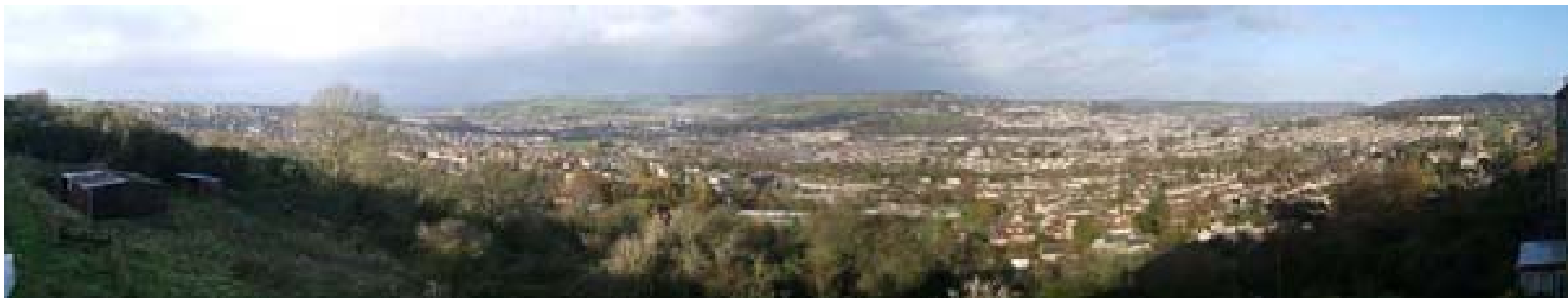
Other Built Features

Post 19th century housing including Southdown Estate, Waterside Court student accommodation, Western Riverside, Kingswood School, St Stephen's Church, Balance Street flats, Bath City College, Empire Hotel, MOD offices on Warminster Road and modern housing at Rush Hill.



1826

The City of Bath T Clark 1826



Significance of Viewpoint

Upper Bloomfield Road was one of the routes from the south into Bath which entered the city across the historic St Lawrence's Bridge at Widcombe. The road passed Cottage Crescent (now known as Bloomfield Crescent) and the descent into the city would have had far reaching views to the east and west.

Description of View

The view from Bloomfield Crescent across Stirlingale Farm of fields and trees, extends across the city to the south facing slopes. The view includes large areas of the Georgian city on the south facing slopes of Lansdown. Far views along the Avon valley extend west and east.

Historic Built Features

The view includes large areas of the Georgian city on the south facing slopes of Lansdown. The view includes The Abbey, Royal Crescent, Lower Common, Lansdown Crescent and Sion Hill crowned by Kingswood School and Beckford's Tower. To the west, the view down the Avon Valley includes Kelston Park and to the far east Alexandra Park.

Landscape and Topographical Features

Bloomfield Road twists down into the city from the southern rim into the hollow in which Bath sits. The view includes the built and developed city and the green hills of the Cotswolds Area of Outstanding Beauty to the north. To the west, the view down the Avon Valley includes Kelston Park, Kelston Round Hill, and to the far west Twerton Round Hill (High Barrow Hill) In the far distance the valley opens out towards Bristol. To the far east Alexandra Park and to the north Little Solsbury Hill and Charmy Down beyond

Other Built Features

The lower slopes below Bloomfield Crescent are dominated by post 18th century development as Bath extended up the southern slopes of the city. Dominating the river valley view is the industrial Western Riverside gas holders. The proposed Western Riverside Development includes several high rise residential blocks which will change the view yet again. To the east, the parallel street pattern of pre war residential development at Bear Flat climbs the hill towards Alexandra Park. Beechen Cliff School and playing fields are visible on the southern slopes of the hill. In the valley to the east the copper roofs of the Snowhill flats are visible.



Significance of Viewpoint

Sham Castle was built in 1762 as an eye-catching folly to be seen from Ralph Allen's townhouse and was probably designed by Sanderson Miller. Bathampton Down itself was popular in the 18th and 19th century for its views and riding. Literary references to it include those by Spencer Cowper, William Pitt and Jane Austen. It was used for horse racing over a 2 mile course and later Ralph Allen made a carriage drive to show off the skyline views. This ran around the periphery of Bathampton Down and extended as far as Rush Hill.

Description of View

View framed by trees looking from the east of the city towards the west. The view takes in trees in the foreground, the proposed development site at Western Riverside in the middle distance and distant views of the countryside and hills.

Historic Built Features

Middle distance views of the Abbey, Johnstone Street, Pierrepont Street, Bridge Street and the central Georgian core of the upper and lower town. Key buildings include Johnstone Street, the Circus, Gay Street, Lansdown Road (Belmont Row) and The Paragon.

Landscape and Topographical Features

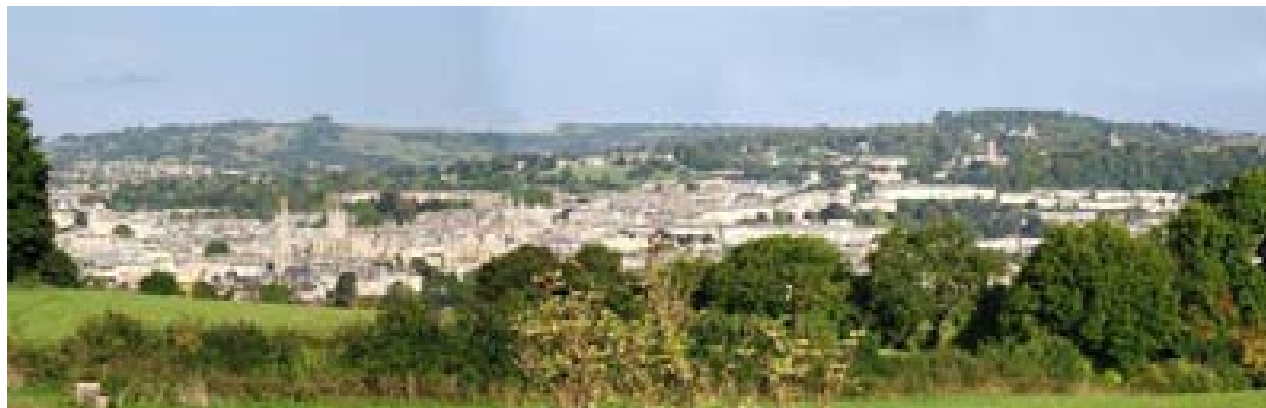
View of the city defined by the northern and southern surrounding hill slopes. Royal Victoria Park, river valley corridor towards Bristol, middle and distant views of open countryside and hills.

Other Built Features

The recreation ground, the North Parade leisure centre, the Empire Hotel, Thermae Bath Spa, Western Riverside gas holders, St. Michael's Church and Twerton.



WH Bartlett 1841



Significance of Viewpoint

In the 18th century Widcombe Hill provided, and still does today, some of the best panoramic views to the west and north of the city seen from the east. Georgian buildings are seen in the context of the surrounding hills and the green River Avon valley.

Description of View

View of the Georgian city within the hollow of the surrounding hills with distant views west along the River Avon valley.

Historic Built Features

Distant view of Kelston Park and Beckford's Tower. The Georgian city including The Circus, the Royal Crescent, Lansdown Crescent, Camden Crescent and the Abbey.

Landscape and Topographical Features

Near views of Perrymead, the lower slopes of Widcombe and the Lyncombe Vale terraces, Abbey cemetery, Alexandra Park and allotments and Beechen Cliff woodland. Middle distance views of the Approach Golf Course, the route of the Cotswold Way, trees in The Circus, woodland areas below Lansdown Crescent, Royal Victoria Park and Locksbrook cemetery. Distant view to the north and west of the city in a hollow, along the Lansdown ridge including Kelston Round Hill and hills above Corston and very distant views of ridges west of Bristol.

Other Built Features

Near view of St Matthew's Church (Widcombe), Churchill Bridge with the riverside warehouses, Kingsmead housing, Western Riverside and gas holders and post 19th century housing to the west of city. Snow Hill housing and terraces below Beacon Hill in the middle distance.



1792

J Parker 1792

Significance of Viewpoint

Ralph Allen's mansion was built in 1733-1750 at a prominent location at the head of a tributary valley above Widcombe village. It was designed by John Wood the Elder and provides spectacular views of Bath and conversely there are many views of the mansion from the Georgian city. Many famous guests were invited and on certain days of the week the grounds were accessible to the public as they are today through the National Trust.

Description of View

Spectacular view down the open grassland valley enclosed by trees on the side slopes framing views to Bath.

Historic Built Features

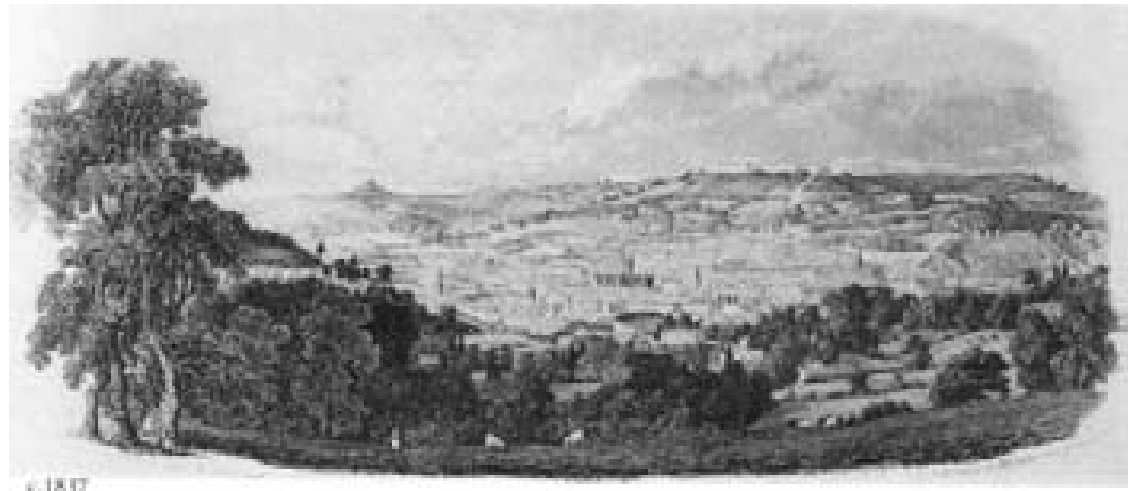
Palladian Bridge and Crowe Hall in near to middle distance. Beckford's Tower, Lansdown Hill, the Royal Crescent, Lansdown Crescent, Camden Crescent, Lower and Upper Camden Place and Prospect Place in the distance.

Landscape and Topographical Features

Prior Park landscape garden in the near distance. In the middle distance views to Upper Common (Approach Golf Course), Kelston Roundhill, Lansdown Hill and Beacon Hill. In the distance the hills above Charlcombe and Charmy Down.

Other Built Features

St. Stephen's Church, St. Thomas a Beckett at Widcombe, Snow Hill housing, Camden and Larkhall housing.



Hollway

Significance of Viewpoint

Great Pulteney Street is a fine formal street of monumental proportions. It has been designed to provide vistas to pediments and Corinthian pilasters along the street and lines up with the Holburne Museum and the well treed Sydney Gardens to the north-east and Twerton Roundhill some distance to the south-west. There are also incidental views to the wooded slopes of Perrymead, Beacon Hill, Bathampton Down and Claverton Down and to the well treed Henrietta Park from roads and openings off the street.

Description of View

This is a much valued view, closed by the Holburne Museum to north east and Laura Place to the south west. Apart from a distant glimpse of trees in the museum grounds the view is hard and urban which emphasises the grand scale of the street.

Historic Built Features

The three storey terraces were speculatively built. The Holburne Museum, originally known as Sydney House was designed by Thomas Baldwin and built to a modified design by Charles Harcourt Masters in 1796-7.

Landscape and Topographical Features

The view from Twerton Roundhill to the east forms an axis along the street terminating in the Museum. Side streets give views of trees in Henrietta Park and of the hills to the south.

Other Built Features

The present modern fountain is built on an earlier base by AS Goodridge. The 'Penfold' hexagonal pillar box dates from 1866 to 1879.



Draft Impact Assessment Framework

Work Stage	Description of Work Required and Presentation Guidance	Guidance Available in addition to this study – primary sources in bold note: although key parts relevant to each stage are provided, guidance relevant to each stage may also be contained elsewhere in the document and conversely guidance listed for one stage may also be relevant for other stages General: PPG15
A Description of Existing Conditions. the site and its Setting	<p>1 Landscape Character and Topography</p> <ul style="list-style-type: none"> • Identify and describe key aspects of the landscape character, developed and undeveloped, rural and urban, and their significance (eg valley / plateau, landuse, landscape features etc) and • Identify and specify significance of the landscape as part of the World Heritage Site setting <p>Written text supported by photographs and drawings</p>	<ul style="list-style-type: none"> • Guidance for Landscape and Visual Impact Assessment Second Edition 2002 (LI and IEMA)(part 6) in conjunction with Landscape & Visual Impact Assessment (Draft Guidance) Dec 2005 (B&NES)
	<p>2 Visual Setting</p> <ul style="list-style-type: none"> • Identify where the site is visible from (Zone of Visual Influence and specific viewpoints) and • specify the significance of the viewpoints affected <p>Written text supported by photographs from identified significant views and drawings</p>	<ul style="list-style-type: none"> • Guidance for Landscape and Visual Impact Assessment Second Edition 2002 (part 6) in conjunction with Landscape & Visual Impact Assessment (Draft Guidance) Dec 2005 (B&NES) • Seeing History in the View Draft for Consultation April 2008 (Part 1 Analysis)
	<p>3 Historic Context and Setting</p> <ul style="list-style-type: none"> • Identify any relevant known historic assets and their significance and assess potential for historic remains which may be affected by the proposals 	<ul style="list-style-type: none"> • Seeing History in the View Draft for Consultation April 2008 (Part 1 Analysis)

	Written text supported by assessments and photographs where appropriate	
	<p>4 Any other aspects of setting</p> <ul style="list-style-type: none"> Identify any other aspects of setting which may be affected <p>Written text supported by any relevant information</p>	
B Description of Proposed Development or Other Change	<p>1 Describe the key aspects of the development relevant to the World Heritage Site and its setting</p> <ul style="list-style-type: none"> Describe the key aspects of the development including any phasing <p>Descriptive supported by plans, elevations, sections and photomontages as appropriate</p>	<ul style="list-style-type: none"> Guidance for Landscape and Visual Impact Assessment Second Edition 2002 (part 4) in conjunction with Landscape & Visual Impact Assessment (Draft Guidance) Dec 2005 (B&NES)
	<ul style="list-style-type: none"> Describe alternatives considered and the reasons for the final choice <p>Written text supported by plans, elevations, sections and photomontages as appropriate</p>	
C The impact of proposals on the World Heritage Site and / or its Setting for each of the aspects of setting listed.	<p>1 Describe how the proposal relate to each of the aspects of setting.</p> <ul style="list-style-type: none"> the character of the landscape and the site's wider setting specific views and significant areas and known or potential historic assets relevant to the World Heritage Site Setting other aspects of setting if appropriate <p>Written text supported by illustrations as appropriate</p>	<ul style="list-style-type: none"> Guidance for Landscape and Visual Impact Assessment Second Edition 2002 (parts 5 and 7) in conjunction with Landscape & Visual Impact Assessment (Draft Guidance) Dec 2005 (B&NES) Seeing History in the View Draft for Consultation April 2008 (Part 2 Assessment) London View Management Plan July 2007 (GLA)
	<p>2 Assess the degree of change and whether the impact is beneficial, neutral or detrimental</p> <p>Written text and in tabulated form</p>	As above
	<p>3 Assess opportunities for</p>	As above

	<p>mitigation measures to reduce detrimental impacts and assess the resultant degree of change.</p> <p>Written text supported by illustrations as appropriate</p>	
	<p>4 Assess overall significance of the impact of the proposals</p> <p>Written text supported by illustrations as appropriate</p>	As above
<p>D Detailed Design Considerations and detailed mitigation for each of the aspects of setting</p>	<p>1 Describe how the proposals and mitigation responds to the location and the wider area with reference to each of the aspects of setting</p> <p>Written text using headings in the guidance</p>	<ul style="list-style-type: none"> • The Building in Context Toolkit 2007 (English Heritage and CABE) • By Design 2000 (CABE) • World Class Places May 2009 (CLG)

Landscape & Visual Impact Assessment (Draft Guidance)

A Methodology Based on the 'Guidelines for Landscape and Visual Assessment' (second edition) produced by the Landscape Institute and the Institute for Environmental Management and Assessment (Spon Press 2002).

The following methodology is set out in order to provide a clear and reproducible methodology in accordance with the Guidelines for Landscape and Visual Assessment (2nd Ed) – The Landscape Institute and IEMA (Spon 2002); to make a reasoned assessment of the effects of the development on the baseline receptors based on clearly set out criteria and to use tables to facilitate the analysis and presentation of complex information.

Methodology

This methodology provides for the creation of a baseline and the assessment of effects of change to the baseline caused by both the construction phase of the development and the operational phase which we have defined as the completed development at day one and where applicable with an established early mature landscape as well. With regard to the construction phase the assessment should make reference to the timescale of the construction period. For example short term negative effects may not need mitigation whereas longer term albeit temporary negative effects may need mitigation measures.

The baseline and the landscape and visual effects assessments for the proposed development (construction and operational phases) should be presented as narrative text to give full reasoning, and summary tables to provide clarification and ease of cross-referencing.

In some situations it is useful to assess the significance of the effects of a 'do nothing' proposal for each of the same stages.

It is recommended that the thresholds of the various assessment categories (sensitivity, magnitude of effects, significance of effects, context of development site within the view, expectations of receptor groups) are agreed with the Planning Services Landscape Team prior to carrying out the assessment.

Definitions & Criteria for Assessment

Landscape Assessment - Baseline

The following are to be assessed:

1. Landscape Receptors

These are the physical landscape resource and aspects of landscape / townscape character that may experience an effect either direct or indirect from the proposed development. eg trees; woodlands; hedges; landform; built elements; the existing site and its character, landscape / townscape character areas, roads through or past the site etc.

Once the key receptors have been identified, the list should be agreed with the Planning Services Landscape Team.

2. Condition of Receptors

This is the state of an individual area of landscape and its component elements. The state of repair / health of elements; intactness of a landscape / townscape from an ecological, visual and functional perspective.

Condition is assessed as poor / moderate / good.

3. Sensitivity of Receptors

This is the degree to which a particular landscape or its component elements can accommodate change arising from a particular development without detrimental effect to either elements or overall character. The assessment of sensitivity reflects such things as the replaceability of elements / landscapes, the importance attached to them (eg Area of Outstanding Natural Beauty, Conservation Area etc), contribution to landscape / townscape character, condition.

Sensitivity is assessed as negligible / low / moderate / high.

Once the baseline receptors have been identified and assessed the next phase is to assess the effects of any change to the landscape receptors.

Landscape Assessment - Effects

1. Description of Change in Relation to Receptors

The proposed development is described in relation to its effects on the receptors. Here reference is usually made to plans, elevations, photomontages etc and incorporates any initial landscape mitigation as part of the development. For example, the development may involve the loss of receptor trees. This needs to be stated and the nature of what replaces the trees described. Change is to be assessed for the construction phase and operational phase.

2. Quality of Change (nature of effects)

The change is assessed to be positive, neutral or negative in character in relation to the existing situation for each receptor.

3. Magnitude of Effects

This is based upon an assessment of the degree of change to the landscape receptors, the nature of the effect and its duration. This needs to be assessed using all the available detail on building heights, massing, materials etc.

Magnitude is assessed as high negative / moderate negative / slight negative / neutral (negligible) / slight positive / moderate positive / high positive or no change.

4. Significance of Effects

This is the key output to be assessed and is a function of the sensitivity of the receptors and the magnitude of the effects. For example a highly sensitive receptor receiving a high negative effect will result in a highly significant negative effect whereas if the receptor is of low sensitivity and the magnitude of the effect is highly positive the significance of the effect will be moderately

positive. Significance is usually assessed over time, for example short term can be defined as 0-5 years (includes construction); medium term as 5-15 years and long term as 15+ years.

Significance is assessed as high negative / moderate negative / slight negative / neutral (negligible) / slight positive / moderate positive / high positive.

It is important to demonstrate clearly how the assessment of significance has been reached.

Visual Assessment - Baseline

Preparatory to the identification of specific visual receptors it is useful to identify Visibility Zones. This is a zoning based on distance from the site to potential receptors. Within the local zone views are clearly more prominent and are more likely to focus on the development than in a more distant view where the development would be one element in a panorama and the effects of the development would relate more to the nature of the development or development site in the context of the character of the wider area.

In addition a Zone of Visual Influence Plan should be supplied for both the existing situation and the completed development.

Where it is not proposed to do a Zone of Visual Influence assessment because of limited visual impacts this must be agreed with the Planning Services Landscape Team from the outset

1. Visual Receptors

Specific visual receptors are identified. Visual receptors are the public or community at large – residents, visitors, workers and their visual amenity. Receptors are expressed through the use of agreed photographic viewpoints accurately located on a map. Clearly where a development is widely visible there will be an element of selectivity, hence the need for the viewpoints to be agreed. The viewpoint itself must be described and the view from it shown photographically and described in narrative. In addition, in order to be able to assess the sensitivity of the visual receptors information is required on the nature of receptors (see below) both in terms of the view itself and the populace which makes up the receptor.

The viewpoints / receptors need to be agreed with the Planning Services Landscape Team.

2. Importance of View

Views of and from recognised highly valued or designated landscapes are considered to carry greater weight. The importance of views to surrounding hillsides needs to be fully taken into account.

3. Nature of Receptor

The type of people comprising the receptor - seeing the view from the agreed viewpoint. These may be: users of public footpaths and bridleways - local people, visitors whose focus is likely to be to enjoy the landscape / townscape, residents, road users, workers.

4. Duration of View

Whether the view is transient, part of a sequence or continuous. For example a footpath running past a proposed development will give sequential views.

5. Context of Development Site within the View

The size and nature (character) of the development site in relation to the character of the overall view.

Context is assessed as significant detractor / moderate detractor / minor detractor / insignificant / minor positive / moderate positive / significant positive.

6. Expectations of Receptor Groups

People out walking in the landscape / townscape are likely to be focused on the landscape and therefore have higher expectations than those driving through the landscape or engaged in work.

Expectations is assessed as low / moderate / high

7. Sensitivity of Visual Receptors

The assessment of sensitivity is dependent on the combined location and context of the viewpoint; the expectations and occupation / activity of the receptor and the importance of the view. The most sensitive receptors may include users of casual outdoor recreational facilities such as public footpaths, who are focused on the landscape; communities where the development results in changes in the landscape setting or valued views; occupiers of residential properties whose views are affected by the development. The least sensitive receptors are likely to be those at work or travelling through a landscape by road or train particularly where seen from more distant views.

Sensitivity is assessed as negligible / low / moderate / high.

Visual Assessment – Effects

1. Description of Change in Relation to View

The proposed development, construction and operational phases, is described in relation to each of the various viewpoints. Reference should be made to seasonal differences and night time effects as appropriate.

2. Magnitude of Visual Effects

This is assessed by reference to the duration and nature of effect; angle of view in relation to receptor; distance of view; scale of changes in view; degree of contrast into existing view.

The magnitude of visual effects is assessed as high negative / moderate negative / slight negative / neutral (negligible) / slight positive / moderate positive / high positive.

Assessment of magnitude must be based on available facts such as the effect of a particular combination of building height, massing and design in relation to a particular viewpoint. Clear reasoning must be set out on the process leading to the results.

3. Significance of Effects

This is the key output to be assessed and is a function of the sensitivity of the receptors and the magnitude of the effects. For example a highly sensitive receptor receiving a high negative

effect will result in a highly significant negative effect whereas if the receptor is of low sensitivity and the magnitude of the effect is highly positive the significance of the effect will be moderately positive.

Significance is assessed as high negative / moderate negative / slight negative / neutral (negligible) / slight positive / moderate positive / high positive

Mitigation and Assessment of Residual Effects

1. Mitigation

Mitigation required should be based on the significance assessments for both landscape and visual effects. Mitigation may also be required specifically for the construction phase.

For the operational phase which will have been assessed as completed development with early mature landscape, clearly the initial design will have incorporated an element of "mitigation" in order to formulate the design as presented. However, there may be significant negative effects which emerge from the objective process of the landscape and visual assessment which will require further mitigation and modification to the design. These should be described.

Mitigation should be set out in relation to the baseline receptors.

2. Assessment of Residual effects

Residual effects are those significant negative effects which cannot be mitigated. These should be identified.

Appendix 14
Planning Designation Maps

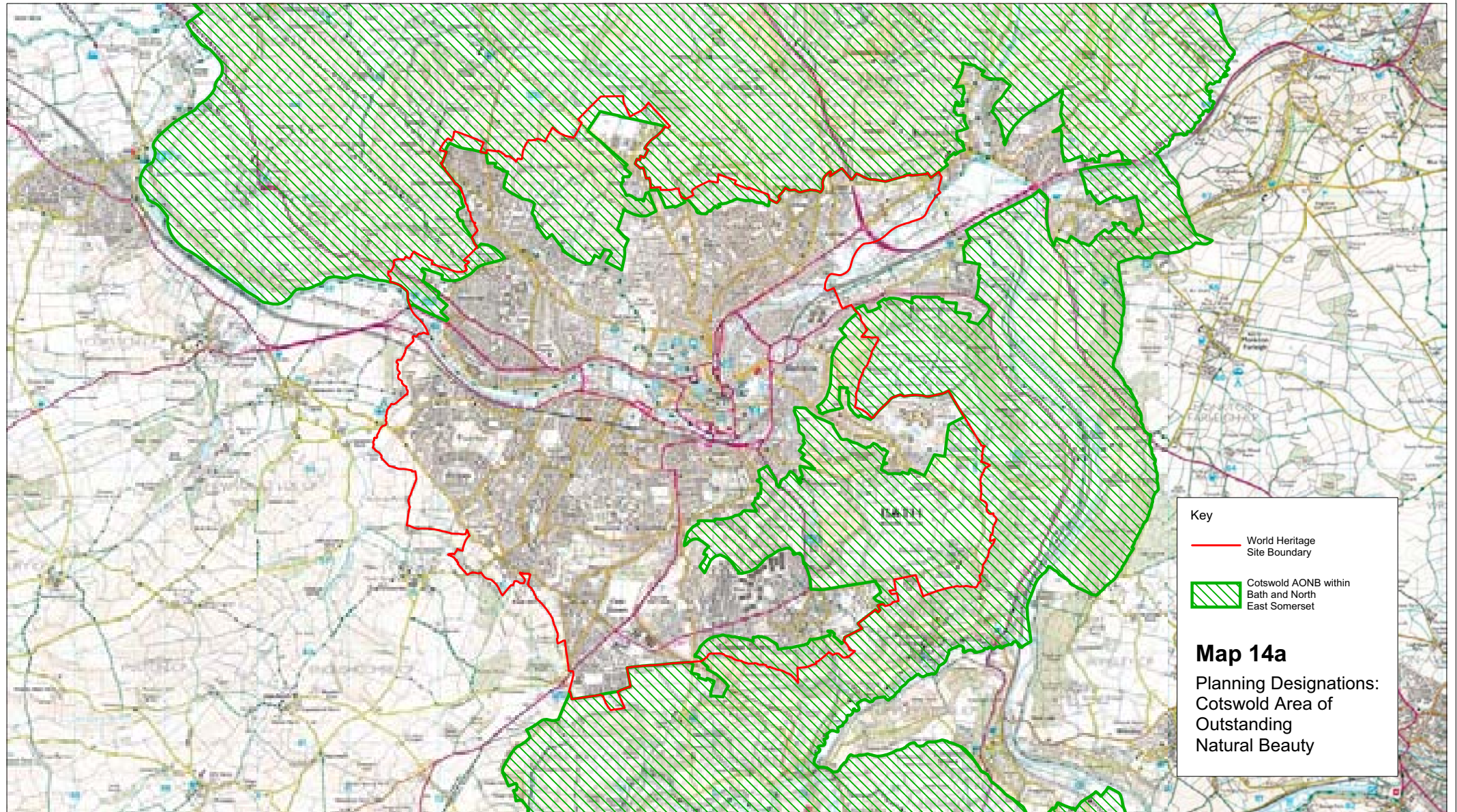
Map 14a

Planning Designations: Cotswold Area of Outstanding Natural Beauty

Bath World Heritage Site study

Scale 1:40000

Bath & North East Somerset Council
Trimbridge House
Trim Street
Bath BA1 2DP
Tel 01225 477000



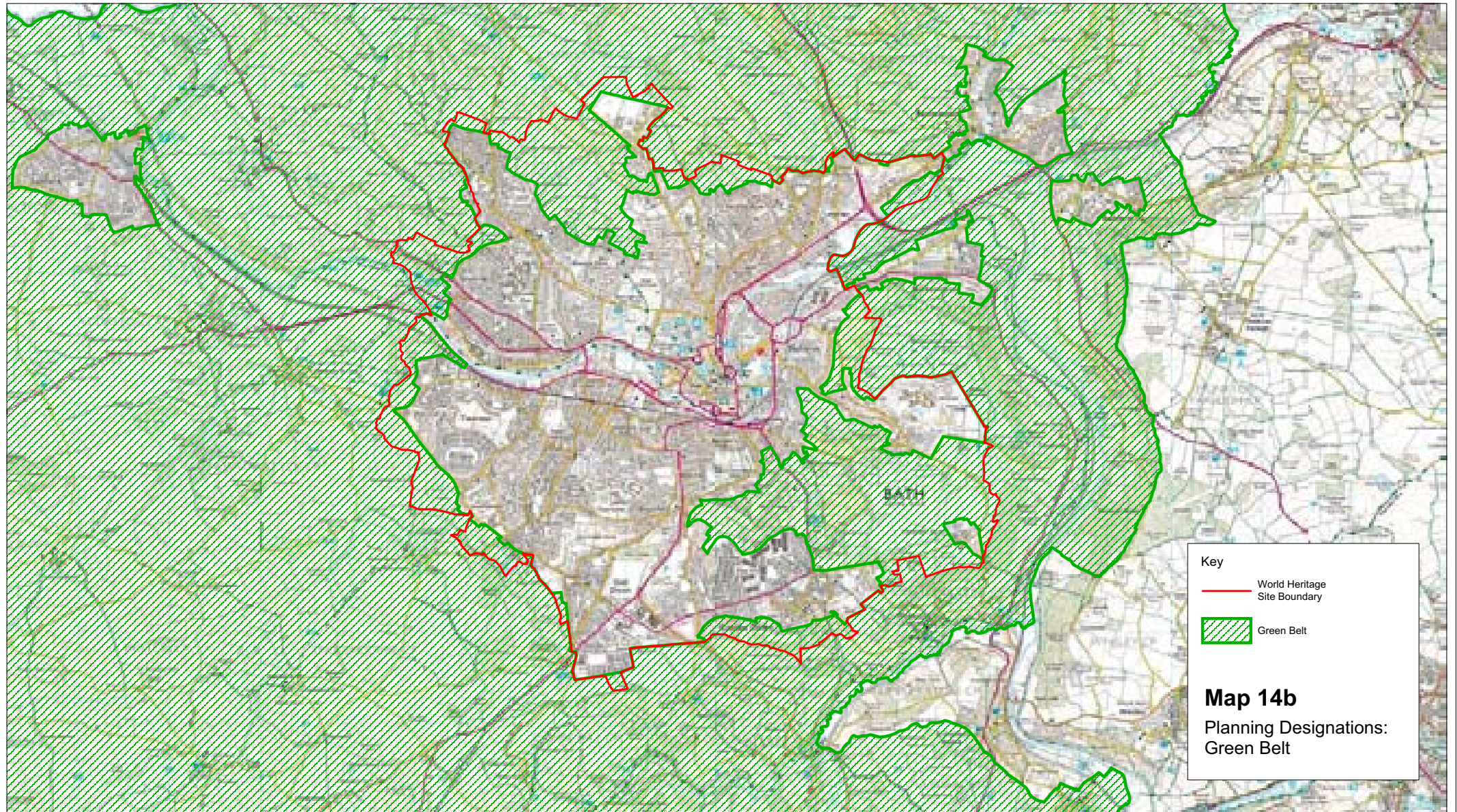
Map 14b

Planning Designations: Green Belt

Bath World Heritage Site study

Scale 1:40000

Bath & North East Somerset Council
Trimbridge House
Trim Street
Bath BA1 2DP
Tel 01225 477000



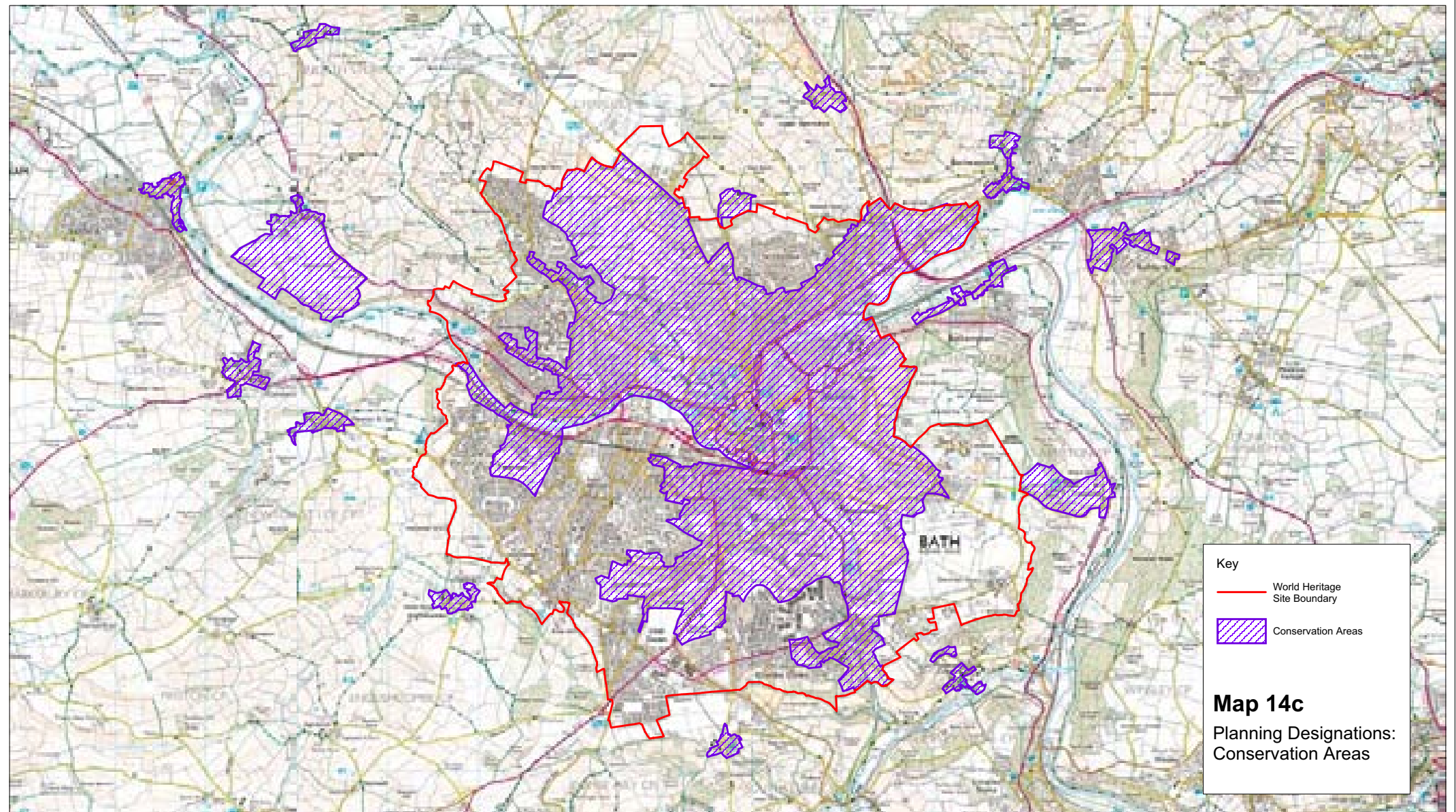
Map 14c

Planning Designations: Conservation Areas

Bath World Heritage Site study

Scale 1:40000

Bath & North East Somerset Council
Trimbridge House
Trim Street
Bath BA1 2DP
Tel 01225 477000



Map 14d

Planning Designations: Scheduled Ancient Monuments and Historic Parks and Gardens

Bath World Heritage Site study

Scale 1:60000

Bath & North East Somerset Council
Trimbridge House
Trim Street
Bath BA1 2DP
Tel 01225 477000

