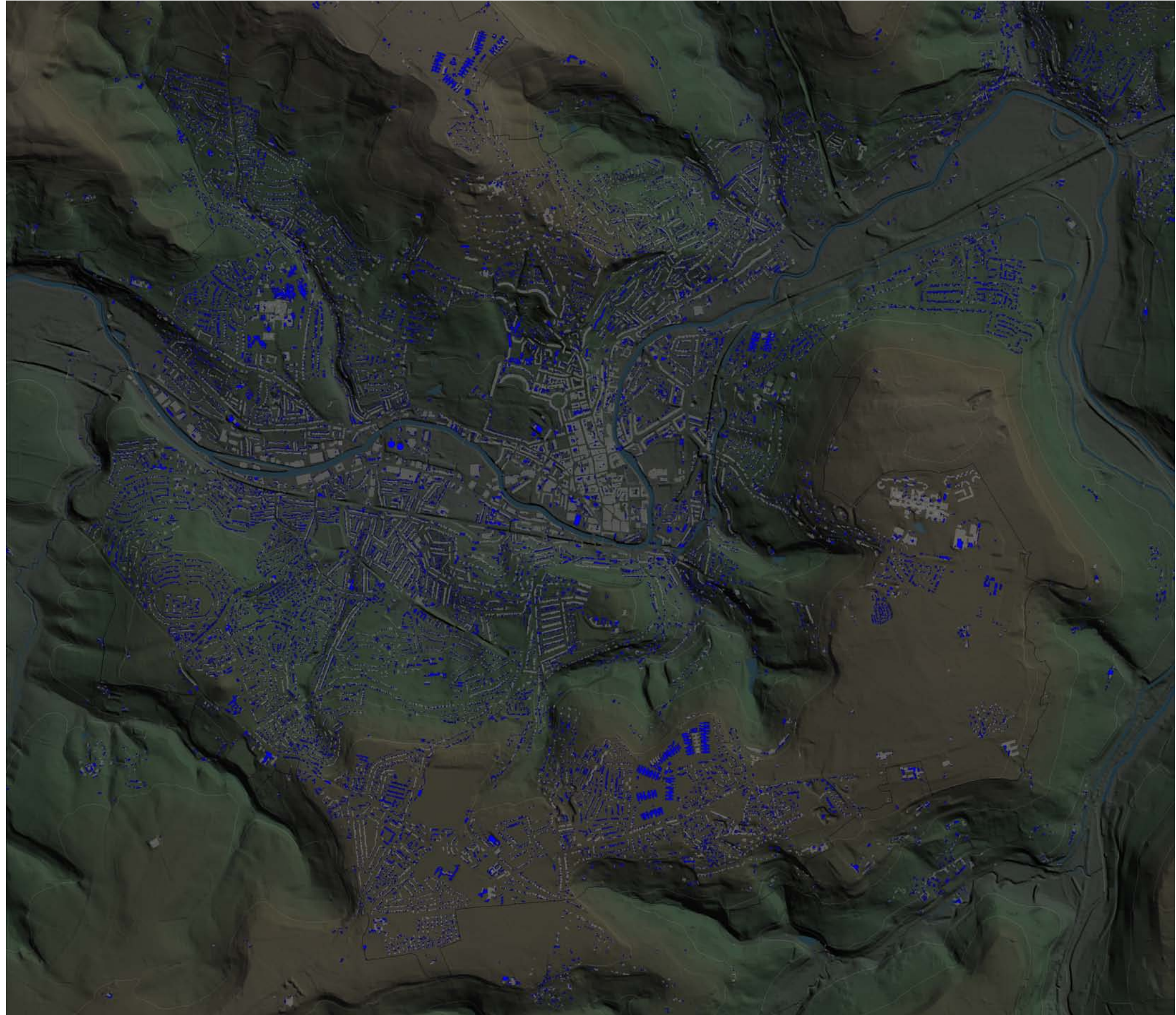


APPENDIX A: Building height analysis

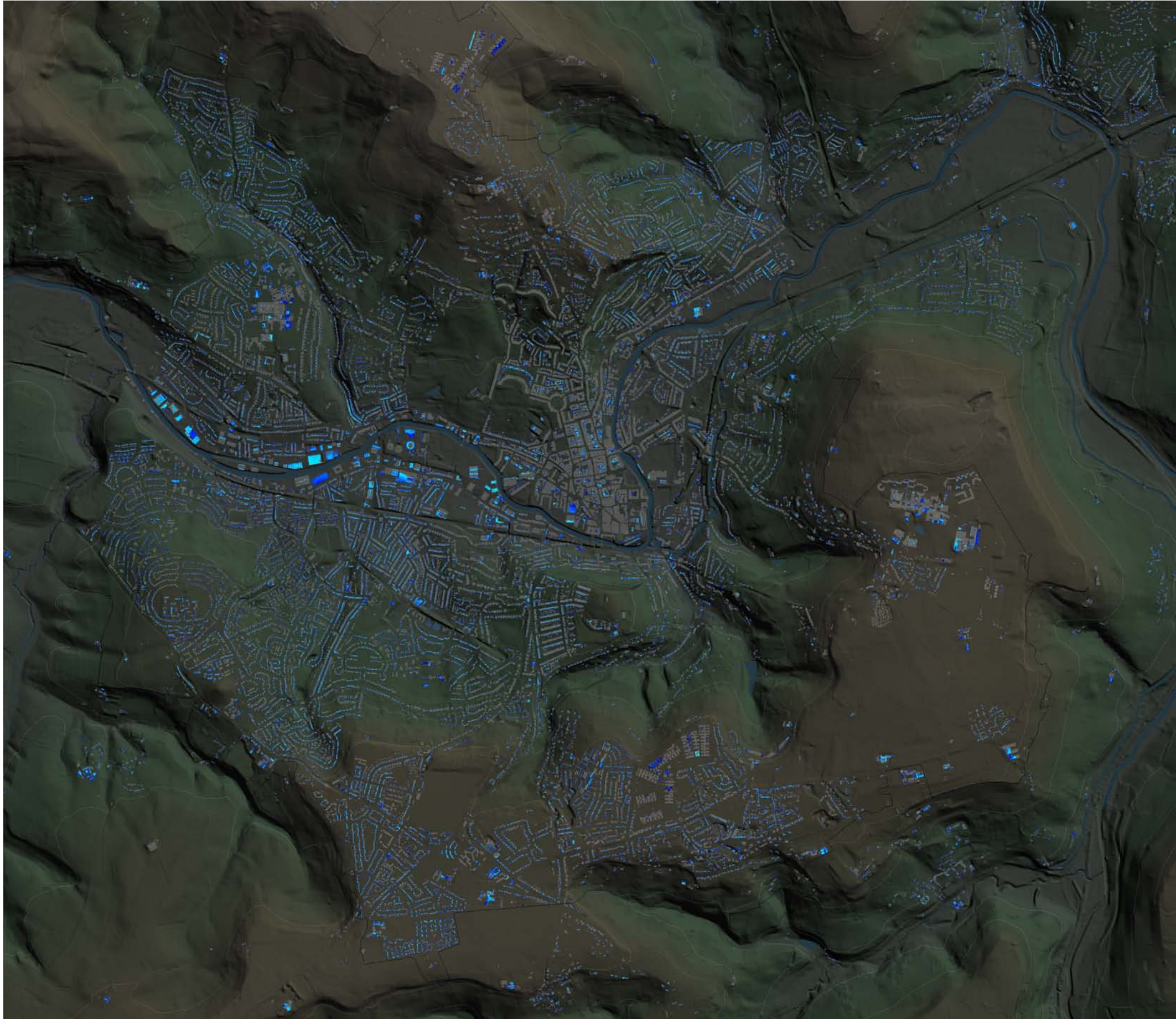
INTRODUCTION

In order to better understand the pattern and distribution of existing building heights in Bath and their relationship with topography the following analysis was carried out. The analysis overlays different bands of building height onto the topography plan. The analysis assumes the height of ground floors to be 4m and all floors above to be 3m. The analysis is presented as a series of plans below.

The analysis revealed that there is a correlation between building height and topography, but the stronger correlation is between building height and period of development. Therefore the correlation between building height and topography arises because the city developed outwards from the meander in the river and up the hillslopes. Generally the tallest buildings originated from the Georgian times and were located within the Georgian City more or less contained within the meander of the River Avon. The Georgian city rises up the hillside to the north of the city in the Lansdown area where Lansdown Crescent, Somerset Place, Cavendish Crescent, Royal Crescent and Camden Crescent are found. Their relatively tall height of 13-16m and their position on the hillslope makes them visually prominent. Much of the suburban development on the hill slopes is 2 storeys with the exception of the Royal United Hospital. Building height on the plateaux is generally single storey and 2 storey, with the exception of the University of Bath Campus, which is predominantly 4 storeys with taller elements of up to 22 metres.



Topography - Height 0-4m 



■ Topography - Height 4-7m



Topography - Height 7-10m ■



■ Topography - Height 10-13m



Topography - Height 13-16m ■



■ Topography - Height 16-19m



Topography - Height 19-22m ■



Topography - Height 22m+

APPENDIX B:
Assessment of OUV in
relation to height

INTRODUCTION

This study is based on heritage asset analysis and the protection of the OUV of Bath was one of the starting points of the analysis. This appendix presents the assessment of the OUV in relation to building heights. The assessment is undertaken by identifying the sensitivity of (A) the OUVs (2) Justification for inscription onto the WHS list; and (C) the wider significance – City of Bath WHS Management Plan. The sensitivity of values to buildings were classed as – highly sensitive, sensitive, less sensitive and not sensitive. The potential impact of/ on building height was then identified. We also identified the relevant elements/areas and the relevant views that are considered sensitive.

Assessment of the sensitivity of OUV to building height

		SENSITIVITY OF VALUES TO BUILDING HEIGHT	POTENTIAL IMPACT OF / ON BUILDING HEIGHT	RELEVANT ELEMENTS / AREAS	RELEVANT VIEWS
A	Summary of the Outstanding Universal Values City of Bath World Heritage Site Management Plan				
A1	Hot Springs (not sensitive for BH)	Not Sensitive			
A2	Roman Remains (not sensitive for BH)	Not Sensitive			
A3	18th century architecture				
A3-1	Outstanding for their architectural quality and innovative design	Highly Sensitive	Buildings of non-contextual height may detract from 18th century architecture	Georgian architecture and ensembles	Views within the Georgian City
A3-2	Collective coherence of the buildings	Highly Sensitive	Out-of-scale buildings may affect coherence of 18th century ensembles	Georgian city and ensembles	Close range views onto Georgian city and ensembles
A3-3	Excellence of facades	Less Sensitive	Out-of-scale buildings may detract from 18th century facades	Georgian architecture and ensembles	Views within the Georgian City
A3-4	Urban spaces that they create and relate to	Highly Sensitive	The quality, coherence and scale of 18th century spaces may be affected by buildings of non-contextual height	Georgian city and ensembles	Views within the Georgian City
A3-5	Harmonious integration of urban development and landscape setting	Highly Sensitive	Out-of-scale development may detract from the typical scale and grain of Georgian development and its relationship with and setting in the landscape	Georgian development and their landscape setting	Views from Georgian city towards its immediate and wider landscape setting
A4	18th century town planning				
A4-1	New town planning techniques in 18th century	Sensitive	Wider relevance: Georgian town planning techniques created spaces and relationships between buildings and public spaces that have been embodied in sound urban design principles	Georgian architecture and ensembles	Views onto Georgian city and Bath where Georgian town planning principles can be observed
A4-2	Crescent, circus, arrangement of a row of individual houses into a single monumental façade	Highly Sensitive	Out-of-scale building may detract from 18th century set-pieces; Wider relevance: principle of subordination of single developments as integral part of a coherent larger structure	Georgian architecture and ensembles	Close range views onto Georgian city and ensembles
A4-3	High quality spaces enclosed and created by individual developments	Highly Sensitive	Quality, coherence and scale of 18th century spaces may be affected by buildings of non-contextual height	Georgian city and ensembles	Views within the Georgian City
A5	18th century city				
A5-1	Outstanding value of individual elements of Bath's 18th century architecture is multiplied by its overall collective coherence	Highly Sensitive	Out-of-scale building may affect the overall collective coherence of the 18th century city, which can be perceived in close range views onto the entirety / significant parts of the Georgian city	Georgian city and ensembles	Close range views onto Georgian city and ensembles
A5-2	Scale of its survival and the survival of its associated city infrastructure, setting and historical context (buildings, streets, pavements, gardens, parks, open public spaces, landscape settings, stone mines, other industrial remains, archaeology and many other structures and features)	Sensitive	Out-of-scale building within Georgian City or in its settings environment may detract from the relationship between the city and other important contextual elements	Georgian city, associated city infrastructure, and wider landscape setting	Views of the setting of the Georgian city and its associated city infrastructure, setting and historical context

		SENSITIVITY OF VALUES TO BUILDING HEIGHT	POTENTIAL IMPACT OF / ON BUILDING HEIGHT	RELEVANT ELEMENTS / AREAS	RELEVANT VIEWS
A5-3	18th century city can be seen and experienced in the present city – put it in the context of its origins, history and development	Highly Sensitive	Out-of-scale building may affect or detract from the perception and experience of the historic city and its landscape setting, which is particularly sensitive for views from and onto the 18th century city and its landscape and topographic setting, and historic road views	Georgian city and its immediate landscape setting	Close range views onto Georgian city and ensembles, views from Georgian city towards its landscape setting, road views that allow appreciation of 18th century city
A6	Landscape				
A6-1	Landscape integral part of architecture of 18th century city	Sensitive	Out-of-scale building may affect relationship and balance between Georgian buildings and their landscape setting	Georgian city and ensembles and their landscape setting	Views that emphasise the setting of the Georgian city in the landscape
A6-2	Organic blending of buildings and natural environments	Sensitive	Out-of-scale building may affect relationship and balance between Georgian and later buildings and their landscape setting	All areas where landscape elements blend with Georgian and later buildings, such as areas with intense tree cover, or interwoven by green spaces or large gardens	Views that focus on green hill slopes and plateaux where there is an organic blending of buildings and natural environments
A6-3	Picturesque movement	Sensitive	Views from Georgian Development into the open landscape or towards areas with particular green structure may be affected by out-of-scale buildings that significantly alter the green characteristics of these views, for example buildings appearing above the tree cover on Plateaus or the intensification of development on hill-slopes that makes them appear more urbanised and less green or alters the grain and characteristic of this green	Georgian city and ensembles and their landscape setting	Views from Georgian city towards its immediate and wider landscape setting suggesting the city being surrounded by nature
A6-4	Landscape, particularly geology, at the heart of Bath's individuality, providing the limestone to build the city and the Hot Springs (reason for city founding)	Sensitive	The use of typical material for facades and roof detail is sensitive for coherency offered by views onto Georgian City and Bath, out-of scale buildings in areas of coherent height will affect this coherency	All areas in Bath that have a largely coherent use of materials with a similar scale of buildings	Views onto Bath, its landscape setting and areas with coherent height and use of material
A6-5	Landscape forms wider setting of the city, particularly important for its aesthetic beauty and drama	Sensitive	Visible larger scale developments at hill slopes or on plateaus may detract from the impression of a city hidden in a valley enclosed by countryside	All areas in Bath that contribute to the hidden nature of the city in a valley enclosed by nature	Views that capture the landscape setting of Bath as a city in a hollow with an abrupt edge to the countryside
A7	Social setting (not sensitive for BH)	Not Sensitive			
B	Justification for inscription onto World Heritage Sites List City of Bath World Heritage Site Management Plan				
B1	Criterion i Represent masterpiece of human creative genius				
B1-1	The presence of several ambitious personalities that drove this change	Less Sensitive		Georgian city and Georgian ensembles	Close range views onto Georgian city and ensembles

		SENSITIVITY OF VALUES TO BUILDING HEIGHT	POTENTIAL IMPACT OF / ON BUILDING HEIGHT	RELEVANT ELEMENTS / AREAS	RELEVANT VIEWS
B1-2	Skill and creativity of the architects and visionaries of the 18th and 19th centuries who applied and developed Palladianism in response to the opportunities offered by the spa town and its physical characteristics	Less Sensitive	Wider relevance - development with its scale and height responded in a visionary, innovative and radical way to the opportunities offered by the socio-economic context of Bath during the Georgian Times, in response to context, topography, nature and views	Georgian city and Georgian ensembles	Close range views onto Georgian city and ensembles
B1-3	Individuals working over the course of a century, with no masterplan, shared vision or single patron, did not prevent them from contriving to relate each individual development to those around it and to the wider landscape, creating a city that is harmonious and logical, in concord with its natural environment and extremely beautiful.	Sensitive	Wider relevance - a coherent approach to height was part of achieving this beauty, which is embodied in the fabric of the Georgian City	Georgian city and Georgian ensembles	Close range views onto Georgian city and ensembles
B2	Criterion ii Exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design				
B2-1	The 18th century European move away from the uniform street layouts of Renaissance cities	Not Sensitive			
B2-2	Rules of Palladianism and the ideas of the French Enlightenment to be interpreted freely and creatively without the constraining power of a single patron or vision. Bath is where the middle class accessed the architecture of the ruling elites.	Less Sensitive		Georgian city and ensembles	Close range views onto Georgian city and ensembles
B2-3	Combined Palladian architecture with the emerging Romantic movement and created a dialogue between building and landscape.	Sensitive	Out-of-scale development may detract from the relationship with / landscape setting of Georgian Development	Landscape setting of Georgian development	Views from Georgian city towards its landscape setting, close range views onto Georgian city / ensembles and their landscape setting
B2-4	Introduction of the Picturesque into the urban environment where, in the city itself, the green landscape creates the illusion of country within the town.	Sensitive	Views from Georgian Development into the open landscape or towards areas with particular green structure may be affected by out-of-scale buildings that significantly alter the green characteristics of these views, for example buildings appearing above the tree cover on Plateaus or the intensification of development on hill-slopes that makes them appear more urbanised and less green or alters the grain and characteristic of this green	Landscape setting of Georgian development	Views from Georgian city towards its immediate and wider landscape setting suggesting the city being surrounded by nature
B2-5	Sinuous curves of the buildings mimicking the contours of the land and the immediate and distant rural setting create the impression that the building is an integral part of the landscape.	Sensitive	Out-of-scale development may detract from the relationship with / landscape setting of Georgian Development and its relationship with topography	Georgian crescents and terraces set in significant topography	Views from Georgian city towards its landscape setting, close range views onto Georgian city / ensembles and their landscape setting

		SENSITIVITY OF VALUES TO BUILDING HEIGHT	POTENTIAL IMPACT OF / ON BUILDING HEIGHT	RELEVANT ELEMENTS / AREAS	RELEVANT VIEWS
B2-6	More important than the individual tools of crescent and circus was the principle of a flexible and informal relationship between street, open space and building, so far removed from the grand axial town planning of continental Europe.	Sensitive	Out-of-scale development may detract from this embodied relationship between street, open space and building in the Georgian City	Georgian city and ensembles	Views within the Georgian City
B2-7	The combination of crescent, circus and square, and their interrelation with one another through connecting streets	Highly Sensitive	Out-of-scale development may affect the clarity, perception and hierarchy of internally coherent typological elements of the Georgian City	Georgian city and ensembles	Views within the Georgian City, close range views onto Georgian City
B3	Criterion iv Be an outstanding example of a type of building or architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history				
B3-1	Two eras of most significance – Roman and Georgian – are made richer by the survival of so much of their historical context.	Highly Sensitive	Georgian and to lesser extent Roman remains can be affected by inappropriate development (including height and scale)	Georgian city and ensembles	Views within the Georgian City, close range views onto Georgian City
B3-2	Individually the buildings and ensembles of 18th century Bath are of outstanding value.	Highly Sensitive	Out-of-scale development may detract from or affect the setting of buildings and ensembles of 18th century buildings	Georgian architecture and ensembles	Views within the Georgian City, close range views onto Georgian City
B3-3	Taken as a whole, the city is a unique example of outstanding urban architecture, spatial arrangement and social history. Bath exemplifies the main themes of the 18th century neoclassical city; the monumentalisation of ordinary houses, the integration of landscape and town, and the creation and interlinking of urban spaces.	Highly Sensitive	Out-of-scale building may affect or detract from the perception and experience of the historic city and its landscape setting, which is particularly sensitive for views from and onto the 18th century city and its landscape and topographic setting, and historic road views	Georgian city and ensembles and their immediate landscape setting	Close range views onto Georgian City and its immediate and wider landscape setting
B3-4	The extent of the surviving 18th century city - unique survival of outstanding value for its contribution to developments in architecture and town planning and its role in the society of the time.	Highly Sensitive	Out-of-scale building may affect or detract from the perception and experience of the historic city and its landscape setting, which is particularly sensitive for views from and onto the 18th century city and its landscape and topographic setting, and historic road views	Georgian city and ensembles	Close range views onto Georgian city and ensembles, views from Georgian city towards its landscape setting, road views that allow appreciation of 18th century city
B3-5	First successful treatment in Britain of a block of individual houses as a monumental façade; demonstrated possibility of composing streets in a completely unified style, at a time when streets were largely constructed house by house.	Highly Sensitive	Out-of-scale buildings may affect coherence of 18th century ensembles	Georgian city and ensembles	Views within the Georgian City, close range views onto Georgian City
B3-6	Of urban spaces that directly related to the buildings around them, promenading against a suitably grand backdrop was the main purpose of the development on Queens Square	Highly Sensitive	Out-of-scale buildings may affect coherence of 18th century ensembles, scale of streets and spaces	Georgian city and ensembles	Views within the Georgian City, close range views onto Georgian City

		SENSITIVITY OF VALUES TO BUILDING HEIGHT	POTENTIAL IMPACT OF / ON BUILDING HEIGHT	RELEVANT ELEMENTS / AREAS	RELEVANT VIEWS
B3-7	Harmoniously blends architecture and landscape, Crescent architecture introduced the idea of a single sided street with a vista out over open countryside. The buildings of the Lansdown Crescent are so contiguous with the topography that they appear to be an integral part of the landscape.	Highly Sensitive	Out-of-scale development may detract from the relationship with / landscape setting of Georgian Development and its relationship with topography, and views out into the open country side	Georgian city and ensembles and their immediate landscape setting	Close range views onto Georgian City, ensembles and its immediate and wider landscape setting, views from Georgian set-pieces out into country side
C	Wider Significance - City of Bath World Heritage Site Management Plan				
C1	Image and Atmosphere: The high aesthetic quality of the urban and rural landscapes, the variety of elements within those landscapes and the strong visual coherence of the city of Bath is highly valued by both local people and visitors.	Sensitive	Visual coherence of Bath could be affected by an incoherent approach to height, significant change to landscape characteristic in Bath could be harmful	All areas in Bath that contribute to the hidden nature of the city in a valley enclosed by nature, areas with a typical landscape characteristic, areas with strong visual coherence, Georgian city	All views within Bath that allow perception of the hidden nature of the city in a valley enclosed by nature, areas with a typical landscape characteristic, areas with strong visual coherence, Georgian city and their spatial relationship
C2	Historic Environment: The historic environment in and around Bath contains many features of local or national significance. The variety, quality and quantity of these elements reveals the city's long and rich history and is an integral part of its appeal and importance.	Sensitive	Rational examined above	Georgian city and ensembles, and other designated heritage	All views within Bath that focus on or include features of local or national significance
C3	Natural Environment: The landscape surrounding the city plays the vital role of setting to the World Heritage Site and as such is highly significant. The rural landscape is very intimately connected to the city, particularly where it stretches close in to the city centre, and there are skylines, vistas and panoramas visible from many locations throughout the city. Elements such as hills, approach routes to the city, waterways, trees and woodlands are key characteristics of the setting and play an invaluable role in creating the aesthetic qualities that are so highly valued by local people and visitors.	Sensitive	Rational examined above	All areas in Bath that contribute to the hidden nature of the city in a valley enclosed by nature	All views within Bath that allow perception of the hidden nature of the city in a valley enclosed by nature
C4	Spirituality (not sensitive for building height)	Not Sensitive			
C5	Associations (not sensitive for building height)	Not Sensitive			
C6	Economics: The city has a diverse economy, with the service and tourism industries at its core. The success of Bath as a modern city relies on combining the protection of the heritage values and encouraging the presence of a wide range of industry and business interests, to provide employment and appropriate local resources.	Sensitive	Building height and scale contribute to the usability, feasibility and viability of buildings	All areas that can contribute to a combination of protection of heritage values and encouraging the presence of a wide range of business interests	N/A

		SENSITIVITY OF VALUES TO BUILDING HEIGHT	POTENTIAL IMPACT OF / ON BUILDING HEIGHT	RELEVANT ELEMENTS / AREAS	RELEVANT VIEWS
C7	Tourism: Visitors identify the heritage, museums, shopping and the special atmosphere of the city as key to their enjoyment of it.	Sensitive	Relates to Images/ Atmosphere, Historical and Landscape Environment	All areas in Bath that contribute to the hidden nature of the city in a valley enclosed by nature, areas with a typical landscape characteristic, areas with strong visual coherence, Georgian city	All views within Bath that allow perception of the hidden nature of the city in a valley enclosed by nature, areas with a typical landscape characteristic, areas with strong visual coherence, Georgian city and their spatial relationship
C8	Education and Research: The diverse history of Bath, the quantity and quality of historical sources and the physical remains provide a wealth of educational opportunities from schools to lifelong learning programmes.	Sensitive		Roman remains, Georgian city and ensembles, and other designated heritage	Close range views onto Georgian city and ensembles, views from Georgian city towards its landscape setting, road views that allow appreciation of 18th century city

SUMMARY OF CONCLUSIONS

Based on the analysis the areas and the views can be classed as follows:

AREAS		
HIGHLY SENSITIVE	SENSITIVE	WIDER SIGNIFICANCE
<ul style="list-style-type: none"> Georgian architecture and ensembles Georgian city and ensembles Georgian development and its landscape setting Georgian city and its immediate landscape setting Georgian city and ensembles and their immediate landscape setting 	<ul style="list-style-type: none"> Georgian city, associated city infrastructure, and wider landscape setting All areas where landscape elements blend with Georgian and later buildings, such as areas with intense tree cover, or interwoven by green spaces or large gardens All areas in Bath that have a largely coherent use of materials with a similar scale of buildings All areas in Bath that contribute to the hidden nature of the city in a valley enclosed by nature 	<ul style="list-style-type: none"> All areas in Bath that contribute to the hidden nature of the city in a valley enclosed by nature, areas with a typical landscape characteristic, areas with strong visual coherence, Georgian city Georgian city and ensembles, and other designated heritage All areas in Bath that contribute to the hidden nature of the city in a valley enclosed by nature All areas that can contribute to a combination of protection of heritage values and encouraging the presence of a wide range of business interests All areas in Bath that contribute to the hidden nature of the city in a valley enclosed by nature, areas with a typical landscape characteristic, areas with strong visual coherence, Georgian city Roman remains, Georgian city and ensembles, and other designated heritage

VIEWS		
HIGHLY SENSITIVE	SENSITIVE	VIEWS OF WIDER SIGNIFICANCE
<ul style="list-style-type: none"> Close range views onto Georgian city and ensembles Views within the Georgian City Views from Georgian city towards its immediate and wider landscape setting Close range views onto Georgian city and ensembles, views from Georgian city towards its landscape setting, road views that allow appreciation of 18th century city Close range views onto Georgian City and its immediate and wider landscape setting Close range views onto Georgian City, ensembles and its immediate and wider landscape setting, views from Georgian set-pieces out into country side 	<ul style="list-style-type: none"> Views onto Georgian city and Bath where Georgian town planning principles can be observed Views of the setting of the Georgian city and its associated city infrastructure, setting and historical context Views that emphasize the setting of the Georgian city in the landscape Views that focus on green hill slopes and plateaux where there is an organic blending of buildings and natural environments Views from Georgian city towards its immediate and wider landscape setting suggesting the city being surrounded by nature Views onto Bath, its landscape setting and areas with coherent height and use of material Views that capture the landscape setting of Bath as a city in a hollow with an abrupt edge to the countryside 	<ul style="list-style-type: none"> All views within Bath that allow perception of the hidden nature of the city in a valley enclosed by nature, areas with a typical landscape characteristic, areas with strong visual coherence, Georgian city and their spatial relationship All views within Bath that focus on or include features of local or national significance All views within Bath that allow perception of the hidden nature of the city in a valley enclosed by nature All views within Bath that allow perception of the hidden nature of the city in a valley enclosed by nature, areas with a typical landscape characteristic, areas with strong visual coherence, Georgian city and their spatial relationship Close range views onto Georgian city and ensembles, views from Georgian city towards its landscape setting, road views that allow appreciation of 18th century city

APPENDIX C:
View Appraisal

CITY CENTRE PANORAMAS FROM THE SOUTH (CCP)

- CCP01 Alexandra Park
- CCP04 Sham Castle
- CCP05 Widcombe Hill
- CCP06 Popes Walk Cemetery (image not available)



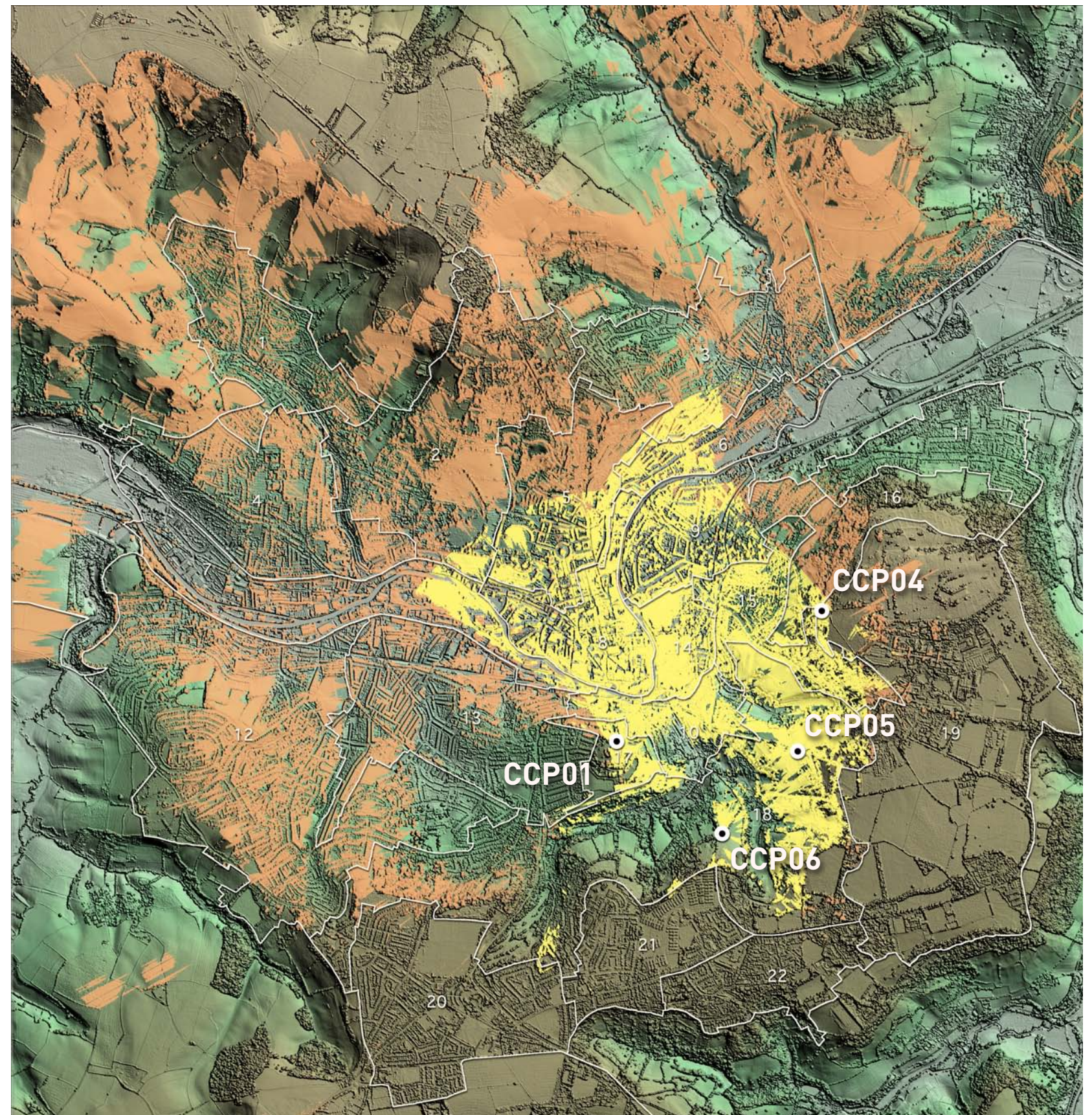
CCP01 Alexandra Park



CCP04 Sham Castle



CCP05 Widcombe Hill



CITY CENTRE PANORAMAS FROM THE NORTH (CCP)

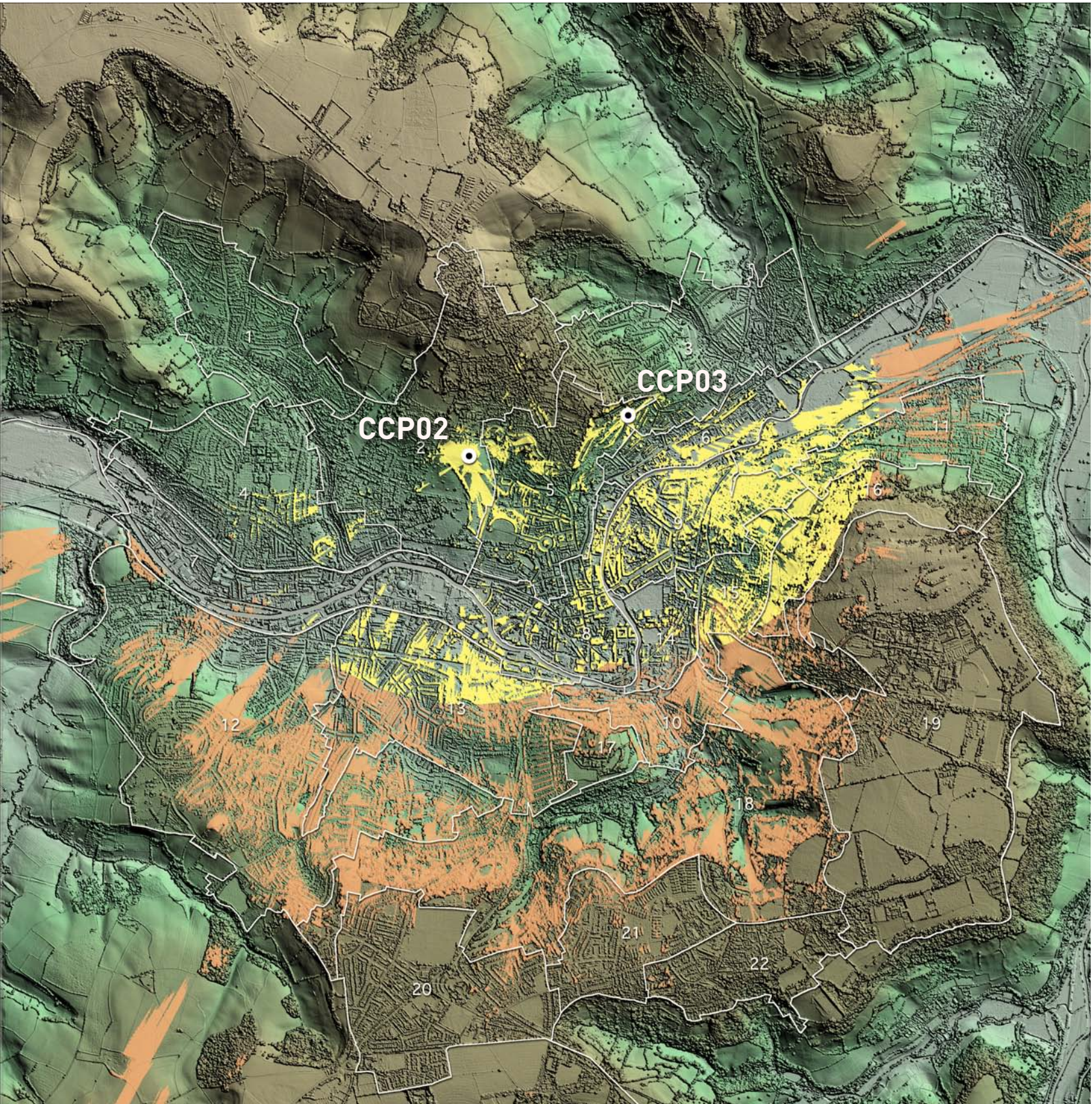
CCP02 High Common
CCP03 Camden Road Gays Hill



CCP02 High Common



CCP03 Camden Road Gays Hill



PANORAMAS OUT OF THE CITY CENTRE (POC)

- POC01 Grand Parade
- POC02 North Parade
- POC03 North Parade
- POC04 Cleveland Bridge



POC01 Grand Parade



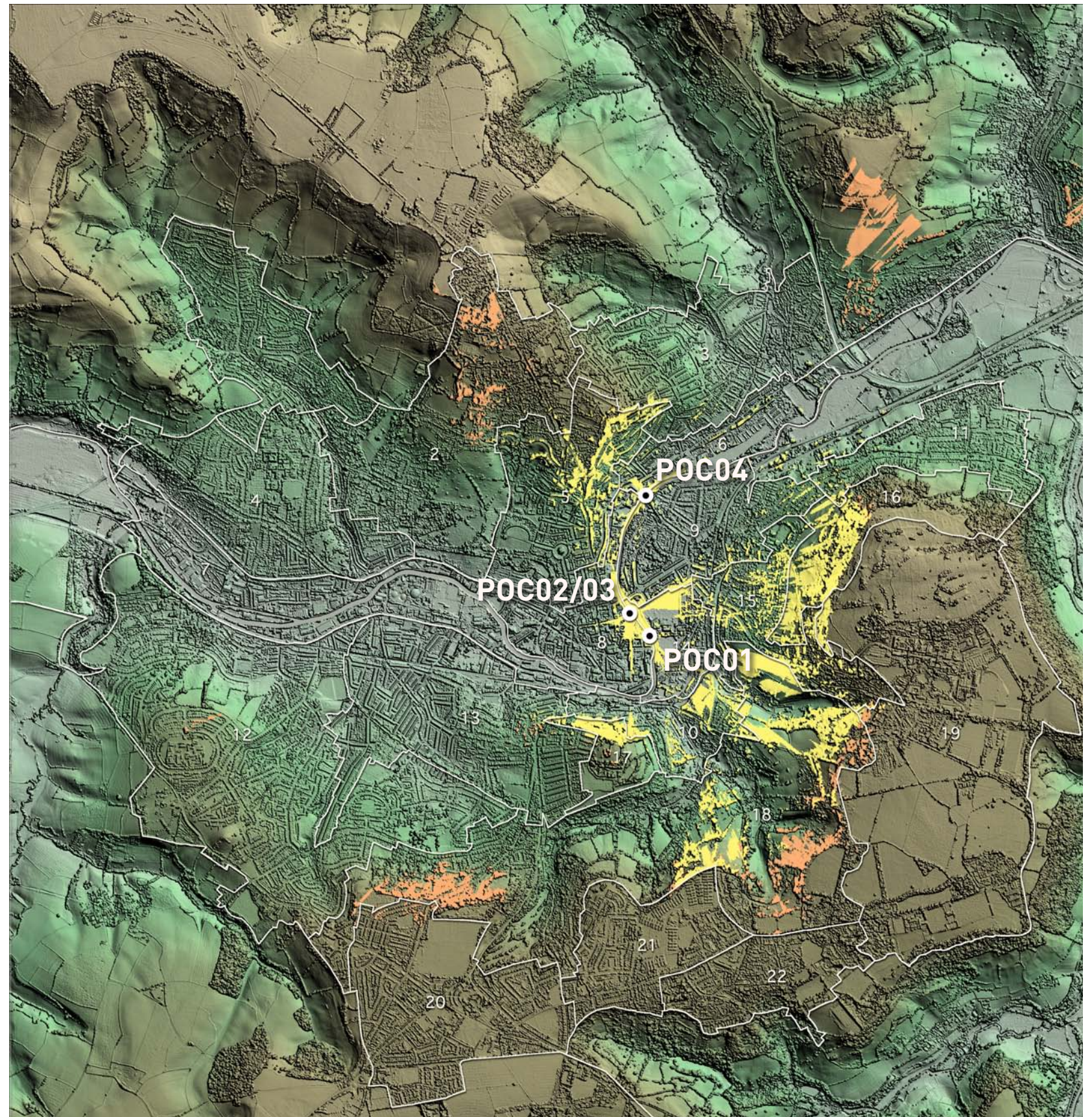
POC02 North parade - north



POC03 North Parade - south



POC04 Cleveland Bridge

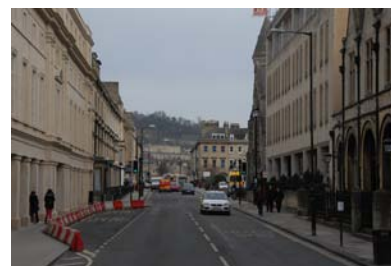


LINEAR VIEWS OUT OF THE CITY CENTRE TO THE NORTH (LOC)

- LOCN01 Union Street
- LOCN02 Northgate Street
- LOCN03 Broad Street
- LOCN04 Upper Church Street
- LOCN05 Pierrepont Street



LOCN01 Union Street



LOCN05 Pierrepont Street



LOCN02 Northgate Street



LOCN03 Broad Street

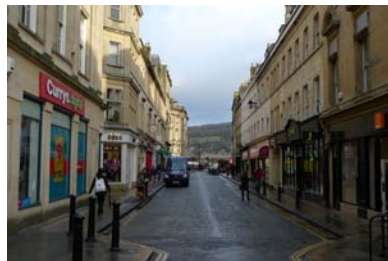


LOCN04 Upper Church Street



LINEAR VIEWS OUT OF THE CITY CENTRE TO THE EAST (LOC)

- LOCE01 Cheap Street
- LOCE02 York Street
- LOCE03 Upper Borough Walls



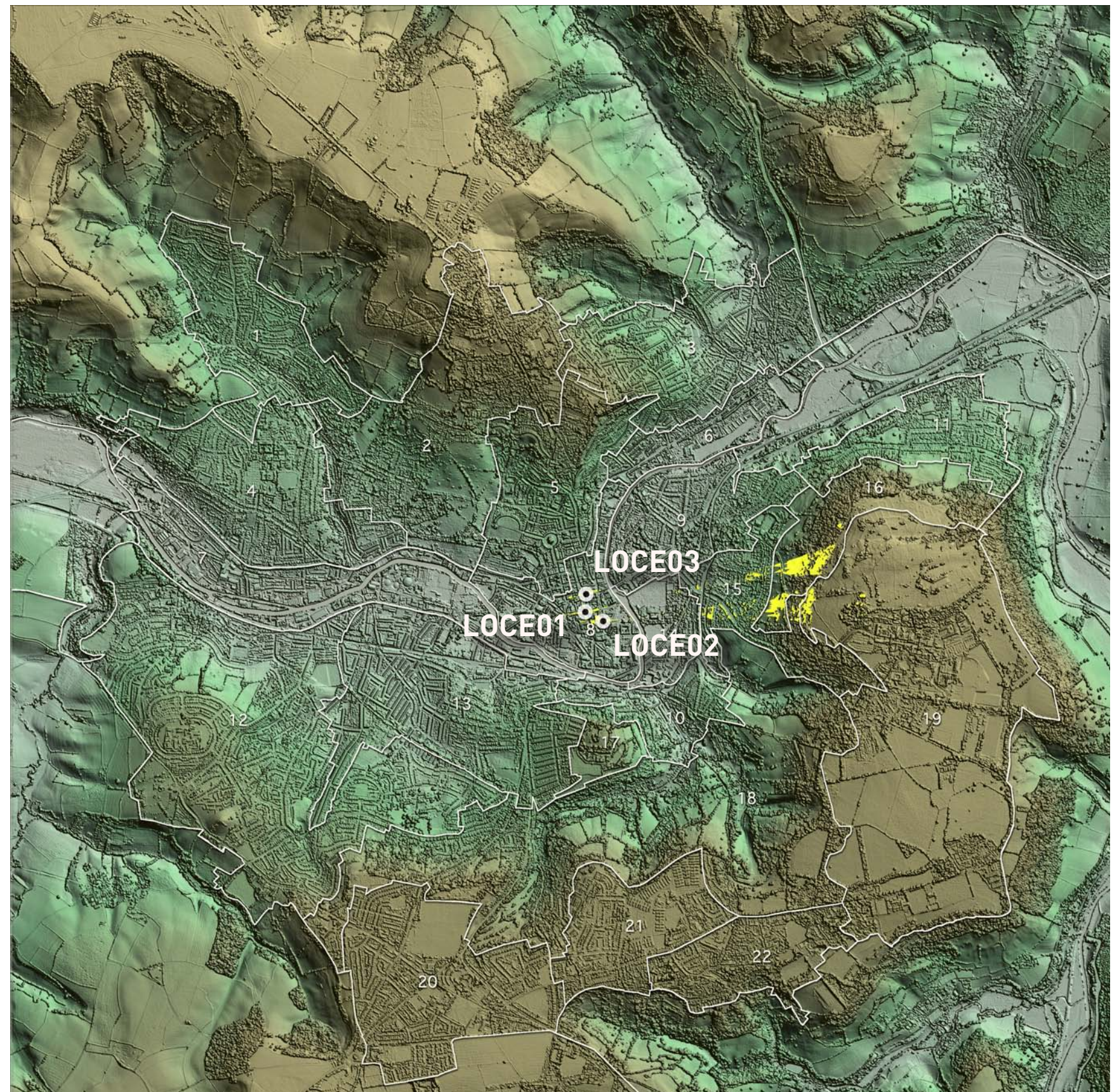
LOCE01 Cheap Street



LOCE02 York Street



LOCE03 Upper Borough Walls



LINEAR VIEWS OUT OF THE CITY CENTRE TO THE SOUTH (LOC)

- LOCS01 Stall Street
- LOCS02 Southgate
- LOCS03 Milsom Street
- LOCS04 The Circus/Gay Street
- LOCS05 Lansdown Road
- LOCS06 Lansdown Road/Alfred Street
- LOCS07 St James's Parade
- LOCS08 Pierrepont Street
- LOCS09 Stall Street



LOCS05 Lansdown Road



LOCS01 Stall Street



LOCS06 Lansdown Road/Alfred Street



LOCS02 Southgate



LOCS07 St James's Parade



LOCS03 Milsom Street



LOCS08 Pierrepont Street



LOCS04 The Circus/Gay Street



LOCS09 Stall Street



SET PIECE VIEWS (SPV)

- SPV1 Royal Crescent
- SPV2 Lansdown Crescent
- SPV3 Camden Crescent
- SPV4 Prior Park
- SPV5 Norfolk Crescent (not modelled)



SPV1 Royal Crescent



SPV2 Lansdown Crescent



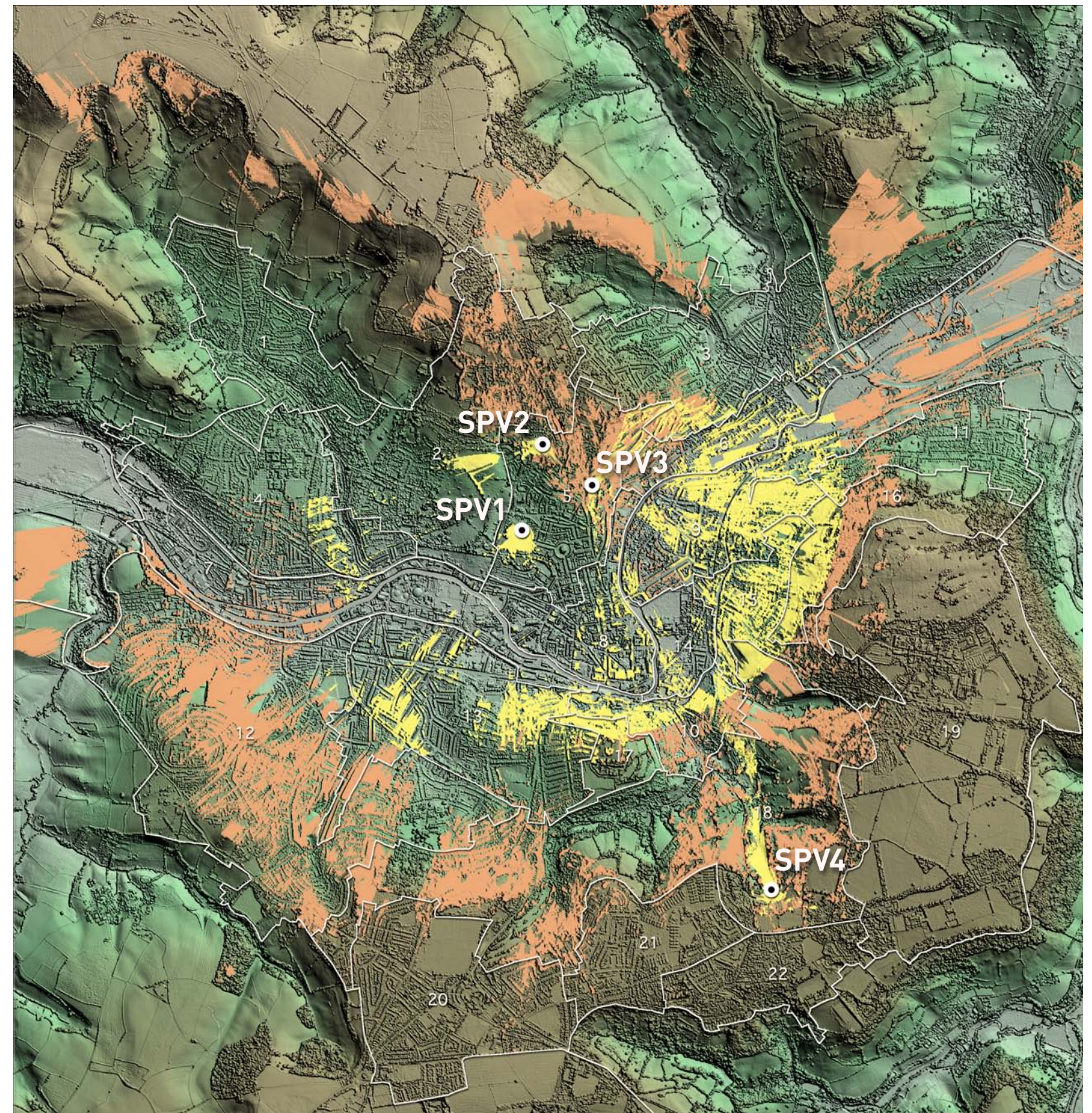
SPV3 Camden Crescent



SPV4 Prior Park



SPV5 Norfolk Crescent



PANORAMIC SETTINGS VIEWS (PS)

- PS1 Prospect Stile
- PS2 Beckford's Tower
- PS3 Little Solsbury Hill
- PS4 Twerton Round Hill
- PS5 Kelston View
- PS6 Dean Hill (image not available)



PS1 Prospect Stile



PS2 Beckford's Tower



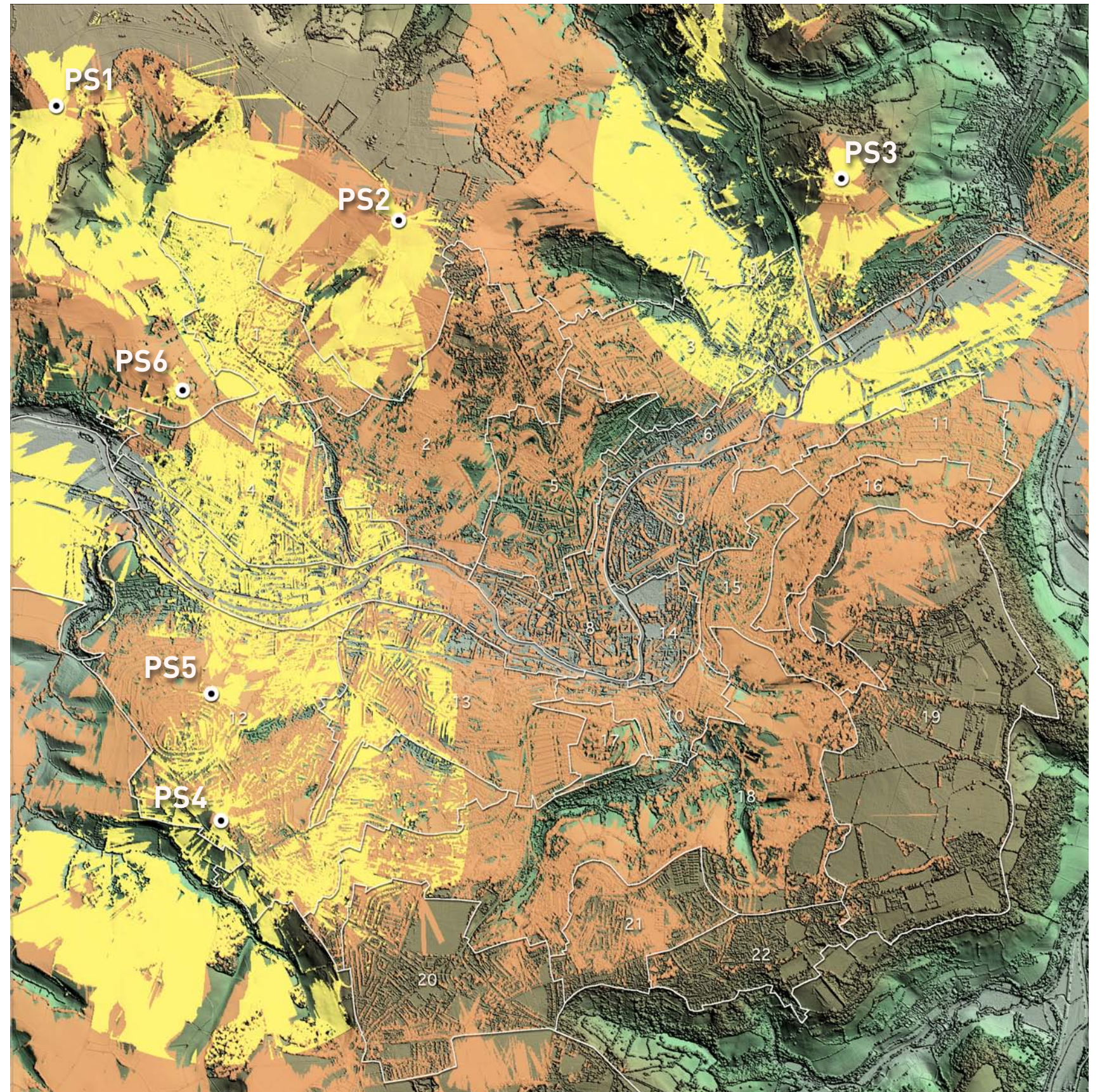
PS3 Little Solsbury Hill



PS4 Twerton Round Hill



PS5 Kelston View



HISTORIC ROAD VIEWS (HRV)

- HRV01 London Road
- HRV02 Widcombe Hill
- HRV03 Wells Way
- HRV04 Lower Bristol Road
- HRV05 Kelston Road/Newbridge Hill/Upper Bristol Road
- HRV06 Lansdown Road



HRV01 London Road



HRV02 Widcombe Hill



HRV03 Wells Way



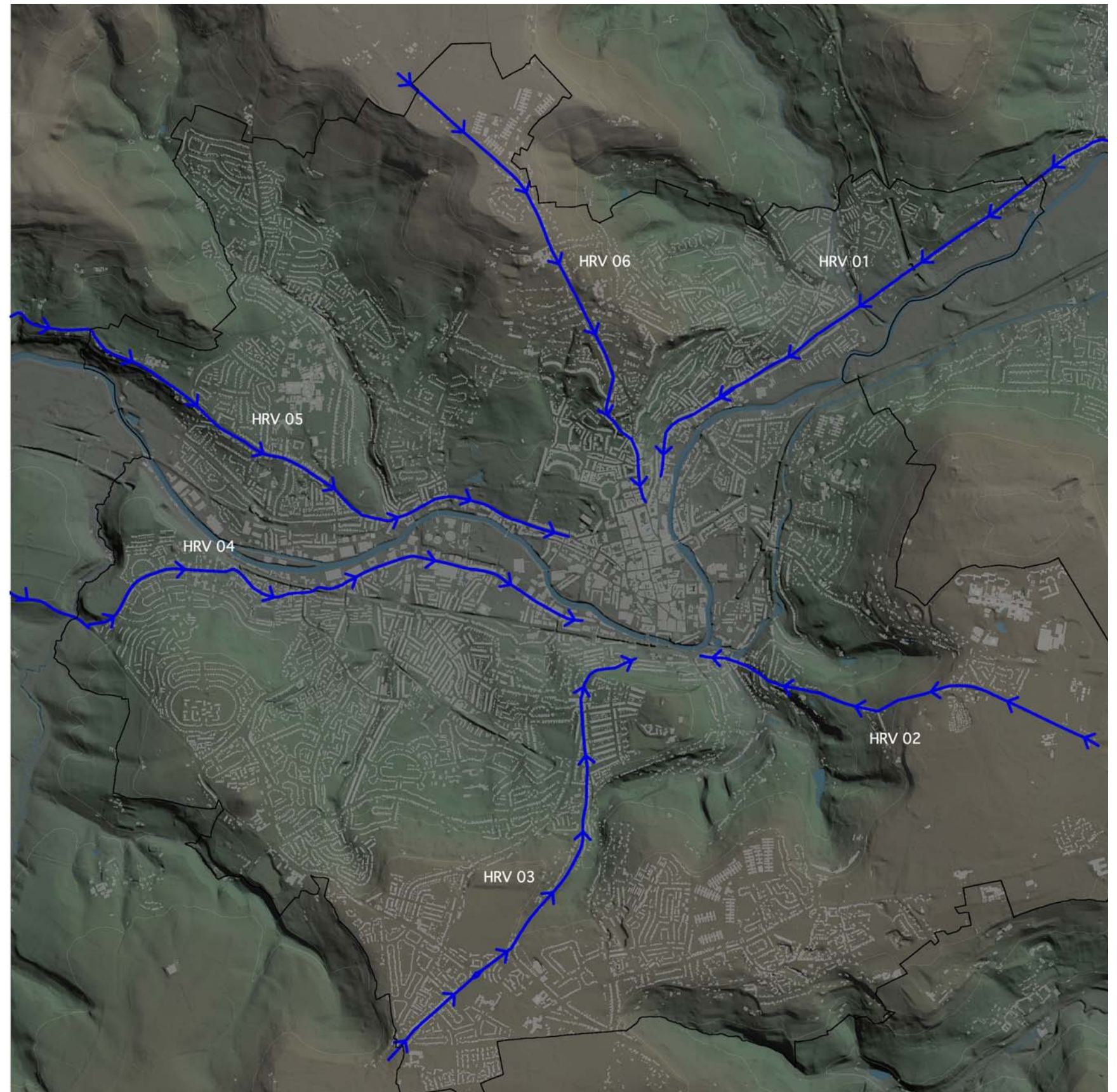
HRV04 Lower Bristol Road



HRV05 Kelston Road/Newbridge Hill/
Upper Bristol Road



HRV06 Lansdown Road



APPENDIX D:
High Level Character
Appraisal

High level character study																														
Topography				Land uses				Morphology / Building Form				Green and Opens Space Structure				OUV				Heights										
Character Area	Topographic location	Landform	Uses	Prevailing typology/ morphology in relation to topographical height bands				Building Form	Building Age	Materials	Green infrastructure (green-ness of area)				Open Spaces	Trees	Sensitivity of OUV to building height	Occurance of height bands by character areas				Character area height	Landmarks	Landmarks	Centres	Corridors	Special uses			
				0 - 50m	50 - 100m	100 - 150 m	150+m				Size of open spaces	Proportion of Open land / Parks	Grain	Garden spaces				Occurance Groups of Mature Trees	0 - 7 m (1 - 2 storeys)	7 - 13 m (3 - 4 storeys)	13 - 19 m (5 - 6 storeys)							19 m + (7 storeys and above)		
from Character Appraisal				from Character Appraisal				desktop-based qualitative estimation				desktop-based qualitative estimation				desktop-based qualitative estimation				from character appraisal										
1	Weston	val	hill	Valley	High street, Residential					Terraces, Semi-detached	C18, C20	C18 - Coursed Bath stone, C20 - Render, pre-fab, reconstituted stone.	S.M		1	M	F	Within housing estates	Churchyard, Private Gardens.	Sensitive	predominant	few	none	none	2 (C20) 3 (C18)	Church tower	Church: 1(+1) - 2	2(+1) - 3(+1)	2(+1) - 3(+1)	None
2	Weston Park, Sion Hill and Upper Lansdown	val	hill	Steep, then gently sloping to south, Plateau	Residential					Villas, terraces, detaches	C19, C20	C19 - Bath stone ashlar, slate, clay tiles. C20 - reconstituted stone, concrete tiles	S.M		1	M	F	High Common, Royal Victoria Park, Botanic Gardens, Lower Common Allotments	Abundant mature trees	Highly Sensitive	prevailing	substantial	few	none	2 (C20) 4 (C19)	Towers of Kingswood and Royal Schools	School West: 3(+1) - 4(+1) School East: 2(+1) - 4	None	North: 1(+1) - 3(+1) South: 2(+1) - 4(+1)	None
3	Fairfield Park and Larkhall	val	hill	Steeply sloping to south and east	Residential, local shopping					Terraces	Late C18 - mid C19	C18 - Bath stone and slate C19 - Some brick, reconstituted stone.	S.M		2	M	F	Alice Park, Allotments	Abundant trees	Highly Sensitive	prevailing	substantial	few	none	2 (C19 & C20) 3 (C18) 4 (C20)	Tower of St Saviour's Church	St Saviours: 3(+1) - 5	West: 2(+1) East: 2(+1) - 3(+1)	2(+1) - 3(+1)	None
4	Newbridge (north) Combe Park and Lower Weston (north)	val	hill	Gently sloping to south	Residential Hospital, Cemetery					Wide mix of terraces, semi-detached, detached	Late C19 - C20	Bath stone, some pennant stone, reconstituted stone. Clay, slate and concrete tiles	S.M		2	M	F	Locksbrook Cemetery, Combe Park	Densely treed cemetery	Highly Sensitive	prevailing	substantial	few	none	2 (check not specified)	RUH	RUH: 1(+1) - 4 Chapel tower: 1(+1) - 4	Chelsea Rd: 1(+1) - 2(+1)	2(+1) - 3(+1)	RUH: 1(+1) - 4
5	Lower Lansdown and Camden	val	hill	Ridge line along Lansdown Road	Residential, some specialist retail					Terrace, The Square, Mews, individual houses, Crescents	C18	Bath stone, slate roofs	S.M		1	M	F	Spaces in front of crescents, squares	Many trees - important in framing views	Highly Sensitive	prevailing	substantial	few	few	3 plus basement & attic	Royal Crescent, Assembly Rooms, St Stephen's Church	St Stephens: 2(+1) - 4 Assembly rooms: 3(+1) Royal Crescent: 3(+1) Bath Youth For Christ: 3(+1)	None	Lansdown Rd: 3(+1) - 4(+1) Julian Rd/Crescent Lane: 1(+1) - 3(+1)	None
6	Grovesnor and Lambridge	val	hill	Foot of south east facing slope	Residential, significant convenience shopping					Terraces	C18, C20	Bath stone, painted stone	S.M		2	M	F	Kensington Meadows, Lambridge Rugby Ground	Lining London Road and river	Highly Sensitive	notable	substantial	substantial	few	3 plus basement and attic, 4 in places 2-3 (C20)	Great terraces, Snow Hill Regen Area (-ve)	Snow Hill tower: 12	High Street: 3(+1) Superstore: 2(+1)	2(+1) - 4(+1)	None
7	Brassmill Lane, Locksbrook and Western Riverside	val	hill	Flat flood plain	Varied - commercial, industrial, residential, leisure, derelict land					Terraces, semis, commercial shed terraces, large scale sheds	Late C19 or late C20 and C21	Varied	S.M		1	S	F	Playing field, riverside area and by Windsor Bridge. Derelict site	Abundant trees, esp. by P&R, caravan park, playing field, along river and disused railway	Sensitive	notable	predominant	few	one	1 - 2 6 - gas holders and warehouse	Gas holders, Victoria Bridge, Brunel's Railway Viaduct	Gas holder: 4 Buildings West: 2	None	Upper Bristol Rd: 2-3(+1) Brassmill Lane: 1(+1) - 3(+1) Lower Bristol Rd: 1 - 4(+1)	Brassmill Estate: 2 Maltings Estate: 2(+1) - 3(+1) Mixed use: 1(+1) - 4(+1)
8	City Centre	val	hill	Broad shallow ridge running NW to SE	Varied					Varied - redeveloped bomb sites larger plan	C18, mediaeval abbey, post WWII	Bath stone, Welsh slate	S.M		1	S	F	Small - Chapel Court, Beauford Sq, Burial Ground, Larger - Norfolk Crescent, Green Park	Few trees	Highly Sensitive	few	substantial	substantial	notable	3-4, some 5+	Abbey, St Michael's Church, St John's Church, Empire Hotel, Norfolk Crescent, Green Park, Roman Baths: 3(+1) Thermae Bath Spa: 1(+1) - 6 Empire Hotel: 6(+1)	Norfolk Crescent: 4(+1) Green Park: 3(+1) Kingsmead House: 9(+1) Plymouth House: 5(+1) Bath Abbey: 4(+2) Roman Baths: 3(+1) Thermae Bath Spa: 1(+1) - 6 Empire Hotel: 6(+1)	2(+1) - 4(+1) Exceptions 1(+1) and up to 8(+1)	A road: 1(+1) - 6(+1) B road: 2(+1) - 8(+1)	Mixed use West: 1(+1) - 8(+1) Mixed use East: 2(+1) - 8
9	Bathwick	val	hill	Flat with gentle NW facing slope	Residential, local shopping					Terraces, some semis and villas	Late C18 - mid C19, some early C20	Bath stone with natural slate	S.M		1	S	F	Sydney Gardens, Henrietta Park	Massive mature trees in Sydney Gardens	Highly Sensitive	substantial	notable	notable	few	2 (C18, C20) 3 (C19)	Pulteney Bridge, Laura Place, Holburne Museum, Bathwick Boating Station, Cleveland Baths	None	None	West of Gardens: 3(+1) - 4(+1) East of Gardens: 1(+1) - 2(+1)	Employment: 1
10	Widcombe and the Kennet and Avon Canal	val	hill	Gently sloping to river	Residential, vibrant local shopping					Terraces, villas	Late C18 - mid C19, 1970's	C18 & 19 - Bath stone, slate or clay. C20 - Reconstituted stone.	S.M		1	S	F	Canal basin, locks, towpath	Many trees	Highly Sensitive	prevailing	substantial	few	none	2 (mid C19) 3 (late C18 C20)	Canal, St Matthew's Church	St Matthews: 1(+1) - 4	Widcombe High Street: 2(+1) - 3(+1)	2(+1) - 3(+1)	None
11	Bathampton	val	hill	N facing slopes	Residential, local shops and businesses					Varied - detached, semis, terraces	C18, C19 some C20	C20 - Bath stone, slate or clay. Reconstituted stone.	S.M		1	M	F	Grassland on Bathampton Lane, rec ground off Holcombe Lane	Many trees	Sensitive	predominant	notable	none	none	2 (C18 with basements and attics)	St Nicholas Church	None	High Street: 2(+1) Holcombe Lane: 2(+1)	1(+1) - 2(+1)	None

Character Area	Topographic location		Landform	Uses	Prevailing typology/ morphology in relation to topographical height bands				Building Form	Building Age	Materials	Green infrastructure (green-ness of area)				Open Spaces	Trees	Sensitivity of OUV to building height	Occurance of height bands by character areas				Character area height	Landmarks from character appraisal	Landmarks desktop based study	Centres desktop based study	Corridors desktop based study	Special uses desktop based study
	OUV	location			0 - 50m	50 - 100m	100 - 150 m	150+m				Size of open spaces	Proportion of Open land / Parks	Grain Garden spaces	Occurance Groups of Mature Trees				0 - 7 m (1 - 2 storeys)	7 - 13 m (3 - 4 storeys)	13 - 19 m (5 - 6 storeys)	19 m + (7 storeys and above)						
12 Twerton, Whiteaway, Southdown and Moorlands	val	hil	N facing slope	Residential and local shops	T D	D	D	/	Semis and terraces	C18 (High St), C19(sm pockets), C20	High St - rubble and ashlar stone, reconstituted stone. Elsewhere - pre-fab, bath stone, reconstituted stone.	M S	2 M	F	Twerton Round Hill, Brick Fields, Bath City Farm, Haycombe and Twerton cemeteries, local green spaces in housing developments	Planned tree planting major landscape feature. Group of copper beech in Twerton cemetery	Sensitive	prevailing	notable	few	none	2 - 3	Football ground (-ve) St Michael's and All Angels Church	St Michael's & All Angels 1(+1) - 3	Twerton High Street: 1 - 3 Twerton Hill Farm: 2(+1)	Lower Bristol Rd: 1 - 4(+1) Whiteaway Rd: 1(+1) - 2(+1) Englishcombe lane: 1(+1) - 2(+1)	None	
13 Bear Flat and Oldfield Park	val	hil	NW facing steep slope	Residential, 2 commercial centres	T U B	T V D	T D	/	Terraces, some semis and detached	C18 (some), C19 and early C20 (majority)	Bath and pennant stone, some brick, concrete tile.	M S	1 M S	F	Oldfield Park, allotments, small parks, St James Cemetery, linear park	Street trees in Bear Park and Poet's Corner	Sensitive	notable	predominant	few	none	2 3 - larger town houses	St James's Chapel, St Alphege's RC Church, Polar Bear on pub roof	Bear Flat: 2(+1) - 3(+1) Morland Rd: 2(+1)	2(+1) - 3(+1)	Employment: 2(+1)		
14 Pulteney Road	val	hil	Flat river valley floor	Varied - residential, education, sport, transport	T D C	/	/	/	Varied	mid C19, mid C20, late C20	Bath stone, red brick in Dolemeads	M S	2 S	F	Cricknet and rugby pitches, space by Pulteney Weir	Mature trees in Pulteney Road	Highly Sensitive	substantial	prevailing	few	none	2 4 (few)	Pulteney Weir and Bridge, North Parade Bridge raised railway	None	None	1(+1) - 3(+1)	Employment, grounds: 2 - 3	
15 North Road and Cleveland Walk	val	hil	W facing steep slope	Residential	T D C	/	/	/	Detached (Bathwick Hill and North Road), Semis, detached, Terraces rare but significant	Varied C18-C20	Bath stone, reconstituted stone post WWII. Slate and clay tiles	M S	2 S	F	Grounds of King Edward's School	Many mature trees	Highly Sensitive	substantial	prevailing	few	none	2	Trees	St Mary the Virgin: 3(+1)	None	2(+1) - 3(+1)	None	
16 Bathampton Slopes	hil	pla	N and W facing steep slopes	Agriculture and woodland	/	N	N	N	n/a	n/a	n/a	S	1 M L	S	Fields	Hedgerow trees, woodland on steeper slopes	Highly Sensitive	few	none	none	few	n/a	Trees, woodland, hedges	Masts: 8	None	None	None	
17 Beechen Cliff and Alexandra Park	hil	pla	Rounded hill with steep sloping sides to N and E	Public open space, school	/	N	C	/	School	Early C20 - C21		N	N/A	D	Parkland, fields, playing fields	Beechen cliff woodland	Highly Sensitive	prevailing	substantial	none	none	2	Beechen Cliff	None	None	None	None	
18 Entry Hill, Perymead and Prior Park	val	hil	N and W facing steep slopes	Agriculture and amenity landscape, clusters of residential	D T	D V	D V C	D T	Varied - villas, terraces	Early C18, Early - mid C19, mid - late C20	C20 - Bath stone, slate roofs. Reconstituted stone.	M S	1 M	D	Entry Hill, Prior Park	Woodland, street and garden trees	Highly Sensitive	prevailing	notable	one	none	2 (late C18 and C19) 3 (early C19)	Prior Park	St Thomas a Becket's Church: 3(-1) - 4 Widcombe Manor: 2(+1) Prior Park College: 1(+1) - 3(+1)	Englishcombe lane: 1(+1) - 2(+1) Wellsaway: 1(+1) - 3(+1) Ralph Allen Drive: mainly trees or open land	None		
19 Bathampton Down and Claverton Down	pla	pla	Flat plateau with gentle slopes on edges	Agriculture, sports pitches, golf course, university, Wessex Water, School	/	/	/	C D	Varied	C20, Non-res post 1960	Varied, including stone, reconstituted stone and glass.	M S	1 M	S	Fields and sports pitches	Variety of mature trees (many beech) in woodland or shelter belts	Sensitive	substantial	substantial	notable	few	2 7+ at university	Sham Castle, Telecom mast (-ve), trees	University: 2(+1) - 9 Sham Castle: 2 - 3	None	North Rd: 1(+1) - 2(+1) Claverton Down Rd: 1(+1) - 2(+1), mainly trees or open land	University: 2(+1) - 9 Employment: 2(+1)	
20 Odd Down	pla	pla	Flat and level plateau	Residential	/	/	/	D T	Short terraces, semis, some detached	mid C18 to late C19, interwar, postwar, late C20	Bath stone, slate or clay (old) reconstituted stone, concrete tiles (new)	M S	2 M	F	The Green, Fosse Way playground	Abundant trees	Sensitive	predominant	few	one	none	2 1 and 3 rare	St Martin's Hospital,	St Martin's Hospital: 2(+1) - 4(+1) St Gregory's School: 1 - 2	Frome Rd: 1(+1) - 2(+1)	Frome Rd: 1(+1) - 3 Wellsaway: 1(+1) - 2(+1)	Employment: 1(+1) - 2(+1)	
21 Foxhill	pla	pla	Plateau with steep N and W perimeters	Residential, MOD, local shopping	/	/	/	C T D	Semis	Post WWII	Prefab panels or reconstituted stone, concrete tiles or flat roofs.	M S	1 M	F	Large expanses of mown grass	Not a feature	Sensitive	predominant	notable	none	none	2 1 (MOD)	None	None	Bradford Rd: 3(+1)	2(+1) - 4(+1)	Ministry of Defence: 1 - 2	
22 Combe Down	pla	pla	Plateau, sloping gently to S	Residential	/	/	/	D T V	Terraces, semis, detached, villas	Early C18 to C21	Bath stone, slate, clay or concrete tiles	M S	2 M	S	Firs Field, former quarries	Good tree cover	Sensitive	predominant	notable	none	none	2	Holy Trinity Church, Monkton Combe Junior School	Holy Trinity: 2(+1) - 5 Monkton Combe School: 1(+1)	None	1(+1) - 3(+1)	None	

KEYS

Color coding

val - valley bottom
hil - hill slopes
pla - plateau

Typology codes

V - Villas
D - Detached and Semi-detached
T - Terraces
UB - Urban Blocks
C - Campus type development
N - no development
/ - N/A

Color coding

S - small pocket spaces	1: <20%	S - Small / none	Few
M - medium spaces	2: 20<40%	M - Medium	Substantial
L - large spaces	3: 40<60%	L - Large	Dominating
XL - open lands	4: >60%		

Coding

Highly Sensitive	none: 0%
Sensitive	few: 0% - 5%
	notable: 5% - 30%
	substantial: 30% - 50%
	prevailing: 50% - 80%
	predominant: 80% - 100%

Color coding

sub urban	D V C	low density
sub urban - semi urban	D V C T	
semi urban	T D V C	
urban	T (UB)	
centre urban	UB	high density
urban fragmented		