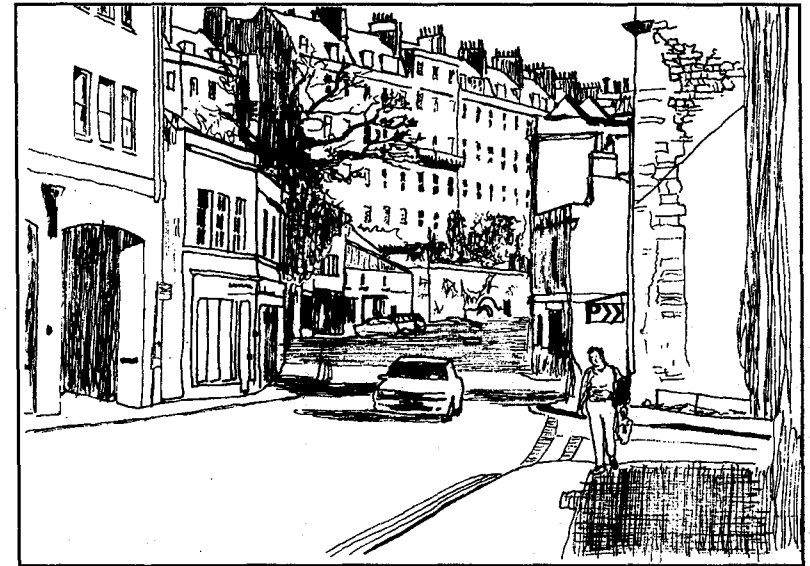

WALCOT STREET WORKS



Conservation Area Character Assessment & Principles for Development



BATH & NORTH EAST SOMERSET

November 1997

Walcot Street Works

Foreword

The overriding objective of the 'Walcot Street Works' is to preserve or enhance the character of the Walcot Street area of the Bath Conservation Area. It focuses on the built form, the natural features and the activities that make the Walcot Street area a unique and special part of Bath. This document should be used by developers in the formulation of development proposals, as it will be used by the local planning authority in the determination of applications for development.

The 'Walcot Street Works' is the generic term for its two main components:

'Walcot Street Area Character Assessment'
'Principles for Development'

Draft Approved for public consultation, 22 May 1997
Draft Approved for public consultation, 17 July 1997

Intensive and innovative public consultation exercises were held throughout September 1997, involving Council and Community led initiatives, and including a 'Planning for Real' exercise. The vast majority of people involved strongly agreed with most of the aims and objectives of the 'Walcot Street Works'. The 'Walcot Street Works' was adopted as Supplementary Planning Guidance by the Planning, Transportation & Environment Committee on 27th November 1997.

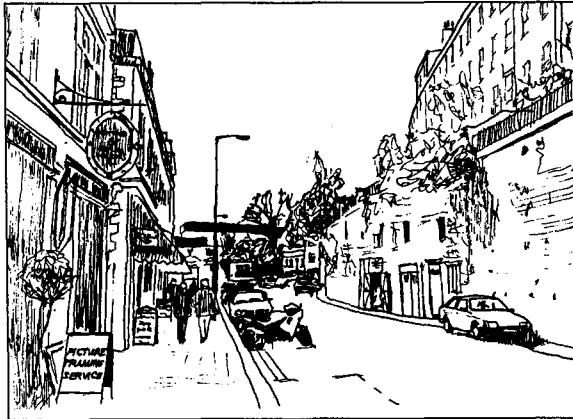
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CHARACTER ASSESSMENT



Walcot Street Area Character Assessment

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General View south. Illustrates the mix of small scale and independant retail and workshop uses, and the dominance of the Paragon and its coarsed rubble stone garden wall.

1.0 Introduction

1.01 This Conservation Area Character Assessment has been produced by Bath & North East Somerset District Council for these primary reasons:

- (i) To provide a specific basis for formulating development control principles.
- (ii) A number of potential development sites exist along Walcot Street, with interest shown on the Walcot Yard, Tramshed and Cattlemarket sites.
- (iii) That the Walcot Street area appears to be complex in terms of the elements which contribute to its character, and consequently it is prudent to attempt to define its character.
- (iv) Public commitment to undertake a 'Character Assessment' of the Walcot Street area made in a report to the Planning Control Committee of Bath City Council on 27th September 1995.

1.02 A key aim of this assessment is to identify the 'character' of the Walcot Street area, and to establish a basis from which to formulate development principles for the area. This assessment does not displace the policies contained in the development plan* ; it looks in more detail at the character of the Walcot Street area.

1.03 Planning applications for development shall be determined in accordance with the development plan unless material considerations indicate otherwise. Following public consultation in September and agreement by Members on 27th November 1997, the 'Walcot Street Works' has now been adopted as Supplementary Planning Guidance, and hence is regarded as a material consideration. Other material considerations include the City's World Heritage Site status and Planning Policy Guidance Notes (PPGs), which set out the Government's policies on different aspects of planning. This character assessment reflects the content of these PPGs, with key ones highlighted on page 34 of this document, together with a description of the area's World Heritage Site status.

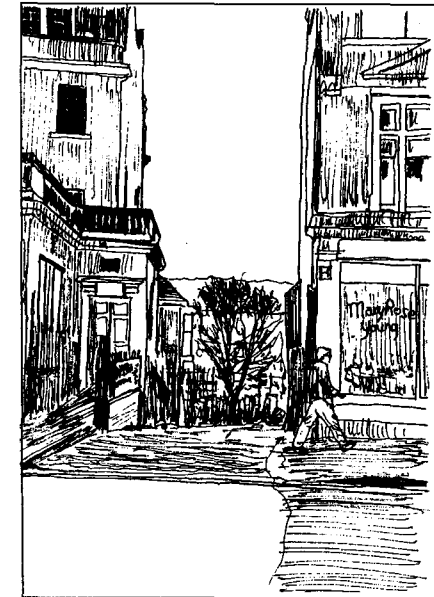
* The Development Plan comprises of the Bath Local Plan (1997) and the Avon County Structure Plan (1994). The Bath Local Plan contains policies specific to Bath.

The Conservation Area

1.04 One of the statutory duties* imposed on the local planning authority is 'to pay special attention to the desirability of preserving or enhancing the special character or appearance of conservation areas.' By undertaking a character assessment of this part of the Bath Conservation Area, the local planning authority will be better placed in making decisions in relation to development proposals.

1.05 The concept of conservation areas was originally introduced in 1967, the first piece of legislation to deal with the protection of civic design and characters of whole areas rather than individual buildings. Conservation areas are defined in Section 69(1) of the Planning (Listed Buildings and Conservation) Areas Act 1990 as: "Areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". There are now more than 8000 conservation areas in England. Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.

1.06 The Walcot Street area was included as an extension to the Bath conservation area in 1975. The extension reflected a further change in the climate of opinion at the time regarding what should be considered as architecturally and historically important. It recognised, for example, the architecturally less important areas containing small houses from the early 19th century were also a significant part of the City's heritage. In recent years there has also been increasing recognition that our experience of an historic area depends on much more than the quality of individual buildings - on the historic layout of property boundaries and thoroughfares; on a particular mix of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings.



View west to east through Walcot Yard towards the river. Example of street pattern running at 90° from Walcot Street, distant and local views, and key workshop/craft type uses in the study area.

*Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the local planning authority, in the exercise of any powers under the Planning Acts and Part 1 of the Historic Buildings and Ancient Monuments Act, 1953, and with respect to any buildings or other land in a conservation area, to pay special attention to the desirability of preserving or enhancing the special character or appearance of the conservation area.



View west to east along Nelson Place towards the Walcot Gate development and the river. Example of street pattern running at 90° from Walcot Street, and illustrating view towards Bathampton Downs.

2.0 Overview of the Walcot Street area

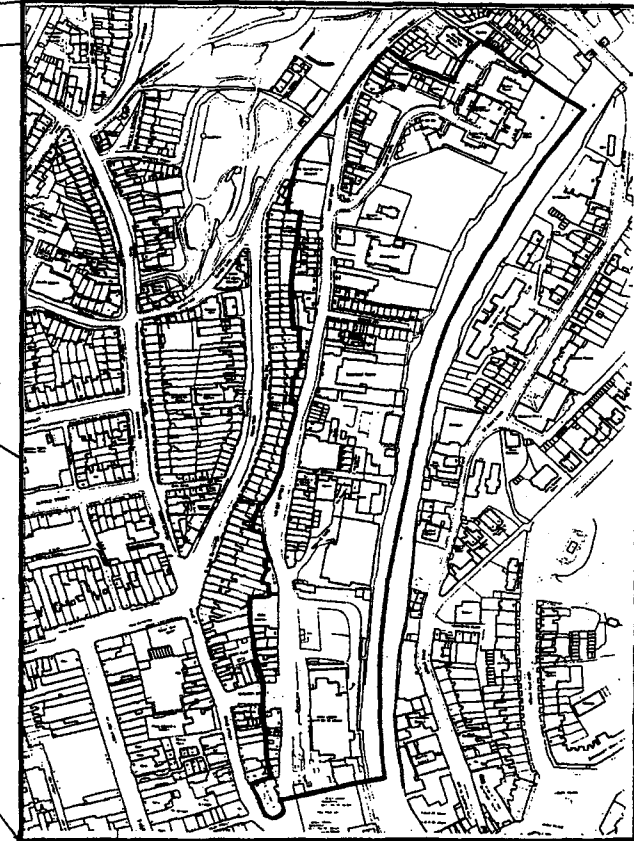
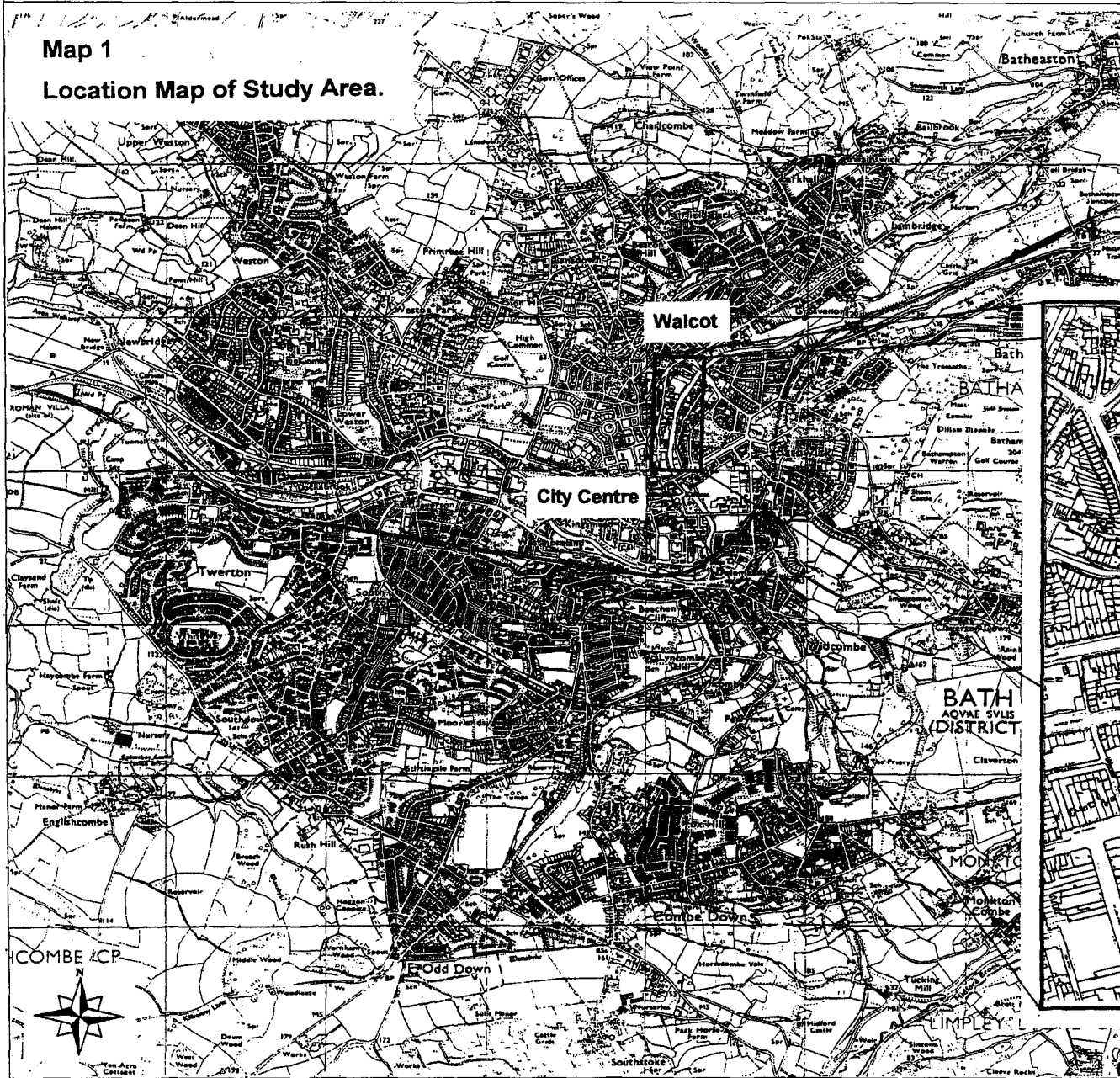
2.1 Location and Boundary of Study Area

2.11 Walcot Street is located beyond the old city walls to the north of Bath Abbey and lies adjacent to the River Avon. For the purpose of this assessment, the boundary of the Walcot Street area extends from St. Michael's Church and Waitrose in the south up to and including Nelson Place, in the north. To the west all properties fronting Walcot Street and to the east, the centre of the river. Other elements which relate to Walcot Street, for example, the rear of the Paragon, and distant views of Beechen Cliff for example, have been taken to act as 'the setting' for the study area. See Map 1, page 5.

2.2 History

2.21 Walcot Street is a very early settlement almost certainly with Roman origins representing ribbon development outside the Roman and medieval town walls between the high ground of Lansdown and Beacon Hill and the floodplain of the River Avon. Indeed, Walcot Street itself is likely to represent the final approach to Bath of the Roman road known as the *Fosse Way* and its unnamed counterpart from London via Swindon. This historical routeway from London to Bath has continued to the present day and has clearly contributed to the later growth of medieval settlement along Walcot Street.

2.22 The medieval settlement appears to conform to a fairly typical pattern of suburban development which was common along major medieval routeways and comprised the linear spread of burghage plots on both sides of the road. Those to the south retained typically narrow frontages and deep plots leading down to the river. The development of these suburban areas was largely a response to the high rents and lack of available development land within a walled town and they became a hive of artisan activity because of this. Walcot Street together with Southgate represent the two main medieval suburban developments in Bath and whilst Southgate itself has been almost entirely redeveloped leaving little of the original form intact, Walcot Street still retains the outlines of these plots. Many of the surviving Georgian and later buildings have almost certainly been constructed on the foundations of medieval properties and retain the original narrow frontages.





View northwards towards St. Michael's Church House. Illustrates variety of built form within a theme, distant views towards Beacon Hill and the wider space at the Fountain.



View of the Tramshed building, currently used as a car park during the week and an antiques market during the weekend. Example of one of the large, and unusual, buildings in the area.

2.23 It is in this later period to the present day that Walcot Street has seen the greatest changes including the addition of the Corn Market, Cattle Market, the Methodist church and more recently the Hilton Hotel. However, the continued use of Walcot street by artisans and the presence of small specialist local shops throughout the 18th, 19th and 20th century relates directly back to the origins of Walcot Street.

2.3 Archaeology

2.31 Very little archaeological investigation has been carried out in the Walcot Street area although chance discoveries during construction work over the past 100 years or so have indicated the potential for well preserved remains of Roman and medieval date to survive beneath the roads, pavements and buildings of the present townscape. The discovery of a large Roman pit full of leather shoes and leather off-cuts beneath the Hilton Hotel demonstrates both the excellent survival of archaeological material and the evidence of the presence of artisans in the area at this time. Building work at the Old Post Office revealed the existence of a substantial Roman dwelling associated with large stone columns and chance discoveries of pottery and coins abound throughout the area. At the other end of the time spectrum, the Cornmarket and Tramshed together with 18th and 19th century workshops are rare survivals and add to the archaeological significance of the area. In short, the combination of Roman, medieval and later industrial sites within a clearly defined historic community provide a rare archaeological resource that has much to add to the character of Walcot.

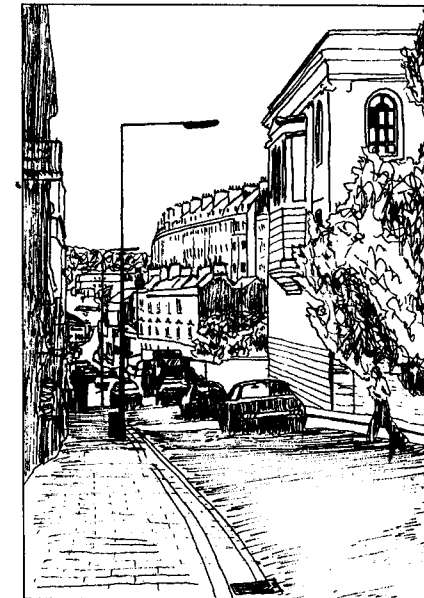
2.4 The Built Form

2.41 There is a clear, distinctive, and almost rhythmic pattern of minor streets and site boundaries running at 90° (west to east) of Walcot Street, towards the river. Within these streets and site boundaries are, what we termed 'land pockets'. These are indicated on Map 2, page 8. This morphology, or pattern of development, is an important aspect of the area's character and reflects aspects of the mediaeval street pattern.

2.42 Most of the buildings fronting the street are 3 or 4 storey, 'Georgian' in appearance, with sliding sash windows, parapets, mansard roofs with dormers, although they do not have frontage basements accessed from the street, as in other parts of Bath. Some are rendered and painted a range of colours, others remain in ashlar stone at the front, often with rubble stone to the rear. The west side of this street is dominated by a high (c.4m) rubble stone wall; this appearance contrasts with the carefully designed and maintained formal crescents and terraces of the city. Even the buildings along here give the impression of 'hiding' behind this wall, or being slightly ramshackle lean-to extensions to this. The wall almost looks as if it is the outer ramparts to a castle - the castle itself being the towering Paragon terrace, a further 5 or 6 storeys on top of the rubble wall, although set back from Walcot Street to allow for garden spaces. The street derives great individuality from the western side being dominated by the rear elevation of the Paragon.

2.43 The rear of the Paragon is built from smooth ashlar stone and Bladud Buildings is a rare Georgian terrace in Bath in that its facade is duplicated on its rear elevation and hence can be seen from Walcot Street itself. This again gives a contrast between the 'rough' rubble wall and the 'smooth' Paragon terrace above.

2.44 In addition, there are a number of larger buildings, some abutting the pavement edge, others set back, which introduces variety within the visual appearance of the street, as well as providing different accommodation. For example, Ladymead House is an elderly persons home, St. Michael's Church House, contains a number of architectural practices and an engineering practice, and the Tramshed, is used as a car park during weekdays and as an antiques market over the weekend. Another large building is the old school, now Aldridges Auction Rooms. This is an Edwardian building, unusual in its design not only in Walcot Street but also in the city as a whole.

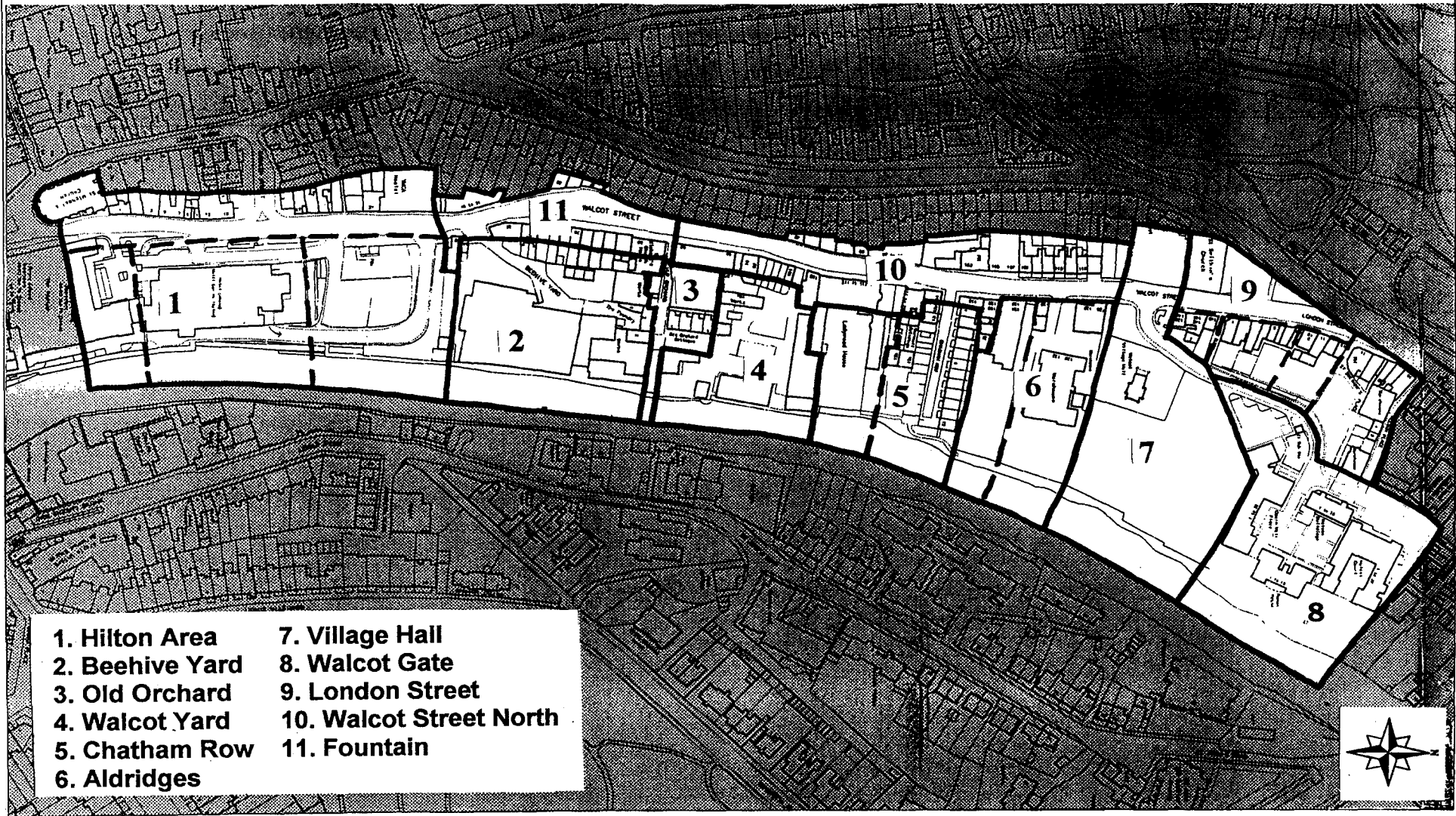


View south from the roundabout at the top of London Street. Illustrates the variety of uses, i.e. religious, residential, pub and shops, the context of the study area, vegetation and traffic.

Map 2

Map showing the study area divided into individual 'land pockets', which reflect the Medieval morphology, and were used as the basis for the physical character survey.

(NB: Dotted lines indicate where 'pockets' were combined for the purposes of assessment.)



2.45 The majority of the buildings in the study area are listed buildings. As such the Council is obliged, where development proposals require consent, to have special regard to the desirability of preserving these building or their settings, or any feature of special architectural or historic interest which they possess. Listed buildings are indicated on Map 3, page 10.

2.5 The Natural Environment

The Setting

2.51 The setting of the Walcot Street area is further enhanced by local and distant views. To the north, Hedgemoor Park and the skyline of Beacon Hill provide a soft and contrasting backcloth to the harder urban context of Walcot Street. An effect repeated by the vegetation surrounding the river, seen repeatedly down the streets running towards the river, the background of Bathampton Downs to the east, and the view of Beechen Cliff, interrupted by the spire of St. Michael's Church, to the south. This setting is repeated throughout the city where buildings are set within, or against a backcloth of trees. This landscape is an integral part of the city's special character and appearance, and the Walcot Street area is no exception to this. The vegetation and trees in the gardens of the properties along the Paragon, as well as trees within sites, provide a further, and a more local contrast with the built environment. These views are indicated on Map 3, page 10.

The River Avon

2.52 The buildings in the Walcot Street area tend to turn their backs on the river and the form and distribution of development limits public access to the riverside itself. To some extent this has helped to create the tranquil atmosphere associated with this stretch of the river and created conditions conducive to wildlife. It is designated as a Protected Wildlife Site in the Bath Local Plan and it is important to ensure that any riverside development protects and enhances the river's natural habitats and riverside vegetation.

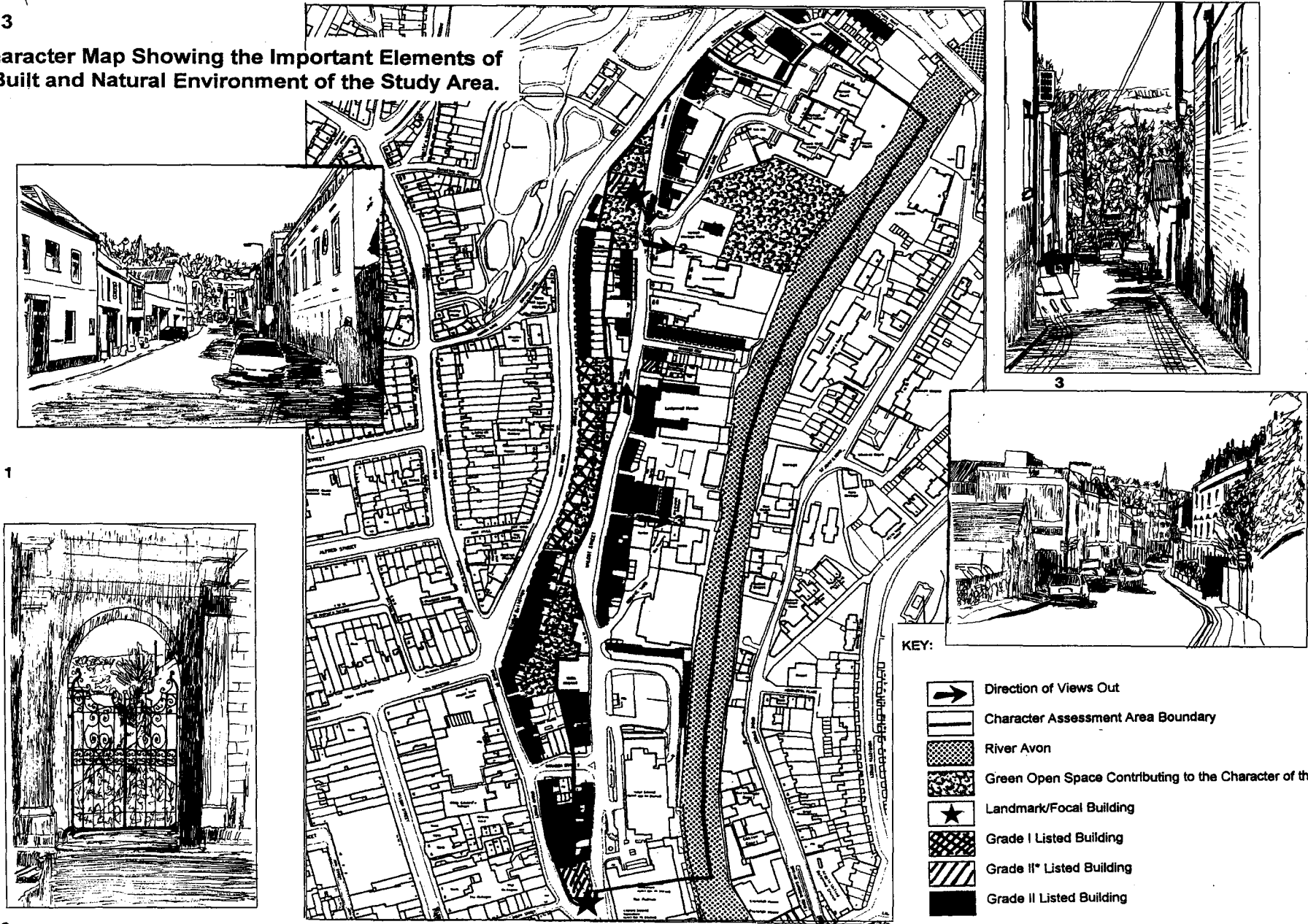
2.53 The river is one of the city's greatest natural assets and here its environment provides an escape from the bustle of Walcot Street. It contributes significantly to the diverse character of the area as a whole and supports some of the visually significant vegetation in the area. There are opportunities to enhance people's experience and enjoyment of the river environment by sensitive improvement of public pedestrian links, including the creation of informal riverside walkways.











View south towards The Podium and Beechen Cliff, and illustrating the contrast between openness and enclosure.

Map 3

A Character Map Showing the Important Elements of the Built and Natural Environment of the Study Area.



- KEY:**
-  Direction of Views Out
 -  Character Assessment Area Boundary
 -  River Avon
 -  Green Open Space Contributing to the Character of the Area
 -  Landmark/Focal Building
 -  Grade I Listed Building
 -  Grade II* Listed Building
 -  Grade II Listed Building

2.6 The Function Of the Area

Employment - Retail and Workshops

2.61 The narrow shop units of Walcot Street contain a large proportion of independently run, and specialist small shops, many of which are related to skilled arts and craft uses. A number of these shops have combined to create slightly larger units. The vaults which support the gardens of the Paragon and front onto Walcot Street, together with a number of buildings along this western side, provide additional workshop or retail space. The land between the street frontage and the river generally takes a mix of uses including residential and low rent light industrial / workshop uses.

2.62 These independent craft related shops and workshops are a fundamental and essential aspect of the character of uses in the area, with the Walcot Yard site considered to be an important anchor. They are important because of their concentration in one area; a situation unique in a central location, and in Bath. They also further their importance by their historical connections. Their existence reflects the historic location of these artisan types of uses outside of the city walls, and their use reflects the craft skills used in the construction of Bath, and in its continued development, conservation and restoration.

2.63 Whilst it is very difficult under the remit of planning legislation to control the occupancy of retail units in order to maintain this dominant character of independent ownership and craft related uses, it is possible and justifiable, on the basis of preserving or enhancing the character of this part of the conservation area, to safeguard existing workshops, and encourage an increased provision. The combination of existing workshop uses and retail units are complementary and an essential aspect of the character of the area.



View northwards illustrating the mix of uses i.e. mixed retail and workshops, Ladymead House - home for the elderly (and another large building,) more retail and residential. Also shows a mix of building heights, styles and details.



Chatham Row. Illustrates a single use residential street leading towards the river, and shows the importance of distant views.

Residential

2.64 A large variety of residential accommodation exists in the Walcot Street area ranging from flats above shops, Georgian town houses, Council owned housing, and housing for the elderly. This mix of residential accommodation coupled with a significant residential population, both within the study area and adjacent to it, makes an important contribution to the area's vitality and viability, and to the character of the area.

Traffic and parking

2.65 Walcot Street still maintains its important role as a traffic route into the city from the east. The route appears to be well used by a variety of transport types including pedestrians, cyclists, coaches, buses, lorries and private cars. Whilst aspects of this role have a beneficial impact on local businesses by providing opportunities for passing trade and for parking, the motorised transport also has detrimental impacts. Traffic pollution, safety and noise, with cars often queuing for access into the car park underneath the Hilton Hotel are key concerns in this area. Car parking and the volume of through traffic creates a conflict between the aesthetic character of this part of the conservation area and its economic viability.

2.7 Summary - Positive and Negative aspects of the Character Overview

2.71 Positive - One of the key elements of character is the variety of buildings and uses in the Walcot Street area. This strong mix of character, diversity of uses, and the craft bias of the area are the key elements that form it's local distinctiveness. This is further enhanced by the setting of the area, views and it's archaeological importance.

2.72 Negative - Poor condition of buildings such as the Tramshed, the ugly block of the Hilton Hotel, traffic queues, pollution, and safety issues. Limited access to the river.

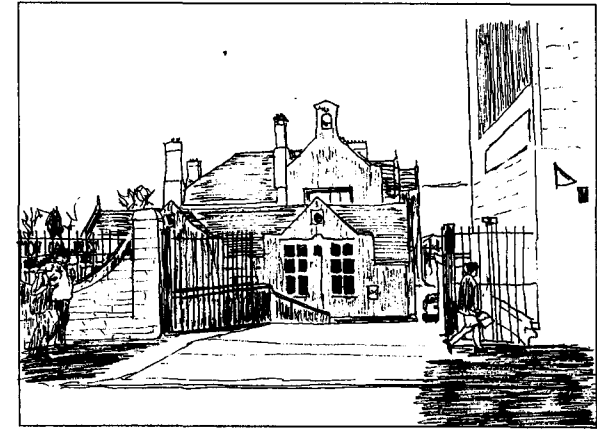
3.0 Summary of Character Assessment

3.01 In order to substantiate the broad picture of the Walcot Street area painted in the 'overview' section above, it was necessary to undertake a detailed survey of area's physical and land use character. A brief summary of the findings of these surveys is as follows, with more detailed information on the methodology and results contained in the 'Supporting Information' section on page 43.

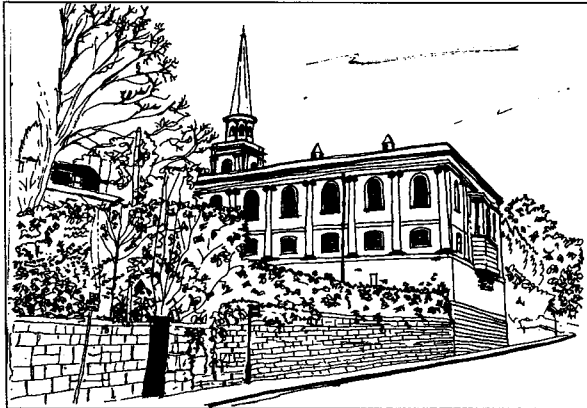
3.1 Physical Character

3.11 The method for assessing the Walcot Street area's physical character has been based on the work already undertaken on the Larkhall Conservation Area Character Assessment. The assessment method involves a survey of the characteristic elements of the study area. This assessment involved a number of Council Officers from the Development Control, Built Heritage, Environmental Practice and Planning Policy teams. Using the same procedure that has been tried previously will ensure a level of consistency in the methods undertaken to define the character of our conservation areas. See survey form in 'Supporting Information' section.

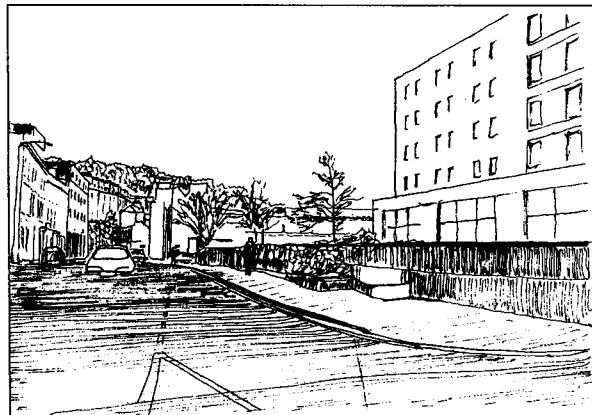
3.12 The assessment method works best when recording similar elements: too much variety becomes difficult to record on the forms. Due to the complexity and diversity of the Walcot Street area it was necessary to base the survey on the 'pockets' that reflect the morphology of the area, as described in paragraph 2.41. These 'pockets' are relatively homogenous and therefore suitable for the assessment. Officers then surveyed these individual 'pockets', or a combination of them, responding to questions relating to various elements of the character of the area. The 'pockets' are shown on Map 2, page 8, with the dotted line indicating where 'pockets' were combined for the purpose of assessment. Officers were then asked to note the 'key aspects' of the 'pockets' which they surveyed. The 'key aspects' are included in the 'Supporting Information' section.



Aldridges, formerly a school, currently used as Auction Rooms. Another example of a large, and unusual building, occupying its own 'pocket'.



St. Swithin's Church - view northwards of landmark building and planting.



View northwards from outside the Hilton Hotel. Illustrating the distant views, the contrast between openness and enclosure, and the poor relationship of this large building to the street.

3.13 The 'key aspects' from these surveys were then assessed, with similar 'key aspects' being amalgamated into one. The number of times that a 'key aspect' was referred to was noted. Collectively they form an overall description of the physical character of the area.

3.14 The table on the following pages indicates the frequency that 'key aspects' were mentioned, whether these were positive or negative, and then recommends action that should be taken.

Summary

3.15 From this assessment of the built form, the most significant aspects of the character of the Walcot Street area are as follows:

Contrast, interest

Mix, variety, activity, high use, small businesses.

Sense of enclosure or openness

River - lack of connection

Key aspect	Frequency	Summary	Action
Contrast, interest	11 positive	Very significant and positive element. Referred to in: Hilton, Fountain, Walcot Street North (x2), London Street (x3), Walcot Yard, Chatham Row (x2) and Village Hall.	Preserve and enhance these aspects of character, by encouraging developments that fit the description.
Mix, variety, activity, high use, small businesses.	9 positive	Very significant and positive element. Referred to in: Hilton, Fountain (x2), Walcot Street North, London Street, Walcot Yard (x2), Chatham Row and Aldridges.	Preserve and enhance these aspects of character, by encouraging developments that fit the description.
Sense of enclosure or openness	7 positive	Significant and positive element. Referred to in Hilton, Beehive, Aldridges, Fountain (x2), Old Orchard and Village Hall.	Preserve and enhance this aspect of character, by encouraging developments that fit the description.
River - lack of connection	1 positive 4 negative	Mostly negative, indicating need to improve the visual connection and physical access. Negative responses relate to Beehive, Aldridges, Old Orchard and Walcot Gate. Positive response relates to the river at Chatham Row.	Improve visual and physical connection
Dominant building	2 positive 2 negative	Negative responses related to The Hilton and Walcot Gate, reasons being ugliness and lack of respect for context. The positive responses related to Beehive and Aldridges, reasons being contrast and unusual.	Ensure any dominant buildings reflect the characteristics of the Tramshed and Aldridges, which both do not dominate the street scene, despite their size, and contain uses that are more in character with the feel of Walcot Street area. The Hilton and Walcot Gate are considered to be over dominant for their context, lack visual interest and contain passive uses.
Views	3 positive	Significant and positive element. Referred to in Hilton, Chatham Row and Walcot Street North.	Preserve and enhance long and short distance views within, into and out of the Walcot Street area.
Car parking/Traffic	1 positive 2 negative	Positive related to the importance to vitality in Walcot Street North. Negative responses relate to the over dominance of car parking in Beehive and Walcot Gate.	Vehicular activity is an important aspect to maintain the vitality and viability of the area. However it must not be allowed to dominate any one particular site or surface area. In effect any parking must be mixed within developments, not allocated a single use large area.

Key aspect	Frequency	Summary	Action
Informal buildings	2 positive	Relates to the buildings contained in Walcot Yard and to the buildings immediately behind London Street.	Indicative of a pattern of built form in the area between Walcot Street and the river, but does not apply to all pockets. Variety is again important.
Craft based employment	2 positive	Positive relates to Walcot Yard and Beehive.	Important use to retain in considering new development proposals.
Cheap construction/ramshackle	1 positive 2 negative	Positive relates to the Walcot Yard - state of the buildings suit nature of business as architectural salvage yard. Negatives relate to Beehive, particularly the sheds at the end, and to London Street, with reference to the need to make better use of upper floors.	This relates to general appearances of the built form. Interestingly, positive relates to Walcot Yard where activities are clearly visible. Whereas in Beehive Yard, the activities are all contained within the building envelope.
Urban	1 positive 2 negative	Positive relates to the urban vitality of Walcot Street North, negative to Old Orchard and the hard landscape around Aldridges.	Different spaces require different landscape treatments.
Historic Grain	1 positive	Relates to Fountain - evolutionary feel.	Preserve and enhance historical elements
Transitional	1 positive	Relates to London Street. Fringe location, does not feel like a town centre nor a suburban centre.	Relates perhaps to individuality; this being a positive element. Not conforming to ideas about what a town centre or suburban centre should look or feel like.
Natural environment	1 positive	Relates to Village Hall area	Important issue to be aware of.
Religious connotations	1 positive	Relates to Village Hall area	Important issue to be aware of.
Natural building materials	1 positive	Relates to Old Orchard area	Important issue to be aware of.
Private feel	1 negative	Walcot Gate - feels like a place of suspicion.	Important issue to be aware of in considering new development proposals.
Formal	1 negative	Non-human appearance/spatial feel, relates to Walcot Gate.	Important issue to be aware of in considering new development proposals.
Limited access	1 negative	Limited number of entrances at Walcot Gate.	Important issue to be aware of in considering new development proposals.

3.2 Land Use Character

3.21 There is little doubt that the major factors which define the character of the Walcot Street area are the land uses and activities that take place there. Whilst uses on upper floors of buildings are, in terms of numbers, greater than the uses on the ground floor level, it is this street level activity that generally contributes much more to the character of an area.

3.22 In order to assess this fundamental aspect of character, and particularly the street level activities, a land use survey was undertaken based on the 1996 Bath Retail survey, which covers the retail uses in the whole of the city. Thus, the activities in the Walcot Street area can be compared with the activities taking place in the rest of the city, and dominant land uses identified.

3.23 Many retail uses, whilst being different, may exhibit similar characteristics. A butchers and a greengrocers sell different goods, but the goods can be defined as being within a similar type. Much the same as a clothes shop and a shoe shop, or a bookshop and a record shop. The frequency of these types found in any one area contributes to a definition of character. If one type is dominant, for example clothes and shoe shops, as is common in central retail areas, then this will be an important aspect of that area's retail character. Similarly, a variety of shop types, will illustrate a more mixed character.

3.24 In order to assess the land uses in the Walcot Street area, and to compare them with Bath as a whole, it was necessary to establish 'types' into which retail uses could be grouped. Each retail use was placed in a 'type' that suited the main reason for purchasing its product. For example, an off-licence and a newsagent are grouped together in 'Provisions', similarly computer shops and telephone shops are grouped together in 'Electrical'. A definition of these types together with the land use survey for the Walcot Street area is included in the 'Supporting Information' section, page 58.

3.25 The following table and graph illustrate the results of the analysis. From this, it is clear the Walcot Street area has dominant uses of 'Household' and 'Antiques' - 'types' with very similar creative and artistic tendencies. These shops are defined as:

'Household'- Household items bought for decorative or functional reasons. Includes crafts, prints, rugs, ceramics, carpets, beds.

'Antiques' - Antiques.

Also the majority of these shops are largely independently run.

3.26 As an example, 8% of the total shops in Bath are classified as the 'Household' type, with almost a fifth of these shops found in the Walcot Street area. This is a very significant role that the Walcot Street area plays in specialist aspects of the city's retail function. These shops are also very significant locally, in that of all the shops in Walcot Street, about a third of them are of the 'Household' type.

'TYPE' OF GROUND FLOOR USE	No. of shops in City	% of all shops in the City	No. of shops in the Walcot area	% of all shops in the Walcot area	% of shops in the Walcot Street area compared with shops in the whole city	SIGNIFICANCE
Household	140	8.0%	25	32.9%	17.9%	Very significant element both locally and citywide
Antiques	49	3.0%	8	10.5%	16.3%	Very significant element citywide and significant locally
Sports	21	1.0%	2	2.6%	9.5%	City wide significance
Personal	284	16.5%	10	13.2%	3.5%	Locally significant
Vacancy	174	10.0%	8	10.5%	4.6%	Locally significant
Entertainment	306	18.0%	8	10.5%	2.6%	Locally significant
Provisions	273	16.0%	6	7.9%	2.2%	Locally significant
General	57	3.0%	3	3.9%	5.3%	Not significant
Electrical	51	3.0%	2	2.6%	3.9%	Not significant
Craft suppliers	56	3.0%	2	2.6%	3.6%	Not significant
Service	88	2.0%	2	2.6%	2.3%	Not significant

'Type' of Ground Floor use - For example, 'Craft Suppliers' are those shops where items are bought to help create something else. For example wool shops, fabrics, DIY and cameras.

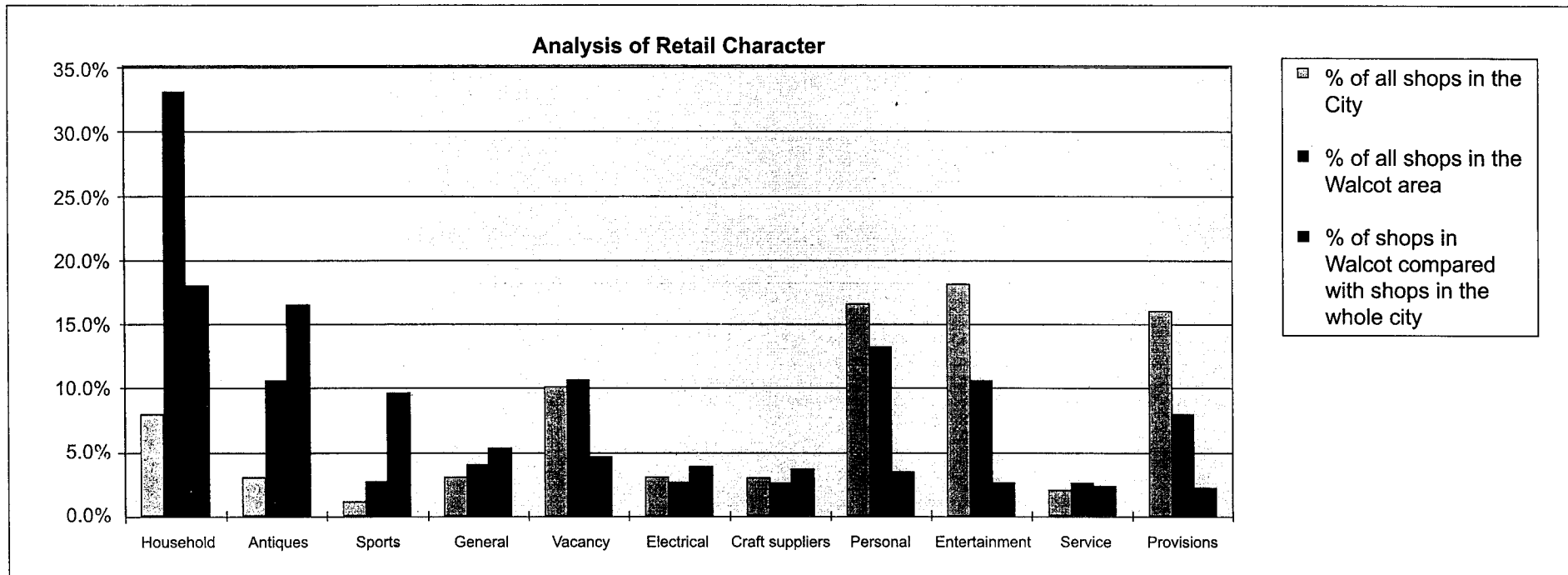
No. of shops in the City - Number of these shop 'types' in the Bath Retail Survey Area (the former Bath City Council boundary).

% of all shops in the City - The percentage of these shop 'types' in the city.

No. of shops in Walcot - Number of these shop 'types' in the Walcot Street Area.

% of all shops in Walcot - The percentage of these shop 'types' in the Walcot Street Area.

% of shops in Walcot compared with number of shops in the city - For example, of 49 antique shops in the city, the Walcot Street area contains 8. As a percentage, the Walcot Street area contains 16% of all the antique shops in the city.



3.27 'Household' and 'Antique' types together make up a total of 33 units in the Walcot Street area. Over 40% of these also contain a workshop use. For example the Glass Blowing Workshop is a combination of workshop and retail, with glass made and sold from the same premises. Similarly with the Marble Workshop and many other businesses in the area. This area is perceived to be dominant in these craft workshop uses, and this information strongly supports this perception.

3.28 Additionally, although the Walcot Street area contains a higher proportion of 'Antiques', and 'Household' shops than others 'types', they are not so dominant that other uses are paled into insignificance.

3.29 During the consultation period for the 'Walcot Street Works', a study was submitted by 'Old Orchard Arts' ('a group of professional artists and crafts people') providing further information on the number of businesses related to the arts and crafts, and also to the number of people employed.

3.30 The analysis of land use character (3.21 - 3.28) is based on the retail survey of Bath as a whole. Its purpose is to compare the type of retail outlets in the study area with the rest of the city, with the contention that this supports the assertions that the study area has an arts and crafts bias, in addition to a diversity of other retail types. It is thus primarily focusing on retail businesses. The study by 'Old Orchard Arts' places much greater emphasis on the importance of arts and crafts in the area and the fact that these businesses are a major feature of the Walcot Street area. Their study looked at all the businesses in the study area, not just those with a retail aspect, that are related to the arts and crafts. This included many businesses which were not classified as retail in the Bath Retail Survey. Their findings are as follows:

SHOP/WORKSHOP	NUMBER	NUMBER OF PEOPLE EMPLOYED
i. Showrooms in Walcot Street depending on workshops outside Walcot (Saturday Fleamarket stands	4	10 (includes people employed in the workshops)
ii. Workshops* - making their own products	88 approx.)	
iii. Workshops* - restoring/conservation	22	51
iv. Shops/workshops - repairing (solely)	24	25
	3	6
Grand Total (excluding market)	53	92

* Both groups together employ additionally up to 50 (in total) part-time workers when needed.

Summary

3.31 These are the key aspects from the land use survey:

1. The dominance of two particular retail 'types' of 'Household' and 'Antiques', reflecting and complementing the major feature of art and craft businesses in the area, particularly that a large proportion of these retail units are a mix of retail and workshop uses; and
2. That Walcot Street contains a reasonable spread of 'types'. A street with all the same type of uses is likely to only attract people with an interest in purchasing that particular type. A street with a variety of shops has a variety of different customers, for a variety of different reasons. This is an important aspect of its land use character; variety. It contributes to the vitality and viability of an area.
3. Although the land use analysis was based on the predominant ground floor uses, other uses such as residential, garages, pubs, restaurants and offices are as important to the diverse and varied character of the area.

4.0 Overall Conclusion

4.01 The Character Assessment of the Walcot Street area is made up of three key sections:

- The 'Overview of the Walcot Street Area', which comprises a perceived, broad brush description of the area and a summary of its positive and negative aspects of character;
- A summary of the area's physical character, following a survey of its parts to develop an overall picture of its key elements; and,
- A summary of the area's land use character, following an analysis of the activities that take place within its buildings, and comparing these with the rest of Bath, to establish the dominant land uses.

4.02 An attempt has been made to identify the character of the Walcot Street area based on the summaries of these different sections. The latter two substantiate and support the summary of the 'Overview' section (para 2.7). The profile of the area reflects the economic and functional interdependency of the built form and uses in the area.

4.03 The historical overview of the area establishes the context for the present day uses. Paragraph 2.22, in describing the origins of Walcot Street states that "The development of these suburban areas was largely a response to the high rents and lack of available development land within a walled town and they became a hive of artisan activity because of this." This is expanded further in paragraph 2.31 where "the discovery of a large Roman pit full of leather shoes and leather off-cuts beneath the Hilton Hotel demonstrates both the excellent survival of archaeological material and the evidence of the presence of artisans in the area at this time ... In short, the combination of Roman, medieval and later industrial sites within a clearly defined historic community provide a rare archaeological resource that has much to add to the character of Walcot."

4.04 The historic and present day functioning of the Walcot Street area with a significant diversity of uses as described throughout this assessment, is not one that has been created or formed over recent years, but one that has maintained a clear identity since the Romans.

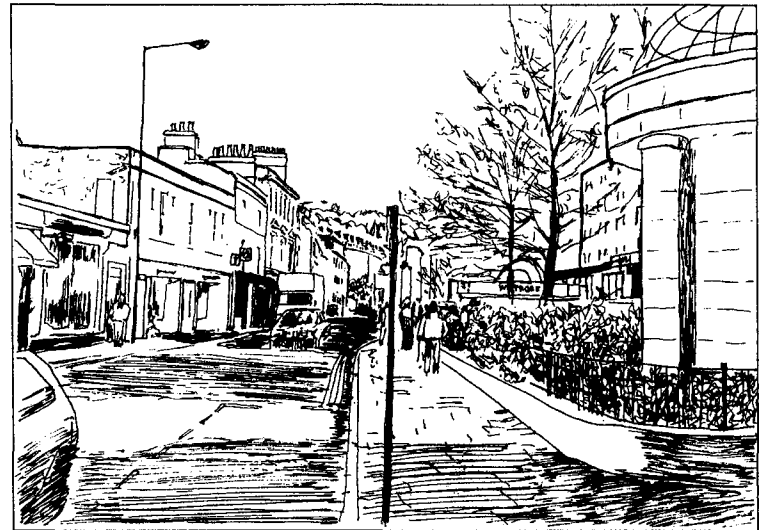
4.05 The built form within which these activities have taken place continues within the "clear, distinctive, and almost rhythmic pattern of minor streets and site boundaries running at 90° (west to east) of Walcot Street, towards the river" (para 2.41). The context of "the street derives great individuality from the western side being dominated by the rear elevation of the Paragon" (para 2.42) and is "further enhanced by local and distant views. To the north, Hedgemoor Park and the skyline of Beacon Hill provide a soft and contrasting backcloth to the harder urban context of Walcot Street. An effect repeated by the vegetation surrounding the river, seen repeatedly down the streets running towards the river, the background of Bathampton Downs to the east, and the view of Beechen Cliff, interrupted by the spire of St. Michael's Church, to the south. This setting is repeated throughout the city where buildings are set within, or against a backcloth of trees. This landscape is an integral part of the city's special character and appearance, and the Walcot Street area is no exception to this. The vegetation and trees in the gardens of the properties along the Paragon, as well as trees within sites, provide a further, and a more local contrast with the built environment" (para 2.51).

4.06 The river adds further diversity to the area, “designated as a Protected Wildlife Site in the Bath Local Plan ... it is important to ensure that any riverside development protects and enhances the river’s natural habitats and riverside vegetation” (para 2.52). Whilst the river provides a tranquil escape from Walcot Street itself, it is desirable to improve pedestrian access, whilst ensuring that this feeling of tranquillity is not lost.

4.07 The overriding elements that dominate the character of the Walcot Street area are the diversity of uses which take place and the “large element of independently run, and specialist small shops, many of which are related to skilled arts and craft uses” (para 2.61). “These uses are important because of their concentration in one area; a situation unique in a central location, and in Bath. They also further their importance by their historical connections. Their existence reflects the historic location of these artisan types of uses outside of the city walls, and their use reflects the craft skills used in the construction of Bath, and in its continued development, conservation and restoration” (para 2.62).

4.08 This diversity of activity manifests itself in the characteristic built form of the area. The close interrelationship between economic activity, historical development and the resulting built environment combine to underpin the unique character of the area.

PRINCIPLES FOR DEVELOPMENT



Walcot Street Area Principles for Development

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1.0 Introduction

1.01 The production of these 'Principles for Development' follows on from the Walcot Street Area Character Assessment. In order to progress the findings of the Character Assessment a key objective of these 'Principles for Development' is to ensure that development proposals preserve or enhance the character or appearance of the Walcot Street Area.

1.02 This objective will be achieved by providing clear 'principles for development', which build on the conclusions from the initial assessment. The purpose of these 'Principles for Development' therefore is to:

- ensure that development proposals preserve or enhance the character or appearance of the Walcot Street Area.
- guide development proposals which come forward in the area.

2.0 Context

2.01 The draft Walcot Street Area Character Assessment was approved for public consultation at Bath and North East Somerset District Council's Planning, Transportation and Environment Committee on 22nd May 1997. A key aim of this assessment was to identify the character of the Walcot Street area, and to establish a basis from which to formulate development principles for the area.

2.02 The format of the Walcot Street Area Character Assessment is made up of three sections:

- The 'Overview of the Walcot Street Area', which comprises a perceived, broad brush description of the area and a summary of its positive and negative aspects of character;
- A summary of the area's physical character, following a survey of its parts to develop an overall picture of its key elements; and,
- A summary of the area's land use character, following an analysis of the activities that take place within its buildings, and comparing these with the rest of Bath, to establish the dominant land uses.

Conclusions of the Character Assessment

2.03 Fundamental to the distinct and unique character of the Walcot Street area is the diversity of uses, the strong mix and variety of built forms, and the craft bias of the numerous businesses. These elements are further enhanced by the natural and built setting of the area, views within, into and out of the area, and the area's archaeological and historic importance.

2.04 Other issues that are part of the character of the area but are seen as being negative aspects, include the poor condition of buildings such as the Tramshed, the uncharacteristic block of the Hilton Hotel, traffic queues, pollution and safety issues, and the limited access to the river.

3.0 Principles for Development

3.01 The following 'key aspects of character' are derived from the Walcot Street Area Character Assessment as highlighted in the conclusion above. The 'Principles for Development' which follow these 'key aspects of character' are specific to the Walcot Street area, and additional to the Bath Local Plan, which is a statutory document. Applications for planning permission shall be determined in accordance with the development plan* unless material considerations indicate otherwise. The 'Walcot Street Area Character Assessment' and these 'Principles for Development' are 'material considerations'. Other material considerations include the Government's Planning Policy Guidance Notes (PPGs). Policies from the Bath Local Plan and PPGs that specifically relate to each 'Principle' are highlighted for indicative purposes only. Policies such as C1 which relates to the inscription of the City of Bath as a World Heritage Site, apply to all the principles, and other policies will apply depending on the nature of the proposed development, for example whether for housing or retailing. The Bath Local Plan should be read as a whole.

1	Aspect of Character:	Diversity of Uses
1a	Principle: Local Plan Policies PPGs	To maintain the variety and diversity of uses development proposals should preserve or provide a mix of uses, at a range of sizes, including small craft workshops, appropriate to the character of the area. There is a variety of tenure and value and rental levels in the area which should be reflected in new development proposals. H6,10,15. E1,2,3,8. R5. V1,3. C2,3 PPG1,15
1b	Principle: Local Plan Policies PPGs	Within each land 'pocket' as referred to in the 'character assessment', single uses are only acceptable where the positive aspect of the area's character and appearance are reinforced and/or the vitality, viability and diversity of the area is maintained. The Local Planning Authority will take into account the incremental effect of new developments on the character of the area. C3 PPG1,6,15
1c	Principle: Local Plan Policies PPGs	In recognition of the current status of Walcot Street as the commercial and active focus of the area, new developments should orientate their primary entrance onto Walcot Street. C3 PPG1

* The Development Plan comprises of the Bath Local Plan (1997) and the Avon County Structure Plan (1994). The Bath Local Plan contains policies specific to Bath.

2	Aspect of Character:	Variety of built forms
2a	Principle: Local Plan Policies PPGs	Generally, a variety of built forms, styles, scales and massing within and between different 'pockets' will be encouraged, which respect the existing character of the area and the west-east orientation common between Walcot Street and the river. This is to reflect the overall built variety and historic growth of the area, and to accommodate a variety of uses. C2,3,4,6. PPG1,15
2b	Principle: Local Plan Policies PPGs	The pattern of individual land 'pockets' must be retained and not amalgamated with adjoining pockets. The distinctive pattern of development with land 'pockets' running 90° from Walcot Street to the river is an important feature of the area. C2,3,4. PPG15
3	Aspect of Character:	Craft bias of businesses
3a	Principle: Local Plan Policies PPGs	The retention of the variety of uses in the area may require some cross subsidy. In particular with regard to workshop space, identified as an important element of the character of the area. H2,6. E1,2,3,4,5,6,7,8. C30. I2 PPG1,4

4	Aspect of Character:	Natural Environment
4a	Principle: Local Plan Policies Other Material Cons.	To retain and enhance the natural environment of the area and existing vegetation, particular emphasis should be given to the riverside and by planting which enhances views into and within the area. L2,4,5,6,7,8,9,10,18,19,20. 'Cherishing Outdoor Places'
4b	Principle: Local Plan Policies PPGs Other Material Cons.	To protect and enhance the ecology of the river environment, developers will be required to retain and enhance existing natural habitats and will be encouraged to replant the riverbank, to increase habitat potential. L9,10,13,14,15,16 PPG9 'Cherishing Outdoor Places'
5	Aspect of Character:	Built Environment
5a	Principle: Local Plan Policies PPGs	To respect the character of Walcot Street and Bath as a whole, natural Bath stone, and natural roofing materials, should be used as the dominant external building materials. However the imaginative use of good quality, appropriate and alternative materials may also be considered. C1,2,3,4 PPG15

6	Aspect of Character:	Views within, into and out of the area
6a	Principle: Local Plan Policies PPGs	Views out of the area such as Hedgemoor Park and Beacon Hill to the north, Bathampton Downs to the east, and the view of Beechen Cliff to the south must be maintained and enhanced. In addition opportunities for improving the potential for opening up other views, should be sought. L1,2,3 C3,4 PPG1
6b	Principle: Local Plan Policies PPGs	Within the area, existing landmark and surprise views, both natural and built should be maintained and enhanced. Further opportunities for creating such views should be created where appropriate. L18,19,20 C2,3,4,19,20 PPG1
7	Aspect of Character:	Archaeological Importance
7a	Principle: Local Plan Policies PPGs	The Walcot Street area is of particular archaeological importance for Roman, medieval and later industrial sites. Before any scheme for development is designed, an archaeological assessment of the site affected will be necessary. This will include an assessment of above ground and below ground archaeology. C27,28,29 PPG16

7b	Principle: Local Plan Policies PPGs	Where important archaeological remains are found, the priority for development proposals should be to ensure that these are preserved in-situ through a combination of layout and sensitive foundation design. In some cases it may be appropriate that adequate arrangements are made to secure the implementation of a programme of excavation, recording and publication. C27,28,29 PPG16
8	Aspect of Character:	Traffic and Parking
8a	Principle: Local Plan Policies PPGs	In seeking to reduce reliance on the private car, development proposals must encourage the use of alternative modes of transport. Encouragement should be given, possibly through legal agreements, to walking, cycling and public transport. T1,4,8,12,13,21,22,25. I2 PPG1,6,13.
8b	Principle: Local Plan Policies PPGs	Within development proposals, parking provision should normally be limited to the needs of essential servicing and access for the mobility impaired. A commuted payment may be required to provide a contribution to Park and Ride, or other transportation project of benefit to the city as a whole. T1,4,8,12,13,21,22,25. I2 PPG1,6,13.

9	Aspect of Character:	Poor condition of buildings
9a	Principle: Local Plan Policies PPGs	Development involving the re-use of existing buildings, in poor aesthetic and physical condition, will be expected to include measures to improve the fabric of such buildings and their immediate setting. C1,3,4,24,25. PPG1
10	Aspect of Character:	The River Area.
10a	Principle: Local Plan Policies PPGs	To protect and improve existing pedestrian access to the river, proposals should increase pedestrian permeability and the provision of riverside walkways should be encouraged. New routes should generally run in a west-east direction from Walcot Street towards the river. Residential amenity must be protected and maintained. There must be a balance between the need to enhance access to the river area, recognising its important contrast with the higher activity levels in Walcot Street, and protecting its natural environment and tranquillity by not permitting inappropriate activities or development by it. H15. T21,22. LR2. L9,10. C3. PPG9

4.0 Pre-application Discussions

4.01 Applicants are strongly advised to contact the Development Control Team (North Area of Bath) - Telephone No. 01225 477665 - to arrange for pre-application discussions to take place with Planning, Built Heritage and other Council Officers as appropriate, before the submission of the appropriate applications. In the Walcot Street area such applications are likely to be for planning permission, listed building consent, and conservation area demolition consent. Officers can advise on the likely acceptability of development proposals and identify any particular requirements relating to specific sites. This should result in more appropriate schemes being put forward, saving time and money for all parties concerned.

5.0 Planning Application Content

5.01 Following pre-application discussions, applicants will normally be required, in addition to the standard requirements, i.e. submission of plans and fees, to include the following with their planning applications:

- In line with PPG1:
 1. A design statement setting out the justification for the design approach adopted.
 2. A justification as to how the development proposal preserves or enhances the character of the area, as defined in the 'Character Assessment', and how the proposed development accords with the development plan and these 'Principles for Development'.
- Where development proposals which involve new build or alteration, an archaeological assessment of the site affected.
- An assessment of the highway implications.

Depending on the nature of the development proposed, other studies, for example relating to ecology, landscape or noise, may be required.

6.0 Sustainable Development

6.01 PPG1, paragraph 4 states that 'The Government is committed to the principles of sustainable development as set out in *Sustainable Development: The UK Strategy* (1994) ... The *Strategy* recognises the important role of the planning system in regulating the development and use of land in the public interest.' The principles embodied in PPGs are to be taken into account by local planning authorities, when taking decisions on planning applications, in order secure the objectives of sustainable development.

6.02 Bath & North East Somerset District Council is committed to Local Agenda 21. This focuses on communities and individuals to bring about sustainable patterns of development at a local level. The process aims to build a local community vision of long term social, cultural, economic and environmental health and vitality.

6.03 Developers are therefore encouraged to embody the principles of sustainable development in the formulation, design and implementation of their proposals, and in their future use.

7.0 Bath Local Plan Policies

7.01 The policies selected below are from the Bath Local Plan (1997) and address key points that have either arisen in the character assessment or are particularly pertinent to the study area itself. They should not be taken in isolation to the rest of the Bath Local Plan or the Avon County Structure Plan (1994), which together form the development plan, and should be read as a whole. These documents are available for reference and purchase in our reception at Trimbridge House, Trim Street, Bath, and for reference at the Library in the Podium, and The Guildhall, High Street, Bath.

Housing

Key Policies: H2, H6, H8, H9, H10, H11, H13, H14, H15

Policies relate to protecting against the loss of residential accommodation and encouraging the reuse of upper floors above commercial premises for residential accommodation. Also ensuring that developments do not significantly reduce the amenity of existing, new or replacement residential accommodation.

Employment

Key policies: E1, E2, E3, E4, E5, E8, E9

Policies E1, E2, E3, E4 and particularly E8, all relate to:-

- i) attracting employment generating development that relates to the assets and advantages of the City and is environmentally acceptable;
- ii) retaining existing sources of employment;
- iii) achieving and retaining a range of business premises of different sizes and types to meet the needs of existing and potential sources of employment; and
- iv) supporting the provision of small business premises by development of suitable sites, and the refurbishment of existing buildings for small industrial, office and workshop units.

Policies E5 and E9 are both criteria based policies relating to industrial and office development respectively.

Retailing

Key policies R4, R5, R9, R10, R11, R12

Policy R4 only permits retail development in the Central Shopping Area, in the District and Suburban Centres, or in accordance with policies R13 and R14. The latter policies relate to retail warehouses and bulk convenience shopping respectively. The majority of Walcot Street area lies outside of the Central Shopping Area. R5 relates to not permitting the amalgamation of small shop units where this would affect the character or appearance of the conservation area. R11 relates to the loss of parking spaces in or near shopping centres.

However, a low level of retail provision as an ancillary element to that which is encouraged under the 'Employment' section, would be considered.

Transportation

Key policies - T1, T4, T8, T12, T13, T21, T22, T25

Policies T1, T4 and T8 relate to the Council's aim of reducing the impact and dependence on the car, together with promoting the use of alternative modes of transport. T12, T13 and T25 are criteria based policies and provide the platform from which to negotiate parking provision.

T22 relates to the provision of footpaths, and in this context also relates to a riverside path. T25 sets out the relevant criteria in relation to highways.

Leisure

Key policy - LR2

Development must have a positive relationship with the river and accommodate the potential for a linked path, in accordance with Policies T21 and T22. Dead-end paths should be avoided.

Reference should also be made to policies L9 and L10 described above.

Care of the Landscape

Key policies - L9, L10, L11, L13, L15, L16

Policies L9 and L10 relate to the improvement of the waterways and the waterside environment, and above Pulteney Bridge, to the need to protect riverside vegetation. This will negate the viability of uses that may contribute to the erosion of the riverbank. Policy L11 relates to land drainage issues. L13, L15 and L16 - considerations to be taken into account, relevant because of the site's proximity to the Protected Wildlife site of the River Avon.

Care of the Fabric

Key policies - C1, C2, C3, C4, C6, C7, C17, C19, C20, C29, C30

The area, forms part of the World Heritage Site of Bath, is within the Conservation Area, and includes listed buildings. Hence the above Care of the Fabric policies apply.

Policy C2 requires development to be of a high standard of design and compatible with the scale, height, bulk and character of surroundings. Policy C4 states that particular attention should be given to a more detailed list of these design criteria. Policy C6 relates to demolition and the contribution of the structure to be demolished to the character and appearance of the conservation area. Policy C29, relates to archaeology.

8.0 'Material Considerations'

8.01 As stated in the 'Introduction' of this section, planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. "In principle ... any consideration which relates to the use and development of land is capable of being a planning consideration. Whether a particular consideration is material in any given case will depend on the circumstances" (*Stringer v MHLG 1971*). To define what constitutes a material consideration and the weight attached to them is beyond the scope of this assessment, and is dependent on the nature of the application under consideration and the surrounding circumstances. However the following list includes 'established' material considerations that might relate to development in the Walcot Street area:

World Heritage Site status

8.02 The City of Bath was inscribed on the UNESCO list of World Heritage Sites in 1987, and this inscription covers the Walcot Street area. The inclusion on the list affirms Bath's exceptional and universal value as a cultural site, and the accolade places an obligation on the Council to maintain rigorously its conservation policies. The status of being a World Heritage Site will be a key material consideration in determining planning applications.

8.03 A considerable building team, from stone masons and craftsmen to architects and surveyors, are employed in caring for this historic fabric. The repair, maintenance and conservation of the existing buildings, the care and protection of their environs and promotion of various environmental improvements are an essential part of the conservation of Bath.

PPG1 (Revised) General Policy and Principles (1997)

Sustainable development, mixed use and design, are three themes which underpin the Government's approach to planning; issues made explicit in this recently published PPG. One of the key findings of the Walcot Street Area Character Assessment has been the importance of the mix of uses in the area.

Paragraph 12 states: 'The planning system can be used to deliver high quality mixed-use developments, such as "urban villages". Built on large sites, usually within urban areas, they are characterised by:

- compactness;
- a mixture of uses and dwelling types, including affordable housing;
- a range of employment, leisure and community facilities;
- appropriate infrastructure and services;
- high standards of urban design;
- access to public open space and green spaces; and
- ready access to public transport."

The Walcot Street area already displays these characteristics: it is therefore important to ensure that these are not lost to inappropriate development in the future.

In relation to design, paragraph 18 states: "It is ... proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary design guidance ... Particular weight should be given to the impact of development on existing buildings and on the character of areas recognised for their landscape value or townscape value, such as ... Conservation Areas."

PPG4 Industrial and Commercial Development and Small Firms (1992)

Paragraph 15 states "It is now generally recognised that it may not be appropriate to separate industry and commerce - especially small scale developments - from the residential communities for whom they are a source of employment and services. In areas which are primarily residential, development plan policies should not seek unreasonably to restrict commercial and industrial activities of an appropriate scale - particularly in existing buildings - which would not adversely affect residential amenity. Planning permission should normally be granted unless there are specific and significant objections, such as a relevant development plan policy, unacceptable noise, smell, safety, and health impacts or excessive traffic generation. The fact that an activity differs from the predominant land use in any locality is not a sufficient reason, in itself, for refusing planning permission.

PPG6 Town Centre and Retail Developments (1996)

The background to this PPG states that "this guidance emphasises the importance of a plan-led approach to promoting development in town centres. It adopts a sequential approach to selecting sites for development, for retail, employment, leisure and other key town centre uses, starting with sites in the town centre or other centres, then edge-of-centre (defined in terms of easy walking distance) and only then other sites which are well served by a choice of means of transport. It is regarded by the Government as a major step in promoting planning policies that will produce more sustainable patterns of development, and confirming a policy commitment to revitalising town centres."

This PPG reinforces the merits of diversity of uses in town centres, and that their accessibility to people living and working in the area, make an important contribution to their vitality and viability. It states in paragraph 2.12 that: "Different but complementary uses, during the day and in the evening, can reinforce each other, making town centres more attractive to local residents, shoppers and visitors. Leisure and entertainment facilities, museums and libraries, hotels and conference centres, street markets, restaurants, pubs, bars and cafes, universities and colleges all add variety."

Mixed use development is also raised as an important issue: "a mixture of small businesses, houses or offices in or near town centres and the occupation of flats above shops, can increase activity and therefore personal safety, while ensuring that buildings are kept in good repair. Residents and workers stimulate shopping, restaurants and cafes, and other businesses to serve them, and so in turn add to vitality." (para. 2.13)

PPG13 Transport (1994)

“The key aim of this guidance is to ensure that local authorities carry out their land-use policies in ways which help to: reduce growth in the length and number of motorised journeys; encourage alternative means of travel which have less environmental impact; and hence reduce reliance on the private car. In this way, local authorities will help meet the commitments in the Government’s Sustainable Development Strategy to reduce the need to travel; influence the rate of traffic growth; and reduce the environmental impacts of transport overall. These policies will also make a significant contribution to the goal of improving urban quality and vitality.”

PPG15 Planning and the Historic Environment (1994)

Paragraph 4.2 states “It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of an historic area depends on much more than the quality of individual buildings - on the historic layout of property boundaries and thoroughfares; on a particular “mix” of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings ... Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings.”

PPG16 Archaeology and Planning (1990)

This guidance sets out the Secretary of State’s policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside. It states in paragraph 6: “Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.”

9.0 Results of Public Consultations

9.1 KEY POINTS RAISED AS A RESULT OF THE COUNCIL'S PUBLIC CONSULTATION:

"Walcot - Bath's Cultural Industries Quarter"

"Promotion of the area for small, independent shops, not national multiples."

"Rent and rates reduction to ensure that these businesses remain and grow."

Riverside path, very much supported, however there are serious concerns based on the effect on residential amenity, security and wildlife.

"Opening up a river frontage would bring a whole new aspect to the area - commerce on the traffic side with restaurants and galleries and theatre on the river side. The river walk would link Walcot to the centre."

"Residents would have their privacy invaded and noise increased."

"Village Hall to be used for community facilities / exhibitions."

"Recognise the importance of music ... and computer based media businesses in the area"

"The provision of play facilities at the burial ground, Walcot Gate"

"Removal of abandoned public toilets on the Cattlemarket site."

"Saturday Market to continue ... ideal area for a permanent Farmers' Market ... Environment Centre"

"Restore the fountain."

"Improve the publicity of major planning applications in the area."

"Space needed to exhibit work on behalf of craftsmen who work to commission ... Need for a readily accessible, well lit, secure space to which can be delivered exhibition boards, heavy or largish objects, acting as a focal and contact point for craftsmen and women resident in B&NES and the unitary authority areas ... This would have the effect of helping a talented, low paid group of artists/craftsmen who warrant far greater acknowledgment from society, as well as the general public to rediscover the process of commissioning ... Exhibitors could take it in turns to hire the space. Frequently craftsmen need to travel to find work and it's unrealistic to expect them to man space for enquiries all the time."

"Walcot Street has been allowed (to date) to evolve into a quirky attractive alternative shopping and craft centre in Bath. It is a delightful and refreshing change from the world of national chain shops elsewhere, and helps to make Bath a distinctive shopping centre. Elements such as Walcot Rec and the Flea Market attract customers from a wide area - even nationally. Any developments which would not fit into this framework could disrupt this evolution. All these independent shops and craft businesses need affordable rents and access to a variety of space. Small independent retailers and craftsmen cannot afford the rents of national chains. I feel the area might well be enhanced by more places to eat and drink - outdoor cafes/places where shoppers could rest and take in the atmosphere - though not necessarily by huge national chains."

"It appears to have reached its current state by a process of benign neglect. It could be a pity if it was planned into dull conformity."

"Walcot Street's character relies upon the variety of external materials - coloured renders, red brick, etc. It would be wrong to impose Bath Stone as the dominant requirement. The area would be absorbed into the city's stone fabric and its unique character would soon disappear. The traffic management is a nightmare, especially the car park signage. Visitors often cause chaos as a result."

"Bath stone & natural roofing to be used - keep the appearance of past decades."

"Concern expressed as to the incremental effect of residential development ... and the eventual creation over time of expensive town houses in secure courtyards, or high specification offices .. Walcot Street would be effectively sterilised, with secure wealthy ghettos replacing vibrant commercial activity ... I would recommend very strongly that any additional residential permissions in the area should only result in a small number of modest sized affordable units without parking, with most craft and commercial space retained ... If this is not to be the policy, I do not see how Walcot Street can survive as a vital part of Bath life."

Traffic and parking - concerns both for and against.

"Make Walcot Street one way ... Pedestrianise ... stop cars from queuing for the Podium car park."

"Ideal area to develop a theatre/arts complex." This idea was also mooted at the public meeting. The Arts Strategy, which was accepted by the Community, Culture and Leisure Services Committee on 14.7.97, recommended that 'The Council should consider the matter of a medium sized arts venue ...'.

"Much of the inherent charm of a city can be destroyed by too much 'tidying up'. Rubbish dumps can be charming places i.e. leave the back-side of Pulteney Bridge alone."

"Old Orchard Arts ... rumours of future development of our current workspace and surrounding area ... these developments will permanently change the unique character of Walcot Street ... The only alternative workspaces will be too far from the city centre to be viable ... That arts and crafts-people will be priced out of the area as a result of development .. That we as artists and crafts-people will continue to be under represented ... Bath will lose out in the long term, as the motivation for many people to visit Bath is particularly its small characteristic shops, workshops and studios rather than only large chain stores."

9.2 SUMMARY OF THE COMMUNITY LED CONSULTATION EXERCISE:

Response

'Planning for Real': 97 comments (5 counted twice - 2 areas).
 'Walcot Street Futures': about 60 participants.

Both are good figures considering the exhibition was only open for a few hours. However, any conclusions must be kept in perspective, and viewed as qualitative rather than fully representative.

Main Conclusions

Traffic in Walcot Street is too dangerous, main suggestions are 20 mph speed restriction, one-way only (one lane), wider pavements, pedestrian crossing point(s).

Very mixed (and very strong) feelings about a riverside path - locals equally for and against, non-locals mostly in favour. Support also for wildlife and balanced use of riverside.

Open Space/Village Green needs to be improved, especially for children (nothing for them in the area).

Very positive support for Arts Centre, and making better/similar use of the Old Mortuary/Village Hall.

Rubbish from clubs, take-aways, etc should be their responsibility.

There is a strong sense of loyalty to the area but a relatively low sense of community (considerable uncertainty about community issues).

Positive about the importance of the local economy to the city, should be supported by Council, some uncertainty about the Management Students' project.

The usual comments about the Hilton (which is not to blame). Critical of the Council's treatment of the Cornmarket, and strong concern that better care should be taken of the very important local history and archaeology.

Very strong support for the Saturday market, although not keen to close the Street on Saturdays (and mixed views about trams in the Tramshed).

Concern that redevelopment of the Cattle Market should link the Street to the city centre (and that there should be better management of cars waiting to get into the Podium carpark - and pedestrian priority).

Unexpected support for restoration of the Fountain area, with businesses prepared to sponsor on condition that carparking spaces are removed.

At the Consultation Feedback meeting on 3/11/97 further concerns were noted:

- adjacent sites should be developed together.
- make developers exhibit their plans.
- Council departments need to be better at talking to each other - this is why Bristol is now working.
- what difference has the consultation made.

N.B. A schedule of all the comments received throughout the consultation period is available from Bath Central Library and from our offices in Trimbridge House, Trim Street, Bath.

10.0 Contact List

For further information please contact Stephen George, Planning Officer on 01225 477524. Other Bath & North East Somerset District Council Officers who may be able to answer any queries that you may have about the Walcot Street area are as follows:

SERVICE	CONTACT NAME & POSITION	TELEPHONE (01225)
PLANNING POLICY	Gill Clarke, Planning Policy Manager Stephen George, Planning Officer	477581 477524
BUILT HERITAGE	Mary Stacey, Built Heritage Manager Bob Sutcliffe, Senior Conservation Officer Bob Sydes, Archaeological Officer	477537 477522 477651
ENVIRONMENTAL PRACTICE	Cherrill Copperwheat, Environmental Practice Manager Penelope Tollit, Assistant Urban Designer	477586 477526
TRANSPORTATION POLICY	Mike Finch, Transportation Manager	477639
DEVELOPMENT CONTROL	Roger Guy, Planning Control Services Manager (Bath City Area) Sue Jones, Assistant Planning Officer	477504 477529
ECONOMIC DEVELOPMENT & TOURISM	John Cox, Acting Head of Economic Development & Tourism Anna Crosbie, City Centre Manager	477294 477256
HOUSING STRATEGY & COORDINATION	Colin Keane, Development Manager	477888
STRATEGIC PROPERTY MANAGEMENT	David Wiltshire, Strategic Property Manager	477961

SUPPORTING
INFORMATION



Supporting Information

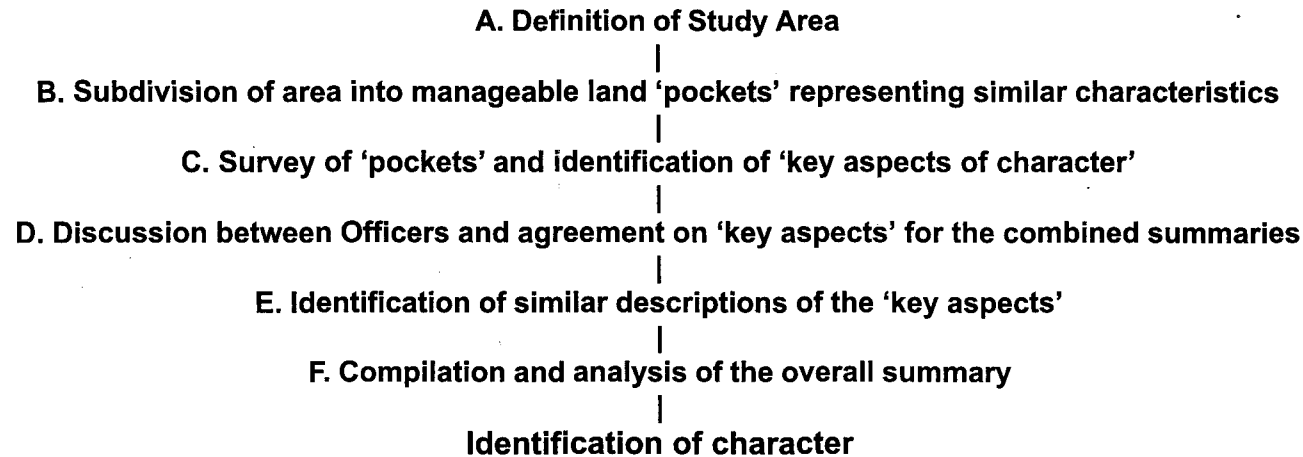
Details of the Walcot Street Area Character Assessment Process

Contents	Page
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'Combined Summary of Findings' for each 'pocket'	50
'Overall Summary of Findings'	56
2.0 Land Use Character	58
Classification of shop 'types'	58
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1.0 Physical Character

1.01 This section gives a more detailed account of the assessment process as described in paragraph 3.1 of the character assessment.

1.02 A flow chart illustrating the process of assessment is shown below, this is followed by a more detailed description of each stage:



A. The initial stage in the process involved defining the boundary of the Walcot Street area. For the purpose of this assessment it extends from St. Michael's Church and Waitrose in the south up to and including Nelson Place, in the north. To the west all properties fronting Walcot Street and to the east, the centre of the river. Other elements which physically relate to Walcot Street, for example, the rear of the Paragon, have been taken to act as 'the setting' for the street.

B. This area was then sub-divided into smaller more manageable land 'pockets', which reflect the medieval morphology of the area. See map 2 on page 8 for the overall boundary and division of 'pockets'.

C. The assessment procedure involved a selection of Council Officers surveying these 'pockets' of the Walcot Street Area and responding to targeted questions concerning various aspects of character. Due to current development pressures in the area, it was decided in the first instance to produce an Officer based 'character assessment' to act as the basis for public consultation.

The questionnaire for the survey is included on pages 46-49. With the following topics being covered:

- Topography
- Hydrological features
- Views in/views out and landmarks
- Vegetation
- Micro-climate
- Pattern of Development
- Details
- Use and Activities
- Emotional Responses

Following this exercise Officers were asked to note the issues that they considered to be 'key aspects of character', together with the reasons why, and to annotate a map of relevant issues.

Officers also completed a land use survey of the area. Responses as to the uses in the area should also be picked up in the 'key aspect of character' section. Issues such as predominant employment uses and retail types, and the use of upper floors were recorded.

D. The responses from the same 'pockets' were then compared between Officers in order to establish where there were common interpretations of character. These were known as the 'combined summaries' and begin on page 50.

E. The next stage in this process involved compiling an 'overall summary of findings.' to establish the character of the whole street based on the surveys of its parts. The method employed noted all the descriptions in the 'key aspect' section of the 'combined summaries', amalgamating those words or descriptions with similar meaning. For example, the 'Tramshed' and 'Aldridges' were both listed by name and were considered to be dominant buildings in the reasoning behind why they were 'key aspects'. The category for these was thus considered to be 'dominant buildings' to encompass the intent or meaning of both descriptions.

When the 'combined summary of findings' into each pocket contained a description, the same or similar to those listed in the overall summary, this was indicated. In addition it was necessary to indicate if it was felt that these 'key aspects' were a positive or negative element.

The more responses to the descriptions the greater the importance of the issue. With positive or negative responses reflecting the value placed on each description. It is clear that the dominant character of this part of the conservation area, by reason of its high frequency of positive responses, is its mix, variety, active feel, high use, small businesses, contrast, and interest. A table showing these results is on page 56-57.

QUESTIONNAIRE SAMPLE

Walcot Street Character Assessment 1997
Street Survey Form

STREET SURVEY DETAILS LOG:

Area: Time : Date: Weather: Initials:

SUMMARY OF FINDINGS

After doing the street survey work, write on the chart below, by way of a summary and method of drawing the findings together, between 5 and 10 'things' that you would regard as key aspects to the character of your study area. It might be a building, or a quality, or a tendency, anything really. Then, put down a reason why you think that is a key aspect: what is its significance, why it is important. Include in this both positive and negative aspects to the character. This will then help lead on to the next stage, which is 'how' can development be framed to respect this character.

	Key Aspect of Character	Why is this a key aspect?
1		
2		
3		
4		
5		
6		
7		
8		



	ELEMENT OF CHARACTER	DESCRIPTION	WHY / ACTION / POINTERS
1	Topography		
1a	Immediate - Is the area generally flat undulating or hilly?		
1b	In relation to the wider area how does it fit into the form of the landscape?		
1c	General Orientation - N,S,E,W facing?		
2	Hydrological features		
2a	Are there any rivers streams or springs - are these a feature of the area or relatively unexploited?		
2b	Are the edges natural or engineered?		
3	Views in/Views Out and Landmarks		
3a	Main views out of the area to distant feature or landscape. (show on plan)		
3b	Predominant internal views (As you walk around the area take note of any significant locally contained views or stops to vistas) (show on plan)		
4	Vegetation		
4a	Note key landscape landmarks e.g. trees as focal points (show on plan)		
4b	Is there any 'background' / low key vegetation that adds to the scene?		
4c	Is there any open space - Is it formal, informal, playspace or allotments etc?		
4d	Are there any distinctive hedgerows worth noting?		
4e	Individual gardens - does the vegetation of the gardens contribute to the street scene in any way?		
5	Micro-climate		
5a	Generally, does the area feel exposed or sheltered? <i>exposed to sun</i>		
5b	Are there any predominantly shady or sunny spots within the area? (may be difficult to establish)		

6	Pattern of Development		
6a	What is the overall street form and pattern [morphology] linear/hierarchy/network etc?		
6b	How do the buildings fit into the landscape - do they run parallel to the slope or across it or is it level ?		
6c	Are there any key edges for example, long walls or unbroken building lines?		
6d	Note predominant building form e.g. terraced, semi-detached, detached or is the area mixed?		
6e	Note general building heights in terms of storeys and scale/density eg. tight/urban; loose/suburban		
6f	Spatial quality - how narrow enclosed or open and wide does it feel?		
6g	Building line - do the buildings abut the pavements or do they have front gardens? How deep are the gardens?		
6h	Are cars generally parked on street or off street? Visible from the street?		
6i	Access to buildings: are there many entrances, direct from street etc. ...		
6j	Are there pavements, on both sides? How wide are they?		
6k	General condition of the buildings: good/fair/OK/poor/derelict		
6l	In the office, using OS Plan, measure the predominant building widths and depths		
6m	In the office, using OS Plan, measure the gaps between buildings on same side of street		
6n	In the office, using OS Plan, measure the width of space created across the street from building line to building line .		

7	Details		
7a	Note building materials - traditional or most predominant e.g. Stone; ashlar, random or coursed rubble, render or brick		
7b	Make a note of the shop fronts: are there any particularly important features/fronts?.		
7c	Note predominant roof types; mansard or hipped, parallel or at right angle to the road, parapet (roof may not be visible) approx. pitch		
7d	Note roofing type, material and colour eg. pantiles, flat tiles, slate tiles; clay, slate, concrete- red, brown, grey.		
7e	Are there any common patterns of fenestration? Or any unusual features? If so sketch, describe or photograph.		
7f	Note the predominant form of boundary demarcation of the properties eg. railings and walls ? Any unusual things?		
7g	Are there any unique or distinguishing features worth noting eg. carved streetnames, house names carved in gate post, iron work, balconies?.		
7h	Street furniture and quality of paving materials; is the street furniture co-ordinated or is it cluttered - are the paving materials of uniform nature or a 'mish-mash' of repairs?		
7i	Are there any things like mock stone facings, derelict buildings or buildings in disrepair, untidy/overgrown gardens? Do these contribute positively or negatively to the character?		
8	Use and Activities		
8a	Note predominant use of buildings eg. retail, residential, light industry/craft, community buildings.		
8b	Are there any pockets of contrasting activities?		
8c	Generally is this a noisy or quiet area or is noise a problem at any time ?		
8d	Generally are there any detracting points eg. smells, dirt, traffic or rubbish ?		
8e	Are there any useful pedestrian shortcuts through this area ?		
9	Emotional Responses		
9a	Are there any areas in which you feel unsafe , If so why do you think these areas are unsafe ? eg. inadequate lighting, isolated, groups of loiterers		
9b	Anything else worth noting ? Any activities on the street, such as heavy pedestrian passage, cars, people talking . . .		

Combined Summary of Findings

Area:.....1. Hilton Area

	Key Aspect of Character	Why is this a key aspect?
1	Mix of large buildings and small scale shops.	Contrast, organic evolution.
2	Pinch point at each end with open space in the middle.	Contains the area and carries eye out to the river. Historical definition. Sense of entering a separate townscape.
3	Quality shopfronts and mix of traditional building elements.	Organic small scale evolution. Quality of visual townscape.
4	Contrast of east and west side. Busy, commercial and mixed.	Area is alive with good mix of activities. West side positive, east side negative. Large building is okay, but not like the Hilton.
5	Views out of the area, towards Solsbury Hill, and views within the area to the church and over the river past the Hilton.	Many visual stops seem important. Sense of openness with countryside views. Breath of fresh air - release.
6	Dominance of built form - little soft landscaping.	Sets context, but more built form appropriate with soft courtyards.

Area:.....2 Beehive Yard

	Key Aspect of Character	Why is this a key aspect?
1	Dominance of the Tramshed	Material (red engineering brick), different from surroundings, contrast, bulk and size of building.
2	Car parking	Estimated that 50% of the area taken up by car parking. Appears overwhelming, and make access way busy.
3	River	Lack of connection with Beehive Yard.
4	Sense of enclosure	Particularly the access road to the units at the end of Beehive Yard. Buildings on Walcot Street act as gateway.
5	Cheap construction	Cheap construction of buildings on former Foundry and the Tramshed very tatty.

Area:3. Old Orchard

	Key Aspect of Character	Why is this a key aspect?
1	Tightly enclosed to the road then very open.	Hidden from Walcot Street but open to activities on Walcot Yard.
2	Traditional form and architecture.	Consider when developing on either side.
3	Natural materials.	Must continue.
4	Hard form - not landscaped.	If opened to the river then this could enhance.
5	Ignores the river.	Perfect opportunity to exploit the river setting with planting.
6	Secluded.	Threatened by adjoining development and if used as a link down to the river.

Area:.....4. Walcot Yard.....

	Key Aspect of Character	Why is this a key aspect?
1	Craft based activity/industry/ employment uses.	Unusual for reasonably central location. Plus rare skills e.g. stonemasonry, and marble works; important historical associations i.e. Roman settlement outside the City walls, and typical of those skills used for building Bath. More importantly is that this present use is not twee, but very real.
2	Mix of small businesses	Area appears, as I am unsure of the business workings of Walcot Reclamation, to contain a mix of different but related i.e. craft, businesses. Even if they all 'work' for Walcot, this image is important, adds variety and vitality e.g. if one of the 'businesses' fails then the effect on the remainder of the site would be negligible.
3	Form of buildings. Lack of formality	Appropriate form of buildings for backland location. "Represents typical commercial grain of this part of town, and are examples of a class of building no longer common in the City" (Bath Archaeological Trust) existing uses therefore entirely appropriate. Too formal an approach may detract from character.
4	Constant interest in buildings, uses and items.	Very Active. Although this level of activity may be uncommon between the street and the river, it works brilliantly.

5	Every space used.	Open spaces outside buildings used for storage and display of goods. Generally important to maximise use of space.
6	Ramshackle state of buildings	Appearance of buildings lends itself to the character of the uses on site. The buildings are not gleaming and probably need structural repairs to improve safety (?) but new buildings wouldn't give the same atmosphere. Therefore existing buildings should be retained. Additionally the sheds in the S.E. corner of the site are purely functional spaces, rather than 'designed'. What is striking is the uses that take place in them, not what the buildings look like at all. Buildings of this nature, e.g. cheap, could reasonably be allowed in such locations.

Area:..... 5 Chatham Row.....

	Key Aspect of Character	Why is this a key aspect?
1	Quiet/calm	In contrast to Walcot Street - visually exciting - is regular in style, but openness and views increase the sense of quiet and calm. Also less traffic noise.
2	River	Visual link, and (potential) physical access to river, river gives gentle boundary.
3	Views	Sense of expansion. 'Contemplative'.
4	Private/rented residential mix, adaptable	Gives social mix, and long term re-use.
5	Contrast between formality of one side and openness of other.	Makes significant contribution to the sense of calm and also to the sense of expansion. Sense of 'safety' from building behind.

Area:..... 6 Aldridges

	Key Aspect of Character	Why is this a key aspect?
1	Aldridges Building	Victorian, unusual. Should be retained. Adds to variety. Plot relationship. Set back. Degree of formality.
2	Auction	Adds variety and complements retail character.
3	Amount of hard landscaping. Urban.	Lack of trees, a lot of car parking and tarmac.
4	River access.	Access should be improved. Issue of potential future use of the building - public or private.
5	Open at rear. Enclosed at the front, with attractive views.	Needs visual improvement. Encourage improvements to entrance, remove shed building at front.

Area:..... 7. Village Hall

	Key Aspect of Character	Why is this a key aspect?
1	Open, green, soft.	Green lung, quiet, setting to Church Hall.
2	Quiet, peaceful.	Necessary break in busy area.
3	Natural, planted.	Buildings are subservient. Role is valuable.
4	Both open areas have religious connotations.	Sacrosanct.
5	Activities?	Is the space used? Public Open Space? River walk?

Area.....8 Walcot Street.....

	Key Aspect of Character	Why is this a key aspect?
1	Public/private	"Am I allowed in here?" Private place of suspicion.
2	Bulk and scale	Both in form and height - antagonistic to surrounding grain.
3	Uniformity/mechanical	Non-human appearance and spatial feel.
4	Parking	Takes all the external space. No room for people.
5	Access to buildings	Only one or two doors - threatening.
6	River	Inaccessible, how do I get to it?
7	- all these are negative aspects!	

Area.....9 London Street.....

	Key Aspect of Character	Why is this a key aspect?
1	- Retailing (sometimes a little sad) - Artisan/Bohemian shops	Dominant, fringe. Emptiness is a problem.
2	- Busy front/quiet back - Contrast of residential behind busier retail.	Contrast between Walcot Street itself and area between river and street. Noise and activity contrast here, what pattern elsewhere?
3	Neglected upper floors.	Better use could be made of the upper floor.
4	Transitional	Fringe location, doesn't have the feel of a town centre or suburban centre. Good element.
5	Contrast of old and new very significant.	
6	Mish mash of building form.	

Area:..... 10 Walcot Street North

	Key Aspect of Character	Why is this a key aspect?
1	Variety of uses	No one over dominant use. Retail, residential, offices, workshops etc. all co-exist without evidence of conflict. Mix of uses within these types i.e. many types of residential importance for vitality and feel of the area. Bias of craft related uses and independence.
2	Variety of buildings	Varying heights, mainly 18th some 19th Century buildings. Only unifying factor are ashlar facings. In blocks. Solid appearance. Very strong architecture. Variety of shopfront colours.
3	Domination of the Paragon context	Towers over the street, without in fact overshadowing it completely. Probably due to the robust nature of the buildings on east side of Walcot Street (see above). The enclosure created by the Paragon also allows an element of openness due to its contrast with Walcot Street buildings.
4	Views	Glimpse views of Beechen Cliff and St. Michael's Church. Views towards Bathampton Down through street openings along east side of Walcot Street. Hedgemoad Park framed by buildings at northern end of Walcot Street.
5	Traffic	Important relationship to variety of use. On street parking creates coming and going. Sometimes queues for cars created at southern end. Through route for buses, coaches and lorries to centre. Used by pedestrians as well. Important aspect of vitality.
6	Urban feel, tight but informal.	Part of the business aspect - creative feeling, linked to variety, and informality linked to views out as well.

Area:..... 11 Fountain.....

	Key Aspect of Character	Why is this a key aspect?
1	Space	Containment very strong on west side, but gives open feel because of the 'swelling'. Swelling underused as parking.
2	Visually exciting.	Contrasts: visual height, yet street is 'human scale', and visual depth both north (potentially) south, and short views within space.
3	Street edge active.	Connects the buildings to the space, but only on one side. Again contrast.
4	Clarity of historic grain.	Sense of temporal depth. Continuity of use, but no 'heritage' sterility. [risk of tarring gentrification].
5	Mix of activities (especially shop fronts).	Want to explore.
6	"Gateway" at Beehive Yard.	How to develop Cattlemarket site without reducing the sense of arrival going north, but decreasing sense of departure going south.

Overall Summary of Findings

Written Description	Hilton	Beehive	Old Orchard	Walcot Yard	Chatham Row	Aldridges	Village Hall	Walcot Gate	London Street	Walcot St. Nth.	Fount.	Frequency
Dominant building	•n	•p				•p		•n				2 positive 2 negative
Car parking/Traffic		•n						•n		•p		1 positive 2 negative
River - lack of connection		•n	•n		•p	•n		•n				1 positive 4 negative
Sense of enclosure or openness	•p	•p	•p			•p	•p				••pp	7 positive
Cheap construction/ramshackle		•n		•p					•n			1 positive 2 negative
Craft based employment		•p		•p								2 positive
Informal buildings				•p					•p			2 positive
Views	•p				•p					•p		3 positive
Mix, variety, active, high use, small businesses.	•p			••pp	•p	•p			•p	•p	••pp	9 positive
Contrast, interest Quiet/calm	•p			•p	••pp		•p		•••ppp	••pp	•p	11 positive

Written Description	Hilton	Beehive	Old Orchard	Walcot Yard	Chatham Row	Aldridges	Village Hall	Walcot Gate	London Street	Walcot St. Nth.	Fount.	Frequency
Urban			•n			•n				•p		1 positive 2 negative
Formal								•n				1 negative
Limited access								•n				1 negative
Private feel								•n				1 negative
Historic Grain											•p	1 positive
Transitional									•p			1 positive
Natural environment							•p					1 positive
Religious connotations							•p					1 positive
Natural building materials			•p									1 positive

2.0 Land Use

2.01 This section gives the background information to the assessment process as described in paragraph 3.2 of the Character Assessment

2.02 The following table defines the 'types' of retail uses as used in the land use assessment of the Walcot Street area. The land use assessment follows.

Classification of the shop types

Personal & Provisions

Personal (Per)	Items worn, or health/beauty related. Including clothes, shoes, luggage, jewellery, perfume, hairdressing and sunbed centres.
Provision (Pro)	Items for consumption, or everyday use. Common purchases. Including food, off-licences, stationary, newsagents, florists, pet shops.

Leisure

Entertainment (E)	Places to go for entertainment, or special treat. Includes cafe/tea shop, nightclub, pubs, restaurant, take-away, amusements and betting shops.
Sports (SP)	Sportswear and sport goods. Includes sportshoes, saddlers, bicycles and fishing.
Craft (C)	Items bought to help create something else. Includes wool shops, fabrics, DIY, tools, cameras, stamps, framing.
General (G)	Those not in the above categories. Including bookshops, music shops, records, models, video hire, toys and games.

Household & Electrical

Electrical (EL)	Electrical items bought primarily for functional reasons such as fridges, freezers, computers, telephones and televisions. Does not include items such as cameras, sewing machines or drills - these are included in Leisure/Craft.
Household (H)	Household items bought for decorative or functional reasons. Includes ready made crafts, prints, rugs, ceramics, carpets, beds, kitchens.
Antiques (A)	Antiques.

Financial & Professional

Service (S)	Dry cleaning, shoe repairs, taxis, car hire and launderettes.
Design (D)	Sign shop, tailor, reprographics.
Professional (P)	Insurance, optician, solicitor, accountant, counselling and vets.
Agencies (AG)	Estate agents, travel agents, employment bureau, lettings and ticket agents.
Post Office (PO)	Post Office.
Financial (F)	Banks and building societies and financial advisors/consultants.

NAME	NO	STREET	BF	GF	FF	SF	DOMINANT USE	TYPE
The Podium	-	Walcot St.	Car park	Shop	Library	N/A	Food	PRO
Saracen's Head	1	Walcot St.	N/A	Pub	Res	Res	Public house	E
Rossiters	3	Walcot St.	Shop	Shop	Shop	Shop	Household	H
Knickerbean	5	Walcot St.	N/A	Shop	Store	N/A	Fabric	C
Save The Children	7	Walcot St	N/A	Shop	Store	N/A	Charity shop	PER
The British Hatter	9	Walcot St	N/A	Shop	Res	Res	Hats	PER
Coopers	13-15	Walcot St	N/A	Shop	Off	Res	Electrical	EL
Hilton Hotel		Walcot St	Car park	Hotel	Hotel	Hotel	Hotel	-
The Futon Shop	27	Walcot St	N/A	Shop	Off	Res	Beds	H
The Fine Cheese Co.	29	Walcot St	N/A	Shop	Res	Res	Delicatessen	PRO
As Above	31	Walcot St	"	"	"	"	"	"
Adrenaline High	33	Walcot St	N/A	Shop	Res	Res	Sportswear	SP
Pax Maria	35	Walcot St	N/A	Shop	Res	Res	Textiles / furniture	H
Harvest	37	Walcot St	N/A	Shop	Res	Res	Health food	PRO
YMCA	39-43	Walcot St	N/A	?	Hostel	Sports hall	Hostel	-
Cattlemarket Site	-	Walcot St	Vault	Car park	N/A	N/A	Car park	-
Cornmarket	R/O 62	Walcot St	Vault	S. services	N/A	N/A	Social services	-
Residential	62	Walcot St	N/A	Entry	Res	Res	Residential	-
Genises Furniture Project	-	Beehive Yard	N/A	Workshop /storage	N/A	N/A	S'hand furniture depot/workshop	H

NAME	NO	STREET	BF	GF	FF	SF	DOMINANT USE	TYPE
Tramshed		Beehive Yard	Car park	Car park / market		N/A	N/A	-
Dominos	66	Walcot St	N/A	F&D	Res	Res	Take away	E
Vacant	68	Walcot St	V	V	V	V	Vacant	V
Bath Womans Aid	70	Walcot St	N/A	Shop	Res	Res	Charity shop	PER
Roopart	72	Walcot St	N/A	Shop	Res	Res	Records	G
Secondhand Furniture	74	Walcot St	N/A	Shop	Res	Res	Furniture	H
Bath Sewing Machines	76	Walcot St	N/A	Shop	Res	Res	Sewing machines	C
Framing Gallery	78	Walcot St	N/A	Shop	Res	Res	Framing	H
John's Bikes	80-84	Walcot St	N/A	Shop	Res	Res	Cycles	SP
Vacant	86	Walcot St	N/A	V	Res	Res	Vacant	V
St. Michael's Church House	88	Walcot St	N/A	Office	Office offices	N/A	Architectural	D
PCX	45	Walcot St	N/A	Shop	Store	N/A	Computers	EL
Q M Stores	47	Walcot St	N/A	Shop	Store	N/A	Clothes	PER
Billie Jean Clothes	49-51	Walcot St	N/A	Shop	Store	N/A	Clothes	PER
The Antiques Warehouse	57	Walcot St	N/A	Shop	Shop	N/A	Antiques	A
Indigo	59	Walcot St	N/A	Shop	Shop	Store	Antiques	A
Iron Art Of Bath	61	Walcot St	N/A	Shop	Shop	N/A	Iron furniture	H
Glass Blowing Workshop	Workshop	Old Orchard	N/A	Workshop	N/A	N/A	Glass blowing	H
Bronwyn Williams-Ellis	Workshop	Old Orchard	N/A	Workshop	N/A	N/A	Bespoke tile manuf.	H
Jewellery Workshop	Workshop	Old Orchard	N/A	Workshop	N/A	N/A	Jewellery design	H
Residential	1	Old Orchard	N/A	Res	Res	Res	House	-
Residential	2	Old Orchard	N/A	Res	Res	Res	House	-
Residential	3	Old Orchard	N/A	Res	Res	Res	House	-
Residential	4	Old Orchard	N/A	Res	Res	Res	House	-
Sukhothai	90	Walcot St	N/A	F&D	Res	Res	Restaurant	E
Sportshoe	92	Walcot St	-	Shop	Off	N/A	Footwear	PER
Mastershoe	92	Walcot St	-	Shop	Off	N/A	Footwear	PER
Cadillacs	92	Walcot St	F&D	-	-	-	Nightclub	E
Anthony Reed / The Looking Glass	94-96	Walcot St	N/A	Shop	Res	Res	Framing	H

NAME	NO	STREET	BF	GF	FF	SF	DOMINANT USE	TYPE
Halidan Oriental Rug	98	Walcot St	N/A	Shop	Res	Res	Rugs	H
Tasty One	100	Walcot St	N/A	Shop	Res	Res	Baker	PRO
Schwartz Bros.	102	Walcot St	N/A	F&D	Office	Res	Take away	E
Walcot Woollies	104	Walcot St	N/A	Shop	Res	Res	Clothes	PER
Mary Rose Young	106	Walcot St	N/A	Shop	Res	Res	Ceramics	H
Walcot Reclamation	108	Walcot St	N/A	Shop	Res?	Res?	Architectural reclamation	A
"	North	Walcot Yard	Shop	Shop	N/A	N/A	"	"
Showroom/ Storage/ Workshop	South	Walcot Yard	N/A	Workshop	Shop	N/A	Mixed	A
-	West	Walcot Yard	Retail	Workshop				"
-	Middle	Walcot Yard		Retail	Retail		Retail	"
Stoneworks	East	Walcot Yard	N/A	Workshop	Workshop	Workshop	Stone masonry	H
Marble/Stone	Se Corner	Walcot Yard	N/A	Workshop	N/A	N/A	Marble workshop	H
Bath Stone Rec.	75-77	Walcot St	N/A	Shop	N/A	N/A	Stone article	H
Walcot Pottery	87	Walcot St	N/A	Workshop	Workshop	Workshop	Pottery	H
Vacant	89	Walcot St	-	-	-	-	Vacant	V
Walcot Upholstery	91	Walcot St	N/A	Workshop	Workshop	N/A	Upholstery	H
Source	93-95	Walcot St	N/A	Retail	Retail	Retail	Architectural rec.	A
Bath Car Centre / A1 Drive Hire	97-101	Walcot St	N/A	Garage & store	Office	N/A	Garage repairs	-
Ladymead House	110-112	Walcot St	N/A	Res	Res	N/A	Elderly persons- home	-
Western Woodcraft	114-116	Walcot St	N/A	Shop	Res	Res	Antiques	H
The Green Stat Comp	114a	Walcot St	N/A	Shop	Res	Res	Stationer	PRO
A1 Drive Hire	14	Chatham Row	N/A	Off	Res	Res	Car hire	S
Residential	1	Chatham Row	Res	Res	Res	Res	Residential	-
Residential	2	Chatham Row	Res	Res	Res	Res	Residential	-
Residential	3	Chatham Row	Res	Res	Res	Res	Residential	-
Residential	4	Chatham Row	Res	Res	Res	Res	Residential	-
Residential	5	Chatham Row	Res	Res	Res	Res	Residential	-
Residential	6	Chatham Row	Res	Res	Res	Res	Residential	-
Residential	7	Chatham Row	Res	Res	Res	Res	Residential	-
Residential	8	Chatham Row	Res	Res	Res	Res	Residential	-

NAME	NO	STREET	BF	GF	FF	SF	DOMINANT USE	TYPE
Residential	9	Chatham Row	Res	Res	Res	Res	Residential	-
Residential	10	Chatham Row	Res	Res	Res	Res	Residential	-
Residential	11	Chatham Row	Res	Res	Res	Res	Residential	-
Residential	12	Chatham Row	Res	Res	Res	Res	Residential	-
Residential	13a	Chatham Row	Res	Res	Res	Res	Residential	-
Porky Pine	120	Walcot St	Storage	Shop	Res	Res	Antiques	H
Residential	31	Cornwall Bldgs	Res	Res	Res	Res	-	-
John Alan Designs	120-122	Walcot St	Shop	Shop	Res	Res	Furniture	H
Tridias	124-126	Walcot St	N/A	Shop	Store	Res	Toy shop	G
Sally Rodgers & Dtr	128	Walcot St	Shop	Shop	Res	Res	Textiles / upholstery	H
Aldridges Auctions	130-132	Walcot St	Auction	Auction	Auction	N/A	Auction room	A
The Bell	103	Walcot St	Cel	F&D	Res	Res	Public house	E
Bath Service Garage	105-107	Walcot St	N/A	Garage	N/A	N/A	Car repairs	-
Residential	109	Walcot St	Res	Res	Res	Res	Residential	-
Residential	111	Walcot St	Res	Res	Res	Res	Residential	-
Residential	113	Walcot St	Res	Res	Res	Res	Residential	-
Residential	115	Walcot St	Res	Res	Res	Res	Residential	-
Residential	117	Walcot St	Res	Res	Res	Res	Residential	-
Residential	119	Walcot St	Res	Res	Res	Res	Residential	-
Residential	121	Walcot St	Res	Res	Res	Res	Residential	-
Moghull	140-138	Walcot St	N/A	F&D	Res	Res	Take away	E
Residential	1	London Street	?	Res	Res	Res	Residential	V
Residential	2	London Street	?	Res	Res	Res	Residential	V
London St. Antique Centre	3	London Street	?	Shop	Vacant	Vacant	Second -hand clothes	PER
Vacant	4	London Street	?	Vacant	Vacant	Vacant	Vacant	V
Penny Phillips	5	London Street	?	Shop	Res	Res	Antiques	A
Vacant	6	London Street	?	Vacant	Vacant	Vacant	Vacant	V
George's	7	London Street	?	Shop	Res	Res	China	H
Terry And Son	9	London Street	?	Shop	Vacant	Res	Butchers	PRO
Vacant	11	London Street	?	Vacant	Vacant	Vacant	Vacant	V
T.R. Hayes	12	London Street	?	Shop	Res	Res	Furniture	H
Cobblers	13	London Street	?	Shop	Res	Res	Cobblers	S
Hat & Feather	14	London Street	?	F&D	F&D	Res	Pub	E

NAME	NO	STREET	BF	GF	FF	SF	DOMINANT USE	TYPE
T.R. Hayes	15	London Street	Shop	Shop	Shop	Shop	Furniture	H
T.R. Hayes	16	London Street	"	"	"	"	"	"
T.R. Hayes	17	London Street	"	"	"	"	"	"
T.R. Hayes	18	London Street	"	"	"	"	"	"
Warehouse	-	Nelson Place	N/A	Storage	Storage	N/A	Warehouse	-
Walcot Village Hall	-	Walcot Gate	?	Hall	N/A	N/A	Village Hall	-
Residential	1_37	Walcot Court	N/A	Res	Res	Res	Residential	-
Residential	1_15	Roman House	N/A	Res	Res	Res	Residential	-
Residential	1_32	Caern Well Place	N/A	Res	Res	Res	Residential	-
Residential	1_10	Nelson Bldgs	N/A Res	Res	Res	Residential		-

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Directorate of Development and Environmental Services
Bath & North East Somerset District Council
Trimbridge House
Trim Street
Bath BA1 2D

LOCAL AGENDA 21
Working towards a sustainable future

