

Bath Conservation Area Character Appraisal work

- Bath has one city wide conservation area. This was first designated as six separate areas in 1968, then as an enlarged single area in 1973, extended again in 1975, 1985 and 2002. These extensions responded to changing conservation views about what was considered to be architecturally and historically important as well as ongoing changes in planning controls.
- In 2005 a *Bath Citywide Character Appraisal* was undertaken and adopted as a Supplementary Planning Document. The city-wide character appraisal covers the whole of Bath and its immediate environs and extends beyond the conservation area boundary. It provides a helpful starting point and background for a conservation area character appraisal.
- A character appraisal is needed to better understand the importance of the conservation area and to ensure that development proposals preserve or enhance their special architectural or historic interest.

The format of the character appraisal

The conservation area has been divided into 16 character areas set out below, each with its own distinctive character; these character areas frame a spatial approach to the project (they follow the city wide appraisal as far as possible cut to the conservation area boundary and therefore adjusted a little):

	Character area
1	Weston, Weston Park, Sion Hill and Upper Lansdown
2	Fairfield Park and Larkhall
3	Newbridge, Combe Park and Lower Weston
4	Lower Lansdown and Camden
5	Grosvenor and Lambridge
6	Brassmill Lane, Locksbrook and Western Riverside
7	City Centre
8	Bathwick
9	Widcombe and the Kennet and Avon Canal

10	Twerton
11	Bear Flat and Oldfield Park
12	Pulteney Road
13	North Road, Cleveland Walk and Bathampton Slopes
14	Beechen Cliff and Alexandra Park
15	Entry Hill, Perrymead and Prior Park
16	Combe Down

The full conservation area character appraisal is proposed to be divided into three parts:

- Overview and part 1 - setting out the background and context of the conservation area character appraisal with some information about the city as a whole.
- Part 2: containing appraisals and strengths, weaknesses, opportunities, threats (SWOT) analyses for each of the 16 character areas.
- Part 3: a summary pulling together all of the SWOT analyses from part 2 and identifying management opportunities.

Progress so far

We have started work on Part 2, appraisals of the 16 character areas, and so far have completed drafts for the following areas. These drafts can be found on our website [here](#).

- 6. Brassmill Lane, Locksbrook and Western Riverside
- 7. City Centre
- 8. Bathwick
- 10. Twerton
- 12. Pulteney Road
- 13. North Road, Cleveland Walk and Bathampton Slopes
- 15. Entry Hill, Perrymead and Prior Park
- 16. Combe Down
- 9. Widcombe and the Kennet and Avon Canal
- 11. Bear Flat and Oldfield Park
- 14. Beechen Cliff and Alexandra Park

What next

We are working on the remaining areas:

- 4. Lower Lansdown and Camden (Bath Preservation Trust led)
- 5. Grosvenor and Lambridge
- 1. Weston, Weston Park, Sion Hill and Upper Lansdown
- 2. Fairfield Park and Larkhall
- 3. Newbridge, Combe Park and Lower Weston

As each area is completed the individual draft area appraisal will be available on our website for officers, developers and the public to reference.

We will then draft the other parts of the character appraisal to pull it all together.

Stakeholder and public engagement is critical to the development of these draft documents and the overall character appraisal for Bath Conservation Area. We will therefore plan a campaign to seek views as part of the formal adoption process.