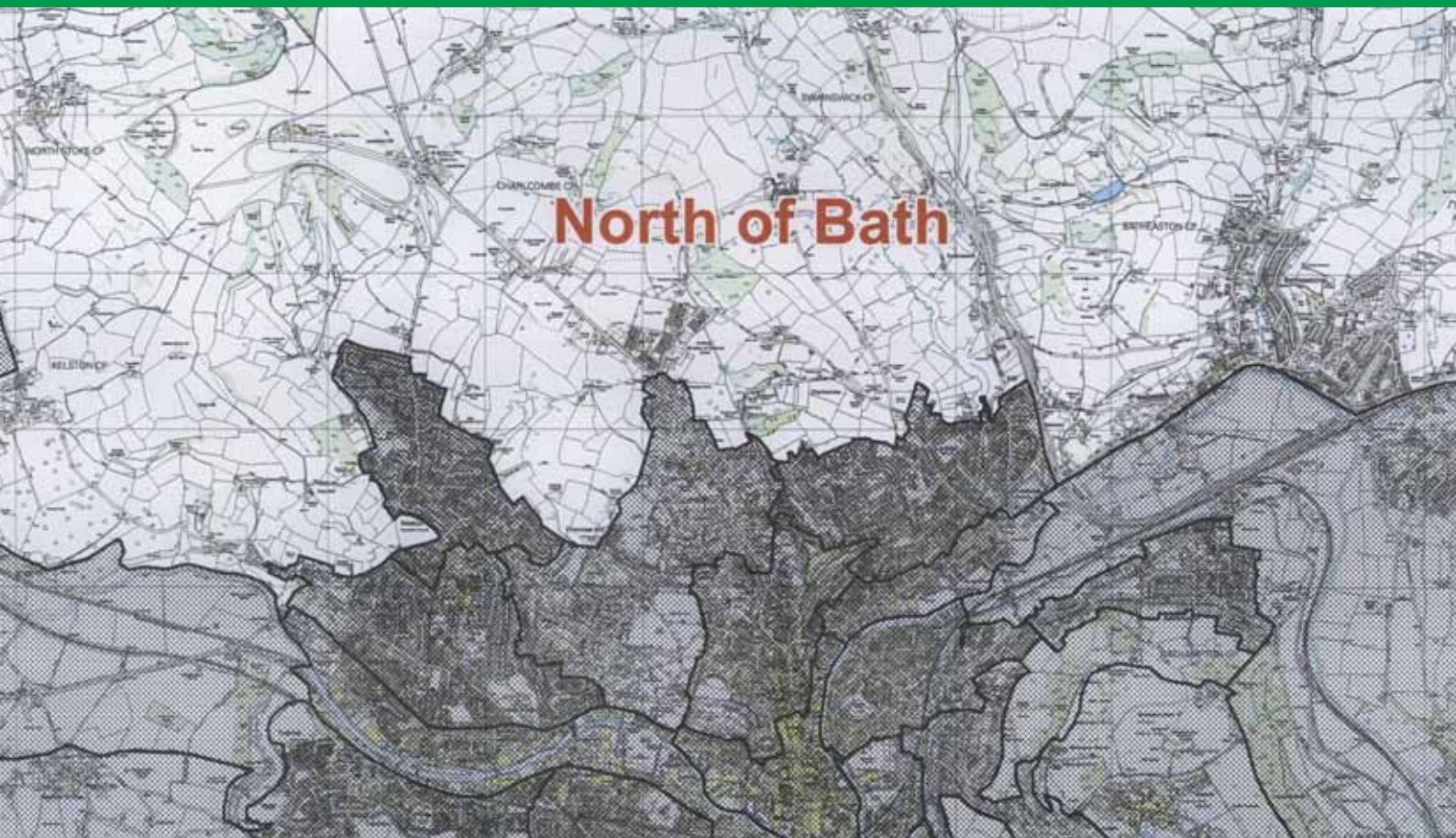


North of Bath



8.1 Rural Fringe North of Bath

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

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

Physical Influences

Geology

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

Landform and Drainage Pattern

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



Lam Brook Valley

Land Use and Buildings

Land Use

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

Building Form and Heights

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

Building Age

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

Materials and Architectural Details

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

North of Bath

Street Pattern

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

Density and Degree of Enclosure

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

Vitality and Tranquillity

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

Boundary Treatments

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



Dean Hill looking towards the Lansdown Ridge

Influence of Vegetation and Open Space

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

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

Features, Landmarks and Views

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



Lansdown Cemetery and Beckford's Tower



Little Solsbury Hill



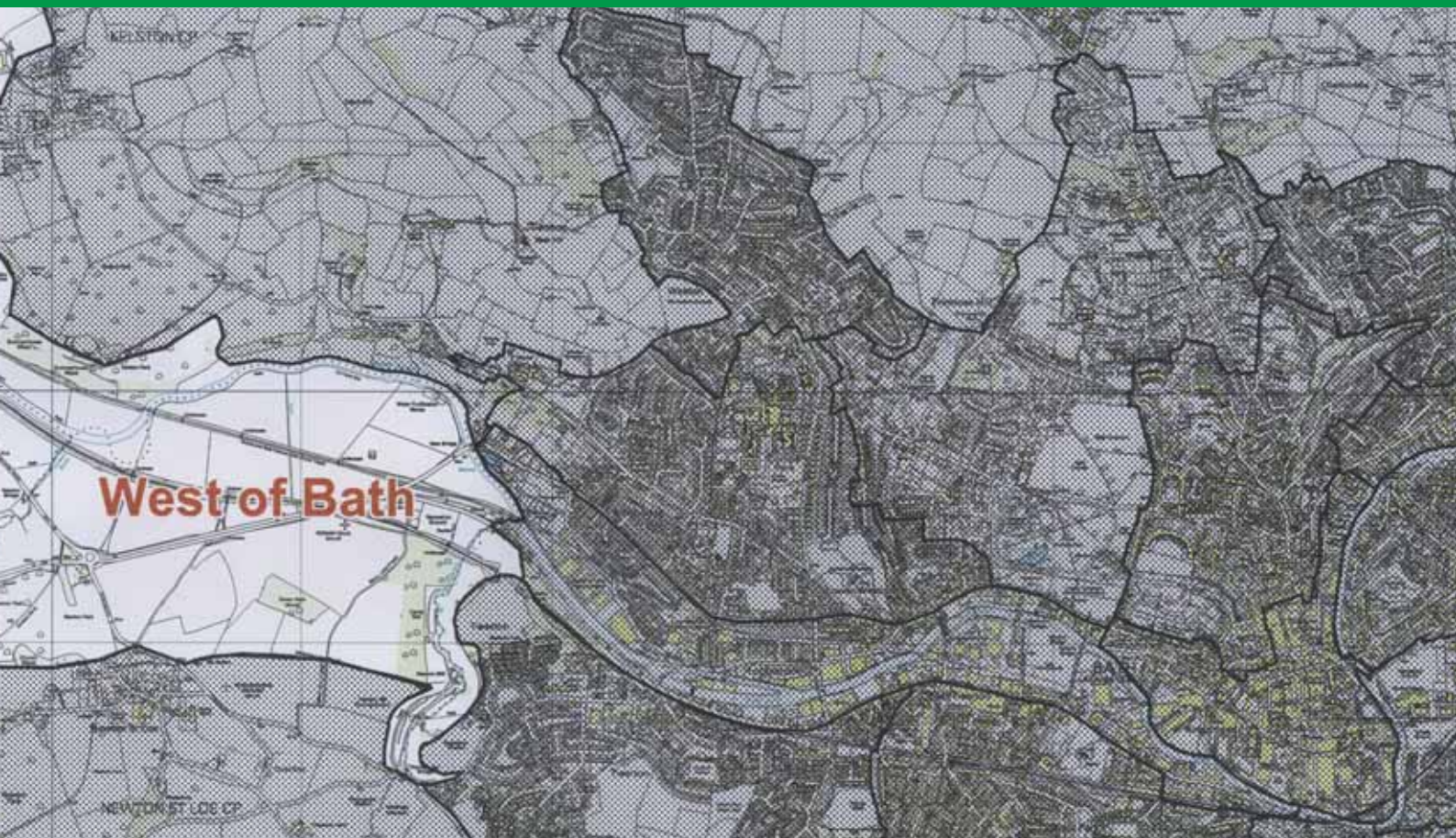
View across Upper Weston to the Lansdown Ridge

Cultural Influences

Historic Uses

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

West of Bath



8.2 Rural Fringe West of Bath

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

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

Physical Influences

Geology

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

Landform and Drainage Pattern

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



River Avon valley looking towards Newbridge

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

Land Use and Buildings

Land Use

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

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

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



Bristol and Bath railway path

West of Bath

Influence of Vegetation and Open Space

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

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



View across River Avon Valley from near Newton St. Loe

Features, Landmarks and Views

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

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



Newbridge bridge with Boathouse pub behind

Cultural Influences

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



View towards railway tunnel near Twerton



8.3 Rural Fringe East and South East of Bath

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

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

Physical Influences

Physical Influences

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

Landform and Drainage Pattern

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

East and South East of Bath

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

Land Use and Buildings

Land Use

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



View along the Midford Brook Valley from Brassknocker Hill



Kennet and Avon canal by Meadow Lane, Bathampton

Building Form and Heights

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

Building Age

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

Materials and Architectural Details

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

Street Pattern

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



Midford Brook Valley at Monkton Combe

East and South East of Bath

Density and Degree of Enclosure

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

Vitality and Tranquillity

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

Boundary Treatments

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

Influence of Vegetation and Open Space

- 8.3.14 The valley sides are typically well covered by woods. Most of the larger woodlands are ancient semi-natural woodland. As well as native woodland there are also distinctive parkland trees such as copper beech and redwood trees. Remnants of traditional orchards, which used to be a common sight, are still to be seen. There is often patchy scrub on the more gentle lower slopes acting as a transition between the woods and the fields.
- 8.3.15 Hedgerows often enclose the fields, some are well trimmed and others are tall and unclipped. These hedges frequently include mature oaks and other trees. The courses of the rivers and brooks are marked by groups of willow and alder trees.



Drung at Monkton Combe

Features, Landmarks and Views

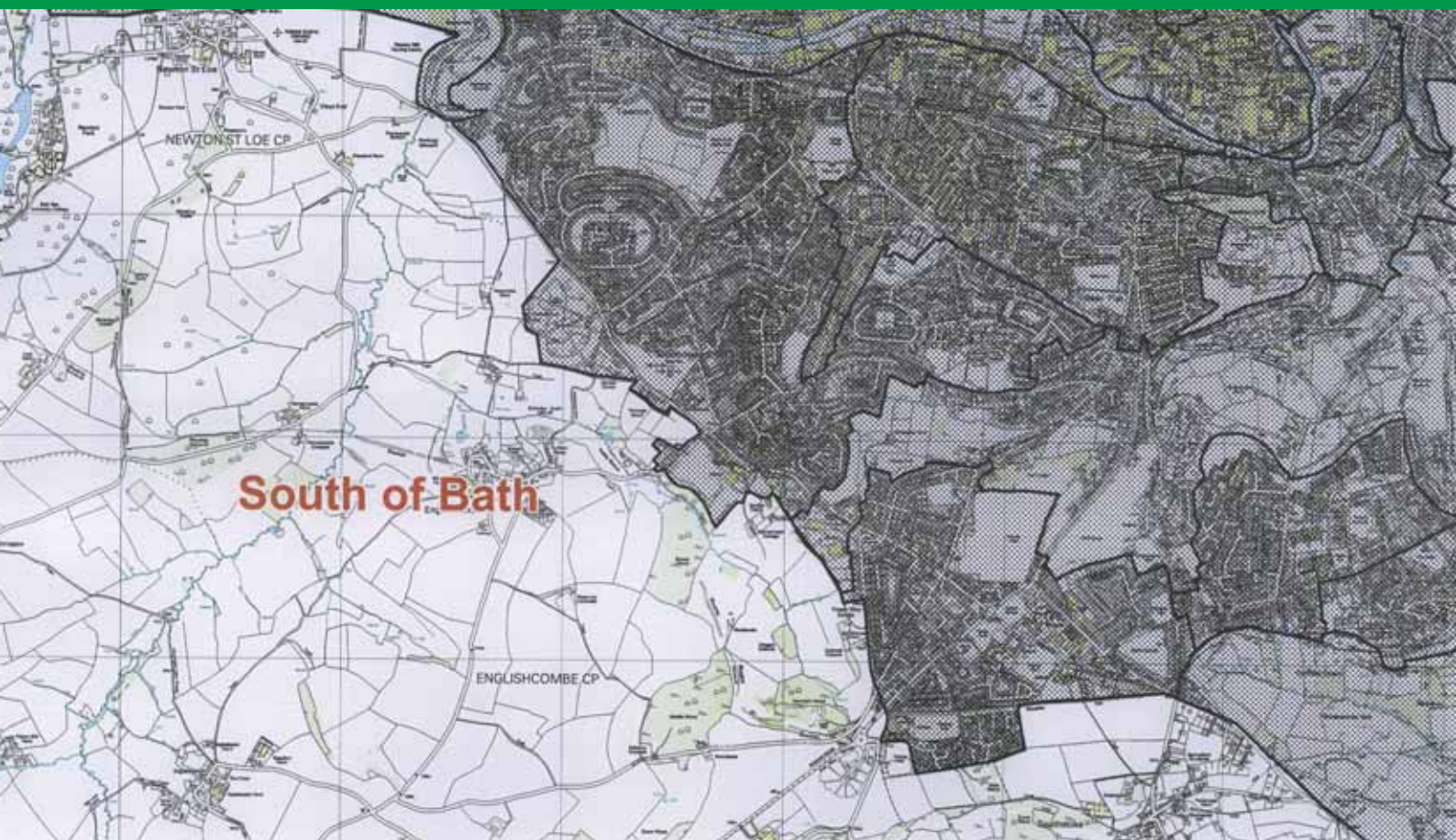
- 8.3.16 There are many distinctive structures associated with the canal, the river and the railway. The A36 viaduct and Dundas Aqueduct near Monkton Combe are particularly interesting, as are many of the smaller bridges.
- 8.3.17 Some less attractive features within the landscape include traffic, pylons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

Cultural Influences

Historic Uses

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

South of Bath



8.4 Rural Fringe South of Bath

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

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

Physical Influences

Geology

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

Landform and Drainage Pattern

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



Newton Brook Valley

Land Use and Buildings

Land Use

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



Newton Brook Valley viewed from edge of Whiteway

Building Form and Age

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

Materials and Architectural Details

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

Density and Degree of Enclosure

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

South of Bath

Boundary Treatments

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

Influence of Vegetation and Open Space

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

Features, Landmarks and Views

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

Vitality and Tranquillity

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



Tranquil Lane looking towards the Lansdown Ridge

Cultural Influences

Historic Uses

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



View to the Wansdyke and Englishcombe village

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

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

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

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

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

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

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

Bath Historic Maps Project (Hynam, 2004)

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

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

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

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

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

Appendix 2: Survey Sheet

Bath-wide Character Assessment Survey Sheet

Surveyors:

Area:

Survey Point Number:

Survey Location:

Date:

Time:

Weather:

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

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

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

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

Notes

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

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

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