

A View of the Rec

An analysis of key views and the criteria for assessing the impact of development on Bath Recreation Ground on the setting of Bath's heritage landscape





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Contents	Page
Executive Summary	3
PART 1 Introduction and Methodology	4
Introduction and Purpose	5
Map of Recreation Ground boundary	6
Location and Context	7
Brief History of Rugby on the Rec	8
Planning Context & Heritage and Landscape Designations	10
Methodology	23
PART 2 Views - Assets, Attributes & Heritage Significance	28
Close Urban Inward Viewpoints (towards the Recreation Ground)	29
From Johnstone Street 1a & 1b	30
From Laura Place 2a & 2b	32
From William Street	35
From Grand Parade 4a, 4b & 4c	42
From Orange Grove and the Abbey	43
From Terrace Walk	45
From Peirrepoint St above Parade Gardens	47
From Duke Street	50
From North Parade Bridge	52
From along the river tow-path between Pulteney & North Parade Bridges	54
From St Mary's Bathwick Church	56
Inward Views from the Wider Setting and Significant Elements (towards the Recreation Ground)	58
From Sham Castle/Bathampton Down	59
From Bathwick Fields	63
From Widcombe Hill/Smallcome Vale	66
From Prior Park Landscape Garden (east side)	68
From Alexandra Park	71
Views from within the Recreation Ground (viewpoint location to the east of the current location of the Ruby Pitch)	74
Facing North - NW to NE	76
Facing East NE to SE	78
Facing South SE to SW	82
Facing West SW to NW	87
PART 3 Development Principles and Design Recommendations	88
Development Principles	88
Recommendations for high quality design	89
End statement - BPT's current position	90

Executive Summary

This report has been prepared to assist the Bath Preservation Trust's (BPT) Architecture and Planning Committee's assessment of any future development of a rugby stadium on the Recreation Ground ("the Rec") and for others who have an interest in the future of the Rec. This follows from the Charity Tribunal rulings clarifying the legal way forward for the management of leisure use on the Rec.

Bath Preservation Trust is broadly supportive of improving and enhancing the current poor quality facilities on the Rec, provided there is adequate attention and respect given to the views in and out of the site and the surrounding heritage assets and landscape setting.

This aim of this report is to provide a visual assessment of the heritage assets and attributes (landscape character and historic built features) within views of the Rec, and identify the value or significance of the view. We recognise this is a subjective assessment: this report represents BPT's assessment, which has been undertaken by professionally qualified staff and advisors.

This report, along with the documents and verified view and landscape and visual impact assessments and heritage impact assessments accompanying any planning application, will support our understanding of the potential impact on the World Heritage City of Bath of future development on the Rec. The report also aims to identify a set of design principles for any new rugby stadium on the Rec.

This report does not assess the acceptability of any particular development on the Rec. The Trust's position in relation to any future development is reserved until there is a detailed proposal for planning permission.

PART 1

Introduction and Methodology



Introduction and Purpose

The purpose of this assessment is to identify the key assets and attributes (landscape character and historic features in views) that may be affected by development on the Rec; but principally the current proposal for an 18,000 capacity permanent stadium. BPT's principal concern is the potential impact of any development on the site, its surroundings, and the wider heritage and landscape context.

This report also aims to identify a set of design principles for any new rugby stadium on the Rec, in line with the Trust's published Recommendations for High Standards of Architecture in Bath.

As well as being appropriate and compatible high quality development it is imperative to 'preserve or enhance' the character of the Bath City-Wide Conservation Area. It is also to mitigate potential harm to the special interest of heritage assets¹ and their setting, the setting of listed buildings, the special qualities and Outstanding Universal Value (OUV) of the World Heritage Site, and the landscape importance of the Cotswolds Area of Outstanding Natural Beauty.

This assessment aims to identify the landscape, townscape and heritage assets of significance; what does and doesn't matter and why, in terms of the historic environment, heritage significance and setting. And also to identify the townscape and landscape elements which contribute to Bath's OUV within important or high heritage value views from identified viewpoints.

Views looking towards the Rec from the surrounding area and towards the Rec from the wider setting, as well as views from within the Rec towards the city have been assessed. The assessment takes account of the experience of designated cultural heritage assets, listed buildings and their setting, and landscape features, and views to-and-from relevant significant heritage assets. The assessment also identifies townscape elements that detract from, or have a negative impact on potentially higher value views and sight lines, and opportunities for enhancement.

The assessment does not aim to make any assumptions about the impact of future development on the Rec. The assessment does not attempt to make a judgement as to whether development or the impact of development is acceptable or not. Such judgments will be made for BPT by its Architecture and Planning Committee, the professional staff and the Board of Trustees once a specific proposals are released.

¹ Designated 'heritage assets' include Conservation Areas, World Heritage Sites, Registered Parks and Gardens, Listed Buildings and Scheduled Ancient Monuments.

Location and Context

The Recreation Ground (the Rec) is an area of open land, which is predominantly green sports pitches, located on the flat valley floor to the east of the river Avon, within the City Centre. The site is bounded by the rear of grade I listed Great Pulteney Street to the north, with Johnstone Street and William Street at right angles terminating on the boundary of the Rec. The tree-lined banks of the River Avon contain the site to the west. The north-eastern fringes of the Rec are characterised by mid-eighteenth century housing, modern flats on the sites of earlier Victorian villas, and trees along the busy thoroughfare of Pulteney Road. The large leisure centre complex and rugby south-stand dominate the southern edge along North Parade. North Parade Bridge and Pulteney Bridge are solid features containing the extent of the site.



Bath Abbey (grade I listed) is a dominant feature of the townscape around the Rec, and rooflines are punctuated by the Church tower of Bathwick St Mary and spire of St Johns. The Recreation Ground adjoins the 'Bathwick Estate' on its northern side - the largest planned Georgian residential development in Bath. Georgian terraces up to four storeys high were laid out between 1788-1808. However, the tendency for the land to flood may have restricted further development on the Rec. Severe flooding was prevented in the 1970s's with the construction of the new Pulteney Weir and sluice gate downstream from Robert Adam's grade I listed Pulteney Bridge, which together with the river, are significant features in foreground views towards the Rec from Grand Parade.

The combination of these elements (Recreation Ground, Abbey, Pulteney/Bathwick Estate, and River) in the cityscape; a variety of built form, linear terraces unified by the rising topography and Bath stone and slate roof construction, creates dramatic urban scene against the backdrop of the surrounding wooded slopes and skyline. Bath's green setting and views of the skyline are defining features of the context.

Brief History of Rugby on the Rec

It is not the aim of this report to describe the detailed historic development of the townscape location where the Recreation Ground is positioned - this is described in great detail in the 'Bathwick Conservation Area Character Appraisal' (2015, details on page 14). However, we include the following brief summary of the history of the Recreation Ground.

The iconic Pulteney Bridge was originally designed by Robert Adam and opened in 1773 to connect the city centre with the new suburb of Bathwick (then still countryside). The formal plan for the Bathwick Estate was commissioned by William Johnstone Pulteney and then Henrietta Laura Pulteney. At this time plans for the development of formal streets and buildings extended over the whole of what is now known as the Rec. This includes grand Georgian houses along and adjoining Great Pulteney Street. The Recreation Ground was originally part of the Bathwick Estate owned by the Forester Family. In 1894 Captain GW Forester granted a lease to the 'Bath & County Recreation Ground Co. Ltd' allowing work to be carried out to make the land suitable for sports pitches, including rugby and cricket, and the construction of a cricket pavilion.

Timeline

1927 - 25 year lease granted to Bath R.F.C. with Grand Stand, North Stand and Pavillion.

1933 - Lease to Bath R.F.C extended to 50 years.

1956 - Land conveyed to City of Bath.

1973 - Bath R.F.C granted 75 year lease.

1974 - Recreation Ground land and North Parade land transferred to Bath City Council.

1995 - Bath R.F.C granted a further 15 year lease.

2002 - The Rec Charitable Trust established with the Council as sole trustee.

2016 - The ruling of the Charity Commission First-Tier Tribunal allows land to be leased for commercial purposes.

2018 - Bath Recreation Ground Limited formed.

‘Bath Rec’ is now owned and operated by Bath Recreation Limited. The Charitable Company's objects are:

The provision, with or without charge, of property in or near Bath (including, but not limited to, the Bath Recreation Ground) for use as outdoor recreation facilities for the benefit of the public.

Planning Context & Heritage and Landscape Designations

The site is located within the **Bath City-Wide Conservation Area** and the **City of Bath World Heritage Site**.

Bath City-Wide Conservation Area

The Rec site is within the Bathwick character area of the Bath City-Wide Conservation Area, which in total covers two thirds of the city (1,486 ha). When considering the impact on any development in the Conservation Area the Local Planning Authority has statutory duty to 'preserve or enhance' the character and appearance and any architectural and historic interest under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 (Conserving and Enhancing the Historic Environment).

Conservation Area Character Appraisals for Pulteney Road, City Centre and Bathwick completed in 2016 describe the character of the townscape immediately surrounding the site (links below). Key elements are:

- The completed portion of the formal plan for the Bathwick Estate - began by Sir William Johnstone Pulteney in 1782 and includes Great Pulteney Street and Pulteney Bridge (1769-74).
- Grand scale, wide streets and terraces which read as complete palaces.
- The River Avon.
- The cohesive residential community of Bathwick.
- The grass lands and wooded areas of Bathampton slopes/Bathwick Fields.

The characteristically 'Bath' landscape surrounding The Rec is an intermingling of terraced honey-gold and grey buildings (walls and roofs) and green spaces (fields and trees) on hillsides and level ground, punctuated by church towers and traversed by the River Avon. Because of the topography, there are many places from which The Rec forms an important part of the overall panorama of the city.

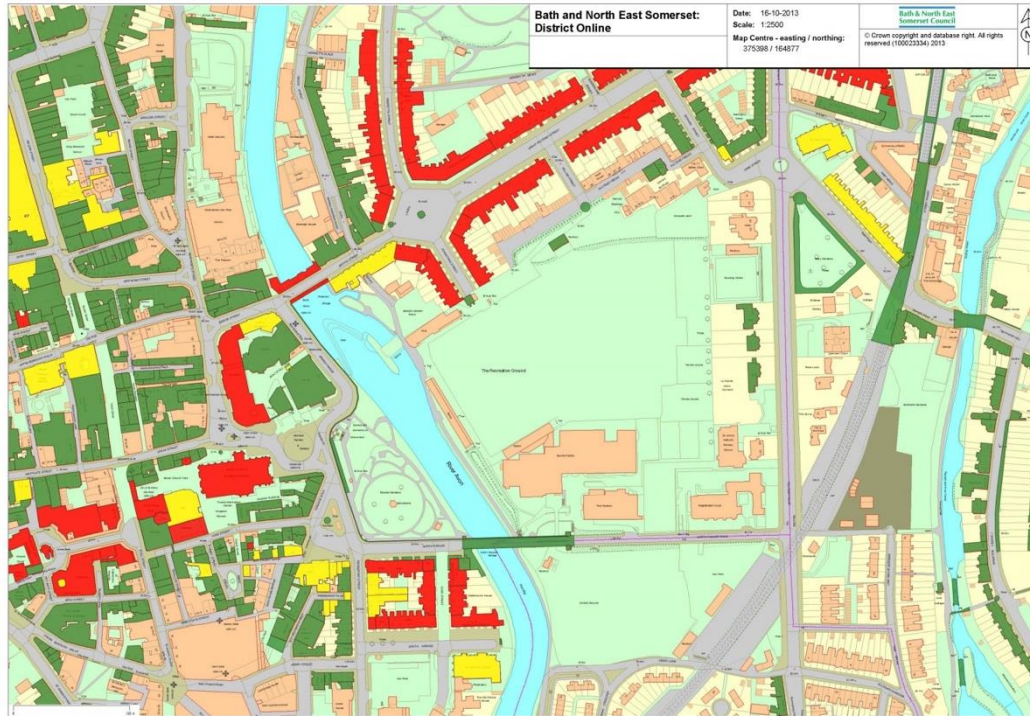
Heritage Assets

The whole of Bath (as a conservation area and world heritage site) is a valued 'Heritage Asset'. This is the term applied to all landscapes, townscapes, buildings, and places having a degree of heritage interest and 'significance'. Heritage Asset's includes designated heritage assets (listed buildings and registered parks and gardens) and undesignated assets. The sporting heritage of the recreation ground site could justify The Rec as being an undesignated Heritage Asset in its own right.

Significance

In heritage policy terms, this is the value of any heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives from the heritage assets physical presence and from its setting.

Listed Buildings near the Rec



LISTED BUILDINGS IN PROXIMITY TO THE SITE

RED - GRADE I
YELLOW - GRADE II*
DK GREEN - GRADE II

The Rec is within close proximity to, and impacts upon the setting of a number of iconic and highly significant listed buildings such as Grade I listed Pulteney Bridge, Bath Abbey, Grand Parade, Johnstone Street, and St. Marys Bathwick Church.

Views to and from surrounding listed buildings and listed buildings in the wider setting such as Prior Park and Sham Castle may be effected by development on the Rec.

Listed Buildings within the recreation ground and immediate vicinity (as referred to in this assessment) are identified in detail in Kay Ross's Heritage Impact Statement Part I, II and Appendices - *150th Year Additional Capacity for the Recreation Ground 2014* available at BPT.

World Heritage Site & Landscape Setting

The designation of the City of Bath World Heritage Site (1987) describes the city as a “masterpiece of human creative genius whose protection must be the concern of all”.

Core values and significance of Bath:

- Whole city and setting, in its entirety a World Heritage Site.
- Not a museum but a living city.
- Visual homogeneity.
- Authenticity is of the essence; its preservation and enhancement are key criteria for all development.
- Its complex and delicate hierarchy of interrelated urban spaces, landscape and architecture could be easily disrupted by overbearing, or misinformed development or by the accumulation of harm.

In summary the outstanding universal values OUV attributes within this World Heritage Site are:

- Roman archaeology
- Georgian town planning
- Georgian architecture
- The green setting of the city in the hollow of the hills
- Georgian architecture reflecting 18th century social ambitions

Detailed descriptions about how the site and its surrounding area contribute to the Outstanding Universal Value of the World Heritage are set out in the draft Conservation Area Character Assessments available by clicking the links below;

Pulteney Road http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/pulteney_road_web.pdf

Bathwick http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/bathwick_web.pdf

City Centre http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/city_centre_web.pdf

Local Plan Policies - Core Strategy & Placemaking Plan

Core Strategy

The B&NES Core Strategy (adopted July 2014) sets out strategic objectives for Bath -

http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/dcs_interactive.pdf

Its 7 strategic objectives are relevant to this site. In particular Objective 2: *Protect and enhance the District's natural, built and cultural assets and provide green infrastructure*, this includes:

- ✓ ensuring that growth and development takes place within the environmental capacity of the District
- ✓ making optimum use of brown field opportunities in meeting housing and economic development needs and avoiding green field land as far as possible
- ✓ helping to conserve and enhance the quality & character of our built and natural heritage
- ✓ maintaining and enhancing an accessible and multifunctional network of well linked green spaces
- ✓ helping to conserve, enhance and restore the diversity and resilience of the District's wildlife sites
- ✓ helping to avoid water, air, light and noise pollution and the contamination of land
- ✓ capitalising on the role our heritage has in promoting local distinctiveness, place-making and supporting regeneration
- ✓ maintaining an outstanding built & natural environment by ensuring that new development responds appropriately to the locally distinctive context and meets high standards of design
- ✓ facilitating continuing and wide participation in cultural activities

B&NES Core Strategy policies relevant to this site include:

- DW1 - District-Wide Spatial Strategy
- B1 - Central Area
- B4 - The World Heritage Site and it's Setting

B&NES Core Strategy Policy B1(b) states that:

“b At the Recreation Ground, and subject to the resolution of any unique legal issues and constraints, enable the development of a sporting, cultural and leisure stadium.”

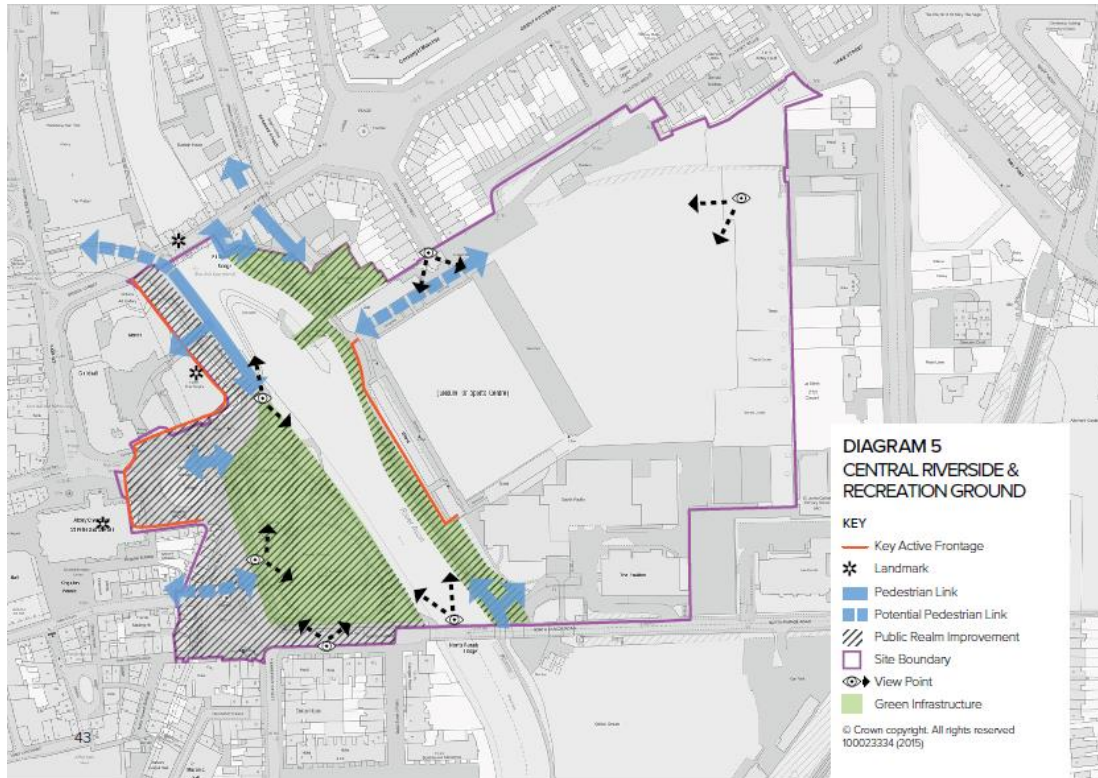
Placemaking Plan

In July 2017, the Council adopted the Placemaking Plan - http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/cs_pmp_vol_2_bath.pdf

Placemaking Plan Policy BD1 Bath Design Policy, states that all significant or sensitive development proposals within Bath are required to incorporate in their Design and Access Statement:

1. How the Bath design values and the relevant evidence base, have informed the chosen urban design, architectural and landscape approach, in terms of the pattern of development, aesthetics, building form, use, materials and detailing.
2. How the height and scale of proposed development has respected, responded and positively contributed to the character of Bath, its heritage and the values associated with it, **and important views.**
3. How the proposals maintain the significance, integrity and authenticity of the World Heritage Site.
4. How the proposals preserve or enhance the character or appearance of that part of the conservation area.
5. Proposals that fail to adequately address these issues will not be supported.

Within Volume 2 - Bath, Policy SB2 (Central Riverside & Recreation Ground) sets out a Vision for the Recreation Ground and the surrounding area (as identified below).



Placemaking Plan Policy SB2 sets out a Vision for this area that can comprise of:

- A 21st century re-interpretation of the historic ‘pleasure garden’ of Harrison’s Walks (now Parade Gardens);
- An inspirational setting for the development of a new sporting, cultural and leisure stadium that safeguards the valued assets and attributes of the World Heritage Site, including key views;
- The provision of an enhanced green infrastructure throughout the area, including improvements to the important biodiversity role of the river and the riverside;
- Potentially, an enhanced role as a point of access into the central area.

As part of this, it identifies that there are significant opportunities to transform the visual and physical connectivity of this area to its surroundings and these will be strongly encouraged provided they protect and enhance the Outstanding Universal Value of the World Heritage Site. Specific measures include:

- Improving the connections from the streets and spaces of Terrace Walk, Orange Grove and Grand Parade, including the Colonnades into Parade Gardens and to the riverside;
- Transforming the existing links from Pulteney Bridge and North Parade Bridge to a remodelled riverside path on the east side.

Policy SB2 splits this area into sub-areas and allocated specific policy requirements to Riverside East (The Rec, including Bath Rugby Club, Bath Sports and Leisure Centre, the Pavilion, and other associated areas). It states the following policy requirements:

1. The preparation of a Development Brief, in conjunction with stakeholders, the local community and statutory consultees, will provide the detailed framework which will enable the development of a permanent sporting, cultural and leisure stadium, in accordance with Core Strategy policy B1(8)b.
2. The design will respond appropriately and creatively to its sensitive context within the World Heritage Site, including the importance of open views for example from Grand Parade, Orange Grove and Terrace Walk to the hillsides beyond, and the iconic view from North Parade Bridge to Pulteney Bridge and Weir. The range of views is to be agreed through the Development Brief and Landscape and Visual Impact Assessment process.
3. Development proposals will enhance and intensify the leisure offer with more variety and year round use.
4. The safety and convenience of access to and from the Rec will be improved.
5. Ensuring landscape, tree planting and public realm enhancements along the river corridor contribute positively to its character, and that development alongside the riverside provides a positive relationship to it.
6. Where practicable, introduce measures that enhance Green Infrastructure including the biodiversity and character of the river, and the provision of habitats for important species. It is a requirement for a biodiversity study to be commissioned to inform the development of a new stadium, and this should consider the impact of lighting, particularly in relation to bats.
7. Providing the opportunity for the leisure centre to be refurbished and improved.
8. In discussion with landowners explore options for parking in this area or on adjacent sites.
9. Ensure no net loss of floodplain storage.
10. Undertake a detailed historic environment assessment, and where necessary evaluation, in order to identify and implement appropriate mitigation.

Flood Risk

The Recreation Ground falls largely within Flood Zone 3a and 3b and functions as an important storage area during flood events. Therefore, any built development proposals would need to ensure that proposals coming forward are safe, do not result in a net loss of floodplain, and do not result in an increased flood risk elsewhere

Other historic environment planning guidance which must be considered includes:

- Bath Building Heights Strategy (2010)
- Bath World Heritage Site Setting Study (adopted SPD 2013)
- Bath World Heritage Site Management Plan 2016-22
- B&NES Green Infrastructure Strategy (2013)
- Historic England '*Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*' revised 2018
- National Planning Policy Framework (NPPF) - section 12
- Historic England '*The Setting of Heritage Assets*' (2012)
- Pulteney Road, City Centre & Bathwick Character Appraisals, Bath City-Wide Conservation Area (2016).
- National Planning Practice Guidance (NPPG), '*Conserving and Enhancing the Historic Environment*' and '*Design*' DCLG (2014)
- UNESCO Vienna Memorandum on "*World Heritage and Contemporary Architecture - Managing the Historic Urban Landscape*" (2005)

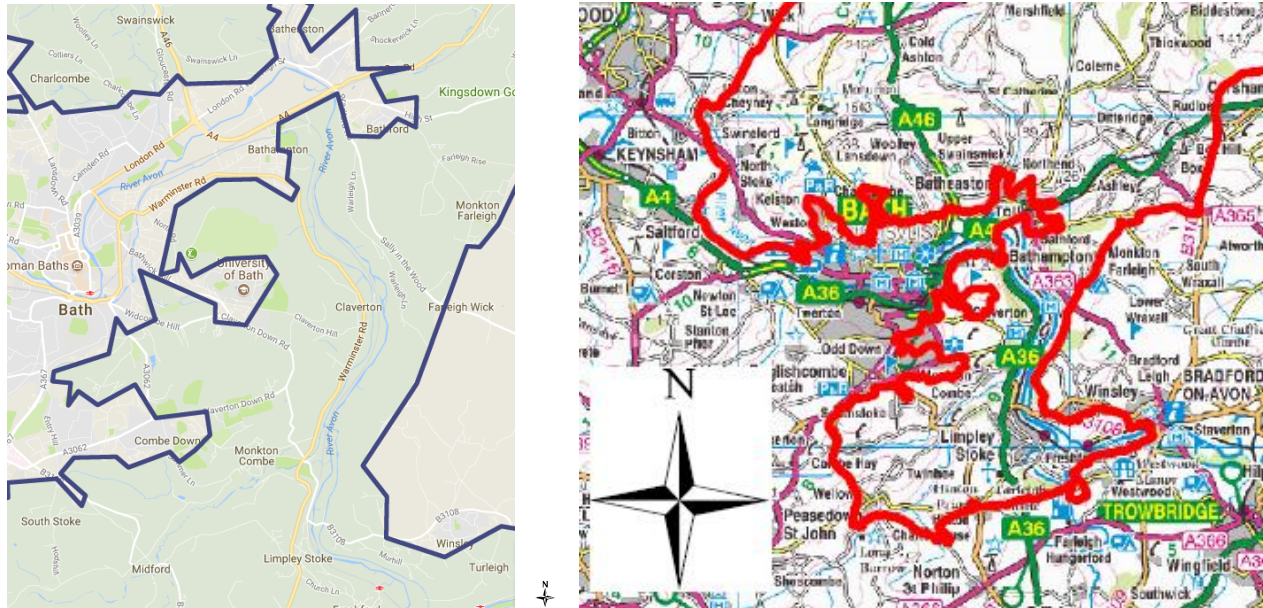
Landscape Designations

Surrounding Cotswold Area of Outstanding Natural Beauty landscape to the south east of the Rec



Cotswold AONB

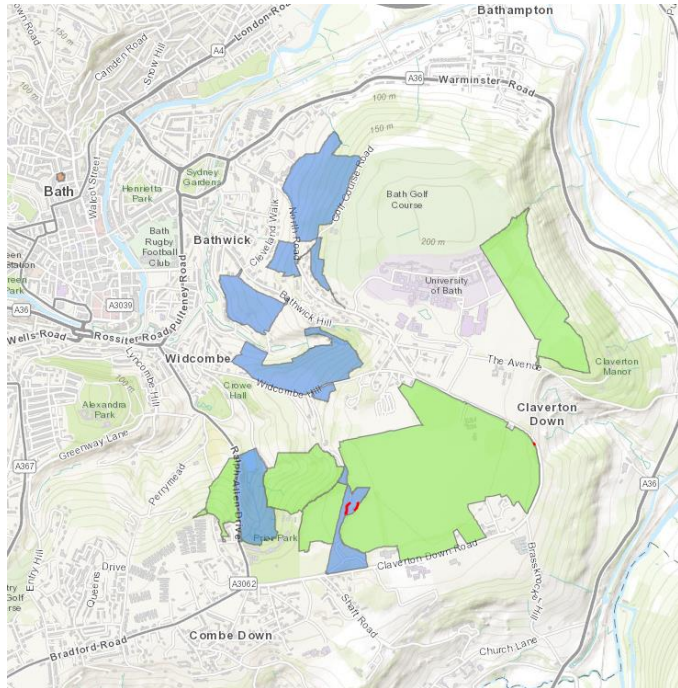
The river Avon cuts into the Cotswold plateau through Bath and the AONB designation covers the ridge around the city, the green hillsides to the north and south east of the city and distant hillside views in this direction.



Blue and red lines mark the boundary of the Cotswold AONB around Bath.

National Trust Owned Land

Land to the east and south of the site is owned and managed by the NT. Including the Bath Skyline Walk, Bathampton slopes, Smallcombe Valley/Wood and Claverton Down.



✦ Blue and green areas owned by National Trust.

Methodology

This assessment aims to identify valued cityscape views which may be impacted by any development on the Recreation Ground, and provide a record of the assets and attributes; historic built features of significance, other townscape features, landscape and topographical features, which contribute to heritage and landscape value and value grading of the cityscape experienced from the viewpoint i.e. the view. Characteristically of Bath, the cityscape or view contains both urban townscape and rural landscape.

The openness of the area allows for many short and long views of valued townscape and landscape. The description of the view set out in Part 2 identifies the extent of the view, e.g. if it is long or short, channelled or panoramic, sequential, stopped or glimpsed. Maps give the position of the viewpoint and the approximate visual range of the view.

Views from viewpoints are dynamic, and the visibility and experience of features within the view are changeable with movement.

The selection of viewpoints has been considered in the context of their location in relation to the site, their physical attributes, and/or they are considered particularly important examples because of they are historic viewpoints or have historic association and heritage and landscape value. For example, planned 18th century urban views such as within the Pulteney and Bathwick developments, views to and from important 'heritage assets', views from higher level locations and roads such as Widcombe Hill, and historic 'walks' such as the Parades where the views have importance in their own right.

Viewpoints as identified have been selected based on:

- The location and visibility of the Rec and buildings surrounding in the view.
- Views of Heritage Assets in proximity to the Rec.
- The prominence of the viewpoint and views identified in the Conservation Area Character Assessment.
- Views to and from listed buildings locations where The Rec and any future development would potentially be visible.
- Historically significant, planned and identified views within the World Heritage Site Setting Study.
- Site location and views from the site.

The visual assessment of the view is supported by annotated photographs to identify the assets and attributes within the cityscape and takes account of the landscape, townscape and heritage assets and attributes, including characteristics, scenic qualities and historic associations. And identifies landscape features, townscape elements and the heritage assets of significance within the view that would demand respect.

The assessment also aims to identify negative and neutral townscape features that detract from the view or potentially obscure positive elements of the view.

All photographic images used are illustrative rather than formal verified views.

The assessment aims to attach a value grading to the townscape and landscape within the view and highlights the **significance** of the view by identifying its heritage interest. Interest covers the heritage assets, listed buildings and their setting, the relationship to the Outstanding Universal Value of the World Heritage Site; 18th century architecture and town planning, the Georgian city in the hollow of the hills and its landscape setting; and landscape designations such as Registered Parks and Gardens, the AONB and National Trust Land.

The views assessed in the next section are divided into three categories:

1. Close Urban Inward Viewpoints (towards the Recreation Ground)
2. Inward Views from the Wider Setting and Significant Elements (towards the Recreation Ground)
3. Views Out, from within the Recreation Ground (viewpoint location to the east of the current location of the Ruby Pitch).

The views have been assessed by site visits to the viewpoints as mapped within the Recreation Ground and its surroundings. The assessment takes account of winter views and takes account of seasonal changes. In the annotation of photographs, listed buildings and registered parks and gardens (designated heritage assets) are labelled in italics.

The assessment of the significance of views is informed by the guidance set out within Historic England *Seeing History in the View: A method for assessing heritage significance within views* (2011) and ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

“The visual setting of the Georgian City can best be understood as a series of layers from individual buildings and places of interest which may be viewed at close quarters through to longer views, with the occasional landmark, which forms a valued backdrop to people’s lives.”

World Heritage Site Setting Study 2013

Value Grading

The assessment of the value grading of the cityscape is based on the significance of the heritage assets and landscape within the view. To some extent this is a subjective assessment. This represents BPT's assessment.

Value Grading	Landscape, Townscape and Heritage Assets
<i>Very High</i>	<i>Historic viewpoints and views with very high value landscape, townscape, and heritage assets. Views of the Conservation area and World Heritage Site townscape. Views containing well represented grade I and II* listed buildings, and their setting, substantial heritage landmarks, and features relating strongly to WHS OUV, Georgian architecture, social setting, roman remains and 18th century town planning WHS landscape setting - the city in the hollow of the hills. The viewpoint may be the best, only or one of few good places to view the asset.</i>
<i>High</i>	<i>Views with high value landscape, townscape, and heritage assets. Views that contain grade II listed buildings from the Georgian period (high value heritage assets). Views of the Conservation area and World Heritage Site townscape. Features relating to WHS OUV Georgian architecture and town planning, and high value landscape assets (e.g. the river) the ANOB and WHS landscape setting - the city in the hollow of the hills. The view may contain grade I or II* buildings but they may not be best represented in the view or easily readable. The viewpoint is a good place to view the asset(s) but is not best or the only place.</i>
<i>Medium</i>	<i>Views that mostly contain unlisted buildings and heritage assets, and buildings of local importance. Views of the Conservation area and World Heritage Site townscape views combined with the ANOB and landscape assets that make a moderate contribution to the WHS OUV and landscape setting. The view may contain grade II listed buildings but they might not be easily readable. Designated grade II heritage assets may not be the main focus of the view but they are still represented. The viewpoint is a good place to view the asset(s) but is not best or the only place.</i>
<i>Low</i>	<i>Views that have little or no landscape, townscape or heritage assets. Close views of low value townscape from the 20th century to present day. Undesignated townscape and landscape.</i>

Other data sources

The selection and assessment of the view takes into account existing desk-based research and sources of data as listed below.

- Bath Morphology Study (2015)
- Bath World Heritage Site Setting Study (adopted SPD 2013)
- Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan
- *Guidelines for Landscape and Visual Impact Assessment*, Third Edition, Landscape Institute , Routledge (2013)
- Heritage Impact Statement Part I, II and Appendices - *150th Year Additional Capacity for the Recreation Ground* 2014 Kay Ross
- Historic England *Seeing History in in the View: A method for assessing heritage significance within views* (2011)
- ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011)
- *Recreation Ground Landscape and Visual Assessment Impact Report*, Nicholas Pearson (2014)

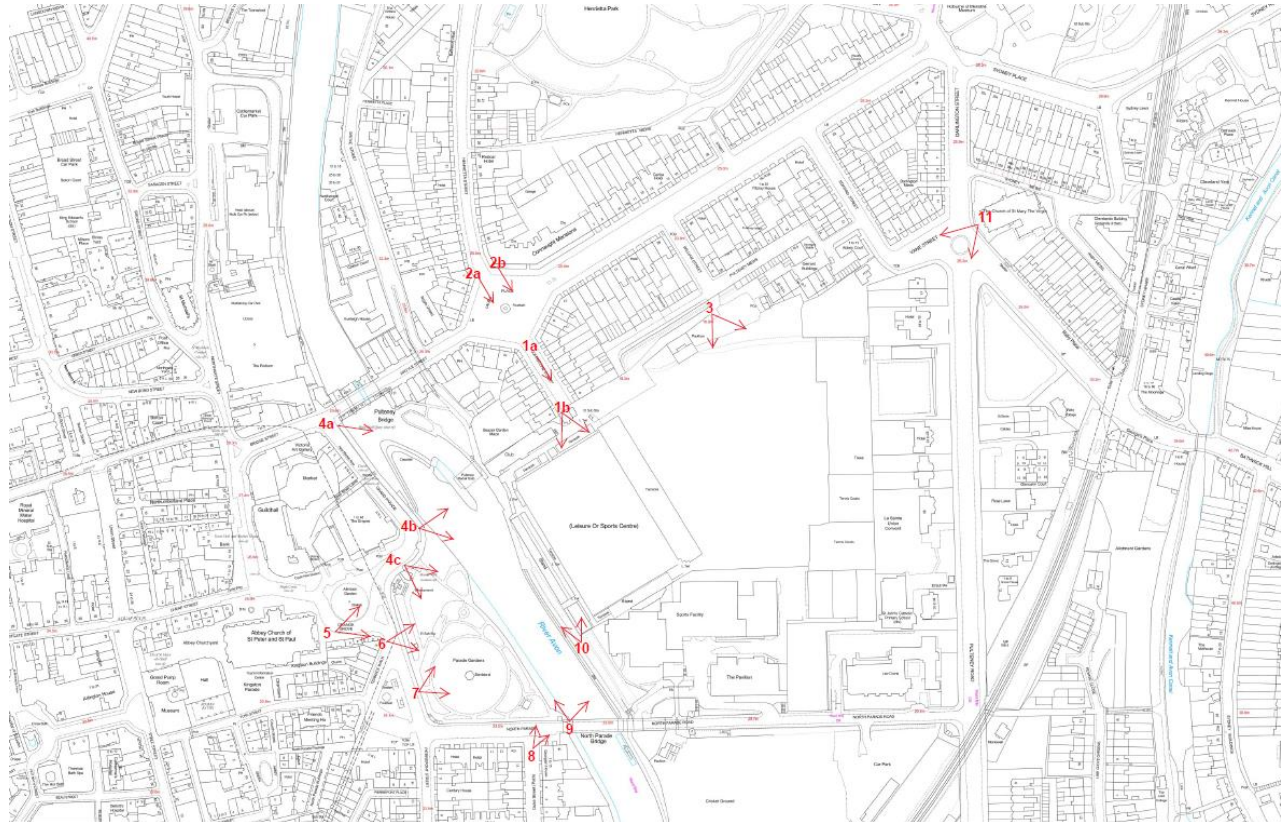
PART 2

Views - Assets, Attributes & Heritage Significance

List of views assessed and significance

Views	Significance
Close Urban Inward Viewpoints (towards the Recreation Ground)	
From Johnstone Street 1a & 1b	High, with very high elements
From Laura Place 2a & 2b	Very high
From William Street	Medium
From Grand Parade 4a, 4b & 4c	Very high
From Orange Grove and the Abbey	High
From Terrace Walk	Medium
From Peirrepoint St above Parade Gardens	High
From Duke Street	Medium
From North Parade Bridge	High
From along the river tow-path between Pulteney & North Parade Bridges	Very high
From St Mary's Bathwick Church	High
Inward Views from the Wider Setting and Significant Elements (towards the Recreation Ground)	
From Sham Castle/Bathampton Down	Very high
From Bathwick Fields	Very high
From Widcombe Hill/Smallcome Vale	Very high
From Prior Park Landscape Garden (east side)	Very high
From Alexandra Park	Very high
Views from within the Recreation Ground (viewpoint location to the east of the current location of the Ruby Pitch).	
Facing North - NW to NE	Medium
Facing East NE to SE	Medium
Facing South SE to SW	High
Facing West SW to NW	Very high

Close Urban Inward Viewpoints (towards the Recreation Ground)



Key - Close Urban Inward Viewpoints

Symbol	Description
	Direction of view
	Angle of view
1a	Viewpoint number

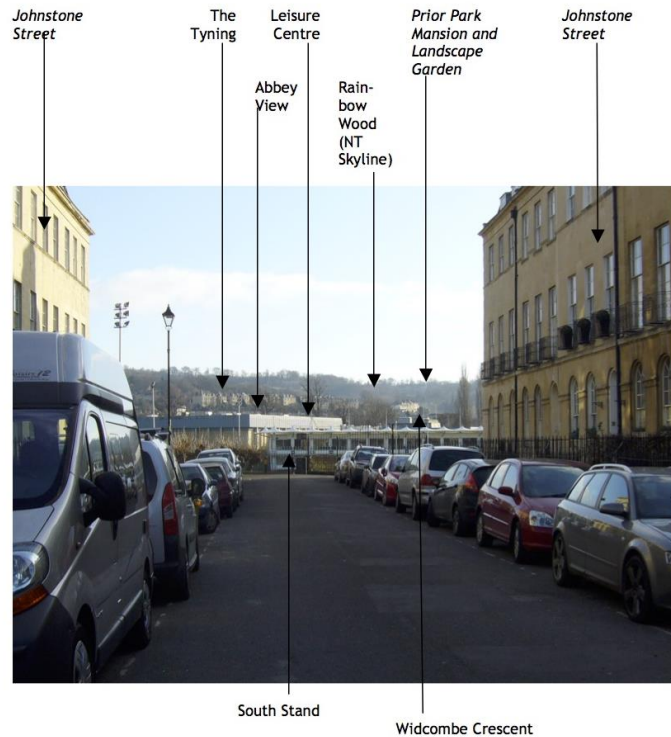
Viewpoint	Location Description
1a	Centre of Johnstone Street
1b	End of Johnstone Street (South/West Corner)
2a	Laura Place/Henrietta Street Junction (West Corner)
2b	Laura Place/Henrietta Street Junction (East Corner)
3	End of William Street (within Turnstile)
4a	Grand Parade/Pulteney Bridge
4b	Grand Parade across the river
4c	Grand Parade across Parade Gardens
5	Bath Abbey/ Orange Grove
6	Terrace Walk/Orange Grove/Grand Parade Junction
7	Pierpoint Street, above Parade Gardens
8	Duke Street/North Parade Junction
9	North Parade Bridge (NW side)
10	River Towpath
11	St Mary's Bathwick

Description of Viewpoint, Assets, Attributes and Significance

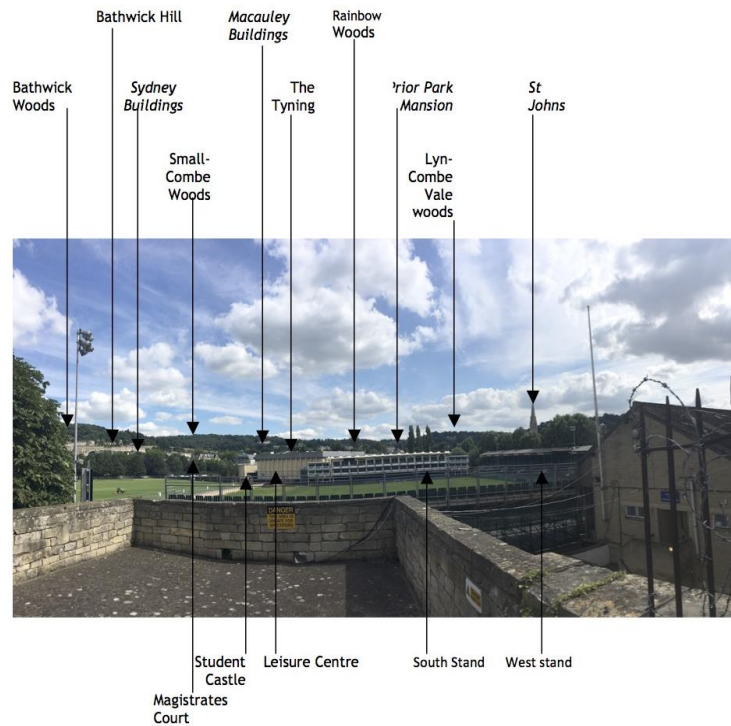
1. From Johnstone Street

This Grade I listed street is part of the formal plan of the Bathwick Estate and directly overlooks The Rec. Views have been assessed at the midpoint of the street (1a) and where the street terminates when it meets The Rec (1b). These two views are sequential and dynamic. The sudden truncation of the street creates unintentional distant views south across the Recreation ground towards the distant wooded hillsides.

1a winter



1b summer



Description from Johnstone Street (1a & 1b)

Historic built features in the view

- Foreground visibility of the funnel of Johnstone Street.
- Panoramic views extend from St Mary's tower around to Alexandra Park/Beechen Cliff to St Johns' church spire.
- Long views of Listed Georgian terraces to the south - Cambridge Terrace, Hatfield Buildings, Widcombe Hill, Widcombe Crescent.
- Prior Park mansion directly south - intended to be seen in the view as part of the designed landscape.
- Near view of St Marys Church tower to the east.
- Middle distance views of listed Georgian terraces on the hillside to the east - Raby Place, Bathwick Hill (George's Place), Bathwick Terrace (portico/pediment with columns at end of terrace), Darlington Place, Sydney Buildings.
- Distant view of Sham Castle (in part) to the east.
- Distant view of Macauley Buildings on upper hillside to the south-east.

Other features in the view

- Close up view of all Rec stands and the Leisure Centre.
- Views of rugby games below on match days.
- Distant view of the The Tynning - undesignated heritage assets - large Victorian semis.
- Distant views towards Lyncombe Vale - 1-3 Fersfield (1870 Gothic Revival house with trees surrounding and 'Middle Lodge' (c?) with grassy slope in front.

Landscape features

- The abrupt terminus of Johnstone Street allows for 'privileged' views across the Rec.
- Expanse of green open space across the Recreation Ground sports pitches.
- Bathampton Down/Bathwick Woods to the east.
- Intervening trees and fields to the south.
- Distant views south towards Claverton Down and distant wooded slopes/skyline and Lyncombe Vale.
- Distant views of Alexandra Park/Beechen Cliff to the west of St Johns Church tower.

Significance/value of view

- HIGH, with VERY HIGH elements.
- OUV - WHS landscape setting and 18th Century architecture.
- View of Prior Park Grade I listed building.
- St Marys Church tower.
- Listed Georgian terraces Bathwick Hill, Raby Place, Darlington Place, Grade II and Sydney Buildings.
- St Johns Church tower.
- Wooded skyline.

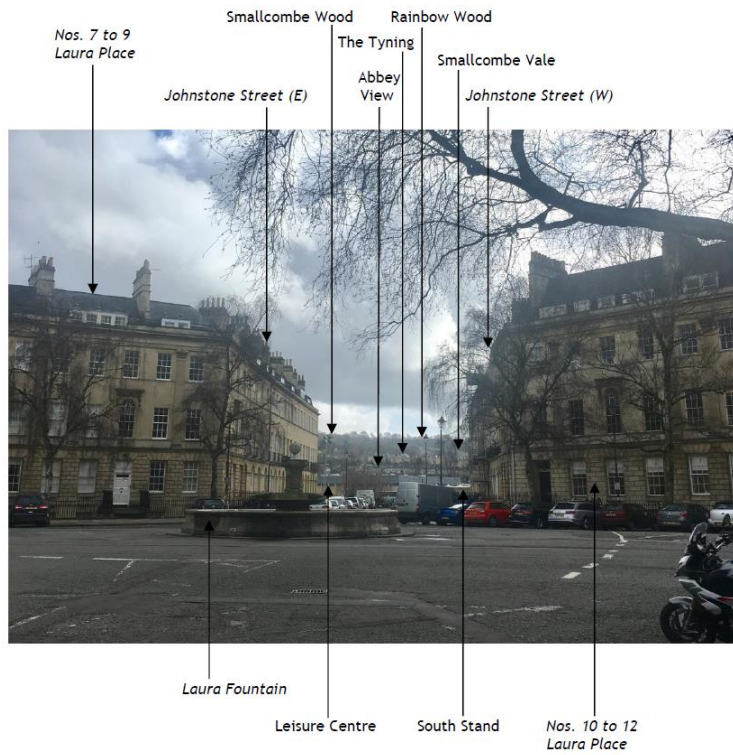
Negative features/detractors

- All unlisted buildings on the Rec, rugby stands and the Leisure Centre.
- The junction between end of Johnstone St and the Rec, fencing and concrete structures.

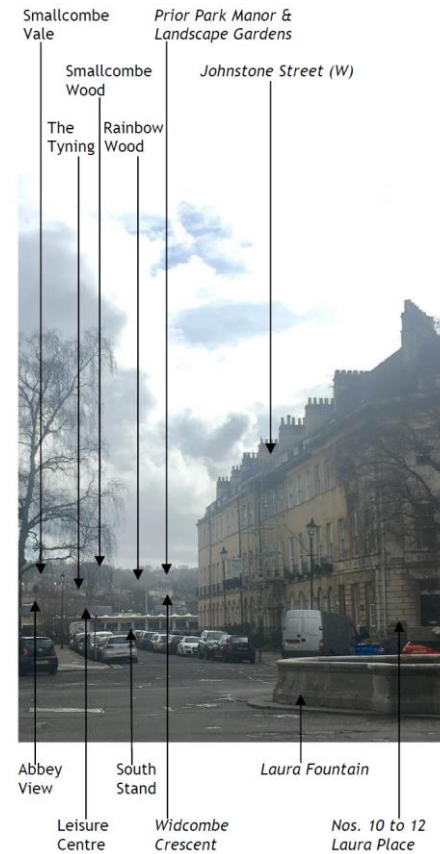
2. From Laura Place

Grade II listed terrace with a lozenge shaped plan creating a generous urban space and an opening to Great Pulteney Street. Viewpoint from towards the west (2a) and from the east side (2b). It is a dynamic view that changes in different positions on Laura Place.

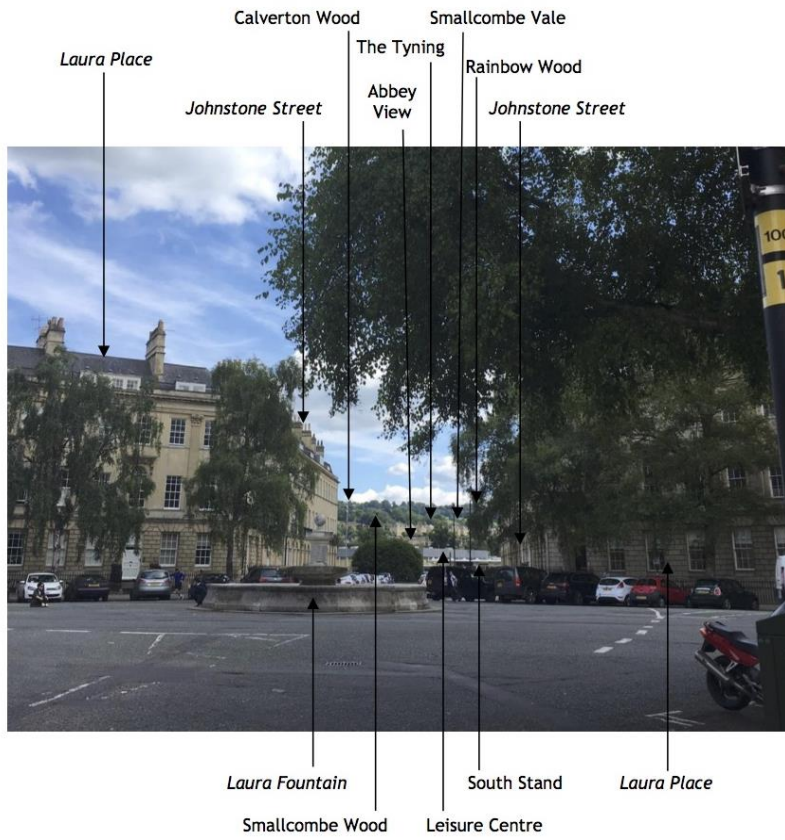
2a winter



2b winter



2a summer



2b summer



Description from Laura Place (2a & 2b)

Historic built features in the view

- Near views of Johnstone Street.
- Middle distance views of Georgian terraces - Widcombe Crescent, Cambridge Terrace.
- Distant view of Prior Park in distance well above existing on-site roof-lines.

Other features in the view

- Near views of roof-lines of Sports Centre and south stand.

Landscape features

- Distant views of Claverton Down and Lyncombe Vale.
- Wooded skyline above rooflines and green space of the Rec beyond funnel of Johnstone Street frontages.
- Distant view of Prior Park Landscape.

Significance/value of view

- VERY HIGH
- OUV - WHS landscape setting, Georgian architecture and town planning.
- Listed buildings/Georgian architecture - Widcombe Crescent.
- Angled view towards Prior Park grade I listed building from the east side of Laura Place/Henrietta Street.
- Wooded skyline.

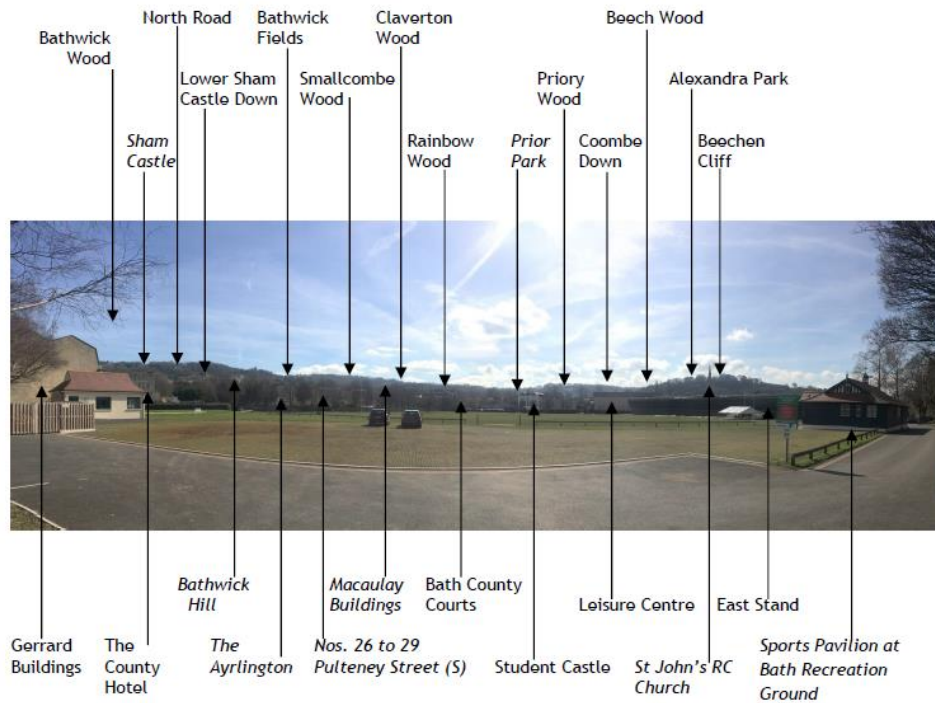
Negative features/detractors

- Cars parked on Laura Place.
- All current rugby club buildings and leisure centre.

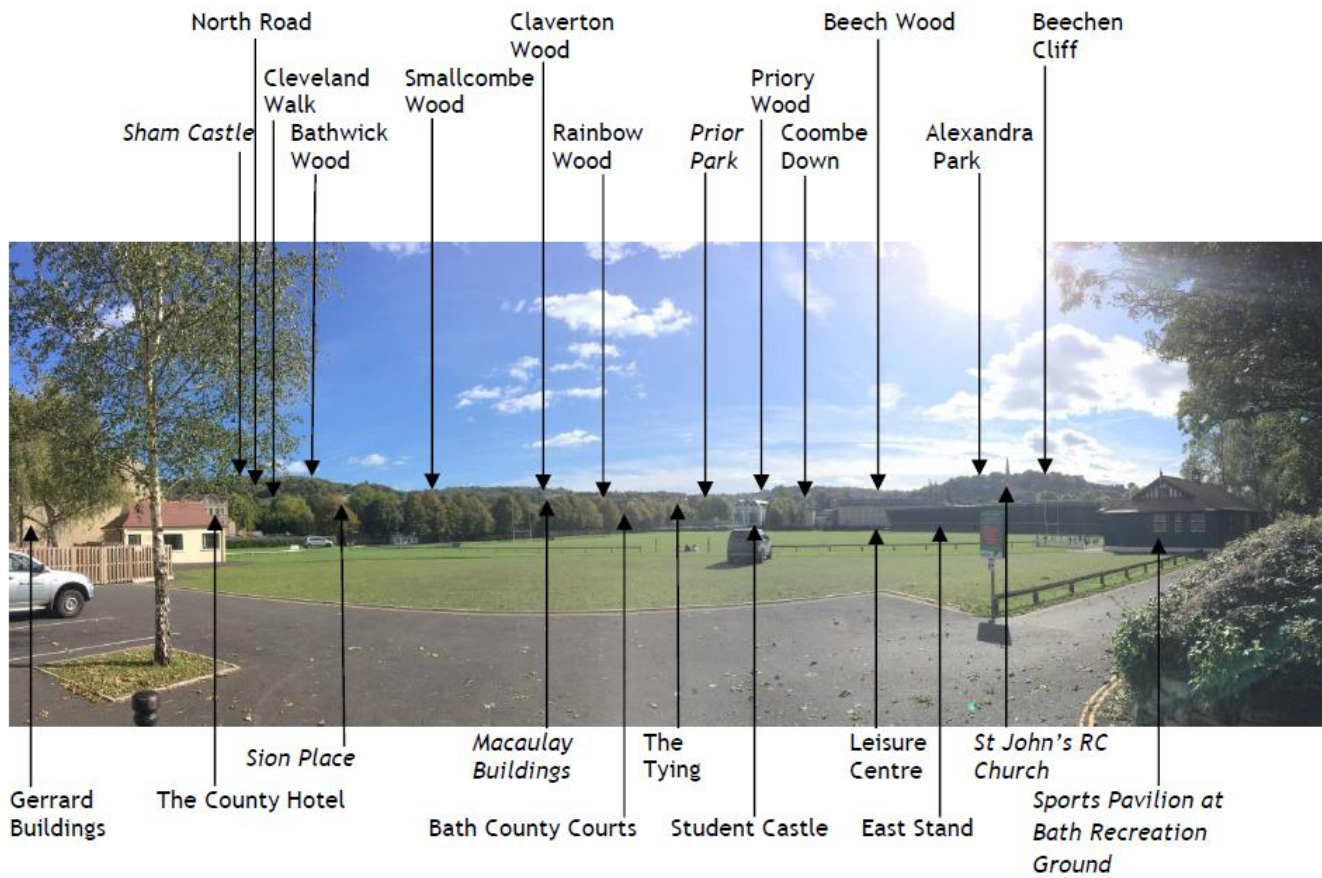
3. From William Street

From the junction with Great Pulteney Street along William Street the view of the Rec is blocked by the listed turnstiles and is not an open view from the street. The view is assessed from within the turnstiles as this has significance as the historic access point to the Rec. The view extends from south-east to south-west over Rec from Bathwick Hill around to Alexandra Park/Beechen Cliff, including Smallcombe/Widcombe fields (right of Widcombe Hill) above Convent School now Bath Magistrates Court.

Winter



Summer



Description from William Street (3)

Historic built features in the view

- Foreground view of entrance kiosk and gates to the Rec - C1900 ornamental kiosks with turnstiles, wrought iron gates and ogee domed roofs, grade II listed.
- 1895 Cricket pavilion, grade II listed.
- Middle distance view to convent school/Magistrates Court.
- Layers of listed terraces stepping up the sloping topography including Raby Place, Bathwick Hill/Bathwick Terrace (pediment/portico) Darlington Place and Sydney Buildings.
- St James church tower, roofs of Duke Street.
- Long view to Macauley Buildings and to Prior Park when the light is right.
- Distant view Sham Castle in part to the east.

Other features in the view

- Recreation ground buildings and rugby stands.
- Leisure centre buildings.
- Buildings along Pulteney Road.
- New 'Student Castle' student accommodation.

Landscape features

- Open green space of the Recreation Ground sports pitches.
- Middle distance trees framing buildings.
- Distant views of wooded slopes, Claverton Wood, Smallcombe Wood, Widcombe fields and wooded hillsides to the south.
- Alexandra Park/Beechen Cliff.

Significance/value of view

- MEDIUM
- OUV - WHS landscape setting and Georgian architecture.
- Grade II listed turnstiles and pavilion on the Rec.
- Listed Georgian terraces Bathwick Hill, Raby Place, Darlington Place, Grade II and Sydney Buildings Grade I - far left of view.
- View of Prior Park Grade I listed building.
- St John's church spire.
- Strong sense of space/openness, dominance of trees on boundary and hillsides.
- Wooded skyline.

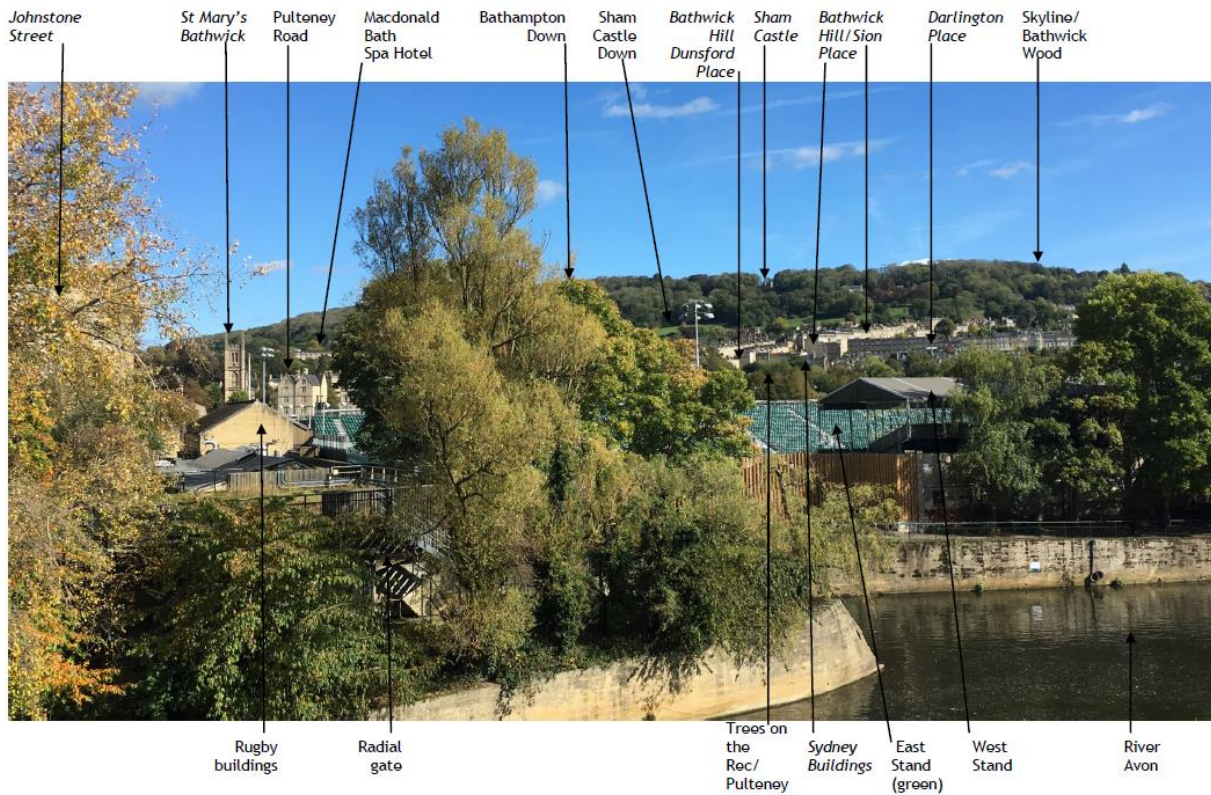
Negative features/detractors

- Gerrard Buildings.
- Fencing.
- Car parking.
- All current rugby club buildings.
- Leisure centre.

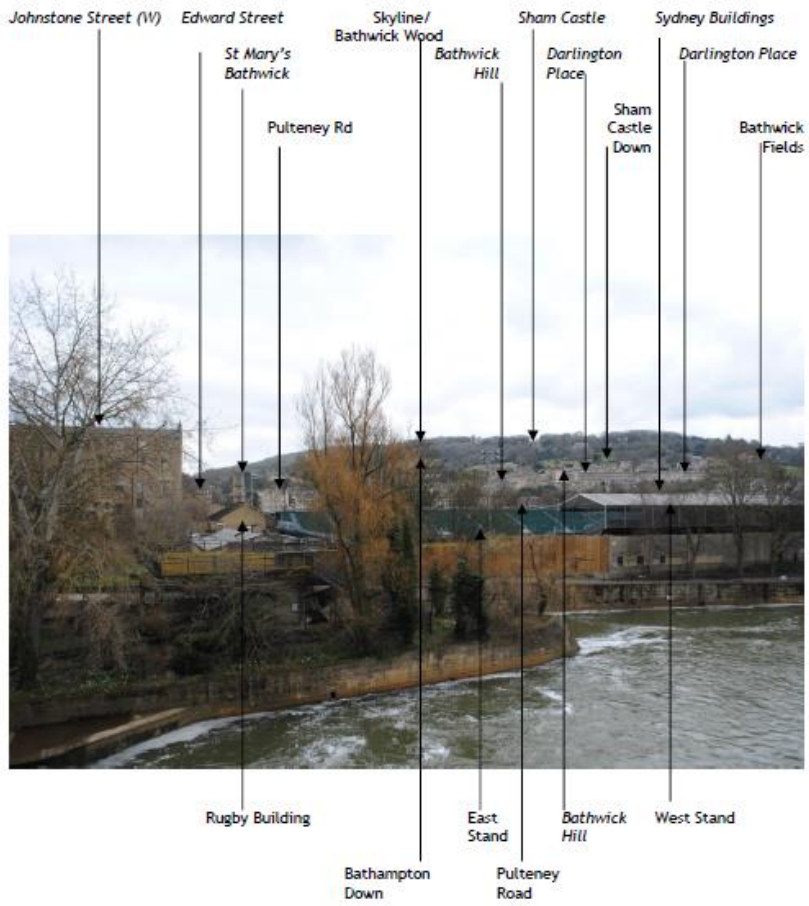
4. From Grand Parade (4a, 4b & 4c)

These are a sequence of eastward facing dynamic views experienced from Grand Parade, in the heart of the city. Viewpoint 4a is from the corner of Grand Parade at the junction with Pulteney Bridge. Viewpoints 4b and 4c from the 1933 Grand Parade Bridge above Parade Gardens built as a road over the 1901 colonnade. All three viewpoints will provide a close-up view of any development.

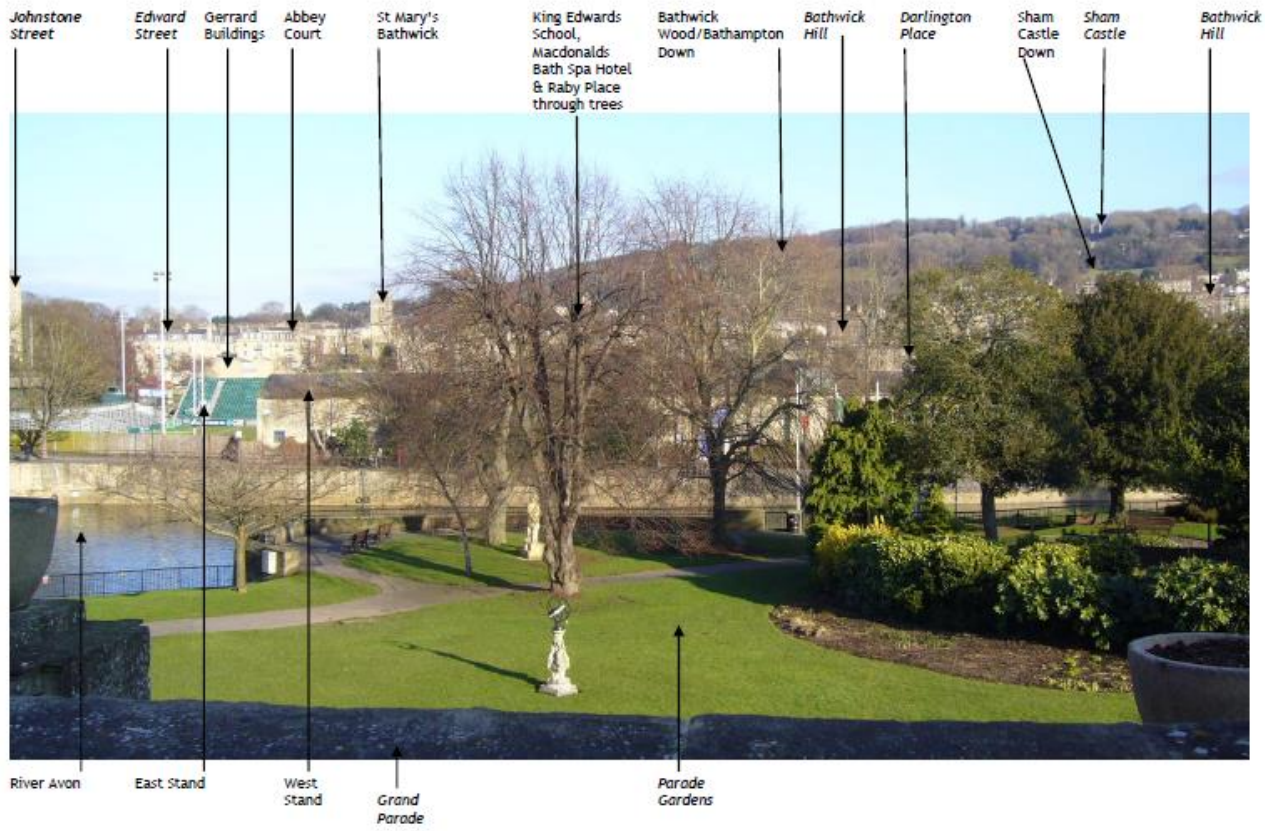
4a autumn



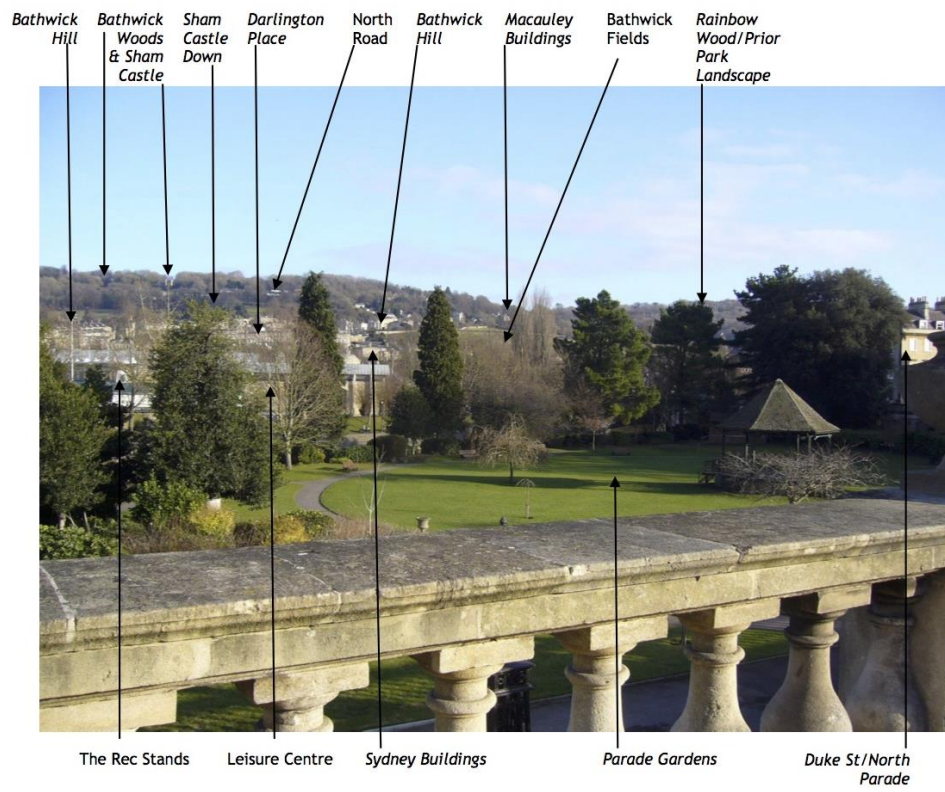
4a winter



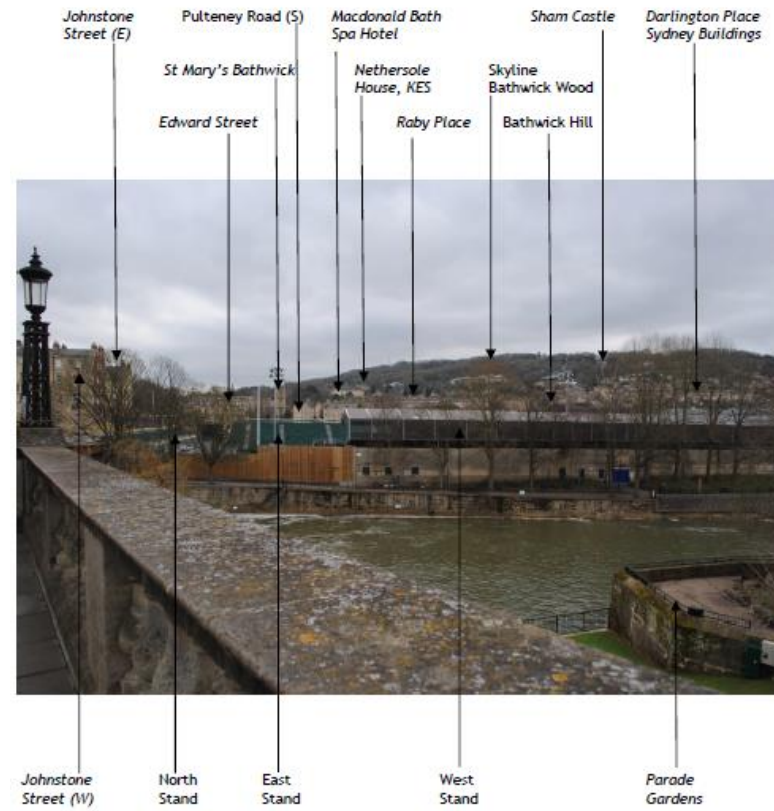
4b winter



4c south-east winter



4c north-east winter



Description from Grand Parade (4a, 4b & 4c)

Historic built features in the view

- Close views of Pulteney Bridge to the north.
- Neat view of Gable ends of Johnstone Street (important).
- Middle distance view of St Mary's Church Bathwick - view through gap in existing Rec stands.
- Middle distance view of the layers of listed terraces stepping up the sloping topography including Raby Place, Darlington Place and Sydney Buildings.
- Distant view of McCauley Buildings on the upper hillside.

Other features in the view

- Recreation ground buildings and existing stands.

Landscape features

- The River Avon.
- Trees restrict views towards the Rec in Summer.
- Openness/green space of The Recreation Ground sports pitches.
- Foreground view of Parade Gardens Registered Parks Gardens of Historic Interest.
- Bathwick Fields, Bathampton Down/Bathwick Wood and Claverton Down wooded slopes and skyline.

Significance/value of view

- 4a VERY HIGH
- 4b VERY HIGH
- 4c VERY HIGH
- OUV - WHS landscape setting and Georgian architecture.
- Pulteney Bridge and Johnstone Street listed grade I.
- Open vista toward St Marys Bathwick.
- Listed terraces (McCauley Buildings, Raby Place, Darlington Place Grade II and Sydney Buildings Grade I) on the sloping hillside.
- Landscape Setting - Bathwick Wood, Bathwick fields and wooded slopes of Bathampton Down.
- Wooded skyline.
- Parade Gardens in foreground.

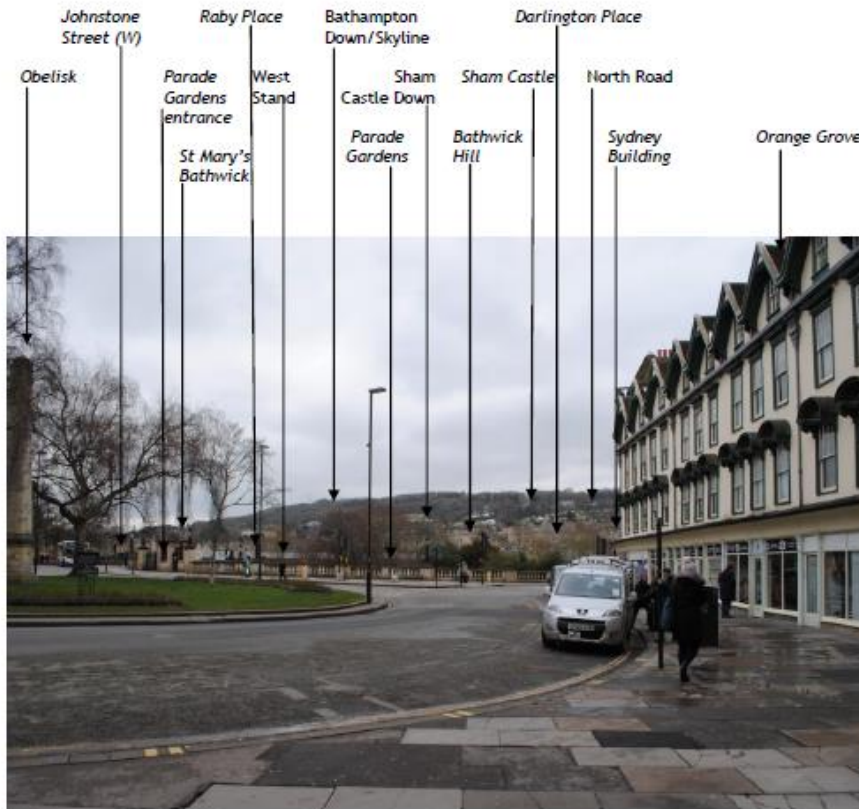
Negative features/detractors

- Current rugby club buildings/rugby stands - scale, design materials.
- Leisure Centre

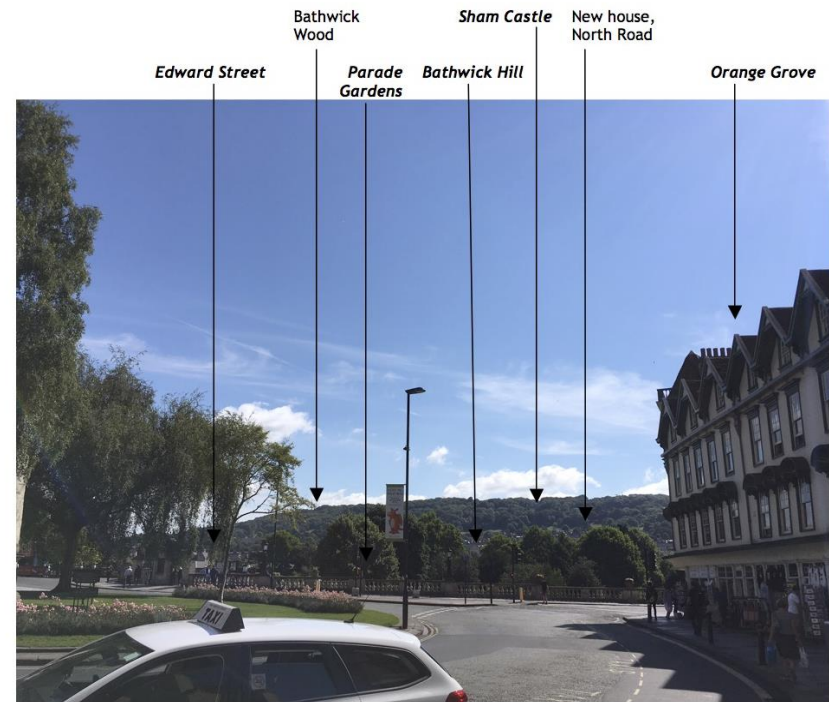
5. From Orange Grove and the Abbey

View 5 is from near the east door of the Abbey on Orange Grove looking towards the Recreation Ground. There is an important two-way view between the Abbey and St Mary's Bathwick church, which is obstructed by trees in this direction in the summer.

Winter



Summer



Description from Orange Grove and the Abbey (5)

Historic built features in the view

- William Street and Johnstone Street.
- Vista to Bathwick St Mary Church in winter?
- Georgian terraces (McCauley Buildings, Raby Place, Darlington Place and Sydney Buildings) - in winter.
- Glimpses through trees to Sydney Buildings and Bathwick Hill.

Other features in the view

- Grand Parade and balustrade, access to Parade Gardens.

Landscape features

- Parade Gardens and trees along the river in the summer.
- Distant views of Bathwick fields, Bathampton Down/Bathwick Woods.
- Wooded Skyline

Significance/value of view

- HIGH
- OUV - WHS landscape setting, Georgian architecture and town planning.
- Nearer Grade I listed Johnstone Street and William Street.
- Listed terraces (McCauley Buildings, Raby Place, Darlington Place Grade II and Sydney Buildings Grade I) on the sloping hillside.
- St Mary's Bathwick Church.
- Orange Grove buildings.
- Pulteney Gardens/Grand Parade balustrade.
- Landscape Setting - Bathwick Wood, Bathwick fields and wooded slopes of Bathampton Down.
- Wooded skyline.

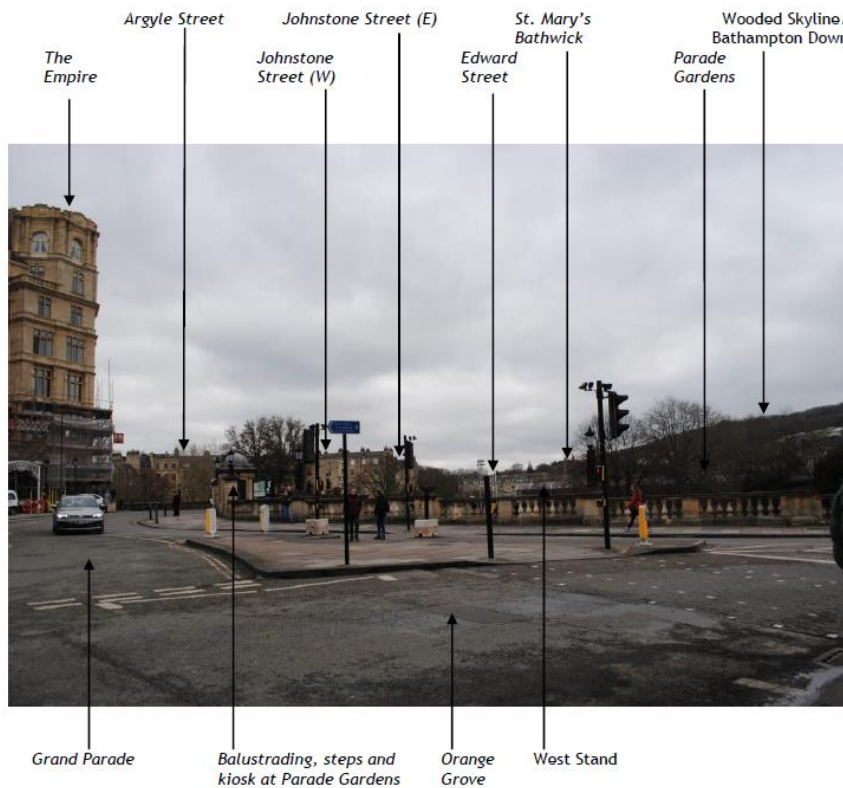
Negative features/detractors

- Tarmac surfacing in foreground.
- Signs on lampposts.
- Traffic.

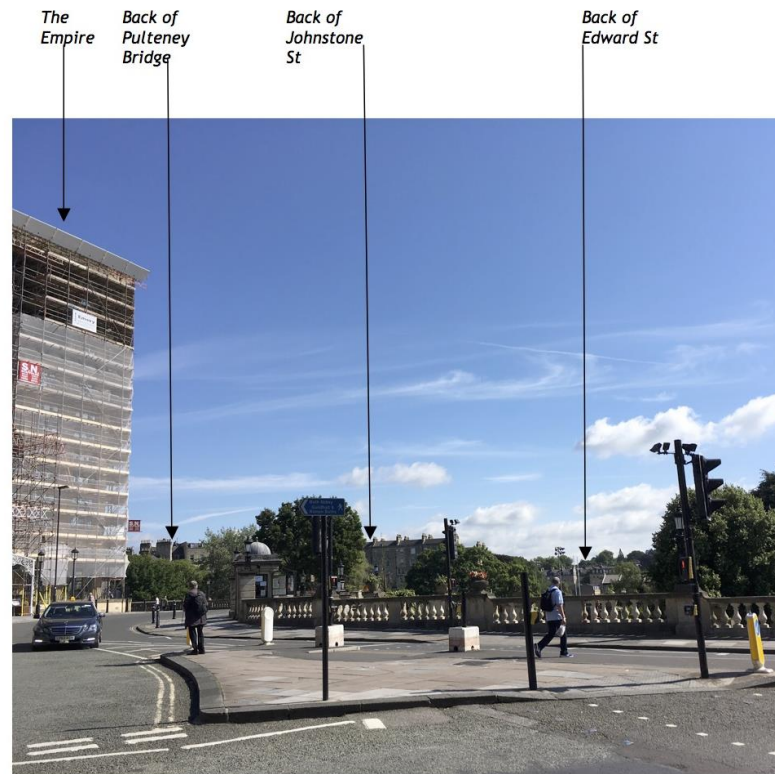
6. From Terrace Walk

The view from the Terrace Walk along the top of the city wall which became a fashionable parade which looked over Parade Gardens to Claverton Down & Bathwick/Bathampton Down and Ralph Allen's Sham Castle. The 1933 demolition of the former Assembly Rooms reopened the view after more than 200 years. It is a wide view taking in Orange Grove, Parade Gardens and North Parade.

Winter



Summer



Description from Terrace Walk (6)

Historic built features in the view

- Continuation of sequence 4a-c.
- Note trees restrict middle distance views towards Bathwick Hill in the summer.
- Foreground/close views of Orange Grove and the Empire Hotel.
- The back of Argyle Buildings and Johnstone Street.
- Distant views of Sham Castle, and Georgian listed buildings in Widcombe.

Other features in the view

- Bandstand structures in Parade Gardens.
- Post C19 housing at Dolmeads.
- The railway embankment/bridge.
- Post office building.
- St Matthew Church.

Landscape features

- Trees along the river and Parade Gardens in the foreground.
- Views of Bathwick fields/wooded slopes of Bathampton Down/Bathampton Woods, Smallcombe Vale, Claverton Down on the skyline.

Significance/value of view

- MEDIUM
- Historic designed viewpoint very popular today.
- OUV - WHS landscape setting, social setting and Georgian architecture and town planning.
- Grade I listed Johnstone Street terrace.
- Landscape Setting - Bathwick Wood and Bathampton Down.
- Wooded skyline.

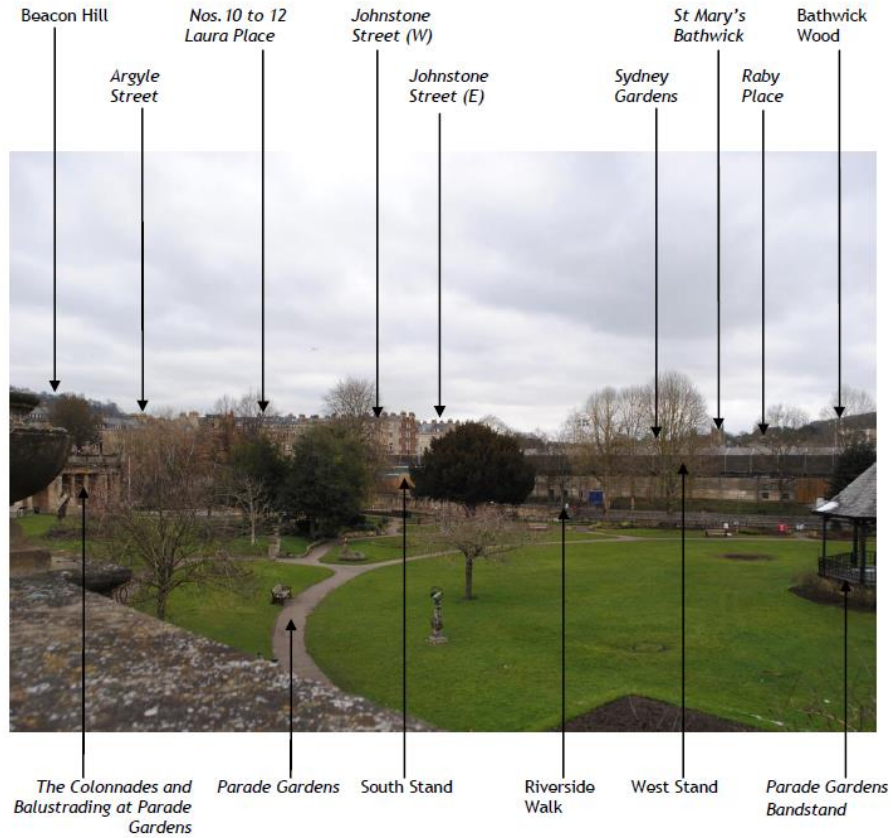
Negative features/detractors

- Tarmac/island in the foreground.
- West stand roof top.
- Growth/height of foreground trees.

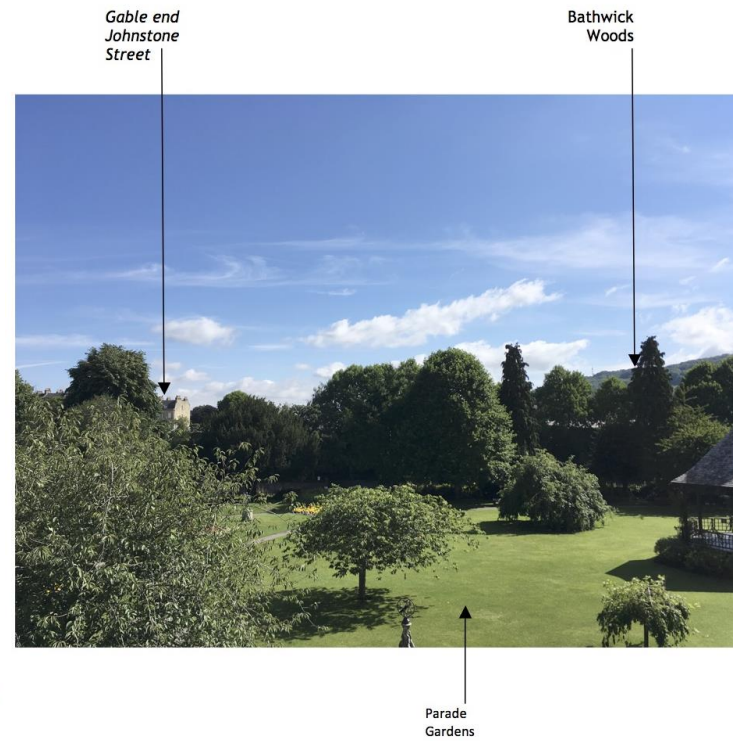
7. Peirrepoint St above Parade Gardens

Wide, panoramic view from the road overlooking Parade Gardens, a Registered Park & Garden.

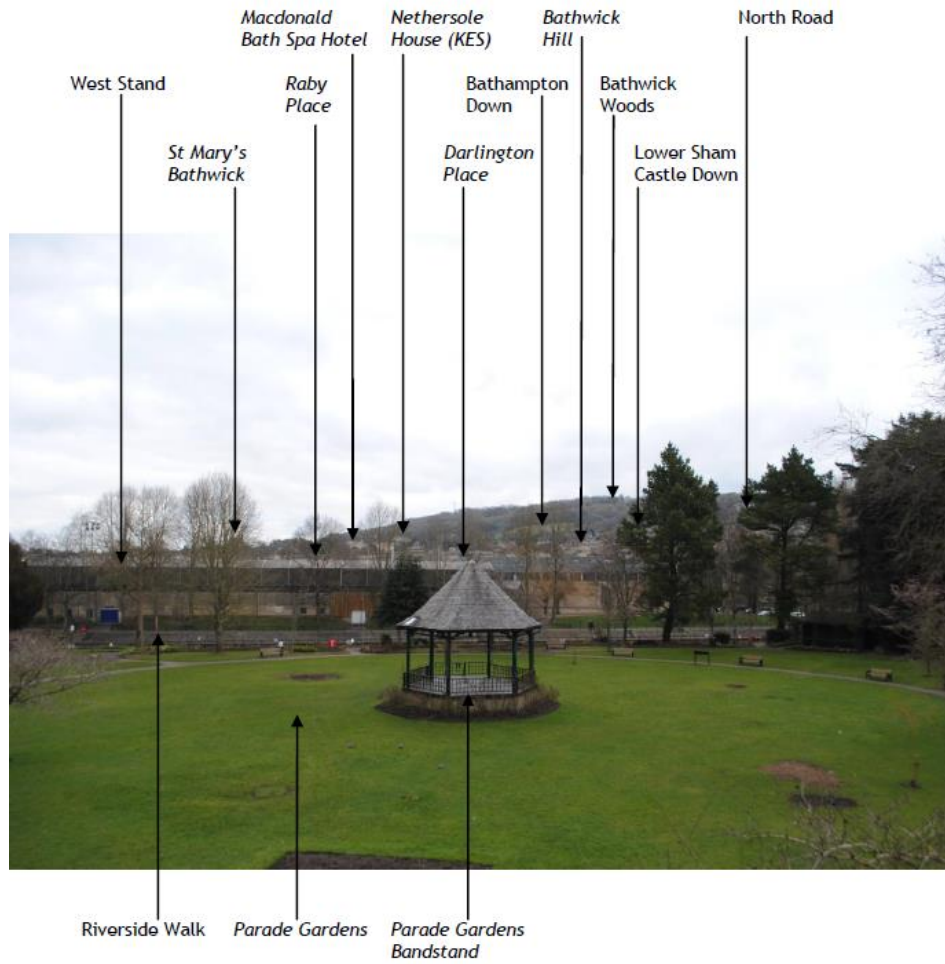
Winter



Summer



Winter



Summer



Description from Peirrepoint St above Parade Gardens (7)

Historic built features in the view

- Glimpses to Georgian terraces through the trees in summer.
- In winter very visible layers of terraces stepping up the sloping topography including Raby Place, Darlington Place and Sydney Buildings, McCauley Buildings.
- Sham Castle on the distant wooded hillside.
- Gable ends of Johnstone Street.

Other features in the view

- Close foreground views of structures in Parade Gardens.

Landscape features

- Foreground view of Parade Gardens (Registered Parks and Garden of Historic Interest).
- Near view of the River Avon.
- Near view of the open space of the Recreation Ground sports pitches.
- Trees along river restrict views of the Rec in Summer.
- Middle distance view of Bathwick fields.
- Bathampton Down/Bathwick Woods wooded slopes and skyline.

Significance/value of view

- HIGH
- OUV - WHS landscape setting, Georgian architecture and town planning.
- Grade I listed Johnstone Street, Sham Castle grade II*.
- Grade II listed terraces (McCauley Buildings, Raby Place, Darlington Place and Sydney Buildings) on the sloping hillside.
- Landscape Setting - Bathwick Wood, Bathwick fields and wooded slopes of Bathampton Down.
- Wooded skyline, city in the hollow of the hills.

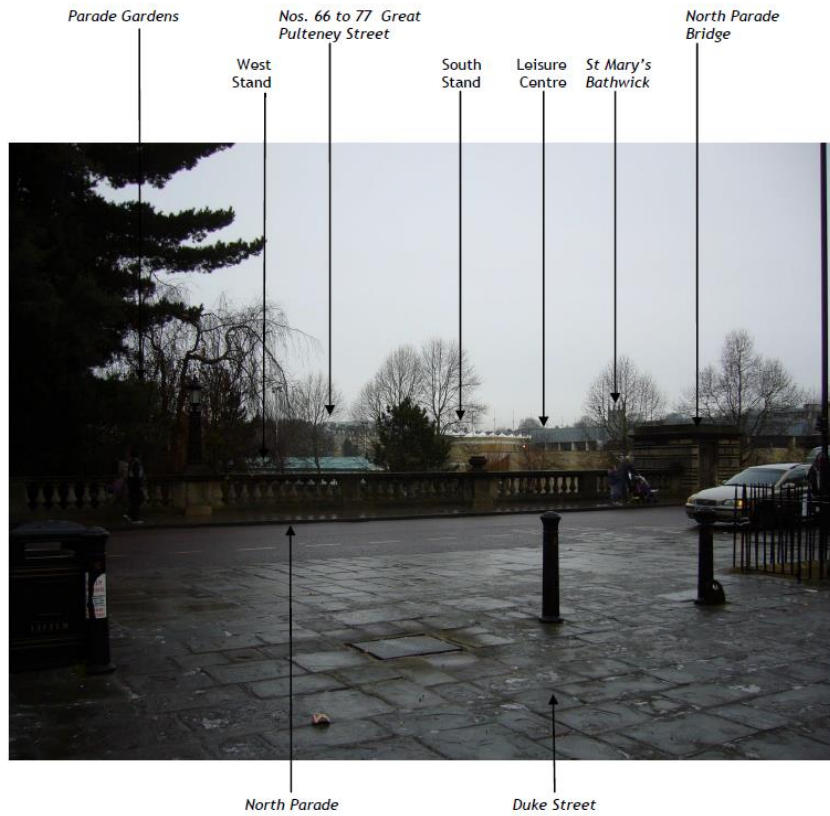
Negative features/detractors

- Current rugby club buildings - blank elevations/back of west stand.
- Leisure centre in winter.
- Tree growth and height of some trees in the foreground.

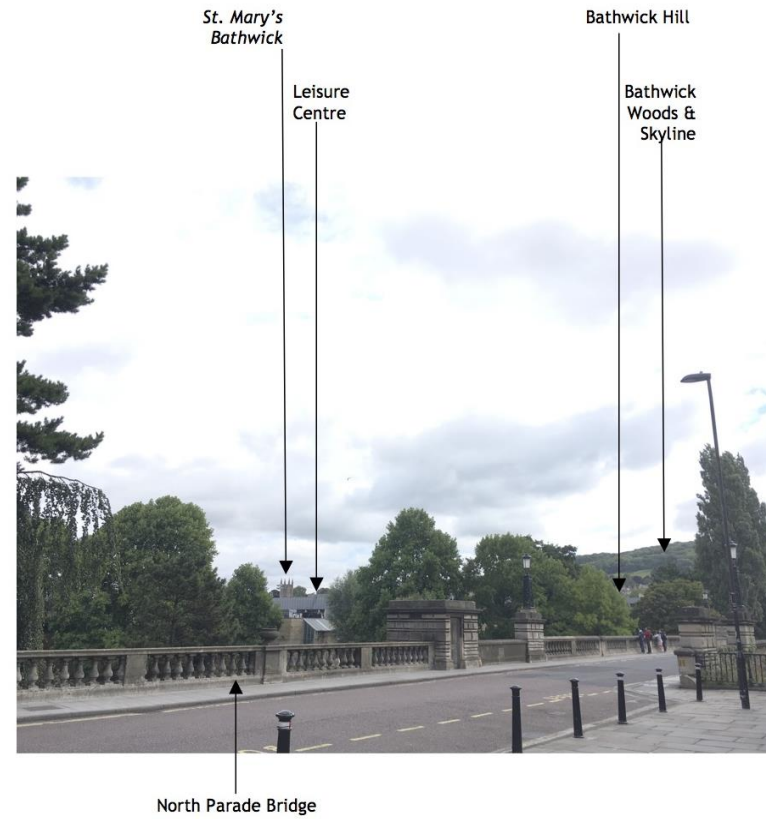
8. Duke St

Viewpoint at the junction with North Parade between ends of listed terraces. Historic designed/built view from an elevated position on North Parade.

Winter



Summer



Description from Duke Street

Historic built features in the view

- Roofs of Great Pulteney Street.
- Glimpses through the trees in summer to Widcombe Hill terraces, Darlington Place/Bathwick Hill.
- St Marys Bathwick tower above the leisure centre buildings.

Other features in the view

- In winter clear view of roofs of leisure centre/swimming pool.
- South stand.

Landscape features

- Trees along the riverside and within Parade Gardens.
- Wooded hillsides of Bathampton Down/Bathwick Woods.
- Grassy slopes of Bathwick Fields.

Significance/value of view

- MEDIUM
- OUV - WHS landscape setting and skyline, city in the hollow of the hills, Georgian architecture and town planning.
- Nearer listed terraces (William Street, Johnstone Street)
- Listed terraces (McCauley Buildings, Raby Place, Darlington Place and Sydney Buildings) on the hillside to the east.
- St Marys's Bathwick Church.

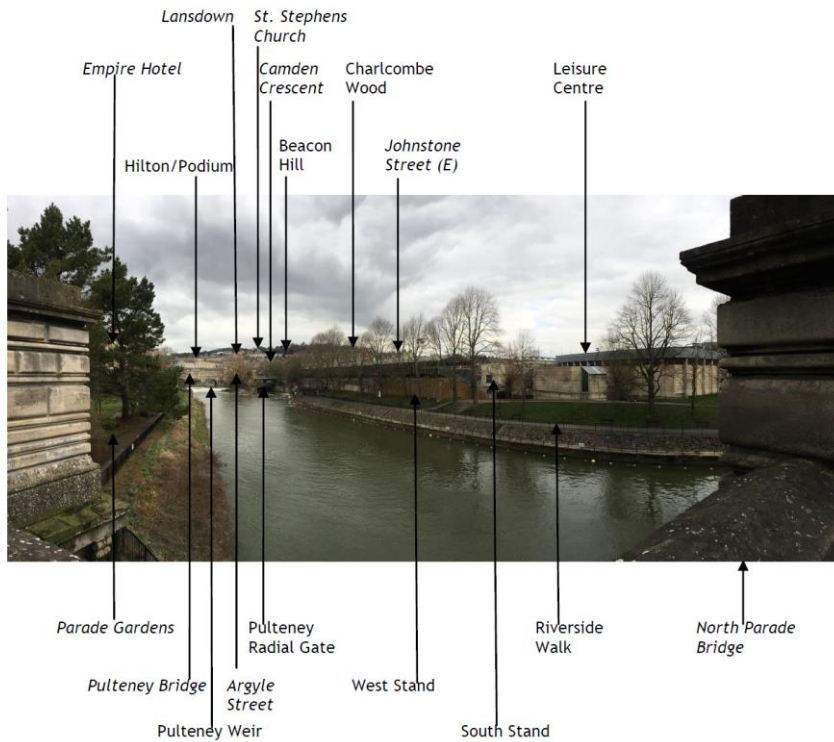
Negative features/detractors

- Leisure centre.
- Current south stand.

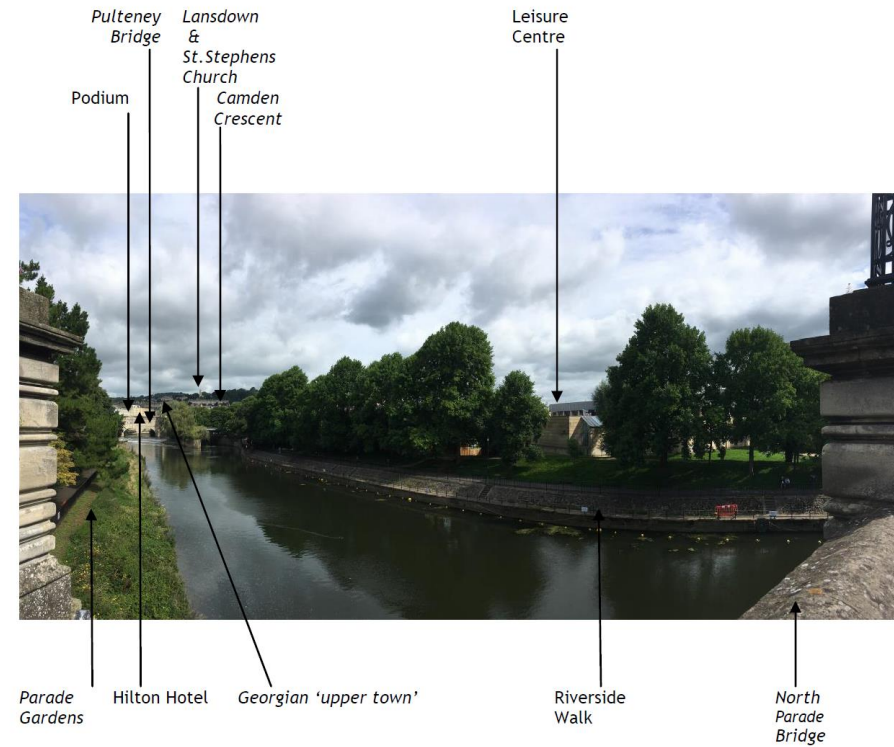
9. North Parade Bridge

Very popular viewpoint from the 1835 bridge which connects the city with the Bathwick estate. North Parade built on an elevated position 18 feet above the river (on two levels of vaults) designed to allow views across the river to Bathwick fields. Views north is across and along the River Avon, and across Georgian Bath to wooded hillsides and skylines. View to the north north-east overlooks the Recreation ground.

Winter



Summer



Description from North Parade Bridge (9)

Historic built features in the view

- Pulteney Bridge - southern elevation.
- Terrace-ends on Johnstone Street.
- Rooftops of Argyle Buildings/Street.
- The Empire Hotel.
- Distant view of Camden Crescent, the rear of the Paragon grade II listed, Lansdown Road.
- St Stephens Church tower.
- City views of the upper town Georgian and Victorian residential developments.
- View south is towards Prior Park.

Other features in the view

- Near views of Pulteney Weir.
- Recreation ground stands/buildings and leisure centre currently obscured by trees some of which will may be lost in any works on Rec.
- Middle views of C20th city developments including the Podium and the Hilton.

Landscape features

- The River Avon.
- Tree lined river corridor.
- Parade Gardens.
- Lansdown skyline.
- Beacon Hill /Mount Beacon - wooded area above Walcot.
- AONB landscape NE direction in the distance.
- Bathwick Woods and fields to the east.

Significance/value of view

- VERY HIGH
- Historic designed viewpoint.
- OUV - WHS landscape setting, Georgian architecture and town planning.
- Wooded skyline - city and landscape.
- Georgian upper town - listed buildings including Camden Crescent.
- Important view of Grade I listed Pulteney Bridge.

Negative features/detractors

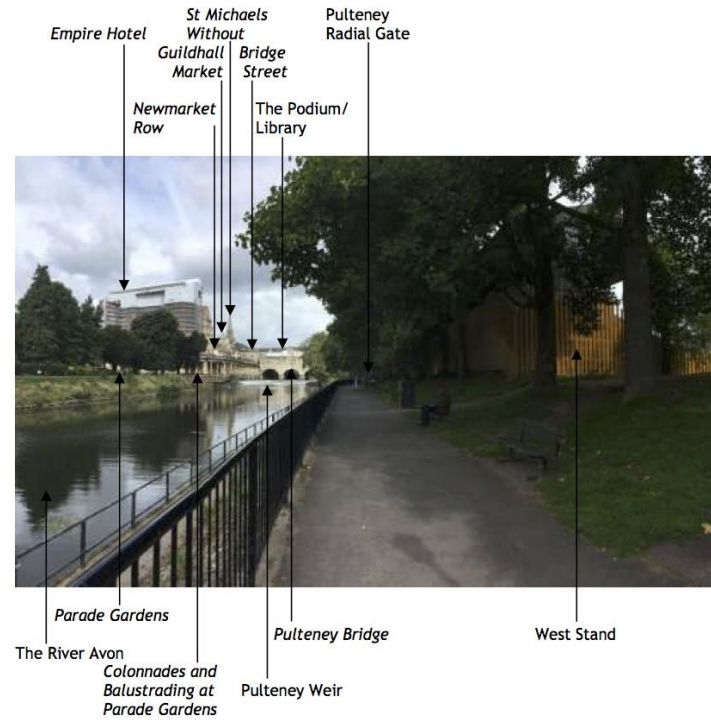
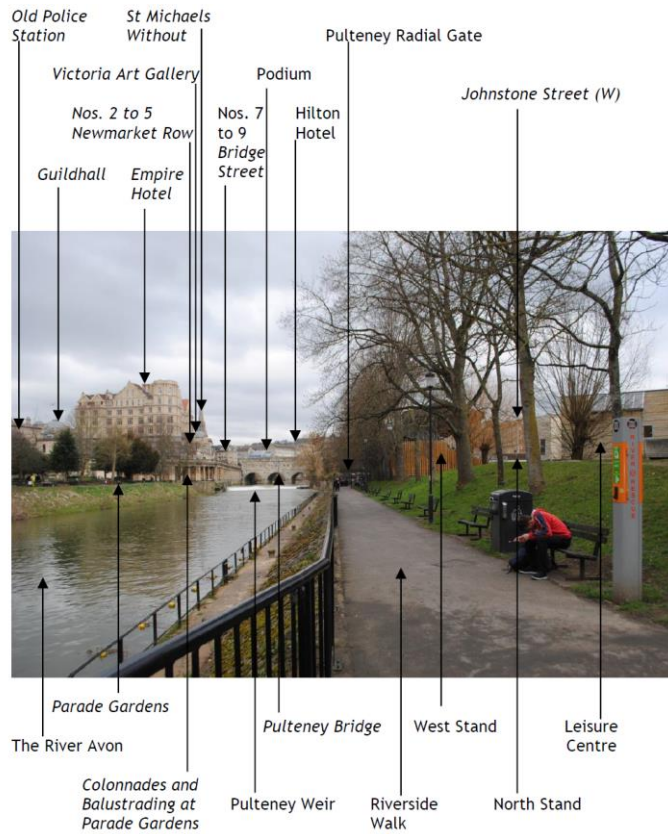
- Buildings on the Rec, current rugby stands and leisure centre.
- The Hilton and the Podium.
- Quality of the riverside/river bank public realm.

10. From along the river towpath between Pulteney & North Parade Bridges

A 'sequential view' moving along the lower level tow-path from the south to north. The view eastward is restricted by buildings on the Rec with glimpses between. Opportunities exist to better reveal views.

Winter

Summer



Description from along river towpath (10)

Historic built features in the view

- Grand Parade and colonnade.
- Pulteney Bridge.
- Through gaps between Recreation Ground stands/buildings and at gate ways along The Rec boundary allow views across The Rec to the terrace ends of Johnstone Street and views towards Bathwick Hill, and Georgian terraces at Darlington Place and Sydney Buildings.
- St Michaels spire.
- The Beazer Maze* allows for open views of the gable ends of Johnstone Street and views across the northern end of the Rec to Bathwick Hill.

Other features of the view

- Pulteney Weir.
- Rugby stands, the back of the east stand and ends of the south stands.
- Leisure centre buildings.

*Note: The Beazer Maze is currently an open space managed by the Council and held by them on a long lease. The freeholder is Bath Preservation Trust whose approval must be sought prior to any changes in its role, which was always intended to be a public open space.

Landscape features

- Trees along the river and bund.
- Across the river, west towards Parade Gardens.
- Landsdown skyline.

Significance/value of view

- VERY HIGH
- OUV - WHS landscape setting. Georgian architecture and town planning.
- The Empire.
- Grand Parade Colonnades.
- Parade Gardens.
- Grade I listed buildings, Pulteney Bridge, Johnstone Street.

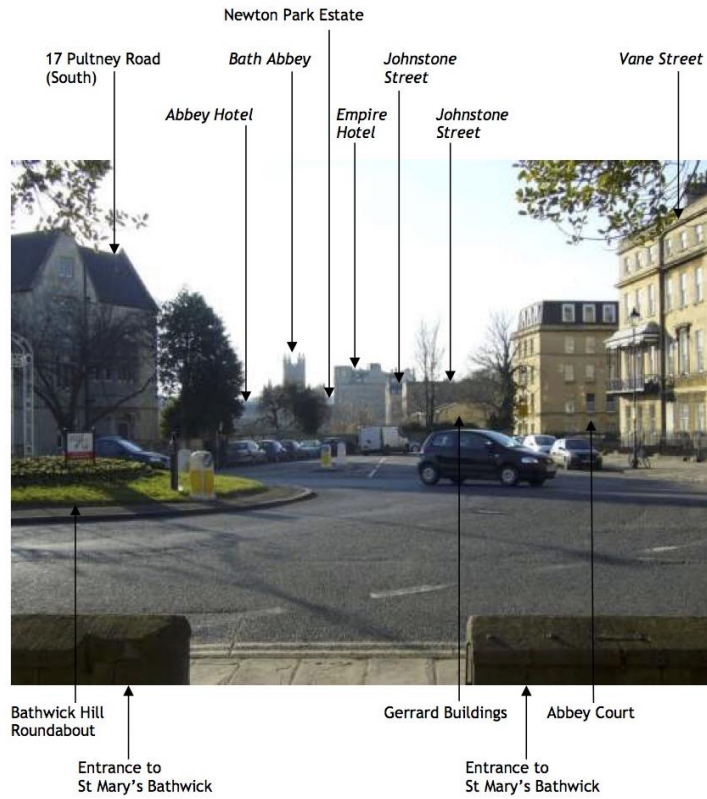
Negative features/detractors

- Riverside fencing.
- Low quality public realm.
- Current rugby stands.
- Hilton and Podium buildings.

11. From St Mary's Bathwick Church

Important two-way view through from church to Abbey and vice versa.

Winter



Description from St Mary's Bathwick (11)

Historic built features in the view

- Bath Abbey.
- Edward Street and Vane Street.
- Gable ends of Johnstone Street
- Orange Grove.
- The Empire

Other features in the view

- 17 Pulteney Road.

Landscape features

- Open space of the Recreation Ground in the middle distance.
- Trees along the river corridor and around the Rec.
- Trees around the Beezer Maze.

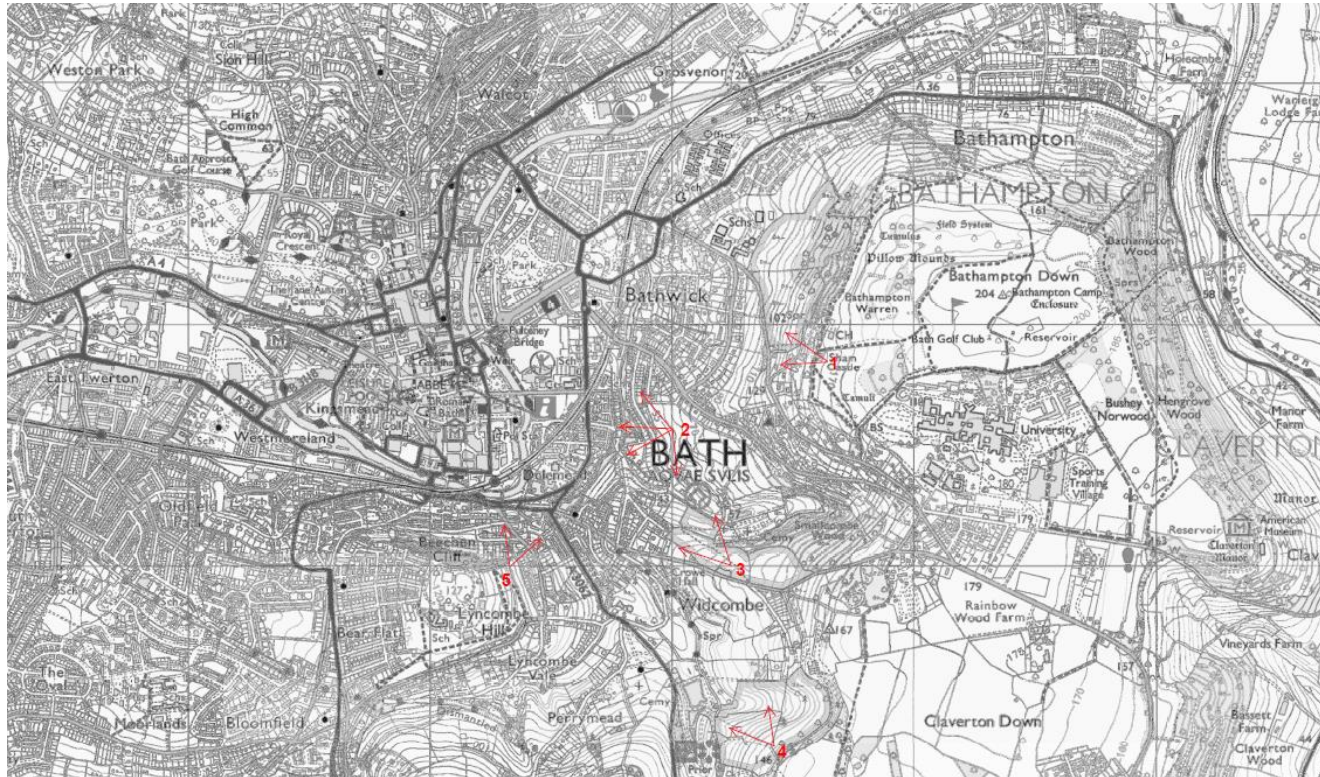
Significance/value of view

- HIGH
- OUV - Georgian architecture and town planning.
- Bath Abbey grade I.
- The Empire.
- Listed buildings on Johnstone Street, Vane Street and Edwards Street and Orange Grove.

Negative features/detractors

- Traffic/road/tarmac dominating setting to listed buildings.

Key Inward Views from the Wider Setting and Significant Elements (towards the Recreation Ground)



Key - Inward views from wider setting

Symbol	Description
	Direction of view
	Angle of view
1	Viewpoint number

Viewpoint	Location Description
1	Sham Castle/Bathampton Downs
2	Bathwick Fields
3	Widcombe Hill
4	Prior Park Landscape Gardens (East side)
5	Alexandra Park

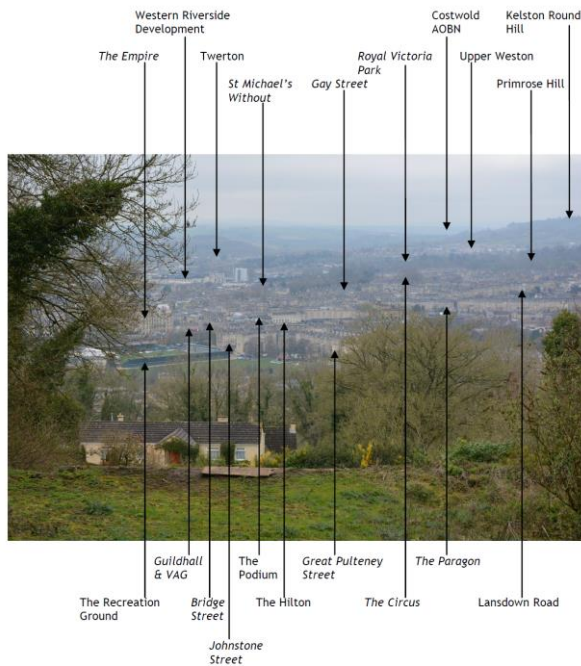


Description of Viewpoint, Assets, Attributes and Significance

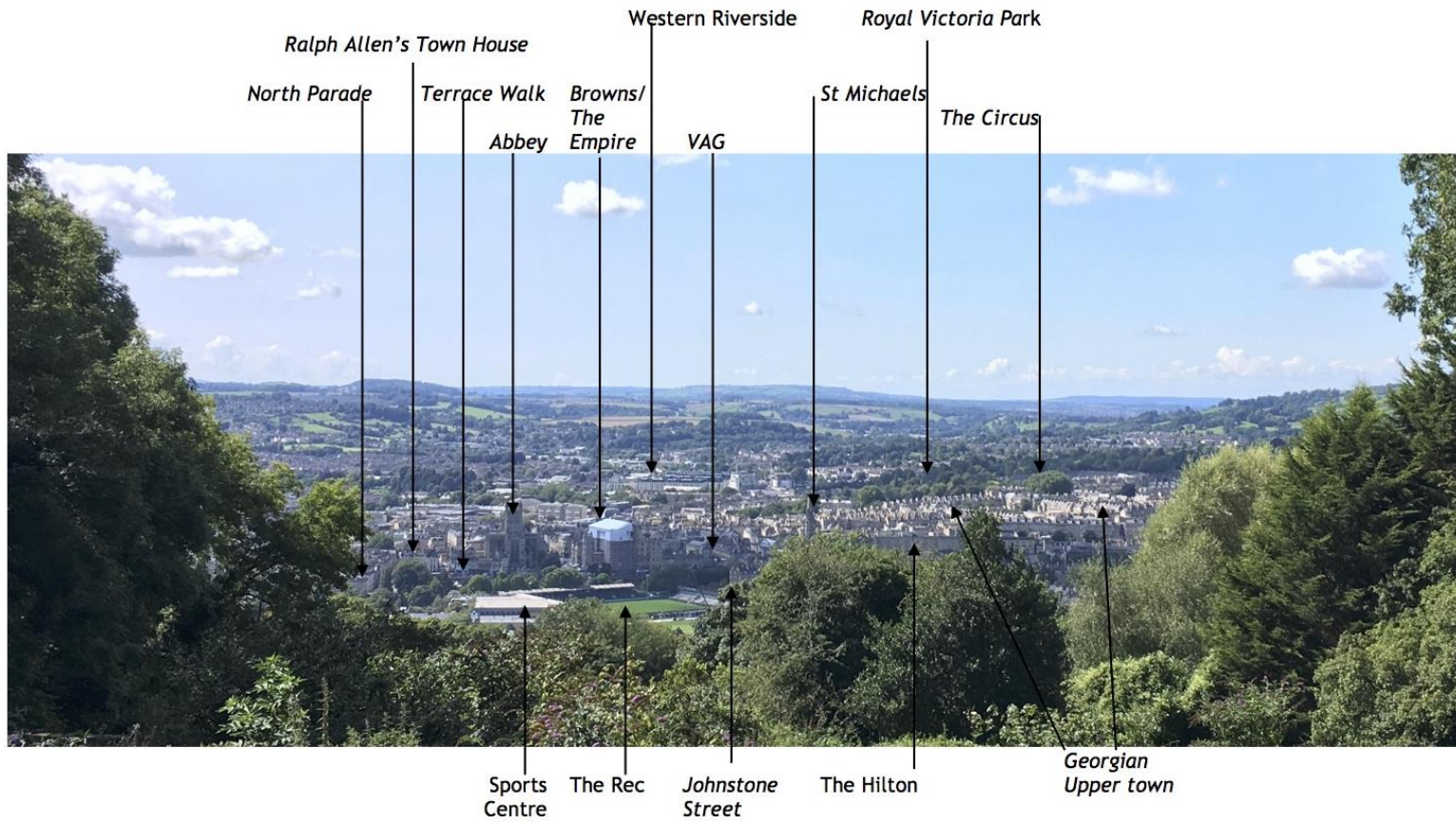
1. From Sham Castle/Bathampton Down

Channelled view from space between trees from Sham Castle - an 'eye catcher' positioned on the high wooded slopes of Bathampton Down and designed to be seen from Ralph Allen's town house in the City Centre. The view is expansive and overlooks the city to the western landscapes towards Bristol and the Bristol Channel. Direct views of open tree-fringed green space of sports pitches on the Recreation Ground in the foreground and significant built townscape elements of the city centre and the western areas of Bath.

Winter



Summer



Description from Sham Castle/Bathampton Down

Historic built features in the view

- The 18th century city centre, upper town and parts of Walcot.
- North Parade, York Street, Terrace Walk, Orange Grove.
- Bath Abbey.
- End of Guildhall, Browns.
- Prominent street corner of Cheap Street.
- Facades of Terrace Walk and New Market Row.
- The Empire, Grand Parade, Victoria Art Gallery (VAG).
- Gable ends of Johnstone Street.
- Pulteney Bridge enclosed by trees.
- St Michaels Without.
- Rooftops and townscape of Gay Street, George Street, The Circus, lower Lansdown & Walcot.
- Back of the Paragon.

Other features of the view

- Oldfield Park and Weston residential areas in the distant view.
- Bath Western Riverside residential developments.
- Sports centre and rugby stands.
- The Hilton Hotel.

Landscape features

- Beyond Bath towards Bristol and the Bristol Channel.
- Twerton hillsides/Twerton roundhill.
- Englishcombe.
- Newton St Loe, Kelston slopes/Kelston Manor, Kelston Tump.
- Weston fields/slopes.
- Approach golf course.
- Royal Victoria Park - tree tops.
- Trees in Queens Square.
- Tree tops within The Circus.
- Trees along the river and enclosing Pulteney Bridge.
- Trees within gardens, parks and open spaces.

Significance/value of view

- VERY HIGH
- Historic view of the city looking west.
- Homogeneous city, buildings, materials palette and colours.
- OUV - WHS landscape setting, Georgian architecture and town planning.
- Near view of the Recreation Ground and the Georgian City to the West of the green space and river.
- The Abbey, the Empire, Grand Parade/Collonades.
- Harmonious historic city/relationship of buildings to green setting.
- Compact 18th Century city within the 'green-bowl'.

- Undeveloped hillsides and surrounding fields.

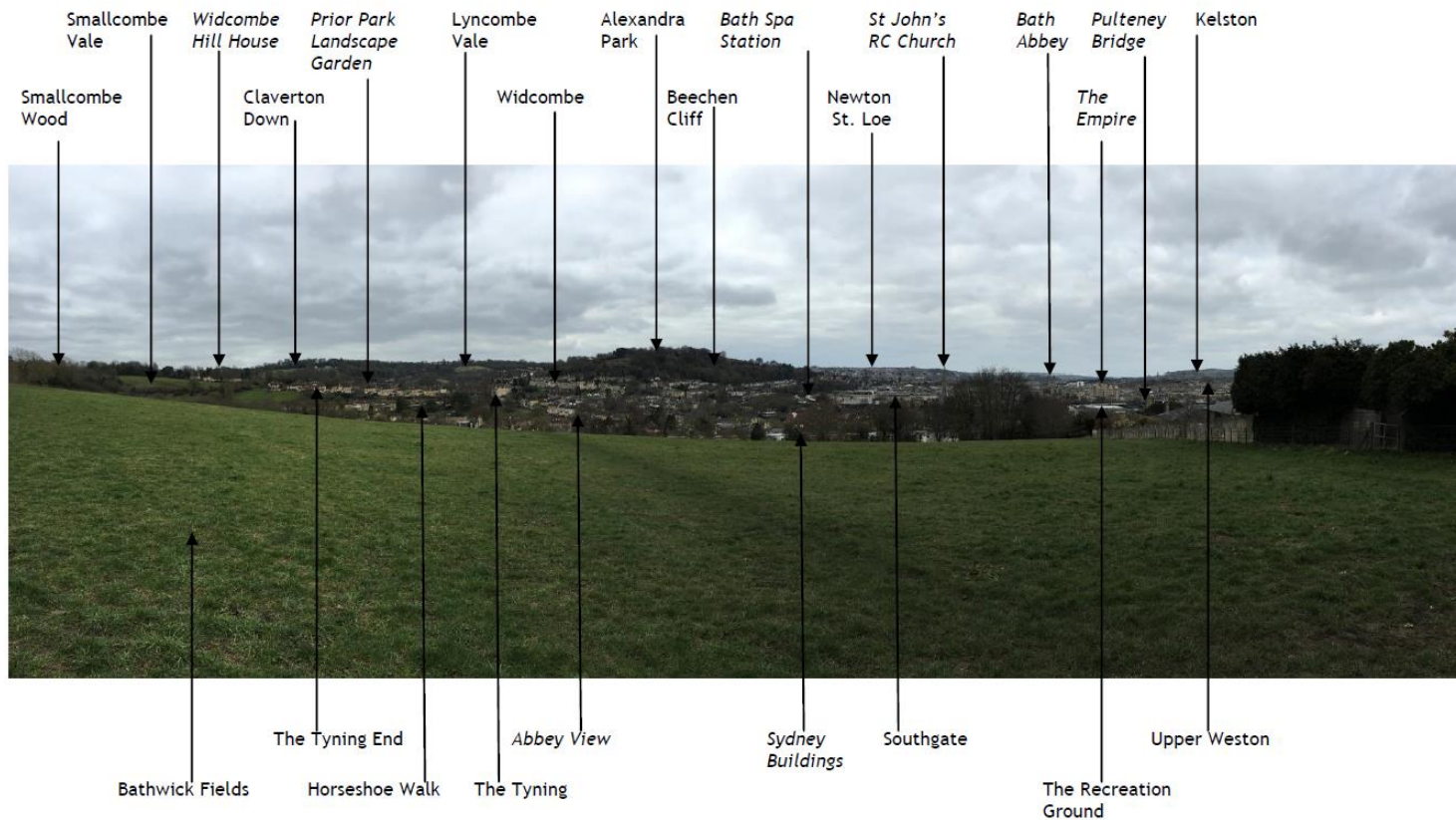
Negative features/detractors

- Taller than average residential blocks on Western Riverside.
- Sports/Leisure centre.
- Southgate roof-scape.

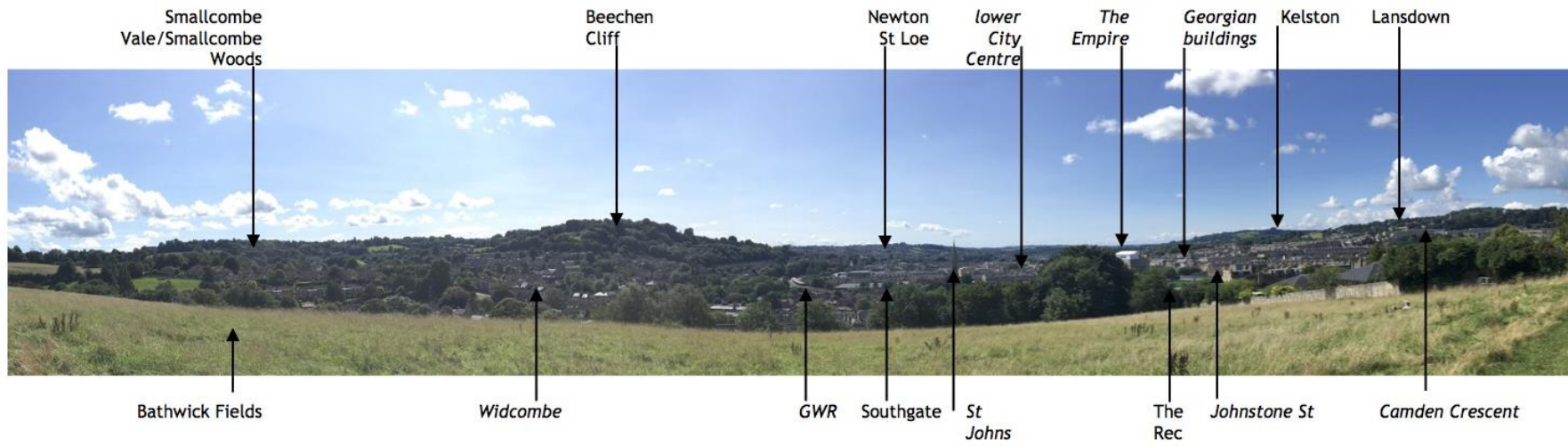
2. From Bathwick Fields

View from below Bathwick Hill, on the footpath in Bathwick Fields. The view is a wide panoramic view of the City facing west - south west to north-west.

Winter



Summer



Description from Bathwick Fields

Historic built features in the view

- Widcombe - Widcome Hill, Prior Park Road and Lyncome Hill - Widcombe Crescent, Widcome village and St Matthews church tower.
- Bath Spa Station and the GWR.
- Manvers Street, lower city centre and St John's church spire.
- The Empire, Victoria Gallery, homogeneous cluster of Georgian city centre buildings around the Guildhall.
- The Abbey (partially screened by the Empire scaffolding at time of study).
- Gable ends of Johnstone Street.
- St Micheals without.
- Walcot, Lansdown Hill and the Georgian terraces of the upper town appear as a homogeneous cluster. Can pick out the roof tops of the Circus and the Royal Crescent.
- The Paragon, Camden Crescent, and Belgrave Crescent are prominent in the view.

Other features of the view

- Houses on Horsehoe Walk and Tynning End.
- Southgate shopping centre.
- The Recreation Ground and stands/north stand.
- The Podium, The Hilton.

Landscape features (south to north)

- Near views of Smallcombe Woods/Smallcombe Vale/Widcombe Hill Fields, Prior Park Landscape, Beechen Cliff/Alexandra Park to the south-west.
- Distant views towards Newton St Loe and towards Bristol.
- Middle distance views of the Green fields of the approach golf course beyond the upper town.
- Royal Victoria Park.
- Trees in the Circus.
- Near views of Mount Beacon/Beacon Hill wooded area.
- Distant views to Weston, Kelston and Lansdown slopes and wooded areas forming the green hillsides and wooded skyline around the north-west of the city.

Significance/value of view - VERY HIGH

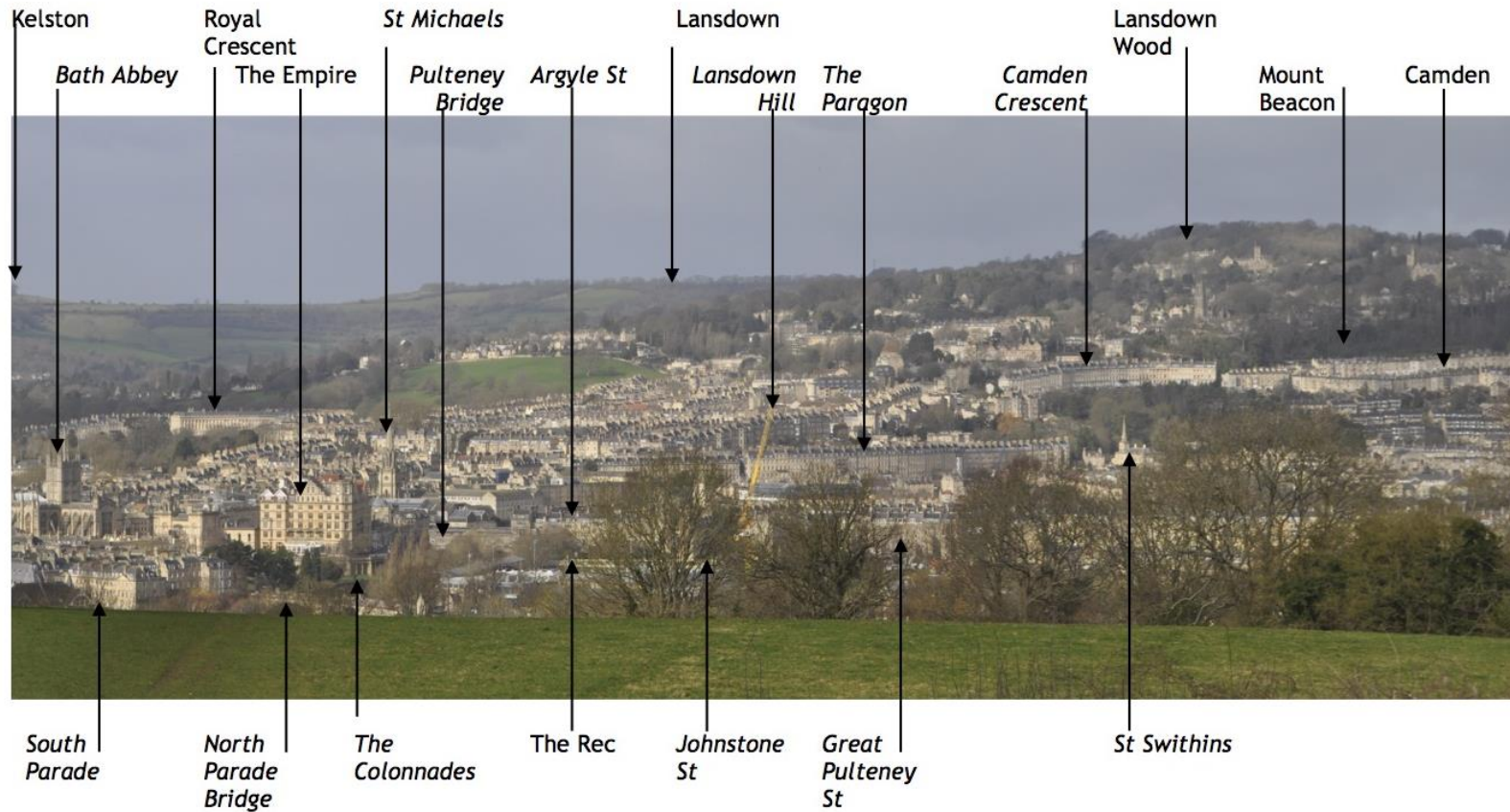
- VERY HIGH
- OUV - WHS landscape setting, Georgian architecture and town planning.
- Harmonious relationship of buildings with the topography and landscape.
- Homogeneous city, buildings, materials palette and colours.
- St Michaels, The Empire.
- Gable ends of Johnstone Street terminating on the Rec.
- The 'upper-town' as a cluster of Georgian buildings.
- The City in the hollow of the hills/Green Bowl.
- Undeveloped hillsides and skyline.

Negative features/detractors

- Current rugby stands.

3. From Widcombe Hill/Smallcombe Vale

A wide view of the landscape forming the backdrop to the city, from Kelston to Lansdown, and the Georgian city from the Abbey to Kingswood School. The view north and west of the city centre contains many historic buildings including Bath Abbey, the Royal Crescent, Camden Crescent and Pulteney Bridge. The terrace-ends on Johnstone Street are visible.



Description from Widcome Hill/Smallcombe Vale

Historic built features in the view

- St John's, The Abbey, St Michael's, St Stephen's, St Swithin's church spires and towers.
- Beckford's Tower.
- The Georgian City, many listed buildings including The Circus, the Royal Crescent, Lansdown Crescent, and Camden Crescent.
- Pulteney Bridge.
- The Empire.

Other features of the view

- St Matthews Church Widcombe.
- Southgate.
- The Recreation Ground.

Landscape features (west to east)

- Near views of Perrymead and Widcombe slopes.
- Distant views of Kelston/Kelston Park and Kelson Round Hill.
- Woodland Areas below Lansdown Crescent.
- Royal Victoria Park.
- Distant views to the hills above Corston and of the ridges west of Bristol.
- Middle distance view of Hedgemoor Park.

Significance/value of view

- VERY HIGH
- Historic viewing point.
- OUV - WHS landscape setting, city in the hollow of the hills. Georgian architecture and town planning.
- Many grade I listed buildings and terraces including the Abbey, Pulteney Bridge, Johnstone Street and Great Pulteney Street.
- Homogeneous city, buildings, materials palette and colours.
- Harmonious relationship of buildings with the topography and landscape.
- The 'upper-town' and clusters of Georgian buildings.
- Widcombe.
- The Georgian City in the hollow of the hills/Green Bowl.
- Undeveloped hillsides and skyline.

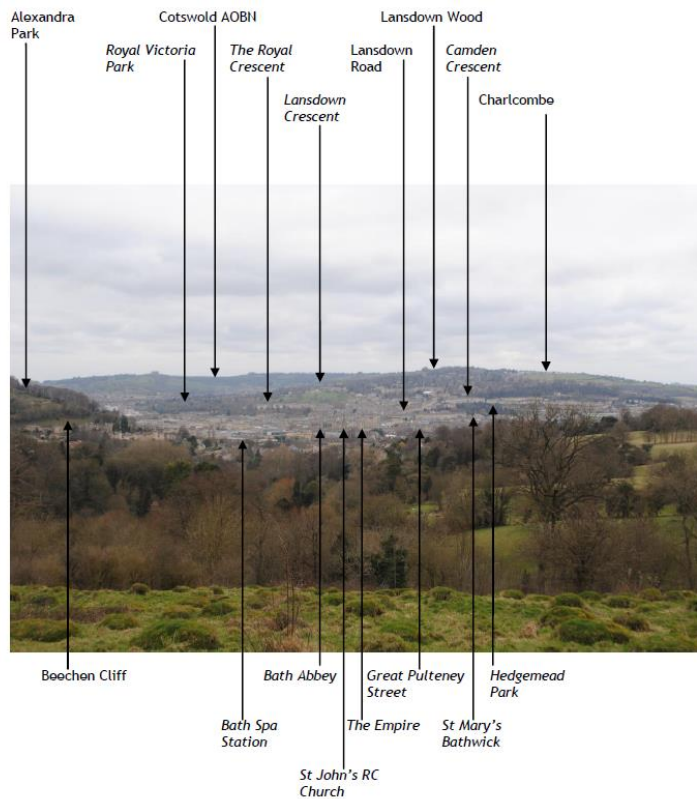
Negative features/detractors

- Current rugby club buildings and stands

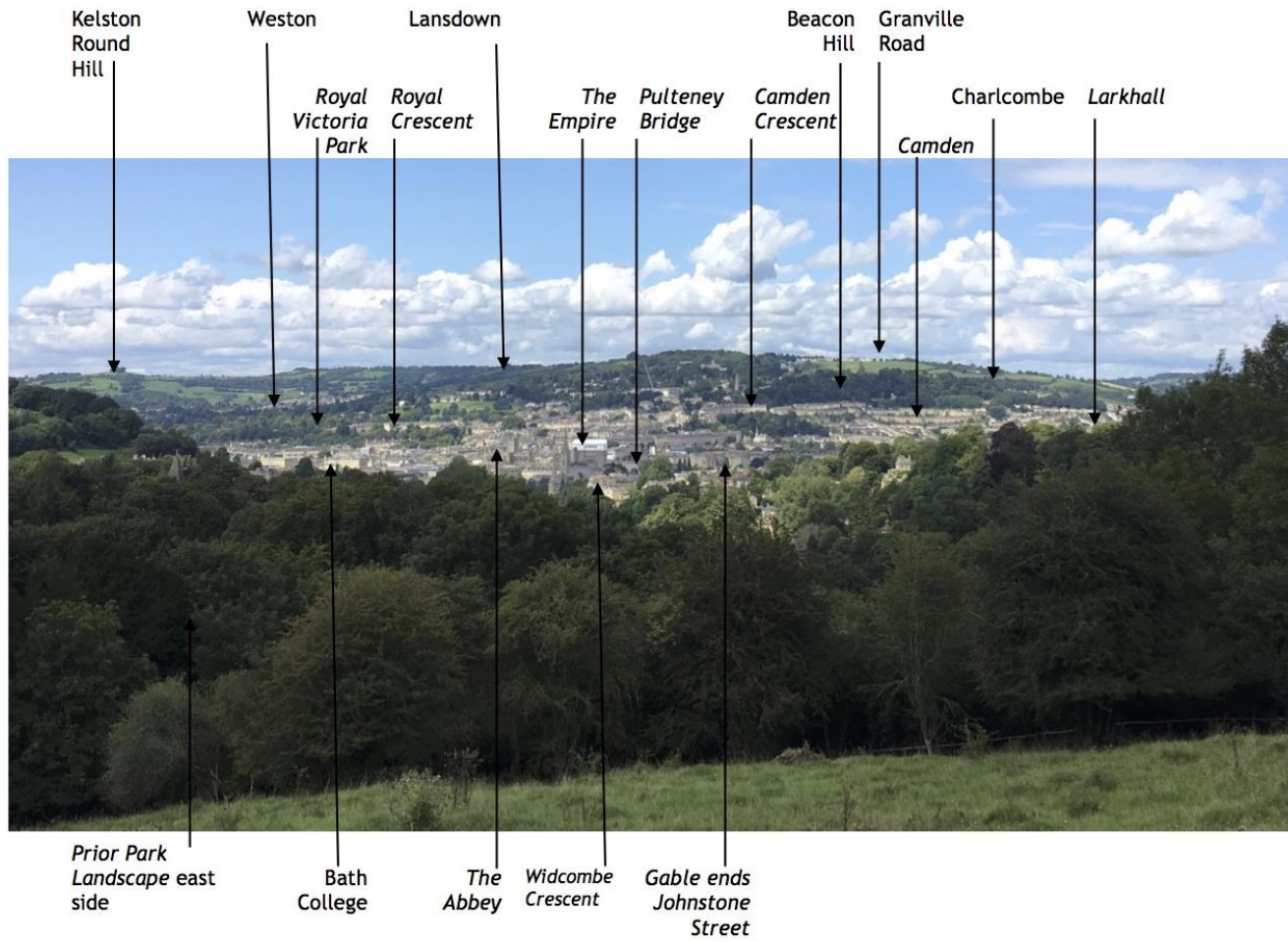
4. From Prior Park Landscape Garden and National Trust walk on the east side of Prior Park Landscape Garden

Ralph Allen's mansion designed by John Wood the Elder was built in 1733-150 at a prominent location overlooking the city. There are many views of the mansion from within the Georgian city. Our viewpoint is not taken from the location of the mansion as public access is much lower and views are restricted to the east of the city centre. This view is from the east side of the landscape garden facing north west. It is a wide view from Kelston round hill to Charmy Down. The foreground is wooded and tree screen parts of the city and part of the Rec.

Winter



Summer



Description from Prior Park Landscape

Historic built features in the view

- Middle distance views of the Royal Crescent and Circus.
- Near views of Widcombe Crescent and Crowe Hall.
- The Abbey and St Johns Church.
- Pulteney Bridge.
- The Empire, Browns and the Guildhall.
- Argyle Street roof-line and gable-ends on Johnstone Street, Great Pulteney Street.
- Paragon roof-line.
- Camden Crescent.
- St Stephen's church.
- Housing in Camden, London Road and Larkhall to the east.

Other features of the view

- Near view of St Thomas a Beckett at Widcome.
- Future Publishing/Bath College buildings.
- Middle distance view of Weston.
- The Rec in part (in front of Johnstone Street).
- Camden and Larkhall housing.
- Snow Hill housing.
- Littledown Farm open green fields and development on the ridge on Granville Road.

Landscape features

- Trees in near and mid distances mask East half of Rec site.
- Distant wooded hillsides of Lansdown.
- Kelston Round Hill/Kelston Park.
- Middle distance views of the approach gold course.
- Lansdown Hill..
- Beacon Hill/wooded area of Mount Beacon.
- Distant views of Charlcombe and Charmy Down.

Significance/value of view

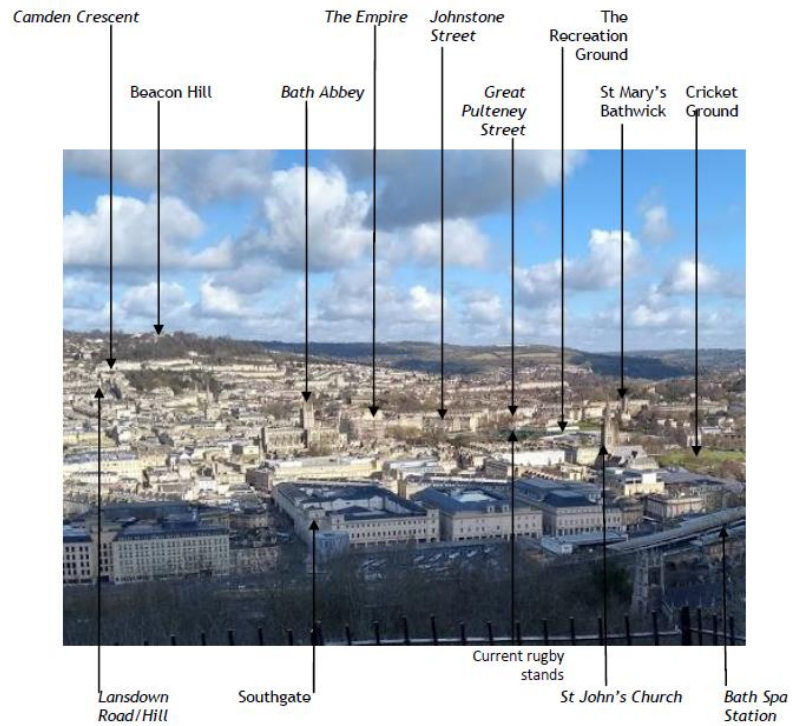
- VERY HIGH
- OUV - WHS landscape setting. Georgian architecture and town planning.
- Many Grade I listed buildings and terraces, Bath Abbey, Pulteney Bridge, Johnstone Street.
- Homogeneous city, buildings, materials palette and colours.
- Harmonious relationship of buildings with the topography and landscape.
- The 'upper-town' as a cluster of Georgian buildings.
- The City in the hollow of the hills/Green Bowl.
- Undeveloped hillsides and skyline.

Negative features/detractors

- Granville Road developments on the skyline.

5. From Alexandra Park

Historic Georgian viewing point looking north, giving a wide panoramic view of the city centre. The view contains many Georgian buildings and wooded and grassy slopes surrounding the city. Open space at the Recreation Ground is visible in the view with the listed Grade I terrace ends of Johnstone Street, Great Pulteney Street beyond, and the Pulteney Estate. Clear middle-ground view of the Rec.



Description from Alexandra Park

Historic built features in the view

- Near views of the lower Georgian town, and Brunel's Great Western Railway.
- The Parades/St James Parade.
- Manvers Street and St Johns Church.
- The Abbey.
- The Empire Hotel.
- The upper Georgian town, Queen Square, The Circus, the Royal Crescent, Lansdown Crescent, the Paragon.
- Camden Crescent, Camden and Prospect Place.
- Great Pulteney Street.

Other features of the view

- Bath City College, Carpenter House, Kingsmead and Southgate.
- The Recreation Ground.
- Berkeley House and Snow Hill housing.
- The Dolemeads.

Landscape features

- Steep slopes of Beechen Cliff in the foreground.
- Middle distance views of trees in Royal Victoria Park, Queen Square and The Circus.
- Parade Gardens.
- Open space at the Recreation Ground and Cricket Ground, and Bathwick Fields.
- Distant views to High Common, woodland at Beacon Hill/Mount Beacon, hills from Charmy Down, Little Solsbury Hill, Bannerdown to Bathampton Down, Bathwick Woods.

Significance/value of view

- VERY HIGH
- Important historic viewing point.
- OUV - WHS landscape setting, city in the hollow of the hills. Social setting. Georgian architecture and town planning.
- The historic city centre, Georgian buildings in the lower and upper town.
- Many grade I listed buildings including the Abbey, Johnstone Street and Great Pulteney Street.
- Harmonious relationship of buildings with the topography and landscape.
- The 'upper-town' as a cluster of Georgian buildings.
- The City in the hollow of the hills/Green Bowl.
- Undeveloped hillsides and skyline.

Negative features/detractors

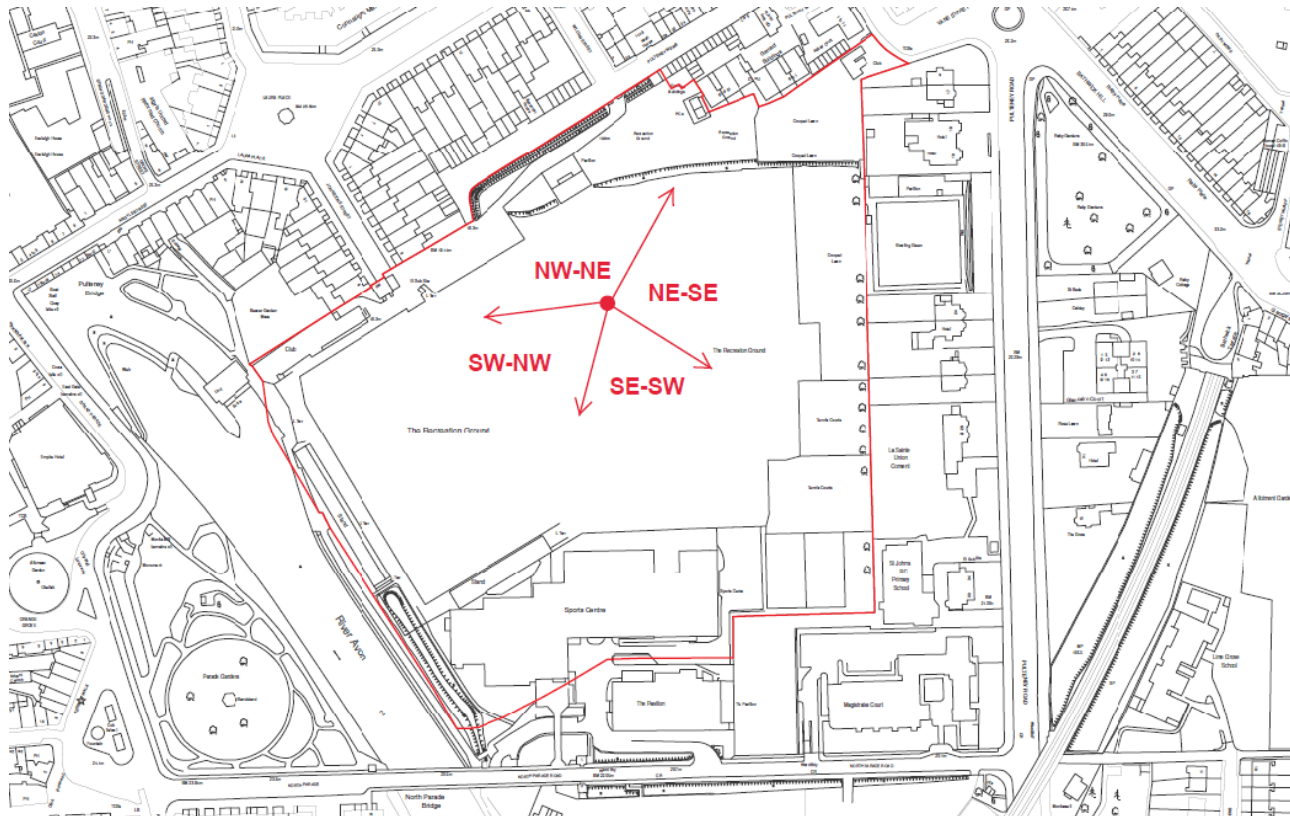
- Southgate roofscape.
- Carpenter house, bulky mass and form.

Other views from wider setting to be considered include;

- From Little Solsbury Hill towards Bath
- Prospect Stile
- Kelson Tump/Roundhill

These views are described in detail within the Bath World Heritage Site Setting Study.

Views from within the Recreation Ground (viewpoint location to the east of the current location of the ruby pitch).



Key - Outward Viewpoints

Symbol	Description
●	Viewpoint
↔	Angle of view
NW-NW	Viewpoint direction

Viewpoint	Location Description
NW-NE	North West to North East
NE-SE	North East to South East
SE- SW	South East to South West
SW- NW	South West to North West



Description of View - Assets, Attributes and Significance

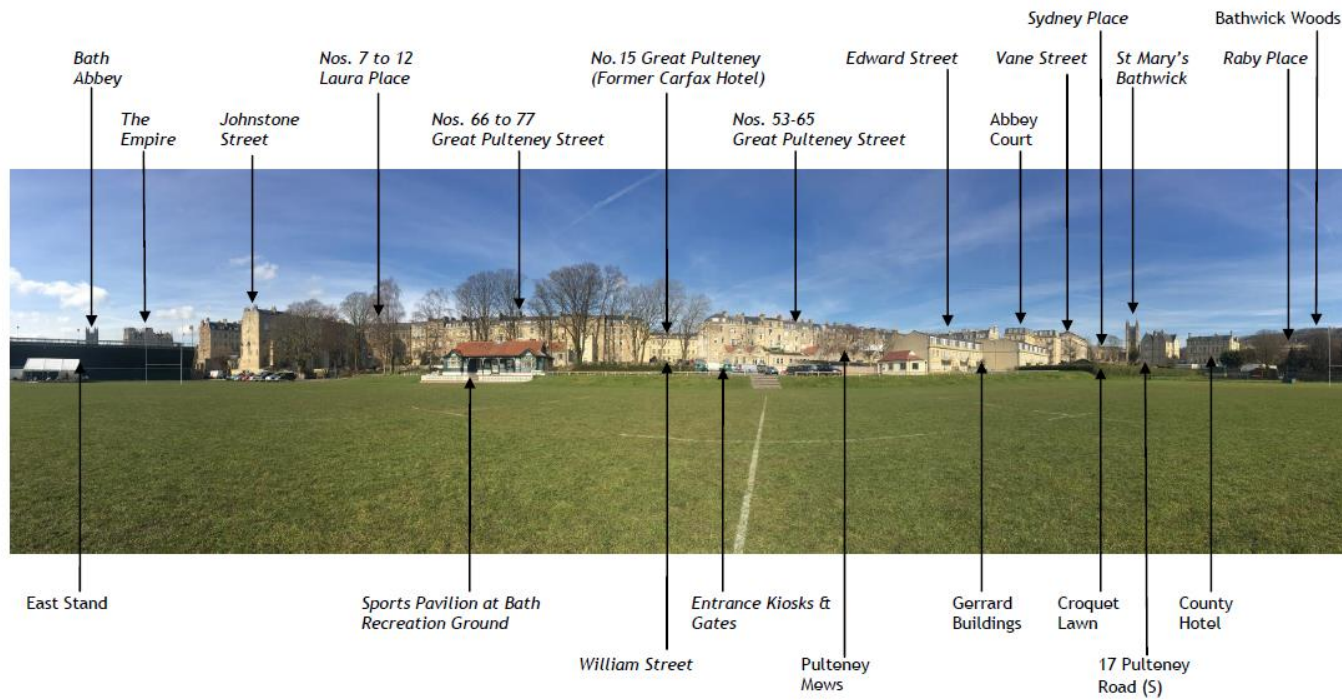
The following views have been assessed from within the Recreation ground looking out and identify locally distinctive elements of the townscape and context that make a strong contribution to the sense of place. The viewpoint is from a central position on the Rec, it is dynamic and changes with movement and townscape and landscape features will become more or less revealed, exposed, and prominent, with any change in eye or ground level.



North NW to NE

A wide close-up view of Georgian townscape. View of Great Pulteney street end to end.

Winter



Summer



Description NW to NE

Historic built features in the view

- Gable ends of Johnstone Street.
- Rear of south side of Great Pulteney Street and through William Street to north side of Great Pulteney Street.
- Listed Cricket Pavillion.
- Listed turnstiles.
- Vane Street and Edward Street - gable ends.

Other features of the view

- Pulteney Mews.
- Car park.

Landscape features

- Trees along the back edge of gardens/rear of Great Pulteney Street.

Significance/value of view

- HIGH
- WHS OUV Georgian architecture and town planning.
- Gable ends of Johnstone Street.
- Great Pulteney Street.
- Buildings in the wider setting, Bath Abbey and St Mary's Bathwick.

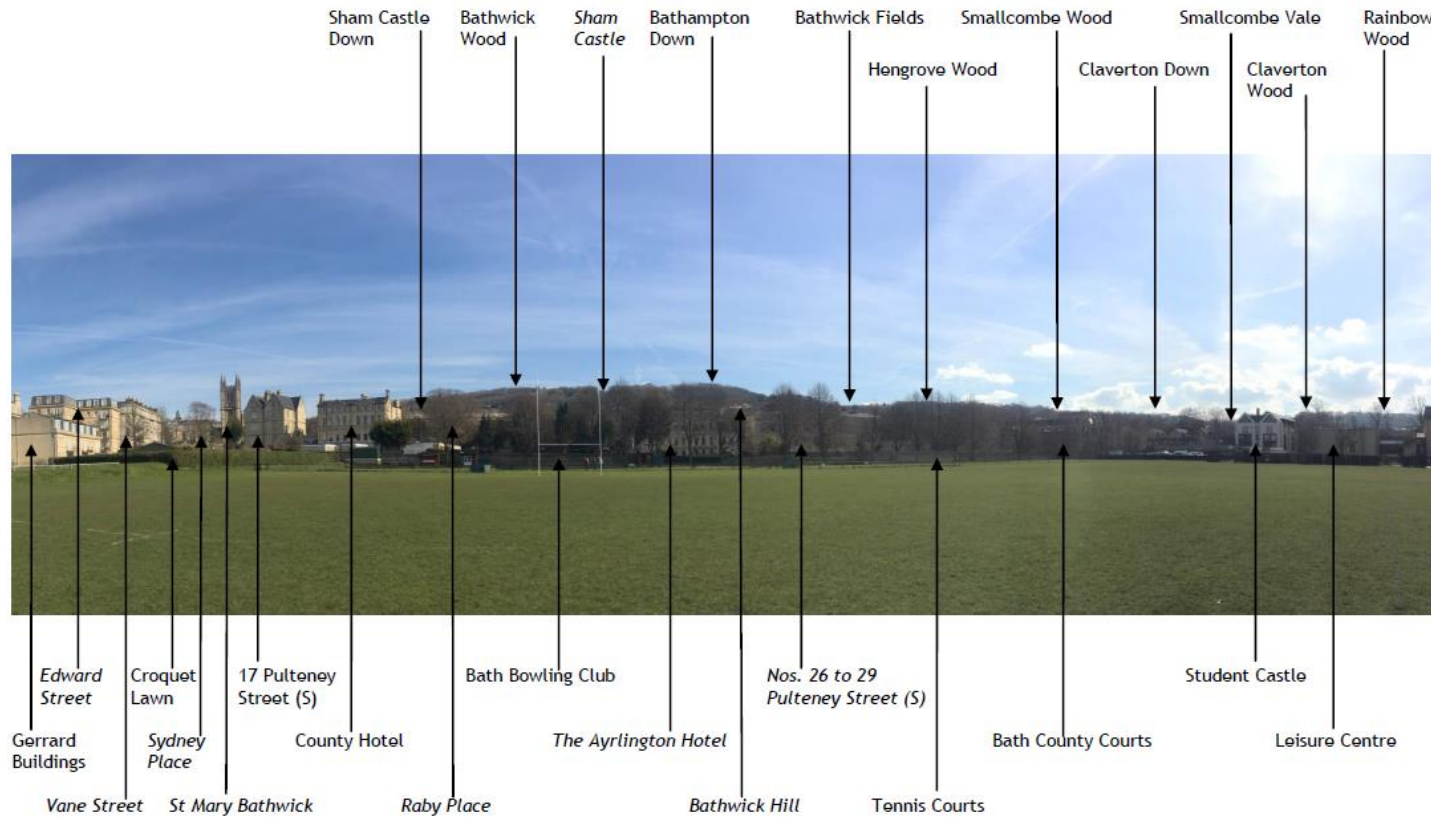
Negative features/detractors

- Car parking.

East NE to SE

Wide sweeping view of the wooded hillsides of Bathampton Down.

Winter



Summer



Description NE to SE

Historic built features in the view

- Northeast - St Mary's Bathwick church, Pulteney Road, glimpses through trees to Raby Place and Bathwick Hill.
- Sham castle in part.

Other features of the view

- Bowling green.
- Buildings on Pulteney Road.

Landscape features

- Wooded slopes of Bathampton Down and Smallcombe Woods, and wooded skyline.

Significance/value of view

- MEDIUM
- WHS OUV landscape setting, city in the hollow of the hills.
- St Mary's Bathwick.

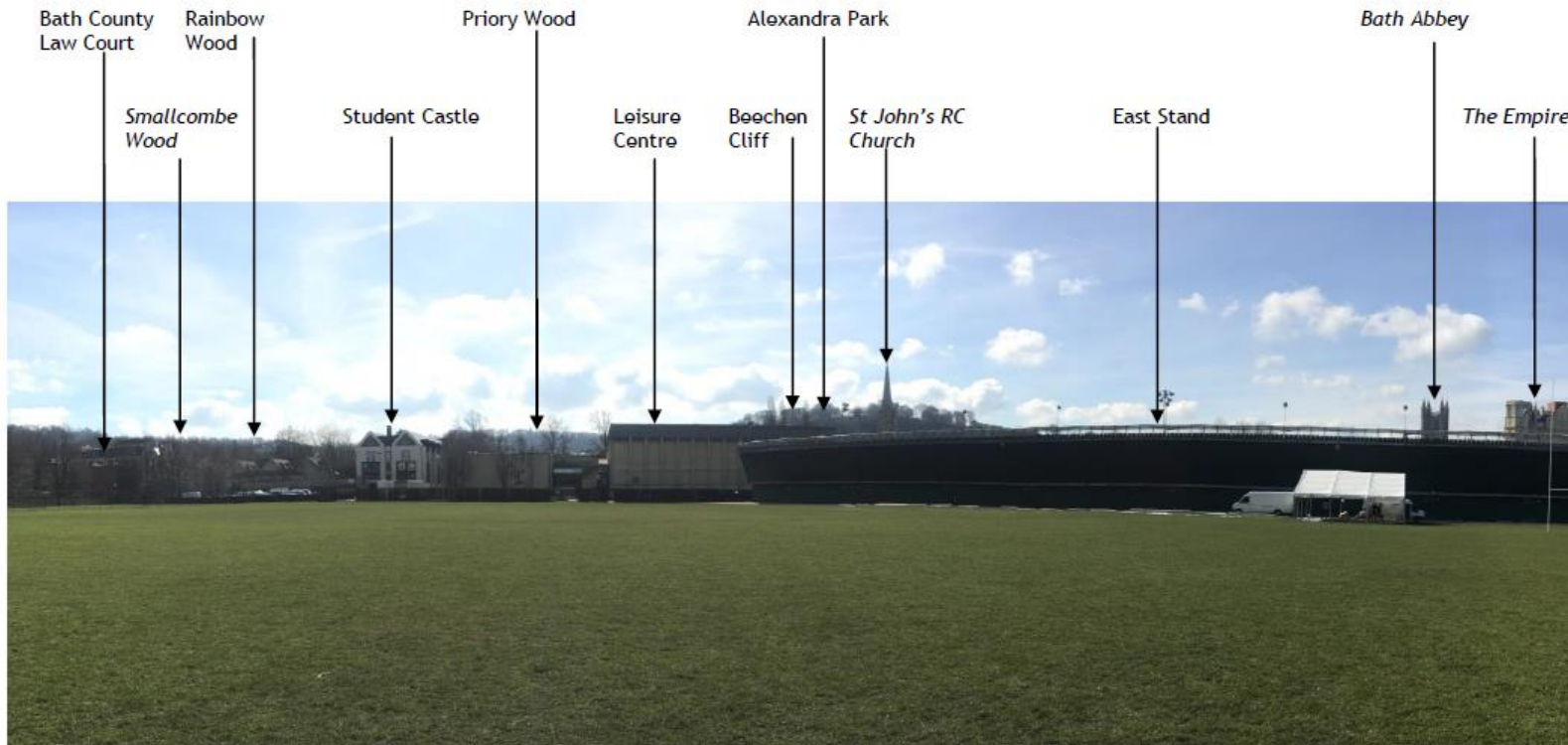
Negative features/detractors

- Leisure centre.

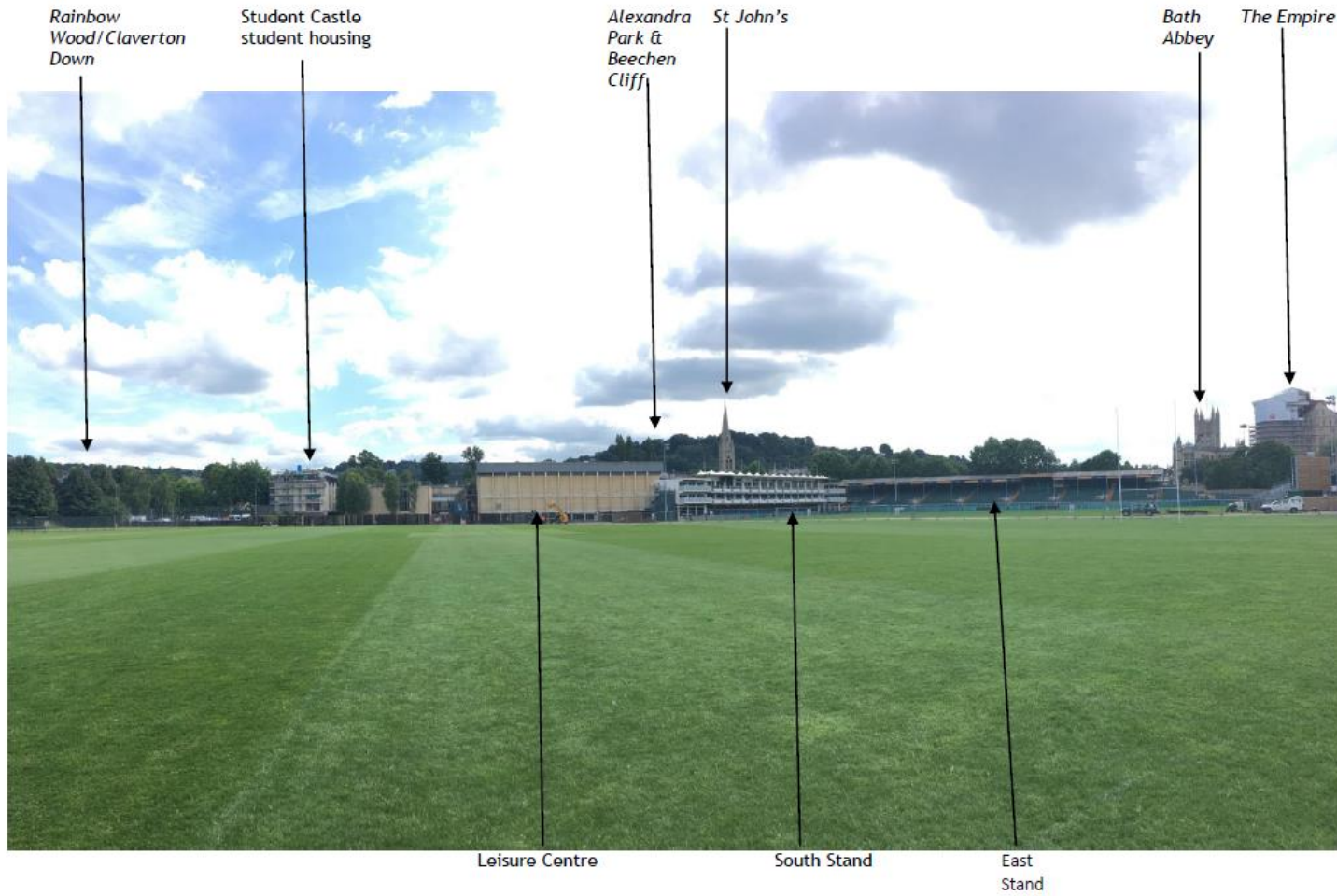
South SE to SW

View towards Widcombe and Lyncombe. Prior Park not visible at ground level.

Winter



Summer



Description SE to SW

Historic built features in the view

- Convent school/magistrates court between trees.
- Roof tops of North Parade.
- Georgian buildings on Lyncombe Hill just above the roof line of leisure centre.
- St John's church spire.

Other features of the view

- Student Castle new student accommodation.
- The Tynning - Victorian semis in elevated position.
- Upper slopes to the southwest - 1-3 Fersfield gothic revival house between trees, and 'Middle Lodge' with grassy slope in front (date?).
- South stands.
- Leisure centre buildings.

Landscape features

- Wooded slopes of Lyncombe Vale and Beechen Cliff.
- Wooded skyline.

Significance/value of view

- HIGH, with significant negative detractors currently.
- WHS OUV landscape setting, city in the hollow of the hills.
- St John's church spire.
- Beechen Cliff.

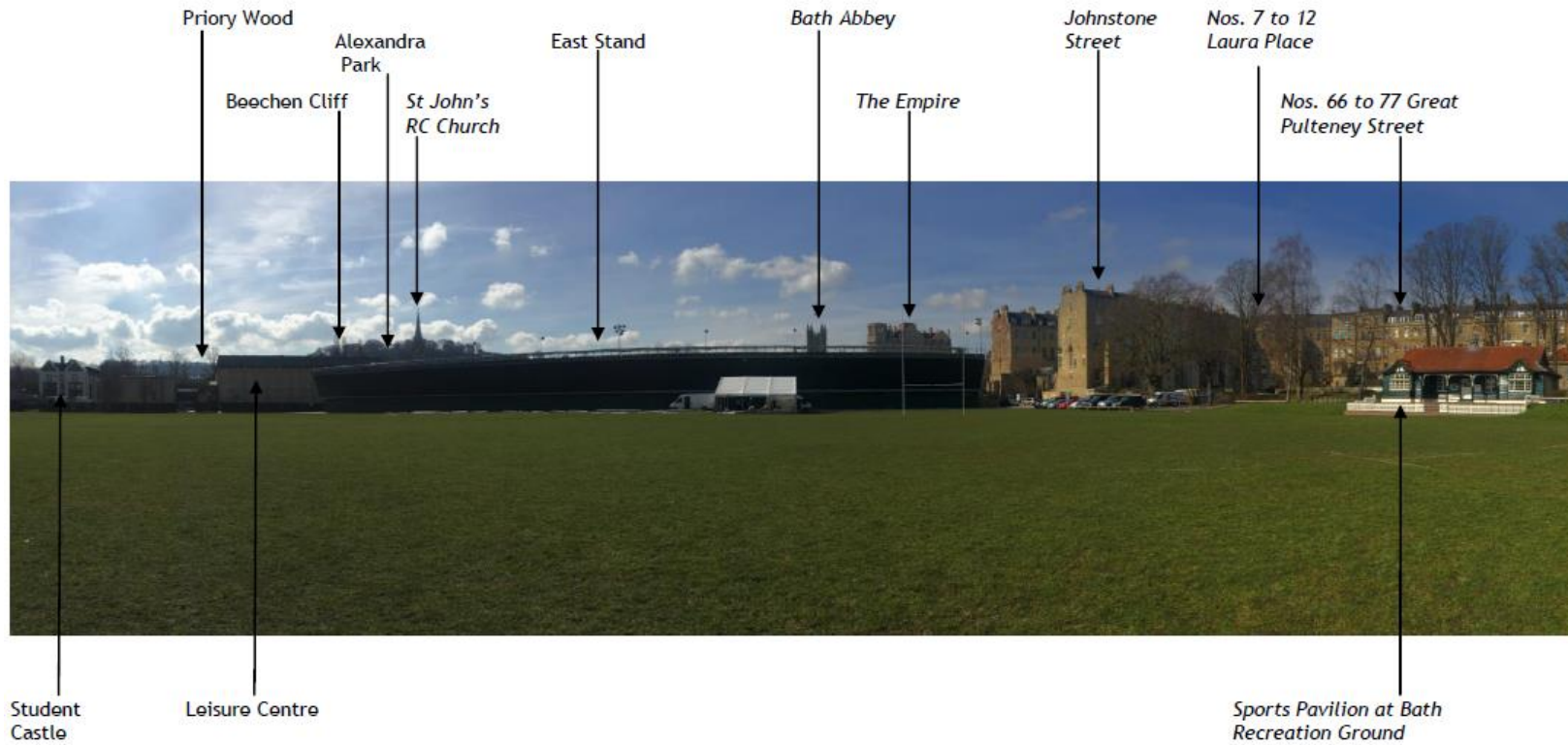
Negative features/detractors

- Leisure centre.
- Current rugby club buildings.
- Periphery parking.

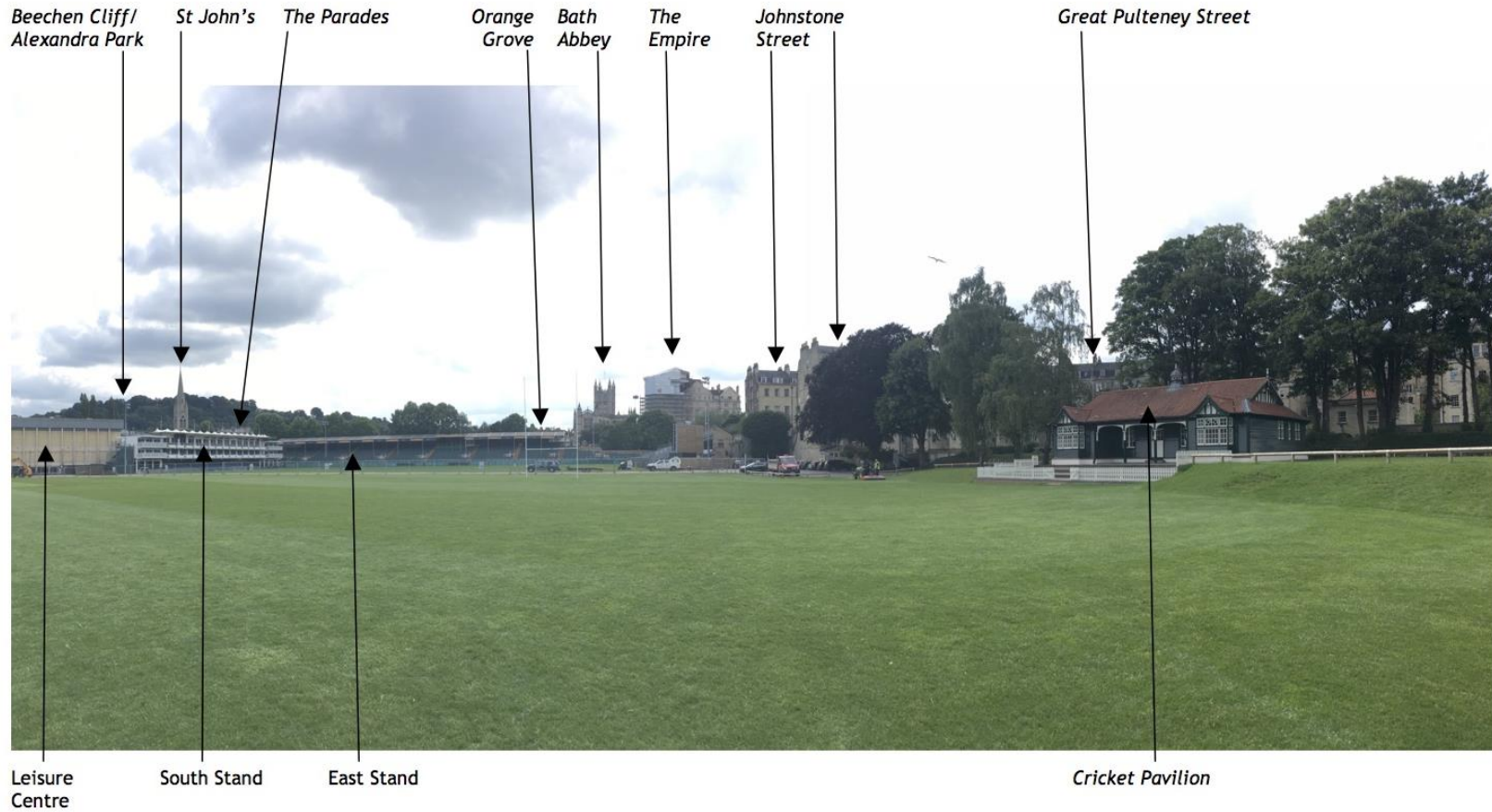
West SW to NW

Towards the historic medieval/18th century core of the city centre and views of the Abbey essential to 'sense of place'.

Winter



Summer



Description SW to NW

Historic built features in the view

- St John's.
- Bath Abbey.
- Orange Grove.
- The Empire Hotel.
- Entrance kiosk to Parade Gardens/Grand Parade.
- Gable ends of Johnstone Street.

Other features of the view

- East stand.

Landscape features

- Beechen Cliff.
- Trees along the river corridor.

Significance/value of view

- VERY HIGH
- OUV - WHS landscape setting, city in the hollow of the hills. Social setting. Georgian architecture and town planning.
- View towards the Abbey Grade I.
- Johnstone Street/gable ends of Johnstone Street.
- The Empire.

Negative features/detractors

- Leisure centre.
- Current rugby club buildings.
- Periphery parking.

PART 3

Development Principles and Design Recommendations

Development Principles

After consideration of the views, the site and its setting, the following development principles have been identified. These principles should be observed whatever scale of development is proposed:

- Consider heritage context at all stages of design and construction, recognising Bath's unique topography, built heritage and ethos which underlie its inscription as a World Heritage Site.
- Respect the setting of identified heritage assets and townscape elements.
- Preserve and enhance important views of very high significance and maintain visual permeability of the heritage and landscape assets in the view. In particular, **significant views of Prior Park, the Abbey and the green hillside setting.**
- Respect the **inter-visibility of significant historic buildings, e.g. Bath Abbey and St Mary's Church.**
- Protect the setting and presence of **the idiosyncratic terrace ends of Johnstone Street (Grade I listed buildings)** which tell a specific story about the abrupt cessation of built development.
- Protect the character and openness of the Rec from within and better reveal the special setting of the Rec from within.

Recommendations for high quality design

- Avoid overwhelming the surroundings by ensuring sensitive scale and massing, avoiding bulkiness and 'icon' status.
- Consider views through and transparency.
- Provide compatible high quality building of highest quality design, specification and craftsmanship, with ability to lift the spirits of passers-by and users.
- Reflect the Bath palette in colours and materials.
- Achieve harmonious integration.
- Reinvigorate riverside as public space with 'active' frontage and improved soft landscaping.
- Reinforce pedestrian links between North Parade Bridge and Great Pulteney St/Argyle St (via Johnstone Street and refurbished subway of Spring Gardens Road).
- Be sustainable in construction (e.g. stadia at Melbourne & Taiwan).
- Be sustainable in operation (e.g. stadia at Melbourne & Taiwan).
- Use integral lighting (e.g. under roof as Falmer stadium) or easily retractable, NOT permanent, floodlighting columns, in either case respecting 'Dark Skies' standards.
- If continuing to use demountable stands, the design and new built context should consider the physical appearance with and without the stand, and the views from sensitive points (as indicated) during the playing season and at other times of the year - it should be as unobtrusive as possible.

End Statement

- Bath Preservation Trust has been broadly supportive of improving facilities on the Rec, PROVIDED adequate attention and respect is paid to the views in and out of the site and the surrounding historic setting.
- Bath Preservation Trust has NOT engaged with the various legal actions trying to prevent any development by Bath Rugby on the Rec.
- Bath Preservation Trust has engaged with Bath Rugby/Stadium for Bath (just as in the way we have engaged with other developers on other sites) to inform them of the aspects we consider important; this is in the public domain.
- This assessment, which identifies the valuable elements within the view, aims to assist Trustees and the A&P committee in considering the planning application for a rugby stadium.
- Decisions on development proposals will be taken by the full Board of Trustees.
- The Trust's final response will be agreed by the Full Board of Trustees. Any Trustees who are who are conflicted, or could be perceived as being conflicted, including season ticket holders, will withdraw from any vote.
- BPT reserves its final position until there is an actual planning application to consider.

June 2018

