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HERITAGE IMPACT ASSESSMENT

PART I

150TH YEAR ADDITIONAL CAPACITY FOR THE REC

THE RECREATION GROUND

BATH

BATH & NORTH EAST SOMERSET

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REPORT ON BEHALF OF BATH RUGBY

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CULTURAL HERITAGE AND ARCHAEOLOGY

1.0 INTRODUCTION

- 1.1 This report has been prepared by Kay Ross of McLaughlin Ross LLP for Bath Rugby. It addresses the effects that the proposed temporary development at the Rec may have on heritage assets on the site, in the area immediately surrounding the site and on the designated Bath World Heritage Site. The assessment includes a summary of the existing cultural heritage features found within the area and identifies mitigation measures where appropriate for significant effects that may arise as part of the proposed temporary development.
- 1.2 This report should be read in conjunction with the Archaeological Desk Top Assessment (November 2013) carried out by Simon Roper of BaRAS as well as the brief Site History (Appendix I), the Bath & North East Somerset SMR designations (Appendix II) and Listed Buildings (Appendix III) and the list descriptions, including all Listed Building and Parks and Gardens descriptions (Appendix IV), which will accompany this document as part of the planning application. The Heritage Impact Assessment of all heritage assets and their locations recorded in the study area is set out in a Table (9.0).
- 1.3 The scoping process identified the following potentially significant cultural heritage effects from the proposed temporary development:
- the World Heritage Site.
 - the City of Bath Conservation Area and its setting
 - Pulteney Bridge and the Bathwick/Pulteney development
 - features of cultural significance within the site
 - the setting of all other heritage assets, including those from or to which the view might be affected
 - Henrietta Park, Parade Gardens and Sydney Gardens, all registered Parks and Gardens
 - the Recreation ground

2.0 SCOPE AND METHODOLOGY

Assessment Methodology and Criteria

- 2.1 The Heritage Impact Assessment has been carried out in line with the National Planning Policy Framework (NPPF), English Heritage's guidelines (The Setting of Heritage Assets, 2012) and (Temporary Structures in Historic Places, 2010), ICOMOS guidelines (Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, 2011) and Bath and North East Somerset Council's 'The City of Bath World Heritage Site Setting: Supplementary Planning Document' (Aug 2013). The Methodology is laid out in Appendix V.

- 2.2 The study will identify all relevant heritage assets potentially affected by the proposals (9.0). The study has considered the area within the site boundary and an additional area with a radius of 3-5 km, to allow consideration of potential effects on the settings of any significant heritage assets identified in the Landscape and Visual Assessment Impact report (Nicholas Pearson, 2014).
- 2.3 It will identify the cultural and sporting history of the site in relation to all identified heritage assets, their settings and significance and any areas of 'lost' heritage. It will include the historic evolution of the site and the surrounding area (Appendix I), with reference to relevant maps and images.
- 2.4 The Archaeological Desk Top Assessment (BaRAS, November 2013) has been carried out with due reference to planning guidance, relevant legislation, and in accordance with the Code of Conduct and Standards and Guidelines of the Institute for Archaeologists (IfA). The assessment is based on data gathered by a desk-based study supplemented by a site visit, in accordance with guidance set out in NPPF to identify any heritage assets. The study has considered the area within the site boundary and an additional area with a radius of 1 km, to allow consideration of potential effects on the settings of any significant heritage assets.

Data Sources

- 2.5 Data has been acquired from the following sources:
- Archaeological and other heritage information held by the Bath and North East Somerset Council Historic Environment Record (HER);
 - Historic maps and archival documents held by Bath Records Office
 - Historic images from Bath In Time
 - Archaeological records from Roman Baths and Pump Room Heritage Services, Bath and North East Somerset Council
 - An inspection of the site in October 2013
- 2.6 The methodology (Appendix V) for assessing the impact of the proposed temporary development upon the cultural heritage assets identified (9.0) is to measure those effects against criteria contained in national and local policy and guidance (2.1) relating to the historic built environment. This section reviews the policy and guidance of particular relevance to the site and its context. The next section describes the baseline nature and quality of the cultural heritage assets now, and the following two sections describe the effects during construction and when construction is completed.

3.0 CULTURAL HERITAGE DESIGNATIONS, NATIONAL AND LOCAL POLICY

AND GUIDANCE

3.1 The site of the proposed temporary development and the immediate vicinity are subject to various international, national and local designations relating to cultural heritage value, in particular those listed in 2.1. The relevant policy and guidance documents associated with these designations are considered in this section in relation to the proposed temporary development. The qualities and significance of each designated cultural heritage asset will be identified and how the proposed temporary development may affect those qualities.

3.2 The Heritage Impact Assessment has been carried out in line with the Government's National Planning Policy Framework (NPPF, 27 March 2012) which supersedes Planning Policy Statement 5: Planning for the Historic Environment (PPS5) as Government Policy on the management of change to the Historic Environment in England. The NPPF (2012) states that (12.141):

“Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”

3.3 It also responds to the English Heritage documents ‘The Setting of Heritage Assets’ (Revision Note June 2012) and ‘Seeing the History in the View: A Method for Assessing Heritage Significance within Views’ (2011b). The former sets out the definition of setting and its extent (2.1 & 2.2).

“the surroundings in which (the asset) is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.

“...setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset. Setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset. Views on what comprises a heritage asset’s setting may change as the asset and its surroundings evolve, or as the asset becomes better understood. Construction of a distant but high building; development generating noise, odour, vibration or dust over a wide area; or new understanding of the relationship between neighbouring heritage assets may all extend what might previously have been understood to comprise setting...development within the extended setting may also affect significance, particularly where it is large-scale, prominent or intrusive”.

3.4 It defines the character of a historic place as

“the sum of all its attributes. This may include its relationships with people, now and through time; its visual aspects; and the features, materials, and spaces associated with its history, including its original configuration

and subsequent losses and changes. Heritage assets and their settings contribute to character, but it is a broader and non-statutory concept, often used in relation to entire historic areas and landscapes...These relationships can be cultural, intellectual, spatial or functional (English Heritage 2008a). They apply irrespective of distance, extending well beyond what might be considered an asset's setting, and can include the relationship of one heritage asset to another of the same period or function, or with the same designer or architect".

3.5 It also states that in considering the design of a development affecting the setting of a heritage asset (4)

"Protection of the setting of heritage assets need not prevent change. Most places are within the setting of a heritage asset and are subject to some degree of change over time (4.1)".

"Change, including development, can sustain, enhance or better reveal the significance of an asset as well as detract from it or leave it unaltered...any development or change capable of affecting the significance of a heritage asset or people's experience of it can be considered as falling within its setting. Where the significance and appreciation of an asset have been compromised by inappropriate changes within its setting in the past it may be possible to enhance the setting by reversing those changes".

"A proper assessment of the impact on setting will take into account, and be proportionate to, the significance of the asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it".

3.6 Finally it responds to the English Heritage document 'Temporary Structures in Historic Places' (2010) which is particularly relevant to the proposed temporary development. The latter states that

"There should not be a presumption against temporary structures simply because they are visible in the historic environment....The length of time for which a structure is erected is an important factor in assessing its impact." (4.1 & 4.2)

3.7 In addition it states that 'Very short term, genuinely temporary and wholly reversible changes are unlikely to have an unacceptable impact on setting. Longer term or recurrent changes, even if notionally temporary, may have a more serious impact.' (6)

and that specifically

"The amount of information required should be proportionate to the importance of the heritage asset and the impact of the proposal. This is of particular relevance to applications for temporary structures, as the cost of preparing the application and any supporting documents may be relatively high in relation to the income derived from the event." (8)

3.8 The guidelines highlight the benefits of Temporary Structures (4.1) where

- *It makes a positive contribution to economic vitality and sustainable communities.*
- *It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.*

- *It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.*

3.9 The guidelines also state that

“Provided that they are well organised and carefully managed, temporary structures can deliver these benefits in a variety of ways”

- *they can be an important source of income which can help to fund the repair and maintenance of heritage assets;*
- *they can enrich the experience of visitors and encourage repeat visits to heritage assets;*
- *they can accommodate a range of cultural, sporting and educational activities;*
- *they can encourage tourism and the engagement of local communities by attracting visitors to special events such as festivals and exhibitions;*

3.10 B&NES Council has adopted Supplementary Planning Guidance ‘Archaeology in the City of Bath’ (2004) which is used to guide decisions on development proposals which affect the City’s archaeological assets. It is also designed to complement the World Heritage Site Management. In (3.3.3) it cites (PPG13: Para 20) :

“...consultations will help to provide prospective developers with advance warning of the archaeological sensitivity of a site. As a result they may wish to commission their own archaeological assessment by a professionally qualified archaeological organisation or consultant. This need not involve fieldwork. Assessment normally involves desk-based evaluation of existing information: it can make effective use of records of previous discoveries, including any historic maps held by the County archive and local museums and record offices, or of geophysical survey techniques.”

World Heritage Site

3.11 In December 1987 the City of Bath was inscribed into the list of World Heritage Sites. The World Heritage Convention, for the protection of World’s Cultural and Natural Heritage, which came into being in 1972, recognises properties of ‘*Outstanding Universal Value*’ which are part of the “*world heritage of mankind as a whole*” and deserve “*protection and transmission to future generations*”. Such properties are recognised through inscription on the World Heritage list by the World Heritage Committee, which consists of representatives from 21 States Parties. World Heritage sites are therefore single heritage assets with an international value that has been clearly articulated. Not everything within them contributes to OUV, but those attributes that do must be appropriately protected. This heritage impact assessment observes the guidelines from the ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties: A publication of the International Council on Monuments and Sites (January 2011). This states that:

Every reasonable effort should be made to eliminate or minimise adverse impacts on significant places.

Ultimately, however, it maybe necessary to balance the public benefit of the proposed change against the harm to the place. It is therefore also important to know who benefits from the proposed change and for what reasons. In such cases the weight given to heritage values should be proportionate to the significance of the place and the impact of the change upon it. WH properties de facto are seen to have global value and thus logically have a higher significance than national or local heritage value (2-1-5)

Where change may affect the Outstanding Universal Value (OUV) of a WH property, consideration of the cultural (and/or natural) heritage attributes should be central to planning any proposal...Managers and decision makers should consider whether the heritage conservation needs should be given greater weight than competing uses and developments. A key consideration is the threat or risk to the WH status and this should be clearly addressed in the HIA report (2-1-6).

3.12 In line with the ICOMOS guidance is the Bath and North East Somerset Council's 'The City of Bath World Heritage Site Setting: Supplementary Planning Document' (Aug 2013) in support of policies for the protection of the World Heritage Site and its setting in the Local Plan and Core. The document is also in line with other international and national policy and guidance including the National Planning Policy Framework, Circular 07/2009 on the Protection of World Heritage Sites. The Planning Document states that:

"By understanding the implications of any proposed changes it will help inform decisions to ensure that the characteristics that are significant to the setting are maintained and where appropriate enhanced through managing appropriate development and through encouragement of enhancement projects. It also has wider application to inform management decisions in support of the City of Bath WHS Management Plan, in particular Issue 26 which states: 'There is a need to ensure that the Site's extensive and vulnerable landscape setting is recognised, interpreted, protected and managed to prevent incremental damage' (1.02)."

3.13 It also states (7.07):

By assessing impacts on specific landscapes and their features, on views and on heritage assets which contribute to the significance of the WHS as defined in the Statement of Outstanding Universal Value (Appendix 1), and specific attributes, the results can be aggregated to provide an overall understanding of the impact of any given proposal on the WHS. The relative significance to the OUV of each view, each landscape and each heritage asset which may be affected, should be identified. Appendix 5 lays out the significant Heritage Assets and attributes which convey or provide understanding of the Outstanding Universal Value and its attribute."

3.14 It goes on to list the following themes which affect the Study Area:

- *The Georgian town, and Georgian buildings and places of interest*
- *Key areas used by residents of or visitors to the city for leisure in the Georgian period*
- *Key viewing points from the Georgian period overlooking the city known from written history, literature or art*

- *Key views appreciated in the Georgian period from within the city or its immediate environs out to the surrounding landscape as known from written history, literature or art*

And to a lesser extent

- *Roman occupation and activities that related to the Roman town and its hinterland*

3.15 The NPPF (2012) refers to World Heritage Site at paragraph 12.132, 137 and 138 and points out that:

“When considering the impact of a proposed temporary development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”

3.16 The NPPF (2012) states that (12.126) authorities:

“...should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment...In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

3.17 In addition, The NPPF (2012) states that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.” (12.134)

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and

the significance of the heritage asset.” (12.135)

“Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.” (12.139)

“Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.” (12.140)

4.0 METHODOLOGY

4.1 The Methodology used to compile the Heritage Impact Assessment for this report is in line with ICOMOS guidelines (Appendix I- 4) and B&NES SPD guidelines and is laid out in Appendix V.

5.0 BASELINE CONDITIONS

5.1 This baseline describes the present (2014) condition of the cultural heritage assets (receptors) identified (9.0) with special reference to the designations examined in the previous section, and taking into consideration their role within both the World Heritage Site and a Conservation Area. Bath and North East Somerset Council Heritage Environment Record (HER) includes: Sites and Monuments, Listed Buildings and Registered Parks and Gardens. This assessment has also been informed by the Archaeological Desk Top Assessment (November 2013) carried out by Simon Roper of BaRAS (November 2013), Landscape and Visual Assessment Impact report (Nicholas Pearson, 2014), the brief Site History (Appendix I) and the list of all heritage assets and their designations, including all Listed Building and Parks and Gardens descriptions (Appendix IV), which the baseline should be read in conjunction with. Maps show Listed Buildings on or in proximity to the site (Appendix III) and Sites & Monuments [HER] (Appendix II). All images referred to within this report are in I0.0.

5.2 The study area for the impact assessment comprises the area from which the proposed temporary development may potentially be visible and which is a designated heritage asset or a perceived one. The physical or geographical extent of the cultural heritage that is affected by the proposals considers the area within the site boundary (the Site), the immediate vicinity (within a radius of 1 km) and an additional area with a radius of 2-5 km where views to and from heritage assets may be compromised.

Conservation Area

5.3 The Site is within ‘Area 14 – Pulteney Road’ of the Bath City Wide Character Appraisal (B&NES Adopted SPD 2005) and adjacent to both ‘Area 8 - City Centre’ to the west and ‘Area 9 – Bathwick’ to the north. Relevant key elements of Area 14 are as follows;

- *‘Part of flat river valley floor...’;*
- *‘Mixed land uses...with substantial amounts of sports pitches’;*

- *‘variety (of Building form and heights) across the area... dwellings up to 4 storeys high’;*
- *‘Buildings are relatively modern’;*
- *‘A range of materials are used for the buildings associated with the sports area’;*
- *‘Density and enclosure is very varied ... wide views around sports pitches’;*
- *‘Vitality and tranquillity is greatly influenced by the playing pitches...The riverside path is a well used recreational route. On match days, the rugby creates significant vibrancy in this area...’*
- *‘There is much open space within this area. Sports pitches predominate (cricket pitch and rugby ground).’*

World Heritage Site

5.4 The Site is located within the City of Bath WHS. The WHS Management Plan aims to address the “key tensions between development and conservation of the city wide site.” The plan notes the need for new development to reinforce the attributes that convey the Outstanding Universal Values (OUV) of the WHS. In summary the OUV attributes relevant to this site are:

- *Roman Archaeology*
- *Georgian Town Planning*
- *Georgian Architecture*
- *The green setting of the City in a hollow in the hills*
- *Georgian architecture reflecting 18th century social ambitions*

The Historic Context of the Site

5.5 The Site is part of the Bath Recreation Ground (Sites and Monument MBN30356, B&NES HER). There are three Grade II listed buildings within the Recreation Ground. One is within the Site itself and currently in use as the Bath Rugby Club House listed as President's Lounge (LB 1406031). The other two are the c1900 Entrance Kiosks and Gates To Recreation Ground (LB 1394518) and the 1895 Sports Pavilion at the Bath Recreation Ground (LB 1406570). Pulteney Bridge and North Parade Bridge are listed on the B&NES HER. Between is the Pulteney Development, including Johnstone, Edward and Matthew Street, Great Pulteney Street and Argyll Street, Vane Street, St Mary's Bathwick and Bathwick Hill. Across the river on the western side is the site of the mediaeval City Wall with the mediaeval Abbey, the late 17th century Orange Grove, John Wood's 18th century Grand Parades and Parade Gardens, a UK Registered Park and Garden. The Abbey, Pulteney Bridge, much of the adjacent Pulteney development and North and South Parades are all Grade I or II* (Appendix IV). A brief History of the Site (Appendix I), maps showing Listed Buildings and Sites & Monuments (Appendix II & III) and all images referred to within this chapter (10.0) accompany this section.

Prehistoric

- 5.6 Whilst there is no evidence of any prehistoric activity in the immediate vicinity of the Site, the river and riverbank is likely to have been used in this period for transport and fishing. Roman Bath was a major Roman settlement. The centre of Aquae Sulis (Bath) is located approximately 300m away across the river. Bathwick was a further significant settlement to the north-east of the Site, and it is possible that the road linking the two settlements via a forded crossing point on the river may have existed 150m further upstream between Pulteney and Cleveland Bridges. Bathwick has yielded a Roman cemetery and numerous graves in the area around the original core of the village to the north and a tassellated floor somewhere in the vicinity of Raby Gardens. The Site itself appears to have negligible heritage significance for the Roman period.

Saxon and Mediaeval

- 5.7 The immediate vicinity of the Site boundary contains a negligible density of heritage assets dating from the Saxon period. A mill was recorded on or near the site of the last mill in Domesday and the mill was adjacent to the weir which ran diagonally across to Bath's monastic mill (Monk's mill, later Town mill). The site of the c16th century Bathwick mill and mill house, to the south of Pulteney Bridge, is also well documented in images of the bridge and in maps from the 16th century (Image 1 & 2). No finds or archaeological evidence have been recorded.
- 5.8 There is a well documented mediaeval heritage on the river banks on either side of the river. The location of the mediaeval City markets and Boat Stall quay opposite the Site, with the Fish Cross at the bottom of Boatstall Lane, made it a popular crossing place from the Bathwick side, at the end of the path leading east to Claverton Down.
- 5.9 The Site and the Recreation ground itself comprised a meadow 'West Mead' whose northern boundary appears to be that of the Recreation ground. The meadow is shown on a 1727 Bathwick Survey (Image 3 with a separate plantation just below the riverside footpath to Widcombe, called 'Withy Bedd Wood', opposite today's Parade Gardens. A footpath is shown on early maps running from the Boat Stall ferry south to the mill and Widcombe beyond. Various historic images, plans and maps from c1608 (Image 1 & 5) show the riverside footpath, now Spring Gardens Road.

18th Century

- 5.10 The 18th century heritage significance relates to two separate areas: the growing development of the area around the riverside as a place of leisure and the development of Pulteney Bridge and the Bathwick Estate from the 1770s. The area on the opposite side of the river, south of the weir, became a significant part of Bath's cultural sphere by the first years of the 1700s. The Assembly rooms, pleasure garden, bowling greens and walks came into being on what had been the Abbey orchards and gardens. Orange Grove, Terrace Walk and Harrison's elegantly landscaped 'Walks' overlooked the bucolic Bathwick meadow to the hills in the distance. Buck's 1735 view contrasts the Bath pleasure walks with the quiet Bathwick backwater prior to the Pulteney development. Thomas Robins c.1745

view (Image 5) shows Wood's huge Parades, 18 feet above the riverside, dominating the river. It also depicts the beginning of Bathwick's reputation as a place of resort and pleasure.

- 5.11 Whilst the water meadows and little village of Bathwick further north remained largely undeveloped, the area just south of the mill house became a pleasure gardens. Spring Gardens (Image 5) opened in the early c1730s, carved out of a corner of the meadows directly south of the mill house, the area now covered by Beazer's maze (1984). In the c1760s it was extended southwards, incorporating the north-west corner of the Site (Image 10 & 12). Robin's painting (Image 5) is the best image there is of the gardens. Bathwick Villa, another successful pleasure gardens and a principal rival to Spring Gardens, opened on the site of Villa Fields. These gardens brought parties of people across the river in their droves during the spring and summer months. Both gardens closed in the 1790s, the same decade that the most successful of Bath's pleasure gardens opened; Sydney Gardens at the bottom of Great Pulteney Street.
- 5.12 The building of Pulteney Bridge in the 1770s, and the subsequent development of Argyll Street, Great Pulteney Street etc. (Appendix IV), all highly significant heritage assets, began a rapid urban expansion which doubled the size of the City in the next 4 decades or so. The meadow site remained almost entirely undeveloped, despite plans shown on a series of maps to expand the Bathwick Estate to the riverside. The lime kiln erected at the bottom of Johnstone Street, charged, or top-filled, with fuel, remained in situ after development plans stalled and is a significant heritage asset, forming part of the Pulteney story.

19th Century

- 5.13 After the Spring Gardens closed in 1796 it became the site of a commercial yard from at least 1852 (Image 17) when it was Day and English's Brass and Iron Works until its demolition in c1970. All standing buildings and any remains of the pleasure gardens on the current Site were lost in 1894 when two thirds of the yard was incorporated into the Recreation Ground.
- 5.14 North Parade Bridge, just beside North Parade, was built in 1835. Designed by architect WT Clark, it opened up a second major link with Bathwick via North Parade. North Parade Road was raised on a viaduct through the meadow, Spring Garden Road running beneath the western arch. Isambard Kingdom Brunel's Great Western Railway ran diagonally through part of the southern section of the meadow from 1839. During the mid 19th century large semi-detached villas were built along the west side of Pulteney Road, overlooking Bathwick Meadows and the Abbey beyond. A number of market gardens had been set up on it to feed the growing population in the City on what is now the Recreation Ground. In 1894 the Bathwick Meadows site became the Recreation Ground.

The 20th Century

- 5.15 The rest of the yard remained in operation as a builder's yard until the late 1960s when the 1969-71 flood defence development radically excavated much of the riverside between the Site and Pulteney Bridge. The builder's yard was demolished and the site of the builder's yard and 1730s Spring Gardens

was landscaped with the current Beazer's Maze in 1984.

- 5.16 The north-western corner of the Site is where the c1760s extended Spring Gardens and the later commercial yards were located. Both this and the c1770s lime kiln, currently the Club House (LB 1406031) may have archaeology in their vicinity, although no sub ground work is proposed. The Site has remained a sports field during the last 120 years with various stands, club houses and service buildings around the periphery. Both the north and west stands were demolished during the 1942 air raids. The current southern, Teacher's Stand, was erected in 1993-4 and the latest eastern stand in 2004. The western stand dates from 1997 and the northern one, with the clubhouse, from the mid 1950s.

Cultural Heritage of the Site

- 5.17 The riversides between North Parade and Pulteney Bridges have historically been used for recreation and sport. The line of the medieval weir dictated the division between cultural and commercial to a great extent; the commercial side was the Boat Stall, and Bathwick village was to the north of the weir, leaving open meadows and farmland to the south well into the 18th century. The river has always been the great catalyst, bringing people to view it, travel on it and utilise it for entertainment.
- 5.18 The cultural element of this area around the Site manifested itself on both sides of the river in public walks, pleasure gardens, places to meet, take refreshments and riverside activities such as angling, boating, swimming and even skating when the river froze. On the western side of the river, Orange Grove, Terrace Walk, Harrison's Assembly Rooms and Walks, North and South Parade, St James Garden and bowling green, later Parade Gardens all flourished (Image 5). On the Bathwick side, as well as the adjacent pleasure gardens, Spring Gardens and Bathwick Villa, the meadows provided a means to take a pleasurable walk to the various gardens and entertainments ranging up the various hills; Bagatelle, Lyncombe Spaw and Wicksteed's machine, to name but three.
- 5.19 Whilst much of the Site itself remained a backwater, with open meadow land and cattle grazing, the Spring Gardens was a hive of cultural activity for much of the 18th century. There are numerous advertisements for Spring Gardens and many eye witness accounts. Spring Gardens boasted public breakfasts' with coffee, cakes and rolls, teas and dinners. Benefit concerts, dancing and musical entertainment were accompanied by firework displays and illuminations and the passage boat from Orange Grove 'was in constant attendance'. An eye witness account recalled

"We were ferried cross the Avon from Orange Grove...The Passage Boat would hold thirty People, covered over the Head and Sides, a shelter against every thing which might incommode...In these (Spring) Gardens is a ...Breakfast Room capacious enough to hold many Sets of Company, having six windows in the side...At the Word of Command were set on the Table Chocolate, Coffee, Tea, Hot Rolls buttered, buttered hot cakes. What should hinder one from making a good Breakfast?"¹

¹ Rev. John Penrose, Letters from Bath, 1766-1767, Alan Sutton, 1983

- 5.20 The planting of the gardens, and of the walks opposite are shown on maps, serpentine walks, pleached tree-lined allees, even gardeners are shown rolling the grass and trimming hedges. The riverside walk from Bathwick to Widcombe was a popular track, lined with trees providing shelter, shade and retaining the rural idyll. A photograph prior to 1894 shows the meadow with a rustic fence, the path further lined with trees along the riverside.
- 5.21 A plethora of 18th century images show this area intensively used by promenaders, admiring views across the river, boating, angling, dancing, taking refreshment (Image 5). Whilst Pulteney Bridge and later North Parade Bridge meant the demise of the ferries, the bridges helped bring the 2 sides closer together, creating parallel riverside walks along both banks, the eastern side maintaining a more rural feel, the riverside walk in Parade Gardens following the path of the earlier Harrison's Walks; Delia's Grotto c1710s, now cut off by the bridge, remains in the riverside garden of no.14 North Parade (Image 5).
- 5.22 Parade Gardens evolved from the pre-dissolution Abbey orchards into a 1740s triangular 'sunken' garden beneath both the City walls and Wood's North Parade. Skirted along the riverside by Harrison's Walks, it was first devised as St James' Garden by Wood as a circular bowling green set within wide paths until at least 1800 (Image 12). The 19th century gradually saw the demise of Bath's pleasure gardens, even the renowned Sydney Gardens at the bottom of Great Pulteney Street. St James' Garden became Institution Gardens when the old Assembly Rooms above became the more cultural 19th century Literary Institute [BRLSI]. In the 1930s, relandscaped and provided with its new Colonnade, it was renamed Parade Gardens.
- 5.23 On VE day (Image 26) a fairground was set up on the Recreation Ground, where Bathonians celebrated the end of the war. The Beatles played their only concert in Bath on 10 June 1963 at the Pavilion on North Parade Road. Six years later, the Recreation Ground itself was filled when Bath Festival headlined by Led Zepplin, Fleetwood Mac and Ten Years After. Although 7,000 tickets were sold, 30,000 people filled the ground (Image 32).

Sporting Heritage of the Site

- 5.24 Unlike the Walks and pleasure gardens, the river provided entertainment for all classes. Fishing had been carried out for centuries on this stretch of it, images showing fish traps on the weir. There was a fish cross (dem. 1586) at the bottom of Boatstall Lane beside the riverside Boat Stall quay, (demolished for Pulteney Bridge) and a large fish market within the Guildhall market. Angling was popular and Princess Amelia frequently fished from the summerhouse on Harrison's Walks, a sport so popular that a specialist angling supply shop opened in Bridge Street. The Bathwick side was probably used more by the locals to provide fresh fish for the dinner table as well as sport.
- 5.25 Bathwick Meadows was also a popular venue for swimmers in the 18th century, although somewhat curtailed by an 1801 Bathwick Act making nude bathing illegal. Skating took place both on the river and on the flooded watermeadows when they froze.

- 5.26 In 1747 John Wood wrote that *'the common Sports of Shrove Tuesday...were carried on in the Ham within our own Memory.'* And Mike Chapman suggests this made the Ham Bath's earliest football pitch.² Less agreeable was the sport of 'cockthreshing' where a tethered cockerel was knocked over with missiles for 'sport' until it was killed; presumably it needed a fairly large area to avoid the participants getting injured as well. By 1783 cricket had become popular in Bathwick meadows, until banned, together with quoits, in 1792. Walking was a popular pastime for many, although the working classes used the meadows to walk to and from their work. Riding was also popular and horses would be washed and watered in the shallows. Boating became increasingly popular as a sport and relaxation in the 19th century and by the later 1880s there were 3 rowing clubs operating from Bathwick Boating Station, which held annual regattas.
- 5.27 When the Recreation Ground was formed in 1894, it was used for a variety of different sports, for all age groups. Cricket, lawn tennis, archery, athletics, football and cycling (Image 21) were available, the latter using the grounds for cycle races. Historic photographs show the ground to have been well used. Besides the cricket pitch, there were five asphalt tennis courts, a croquet area and an area 'for flooding for ice skating'. By 1904 (Image 22) there was a purpose built ice skating rink on the site of the Pavilion, a precursor of today's popular Christmas skating rinks in Bath.
- 5.28 In 1891, following the death of the last Duke of Cleveland, the Bathwick estate was inherited by his great nephew, Captain GW Forester. In 1894 Captain Forester leased the remaining meadow to either side of North Parade Bridge Road was leased to the Bath and County Recreation Ground for public use as a sports ground. It was used for cricket, lawn tennis, archery, football and other outdoor sports, including ice skating. It also undertook to erect proper barriers and a suitable grandstand.
- 5.29 The first football pitch was at the north-east end with a 150 foot long grandstand across the end of William Street, which prompted the building of the kiosks and turnstiles there.³ The County Cricket Pavilion was built on the north side of the ground in 1895 with a cricket pavilion (Image 19-20). In 1900-1 the football pitch was relocated to the present west side with a new grandstand backing onto the riverside path to alleviate the full effects of the sun and other weather elements. In 1910 a permanent north stand was erected and in 1912 a south stand; in 1920 additional stands were added. In 1922 the Company purchased the western half of the ground, 'the Rec' (Image 23-24). The south side was sold, later conveyed to the City Council in 1930. In 1925 a new north stand for 800 spectators, the Pavilion, was built to the west of the lime kilns, with 2 changing rooms with bathing and administration facilities.
- 5.30 In 1927 this 'Rec' was leased to Bath Football Club, now Bath Rugby Club, and a 50 year lease signed in 1932. In the following year a new west stand was constructed (Image 24); both it and the north stand were destroyed by bombing in April 1942 (Image 25); a temporary west stand was erected but the north stand was only replaced in 1948 and a new west stand erected in 1953-4, together with the

² M Chapman, *Bath and The River Avon: An Historical Analysis* 2006,7

³ K Coughlan P Hall 7 C Gale, *Before The Lemons, Tempus, 2003*, 60

adjacent clubhouse (Image 27). The 'Rec' was given to Bath Corporation in 1956, later Bath City Council, along with the North Parade site. In 1972 the north stand was improved and flood lighting installed in 1975 when the indoor leisure centre was built with a swimming pool (34). In 1993-4 the present south Teacher's Stand, with its white sail-like roofs, was erected (Image 35-36) and in 1997 the new west stand built (image 40). In 2002 the 'Rec' became a charitable Trust with the Council as sole Trustee, and a Board to manage its affairs.

- 5.31 Today, the Rec hosts a series of highly popular Rugby matches during the year whilst the indoor leisure centre continues to offer an increasingly diverse range of sports and activities. Hockey, Croquet, Football, Volleyball and Lacrosse are also among other sports played at the south-eastern end of the Recreation ground and during summer the Rec's temporary East Stand is removed to facilitate cricket matches on a larger pitch. More recently, the Recreation Ground hosts the annual Bath Half Marathon where thousands of runners and their supporters congregate at the start and finish of the race.

The Setting of Designated Assets

- 5.32 All heritage assets below are dealt with in Table 9.0 and most locations shown in Appendix II & III. All Listed Building and Parks & Gardens Descriptions are within Appendix IV.

The Site

- 5.33 The western section of the Bath Recreation Ground (Sites and Monument MBN30356). There is one Grade II listed building, currently in use as the Bath Rugby Club House (LB 1406031). Remains of both the c1760s Spring Gardens (MBN11384) and later commercial iron works lie below the north-west corner and the Clubhouse.

The Immediate Vicinity of the Site

- 5.34 There are two Grade II listed buildings within the Recreation Ground: the c1895 Entrance Kiosks and Gates at the end of William Street (LB 1394518) and the 1895 Cricket Pavilion (LB 1406570). There is also a rich sporting cultural heritage for the site. Pulteney Bridge and North Parade Bridge form the northern and southern boundaries of the immediate vicinity. To the north-east is the Pulteney Development, including Johnstone, Edward and William Street, Great Pulteney Street, Laura Street and Argyll Street. In addition there is St Mary's Bathwick, Bathwick Hill and Pulteney Road. Across the river to the west is the Abbey, the site of the mediaeval City Wall, John Wood's 18th century Grand Parades and Parade Gardens, a UK Registered Park and Garden. Grand Parade, consisting of Newmarket Row, Orange Grove and Terrace Walk, retains the most open views across Bathwick meadows. Pulteney Bridge, the Abbey, St Mary's Bathwick, much of the adjacent Pulteney development and North and South Parades are all Grade I or II*. The rest of those mentioned above are principally Grade II (Appendix II-IV, Table 9.0).

The Wider Area Affecting Views to and from the Site

- 5.35 There are a number of heritage assets which may be more significantly impacted by the proposed

temporary development from further away: these comprise St Mary's Church, Bathwick, Sham Castle (Grade I), Bathwick Fields, Alexandra Park on Beechen Cliff. These are either listed or on the B&NES HER (Appendix II-IV).

6.0 IMPACT ASSESSMENT

6.1 Adverse direct physical impact on listed heritage assets is unlikely to arise, however there may be an adverse impact on the c1895 turnstiles and kiosk (LB 1394518) at the entrance to the Recreation Ground at the end of William Street. There will also be an adverse impact on the former limekilns, [LB 1406031] from the extended seating for the north stand. Otherwise, the impact is principally on views both to and from the Site and the corresponding heritage assets affected. This will include both views seen through narrow corner sight lines within the site, as well as from some high points surrounding the City and from buildings on the Pulteney estate overlooking the Recreation Ground, in particular Johnstone Street (Landscape and Visual Assessment Impact report (Nicholas Pearson, 2014).

6.2 The listed buildings and heritage assets that are affected by the proposed temporary development fall for the most part into one of three groups: those on the Site, those in the immediate vicinity e.g. up to approximately 1 km, and those impacted by views across the Recreation Ground, up to 5km away.

The overall description of change

6.3 For the purposes of the assessment of effects upon the heritage assets a brief overall description of the changes generated by the proposed temporary development is listed below. It will result in the temporary extension of seating capacity for the east, north and south stands. Grading methodology is laid out in Appendix V. A summary description of the proposals, for the purpose of this report, is as follows:

- *A proposed temporary development to increase seating capacity up to 14,000 for a period of two years.*
- *Additional seating to the north and east stands and additional 'corporate' facilities/ seating either side of the south stand.*
- *North stand – proposed increase in height of up to 3.26m with an increased depth of 6.41m. The structure approximately matches the existing north stand in length and will be no higher than the existing adjacent clubhouse nor the balustrade level on Johnstone Street. A metal safety barrier will be erected across the rear of the raised stand.*
- *East stand (seasonal) – proposed increase of 5no. rows, with associated increase in height of 1.25m, and width of 3.58m. The structure will be no higher than the existing south stand.*
- *South stand – addition of 'boxes' to either side of existing stand to height of 10.2m (this is no higher than the existing south stand), 9.2m wide; up to 7.53m deep.*
- *All the proposed elements have been carefully considered to be lower in height than the adjacent respective*

extant permanent built form

- The proposals exclude any work to the west stand, lighting, riverside and public realm. The current height and mass of the trees along the riverside will ensure that the temporary stands cannot be seen from the riverside or from across the river.
- The temporary change will establish structures of a marginally larger scale, size and height than present to a central area of Bath.
- The additional seating for the north stand will extend over the walkway towards the listed lime kiln and the end of Johnstone Street above it and across William Street. The top of the metal safety barrier will be visible across the end of Johnstone Street and William Street.
- The temporary development will retain the current footprint of the current rugby ground, the Rec, so the land use and function of the site will not change.

Impact on the World Heritage Site

- 6.4 Description of change – In the earlier part of the chapter, Bath and North East Somerset Council’s ‘The City of Bath World Heritage Site Setting: Supplementary Planning Document’ (Aug 2013), in line with the ICOMOS World Heritage Site guidance, lists the “significant Heritage Assets and attributes which convey or provide understanding of the Outstanding Universal Value [OUV] and its attribute.” Those themes that affect the Study Area are stated in (3.14).
- 6.5 Nature of impact (WHS Attribute I- Roman Archaeology) – In terms of Roman Archaeology, whilst there is no direct relationship with the site, the Roman heritage in Bath remains a strong emphasis for the City’s entire raison d’etre and a major OUV. It was the Roman occupiers who first recognised the unique properties of the springs as a spa resort for both pilgrims and for those seeking leisure, Aquae Sulis. It brought people from both Britain and the continent to visit the Temple of Sulis Minerva, worship, bathe and be entertained and accommodated. Many settled in and around Bath, as the discovery of numerous mosaic paved floors and other domestic artefacts attest. The visitors brought wealth, prosperity and culture to the City, something that continued after the Dark Ages when Bath was rebuilt once more. Whilst the main Roman centre was within the City walls on the west bank, there were Roman enclaves, industrial complexes and cemeteries on the Bathwick side. **No Change.**
- 6.6 Magnitude of impact – There are no known sites or artefacts on the Site or the Recreation ground and the proposed temporary development will not impact on any potential archaeology. **Imperceptible/None.**
- 6.7 Level of impact – **Neutral.**
- 6.8 The next two attributes, *Georgian Town Planning* and *Georgian Architecture* have a direct relationship with the Site and the impact on a number of heritage assets and their settings. The Georgian architecture and town planning is also a major OUV, drawing visitors from around the world. It is arguably Britain’s

most beautiful City and the most intact example of a Georgian City and its heritage. Numerous examples of the buildings and other structures which provided the leisure and cultural activities remain; the Baths, Assembly and Pump Rooms, the promenades and gardens, the crescents and squares, the hotels and lodging houses. The architecture ranging from the earliest 18th century when Orange Grove and the Terrace Walks were formed, the Woods' Queen Square and Grand Parades, the Circus and Royal Crescent all built using Ralph Allen's golden local stone. Adam's elegant Pulteney Bridge opened up the late 18th century Pulteney development to the north of the site as Bath spread beyond the river into Bathwick. The Rec is surrounded by the Pulteney Development and directly opposite the Abbey and the Georgian City.

6.9 In terms of the fourth attribute, *the green setting of the City in a hollow in the hills*, there is a direct relationship between the setting of the site and the historic views both in and out (Landscape and Visual Assessment Impact report (Nicholas Pearson, 2014). The Palladian and later neo-classical architecture within a basin which, with the riverside meadows and surrounding hills created a garden city which retains this feel today.

6.10 In terms of the final attribute, *Georgian architecture reflecting 18th century social ambitions*, the accompanying description of Bath's '*role as a destination for pilgrimage and the social aspirations of the fashionable spa culture that created the Georgian city*' is highly significant for the relationship between sporting and cultural history of the site and its relationship to the riverside and surrounding countryside.

6.11 Nature of impact (WHS Attributes 2-5) – There will not be any direct impact upon the Georgian town planning of the city, however there will be a minor impact on the planned views and glimpses, and on the wider green setting of the city. **Minor Change.**

Positive Impact

- The proposed temporary development will enhance the historic relationship between the City and the sporting culture of the site.

Adverse Impact

- The largely open expanse of green across the whole Recreation site will be marginally impacted by the increased height and mass of the proposed temporary development.
- Historic views down some Georgian planned streets and between gaps in the buildings will be marginally impacted and some views from the Bathwick side across the Rec to the Abbey and hills beyond. Some views from the hills above will also be slightly impacted.

6.12 Magnitude of Impact – the proposed temporary development will have a localised effect with respect to the overall geographical extent of the city, with large elements of the OUV unaffected. The significance of the Site as a sporting and cultural venue will be reinforced. **Low Adverse.**

6.13 Level of Impact –This is based upon a balance between the scale of the proposed temporary development and its impact on the setting of the surrounding city, together with the enhanced sporting facility. **Slight.**

Impact on the Conservation Area

6.14 Description of change – The Site is within ‘Area 14 – Pulteney Road’ of the Bath City Wide Character Appraisal (B&NES Adopted SPD 2005) and adjacent to both ‘Area 8 - City Centre’ to the west and ‘Area 9 – Bathwick’ to the north. Relevant key elements of Area 14 are stated in 5.3.

6.15 Nature of Impact - There will not be any direct impact upon the Georgian town planning of the city, the Georgian architecture or the wider green setting of the city but a slightly adverse impact on the adjacent Conservation Areas 8 and 9. The proposed temporary development will have a positive impact on Conservation Area 14. An indirect positive impact will be to allow the existing use as a sporting facility to function at a more appropriate level. **Minor Change.**

Positive Impact

- The proposed temporary development will complement most of the sporting elements specified within Area 14 (5.3).
- It will enhance the ‘*Density and enclosure ... (with) wide views around sports pitches*’ which predominate and greatly influence the ‘*Vitality and tranquillity*’ of the Conservation Area 14.
- It will ensure that the rugby continues to create ‘*significant vibrancy in this area...*’
- The proposed temporary development will improve the access and experience for spectators and further enhance the sporting and cultural relationship with the City.
- It will allow the existing use as a sporting facility to function at a more appropriate level

Adverse Impact

- The proposed temporary development is likely to have minor impacts on the adjacent conservation areas: ‘Area 8 - City Centre’ to the west and ‘Area 9 – Bathwick’ to the north. In particular the glimpses and views to and from the Abbey across the Rec.

6.16 Magnitude of impact – the proposed temporary development will have a positive impact with respect to Conservation Area 14. The open nature of the Rec as an area for sport will be retained and the distinctive character as a sporting venue will be reinforced. The improvement to the sporting environment will also be an enhancement. The impact on the adjacent conservation areas would not be as positive. **Medium Beneficial.**

6.17 Level of impact –This is based upon a balance between the scale of the proposed temporary

development and its impact on the setting of the surrounding city, together with the enhanced sporting facility. **Moderate.**

Impact on the Setting of Identified Listed Buildings and other Heritage Assets on the Site or within the immediate vicinity

- 6.18 There is one listed structures on the site itself, currently used as the Rugby Club House (LB 1406031) (not to be confused with the 1950s clubhouse). It is a late 18th century lime kiln, top-fed from what is now the end of Johnstone Street. It is a unique industrial reminder of the building of the Pulteney development. It is currently hidden from view behind the north stand and clubhouse, with little to demonstrate the significance of its earlier role.
- 6.19 There are two further Grade II listed buildings on the northern side of the Recreation Ground itself: the c1895 Entrance Kiosks and Gates at the end of Matthew Street (LB 1394518) and the 1895 Cricket Pavilion (LB 1406570). Both are significant reminders of the sporting and cultural history of the site as a recreation ground from its earliest days. The turnstiles indicate the need for controlling increasingly large amounts of spectators to the various sporting matches such as football (Rugby football) and cricket. The cricket pavilion was erected to provide changing and entertaining facilities for cricket events.
- 6.20 Johnstone Street (Grade I) overlooks the Site, its southern end with a rare brick gable towering above the north stand. It demonstrates the technique practised across Georgian Bath of building basements and vaults at ground level and building the new street levels on top of the vaults. This technique required large structural arches to be built at either end of Pulteney Bridge, its road 25 feet above the river, to accommodate changes in level on both banks. Newmarket Row, Bridge Street, Argyll Street, with a passage beneath it for the diverted original river path, and later North Parade Road, all required such arches.
- 6.21 Description of change – The extension of the north stand further north and higher with temporary seating, and to a lesser extent the temporary east stand. The highest row of seating will be appreciably below the level of Johnstone Street, however the metal safety barrier above this row will be visible across Johnstone Street, although hidden behind the stone wall above the lime kiln. The safety barrier is an essential constituent of any stand above ground level and has been designed to be left as open as possible to restrict any interference with views across the Rec.
- 6.22 Nature of impact – The 3 structures together with Johnstone Street will be marginalised to some extent by the extended seating and the height (adverse), in particular the former lime kiln. The setting of Johnstone Street will be impacted (adverse) to some extent by the temporary metal safety barrier which will be on the same level as the street. **Slight Change.**

Positive Impact

- The height of the proposed temporary seating on the north stand is set appreciably below the

street level of Johnstone Street so will not impact on views across the Rec from the street.

- The historic planned views from Laura Place down Johnstone Street are therefore maintained.
- The stone wall above the lime kiln would hide much of the metal barrier at street level.

Adverse Impact

- The 3 listed structures together with Johnstone Street will be compromised to a slight extent by the height of the temporary seating extending further north.
- The setting of the 18th century lime kiln will be encroached upon to a slight extent by the proximity of the temporary seating extending further north.
- The visual impact of the metal barrier across the rear of the extended seating will be visible at street level and will impact to some extent on the setting of Johnstone Street.
- The historic street level views down Johnstone Street will be impacted to some extent by the metal safety barrier, albeit the barrier is designed to maintain views across the Rec.

6.23 Magnitude of impact – The views are an important part of the historic ‘street scene’ and its relationship with both the recreation ground and views across it. They are important characteristics which help make Bath the unique, compact City it is. The buildings affected are all listed heritage assets, Johnstone Street listed Grade I. The setting of the limekiln and of Johnstone Street will be slightly more impacted by the proximity of the temporary stands than the current ones, and the location of the safety barrier which will be visible in places across the end of the street. **Low Adverse.**

6.24 Level of impact – This is based upon a balance between the scale of the proposed temporary development and the significance of the listed heritage assets and their setting. **Slight.**

Impact on the Setting of The Pulteney & Bathwick Development and its Heritage Assets

6.25 Description of change – Changes to the historic narrow glimpses down planned streets and through openings between buildings, creating ‘windows’ onto the Rec.

6.26 Nature of impact – The partial blocking of historic views across the Rec. **Minor Change**

Positive Impact

- The height of the proposed temporary seating on the north stand is at the same height as Johnstone Street so will not impact on historic planned views across the Rec from Laura Place down Johnstone Street. The metal safety barrier will retain open views across the Rec.

Adverse Impact

- The increased seating will impact on some opportunities to view the Abbey or distant hills across the Rec, in particular views of the Abbey through the north-east corner from St Mary’s

Bathwick.

- The 'glimpse' down Johnstone Street from Laura Place will be impacted to some extent by the metal safety barrier across the end of the street.

6.27 Magnitude of impact –These historic views are an important part of the 'street scene' and its relationship with both the recreation ground and the views of the City, Abbey and hills beyond and are important characteristics which help make Bath the unique, compact City it is. St Mary's Bathwick was planned to have views down several vistas, including one across the meadows to the Abbey. **Low Adverse.**

6.28 Level of impact – This is based upon a balance between the scale of the change and the significance of the listed heritage assets. **Neutral/Slight.**

Impact on Pulteney Bridge, The Weir and Riverside and their Setting

6.29 Pulteney Bridge is a Grade I listed structure initially designed by Robert Adam. It is an iconic Bath structure, immediately recognisable worldwide. Its setting is of the highest significance, in particular the southern aspect, overlooking the weir. The bridge has undergone several radical alterations during the last 250 years, but it remains an icon for Bath and as such, its setting is of prime importance. Historic images show the bridge dominating the river and riverside, a much sought image by artists. The old mill below and the meadows beyond offered a bucolic scene; walkers promenaded along the river banks on either side, the reflection of the bridge in the river a constant theme.

6.30 Description of change – The proposed temporary development does not affect the west stand and therefore will have no impact on the bridge, river or riverside.

6.31 Nature of impact - **Negligible Change**

6.32 Magnitude of impact – The proposed temporary changes to the other three stands will have no impact. **Imperceptible/None.**

6.33 Level of impact – This is based upon a balance between the scale of the change and the significance of the listed heritage assets. **Neutral.**

Impact on Bath Abbey and its Setting

6.34 The mediaeval abbey is the largest perpendicular Gothic structure in the West Country and a beacon for Bath. Historic views including 19th century photographs show the abbey in its entirety from the meadows across the river until c1900. The Abbey is surrounded by open precincts, in particular Orange Grove, from where views out across the river and back from the eastern side reveal a building which has remained largely unaltered since the 16th century, and on a site which has been in existence since the 7th century.

6.35 Description of change – The increased height and mass of the proposed temporary development will have a slight impact on the historic view from the Abbey during the winter months when the trees

lining the riverside lose their leaves. The increased height of the east stand and the extended 'wings' of the south stand ' will impede views of the Abbey from across the Recreation Ground.

6.36 Nature of impact – **Minor Change.**

Positive Impact

- Views across from higher up the hills are unlikely to be affected by the proposed temporary development blocking the historic view.
- The setting of the Abbey itself on the west bank will not be affected.
- The tree landscaping of the riverside and of Raby and Sydney Gardens and other sites between Bathwick and the Recreation Ground will mask much of the proposed temporary development.

Adverse Impact

- Views of the Abbey, a building of great significance, will be impacted when viewed from some sites on the far, eastern side of the Rec, in particular St Mary's Bathwick via Vane Street.

6.37 Magnitude of impact – There will be some adverse impact on historic views of the Abbey across the Rec from the Bathwick development and Pulteney Road. **Low Adverse.**

6.38 Level of impact – This is based upon a balance between the scale of the change and the significance of the listed heritage asset and their setting. **Neutral/ Slight.**

Impact on the Setting of Grand Parade

6.39 This stretch of the river between the 2 bridges is today one of the only places within the City itself at pavement level where largely uninterrupted views across to the distant hills are possible. Historic images show North and South Parade (which faced south and therefore is not included in this chapter) and the southern end of Terrace Walk as historic viewing points. The balustraded promenade and roadway (constructed in phases 1900-1933) known as Grand Parade, draws large amounts of visitors to view the bridge and weir beneath. It runs between Pulteney and North Parade Bridges and incorporates Newmarket Row and the Empire Hotel, Orange Grove, Terrace Walk and North Parade, all listed Grade I or Grade II (Appendix IV).

6.40 During the 18th century people began to move outside to look at gardens and vistas, and particularly within towns, to enjoy landscaped public gardens and walks. This is particularly true of Bath where Wood's Parades, St James' Garden (Parade Gardens), Orange Grove, Terrace Walk and Harrison's Walks were concentrated in this one corner of the City in the first half of the 18th century.

6.41 Description of change – The height and mass of the north-east and south stands.

6.42 Nature of impact – As there are no proposed alterations to the north stand there will be no impact on

the Grand Parade. **Minor Change.**

6.43 Magnitude of impact – **Low Adverse.**

6.44 Level of impact – This is based upon a balance between the scale of the change and the significance of the listed heritage assets and the impact on their setting. **Neutral/ Slight.**

Impact on Parade Gardens

6.45 Parade Gardens provides the only area of verdant landscaping on the west side of the river within the City, and retains a formal, urban design which contrasts with the informal rural feel of the opposite tree lined riverside walk. C1740s Parade Gardens evolved from the pre-dissolution Abbey orchards into a triangular ‘sunken’ garden with a circular bowling green (Image 4 & 12), now commemorated by a tarmac path. It lies beneath Wood’s North Parade and the 1930s Grand Parade Bridge, running down to the waterside. In 1893 a plan was suggested to link the gardens with the Recreation ground ‘to promote sociability, gaiety and enjoyment...as expected adjuncts of a spa’. It came to nothing and the two areas of entertainment remained separate entities, both still providing entertainment and relaxation.⁴ After the building of the 1900 Empire and its colonnade below in Parade Garden, spa water was dispensed to those visiting the gardens. Today there is a café and there are frequent brass band concerts and events such as the celebrations for the Parade Gardens Party in the City on the Bath Festival opening night.

6.46 Nature of impact – As there are no proposed alterations to the north stand there will be no impact on the Grand Parade. **Negligible Change.**

6.47 Magnitude of impact – **Imperceptible/None.**

6.48 Level of impact – This is based upon a balance between the scale of the change and the significance of the listed heritage assets and the impact on their setting. **Neutral.**

Impact on The Heritage Assets Viewed from the Surrounding Hills

6.49 The next group comprises the further views to and from heritage assets, principally from the Edwardian Alexander Park on Beechen cliff just south of the river, Bathwick Fields and Ralph Allen’s 1762 eyecatcher, Sham Castle.

6.50 The historic views of Bath from the surrounding hills was often written about in 18th century diaries and many walked out across Bathwick meadow and along the riverside to Lyncombe, Widcombe, and beyond to Claverton Down and what is now called the Bath Skyline. Sham Castle, Ralph Allen’s eyecatcher, was built on the slopes of Claverton Down, to be viewed from Allen’s town house (just off York Street), before Prior Park was built further south-west on Widcombe Hill. He also visited the folly via his carriage drive, others riding out there to view it, the panorama and the vista down to the City.

⁴23 February 1893, Bath Chronicle and Weekly Gazette -

- 6.51 Description of change – The additional proposed seating will be seen from above.
- 6.52 Nature of impact – The heritage assets which comprise various viewing sites on the hills around Bath will be only minimally impacted, as the view of the Rec from above is not significantly altered. **Minor Change.**

Adverse Impact

- The proposed extension of the three stands will have a minimal impact when viewed from afar and above.

- 6.53 Magnitude of impact – The views of the Rec from above and afar will be only marginally impacted by the increase in size of the three stands. These views from the hills will not be affected by the height. **Low Adverse.**
- 6.54 Level of impact – This is based upon a balance between the scale of the change and the significance of the various heritage assets and the impact on their setting and views both to and from the City. **Neutral/Slight.**

Impact on the Recreation Ground

- 6.55 Description of change – The proposed temporary development will result in the extension of the east stand at high level over part of the Recreation Ground during the rugby season and the extension of the eastern end of the south stand to the boundary with the recreation Ground and the Rec.
- 6.56 Nature of impact – The increase in size and land useage of the proposed temporary development will have a minimal impact (adverse) but none of the Recreation Ground itself will be affected. **Minor Change.**
- 6.57 Magnitude of impact – the proposed temporary development will have a minimal localised impact on the open character of the Recreation Ground but he sporting purpose and open character of the Rec will be retained and enhanced, re-inforcing the distinctive character as a sporting venue. **Low Adverse.**
- 6.58 Level of impact – This is based upon a balance between the scale of the proposed temporary development and the extant nature and use of the area for sport/ recreation. **Neutral/Slight.**

Impact on the Cultural and Sporting Heritage Assets

- 6.59 Finally there is the impact on the cultural heritage assets by the proposed temporary development. The riverside and the Site itself played a major role in the cultural heritage of 18th century Bath. This manifested itself on both sides of the river: in riverside ‘Walks’: Orange Grove, Terrace Walk, Harrison’s Walks, the 18 foot high promenades of Wood’s North and South Parades (Image 5). There were pleasure gardens: St James Garden and its bowling green, later Parade Gardens, and on the Bathwick side the 1730s Spring Gardens and Bathwick Villa beyond and later Sydney Gardens. Harrison’s Assembly Rooms overlooked the river and Bathwick meadows, where ferries from the

west bank ferried pleasure seekers across to the gardens and the pleasurable walks along the river and across the meadows to the various gardens and entertainments on the southern slopes such as Bagatelle, Lyncombe Spaw and Wicksteed's machine.

- 6.60 The setting of these assets and their views, both to them and away from them, are much documented in paintings, literature and other writing. The seven hills, like those in Rome, were and are a very significant feature of Bath's uniqueness. Many artists have depicted views from these hills down onto the City. Others, such as Samuel Buck and Thomas Robins (Image 5) have depicted views across the river to Bathwick from the City. The arrival of Pulteney Bridge gave a new and unabated enthusiasm for depicting it and the riverbanks to either side. The mills and connecting weir gave further inspiration, but the portrayal of the more salubrious riverside 'Walks' and Parades on the west side increasingly demonstrated the often slender demarcation of the Georgian City and the surrounding countryside and its hills. Many, Jane Austen and the invaluable Rev. Penrose, noted the experience of exploring the far side of the river, the meadows and hills, in their diaries: the pleasure gardens, the ferry and the walks along the river.
- 6.61 The cultural sporting heritage is also important consideration in the impact of the proposed temporary development. The river linked the two banks and their earlier meadows, where sports were played and various activities carried out on the large open spaces beyond the constrained space inside the City walls. Football seems to have been played from early times, archery both for military practice and later for amusement. In winter the frozen flooded water meadows providing ample space to skate, if the river ice was not safe enough. One of the earliest activities on the recreation grounds was a purpose built ice skating rink beside the river (Image 22). Angling and boating provided ample leisure activity for both rich and poor, the latter also indulging in swimming and bathing. As well as football and cricket, the recreation ground has provided a variety of leisure activities for the community: cycling, athletics, fairgrounds and concerts: from marching bands to the famous 1969 Blues Festival (Image 32). In the Pavilion in the south-west corner, the Beatles played their only Bath concert in 1963. The proposed temporary development will have a positive impact on these heritage assets, improving the Rugby 'experience', allowing more spectators beneath sheltered stands, improving facilities and bringing together many enthusiasts to share in the experience which has International acclaim.
- 6.62 Description of change – The temporary extension of the north, east and south stands to facilitate additional spectators for the following season.
- 6.63 Nature of impact – The improvement to the spectator facilities at this central sports venue will have a positive impact. **Minor Change.**
- 6.64 Magnitude of impact – **Low Beneficial.**
- 6.65 Level of effect – This is based upon a balance between the scale of the change and the significance of the Cultural and Sporting heritage. **Neutral/Slight.**

7.0 SCHEDULE TABLE OF MITIGATION MEASURES (FOR HERITAGE ASSETS)

7.1 Mitigation Measures are taken in order to avoid, reduce or to compensate for the impacts of the proposed temporary development. Such measures include both general and site/asset-specific measures. They cover:

- Any post-construction measures e.g. interpretation or access measures, awareness-building,
- Education
- Proposals to disseminate information, knowledge or understanding gained by the development e.g. HIA and any detailed desk, field or scientific studies.

Objective	Mitigation Measure	Means of Delivery
Increasing spectator capacity with additional seating	The historic significance of the Site as a sporting and cultural venue will be reinforced.	The provision of additional temporary seating for the north, east and south stands. The highest seating level on the north stand will be appreciably below the level of Johnstone Street
The provision of an extended eastern stand (removable outside rugby season).	Continued use of a demountable/ removable eastern stand during the rugby season.	The open nature of the Rec as an area for sport will be retained and the distinctive character as a sporting venue will be reinforced.
Providing safety measures for the raised temporary stands whilst maintaining the openness of the views from the surrounding built heritage	The barriers will provide effective safety measures whilst maintaining open views across the Rec.	The provision of metal safety barriers leaving as much of the historic views open as possible.
Responding to the English Heritage guidelines for Temporary Structures in Historic Places (4.1)	It makes a positive contribution to economic vitality and sustainable communities.	The provision of additional spectator capacity.

8.0 SUMMARY

8.1 The heritage assets considered within this chapter comprise, as would be expected within this World Heritage Site, a considerable number of listed buildings, many Grade I and II*. They also comprise further heritage assets which are recorded on the Bath & North East Somerset Historic Environment (formerly Sites & Monuments) Record [HER], which include a number of 'lost' heritage and cultural sites; for example the 18th century Spring Gardens, a Georgian pleasure garden which incorporated the north-east corner of the site. There are also non-designated heritage assets which perform an historic role in the site's heritage e.g. the river and riverside. Adam's Palladian Pulteney Bridge and

the late Georgian North Parade Bridge are also key adjacent heritage and cultural assets.

- 8.2 The impact of the proposed temporary development on all these heritage assets and their settings has been carefully considered, both adverse and positive impacts. Whilst none are directly impacted i.e. will not be physically altered in any way, all heritage assets have been assessed for the effect of the proposed temporary development on them. This may be the impact on their setting, the impact on an historic view to or from it or it may be something more intangible: the impact on an historic cultural, industrial or sporting asset.
- 8.3 The Study area and the heritage assets that it is considered may be impacted by the proposed temporary development are not extensive. The nature of the site itself, set in the centre of a bowl surrounded by 18th century development which extends up several of the surrounding hills, means it can be seen from relatively distant hills and Georgian hillside terraces. These hills are also often heritage assets, or combinations of these themselves. At ground level, however, the tree planting along the riverside masks much of the Site from the City except during winter, and even then the density of the branches still masks much of the development. On the Bathwick side the late 18th century Pulteney Estate to the north of the Rec contains a large number of heritage assets, many listed Grade I or II*, although many are not impacted by the proposed temporary development. Appendix IV lists every listed building, often street by street, as well as relevant entries in the Parks & Gardens UK register, with their description. The full list of heritage assets, including all those from B&NES SMR, as well as other non-designated assets covered within this report, appears in the Heritage Impact Table 9.0.
- 8.4 The chapter includes a comprehensive history of the site (Appendix I) and the immediate vicinity from the earliest known references, which brings together many of these heritage assets. Further reference is made to those heritage assets which are located on the hills surrounding Bath and their historic views. Relatively few of the heritage assets are impacted by the change to their historic view or a perception of that view by the proposed temporary development. The impact on views is dealt with comprehensively in the Landscape and Visual Assessment Impact report (Nicholas Pearson, 2014), but they must also be considered in the light of their historic association: for example planned 18th century urban views such as the Pulteney and Bathwick developments, those to and from raised sites such as Bathwick Hill and Beechen Cliff and from historic promenades such as Harrison's Walks, Wood's Parades and Grand Parade (comprising Orange Grove, Terrace View and North Parade). Cultural associations such as Spring Gardens and sporting ones such as the Recreation Ground must also be considered.
- 8.5 The Heritage Impact Assessment has been carried out in line with six principal sets of guidelines: ICOMOS (Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, 2011), National Planning Policy Framework (NPPF), English Heritage (The Setting of Heritage Assets, 2012), Bath and North East Somerset Council (The City of Bath World Heritage Site Setting: Supplementary Planning Document - Aug 2013) and Bath City Wide Character Appraisal (Bath and North East

Somerset Council 2005) and finally English Heritage (Temporary Structures in Historic Places, 2010) which is particularly relevant to this proposed temporary development.

- 8.6 Of principal importance were the Outstanding Universal Values (OUV's) for Bath as a World Heritage Site, prescribed in the ICOMOS guidelines. These include Bath's Roman culture and the neo-classical 18th century buildings and urban planning, linked by green spaces and their setting in a green semi-urban bowl surrounded by rural hills. The landscaping of the crescents and terraces which range up Bath's hillsides, some of which overlook the site, is a major OUV. The OUV *Georgian architecture reflecting 18th century social ambitions* and Bath's *'role as a destination for pilgrimage and the social aspirations of the fashionable spa culture that created the Georgian city'* prompts consideration of the sporting and cultural history of the site and its relationship to the riverside and its vicinity and to understanding how Georgian development was so fully integrated with Bath's principal *raison d'être*, to provide a constantly and rapidly changing clientele with pleasure, culture and entertainment, and how the proposed temporary development impacts on that.
- 8.7 The English Heritage guidelines for temporary structures (English Heritage - Temporary Structures in Historic Places, 2010) specifically states that *"There should not be a presumption against temporary structures simply because they are visible in the historic environment...The length of time for which a structure is erected is an important factor in assessing its impact."* It also affirms that *'Very short term, genuinely temporary and wholly reversible changes are unlikely to have an unacceptable impact on setting'*. The guidelines highlight the benefits of temporary structures where *'It makes a positive contribution to economic vitality and sustainable communities'* and *'can accommodate a range of cultural, sporting and educational activities...encourage tourism and the engagement of local communities by attracting visitors to special events...'*
- 8.8 It is essential that as far as possible the impact of the proposed temporary changes will outweigh any perceived harm to the heritage assets, either directly or indirectly. Many of the major heritage assets such as Pulteney Bridge and the Abbey will only be impacted very slightly. As an example, the only significant impact on the Abbey is likely to be the blocking of the view of it across the Recreation Ground from St Mary's Bathwick. The current west stand, the only stand for which changes to it might impact on the river and setting of the riverside and Pulteney Bridge, will remain unaltered. The trees planted along the riverside will mask most views of the Rec from the City from all but the highest points. The only stand to be in close proximity to the built heritage is the north stand, running across axial roads on the south side of Great Pulteney Street and three small listed structures within the Recreation Ground itself. The stands will be closer to all these structures, although not visible from street level. However, the metal safety barrier, legally required and maintaining open views as far as possible, will be visible at street level in some places.
- 8.9 The impact on the cultural and sporting heritage of Bath is important to the proposed temporary development. Whilst impacts to historic views and settings are carefully assessed, Bath's cultural and sporting heritage must be considered. This riverside corridor was the focal point for late 17th and 18th

century culture; fully utilised as a place of enjoyment, recreation and assembly. Celia Fiennes, Samuel Pepys and Jane Austen all wrote about the thriving City and the impact of the thousands of fellow visitors who came to bathe, promenade and be entertained. Before the two bridges were built, the river itself linked the two banks and their mutual pleasure grounds: the Lower Assembly Room, St James (now Parade) Gardens, Orange Grove and both Terrace and Harrison's riverside Walks with Spring Gardens (c1730-1794), Bathwick Villa and rural walks along the riverside and through the watermeadows to the surrounding hills. Visitors traversed the river by boat, as well as using it to fish, swim and skate, among other activities. The 1894 grant of the meadows as a Recreation Ground served to develop and encourage sporting and cultural activities, many of which persist today: chief among them rugby, football, cricket, archery and more recently serving as the start and finish venue for the Bath half marathon. Today, the internationally acclaimed Bath Rugby attracts thousands of people for games, as the baths and various entertainments did the 18th century visitor. The site is within Conservation Area 14 of the Bath City Wide Character Appraisal (B&NES Adopted SPD 2005) and the recreation ground and Rec form a significant part of it: *'Vitality and tranquillity is greatly influenced by the playing pitches...The riverside path is a well used recreational route. On match days, the rugby creates significant vibrancy in this area...There is much open space within this area. Sports pitches predominate (cricket pitch and rugby ground).'*

- 8.10 In summary, the changes to the three stands to add additional seating will only have a marginal impact on the surrounding heritage assets: the changes to the north stand will impact slightly more due to its closer proximity to the listed built heritage. The changes are also temporary, intended for a maximum of 2 years. As such, the enhancements to the cultural and sporting heritage of this part of the river, and to the riverside and adjacent heritage assets, outweigh the negative impact on the setting of heritage assets and their historic views to a large extent. Historically, this area once flourished as the venue for Bath's longest lived pleasure gardens: fireworks, circus acts, concerts, dancing, breakfast and suppers and a variety of entertainments where hundreds flocked across the river for much of the 18th century. This was complemented by Harrison's Assembly Rooms and riverside walk opposite, as well as Wood's Parades high above the riverside and his gardens which remain today as Parade Gardens. The Conservation Area specifies the value of the sports pitches and the historic use of this area for sports. A positive impact of the proposed temporary development for the historic sporting and cultural heritage would therefore be the enhancement of the experience of the Rec for many more spectators.

9.0 TABLE OF HERITAGE ASSETS

VALUE OF ASSET [VAL]

VH – VERY HIGH, H - HIGH, M - MEDIUM, L - LOW, N – NEGLIGIBLE, U - UNKNOWN

MAGNITUDE OF EFFECT [MAG]

MA - MAJOR, M - MODERATE, MI - MINOR, N - NEGLIGIBLE, NC - NO CHANGE

SIGNIFICANCE [SIG]

VL - VERY LARGE, L/M - LARGE/ MODERATE, M/L - MODERATE/LARGE, S - SLIGHT, N – NEUTRAL

REF	RECEPTOR	SITE CONTRIBUTION	VAL	CONDITION	SENSITIVITY TO PROPOSED CHANGE	SUMMARY DESCRIPTION OF CHANGE	QUALITY OF CHANGE/ NATURE OF EFFECTS	MAG	SIG
MBN30356	RECREATION GROUND	THE SITE FORMS PART OF THIS GROUND. IN REGULAR USE BY BATH RUGBY AND OTHER SPORTS FIXTURES. THERE HAS BEEN A SPORTING CULTURE HERE SINCE 1894.	M	THE CURRENT STANDS AND ASSOCIATED STRUCTURES DATE PRIMARILY FROM THE MID 1950S ONWARDS, THE CURRENT SOUTHERN, TEACHER'S STAND, WAS ERECTED IN 1993-4 AND THE LATEST EASTERN STAND IN 2004. THE WESTERN STAND DATES FROM 1997 & THE NORTHERN ONE & THE CLUBHOUSE FROM THE 1950S. THERE ARE ALSO 3 LISTED BUILDINGS – SEE BELOW	THE OLDER STANDS ARE SHOWING THEIR AGE, NONE OF ARCHITECTURAL INTEREST (EXCEPT LISTED BUILDINGS) OTHER THAN THE SOUTH STAND.	INCREASED IN SEATING OF THE PRESENT EAST, NORTH & SOUTH STANDS, THE EASTERN STAND BORDERS ONTO THE RECREATION GROUND AND THE EASTERN ENDS OF BOTH THE NORTH AND SOUTH STANDS.	INCREASED SIZE & THEREFORE CROWD CAPACITY.	MI	M/L
	THE RIVER AVON	RIVER IS A MAJOR ASSET CONTRIBUTING TO THE SETTING AND SIGNIFICANCE OF THE SITE, A FORMER WATER MEADOW WITH A RIVERSIDE PATH CONNECTING EARLIER VILLAGES AND CROSSING PLACES. THE SIGNIFICANCE OF THE RIVER AND THE VIEWS ACROSS IT WAS A KEY FACTOR IN THE LOCATION OF 18TH CENTURY WALKS & VIEWING LOCATIONS ON THE WEST BANK. LITTLE HAS BEEN MADE OF THE RIVER'S POTENTIAL.	H	THE RIVER WAS ALTERED SIGNIFICANTLY IN 1971 WHEN THE NEW WEIR WAS CREATED. THE RADIAL GATE IS A LARGE, UGLY AND VIRTUALLY OBSOLETE EYESORE. THE PROPOSED DEVELOPMENT WILL BE HIGHLY VISIBLE FROM THE OTHER SIDE OF THE RIVER. SINCE 1971 THE RIVER HAS BEEN NEGLECTED AS A POTENTIALLY IMPORTANT & ATTRACTIVE ROUTE AROUND THE CITY.	IT IS STILL AS IMPORTANT TODAY, DRAWING PEOPLE TO IT IN ONE OF THE FEW SPOTS WHERE IT CAN BE EXPERIENCED AT LEISURE, VIEWED ACROSS & WHERE PEOPLE CAN WALK ALONG THE RIVERSIDE.	NO CHANGE	NO CHANGE	NC	N

REF	RECEPTOR	SITE CONTRIBUTION	VAL	CONDITION	SENSITIVITY TO PROPOSED CHANGE	SUMMARY DESCRIPTION OF CHANGE	QUALITY OF CHANGE/ NATURE OF EFFECTS	MAG	SIG
MBN6281 LB:1394514:1	PULTENEY BRIDGE	HIGHLY SIGNIFICANT, ITS SETTING IS ONE OF THE MOST RECOGNISABLE IN THE UK. THE PALLADIAN BRIDGE IS A RARE EXAMPLE OF A SHOP LINED BRIDGE. BUILT IN 1774 BY ROBERT ADAM FOR WILLIAM JOHNSTONE PULTENEY IN THE PALLADIAN STYLE. IT WAS PART OF THE HUGE BATHWICK DEVELOPMENT, LINKING BOTH SIDES OF THE RIVER. LISTED AND SCHEDULED ANCIENT MONUMENT.	VH	THE FRONT FACING THE RIVER IS LESS WELL MAINTAINED, BUT MORE RECENTLY THE SOUTHERN WINDOWS ARE AGAIN BEING USED TO LOOK OUT OVER THE RIVER & ACROSS THE RECREATION GROUND TO THE HILLS BEYOND.	THE BRIDGE IS A MAJOR PART OF BATH'S HERITAGE & THE WORLD HERITAGE SITE & ITS SETTING ON THE RIVER IS OF HIGH VALUE.	THE SETTING OF THE BRIDGE WILL NOT BE IMPACTED. THE PROPOSED SEATING WILL NOT BE VISIBLE FROM THE BRIDGE..	NO CHANGE	NC	S
	PULTENEY WEIR	THE 1971 HORSESHOE SHAPED WEIR IS A MAJOR ASSET CONTRIBUTING TO THE SETTING OF THE SITE. IT IS A SIGNIFICANT FEATURE OF THE RIVER, VISUALLY ATTRACTIVE AND A KEY VISITOR ATTRACTION. CLOSER VIEWS OF NATURE, BIRD LIFE AND THE CONSTANT MOVEMENT OF THE WATER.	H	PART OF THE 1971 FLOOD DEFENCES, IT CREATES AN ATTRACTIVE & INTERESTING VISTA, ALTHOUGH THE RADIAL GATE NEGATES THIS. IT IS SITUATED TO THE SOUTH-EAST OF PULTENEY BRIDGE BY THE PICTURESQUE HORSESHOE-SHAPED WEIR. A RECENT REVIEW OF THE GATE'S ROLE HAS SHOWN THAT THE GATE IS NO LONGER REQUIRED & COULD BE REPLACED WITH A MORE FITTING SYSTEM. THE NOISE OF THE WEIR ALTERS DEPENDING ON THE HEIGHT OF THE RIVER – FAR HIGHER AT LOW WATER OR WHEN THE RIVER IS IN FULL SPATE.	THE PROPOSED DEVELOPMENT WILL NOT IMPACT ON THE SETTING OF THE WEIR.	.	NO CHANGE	NC	N

REF	RECEPTOR	SITE CONTRIBUTION	VAL	CONDITION	SENSITIVITY TO PROPOSED CHANGE	SUMMARY DESCRIPTION OF CHANGE	QUALITY OF CHANGE/ NATURE OF EFFECTS	MAG	SIG
LB1406031: II	PRESIDENT'S LOUNGE, BATH RUGBY CLUB, PULTENEY MEWS	RUGBY CLUB HOUSE, FORMERLY A LIME KILN USED IN THE PREPARATION OF LIME FOR THE BUILDING OF THE PULTENEY ESTATE	H	TWO BARREL VAULTED KILNS REMAIN. FORMERLY CHARGED FROM THE TOP, IT IS NOW A 'VIEWING PLATFORM' FROM THE END OF JOHNSTONE STREET. IT APPEARS TO HAVE BEEN LEFT IN SITU AFTER IT WAS DECIDED NOT TO BUILD ON WHAT IS NOW THE RECREATION GROUND, POSSIBLY BECAUSE IT FORMED PART OF THE STRUCTURAL WALL AND ALSO PROVIDED A VIEWING LOCATION ACROSS THE RIVER.	THIS IS A UNIQUE URBAN REMNANT OF THE INDUSTRIAL PROCESS FOR BUILDING THE GEORGIAN CITY	THE NORTH STAND WILL HAVE ADDITIONAL HIGH LEVEL SEATING WHICH EXTENDS NORTH TOWARDS THE NORTH BOUNDARY OF THE REC.	IT WILL BE MARGINALISED BY THE EXTENSION OF THE NORTH STAND IN CLOSE PROXIMITY.	MI	S
LB:1394518: II	ENTRANCE KIOSKS AND GATES TO RECREATION GROUND, PULTENEY MEWS	C1900 PAIR OF ORNAMENTAL KIOSKS WITH TURNSTILES FLANKING DOUBLE WROUGHT IRON GATES AND OGEE DOMED ROOFS.	H	THE KIOSKS ARE LARGELY UNALTERED, WITH THEIR ORIGINAL TURNSTILES. THEY FORM A QUIRKY ENTRANCE EXPERIENCE TO THE GROUNDS.	THESE ARE A WELL PRESERVED REMINDER OF BATHS SPORTING HERITAGE & THE EARLY DAYS OF THE RECREATION GROUND	THE NORTH STAND WILL HAVE ADDITIONAL HIGH LEVEL SEATING WHICH EXTENDS NORTH TOWARDS THE NORTH BOUNDARY OF THE REC.	IT WILL BE MARGINALISED BY THE EXTENSION OF THE NORTH STAND IN CLOSE PROXIMITY.	MI	S

REF	RECEPTOR	SITE CONTRIBUTION	VAL	CONDITION	SENSITIVITY TO PROPOSED CHANGE	SUMMARY DESCRIPTION OF CHANGE	QUALITY OF CHANGE/ NATURE OF EFFECTS	MAG	SIG
LB1406570:II	THE PAVILION	1895 CRICKET PAVILION BY LOCAL ARCHITECT CHARLES BRYAN OLIVER WITH TIMBER WEATHER-BOARDING AND A TILED ROOF	H	A CRICKET PAVILION FORMS PART OF A LATE 19TH CENTURY GROUP DEVELOPMENT WITH THE ENTRANCE KIOSKS. 'MAKING AN IMPORTANT CONTRIBUTION TO THE HISTORY OF COMMUNITY BASED SPORTS IN THE CITY OF BATH'. BUILT BY THE BATH AND COUNTY RECREATION GROUND COMPANY FORMED IN 1894 , IN 1897, THE FIRST SOMERSET COUNTY CRICKET FESTIVAL WAS HELD AT THE RECREATION GROUND. AN 1895 PLAN OF THE CRICKET PAVILION, TOGETHER WITH HISTORIC PHOTOGRAPHS, SHOWS A RECTANGULAR PLAN WITH A CENTRAL HALL AND A BAR TO THE REAR, FLANKED ON EITHER SIDE WITH DRESSING ROOMS FOR BOTH TEAMS, EACH WITH BATHROOMS TO THE REAR. THE CENTRAL WINDOW HAS A DECORATIVE ARCH, RESEMBLING A VENETIAN WINDOW. TO THE FRONT WAS AN OPEN VERANDAH WITH BROAD GRAVELLED STEPS, ENCLOSED BY A LOW PICKET FENCE, WHICH LED TO THE PITCH.	THE BUILDING HAS REMAINED ALMOST INTACT, IN PARTICULAR ITS INTERIOR. THIS, TOGETHER WITH THE ENTRANCE KIOSKS, FORM A VALUABLE TESTIMONY TO THE SPORTING HERITAGE OF THE RECREATION GROUND	THE NORTH STAND WILL HAVE ADDITIONAL HIGH LEVEL SEATING WHICH EXTENDS NORTH TOWARDS THE NORTH BOUNDARY OF THE REC.	IT WILL BE MARGINALISED BY THE EXTENSION OF THE NORTH STAND IN CLOSE PROXIMITY.	MI	S
LB:1394520: II	OFFICE ADJOINING ST JOHN'S AMBULANCE HEADQUARTERS, PULTENEY MEWS	FORMERLY THREE EARLY C19 MEWS BUILDINGS OR POSSIBLY A HOUSE AND STABLES.	L	THE BUILDING HAS BEEN MUCH ALTERED IN THE 20TH CENTURY.	NEGLIGIBLE	NO CHANGE	NO CHANGE	NC	S

REF	RECEPTOR	SITE CONTRIBUTION	VAL	CONDITION	SENSITIVITY TO PROPOSED CHANGE	SUMMARY DESCRIPTION OF CHANGE	QUALITY OF CHANGE/ NATURE OF EFFECTS	MAG	SIG
MBN 10091	BATHWICK MILL (SITE OF)	FORMERLY 2 MILLS, ONE FOR FLOOUR (GRIST) ONE FOR CLOTH (FULLING), THE SITE DATES BACK TO SAXON. THE MILL WAS COMPLETELY LOST DURING THE 1970	N	NOT EXTANT. PART OF C16TH/17TH CENTURY MILL HOUSE WALL INCORPORATED INTO DRYING SHED	NO CHANGE	NO CHANGE	NO CHANGE	N	N
MBN 2345	MEDIAEVAL WEIR (SITE OF)	THE WEIR RAN DIAGONALLY BETWEEN THE TOWN MILL AND BATHWICK MILL. MAPS & ARTISTS IMAGES SHOW FISHING TRAPS AND IT WAS USED AS A CAUSEWAY WHEN THE RIVER WAS LOW	N	NOT EXTANT. THE WEIR WAS DEMOLISHED IN 1971 WHEN THE CURRENT HORSESHOE SHAPED WEIR WAS BUILT FOR NEW FLOOD DEFENCES	NO CHANGE	NO CHANGE	NO CHANGE	N	N
MBN 11384	SPRING GARDENS (SITE OF)	THE EARLY 1730S SPRING GARDENS ARE SHOWN ON A 1735 MAP WITH PLANTED PARTERRES AND TREES. ON SITE OF BEAZERS 1984 MAZE, JUST SOUTH OF THE MILL HOUSE. THE GARDENS WERE EXTENDED SOUTH IN THE C1760S. REACHED BY FERRY UNTIL PULTENEY BRIDGE WAS BUILT IN 1774. THEY EVENTUALLY CLOSED ON 12 SEPT 1796 & BECAME A COMMERCIAL YARD & BRASS & IRON WORKS (1880S). AFTER 1894 WHEN THE SOUTHERN SECTION BECAME PART OF THE RECREATION GROUND, THE REST BECAME A BUILDERS YARD INTO THE 1960S.	M	THE EXTENDED C1760S GARDEN, LATER A BRASS & IRON WORKS THEN BUILDERS YARD, IS PARTIALLY UNDER THE NORTH-WEST CORNER OF THE SITE.	THERE MAY BE ARCHAEOLOGY BENEATH THE NORTH-WEST CORNER OF THE REC	NO BREAKING OF GROUND IS PROPOSED	NO CHANGE	NC	N
LB:1395919: 1 LB:1395920: 1	1-15, JOHNSTONE STREET BY BALDWIN NAMED AFTER SIR WILLIAM JOHNSTONE PULTENEY	NO.1 BUILT 1794 BY BALDWIN, 2-8 BUILT C1805. CAUGHT BY 1793 BANK COLLAPSE, REST COMPLETED C.1810 BY JOHN PINCH. NO.15 WAS HOME OF WILLIAM PITT IN 1802. LAST HOUSE ON EITHER SIDE FRONTS THE REC WITH THE TOP OF THE LIME KILN BETWEEN. THE GABLE WALL OF THE NORTH-WESTERN HOUSE IS A RARE EXAMPLE OF BRICK. THE STREET IS SEVERAL METRES ABOVE THE LEVEL OF THE REC	HV	GRADE I GEORGIAN TERRACE, THE TOP OF THE KILN	GRADE I HERITAGE ASSET. THE STREET DIRECTLY OVERLOOKS THE REC	THE EXTENSION OF THE NORTH STAND WILL HAVE THE TOP ROW OF SEATING JUST BELOW STREET LEVEL. THE METAL SAFETY BARRIER WILL BE ON A LEVEL WITH JOHNSTONE STREET.	THE SETTING OF THE STREET WILL BE COMPROMISED TO SOME EXTENT BY BOTH THE PROXIMITY OF THE RAISED STAND AND BY THE METAL BARRIER. THE OPENESS OF THE BARRIER WILL ENSURE THAT VIEWS ACROSS THE REC WILL BE MAINTAINED.	MI	S

REF	RECEPTOR	SITE CONTRIBUTION	VAL	CONDITION	SENSITIVITY TO PROPOSED CHANGE	SUMMARY DESCRIPTION OF CHANGE	QUALITY OF CHANGE/ NATURE OF EFFECTS	MAG	SIG
LB:1394515: I LB:1394516: I	I TO 8 (NORTH) PULTENEY BRIDGE & 9 TO 17 (SOUTH) PULTENEY BRIDGE SHOPS LINING BRIDGE. LISTED AND SCHEDULED ANCIENT MONUMENT BUILT C1774 BY ROBERT ADAM FOR WILLIAM JOHNSTONE PULTENEY IN THE PALLADIAN STYLE.	EXTREMELY ALTERED FROM ITS ORIGINAL APPEARANCE. EXTENSIVE 1975 RESTORATION. THE ORIGINAL APPEARANCE OF BRIDGE RECORDED BY THOMAS MALTON 1788.	HV	GRADE I PALLADIAN BRIDGE BY ROBERT ADAM (SIGNIFICANTLY ALTERED)	GRADE I HERITAGE ASSET. DIRECTLY OVERLOOKS THE SITE . THIS BRIDGE IS AN ICONIC IMAGE OF BATH	THE SETTING OF THE BRIDGE WILL NOT BE IMPACTED. THE PROPOSED SEATING WILL NOT BE VISIBLE FROM THE BRIDGE.	NO CHANGE	MI	S
LB:1396180: I (1-7 WITH 36 & 37 HENRIETTA STREET & 4-6 LAURA PLACE) LB:1396183: I (8-20) LB:1396204: I (28-31 & ATTACHED RAILINGS & GATES) LB:1396211: I (40) LB:1396223: I (41A) LB:1396240: II (PILLAR BOX OUTSIDE 51) LB:1396226: I (59, 53-65 & ATTACHED LAMP STANDARDS) LB:1396231: I (66-77)	GREAT PULTENEY STREET C1789-1795	ROBERT ADAM PREPARED DESIGNS IN 1782, BUT THOMAS BALDWIN WAS RESPONSIBLE FOR THE EVENTUAL DESIGN ALONG WITH JOHN EVELEIGH AND OTHER ARCHITECTS. NO. 66 WAS WILLIAM BECKFORD'S HOME IN BATH AFTER LEAVING FONTHILL IN 1822 & NO.29 WAS THE HOUSE OF WILLIAM SMITH, THE FATHER OF ENGLISH GEOLOGY. IT FORMS THE MAIN COMPONENT OF THE PULTENEY DEVELOPMENT. AT 100FT WIDE, IT IS ONE OF THE MOST IMPOSING BRITISH URBAN SET PIECES OF ITS DAY.	HV	GRADE I GEORGIAN TERRACE, THE TOP OF THE KILN	GRADE I HERITAGE ASSET. THE STREET DIRECTLY OVERLOOKS THE REC	THE EXTENDED NORTH STAND AND SAFETY BARRIER AND THE EAST STAND TO SOME EXTENT.	VIEWS DOWN THE STREETS OFF THE SOUTHERN SIDE OF THIS STREET WILL BE IMPACTED TO SOME EXTENT BY THE RAISED STANDS AND CLOSER PROXIMITY, AS WELL AS THE SAFETY BARRIER. VIEWS ACROSS THE REC WILL REMAIN ABOVE STREET LEVEL.	MI	S

REF	RECEPTOR	SITE CONTRIBUTION	VAL	CONDITION	SENSITIVITY TO PROPOSED CHANGE	SUMMARY DESCRIPTION OF CHANGE	QUALITY OF CHANGE/ NATURE OF EFFECTS	MAG	SIG
LB1394150:II ARGYLE CONGREGATIO NAL CHAPEL	ARGYLE STREET CONGREGATI ONAL CHAPEL 1788-9 BY THOMAS BALDWIN,	ENLARGED 1821 BY H.E. GOODRIDGE WITH A NEW GREEK REVIVAL FRONT. THIS BREAKAWAY CHAPEL WAS FOUNDED IN 1782AFTER A DISPUTE WITH THE COUNTESS OF HUNTINGDON.	H	GRADE II CHAPEL	NO CHANGE	NO CHANGE	NO CHANGE	NC	N
LB:1394146: II (1- 5) LB:1394147: II (6) LB:1394148: II (7) LB:1394149: II* (8-17)	ARGYLE STREET	ORIGINALLY ARGYLE BUILDINGS, BUILT ON HIGH STRUCTURAL ARCHES CONSTRUCTED TO LEVEL THE ROAD TO THE HEIGHT OF PULTENEY BRIDGE. DRAMATIC CONTRAST BETWEEN STREET AND RIVER LEVELS, MANY WITH DEEP BASEMENTS. COMMANDS AN IMPOSING POSITION TOWARDS GREAT PULTENEY BRIDGE & OVERLOOKING THE WEIR. BUILT AS A MIXTURE OF SHOPS, RETAINS A NUMBER OF FINE GEORGIAN SHOP FRONTS.NO.5, IS BUILT OVER THE ROAD TO SPRING GARDENS. THIS MAY ORIGINALLY HAVE BEEN A MILL LEAT.	H	GRADE II & II* GEORGIAN STREET	MOST OF THE REARS OF THESE HOUSES ON THE SOUTH SIDE, RAISED UP ABOVE THE LEVEL OF THE TEMPORARY PROPOSED STANDS, HAVE VIEWS ACROSS THE REC.	THE EXTENDED NORTH STAND AND THE SAFETY BARRIER AT STREET LEVEL.	THE VIEWS FROM THE REAR OF THE SOUTHERN SIDE WILL BE MARGINALLY IMPACTED BY THE EXTENDED NORTH STAND AND SAFETY BARRIER.	MI	S
LB:1395423: II (2- 5) LB:1395425: II (6- 10 & ATTACHED RAILINGS, GATES AND OVERTHROWS) LB:1395428: II* (11 KIRKNESS HOUSE & ATTACHED PIERS, RAILINGS & LAMP STANDARDS) LB:1395430: II (12-17 & ATTACHED RAILINGS, GATES AND OVERTHROW)	EDWARD STREET	TERRACE HOUSES. C1795, NO SPECIFIC ARCHITECT NAMED.	H	GRADE II & II* GEORGIAN DEVELOPMENT	THE STREET DIRECTLY OVERLOOKS THE RECREATION GROUND	THE EXTENDED NORTH STAND AND THE EAST STAND TO SOME EXTENT.	IMPACT ON VIEWS ACROSS THE REC FROM THE INCREASED HEIGHT OF THE STANDS.	MI	S

REF	RECEPTOR	SITE CONTRIBUTION	VAL	CONDITION	SENSITIVITY TO PROPOSED CHANGE	SUMMARY DESCRIPTION OF CHANGE	QUALITY OF CHANGE/ NATURE OF EFFECTS	MAG	SIG
LB:1396180: 1 4, 5 AND 6, LAURA PL., 1-7, GREAT PULTENEY STREET, 36 &37, HENRIETTA STREET LB:1394773: I 1, 2 AND 3, LAURA PL. LB:1394783: I 7, 8 AND 9 LAURA PL. LB:1394786: I 10-12, LAURA PL. LB:1394787: II FOUNTAIN, LAURA PL.	LAURA PLACE 1788-1794. BY THOMAS BALDWIN AND JOHN EVELEIGH FORMS A KEY PART OF THE GREAT PULTENEY STREET DEVELOPMENT.	THE LOZENGE-SHAPED PLAN IS AN UNUSUAL ONE & SERVED TO CREATE AN UNCOMMONLY GENEROUS URBAN SPACE, FORMING THE STRIKING OPENING TO GREAT PULTENEY STREET. THE ELEVATIONS SHOW THE INFLUENCE OF ROBERT ADAM ON TOWN ARCHITECTURE. FOUNTAIN 1877 BY AS GOODRIDGE. ONLY BASIN REMAINS OF ORIGINAL DESIGN.	H	GRADE I & II GEORGIAN DEVELOPMENT	THE VIEW DOWN JOHNSON STREET JUST OFF LAURA PLACE WILL DIRECTLY OVERLOOKS THE RECREATION GROUND	THE SAFETY BARRIER OF THE EXTENDED NORTH STAND ACROSS THE END OF JOHNSTONE STREET.	THE IMPACT OF THE OPEN SAFETY BARRIER ACROSS THE END OF JOHNSTONE STREET WOULD BE LESS VISIBLE FROM LAURA PLACE.	MI	S
LB:1395487: II	VANE STREET	C1818 TERRACE OF 5 HOUSES BETWEEN EDWARD STREET & DARLINGTON STREET. PROBABLY BY JOHN PINCH THE ELDER	H	GRADE II GEORGIAN DEVELOPMENT	THE STREET DIRECTLY OVERLOOKS THE RECREATION GROUND	THE EXTENDED EAST STAND	THE VIEW ACROSS THE REC TO THE ABBEY WILL BE IMPACTED BY THE EXTENDED EAST STAND	MI	S
LB 1001258: II & REGISTERED PARK & GARDEN 2273	SYDNEY GARDENS LATE C18 PLEASURE GARDENS DESIGNED 1792 -1794 BY THOMAS BALDWIN AND CHARLES HARCOURT MASTERS. OPENED ON 11 MAY 1795 AS THE SYDNEY GARDENS VAUXHAL	ATTRACTIONS INCLUDED A CASCADE (1810), AVIARY (1824); COSMORAMA (C 1824), HERMITAGE; WATERMILL & THEATRE. SUBSEQUENTLY, THE TAVERN OR SYDNEY HOUSE (THE HOLBURNE) BECAME THE PULTENEY HOTEL. IN C1839 THE GREAT WESTERN RAILWAY CUT THE GARDENS IN HALF. & 1853-1891 IT BECAME BATH PROPRIETARY COLLEGE. IN 1908 BATH CITY COUNCIL PURCHASED SYDNEY GARDENS & COLLEGE & OPENED THE GARDENS TO THE PUBLIC IN 1913. THE REFURBISHED 'HOLBURNE OF MENSTRIE MUSEUM' OPENED IN 1916. POST WAR A FORMAL FLOWER GARDEN, TENNIS COURTS, BOWLING GREEN AND PLAYGROUND WERE ADDED.	H	SIGNIFICANT REMNANT OF GEORGIAN PLEASURE GARDEN	NO CHANGE	NO CHANGE	NO CHANGE	NC	S

REF	RECEPTOR	SITE CONTRIBUTION	VAL	CONDITION	SENSITIVITY TO PROPOSED CHANGE	SUMMARY DESCRIPTION OF CHANGE	QUALITY OF CHANGE/ NATURE OF EFFECTS	MAG	SIG
LB 1395305:1	THE HOLBURNE FORMER SYDNEY HOTEL OR TAVERN BY THOMAS BALDWIN 1794 & CHARLES HARCOURT MASTERS 1796. THE BUILDING IS A FINE EXAMPLE OF LATE C18 NEO-CLASSICAL BUILDING DESIGNED AS THE TERMINUS OF GREAT PULTENEY STREET.	THE CENTREPIECE OF BALDWIN'S GREAT PULTENEY STREET DEVELOPMENT, IT FRONTED THE SYDNEY GARDENS. SUBSEQUENTLY USED AS A THERAPEUTIC CLINIC, PATIENTS INCLUDING THE FUTURE NAPOLEON III. THEN BATH PROPRIETARY COLLEGE. IT WAS PURCHASED WITH SYDNEY GARDENS BY BATH CITY COUNCIL TO HOUSE THE COLLECTIONS OF SIR WILLIAM HOLBURNE & IN 1912 SOLD TO THE TRUSTEES. IT IS A RARE SURVIVAL OF A LATE C18 HOTEL AND ONE LINKED TO A PLEASURE GARDEN WHICH REMAINS LARGELY INTACT.	H	SIGNIFICANT REMNANT OF GEORGIAN PLEASURE GARDEN	NO CHANGE	NO CHANGE	NO CHANGE	NC	S
LB 394015:1	BATH ABBEY. EARLY 16 CENTURY WITH MEDIAEVAL FOUNDATIONS	THE ABBEY IS THE MOST SIGNIFICANT INTACT MEDIAEVAL STRUCTURE REMAINING IN BATH. IT DOMINATES THE ABBEY CHURCHYARD PRECINCT, OVERLOOKING ORANGE GROVE, GRAND PARADE AND THE RIVER BEYOND	HV	THE ABBEY IS THE MOST SIGNIFICANT MEDIAEVAL * PRE GEORGIAN STRUCTURE IN BATH. SURROUNDED BY OPEN PAVED PRECINCT. CURRENTLY UNDERGOING RE-ORDERING.	THE ABBEY IS THE LARGEST AND MOST SIGNIFICANT STRUCTURE IN BATH, A FOCAL POINT BOTH PHYSICALLY AND AS A SPIRITUAL BUILDING. THE SITE HAS BEEN UTILISED FROM AT LEAST ROMAN OCCUPATION: THOUGHT TO BE THE SITE OF A TEMPLE. THE ABBEY IS THE FOCAL POINT OF VIEWS FROM HILLS AROUND THE CITY, AND FROM ACROSS THE RIVER	THE RAISED HEIGHT OF THE EAST STAND AND THE EXTENSION OF THE SOUTH STAND.	THE VIEW OF THE ABBEY ACROSS THE REC FROM THE BATHWICK HILL AREA AND PULTENEY ROAD WILL BE SLIGHTLY IMPACTED. NO IMPACT ON THE SETTING OF THE ABBEY.	MI	S

REF	RECEPTOR	SITE CONTRIBUTION	VAL	CONDITION	SENSITIVITY TO PROPOSED CHANGE	SUMMARY DESCRIPTION OF CHANGE	QUALITY OF CHANGE/ NATURE OF EFFECTS	MAG	SIG
LB 1395323: II* I, THE HUNTSMAN PUB LB:1395351: II IA, NORTH PARADE LB 1395775: II* ABBEY HOTEL 3, NORTH PARADE LB:1395334: II 9, TERRACE WALK FOUNTAIN, BOG ISLAND LB:1395779:	TERRACE WALK C1730-1750S. THE SITE OF THE LATE 17TH/EARLY 18TH 'TERRACE WALK' ALONG THE TOP OF THE CITY WALL. NO. 9 PREDATES WOOD'S PARADES BY 10 YEARS AND APPEARS WOOD'S PLAN FOR THE CITY OF BATH, 1735. THE REST ARE ON THE LINE OF THE WALL AND CAN ONLY HAVE BEEN BUILT SUBSEQUENT TO ITS DEMOLITION. THE FOUNTAIN C1859 WAS REBUILT IN THE 1890S.	PART OF THE LATE 17TH/EARLY 18TH 'TERRACE WALK' ALONG THE CITY WALL WHICH LOOKED OUT TO CLAVERTON DOWN (BATHWICK HILL) & ALLEN'S SHAM CASTLE. THE 1933 DEMOLITION OF BRLSI (FORMER 177 ASSEMBLY ROOMS) RE-OPENED THE VIEW ACROSS PARADE GARDENS & THE REC TO BATHWICK HILL & SHAM CASTLE AFTER MORE THAN 200 YEARS. COMPLEMENTARY TO WOOD'S 1740S SCHEME FOR THE PARADES, THE TERRACE FORMS 2 SIDES OF AN OPEN 'ISLAND' CREATED IN 1933 AND RENAMED 'BOG ISLAND' AFTER THE PUBLIC CONVENIENCES BELOW, LATER A NIGHTCLUB.	H	EARLY GEORGIAN DEVELOPMENT BY WOOD. NOW SHOPS, THE HUNTSMAN PUB & ABBEY HOTEL. THE SITE OPPOSITE ABBEY HOTEL HAS RECENTLY BEEN DESIGNATED AS ONE OF THE TWO OFFICIAL COACH DROP-OFF POINTS FOR BATH. THIS HAS HAD A MAJOR EFFECT ON THE VIEWS FROM & SIGNIFICANCE OF THE TERRACE WALK.	THIS IS A SIGNIFICANT VIEWING AREA ACROSS THE RIVER TO THE HILLS BEYOND & FORMER VENUE FOR GEORGIAN WALKS AND ASSEMBLIES.	NO CHANGE	NO CHANGE	NC	S
LB 1312449: II* MNB 204207	SHAM CASTLE, NORTH ROAD	1762 GOTHICK FOLLY & EYE-CATCHER BUILT FOR RALPH ALLEN BY RICHARD JAMES, HIS CLERK OF WORKS 'TO IMPROVE THE PROSPECT" FROM ALLEN'S TOWN HOUSE IN BATH, & SUBSEQUENTLY BLOCKED BY TERRACE WALK. IT MAY HAVE BEEN DESIGNED BY SANDERSON MILLER C1755.	H	SIGNIFICANT GEORGIAN 'EYECATCHER' FOLLY	DESIGNED TO BE VIEWED FROM THE CENTRE OF THE CITY AND TO VIEW THE CITY FROM THE FOLLY	THE INCREASE OF THE MASS OF THE NEW DEVELOPMENT	THE VIEWS FROM TERRACE WALK, NORTH PARADE, ORANGE GROVE AND GRAND PARADE WILL NOT BE IMPACTED. VIEWS FROM SHAM CASTLE WILL BE MARGINALLY IMPACTED BY THE ADDITIONAL SEATING.	MI	S

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	BATHWICK FIELDS, LOOKING WEST(VM)	FORMER MEADOW, IT FORMS AN OPEN GREEN SPACE BETWEEN BATHWICK HILL & THE CITY BELOW.	M	RURAL HILLSIDE JUST BEYOND THE CITY		THE INCREASE OF THE MASS OF THE NEW DEVELOPMENT	THE DISTANT VIEW FROM THIS SITE WILL BE SLIGHTLY IMPACTED BY THE NEW DEVELOPMENT BUT IT WILL NOT BLOCK VIEWS BEYOND	MI	S
	SMALLCOMBE VALE/ WIDCOMBE HILL, LOOKING NORTH WEST	SMALLCOMBE VALE INCLUDES SMALLCOMBE FARM, ST MARY'S CHURCH AND SMALLCOMBE CEMETERY. WIDCOMBE HILL	M	RURAL HILLSIDE JUST BEYOND THE CITY		THE INCREASE OF THE MASS OF THE NEW DEVELOPMENT	THE DISTANT VIEW FROM THIS SITE WILL BE IMPACTED BY THE NEW DEVELOPMENT BUT IT WILL NOT BLOCK VIEWS BEYOND	MI	S
UK PARKS & GARDENS:66	ALEXANDRA PARK, BEECHEN CLIFF LOOKING NORTH/ NORTH EAST (VM)	11 ACRE PARK ON THE TOP OF BEECHES CLIFF OPENED IN 1902 TO COMMEMORATE THE CORONATION OF EDWARD VII. NAMED AFTER QUEEN ALEXANDRA.	M	RURAL PARK & HIGH VIEWING POINT JUST BEYOND THE CITY	THIS IS A SIGNIFICANT VIEWING AREA ACROSS THE RIVER & CITY.	THE INCREASE OF THE MASS OF THE NEW DEVELOPMENT	THE DISTANT VIEW FROM THIS SITE WILL BE IMPACTED BY THE NEW DEVELOPMENT BUT IT WILL NOT BLOCK VIEWS BEYOND	MI	S
MBN11663	EMPIRE HOTEL	OPENED IN 1901 AND BUILT BY CE DAVIS, IT TOWERED OVER THE GUILDHALL AND SURROUNDING BUILDINGS. IT HAS 3 TOWERS OF DIFFERENT ARCHITECTURAL STYLES.	M	IT WAS REQUISITIONED BY THE ADMIRALTY BEFORE THE WAR AND THE MOD ONLY HANDED IT BACK IN 1988. IT WAS THEN CONVERTED INTO THE CURRENT APARTMENTS WITH RESTAURANTS AT GROUND LEVEL.	THE SITE OVERLOOKS THE REC ACROSS THE RIVER & WILL BE SIGNIFICANTLY IMPACTED	THE INCREASE OF HEIGHT AND MASS OF THE NEW DEVELOPMENT.	THE VIEWS ACROSS THE RIVER & WEIR WILL BE SLIGHTLY IMPACTED BY THE RAISED HEIGHT OF THE STANDS, BUT THE TREES WILL MASK MUCH OF IT EXCEPT FOR THE HIGHER FLOORS.	MI	S
MBN4283 UK REGISTERED PARK & GARDEN 2557	PARADE GARDENS (ST JAMES GARDENS)	CREATED FROM THE ABBEY ORCHARDS AS A TRIANGULAR PLEASURE GARDEN (ST JAMES GARDENS) BY JOHN WOOD IN THE 1740S. SURROUNDED BY HARRISON'S ALKS AND WOODS PARADES, IT HAD A CIRCULAR BOWLING GREEN. RELANDSCAPED A NUMBER OF TIMES, FIRST AS INSTITUTION GARDENS (1820S) IN 1900 BY CE DAVIS AND IN 1930 AS PARADE GARDENS WHEN IT WAS EXTENDED FOLLOWING THE DEMOLITION OF THE INSTITUTE [BRLS].	H	THE GARDENS REMAIN AS A PUBLIC PLEASURE GARDEN (FEE ENTRY) AND ARE ON THE UK REGISTER OF PARKS & GARDENS, MAINTAINED BY B&NES.	THE SITE OVERLOOKS THE REC ACROSS THE RIVER & WILL BE SIGNIFICANTLY IMPACTED	THE INCREASE OF HEIGHT AND MASS OF THE NEW DEVELOPMENT.	THE VIEWS ACROSS THE RIVER & WEIR WILL NOT BE IMPACTED DUE TO THE TREE PLANTING.	NC	N

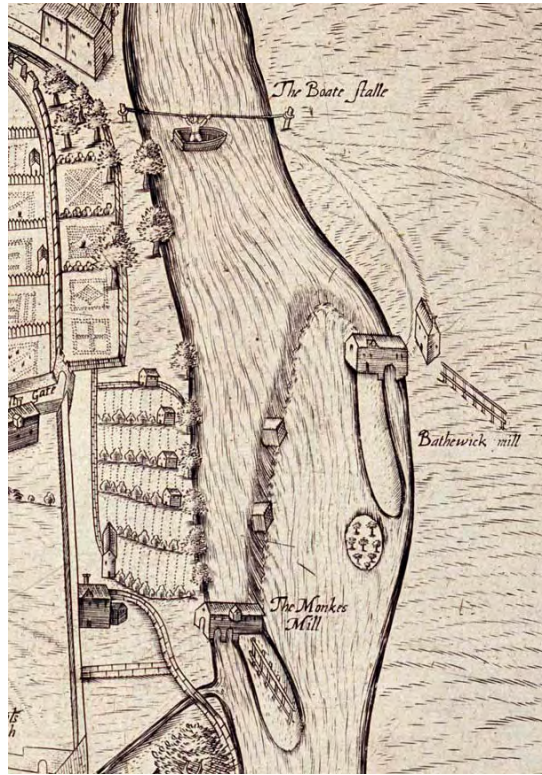
REF	RECEPTOR	SITE CONTRIBUTION	VAL	CONDITION	SENSITIVITY TO PROPOSED CHANGE	SUMMARY DESCRIPTION OF CHANGE	QUALITY OF CHANGE/ NATURE OF EFFECTS	MAG	SIG
MBN10211	NORTH PARADE BRIDGE	NORTH PARADE BRIDGE (MBN10211) BY W TIERNEY CLARK WAS BUILT IN 1835, CONNECTING THE BATHWICK ESTATE WITH THE CITY. THE WHITEHALL STAIRS FERRY BELOW SOUTH PARADE CONTINUED TO OPERATE FOR A FURTHER 3 YEARS UNTIL IT CLOSED.	H	LISTED LATE GEORGIAN BRIDGE AND COMPLEMENTING THE PALLADIAN BRIDGE TO THE NORTH. THE REC LIES BETWEEN THEM	THE BRIDGE OVERLOOKS THE REC & WILL BE SIGNIFICANTLY IMPACTED	THE INCREASE OF THE MASS OF THE SOUTH STAND	THE VIEWS ACROSS THE REC WILL BE DIMINISHED IN WINTER WHEN THE TREES DIE BACK BUT THE BULK OF THE SPORTS CENTRE WILL HIDE MUCH OF IT.	MI	S
	NORTH PARADE	WOODS 1741 DEVELOPMENT WAS A MORE MODEST ADAPTATION OF HIS PLANNED GRAND FORUM. NEVERTHELESS, IT COMPRISED A LARGE RESIDENTIAL DEVELOPMENT 18 FEET ABOVE THE RIVER WITH WIDE PAVEMENTS ALLOWING VIEWS OVER THE RIVER AND GARDENS TO BOTH NORTH & SOUTH. MUCH PAINTED, THEY OVERLOOKED ST JAMES GARDENS (PARADE GARDENS) AND THE FORMER ABBEY ORCHARDS RESPECTIVELY. DUKE STREET & PIERRPONT STREET RAN NORTH SOUTH BETWEEN THE TWO. SOUTH PARADE HAD STEPS, 'WHITEHALL STAIRS', LEADING DOWN TO THE FERRY FOR THE BATHWICK SIDE AND SPRING GARDENS.	HV	WOOD'S GRADE I PARADES REMAIN, BUILT 18 FEET ABOVE THE RIVER. THEY WERE DESIGNED TO ALLOW VIEWS ACROSS THE RIVER TO THE BATHWICK FIELDS FROM WIDE BALUSTRADED PAVEMENTS, WITH A FERRY OPERATING FROM STEPS BENEATH SOUTH PARADE	THE SITE OVERLOOKS THE REC.	THE INCREASE OF HEIGHT AND MASS OF THE NORTH AND SOUTH STANDS.	THE VIEWS ACROSS THE RIVER & WEIR WILL ONLY BE MARGINALLY IMPACTED IN WINTER. THE BULK OF THE SPORTS CENTRE WILL HIDE MUCH OF THE EXTENDED SOUTH STAND.	MI	S
LB1395807:II	BALUSTRADED SOUTH WALL IN PARADE GARDENS & VAULTS BENEATH	THE VAULTS BENEATH NORTH PARADE PROPERTIES HAD DOORWAYS OPENING INTO WHAT WAS A PRIVATE GARDEN.	HV	HISTORIC PART OF WOODS GRAND PARADE DEVELOPMENT	VIEWS ACROSS THE GARDENS FROM SOME OF THESE VAULTS WHICH ARE NOW RESTAURANTS WILL BE IMPACTED	NO CHANGE	NO CHANGE	NC	N
MBN11641	GRAND PARADE BRIDGE	1933 GRAND PARADE BRIDGE BUILT TO CARRY THE BALUSTRADED ROADWAY PAST THE EMPIRE TO PIERRPONT STREET, EXTENDING THE 1901 COLONNADE ALONG THE RIVERSIDE TO PULTENEY BRIDGE. PART OF THE COLONNADE FOR PARADE GARDENS RUNS BELOW IT.	M	PRIMARILY A ROAD, THE CENTRAL TRAFFIC ISLAND IS KNOWN AS BOG ISLAND AFTER THE UNDERGROUND PUBLIC CONVENIENCES BELOW GRAND PAARDE, LATER MADE INTO A NIGHTCLUB AND CURRENTLY DERELICT.	VIEWS ACROSS THE RIVER FROM THE BALUSTRADED PAVEMENT WILL BE IMPACTED	THE INCREASE OF HEIGHT AND MASS OF THE NORTH AND SOUTH STANDS.	THE VIEWS ACROSS THE RIVER & WEIR WILL ONLY BE MARGINALLY IMPACTED IN WINTER. THE BULK OF THE SPORTS CENTRE WILL HIDE MUCH OF THE EXTENDED SOUTH STAND.	MI	S

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MBN4293 EBN3108 GILMORE MAP, 1694	ORANGE GROVE	NAMED AFTER THE PRINCE OF ORANGE TO WHOM THE CENTRAL OBELISK IS DEDICATED, IT WAS A PUBLIC WALKS WITH TREE LINED ALLEYS OR GRAVEL WALKS BY THE LATER 17TH CENTURY.	HV	THE GROVE IS A SIGNIFICANT LATE 17 TH CENTURY PROMENADE, NOW RELEGATED TO A LARGE TRAFFIC ROUNDABOUT WITH THE LISTED OBELISK IN THE CENTRE	VIEWS ACROSS THE RIVER FROM THE GROVE, IN PARTICULAR RESTAURANTS SUCH AS BROWNS AND THE PAVEMENT BESIDE THE ABBEY WILL BE IMPACTED	THE INCREASE OF HEIGHT AND MASS OF THE NORTH AND SOUTH STANDS.	THE VIEWS ACROSS THE RIVER & WEIR WILL ONLY BE MARGINALLY IMPACTED IN WINTER. THE BULK OF THE SPORTS CENTRE WILL HIDE MUCH OF THE EXTENDED SOUTH STAND.	MI	S
	HARRISON'S WALKS	HARRISON OPENED HIS WALKS THE FOLLOWING YEAR, 1709. BUCK'S 1734 VIEW SHOWS HARRISON'S WALK SKIRTING AROUND THE RIVER BANK BETWEEN THE MILL AND THE LATER 1840S SOUTH PARADE, PLANTED WITH AVENUES OF TREES AND PLEACHED TREES ALONG THE RIVERSIDE GRAVEL PATH. , HARRISON DESCRIBED IT AS GARDENS FOR PEOPLE OF RANK AND FORTUNE TO WALK IN.' WOOD CALLED THEM 'THE GREEN WALK' AND SPECIFICALLY MENTIONS THEM 'AFTER A FAMILY IS WELCOMED TO BATH, IT IS A CUSTOM FOR THE MASTER OF IT TO GO TO THE PUBLIC PLACES," AND SUBSCRIBE FOR THE BALLS, THE PUMP ROOM MUSIC, &C. HIS NEXT SUBSCRIPTION IS A CROWN, HALF-A GUINEA, OR A GUINEA, ACCORDING TO HIS RANK AND QUALITY, FOR THE LIBERTY OF WALKING IN THE PRIVATE WALKS BELONGING TO HARRISON'S ASSEMBLY HOUSE." THE WALKS WERE COMPROMISED BY WOOD'S PARADES TOWERING ABOVE THEM & IN 1743 A VISITOR WROTE SAW...MR HARRISSON'S WALKS -IT LAYS NEAR THE GRAND PARADE BUT BEING VERY LOW IS BUT LITTLE FREQUENTED THO THEY RUN BY THE SIDE OF THE RIVER & IS WELL PLANTED WITH TREE'S		TODAY ALL THAT IS LEFT IS DELIA'S GROTTO ON THE SOUTH SIDE OF THE 1835 NORTH PARADE BRIDGE AND A FOOTPATH LEADING TO A (BLOCKED) STAIRCASE UP ONTO THE BRIDGE.	NC	NC	NC	NC	N

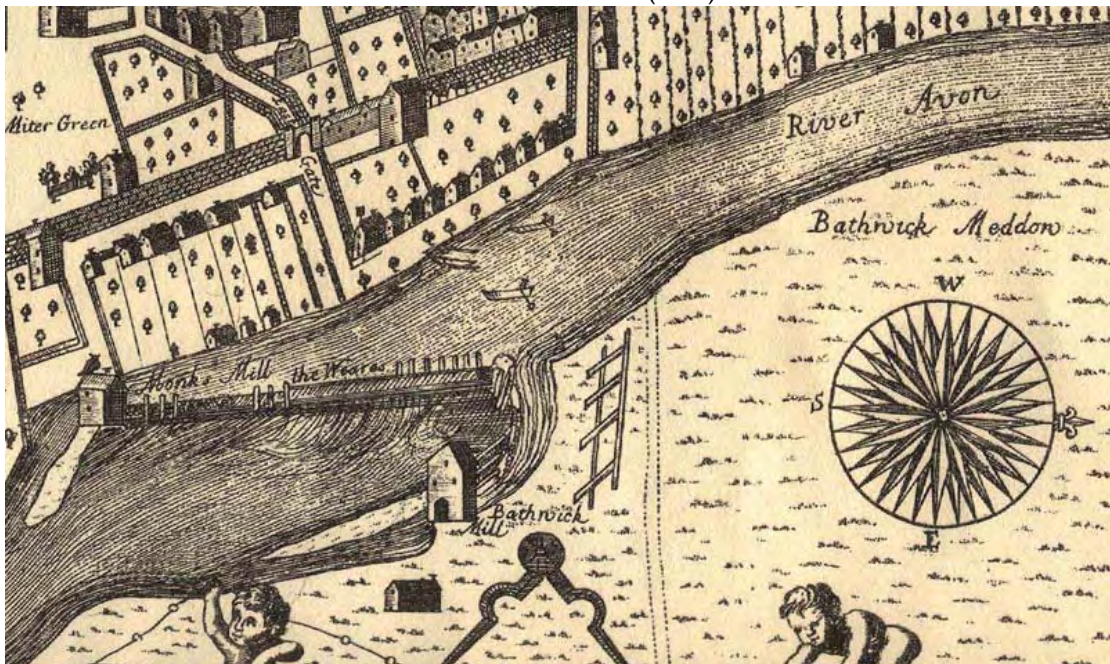
REF	RECEPTOR	SITE CONTRIBUTION	VAL	CONDITION	SENSITIVITY TO PROPOSED CHANGE	SUMMARY DESCRIPTION OF CHANGE	QUALITY OF CHANGE/ NATURE OF EFFECTS	MAG	SIG
MBN11595	PEDESTRIAN ROPE FERRY	SHOWN ON 17TH CENTURY MAPS, IT WAS AT THE BOTTOM OF SLIPPERY LANE, ORIGINALLY ALFORDE'S LANE AND THEREFORE PROBABLY A SHALLOW PART OF THE RIVER WHICH COULD BE FORDED. IT PROVIDED A VITAL LINK WITH THE BATHWICK BANK OPPOSITE	N	IT CEASED TO EXIST WHEN PULTENEY BRIDGE WAS BUILT IN 1774	NC	NC	NC	NC	N
MBN 2440	ROMAN TESSELLATED FLOOR FOUND IN 1882 NEAR THE RAILWAY AT BATHWICK.	A FRAGMENT OF BLUE AND WHITE TESSELLATED FLOOR POSSIBLY IN THE VICINITY OF THE EASTERN SIDE OF THE RECREATION GROUND, BUT THE ORIGINAL DETAILS ARE LESS PRECISE.	N		NC	NC	NC	NC	N
MBN 10263 & MBN 10264	ROMAN FORD & ROAD RUNNING NORTH-EAST	ROMAN FORD NEAR CLEVELAND BRIDGE & POSSIBLE LOCATION OF ROMAN ROAD RUNNING NORTH-EAST	N		NC	NC	NC	NC	N
MBN 30193	POSSIBLE ROMAN CEMETERY AT BATHWICK.	SUBSTANTIAL NUMBER OF BURIALS AND TOMBSTONES DISCOVERED TO JUSTIFY CLASSIFICATION AS A CEMETERY. FINDS RUN SOUTH-EAST FROM VICINITY OF CLEVELAND BRIDGE, A PROBABLE ROMAN RIVER CROSSING & EARLY FORT.	N		NC	NC	NC	NC	N

10.0 IMAGES

- 1 C1608 SAVILE MAP (BRO) **Error! Bookmark not defined.**
- 2 1694 GILMORE MAP SHOWING BATHWICK MEADOWS (BRO) **Error! Bookmark not defined.**
- 3 1727 BATHWICK SURVEY (DETAIL) ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY **Error! Bookmark not defined.**
- 4 1735 MAP BY JOHN WOOD SHOWING THE MILL HOUSE AND NEWLY CREATED SPRING GARDENS DIRECTLY SOUTH (BRO) **Error! Bookmark not defined.**
- 5 1745C THOMAS ROBINS VIEW OVER BATHWICK MEADOWS TO JOHN WOOD'S NEW PARADES ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY **Error! Bookmark not defined.**
- 6 1759 VIEW OVER BATHWICK MEADOW FROM NORTH PARADE ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY **Error! Bookmark not defined.**
- 7 1750 MAP (BRO) **Error! Bookmark not defined.**
- 8 1770C SPRING GARDENS (BRO) **Error! Bookmark not defined.**
- 9 1776 MAP WITH THE NEW PULTENEY BRIDGE AND SPRING GARDENS (BRO) **Error! Bookmark not defined.**
- 10 1787 BATHWICK MILLS PLAN SHOWING THE MILL AND 'FREE LOADING' WHARF' (BRO) **Error! Bookmark not defined.**
- 11 1800 MAP OF BATH BY HARCOURT MASTERS SHOWING SPRING GARDENS OVERLAID BY THE PROPOSED NEW STREETS (BRO) **Error! Bookmark not defined.**
- 12 1806 PLAN SHOWING THE MILL AND 'FREE LANDING PLACE' (BRO) **Error! Bookmark not defined.**
- 13 1815 PLAN FOR BATHWICK MILL SHOWING THE LONG BOUNDARY WALL OF SPRING GARDENS AND ITS ENTRANCE GATE PIERS (BRO) **Error! Bookmark not defined.**
- 14 1841 PLAN OF THE MILL SHOWING THE TWO ENTRANCE GATES TO THE STABLES AND SPRING GARDENS (BRO) **Error! Bookmark not defined.**
- 15 1841 TITHE MAP AND DETAIL OF THE SITE (BRO) **Error! Bookmark not defined.**
- 16 1852 COTTERELL MAP (BRO) **Error! Bookmark not defined.**
- 17 1884 OS MAP (BRO) **Error! Bookmark not defined.**
- 18 1894 PLAN OF FOOTBALL PITCH ON EASTERN SIDE WITH ENTRANCE FROM WILLIAM STREET (BRO) **Error! Bookmark not defined.**
- 19 1896 PLAN OF THE RECREATION GROUND (BRO) **Error! Bookmark not defined.**
- 20 C.1900S CYCLING RACE - SPORTS DAY ON THE RECREATION GROUND, BATH ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY **Error! Bookmark not defined.**
- 21 1904 OS MAP SHOWING THE CRICKET PAVILION AND SKATING RINK (BRO) **Error! Bookmark not defined.**
- 22 1922 PLAN OF THE REC (BRO) **Error! Bookmark not defined.**
- 23 1923 PROPOSED IMPROVEMENT SCHEME FOR RECREATION GROUND BY ROBERT ATKINSON AND 1933 PLAN OF THE REC ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY **Error! Bookmark not defined.**
- 24 APRIL 1942 TANGLED WRECKAGE OF THE BATH RUGBY WEST STAND AND THE BOMB DAMAGED VISITORS STAND AND JOHNSTONE STREET AT THE NORTH END OF THE REC ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY **Error! Bookmark not defined.**
- 25 1945 VE DAY CELEBRATIONS AT A FUNFAIR ON THE RECREATION GROUND ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY **Error! Bookmark not defined.**
- 26 1955 PROPOSED CLUBROOM ELEVATION (BRO) **Error! Bookmark not defined.**
- 27 1956 PLAN OF THE REC (BRO) **Error! Bookmark not defined.**
- 28 1959 OS MAP WITH THE NORTH STAND (BRO) **Error! Bookmark not defined.**
- 29 1964 PROPOSED EXTENSIONS TO CLUB ROOM WITH EXISTING NORTH STAND (BRO) **Error! Bookmark not defined.**
- 30 PULTENEY WEIR SCHEME UNDER CONSTRUCTION 21 JULY 1971 ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY **Error! Bookmark not defined.**
- 31 1969 BATH BLUES FESTIVAL ON THE RECREATION GROUND ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY **Error! Bookmark not defined.**
- 32 MARCH 1975 VIEW FROM GRAND PARADE TOWARDS THE RECREATION GROUND AND NEWLY ERECTED SPORTS CENTRE ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY **Error! Bookmark not defined.**
- 33 1993 TEACHERS - SOUTH STAND - LOBB PARTNERSHIP (BRO) **Error! Bookmark not defined.**
- 34 1993 TEACHERS - SOUTH STAND - LOBB PARTNERSHIP (BRO) **Error! Bookmark not defined.**
- 35 1995 CONDITION SURVEY - REC BONDARY FENCE (BRO) **Error! Bookmark not defined.**
- 36 1995 CONDITION SURVEY - REC MAIN STRUCTURAL FRAME (BRO) **Error! Bookmark not defined.**
- 37 1995 CONDITION SURVEY - REC SOUTH ELEV (BRO) **Error! Bookmark not defined.**
- 38 1997 WEST STAND **Error! Bookmark not defined.**



1 C1608 SAVILE MAP (BRO)⁵

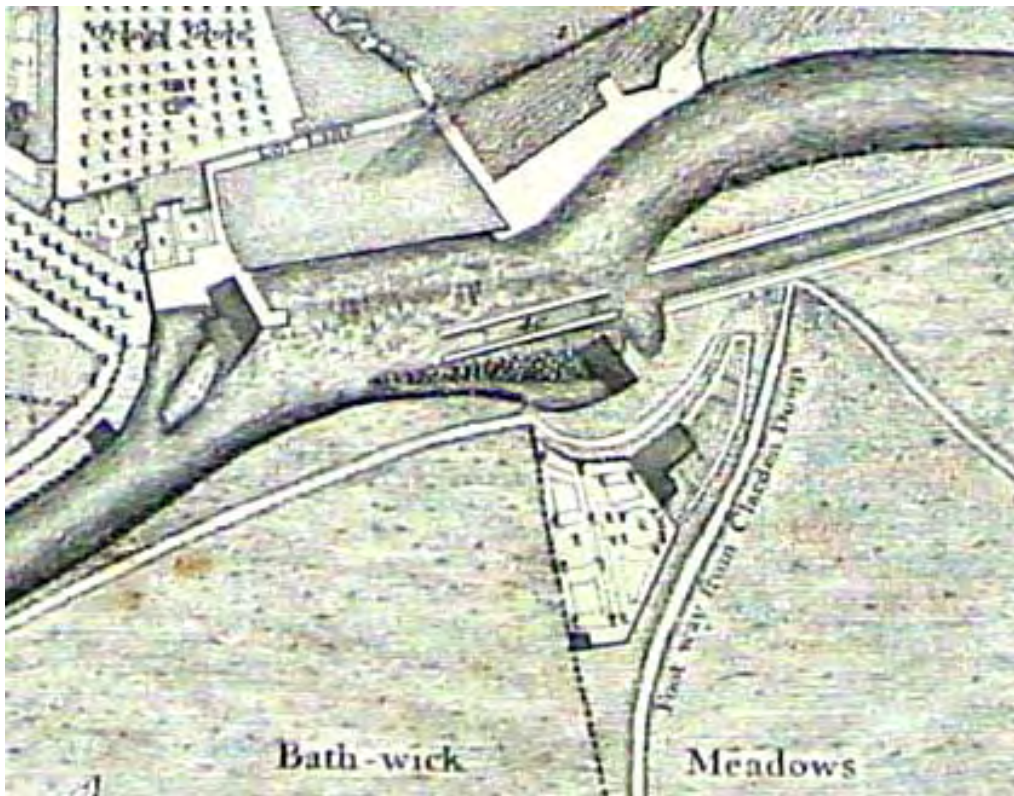


2 1694 GILMORE MAP SHOWING BATHWICK MEADOWS (BRO)⁶

5 BIT 399758 C1608 SAVILE MAP
6 1694 GILMORE MAP



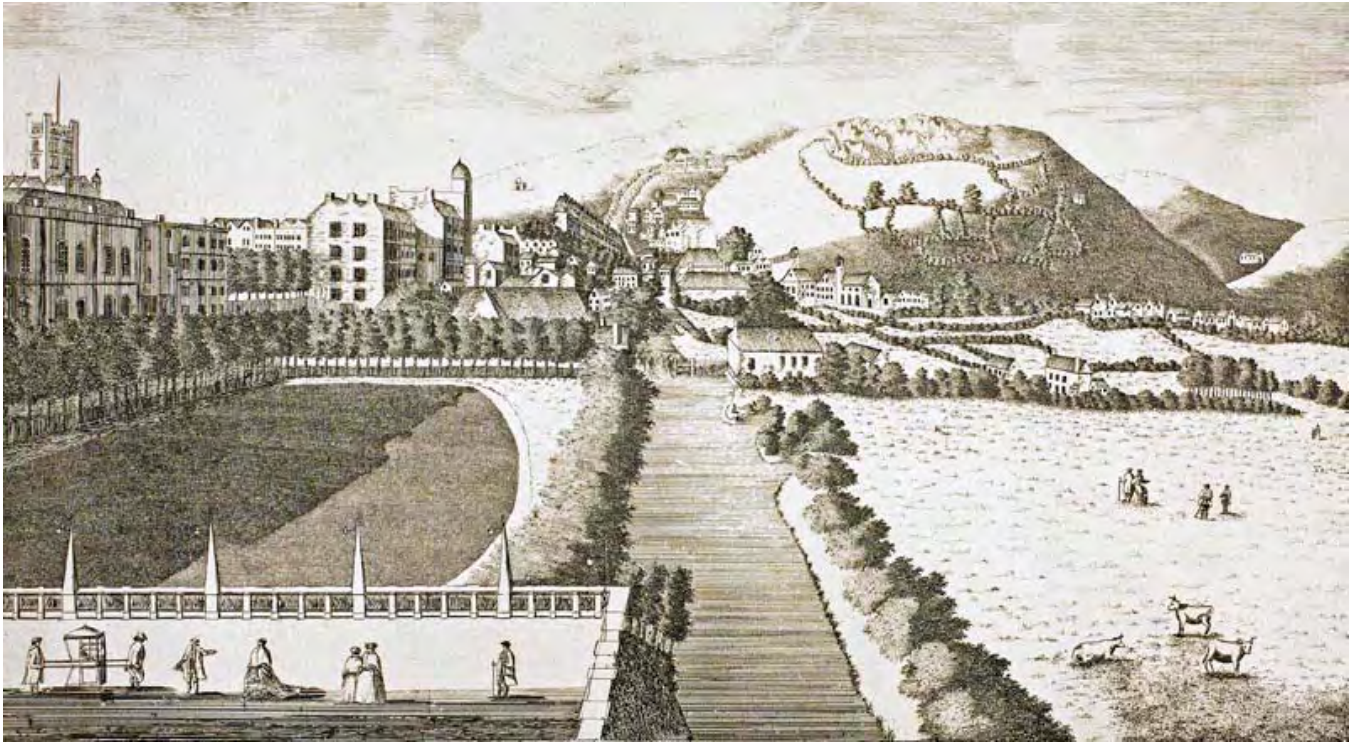
3 1727 BATHWICK SURVEY (DETAIL) ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY 7



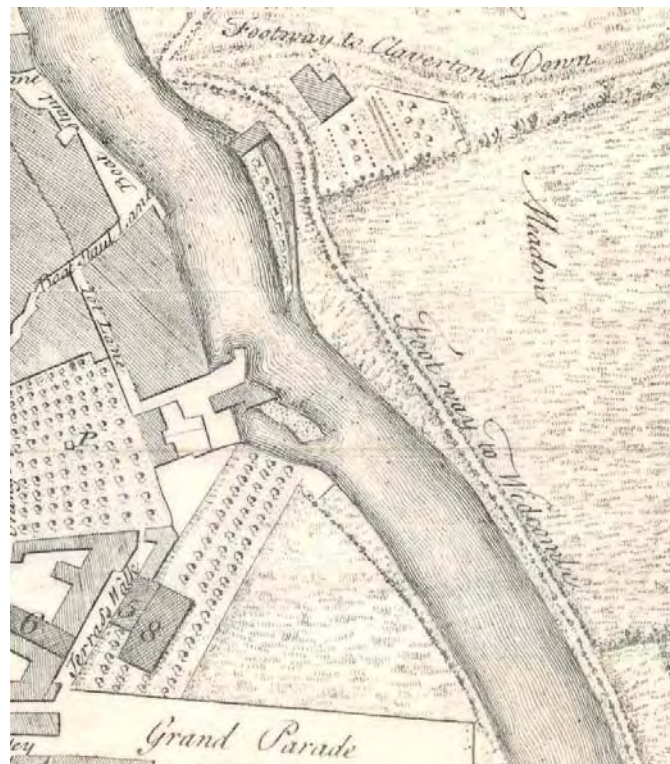
4 1735 MAP BY JOHN WOOD SHOWING THE MILL HOUSE AND NEWLY CREATED SPRING GARDENS DIRECTLY SOUTH (BRO)



5 1745C THOMAS ROBINS VIEW OVER BATHWICK MEADOWS TO JOHN WOOD'S NEW PARADES ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY⁸

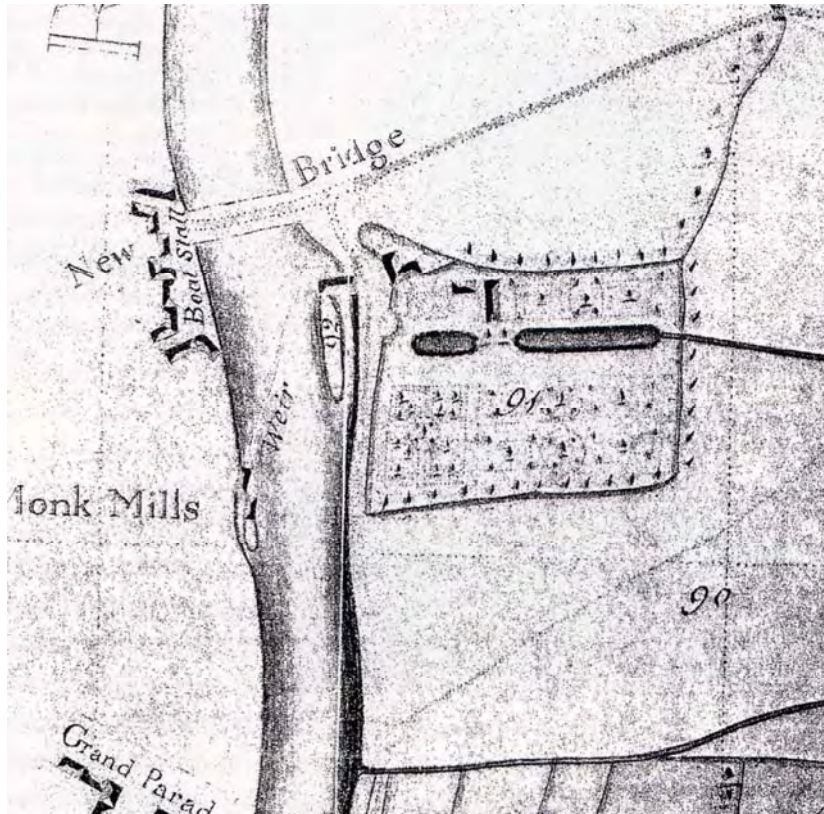


6 1759 VIEW OVER BATHWICK MEADOW FROM NORTH PARADE ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY⁹



7 1750 MAP (BRO)

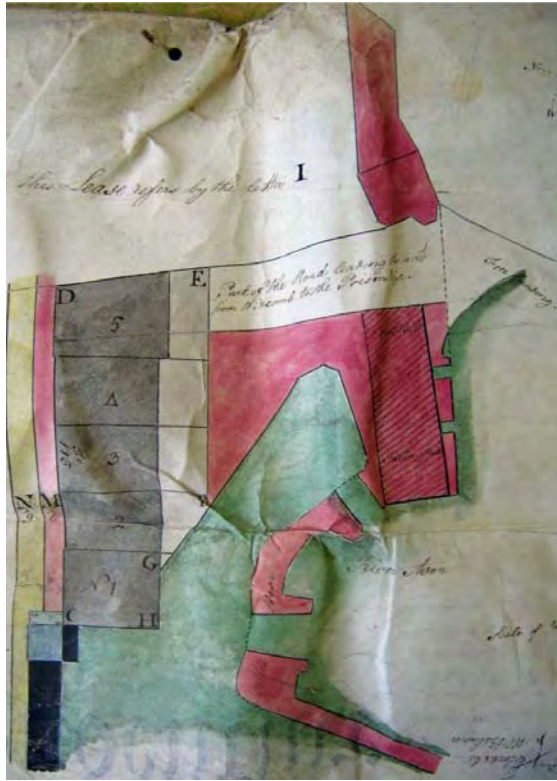
⁹ BIT 10951 BY ELIZ. CLAYBOURN COSSLEY 1759, BATH CENTRAL LIBRARY



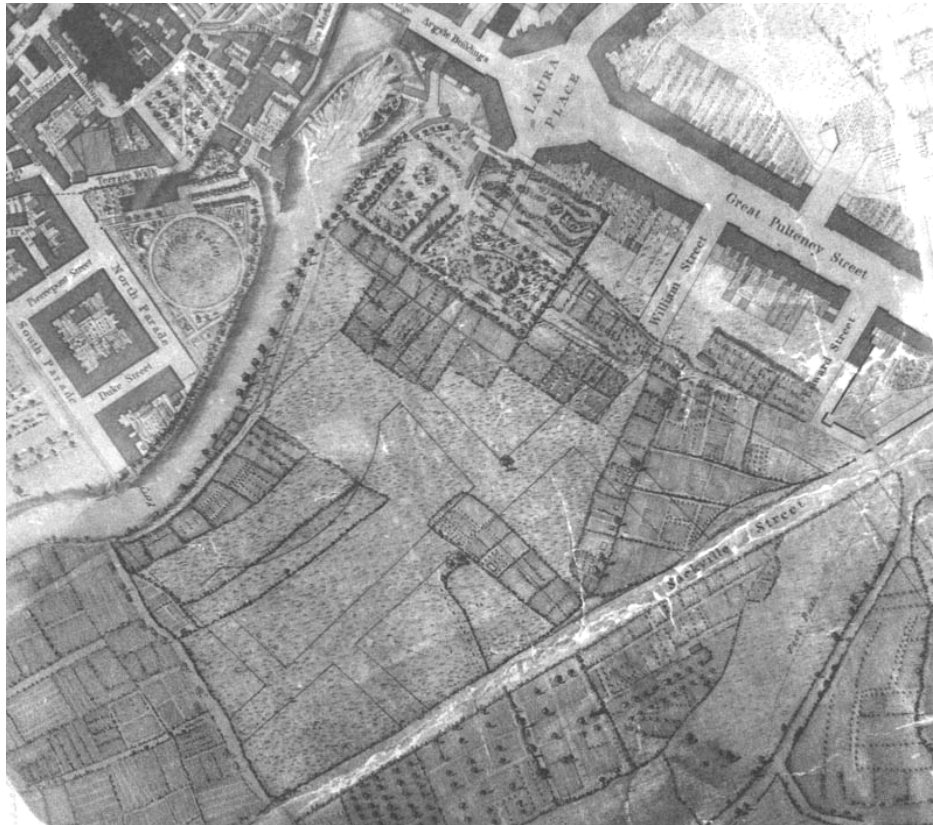
8 1770C SPRING GARDENS (BRO)



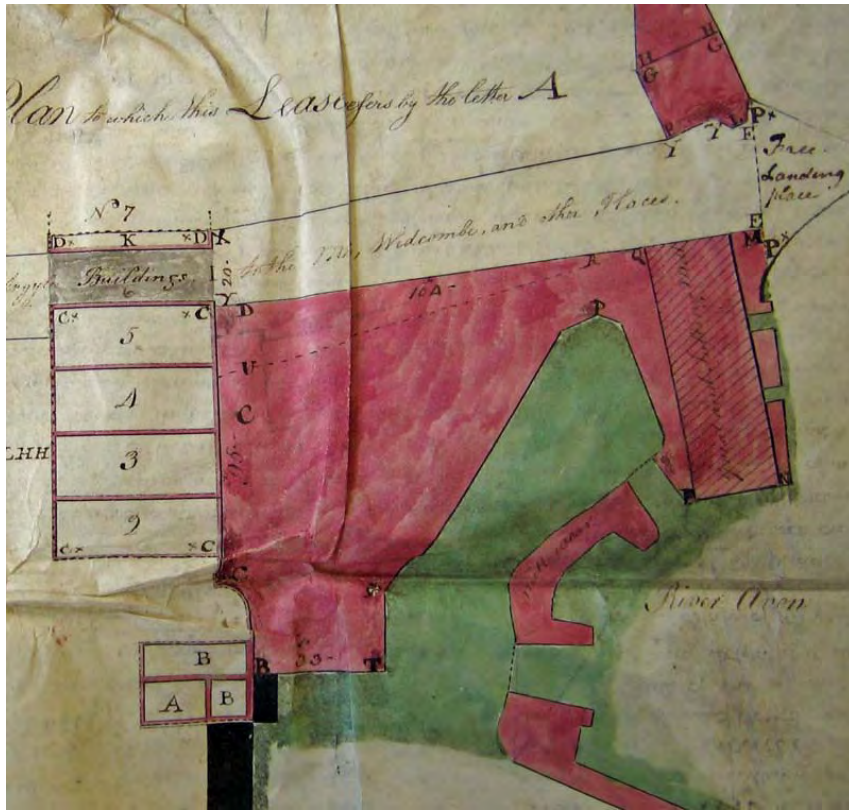
9 1776 MAP WITH THE NEW PULTENEY BRIDGE AND SPRING GARDENS (BRO)



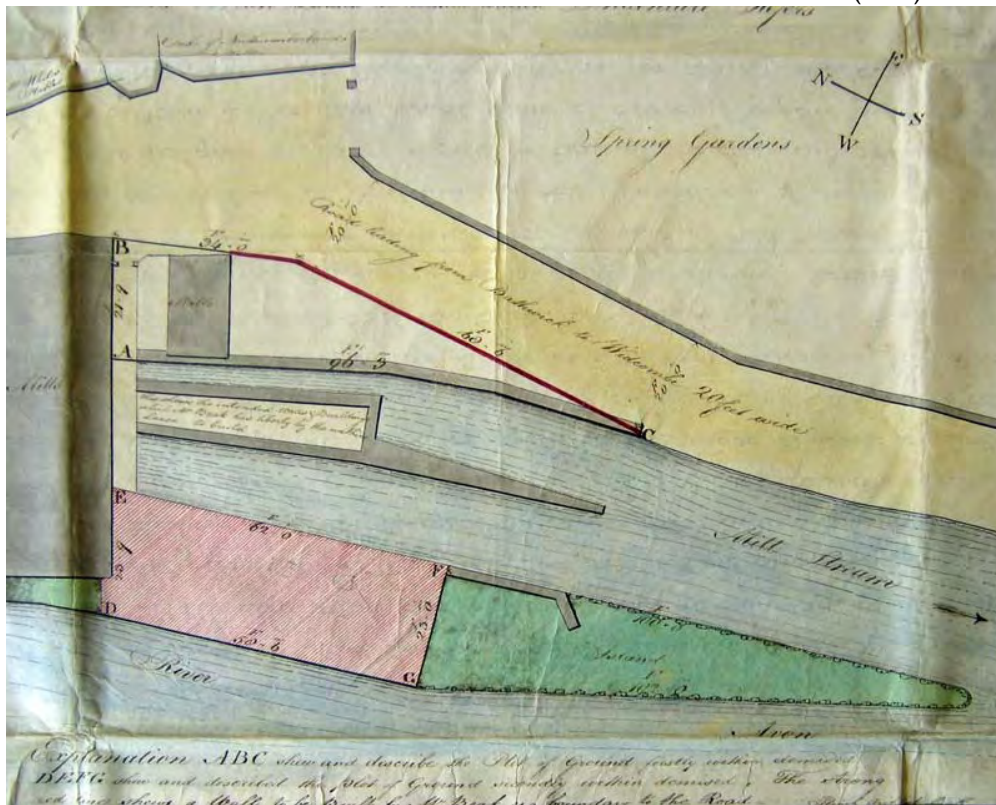
10 1787 BATHWICK MILLS PLAN SHOWING THE MILL AND 'FREE LOADING' WHARF' (BRO)¹⁰



11 1800 MAP OF BATH BY HARCOURT MASTERS SHOWING SPRING GARDENS OVERLAID BY THE PROPOSED NEW STREETS (BRO)



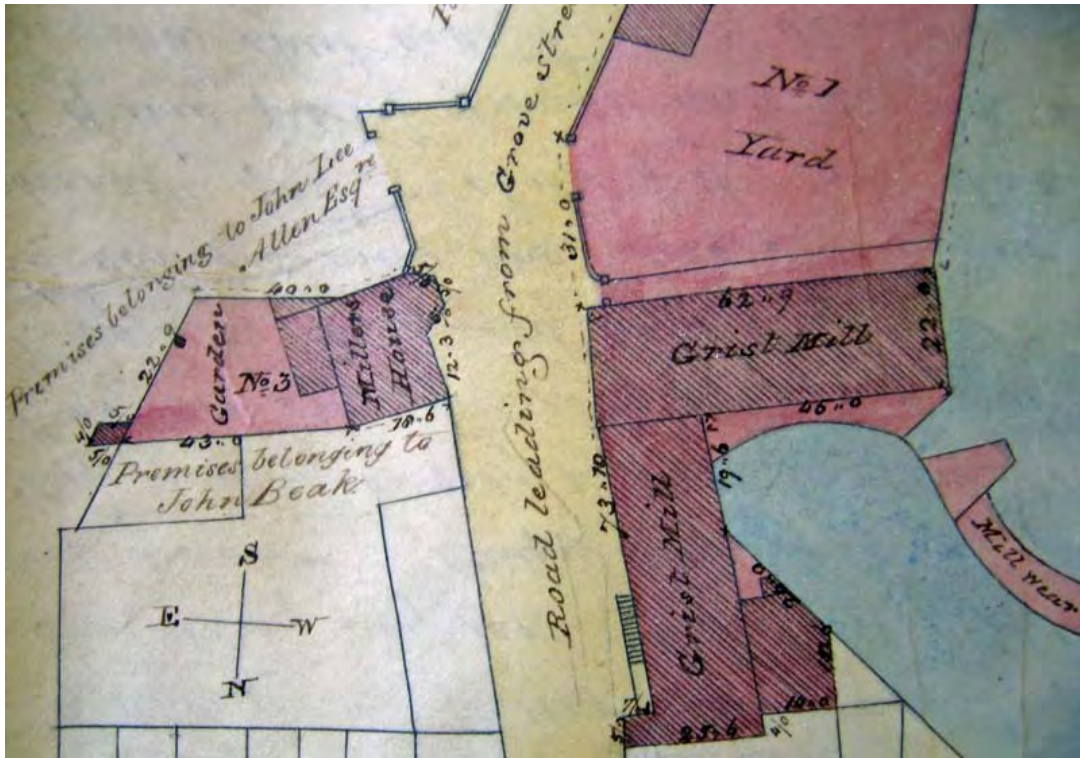
12 1806 PLAN SHOWING THE MILL AND 'FREE LANDING PLACE' (BRO)¹¹



13 1815 PLAN FOR BATHWICK MILL SHOWING THE LONG BOUNDARY WALL OF SPRING GARDENS AND ITS ENTRANCE GATE PIERS (BRO)¹²

¹¹ BRO: BC153/275/3 1806 DEEDS OF BATHWICK MILLS

¹² BRO: BC153/275/3 1815 DEEDS OF BATHWICK MILLS



14 1841 PLAN OF THE MILL SHOWING THE TWO ENTRANCE GATES TO THE STABLES AND SPRING GARDENS (BRO)¹³



15 1841 TITHE MAP AND DETAIL OF THE SITE (BRO)

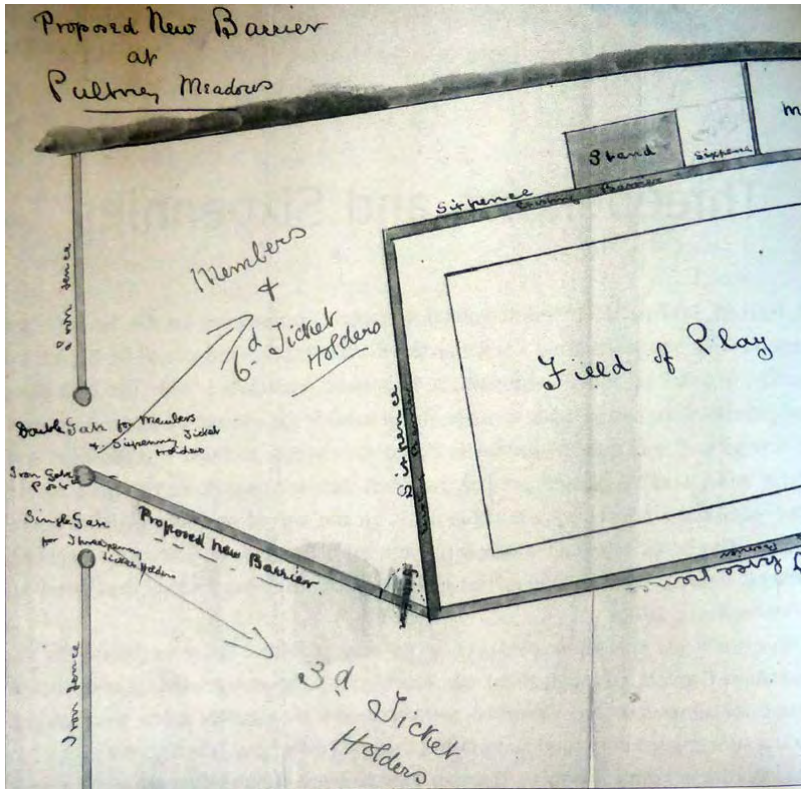


16 1852 COTTERELL MAP (BRO)¹⁴

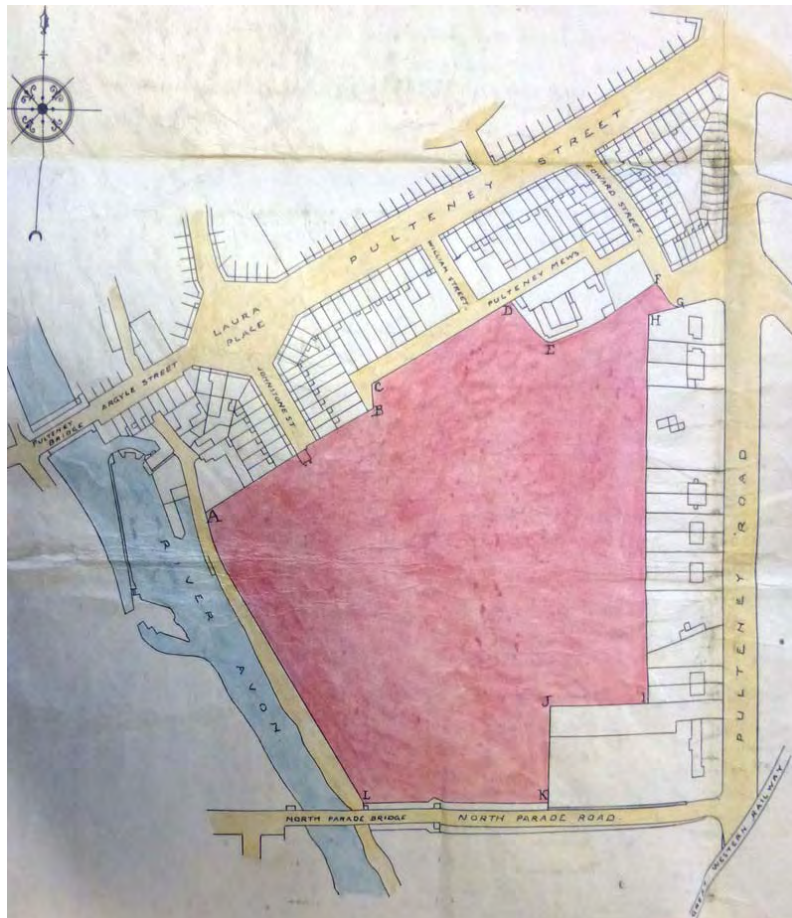


17 1884 OS MAP (BRO)¹⁵

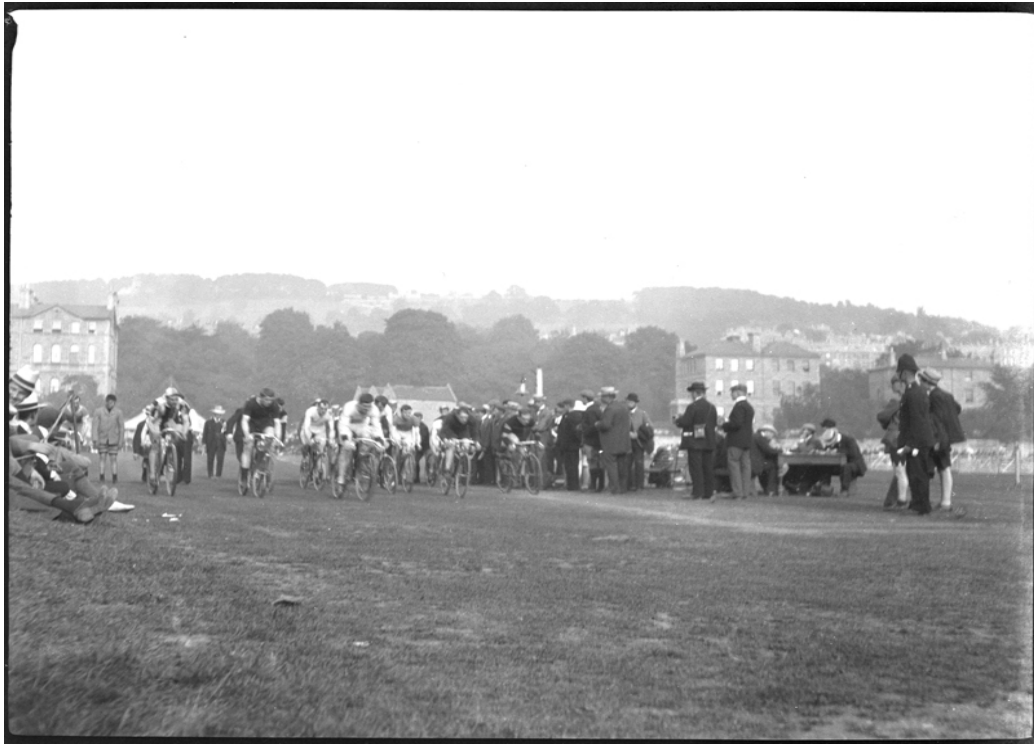
¹⁴ BRO: COTTERELL MAP 40 AND 41
¹⁵ 1884 OS 5.10 AND 5.15



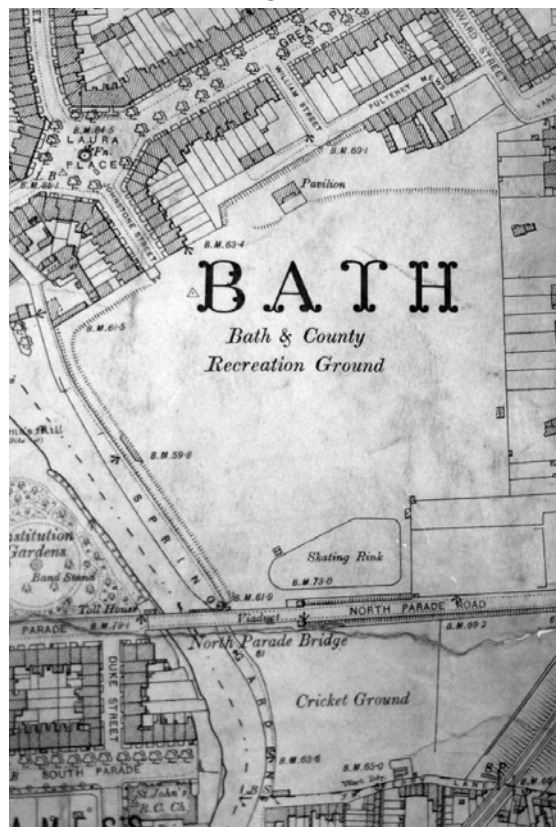
18 1894 PLAN OF FOOTBALL PITCH ON EASTERN SIDE WITH ENTRANCE FROM WILLIAM STREET (BRO)¹⁶



19 1896 PLAN OF THE RECREATION GROUND (BRO)¹⁷



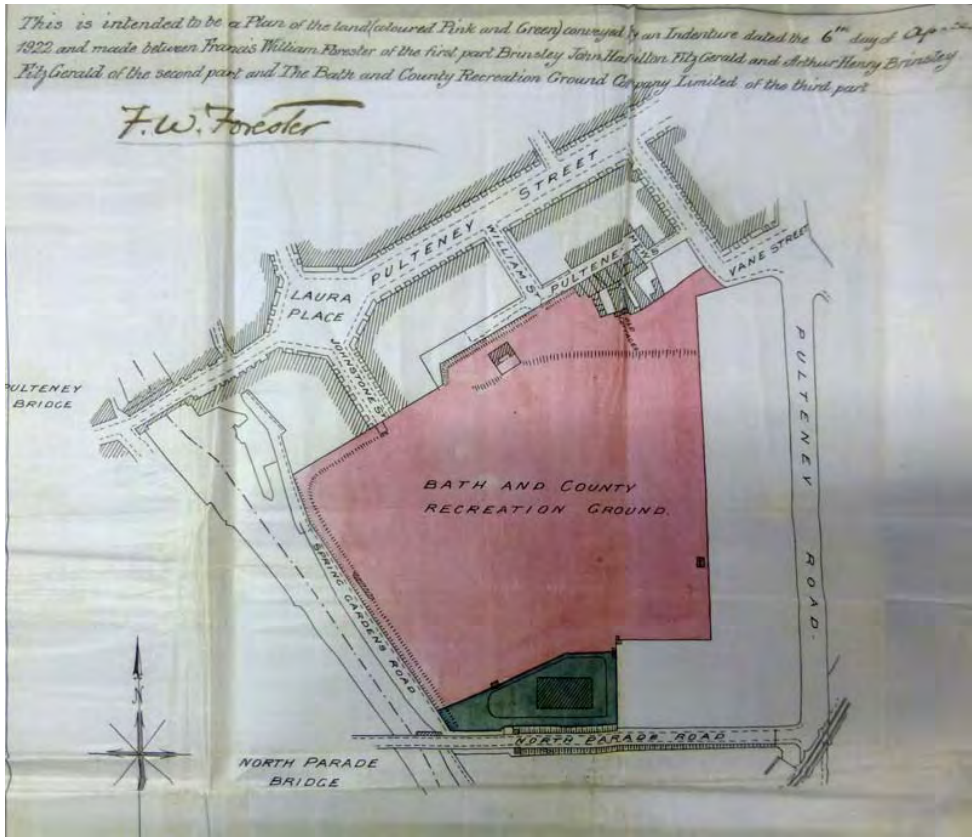
20 C.1900S CYCLING RACE - SPORTS DAY ON THE RECREATION GROUND, BATH ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY ¹⁸



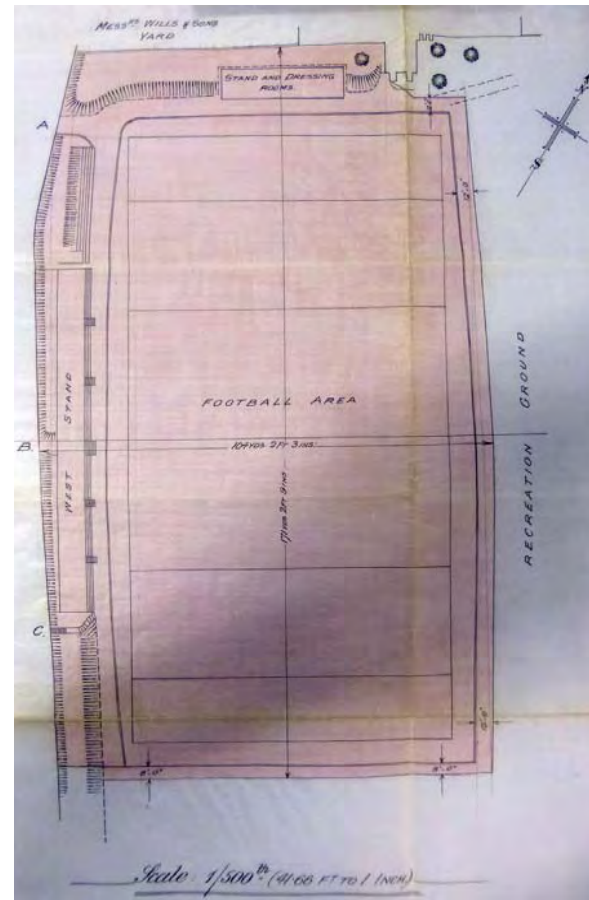
21 1904 OS MAP SHOWING THE CRICKET PAVILION AND SKATING RINK (BRO)

17 BRO: 3085 A AND B, RECREATION GROUND AND SPORTS CENTRE ST275096

18 BIT 28604 C.1900S SPORTS DAY ON THE RECREATION GROUND, GEORGE LOVE DAFNIS, PRIVATE COLLECTION



22 1922 PLAN OF THE REC (BRO)



23 1923 PROPOSED IMPROVEMENT SCHEME FOR RECREATION GROUND BY ROBERT ATKINSON¹⁹ AND 1933 PLAN OF THE REC ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY²⁰

¹⁹ BIT 18362 IMPROVEMENT SCHEME OR BATH. PROPOSED DEVELOPMENT FOR RECREATION GROUND 1923 BY ROBERT ATKINSON, ARCHITECT. NEVER EXECUTED. PUBLISHED IN THE ARCHITECT, JANUARY 12TH 1923, BATH CENTRAL LIBRARY
²⁰ BRO: 3085A AND B, RECREATION GROUND AND SPORTS CENTRE ST275096



24 APRIL 1942 TANGLED WRECKAGE OF THE BATH RUGBY WEST STAND ²¹ AND THE BOMB DAMAGED VISITORS STAND AND JOHNSTONE STREET AT THE NORTH END OF THE REC ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY ²²

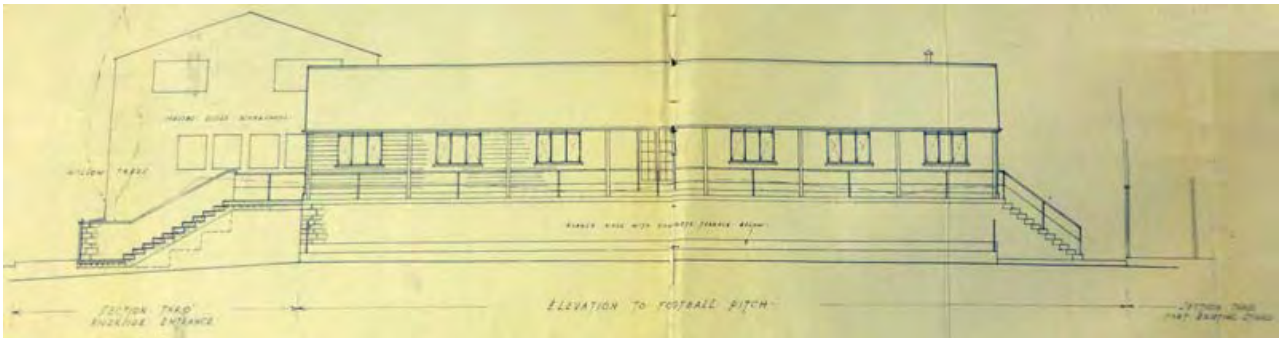


21 BIT 18810, APRIL 1942 THE TANGLED WRECKAGE OF THE BATH RUGBY WEST STAND AT THE RECREATION GROUND, BATH CENTRAL LIBRARY

22 BIT 19656 THE REMAINS OF THE VISITORS STAND AT THE RECREATION GROUND 1942, BATH CENTRAL LIBRARY



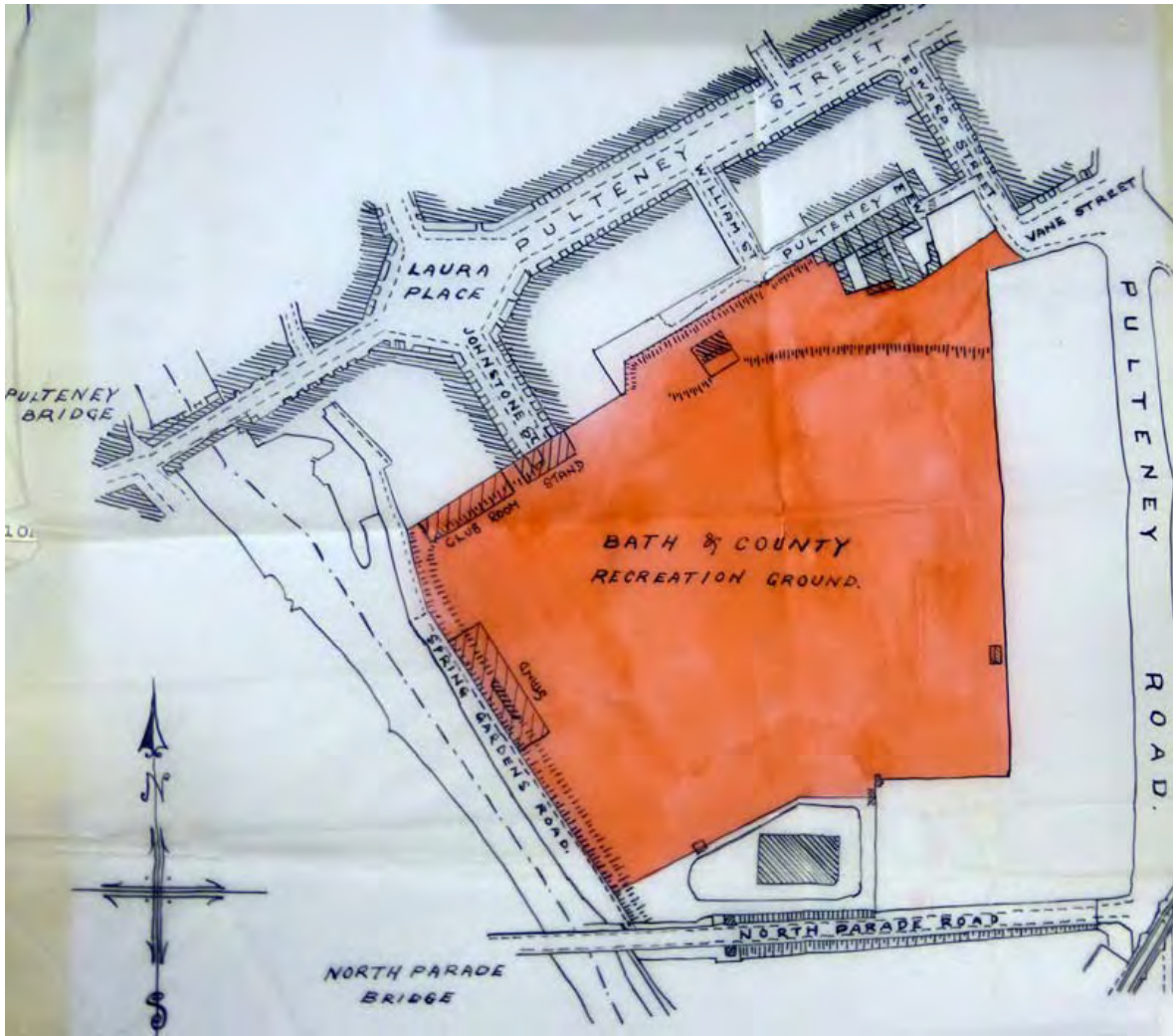
25 1945 VE DAY CELEBRATIONS AT A FUNFAIR ON THE RECREATION GROUND ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY²³



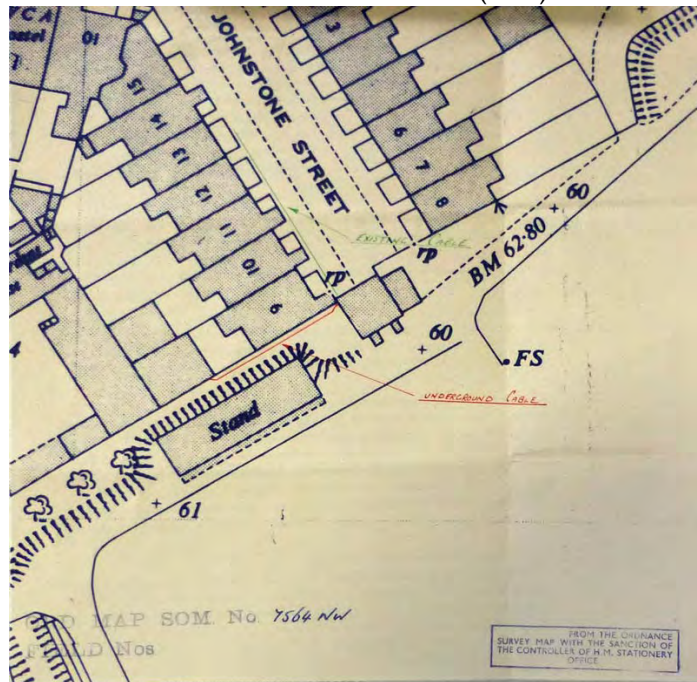
26 1955 PROPOSED CLUBROOM ELEVATION (BRO)²⁴

²³ BIT 18923, VE DAY CELEBRATIONS AT THE FUNFAIR IN THE RECREATION GROUND 1945, BATH CENTRAL LIBRARY

²⁴ BRO: 3085A AND B, RECREATION GROUND AND SPORTS CENTRE ST275096

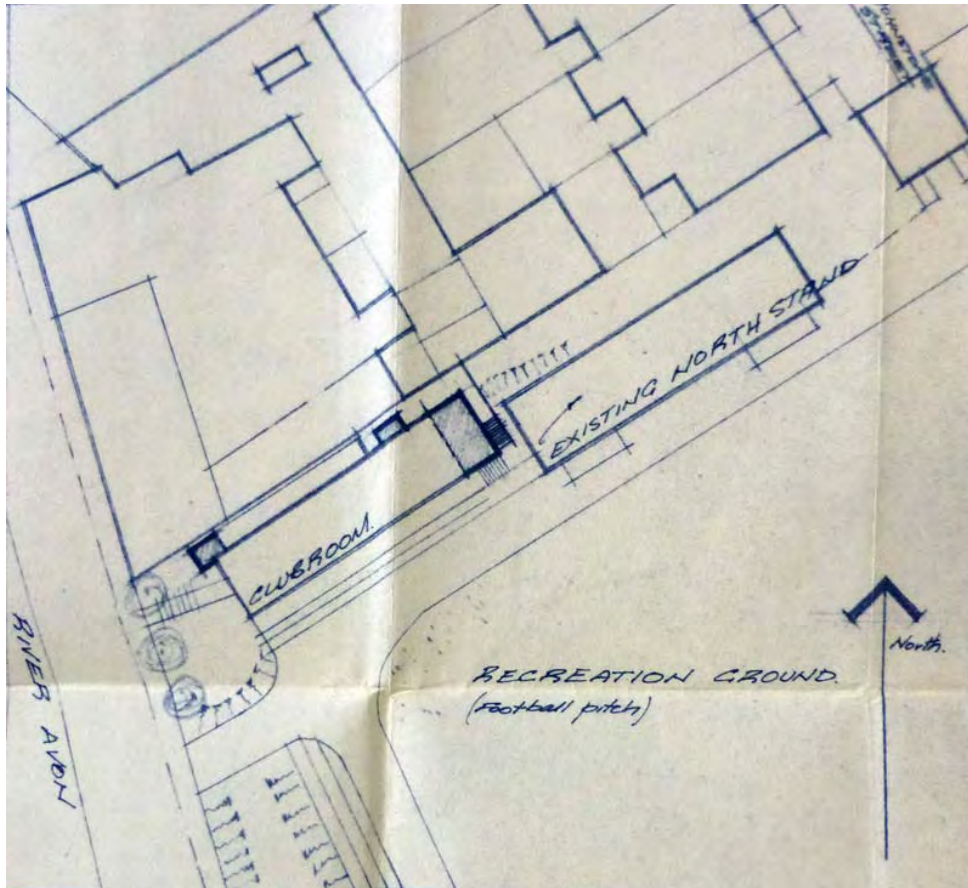


27 1956 PLAN OF THE REC (BRO)²⁵



28 1959 OS MAP WITH THE NORTH STAND (BRO)

25 BRO: 3085A AND B, RECREATION GROUND AND SPORTS CENTRE ST275096



29 1964 PROPOSED EXTENSIONS TO CLUB ROOM WITH EXISTING NORTH STAND (BRO)²⁶



30 PULTENEY WEIR SCHEME UNDER CONSTRUCTION 21 JULY 1971 ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY²⁷

²⁶ BRO: 3085A AND B, RECREATION GROUND AND SPORTS CENTRE ST275096

²⁷ BIT 34176 PULTENEY WEIR SCHEME UNDER CONSTRUCTION 21 JULY 1971, BATH CENTRAL LIBRARY



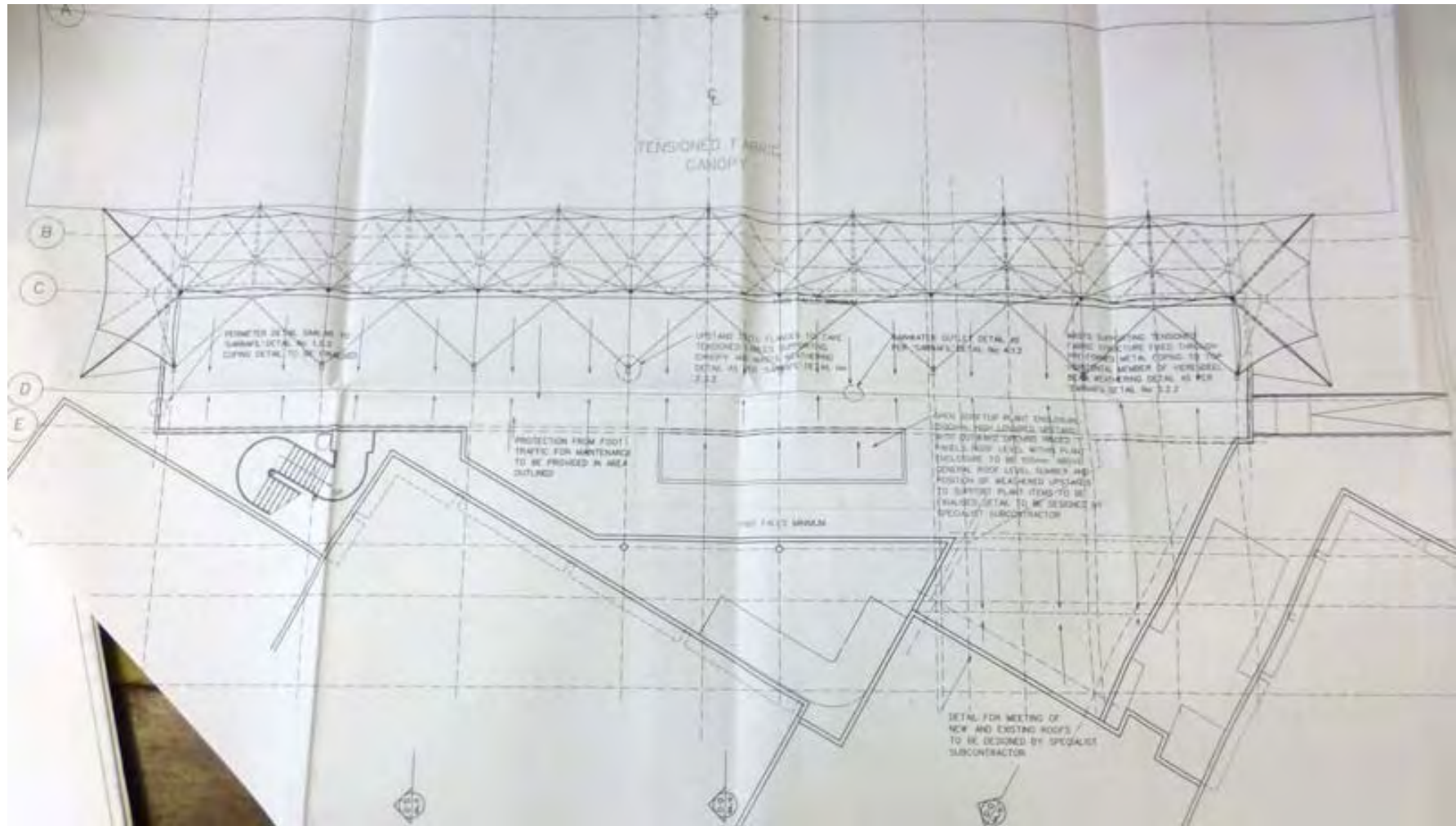
31 1969 BATH BLUES FESTIVAL ON THE RECREATION GROUND ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY ²⁸



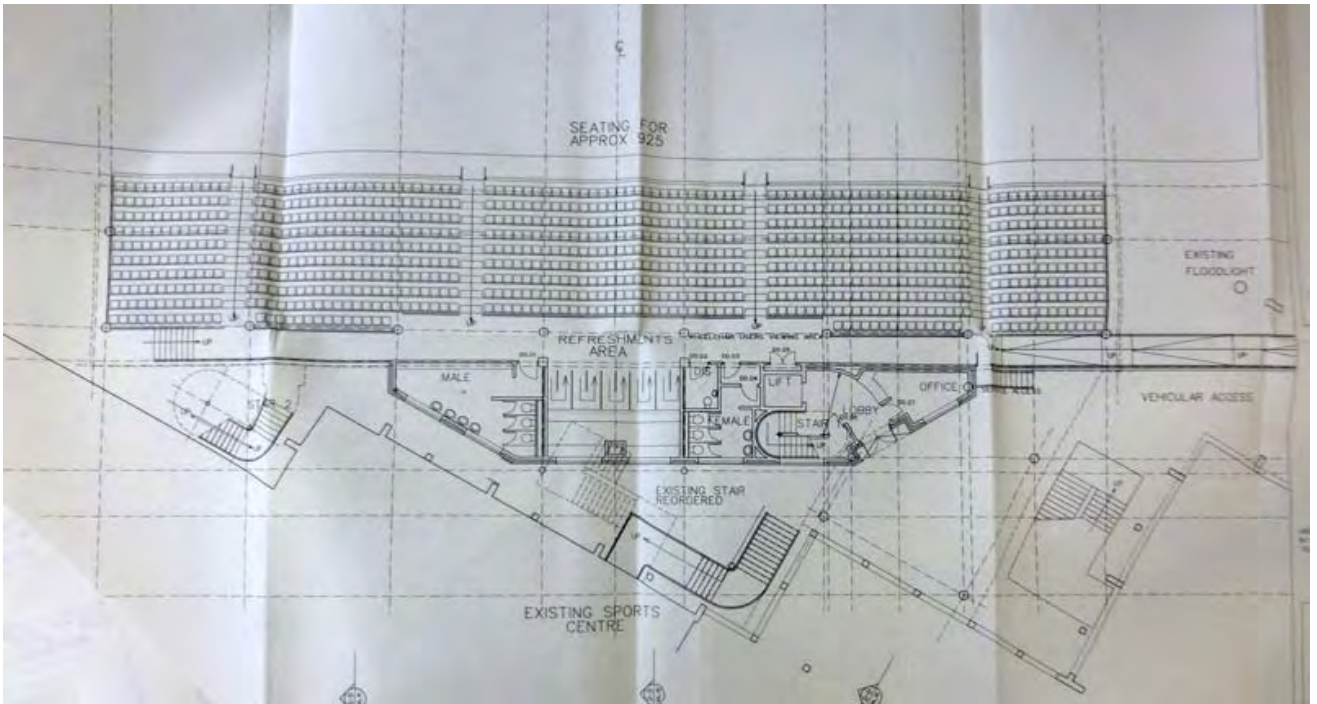
32 MARCH 1975 VIEW FROM GRAND PARADE TOWARDS THE RECREATION GROUND AND NEWLY ERECTED SPORTS CENTRE ©COPYRIGHT BATH IN TIME - BATH CENTRAL LIBRARY ²⁹

28 BIT 19845 1969 BATH BLUES FESTIVAL ON THE RECREATION GROUND, BATH CENTRAL LIBRARY

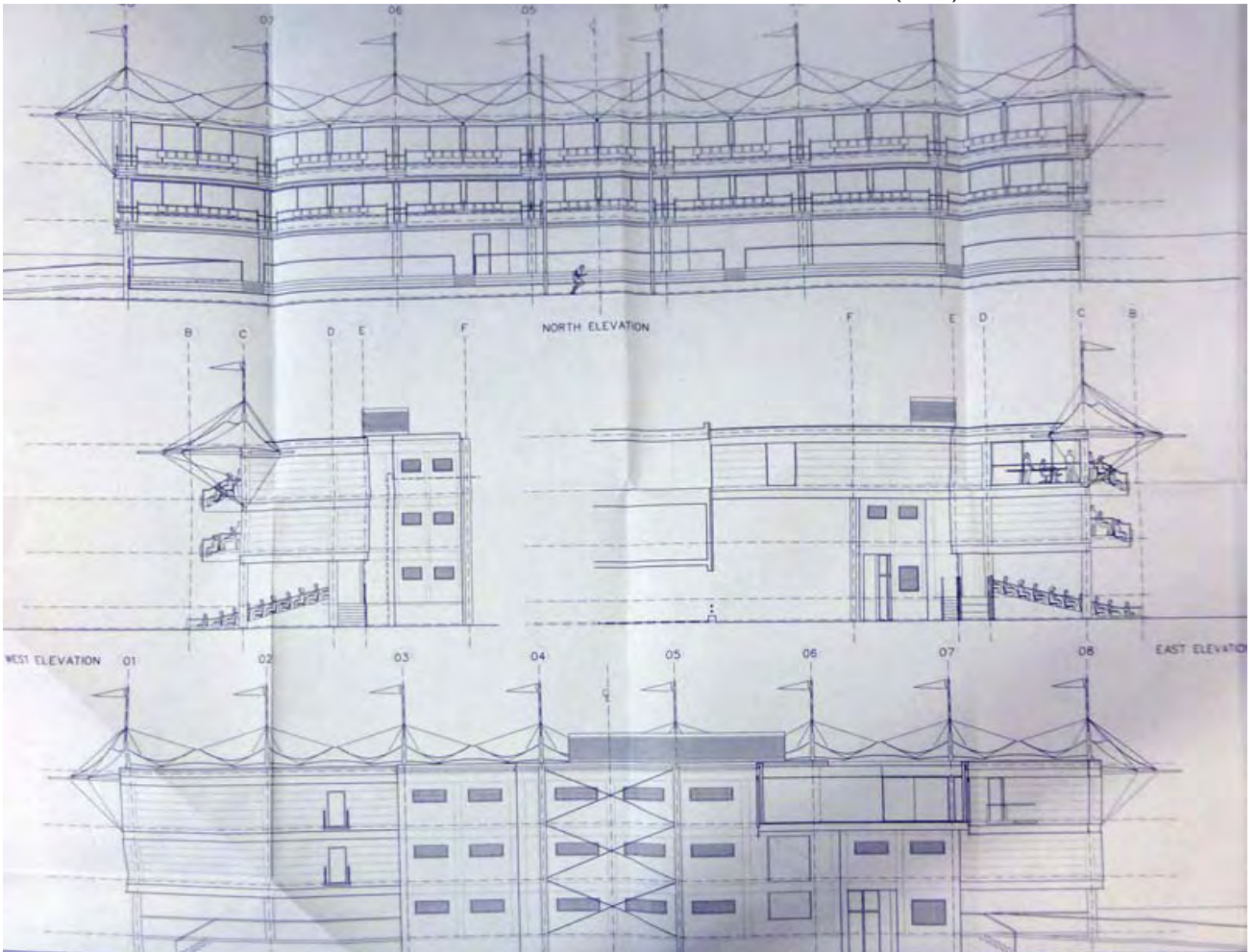
29 BIT 20632 VIEW FROM GRAND PARADE TOWARDS THE RECREATION GROUND, MARCH 1975, JEAN PRATT. BATH PRESERVATION TRUST: BUILDING OF BATH COLLECTION



33 1993 TEACHERS - SOUTH STAND - LOBB PARTNERSHIP (BRO)³⁰



34 1993 TEACHERS - SOUTH STAND - LOBB PARTNERSHIP (BRO)³¹



31 BRO: 3085A AND B, RECREATION GROUND AND SPORTS CENTRE ST275096



35 1995 CONDITION SURVEY - REC BONDARY FENCE (BRO)³²



36 1995 CONDITION SURVEY - REC MAIN STRUCTURAL FRAME (BRO)³³

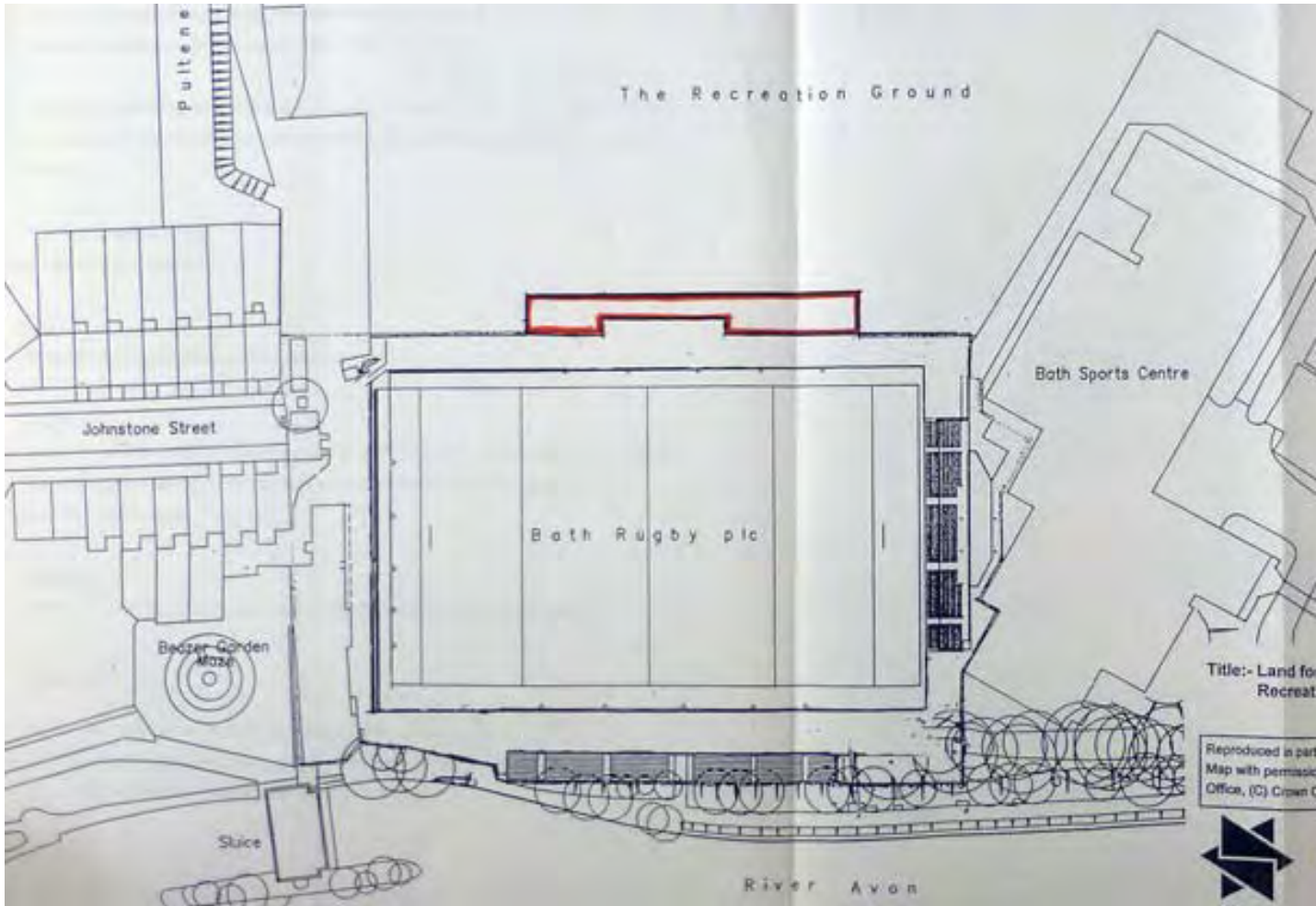


37 1995 CONDITION SURVEY - REC SOUTH ELEV (BRO)³⁴

32 BRO: 3085A AND B, RECREATION GROUND AND SPORTS CENTRE ST275096

33 BRO: 3085A AND B, RECREATION GROUND AND SPORTS CENTRE ST275096

34 BRO: 3085A AND B, RECREATION GROUND AND SPORTS CENTRE ST275096



38 1997 WEST STAND³⁵



39 THE SITE OF THE MILL, MILL HOUSE AND SPRING GARDENS

APPENDIX I - A BRIEF SITE HISTORY

The Site is in close proximity to the site of the diagonal mediaeval weir (dem. 1971) which ran across the river between Bathwick Mill and the Town Mill (originally Monk's mill) on the far bank. Bathwick Mill is recorded in the 1086 Domesday Book with two mills, one for milling wheat and the other for fulling cloth, almost certainly from on or near the site just north of Pulteney Bridge. Savile (Image 1) and Gilmore (Image 2) show it operating throughout the 17th century, the mill island to the north and the leat running beneath the high arch with the wheel, on the eastern side (approximately where the Radial Gate is located). There were tenter rails for drying the finished cloth in the meadow to the east (The Town mill had similar ones on its island). The Mill House beside Bathwick mill was c16th – 17th century.

The river acted as a major highway for transport between both riverbanks. Bath's only bridge until the 1770s was St Lawrence's Bridge (now the 1950s Churchill Bridge). A pedestrian rope ferry or '*Boat Stall*' operated above the weir from Slippery Lane, at the northern end of the mediaeval Boat Stall quay, across to Bathwick meadows. Slippery Lane was originally called Alforde's lane, which suggests this was probably once a shallow part of the river which could be forded, providing a vital link with the Bathwick bank opposite. There was probably a crossing from at least Roman times; Bathwick has yielded a Roman cemetery with numerous graves and other signs of occupation. Savile's c1608 map (Image 1) shows the river crossing with the Boat Stall, the ferryman pulling the boat across by means of a rope strung across between the banks. A path leads directly west (to Claverton) and another leads from the crossing to Bathwick mill. Gilmore's 1694 map (Image 2) shows the footpath on the riverbank opposite Slippery Lane; it also shows several boats using this stretch of the river.

A 1727 survey of Bathwick (Image 3) shows the mill and mill house [39] set in a triangular plot, prior to Spring Gardens. The Horse Ferry is shown with the Claverton footpath and two further paths, one along the riverside, the other veering south-east, following the boundary hedge of West Mead. This large meadow is approximately the site of the present Recreation Ground. Just below the riverside path was '*Withy Bedd Wood*' [40], directly opposite Harrison's Walks. Both Wood's 1735 map (Image 4) and a 1750 map (Image 7) show the crossing point still very much in evidence, prior to Pulteney Bridge, with 3 paths leading to it; the footpath to Claverton, another veering north-east to Bathwick village and the riverside path continuing south past the mill to Widcombe.

The area remained primarily rural, whilst the western Bath bank gradually filled with slaughterhouses, workshops and other commercial properties from the 17th century onwards, the busy Boat Stall quay used for both fishing and commerce. The City markets had expanded inside the wall, on the site of today's Guildhall market, so it seems probable that there was a steady flow of water traffic from the Bathwick side, with produce arriving from the Somerset countryside. There is also documentary evidence of a wharf beside Bathwick mill.

By the early 18th century Terrace Walk, Orange Grove and Harrison's Walks, below his 1708 Assembly Rooms, had become popular venues for promenading, as the influx of visitors to the Spa City increased. Dame Lindsay's Rooms were built beside Orange Grove in the 1720s by John Wood and his Grand Parades

(North and South Parade and Terrace Walk) were built from 1740, with St James' Gardens (now Parade Gardens) adjacent (Image 4).

Spring Gardens opened in the early 1730s directly south of the Miller's House which stood just south-east of Bathwick mill. The pleasure gardens were modelled on London's Vauxhall Gardens, also beside the river.

*On the other side of the New-bridge, erected by William Pulteney Esq. across the Avon, is a public garden called Spring-gardens, very pleasantly and judiciously laid out by Mr Pritchard for the summer amusement and recreation of the inhabitants and company of this city, who may walk here the whole season on paying a subscription of three shillings. Those who do not subscribe, pay six-pence for admission and receive a ticket that entitles them to any thing they choose of that value. Here are public breakfasts and public tea, attended with horns and clarinets, during the summer, the days are uncertain; and also one public evening every week with illuminations, fireworks and entertainments, similar to the London Vauxhall.*³⁶

Contemporary images show ferries and small boats in use from the far bank, and from 1758 covered ferries operated from Whitehall Stairs below South Parade. A c1745 painting by Thomas Robins (Image 5) provides one of the only images of Spring Gardens. It was the longest surviving pleasure gardens in Bath, operating from the early 1730s until its closure in 1796. The 1750 map (Image 7) shows its southern wall bordering the northern boundary of West Mead. Subsequently, the gardens expanded further south onto the north-western corner of the Site. This had happened by 1770 (Image 9) when the new southern boundary appears to be parallel with Harrison's Walks (now the northern part of Parade Gardens). Harcourt Masters detailed 1800 survey of Bath (Image 12) shows the extent to which it covered the Site, although it had closed 4 years earlier.

Bathwick Villa, on the site of Villa Fields, was another popular pleasure garden, often in direct competition with Spring Gardens. It closed in the early 1790s.

All that new built House and Garden in Bathwick, now in the possession of Mr. Ferry — commanding many beautiful views of Bath and the country circumjacent. The Gardens consist of about an acre and a quarter. Laid out in modern taste, with serpentine gravel walks, and valuable shrubbery, evergreens, fishponds, bridges and fruit trees in the highest perfection.

In the 1770s two major redevelopments of Bath took place: Baldwin's magnificent new Guildhall complex and markets and the Pulteney development, linking Bathwick with Bath. The jewel in the crown was Pulteney Bridge, the first new Bath bridge for centuries, linking the City with Somerset on the far side. The elegant Palladian Bridge by Robert Adam was almost unique in having shops lining both sides of the central roadway, which was 25 feet above the river bank. Whilst earlier bridges such as Bristol Bridge and London Bridge were lined with house and shops which had evolved over time, this was an architect designed, purpose built bridge. Its building necessitated the erection of high structural arches on either side to bridge the gap between the bridge's 25 foot high roadway. High structural vaulted arches were erected on what became Argyle Street, some arches still in use today between the footpath along the River and Grove Street. Argyle Street and the

³⁶ Universal British Directory 1793-98 vols 1-2 part 1, a-b

Pulteney development were all built up from ground level, the new road level raised above basement height to match that of Pulteney Bridge. This explains why the houses surrounding the Recreation ground appear so high. Building leases for the houses in Great Pulteney Street specified the lowest floor level being built two feet above the flood marker shown on John Warren's mill beside Pulteney Bridge, Bathwick mill. The Site and adjacent Recreation Ground are at the original ground level, but flood defence schemes have radically improved the flow of the river since then.

The limekiln used for the Pulteney development was built at the end of what became Johnstone Street. It survives as the present clubhouse. Top-charged with stone and fuel (right), the lime was made in a stone domed burning chamber, with an air inlet at the base (the "eye"). The limestone or 'lump stone' was crushed into lumps and successive layers of limestone and wood or coal were built up on grate bars across the eye. When loading, from the top of the kiln, was complete, a fire was kindled at the bottom which gradually spread upwards through the charge. When burnt through, the lime was cooled and raked out through the base.



In 1787 Henrietta Pulteney leased Bathwick Mills to William Matthews and Robert Faulkner, a mealman. The property was described as 'a messuage or tenement on the south-east end of New Bridge lately built by William Pulteney'. The Mill comprised a Grist Mill, adjacent Fulling Mill, the Miller's House and 4 arches lying under the road leading to and from the bridge, together with

*arches and offices...lying partly under the said Mill all in the occupation of Thomas Judd...And the Millers House and offices (A) Also the ground lying behind the Millers House.*³⁷

To the south of the mill was a 'Free Loading place' for boats. The plan (Image 11) shows the proposed 'roads from the bridge intended to be built'.³⁸

In 1793 it was known as the Argyle Mill, after the newly built Argyle Street that led from Pulteney Bridge. The mill was also known for a while as Faulkner's Mills after the owner Robert Faulkner, who erected 13 Argyle Street and no. 8 Pulteney Bridge. The mill was then a thriving business, the flour grinding' mill and cloth fulling mill operating in tandem. There were large fish tanks at the back of the cloth mill containing perch, eels, gudgeons and crayfish. On 14 Sep 1786 the Bath Society of Guardians offered the considerable reward of 5 guineas for information leading to conviction on thieves who had stolen the fish.³⁹ The terrace of houses in Argyle Street had been built, including Faulkner's no. 13 on the extreme left. Laura Place beyond was in the process of being erected. In around 1790 Grimm drew the building materials, including stone from Ralph Allen's quarries, being unloaded at the wharf beside Bathwick Mill.

³⁷ BRO: BC:153/2750/1 27 Dec 1787

³⁸ BC153/2750/1 27 Dec 1787

³⁹ BRO: BC:1442/1786

In 1789 a map shows the proposed Johnstone Street running across the entire length of the Spring Gardens, even though they were still operational. Harcourt Master's map of 1800 (Image 12) shows the outline of the intended development of further streets and houses on much of the Recreation ground. The proposed Great Annandale Street ran in a straight line from the river across the ends of Johnstone, William and Edward Streets. A crescent fronted the river and there was a Circus further east with a road leading straight to Sydney Gardens. An 1810 map continues to show the scheme, Great Annandale Street joining up with the 'New Road to Widcombe', now Pulteney Road, while an 1817 map shows the proposed Annandale Street renamed 'Great George Street', probably to celebrate the prospective George IV becoming Prince Regent in 1811.

At the eastern end of Great Pulteney Street a new hotel, the Sydney Hotel (The Holburne), opened with its own pleasure gardens, Sydney Gardens. Laid out by architect Harcourt Masters in 1795, it far outshone the two Bathwick Pleasure Gardens, the last of which closed in 1796. Breakfasts, promenades and concerts were held there, patronised by members of the Royal Family and regular visitors such as Jane Austen. Ferries still plied between the west bank and Bathwick meadows, below the weir, transporting pleasure seekers to the new gardens, which could be reached by walking across the meadows.

An 1806 a plan of Bathwick mill shows the 'Free Landing Place' [P] just north of the mill. The plan (Image 13) shows the adjacent miller's house (A) with a large bay at the southern end (L) (now incorporated into the former 'Drying Shed' directly north of the Boater inn's beer garden). The 'lane to Widcombe' runs in front of the house continuing beneath Argyle Street through an arched tunnel to Grove Street.

The mill was owned throughout the first half of the 19th century by John Beak, a wealthy miller. The 1815 plan (Image 14) of the mills⁴⁰ shows the distinctive bay of the Mill House as 'Mr Beak's House' with the Duke of Northumberland's stables to the south. The Il Tocco D'Italia restaurant is on the site of the stables, retaining the stone gate piers shown on earlier maps and plans. Its southern boundary is the 1984 Beazer's maze, marking the site of the Spring Gardens. The gates to the later c1760s Spring Gardens are shown at right angles to the Mill House and stables. The plan also shows the riverside footpath as being 20 feet wide.

In 1835 North Parade Bridge was built by architect WT Clark, opening up a further major link with Bathwick and the City via North Parade. North Parade Road, like its counterpart Argyle Street on the eastern side of Pulteney Bridge, was built on a raised viaduct comprising four arches with neo-Jacobean style lodge houses at the eastern end. Spring Garden Road, named after the pleasure gardens, runs beneath the western arch. The ferry from Whitehall Stairs at South Parade opposite continued to operate for a further 3 years until it finally closed in 1838.

The cloth mill had ceased to function by 1838 when the property consisted of 8 Pulteney Bridge, 13 Argyle Street, the 'Water Grist Mills' and 'late Tucking or Fulling mill called Bathwick Mills, together with the Millers House, with right of Fishery and Tonnage for 99 years'.⁴¹ This indicated that the wharf there was still very much in operation. Beak now leased the mill to mealmen Henry and Charles Vallance. The terms of the lease explains why Bathwick mill did not expand like its counterpart across the river, Town mill. The Bathwick Estate

⁴⁰ BC153/2750/6 1815

⁴¹ BRO: BC:153/275/139 June 1838

stipulated that the two mills were not to be let for any 'noisome trades' and there was to be no chimney, flue or furnace erected.⁴² Beak retained the right of tonnage, which meant that he could collect up to 6d. per ton of goods that used his wharf, including coal, timber, corn, hay, straw, dung and manure. He was also at liberty to set up a Navigation Lock in or near the mill weir on the south-west side of Pulteney Bridge, although he does not seem to have taken up this option.

A plan of the mill in 1841 (Image 15) shows the entrance gates to the stables immediately north of the Miller's House, and the gates to Spring Gardens, at right angles. The 1841 Tithe map (Image 16) shows these gates now the entrance to a large yard [181] which encroaches south onto what is now the north-western corner of the Rec. It comes under the same edifice as the mill as a single Bathwick Estate plot. A large yard had formed on the Spring Gardens site, running south along the riverside, later shown on the 1884 map (Image 18) as 'The Victoria Iron and Brass Works' and was listed as Day and English, Brass and Iron Works in Spring Gardens Road, where the two-stroke petrol engine was developed in about 1888. Materials could be unloaded from the river and from the road, so the yard was extremely well located. The remaining plots on West Mead were all gardens, probably all market gardens, set up to feed the growing population in the City. Building work had begun on the section of land between Edward and William Street. The Spring Gardens is still named, although it had closed in 1796, appearing to still be a (much smaller) garden. The 1841 census records James Palmer, a Timber Merchant, living at Spring Gardens with his servant Charles Brackstone. The proposed route of the new railway was also shown, running diagonally through the southern section of ground, now on the far side of North Parade Bridge.

By 1852 large semi-detached villas were being built along the western side of Pulteney Road, effectively cutting into a wide section of the old West Mead on its southern boundary. James Goddard, the last miller and carter, continued to live on in one of the Mill cottages, converted from the Mill House, for several years after the mill's closure in 1888.

The gate pier of the former Spring Gardens and its twin are still in situ as the entrance to the Il Tocco D'Italia restaurant (the former entrance to the stables). Though most of the mill buildings were demolished soon after, at least part of the former Mill House was incorporated into what became a Drying Shed. In the 1890s local builder Alfred Wills took over part of the former mill site for his yard and architect Alfred Taylor built him a timber drying shed constructed on the site of the mill house, probably incorporating part of the old house's walls. A 1984 photograph (right) shows the rear diagonal wall and the former stable gates into Will's yard, as they appear on the 1841 plan and map (Image 15-16) with Beazer's new maze to the south. Wills and Son was later based at 15 Argyle



⁴² BRO: BC153/2750/14 16 Feb 1839

Street, but continued to use the timber drying shed until the c1960s. The property was being used as a boathouse by the late 1970s when it was acquired for the Mountford Construction Company. The property is to the south of the Boater beer garden which once housed another drying shed and subsequently a small mineral water plant.

THE REC

Following the death of the last Duke of Cleveland in 1891, the Bathwick estate was inherited by his great nephew, Captain GW Forester. In 1893 a plan was mooted to unite Parade Gardens and Pulteney Meadows opposite with a pedestrian bridge to create a sporting and cultural adjunct to the spa.⁴³ The following year the large open space of the remaining meadow, West Mead, to either side of North Parade Bridge Road was leased to the Bath and County Recreation Ground by Captain Forester for public use as a sports ground. The plan of the new ground (Image 19) shows much of the former iron works site now incorporated into the Site, the remaining northern part of the yard now Wills and Sons.

The Company was allowed to use the grounds for cricket, lawn tennis, archery, football and other outdoor sports, and to introduce necessary buildings and structures, which included the Cricket Pavilion. Plans were outlined to the shareholders to provide for a cricket pitch, 5 asphalt tennis courts, a croquet area, an area for flooding for ice skating and the revival of Lawn Tennis week. It also undertook to erect proper barriers and a suitable grandstand. The first football pitch (Image 20) was at the north-east end, the 150 foot long grandstand across the end of William Street, prompting the building of the pair of kiosks and turnstiles there.⁴⁴ The County Cricket Pavilion was built on the north side of the ground in 1895 and the first Somerset County Cricket Festival was held on the Recreation Ground in 1897.

In 1900-1 the football pitch was relocated to the west side, where it has remained ever since. The original location appears to have been chosen to avoid the worst of the river flooding, something that did hamper play prior to the 1970 flood defence works and new weir. The new grandstand, now backing onto the riverside path, meant that the spectators did not have the sun in their eyes or meet the full force of the westerlies, especially when it rained. This seems to have been one of the primary reasons for resiting the grandstand. Large canvas screens were also erected to prevent spectators watching the game from North Parade Bridge, dubbed the 'Scotsman's Gallery', A perennial problem for many years. The 1904 OS map (Image 22) also shows a large ice skating rink directly north of North Parade Road (on the site of the later Pavilion).

In 1908 the lease on the Recreation ground was extended for another 21 years and two years later a permanent stand was erected on the north end, followed in 1912 by a temporary open tiered stand at the southern end replacing the stand with rough boards that had also been used for County Cricket. The stand was nicknamed the 'Flowerpots' and remained in situ in the open, in varying forms, for 90 years.

In 1920 £110 was spent on the construction of new stands, repair of terracing and 100 wooden forms for additional spectators. In 1922 (Image 23), just before the 21 year lease came to an end, the Company was able

⁴³ 23 February 1893 , Bath Chronicle and Weekly Gazette

⁴⁴ K Coughlan P Hall 7 C Gale, Before The Lemons, Tempus, 2003, 60

to purchase the land for a sum of £6,050. The southern side accessed from North Parade Road, including the Pavilion Ice Skating Rink, was sold on to Bath Artcraft Ltd, who later conveyed it to the City Council in 1930. In 1925 a new stand was built at the north end of the pitch, called the Pavilion just west of the lime kilns (Image 24). It was 86 foot long and 24 foot deep, with provision for 800 spectators and changing rooms for both teams, 6 baths and 4 hot and cold sprays, lavatories, a secretaries office and committee room. In 1926 a clock was added to the front. The western side of the Recreation ground was leased to Bath Football Club in 1927 and since then a number of long leases for 'the Rec' have continued to be granted to Bath FC, now Bath Rugby Club.

In 1932 a 50 year lease was signed and the following year a new West Stand was constructed with £100 worth of steel scaffolding and corrugated iron sheeting. It was 120 foot long and 10 foot deep, standing 200 spectators along 2 rows, with another 100 seated on a third row.

The north stand was badly damaged and the west stand destroyed by a direct hit during the 3 days and nights of bombing in April 1942 (Image 25). The players had to bathe in the Cross Bath for several years until the new baths were built. During the Second World War 'the Rec' was also used as a parade ground by the Home Guard and for Military Tattoo's, which churned up the pitches.

The Corporation refused to grant a licence for a new north stand, so a temporary west stand was erected. In January 1948 a new north stand was built with seating for 400 and a further 600 standing with showers and dressing rooms below. The Ministry of Works continued to refuse a licence for a new west stand until 1953. It was opened in 1954, along with the clubhouse (Image 27), designed by architect Molly Gerrard, daughter of City architect Alfred Taylor and widow of a Bath rugby player, RA Gerrard. The Recreation Ground was conveyed to the Bath Corporation as a trust in 1956, and inherited by Bath City Council along with the North Parade site.

In 1972 further work was carried out on the north stand and in January 1975 flood lighting was installed. An indoor leisure centre was built facing onto North Parade. In 1993-4 the present Teacher's Stand was erected at the southern end (Image 35-36), with its white sail-like roofs, abutting the 1970s Leisure Centre. By 1995 the west stand was in poor condition, as a survey revealed (Image 37-39). The new stand was erected in 1997 (Image 40).

Bath Rugby Club's lease was renewed in 1995 and in 2002 the 'Rec' became a charitable Trust with the Council as sole Trustee, and a Trust Board established to manage its affairs.

THE FLOOD DEFENCE SCHEME 1969-1971

Following serious flooding of the City in the 1960s a new flood defence scheme was initiated. This involved demolishing the existing weir which had run diagonally between the two mediaeval mills and building the new horseshoe shaped weir which remains today. A radial gate, a type of lock, was installed to automatically allow flows to pass through Bath when the river was in flood, but retain a water level upstream when the flows had reduced.

A series of photographs (Image 31) show the radical excavation of the riverside and the weir. The Wills

and Son builders' yard was demolished, including the 18th century wall of the extended c1760s spring gardens and its gate posts. The current wall running north of the Site entrance has been rebuilt, re-using keyed ashlar blocks from another site.

The Beazer Garden maze, designed by maze artists Randoll Coate and Adrian Fisher, was created on the site of the 1730's Spring Gardens in 1984. Named after Cyril Beazer of C H Beazer (Construction), the small grass maze has in the centre a mosaic of the stone Roman Gorgon's head found in the 18th century.

Today, the steps down from Argyll Street lead past a café to the former mill site. An open, undeveloped sandy patch with riverside railings, little has been done to follow up the potential of the 1984 maze as a place of leisure and entertainment. The huge radial gate looms over the open area, blocking the riverside view of the weir and the City beyond, together with the unkempt beer garden, the derelict drying shed and muddy riverside path in the shadow of one of the most important and elegant 18th century bridges in Europe.