

Assessment of Historic Environments Site Allocations

Undertaken in preparation of the Local Plan Partial Update

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Introduction

During the preparation of the Local Plan Partial Update, analysis of the potential heritage impact of each site allocation was undertaken by planning policy officers, in correspondence with other internal consultees.

The tables set out in this document comprise the heritage-related analysis that was carried out for each of the sites.

The analysis comprised:

- Identification of any heritage assets which could be impacted by the site allocation
- Research into the significance of each of the heritage assets
- Assessment of any potential impact that the allocation of the site, and related development scenarios, could have on the significance of the heritage assets
- Suggestions as to how allocation policy wording could seek to ensure that any harmful impact was mitigated.

This analysis was used in the preparation of the site allocation policy wording.

Assessment of Historic Environment

Site: Bath Riverside – SB8

The site was first allocated for residential led development in Policy GDS.1/B1 of the Bath and North East Somerset Local Plan (October 2007). This policy was supported by a Master Plan Supplementary Planning Document (March, 2008). The principles of GDS.1/B1 were rolled forward into Placemaking Policy SB8 in 2017, and the Master Plan Supplementary Planning Document continued to give further guidance in respect of the implementation of this policy. Adopted Site Allocation Policy SB8 is proposed to be updated as part of the Local Plan Partial Update. The 2008 SPD continues to provide guidance on policy implementation.

The first phase of development on the main site has delivered over 800 new dwellings, provided new and refurbished bridges and enhanced public realm and open spaces. The second phase of development will offer a high-density urban form residential redevelopment to be delivered over the next ten-year period, on various parcels of land making up the site allocation.

Various published documents exist which set out information relating to the site’s historic environment, including:

- Bath Western Riverside Supplementary Planning Document: <https://beta.bathnes.gov.uk/policy-and-documents-library/bath-western-riverside>, including an EIA Environmental Appraisal: <https://beta.bathnes.gov.uk/sites/default/files/2020-01/Bath%20Western%20Riverside-AppendixBEnvironmentalAppraisal.pdf>
- Brassmill Lane, Locksbrook and Western Riverside Character Appraisal ,Bath Conservation Area: https://beta.bathnes.gov.uk/sites/default/files/2020-01/brassmill_locksbrook_and_western_riverside_web.pdf

Heritage Asset	Designated or Non-Designated	Heritage Significance	Potential Impact of Allocation on Heritage Significance
City of Bath World Heritage Site	Designated	Hot springs, Roman archaeology, Georgian town planning and architecture and green setting / landscaping.	Potential impact on WHS due to height, design and layout of buildings across the site. Updated policy wording should require detailed historic environment

			assessment be undertaken, including specific reference to WHS. Policy wording should encourage future site design to be heritage-led and of a high quality.
Great Spa Towns of Europe World Heritage Site	Designated	<p>Bath-specific significance currently being assessed.</p> <p>Information from UNESCO World Heritage Site website regarding Great Spa Towns:</p> <ul style="list-style-type: none"> • Developed around natural mineral water springs. • Bear witness to the international European spa culture that developed from early 18th century to the 1930s, leading to the emergence of grand international resorts that impacted urban typology around ensembles of spa buildings. • Related facilities (gardens, assembly rooms, casinos, theatres, hotels and villas, support infrastructure) all integrated into an overall urban context that includes a carefully managed recreational and therapeutic environment in a picturesque landscape. • Embody the significant interchange of human values and developments in medicine, science and balneology. 	<p>The OUV and attributes for the Great Spa Town World Heritage inscription for Bath have not been sufficiently developed in order to enable an assessment of significance and the impact of development to be undertaken. However, at this stage and based on the description of all 11 spa towns on the UNESCO World Heritage Site website it is not considered the proposed allocation would harm the significance of this heritage asset.</p>

<p>Bath Conservation Area</p>	<p>Designated</p>	<p>Set out in Draft Brassmill Lane, Locksbrook and Western Riverside Character Appraisal Bath Conservation Area. https://beta.bathnes.gov.uk/sites/default/files/2020-01/brassmill_locksbrook_and_western_riverside_web.pdf</p> <ul style="list-style-type: none"> • The River Avon forms a binding theme for the Character Area, providing a distinctive character and associated land uses. • The area has historic associations with the 1720s Avon Navigation Scheme and the Great Western Railway • Remnants of industrial and transport history survive throughout the area, such as Weston Locks, Dolphin Bridge, Victoria Suspension Bridge and parts of Twerton Suspension Bridge. • Diversity of character is achieved through the mix of commercial, leisure and residential uses • Innovative commercial architecture in the Character Area includes buildings for Herman Miller, Rotork and the former Bath Cabinet Makers' factory, Lower Bristol Road. • There are some good examples of 21st century regeneration on brownfield sites, such as the former Twerton Mill site on Lower Bristol Road. 	<p>Potential impact on significance of Conservation Area and its setting due to height, design and layout of buildings across the site. Updated policy wording should require detailed historic environment assessment be undertaken, including specific reference to assessment of the Conservation Area. Policy wording should encourage future site design to be heritage-led and of a high quality.</p>
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		<p>See Character Appraisal document for detailed info on:</p> <p>Key characteristics - pages 7 – 8 Historic development - pages 9 – 11 Cultural influences – page 12 Archaeology – page 13 Landmarks and views – page 14 Land uses and their influence – page 15 Buildings, architectural quality and townscape – pages 16 – 18 Materials and detailing – pages 19 – 20 Streets and movement – pages 21 – 22 Trees, open space, parks and gardens – page 23 Night-time character – page 24</p>	
<p>Historic Park – Royal Victoria Park (Grade I listed park)</p>	<p>Designated</p>	<p>Grade I listed public park laid out to a design by Edward Davis and opened by Princess Victoria in 1830.</p> <ul style="list-style-type: none"> • Date: the park is an especially early example of a municipal park. • Design: although enhanced, the park’s design is essentially unchanged from its original layout of 1830. • Designer: Edward Davis, who planned the park in 1829, was the City Architect and thus closely associated with Bath. • Historic interest: an important new component of early C19 Bath, and the first park in England to be named after the then Princess Victoria. 	<p>Glimpsed longer distance views of site from park. Potential impact on park due to height, design and layout of buildings across the development site.</p> <p>Updated policy wording should require detailed historic environment assessment be undertaken, including specific reference to Royal Victoria Park. Policy wording should encourage future site design to be heritage-led and of a high quality. Policy should also ensure that development does not detract</p>

		<ul style="list-style-type: none"> • Structures and features: the park has numerous listed structures. • Planting: beginning with the founders' ambition for this to be a major arboretum, and via the creation of a Horticultural and Botanical Garden in 1839 (extended 1887 and later), Victoria Park is richly planted. • Group value: the park lies centrally within the Bath World Heritage Site and is overlooked by the Royal Crescent. 	<p>from important views over the site.</p>
<p>Various listed buildings and structures within close vicinity of the site</p>	<p>Designated</p>	<ul style="list-style-type: none"> • 11-24 Victoria Buildings, Lower Bristol Road (Grade II listed) - Fourteen terrace houses. Mid C19. https://historicengland.org.uk/listing/the-list/list-entry/1395096?section=official-list-entry • Belvoir Public House, 31, 32 33, Lower Bristol Road - Nos 32-33, together with No.31 and the adjoining terrace of Park View were built between 1840 and 1886 as artisans' dwellings for the growing workforce of Bath. Nos 32 and 33 were quickly adapted and extended for commercial use by 1886, with No. 33 converted to form the Belvoir Castle Public House. Though already extended southwards to the pavement edge by 1886, it is likely that the present architect-designed pub frontage was added after 1886. https://www.somersetheritage.org.uk/record/62369# 	<p>Potential impact on setting of various listed buildings and structures within the vicinity of the site, due to height, design, and layout of potential development. Updated policy wording should require detailed historic environment assessment be undertaken, including assessment of impact on listed buildings located within the vicinity of the site. Policy wording should encourage future site design to be heritage-led and of a high quality. Policy wording should also seek to ensure that the view of the site from important heritage assets is considered.</p>

		<ul style="list-style-type: none"> • 1 – 6 Park View - Six terrace houses. Mid C19. Row of cottages set back from and at right angles to Lower Bristol Road, with gardens to front and rear, at far end main railway line. https://historicengland.org.uk/listing/the-list/list-entry/1394334?section=official-list-entry • Charlton House, 6, 7 And 8, Charlton Buildings (Grade II listed) - Three terrace houses. Late C18 or early C19. These are rare survivals in a road substantially developed with commercial property during the C20, but empty and in poor condition at the time of survey (February 1994). • Victoria Bridge (Grade II* listed) - A little known suspension bridge across the Avon designed by J. Dredge of Bath using principles he patented after his failure in the Clifton bridge competition and completed in 1836. The suspension rods are inclined outwards towards the piers between the deck and catenary chairs, now used by pedestrians only. The decreasing number of chains used towards the centre of the catenary, together with increasing inclined suspension rods are his main features, clearly displayed in this bridge. https://www.somersetheritage.org.uk/record/61755# • 1 – 6 Albion Terrace - Terrace of six houses. c1820. A characteristic late Regency terrace, Albion Terrace formed part of the western expansion of Bath and would have stood on the very periphery of the city when first built. 	
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		<p>https://historicengland.org.uk/listing/the-list/list-entry/1394104?section=official-list-entry</p> <ul style="list-style-type: none"> • 8, 9 Albion Place (Grade II listed) - Formerly two houses, now house and shop. c1790. They formed part of the westward expansion of the city at this time, and would, when built, have been on the city's periphery. The rest of Albion Place has been replaced with a modern garage. https://historicengland.org.uk/listing/the-list/list-entry/1394106?section=official-list-entry • Sterling House Upper Bristol Road (Grade II listed) - House, now offices, on sloping site. c1790. A house is shown in this position on Harcourt Masters's 1793 map of Bath, then right on the edge of town. • 1 and 2 Down House Upper Bristol Road (Grade II listed) - A pair of houses, originally one house, c1820. A pair of Bath stone shallow vases with mask ornament flank the door openings. https://historicengland.org.uk/listing/the-list/list-entry/1395450?section=official-list-entry • Kelso House: former gas works offices, Upper Bristol Road (Grade II listed) - Offices of utility company, now offices. 1858-1859. First plans for bringing gas to Bath date from 1815. In 1819 an Act was passed confirming the company's right to light the city. The first gasometers, on this site, were housed within windowless wooden sheds. Local 	
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		<p>coal enabled gas to be produced cheaply. The 1858 campaign of rebuilding the premises reflected the company's success. The Bath Directory for 1858 records that a T Gill was Chairman of Directors of the Gas Company, possibly connected with the architect. A conservative design, firmly in the Georgian idiom, but serving a very modern enterprise. Indicative of the growing importance of utilities companies at this date, and of their desire to establish an image of solid respectability. Gas production ceased on this site in 1971 and the works suffered major demolition in 1983.</p> <p>https://historicensland.org.uk/listing/the-list/list-entry/1395451?section=official-list-entry</p> <ul style="list-style-type: none"> • Kelso Villa (Grade II listed) - House, former Superintendent's house for works of the Bath Gas Light and Coke Company, now offices. 1858-1859. An unusually imposing building of this sort, embodying the growing prestige of utilities companies and their desire to project an image of solid respectability. It possesses considerable group value with the adjoining former offices of the Gas Company. <p>https://historicensland.org.uk/listing/the-list/list-entry/1395452?section=official-list-entry</p> <ul style="list-style-type: none"> • 1 – 9 Lark Place (Grade II listed) Terrace of houses. c1840. Well-preserved row of modest houses on the outskirts of the city, still very much in the late Georgian tradition. 	
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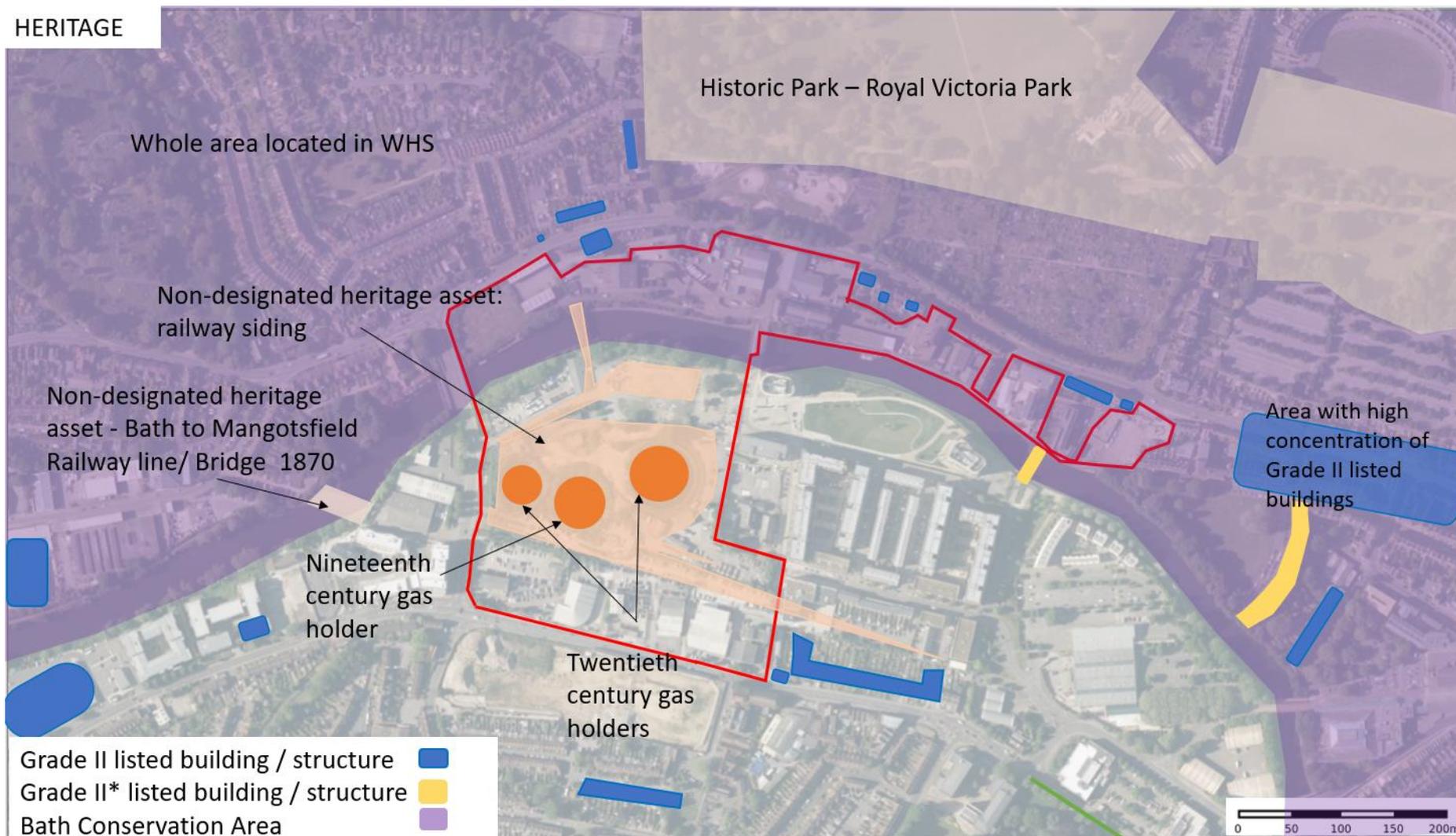
		<p>https://historicengland.org.uk/listing/the-list/list-entry/1394760?section=official-list-entry</p> <ul style="list-style-type: none"> • Norfolk Crescent (Grade II*) - Norfolk Crescent. 19 houses. An important feature of the late C18 developments in Kingsmead. Terminating the area of pre-Victorian Bath. Built up on arches beside the river in 1792, the Crescent was the centrepiece of an intended large development which was to have included a further street entering at right angles to the centre, but the project was hit by the financial crisis of 1793 and only completed in its present form after 1810. <p>https://www.somersetheritage.org.uk/record/66753#</p>	
Railway Siding	Undesignated	<p>Information on South West Heritage Trust: https://www.somersetheritage.org.uk/record/66423#</p> <p>A railway siding connected the Bath Gas works to the Midland to Mangotsfield railway line and Somerset and Dorset Joint Railway. The railway siding layouts close to the gas works are expanded significantly in the early 20th century.</p>	Potential for development to impact archaeology relating to gas works within site. Updated policy wording should require detailed historic environment assessment be undertaken, including assessment of potential impact on archaeology.
Nineteenth Century railway bridge	Undesignated	<p>Information on South West Heritage Trust: https://www.somersetheritage.org.uk/record/60784#</p> <p>This iron panel bridge was erected to join the two sites on either side of the river Avon belonging to the Bath Gas Light and Coke Company, following the connection of the</p>	Potential harm if bridge proposed for removal as part of development plans. Updated policy should require detailed historic environment assessment, including assessment of undesignated heritage assets.

		<p>gasworks with a siding from the Midland Railway (constructed in 1869).</p> <p>Comment from Conservation Officer: The bridge should be retained as evidence of Bath's more industrial history. A survey and repair/maintenance and possibly some interpretation for people using the towpath would be welcomed.</p>	
Gas Works	Undesignated	<p>An early gas works, one of the first fifteen centralised gas works built in the country, was present within the site. It was originally built outside of dense residential settlement, but was later enclosed by Baths expansive development in the 19th C. The works are remodelled by 1875, and expand further in the 20th C. Evidence from geotechnical excavations also demonstrates that some of the mains which carried gas between the various processes and distributed gas from the site are present beneath the current ground surface. A stone-built wall survives above ground at the south-eastern edge of the site. The Gas works closed in 1971 due to the introduction of North Sea gas.</p>	<p>Potential for development to impact archaeology relating to gas works within site. Updated policy wording should require detailed historic environment assessment be undertaken, including assessment of potential impact on archaeology.</p>
Various nineteenth century and twentieth century gas holders. Main gas work site	Undesignated	<p>Main gas works site: https://www.somersetheritage.org.uk/record/67011# The central of the three gas holders at the Bath Gas Works is the oldest of the three, built around 1867. Now removed.</p>	<p>Gas holders now removed. Potential for development to impact archaeology relating to gas works within site. Updated policy wording should require detailed historic environment assessment be undertaken,</p>

<p>and Westmark Site.</p>		<p>https://www.somersetheritage.org.uk/record/67871# A second gas holder, was built sometime between 1902 and 1918. Probably before the first world war. Now removed.</p> <p>https://www.somersetheritage.org.uk/record/67872# A third gas holder was built on the site probably in 1926. It was significantly larger than the two previous holders. Now removed.</p> <p>Westmark Site:</p> <p>https://www.somersetheritage.org.uk/record/68138# A nineteenth century gasometer is visible on the 1846 Weston tithe map, and was probably one of the first at the Bath gas works. It was removed by 1904.</p> <p>https://www.somersetheritage.org.uk/record/68139# A second gas holder was built to the south of the first on the northern area of the gasworks before 1856. It was removed before 1936.</p>	<p>including assessment of potential impact on archaeology.</p>
<p>Roman cemetery (Westmark Site)</p>	<p>Undesignated</p>	<p>Roman coffin and urn burial was found 1815. https://www.somersetheritage.org.uk/record/68140#</p>	<p>Potential for development to impact archaeology. Updated policy wording should require detailed historic environment assessment be undertaken, including assessment of potential impact on archaeology.</p>
<p>Bronze Age sword find</p>	<p>Undesignated</p>	<p>Bronze Age sword discovered near the gasometer in a stone coffin in 1849, c.30ft below ground level. https://www.somersetheritage.org.uk/record/62104#</p>	<p>As above.</p>

(Westmark Site)			
Destructor Bridge		<p>https://www.somersetheritage.org.uk/record/60777# When the Midland Road Bridge by Green Park Station was dismantled and replaced in 1905, it was arranged for the old bridge to be re-erected at the end of Midland Road to give access to the new Destructor Works.</p> <p>Bridge remodelled as part of phase 1 BWR works. Now open to public again (cars and pedestrians).</p>	Bridge remodelled as part of phase 1 BWR works. Now open to public again (cars and pedestrians).
Destructor Works	Undesignated	<p>https://www.somersetheritage.org.uk/record/60776# The problem of disposing of the city's waste, which had reached crisis level by the end of the 19th century, was solved by the erection of a Waste Destructor (Incinerator) and recycling plant. Its tall ornamental chimney was a distinctive landmark. Although enlarged in 1913, it was due for renewal in the 1930s, but the intervention of the war delayed this decision and by the 1950s better means of disposal were found and the works were demolished. The site has been rebuilt in recent years as a waste collection centre.</p>	Potential for development to impact archaeology relating to historic use of the site as Destructor Works. Updated policy wording should require detailed historic environment assessment be undertaken, including assessment of potential impact on archaeology.

Map showing Heritage Assets – Bath Riverside



Assessment of Historic Environment

Site: Locksbrook Creative Industry Hub – Policy SB22

Heritage Asset	Designated or Non-Designated	Heritage Significance	Potential Impact of Allocation on Heritage Significance
<p>City of Bath World Heritage Site</p>	<p>Designated</p>	<p>Hot springs, Roman archaeology, Georgian town planning and architecture and green setting / landscaping.</p>	<p>Application 15/04810/FUL was permitted in 2015 for the change of use of the Grade II listed Herman Miller building from furniture production (Use Class B2) to an academic space comprising technical workshops, studio space, teaching space and office accommodation (Use Class D1). The development had a degree of impact on the World Heritage Site by virtue of introducing an educational use in an area which is currently characterised by industrial and residential uses but this impact was not considered to be a harmful one and did not undermine the significance of this asset.</p> <p>External and internal proposals associated with the change of use were permitted through applications 17/02033/FUL and 17/02034/LBA. The Outstanding Universal Values of the World Heritage Site were</p>

			<p>considered to be preserved by the proposals.</p> <p>Potential impact on OUVs of WHS through proposed redevelopment of buildings to the north of the site, in terms of building heights, design, and layout. Allocation policy wording should require development to have regard to its location within the World Heritage Site and its Outstanding Universal Values including the green setting of the city.</p>
<p>Great Spa Towns of Europe World Heritage Site</p>	<p>Designated</p>	<p>Bath-specific significance currently being assessed.</p> <p>Information from UNESCO World Heritage Site website regarding Great Spa Towns:</p> <ul style="list-style-type: none"> • Developed around natural mineral water springs. • Bear witness to the international European spa culture that developed from early 18th century to the 1930s, leading to the emergence of grand international resorts that impacted urban typology around ensembles of spa buildings. • Related facilities (gardens, assembly rooms, casinos, theatres, hotels and villas, support infrastructure) all integrated into an overall urban context that includes a carefully managed 	<p>The OUV and attributes for the Great Spa Town World Heritage inscription for Bath have not been sufficiently developed in order to enable an assessment of significance and the impact of development to be undertaken. However, at this stage and based on the description of all 11 spa towns on the UNESCO World Heritage Site website it is not considered the proposed allocation would harm the significance of this heritage asset.</p>

		<p>recreational and therapeutic environment in a picturesque landscape.</p> <ul style="list-style-type: none"> • Embody the significant interchange of human values and developments in medicine, science and balneology. 	
<p>Bath Conservation Area</p>	<p>Designated</p>	<p>Set out in Draft Brassmill Lane, Locksbrook and Western Riverside Character Appraisal Bath Conservation Area. https://beta.bathnes.gov.uk/sites/default/files/2020-01/brassmill_locksbrook_and_western_riverside_web.pdf</p> <ul style="list-style-type: none"> • The River Avon forms a binding theme for the Character Area, providing a distinctive character and associated land uses. • The area has historic associations with the 1720s Avon Navigation Scheme and the Great Western Railway • Remnants of industrial and transport history survive throughout the area, such as Weston Locks, Dolphin Bridge, Victoria Suspension Bridge and parts of Twerton Suspension Bridge. • Diversity of character is achieved through the mix of commercial, leisure and residential uses 	<p>Application 15/04810/FUL (change of use of Hermann Miller bldg. to educational use) permitted. The development had a degree of impact on Bath Conservation Area by virtue of introducing an educational use in an area which is currently characterised by industrial and residential uses but this impact was not considered to be a harmful one and did not undermine the significance of this asset.</p> <p>External and internal proposals associated with the change of use were permitted through applications 17/02033/FUL and 17/02034/LBA. The City of Bath Conservation Area was considered to be preserved by the proposals.</p> <p>Permission 20/00023/FUL for the redevelopment of the Plumb Centre and erection of mixed use building approved. Committee report</p>

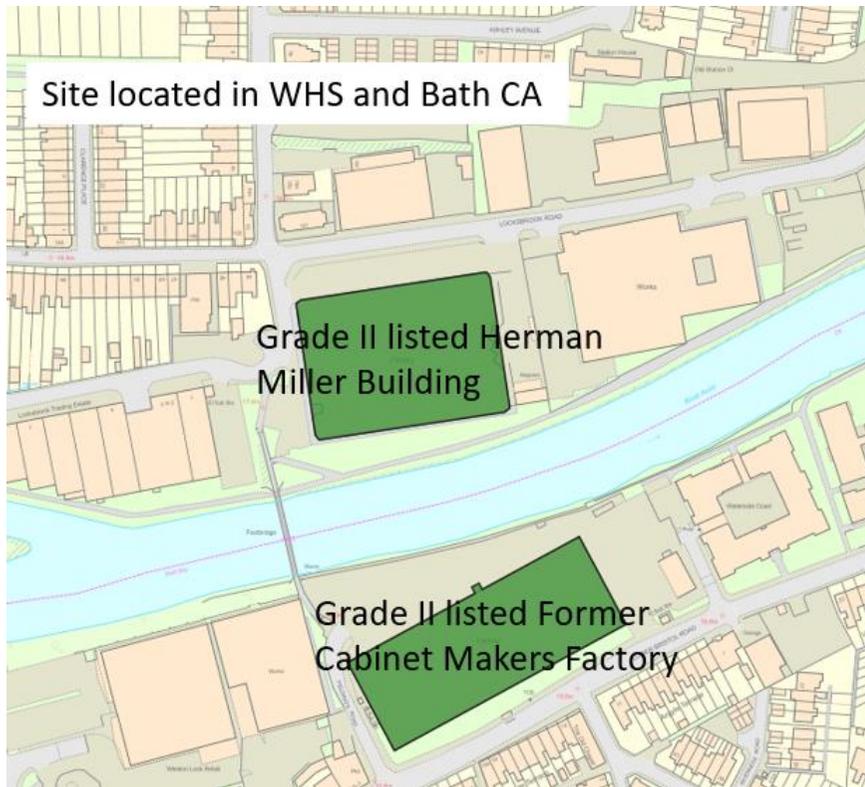
		<ul style="list-style-type: none"> • Innovative commercial architecture in the Character Area includes buildings for Herman Miller, Rotork and the former Bath Cabinet Makers' factory, Lower Bristol Road. • There are some good examples of 21st century regeneration on brownfield sites, such as the former Twerton Mill site on Lower Bristol Road. <p>References to the site itself:</p> <ul style="list-style-type: none"> • In the 20th century, furniture producers such as Bath Cabinet Makers and Herman Miller built factories around Lower Weston and Locksbrook, and other light industrial concerns shaped the landscape with industrial estates in the area since the Second World War. • Herman Miller Factory considered to be an Anchor Building within the CA. • The Herman Miller building on Locksbrook Road (c. 1975) has cream fibreglass cladding and bronzed windows; a rare example of a good modern building in this area. • Innovative commercial architecture in the Character Area includes buildings for Herman Miller, Rotork and the former Bath Cabinet Makers' factory, Lower Bristol Road. 	<p>considered that the character and appearance of the Conservation Area would be preserved.</p> <p>Allocation policy wording should ensure that any future development plans for the site (including redevelopment of Plumb Centre and development of 2 smaller buildings within the site boundary) should have regard to its location within Bath Conservation Area.</p>
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		<ul style="list-style-type: none"> Plumb Centre building considered to be negative building / townscape feature. 	
The Herman Miller Factory	Designated	<p>The Herman Miller Factory - Grade II listed</p> <p>https://historicengland.org.uk/listing/the-list/list-entry/1415261?section=official-list-entry</p> <ul style="list-style-type: none"> Built 1976-7 to designs by Nicholas Grimshaw of Farrell & Grimshaw Architects for the American furniture company Herman Miller Inc Architectural interest: it is an important early work by one of Britain's foremost contemporary architects, and expresses many of the key features of the British High Tech Movement Technological interest: it is a very good example of an industrial building of the 1970s, built for a forward thinking client that demanded a fully flexible building which promotes the democracy and equality of their workplace and which reflected the avant-garde design solutions of the company's furniture products; Historic interest: it is an important reminder of the history and development of furniture design and manufacturing in Bath, and in particular the prominent role this industry had in the production of influential and in some cases iconic, modern C20 furniture pieces; 	<p>Application 15/04810/FUL was permitted in 2015 for the change of use of the building from furniture production (Use Class B2) to an academic space comprising technical workshops, studio space, teaching space and office accommodation (Use Class D1). Impact of change of use considered during this application.</p> <p>External and internal proposals associated with the change of use were permitted through applications 17/02033/FUL and 17/02034/LBA. It was concluded that the public benefits of the proposals outweighed the identified 'less than substantial harm' to the building and accordingly the impact of the proposed development on this Grade II listed building was acceptable.</p> <p>Permission 20/00023/FUL for the redevelopment of the Plumb Centre and erection of mixed use building approved. Impact considered in committee report - results in only</p>

		<ul style="list-style-type: none"> Group value: it forms an apposite grouping with the Grade II listed Bath Cabinet Makers Factory, situated on the other side of the river, which was bought by Herman Miller in the early 1970s. <p>Notes from Conservation Officer on application 15/04810/FUL: The Grade II listed building was designed and built for the American furniture company, Herman Miller to designs of celebrated architect Nicholas Grimshaw of Farrell & Grimshaw Architects between 1976 and 1977. It is regarded as an innovative design not least due to the deliberate flexibility of the building in order to meet with the continuing changing requirements of the occupier/user.</p>	<p>very minor harm to the setting of the Herman Miller building. This identified harm was considered to be outweighed by the public benefits of the proposal.</p> <p>Allocation policy wording should ensure that any future development plans for the site (including redevelopment of Plumb Centre and development of 2 smaller buildings within the site boundary) responds to any listed buildings within the area, including the Hermann Miller building.</p>
<p>Former Cabinet Makers Factory</p>	<p>Designated</p>	<p>Grade II listed: The former BCM Factory in Bath, built in 1966-67 to designs by the architect Brian Henderson, a partner in the notable firm of Yorke, Rosenberg and Mardall (YRM), is the first building in Britain to use Mero space frame technology, one of the first widely commercially available space grid systems invented in Germany in the 1940s. The building is also an example of the early use of neoprene in parts of its external cladding and pre-fabricated patent glazing. The innovative, cost-effective, functional design and architectural detailing of the BCM factory, influenced by contemporary American industrial architecture and adopting the style and idiom of the architect Mies van der</p>	<p>Potential impact on setting of this listed building due to location directly opposite across the River Avon.</p> <p>Allocation policy wording should ensure that any development at the site responds to the surrounding Listed Buildings and structures.</p>

		<p>Rohe, was very well received and awarded at the time. Its social historic interest lies in the fact that the design and layout of the factory, which is flexible, light and moves away from the historic separation of workers area and managers office, is a clear expression of the general post-war search for better working standards.</p>	
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Map showing Heritage Assets – Locksbrook Creative Industry Hub



Assessment of Historic Environment

Site: Weston Island – SB23

Heritage Asset	Designated or Non-Designated	Heritage Significance	Potential Impact of Allocation on Heritage Significance
<p>City of Bath World Heritage Site</p>	<p>Designated</p>	<p>Hot springs, Roman archaeology, Georgian town planning and architecture and green setting / landscaping.</p> <p>The Inscription refers to a “complete city, situated in a hollow in the hills and built to a Picturesque landscape aestheticism creating a strong garden city feel”</p> <p>The draft appraisal for this area identifies the green river corridor as binding the character of the area (an OUV) of the WHS.</p>	<p>Due to the location away from the western fringes of the Georgian city, impact may be limited to the green setting within the World Heritage Site. (WHS).</p> <p>Potential impact on important green river corridor. Allocation should ensure that development does not harm the appearance of the green river corridor.</p> <p>The replacement of the bus depot, which is considered a “negative townscape feature” will have a positive impact.</p> <p>The scale, massing, design and height of new buildings to be considered.</p> <p>The Bath Building Heights Strategy (BBHS) provides a useful framework within which decisions can be made about the appropriate height of new buildings to ensure</p>

			<p>the protection of the Outstanding Universal Values (OUV) of the World Heritage Site (WHS).</p> <p>Allocation wording should ensure high quality design and additional tree planting to reinforce the island's green setting.</p>
<p>Great Spa Towns of Europe World Heritage Site</p>	<p>Designated</p>	<p>Bath-specific significance currently being assessed.</p> <p>Information from UNESCO World Heritage Site website regarding Great Spa Towns:</p> <ul style="list-style-type: none"> • Developed around natural mineral water springs. • Bear witness to the international European spa culture that developed from early 18th century to the 1930s, leading to the emergence of grand international resorts that impacted urban typology around ensembles of spa buildings. • Related facilities (gardens, assembly rooms, casinos, theatres, hotels and villas, support infrastructure) all integrated into an overall urban context that includes a carefully managed recreational and therapeutic environment in a picturesque landscape. • Embody the significant interchange of human values and developments in medicine, science and balneology. 	<p>The OUV and attributes for the Great Spa Town World Heritage inscription for Bath have not been sufficiently developed in order to enable an assessment of significance and the impact of development to be undertaken. However, at this stage and based on the description of all 11 Spa towns on the UNESCO World Heritage Site website it is not considered the proposed allocation would harm the significance of this heritage asset.</p>

<p>Bath Conservation Area</p>	<p>Designated</p>	<p>The site is within the Bath Conservation Area more specifically within the Brassmill Lane, Locksbrook and Western Riverside Character Area of the Bath Conservation Area.</p> <p>The Draft Brassmill Lane, Locksbrook and Western Riverside Character Appraisal, Bath Conservation Area November 2015 https://beta.bathnes.gov.uk/sites/default/files/2020-01/brassmill_locksbrook_and_western_riverside_web.pdf</p> <p>The Conservation Area Appraisal identifies “Weston Island and Weston Cut” as a townscape feature of merit, and identifies the Weston Island existing development as a negative townscape feature.</p> <p>This appraisal indicates Summary of key characteristics:</p> <ul style="list-style-type: none"> • A linear area dominated by the River Avon flowing west towards Bristol • Character area bounded by busy arterial routes north and south of the river • Flat or gently sloping flood plains bordering the river • Scattered but significant Bronze Age, Roman and Saxon archaeology 	<p>Potential for impact of development on the Conservation Area – in particular views from and to the towpath, and river bridges, glimpsed views from along Lower Bristol Road, and views from surrounding development including trains on the Listed Railway Viaduct.</p> <p>Potential for the development to impact on the green river corridor if existing vegetation is not reinforced and new tree planting and greening is not part of the allocation.</p> <p>The replacement of the bus depot, which is considered a “negative townscape feature” should have a positive impact on the Conservation Area.</p> <p>Design, scale, massing, position and the external materials of the proposed development to be considered.</p> <p>The allocation should ensure the management of existing vegetation and additional tree planting and vegetation to reinforce a green</p>
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		<ul style="list-style-type: none"> • Areas of Mediaeval and Early Modern industrial archaeological remains • A long history of industrial and commercial use associated with the river • Important survivals of the 1720s Avon Navigation scheme e.g. Weston Island • Mixed commercial and light industry with urban / suburban residential buildings • Small and scattered open spaces interspersed with densely built areas • Wooded semi-rural character to the west of Twerton and around Newbridge • A green corridor along the river's course, with towpaths/footpaths in parts • Scattered Late Georgian survivals along the Upper and Lower Bristol Roads • A pleasing series of road and foot bridges crossing the River Avon • Several minor Victorian churches, cemetery and gas works buildings 	<p>buffer around the island needed to maintain the green character of the river corridor.</p> <p>Allocation wording should deliver high quality improvements to access to the green river corridor, bridges, and the 1720s Avon Navigation scheme which are features of the Conservation Area.</p>
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		<ul style="list-style-type: none"> • Post-industrial redevelopment transforming parts of the character area <p>There is an open semi-rural character of this part of the Conservation Area and World Heritage Site the trees obscure much of the island when viewed from surrounding areas.</p> <p>This creates deceptively rural vistas within the built up confines of the city, thus making a significant contribution to the particular character and appearance of this part of the conservation area</p>	
<p>Dolphin Bridge</p>	<p>Designated: Grade II listed</p>	<p>https://historicengland.org.uk/listing/the-list/list-entry/1395658</p> <p><i>List Description summary extracts</i> Dated 1728 (the Avon Navigation was opened in 1727).</p> <p>The construction of the canal necessitated the building of this canal bridge in 1728. This single span stone bridge is the only surviving structure of the period</p> <p>Single-span narrow stone bridge with stone parapets. Keyed horseshoe shaped arch, keystone on up-stream side bears date '1728'</p> <p>This bridge is the only surviving feature of the Weston Mills</p> <p>Weston Mill, Bath: the site of a battery mill for brass working on the Avon at Weston; established in the 1720s</p>	<p>The Bridge forms part of the allocation and connects the island to the northern bank and tow path. It is an important entrance to the island, and is the last remaining feature in connection with the history of the Weston Mills on the island.</p> <p>It is also important as part of the 1720s Avon Navigation scheme and Weston Cut, lock and Public House, originally built for the barges.</p> <p>The removal of the bus depot which is considered a “negative townscape feature” would have a positive impact.</p>

		<p>or earlier, dated on the basis of family records of Dutch and German workers at Twerton parish church, and a plan of the site made in 1729. A channel was cut in the north bank of the Avon leaving the mill on an island, a stone bridge was then built for access to the north bank. The island became known locally as Dutch Island. The mill was no longer functioning in 1813. By 1840 it had been converted for use as a logging mill. Later a small brass foundry was once more established on the island but this was not connected with the original Bristol Brass Company site.</p>	<p>There is potential for the link through the site to Dolphin Bridge to have an impact on the setting of the Listed Bridge and how its significance is appreciated. The layout could also have an impact on the significance of the canal, lock and listed Dolphin Inn.</p> <p>The allocation should ensure that the link across the island will have a positive impact and provide an opportunity to allow the significance of the heritage assets - Listed Dolphin Bridge, (and associated listed canal structures and public house, and green river corridor to be appreciated.</p> <p>The level of perimeter tree planting and greening has potential to impact on the setting of the Bridge and associated canal and buildings.</p> <p>The policy requirement for tree planting and greening of the island and water edge is required to enhance the green setting of the Bridge, and enable the significance</p>
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			of the heritage assets to be appreciated.
The Dolphin Public House (Now Locksbrook Inn)	Designated: Grade II listed	https://historicengland.org.uk/listing/the-list/list-entry/1394802 <i>List Description summary extracts</i> <ul style="list-style-type: none"> Public house. Early C18 with C19 and C20 additions and modification. Pub evidently constructed originally when canal was brought through in early C18 (opened 1727), and entered from this side, but now reorientated to road on other side. 	<p>The Public House faces the site on the northern side of the canal/cut and is directly visible from the Listed Bridge, which is an important entrance to the site.</p> <p>The level of tree planting and greening has potential to impact on the setting of the Listed Public House and associated canal and buildings.</p> <p>A policy requirement for tree planting and greening to reinforce the boundary planting of the island and water edge should be included in the allocation wording to enable the significance of the heritage assets and green river corridor setting to be appreciated</p>
Weston Lock, Weston Cut	Designated: Grade II listed	https://historicengland.org.uk/listing/the-list/list-entry/1395660 <i>List Description summary extracts</i> <ul style="list-style-type: none"> Canal lock with gates. Early C18, Ashlar or dressed limestone block, some rubble, wooden gates, some cast iron detail. Two pairs of 	<p>The lock lies immediately adjacent to the island.</p> <p>The level of tree planting and greening has potential to impact on the setting of the Listed Public House and associated canal and buildings.</p>

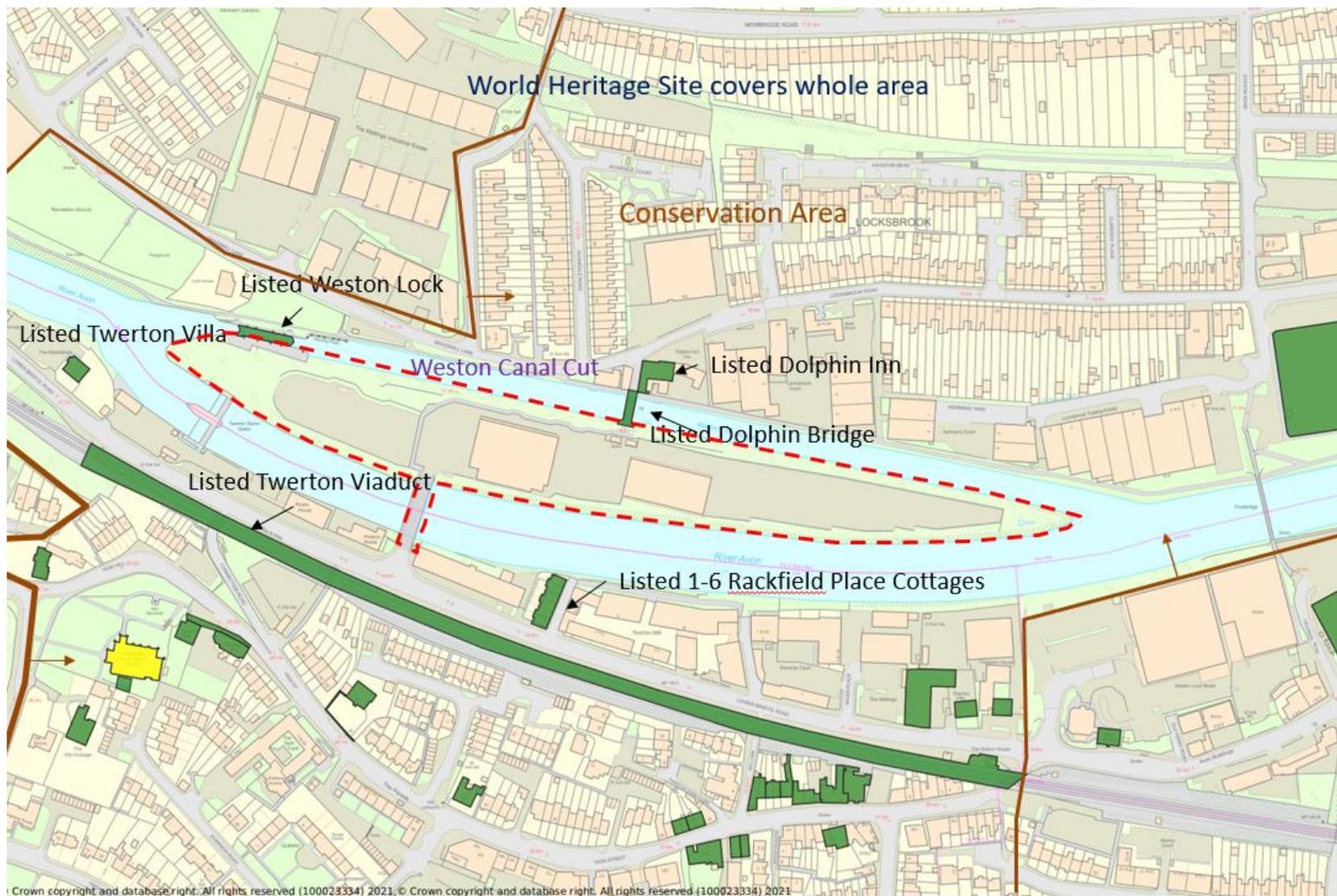
		<p>original-form heavy gates have the beams contained on the north side by an arc of stone curbing set in the rising embankment..</p> <ul style="list-style-type: none"> • This lock remains mostly unaltered. It was built on a short length of canal, sometimes known as Locksbrook Cut, to by-pass a bend and weir in the River Avon. • Constructed as part of the Avon Navigation 1727-8 	<p>A policy requirement for tree planting and greening to reinforce the boundary planting of the island and water edge should be included in the allocation wording to enable the significance of the heritage assets and green river corridor setting to be appreciated.</p>
<p>GWR Twerton Viaduct. Twerton Viaduct The Old Station House And Nos 1 To 13 The Arches</p>	<p>Designated: Grade II listed</p>	<p>https://historicengland.org.uk/listing/the-list/list-entry/1395144</p> <p>REASONS FOR DESIGNATION The railway viaduct at Twerton, with integral station building, arches and workers dwellings, is designated at Grade II for the following principal reasons:</p> <ul style="list-style-type: none"> • Completed in 1840, it is an early and important example of a structure dating from the pioneering phase in national railway development. • It is a good and representative example of a railway structure of the Great Western Railway Company, one of the earliest established railway companies in England. • It is constructed to a design by the engineer and architect Isambard Kingdom Brunel, widely 	<p>The Great Western Railway Twerton Viaduct is raised above the opposite side of Lower Bristol Road to the south of the Island, and there are views from trains to the island.</p> <p>The level of tree planting and greening has potential to impact on the setting of the Listed Public House and associated canal and buildings.</p> <p>A policy requirement for tree planting and greening to reinforce the boundary planting of the island and water edge should be included in the allocation wording to enable the significance of the heritage</p>

		<p>perceived as one of the most important transport engineers of the C19.</p> <ul style="list-style-type: none"> • Apart from its very impressive length, it displays high quality architectural detailing and an innovative design as for example expressed in the incorporation of a row of small houses, a rare survival of Brunel's domestic architecture. 	<p>assets and green river corridor setting to be appreciated.</p>
<p>Twerton Villa with front boundary walls Lower Bristol Road</p>	<p>Designated: Grade II listed</p>	<p>https://historicengland.org.uk/listing/the-list/list-entry/1395141</p> <p><i>List Description summary extracts</i></p> <ul style="list-style-type: none"> • Detached villa, now offices. Early C19 • Limestone ashlar and coursed squared limestone, slate roof. • Two storeys, three windows, all sashes. 	<p>Twerton Villa and Rackfield Place lie on the opposite (southern) side of the river.</p> <p>The level of tree cover and greening of the island and water edge has potential to impact on the wider setting of these heritage assets..</p>
<p>Rackfield Place</p>	<p>Grade II Listed</p>	<p>https://historicengland.org.uk/listing/the-list/list-entry/1394601</p> <p><i>List Description extracts</i></p> <ul style="list-style-type: none"> • Small terrace houses, set gable to road, possibly built as back-to-back houses. Mid C19 with C20 alterations. • Limestone rubble, slate, tile or concrete tile roofs. 	<p>The level of tree planting and greening has potential to impact on the setting of the Listed Public House and associated canal and buildings.</p> <p>A policy requirement for tree planting and greening to reinforce the boundary planting of the island and water edge should be included in the allocation wording to enable the significance of the heritage</p>

		<ul style="list-style-type: none"> • Three storeys, each house with a single window frontage.. • A very unusual terrace, and externally little altered; this appears to have been a development of workers' housing, built on a back-to-back basis and, as such, highly remarkable for this part of the country;. 	assets and green river corridor setting to be appreciated
Canal	Undesignated Heritage Asset	<p>https://www.somersetheritage.org.uk/record/60103# The canal dates from 1727 and has altered little since it was created.</p> <p>The island created by the cut was known as Dutch Island. The digging of Weston Cut for the River Avon Navigation in the 1720s effectively turned the site into an island, which became known locally as "Dutch Island", - this is assumed to be because of the presence of workers from the Low Countries.</p> <p>The Bristol Avon Navigation, which runs the 15 miles from the Kennet and Avon Canal at Hanham Lock to the Bristol Channel at Avonmouth, was constructed between 1724 and 1727.</p> <p>The river, Weston Island, the cutting, Navigation System, and associated buildings and structures local heritage assets should be considered as a whole with group value.</p>	<p>The removal of the bus depot which is considered a “negative townscape feature” would be a benefit.</p> <p>The level of tree planting and greening has potential to impact on the setting of the Listed Public House and associated canal and buildings.</p> <p>A policy requirement for tree planting and greening to reinforce the boundary planting of the island and water edge should be included in the allocation wording to enable the significance of the heritage assets and green river corridor setting to be appreciated</p>

Lock Keepers house	Undesignated Heritage Asset	The lock-keeper's house at the western end of 'Weston Cut' appears on maps and illustrations about 1846, and on grounds of style could have been built c. 1830	
Archaeology		The site used to comprise two mills. Both are thought to be on the site of Domesday mills that belonged to Bath Abbey. Demolished, one burnt by fire. The site is largely built over.	Impact will be covered by Policy HE1 relating to historic environment and safeguarding heritage assets.

Map showing Heritage Assets – Weston Island



Assessment of Historic Environment

Site: Twerton Park – SB14

Heritage Asset	Designated or Non-Designated	Heritage Significance	Potential Impact of Allocation on Heritage Significance
City of Bath World Heritage Site	Designated	Hot springs, Roman archaeology, Georgian town planning and architecture and green setting / landscaping.	Contribution to green setting: Twerton’s major contribution and significance for the World Heritage Site is its importance as part of the continuous ring of green hillsides surrounding Bath. It is visible from the northern slopes of Lansdown, Beckford’s Tower and is a key component in views south from Locksbrook, Newbridge and Weston. Further, it is also visible as part of the distant skyline from points on the hills east of the city centre; inappropriate development of the Twerton Park allocation may therefore risk disruption to these significant viewpoints and to the integrity of the World Heritage Site.
Great Spa Towns of Europe World Heritage Site	Designated	Bath-specific significance currently being assessed. Information from UNESCO World Heritage Site website regarding Great Spa Towns: <ul style="list-style-type: none"> • Developed around natural mineral water springs. 	The OUV and attributes for the Great Spa Town World Heritage inscription for Bath have not been sufficiently developed in order to enable an assessment of significance and the impact of development to be undertaken. However, at this stage and based on the description of all 11 spa

		<ul style="list-style-type: none"> • Bear witness to the international European spa culture that developed from early 18th century to the 1930s, leading to the emergence of grand international resorts that impacted urban typology around ensembles of spa buildings. • Related facilities (gardens, assembly rooms, casinos, theatres, hotels and villas, support infrastructure) all integrated into an overall urban context that includes a carefully managed recreational and therapeutic environment in a picturesque landscape. • Embody the significant interchange of human values and developments in medicine, science and balneology. 	<p>towns on the UNESCO World Heritage Site website it is not considered the proposed allocation would harm the significance of this heritage asset.</p>
<p>Bath Conservation Area</p>	<p>Designated</p>	<p>Draft Twerton Character Appraisal Bath Conservation Area June 2018 https://beta.bathnes.gov.uk/sites/default/files/2020-01/twerton_draft-june_2018_low_res.pdf</p> <p>Description of the Character Area</p> <p>General description and form Twerton lies south of the River Avon about 1¾ miles due west of the centre of Bath. It was a village that developed by the 16th century into a significant centre of woollen milling and continued so well into the 20th century. On a hillside visible</p>	<p>Views to the area's hillsides from multiple vantage points around the city are of critical importance and the site allocation will need to ensure that development proposals respond appropriately to this context.</p> <p>The Twerton Park site allocation needs to ensure that development makes a positive contribution to the character and appearance of the High Street area.</p>

		<p>from many points, it makes a significant contribution to the green setting of the World Heritage Site</p> <p>The Character Area is bounded to the north by the Twerton railway viaduct; to the west by Watery Lane, to the south by Kelston View and to the east by the footpath from Bath City Farm (the junction of Kelston View and The Hollow) to Shophouse Road.</p> <p>Summary of key characteristics</p> <ul style="list-style-type: none"> • An Anglo-Saxon settlement possibly overlaying thinly scattered Roman sites. • Mediaeval church mostly rebuilt in the 19th century • On a steep north-facing slope c. 1 ¾ miles west of Bath city centre • Intensive post-mediaeval industrial development as a centre of woollen milling • Mill sites along the Lower Bristol Road redeveloped since the mid 20th century • Bounded on the north by Brunel's 600 metre long Great Western Railway viaduct • High Street has some remaining weavers' cottages c. 1700-1850 • Good small later Victorian housing in long terraces. • Traditional materials: local Lias rubble or Bath stone; slate and clay tiles • Vernacular buildings mixed with some polite 18th and 19th century housing 	
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		<ul style="list-style-type: none"> • Significant open spaces above the old village (Innox Park and Bath City Farm) <p>Twerton Park football ground is identified as a landmark (p12) and Twerton Football Club is the major public sporting/events land use in this area. (p14).</p> <p>The presence of Twerton Park football ground as a potential driver for Twerton's economic and social development. (p25).</p> <p>Upgrading the Twerton Park car parks and the appearance of the buildings facing it as a means of improving the area's attractiveness for visitors and residents (p26)</p>	
<p>Various listed buildings within the vicinity of the site</p>	<p>Designated</p>	<p>Rose Cottage, High Street, Twerton</p> <p>https://historicengland.org.uk/listing/the-list/list-entry/1396037?section=official-list-entry</p> <p>HIGH STREET, Twerton 656-1/0/0 (North side) Nos.42 AND 43 Rose Cottage 05/08/75 II</p> <p>Detached villa. Early to mid C19. MATERIALS: Limestone ashlar, slate roofs. PLAN: L-plan main range has, set back to right attached pavilion which encloses small courtyard to rear of building.</p>	<p>Theses listed buildings are predominately associated with the High Street and are not directly related to the proposed site allocation. They will however be important reference points that should inform the design response of those aspects of the site allocation that relate to the High Street.</p>

		<p>EXTERIOR: Two storeys, front range with three windows, all three-light sashes with cast iron small-scale diamond panes, with mullions in raised surrounds with narrow sunk panels all round, at ground floor single light to centre, similarly detailed. Broad plat band, which returns at both ends, roof, with deep flat soffit, has stone ridges and hips. Left return has single and double casement detailed as to front, plus two-light with rectangular glazing. Front has front part hipped. To right hipped roof returns over three-light casements, but link unit, with single casement above panelled door with flat slab hood on shaped brackets has straight parapet linking to hipped rear range with three-light casements in small square panes otherwise matching main block. Slight plinth, almost concealed by later concrete slab pavings. At rear this range also hipped, but west range has parapet to later flat roof. INTERIOR: Not inspected.</p> <p>Listing NGR: ST7258964643</p>	
		<p>THE OLD CROWN PUBLIC HOUSE, High Steet, Twerton</p> <p>https://historicengland.org.uk/listing/the-list/list-entry/1396053?section=official-list-entry</p> <p>HIGH STREET, Twerton 656-1/0/0 (South side) The Old Crown Public House 05/08/75</p>	As above.

		<p>GV II</p> <p>Public house. Mid C19. MATERIALS: Painted rubble front, rubble returns, brick rear range, ashlar quoins and stacks, low-pitched slate roof. PLAN: Single depth near symmetrical front range, with later C19 rear range extending to right, linking with early gabled stable or store block returning to street front, former small enclosed yard filled with later buildings. EXTERIOR: Two storeys, three windows, sixteen-pane sashes in reveals to first floor, above plain sash at ground floor, plus broad three-pane pub window in panelled pilasters, with heavy fluted consoles to fascia and moulded cornice, and high stall riser. Between these pair of panelled doors in plain opening. Each gable has ashlar stack with skirt and capping. Short length of ashlar wall approx. 2m high connects to gabled wing with sixteen-pane sash above plank door. Main block returns, left, to two gables, first plain, and rear one with two plain sashes above two sixteen-pane. INTERIOR: Retains considerable amount of early fabric, with original glazing & panelling to vestibule, original joinery to rear rooms. Little-altered stable block to rear.</p> <p>Listing NGR: ST7273264608</p>	
		<p>22 and 23 High Street, Twerton</p> <p>https://historicengland.org.uk/listing/the-list/list-entry/1396036?section=official-list-entry</p>	<p>As above.</p>

		<p>HIGH STREET, Twerton 656-1/0/0 (North side) Nos.22 AND 23 (Formerly Listed as: HIGH STREET, Twerton (North side) Nos.20-25 (Consec)) 05/08/75</p> <p>GV II</p> <p>Pair of houses in row. Late C17 or early C18, modified C19. MATERIALS: Rough squared rubble, concrete tile roof. EXTERIOR: Three storeys, each one window, all sashes. No.22 has twelve-pane at first and second floors in plain flush surrounds and stooled sills, and paired twelve-pane in broad chamfered stone surround and mullion, with moulded four-panel door to right. No.23 has plain sashes in similar settings, and flush four-panel door also to right. Steeply pitched roof has coped right gable, with prominent kneelers and ashlar stack, central ridge stack in ashlar in two stages, and cropped stack to left. Rear wall has small rectangular casement in recessed ovolo mould surround at eaves level to each house, with similar two-light at first floor and ground floors. INTERIOR: Not inspected. HISTORY: This property forms part of row of six houses, but retains more early detail than these others. There is a straight joint in the wall adjoining No.21 (qv), implying that they were built at separate times.</p> <p>Listing NGR: ST7271764624</p>	
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		<p>20 and 21 High Street, Twerton</p> <p>https://historicengland.org.uk/listing/the-list/list-entry/1396035?section=official-list-entry</p> <p>HIGH STREET, Twerton 656-1/0/0 (North side) Nos.20 AND 21 (Formerly Listed as: HIGH STREET, Twerton (North side) Nos.20-25 (Consec)) 05/08/75</p> <p>GV II</p> <p>Pair of houses in row. C17 raised in C19 . MATERIALS: Squared and coursed rubble, Roman tile roof. EXTERIOR: Three storeys, varied fenestration, each one window. No.20 has twelve-pane sashes in flush ashlar surrounds and to stooped sills at first and second floor, with paired twelve-pane in recessed ovolo mould mullion and surround to ground floor, to right of four-panel door under flat stone hood on brackets. No.21 has two-light casement at second floor, above plain sash, and plain sash in paired stone-mullioned casement as in adjoining property, with flush three-panel C19 door to right. Full width weathered string above ground floor openings. Each gable end has ashlar stack, and straight joint in masonry to left. INTERIOR: No.20 has splendid 10ft wide inglenook fireplace with chamfered supporting stone and large lintel over. Central beam chamfered. Pair of Tudor arched stone fireplaces and vertical panelled</p>	<p>As above.</p>
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		<p>partition in rear room. No.21 has mullioned front window, possible date c1667, centre beam front to back. HISTORY: Both houses found to be much earlier than C18 and would bear closer inspection. Mullioned windows, chamfered beams and extremely wide inglenook all point to that. They may well have been rebuilt externally in C18. The fronts have suffered from excessive repointing.</p> <p>Listing NGR: ST7272564626</p>	
		<p>132 High Street, Twerton</p> <p>https://historicengland.org.uk/listing/the-list/list-entry/1396038?section=official-list-entry</p> <p>HIGH STREET, Twerton 656-1/0/0 (South side) No.132 05/08/75</p> <p>GV II</p> <p>House in several occupations, former Institute. Dated 1832. MATERIALS: Rubble, large flush alternating ashlar quoins, pantile roof. PLAN: Long narrow range, set gable to street, with entry on west side, attached by link block at rear large later hall or schoolroom (not included). EXTERIOR: Three storeys, one-windowed hipped end to street has plain sashes at each level, paired to ground floor. Long return front in four windows, mainly twelve-pane sashes in flush surrounds, but to centre door flanked by eight-pane sashes as one unit. Above</p>	<p>As above.</p>

		<p>door projecting stone plaque with worn coat of arms in cartouche surround, and inscribed `Rebuilt 1832'. In valley are two deep ashlar stacks, shared with No.133 (qv) adjoining. INTERIORS: Not inspected.</p> <p>Listing NGR: ST7275064612</p>	
		<p>133 High Street, Twerton</p> <p>https://historicensland.org.uk/listing/the-list/list-entry/1396039?section=official-list-entry</p> <p>HIGH STREET, Twerton 656-1/0/0 (South side) No.133 05/08/75</p> <p>GV II</p> <p>House, in several occupations. Early to mid C18. MATERIALS: Rubble, part rendered to rear, pantile roof. PLAN: Long narrow property set gable to street. EXTERIOR: Three storeys, street front has C20 replacement windows, small two-light small pane casement at first and second floors, and sixteen-pane to ground floor. Gable coped, with saddle-stone. Long return has two-light small-paned casements to first and second floors, and fixed fifteen-pane and two-light casement to ground floor in rubble front part. Rear rendered section has small deep-set sash at each level. Doorway in rear gable end. Two ashlar stacks in the valley, shared with No. 132 (qv). INTERIOR: Not inspected. The property seems to have been substantially modified in the late C20.</p>	<p>As above.</p>

		Listing NGR: ST7275564613	
Twerton Park Football Ground, Bath	Undesignated assets	<p>https://www.somersetheritage.org.uk/record/60104#</p> <p>Twerton Park became the third home of Bath City Football Club from 1931-5. Situated off Twerton High Street on the edge of the steep Innox Park, the area suffered a 45 degree slope. It took the best part of three years to shift 15,000 tons of soil and several trees to create a playing surface and perimeter banking. The first Southern League match at the newly named Twerton Park was against Bristol Rovers reserves and, as there was no grandstand, spectators were seated on form around the pitch. The club soon paid 2,000 pounds for the present main stand, and later a covered stand was added to the popular side of the ground, a forerunner to the current structure. In the 1950s, Bath City began to develop the ground further, securing floodlights and a clubhouse. The banking was replaced by terracing, a cover was placed over the popular side, and new dressing rooms and club offices were built. From 1986 Twerton Park was shared with Bristol Rovers, the demands of the Football League requiring ground improvements. The Bristol End, steep open terracing, was segregated for away fans, and the Bath End, a low open terrace was fenced off from the walkway behind. In addition, a family stand was erected alongside the old main stand. In 1991 a major fire all but destroyed the grandstand but this has now been refurbished. {1}</p>	Unlikely to have impacts on site allocation, although the application of Policy HE1 can be used if required to safeguard heritage assets

<p>Ivy Villa, High Street, Twerton, Bath</p>		<p>https://www.somersetheritage.org.uk/record/64036#</p> <p>A dwelling house is shown on 18th century maps on the east side of Perry Close Orchard with a large yard on the east side of the house. This appears to have been replaced by a more modern structure, probably in the 1820s, known later as Ivy Villa. This was demolished in the 1950s to make way for a petrol station. The site is now occupied by a small supermarket and a parade of shops</p>	<p>Unlikely to have impacts on site allocation, although the application of Policy HE1 can be used if required to safeguard heritage assets</p>
<p>Parish lock up and pound, High Street, Twerton, Bath</p>		<p>https://www.somersetheritage.org.uk/record/63150#</p> <p>A small square building was erected here about 1810 to serve as a lock up. It was sited in a small compound which probably served as a pound, although there is mention of another pound in the early C19 which was sited on the west side of Upper Mill House. The latter was evidently made redundant when it became separated from the rest of the village by the construction of the GWR line in 1839 and the High Street pound was only then officially recognised. The compound was associated with a small cottage on its western side. All these structures were demolished in the 1950s to make way for the construction of the present shopping Parade and Dominion Road.</p>	<p>Unlikely to have impacts on site allocation, although the application of Policy HE1 can be used if required to safeguard heritage assets</p>
<p>Lisbon Place and the Wheatsheaf,</p>		<p>https://www.somersetheritage.org.uk/record/68378#</p> <p>Formerly a dwelling but converted to a public house in about 1850. It had a small garden, unlike the</p>	<p>Unlikely to have impacts on site allocation, although the application of Policy HE1 can be used if required to safeguard heritage assets</p>

High Street, Twerton, Bath		other two houses in Lisbon Place, which was filled with the present extension to make a larger bar. In 1922 it became a fried fish bar and has had a variety of uses since. It's neighbours were demolished in 1963 with Carlton Terrace (62174) for redevelopment.	
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Map showing Heritage Assets – Twerton Park



Assessment of Historic Environment

Site: RUH – Policy SB18

Heritage Asset	Designated or Non-Designated	Heritage Significance	Potential Impact of Allocation on Heritage Significance
City of Bath World Heritage Site	Designated	Hot springs, Roman archaeology, Georgian town planning and architecture and green setting / landscaping.	Potential impact on important green setting and landscaping. Allocation should ensure that development does not encroach on / harm important landscape setting.
Great Spa Towns of Europe World Heritage Site	Designated	<p>Bath-specific significance currently being assessed.</p> <p>Information from UNESCO World Heritage Site website regarding Great Spa Towns:</p> <ul style="list-style-type: none"> • Developed around natural mineral water springs. • Bear witness to the international European spa culture that developed from early 18th century to the 1930s, leading to the emergence of grand international resorts that impacted urban typology around ensembles of spa buildings. • Related facilities (gardens, assembly rooms, casinos, theatres, hotels and villas, support infrastructure) all integrated into an overall urban context that includes a carefully 	The OUV and attributes for the Great Spa Town World Heritage inscription for Bath have not been sufficiently developed in order to enable an assessment of significance and the impact of development to be undertaken. However, at this stage and based on the description of all 11 spa towns on the UNESCO World Heritage Site website it is not considered the proposed allocation would harm the significance of this heritage asset.

		<p>managed recreational and therapeutic environment in a picturesque landscape.</p> <ul style="list-style-type: none"> • Embody the significant interchange of human values and developments in medicine, science and balneology. 	
Manor House	Designated: Grade II* listed	<p>Information taken from Historic England listing description:</p> <ul style="list-style-type: none"> • Early C18 remodelling of a medieval house with late C18 and c1900 alterations. • The building is listed Grade II* on account of its spectacular interior, which constitutes one of the finest set of rooms in the Adam style in the area. 	<p>Potential impact on setting of listed building.</p> <p>Allocation should ensure that development does not lead to further encroachment of hospital development on the last remaining element of a lost country estate/parkland landscape. There is some scope for improvement. For instance, the faithful reinstatement of the surviving ha-ha and an appropriate heritage-led landscaping scheme would be an appropriate approach.</p>
Lodge to Manor Hospital	Designated: Grade II listed	<p>Information taken from Historic England listing description:</p> <ul style="list-style-type: none"> • Architectural interest: The building is a well-designed small-scale exercise in the neo-Baroque style, showing to advantage the playful historicism of the Edwardian period; • Group value: The building groups well with other listed buildings along Weston Lane. 	<p>Potential impact on setting of listed building. Allocation should ensure that a heritage-led and contextual approach to development in this part of the RUH.</p>

Memorial Cottages	Designated: Grade II listed	Information taken from Historic England listing description: <ul style="list-style-type: none"> • The group of alms houses is dated 1905 and was designed by Mowbray A Green. The exterior has been little altered since its building. • Architectural interest: the symmetrical grouping of alms houses combines Baroque and Arts and Crafts and vernacular motifs to create a convincing mixture which is typical of its period 	Site is not visible from these assets due to separation and significant planting along boundaries of adjacent sites.
1, High Street	Designated: Grade II listed	Information taken from Historic England listing description: <ul style="list-style-type: none"> • House, now office to garage. Late C18 with C20 alterations. 	Site is not visible from this assets due to separation and significant planting along boundaries of adjacent sites.
Bath Conservation Area	Designated	Bath City-wide Character Appraisal Area 4 https://beta.bathnes.gov.uk/sites/default/files/2020-01/Bath%20City-wide%20Character%20Appraisal.pdf <ul style="list-style-type: none"> • This area is part of the lower Cotswold escarpment slopes that face south towards the River Avon. • The land is mostly in residential use. However, the Royal United Hospital (RUH) occupies a sixth of the area. Locksbrook 	Potential impact on the setting of the conservation area. Site is adjacent to the conservation area, with screening provided by planting along eastern boundary. Allocation should require that development is informed by a detailed heritage assessment and heritage impact assessment (to include listed buildings, undesignated heritage assets, archaeology, and landscape),

		<p>Cemetery is also a large site and its mature trees are a significant feature of the area. There are three churches and a chapel in the area and a number of schools. At the western end there are steep wooded slopes near Newbridge.</p> <ul style="list-style-type: none"> • The area has a wide mix of terraces, semidetached and a few detached houses. The lines of terraces generally follow the line of the A4. Semi-detached houses are the commonest building type and are distributed throughout the area. The RUH has a distinctive building form comprising many large-scale blocks of varying designs, united by a fairly disciplined grid layout. • The older buildings, the terraces and semidetached houses of the late C19 or early C20 are found along the A4, A431 and the local roads to Upper Weston. The semi-detached houses in other parts were built between the late C19 and mid C20. The majority of the RUH buildings have all been built since mid C20. • Along the main roads of the area Bath stone is the most frequent building material. There are small pockets where pennant stone is used with Bath stone, and even less frequently brick is used among the older properties. Later development, particularly 	<p>both in terms of the specific site and the wider area.</p>
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		<p>the estates, is constructed in reconstituted Bath stone. Render is infrequent except at the RUH. Here a broad mix of materials has been used. Clay, slate and concrete tiles are all used on residential properties but flat roofs dominate at the RUH.</p> <ul style="list-style-type: none">• The old street pattern was determined by the landform of the River Avon and Lock's Brook valleys and they generally run along the contours or rise directly up the slope.• Building density appears to be quite high when viewed from the roads. However, the large rear gardens of many properties reduce the density overall. The RUH site is very intensely used with many large buildings. The density here is only reduced by the large car parks that serve the hospital.• Most of the properties have front gardens, and many older properties have Bath stone walls and gate piers. The walls vary in height depending on the relationship of the property to adjacent levels• There is abundant vegetation through much of the area and open space that pleasantly complements and contrasts with the buildings. This is not always apparent within the area as much of the open space and its vegetation lies within back gardens.	
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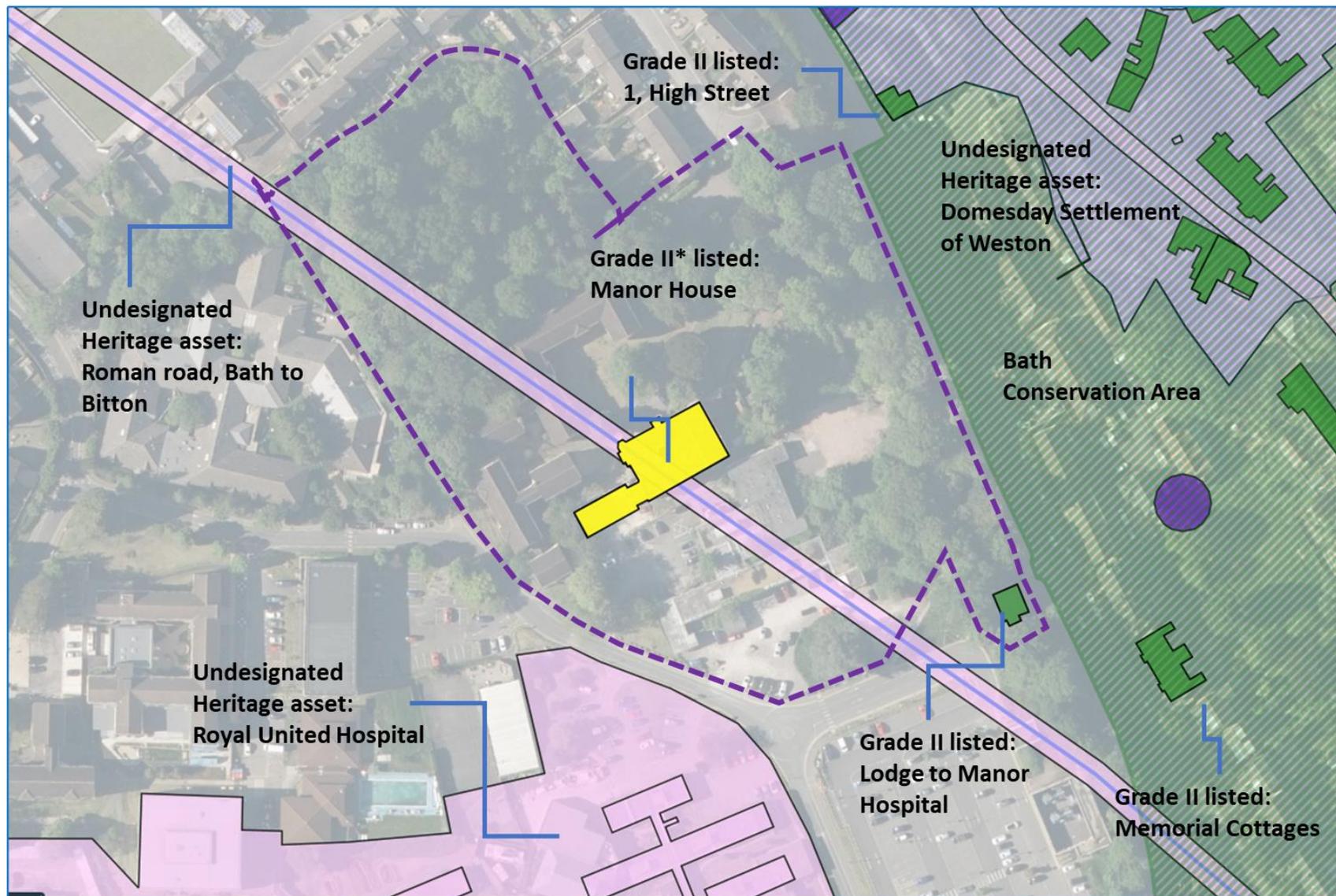
<p>Royal United Hospital, nr Combe Park, Weston, Bath</p>	<p>Undesignated</p>	<p>Information from South West Heritage Trust website: https://www.somersetheritage.org.uk/record/60087#</p> <ul style="list-style-type: none"> • In 1916 a hutted military hospital was established at the site which in 1919 became the Bath Ministry of Pensions Hospital. In 1924 the Forbes Fraser Hospital and the Wessex Orthopaedic Hospital were established on the SW part of the site. The buildings from this period have since entirely vanished but were typical single-storey pavillions with large amounts of fresh air and light. The Forbes Fraser and Orthopaedic hospitals were managed by the RUH and both were absorbed by it in 1940. The Pensions Hospital had closed by 1929 and its buildings were incorporated into the RUH. • The onset of the Second World War, led to the expansion of the hospital to manage expect civilian casualties. It is alleged that the hospital was passed to the US military in 1942, but there is little documentation available to support this. Piecemeal and almost continuous additions and replacements took place from the 1950s onwards, and aside from the Forbes Fraser sheds nothing remains of the pre 1933 structures. 	<p>The site's association with both WWI and WWII is clearly an important part of its C20 development from country estate to a hospital site and therefore is part of its important historic narrative. Therefore, the surviving buildings from this period should be properly assessed individually and as part of the wider estate prior to demolition to enable a better understanding of the development of the site from this early to mid C20 period. This assessment should include a historic building written and photographic survey that should be submitted to be placed on the Council's HER.</p>
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Roman road, Bath to Bitton	Undesignated	<p>Information from South West Heritage Trust website: https://www.somersetheritage.org.uk/record/60148#</p> <ul style="list-style-type: none"> • A postulated and largely convincing line for this road has been noted in reference. The line of this road is at least partially confirmed by excavation in 1873 which revealed a substantial road surface. 	<p>Potential impact on archaeological remains. Allocation should ensure that a heritage-led and contextual approach to development is taken.</p>
Domesday Settlement of Weston	Undesignated	<p>Information from South West Heritage Trust website: https://www.somersetheritage.org.uk/record/60116#</p> <ul style="list-style-type: none"> • The settlement of Weston originally, Upper and Lower Weston was a domesday settlement, a small number of C17 buildings survive 	<p>Site is not visible from this asset due to separation and significant planting along boundaries of adjacent sites.</p>

Other heritage related notes

- Area is washed over by Bath Archaeological Character Zone 37. Significant archaeological remains likely to be located in the area. Allocation should require evaluation of the potential for archaeological remains across the development site and ensure appropriate mitigation where required

Map showing Heritage Assets - RUH



Assessment of Historic Environment

Site: Sion Hill – Policy SB24

Heritage Asset	Designated or Undesignated	Heritage Significance	Potential Impact of Allocation on Heritage Significance
City of Bath World Heritage Site	Designated	Hot springs, Roman archaeology, Georgian town planning and architecture and green setting / landscaping.	Potential impact on important green setting and landscaping. Allocation should ensure that development does not encroach on / harm important landscape setting.
Great Spa Towns of Europe World Heritage Site	Designated	<p>Bath-specific significance currently being assessed.</p> <p>Information from UNESCO World Heritage Site website regarding Great Spa Towns:</p> <ul style="list-style-type: none"> • Developed around natural mineral water springs. • Bear witness to the international European spa culture that developed from early 18th century to the 1930s, leading to the emergence of grand international resorts that impacted urban typology around ensembles of spa buildings. • Related facilities (gardens, assembly rooms, casinos, theatres, hotels and villas, support infrastructure) all integrated into an overall urban context that includes a carefully 	The OUV and attributes for the Great Spa Town World Heritage inscription for Bath have not been sufficiently developed in order to enable an assessment of significance and the impact of development to be undertaken. However, at this stage and based on the description of all 11 spa towns on the UNESCO World Heritage Site website it is not considered the proposed allocation would harm the significance of this heritage asset.

		<p>managed recreational and therapeutic environment in a picturesque landscape.</p> <ul style="list-style-type: none"> • Embody the significant interchange of human values and developments in medicine, science and balneology. 	
Bath Conservation Area	Designated	<p>Bath City-wide Character Appraisal Area 2</p> <p>https://beta.bathnes.gov.uk/sites/default/files/2020-01/Bath%20City-wide%20Character%20Appraisal.pdf</p> <ul style="list-style-type: none"> • Landform of Sion Hill slopes steeply to the south. • Drainage - St Winifred's Well above Sion Hill and the spring at the Hermitage are two sources of the Mud Brook that flows south to the River Avon. • Land Use - principal land uses throughout the area are residential, public open space and schools. • Building form, age and height - Majority of buildings in the area are set in spacious gardens and range from large C19 villas (some now converted to flats); an early C19 four storey terrace; understated single storey late C20 houses; and mid C20 two storey houses. There are two exceptional building 	<ul style="list-style-type: none"> • Views into site from surrounding area mainly obscured by significant landscaping and boundary planting. Allocation should ensure retention and safeguarding of planting / landscaping to safeguard views (both long and short). • Potential impact on spacious landscaped gardens through encroachment of development. Allocation should ensure that development does not encroach on / harm important landscape setting. • Views of existing building from outside of the site and from CA mostly obscured by landscaping / planting. Height of any new development should not exceed existing. • Potential harm if sloping topography is levelled. Allocation should ensure that sloping

		<p>types: two mid C19 day and boarding schools and two excellent examples of cottage ornee. Two small areas of C20 terraces with small gardens contrast with the overall character.</p> <ul style="list-style-type: none"> • Materials and detail - The majority of the area's buildings are built of natural Bath stone ashlar with natural slate or clay tile roofs. Postwar C20 terraced housing to the west and north of the area is built of reconstituted Bath stone with concrete tile roofs. There is a fine example of late C18 cottage ornee brickwork with a stone tiled veranda in Gothic Cottage, Sion Hill. • Street pattern - The organic street pattern of the area reflects its topography, watercourses and incremental development. • Density and degree of enclosure - The C19 villas and schools and C20 two storey detached and semi-detached houses of the area give a low density with only occasional views to the hillsides and valleys outside the area. The important large mature trees and garden planting throughout the area add to the overall sense of enclosure, perhaps surprising in a hillside area such as this though it exudes a sense of spaciousness from within. 	<p>topography is retained through restriction of new development to areas of site already developed (i.e. no encroachment into landscaped gardens).</p> <ul style="list-style-type: none"> • Potential impact of allocation on important large mature trees and general planting. Allocation should ensure retention / protection / enhancement of mature trees, planting and open garden setting. • Potential impact on tranquillity of the site. Allocation should ensure retention of boundary planting which encloses site, and landscape setting, which provide feeling of privacy / tranquillity.
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		<ul style="list-style-type: none"> • Vitality and tranquillity - The quiet tranquillity of the majority of the area is only broken by the busyness of the two principal roads: Lansdown Road and Weston Road. Car parking dominates the perimeter and internal roads of Royal Victoria Park. • Materials and boundary treatments - The large architect designed villas in their spacious grounds have mature trees and are contained by high natural Bath stone boundary walls and hedges. These emphasise privacy with tranquillity. Pennant stone kerbs help to harmonise and reflect quality and care. • Trees - Mature trees everywhere dominate the entire area. It is this notable tree cover that gives the strength of overall unity and coherence to the area. Generous amounts of shrub cover make an important contribution to the vegetation that unifies the area at street level. • Open Space - The series of public open spaces, notably the High Common, Royal Victoria Park, the Botanic Gardens and the Lower Common allotments are key components of the area and provide a breathing space and gathering place for the city as well as cultural venues. 	
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<p>Various listed buildings within the vicinity of the site</p>	<p>Designated</p>	<p>Note: See listing description links for additional information on significance.</p> <p>1 – 9 Sion Hill Place (Grade I listed) – Last of a series of fine terraces erected in late 18th and early 19th centuries designed to make an architectural statement on the slopes of Lansdown Hill. Taken together with other earlier developments including Lansdown Crescent and Somerset Place it forms one of the most important architectural set pieces which define the character and significance of Bath as a World Heritage Site. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394974?section=official-list-entry</p> <p>Summerhill (Grade II* listed) – Summerhill erected in 1930s. Work was undertaken to a very high standard. Its principal west elevation was designed by John Wood the Elder in 1736 for a house in Chippenham. This was demolished in the early 30s, and was subsequently bought for Summerhill in 1934. This elevation has high significance due to the quality of its design, its association with a nationally important architect and its historic significance as part of an earlier building. The south elevation has medium-high significance, and the manner in which the blind window openings are used to provide a classical appearance whilst providing maximum wall space for hanging art in the gallery makes a valuable contribution to its significance. The north elevation has less significance due to its simpler detailing. Listing:</p>	<p>Sion Hill Place and Summerhill – Site not visible from these assets due to significant planting between sites. Allocation should ensure retention of significant boundary planting.</p> <p>St Winifred’s Well Cottage and Clare Cottage – Existing education building within Sion Hill campus in close proximity to this asset. Any conversion / redevelopment of the existing building must be designed with significance of this asset in mind. Potential for improvement between relationship of buildings, i.e. reduced height of existing education building in area adjacent to listed building. Allocation policy must seek to ensure redevelopment or conversion of the existing building is informed by historic landscape.</p> <p>Somerset Place – Significant tree planting along site’s eastern boundary provides visual buffer between site and Somerset Place. Potential for harm if planting is reduced due to development. Existing educational building in site likely to be visible from top floors of Somerset Place (unconfirmed), therefore any conversion / redevelopment of the existing building must be designed with significance of this asset in mind.</p>
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		<p>https://historicengland.org.uk/listing/the-list/list-entry/1394976?section=official-list-entry</p> <p>St Winifred's Well Cottage and Clare Cottage (Grade II listed) - Mid C18 cottage with C19 and C20 alterations. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1395786?section=official-list-entry</p> <p>5 – 20 Somerset Place (Grade I listed) – One of the most unusual of Bath's crescents, and forming one of the most characterful set-piece sequences on the northern slopes of the city. In spite of extensive post-WW2 reconstruction, the interest of the crescent remains very high. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394986?section=official-list-entry</p> <p>Somerset House (Grade II listed) – Detached villa. c1793 with C20 additions. Said to be terminal of uncompleted terrace. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394969?section=official-list-entry</p> <p>Telephone Box outside Somerset House (Grade II listed) - Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Cast-iron. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394578?section=official-list-entry</p> <p>Steps, railings and overthrow leading to Somerset Place (Grade II listed) - Late C18.</p>	<p>Allocation policy wording should ensure retention of boundary planting enclosing the site, and require any development to be informed by assessment of the historic environment.</p> <p>Somerset House, telephone box and steps to Somerset Place, Ivy House, Doric House, Cavendish Crescent - Significant tree planting along site's eastern and southern boundary provides buffer between site and these assets. If new opening to the south of the site is proposed to provide pedestrian through route, impact on these assets require careful consideration. Any works to Winifred's Lane / Cavendish Road also require consideration of impact on these assets. Allocation policy wording should ensure retention of boundary planting enclosing the site, and require any development to be informed by assessment of the historic environment.</p> <p>Entrance to Lyde House, Gate posts / entrance to Sion Hill Place, Gates and Railings at entrance to South Lodge – Glimpsed views of car parking and existing educational building through significant planting throughout site from these assets. Allocation policy wording should ensure retention of planting within</p>
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	<p>Tooled Pennant stone steps, wrought iron railings and overthrow. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394937?section=official-list-entry</p> <p>Ivy House (Grade II listed) – House, later shop, on narrow site at corner of Sion Hill (north entrance front) and Cavendish Road (east). Late C18 with C19 alterations. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1395473?section=official-list-entry</p> <p>Doric House (Grade II* listed) - House and picture gallery on a site that slopes down to rear. 1803. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1395469?section=official-list-entry</p> <p>Cavendish Crescent (Grade II listed) - Crescent of eleven terrace houses. 1815-1830 with C19 and C20 alterations. An austere crescent designed by John Pinch - his only such design for the developer William Broome, who lived at No.3. It takes full advantage of the fine south-westerly prospect of the site, and was one of the last set-piece Georgian terraces to have been completed in Bath. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1395392?section=official-list-entry</p> <p>Entrance to Lyde House (Grade II listed) Gateway to demolished house. Early C19. Plain baseless doric columns.</p>	<p>landscaped garden, and seek to ensure visual buffer is retained when existing educational building is redeveloped or converted.</p> <p>Sion House, 9a, 10, 11 – 15 Sion Hill - Glimpsed views of car parking and existing educational building through significant planting throughout site from these assets. Allocation policy wording should ensure retention of planting within landscaped garden, and seek to ensure visual buffer is retained when existing educational building is redeveloped or converted.</p> <p>16, 17 18, 20 Sion Hill, Hampton Lodge – Site is not visible from these assets due to separation and significant planting along boundaries of adjacent sites.</p>
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		<p>Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394936?section=official-list-entry</p> <p>Gate posts / entrance to Sion Hill Place (Grade II listed) – Two pairs of large gate piers flanking entrance to Sion Hill Place. Late C18/early C19. Part of the elaborate entrance screen to this terrace, along with gates on Sion Hill, which define the status and remoteness of Pinch's terrace. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394975?section=official-list-entry</p> <p>Gates and Railings at entrance to South Lodge (Grade II listed) – Gates, gatepiers and railings. Mid C20. Cast iron. This outstanding ensemble of Regency style cast iron street furniture was constructed to serve as the entrance screen to Ernest Cook's embellishment of Summerhill, Sion Hill Place. As such the ensemble is pastiche but of the very highest order. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394938?section=official-list-entry</p> <p>Sion House and attached walls and gatepiers (Grade II listed) - Detached villa. C1805 with C20 additions. Probably by John Pinch. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394913?section=official-list-entry</p> <p>9A Sion Hill (Grade II listed) – House. c1809. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394915?section=official-list-entry</p>	
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		<p>10 Sion Hill (Grade II listed) - House. c1785-90. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394917?section=official-list-entry</p> <p>11 – 15 Sion Hill and attached wall (Grade II listed) – Five terrace houses. c1795-1800 with C20 additions. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394920?section=official-list-entry</p> <p>16 Sion Hill (Grade II listed) – House at corner of Sion Hill, backing onto road. Built in two phases, late C18 to west part and late C19 to east. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394922?section=official-list-entry</p> <p>17 Sion Hill (Grade II listed) – House. Early C19 with later C19 additions. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394923?section=official-list-entry</p> <p>18 Sion Hill (Grade II listed) – House. c1795. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394924?section=official-list-entry</p> <p>Hampton Lodge and attached wall (Grade II listed) – House. c1805 with C20 alterations. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394925?section=official-list-entry</p>	
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		<p>20 Sion Hill (Grade II listed) – Detached villa. Early C19. Listing: https://historicengland.org.uk/listing/the-list/list-entry/1394926?section=official-list-entry</p>	
<p>Various historic parks and gardens in the vicinity of the site (not designated as Historic Parks by Historic England)</p>	<p>Undesignated</p>	<p>Summerhill Park Information from South West Heritage Trust: https://www.somersetheritage.org.uk/</p> <p>A small 19th C estate on sloping ground, which is now mature informal parkland. There is a large kitchen garden has elaborate walls and gateways, and is still in cultivation. The small estate was originally laid out mid 18th century, extended c1808, and again in 1868. It is now open grassland dotted with mature specimen trees, entrances flanked by miniature avenues, large kitchen garden with elaborate walls and gateways. Remains of the park is maintained by Kingswood school. The Elder, terrace and balustrade remain from the earlier Summer Hill house demolished in the 20th C.</p> <p>The gardens was laid out by Caleb Hiller Parry in the 18th C. In 1810 a portion of the estate was leased out to allow the development of Sion Hill Place. The original garden lay out essentially involved the creation of the wooded landscape and access drives. By the time of the Tithe map the kitchen gardens were laid down to bes and borders. When R.S Blaines took over the property he re-arranged paths and gardens, especially south of the house. He also made plantations and walks north of the kitchen and secret gardens. He also</p>	<p>Summerhill Park – Glimpsed views of car parking and existing educational building from South Eastern edge of Summerhill Park. Allocation policy wording should ensure retention of planting within landscaped garden, and seek to ensure visual buffer is retained when existing educational building is redeveloped or converted.</p> <p>Sion Hill Place Garden - Site is not visible from this garden due to significant planting along the boundaries of the garden and the site.</p> <p>Somerset Place Garden – Glimpsed view of educational building from northwest of garden, through significant planting. Potential to improve this view through reduction in height of this part of the educational building through redevelopment. Allocation policy wording should ensure retention of planting within landscaped garden, and seek to ensure visual buffer is retained when existing educational building is redeveloped or converted. Allocation policy wording</p>

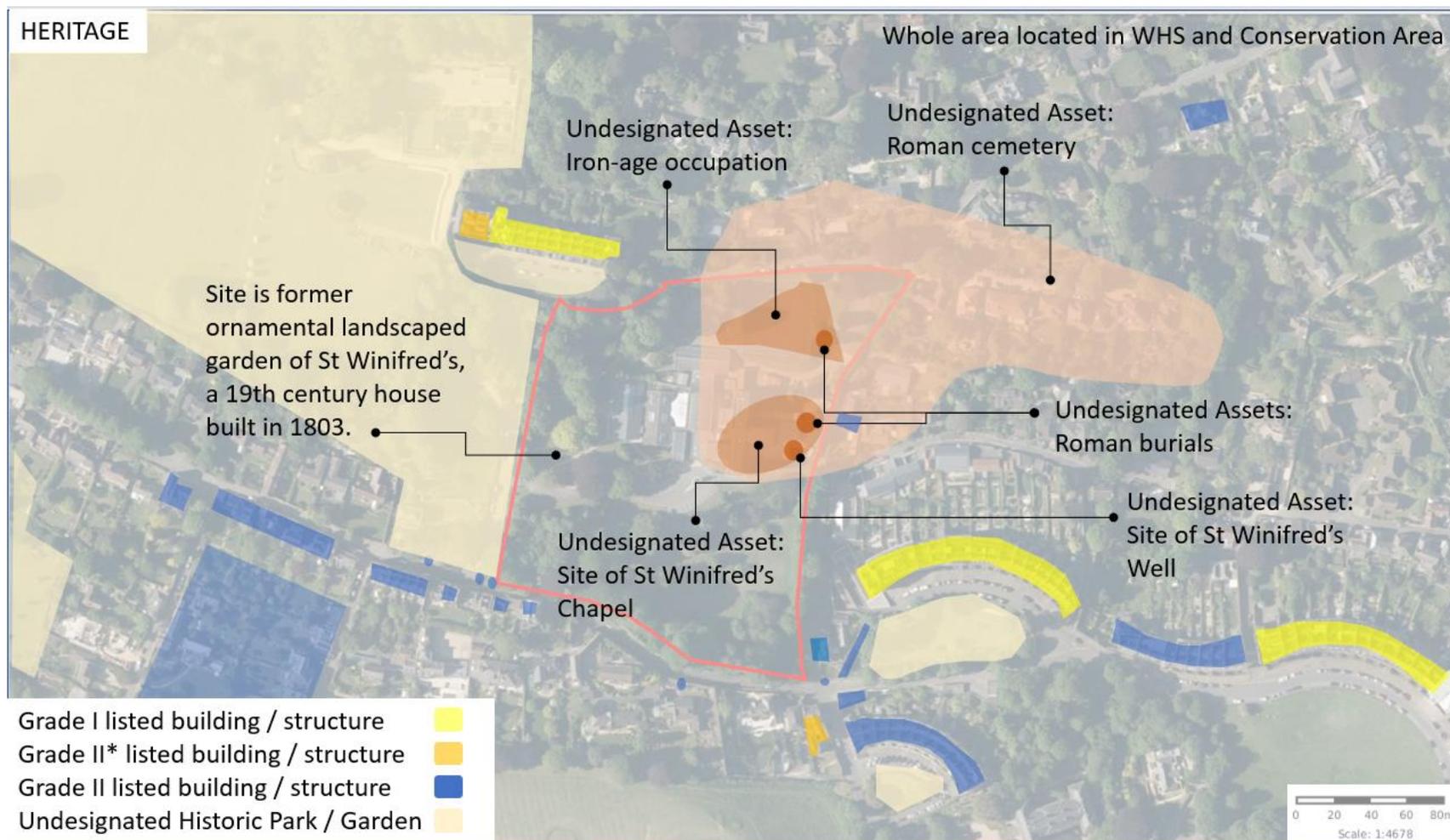
		<p>built a greenhouse and boiler room which later became the garage/theatre building. Ernest Cook in the 1930s re-built a new house and made further alterations to the garden including the circular steps and associated features.</p> <p>Sion Hill Place Garden Information from South West Heritage Trust: https://www.somersetheritage.org.uk/record/62604#</p> <p>Communal garden for terrace built 1818-20 designed by John Pinch, garden possibly from same period, now informally planted with mature trees and shrubs, with open area to the north. A typical rectangular early C19 communal town garden. Reasonably maintained.</p> <p>Somerset Place Garden Information from South West Heritage Trust: https://www.somersetheritage.org.uk/record/62601#</p> <p>A communal garden for Somerset Place, laid out c.1791-1820. It is an irregular oval garden, informally planted with trees and shrubs. A typical late Georgian town garden.</p>	<p>should seek to restrict height of building if redeveloped.</p>
Roman Cemetery	Undesignated	<p>Information from South West Heritage Trust https://www.somersetheritage.org.uk/record/61552#</p> <ul style="list-style-type: none"> • From as early as 1808 Roman burials have been noted from the area of Sion Hill centred around St Winifred's Well further work in the 	<p>Potential impact on archaeology. Allocation wording should require any development to be informed by a detailed historic environment assessment.</p>

		<p>1950's also produced evidence of Iron Age occupation and it has been suggested that there is also evidence for Roman occupation, part of a tessellated pavement pottery and glass were recovered, but it is possible that all of these could be associated with the cemetery and that the settlement focus is elsewhere.</p> <ul style="list-style-type: none"> • Animal bone, pottery and two skeletons from this site were donated to the Kingswood School Museum by J Gardner and E A Shore and were from excavations on Sion Hill between 1957 and 1959. • As early as 1789 Philip Thicknesse describes the early discovery of Roman material on the site of St. Catherines Hermitage. This included three burials and coffins. 	
Roman Burials	Undesignated	<p>Information from South West Heritage Trust: https://www.somersetheritage.org.uk/record/60006#</p> <ul style="list-style-type: none"> • Road works in the grounds of the college in 1972 brought to light further evidence of the Roman Cemetery together with earlier occupation levels. Two Roman burials were discovered, both adult females, one within a limestone coffin, the other was probably buried in a wooden one. 	<p>Potential impact on archaeology. Allocation wording should require any development to be informed by a detailed historic environment assessment.</p>

Iron Age Occupation	Undesignated	<p>Information from South West Heritage Trust https://www.somersetheritage.org.uk/record/61399#</p> <ul style="list-style-type: none"> • J.W. Gardner of Kingswood School, Bath, has a few Iron Age "B" sherds which he found in 1957. Site now covered by a road. • Two Iron age ditches cut 20 and 30 cm respectively into natural subsoil. Discovered in 1972 during road works within the grounds of Bath College of Education (involving the widening of the western side of the entrance drive leading from Sion Road near to and parallel to Winifred's Lane. Excavation has revealed Romano-British and Iron Age occupation levels showing as a mixed clayey and charcoal specked layer giving way further down to yellow clay sometimes reddened by burning. A Romano-British pit had been dug from the higher layer well into the lower. Sherds of Iron Age pottery were found just outside and below this pit. The Iron Age level showed evidence of destruction with a quantity of burnt daub. Two post holes and a possible floor were noted and further Iron Age material, with another floor, was found at a lower level. An Iron Age pit, cut into the yellow-red clayey level, contained sherds of cooking and storage pots, including Glastonbury ware, and triangular loom weights. A second or 	<p>Potential impact on archaeology. Allocation wording should require any development to be informed by a detailed historic environment assessment.</p>
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		<p>even first century BC date is suggested for this pit.</p> <ul style="list-style-type: none"> • A rubbish pit yielded coarse pottery and a large number of typical Early Iron Age loom weights, part of a decorated bowl of Glastonbury type. Noted by E.A.Shore. 	
Site of St Winifred's Well	Undesignated	<p>Information from South West Heritage Trust https://www.somersetheritage.org.uk/record/60204#</p> <ul style="list-style-type: none"> • St Winifred's Well, Sion Hill, is mentioned in the 18th Century in connection with fertility superstitions. It is shown on an 1805 plan in the ground of Winifred House. The well in the grounds of the college is now enclosed by a circular garden seat. 	<p>Potential impact on archaeology. Allocation wording should require any development to be informed by a detailed historic environment assessment.</p>
Site of St Winifred's Chapel	Undesignated	<p>Information from South West Heritage Trust https://www.somersetheritage.org.uk/record/61400#</p> <ul style="list-style-type: none"> • The published site of St. Winifred's Chapel is now occupied by the Bath College of Domestic Science. King and Watts mention that at the time of the Reformation St. Winifred's Chapel stood below Cavendish Crescent (ST74376597). No confirmation of this site can be obtained. 	<p>Potential impact on archaeology. Allocation wording should require any development to be informed by a detailed historic environment assessment.</p>

Map showing Heritage Assets – Sion Hill



Assessment of Historic Environment

Site: St Martins Hospital – Policy SB25

Heritage Asset	Designated or Undesignated	Heritage Significance	Potential Impact of Allocation on Heritage Significance
City of Bath World Heritage Site	Designated	Hot springs, Roman archaeology, Georgian town planning and architecture and green setting / landscaping.	<p>Potential impact due to scale, massing, and design of any new buildings / extensions (particularly if Frome House is redeveloped). Impact of development on landscaped areas across site to be considered.</p> <p>Policy wording should ensure that any development is informed by a detailed, site-wide heritage assessment, which specifically considers impact on the World Heritage Site.</p>
Great Spa Towns of Europe World Heritage Site	Designated	<p>Bath-specific significance currently being assessed.</p> <p>Information from UNESCO website regarding Great Spa Towns:</p> <ul style="list-style-type: none"> • Developed around natural mineral water springs. • Bear witness to the international European spa culture that developed from early 18th century to the 1930s, leading to the emergence of grand international resorts that impacted urban typology around ensembles of spa buildings. 	<p>The OUV and attributes for the Great Spa Town World Heritage inscription for Bath have not been sufficiently developed in order to enable an assessment of significance and the impact of development to be undertaken. However, at this stage and based on the description of all 11 spa towns on the UNESCO World Heritage Site website it is not considered the proposed allocation would harm this heritage asset.</p>

		<ul style="list-style-type: none"> • Related facilities (gardens, assembly rooms, casinos, theatres, hotels and villas, support infrastructure) all integrated into an overall urban context that includes a carefully managed recreational and therapeutic environment in a picturesque landscape. • Embody the significant interchange of human values and developments in medicine, science and balneology. 	
St Martins Hospital Building	Designated: Grade II listed	Information taken from Historic England listing description : <ul style="list-style-type: none"> • Hospital, said to have been originally barracks, but adapted as Bath Union Workhouse. 1838 with C20 alterations. • Boldly symmetrical plan typical of workhouse complexes, as laid down by the Poor Law Commissioners. • Although adapted more than once to varied uses, this large complex retains a considerable amount of original detail externally, and is a good example of the workhouse designs of the early and mid C19, following the 1834 Poor Law Amendment Act. 	<p>Potential impact on setting of the listed building through conversion and redevelopment of other buildings across the site.</p> <p>Conversion of existing buildings (Kempthorne House, Midford House, and Ash House) within the setting of the hospital to residential use considered possible in a sensitive manner. Conversion of these buildings not considered to harm the significance of the listed former workhouse.</p> <p>If redevelopment of Frome House is proposed, design and scale will be critical in providing a development which does not harm the significance of the listed building's setting.</p>

		<ul style="list-style-type: none"> Relationship with the Chapel of St Martin (see below) provides an eloquent witness to the social philosophy of the period. The use of local stone endows this example of a workhouse with particular architectural presence. <p>Notes: Although now converted to residential use the building retains its symmetrical plan form, monumental scale, and original architectural features. It retains its utilitarian appearance and austere character. Remains a good example of workhouse design.</p>	<p>Allocation should safeguard asset through requirement for site-wide heritage assessment which considers individual buildings within the site, their context and relationship to each other, as well as other heritage assets, and ensure that conversion or redevelopment of buildings is informed by this heritage assessment.</p>
<p>Chapel of St Martin</p>	<p>Designated: Grade II listed</p>	<p>Information taken from Historic England listing description:</p> <ul style="list-style-type: none"> Chapel was built by the inmates of the workhouse 'for whose spiritual benefit it was designed'. Early English style, with relatively modest detail and finishes, possibly aimed at the comparatively unskilled labour that was to be employed in its construction. The building of so prominent a chapel at the workhouse shows the rising influence of the High Church party, and their desire to create a forceful religious presence at an otherwise Utilitarian establishment. 	<p>Potential impact on setting of the listed building through conversion and redevelopment of other buildings across the site.</p> <p>Conversion of existing buildings (Kempthorne House, Midford House, and Ash House) within the setting of the hospital to residential use considered possible in a sensitive manner. Conversion of these buildings not considered to harm the significance of the listed chapel.</p> <p>If redevelopment of Frome House is proposed, design and scale will be critical in providing a development which</p>

		<p>Notes: Relationship with the former workhouse (including strong visual relationship, and physical proximity of the buildings) give them a strong group value.</p>	<p>does not harm the significance of the listed building's setting.</p> <p>Allocation should safeguard asset through requirement for site-wide heritage assessment which considers individual buildings within the site, their context and relationship to each other, as well as other heritage assets, and ensure that conversion or redevelopment of buildings is informed by this heritage assessment.</p>
<p>Nineteenth century paupers' burial ground</p>	<p>Undesignated</p>	<p>Information from South West Heritage Trust website: https://www.somersetheritage.org.uk/record/62011#</p> <ul style="list-style-type: none"> • Land adjoining the chapel was consecrated by the Bishop of Bath on 27th July 1847 and used as the pauper burial ground until 1858 when a second burial ground was consecrated south of the workhouse by Radstock Road outside the assessment area, shown on the Ordnance Survey 25" plans from 1883 (NGR 373820 162050). During 11 years of use 1107 paupers were laid to rest in unmarked graves by the chapel. • The exact area of the burial ground beside the chapel has not been identified but probably remains consecrated ground. 	<p>The burial ground is located adjacent to Frome House, therefore if redevelopment is proposed in this location, evaluation of potential for archaeological remains will be required to inform proposals. Allocation should require such assessment.</p>

		<p>https://www.somersetheritage.org.uk/record/65050</p> <ul style="list-style-type: none"> • A watching brief was undertaken during geotechnical test pitting at St Martin's Hospital in 2004. Three test pits were excavated at intervals along the proposed access road. Despite their location at what is thought to be the edge of the paupers' burial ground, no evidence of archaeological features or deposits were observed. 	
<p>St Martins Hospital Complex (Former Bath Union Workhouse)</p>	<p>Undesignated</p>	<p>Information from Information from South West Heritage Trust website: https://www.somersetheritage.org.uk/record/63484#</p> <ul style="list-style-type: none"> • Analysis of the plans has revealed that over 90% of the exterior structure of the 1838 workhouse survives, incorporated into the hospital buildings. Many of the various additions and extensions survive including the Chapel (1843-46) and Lunatics Ward (1855-57). Note: plans relating to 2004 planning application 04/03578/FUL note Kempthorne House as 'former imbecile / invalid ward' and Midford House as 'former lunatic ward': <p>https://www.bathnes.gov.uk/publisher/docs/C7877D50C3C87F31B981AC3540C50BC0/Document-C7877D50C3C87F31B981AC3540C50BC0.pdf</p>	<p>The hierarchy and design of all buildings within the complex are considered to be historically significant (apart from modern Frome House). As such, Kempthorne House, Midford House and Ash House should be retained and converted, rather than redeveloped. Allocation should ensure conversion where feasible.</p> <p>Allocation should also safeguard significance of overall complex through requirement for site-wide heritage assessment which considers individual buildings within the site, their context and relationship to each other, as well as other heritage assets, and ensure that conversion or redevelopment of buildings is informed by this heritage assessment.</p>

		<ul style="list-style-type: none"> • An early poor-law workhouse, designed by Sampson Kempthorne and built in 1836-8, comprising a Y-shaped group of three-storey ward blocks surrounded by one and two-storey service buildings. The ward wings were later extended beyond the line of the surrounding ancillary blocks. In 1834-6 a chapel was erected to the south-east of the entrance block by John Plass, an inmate. Other buildings of interest on the site include an old bakery, now housing the hospitals building department, a range of three-storey ward blocks and later additions include a two-storey infirmary block to the south of the main complex and a two-storey nurses home, now used as offices. During the Second World War a complex of Emergency Medical Scheme (EMS) huts were erected but then later partially demolished to make way for modern health care buildings. With the inception of the National Health Service (NHS) in 1948 the site at Coombe Down became known as St Martin's Hospital, under which name it still operates, dealing with mainly geriatric patients • Additional buildings were added to the complex to accommodate a greater number of inmates, including a 19th century laundry building and a bakery built in 1885. A 	
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		<p>proposal was produced by ORMS to convert the hospital into residential accommodation.</p> <p>Notes following discussion with Conservation Officer: Hierarchy and design of all buildings within the complex are significant. Hierarchy of buildings from hexagonal hospital building and chapel, down to Kempthorne House, Midford House and c19 Ash House important and should be retained.</p>	
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Other heritage related notes

- Site is located within a Historic Landscape Character Settlement of St Martins Hospital.
- Area is washed over by Bath Archaeological Character Zone 37. Significant archaeological remains likely to be located in the area. Allocation should require evaluation of the potential for archaeological remains across the development site and ensure appropriate mitigation where required.

Map showing Heritage Assets – St Martins Hospital

HERITAGE



Map showing relationship of Paupers Burial Ground (blue line) to Frome House



Assessment of Historic Environment

Site: The University of Bath at Claverton Down (including the Sulis Club) – Policy SB19

The University of Bath's [Masterplan](#) and evidence base sets out policy designations including heritage assets at section 4. A map showing the location of heritage assets is set out at page 16 of the Masterplan document linked above.

The significance of heritage assets will be fully considered alongside specific development proposals at application stage, as they come forward. However, views from the Conservation Area and World Heritage Site (as well as AONB) have been key to informing the locations of development within the masterplan, and the scale of potential development. These elements have been informed by a detailed [Verified Views Appraisal](#).

The Masterplan document linked above considers potential impact on heritage assets within the Campus Summary Analysis at pages 22 – 24.

The general development principles set out in existing policy SB19 should be retained. These state that:

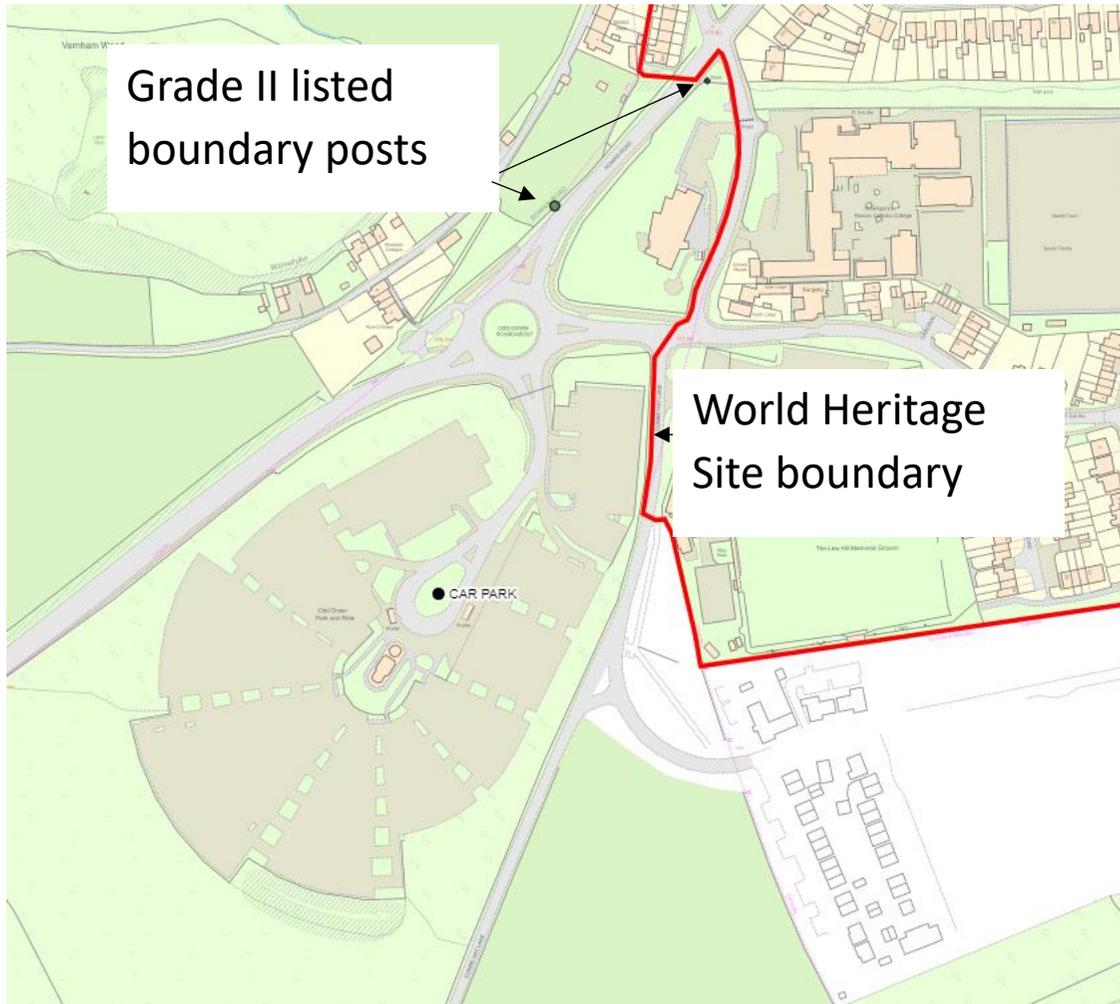
c In all circumstances development will be assessed to determine the degree to which it affects the significance of the Bath World Heritage Site (by reference to the Bath World Heritage Setting SPD), the Bath Conservation Area, the Claverton Conservation Area, the Claverton Manor Historic Garden and the Bathampton Down Scheduled Ancient Monument (including by affecting their settings) and great weight will be given to their conservation and enhancement.

Assessment of Historic Environment

Site: Odd Down Park and Ride – Policy SB26

Heritage Asset	Designated or Non-Designated	Heritage Significance	Potential Impact of Allocation on Heritage Significance
City of Bath World Heritage Site	Designated	Hot springs, Roman archaeology, Georgian town planning and architecture and green setting / landscaping.	Site not located in WHS, but located within setting. World Heritage Site boundary located directly to the northeast of the site. Site is already developed for Park and Ride use. Potential impact if transport interchange uses include buildings visible from WHS. Allocation policy wording should seek to control the intensity, scale and massing of any proposals in order to minimise impact from surrounding areas including WHS. Policy wording should also seek to retain and enhance site's boundary tree planting, in order to ensure visual buffer between WHS and site is retained.
Boundary Post on A367	Designated	Grade II listed boundary post https://historicengland.org.uk/listing/the-list/list-entry/1313025?section=official-list-entry Boundary Post. Dated 1827 for Bath Turnpike Trust.	Unlikely impact on setting of listed boundary post due to significant tree planting providing visual buffer between the asset and the development site.
Group of 3 boundary posts on A367, at junction with combe hay lane	Designated	Grade II listed group of 3 boundary posts https://historicengland.org.uk/listing/the-list/list-entry/1320808?section=official-list-entry Group of three boundary posts. (i) Dated 1804.	Unlikely impact on setting of listed boundary posts due to significant tree planting providing visual buffer between the assets and the development site.

Map showing Heritage Assets – Odd Down P&R



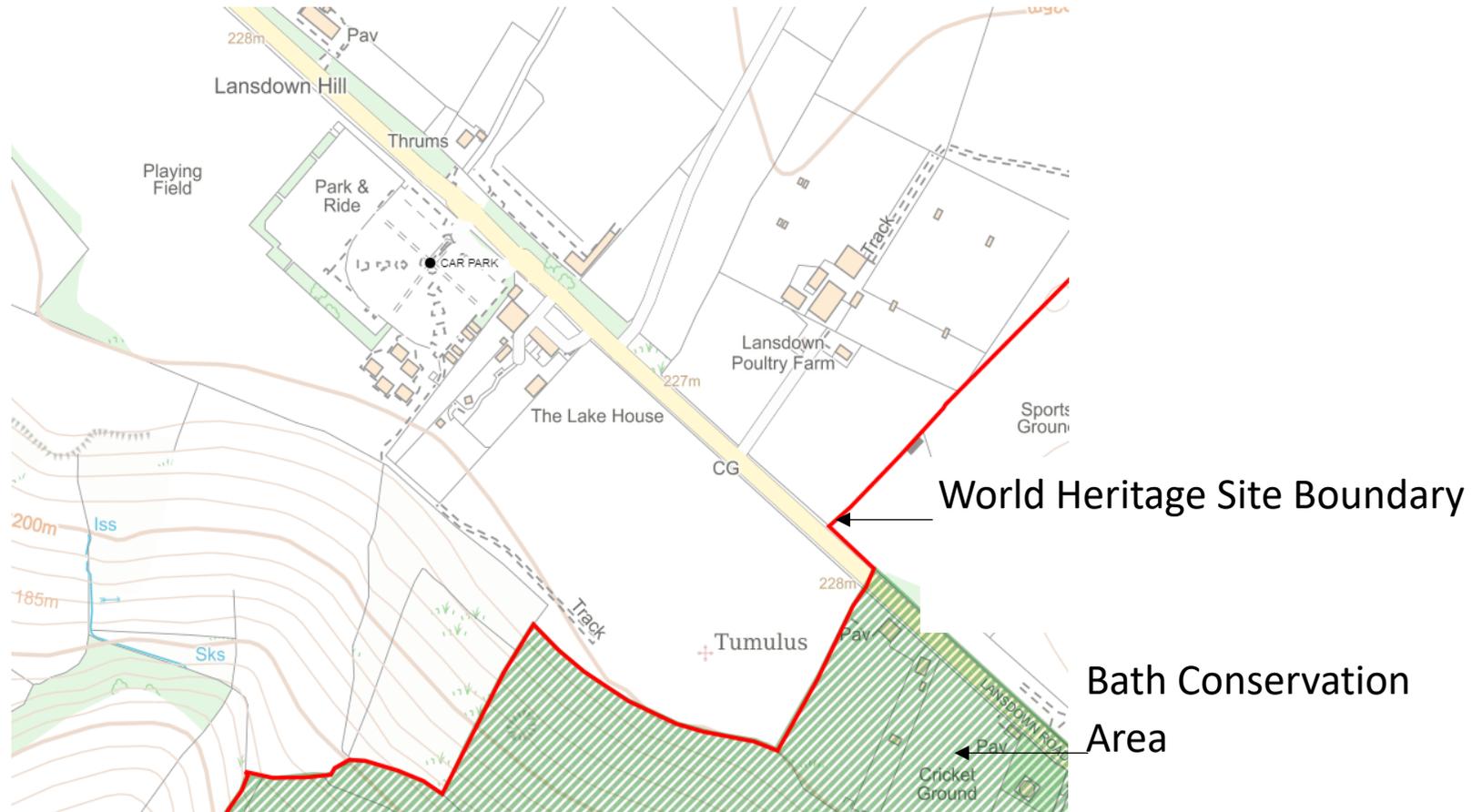
Assessment of Historic Environment

Site: Lansdown Park and Ride – Policy SB26

Heritage Asset	Designated or Non-Designated	Heritage Significance	Potential Impact of Allocation on Heritage Significance
City of Bath World Heritage Site	Designated	Hot springs, Roman archaeology, Georgian town planning and architecture and green setting / landscaping.	Site not located in WHS, but located within setting. World Heritage Site boundary located to the south of the site, separated by fields. Site is already developed for Park and Ride use. Potential impact if transport interchange uses include buildings visible from WHS. Allocation policy wording should seek to control the intensity, scale and massing of any proposals in order to minimise impact from surrounding areas including WHS. Policy wording should also seek to retain and enhance site's boundary tree planting, in order to ensure visual buffer between WHS and site is retained.
Bath Conservation Area	Designated	<p>Information on significance can be reviewed in Bath City-wide Character Appraisal - Area 1: https://beta.bathnes.gov.uk/sites/default/files/2020-01/Bath%20City-wide%20Character%20Appraisal.pdf</p> <p>The area was traditionally agricultural as the many remaining farm houses show. The historic village core served this population. The extent of the historic core and the old roads are still visible.</p>	Site not located in CA. Unlikely impact due to lack of visibility between CA and site. Potential impact if transport interchange uses include buildings visible from CA. Allocation policy wording should seek to control the intensity, scale and massing of any proposals in order to minimise impact from surrounding areas. Policy wording should also seek to retain and enhance

		Although the residential expansion has been contained within historic field boundaries, very few historic hedges remain.	site's boundary tree planting, in order to ensure visual buffer between CA and site is retained.
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Map showing Heritage Assets – Lansdown P&R



Assessment of Historic Environment

Site: Newbridge Park and Ride – Policy SB26

Heritage Asset	Designated or Non-Designated	Heritage Significance	Potential Impact of Allocation on Heritage Significance
City of Bath World Heritage Site	Designated	Hot springs, Roman archaeology, Georgian town planning and architecture and green setting / landscaping.	Located within WHS. Site already developed for Park and Ride use. Potential impact of new buildings within site. Allocation policy wording should seek to control the intensity, scale and massing of any proposals in order to minimise impact on WHS. Green setting of WHS should be safeguarded by policy wording requiring retention and enhancement of GI within the site boundary.
Bath Conservation Area	Designated	<p>Information on significance can be reviewed in Bath City-wide Character Appraisal - Area 4 (Newbridge (north) Combe Park and Lower Weston (north)) and Area 7 (Brassmill Lane, Locksbrook and Western Riverside).</p> <p>Area 4:</p> <ul style="list-style-type: none"> At the western edge of the area, the steep wooded slopes of Newbridge mark the transition between urban and rural. The native trees of the woodland contrast with the more exotic species found within the built up area. 	<p>Site not located in CA, but potential impact on setting.</p> <p>Unlikely impact due to lack of visibility between CA (both areas 4 and 7), and site, due to significant vegetation and houses.</p> <p>Potential impact on setting if removal of trees proposed from the site. Policy wording should seek to retain and enhance site's boundary tree planting.</p>

		<ul style="list-style-type: none"> • Newbridge Road is a historic route in the area. <p>Area 7:</p> <ul style="list-style-type: none"> • In the far west of the area the dense mixed development quite suddenly gives way to more extensive land uses – a caravan park, playing field, marina and Newbridge Park and Ride. All these are spacious and well-treed areas well suited to the edge of the city. • In the far west of the area, close to Newbridge Bridge, the density suddenly decreases with the change to the Park and Ride and various leisure uses. 	
Newbridge House	Designated	<p>Grade II listed. Large detached house, now hotel. c1770, additions c1902, and extended again late C20. 1902 additions by W. J. Willcox.</p> <p>https://historicengland.org.uk/listing/the-list/list-entry/1395939?section=official-list-entry</p>	Site not visible from asset due to significant tree planting. Policy wording should also seek to retain and enhance site's boundary tree planting, in order to ensure visual buffer is retained.
New Bridge or Newton Bridge	Designated	<p>Grade II* listed. Bridge. Originally 1727 with 3 arches by John Strahan. Rebuilt with single arch in late C18, widened by William Armstrong of Bristol in 1831-1834.</p> <p>https://historicengland.org.uk/listing/the-list/list-entry/1395726?section=official-list-entry</p>	Site not visible from asset due to significant tree planting. Policy wording should also seek to retain and enhance site's boundary tree planting, in order to ensure visual buffer is retained.

Map showing Heritage Assets – Newbridge P&R



Assessment of Historic Environment

Site: Fire Station – Policy KE2b

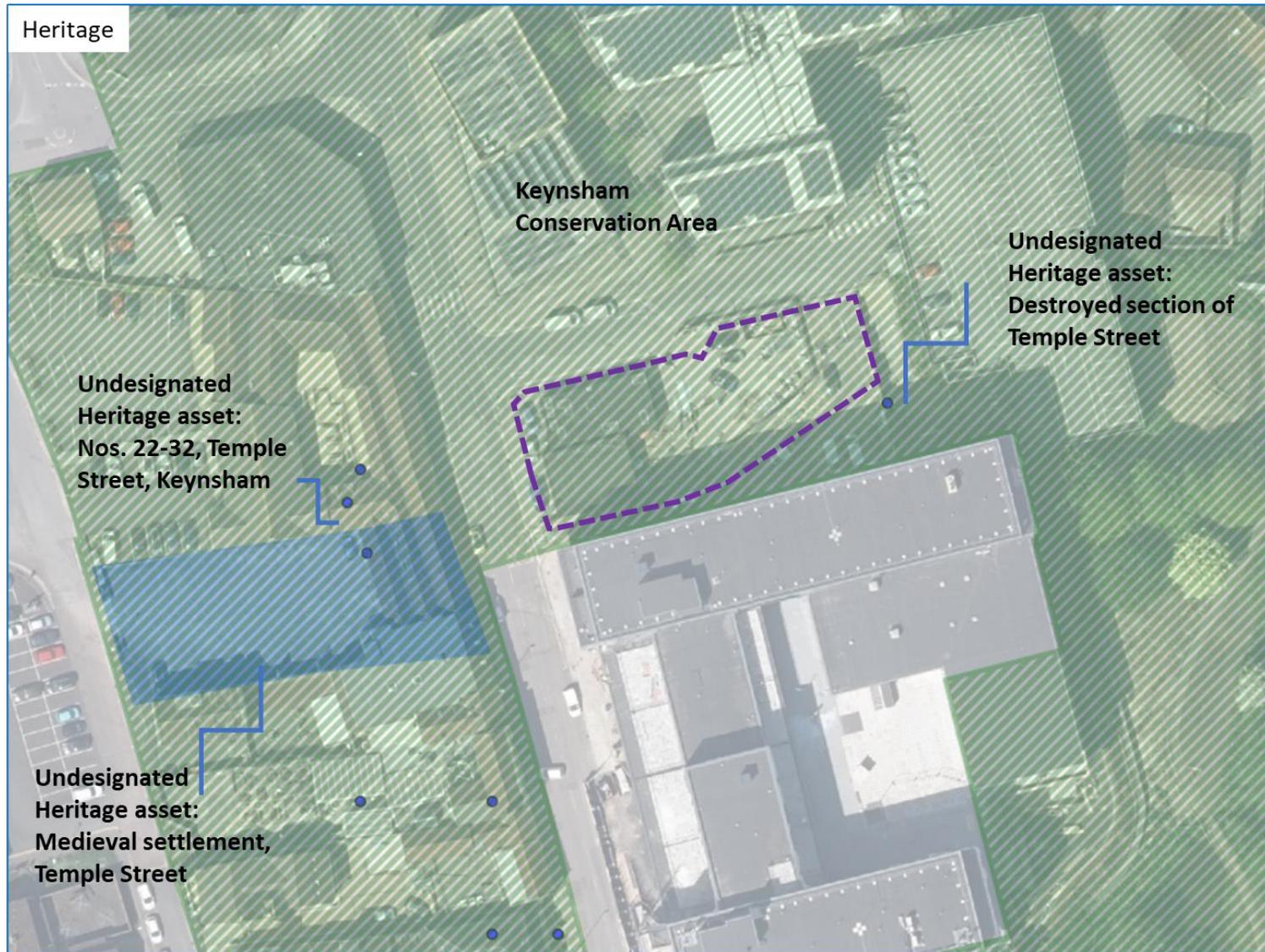
Heritage Asset	Designated or Non-Designated	Heritage Significance	Potential Impact of Allocation on Heritage Significance
<p>Keynsham Conservation Area</p>	<p>Designated</p>	<p>https://www.bathnes.gov.uk/sites/default/files/sites/default/documents/Planning-and-Building-Control/Conservation-areas/16-12_caa123ver9_final_web.pdf</p> <ul style="list-style-type: none"> • Keynsham was much re-developed in the 1960's and 1970's. This caused a considerable loss of heritage; with long sections of re-built frontages in High Street, Bath Hill and Temple Street; all having poor quality built form. Both this redevelopment and the introduction of civic car parks have also removed historic plot boundaries and removed long standing pedestrian routes which connected with the river valley with the town. • Despite the changes there remains a heritage legacy which has both historical and some significant architectural interest. There is also a significant archaeological potential which remains to be assessed through future development opportunities. 	<p>Potential harm to the conservation area</p> <p>Allocation should require high quality design that enhances the Conservation Area and its setting and which complements the transition between the Civic Centre and Library and the Riverside development.</p>

<p>Keynsham Medieval town</p>	<p>Undesignated</p>	<p>Information from South West Heritage Trust website: https://www.somersetheritage.org.uk/record/67378#</p> <ul style="list-style-type: none"> • The town was first recorded in Aethelweard's addenda to the Anglo-Saxon Chronicle in about 1000AD as Caegineshamme, and it was situated on the fringes of Mercian and Wessex territories. • The 1840s Tithe map is perhaps the best guide to the topography of the medieval town, and its template is quite characteristic with long narrow burhgage plots lining a high street, plots further from the high street appear to be less regular. • The medieval town likely was closely related to the development of the abbey although this is difficult to assess, however following its dissolution the fortunes of the town took a downturn, although it was an important wool town in the 16th century, an industry which would disappear by the 18th century. In the latter brass and calamite mining saw some prosperity, but competition from Wales saw it decline in the 19th century. It has since been 'savaged' by 	<p>Potential archaeological remains within the site area.</p> <p>Allocation should require historic environment assessment, and where necessary evaluation, in order to identify and implement appropriate mitigation.</p>
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		<p>modern development, much of which saw little to no archaeological mitigation following the Second World War.</p> <ul style="list-style-type: none"> As a direct result of this wholesale removal of the historic fabric across large swathes of the town, it is often difficult to trace surviving boundaries and building lines from the tithe map through to modern surveys. 	
<p>Destroyed section of Temple Street</p>	<p>Undesignated</p>	<p>Information from South West Heritage Trust website: https://www.somersetheritage.org.uk/record/63943#</p> <ul style="list-style-type: none"> A large area of the Eastern side of Temple Street, approx 30x100m, was completely destroyed between 1960 and 1975, almost certainly leaving no archaeological traces. In 1880, there were 70 Street Frontages, 13 dwellings off street, and upwards of 20 other buildings, with extensive gardens etc. It seems likely that every trace of archaeology has been removed (with the possible exception of wells). The status of this area with regard to archaeology should be verified. 	<p>As above</p>

Nos. 22-32, Temple Street, Keynsham	Undesignated	<p>Information from South West Heritage Trust website: https://www.somersetheritage.org.uk/record/60949#</p> <ul style="list-style-type: none"> • A terrace in two parts comprising two storey late 17th to early 18th century cottages. Mostly roughcast fronts, stucco to right, continuous pantile roofs. Assorted modern shop fronts 	As above
Medieval settlement, Temple Street	Undesignated	<p>Information from South West Heritage Trust website: https://www.somersetheritage.org.uk/record/60949#</p> <ul style="list-style-type: none"> • Archaeologically significant deposits were located to the rear of 34, 36 and 38 Temple Street which found two stone built rectangular gullies or small pits and an associated stone foundation. 	As above

Map showing Heritage Assets – Fire Station



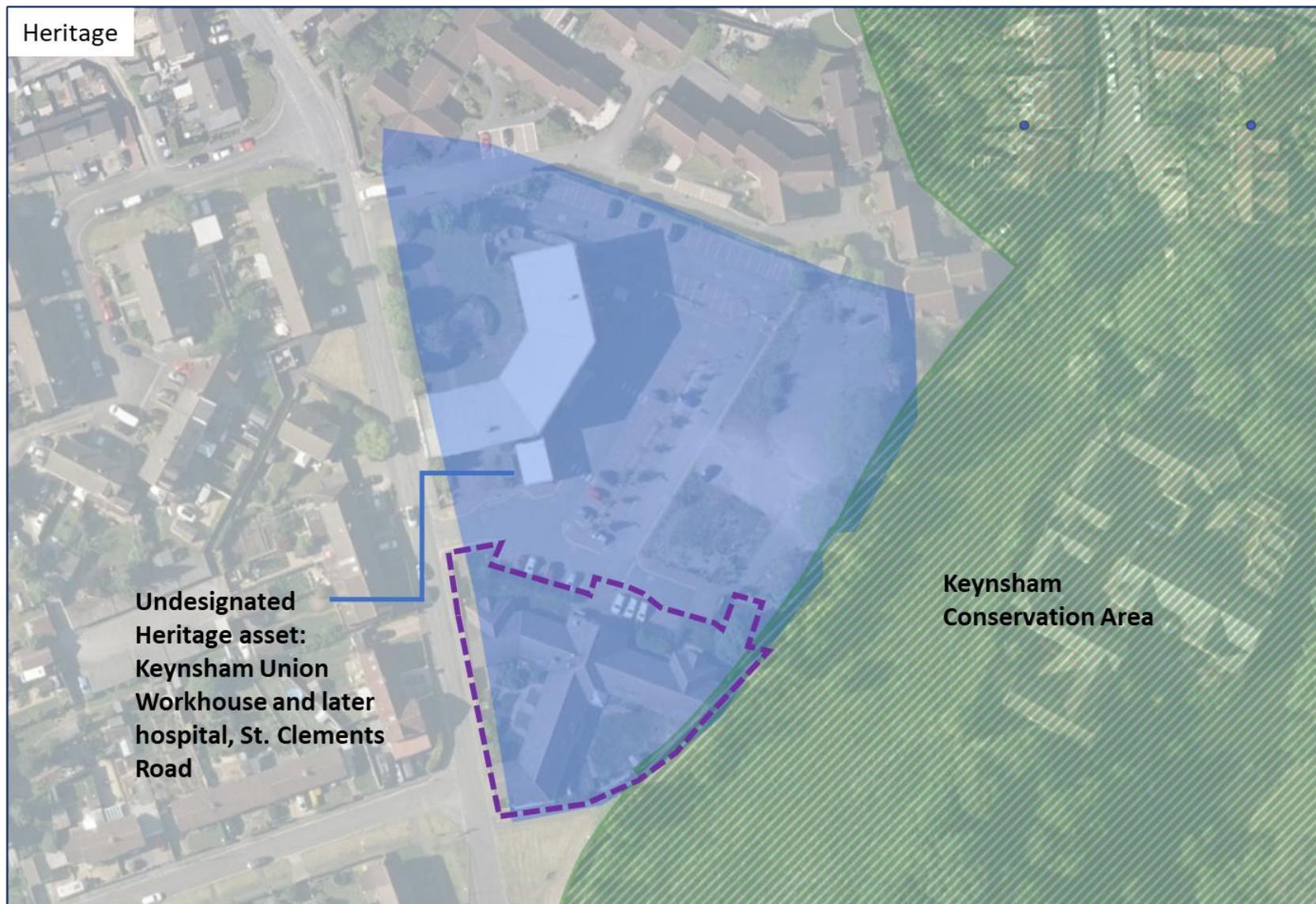
Assessment of Historic Environment

Site: Treetops – Policy KE5

Heritage Asset	Designated or Non-Designated	Heritage Significance	Potential Impact of Allocation on Heritage Significance
Keynsham Conservation Area	Designated	<p>https://www.bathnes.gov.uk/sites/default/files/site_documents/Planning-and-Building-Control/Conservation-areas/16-12_caa123ver9_final_web.pdf</p> <ul style="list-style-type: none"> • Dapps Hill area to the south of Temple Street has a distinctive small village character away from the busy town centre and within the River Chew valley. A number of older 17th century stone built houses survive in Dapps Hill of which 13 properties are listed. Albert Mill, now converted to houses, reflects the areas wool manufacturing origins and the town's property from the 10th to 19th century. 	<p>Site adjacent to the conservation area, potential for impact on setting of conservation area.</p> <p>Allocation should require consideration of scale, massing, and design of any new buildings / extensions</p>
<u>Keynsham Union Workhouse and later hospital, St. Clements Road</u>	Undesignated	<p>Information from South West Heritage Trust website: https://www.somersetheritage.org.uk/record/62556#</p> <ul style="list-style-type: none"> • Keynsham Union Workhouse was built in 1837 at a cost of £4,960 and could accommodate 300 inmates. The architect was William Armstrong. The 	<p>Potential harm to remaining elements of the undesignated asset.</p> <p>Allocation should require consideration of the character and appearance of the area</p>

		<p>layout was based on Sampson Kempthorne's 'square' plan model published by the Poor Law Commission in 1835. It was built of grey coursed sandstone with pantiled roofs.</p> <ul style="list-style-type: none">• The front range was two storeys high but may originally have comprised a two-storey central block flanked by single storey ranges.• The southern wing was joined by 1884, and a further range (originally a separate unit) added to the west. A further east-west aligned wing was added to this between 1884 and 1916.• Few additions were made to this basic layout until around the 1960s, when relatively insubstantial extensions were added along the northern side of the building, as well as low-level additions to the frontages to the south.• Most of the western extensions were constructed after the early 1970s. A small number of minor structural elements are also depicted on 19th and 20th-century maps, which have since been removed.	
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Map showing Heritage Assets - Treetops



Assessment of Historic Environment

Site: Former Paulton Printworks – Policy SSV22

Heritage Asset	Designated or Non-Designated	Heritage Significance	Potential Impact of Allocation on Heritage Significance
Conservation Area	Designated	<p>Paulton Conservation Area – Area 3 – Info set out in Paulton CA SPD pages 9 -12: https://beta.bathnes.gov.uk/sites/default/files/2020-01/paulton_caa.pdf</p> <p>Summary:</p> <ul style="list-style-type: none"> • Area dominated by public buildings • Area features a large public open space, churchyard and large garden to the Old Vicarage • Spaces support large mature trees which dominate the character area and are important in views from other parts of the village • Grade II* Holy Trinity Church and its 1757 tower 27 built of oolitic limestone ashlar • Churchyard stone boundary walls with oolitic limestone Gothic revival gate piers • Churchyard trees and four Grade II churchyard monuments 	<p>Most southern land parcel is located adjacent to the edge of the Conservation Area. Development of this land parcel could potentially impact setting of CA. Land parcel is currently bounded by hedgerow planting. Policy wording should seek to retain and enhance the planting along southern edge of most southern land parcel, adjacent to the edge of the CA boundary.</p>

		<ul style="list-style-type: none"> Buildings predominantly made of squared coursed white lias stone. 	
Church of the Holy Trinity	Designated	<p>Church of the Holy Trinity - Grade II* listed Anglican Parish Church. Dated 1757 and 1839, the latter by John Pinch. https://historicengland.org.uk/listing/the-list/list-entry/1320745?section=official-list-entry</p>	<p>Planting along southern edge of one of the land parcels is visible from the churchyard. Potential development unlikely to harm setting of Church, but planted edge should be retained / enhanced if possible.</p> <p>Policy wording should seek to retain planting along southern edge of most southern land parcel.</p>
Monuments in churchyard of Church of the Holy Trinity	Designated	<ul style="list-style-type: none"> Hill Monuments (Grade II listed) x2 - Chest tombs, enclosure and headstone. Early C19. https://historicengland.org.uk/listing/the-list/list-entry/1129587?section=official-list-entry Hall Monument (Grade II listed) - Chest tomb. Late C18. Freestone. https://historicengland.org.uk/listing/the-list/list-entry/1129588?section=official-list-entry Cholera monument - Memorial, boundary and marker stones. Early/mid C19. https://historicengland.org.uk/listing/the- 	<p>No impact – site not visible from monuments.</p>

		list/list-entry/1129629?section=official-list-entry	
Rose Church Cottage	Designated	Rose Church Cottage (Grade II listed) - House. Late C17 and early C18: https://historicengland.org.uk/listing/the-list/list-entry/1129585?section=official-list-entry	No impact – site not visible from cottage.

Map showing Heritage Assets – Former Paulton Printworks

