

Proposed Development, Hartwell Site, Newbridge Road, Bath

Landscape and Visual Impact Assessment
Prepared for Planning Application Submission

A Report on behalf of London Rd, Nottingham Ltd

April 2019

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1.0 INTRODUCTION

1.1 Nicholas Pearson Associates was appointed by London Rd, Nottingham Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) of proposals for the redevelopment of the Hartwell site, Newbridge Road, Bath for a mixed use development.

1.2 The description of development for the purpose of the planning application is;

“Outline application with all matters reserved except for access and layout comprising the demolition of the existing buildings on the site; construction of replacement buildings ranging in height from 3 to 5 storeys providing a mixed use development comprising up to 104 residential units (Class C3 Use), up to 186 student bedrooms (Sui Generis Use), and a commercial retail unit (flexible A1/A3 Use); formation of new vehicular access from Newbridge Road, construction of new access ramp, and provision of vehicle parking spaces; provision of new shared bicycle and pedestrian sustainable transport route through the site and formation of new access and linkages on the eastern and western boundary; provision of hard and soft landscaping scheme across entire site.”

1.3 The preparation of a LVIA followed the receipt of a pre application submission response from B&NES to initial development proposals (ref. 18/00017/PADEV) to Bath and North East Somerset Council (B&NES). The B&NES response noted that; *“...The proposals have the potential to impact on the landscape townscape character of the area and on views.”*

1.4 Potential landscape and visual issues related to the site location are as follows:

- Within the City of Bath World Heritage Site (WHS), with consideration of the Outstanding Universal Values;
- Partially within Bath Conservation Area (eastern most part) and adjacent to conservation area boundary;
- Contribution to the local landscape character;
- Visual context - where there are existing views to and from the site and/ or development proposals from key landmarks (WHS Setting SPD), including with respect to the ‘green hillsides’ noted as an Outstanding Universal Value (OUV) of the City of Bath WHS, with the potential effects with regard to the height, scale and massing.

1.5 This report should be read in conjunction with other documents, including:

- Architectural and Landscape Drawings and design strategy – AWW;
- Planning Statement – Walsingham Planning;
- Arboricultural Impact Assessment – Tree Research
- VVM - NPA

1.6 Note – the site was in use at the time baseline surveys were undertaken, but was closed at end February 2019.

2.0 SCOPE AND METHODOLOGY

2.1 The scope of this LVIA relates to an assessment of effects upon the local and wider landscape character and visual effects upon receptors both local and in wider areas.

2.2 The assessment undertaken has followed the principles and processes as set out in Guidelines for Landscape and Visual Impact Assessment (LVIA) – The Landscape Institute and IEMA (3rd edition 2013) para 1.1 for a development which falls outside the requirements of the EIA Directive and Regulations. The work comprised; desk study and baseline survey to establish relevant landscape and visual receptors, noting related values; review of the development proposals, followed by judgements on; the susceptibility to change; the overall sensitivity of receptors; the magnitude of change; and appraisal of the effects of the proposals.

2.3 Reference has also been made to the Bath City-wide Character Assessment, Bath Conservation Area Appraisal and Bath World Heritage Site (WHS) Setting SPD (B&NES), specifically with respect to issues associated with the WHS Outstanding Universal Values (OUVs) and key views.

Study Area

2.4 The study area for the assessment comprises those local character areas which would be directly or indirectly affected by the proposals. This is: the site; the local streetscapes of Newbridge Road, Osborne Road and environs; the local townscape associated with Newbridge and Locksbrook. Given the limited geographic scale of the site, within the urban

area, character zones beyond the above areas are not considered likely to be affected and are not discussed further, except with respect to the overall landscape/ townscape of the city.

- 2.5 The study area for the visual assessment comprises the area generally defined by the enclosing topography of the city, comprising Lansdown to the north, Bathampton Down and Claverton Down to the east, Beechen Cliff to the south east; Twerton/ Southdown to the south/ south west; and Penn Hill/Dean Hill to the west/north west. However, having noted the above, views from large areas of the lower lying parts of the city are restricted by intervening built form and or vegetation.

Representative Viewpoints

- 2.6 The visual context was considered through desk study and site appraisal. Representative viewpoints were selected to provide the optimum views to the proposed scheme. Elevated locations include those from established and accepted key viewpoints (Bath WHS Setting SPD) from around the city.
- 2.7 Consultation and agreement, on the representative viewpoints selected was undertaken with B&NES in January 2019. Note - Viewpoint numbering, especially use of viewpoint 12, has been used to be consistent with the numbering of AWW illustrative views of the proposals. Viewpoint 12 is from within the site and is not publicly accessible. It is included in the assessment with respect to future effects of users of the proposed cycle/ foot path through the site.

Night Time/Lighting Effects on Visual Amenity

- 2.8 On the basis that the site is located within the existing urban area, adjacent to public highways and additional external lighting will be kept to a minimum, night time effects in terms of landscape character and visual amenity are not considered to be a substantive issue, are not discussed further within this assessment.

Information used for assessment

- 2.9 This assessment utilised design proposal information as provided by the architects in the form of plans, elevations and other design information included within the Design and Access Statement. VVM were also prepared to assist with the assessment.

3.0 BASELINE CONDITIONS

Existing Landscape Character Assessment – Bath City Wide Character Appraisal SPD (see figure 2)

- 3.1 The Site lies within Area 7 – Brassmill Lane, Locksbrook and Western Riverside of the Bath City Wide Character Appraisal (B&NES Adopted SPD, 2005). Dominated by the River Avon, relevant key elements of the area are as follows:

- Part of '*...flat river valley floor...*';
- Land use - '*...very varied area with commercial, industrial, residential... all set around the river... west of Windsor Bridge Road, land uses become more intimately mixed, especially north of the river, with various small trading estates set amongst the housing of Locksbrook and Newbridge (south)*';
- Building form and heights – '*... considerable coherence of heights despite diversity of uses...building form is variable...*'
- Building age – varies between mid C19 – C21;
- Materials - '*...large range of materials... brick, Bath stone, Lias Limestone. The modern commercial, industrial and utility buildings have a range of cladding materials*';
- Density and enclosure – '*in the densely developed areas enclosure is high... where the building masses are large and visually contain the roads...*';
- Vitality and tranquillity – '*much movement and activity close to main roads...*'
- Boundaries - '*Varied reflecting mixed uses. Walls range from Bath stone to brick; railings from C19 ...*'
- Trees - '*...Trees are sparse...there are very few street trees.*'
- Feature, Landmarks and views – '*Views to developed slopes and well treed skylines...*'

- 3.2 The above elements of the locality all combine provide an important context for considering the ability of the site to accommodate the proposed development and guide design considerations.

Bath Conservation Area Appraisal

3.3 The main development area of the site lies adjacent to, and west of, the 'Brassmill Lane, Locksbrook and Western Riverside Character Area' (draft Nov 2015) of the Bath Conservation Area (CA) the boundary of which is located along Osborne Road (see figure 1). The section of the site area along the former railway line, west of Osborne Road is within the CA. The CA Character area, which provides a useful context, comprises a long, narrow east/ west area relating strongly to the river. Local to the application site this is contiguous with the Bath City Wide Character Appraisal area above and key characteristics between the two appraisals are consistent. Elements/ aspects of the Bath WHS OUV identified in the CA appraisal and relevant to this assessment are:

- Contribution to 18th century architecture – Very limited; contribution relating to small houses on roads out of Bath, and industrial elements, providing evidence of the network of economic activity;
- Contribution to green setting (Bath WHS OUV) - *'... a major contributor comprising corridor of River Avon. It provides views out to the surroundings hills and can be seen from them, most notably from Lansdown and Beckford's Tower.'*

3.4 The site lies at the northern edge of the Bath city wide character area, within the western part. In addition to 3.1 above and relevant to the site and project, there is mention of:

- A long history of industrial and commercial use ...;
- Mixed commercial and light industry with urban / suburban residential buildings;
- The historical development along the river during the C19, especially relating to industrial activity;
- Post-industrial redevelopment transforming parts of the character area;
- Viewpoints from hills into the area, including Lansdown and Beckfords Tower and the Bath Skyline Walk;
- Negative features – including trading estates;
- Opportunities include sensitive and appropriate redevelopment sites benefitting from new high quality architectural designs;
- Threat of 'significant creeping increase of building heights may threaten the integrity of the WHS green setting'.

Bath Building Heights Strategy (Urban Initiatives/B&NES 2010)

- 3.5 The Bath Building Heights Strategy (BBHS) was prepared to provide guidance on heights of development in relation to the World Heritage Site designation.
- 3.6 The BBHS introduction states; *“The Building Height Strategy is based on heritage asset analysis and provides area-based guidance on the appropriate height of new development to ensure the protection of the Outstanding Universal Values (OUVs) which define the World Heritage Site, whilst allowing the growth of Bath to meet housing needs and realising opportunities for business investment. The overall purpose of the strategy is to provide a framework within which decisions can be made about the appropriate height of new buildings in Bath. It will be used as a development management tool and, as such, will be one consideration in the determination of planning applications.”*
- 3.7 The strategy importantly states in para 3.3 the report states: *“It should be noted however, that the actual floor-to-floor height may vary between different buildings and uses. In most cases the resulting height difference between equal storey buildings is minimal and does not adversely affect the scale, consistency or character of a street-scene. Often a slight variation in eaves or parapet line brings liveliness to a street scene and emphasises the grain of development.”*
- 3.8 In para 3.15 – 3.16 the report states: *“Bath is a living city, and as such it needs to continually adapt its spaces to shifting contemporary socio-economic requirements. The objectives of this study are to:*
1. *Set out an approach to building height in Bath that can support the preservation and enhancement of Bath’s special character as recognised by the OUV.*
 2. *Inform the development process by providing clarity on the appropriate height of development in the various parts of the city when considering the OUV of Bath.”*
- 3.9 The report identifies various city zones, with the application site lying within Zone 3 – Valley Floor (outside Zone 1 and Zone 2). The summary states:
- “... unlike other areas of Bath, the heritage assets in the valley floor are limited and much altered over time. The development of this area was influenced by Victorian industrialisation and has seen*

waves of change throughout its history. It is therefore visually distinct from the Georgian City with its fragmented townscape and a variety of building heights.... Unlike other zones, this zone provides the opportunity to maximise development potential while ensuring the protection of the OUV of the Georgian City and its primacy within the urban form. The Georgian city centre with its compact urban form provides the highest densities in Bath and should provide a good model for new urban development to make the most of the opportunities..."

- 3.10 Para 3.29 (page 45) states that in Zone 3, recommended heights are defined as the number of storeys rather than absolute heights. Pages 51 – 52 set out the recommendations for Zone 3 as follows:

"Recommended Height - Building shoulder height should be 4 storeys. One additional setback storey within the roofscape is likely to be acceptable.

Modifiers

- 1. Additional storey may be acceptable along Lower Bristol Road except where it is in close proximity to existing 2-3 storey residential areas.*
- 2. Additional storey may be appropriate fronting public space and marking key locations such as corners or gateways and mixed use centres.*
- 3. It may be necessary for the height to be less than 4 storeys, in response to heritage assets, residential amenity and to prevent intrusion in views.*

The use of modifiers is at the discretion of the council and justification will be required on a case-by-case basis."

City of Bath World Heritage Site (WHS) and Management Plan

- 3.11 The Site is located within the City of Bath WHS. The key relevant attributes of Outstanding Universal Value (OUV), as noted in paragraph 3.3 above are defined as:

- Georgian architecture;
- The green setting of the City.

3.12 The WHS Management Plan aims to address the “*key tensions between development and conservation of the city wide site.*” In terms of visual considerations; “*The city sits in the hollow of the river valley and surrounding hills offer views across the site. Skylines, vistas and panoramas are therefore significant elements...*” The visual relationship between the site and views to and from the city, where the development may be visible will be key considerations for the proposals and the assessment process.

City of Bath WHS Setting Study SPD

3.13 The SPD was prepared to identify and describe the important attributes of the WHS setting, which is important to the designation. The study identified viewpoints which are important in terms of the WHS and its heritage assets, and also considered impacts upon the setting. Whilst the Site is within the WHS and not its defined setting, for the purposes of this appraisal the viewpoints identified in the SPD were reviewed, since they define both key historic values and encompass a wide variety of important views both inside and around the city. This review has informed this LVIA process, including the selection of representative viewpoints. Key assets, relevant to the development site, identified within the WHS Setting study, are as follows:

- Views to/from key buildings and other assets conveying or providing understanding of the WHS OUV;
- Key viewing points overlooking the city;
- Key views from within the city out to the surrounding landscape.

The Site (see figure 3 – Site character photos and figure 11, viewpoint 12)

3.14 The Site itself, located within the urban area, west of Bath city centre comprises the Hartwell site. The main elements and features are: the late 20th century car retail/ repair commercial building (white painted masonry and cladding), an industrial shed structure to the south of main building, surrounding open unmade ground and a ramped access at/ toward the eastern boundary. The main building presents a 1-2 storey north facing frontage to Newbridge Road, with a 4 storey south facing elevation. Areas of open ground/ hardstanding to the Newbridge Road frontage and to east of the building are used for parking. The southern part of the site is un-managed/ not maintained and is used for car storage/ parking – it is a local detractor.

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- 3.15 A key feature of the site is the substantial change in level of circa 6.7m from the high point on the Newbridge Road frontage and the lower land to the south. This is due, and relates, to the previous use of the site as a quarry, as well as the site location on sloping ground. Another notable element is the remnant corridor of the former Midland railway line which passes, east/ west through the southernmost part of the site, with Osborne Road crossing above the site on a bridge.
- 3.16 Vegetation within the site comprises the elements below:
- A line of 6no. semi mature trees (Whitebeam), planted for amenity, along the site Newbridge Road frontage, and small areas of low shrub planting;
 - A mix of self-set, regenerating trees (Ash, Wych Elm, Sycamore, Hawthorn) of varied form along the western boundary, with a couple of larger trees (Oak and Ash);
 - A limited extent of self-set trees (Norway Maple, Ash), along the southern boundary;
 - A mix of scrub and clumps of self-set trees along embankments/ either side of the former railway line and associated with the bank adjacent to Osborne Road bridge;
 - A clump of trees (Norway Maple) on the embankment associated with the ramped access down from Newbridge Road;
 - Clumps of trees (Hawthorn and Norway Maple) on the eastern boundary, adjacent to Newbridge Road.
- 3.17 Arboricultural survey has been undertaken, and this has determined that the majority of the trees are of poorer quality (BS. 5837 Cat C), with poor form and low vigour. Better quality trees (BS.5837 Cat B) comprise the frontage trees and occasional trees at the site boundary.
- 3.18 Boundary treatments comprise a mix of metal security and chain link fencing, with some timber panel fencing to boundaries adjacent to residential properties. The generally open frontage along Newbridge Road is a locally weak townscape feature, although the line of trees provides some softening to the eastern part of the frontage.
- 3.19 Overall the site comprises an area of commercial/ industrial land, some of which is underused and semi derelict to the rear. Its general character is typical of the varied mix of land uses within the local area, but to an extent is out of keeping with the local residential

uses. The unmanaged condition is a local detractor. The built form fronting Newbridge Road is a local anomaly within an otherwise corridor/ streetscape of varied residential development and forms a break between generally earlier (19th/ early 20th century), terraced residential development to the east and mid/ late 20th century development to the west. The frontage vegetation provides some local softening to the streetscape.

The Site Context – local landscape character

3.20 The immediate site context comprises a mix of commercial and residential development as follows:

- Hanson yard – this is a discreet area to the immediate west of the site which is in industrial/ commercial use, with separate direct access from Newbridge Road.
- ‘The Maltings’ Industrial Estate to the south - varied commercial buildings, of utilitarian form, accessed from Brassmill Lane.
- The disused former railway, as a narrow corridor to the east and west of the site. This includes considerable self-set trees/ vegetation along its edges and is in part publicly accessible/ used as a footpath.
- Generally, earlier (19th/ early 20th century), terraced residential development along Newbridge Road, Osborne Road and Avondale Road to the east.
- Generally, later (mid – late 20th century), semi-detached residential development along Newbridge Road to the west/ north west (Avon Park and Rudmore Park), with the linear ‘greenway’ of the former railway line. A public footpath exists along the former railway line west of the site, which links to Newbridge Road immediately adjacent to the site.

3.21 Beyond this immediate context; to the north, on rising ground is located 2-3 storey residential development north of Newbridge Road; to the west and east further residential development towards Newbridge Park and Ride and the city centre respectively; to the south the river Avon corridor with the varied mixed use development along the Lower Bristol Road beyond. Further to the south, beyond the railway line, lies Twerton village

centre, with associated mixed residential and commercial uses with the rising ground of Twerton beyond.

- 3.22 In terms of materials the locality comprises a mix of Bath stone, red and cream brick, brown roof tiles, and the metal cladding to commercial buildings. The scale and mass of the commercial buildings, in combination with their lighter colours tend to make them more dominant in the streetscape, in comparison with the mix of stone, brick and finer grain of the residential development.
- 3.23 Overall the local context comprises the mix of residential development along Newbridge Road and to the east, west and north of the site. The existing site and The Maltings Estate, as well as other industrial development along the valley floor, comprise variable, utilitarian built forms of commercial/ industrial buildings, which provide a strong contrast to the residential character west of the city centre. The vegetation to the site boundaries and along the former railway line corridor is a notable local feature in terms of general greenery and softening. The vegetation is however, unmanaged and generally comprises self seeded tree and scrub/ shrub growth.
- 3.24 In terms of the WHS OUV, the site is not directly related, nor in close proximity, to specific key physical assets. The river corridor (Weston Cut) is located to the south beyond The Maltings. The relationship with the green setting of the city is discussed below in the visual assessment.
- 3.25 The receptors for use in the landscape assessment are as follows:
- Overall WHS (OUV) – the green setting of the City - Value; high.
 - Local character of Newbridge including part of the Conservation Area (relating to Locksbrook and Brassmill) – Value; moderate
 - Newbridge Road corridor - Value; low.
 - The Site – Value; low.

Visual context

3.26 A comprehensive approach to establishing the visual baseline and identifying viewpoints was undertaken, taking account of the multitude of viewpoints and receptors, establishing values attached to views, assigning the susceptibility to change and judging the overall sensitivity. This was considered alongside the 6no. distant viewpoints agreed with B&NES. Viewpoints selected were either representative of the type and nature of views available or specific in terms of noted landmarks or views. The process considered and appraised:

- Desk study of the areas from which the development may be visible and subsequent 'ground truthing';
- WHS Setting study SPD and identified views;
- The different groups of people who may experience the views;
- The viewpoints where receptors will be affected.

3.27 Viewpoint descriptions and their assessment are based on winter views, which show greatest extent of visibility from any one viewpoint, and hence potential for highest level of visual effect. Due to the urban location and the extensive number of views available, the viewpoint appraisal provides an overview of the views available from various zones within the study area, with assessment of specific representative viewpoints, within these zones. This approach is appropriate and proportionate for a site within a city location with the wide range and number of viewpoints available.

3.28 In terms of the 'value' of views of, toward and across the site, there are a range of influencing aspects, which combine to present the value stated, which are as follows:

- The WHS designation which includes the noted OUV criteria of the visual relationship between the views of/ toward the city and the hills/ green setting;
- Views to/ from key buildings, including Listed structures and other specific locations, which relate to part of the WHS designation;
- Key noted views overlooking the city, including from noted landmark locations as identified in WHS Setting SPD.

3.29 Site visibility from around the city is strongly influenced by a combination of the relatively low elevation of the site and limited height of existing built form, as well as the effect of

intervening built form and vegetation. As such views of the existing site are restricted from many parts of the city, both at a lower elevation and at distance from higher elevations.

- 3.30 Overall, the current visual effect of the site is generally limited to local views along Newbridge Road and local environs around the site edges/ boundaries, where its functional use, as a car showroom, is seen as an element of the local streetscape. The southern part of the site is variably glimpsed as a partially derelict area. In the wider context from elevated views, the site when visible is set within the diverse and mixed use townscape of western part of the city, with the existing main building noticeable as a white/ light coloured building contrasting with adjacent residential buildings. With increasing distance the site at present, in part due to its size, building form and limited geographic area, is either not visible or often becomes an indistinctive element of the broad panoramas across the city, and with its relatively low lying position set well down in the available views.

Viewpoint Baseline and evaluation (see figure 4 for representative viewpoint locations and figures 5 – 19 for viewpoint photographs)

3.31 **Newbridge Road corridor and environs;** Viewing distance; varying approx. 0m - 150m.

- Receptors: road users, residential.
- Value and references: Locally medium/ high; WHS/ Conservation Area, limited/ partial views to the south beyond site to southern hillside.
- Nature of views: Transient, sequential. Static from residential properties. Views of existing main building, north facing frontage and car parking. Urban, locally enclosed road corridor with commercial character of the site as an anomaly within residential context. Site/ boundary vegetation provides local visual softening of streetscape.
- Visual context and relationship with Site: Urban road and residential context. Site in foreground with existing built form on site a local anomaly.
- Seasonal effects: Some limited additional concealment in summer views.

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- Representative viewpoints: Viewpoint 7 – Newbridge Road (west of site); Viewpoint 8 – Newbridge Road (east of site); Viewpoint 9 – Charmouth Road (north of site)

3.32 Osborne Road and environs; Varying viewing distance; approx. 0m – 100m.

- Receptors: Road users; residential.
- Value and references: Medium (WHS OUV), Conservation Area – very limited glimpsed views of hillsides.
- Nature of views: Urban road corridor/ streetscape - transient and/or sequential. Limited, locally elevated and framed views from bridge over railway line looking east and west. The western view includes limited glimpses of the commercial built forms on site. The existing commercial built form of The Maltings provides considerable concealment to local views from the south east (viewpoint 13). The existing mature and dense vegetation along the disused railway line provides considerable concealment to the views, especially in summer.
- Visual context and relationship with Site: Urban road corridor/ suburban residential and commercial development, open southern part of the site partially visible in the foreground.
- Seasonal effects: Considerable increased local enclosure and concealment of the site in summer due to vegetation along disused railway corridor. Extent of vegetation still provides partial concealment in winter.
- Representative viewpoints: Viewpoint 10 – Osborne Road (overbridge); Viewpoint 13 – Osborne Road (south of the site).

3.33 Brassmill Lane and environs; Viewing distance; varying approx. 100m – 250m.

- Receptors: Road users; Pedestrians/ users of river corridor, users of The Maltings, residential.

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- Value and references: Medium/ high - (WHS/ Conservation Area) and River corridor; views of industrial units.
 - Nature of views: Urban/ sub urban streetscape, including locally dominant commercial/ industrial development and river corridor – considerable local enclosure by vegetation and built form. Very limited views to surrounding hillsides/ skyline. Views along river from towpath.
 - Visual context and relationship with Site: Very limited, glimpsed views through the The Maltings, toward/ of the site and the southern elevation of the main building. Intervening built form and vegetation prevents/ restricts many views.
 - Seasonal effects: Increased concealment in summer.
 - Representative viewpoint: Viewpoint 11 – Brassmill Lane.

3.34 Avon Park/ Rudmore Park (residential area) – varying approx. 10m - 300m.

- Receptors: Road users; residents; users of public footpath.
- Value and references: Medium/ High – Residential views/ WHS criteria.
- Nature of views: Suburban residential area and from greenway (former railway line) – low level enclosed views.
- Visual context and relationship with Site: Local views, with occasional framed and glimpsed views toward the site, including the existing built form. Boundary vegetation provides some local concealment. Views are of existing commercial use/ activities and partially derelict southern area.
- Seasonal effects: Some increased local concealment in summer.
- Representative viewpoint: Viewpoint 14 – Avon Park; Viewpoint 15 – Public footpath along former railway line (west of site).

3.35 **Southern slopes** – comprising views from Twerton upper slopes and Southdown. Viewing distance; varying approx. 500m - 2000m.

- Receptors: Road users, pedestrians, residents.
- Value and references: High – WHS views of hillsides/green setting and across city.
- Nature of views: Urban/ sub urban; elevated panoramic views from residential streets and open spaces, north and eastwards across the city.
- Visual context and relationship with Site: Site set down on valley floor, with existing main building, when visible seen as a noticeable 'white' / lighter coloured element of the commercial/ industrial development of Brassmill Lane, set within, and part of, the very varied built form along the lower slopes and river corridor.
- Seasonal effects: Negligible, some increased concealment in summer.
- Representative viewpoint: Viewpoint 1 – Kelston View (Bath City Farm) and Viewpoint 2 - Stirtingale Farm, Corston View, Bloomfield.

3.36 **Eastern slopes** – comprising views from Bathwick Claverton Down. Viewing distance; varying approx. 3500m – 4500m.

- Receptors: Pedestrians, Residents.
- Value and references: High – Historic; WHS criteria (views to city centre and of hillsides); Landmark views; AONB; Conservation Area; National Trust land.
- Nature of views: Suburban/urban/rural edge - elevated, framed and panoramic views. Transient, glimpsed and sequential views west towards and across city centre and beyond to the suburbs and distant hillsides west of Bath.
- Visual context and relationship with Site: Site set down on valley floor, in far distance and not visible/ perceptible due to combination of distance from site, local

topography, scale of existing buildings and effect of vegetation associated with former railway line.

- Seasonal effects: Locally restricted views/increased concealment in summer due to vegetation cover.
- Representative viewpoint: Viewpoint 3 – Widcombe Hill/ Smallcombe; Viewpoint 4 - Sham Castle.

3.37 **Northern slopes** – comprising views from Lansdown and Primrose Hill. Viewing distance; varying approx. 1500m - 3000m.

- Receptors: Pedestrians.
- Value and references: High – WHS views of hillsides/green setting and across city, AONB, Cotswold Way.
- Nature of views: Rural/ urban edge; elevated panoramic views from open landscape, south and south westwards across the city suburbs (Newbridge, Weston, and Twerton) towards the city skyline of Southdown beyond to the open landscape south and west of Bath. It is noted that the community woodland as it matures will result in increased concealment in some views of the river valley.
- Visual context and relationship with Site: Site not visible or barely perceptible set down on valley floor and predominately concealed by intervening built form and vegetation. At times only the topmost part of the main building is visible, as a minor element. Vicinity of site comprises the mixed use, commercial and residential development along the river corridor with varied built form.
- Seasonal effects: Increased concealment in summer as a result of vegetation along disused railway adjacent to the site.
- Representative viewpoint: Viewpoint 5 – Lansdown Cemetery.

3.38 **North western slopes** – comprising views from Penn Hill/ Dean Hill. Viewing distance; varying approx. 1000m - 2000m.

- Receptors: Pedestrians.
- Value and references: High – WHS views of hillsides/green setting and across city, AONB, Cotswold Way.
- Nature of views: Rural/ urban edge; elevated panoramic views from open landscape, south and south eastwards across the city suburbs (Newbridge, Weston, Oldfield Park and Twerton) towards the city skyline of Bloomfield and Southdown beyond to the ridgeline south of Bath.
- Visual context and relationship with Site: Site set down on valley floor, with existing building, barely perceptible as an element of mixed residential and commercial development of local area along the river corridor. When seen the main building is partially visible with the 'white' lighter colours notable, distinguishing it from adjacent residential development.
- Seasonal effects: Increased concealment in summer as a result of vegetation in locality.
- Representative viewpoint: Viewpoint 6 – Cotswold Way, Penn Hill.

3.39 Overall the visual context relates primarily to the local streetscapes adjacent to and around the site (Newbridge Road and Osborne Road). The existing site and building forms part of the varied built form associated with the commercial/ industrial development of The Maltings but is seen as a slightly incongruous element within otherwise residential development along Newbridge Road. The existing site is not generally visible from low lying areas to the south (Brassmill Lane, river corridor and Lower Bristol Road) due to the effect of intervening built form and vegetation. In more elevated views, when visible the main building is primarily notable as a minor element due to its white/ light colour which distinguishes it from nearby residential development. From more distant elevated locations around the city the site is often barely perceptible, or not visible within the context of the varied built along the low lying river corridor/ valley landscape west of the city centre.

4.0 PROPOSED DEVELOPMENT

4.1 For the purposes of this LVIA, the following provides a summary of the key elements of the development proposal. Full details of the proposals are provided in the Design and Access Statement and planning application drawings prepared by AWW. Further information on arboricultural issues has been provided by Tree Research;

- Demolition of existing building and associated groundworks;
- Tree removals as required to form site access and cycle/ footpath, and facilitate installation of a new bus shelter;
- Construction works comprising site set up, excavations, building construction activities associated with new built form and external areas, including new cycle/ footpath along former railway line;
- Operation of the new built form (mixed use retail, residential) comprising a mix of building blocks (see detail below) at varying ground levels and of varying heights;
- External realm comprising a series of courtyard landscapes, parking areas, cycle/ foot path and areas of soft landscape;
- External lighting proposals will comprise the minimum lux levels with respect to development requirements.

4.2 A summary of proposed building floor levels, heights and footprint is as follows:

| Building Ref | Use | No. of storeys | Ground floor level (m AOD) | Max. height to roof/ ridgeline | |
|--------------|---|--------------------------------|----------------------------|--|--------|
| | | | | m | m AOD |
| A | Residential with retail | 3 / 5 | 23.300 * NBR = 30.000 | 18.100 | 41.400 |
| B | Residential | 3 / 5 | 23.300 * NBR = 30.000 | 17.600 * steps down to 13.250 at southern end | 40.900 |
| C | PBSA | 5 – with fifth storey set back | 23.300 | 15.500 | 38.800 |
| D | PBSA | 5 – with fifth storey set back | 23.300 | 15.500 | 38.800 |
| E | Residential (building next to the existing tower) | 4 | 23.300 | 13.250 | 36.550 |

Notes

- *NBR = Newbridge Road ground floor level*
- *From Campbell Reith engineer's drawings / topographic survey: the height of the existing batching plant chimney = 42.426m AOD (a total of 19.126m tall above the quarry level (23.300m AOD))*

Design and Mitigation

- 4.3 The development proposals have been carefully considered in terms of the overall design approach to the site including the form, mass, scale and height with respect to the local existing character and Bath Building Heights Strategy.
- 4.4 General design principles, which provide means of demonstrating integration into local context and providing local townscape enhancements, with minimised landscape or visual adverse effects, as far as practicable, are as follows:
- Overall building height, scale and massing has been considered in light of the local context. Specifically, the residential height and form along Newbridge Road, with the proposed student blocks utilising the lower ground levels of the southernmost part of the site.
 - The overall building foot print has been separated into 5 separate buildings, to provide good pedestrian access and human scaled environments and spaces between buildings.
 - The architectural design has been developed as a response to the local residential characteristics, especially that along Newbridge Road, and built forms found in the local area. This includes use of a lower 'shoulder height' referencing the local context.
 - The overall building form is a response to the immediate local context and environmental opportunities provided on this site and include stepping the buildings down the slope.

- The roofscape has been carefully considered to include a variety of forms and upper floor step backs, with a mix of pitched and flat roofs, to assist with visual disaggregation.
- The articulation of the buildings is provided through use of varying materials and variation in architectural form.
- The southernmost buildings have a setback upper storey to minimise impact on longer distance views.
- Building use on ground floor, including the retail element on Newbridge Road provides for visual interest, and an element of activation at street level.
- Retention of existing boundary vegetation, as far as practicable and provision of new soft landscape along Newbridge Road and within the site.
- Providing opportunities for access through the site, improving local integration with the public realm.
- A comprehensive landscape strategy providing public realm enhancements through the site and along Newbridge road frontage.
- External lighting will be minimised through the site as far as practicable with respect to both ecology and visual amenity. This to be achieved through close collaboration within the design team and using high quality lighting products.

5.0 LANDSCAPE ASSESSMENT

Construction effects

- 5.1 The landscape effects of the proposed construction period, will relate directly to the site and the immediately adjacent areas.

-
- Sensitivity; the construction effects will be similar to those which occur in other locations around Bath on a regular basis, and relate to a brownfield site, with an existing building. On this basis the sensitivity is judged to be low.
 - Nature of effect; the effects will be short term and temporary and comprise demolition of the existing building, followed by building/ construction works. These construction effects will be similar to those which occur in other locations around Bath on a regular basis. The activities will be limited in extent and duration. There will be no physical effect on the wider area of the city (WHS) or other landscape receptors. No specific mitigation in relation to landscape issues is currently proposed for the construction period, other than that likely to be undertaken by a considerate contractor.
 - Magnitude of effect; the effects will vary during the course of the construction period from low to moderate.
 - Overall level of effect; this will vary depending on the type of activity occurring between negligible/ slight (adverse) and slight/ moderate (adverse).

Operational effects

5.2 In terms of planning designations and considerations proposals are considered as follows:

- Bath World Heritage Management Plan:
 - 18th century architecture; no material effect on landscape setting of local buildings, comprising replacement of negative built form with a well-designed high quality buildings;
 - Green setting; no direct impact on any noted green assets. The effects on views to/ from the 'green setting' is discussed below.
- City wide character area/ CA appraisal – Twerton, Brassmill/ Locksbrook; this is discussed below.
- Building Heights Strategy – the development is considered to be in accordance with the BBHS recommendations on the basis that:

-
- The area provides the ‘*opportunity to maximise development potential*’;
 - The building height is within the overall BHS parameters of generally up to 4 storeys, with upper storey set back. Visual effects are set out below;
 - Additional height is to the rear of the site, set back from the road elevation.

5.3 Receptor - WHS (OUVs):

- Nature of change; the proposed development will result in the overall redevelopment of the site, which comprises a very small part of the WHS, at a considerable distance from key WHS assets. The change comprises the replacement of a poor quality built forms with a new high quality development, with a design which provides a positive frontage to Newbridge Road. The proposals are not considered to have a direct material effect on the physical elements WHS OUVs.
- Susceptibility to change; negligible, whilst noting the designated location, the existing poor quality/ condition of the site is a consideration, as is the distance from key WHS assets.
- Sensitivity; low.
- Magnitude of change; negligible, relating to the limited scale and site area, as well as noting the replacement of an existing built form, in the wider city context. The change in mass, scale and height of the proposed new built forms is judged as having a very limited scale of change to the overall city, that is not considered to have in a material effect to the character of the overall WHS.
- Overall level of effect; **negligible/ slight (neutral)**. With the judgement relating to the redevelopment in a location at distance from defining elements of the WHS.

5.4 Receptor - Local character area of Newbridge and Brassmill including part of the Conservation Area (relating to Locksbrook and Brassmill).

- Nature of change; the proposed development will result in the overall and complete redevelopment of the main site area, with very limited change to the area of site within the Conservation Area. The overall change comprises the replacement of a

utilitarian, commercial and underused derelict open areas with new high quality built forms and associated positive uses and development interventions. The changes will comprise three main elements:

- Newbridge Road frontage; this will result in change to a character of development and built form which is reflective and respectful to the adjacent residential character;
 - Southern (lower lying/ level) part of the site; replacement of poor quality, low level built form with larger scale, taller built forms and associated areas of external realm. This will have a localised direct change to the site and associated indirect effect on the adjacent residential and commercial areas/ wider character area;
 - Southern edge of site, including eastern area within the CA; replacement of unmade ground with a new cycle/ foot path and areas of car parking. The direct effect on the landscape character of the CA will relate to the change to an area of formal car parking and the introduction of the foot/ cycle way.
- Susceptibility to change; low/ medium, whilst noting the designated location and context (ie. CA), the existing utilitarian condition of the site is a key consideration.
 - Sensitivity; low/ medium.
 - Magnitude of change; low/ medium. This relates to the comprehensive change to the site area and the increase in height, scale and mass of the proposed development in the context of the varied surrounding built form. The judgement notes the replacement of an existing poor built form with positive new building of greater height and scale, and the related change to townscape character in the local context. The change in mass, scale and height of the building will have a localised indirect effect to the CA to the immediate east of the site. There is a negligible direct effect to the CA resulting from the cycle/ footpath and parking area east of Osborne Road.
 - Overall level of effect; **slight/ moderate (beneficial)** - With the judgement relating to the replacement with the positive land uses and high quality built form as well as positive elements of public realm. **Slight/ moderate (adverse)** – relating to the increase in height, scale and mass of built form associated with blocks B and C, which is out of context with the scale of residential development in the local area.

There will be a **negligible (neutral)** direct effect to the character of the Conservation Area associated with Locksbrook and Brassmill area resulting from the cycle/ footpath and parking area east of Osborne Road.

5.5 Receptor – Newbridge Road streetscape.

- Nature of change; the proposed development will result in a change to the local Newbridge Road streetscape, with an increase in local streetscape enclosure local to the site. This will relate to the replacement of the commercial building with the proposed mixed use residential blocks and associated public realm. The new site entrance will result in some vegetation removal. The proposal will provide a continuation of/ extension to the existing residential form of terraced development which is typically present to the east and north of the site. The proposed building will result in an increased height, scale and mass of built form along the Newbridge Road frontage, but such a change is reflective of the existing local built form and responsive to the Bath Building Height strategy. Public realm enhancements are proposed along the frontage, including additional tree planting and soft landscape.
- Susceptibility to change; low. The existing utilitarian built form and general condition of the site frontage is a key consideration.
- Sensitivity; low.
- Magnitude of change; medium, considering the replacement of the existing building and use which is locally incongruous with a form, noting the increase in mass and scale, which is reflective of the local residential development.
- Overall level of effect; **slight/ moderate (beneficial)**. With the judgement relating to the quality of the proposed replacement and its response to the local streetscape context.

5.6 Receptor - The site.

- Nature of change; the proposed development will result in the overall and complete redevelopment of the site. This will comprise the replacement of a utilitarian,

commercial and underused derelict open areas with new high quality built forms and associated positive uses, development interventions and external/ public realm. Some areas of vegetation will be removed to facilitate the development, with new planting proposed as replacement and to enhance the public realm. The changes will comprise three main elements:

- Newbridge Road frontage (as described above); this will result in change to a character of development and built form which is reflective and respectful to the adjacent residential character;
 - Southern (lower lying/ level) part of the site; replacement of poor quality, low level built form with larger scale, taller built forms and associated areas of external realm. This will have a direct change to the site and associated indirect effect on the adjacent residential and commercial areas;
 - Southern edge of site, including eastern area within the CA; replacement of unmade ground with a new cycle/ foot path and areas of car parking. The direct effect on the landscape character of the CA will relate to the change to an area of formal car parking and the introduction of the foot/ cycle way. There will be some removal of poorer quality vegetation along the edges of the site.
-
- Susceptibility to change; negligible, the existing poor quality/ condition of the site, is a key consideration, notwithstanding the existing trees/ vegetation.
 - Sensitivity; negligible/ low.
 - Magnitude of change; high, relating to the comprehensive redevelopment of the site, with introduction of new built form and positive land uses. This judgement includes note of the increase in height, scale and mass, and the change to the architectural form.
 - Overall level of effect; **Moderate (beneficial)**. With the judgement relating to the positive use and overall quality of the proposed development replacing poor quality built form and areas of dereliction. **Slight/ moderate (adverse)** – relating to the increase in height and scale of built form.

5.7 Overall the proposals will result in the complete and comprehensive redevelopment of the existing site and provide a series of new positive built elements, within the mixed local character area. The increase in the scale and mass of buildings is noted and a response provided by the high quality design and the positive approach to the street frontage along Newbridge Road. Beyond the local area there will be very limited effects, with the character of the wider area (including the WHS and Conservation Area) not subject to a material change as a result of the proposals. The levels of effects vary between slight (adverse) and moderate (beneficial).

5.8 Summary landscape assessment table;

| <i>Receptor</i> | <i>Sensitivity</i> | <i>Magnitude of change</i> | <i>Level of effect</i> |
|--|--------------------|----------------------------|---|
| WHS (OUVs) | Low | Negligible | Negligible/ slight (neutral) |
| Newbridge/ Locksbrook (including element of Brassmill/ Locksbrook CA Character area) | Low/ medium | Medium | Slight/ moderate (beneficial) – Newbridge Road frontage/ overall high quality proposals Slight/ moderate (adverse) – increase in height/ scale |
| Newbridge Road streetscape | Low | Medium | Slight/ moderate (beneficial) – responsive to context/ high quality proposals |
| Site | Negligible/ low | High | Moderate (beneficial) – high quality proposals/ positive use Slight/ moderate (adverse) – increase in height/ scale |

6.0 VISUAL ASSESSMENT

6.1 In terms of specific receptors and their susceptibility to the proposed change, due to the location (WHS where views are a key element of the designation), the great majority of receptors might all be considered to have a high susceptibility to change. However, in this instance, susceptibility will be moderated from many viewpoints because:

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- The site comprises an existing, previously developed (brownfield) site, which includes built form of utilitarian character and areas of partial dereliction which is not a positive element in local views.
 - The site and proposed development is set within an urban context of varied character which includes built form of different form and scale.
 - Views from distance are across a varied cityscape, within which the site is a relatively minor element, set down in the valley floor landscape/ townscape.

6.2 Newbridge Road corridor and environs; Viewpoint 7 – Newbridge Road (west of site); Viewpoint 8 – Newbridge Road (east of site); Viewpoint 9 – Charmouth Road (north of site).

- Susceptibility to change – generally low/ medium; noting road users; and residential properties and views of the existing utilitarian, commercial built form.
- Sensitivity – Low/ medium.
- Nature of change - In these local, generally transitory and sequential views the proposals will be clearly visible as a new, high quality designed residential built form, with an increased height, mass and scale. The design response reflects the local residential character and will present a positive frontage to the street. There will generally be a loss of current views beyond the site to the city hillsides/ landscape beyond. In the sequential views the development will be seen in the context of the varied residential built form along Newbridge Road, in what is a suburban location. The change will result in an increase in visual enclosure and visual corridor/ framing effect along the street. Proposed soft landscape treatment along the frontage will provide a softening effect.
- Seasonal effect – no material change.
- Magnitude of change – medium/ high, with consideration is given to the extant building and urban context of the local views, as well the extent of proposed change to the built form along the site frontage.

- Overall level of effect – this is judged to be **slight/ moderate (adverse)**, relating to the increase in overall scale and loss of views beyond the site to green hillside beyond. **Moderate (beneficial)**, relating to the high quality building design and positive response to the local context. The effects overall are judged to relate to the introduction of a new, replacement built form of increased height and scale, but bringing a positive use of the site in an urban area replacing a utilitarian building and locally incongruous land use.

6.3 Osborne Road and environs; Viewpoint 10 – Osborne Road (overbridge); Viewpoint 13 – Osborne Road (south of the site).

- Susceptibility to change – generally low; noting road users and restricted view of the existing utilitarian, commercial built form; medium - residential properties.
- Sensitivity – Low (road users); Medium (residential).
- Nature of change - In the transitory and sequential views, for a short section of road over the bridge, the proposals will be glimpsed, as a new element of built form, with an increased height, mass and scale, replacing the existing commercial use and derelict site. The vegetation removal to facilitate the cycle/ footpath may increase site visibility. There will be no effect on views towards any hillsides beyond the site. In views from Osborne Road to the south east, intervening built form (The Maltings) will conceal the proposals. Glimpsed, oblique views of the proposals, seen over intervening buildings, may be available from some upper storey windows of residential properties along Osborne Road. In the sequential views the development will be seen in the context of the varied other built form, in what is an urban location.
- Seasonal effect – increased concealment of the proposals in summer.
- Magnitude of change – low - medium, with consideration is given to the extant building and urban context of commercial development in the local views.
- Overall level of effect – this is judged to be **negligible/ slight (adverse)**, relating to the road users and varying between **slight - moderate (adverse)**, relating to

the residential properties on Osborne Road. The adverse effects overall are judged to relate to the introduction of a new, replacement building of increased height and scale. **Slight (beneficial)** effects relate to the positive reuse of the site with removal of derelict/ underused areas.

6.4 Brassmill Lane and environs; Viewpoint 11 – Brassmill Lane.

- Susceptibility to change – negligible/ low; noting views of commercial development of The Maltings.
- Sensitivity – low/ medium.
- Nature of change - In these local, low level, generally transitory views looking north, the proposed development will be predominantly concealed by intervening built form of The Maltings. Glimpsed views will be available through to the new development seen as a replacement to existing. There will be no effect on views along the river or toward green hillsides.
- Seasonal effect – very limited, some local additional concealment of the proposals in summer months due to local vegetation.
- Magnitude of change – Negligible, with consideration is given to the very limited extent of proposed development which will be seen and urban context of the local views.
- Overall level of effect – this is judged to be **negligible/ slight (neutral)**, relating to the very limited effect to views from within the urban context of varied built form.

6.5 Avon Park/ Rudmore Park (residential area); Viewpoint 12 – View from site western boundary; Viewpoint 14 - Avon Park; Viewpoint 15 – Public footpath along former railway line (west of site).

- Susceptibility to change – low; noting views of existing low quality industrial/ commercial development and partially derelict site.

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- Sensitivity – Medium.
 - Nature of change - In these local views, the proposed development will be variously seen as a new element of urban form, of increased scale, glimpsed between intervening vegetation, replacing the existing poor quality, commercial buildings and bringing a positive use to the site. The proposals, when visible, will generally be seen against the urban backdrop beyond the site, with very limited concealment of the distant northern slopes/ hillside. A key change will be from along the public footpath at the western boundary where a clear view into the site will be provided.
 - Seasonal effect – increased concealment in summer due to the effect of local vegetation.
 - Magnitude of change – varying low - medium, balancing extent of new development likely to be visible. Locally high from public footpath at western boundary.
 - Overall level of effect – this is judged to be **slight/ medium (adverse)**, with the adverse effects relating to the increased scale of built form when seen in local views, including residential properties. **Medium (beneficial)** relating to positive redevelopment of site, especially seen in views from the public footpath.

6.6 Southern slopes; Viewpoint 1 – Kelston View and Viewpoint 2 – Stirlingale Farm, Corston View.

- Susceptibility to change – low; noting views across varied townscape of western part of the city, the overall urban context and distances of viewpoints.
- Sensitivity – medium.
- Nature of change – The proposed development will be visible, in the mid and far distance, as an overall increase in scale and mass, and replacement, to that which exists. The varied building forms will be seen, set down in the valley, as part of the varied context of the mixed use and varied building forms associated with Twerton, Locksbrook and Brassmill, and seen against the residential development on the sloping ground beyond. The variation in roof form and material type and colours will

provide a good degree of visual integration and an improvement to the current effect of the existing white coloured buildings. The visual effect will not materially change the character of the views available, and will not affect views across to the hillsides of Lansdown or other key assets of the WHS.

- Seasonal effect – some very limited increased concealment in summer months.
- Magnitude of change – low - medium, noting the increased scale of built form visible balanced with the visual integration afforded through the design proposals.
- Overall level of effect – this is judged to be **slight - slight/ moderate (adverse)**, with respect to the effect of the increased mass and scale of built form. **Slight (beneficial)** effect resulting from the replacement of a detracting visible element.

6.7 Eastern slopes; Viewpoint 3 – Widcombe Hill/ Smallcombe; Viewpoint 4 - Sham Castle.

- Susceptibility to change – low; whilst noting key landmark view (Sham Castle) across the city, considerable moderation afforded by distance of site from viewpoints, the urban context and overall scale of development.
- Sensitivity – low/ medium.
- Nature of change - the proposed development will be barely perceptible in the far distance due primarily to the effect of distance of viewpoint, the effect of intervening vegetation and wider urban context. When visible elements of the development roofscape will be seen as a very minor element in the layered built form beyond the city centre. The visual effect will not materially change the character of the views available and the general character of the panoramic view across the city will be retained.
- Seasonal effect – some limited local concealment in the summer months.
- Magnitude of change – negligible.

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- Overall level of effect – this is judged to be **negligible (neutral)** relating to the limited extent and scale of visible development with the effects judged to not materially affect the views or visual character.

6.8 Northern slopes; Viewpoint 5 – Lansdown Cemetery, Lansdown.

- Susceptibility to change – low/ medium; noting key footpath (Cotswold Way) and views across the city, moderated by viewing distance, scale of development site seen in a panoramic view.
- Sensitivity – low/ medium.
- Nature of change – The upper storey and roofs of proposed blocks C and D (PBSA) will be partially visible as an additional element of built form in the distance, set down in the valley. It will be seen within, and part of, the context of varied built form and vegetation along the river valley. The proposed roof material and colour will assist with integrating the proposed development into the views. The overall scale and height of the development will not be apparent. Such an effect will not materially change the character of the views available.
- Seasonal effect – some limited increased local concealment in summer months, and additional concealment of the proposals by intervening vegetation.
- Magnitude of change – negligible/ low, due to the limited extent of new building likely to be visible at the distances involved.
- Overall level of effect – this is judged to be **slight (neutral)**, with the limited effects judged to not result in an adverse or beneficial effect, nor to materially affect the views or visual character.

6.9 North western slopes; Viewpoint 6 – Cotswold Way, Penn Hill.

- Susceptibility to change – low/ medium; noting key footpath (Cotswold Way) and views across the city, moderated by viewing distance, scale of development site seen in a panoramic view.

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- Sensitivity – low/ medium.
 - Nature of change – The upper storeys of proposed development will be visible in mid distance, as an overall increase in scale and mass, and replacement, to that which exists. The varied building and roof forms will be seen, set down in the valley, as part of the context of the residential development of Newbridge with the mixed use varied building forms associated with Twerton, Locksbrook and Brassmill seen beyond. The variation in roof form and material type and colours will provide a good degree of visual integration and a slight improvement to the current effect of the existing white coloured buildings on site. The visual effect will not materially change the character of the views available and will not affect views across to the hillsides to the south of the city.
 - Seasonal effect – some limited increased local concealment in summer.
 - Magnitude of change – negligible - low, due to the extent of new building likely to be visible at the distances involved and the integrating effect of building materials and colours.
 - Overall level of effect – this is judged to be **slight (adverse)**, with respect to the effect of the increased mass and scale of built form. **Slight (beneficial)** effect resulting from the replacement of a detracting element in the view.

6.10 Overall, the visual effects of the proposed development will primarily relate to the changes to the close proximity views along the adjacent section of Newbridge Road and Osborne Road, and from adjacent locations (including residential properties) within Avon Park and Rudmore Park. In such views the new development, including the increase in scale and height of building will be apparent and locally prominent. The proposals will conceal existing views of the southern hillside, when available, from along Newbridge Road. However, the change will result in the replacement of a local detractor, and partially derelict site, with a positive scheme designed to visually integrate with the context. In other local views to the south, the proposed development will often be concealed by intervening built form, and when visible will be seen in the context of the existing mixed development, including The Maltings Industrial Estate.

- 6.11 In elevated mid distance views from the south (upper Twerton) and north west (Penn Hill), the development will be seen as replacing the existing noticeable and detracting building. The proposed development will be visible as an increase in scale and mass, however the building design, including variety in roofscape and building heights, and proposed materials will provide a good level of visual integration.
- 6.12 In more distant views from around the city, including from key locations such as the Cotswold Way and Sham Castle, the proposed development will be barely perceptible. It is considered that in such views there will be no material effect to the character of the panoramic views across the city, and views of the hillsides and key features in the city will be unaffected and maintained.
- 6.13 Summary visual assessment table.

| <i>Receptors</i> | <i>Sensitivity</i> | <i>Magnitude of change</i> | <i>Level of effect</i> |
|---------------------------------------|--|----------------------------|---|
| Newbridge Road and environs | Low/ medium | Medium/ high | Slight – moderate (adverse); increase in overall scale Moderate (beneficial); positive redevelopment/ design |
| Osborne Road and environs | Low (road users) Medium (residential) | Low - medium | Negligible/ slight (adverse); road users Slight -Moderate (adverse); residential Slight (beneficial); positive redevelopment/ design |
| Brassmill Lane and environs | Low/ medium | Negligible | Negligible/ slight (neutral) |
| Avon Park/ Rudmore Park | Medium | Low - medium | Slight/ medium (adverse); scale of development Medium (beneficial); positive redevelopment/ design |
| Southern slopes (Twerton/ South Down) | Medium | Low - medium | Slight - slight/ moderate (adverse); increased mass and scale Slight (beneficial); positive redevelopment and replacement of a detracting element. |

| <i>Receptors</i> | <i>Sensitivity</i> | <i>Magnitude of change</i> | <i>Level of effect</i> |
|---|--------------------|----------------------------|---|
| Eastern slopes (Bathwick/ Claverton Down) | Low/ medium | Negligible | Negligible (neutral) |
| Northern slopes (Lansdown) | Low/ medium | Negligible/ low | Slight (neutral) |
| North western slopes (Penn Hill/ Dean Hill) | Low/ medium | Negligible - Low | Slight (adverse); increased mass and scale Slight (beneficial); replacement of a detracting element in the view. |

7.0 SUMMARY

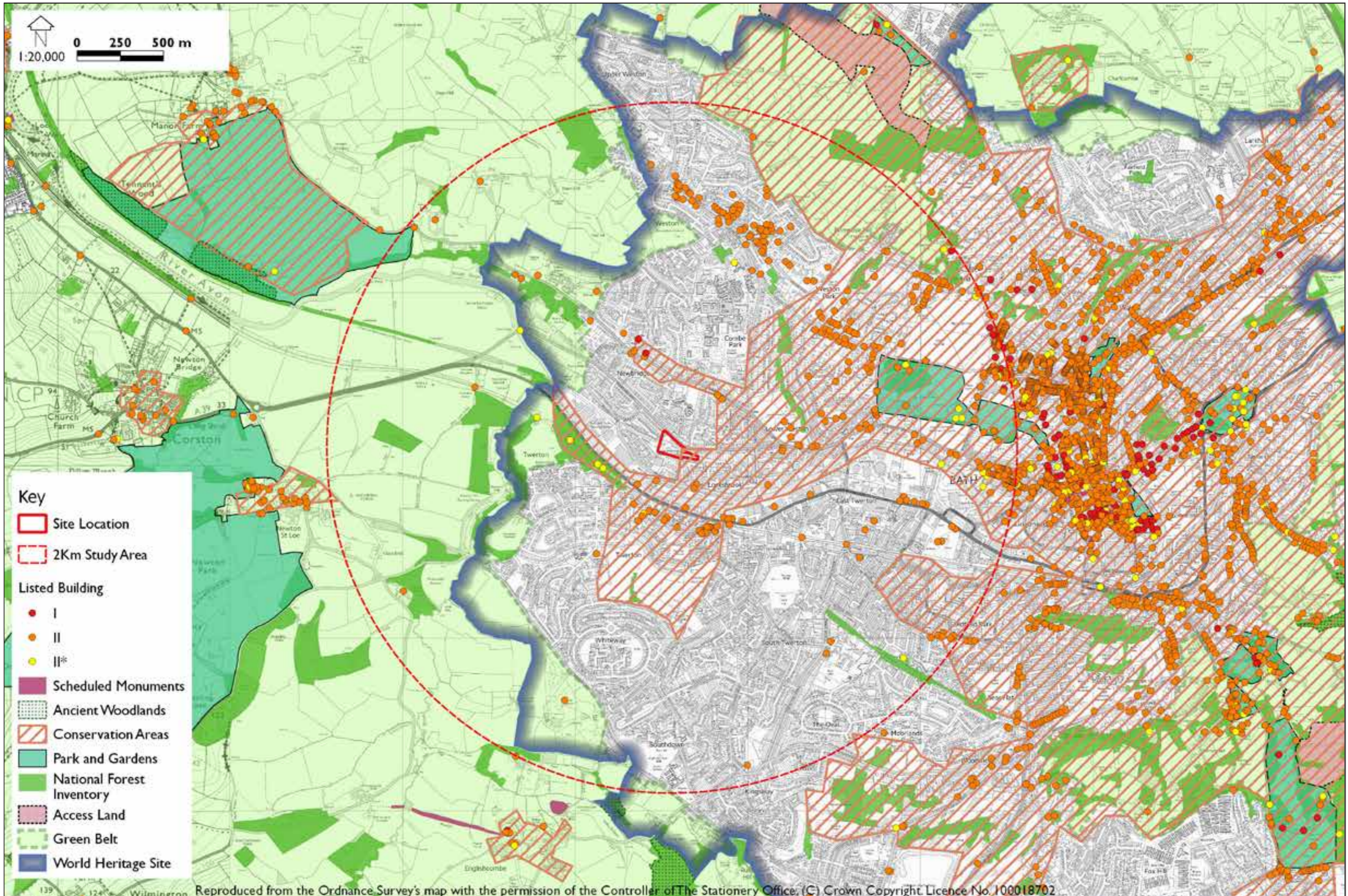
7.1 A Landscape and Visual Impact Assessment (LVIA) of proposed mixed development at the Hartwell site, Newbridge Road, Bath has been carried out by a Chartered Landscape Architect. The proposals have been informed by consideration of the local character and visual context. The LVIA has established the landscape and visual baseline context, reviewed the development proposals and considered the likely landscape and visual effects of the proposals on the site, including in relation to the local and wider landscape character, and viewpoints across the city. Consultation has been undertaken with B&NES officers regarding the selection of representative viewpoints. The assessment has been informed by architect's design information and verified visual montages (VVM).

7.2 The site comprises an area of commercial/ industrial land, some of which is underused and semi derelict to the south of the Newbridge Road frontage. Its general character is typical of the varied mix of land uses within the local area, but to an extent is out of keeping with the local residential uses. The unmanaged condition is a local detractor. The built form fronting Newbridge Road is a local anomaly within an otherwise corridor/ streetscape of varied residential development and forms a break between generally earlier (19th/ early 20th century), terraced residential development to the east and mid/ late 20th century development to the west. The frontage vegetation provides some local softening to the streetscape. The vegetation to the site boundaries and along the former railway line corridor is a notable local feature in terms of general greenery and softening. The vegetation is, however, unmanaged and generally comprises self-seeded tree and scrub/ shrub growth.

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- 7.3 In terms of the WHS OUV, the site is not directly related, nor in close proximity, to specific key physical assets. The river corridor (including the Weston Cut) is located to the south beyond The Maltings.
- 7.4 The local visual context of the site is generally limited to views along the adjacent section of Newbridge Road and environs around the site edges/ boundaries, where its functional use, as a (now former) car showroom, is seen as an element of the local streetscape. The southern part of the site is variably glimpsed as a partially derelict area. In the wider context from elevated views, the site when visible, is set within the diverse and mixed use townscape of western part of the city. The existing main building noticeable as a white/ light coloured building contrasting with adjacent residential buildings. With increasing distance, the site at present, in part due to its size, building form and limited geographic area, is either not visible or often becomes an indistinctive element of the broad panoramas across the city, and with its relatively low lying position set well down in the available views.
- 7.5 The development, which has been subject to design amendments during the pre-application stage, proposes a built form which references the planning policy context with respect to design matters, together with key informing planning documents including the Bath Building Heights Strategy. The design references the local context, including residential development along Newbridge road, and includes elements such as roof forms, material types and colours which seek integration into the local and wider setting.
- 7.6 The proposals will result in the complete redevelopment of the existing site and provide a positive regeneration and associated high quality designed buildings, within the local character area. The increase in the scale and mass of the proposed built form is noted, with a response being a high quality design and a positive approach to the street frontage along Newbridge Road. Beyond the local area there will be very limited effects, with the character of the wider area (including the WHS and Conservation Area) not subject to a material change as a result of the proposals.
- 7.7 Overall, the visual effects of the proposed development will primarily relate to the changes to the close proximity views along the adjacent section of Newbridge Road and Osborne Road, and from adjacent locations (including residential properties) within Avon Park and Rudmore Park. In such views the new development, including the increase in scale and height of building will be apparent and locally prominent. The proposals will conceal existing views
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of the southern hillside, when available, from along Newbridge Road. However, the change will result in the replacement of a local detractor, and partially derelict site, with a positive scheme designed to visually integrate with the context. In other local views to the south, the proposed development will often be concealed by intervening built form, and when visible will be seen in the context of the existing mixed development, including The Maltings Industrial Estate.

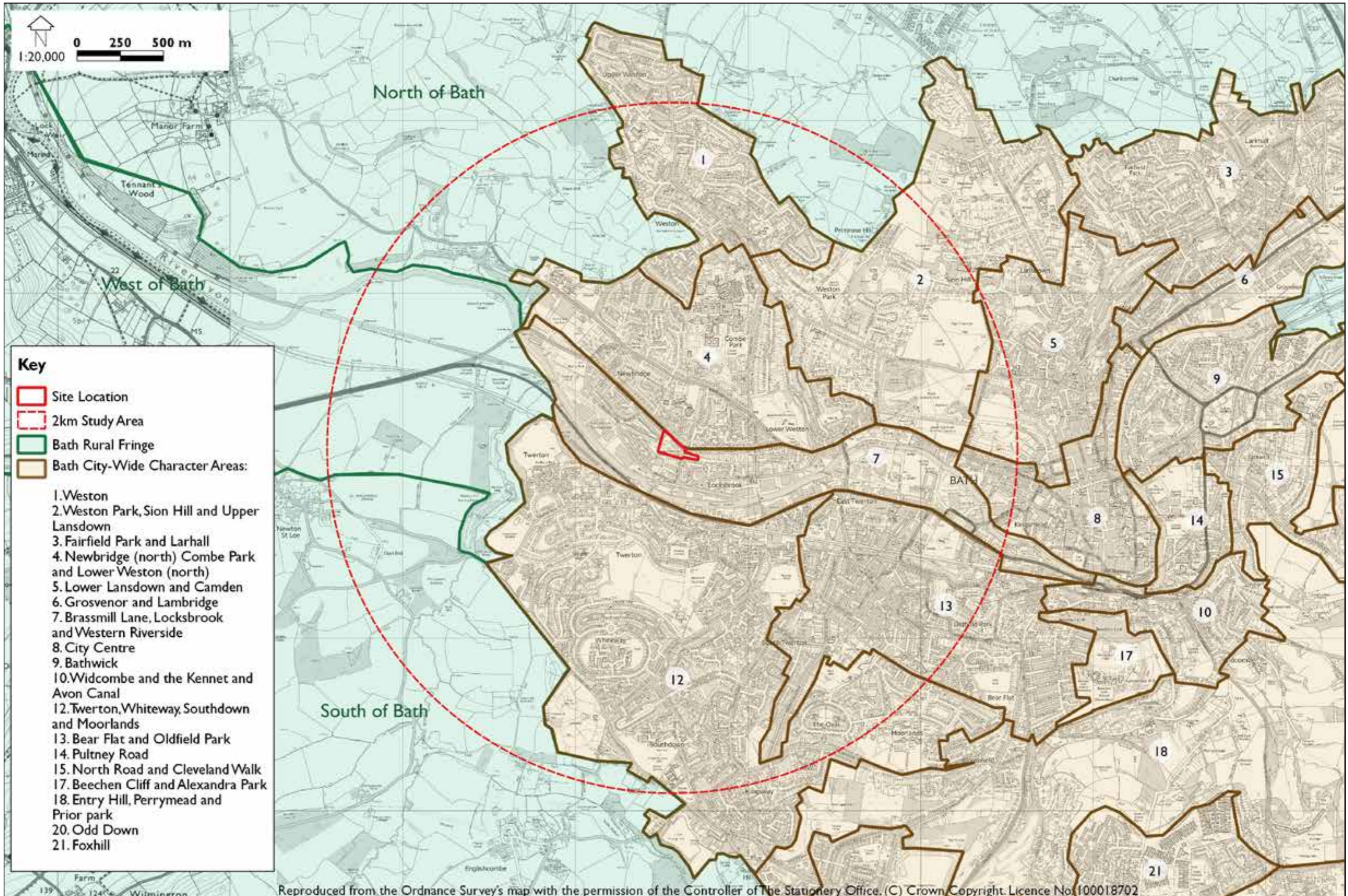
- 7.8 In elevated mid distance views from the south (upper parts of Twerton) and to the north west (Penn Hill), the development will be seen as replacing the existing noticeable and detracting building. The proposed development will be visible as an increase in scale and mass, however the building design and proposed materials will provide a good level of visual integration.
- 7.9 In more distant views from around the city, including from key locations such as the Cotswold Way and Sham Castle, the proposed development will be barely perceptible. It is considered that in such views there will be no material effect to the character of the panoramic views across the city, and views of the hillsides and key features in the city will be unaffected and maintained.



- Key**
- Site Location
 - 2Km Study Area
- Listed Building**
- I
 - II
 - II*
- Other Designations**
- Scheduled Monuments
 - Ancient Woodlands
 - Conservation Areas
 - Park and Gardens
 - National Forest Inventory
 - Access Land
 - Green Belt
 - World Heritage Site

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| | | | | | |
|---------------|-----------------------------|----------|---|------------|--|
| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 01 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Site Location and Landscape Designations |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |



- Key**
- ▭ Site Location
 - ⬭ 2km Study Area
 - ▭ Bath Rural Fringe
 - ▭ Bath City-Wide Character Areas:
1. Weston
 2. Weston Park, Sion Hill and Upper Lansdown
 3. Fairfield Park and Larhall
 4. Newbridge (north) Combe Park and Lower Weston (north)
 5. Lower Lansdown and Camden
 6. Grosvenor and Lambridge
 7. Brassmill Lane, Locksbrook and Western Riverside
 8. City Centre
 9. Bathwick
 10. Widcombe and the Kennet and Avon Canal
 12. Twerton, Whiteway, Southdown and Moorlands
 13. Bear Flat and Oldfield Park
 14. Pultney Road
 15. North Road and Cleveland Walk
 17. Beechen Cliff and Alexandra Park
 18. Entry Hill, Perrymead and Prior park
 20. Odd Down
 21. Foxhill

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| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 02 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Local Landscape Character Areas |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |



Site character view A - Looking south west from eastern edge of site.



Site character view B - Southern facade of existing building.

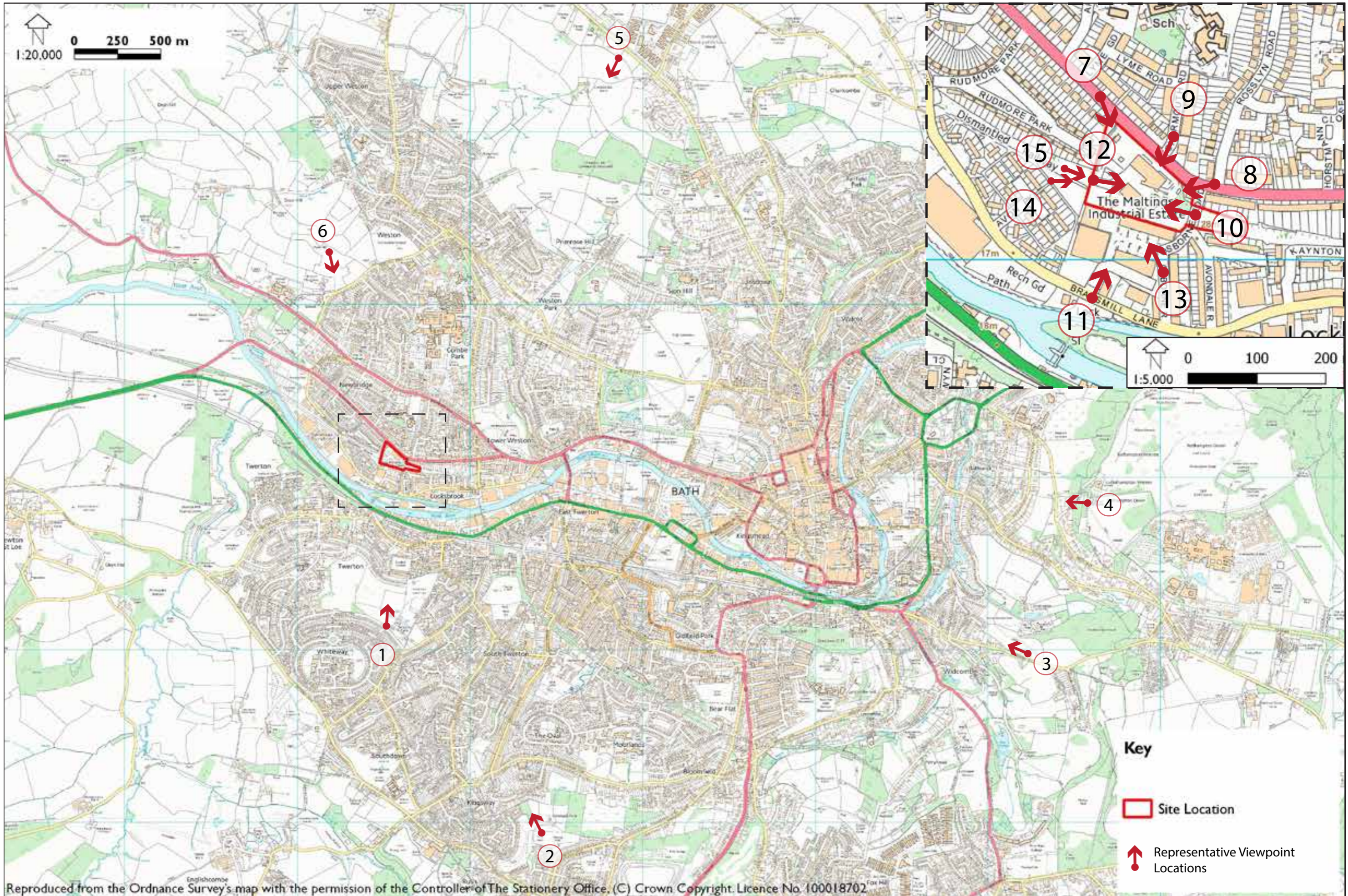


Site character view C - Looking west from under Osborne Rd bridge.



Site character view D - Looking east toward Osborne Road bridge.

| | | | | | |
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| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 03 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Site Character Photographs |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |



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Site location

Viewpoint 1 – Kelston View (Bath City Farm).

| | | | | | |
|---------------|-----------------------------|----------|---|------------|------------------------|
| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 05 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 1 |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |




Site location

Viewpoint 2 - Stirtingale Farm, Corston View, Bloomfield.

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|---------------|-----------------------------|----------|---|------------|------------------------|
| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 06 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 2 |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |



Viewpoint 3 – Widcombe Hill/ Smallcombe.

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|---|---------------|-----------------------------|----------|---|------------|------------------------|
|  | PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 07 |
| | DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 3 |
| | ISSUE STATUS: | PLANNING APPLICATION | | | | |



Site location

Viewpoint 4 - Sham Castle.

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| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 08 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 4 |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |



Site location

Viewpoint 5 – Lansdown Cemetery.

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| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 09 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 5 |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |



Site location

Viewpoint 6 – Cotswold Way, Penn Hill..

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| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 6 |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |



Viewpoint 7 – Newbridge Road (west of site).

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|---------------|-----------------------------|----------|---|------------|------------------------|
| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 11 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 7 |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |



Viewpoint 8 – Newbridge Road (east of site).

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|---------------|-----------------------------|----------|---|------------|------------------------|
| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 12 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 8 |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |



Viewpoint 9 – Charmouth Road (north of site).

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| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 13 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 9 |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |



Viewpoint 10 – Osborne Road (overbridge).

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| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 14 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 10 |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |



Viewpoint 11 – Brassmill Lane.

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| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 15 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 11 |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |



Viewpoint 12 – View from site western boundary.

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| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 16 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 12 |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |



Viewpoint 13 – Osborne Road (south of the site).

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|---------------|-----------------------------|----------|---|------------|-------------------------|
| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 17 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 13 |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |



Viewpoint 14 – Avon Park.

| | | | | | |
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| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 18 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 14 |
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Viewpoint 15 – Public footpath along former railway line (west of site).

| | | | | | |
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| PROJECT NO: | 11063 LRN | CLIENT: | LONDON ROAD NOTTINGHAM LTD | FIGURE NO: | 19 |
| DATE: | March 2019 | PROJECT: | PROPOSED REDEVELOPMENT, HARTWELL SITE, NEWBRIDGE ROAD, BATH. LANDSCAPE AND VISUAL IMPACT ASSESSMENT | TITLE: | Viewpoint Photograph 15 |
| ISSUE STATUS: | PLANNING APPLICATION | | | | |

NICHOLAS PEARSON ASSOCIATES



ENVIRONMENTAL PLANNERS • LANDSCAPE ARCHITECTS • ECOLOGISTS

THE FARM HOUSE CHURCH FARM BUSINESS PARK CORSTON BATH BA2 9AP TEL: 01225 876990 FAX: 01225 876991

Document Title: Hartwell Site, Newbridge Road, Bath - LVIA

Project No: LRN/NPA/11063

This document: Original Revision Rev Letter:

| | Name | Signature | Position | Date |
|--------------|------------------|---|--------------------------|-----------------|
| Prepared by: | <u>S Kale</u> |  | <u>Managing Director</u> | <u>1.4.2019</u> |
| Checked by: | <u></u> | <u></u> | <u></u> | <u></u> |
| Approved by: | <u>N Pearson</u> |  | <u>Chairman</u> | <u>1.4.2019</u> |

DOCUMENT CONTROL

REVISION RECORD

| Rev Letter | Date Prepared | Prepared by | Checker/ Approver | Description of changes |
|------------|---------------|-------------|-------------------|------------------------|
| | | | | |

This report has been prepared in good faith, with all reasonable skill, care and diligence, based on information provided or available at the time of its preparation and within the scope of work agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

The report is provided for the sole use of the named client and is confidential to them and their professional advisors. No responsibility is accepted to others.