

# UK CITY OF BATH WORLD HERITAGE PROPERTY

An update relating to the City of Bath World Heritage Site  
Management Plan

## THE CITY OF



## WORLD HERITAGE SITE

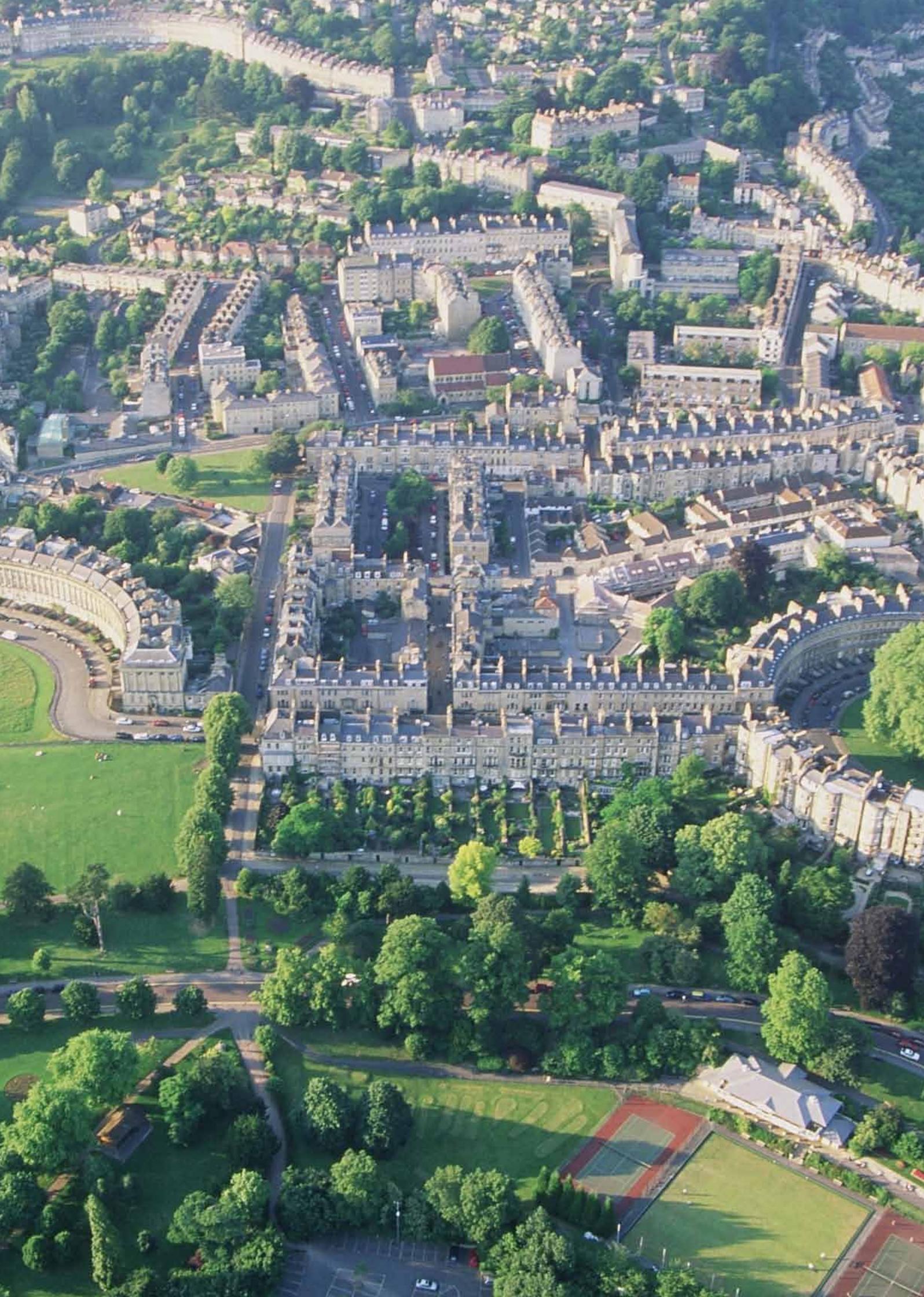
September 2014

**Bath & North East  
Somerset Council**



United Nations  
Educational, Scientific and  
Cultural Organization

City of Bath  
inscribed on the World  
Heritage List in 1987



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## Foreword

by Councillor Ben Stevens

The City of Bath welcomed a joint UNESCO/ICOMOS Reactive Monitoring Mission in November 2008. In accordance with the recommendations of that Mission (decision 33 COM 7B.131.) a revised draft management plan was prepared and submitted to the World Heritage Centre in February 2011. ICOMOS International subsequently made detailed comments in relation to that draft plan, not all of which could be fully addressed at that time. We are now about to embark on the production of the next management plan and before we do so we wish to remove any ambiguity relating to the current document.

The purpose of this dossier is therefore threefold:

1. To provide a full response to the comments of ICOMOS International which were submitted in relation to the 2010 draft plan;
2. To update the World Heritage Centre on progress made in relation to the management plan;
3. To update the World Heritage Centre with regard to developments inspected by the Mission and with regard to some more recent development proposals.

The draft City of Bath World Heritage Site Management Plan (2010 – 2016) was reviewed by ICOMOS International (letter ref: CLT/WHC/4189/GB/PA/JSW dated 29 July 2011 included in the dossier). This dossier includes a response to the ICOMOS International comments made in relation to this plan and I hope that this fully addresses the points made. The City of Bath World Heritage Site Management Plan can be viewed at: [www.bathnes.gov.uk/worldheritage](http://www.bathnes.gov.uk/worldheritage)

I must firstly apologise for the delay in providing a full response to the ICOMOS International comments. The comments were useful and were immediately integrated into property management where possible. However, the comments also included references to work such as identification of detailed attributes for the property and to the revised Statement of Outstanding Universal Value. Both of these elements of work were at an early stage of production as part of UK national programmes when the ICOMOS comments were received and a response was therefore delayed until these items had been fully addressed.

The City of Bath World Heritage Site Management Plan (2010 – 2016) is now well progressed in its implementation period. This mid-point was used as an opportunity for a progress review which we consider useful to share with the World Heritage Centre.

The mid-term report presents a picture of solid delivery against the plan actions. Work is already underway in preparing for the 2016 review of the management plan and given the interest that ICOMOS International showed in the previous plan we would welcome their involvement in the preparation of this document if they so wished.

You will also be aware that the City of Bath is part of a potential trans-national nomination project being led by the Government of the Czech Republic under the working title 'Great European Spas'. The project seeks to recognise the Outstanding Universal Value of European spas. 'Form 2b' in relation to this bid was submitted in July 2014.

Included in this submission is an update regarding the on-going development at Bath Western Riverside, which was inspected by the 2008 Mission. Associated with this development is the proposed 'Enterprise Area' re-development, details of which are also given. Information is also included on the recently adopted Core Strategy planning document, which provides for development sites at the edge of the property, and the emerging Bath Transport Strategy.

Three further proposals are described. The first is for a proposed new stadium for Bath Rugby Club in the centre of the property. The second is the electrification of the main railway line through Bath and the third is the development of the Guildhall under-croft. All of these schemes are still evolving through the preliminary stages of the planning process and the full potential impact on OUV cannot yet be assessed. It is however considered prudent to include details, as they may generate local interest and the World Heritage Centre may receive correspondence from groups or individual citizens relating to these developments.

I hope that you will find this information useful and encouraging.

A handwritten signature in black ink, appearing to read 'Ben Stevens', written over a horizontal line.

**Councillor Ben Stevens**  
Council Cabinet Member for Sustainable Development

## City of Bath, UK, World Heritage Management Plan

### Review by ICOMOS

The complexity of the City of Bath and the challenges facing its management were highlighted by the joint UNESCO/ICOMOS Reactive Monitoring Mission that visited the property in November 2008. As a result, the Mission recommended, and the Committee endorsed, the need for the draft revised Management Plan to be submitted to the World Heritage Centre for review by ICOMOS before its final adoption. They also asked for the Plan to include an integrated and comprehensive Tourism Management Plan, an integrated Public Realm and Movement Strategy, respecting both the authenticity and integrity of the property, an integrated Traffic Control Plan and to address the need for interpretation of the for this very rich and complex World Heritage property so that the reason why the City was inscribed on the World Heritage list can be explained.

*Summary of Mission's comments and recommendation relevant to the Management Plan:*

This mission report stated at the outset that it recognised the complexity of the Bath property as a result of a combination of its large size with over 80.000 inhabitants and 4.900 classified or listed monuments; the symbiosis between the monumental 18th-19th century Neo-classical Palladian architecture and the contemporary simple housing-architecture of the time and the importance of the overall topography and landscape, with the links between the historic centre, and satellites in the landscape such as Prior Park, some 1.5 km from centre.

It also stressed the visual attractiveness of Bath – resulting from the intimate link between the outstanding architectural features with parks, gardens and the surrounding wider landscape. Even though numerous buildings are not outstanding in themselves, they nevertheless contribute to the “sense” and character of the city of Bath.

The mission considered that the size and topography of the City of Bath World Heritage property presented real challenges to the development of a living city.

The mission considered that the organization of Bath's urban and landscape spaces must continue to ensure that that views are always harmonious within a wellpreserved picturesque background, which plays a vital role in its urban landscape.

The mission further considered that any development project has therefore to be fully integrated in the city's strong visual coherence and its wider setting and has to preserve the views to and from the World Heritage property.

They recommended that the State Party should keep in mind that not only largescale development projects, such as the Bath Western Riverside, could adversely impact on the property's Outstanding Universal Value and integrity; but also the cumulative effect of various smaller-scale projects. The State Party should be encouraged to develop general methodologies for assessing the impact of development on views from and to World Heritage properties.

On the Management Plan, the Mission considered that it should be implemented through a consultative process with the local community and other stakeholders, and to achieve this there needed to be reinforced communication. The mission recommended giving, in the future, more importance to the consultative process and above all, to start this process at a much earlier stage. The mission felt that constructive communication and debate between the B&NES Council and the local community is beneficial to the management of the property and its good state of conservation, and that more frequent meetings with all stakeholders, and/or of the Steering committee, on development projects should be envisaged so as to reinforce the consultative process.

In terms of managing development, the mission stated that architectural quality has to be ensured, not only in relation to the buildings and their details, but also in terms of public spaces and green zones. By addressing ecological and social demands and considering the need to respect the integrity of the place, the goal should be to achieve a sustainable architecture, by creating contemporary architecture in the same quality as the historic one. Quality planning and realization should also be controlled by the B&NES Council.

On protection, the mission considered that there was a need to reinforce protection of the views to and from the City of Bath and of the attributes bearing the Outstanding Universal Value. A clear mapping of these important views to be protected is necessary, as well as how those views will be protected from future developments. The mission recommended that the State Party act on the reinforced protection of the surrounding landscape to prevent any future developments which could have adverse and cumulative impact on the Outstanding Universal Value of the property.

On interpretation, the mission recommends that the State Party embarked on a reinforced, integrated and homogenous interpretation for all the attributes bearing the Outstanding Universal Value (Roman baths, Circus, Royal Crescent, etc....). The mission also strongly felt that an interpretation centre for this very rich and complex property is much needed. The reasons why the City was inscribed on the World Heritage List are rarely explained; and the World Heritage emblem rarely promoted.

Finally the mission also reminded the State Party that, in conformity with Paragraph 172 of the Operational Guidelines, it is requested to inform the World Heritage Committee of any new development projects within the City of Bath World Heritage property and the immediate surrounding landscape (such as potential Rugby field). ICOMOS considers that the Mission Report sets out a clear menu for the Management Plan to address.

### **ICOMOS's comments on the draft Plan that the State Party has submitted.**

#### *Draft Revised Management Plan*

ICOMOS acknowledges that a deal of work has gone into revising this Plan and the need for it to be clearly targeted is acknowledged. However ICOMOS considers that the end result is in places rather a general document that does not fully rise to the challenges set out by the Mission, nor is the Plan based sufficiently clearly on OUV and the attributes of OUV.

The Plan states and re-states the problems of managing change in a large city but does not quite define systems for ensuring that what makes Bath outstanding in terms of the inter-relationship between buildings and landscape across a large canvas will be sustained.

Much stress is put in the Plan about the difficulties of reconciling conservation and development: this is something that is common to most World Heritage properties and is precisely what the Plan should address through establishing the best possible system to allow adequate control and monitoring and to show how dispute resolution might be addressed.

In the current draft, what does not come out clearly is precisely what the attributes of OUV are, how they are interrelated in space and how they are to be integrated at every level into strategic planning and decision making. There is therefore a lack of clarity as to what is being managed. Quite rightly is it stressed that Bath is a living city and clearly not everything contributes to OUV. However the plan does not adequately detail those attributes that do contribute to OUV.

What the Management Plan should do is set out the OUV for which the property was inscribed, detail the attributes that convey OUV, identify management challenges and opportunities and set out a management system that will allow OUV to be sustained and conflicts resolved within a consultative framework. There should be a clear and logical progression in the Plan:

- What the property consists of
- Why it has OUV
- The attributes that convey OUV and how these relate to each other and the geographical location of the property.
- The key stakeholders
- How these relate to each other and the property
- The Management system – how all the various organisations relate to one another
- Challenges to be addressed
- Strategies and actions needed

There is some confusion about OUV – outstanding universal values (in the plural) are mentioned and qualities of OUV – and it is not clear how these relate to OUV and attributes of OUV. The plan also focuses on terms such as Historic Environment, Buildings, Landscape, Archaeology, Public Realm – without a clear understanding of how these all relate to the attributes of OUV. The whole property is an historic urban landscape that includes buildings, open spaces, river, woodlands etc. and it is managing their inter-related complexity that is the challenge of the Management Plan. The text as written could apply to many sites – it needs to be made more specific. What characterises the skyline of Bath – what needs to be sustained? How can the organic planning be defined and how will it be sustained?

It is also very surprising to find the following statement which seems to indicate that the basic World Heritage processes are not fully understood:

*2.4.4 Early World Heritage Sites, including Bath, did not have formal statements of OUV when inscribed. The Committee's judgement of what constituted the OUV of a particular property has, therefore, to be inferred from their decision at the time of inscription and documentation considered by them, normally the opinion of the Advisory Body contained in its evaluation of the nomination. Since Outstanding Universal Value is the basis for the management of any World Heritage property, this position is unsatisfactory.*

The retrospective Statement of OUV (SoOUV) needs to be agreed by all the stakeholders as a basis for the Management of the property. This lack of support for the process of defining SoOUV seems to be reflected in the Plan which does not set out clearly the basis for the management of the property – i.e. what is being managed.

*Comments on specific text:*

*Aim 3 states: Sustain the outstanding universal values of the Site whilst maintaining and promoting Bath as a living and working city which benefits from the status of World Heritage Site*

This should be the purpose of the whole Plan – although with OUV in the singular. The text beneath Aim 3 mentions only the physical elements that contribute to OUV and listed buildings as if these are all the physical elements. Surely the attributes go beyond listed buildings?

This section needs expanding to set out in detail the attributes of OUV in terms of individual attributes, how they relate to each other and to views and setting, and to materials processes etc. The assets of the property should be the attributes of OUV together with other assets of national or local importance that the Plan covers – but the latter need to be clearly defined so there is not confusion as to which is which.

The Statement of Significance is provided in the Plan as well as the draft SoOUV. This section is very confusing and needs to be rationalised so that OUV and its attributes are the starting point for the Plan.

The Governance section is light and needs augmenting to show the management system and how decisions are made. There is a list of decision making bodies and owners but there is a need to indicate how they relate to each other and how they will collectively support the decision making processes.

The Plan states that *'Previous references in this Plan and the UNESCO Mission report have indicated that high quality contemporary architecture is a desirable method of design for new buildings'*. The mission stressed the need for high quality new development that respected Bath's OUV, not out of scale pastiches of Georgian building. Nevertheless there is also a need for new urban planning to respect the unique town planning form of Bath and the way the buildings relate to the wider landscape. As an historic urban landscape all new development must respect this landscape. The Plan does not address in detail this crucial issue.

The Plan states in Issue 22: *There is a need for effective management of all elements of the Site's historic environment, to protect the authenticity and integrity, based on a thorough understanding of the Outstanding Universal Values.* This should read: There is a need for an effective management system to ensure that all the attributes of the property's OUV are sustained and that authenticity and integrity are protected, based on a thorough understanding of the property's Outstanding Universal Value.

*The availability of craft skills and materials to maintain the Site continue to be issues carried forward from the 2003 Plan. Actions to address them are particularly difficult, but need to be developed.* These skills need to be described – what are they?

Under transport the issues are set out and some initiatives – but there is no reassurance that improvements in transport will respect the attributes of OUV and how this will be achieved. There appears to be a need for a clear transport strategy to be developed.

**Conclusion:**

ICOMOS considers that the Plan brings together a useful range of data but does not fully address the challenges set out by the Mission in terms of setting out a management system that will provide a framework for ensuring development in the City of Bath respects the fundamental attributes of OUV in terms of spatial relationships and urban landscape form as well as discrete buildings.

The Plan has also not provided the requested integrated and comprehensive Tourism Management Plan, the integrated Public Realm and Movement Strategy, respecting both the authenticity and integrity of the property, the integrated Traffic Control Plan and a presentation and interpretation strategy. Although these subjects are mentioned in the Plan, what has been included does not lead to an understanding of how these challenges will be addressed.

ICOMOS is aware that the State Party has much experience of drafting Management Plans and perhaps consideration could be given to setting up a dialogue with other properties where some of these issues have been addressed – such as Stonehenge – in order to bring in further advice as to how the Plan could be improved to allow it to provide a more focused framework that is specific to the needs of the property.

ICOMOS, Paris

July 2011

## Response on behalf of the City of Bath to ICOMOS International comments on the Bath World Heritage Site Management Plan

(letter ref: CLT/WHC/4189/GB/PA/JSW dated 29 July 2011).

### General Comment:

The joint UNESCO/ICOMOS Mission to Bath requested (in decision 33 COM 7B.131) that the draft replacement management plan should contain various specific elements. These included a comprehensive Tourism Management Plan, integrated Public Realm and Movement Strategy and an integrated Traffic Control Plan. When the management plan was submitted to the World Heritage Centre (on 1 February 2011) the covering letter accompanying the submission explained that these documents were not part of the WHS Management Plan itself, but were prepared with cognizance of each other to support an integrated approach to managing this large World Heritage property. Thus the submission included the requested elements of tourism plan, public realm plan and transport proposals, but as separate stand-alone documents and not part of the plan itself.

It would appear from the ICOMOS comments that the reviewer from that organisation did not receive these accompanying documents and the reviewer suggests therefore that the requests of the Committee had not been met. It is unclear as to whether administrative error led to the accompanying documents not reaching the ICOMOS reviewer, or whether further discussion on this point is required. However, the State Party wishes to reassure the Centre that every effort to meet that the requests of the committee was made, and all of the requested information was submitted.

The ICOMOS comments also requested that the draft management plan should contain clarification on site attributes and on the retrospective Statements of Outstanding Universal Value (rSOUV). At the time that these comments were made in 2011, the State Party was unable to include these requests. Development of attributes for all UK sites was carried out as a comprehensive exercise in 2012 and was not completed until late that year. The rSOUV for the site was agreed by the World Heritage Committee at its 37th session in Cambodia in 2013.

Where possible, ICOMOS comments have led to immediate amendment of the plan. However, given that the Management Plan spans from 2010 to 2016 and over half of this period has passed, it is considered both impractical and disruptive to site management to heavily amend this plan and start again. The State Party has therefore incorporated ICOMOS International comments in two ways. Firstly, a mid-term addendum will be published alongside the current plan. This will include items such as the draft attributes of OUV for the site and the rSOUV. These will greatly add to the clarity to the plan and as such will address ICOMOS comments on this point. Secondly, the remaining points raised by ICOMOS, such as the very constructive suggested revisions to the structure of the plan, will be incorporated into the next draft of the plan. Preliminary work has started on this revision and given the ICOMOS International interest in the current plan that body are invited to assist in the preparation of the replacement plan should they so wish.

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### ICOMOS Comment

1. ...nor is the Plan based sufficiently clearly on OUV and the attributes of OUV.

**Response** The concept of 'attributes' of Outstanding Universal Value has only recently been fully addressed by UK World Heritage Sites. The 2010 Bath WHS Management Plan carried only bullet point headings of attributes, rolled forward from the 2003 plan. English Heritage, as advisors to the State Party, ran training workshops for all UK sites on this subject in 2012 with the intention of having attributes identified in greater detail in time to tie in with the UNESCO Periodic Reporting exercise, 2013. Bath now has a final draft of expanded attributes, which has been endorsed by the Bath WHS Steering Group and which will be fully incorporated into the next revision of the WH Management Plan. In the meantime, these attributes will be published alongside the current 2010 plan on the web-site to aid clarity.

The draft retrospective Statement of Outstanding Universal Value has also been completed and adopted by the 2013 World Heritage Committee (WHC-13/37.COM/8E).

The comment that the 2010 plan was insufficiently based on OUV and attributes of OUV is therefore acknowledged and the above steps, completed after the 2010 plan was compiled and submitted to the WH Centre, now give the basis to address this in the next plan revision.

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### ICOMOS Comment

2. ...does not quite define systems for ensuring that what makes Bath outstanding in terms of the inter-relationship between buildings and landscape across a large canvas will be sustained.

**Response** The comment that the explanation of the systems which sustain the OUV of Bath needs further work is acknowledged. We are confident that systems are in place and will endeavour to explain these more fully in the next plan revision (see also comment 5 and 18). Again the 2010 plan was largely a re-fresh of the 2003 plan and did not incorporate emerging thinking on the more holistic 'historic urban landscape' UNESCO approach.

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### ICOMOS Comment

3. ...the Plan should address through establishing the best possible system to allow adequate control and monitoring and to show how dispute resolution might be addressed.

**Response** As with comment 2), systems surrounding control, monitoring and dispute resolution are in place. The plan as written focuses principally on the UK Planning System, but in line with the 'historic urban landscape' approach a more holistic view will be updated and explained in greater depth and clarity in the next plan revision.

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### ICOMOS Comment

4. ...what does not come out clearly is precisely what the attributes of OUV are...

**Response** See comment 1)

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### ICOMOS Comment

5. ... how they are interrelated in space and how they are to be integrated at every level into strategic planning and decision making

**Response** This comment is thought to refer to management systems which will ensure that the OUV of the site will be sustained. In response number 2) we acknowledge the need for a fuller explanation of management systems and we will provide this in the next plan revision.

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**ICOMOS Comment**

6. There is therefore a lack of clarity as to what is being managed.

**Response** See 1) The addition of attributes will clarify issues that are related to the OUV, and therefore those that are the main focus of management.

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**ICOMOS Comment**

7. However the plan does not adequately detail those attributes that do contribute to OUV.

**Response** See 1) and 4).

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**ICOMOS Comment**

8. What the Management Plan should do is set out the OUV for which the property was inscribed, detail the attributes that convey OUV, identify management challenges and opportunities and set out a management system that will allow OUV to be sustained and conflicts resolved within a consultative framework.

There should be a clear and logical progression in the Plan:

- What the property consists of
- Why it has OUV
- The attributes that convey OUV and how these relate to each other and the geographical location of the property.
- The key stakeholders
- How these relate to each other and the property
- The Management system – how all the various organisations relate to one another
- Challenges to be addressed
- Strategies and actions needed

**Response** We thank ICOMOS for these pragmatic and very helpful suggestions with regard to the structure of the WHS Management Plan. The 2010 plan was a review of the earlier 2003 WHS Management Plan and as such largely inherited the structure. The approach suggested here is however both logical and clear.

Management plan preparation, to the point where it was submitted to the World Heritage Centre, took approximately eighteen months. The collaborative process involved and gaining local approvals of the Steering Group and Bath and North East Somerset Council contribute to the length of this process. ICOMOS comments were received at the end of this process and whilst we agree with the points raised regarding structure, to re-structure the plan at this stage is impractical. Our response is therefore to propose that these comments will be fully embraced in the revision of the current plan.

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**ICOMOS Comment**

9. There is some confusion about OUV – outstanding universal values (in the plural) are mentioned and qualities of OUV – and it is not clear how these relate to OUV and attributes of OUV.

**Response** Preferred terminology relating to OUV is noted, standardisation of these terms is welcomed, and OUV in the singular will be used. However, the identification of attributes (see 1 above) will allow any reference to 'quality of OUV' to be removed and greater clarity achieved.

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**ICOMOS Comment**

10. The plan also focuses on terms such as Historic Environment, Buildings, Landscape, Archaeology, Public Realm – without a clear understanding of how these all relate to the attributes of OUV.

**Response** Terminology from UK legislation sits alongside that of UNESCO in the plan. This terminology will be familiar to UK readers. However, the point that this needs greater explanation is accepted and will be acted upon.

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**ICOMOS Comment**

11. The text as written could apply to many sites – it needs to be made more specific. What characterises the skyline of Bath – what needs to be sustained? How can the organic planning be defined and how will it be sustained?

**Response** This point is acknowledged and well made. Site specific references will be added. (See also point 20).

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**ICOMOS Comment**

12. It is also very surprising to find the following statement which seems to indicate that the basic World Heritage processes are not fully understood:

*2.4.4 Early World Heritage Sites, including Bath, did not have formal statements of OUV when inscribed. The Committee's judgement of what constituted the OUV of a particular property has, therefore, to be inferred from their decision at the time of inscription and documentation considered by them, normally the opinion of the Advisory Body contained in its evaluation of the nomination. Since Outstanding Universal Value is the basis for the management of any World Heritage property, this position is unsatisfactory.*

**Response** The adoption of retrospective Statements of Outstanding Universal Value at the 2013 World Heritage Committee (WHC-13/37.COM/8E) now provides a clear basis for site management. This statement is therefore unnecessary and will be removed. The adopted SOUV will be included in the mid-term addendum to the Management Plan.

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**ICOMOS Comment**

13. The retrospective Statement of OUV (SoOUV) needs to be agreed by all the stakeholders as a basis for the Management of the property. This lack of support for the process of defining SoOUV seems to be reflected in the Plan which does not set out clearly the basis for the management of the property – i.e. what is being managed.

**Response** The retrospective Statement of OUV has been agreed by all stakeholders. There is not, nor has there ever been, any lack of support for the process of defining the SoOUV and we are unsure as to where this perception may have been gained. As explained in 16) the plan was written at a time when the SoV was the adopted basis for management of the property and a key consideration in planning decisions. Until the draft retrospective SoOUV was ratified by the WH Centre both documents needed to be included in the 2010 plan. Now the retrospective SoOUV has been adopted, this is a significant step in that it will remove any ambiguity and duplication. The SoV is superseded by the retrospective SOUV and will be omitted. This will therefore add greater clarity to the revised plan.

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#### ICOMOS Comment

14. The text beneath Aim 3 mentions only the physical elements that contribute to OUV and listed buildings as if these are all the physical elements. Surely the attributes go beyond listed buildings?

**Response** This point is accepted. Attributes do indeed extend beyond listed buildings, and the description of attributes (see point 1) will clarify this.

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#### ICOMOS Comment

15. This section needs expanding to set out in detail the attributes of OUV in terms of individual attributes, how they relate to each other and to views and setting, and to materials processes etc. The assets of the property should be the attributes of OUV together with other assets of national or local importance that the Plan covers – but the latter need to be clearly defined so there is not confusion as to which is which.

**Response** Again the identification of attributes as outlined in point 1) will enable these comments to be taken on board in the revised plan and greater clarity to be achieved.

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#### ICOMOS Comment

16. The Statement of Significance is provided in the Plan as well as the draft SoOUV. This section is very confusing and needs to be rationalised so that OUV and its attributes are the starting point for the Plan.

**Response** This point is fully accepted (see also 13). The plan was written at the time when the Statement of Significance was the adopted document and as such carried great weight in the UK planning process, which provides the primary method of protection for the site. At the same time, the emerging SoOUV was in preparation and needed to be acknowledged. This therefore led to the unsatisfactory position where both documents were cited. Following adoption of the retrospective SoOUV, this position has been clarified and the SoS can be omitted. This will give a clear starting point to the plan and indeed the whole flow of the document. This position can be added as an addendum to the current plan and fully incorporated in the replacement plan.

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#### ICOMOS Comment

17. The Governance section is light and needs augmenting to show the management system and how decisions are made. There is a list of decision making bodies and owners but there is a need to indicate how they relate to each other and how they will collectively support the decision making processes.

**Response** This point is acknowledged and the governance section will be strengthened. Points 2) and 3) above, and 18) 22) below are also relevant here. Given the need to integrate this greater clarification into existing text it is considered that this point is best addressed in drafting the replacement plan.

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#### ICOMOS Comment

18. ...there is also a need for new urban planning to respect the unique town planning form of Bath and the way the buildings relate to the wider landscape. As an historic urban landscape all new development must respect this landscape. The Plan does not address in detail this crucial issue.

**Response** All new development in Bath is considered (through the planning system) in full consideration of the Outstanding Universal Value of the site, and the impact that the development will have upon that OUV. The planning system also requires 'Design and Access Statements' to accompany applications, fully detailing how developers have arrived at their outcome. There is an opportunity in the revised plan to insert a section following on from the attributes of OUV to state how new development will be expected to avoid any negative impact on the historic urban landscape.

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**ICOMOS Comment**

19. The Plan states in Issue 22: *There is a need for effective management of all elements of the Site's historic environment, to protect the authenticity and integrity, based on a thorough understanding of the Outstanding Universal Values.* This should read: There is a need for an effective management system to ensure that all the attributes of the property's OUV are sustained and that authenticity and integrity are protected , based on a thorough understanding of the property's Outstanding Universal Value.

**Response** The proposed re-wording of this paragraph is noted and will be incorporated in the revised plan.

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**ICOMOS Comment**

20. The availability of craft skills and materials to maintain the Site continue to be issues carried forward from the 2003 Plan. Actions to address them are particularly difficult, but need to be developed. These skills need to be described – what are they?

**Response** This point is acknowledged and will be addressed. Craft skills include stone masonry, iron working and ornamental plastering. There is an assumption on behalf of the plan authors that the reader will know this, but comments by ICOMOS that these should be clarified are valid. This also picks up on the ICOMOS comment number 11 that the plan is too generic and needs more site specific references.

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**ICOMOS Comment**

21. Under transport the issues are set out and some initiatives – but there is no reassurance that improvements in transport will respect the attributes of OUV and how this will be achieved. There appears to be a need for a clear transport strategy to be developed.

**Response** We agree with ICOMOS suggestions that a 'clear transport strategy' is required. The initiatives referred to in the plan included the Bath Transport Package works and these are largely completed. The significant improvement delivered by this package is outlined in the update paper. With regard to a clear transport strategy, Bath and North East Somerset Council has produced a draft strategy, which has been issued for public consultation in Summer 2014.

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**ICOMOS Comment**

22. Setting out a management system that will provide a framework for ensuring development in the City of Bath respects the fundamental attributes of OUV in terms of spatial relationships and urban landscape form as well as discrete buildings.

**Response** Management systems for ensuring that new development does not harm the OUV of the site are in place, largely through the planning system. As acknowledged in response 17) this system would benefit from greater explanation especially for readers from outside of the UK who will not be familiar with the relationships within the system.

### ICOMOS Comment

23. The Plan has also not provided the requested integrated and comprehensive Tourism Management Plan, the integrated Public Realm and Movement Strategy, respecting both the authenticity and integrity of the property, the integrated Traffic Control Plan and a presentation and interpretation strategy. Although these subjects are mentioned in the Plan, what has been included does not lead to an understanding of how these challenges will be addressed

**Response** The Plan was submitted to the World Heritage Centre on 1 February 2011, in accordance with the World Heritage Committee's Decision 33 COM 7B.131. Included with the submission, as outlined in the letter from Peter Marsden, Head of World Heritage, Department Culture Media and Sport, to Francesco Bandarin, Director, UNESCO World Heritage Centre, dated 1 February 2011, were two copies of each of the following documents:

- Bath Destination Management Plan
- Public Realm and Movement Strategy
- Traffic Control Plans (11 regional and local documents)
- Draft Core Strategy
- Bath WHS Setting Study Information Papers x 2

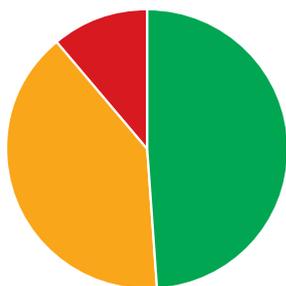
These issues across a city-wide site cannot be fully encompassed within the Plan itself and are therefore produced as stand-alone documents. As stated by the covering letter of 1 February 2011, 'although these documents are not integral parts of the World Heritage Management Plan they have all been prepared with cognizance of each other to support an integrated and holistic approach to the management of the World Heritage property'.

It would appear that these accompanying documents were not read by ICOMOS in conjunction with the Plan and may not have been received. Whatever the reason for this, we would assure ICOMOS and UNESCO that we have taken the findings of the Mission very seriously, and consider we have supplied all the information requested by WH Committee decision WHC 33 COM 7B.131, para.9. We therefore refute the suggestion that our submission has not provided this information and are disappointed that this was apparently not received.

Some of the information listed above has been superseded. Of greatest note is the commissioning by Bath & North East Somerset Council of a Transport Strategy for Bath.

## 2013 Mid-Term Progress Monitoring Table (as at September 2013)

The table below shows the 71 actions included in the 2010 City of Bath World Heritage Site Management Plan. Against each action is a short statement describing progress to date. To give an indication of progress, actions are marked red, amber or green.



### Ratings

- Green** Achieved, exceeded or on target to achieve measure of success
- Amber** Partially achieved, or underway, or partial success
- Red** Not yet achieved

Midway through the six year management plan, delivery against actions shows solid progress. From a total of 71 actions, 35 (49%) have already been achieved, 28 (40%) are under way and 8 (11%) are not yet progressed.

100% achievement is not possible, as circumstances have changed since actions were set three years ago. For example, the proposal to establish a 'Bath Rapid Transport Route' (action 20b) was dropped following funding restrictions and public opposition.

Other items however have progressed very well, such the £4.3m 'Two Tunnels' cycle route (20a), which was a challenge both in terms of engineering and finance, and the hybrid bus trials (24b), which have led to a new fleet of low emission park and ride buses.

Progress in the coming years as we move toward a new plan looks equally promising, with long awaited initiatives such as the Bath Transport Strategy now under way.

**Total = 71 actions**

**35 Green 28 Amber 8 Red**

### Action

**1a** Review WHS Management arrangements with a view toward potentially moving to a new model placing OUV at the centre of decision making & unlocking new funding sources

### Progress Comments

In 2011 the Council funded WH Manager post moved from Planning Service to Culture, Leisure, and Tourism. A single Council Director was identified with responsibility for WH.

In 2013 a new independent Steering Group Chair was appointed, succeeding the previous Chairman (appointed 2009). A workshop reviewing membership and performance of the Steering Group was undertaken in June 2013 (see 1b) with recommendations subsequently being implemented.

The WH Enhancement Fund was established July 2009, representing a new funding source. The fund is managed by a committee comprising of representatives of the Council, Bath Preservation Trust and the WHS Steering Group. It reports to the WHS Steering Group. See 11d for details of projects undertaken. Projects have been delivered through commissioning of local craft skills (principally stone masonry and iron work), including work with training establishments (City of Bath College). Thus new partnerships have been formed. Significant volunteer time has also been used, including the Probation Service through their 'Community Payback' initiative.

### Action

1b Continue to hold regular Steering Group meetings

### Progress Comments

With the appointment of an independent Steering Group Chairman in January 2009, the WHS Steering Group was reinvigorated and formally met three times that year, three times in 2010, twice in 2011 and twice in 2012.

With the appointment of a new chair in 2013, the group met in March and held a review workshop in June as a 'health check' to assess performance. Feedback was positive and attendance over the plan period has been good.

### Action

1c Develop an annual WH work programme

### Progress Comments

The Council employed World Heritage Manager has been working to an annual work programme. The WHS Steering Group set priorities in 2010 and reviewed these again in 2013 following the June review meeting.

### Action

1d Produce an annual WHS report/ newsletter

Annual reports have been published for the WHS Enhancement Fund in 2011, 2012, 2013. Hard copies are sent to 1,500 Bath Preservation Trust members, using their annual general meeting mail-out. Further copies are distributed at events during the year (Twerton Heritage Day, Archaeology Festival, Heritage Open Days, etc.) bringing distribution to over 2,000. Email copies are sent to all Bath Councillors and contacts in other WH sites. A copy is posted on the web-site and the WH noticeboard in the Roman Baths.

### Action

1e Continue to identify funding sources to include contributions from visitor attractions &/or local tax

The Bath & North East Somerset Council Resources Service Plan (2012) included consideration of a Voluntary Tourist Levy. This issue is therefore being actively being explored (by financial consultants Price, Waterhouse, Cooper) and deserves a separate action of its own.

Since 2010, a wide range of external funding, directly related to the OUV of the site, has been levered in. The Heritage Lottery Fund (HLF) website ([www.hlf.org.uk](http://www.hlf.org.uk)) lists a total of 161 heritage projects (across all funding streams) grant aided in Bath and environs in the last 5 years. The most notable HLF examples include:

Granted:

- The Holburne Museum. (extension opened 2011). HLF Grant £11.2m.
- 1a Royal Crescent. Bath Preservation Trust awarded £1.4m as part of a £5m museum conversion (2011/12).
- British Waterways awarded £50,000 for Kennet & Avon Canal repairs (2011)
- Beckford Tower Trust awarded £27,700 (2010).
- Royal Victoria Park (grade II registered) restoration works completed in 2010 (£1.8m grant in 2000)
- Bath Abbey granted £22,500 (2013) for an oral history project.
- Beau Street Hoard (of Roman coins) granted £54,400 (2012/13)
- Victoria Art Gallery awarded £127,200 for acquisition and community activities (2012/13)

Pending:

- Bath Abbey. HLF bid for circa £12m submitted as part of their £18m 'Footprint' project (2013).
- Roman Baths. HLF bid for £3.2m submitted for the £4.3m 'Archway' learning centre (2013)
- The Cleveland Pools Trust submitted an HLF bid in 2012, ultimately seeking £2.7m for the £3.4m project to restore the Georgian lido. The initial bid was unsuccessful, and they are looking to re-submit.

Aside from HLF funding, other significant external funding has included:

- Bath Transport Package. Central Government (Dft) granted £10.9m (final approval July 2012).
- The European Commission £5.6m CIVITAS bid to fund transport innovation in the city was implemented.
- West of England Partnership flood defence funding (Bath Quays Waterside Scheme) £11m 2013.
- Council/Local Sustainable Transport Fund, £910,000 for Batheaston cycle route 2013 (see 20b).

Funding has also come from new sources, such as the European Historic Thermal Towns Association (10k Euros – Council of Europe, 2013)

#### Action

**1f** Maintain links with appropriate local, national & international bodies which support WH management & funding

#### Progress Comments

Links with appropriate bodies have been maintained. The City of Bath has:

- Remained a leading, active member of the Organisation of World Heritage Cities (OWHC), supported Regensburg, Germany, in taking on the NW European secretariat and contributed to position paper 2013.
- Remained a member of the UK Local Authority World Heritage Forum (LAWHF), with the Steering Group Chair (Peter Metcalfe) being a past Chair of LAWHF and the World Heritage Manager being (since Dec. 2012) a national committee member.
- Been a current and founder member of the European Historic Thermal Towns Association (EHTTA).
- Since 2010 explored a potential trans-national World Heritage bid based on spa culture with a group of 16 European Spas under the working title 'Great Spas of Europe'. Bath experts sit on the International Experts Group and provide secretariat to the project, contributing knowledge from our experience of WH management.
- In 2012, hosted the first meeting of chairs of the steering groups from UK World Heritage Sites.
- Since 2010, received visits directly related to World Heritage from Oman, Taiwan, China, Germany, Northern Ireland and Hungary.
- Remained a corporate member of ICOMOS UK.

#### Action

**2a** Undertake & engage partners in a review of the risks facing the site, & evaluate how these are being addressed

#### Progress Comments

Risk management of the site is predominantly addressed by the Council's Business Continuity & Emergency Planning Unit, who work in partnership with a wide range of bodies including the emergency services, voluntary agencies, media, etc. This team has in place a framework of documents/procedures, including a Community Risk Register, Bath City Centre Evacuation Plan and a Community Resilience Manual. Principal risks to the OUV of the site include flooding (see 2b), landslip, prolonged drought and terrorist threat. The World Heritage Manager has been working with this team to ensure heritage considerations are included in their planning.

Some risks fall beyond the remit of Emergency Planning. These currently include inappropriate development, 'Fracking' (shale gas exploitation) and ash dieback (a tree disease). These risks are not fully explored in the WHS Management Plan. The desirability of doing so in the 2016 plan will be investigated with the steering group.

### Action

 2b Progress, adopt & implement the emerging Flood Risk Management Strategy

### Progress Comments

Bath & North East Somerset Council has conducted substantial work in putting in place the Flood Risk Management Strategy, which (under the Bath Flood Risk Management Project) includes the following documents (completed and published to web-site):

- Bath Compensatory Storage Study (Nov 2011)
- Flood Risk Management Study (May 2009/Jun 2010)
- Sequence and Exception Tests (Nov 2010, updated Mar 2013)
- Strategic Flood Risk Assessment (2009)

The project was endorsed by the Environment Agency by letter of compliance dated 8 February 2013. The package is intended to comprise of 'live' documents, which will be updated as and when new information or guidance becomes available, or conditions change.

A £5m flood defence scheme (Bath Quays Waterside Project) will start in summer 2014, designed to release development land in this area.

### Action

 3a Support proposals for better facilities for the Council's archives

### Progress Comments

Bath & North East Somerset Council has investigated several possibilities to re-locate the archives as part of wider property developments. To date, none of these have come to fruition. This action is marked red, as despite active consideration of the issue having taken place, a solution does not appear to be within sight.

### Action

 3b Complete & publish the revised list of Listed Buildings for Bath

### Progress Comments

The revision of the list of listed buildings in Bath was the last major list revision to be undertaken by English Heritage and due to the number of entries (5,000+) this took some time to compile, check, consult with property owners and advertise. The project was completed in 2012 and the revised list incorporated into the national list for England. The list is an essential tool in the management of attributes of OUV within the WH property.

### Action

 3c Maintain a public Historic Environment Record (HER) library & archive

### Progress Comments

An Historic Environment Record Officer was appointed 7 Feb 2011. The HER was subsequently developed and went 'live' on-line using the EH Gateway site in July 2013. A local version 'district on-line', which also provides mapping information, will also be available imminently.

### Action

 3d Establish a WHS Research Group with a remit to identify existing research & research opportunities

### Progress Comments

Bath is well researched, but findings are held in a number of different places including the City Archives, Library Local Studies Collection, Museums, universities, HER and on-line. Without a clear picture of what is held, gap analysis is difficult. Research has strengthened, with the History of Bath Research Group (around 100 members) recently establishing a web site [www.historyofbath.org.uk](http://www.historyofbath.org.uk) where details of research topics are listed. The internet has offered the ability to give far greater exposure to findings.

The WHS Steering Group has undertaken to take this issue forward, with a proposal to set up a WH Research Group based at Bath University. One aim is to create a database of research. Modern research and monitoring of items such as traffic flow will be included.

**Action**

 **4a** Identify suitable processes & partners to develop processes assessing the condition of OUV

**Progress Comments**

UNESCO Periodic Reports have been compiled and submitted in 2005 and 2013, giving baseline monitoring information.

A more detailed set of monitoring indicators have been produced. The required information is currently collected by a range of Council departments and other agencies across the site, but this is not collated for WH purposes. No resource is currently identified to enact this.

**Action**

 **4b** Establish & implement annual monitoring system

**Progress Comments**

An annual report outlining progress on the actions of the WH Management Plan was produced in 2011, 2012 and here at 2013. Monitoring of the site itself has been addressed through UNESCO Periodic Reports (see 4a) and development of monitoring indicators. Monitoring information is currently captured, but not collated together into periodic reports due to the size of the site and the consequent time resource of undertaking this exercise.

**Action**

 **5a** Include WH policies & references in the emerging Core Strategy

**Progress Comments**

The draft Core Strategy contains a World Heritage policy and the WHS is referenced and considered throughout this and related documents. The future of the draft strategy is currently unclear, with a public examination underway at September 2013, and the inspector focussing on the provision of housing land. At this stage it is uncertain if the strategy will be adopted, but the action of including policy and references has been achieved.

**Action**

 **5b** Complete Building Heights Study & take this forward as a SPD

**Progress Comments**

The Bath Building Heights Strategy was commissioned in 2009 and completed November 2010. This document has been used as a material consideration the planning process, but has not been formally adopted as a Supplementary Planning Document.

**Action**

 **5c** Produce a summary of the WHS Man. Plan & adopt as SPD

**Progress Comments**

This remains an unmet objective of the Steering Group. Following the drafting of attributes (completed 2013) material for this document is in place, and it can be progressed subject to resource to produce it being available.

**Action**

 **5d** Provide support to Planning Development Management on use of WH policies

**Progress Comments**

An advice note was produced in 2011. Periodic advice has been supplied as and when necessary.

**Action**

 **5e** Provide WH training as required to elected members/officers

**Progress Comments**

Training has been provided (see 7a)

**Action**

 5f Review the Bath Conservation Area boundary & produce character appraisals

**Progress Comments**

No progress has been made on this action. The size of the Bath Conservation Area makes this a significant undertaking. Dividing the area into character zones and phasing delivery of appraisals would be feasible, but this remains a significant project for which resources have not been identified.

**Action**

 5g Produce a local list SPD as encouraged by Planning Policy Statement 5

**Progress Comments**

An initial allocation of £2,500 of funding was authorised by Cabinet (13 Jul 2011) to investigate this. However, given the number of potential local listings, the implications of producing & operating a list were found to be far in excess of available resources, & the project has not progressed. It should be noted however that since the emergence of the National Planning Policy Framework, non-listed 'heritage assets' have been recorded on the Historic Environment Record and the distinction between listed and non-listed assets has blurred.

**Action**

 6a Review major plans & strategies affecting the WHS & ensure account has been taken of potential impacts on OUV

**Progress Comments**

Strategy reviews & contributions undertaken in 2012: Purple Flag accreditation, Emerging Green Infrastructure Strategy, Public Realm & Movement Strategy, CIVITAS project, Public Toilet Provision, Dressing the City, Arts Strategy, Core Strategy.

Strategy reviews & contributions undertaken 2013: Green Infrastructure Strategy stakeholder workshop, Cotswold AONB Management Plan, Retro-fitting SPD stakeholder workshop, Economic strategy.

**Action**

 6b Ensure web sites & links are appropriate & in place

**Progress Comments**

This remains problematic. The Bath WHS web pages are housed within the extensive Council web-site, and they contain only basic information. This area is therefore thought to be under-performing and is marked red. See also 15c

**Action**

 7a Explore development of training for planners, elected members etc. on architecture

**Progress Comments**

A tour was undertaken for new elected members on date 17 June 2011. A presentation on world heritage matters was delivered to Development Control Committee on 31 Aug 2011.

Marked amber as further training is thought to be required.

**Action**

 7b Encourage preservation societies to clearly state their policy on contemporary architecture

**Progress Comments**

This action was added when the Bath Preservation Trust were considering policy on contemporary architecture. They have since published their 'Recommendations on Architecture and Design in Bath' 2011.

**Action**

 **8a** Climate Change: Undertake partnership work to seek consensus & guidance

**Progress Comments**

Historic building adaptation guidance document 'Warmer Bath' was launched 4 July 2011, and subsequently shortlisted for a national Royal Town Planning Institute award.

CABE funding was awarded to BPT & CSE for a climate change mitigation design strategy in London Rd and Snow Hill, with a wide range of partners.

A Sustainable Construction & Retro-fitting Supplementary Planning Document was produced and adopted by the Council on 13 February 2013.

**Action**

 **9a** Produce list of guidance required (including information for building owners), prioritise this & include production in the annual WH work programme

**Progress Comments**

No list has been produced, but gaps have been identified (such as retro-fitting of historic buildings for energy efficiency) and action taken (see 8a)

This action is earmarked for review in the next management plan. Under the provisions of the proposed National Planning Policy Framework, the relationship of planning policy to guidance has altered. Lengthy guidance documents, especially in hard copy, are not always deemed appropriate.

**Action**

 **9b** Continue to offer a range of lectures & other learning opportunities for owners related to OUVs

**Progress Comments**

A range of lectures and other measures continues to be staged. Bath Preservation Trust have a dedicated website [www.bptlearning.co.uk](http://www.bptlearning.co.uk) containing details of events across their museums, their education programme for schools, online learning resources and more.

Bath and North East Somerset Council's Heritage Services <http://www.bathnes.gov.uk/services/tourism-and-heritage/museums-galleries-and-tours/heritage-events> also run a full programme of events.

A third source of learning opportunities is provided by the National Trust (also Steering Group members). <http://www.nationaltrust.org.uk/prior-park/things-to-see-and-do/events/>

In addition to the above, Bath Green Homes <http://www.bathgreenhomes.co.uk/> which is a community project organised by Transition Bath, Bath Preservation Trust and B&NES Council, provides advice to homeowners to make houses warmer, greener and cheaper to heat.

**Action**

 **10a** Embed maintenance requirements into procurement of all capital works

**Progress Comments**

Improvements have been made in the way in which the new schemes are procured, with contracts to supply items such as bus shelters including on-going maintenance requirements. This holistic approach has improved procedures and lowered costs, but this remains a problematic area and one which is difficult to monitor as an action.

**Action**

**11a** Continue to monitor & address listed Buildings at Risk (& other assets carrying OUV), & act accordingly

**Progress Comments**

The 2012 national Buildings at Risk register (which encompasses grade I and grade II\*) shows 3 entries for Bath (all grade II\*). The local Buildings at Risk register (encompassing all grades) was updated & migrated to a new spread sheet in 2012. The local buildings at Risk register contains 24 entries. These numbers have remained similar for many years, with items being removed and others added. This represents approximately 0.44% of the listed buildings in the site.

The World Heritage Enhancement Fund (see 1a) has repaired & removed five items from the list in the plan period to date: (2 canal bridges, 1 canal chimney, Portland Place Chairman's Ramp, Norfolk Crescent Watchman's Box).

**Action**

**11b** Act quickly to remove Council owned properties from the Buildings at Risk register

**Progress Comments**

The WH Enhancement Fund has successfully removed the Council owned C18 Norfolk Crescent Watchman's Box and Chairman's Ramp, Portland Place, from the register. The Council also adopted a grey 'K6' historic telephone kiosk opposite no.1 Royal Crescent. Active management, including urgent works, has been undertaken at Cleveland Pools, although no new use for the complex has been secured.

**Action**

**11c** Instigate a Streetscape at Risk Register to identify non-building elements of the historic environment under threat

**Progress Comments**

Although no register has been produced, (this is earmarked as a research project) action has been undertaken on many items themselves. Organised by the WH Enhancement Fund (see 1a), examples include 40 Bath Turnpike markers and historic lampposts conserved or restored, including specialist repair of an accident damaged cast iron mile marker at Widcombe Hill and restoration of a mile marker from Bath at Work Museum to its original location at Lower Bristol Road. A grade II listed K6 telephone kiosk has been purchased by B&NES Council and restored at Brock Street. Halfpenny Bridge at Widcombe has been restored (2013), and a horse trough at Holloway was repaired in 2011. Of particular note is the restoration of 15 incised street names – a very characteristic feature of Bath.

**Action**

**11d** Continue to progress enhancement & conservation works through the WHS Enhancement Fund /seek new funding

**Progress Comments**

Since 2009, the Enhancement Fund has undertaken 51 projects, with a further 40 Bath Turnpike markers and historic lampposts cleaned and re-emblazoned. Over this period, the Fund has received £152,000, (£100,000 of this from the Council). In the 51 projects, contributions to the Fund usually support those of others, and the total expenditure on the site is in excess of £1m. This figure does not include significant volunteer time.

Projects have included 'heritage at risk' items, such as the grade II\* listed Norfolk Crescent Watchman's Box, the Chairman's ramp at Portland Place (grade I) and iron Kennet and Avon Canal bridges. Projects often focus on 'non-operational' items which other agencies will not address (such as painting of railings) and also include interpretation measures (see 15a).

**Action**

 **12a** Bring forward WHS Setting Study SPD, ensuring it identifies key views.

**Progress Comments**

Following Council cabinet approval of the SPD on 14th November 2012 it was adopted on 16th August 2013. It can be viewed at [www.bathnes.gov.uk/settingofbath](http://www.bathnes.gov.uk/settingofbath) along with the adoption details and background information. The SPD supplements saved Policy BH.1 of the Bath and North East Somerset Local Plan and Policy B4 of the Bath and North East Somerset Core Strategy once it is adopted. It is an essential tool in guiding planning decisions affecting the setting of Bath. Criteria for assessing the importance of views are included.

**Action**

 **12b** Continue to monitor the effectiveness of existing setting protection & consider the necessity of applying a formal buffer zone

**Progress Comments**

In developing the Setting Study (12a) detailed consideration was given as to whether a formal buffer zone was needed. English Heritage and other key stakeholders contributed to this discussion, and public consultation was undertaken. The conclusion was that an identified 'setting' backed by planning policy but with flexible boundaries, was a smarter tool than a rigid buffer zone. It would provide the same protection. It was also felt that a rigid buffer zone would be construed as a zone where nothing could change, which would not be beneficial to the management of a historic urban landscape on this scale.

Significant development (housing proposals) in the setting continues to be discussed, informed by the Setting Study SPD. This action is on-going, but as buffer zone consideration has been conducted and management measures progressed through the Setting Study, the action is marked green.

**Action**

 **12c** Include protection of the hot springs within the emerging Core Strategy

The Hot Springs are currently protected under existing Local plan. Upon adoption of Core Strategy, protection will rely on the WH policy.

**Progress Comments**

Other protection measures include Council monitoring of Mendip quarrying activities including deep quarrying & 'fracking'. Council retains specialist consultants to monitor these proposals & will act to prevent any potentially damaging activity. Drilling to replace the Hetling Spring borehole began 5 Sep. 2011 (until end of Nov 2011), undertaken by Wessex Water on behalf of Council. The mild steel casing of the current bore hole was rotting, potentially affecting the hydraulic pressure of the whole spring system. The current precision engineering works were therefore a necessary intervention & investment for the future.

**Action**

 **12d** Produce a Trees & Woodlands Strategy for the WHS

**Progress Comments**

No strategy has been progressed, but active consideration is underway. A workshop was held on 20 June 2013 to explore the possibility of submitting a funding bid focussed on the landscape setting of the WHS. This would include addressing issues surrounding trees within the site setting. This was instigated by the Cotswolds AONB Board, and partners would include B&NES Council and the National Trust.

Steering Group partner organisation the National Trust has also been monitoring the impact of Ash Dieback disease on the skyline trees of Bath.

**Action**

 **12e** Continue to progress possible transfer of Beechen cliff from the Council to the National Trust

**Progress Comments**

Negotiations between Bath & North East Somerset Council and the National Trust (brokered by the Chairman of the WHS Steering Group) took place over several years to explore the possible transfer of land at Beechen Cliff from Council ownership to the National Trust. The Council earmarked £500,000 of potential funding to the project. The National Trust progressed the matter upward through their hierarchy to the National Acquisitions Board in May 2013, but the project was rejected as the land was not deemed to be under threat and risk of landslide could not be indemnified against. This action is marked amber, as despite the unsuccessful outcome, the matter was fully progressed. The Avon Wildlife Trust are keen to become involved in nature management here.

**Action**

 **13a** Publication of 'Bath Urban Archaeological Assessment' research and planning tool

**Progress Comments**

The final draft of this document has now been produced, and signed off by the Council and English Heritage. It is now (October 2013) being prepared for printing and publication. English Heritage funding is in place to achieve this. The timetable for publication rests with English Heritage.

**Action**

 **13b** Revision of Archaeology in Bath SPG as new Supp. Planning Document

**Progress Comments**

Publication of the National Planning Policy Framework has led to this action being reviewed. Revised guidance associated with the NPPF has reduced the need for a Supplementary Planning Document, and as guidance is being scaled back consideration is being given as to whether brief guidance for applicants would be more appropriate than an SPD

**Action**

 **13c** Revise B&NES Archaeology web pages to reflect changes in national guidance (PPS5).

**Progress Comments**

The archaeology web pages <http://www.bathnes.gov.uk/services/tourism-and-heritage/archaeology> are current, and reflect national guidance. (PPS 5 has now been superseded by the National Planning Policy Framework).

**Action**

 **14a** PRMP to provide pattern book for landscape features in public realm to manage asset & inform material choices for all future improvement work

**Progress Comments**

The Pattern Book is progressed and in final draft, with completion expected before the end of 2013 calendar year. This has been developed with extensive stakeholder involvement, including English Heritage. Schemes based on guidelines within the book are being progressed (see 14c).

The action is marked amber in recognition that the book is not yet launched.

**Action**

 **14b** Produce a street lighting strategy for the WHS as part of PRMP pattern book

**Progress Comments**

The Light and Darkness strategy is included within the PRMP (see 14a) and thus very close to production/adoption.

**Action**

 **14c** PRMP adopted & programme of works identified to achieve incremental improvement

**Progress Comments**

Comprehensive improvement programmes at Northumberland Passage (2012) and the High Street (2013) have been completed to a high standard with quality natural materials.

Funding is in place to bring forward schemes at North and South Keys (Bath Riverside), Seven Dials (Cycle Challenge Scheme funding) and a new shared space public square at Saw Close (planning application imminent).

Marked green as PRMP was adopted as Council policy 2010, and schemes have been delivered.

**Action**

 **15a** Complete Interpretation Strategy for the WHS

**Progress Comments**

A discussion paper was written in advance of work upon a strategy, & tabled at the WH Steering Group of 11 Oct 2011.

Individual interpretation measures continue. Bath Tourism Plus has launched the official Bath 'app', and the Enhancement Fund is working toward providing a heritage layer for this.

**Action**

 **15b** Continue to explore the feasibility of a City Museum/WHS Interpretation Centre

**Progress Comments**

This action is marked amber, as although it has been actively explored, the desired end result of providing a WHS Interpretation Centre is not in sight.

The issue was included on the discussion paper on WHS Interpretation (Oct 2011). Bath & North East Somerset Council's Heritage Services commissioned a feasibility study with regard to using vacant shop property at 34-36 Stall Street as a WH Interpretation Centre/ City Museum. The issue was subsequently included as part of the HLF bid for the 'Archway' Education Centre project, attached to the Roman Baths. This bid (submitted June 2013) proposed that a former shop unit in York Street be used as a WHS Interpretation Centre.

**Action**

 **15c** Investigate development of an improved WHS website

**Progress Comments**

The issue has been investigated, but held back by the constraints of operating web pages within the wider Council web site, and resource requirements for maintaining web pages. Although the matter has been investigated, the matter is marked red in recognition of the under performance of the web presence. See also 6b.

**Action**

 **16a** Continue to use UNESCO WH day as an opportunity for learning & celebration

**Progress Comments**

WH day was celebrated in April 2011, 2012, and 2013.

Figures across all of these years show that given that events are largely outside, attendance figures can reach 4,000 for fine weather, with around 2,500 attendees in adverse conditions.

**Action**

 **16b** Continue to promote the use of the WH Education pack in schools & refresh as necessary

**Progress Comments**

World Heritage Education Packs (printed material, CD's and Bath World Heritage A-Z poster) were issued to all Bath Primary Schools in 2009. This material was produced and distributed by Bath Preservation Trust, through their Education Officer. Some schools (St. Andrew's and All Saints (Weston)) are known to have used this material in their curriculum, and feedback has also been forthcoming from Oldfield and St. John's.

Work is on-going to develop a scheme of work for a primary history curriculum. Steering Group members are working with head teachers on this. Parent/teacher working groups will decide if the pack should be re-issued.

**Action**

 **16c** Continue to train 'visitor ambassadors' in WH matters

**Progress Comments**

Training events were held for the Mayor's Guides in 2009 and again in 2013. A Basic Facts sheet has been produced to dispel some inaccurate facts, and to promote consistency of message.

**Action**

 **16d** Implement City information system & heritage interpretation within the suite of PRMP outputs

**Progress Comments**

The City Information System is in place, including:

- 16 large on-street monoliths (orientation points)
- 15 small on-street monoliths (focus points)
- 5 wall mounted maps in car parks and park & ride sites
- 1 welcome monolith and 1 x journey map monolith at Bristol airport
- 4 bus shelters
- 4 bus flags
- 150k hand held maps originally printed and distributed
- 1 suite of digital maps

The large monoliths incorporate the UNESCO logo and welcome wording.

**Action**

 **16e** Provide annual outreach event(s) to promote the HER and archaeology in the district

**Progress Comments**

Periodic events are held by the bodies listed in 9b. These were supplemented by the Festival of Archaeology events, held at Prior Park 2013, and run by B&NES and the National Trust.

**Action**

 **17a** Bring forward a Comprehensive Traffic Management Plan for the Site

**Progress Comments**

A Transport Strategy for Bath has been commissioned in August 2013 and a draft report is programmed for early 2014. This will include a full range of traffic options, including previously explored schemes such as an A36/A46 link road, and an eastern park and ride site.

In other measures, the Bath Transport Package (BTP) received final approval in July 2012 and was granted £10.9m. In terms of railway transport, the government has announced electrification of railway through London/Bath/Cardiff. This is intended to increase capacity and reliability, whilst removing polluting diesel engines. Significant passenger improvement works have been undertaken at Bath Spa Station (2012/13) making train use more attractive.

**Action**

 **17b** Implement CIVITAS package elements of cycle hire & Way finding schemes

**Progress Comments**

The Way finding elements of monoliths & pedestrian orientation points are in place (see 16d)

The cycle hire scheme was launched as a trial on 26 Sep 2011, part funded by CIVITAS. As at 2013, the CIVITAS funded trial has ended but the scheme has been deemed worthy of continuation. A new contract for the scheme has been awarded to a new operator (Nextbike) following a competitive procurement exercise in November 2013. It is expected that an expanded scheme with 10 docking stations will be re-launched in April 2014.

**Action**

 **18a** Implement establishment up of a freight trans-shipment depot outside Bath

**Progress Comments**

Contractor procured & trial in place from Jan 2011 – Dec 2011. 15 Bath retailers took part. By Sep 2011, 142 deliveries had been consolidated into 22 – an 84% reduction. Following the trial, the scheme was extended for a second year moving from a free to charging service at £9.95 per pallet. It has now been extended until at least July 2014. 30 Bath retailers are now on board, and on average participating businesses have seen deliveries reduced by an average of 80%. The service charges £9.95 per cage and £12 per pallet.

Also, HGVs transgressing weight limits were monitored during 2012 and warned to discourage use of city centre.

**Action**

 **18b** Progress the Closure of key streets and spaces to vehicular traffic

**Progress Comments**

There has been considerable activity regarding traffic restriction during the plan period. Not all have led to closures.

In 2011, consultation was undertaken on the potential full closure of Pulteney Bridge to vehicular traffic. However, following concern from public transport operators and local residents, the proposal was not instigated. Tour buses and University bus services were however barred from the bridge at this time. Restricted access to taxis and some bus services remains.

On 14 Sep 2011 Bath & North East Somerset Council voted in favour of heavy goods vehicle weight restrictions in Bathwick St/Beckford Rd (Cleveland Bridge). During consultation, objections were made by neighbouring counties (Somerset/Wiltshire) and by the Highways Agency. These objections were upheld by the Secretary of State. Monitoring continues on London Road, and other measures such as low emission zones are being explored.

The temporary closure of 3 sides of Queen Square was investigated in 2012/2013. However, the legal permissions required to do this on a major route have meant that this measure will not progress at this time.

In early 2014 traffic restrictions will come into force on lower and upper circuits of the city centre. The main provisions of this are 10am-6pm traffic restrictions during core shopping hours. These restrictions are currently in place on Saturday only, but will be extended to the rest of the week. These measures follow consultation in 2009 and 2013.

Discussions have taken place with the Circus Area Resident's Association regarding restrictions in Gay Street. Proposals have been put on hold pending the outcome of the Transport Strategy.

**Action**

■ 18c Support the City Car Club initiative

**Progress Comments**

The Bath City Car Club <http://www.citycarclub.co.uk/locations/bath-car-hire> is a private initiative, supported from April 2010-2012 by CIVITAS funding (£240,000 through B&NES Council). Pre-CIVITAS involvement, the club had 187 members. By 2013 this has grown to 565 (202%). The fleet of vehicles has grown from 8 to 12, and a van has been added. CIVITAS involvement enabled the trial of hybrid (electric/petrol) cars (6 new Toyota Prius' plus 6 reserved parking spaces). The trial was successful, and the club has retained hybrid vehicles. An estimated 565 tonnes of carbon is saved each year in Bath compared to private car use. The club aims to increase their fleet to at least 20 by the end of 2015.

**Action**

■ 19a Continue to implement Greater Bristol Bus Network, including A367 route & A4 scheme.

**Progress Comments**

The GBBN measures involved improving priority bus routes. The scheme was completed by March 2012, and delivered infrastructure improvements including electronic 'real time' information displays, raised kerbs, shelters and bus priority carriageway improvements. Operators are required to commit to certain standards through Quality Partnership Schemes. Monitoring information is mainly gathered by six monthly passenger surveys, assessing user numbers and satisfaction levels. Results on both measures have been good.

**Action**

■ 19b Implement Bath Transport Package (BTP) provisions of Park & Ride expansions, Bus Rapid Transit construction, city centre improvements, showcase bus route upgrade & active traffic management measures

**Progress Comments**

Following the May 2011 local elections and the Comprehensive Spending Review, the BTP was been amended. Changes included removal of BRT Route, A4 Eastern Park & Ride & bus lanes & a reduced Newbridge Park & Ride expansion. Significant elements of the scheme, as originally proposed, have not therefore been delivered.

However, other measures within the package have been put in place; including showcase bus routes (see 19b).

**Action**

■ 20a Implement 'Two Tunnels' project

**Progress Comments**

This scheme was completed on time, opening April 2013. This is an ambitious shared use cycle/walking track project, including re-use of two single track former rail tunnels, originally built for the Somerset and Dorset Railway but closed since 1966. The Devonshire Tunnel is 366 metres long, and the Combe Down Tunnel (1692m) is Britain's longest cycle tunnel. Both are lit between 5:00am and 11:00pm daily.

The cycle route provides a 13 mile circuit circular route, and extends from Bath to Midsomer Norton. Other engineering works included a new bridge crossing Monksdale Road, Bath, (opened April 2012). Public art and heritage interpretation have been incorporated, as have measures to accommodate bats in the tunnels

The route has provided both a sustainable commuter route and new visitor attraction. The project took seven years of planning and three years construction, costing £4.3m with funding from Sustrans (via the Big Lottery Fund), the Dept. for Transport, Bath & North East Somerset Council and other donations.

Sustrans predicts the path will attract one million journeys per year. Based on initial usage, this may be an underestimation.

**Action**

 **20b** Implement Bath Rapid Transport route with cycle path provision

**Progress Comments**

The £16m Bath Rapid Transport route was a proposed bus only traffic route using a dis-used railway route that would have linked Newbridge to the west of the Bath with the city centre. It would have also allowed for an improved cycle path on that route. The scheme was dropped in May 2011 from the Bath Transport Package (see 19b) due to funding restrictions and public opposition. The route however remains protected under planning policy for possible cycle use. This action appears unachievable and should be removed from the plan.

Although the BRT route has not been delivered, work has started on a new off-road cycle route from Bathampton/Batheaston into the city from the N.East. The £910,000 scheme is funded by Bath & North East Somerset Council and the Local Sustainable Transport Fund, and involves a new bridge over the River Avon giving cyclists an alternative route to the busy London Road.

**Action**

 **21a** Continue to identify & implement opportunities to make the historic environment more accessible

**Progress Comments**

Major improvements have been made to the accessibility of major monuments since 2010.

The Roman Baths attract approximately 1 million visitors per year. Despite being 6 metres below street level, and a scheduled ancient monument, 60% of underground areas are now accessible to wheelchair users. 2x DDA compliant lifts and improved handrails have been installed. Adapted toilets are available. Carers/helpers receive free admission. British Sign language audio handsets and printed audio text are available for the hard of hearing, and tactile displays and enhanced descriptive audio tours help the partially sighted.

The refurbishment of No.1 Royal Crescent (re-opened summer 2013) has included the installation of a lift and other DDA measures.

In May 2011 the Mayor of Bath's Access Challenge Award was presented to Victoria Art Gallery for installation of disabled friendly automatic access doors.

**Action**

 **22a** Instigate replacement & upgrade of the roadside City entrance signs

**Progress Comments**

Design work for new signage was commissioned in 2012. However, political agreement has not been reached on replacement, and no budget for replacement signs is in place. Marked red accordingly.

**Action**

 **22b** Seek to provide WHS welcome signs in Bath Spa Railway Station, & other locations as appropriate

**Progress Comments**

Discussions with Network Rail for WH welcome signs are now at an advanced stage, and a listed building consent application in advance of installation is expected imminently.

**Action**

 **23a** Continue the WH City Trail, evaluate success & repeat or extend as appropriate

**Progress Comments**

The uptake of this leaflet, & subsequent user feedback, has been very good. 33,000 free copies were distributed. However, given the apparent endless demand for these, alternative approaches (including charging) were considered. A downloadable audio trail (see 23b) was produced, and work is now underway with Bath Tourism Plus to develop a smartphone 'app'.

**Action**

 23b Participate in Year of the Museum to include a WH Trail

**Progress Comments**

The WH city trail produced by the Enhancement Fund in 2010 was turned into an audio trail, and incorporated on the Bath Tourism Plus website. It was downloaded 14, 060 times in 2011.

**Action**

 24a Progress joint SW WH sites marketing scheme

**Progress Comments**

The 4 WHS in South West England collaborated to produce a web-site, aiming to promote the Sites and make travel between them easier and more environmentally friendly. The web site used advanced technology for the time, more akin to a desktop application than a traditional web-site and linking to travel timetables. The site was launched in December 2009 and operated for 3 years. Site visits at its peak in 2011 were around 1,500 per month. As a pilot it was a success, but monitoring the impact was difficult and maintenance costs high.

In September 2013 a bid under the Arts Council's 'Cultural Destinations' programme was made, based on joint tourism marketing between Bristol and Bath. These two different destinations have rarely been viewed as being complementary, despite being only 15 minutes apart by train. The outcome of this bid will be known in January 2014.

**Action**

 24b Introduce trial hybrid fuel low carbon park & ride buses

**Progress Comments**

A CIVITAS funded 18 month trial ran from August 2010 to December 2011. A bus running on battery power and a 1.9l diesel engine was trialled on all park and ride routes. Fuel economy was up to 40% better than diesel equivalent, and there were no failures in service or engineering issues. Following this successful trial, operator First Group invested in 8 new 75 seat low-carbon hybrid diesel/electric double deck buses to serve the Park and Ride sites. Start date October 2012. Central government part funded this through Green Bus Fund. New vehicles have leather seats, Wi-Fi, next stop display & climate control on upper deck.

**Action**

 24c Introduce new map base & way finding system

**Progress Comments**

These products are now in place as part of the City Information System (see 16d)

**Action**

 25a Promote visitor attractions co-ordination through the Visitor Attraction Forum

**Progress Comments**

The Visitor Attraction Forum covers the district of Bath & North East Somerset and has been meeting for around 10 years. The Forum is still in existence, and convenes as and when required to discuss issues of common interest.

This item is marked amber only as meetings of the Forum have been irregular in recent years.

**Action**

 **25b** Encourage opportunities to use WHS status & logo in promotion, marketing & civic signage within UNESCO guidelines

**Progress Comments**

Since 2010 promotion of Bath's WH status and the WH symbol has increased significantly.

There are multiple references to WH on web-sites and promotional material of a large number of businesses and institutions across the city. These range from official partner agencies such as Bath Tourism Plus, to large institutions such as the two universities, through to individual businesses such as guest houses.

A second official WH plaque has been installed in Abbey Churchyard, at the point where the Mayor's Honorary Guides begin their tours.

The WH logo and text has been incorporated in (16) of the primary way-finding monolith signs in the city centre, located at principal entrance routes (see 16d).

A large metal sculpture of the WH symbol has been installed in the entrance hall of the Roman Baths, and as such is viewed by approximately 1 million visitors per year. The sculpture idea stems from best practice imported from another WH site (Xian, China).

Widespread promotion of the logo during the 2012 25th anniversary celebrations of Bath WHS took place. These included production of 'pop-up banners' which were used across a variety of events. Bath also hosted a travelling OWHC international exhibition in 2013 in Bath Central Library.

The National Trust are considering using the WH logo on promotional material.

Many printed leaflets now carry the logo. Leading examples include the WHS City Trail (33,000 distributed), WH Enhancement Fund Newsletters (30,000 distributed), and the 2013 'In the Footsteps of Ralph Allen' trail.

In 2012 a 'People's Survey of Local Heritage' was conducted in Bath and surrounding area as part of the QUEST project. 748 people responded. 71% felt Bath's WH status is positive and important. However, only 28% recognised the UNESCO logo, suggesting that there is further work to do here.

## Attributes of the City of Bath World Heritage Site

Attributes are aspects which convey or express the Outstanding Universal Value of the World Heritage Site and which contribute to and enhance understanding of the Outstanding Universal Value. This document has been endorsed by single cabinet member decision on 14 May 2014.

The key purpose for identifying attributes is so that they can be **protected, managed and monitored** and are needed when assessing **planning applications**, when considering planning allocations and when **planning projects** or other interventions. (UNESCO Operational Guidelines for the Implementation of the World Heritage Convention, Sections 88 and 89, and Annex 5)

Attributes are greater than individual components and need to include the valued characteristics which convey the values identified in the Statement of Outstanding Universal Value. The Operational Guidelines (para 82 and Annex 5), suggests that the following types of attributes might be considered as conveying or expressing Outstanding Universal Value:

- form and design;
- materials and substance;
- use and function;
- traditions, techniques and management systems;
- location and setting;
- language and other forms of intangible heritage;
- spirit and feeling; and
- other internal/external factors.

With reference to the City of Bath World Heritage Site, six headline attributes (right) were agreed in the 2010-2016 WHS Management Plan:

These were carried forward, little altered, from the 2003-2009 WHS Management Plan and have therefore provided a sound and consistent basis for site management for over ten years. They do not however provide sufficient detail to provide an understanding of what it is that the management plan is seeking to protect. The tables on the next pages therefore expands in greater detail these attributes.

1. Roman archaeology



2. Hot springs



3. Georgian architecture



4. Georgian town planning



5. The green setting of the city  
in a hollow in the hills



6. Georgian architecture reflecting 18th  
century social ambitions



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### Roman Archaeology

1.	The archaeological remains of the Roman temple of Goddess Sulis Minerva and baths complex built around the Iron Age Sacred Spring, including the Great Bath, East baths, Circular Bath and West Baths, with the Roman Baths still capable of being used for their original function	Form & Design
2.	Roman archaeological remains within the city wall (itself thought to be of Roman origin) beyond the temple and baths complex, demonstrating the extent of the city	Form & Design
3.	Roman and Iron Age archaeological remains beyond the city wall including hill forts, field systems, villas and funerary monuments, demonstrating the context of the Roman city	Form & Design
4.	The surrounding road system and street plan of the Roman city, overlain by the medieval layout and influencing the form of the Georgian city, such as London Road	Location & Setting
5.	The culture and traditions associated with bathing and healing (recovered fragments, including Roman pewter, coins and inscribed curses, are artefacts and not themselves of OUV, but help demonstrate the function of the Baths and Temple Complex).	Language & other forms of intangible heritage

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### The Hot Springs

6.	Bath as a centre of healing, the medical research and learning associated with the 'cure' of the hot waters and medical establishments developed around them including almshouses and hospitals.	Traditions, techniques & management systems
7.	The spiritual importance of the hot springs, the cultural use of the waters and the continuous flow of hot water from antiquity to present day	Spirit & feeling

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### Georgian Town Planning

8.	The introduction of innovative forms of town planning including squares, crescents and circus	Form & Design
9.	Visual homogeneity of the city due to widespread use of local Oolitic (Bath) limestone, a limited palette of colour tones and the uniform scale and height of buildings	Form & Design
10.	The deliberate creation of a beautiful city	Form & Design
11.	Views and vistas, within the Georgian city deliberately created by awareness of context, and beyond, including such components as Prior Park and Sham Castle, designed to view, and be viewed from, the city centre.	Form & Design
12.	The positioning, orientation and layout of Georgian buildings, for example in serpentine terraces, to use slopes and contours to create dramatic forms	Form & Design

13.	The design of the Georgian city to facilitate outdoor social interaction and activity, including walks, promenades, colonnades to afford weather protection, and pleasure gardens	Form & Design
14.	The Kennet & Avon Canal, Somerset Coal Canal and associated features	Form & Design
15.	The influence of Georgian town planning in Bath on subsequent developments in the UK and beyond	Form & Design
16.	The creation of wide, flat pavements to encourage promenading	Form & Design
17.	The harmonious and logical integration of individual Georgian developments, with residential terraces interspersed with public buildings such as Assembly Rooms and Pump Rooms, and multiple architects building to a common ethos rather than to an overall master-plan	Form & Design
18.	The principal historic road routes into the city, marking the arrival points for visitors who almost universally came by road	Use & Function
19.	The design of the Georgian city as a theatre set, with visual surprises and open spaces linked with one another	Use & Function
20.	C18th picturesque principles including the relationship of buildings to landscape, the concept of blending countryside and town, and historic parks and gardens	Location & Setting

### Georgian Architecture

21.	Transposition of Palladio's ideas to the scale of a complete city in a British setting, and employed in a wide range of building forms including houses, public buildings, Pulteney Bridge and churches	Form & Design
22.	Key visual landmarks within views, such as the Royal Crescent and Beckford's Tower	Form & Design
23.	The contrast between polite, controlled, formal facades and the informal rear of Georgian buildings	Form & Design
24.	The Abbey Church as a key part of the urban form of the Georgian city	Form & Design
25.	The works of noted architects including the John Woods, Robert Adam, Thomas Baldwin, John Palmer, John Eveleigh and John Pinch	Form & Design
26.	The design of terraced houses to appear as though they were a single country house or palace, demonstrating the social aspiration of occupiers to emulate the aristocracy	Form & Design
27.	The Georgian monumental ensembles of crescents, squares, circus and terraces forming iconic, internationally recognisable structures, where the whole is greater than the sum of the individual parts.	Form & Design
28.	The extent of Georgian redevelopment, almost totally obscuring previous mediaeval buildings and the widespread survival of this fabric leaving a unique complete example of a Georgian city.	Form & Design

29.	Detached villas, largely in the suburbs of the city, showing the transformation of Bath toward a genteel retirement settlement at the end of the Georgian period.	Form & Design
30.	The universal use of natural building materials in the Georgian city & Substance	Materials
31.	Widespread creation of basements and vaults to level the land below the Georgian city	Materials & Substance
32.	The widespread use of timber vertically sliding sash windows in the Georgian city, with scale and detailing that evolved over time and often closing directly onto a stone sill	Materials & Substance
33.	The use of wrought iron work to provide external features such as railings, overthrows for lanterns, etc.	Materials & Substance
34.	Components of Georgian street furniture, including coal holes, basement winches, foot scrapers, lamp brackets, watchman's boxes, and similar items.	Materials & Substance
35.	The high quality of craftsmanship in Georgian building construction and ornamentation	Materials & Substance
36.	The expressed hierarchy in both the exterior design of Georgian buildings, and the use spaces within, and the subsequent difference in their scale, ornamentation and decoration.	Use & Function
37.	Shop units, coffee and ale houses, demonstrating the evolution of the retail industry in the Georgian period	Use & Function
38.	The ubiquitous use of chimneys and fireplaces within Georgian buildings reflecting the use of coal as a fuel source	Use & Function
39.	Building design adaptations such as semi-circular stair walls and ramps for the use of sedan chairs, reflecting the adaptation of architecture to cater for the needs of a spa town.	Use & Function
40.	Many of the Georgian buildings remain in, or are capable of being used for, their original purpose	Use & Function
41.	Individual internal fitting out of Georgian houses behind a uniform facade, and incomplete, truncated terraces, demonstrating the speculative nature of Georgian development finance	Traditions, techniques & management systems

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**The Green Setting of the City in a Hollow in the Hills**

42.	The compact and sustainable form of the city contained within a hollow of the hills	Location & Setting
43.	The distinct pattern of settlements, Georgian houses and villas in the setting of the site, reflecting the layout and function of the Georgian city.	Location & Setting
44.	Green, undeveloped hillsides within and surrounding the city	Location & Setting
45.	Trees, tree belts and woodlands predominantly on the skyline, lining the river and canal, and within parkland and gardens	Location & Setting
46.	Open agricultural landscape around the city edges, in particular grazing and land uses which reflect those carried out in the Georgian period	Location & Setting
47.	Fingers of green countryside which stretch right into the city	Location & Setting
48.	Oolitic limestone mines, quarries, outcrops and historic features including Ralph Allen's tramway, inclines and structures used to exploit the stone from which the city was constructed.	Materials & Substance

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**Georgian architecture reflecting 18th century social ambitions**

49.	The patronage and vision of John Wood Senior, Ralph Allen and Beau Nash in leading the social, economic and physical re-birth of the city from a small provincial English town into an internationally famous resort	Traditions, techniques & management systems
50.	Bath as a place of resort, attracting visitors from a wide geographical area, and the historical associations with the extensive list of famous and influential people who visited.	Use & Function
51.	Custom and practices associated with 'taking the waters', including promenading	Use & Function
52.	Rules and etiquette developed in the polite society, largely intangible but embodied in buildings such as the Assembly and Pump Rooms.	Language & other forms of intangible heritage
53.	The reflection of mythological, folkloric and antiquarian influences on the decorative motifs, alignments and dimensions on buildings such as the Circus.	Spirit & feeling

## Bath enterprise area

### Introduction and Context

Bath City Riverside has been designated one of five Enterprise Areas within the West of England Local Enterprise Partnership, to complement the Bristol Temple Meads Enterprise Zone. The area is the prime opportunity to accommodate the growth envisaged in the adopted B&NES Core Strategy and Economic Strategy. It has the potential to accommodate up to 9,000 new jobs and up to 3,400 new homes. New employment will focus on Bath's strength in growth sectors: creative industries, professional financial and business services, information technology and software development. Overall, the Enterprise Area has the potential to increase the value of the Bath economy by £1.2 billion GVA by 2030

The purpose of the Masterplan is to:

- Set out a clear, co-ordinated and credible vision for the area;
- Articulate and promote this vision to the City, funders and developers; and
- Provide a commercially credible delivery framework including phasing and infrastructure considerations.

Unlike the Core Strategy, the Masterplan is not a statutory planning policy document. It establishes a direction of travel and will form part of the evidence base for the Placemaking Plan, which will set out detailed site policies to provide more detail than the adopted Core Strategy. The Masterplan is due to be approved at B&NES Cabinet in November 2014.

Bath City Riverside Enterprise Area Boundary

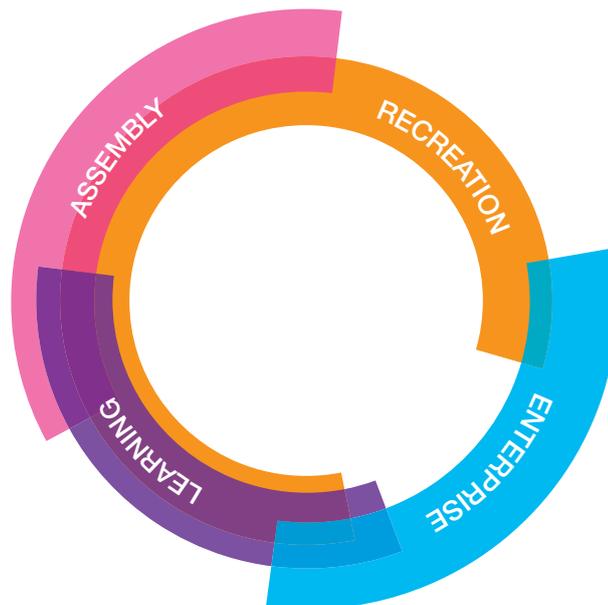


### A New Narrative for the City: Beautifully Inventive

The City of Bath is internationally recognised as a masterpiece of human creative genius, a spa city with a long tradition of radical reinvention and discovery. The Bath of today was shaped by the extraordinary imagination and entrepreneurialism of our ancestors who created a city so innovative and beautiful that UNESCO designated it a World Heritage Site of outstanding universal value.

Bath is a great place to live, work, play and do business. Home to a world-class design, technology and engineering sector and two leading universities, the city offers an unbeatable lifestyle combining cultural and sporting excellence, breathtaking architecture, health spas, independent shops, markets and eateries, cycle paths and high-quality schooling, all in a remarkable countryside setting. This inspiring environment continues to attract highly-skilled and globally talented people including creatives, inventors, artisans, entrepreneurs and future-thinkers. At a time when being nimble is so important and small has never been more beautiful, Bath is the perfect place to join an unusually high concentration of enterprising minds, unlock investment capital and share social ambition.

It offers a new model of a compact, connected, collaborative city – where curiosity, playfulness, making and the fostering of talent and knowledge across all ages, backgrounds and sectors encourages individuals and enterprises to flourish for the long term. Bath will become internationally renowned as a beautifully inventive and entrepreneurial 21st century city with a strong social purpose and spirit of wellbeing, where everyone is invited to think big – a city ready to create an extraordinary legacy for future generations.



### Responding to Bath's World Heritage Status

The regeneration of Bath's Riverside Enterprise Area provides an unprecedented opportunity to adopt the progressive and creative principles which created the Roman and Georgian city and apply them to the post-industrial landscape along the river corridor.

Water is at the centre of the identity of Bath: from the thermal spa waters which rise in the city centre, to the way in which the health giving and recreational properties of water have inspired its architecture. The slopes of Bath – which provide the catchment area of the River Avon – also provide the picturesque setting of the World Heritage City. The valley floor has the potential to provide spaces for new jobs and homes, and spaces for leisure and play. The masterplan demonstrates how the Enterprise Area can provide a series of exciting yet sensitive new developments to add a new chapter to the life of the city and truly bring the river corridor to life.

### Stakeholder Engagement

The Council has recognised the importance of engaging the community from the outset of the Masterplan process, in order to deliver a robust product supported by the City at large. A stakeholder group was formed of those organisations and individuals who had been previously involved in the Public Realm and Movement Strategy: Creating the Canvas for Public Life in Bath. A total of 63 organisations and individuals have fed into the Masterplan through stakeholder workshops at each stage of plan development: evidence gathering, vision, spatial strategy and delivery/next steps. A further 22 organisations have been involved through individual meetings, presentations and discussions, in parallel to the Council decision making process.

### Core Values

Stakeholder engagement generated a group of Core Values underpinned by five 'Lives' that the Enterprise Area should seek to deliver:

- **Quality** – of life, of place, of developers, of occupiers
- **Enterprise** – fostering knowledge, inventiveness and creativity
- **Design Excellence** – public realm, connectivity, new bridges, integration of form and streetscape
- **Heritage** – integrating architecture urban design and landscape, enhancing views and setting
- **Green** – green building, green infrastructure, walking and cycling, biodiversity and ecology
- **Water** – at the heart of Bath's identity, River Avon, spa water, Kennet and Avon Canal
- **Health and Wellbeing** – promoting leisure, the outdoors, socialising and promenading
- **The Big Idea** – Rediscovering and reconnecting the River, to bring Bath Riverside to Life!

### Key Recommendations

The Masterplan sets out ten Key Recommendations to realise the Core Values:

1. Understand the river corridor as a linear landscape and “plant buildings into this landscape” to connect to the UNESCO statement of Outstanding Universal Value and reinforce Baths’ status as a World Heritage City.
2. Reveal and express the industrial heritage of the river corridor to provide a backdrop for contemporary workspaces, connecting the legacy of labour to a new era of enterprise, economy and employment for the communities around Bath.
3. Create an effective mix of workspaces along the river corridor to provide employment space for both locally grown and imported businesses of varying sizes. This mix should provide space for creative groups interested in reinforcing Baths’ fantastic reputation as a ‘beautifully inventive’ city.
4. Repair and reconnect the city centre with its riverside spaces, making the most of the riverside landscape for visitors and residents.
5. Create improved cycling and walking infrastructure to release the riverside as an attractive “River Walk”, connecting Bath’s surrounding communities with the city centre. This will provide a fun alternative to Baths’ popular “Skyline Walk”.
6. Link North & South Quay to create a new quarter of the city focussed upon innovation and enterprise. Utilising the flood mitigation works and improved public realm along the river to create fun and vibrant river spaces.
7. Create an improved entrance into the city centre along ‘Green Park Highstreet’, following the line of the historic Midland Railway Line.
8. Improve and reinforce the natural habitat along the riverside to create an ecological corridor running through the heart of the city.
9. Make all existing and proposed bridges useful, increasing effective connections across the river.
10. Create focussed spaces for leisure at important nodes along the river bookended by notable moments at Pulteney Bridge and Weston Island.

## Bath Western Riverside

### Introduction

The UNESCO/ICOMOS Reactive Monitoring Mission to Bath (2008) cited in its terms of reference that one of the key reasons for the mission was to assess the potential impact of this project on the City of Bath World Heritage property.

Following approval of outline planning permission in 2010, construction is now in its third year. Clearance and decontamination of the former industrial site was required, and is on-going in the western sector. Construction is programmed to last 15 years (until 2025) and is split into 6 delivery phases.

The site (shown in Figure 1) covers 18 hectares. It will eventually accommodate 2,000 dwellings, a new school, a new bridge and over 7.5 hectares of public space, including a riverside park and space for commercial uses such as restaurants, shops and cafes.

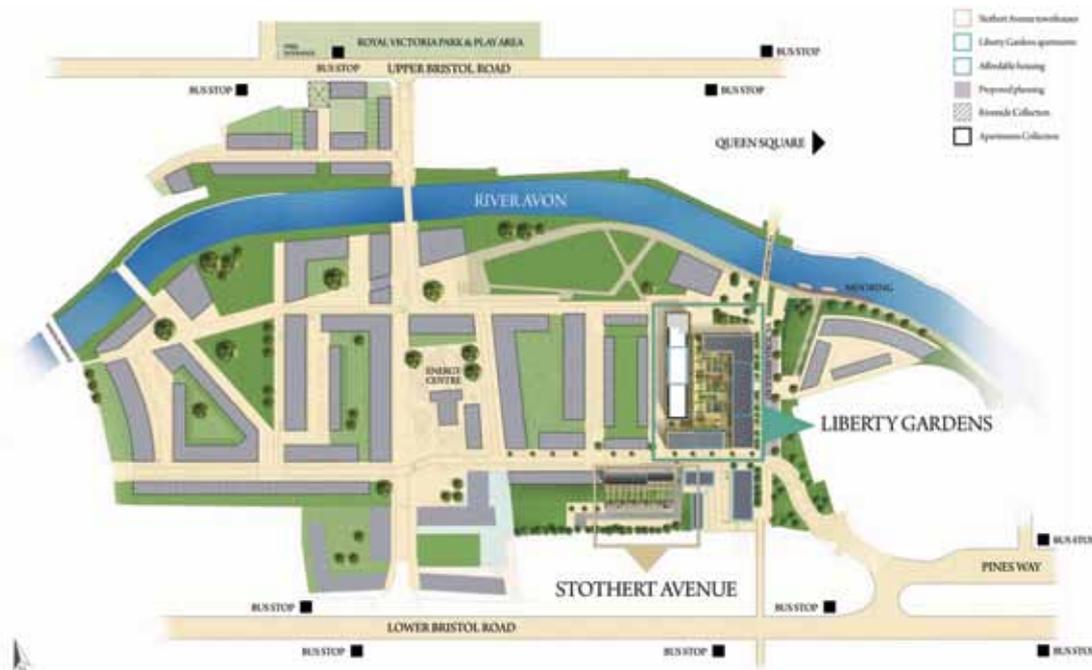
Bath Western Riverside is integrated into a larger Enterprise Area, stretching from the city centre to Newbridge at the city edge, along the River Avon corridor. The Enterprise Area will deliver new employment, housing flood relief schemes and other infrastructure necessary to support this.



### Current Update

To date, work has progressed into the third phase. 300 dwellings have now been occupied in the eastern sector of the site (illustrated on plan below). These are a mixture of 3 and four bedroom terraced houses, and one, two and three bedroom apartments in 4-6 storey blocks. Public sector support has enabled early delivery of 101 'affordable' homes and with the remainder being open market sales. Take up of homes has been good, with high occupancy rates.

Fig.1 Bath Western Riverside site



Building design is contemporary. Different architectural practices have deliberately been used for different building typologies and locations within the overall masterplan (by Fielden Clegg Bradley). This is intended to bring variety to what is effectively a new quarter for the city. In order to respect the attributes of the World Heritage Site, locally sourced natural Bath stone has consistently been used as a facing material to give overall visual coherence and maintain local identity.

The second and third phases have shown a variety of height, scale and roof form (as recommended by the Mission). The best example to demonstrate this is the scheme by Alison Brooks Architects which is currently under construction for completion this autumn (2014).

Participatory stakeholder consultations have allowed environmental, social and cultural concerns to be heard and addressed through the planning process. As an example, developers Crest Nicholson have run 3 'Charette' design workshops, which looked at elements of the scheme from design concepts through to detailed finishes. These have been supplemented by public exhibitions, and web-site updates on scheme progress. These measures have been successful in diffusing concern and engaging interested parties.



Phase 1 Courtyard Gardens – completed



In terms of professional design input, competitive selection processes have led to the appointment of several leading national architectural practices. The interview process for architects has included members of the Council's 'Urban Review Panel', which is an independent body of highly qualified design experts retained by Bath and North East Somerset Council to critically appraise and advise on design related matters. The panel was chaired by Architect Dickon Robinson CBE, Chairman of RIBA Building Futures and former CABE Commissioner and Chairman of CABE Space.

National architectural practices who have contributed to design at Bath Riverside include Glenn Howells Architects (a scheme of 20 townhouses), Fielden, Clegg, Bradley (Bath), Alison Brooks Architects (London), and Studio Egret West (London). Grant Associates (landscape architects, London) have completed the landscape and public realm design for the whole development, including internal courtyard gardens and roof terraces.

Phase 3 Glen Howells – townhouses



The project has recently been nationally recognised at the Housing Design Awards, a UK Government initiative to drive up housing design standards. Bath Riverside won awards for the first phase in the category 'Completed Scheme' being commended for the quality of the construction and attention to detail within the landscape that is adding to the creation of a vibrant community across all tenures within the scheme. ABA Architect's contemporary town houses also received recognition for a highly contemporary update of the traditional Georgian terrace.

The buildings have been constructed to high sustainability and build quality standards. All homes are delivered to Code 4 level and are designed to Lifetime Homes standard throughout.

Improvements to the riverbank include a new landscaped area (Grant Associates) which also acts as flood compensation, provides new moorings and stepped area down to the river. The project is contributing to the city's ambition to reconnect with its riverside realising the value of the river as an underutilised asset in both landscape and movement terms

An arts project is being integrated into the public realm. Installations to date have included a recovered and restored Stott and Pitt Crane, manufactured on the site circa 1904. (Stothert and Pitt manufactured cranes on this site from 1785 and ceased trading in 1989). In addition new commissions include a pair of Georgian bronze chairs to commemorate Bath based astronomer William Herschel (1738 – 1832) and a carved stone bench. A small items sculpture trail modelled by local artists and school children in 'plasticine' (the children's play material originally invented in Bath) and cast in Bronze has been incorporated into the public realm providing small moments of delight within the public parks and streets.

Phase 1 Park and Riverside – completed 2013



This site is one of the largest current regeneration projects in SW England and as such it has required extensive partnership working. Developers Crest Nicholson continue to work closely with Bath and North East Somerset Council, the Homes and Communities Agency, the Local Enterprise Partnership, Curo Group (social housing provider) and Wales and West Utilities (gas station decommissioning) amongst others.

### Next Steps

Two of the three gas holders on the site have been removed to ground level, with work currently underway to decommission and demolish the third structure associated with the former Windsor Gas Works. Decontamination associated with this will take around 18 months, before construction work in the west of the site can begin. In addition to the 300 homes completed to date, a further 1,700 are due to be completed by 2025.

Planning applications have been submitted for the ‘landmark’ tall buildings on the site. These buildings are located adjacent to the key entrances to the site by the Victoria Bridge and Destructor Bridge river crossings. The outline planning permission for the master plan established building siting and access, the massing and building height. Individual building design is the key element left as a “reserved matter”, and a separate application therefore needs to be submitted to clarify appearance and internal layout.

The two buildings stand at 8 and 9 storeys high, with roof gardens. As such, they will be conspicuous. Architects Studio Egret West have proposed a sculptural form in based on landscape typology and designed to break up height and mass by inter-layering each floorplate reducing towards the top of the building.

Planning Consent has now been granted for the remaining building within Phase 3 (to 813 homes) and construction has commenced on the next 400 homes. This next phase comprises streets of town houses designed by Glen Howells and 3 further residential apartment blocks around a square, which in layout terms is a repetition of the scheme in phase 2.

Phase 4 Studio Egret West Apartments and Park



### Mission Recommendations

The Mission recommendation relating to Bath Western Riverside is as follows:

1. Urges the State Party to submit to the World Heritage Centre and ICOMOS, for review, a time-bound revised plan for the second and third phases of the Bath Western Riverside project, including revised density and volume of the ensemble, so as not to impact on the Outstanding Universal Value of the property, its integrity and on important views to and from the property;

The State Party response to the Mission Report (March 2009) stated that ‘within the UK Planning system the Council has no specific power to require the submission of the revised plans that the Mission’s suggestion would necessitate.’ It does however go on to say ‘in response to the current economic difficulties the phasing of the development (together with some elements of design) is currently under review by the developer in discussion with the Council and this may present the opportunity to address the comments in the report.’

This review has been an on-going process, and has enabled incorporation of many of the Mission’s recommendations. The Mission recommended an international architectural competition. Whilst a competition has not been employed as a selection method, the design approach outlined above has been conducted through a competitive selection process, leading to a range of renowned architectural practices being commissioned.

The Mission Report recommended that consideration be given to adapting the second and third phases of the project in terms of scale, improvement of north-south permeability and variety in height and roof form. These design suggestions have been incorporated, and the above illustrations show the innovative architectural approach undertaken to address roof form in particular.

The Mission also suggested that the first phase of construction was adapted so as to include social and community facilities (a kindergarten was specifically mentioned). This was not able to be included, although the integration of the new development with the existing surrounding communities has meant that this has not emerged as being problematic. The first commercial space is now being completed (within B17) and it is hoped that this will accommodate a doctor’s surgery.

The next phase (phase 4) will include a new primary school with an integrated crèche and community hall. The school location is likely to require Compulsory Purchase Order powers to deliver and as a result is now being planned to commence in 2016/17.

For a full range of image relating to the site, and latest news, the Bath Riverside Website can be found at:  
[www.bathwesternriverside.co.uk](http://www.bathwesternriverside.co.uk)

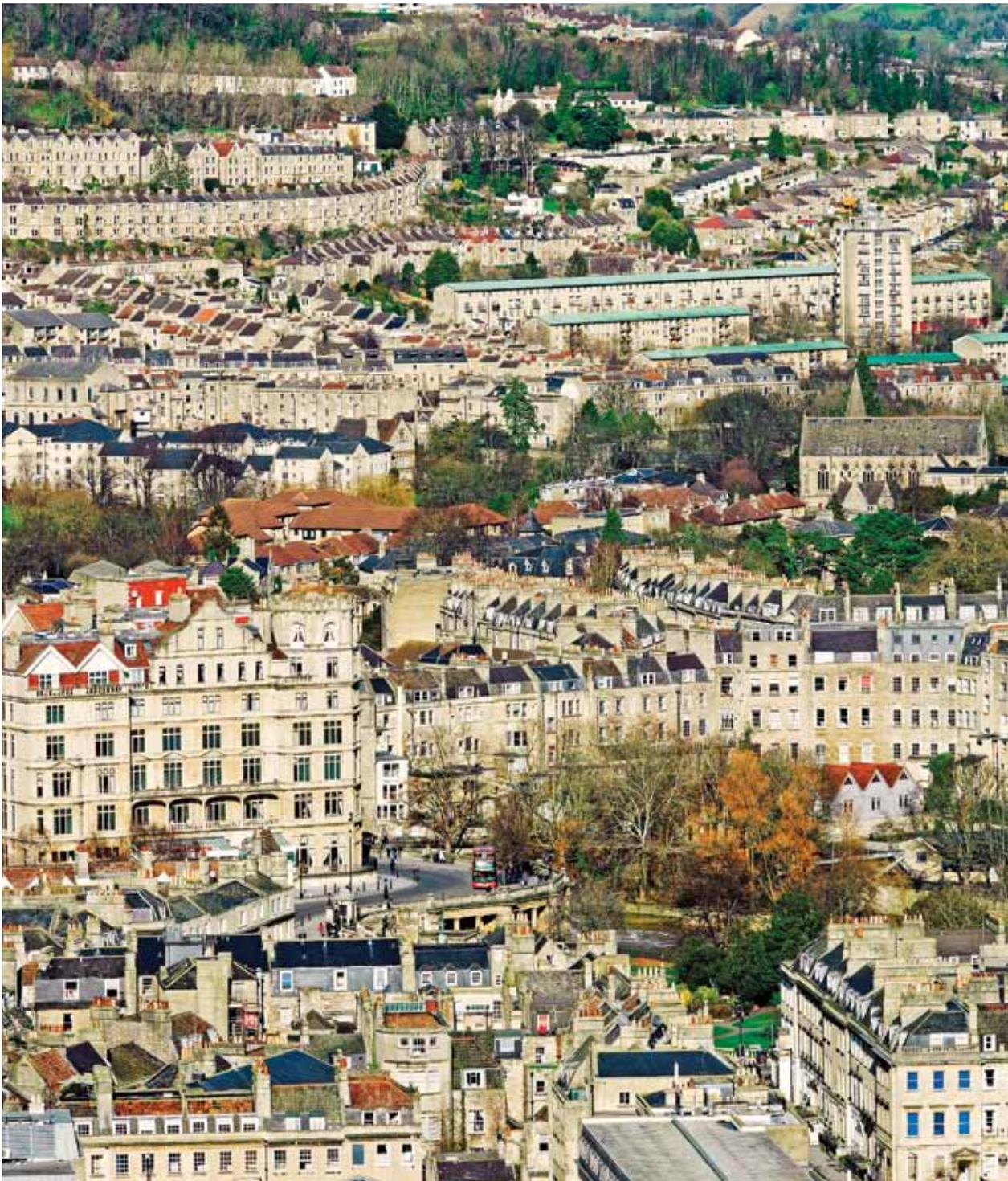
Phase 4 Sudio Egret West Apartments



## Core Strategy Housing Allocations

### Introduction

The Bath & North East Somerset (B&NES) Council Core Strategy is a key planning policy document that forms the main element of a policy framework which guides development across the district over the next 15 years. Its recent adoption after extensive consultation and examination is a significant step forward in terms of the management of the district and the World Heritage Site (WHS) of Bath



### Purpose and Scope of the Core Strategy

The Planning System in England is 'plan led'. This means that planning applications must be determined in accordance with the Development Plan unless 'material considerations' indicate otherwise. The Core Strategy was adopted by B&NES Council on 10th July 2014 and forms part of the Development Plan.

The Core Strategy identifies the amount of housing and economic development (job growth) to be delivered and establishes the spatial strategy for accommodating it. It also outlines the scope and scale of change to be accommodated within the city and the principles that must be followed in development delivery. The Core Strategy forms the framework for preparing more detailed site proposals and policies, including within the Enterprise Area.

### Core Strategy Proposals for Bath and protecting and enhancing the WHS

As the main economic centre within B&NES a significant proportion of housing and job growth is directed towards Bath. Of an overall requirement for B&NES of 13,000 homes between 2011 and 2029 around 7,000 are focussed at Bath, alongside a similar number of additional jobs. Continuing economic prosperity in the city is vital in maintaining the WHS. There is also a housing affordability issue in the city that needs to be addressed. Accommodating new housing and jobs is therefore critical to the long term health of Bath. The Core Strategy helps to ensure that this development will be delivered in a way that protects and enhances the world heritage property.

In proposing to focus this amount of development at Bath significant work has been undertaken to ensure the city has the capacity to accommodate it without harming the Outstanding Universal Value of the WHS. The Core Strategy is supported by a range of evidence e.g. on Building Heights, urban design/built form on key sites, WHS setting impact assessment etc. The Core Strategy has also been prepared with the involvement and agreement of English Heritage as the government's heritage advisor.

Housing and economic development will be principally focussed within Bath, including within the Enterprise Area and on the former Ministry of Defence sites (now vacated). As well as identifying the scale of change and key opportunity sites the Core Strategy establishes a clear set of 'placemaking principles' through Bath specific policies that will ensure that new development protects and enhances the WHS. The principles in the Core Strategy will be implemented through subsequent preparation of detailed planning documents and the planning application/development process.

In addition to housing and job growth within the city the Core Strategy removes land from the Green Belt adjacent to the boundary of the WHS and allocates it for development (primarily housing and open space) on the southern edge of the city (at Odd Down). The choice of development site; extent of the built development area; and policy safeguards mean that any harm to the WHS and its setting is minimised and mitigated. English Heritage were closely involved in this specific aspect of the Core Strategy and are supportive of the site allocation now included in the adopted Core Strategy.

The Core Strategy also includes a clear overarching Policy that protects the WHS and its setting by setting out a strong presumption against development proposals that would result in harm to the OUV. In order to assist the implementation of this policy the Council has also prepared and approved the WHS Setting Supplementary Planning Document which helps to define the setting and sets out a clear methodology for assessing whether proposed development would harm the setting.

### Conclusion

In summary the Adopted Core Strategy enables the Council to have greater control over the future development agenda within the city and ensure that it is delivered in a way that protects and enhances the Outstanding Universal Value of the WHS.

## Transport Strategy Summary

### Introduction

Moving around within the historic World Heritage property, especially with motor vehicles, presents a significant challenge. Transport and developing a comprehensive response to the City's traffic pressures, is a key priority of the WHS Management Plan. An 'integrated Traffic Control Plan' was also included as a request (number 9) in the 2009 World Heritage Committee decision (33 COM 7B.131).

The Council has recently undertaken a consultation on a new transport strategy for Bath. This Strategy entitled 'Getting Around Bath Transport Strategy' is designed to reduce the impact of traffic within the historic core while supporting the growth proposed in the Council's adopted Core Strategy and the emerging Master Plan work for the Bath City Riverside Enterprise Area.



The Strategy is designed to set an agreed long term vision for Transport which will have broad and enduring impact. The longevity of the Strategy is key to providing a consistent vision for the city and to accommodate the ambitious housing and jobs targets proposed in the Core Strategy.

The Strategy builds upon existing initiatives including:

- the Bath Transport Package such as the expanded Park and Ride Sites and Variable Message Signs;
- the Better Bus Area funding by introducing further bus priority measures; and
- the Electrification of the mainline railway line to London.

**Vision:** the vision for transport in Bath is: *“Bath will enhance its unique status by adopting measures that promote sustainable transport and reduce the intrusion of vehicles, particularly in the historic core. This will enable more economic activity and growth, while enhancing its special character and environment and improving the quality of life for local people”.*

The main proposals of the Strategy are for:

- (1) Bath to be the UK’s most walkable city
- (2) A parking strategy to support the economic growth but at the same time reducing the amount of off-street spaces within the city centre
- (3) Supporting greater use of buses and rail to reduce the number of cars entering the city.
- (4) Continue to expand our existing P&R sites, where we can, to reduce the number of parking spaces within the city.
- (5) Better management of HGVs within the city
- (6) Finding a new location for coaches to park once they have dropped off visitors in the city centre.

The detailed recommendations of the strategy are:

1. That a strong emphasis should be given to reducing the impact of vehicles by supporting trips that are made by means other than car, particularly walking and cycling with more people using improved bus and rail networks.
2. That walking be given highest priority in the strategy. It creates a healthier population, an ambience to the historic core of the city and reduces the number of local car journeys. Bath should be an exemplar walking city demonstrating commitment to sustainable transport at a European level.
3. That consideration for the needs of people with mobility impairments is regarded as a core element of the strategy and the measures included within it.
4. That cycling be promoted through better cycling routes with appropriate infrastructure where needed, building a cycling culture for people of all abilities.
5. Vehicle movement should be better managed, particularly in those parts of the city where there is least space available.
6. That the Enterprise Area is developed as part of an integrated approach with strong sustainable transport links to the city centre and rail stations. The development should focus initially on office and related development at the eastern end of the site and have limited car parking. Subsequent housing development should also focus on accessibility by non-car modes.
7. Car parking is a central feature of the strategy, enabling other components to take effect. The policy of reducing central area public parking and expanding long stay capacity at Park and Ride sites should continue, enabling greater emphasis to be given to walking, cycling and bus services in the historic core and on key corridors.
8. That further work is required to establish the need for increased Park and Ride capacity as part of a wider parking strategy and to undertake a detailed assessment of sites to the East of the City
9. Improved bus services, with ticketing and other improvements and measures to improve reliability, will provide alternative travel options to car use, promoted through travel plans and comprehensive marketing.

10. Travel plans should be promoted for all main activities in the city to support a move from car use to other means of travel:
  - Travel plans will be built into the planning process;
  - Existing plans will be refreshed for workplaces and education establishments;
  - Travel need for healthcare, particularly the Royal United Hospital will be considered;
  - Access to rail stations (currently around 100 trains per day serving Oldfield Park and 340 serving Bath Spa) will be reviewed; and
  - Travel plans will be developed working with transport providers: train and bus operators, cycle shops, etc.
11. Maintain the taxi network as part of the wider range of transport options.
12. The growth in rail capacity and the range of services available as part of the Great Western Main Line electrification scheme and the development of MetroWest will support significantly more rail journeys. Access to local stations will need to be improved and new stations may be appropriate. Better services should be promoted to link Bath with the west Wiltshire towns.
13. That coaches continue to be promoted as an important means of bringing visitors to the city. A replacement coach park should be provided at either Weston Island or Odd Down Park and Ride site. The city centre set down/pick up point should be Terrace Walk (with some adjustments).
14. That freight movements be considered more fully, working with businesses and operators, particularly to promote consolidation of deliveries and to better manage loading and unloading arrangements.

More information on the Strategy are available at the following web page:  
[www.bathnes.gov.uk/gettingaroundbath](http://www.bathnes.gov.uk/gettingaroundbath).

## Rail Electrification Project

### Introduction

The Great Western Main Line (GWML) is one of Britain's busiest railways. It is also one of the oldest and was for period on the UK tentative list in its own right. It connects London with South Wales and passes through Bath in an East-West direction. It is proposed to modernise this railway line by adding infrastructure allowing trains to run by electric rather than diesel power.

### Construction of the railway started in 1836 and opened in stages from

1838 to 1841. As such, this feature was predominantly built under the reign of Queen Victoria (1837-1901) and can therefore be categorised as belonging to the Victorian era of British architecture. Given that the Outstanding Universal Value for which Bath was inscribed concentrates on the Roman and Georgian periods, the railway could be considered as being tangential to the OUV of the site. However, Bath is an historic urban landscape and the railway is closely integrated with the Georgian city. This integration is most apparent in the area where the line cuts directly through Sydney Gardens, a Georgian pleasure garden. The celebrated Victorian engineer Isambard Kingdom Brunel (1806 -1859) sympathetically integrated the railway line with these gardens and provided a theatrical setting lined by a balustraded promenade and crossed by sweeping masonry bridges and graceful cast-iron bridges. These and many other bridges through the World Heritage property are listed, as is the main Bath Spa Railway Station. Changes to the railway line and associated structures may therefore have an indirect impact on the OUV of the site.

### Rationale for electrification

There are significant benefits to electrification including smoother and more comfortable travel for passengers and reduced noise for people residents living alongside the railway. Electrification will open the way for a new generation of electric intercity trains serving Bath from 2017, resulting in more seats, more leg room, more tables and a reduction in journey times. It will also bring a greener and quieter railway, with 20-35% fewer emissions than a diesel powered engine.

### Proposed Works

Electrification is being installed using overhead wiring, in line with practice in many European countries. To facilitate this a number of bridges and other structures will need to be modified along the route. Works is proposed to take place mostly at night to avoid travel disruption for passengers. Work that can't be completed at night will be carried out during six weeks from the middle of July to the end of August 2015.

21 bridges and other structures will need to be modified within the World Heritage Site. The railway infrastructure provider Network Rail has undertaken to install specially designed overhead line electrification equipment in Sydney Gardens in recognition of its unique status. Care is also being taken to ensure that any modifications to the 21 structures noted above are done in such a way as to minimise the impact of the works on both the structure, particularly where listed, and the City of Bath World Heritage Site. Further details and updates can be seen at the Network Rail website:

<http://www.networkrail.co.uk/great-western-route-modernisation>

## Bath Rugby – The Recreation Ground

### Introduction

The Recreation Ground ('The Rec') is an historic venue for the sport of rugby, with Bath Rugby Club, the applicants for this scheme, first playing at The Rec in 1894. The ground is situated in the heart of the World Heritage property in close proximity to internally significant historic buildings. Rugby is a popular sport in Bath and is a well-established contributor to the character, economy and image of the city. The existing sports facilities here have however fallen significantly behind the standards expected of a rugby club playing at the highest level within the UK and Europe. Bath Rugby wish to stay at their long-term home and to develop the ground to increase capacity and meet current requirements. Their ambitions to re-develop have been delayed for many years by land-ownership problems and although these are not fully resolved the club wishes to push ahead with re-development. Development of this site has the potential to impact upon the OUV including key views to and from the World Heritage property and as such the site was flagged up as a development to monitor in both the 2009 Mission Report and the 2013 UNESCO Periodic Reporting submission.

### The Site

The Rec is located in a sensitive historic location immediately adjacent to the River Avon and in close proximity to historic buildings including Bath Abbey and Pulteney Bridge. Given the topography of the city the site is highly visible from both local viewpoints and longer distance views from the surrounding hillsides. The site will therefore feature in key views to and from the property and these views show how the urban planning of the City consciously relate to the wider rural landscape. As such the views are an attribute of the OUV of the property.

Existing buildings on the site include two permanent South and West stands (predominately covered) and two temporary uncovered East and North stands of scaffold construction, which are removed during the summer off-season. There is also a separate clubhouse building comprising of a bar and changing rooms. These existing buildings are generally low key and of limited architectural interest or value, with the exception of a modest grade II listed building (the 'Presidents Lounge').

Vehicular access to The Rec is principally via William Street, off Great Pulteney Street. There is no car parking provision for spectators and none is proposed. Pedestrian access is principally via a riverside walk way.

### The proposal

The current re-development proposals would see the capacity of the ground rise from 12,000 to around 16,500 spectators. This is likely to require a significant increase in the size of the existing stands.

### The current situation

At the time of writing (October 2014) Bath Rugby are currently engaged in pre-application talks with Bath and North East Somerset Council. Principles of scale, form and materials still need to be resolved before the scheme could be supported. The Council has asked the applicants to undertake further work on the impact on views.

Bath Rugby have carried out consultation with various groups, both local and national. These groups include English Heritage and ICOMOS UK.

## The Guildhall Under-croft

The area in question forms the west bank of the River Avon immediately south of Pulteney Bridge and in the heart of the World Heritage property. Here the road (Grand Parade) is elevated and supported on vaults with a colonnade frontage looking over the weir. The vaults, which extend back under the Empire Hotel and to the Guildhall, have been dis-used for many years.

Bath and North East Somerset Council is endeavouring to bring the Colonnades back into active commercial use, principally as restaurants. These will benefit from this highly attractive location immediately adjacent to the Avon weir which affords excellent views of Pulteney Bridge.

The Colonnades extend approximately 130 metres, leading south from Pulteney Bridge. The elevated roadway lies over 1,200m<sup>2</sup> of wholly unused floor space. The 18th century vaults are to the north and the under-croft extends to the south and is framed by a large steel decked viaduct supported by stone pillars. These enclosed areas are linked by the lofty circulation space which is visible across the river behind the columns that support the road.

The key features of the redevelopment are as follows:

- Two restaurants situated in the Vaults and Under-croft
- Total dining capacity of approximately 200 people
- Restaurant floor levels raised to the 1:100 year flood level (in consultation with the Environment Agency)
- New access routes to The Colonnades from both the southern and northern end of Grand Parade
- Boatstall Lane (and the Mediaeval East Gate) will be re-opened and re-used.
- Future opportunities preserved to open links with Parade Gardens and Slippery Lane

A planning application and associated listed building consent application has been submitted in Summer 2014 for the development and restaurant tenants have been identified.



**For further information relating to  
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