

# Englishcombe Lane

## Residential Visual Amenity Assessment

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## Contacts



**NEIL JONES**  
Principal Landscape Architect

e neil.jones@arcadis.com

Arcadis Consulting (UK) Limited  
80 Fenchurch Street  
London EC3M 4BY  
United Kingdom

Suite 4D, Hodge House,  
114 – 116 St Mary Street,  
Cardiff,  
CF10 1DY  
United Kingdom



**MARK HOULSTON**  
Technical Director

e mark.houlston@arcadis.com

Arcadis Consulting (UK) Limited  
1<sup>st</sup> Floor, 2 Glass Wharf,  
Temple Quay,  
Bristol,  
BS2 0FR,  
UK

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## Residential Visual Amenity Assessment

Author	Neil Jones
Checker	Mark Houlston
Reviewer	Mark Houlston
Approver	Gemma Care
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# 1 Introduction

## 1.1 Introduction

- 1.1.1 The RVAA has been undertaken to support the planning application on behalf of Bath and North East Somerset Council (B&NES) for a residential development (the 'Proposed Development') to the land at the rear of 89-123 Englishcombe Lane, BA2 2EH. The Proposed Development is described as:

*'The erection of 16 no. supported living units (Use Class C3(b)) with associated communal hub (to include ancillary carers' accommodation), access, landscaping and ancillary works'. The Site is located at:*

*'Land To The Rear Of 89 To 123 Englishcombe Lane, Southdown, Bath, Bath And North East Somerset'.*

- 1.1.2 This Residential Visual Amenity Assessment (RVAA) has been written by Arcadis and is intended to assist the decision maker in a judgement as to the overall effect of the Proposed Development on residential amenity. This Report supplements the Townscape and Visual Appraisal (TVA) and provides a more detailed assessment of the effects on views from local residential properties that lie adjacent the Proposed Development (namely Englishcombe Lane and Stirtigale Road).
- 1.1.3 The Proposed Development is described in more detail within the TVA (Report no. 30210292 – TVA – 01). In summary, the Proposed Development consists of 16no. dwellings for adults with learning disabilities and/or autism.
- 1.1.4 The Site is located in the southwest part of the city of Bath (see Site Location on Figure 1 in Appendix A) and is centred roughly around National Grid Reference (ST) 73527, 63234.
- 1.1.5 The Site lies within and in close proximity to a number of important landscape, heritage and biodiversity designations (See Figure 2 in Appendix A). These include:
- Bath World Heritage Site.
  - Bath Conservation Area.
  - Stirtingale Farm Site of Nature Conservation Interest (SNCI).
- 1.1.6 An RVAA is a stage beyond the TVA and focusses exclusively on private views and private visual amenity. This RVAA therefore follows on from the wider appraisal set by the TVA and focuses primarily on private visual amenity at individual properties. People's visual amenity is defined in The Guidelines for Landscape and Visual Impact Assessment – Third Edition, 2013 (GLVIA3) as:
- "The overall pleasantness of the views they enjoy of their surroundings"*
- 1.1.7 The RVAA is intended to assist the decision maker in a judgement as to the overall effect of the Proposed Development on visual aspects of residential amenity. This assessment explicitly does not consider or provide information on other components of residential amenity, such as noise, drainage and dust and therefore needs to be read alongside other sections of the Environmental Impact Assessment (EIA) Report which cover these subjects.

- 1.1.8 This RVAA draws on the guidance provided by the Landscape Institute (GLVIA3) and the Technical Guidance Note 2/19 for Residential Visual Amenity Assessment (15<sup>th</sup> March 2019). In this note, Residential Visual Amenity means:

*“The overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage”.*

- 1.1.9 The following baseline topics will be substantially the same as that used in the TVA and are covered in more detail within the TVA report (Report no. 30210292 – TVA – 01). Summaries are provided in this report, with increased focus on a more limited geographical area:

- Site location and Description.
- Designations.
- Summary description of the Proposed Development.
- Planning Policy.

## 1.2 Consultations

- 1.2.1 Consultation has been undertaken with B&NES to discuss the Proposed Development and agree the scope and parameters of the assessment.

- 1.2.2 A pre-application enquiry response dated 13<sup>th</sup> October 2023 from the Planning Officer at B&NES concluded that given the relatively small scale of development and the proposed approach, it seemed unlikely that the proposals would constitute EIA Development. The response included the following statements in relation to the Landscape and Visual Impact Assessment (LVIA) and RVAA:

- The intention to produce a Residential Visual Amenity Assessment (RVAA) in addition to the LVIA is supported.
- The intention to consider residential receptors in two groups for the RVAA (Englishcombe Lane and Stirlingale Road) rather than as individual properties is considered appropriate;
- For the LVIA, two AVR's are unlikely to be sufficient. The use of 8no. viewpoints for the LVIA might possibly be adequate, but additional coverage would be needed for the RVAA; and
- It is recommended that proposed viewpoints, photomontage viewpoints and methodology are offered for agreement by the LPA prior to undertaking the assessments.

- 1.2.3 Subsequent to the above, further consultation with B&NES included a meeting with the case officer on 15<sup>th</sup> February 2024, in which proposals for the viewpoints and visualisations for both the TVA and RVAA were made, as well as agreement on the production of a TVA rather than an LVIA, as originally referred to in the above pre-application response.

## 2 Methodology

### 2.1 Introduction

- 2.1.1 The approach outlined below has been followed in preparing this Assessment and includes the further consultation undertaken, temporal scope, the source of baseline data and the methodology, together with the limitations and assumptions of the study.

### 2.2 Further Consultation

- 2.2.1 The following was agreed at the consultation referred to in paragraph 1.2.3 above on the 15th February for the RVAA:
- Representative viewpoint photographs were to be taken from the two groups of private residences (one set from a property on Englishcombe Lane and one set from a property on Stirtingale Road). This was to allow accurate assessment of effects on private visual amenity and was also to include views from rear gardens and from elevated rear-facing windows (i.e. from upper floors as well as lower floors).

### 2.3 Temporal Scope

- 2.3.1 The assessment has been undertaken with consideration of the different phases of completion. These are construction, completion (i.e. operation) and 15 years after completion. This is in order to consider the varied characteristics of the different stages along with the maturing of any proposed landscape mitigation.

### 2.4 Sources of Baseline Data

- 2.4.1 The baseline study identified the existing character of the landscape, its constituent elements, features and its geographical and historical context. It assessed the condition of the townscape, the way it is experienced, the value attached to it and its susceptibility to change. The assessment of susceptibility to change examined whether the landscape receptor could accommodate the Proposed Development without significant changes to local character.
- 2.4.2 Key sources of information reviewed included OS mapping, aerial photography, local authority plans, international, national and local landscape designations and existing character assessments.
- 2.4.3 A detailed landscape survey was carried out on 16<sup>th</sup> January and 27<sup>th</sup> February 2024 by two chartered landscape architects. This was undertaken to assess the local landscape character, to establish the likely visual influence of the Proposed Development, identify visual receptors and/or groups and describe the existing views experienced by these receptors. A further Site visit was carried out on 4<sup>th</sup> March to access properties surrounding the Site for the purposes of the RVAA (97 Englishcombe Lane and 15 Stirtingale Road).

## 2.5 Assessment Methodologies

- 2.5.1 The RVAA assessment was undertaken in accordance with the guidance contained in the following:
- Guidelines for Landscape and Visual Impact Assessment, Third edition (GLVIA3);
  - Residential Visual Amenity Assessment: Landscape Institute Technical Guidance Note 2/19 (15th March 2019); and
  - Visual Representation of development proposals: Landscape Institute Technical Guidance Note 06/19 (September 2019).
- 2.5.2 In addition to the above, Chapter 7 of City of Bath World Heritage Site Setting Supplementary Planning Document' (B&NES, August 2013) also outlines a similar process for assessing impacts of proposed development and other changes on the World Heritage Site relating to the setting.
- 2.5.3 The LI guidance advises that LVIA methodology should be used to arrive at a judgement of effects on the visual amenity of a property in the round (including views from within the property and from external spaces, gardens, private driveways and approaches). This process is used to identify which properties require more detailed analysis of effects on visual aspects of residential amenity, with the assessment considering effects against a threshold beyond which they are considered to become a matter of residential amenity that need to be considered in the planning balance.
- 2.5.4 The scope and objectives of the following RVAA are as follows:
- Assessment of the likely change to the visual amenity of dwellings adjacent to the Site, namely along Englishcombe Lane and Stirlingale Road (89 to 123 Englishcombe and 1 to 27 Stirlingale Road) resulting from the Proposed Development; and
  - Provision of a judgement on whether the effect of the Proposed Development on visual amenity and / or views from the dwellings reaches the Residential Visual Amenity Threshold.
- 2.5.5 Residential Visual Amenity Threshold is the factor by which the effect of the development on Residential Visual Amenity is measured. This assesses if the effects are of such nature and / or magnitude that it potentially affects 'living conditions' or 'Residential Amenity'.
- 2.5.6 The recommended approach to undertaking a RVAA is set out in GLVIA3 and the Landscape Institute Technical Guidance Note 2/19. Properties are normally assessed individually, but since this Proposed Development is likely visible from the rear gardens of two rows of houses and for proportionality, these will be assessed as two groups as agreed with B&NES as follows:
- Englishcombe Lane (Group A); and
  - Stirlingale Road (Group B).
- 2.5.7 The existing (or baseline) visual amenity of a residential property should be described in terms of the type, nature, extent, and quality of views that may be experienced 'in the round' from the dwelling itself, including its 'domestic curtilage' (domestic gardens and access drives).
- 2.5.8 Accurate Visual Representations (AVRs) from key viewpoints have also been used as an additional tool when considering the scale, massing and height of the Proposed Development (see Figure 6 in Appendix A). This was used in order to appreciate and understand the scale of impact from the Proposed Development's architectural design against the surrounding context, including landform, vegetation and the skyline as well as providing input into the iterative design process.

## Viewpoint Selection

- 2.5.9 For the RVAA, it was agreed that viewpoints would be taken from two representative private properties on Englishcombe Lane and Stirlingale Road (group A and B). These would include a view from garden and upper floor windows (see Figure 5b in Appendix A). It was also advised that 2no. AVRs should be produced from the highest available view (loft windows) in order to appreciate and understand the scale of impact arising from the Proposed Development's layout and architectural design, on the residential views. These would show a 'worst-case scenario' with respect to the highest available view and based on completion scenario (year 1) with no proposed established mitigation landscaping. This also enables an iterative design process with the architects and landscape designers to influence design and guide scale, massing and material selection, as well as the landscape planting considerations.
- 2.5.10 Field surveys were undertaken in January and February 2024 in order to identify the orientation and likely views from each assessment property (including main aspects and direction of windows); layout and orientation of the private external spaces and gardens associated with the property curtilage; likely views from private or shared driveways or access tracks; and composition type and experience of existing views from each property. The field surveys considered local variations in topography, tree cover and potential screening by buildings within the landscape.
- 2.5.11 On 4<sup>th</sup> March 2024 assessments were undertaken from within properties which were agreed with residents for access. These were 97 Englishcombe Lane and 15 Stirlingale Road and views were agreed to be taken from ground floor, 1<sup>st</sup> floor and 2<sup>nd</sup> floor (loft) windows, as well as from rear gardens. Additional viewpoints were agreed to be taken from outside of Stirlingale Farm to the south (approximately 300m from the Site), however no views of the Site were available from the front or rear of this property due to the intervening woodland. Viewpoint photographs from Stirlingale Farm have been included on Figure 5b for information.

## Visualisations

- 2.5.12 Visualisations are provided for each assessment property group in the form of Type 3 photomontages at AVR Level 2 or 3 (3D massing of the Proposed Development with some level of architectural detail). At the time of writing the level of detail is dependent on the design stage (anticipated to be up to RIBA stage 3 at time of assessment). Visuals as provided in Appendix A are indicative only and intended to display building massing only. The images do not currently include rendering or wider site proposals for external works (i.e. areas of hardstanding, ornamental landscape, individual building plots), which would help to provide context and blend the proposed buildings further, into their setting. As such, this is therefore considered a 'worst-case scenario'.
- 2.5.13 It should also be noted that for the Englishcombe Lane visualisations, the location of established garden vegetation in the views present enhanced levels of immediate screening for this particular property, which is not apparent for other properties along the road. As per the RVAA methodology, assessments have been based on the group of properties along the street as a whole.

## RVAA Process

- 2.5.14 As set out in the Landscape Institute Technical Guidance Note 2/19, it is recommended that a full RVAA should comprise four 'steps'. The first three steps fall broadly within the normal scope of LVIA consisting of an assessment of the magnitude and significance of visual effect (in the EIA context) and

change to visual amenity likely to be experienced by occupants at those individual residential properties which were identified while scoping the RVAA. The fourth and final step of RVAA requires a further assessment of change to visual amenity examining whether the Residential Visual Amenity Threshold is likely to be, or has been, reached.

2.5.15 RVAA process as follows:

- Step 1: Define Study Area, and identify properties to be assessed;
- Step 2: Evaluate Baseline Visual Amenity of properties;
- Step 3: Assess change to Visual Amenity of properties and identify properties requiring further assessment; and
- Step 4: Detailed assessment of individual properties identified in Step 3 as having the greatest magnitude of change such that the Residential Visual Amenity Threshold may be engaged.

2.5.16 Judgements on the effects on visual amenity at residential properties have been referred to as the 'Lavender Test', developed through appeal decisions. This is not a formal planning test, but rather is a public interest test, setting out whether or not the effects on the visual amenity of the property would render it "widely regarded as an unattractive and thus unsatisfactory (but not necessarily uninhabitable) place in which to live". The LI guidance sets out that the role of the assessor should be limited to advising planners as to whether or not visual aspects of residential amenity need to be considered in the planning balance.

2.5.17 The sensitivity of residential receptors (people at their place of residence) is judged to be high for all properties. The magnitude of change for each property is set out considering:

- The distance from the Proposed Development;
- Nature of available views;
- Direction of view to the Proposed Development relative to the principle outlook(s) of the property;
- The extent to which the Proposed Development will be visible;
- The scale of change to views;
- The degree of contrast with existing views;
- The duration and reversibility of the change; and
- Mitigation opportunities.

2.5.18 Potential effects on the visual aspects of residential amenity are considered for properties for which the magnitude of change to views and visual amenity is judged to be high. Those for which the magnitude of change is judged to be medium, low or negligible are not considered against the Residential Visual Amenity Threshold.

## **Effects Assessment**

2.5.19 Effects were examined in accordance with the general principles of Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013) (GLVIA3) 4 with reference to the sensitivity of the visual receptor (in this case people at their place of residence) and the likely magnitude of impact combined to form a judgement in respect of overall significance of effect. This is based on a combination of professional judgement and objective, clearly defined considerations.

2.5.20 For the purpose of this assessment all residential receptors are of High sensitivity to change in their view. This takes into account that people at their place of residence are more susceptible to being affected by changes in their visual amenity as experienced from their home and garden, and secondly that people at their home generally attach high value to their existing view and visual amenity.

- 2.5.21 The existing view from each property is described, and the likely magnitude of change (**High**, **Medium**, **Low** and **Negligible**) arising from the Proposed Development assessed, before making an overall statement as to the likely nature and extent of the predicted view (Stage 1). Magnitude of change is also informed by the duration of the effect and reversibility in addition to the size and scale of the predicted effect. The nature of existing and predicted views (open, enclosed, panoramic, focused, framed etc.) will affect the magnitude of change.
- 2.5.22 Four main levels of visual effect are used in this RVAA: **Major**, **Moderate**, **Minor** and **Negligible**, and three intermediate combinations are also used for determining landscape effects; **Major/moderate**, **Moderate/minor** and **Minor/negligible**.
- 2.5.23 Those effects considered to be **Major**, **Major/moderate** and some **Moderate** effects by virtue of the more sensitive receptors and the greater magnitude of effects, are considered to be **Significant Visual Effects**. Some **Moderate**, and all **Moderate/minor**, **Minor**, **Minor/negligible** and **Negligible** effects are considered to be **Not Significant Visual Effects** as indicated in Table 1 below.

Table 1 – Significance of Effects Scoring Matrix (Based on GLVIA3 and IEMA)

Magnitude of Change	Sensitivity (or value / importance)			
	High	Medium	Low	Negligible
	High	Major	Moderate to Major	Minor to Moderate
	Medium	Moderate to Major	Moderate	Minor
	Small	Minor to Moderate	Minor	Negligible to Minor
	Negligible	Negligible	Negligible	Negligible

## 2.6 Limitations and Assumptions

- 2.6.1 This RVAA is based upon the level of detail as indicated in the design drawings and details, such as the proposed Architecture plans and Design and Access Statement. This is based on RIBA Stage 3 level of detail on building detailing and finishes.
- 2.6.2 The Zone of Theoretical Visibility (ZTV) was modelled using publicly available LiDAR data and therefore illustrates the potential visibility of the Proposed Development, when taking into account the screening effect of existing built form and vegetation that is included within the LiDAR dataset. The LiDAR dataset, however, may not include all buildings and vegetation, and professional judgement and ground truthing has also therefore been used when assessing the likely visibility of the Proposed Development.



## 3 Baseline Assessment

### 3.1 Introduction

- 3.1.1 The approach outlined below has been followed in preparing this Assessment and includes the further consultation undertaken, temporal scope, the source of baseline data and the methodology, together with the limitations and assumptions of the study.

### 3.2 Local Character

- 3.2.1 See TVA for more detail on national, regional and local character studies (Report no. 30210292 – TVA – 01).

#### **Local Character - Draft Entry Hill, Perrymead and Prior Park Character Appraisal (Bath Conservation Area)**

- 3.2.2 The Site is located within the far north-western part of the character area with Stirlingale Road and the section of Englishcombe Lane adjacent to the Site, lying outside of the boundary of the Conservation Area.
- 3.2.3 Within the local context, the site lies on the west-northern edge of Area 18-Entry Hill, Perrymead and Prior Park Character Area. Noted within the Bath city-wide character appraisal for the Bath Conservation Area:

*“The area has a varied topography and a mix of architectural styles ranging from Georgian to modern”*

- 3.2.4 Within the character area, many areas have housing of greatly differing ages and forms closely intermingled as the area developed gradually over time. The area around the Site (Englishcombe Lane) is described as 20<sup>th</sup> century (1940) architecture. The rest of the character area is made up of pre-Georgian, Georgian and Victorian.
- 3.2.5 The character area is predominately residential with the more formal terraced housing of Bath’s urban tradition being rare. Most houses are detached or semi-detached. Nos. 33 – 71 Englishcombe Lane are mentioned as unlisted buildings of merit:

*‘a row of detached and semidetached houses c. 1912-14, seemingly by the same architect, possibly Mowbray A. Green. They command extensive views north across the city, and have particularly fine and unusual Art Nouveau ironwork’.*

### 3.3 Study Area and Properties to be Assessed

- 3.3.1 The LI guidance suggests that the scope of assessments should be identified on a case-by-case basis. The accompanying TVA (Report no. 30210292 – TVA – 01) has considered a wider Study Area of 2km. There were no additional residential properties or settlements identified outside of the immediate Study Area that warranted consideration for a larger Study Area for the RVAA. Therefore, it was agreed that a proportionate study area for the RVAA would be based on solely the two groups

of residential properties that back on to the Site. These are 89 to 123 Englishcombe Lane (Group A) and 1 to 27 Stirtingale Road (Group B) as shown on Figure 5b in Appendix A.

- 3.3.2 The Study Area will include the curtilage of these properties as well as the frontages (up to the streetside pavements). This has been determined based on the proportionality of the type and scale of the Proposed Development, as well as the landscape and visual context. It was considered during consultation stage that the properties in each group had similar aspects and views over the Site and therefore it was considered proportionate to assess as groups rather than individual properties.

## 3.4 Baseline Visual Amenity

- 3.4.1 The existing nature and extent of potentially available views from the properties (and their garden / domestic curtilage) along Englishcombe Lane and Stirtingale Road were assessed from within the Site itself during the site visit on 15<sup>th</sup> February and from the selected properties on 4<sup>th</sup> March 2024. It was evident that the varying nature of the garden boundaries and vegetation both within the Site boundary and garden boundaries would provide views ranging from open to semi-enclosed / filtered to fully enclosed / screened. The majority of the views, however, could be classed as semi-enclosed / filtered with some level of intervening screening such as garden and/or Site boundary vegetation and boundary fencing. Based on this, it is predicted that the main views afforded to the Site would be from upper floor windows.
- 3.4.2 Secondary and peripheral views such as from the side and front of the properties (including driveways) were assessed mainly from the kerbside along Englishcombe Lane and Stirtingale Road. These assess views as experienced when arriving at or leaving the property.
- 3.4.3 In accordance with GLVIA3, residents at home are considered, amongst 'visual receptors', to be the most 'susceptible' to change and to attach most value to their private, views and visual amenity. They are therefore considered to be most sensitive.
- 3.4.4 The baseline appraisal identified the people in the area and designated or protected views potentially affected by the Proposed Development. The sensitivity of different visual receptors varies according to the interest they take in their visual environment, their distance from the Proposed Development and the duration of time they are exposed to the view. The sensitivity of receptors is derived from a judgement about the susceptibility of the visual receptor to the type of change arising from the Proposed Development and the value they attach to the existing view.
- 3.4.5 A Zone of Theoretical Visibility (ZTV) was undertaken as part of the TVA (see Figures 3b and 4b in Appendix A). This helped to define the extent of the study area and the scope of the assessment.
- 3.4.6 Representative Views (RVs) were identified which reflect the character and quality of typical views for these visual receptors, and to help form the baseline against which the visual effect of the Proposed Development could be assessed. Photograph from these views were taken in winter (March 2024) and provide a worst-case scenario when there are no leaves on trees. During other seasons, it should be noted that the Proposed Development would be more screened.

## 3.5 Mitigation Proposals

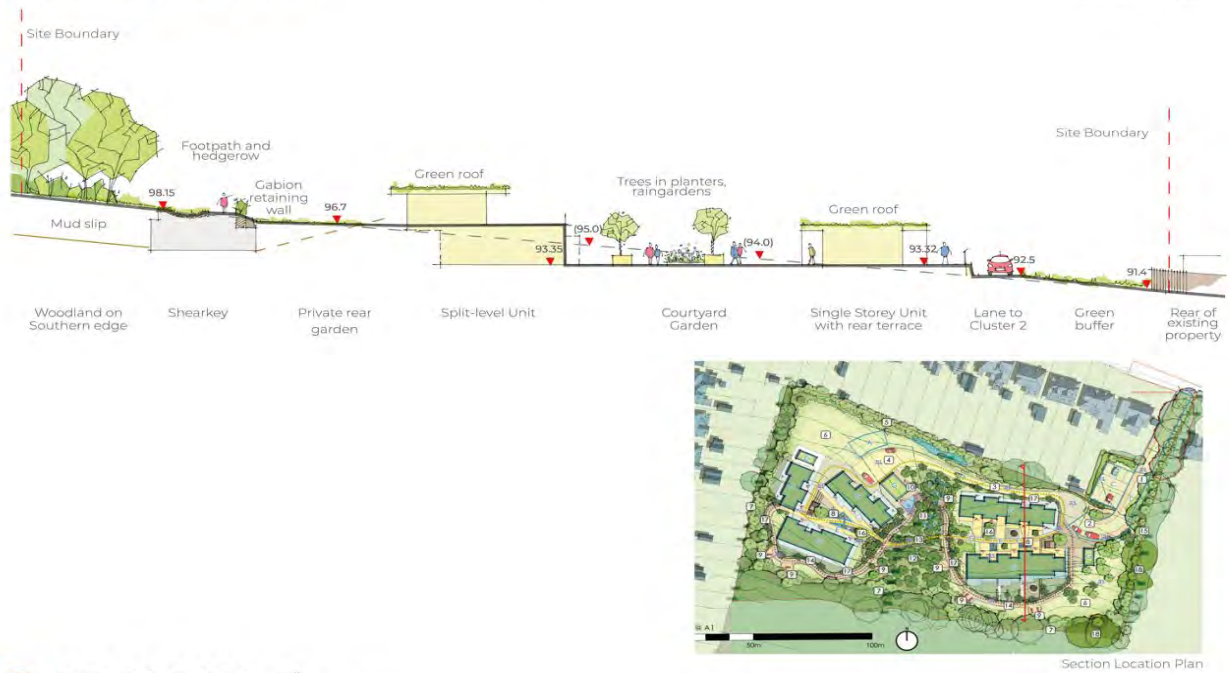
- 3.5.1 See TVA for more detail on the mitigation proposals (Report no. 30210292 – TVA – 01). Summary provided below.
- 3.5.2 The RVAA considers the implications of both embedded and potential further mitigation. In December 2023, Arcadis were appointed by B&NES to undertake RIBA Stages 2-3 for the Proposed Development of the 2023 concept plan to a standard suitable for planning application submission. The following design approach is based on the submitted concept designs.
- 3.5.3 The Proposed Development will be subject to mitigation through design. These design measures form part of the Proposed Development and will be implemented as part of the detailed design.
- 3.5.4 As part of the iterative landscape-led design process, the townscape and visual amenity of the Site has been considered. This included the following main considerations:
- The outstanding nature of the view's northward was recognised and fully capitalised on within the Site (particularly from the highest north-west section of the Site);
  - The design draws upon the local townscape character such as vernacular and other architectural cues, in order to integrate the Proposed Development into the edge of city location; and
  - Retention and reinforcement of green buffers minimise impact on the immediate and long-distance views, as well as form an extension of the existing green fingers along the southern valley side.
- 3.5.5 Primary measures of mitigation that have been developed through the iterative design process and are embedded into the project design include the following:
- Site layout;
  - The design and use of materials and colour scheme considerations;
  - Retention and replacement of trees lost; and
  - Landscape Scheme design.
- 3.5.6 The primary structural landscape mitigation is set out in the Design and Access Statement (DRAFT 06-02-24), which has been prepared by Arcadis.
- 3.5.7 Figures below show the layout of buildings within the Site and landscaping proposals (Figure 1 and 2) as well as the architectural detailing (Figure 3).





## Englishcombe Lane: Landscape Concept Development Section Elevations

Drawing number:  
30210292-AUK-XX-XX-DR-LA-\*\*\*\*  
Date: 05.02.2024  
Drawn by: Andrew Arnott  
Checked by: Aydin Zorlutuna



**ARCADIS**  Not to scale

Figure 2 – Section Elevations (RIBA Stage 2): March 24



Figure 3 – Architectural Visualisation (RIBA Stage 2): March 24

## **4 Assessment of Likely Change to Visual Amenity of Residential Properties**

### **4.1 Assessment of Effects on Residential Visual Amenity**

- 4.1.1 This section outlines, for each property group, the existing visual amenity, the likely changes as a result of the introduction of the Proposed Development, and an assessment of visual effects judging whether the nature and scale of the effect likely to be experienced is potentially so great so as to exceed the 'Residential Visual Amenity Threshold' and render the property as an undesirable place to live.
- 4.1.2 Viewpoint photography and visualisations for each receptor group are provided on Figures 5 and 6 in Appendix A.

Table 2 – Assessment of Effects on RVAA

Viewpoint No / Receptor Details	Description of property, Context and Existing Views	Changes to Views and Visual Amenity	Conclusion – RVAA Threshold
<p><b>Group 1 – Englishcombe Lane</b></p> <p><b>Representative Views taken from 97 Englishcombe Lane</b></p> <p>Approx OS Grid Reference: 373586E 163273N</p> <p>Approximate distance from boundary of Site: 25m.</p> <p>Direction of View to Site: South</p> <p>See Figure x in Appendix A for Photographs / Visualisation.</p>	<p>Semi-detached houses circa 1926 construction. The front of the properties are north-facing and the rear of the properties are south facing with generally filtered or screened views available towards the Site depending on elevation of view. There is a mature tree within the garden which generally restricts views towards the centre of the Site. Trees and shrubs in adjoining gardens also partially filter views although the eastern and western sections of the Site are generally visible.</p> <p><b>2<sup>nd</sup> Floor rear window (loft bedroom):</b></p> <p>Views afforded to the majority of the Site (mainly eastern and western extents – either side of mature garden tree).</p> <p><b>1<sup>st</sup> Floor rear window (bedroom):</b></p> <p>Views generally restricted to upper levels of the Site (mainly eastern and western extents – either side of mature garden tree).</p> <p><b>Ground Floor rear patio doors:</b></p> <p>Views towards the Site are totally restricted due to intervening garden shrubbery and trees in the foreground.</p> <p><b>Garden (rear):</b></p>	<p>The Proposed Development will theoretically be visible from the properties along Englishcombe Lane. Views range from filtered to partially screened and/or fully screened depending on the altitude of the view (floor level) and level of vegetation within the gardens and along the Site's rear southern boundaries.</p> <p>Given the partial screening of views by existing mature garden trees, shrubs and garden infrastructure such as sheds, visibility is likely to be limited to sections of the Proposed Development such as upper parts of the buildings with the prospect of open views of the entire Proposed Development unlikely from any of this group of properties.</p> <p>This visibility will further reduce with the proposed landscape planting throughout the Site and around the boundary that will further filter and screen views of the Proposed Development. The sensitive layout, massing and architectural design of the Proposed Development such as it's recessed position within the hillside along with its use of green roofs and low-rise building forms (see Figures 1 - 3 above) will also serve to integrate the Proposed Development into its landscape when viewed from these residential properties. This will</p>	<p>The medium to low magnitude of change on completion of the Development indicates that the RVAA threshold is unlikely to be reached for these properties, such that it is not considered further.</p>



Viewpoint No / Receptor Details	Description of property, Context and Existing Views	Changes to Views and Visual Amenity	Conclusion – RVAA Threshold
	Views towards the Site are generally restricted due to intervening garden shrubbery, trees, sheds and fencing on the garden boundaries. The Stirlingale Woodland is visible above the line of the fence.	<p>be particularly the case when viewed from elevated positions such as 1<sup>st</sup> and 2<sup>nd</sup> floor windows.</p> <p>Based on the above, it is judged that the magnitude of change to the views and visual amenity will be <b>High</b> during the temporary and short duration of the construction works and <b>Medium</b> in Year 1, reducing to <b>Small</b> over time (Year 15) as the mitigation planting establishes. Therefore, the visual effect during construction will be <b>Major</b> and on completion will be <b>Moderate to Major</b> reducing to <b>Minor to Moderate</b> which is judged to be <b>not significant</b>.</p>	
<p><b>Group 2 – Stirlingale Road</b></p> <p><b>Representative Views taken from 15 Stirlingale Road</b></p> <p>Approx OS Grid Reference: 373430E 163245N</p> <p>Approximate distance from boundary of Site: 20m.</p> <p>Direction of View to Site: East</p>	<p>Semi-detached houses circa mid-20<sup>th</sup> century construction. The front of the properties are west-facing and the rear of the properties are east facing with generally filtered or screened views available towards the Site depending on elevation of view. There are mature evergreen trees within adjacent gardens which generally restricts views towards the northern section of the Site. The southern section of the Site as it rises up towards Stirlingale Woodland is generally visible. Long distance elevated views over Bath are afforded from the property to the north.</p> <p><b>2<sup>nd</sup> Floor rear window (loft bedroom):</b></p> <p>Views afforded to the majority of the Site (mainly southern and central extents with the northern</p>	<p>The Proposed Development will theoretically be visible from the properties along Stirlingale Road. Views will range from filtered to partially screened and/or fully screened depending on the elevation of the view (floor level) and presence / density / maturity of vegetation within the gardens and along the Site western boundary.</p> <p>Given the partial screening of views by existing mature garden trees, shrubs and garden infrastructure such as sheds, visibility is likely to be limited from most viewpoints to sections of the Proposed Development such as upper sections of the buildings with the prospect of open views of the entire Proposed Development unlikely from any of this group of properties.</p> <p>This visibility will further reduce with the proposed landscape planting throughout the Site that will</p>	<p>The medium to low magnitude of change on completion of the Development indicates that the RVAA threshold is unlikely to be reached for these properties, such that it is not considered further.</p>

Viewpoint No / Receptor Details	Description of property, Context and Existing Views	Changes to Views and Visual Amenity	Conclusion – RVAA Threshold
See Figure x in Appendix A for Photographs / Visualisation.	<p>section largely screened by neighbouring mature garden trees.</p> <p><b>1<sup>st</sup> Floor rear window (bedroom):</b></p> <p>Views afforded to the majority of the Site (mainly southern and central extents with the northern section largely screened by neighbouring mature garden trees.</p> <p><b>Ground Floor / Garden - rear patio doors:</b></p> <p>Views towards the Site are generally restricted due to intervening garden shrubbery neighbouring garden trees, sheds and fencing on the garden boundaries. The southern section of the Site is just visible above the line of the fence.</p>	<p>further filter and screen views of the Proposed Development. The sensitive layout, massing and architectural design of the scheme such as it's recessed position within the hillside along with its use of green roofs and low-rise format (see Figures 1 - 3 above) will also serve to integrate the Proposed Development into its landscape when viewed from residential properties. This will be particularly the case when viewed from elevated positions such as 1<sup>st</sup> and 2<sup>nd</sup> floor windows.</p> <p>Based on the above, it is judged that the magnitude of change to the views and visual amenity will be <b>High</b> during the temporary and short duration of the construction works and <b>Medium</b> in Year 1, reducing to <b>Small</b> over time (Year 15) as the mitigation planting establishes. Therefore, the visual effect during construction will be <b>Major</b> and on completion will be <b>Moderate to Major</b> reducing to <b>Minor to Moderate</b> which is judged to be <b>not significant</b>.</p>	

## 5 Assessment Summary

- 5.1.1 The purpose of carrying out a Residential Visual Amenity Assessment (RVAA) is to form a judgement, to assist decision makers, on whether a Proposed development is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of 'Residential Amenity'.
- 5.1.2 The RVAA takes on board the recommended approach to undertaking such assessments which is grounded in principles and process set out in GLVIA3. It follows a structured assessment process employing a range of objective criteria to underpin the ultimate professional judgement regarding the Residential Visual Amenity Threshold.
- 5.1.3 There are approximately 41no. residential properties that adjoin the Site and could potentially be visually affected by the Proposed Development (89 to 123 Englishcombe Lane and 1 to 27 Stirlingale Road). Following site assessments and visualisation work, it was assessed that the majority of these properties have views contained by existing mature trees and shrubs both within private gardens as well as on the Site boundary. These receptors will therefore unlikely experience completely open views of the Site which would more than likely be filtered or partially screened allowing only sectional views of the Site.
- 5.1.4 The current scheme as designed has the potential to integrate well within its setting whilst respecting the surrounding architectural and townscape character. The Proposed Development overall responds to the local scale and character including the historic setting of the Conservation Area.
- 5.1.5 The massing strategy for proposed built form includes 1 and 2 bed, split level dwellings which are nested into the topography of the hillside, integrating into the existing landscape with sensitivity. This approach goes against the more linear street pattern layout evident in the surrounding townscape. However, given the layout of the more secluded farm buildings evident to the south (rather than the formal streetscape to the north), as well as the more low-rise built form having the ability to be hidden within the hillside, this is seen as a more favourable option for the layout and massing when blending into the landscape.
- 5.1.6 The typical one storey buildings consist of a flat roof, parapet and extensive green roofs and incorporate building materials that are shared with or compliment the surrounding historic buildings such as variations of buff brick and timber. It is anticipated that the Proposed Development will subtly fit into its immediate context whilst making a positive contribution to the area with its distinct style, character and identity.
- 5.1.7 Based on the assessment carried out, it is judged that the magnitude of change to the views and visual amenity will be **High** during construction, reducing to **Medium** at completion (Year 1) and **Low** over time (Year 15) as the mitigation planting establishes and the Development integrates more into its setting. As a consequence, the visual effects during construction are likely to be **Major** and **significant**, however this will be short term and temporary only and upon completion (year 1) the effects will reduce to **Moderate** and reducing further over time (year 15) to **Minor** which are considered **not significant**. This indicates that the RVAA threshold is unlikely to be reached from either residential property groups 1 or 2 and as such the Proposed Development is not likely to change the visual amenity of these receptors to an extent that it becomes a matter of 'Residential Amenity'.

# Appendix A

## Figures

Figure 1 – Site Location Plan

Figure 2 – Landscape Designations

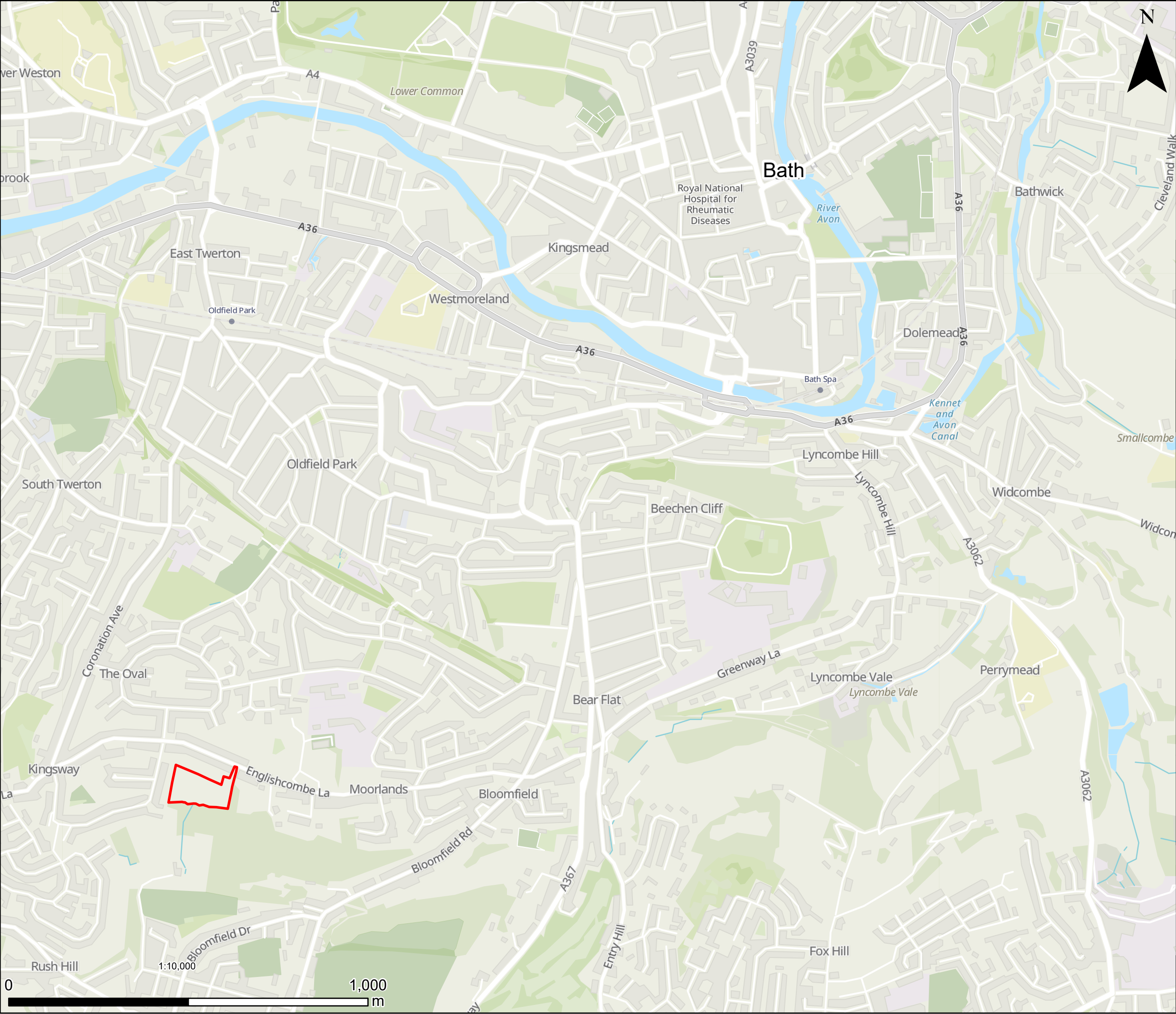
Figure 3b – RVAA ZTV Bare Earth & Viewpoint Locations

Figure 4b – RVAA ZTV Screening Features & Viewpoint Locations

Figure 5b – RVAA Viewpoint Photograph Sheets

Figure 6 – RVAA Viewpoint Visualisations





Legend

Site Boundary

Notes

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01	05-03-2024	INITIAL ISSUE	DP	DL	JW
Rev	Date	Description	Drawn	Check	Approv

Client:

Bath & North East Somerset Council

Improving People's Lives

PROJECT:  
ENGLISHCOMBE LANE

Site

Land To The Rear Of 89 To 123 Englishcombe Lane, Bath

Client

Bath & North East Somerset Council (B&NES)

Registered office:  
80Fen  
80 Fenchurch Street  
London  
EC3M 4BY

Coordinating Office:  
Charter House  
62-68 Hills Road  
Cambridge  
CB2 1LA

[www.arcadis.com](http://www.arcadis.com)

Title:

Figure 1  
Site Location Plan

Designed	F. Lorrillard	Date	05-03-2024	Signed	
Drawn	D. Pakrasi	Date	05-03-2024	Signed	
Checked	D. Lucey	Date	05-03-2024	Signed	
Approved	J. Wylie	Date	05-03-2024	Signed	
Scale:	1:10,000	Datum:	AOD		
Original Size:	A3	Grid:	OS		
Suitability Code:	S2	Project Number:	30210292		

Suitability Description:

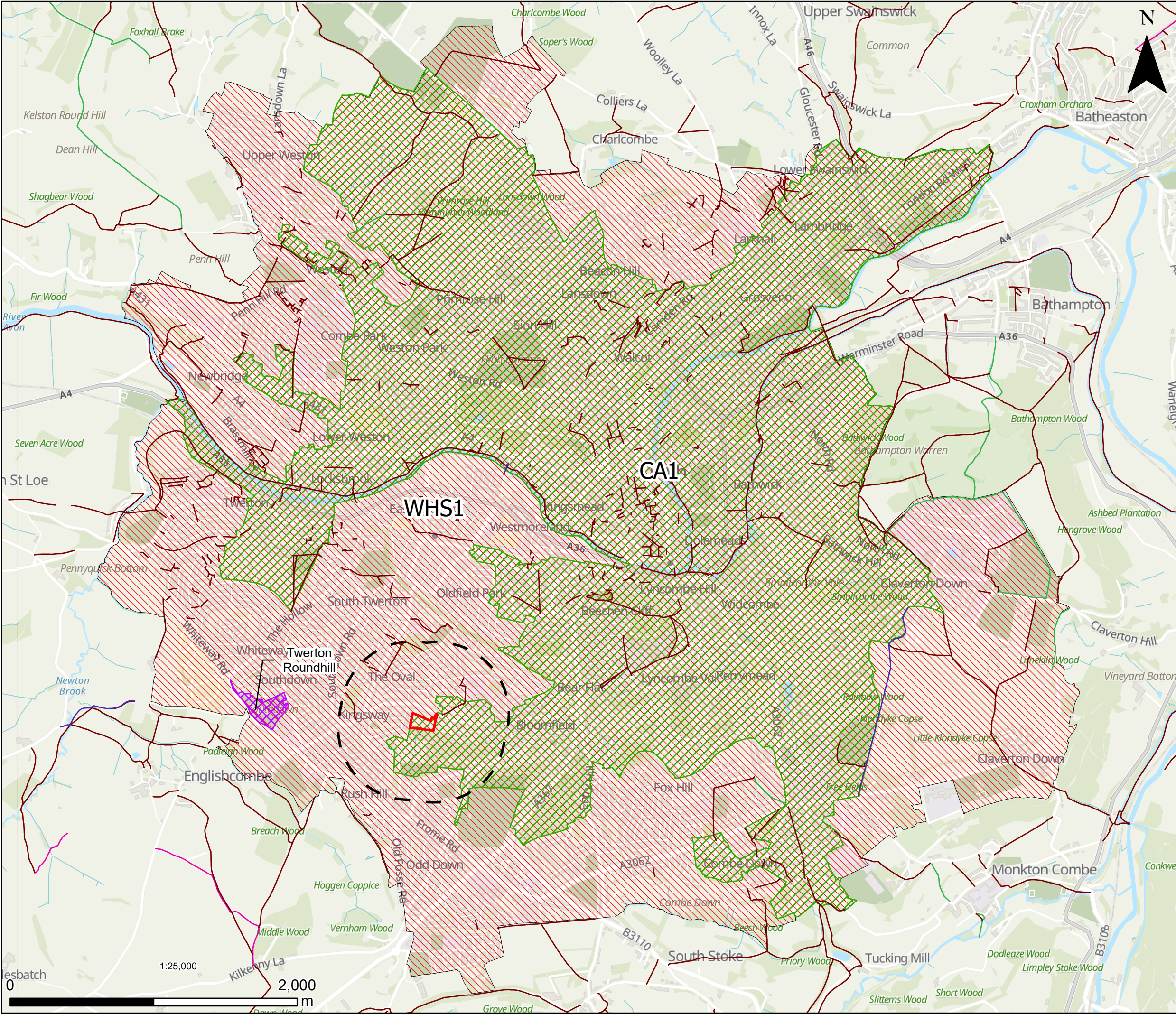
For Information

Drawing Number:

XXXXXXX

Revision:  
P01





Legend

- Site Boundary
- 500m Study Area
- Conservation Area
- World Heritage Site
- Local Nature Reserves

Public Right of Way

- BOAT
- Bridleway
- Footpath
- Restricted Byway


Notes

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01	07-03-2024	INITIAL ISSUE	DP	DL	JW
Rev	Date	Description	Drawn	Check	Approv

Client:



PROJECT:  
**ENGLISHCOMBE LANE**


Improving People's Lives

Site

Land To The Rear Of 89 To 123  
Englishcombe Lane, Bath

Client

Bath & North East Somerset Council  
(B&NES)



Registered office:

80Fen  
80 Fenchurch Street  
London  
EC3M 4BY

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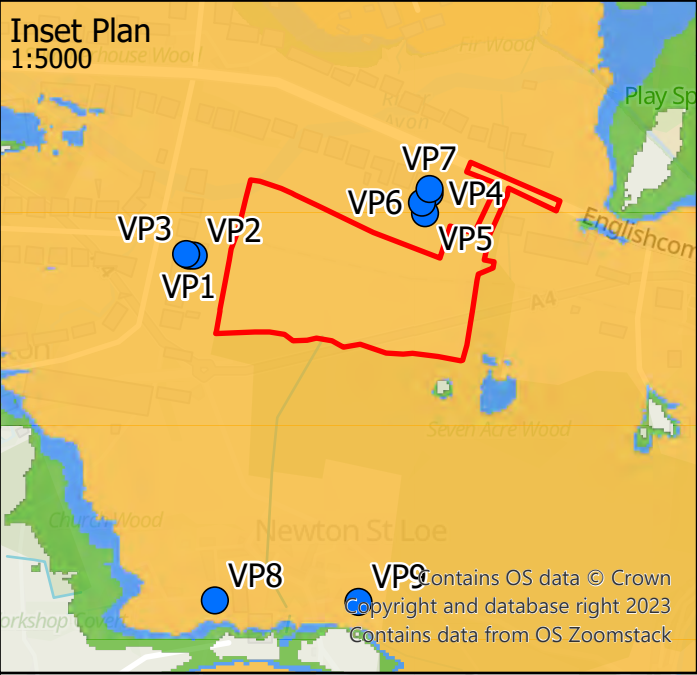
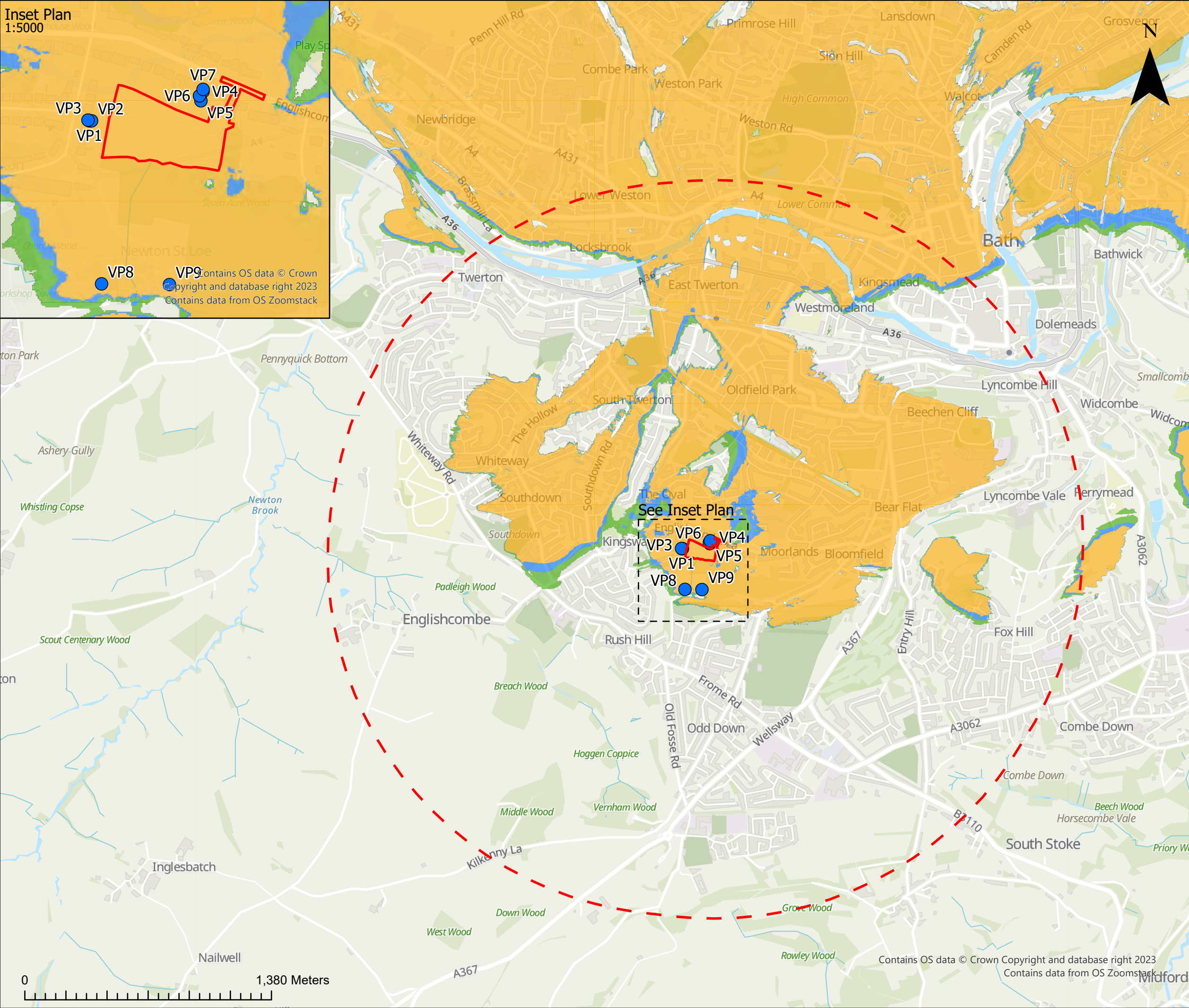
Charter House  
62-68 Hills Road  
Cambridge  
CB2 1LA

Title:

**Figure 2  
Landscape Designations**

Designed	F. Lorrillard	Date	07-03-2024	Signed	
Drawn	D. Pakrasi	Date	07-03-2024	Signed	
Checked	D. Lucey	Date	07-03-2024	Signed	
Approved	J. Wylie	Date	07-03-2024	Signed	
Scale:	1:25,000	Datum:	AOD		
Original Size:	A3	Grid:	OS		
Suitability Code:	S2	Project Number:	30210292		
Suitability Description:					
For Information					
Drawing Number:					Revision:
					XXXXXXX P01





**Legend**

- Redline
- Study Area - 2km
- Viewpoint Locations
- ENG\_2m\_DTM\_Reclassified
- Zone of Theoretical Visibility (ZTV) - Bare Earth
- 1 - 33% of Scheme Visible
- 34 - 66% of Scheme Visible
- 67 - 100% of Scheme Visible

01	05/03/24	INITIAL ISSUE	RG	NJ	MH
Rev	Date	Description	Drawn	Check	Approv

Client:

**Bath & North East Somerset Council**

Improving People's Lives

PROJECT: ENGLISHCOMBE LANE

**Site**

Land To The Rear Of 89 To 123 Englishcombe Lane, Bath

**Client**

Bath & North East Somerset Council (B&NES)

**ARCADIS**

Registered office:  
80Fen  
80 Fenchurch Street  
London  
EC3M 4BY

Coordinating Office:  
Charter House  
62-68 Hills Road  
Cambridge  
CB2 1LA

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Title:

**Figure 3b**  
**Zone of Theoretical Visibility (ZTV)**  
**Screening Features**

Designed	N. Jones	Date	05/03/24	Signed
Drawn	R. Grubb	Date	05/03/24	Signed
Checked	N. Jones	Date	05/03/24	Signed
Approved	M. Harmsworth	Date	05/03/24	Signed
Scale:	1:20,000	Datum:	AOD	
Original Size:	A3	Grid:	OS	
Suitability Code:	S2	Project Number:	30210292	

Suitability Description:

**For Information**

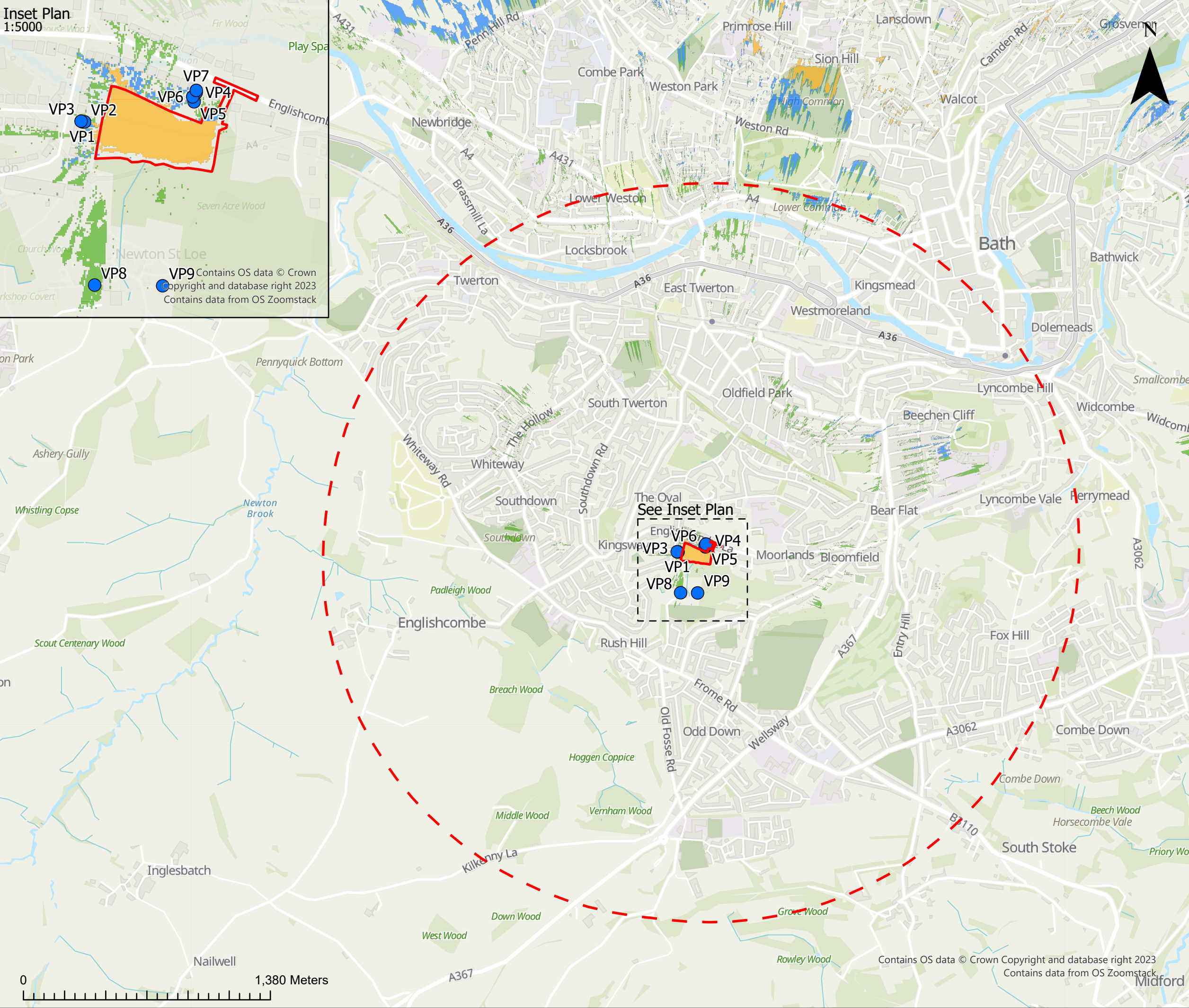
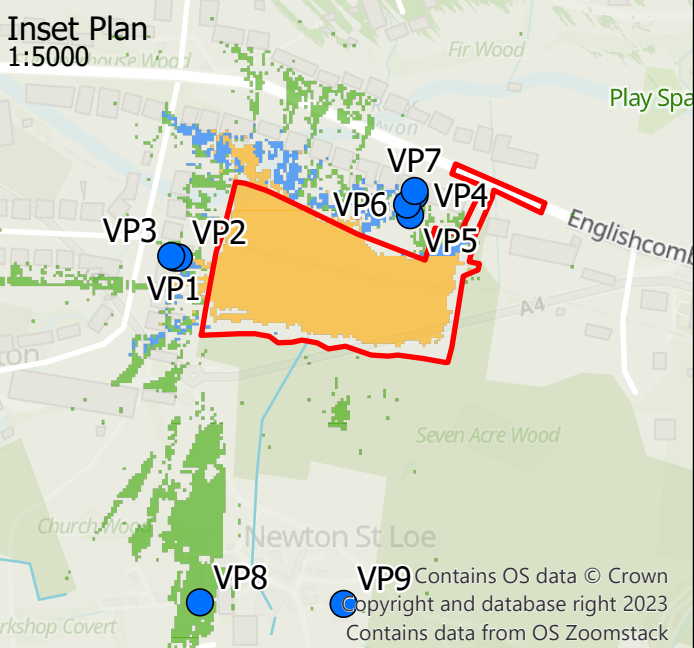
Drawing Number:

30210292-AUK-XX-XX-DR-LA-0012-P1

Revision:

P01





**Legend**

- Redline
- Study Area - 2km
- Viewpoint Locations
- Zone of Theoretical Visibility (ZTV) - Screening Features
  - 1 - 33% of Scheme Visible
  - 34 - 66% of Scheme Visible
  - 67 - 100% of Scheme Visible

01	05/03/24	INITIAL ISSUE	RG	NJ	MH
Rev	Date	Description	Drawn	Check	Approv

Client:

**Bath & North East Somerset Council**

Improving People's Lives

PROJECT:  
**ENGLISHCOMBE LANE**

**Site**

Land To The Rear Of 89 To 123  
Englishcombe Lane, Bath

**Client**

Bath & North East Somerset Council  
(B&NES)

**ARCADIS**

Registered office:  
80Fen  
80 Fenchurch Street  
London  
EC3M 4BY

Coordinating Office:  
Charter House  
62-68 Hills Road  
Cambridge  
CB2 1LA

www.arcadis.com

Title:

**Figure 4b**  
**Zone of Theoretical Visibility (ZTV)**  
**Screening Features**

Designed	N. Jones	Date	05/03/24	Signed	
Drawn	R. Grubb	Date	05/03/24	Signed	
Checked	N. Jones	Date	05/03/24	Signed	
Approved	M. Harmsworth	Date	05/03/24	Signed	
Scale:	1:20,000	Datum:	AOD		
Original Size:	A3	Grid:	OS		
Suitability Code:	S2	Project Number:	30210292		

Suitability Description:

For Information

Drawing Number:  
30210292-AUK-XX-XX-DR-LA-0009-P1

Revision:  
**P01**



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Baseline photograph

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Baseline photograph

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Baseline photograph

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Baseline photograph

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Baseline photograph



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Baseline photograph



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Arcadis Consulting (UK) Limited

80 Fenchurch Street  
London EC3M 4BY  
United Kingdom

T: +44 (0)20 7812 2000

[arcadis.com](https://www.arcadis.com)