

**Bradford on Avon Neighbourhood Plan:
Green Spaces Topic Paper Appendix 18**

Examples of characteristic views of the landscape setting to Bradford on Avon

(includes some of the 'Important Views' as designated in the Bradford on Avon Conservation Area Character Assessment (Adopted Feb 2008).

Photographs taken Winter 2014/5

01



Characteristic view across declining parkland landscape associated with Frankleigh House: View north along PRoW towards Frankleigh House, with parkland trees declining and landscape being subdivided by fencing associated with horse keep. This landscape forms setting to the Bath Road on its approach into Bradford on Avon.

02



Characteristic View across the parkland associated with Frankleigh House to the 1930's housing that lines Bath Road: A landscape in decline, gradually losing its characteristic parkland trees and being subdivided by fencing associated with horse keep.

03



Characteristic view of the green and open setting to Bearfield on the north side of Bradford on Avon: This amenity landscape with a paddock beyond forms the green setting to the Conservation Area at Bearfield. Together with Woolley, this is one of two locations where the historic terraces of the Conservation Area abut open countryside, albeit here separated by the Ashley Road.

04



Characteristic view along the stone wall lined Ashley Road with the back edge of pavement cottages butting up to the footpath: View east along Ashley Road which demarks the edge of the Conservation Area, with a characteristic Redwood tree associated with the former hospital site on the skyline.

05






Characteristic view along the stone wall line and enclosed lane leading from Ashley Road to Bearfield Buildings and Huntington Street.

06



Characteristic view of the rural northern setting to Bradford on Avon: View SE from B3105 across open rural setting to Bradford on Avon to Salisbury Plain. Note Christ Church Spire and distinctive Redwood tree on skyline of the town.

07		
<p>Characteristic view of the northern setting to Bradford at the Leigh Park Crossroads: Emerging from the enclosed road by the Leigh Park Hotel, there is a sudden panoramic view across an open rural landscape to Salisbury Plain on the skyline. Includes a characteristic stone wall reinstated as part of road improvement works.</p>		
08		
<p>Characteristic view of the open rural landscape setting to the east of Sladesbrook: looking along the PRow linking to Woolley, with Salisbury Plain on the skyline (wide angle shot).</p>		
09		
<p>Sladesbrook Playing Fields and Allotments. Panoramic Views across to Salisbury Plain (wide angle shot). Treed boundary to the rural landscape to the north, Woolley ahead and Bancroft to the south.</p>		

10



Sladesbrook Playing Fields and Allotments. Panoramic Views across to Salisbury Plain.

For Woolley see also photographs at Green Spaces Topic Paper Appendix 9 and its addendum

11



Characteristic view across the rural setting to the east side of Woolley: View SE along Grange View (continuation of the PRow linking to Sladesbrook) over characteristic drystone wall across hedge lined fields to Great Bradford Wood and Salisbury Plain on the skyline.

12



Adopted Conservation Area Character Assessment 'important view' from the edge of the Conservation Area at Woolley: view E showing drystone wall lined Woolley Street and view across hedge-lined field that forms setting to Conservation Area

13



Characteristic view west along Woolley Street to the Conservation Area at Woolley: Stone walls associated with the grounds to Woolley Grange set above the level of the street. This is one of only two locations where the historic terraces of cottages of the Conservation Area abut the rural setting to Bradford, here being set immediately adjacent to an agricultural field. View to open rural setting of Conservation Area to south of Woolley Street opens up as one travels west:



14



Characteristic view of Buildings of Local Interest at Crown Court as identified in the Adopted BoA Conservation Area Character Assessment: Westwards from the PRoW (links to Holt Road) across the open rural sometimes grazed setting to Woolley, including old byre to the SW. Area proposed for Local Green Space designation.

15



Characteristic view of rural setting to the Conservation Area at Woolley: view (wide angle panorama above, non-wide angle below) from the public right of way stile at Woolley Street. Derelict greenhouses on Cemetery Lane largely screened from view by peripheral tree and hedgerow vegetation along their northern boundary.



16



View SE from curtilage of Grade 2 star listed Woolley Grange: Open views across a rural undulating landscape (wide angle panorama) are available from the grounds, with Woolley Street set below 'ha ha' stone wall. View SW along Woolley St to the Conservation Area at Woolley.

17



The Grade 2* listed Woolley Grange is set within extensive grounds with specimen trees visible in the rural setting to the west

18






Adopted Conservation Area Character Assessment important view: East from Woolley Terrace along the hedge lined Cemetery Lane. The hedges are species rich and the lane is used as a flyway by bats, with Greater Horseshoe having been recorded in the summer of 2014.

19



Characteristic view across the rural setting to the east of Bradford: View across the open field (now consented for development) north of the Holt Road including filtered views towards Marlborough Downs.

20	
	<p>Panoramic view across land north of Holt Road now consented for development as seen from its south western corner: Holt Road running along the southern boundary, a small modern housing development to the west and a hedgerow along the northern boundary demarking Cemetery Lane.</p>
21	
	<p>Characteristic view north across the Avon Valley: View from the PRow at the western end of the golf course north to the Kingston Farm development site, with the golf course extending east along the north side of the settlement boundary of Bradford on Avon.</p>
22	
	<p>Golf Course: Golf course amenity landscape (over a former land fill site) runs along the southern bank of the River Avon forming a green setting on the east side of town.</p>

23



Characteristic View on the south east side of Bradford on Avon: The Beehive Field as seen from the gate by the bus stop on the north side of the Trowbridge Road. A flat rural landscape with Great Bradford Wood in the distance to the northeast and housing to the west.

24



Characteristic View of the Kennet and Avon Canal on the south side of town: View east from the canal bridge on the Trowbridge Road.

25



Characteristic View along the enclosed landscape of Moulton Drive: Broad sweeping verges bounded by Southway Park Housing on the north side and the linear tree cover that lines the canal along the south.

26



Characteristic view NE down Jones' Hill: steep narrow lane with enclosed character, lined by stone walls and tree cover above to the west side.

27






Adopted Conservation Area Character Assessment 'important view' from Jones' Hill north to the terraces of cottages on the hillside: The enclosed lane at Jones' Hill opens up as it approaches the canal, to give a panoramic view across the canal and the open green playing fields at Victory Fields and Culver Close to the historic buildings on the hillside ahead. Note the visual importance also of the woodland and tree cover extending eastwards from Middle Rank and Tory.

28



Avon Valley landscape to the west of Bradford on Avon: View north from Jones' Hill (largely screened by hedges that line the lane), looking across the valley to Belcombe and its extensive landscaped grounds (Registered Park and Garden), with the western side of the urban area of Bradford also visible.

29	
<p>Characteristic view to the west of Bradford on Avon along the river valley landscape at Barton Farm Country Park: View E along the access track through the park with the river to the north and the wooded slopes leading up to the canal to the south. This is all within the Area of Outstanding Natural Beauty. The Country Park forms part of the landscape setting to the town on the west side, extending into the town and linking through to the Culver Close Area.</p>	
30	
<p>Characteristic view to the west of Bradford on Avon along the Avon Valley: view E along Belcombe Road within the Cotswolds Area of Outstanding Natural Beauty, with the rural landscape of hedged fields of the Avon Valley to the South.</p>	
31	
<p>Characteristic View north from Belcombe Road into the landscaped grounds of Belcombe Court: The registered park and garden of Belcombe form a significant part of the landscape setting on the west side of town, although there is no public access, and this view is the only glimpse into the grounds.</p>	

32



Characteristic view east along Belcombe at Belcombe Court: view along Belcombe Road with the stonewalls and gates associated with Belcombe Court to the north and railings to the south with a linear pasture and large trees that line the railway to the south.

33



Characteristic view along the Winsley Road above Belcombe: view east along the Winsley Road with the characteristic specimen tree planting marking the edge of the Belcombe Court estate. Some of the trees are in poor condition.

34	
<p>Characteristic view of the western upland setting to Bradford on Avon: View E along the Winsley Road to Bradford on Avon (wide angle panorama) showing open rural landscape of large hedged fields and distant views that include Christ Church spire and the Wiltshire Music Centre.</p>	
35	
<p>Characteristic view across the Avon Valley to Salisbury Plain: View S down Grove Leaze with the wooded landscape of the Avon Valley beyond.</p>	

36



The open grounds of Christ Church School form the setting to the listed Christ Church and also the Conservation Area: View S across the school grounds. The boundary to the church is the boundary to the Conservation Area. Note the importance of large scale specimen trees in the setting to the Church, including the very tall Redwood that features along with the church spire often on the skyline in many views in, to and across the town.

37



Specimen tree planting associated with the former hospital grounds form distinctive landscape features in the street scene at Bath Road. View south along the Bath Road at the junction with Ashley Road.

38



Characteristic view down Conigre Hill from Winsley Road: An enclosed stone lined narrow lane primarily pedestrian access from the Huntington area down to the town centre. The woodland ahead forms an important feature in the local landscape and across the hillside in views from the south across the town.

39



Important Conservation Area Character Assessment view to the specimen tree planting in the Registered Gardens surrounding the Grade 1 listed Hall.

40






Characteristic view east along 'The Strips' proposed for designation as a Local Green Space: well used PRoW path giving access from the town centre through the linear woodland towards the golf course.

41



Characteristic view across the restored former mill and recent development at Bridge Street across to the consented Core Strategy allocated Kingston Farm site on the north side of the River Valley.

42	
<p>View of the poor quality temporary buildings at the Golf Course, with the unused area of sloping land beyond.</p>	
43	
<p>Characteristic view from the PRoW at the west end of the golf course: Wide angle panoramic view across the area of sloping unused land with the rooftops of the Bridge Street development beyond. Note the south facing slopes of the Avon valley, the west end of the golf course and Christ Church spire on the skyline.</p>	
44	
<p>Characteristic view from the large open landscape of Fitzmaurice field towards the Avon Valley. Open space proposed for designation as a Local Green Space: the hedge line bounding the field forms the boundary to the Conservation Area. The green landscape of Fitzmaurice field has open public access and forms the setting to the Conservation Area as well as featuring in distant views from the paths running along the hillside terraces of cottages at Tory.</p>	

45



Characteristic view of Christ Church spire from the Fitzmaurice playing field between the perimeter tree planting. Tree and hedge planting helps to soften/ screen views of surrounding housing.

46



View north across the Queen Elizabeth Playing Fields: open sports field surrounded by housing on three sides and including a skate park and play area. Single pitch located on flatter land at southern end. Housing surrounds the field on three sides with relatively little landscaping.

47



View north from the centre of the Queen Elizabeth Field: view dominated by adjacent housing with no perimeter landscaping to soften views.

48



View of northeastern entrance to the Queen Elizabeth Field from Poulton. Poor quality landscape and unattractive changing facility that is remote from the football pitch.

49





The Barton Farm country park: this is within the Area of Outstanding Natural Beauty and Green Belt, and brings green space into the heart of the town and linking to the open playing fields at Culver Close and Victory Fields. The Country Park is a very well used recreation and amenity space with play areas that also forms the setting to the listed Barton Farm and the scheduled Ancient Monument Tythe Barn, and the pack horse bridge. It also includes other features such as the war time pill box on an island in the river ahead.

50



Important Conservation Area View from the packhorse bridge towards Holy Trinity Church and the hillside: View NE including specimen planting at Kingston Lodge and also the skyline tree cover above Market Street.

51	
	<p>Filtered views from the Packhorse Bridge: east through the Country Park to the recent housing development on the north east side of the linked open space at the Culver Close Recreation Ground. The bowls club (red building) also features.</p>
52	
	<p>Characteristic view north across the open green spaces at Victory Field and Culver Close Proposed Local Green Space: (wide angle panorama) View includes the terraces of cottages at Middle Rank and Tory, the important linear woodland extending from Tory and across above Masons Lane, and with the Christ Church spire and Redwood tree on the skyline. Note the simple open landscapes of Victory Field and Culver Close read across almost as one as the cars on Pound Lane are largely hidden as the lane is sunken. These spaces have been assessed as meeting the NPPF criteria for designation as Local Green Spaces.</p>

53



Characteristic view from the bridge over the railway to the station and Tory on the skyline. The view towards the NW also includes the Brewery on Newtown. Note that recent development east of the fire station has started to block part of the characteristic views of historic hillside terraces.

54



Characteristic View across the Springfield Proposed Local Green Space: View S across this space that forms setting to New Road, the adjacent imposing listed building on Woolley St and also surrounding more modern housing. It forms the only open green space remaining from the landscape that would have formerly separated the hamlet of Woolley from Bradford on Avon. The space provides an amenity function and is used for dog walking. This area has been assessed as meeting the NPPF criteria for designation as a Local Green Space.

55



Characteristic view N across the Springfield open space. See above for details.

56



Bradford on Avon Football Club fields and buildings on the Trowbridge Road. As seen from Southway Park on the SW boundary of the site this open generally green landscape of amenity grassland includes sports pitches, a bowling club and former tennis court areas, as well as a range of buildings some in use and others in poor condition and unused. Housing on the Trowbridge Road is visible above the buildings and stone wall beyond. The site is bounded by dilapidated security fencing that detracts from the quality of the surrounding area. The site is used by the football club and for some training etc, as well as bowls and archery but currently has no general public access. This site has been identified as an Area of Opportunity for improvement.

57



Bradford on Avon Football Club archery area as seen from Poulton. Housing along Poulton Lane is visible beyond.

58



Bradford on Avon Football Club western boundary with the unused and dilapidated main building ahead.

59



The Bradford on Avon Football Club pitches give a sense of openness and greenness to the setting to the Trowbridge Road and here seen from Culver Road, also from Southway Park as at Palairret Close (see photo 60 below).

60



61



Priory Close Green: View south across the green and rooftops at Priory Close to the wider landscape. Proposed Local Green Space.

62



Distant and characteristic views across the green and rooftops at Priory Close also include Salisbury Plain on the skyline.

63



Mosaics of gardens and orchards are intrinsic to the character of the Woolley Conservation Area and links to its wider rural setting, while also providing the setting to the surrounding historic terraces of cottages designated as 'Local Interest Buildings' in the Adopted Conservation Area Character Assessment for Woolley.

64



Traditional Orchard at Woolley Green.



Regents Place: Mosaic of gardens providing open and green setting to surrounding historic buildings designated as 'Local Interest Structures' in the Adopted Conservation Area Character Assessment.