



The Claverton Masterplan

Verified Views Appraisal



CONTENTS

INTRODUCTION	4
REALISING THE MASTERPLAN IN 3D	6
VIEW LOCATIONS	8
VIEW ANALYSIS	10
CONCLUSION	38

PREPARED ON BEHALF OF



BY



Unit 6
133-137 Newhall Street
Birmingham B3 1SF
T. 0121 237 1901

INTRODUCTION

The University has prepared a new Masterplan that establishes a vision for the enhancement and further development of the Claverton campus. It seeks to enable the delivery of the full range of development and infrastructure required to facilitate the University's sustainable development and ensure its continued success, and therefore, support its valuable socio-economic role within the City. The Masterplan has been prepared in collaboration with the Council, and will form part of the evidence base for the review of Core Strategy Policy B5 and PlaceMaking Plan (PMP) Policy SB19 in the preparation of the Local Plan Partial Update.

In order to deliver a robust and enduring Masterplan that optimises the capacity of the campus, and ultimately delivers the quality of environment that both the University and Council aspires to, its preparation has been informed by a comprehensive evidence base including an investigation of the capacity of the campus for further development.

Following an initial Visual Analysis and Masterplan Review (June 2019), the Council requested the preparation of verified views with a basic massing visualisation for a number of agreed viewpoints, using the methodology set out in the Landscape Institute Draft Technical Guidance Note (June 2018) on "Photography and Photomontage in Landscape and Visual Impact Assessment". By testing the position and scale of building blocks proposed as part of the Masterplan, when viewed from key locations within the site and surrounding area, the process has helped to establish appropriate building parameters and the development capacity of the campus to be tested. It will also inform the detailed design of future development projects in due course.

The initial visual analysis assessed an evolved version of the Masterplan that had been presented to the Council in October 2018, which responded to the findings and recommendations of the lighting, ecology and landscape/visual assessment work that had been undertaken to test the feasibility of the proposals in the interim period. Key changes included the reduction in the extent and height of the 2S redevelopment proposals and the repositioning and reconfiguration of the proposed PBSA to create a wider landscaped buffer along the eastern campus boundary (an additional 10m).

Prior to the preparation of the Verified Views Analysis (January 2020), the Masterplan was further refined in light of the findings of the initial visual analysis and the preparation of the Landscape and Ecological Management Plan (LEMP) to consider the potential benefit of repositioning the Multi-Storey Car Park (MSCP) that is proposed on the West Car Park further to the north and east to allow the provision of an additional landscaped buffer around its periphery. The heights of the academic blocks on the East Car Park were also reduced from 6 to 5 storeys. That 3D model is included in the distant verified views from the city (A, C, D, F & H). The close verified views from Bushy Norwood to the east (P & Q) include an updated 3D model of the 2021 Masterplan presented on the opposite page that include all of the above proposals and an extension of the proposed PBSA towards the proposed 3G pitch (the distant views are unaffected by that change).

It should be noted that the 3D model just shows simplistic blocks to represent the proposed building envelope (including building plant) and demonstrate the broad relationship with their surroundings. The verified visualisations do not, therefore, seek to illustrate what further mitigation would be provided by the proposed strategic planting that would be undertaken in the buffer around the MSCP on the West Car Park or along the eastern campus boundary. That is it effectively provides an assessment of the "worst case" visual impact without taking account of the further mitigation that could and should be provided through the detailed design process.

Indeed the architectural treatment and the use of materials will require careful consideration alongside the landscape treatment of the surrounding area when the detailed design of specific projects is progressed to ensure the delivery of a high quality development and campus environment. Further visual assessment work would be required at that time to assess the impact of the final scheme proposals and inform and support future planning applications.

LEGEND

- Masterplan Building Projects
- Under Construction
- Academic/Non Residential Buildings
- Residential Buildings
- Decked Car Park
- Green spaces
- Indicative New Strategic Landscaping
- Proposed 3G Sports Pitch
- Relocated Tennis Courts
- Training Pitch/Courts
- Existing Green Corridors
- Green Corridor to be supplemented with additional tree planting for bats/screening
- Green Corridors to be improved/enhanced to link open spaces and movement corridors
- Bath Skyline Walk
- Public Right of Way
- Key Internal Pedestrian Route
- Key Existing Pedestrian Link
- Key Existing Pedestrian Nodes
- Pedestrian Connections to be improved
- Existing or Proposed Pedestrian Nodes to be improved/enhanced
- Pedestrian Access Points
- Enhanced Arrival Plaza
- Focal Open Spaces
- Landmark Lake
- Vehicular Access to Campus
- Key Vehicular Route
- Bus layover and loop

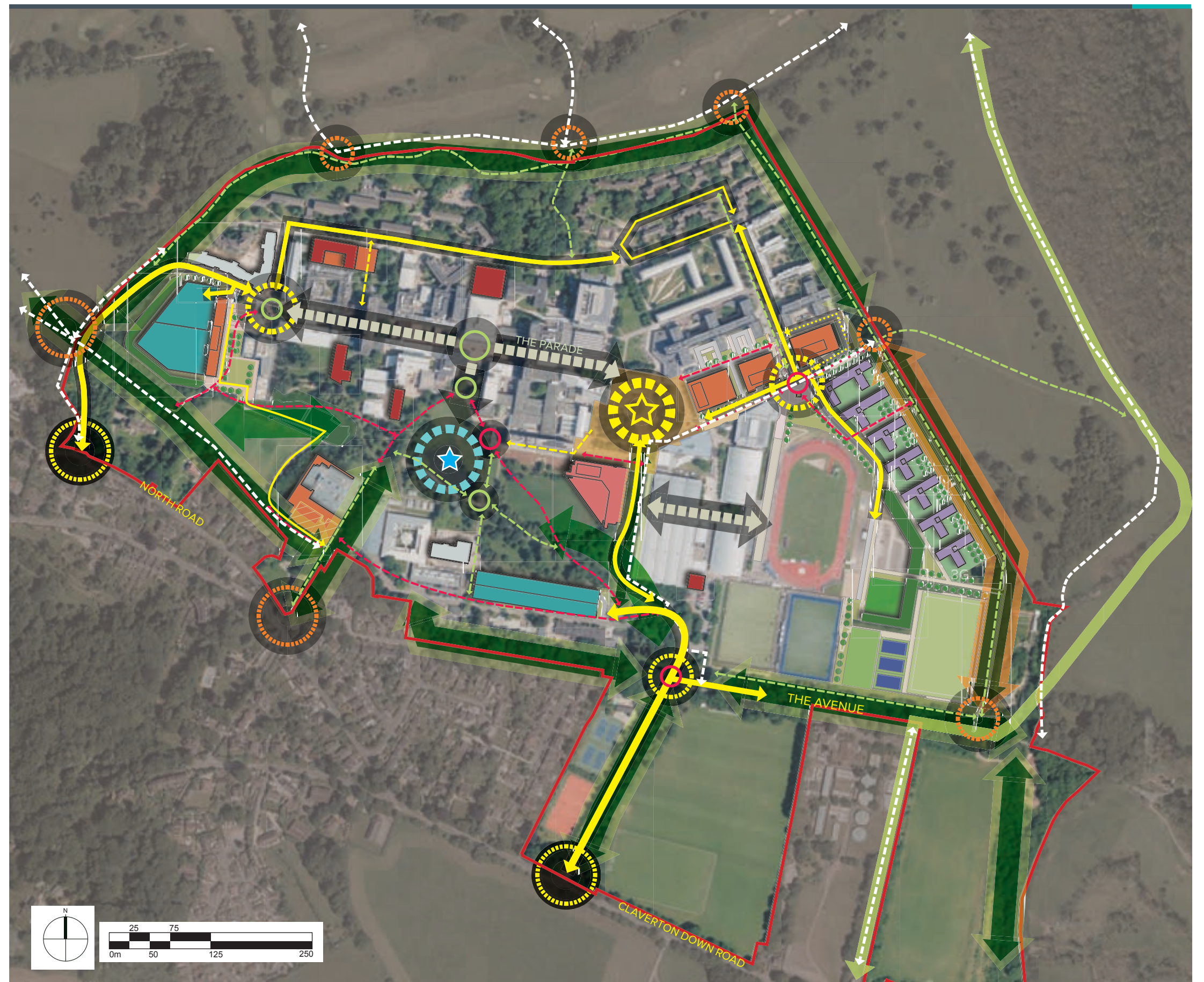


FIGURE 1: COMPOSITE MASTERPLAN

REALISING THE MASTERPLAN IN 3D

To help understand the 3-dimensional implications of the Emerging Masterplan, a basic massing model for each of the proposed building footprints was constructed. For each development type, a number of parameters were applied, informed by recent examples elsewhere on the campus, to establish a robust 'worst case' for the assessment. These are set out in the diagrams below.

The **Academic** model was based on analysis of the recent School of Management (S.O.M) development. It has an extended ground floor height of 4.435m with upper storeys at a height of 3.8m. So that potential roof-top plant is taken into account in the model, an indicative 3.0m high projecting section has been included above the roof.

The **PBSA** model was based on analysis of the Quads. Storey heights are 3.2m and included some flexibility for rooftop plant that was integrated into the Quads design. However, an additional 3.0m high projecting section has been included on the roof of each proposed building mass to take into account

the potential additional massing that may be required for plant, placed notionally above where service cores may be located within the PBSA buildings.

The **Parking Deck** model was based on information from a highway consultant and assumes a storey height of 3.0m. It includes a roof structure above the uppermost deck, which is required to contain light spill.

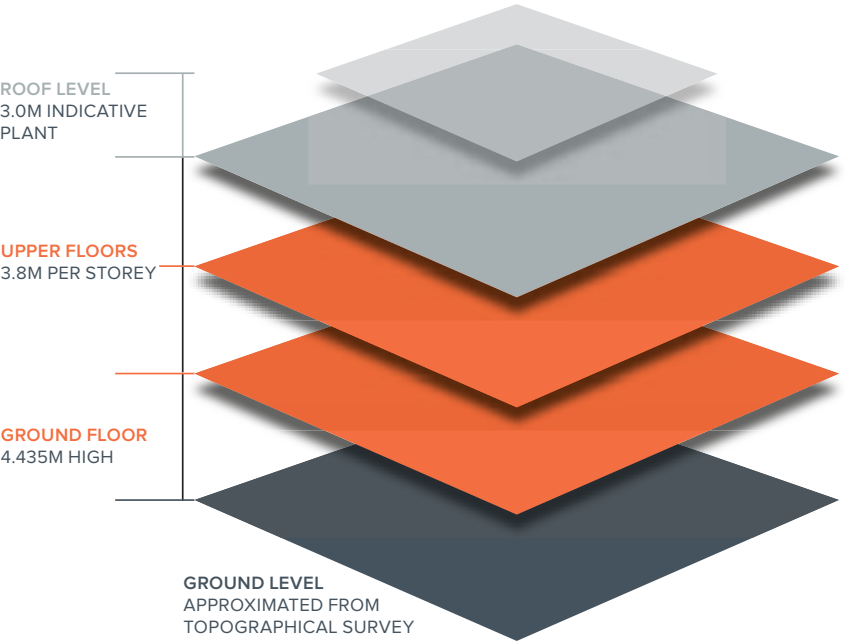
For the **'Masterplan Building Projects'** identified on the emerging masterplan, all were assumed to be Academic and the model was applied accordingly. Storey heights were informed by feasibility studies previously commissioned by the University.

Approximate base heights for each of the buildings were extrapolated from the topographical survey for the campus, taken at a midpoint within the overall footprint for each site. The basic footprints were projected up based on the relevant land-use model and the storey heights proposed within the

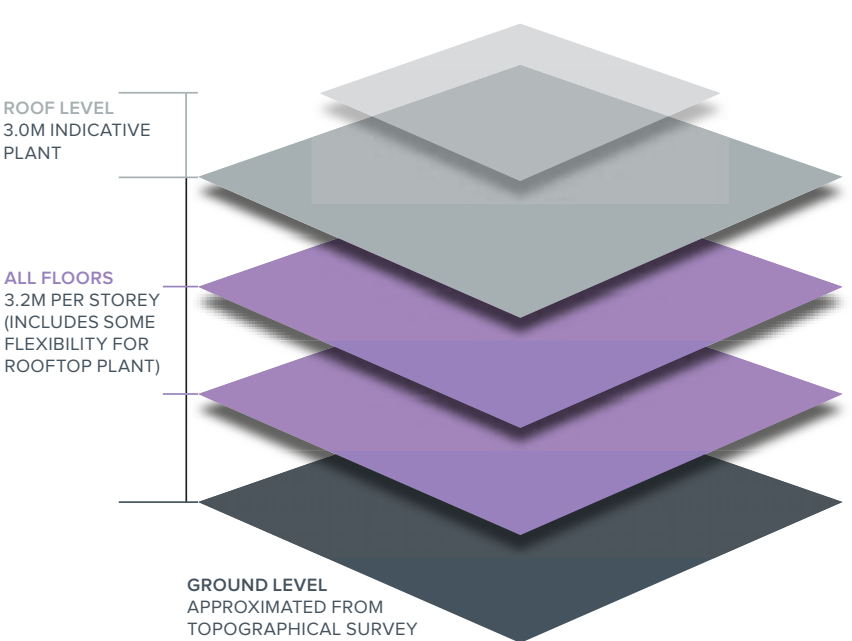
emerging masterplan (refer to **Figure 2**). A simple model of the SOM development was also inserted, based on the measurements included within the project application drawings.

This model was inserted into the selected verified views using surveyed reference points to ensure a high level of accuracy. These are set out on the following pages. The existing view (without the proposals) is shown alongside views with the proposed massing overlaid, so that a comparison can be made and the potential visual impact can be understood. However, It should be noted that at this stage of the masterplan preparation, these visualisations only illustrate the broad parameters for each of the building envelopes so that the massing principles can be agreed. Further detailed design evolution will be required as each building project comes forward. Architectural treatment, the choice of materials and landscape design will all provide opportunities for further mitigation of the potential visual impact of each development element within the Masterplan.

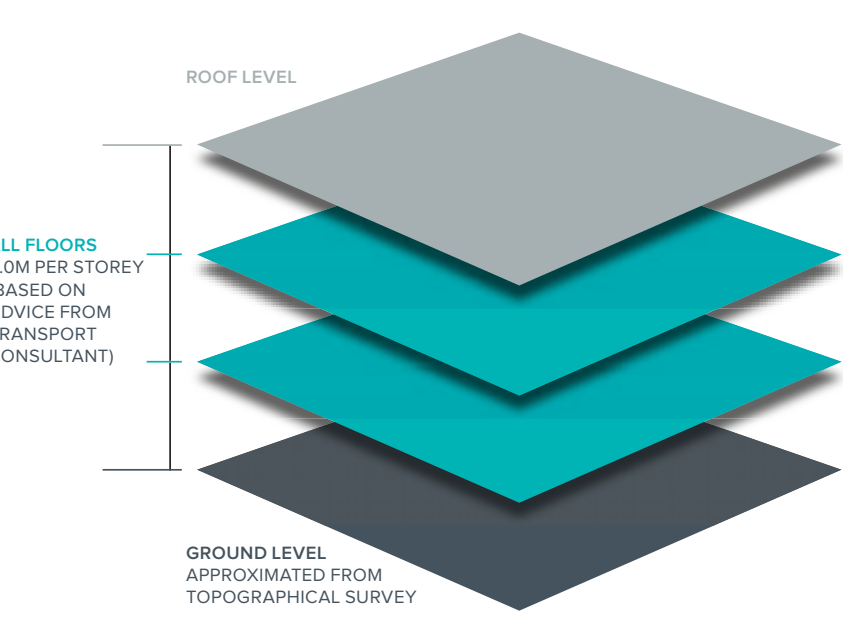
ACADEMIC (BASED ON S.O.M)



PBSA (BASED ON QUADS)



PARKING DECKS



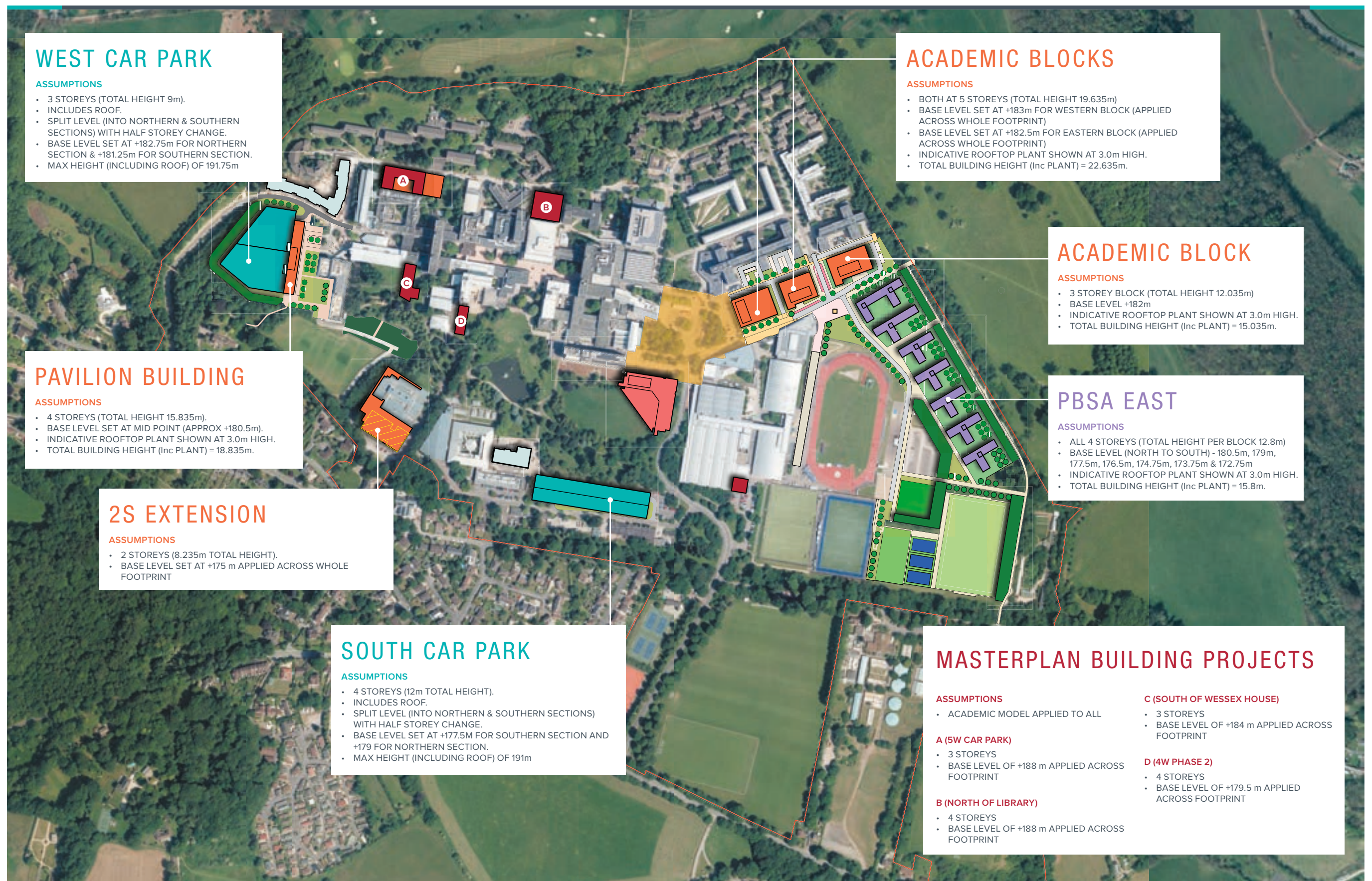


FIGURE 2: MASSING ASSUMPTIONS (BASED ON DEVELOPMENT FRAMEWORK APRIL 2021)



VIEW LOCATIONS

A Zone of Theoretical Visibility (ZTV) has been prepared to try and understand the areas from which proposed development on the site (as part of the masterplan) is likely to be seen. Based on an OS Landform Panorama Digital Terrain Model, ‘light sources’ were identified to represent the proposed built form, placed at appropriate heights in key locations around the site (see [Figure 3](#)). Areas shown in a light tone on the ZTV are locations where the light sources (representing future development) will be theoretically visible.

Using the ZTV, and making reference to Landscape and Visual Assessments that had already been undertaken for recent building projects at the University, a number of key viewpoints were identified. These are indicated on [Figure 3](#).




Following discussions with officers at Bath and North East Somerset Council (BANES) a number of verified visualisations have been prepared for an agreed selection of the viewpoints. The locations of these key views are shown on [Figure 3](#) and the visualisations are set out on the following pages.

LEGEND

-  Site Boundary
-  Light source representative of building height
1. 6 storeys

2. 4 storeys

3. 6 Storeys

4. 5 Storeys
-  Distant Viewpoint Location (for Verified View)
-  Distant Viewpoint Location (Not Included for Verified View)
-  Close Viewpoint Location (for Verified View)

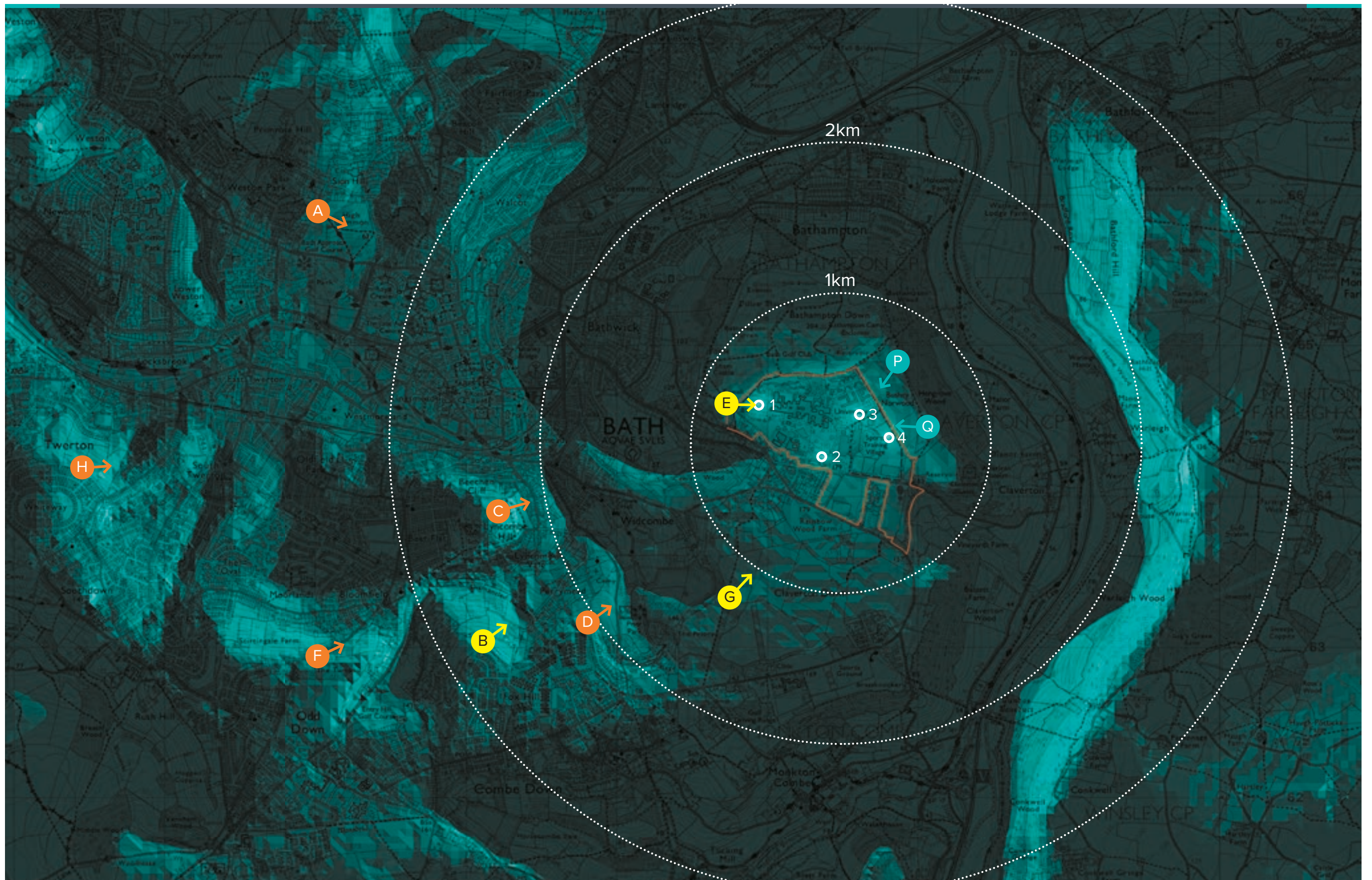


FIGURE 3: DISTANT VIEWPOINTS

VIEW ANALYSIS - DISTANT (A)



National Grid Reference:
374064.940, 165893.594

Camera:
SLR Canon EOS 5D MKII

Lens:
Fixed 50mm

Height of Camera Lens:
97.84 AOD

Horizontal Field of View:
40 °

Date:
29.08.19

Time:
13.59



FROM EDGE OF GOLF COURSE ON COTSWOLDS WAY



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image

EXISTING

FROM EDGE OF GOLF COURSE ON COTSWOLDS WAY



WITH MASSING (OVERLAY)

FROM EDGE OF GOLF COURSE ON COTSWOLDS WAY



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image

WITH MASSING

VIEW ANALYSIS - DISTANT (C)



National Grid Reference:
375200.710, 163903.110

Camera:
SLR Canon EOS 5D MKII

Lens:
Fixed 50mm

Height of Camera Lens:
120.65 AOD

Horizontal Field of View:
40 °

Date:
29.08.19

Time:
12.39



FROM ALEXANDRA PARK



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image

EXISTING

FROM ALEXANDRA PARK



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image

WITH MASSING (OVERLAY)

FROM ALEXANDRA PARK



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image

WITH MASSING

VIEW ANALYSIS - DISTANT (D)



National Grid Reference:
375850.203, 163206.984

Camera:
SLR Canon EOS 5D MKII

Lens:
Fixed 50mm

Height of Camera Lens:
136.01 AOD

Horizontal Field of View:
40 °

Date:
29.08.19

Time:
11.57



FROM PUBLIC RIGHT OF WAY NEAR POPE WALK



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image

EXISTING

FROM PUBLIC RIGHT OF WAY NEAR POPE WALK



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image

WITH MASSING (OVERLAY)

FROM PUBLIC RIGHT OF WAY NEAR POPE WALK



WITH MASSING

VIEW ANALYSIS - DISTANT (F)



National Grid Reference:
374022.831, 162951.473

Camera:
SLR Canon EOS 5D MKII

Lens:
Fixed 50mm

Height of Camera Lens:
140.32 AOD

Horizontal Field of View:
40 °

Date:
29.08.19

Time:
12.55



FROM BLOOMFIELD ROAD



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image

EXISTING

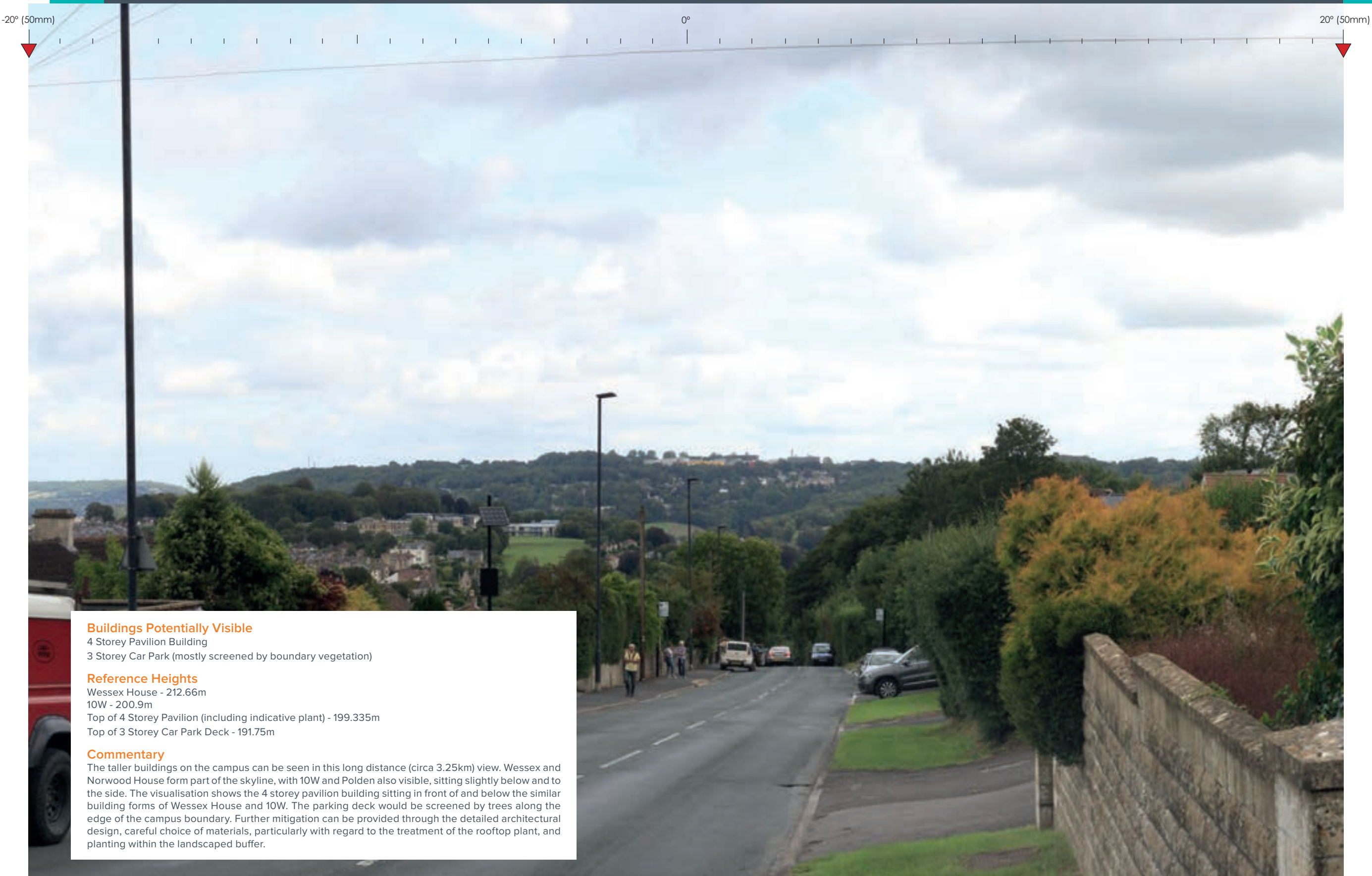
FROM BLOOMFIELD ROAD



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image

WITH MASSING (OVERLAY)

FROM BLOOMFIELD ROAD



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image

WITH MASSING

VIEW ANALYSIS - DISTANT (H)



National Grid Reference:
372513.302, 164152.370

Camera:
SLR Canon EOS 5D MKII

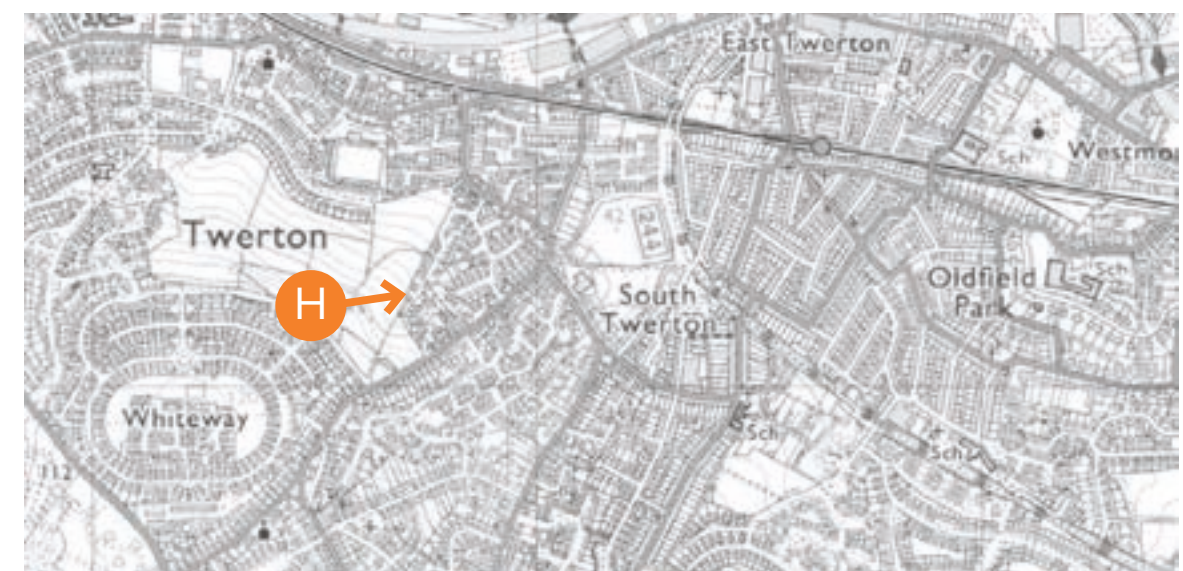
Lens:
Fixed 50mm

Height of Camera Lens:
96.34 AOD

Horizontal Field of View:
40 °

Date:
29.08.19

Time:
13.16



FROM KELSTON VIEW, TWERTON



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image

EXISTING

FROM KELSTON VIEW, TWERTON

Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image



WITH MASSING (OVERLAY)

FROM KELSTON VIEW, TWERTON

-20° (50mm) 0° 20° (50mm)



Viewing Distance at **50cm** - This is the distance from eye to paper to gain a true representation of the image

Buildings Potentially Visible

4 Storey Pavilion Building
3 Storey Car Park (screened by boundary vegetation)

Reference Heights

Wessex House - 212.66m
10W - 200.9m
Top of 4 Storey Pavilion (including indicative plant) - 199.335m
Top of 3 Storey Car Park Deck - 191.75m

Commentary

The campus buildings are a small component of a wide panoramic view seen from a distance of circa 4.5km. The tops of taller buildings, including Wessex House and Polden, are visible above surrounding vegetation. The visualisation shows the 4 storey pavilion building sitting below Wessex House and alongside 10W and Polden. While the top of the pavilion building, notably the plant, would be visible amongst the existing cluster of buildings, the parking deck would be screened by trees along the western boundary of the campus. Further mitigation can be provided through the detailed architectural design, careful choice of materials, particularly with regard to the treatment of the rooftop plant, and planting within the landscaped buffer.

WITH MASSING

VIEW ANALYSIS - CLOSE (P)



National Grid Reference:
377829.332, 164921.209

Camera:
SLR Canon EOS 5D MKII

Lens:
Fixed 50mm

Height of Camera Lens:
187.57 AOD

Horizontal Field of View:
66 °

Date:
29.08.19

Time:
08.45



FROM BUSHEY NORWOOD



Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image

EXISTING

FROM BUSHEY NORWOOD

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image



WITH MASSING (OVERLAY)

FROM BUSHEY NORWOOD



Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image

Buildings Likely to be Visible

- 4 Storey PBSA
- 5 Storey Academic

Reference Heights

- Parapet of Chancellors' Building - 208.32m
- Top of 5 Storey Academic (including indicative plant) - 205.635m

Commentary

In the existing view from the Skyline Walk in Bushey Norwood, the very tops of buildings within the campus are visible above the perimeter vegetation and there are also filtered views of the car park in the winter. However, this is barely discernible (if at all) in the summer months. The proposed 4 storey residential blocks will be seen in the context of existing University buildings and will

mainly be screened from view by trees on the perimeter boundary. There would, therefore, be very little change in the character of the view. Further mitigation can be provided through the detailed architectural design and careful choice of materials (particularly with regard to the treatment of the rooftop plant) and through supplementary landscape screening along the campus boundary.

WITH MASSING

VIEW ANALYSIS - CLOSE (Q)



National Grid Reference:
378049.987, 164487.523

Camera:
SLR Canon EOS 5D MKII

Lens:
Fixed 50mm

Height of Camera Lens:
173.68 AOD

Horizontal Field of View:
66 °

Date:
29.08.19

Time:
09.13



FROM BUSHEY NORWOOD



Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image

EXISTING

FROM BUSHEY NORWOOD

Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image



WITH MASSING (OVERLAY)

FROM BUSHEY NORWOOD



Viewing Distance at **30cm** - This is the distance from eye to paper to gain a true representation of the image

Buildings Likely to be Visible

4 Storey PBSA
5 Storey Academic

Reference Heights

Parapet of Chancellors' Building - 208.32m
Top of 5 Storey Academic (including indicative plant) - 205.635m

Commentary

In the existing view from the Skyline Walk in Bushey Norwood, the very tops of buildings within the campus can occasionally be glimpsed above the perimeter tree planting and there are also filtered views of the car park in the winter. However, this is barely discernible (if at all) in the summer months. There may be similarly glimpsed views of the proposed 4 storey residential blocks, and potentially the top of the 5 storey academic buildings (notably

the building plant), which will be seen in the context of existing development on the University campus. There would, therefore, be very little change in the character of the view. Further mitigation can be provided through the detailed architectural design and careful choice of materials (particularly with regard to the treatment of the rooftop plant) and through supplementary landscape screening along the campus boundary.

WITH MASSING

CONCLUSIONS

The appraisal of the verified views has come to similar conclusions as those presented in the Visual Analysis and Masterplan Review (June 2019) and Verified Views Analysis (January 2020).

The most visually sensitive parts of the campus masterplan relate to the handling of the proposed MSCP and pavilion building at the western end of the campus, and the potential impact on longer distance views from selected locations within the city, and to the massing of the proposed PBSA along the eastern edge of the campus close to / within the AONB.

The appraisal has confirmed that due to the arrangement and scale of the built elements proposed within the Masterplan, those elements would be largely contained by the existing landscape framework.

Where built elements would be visible in views from the City, they would not break the skyline and generally sit in front and below the existing built form. The character of those views would not, therefore, be harmed. However, careful consideration of the built form (notably the plant), architectural treatment, choice of materials, and landscaping in the proposed buffer would provide further mitigation.

Similarly, the detailed design process and proposed planting in the landscape buffer would also ensure that the views from Bushey Norwood would not be materially harmed by the proposed PBSA in the eastern part of the campus.

However, the appraisal has highlighted the following parameters that should be embedded within the emerging Masterplan:

- The pavilion building adjacent to the west car park should be limited to 4 storeys so that it sits below and alongside existing buildings on the skyline (such as 10W) in the distant views from the west.
- The design of the pavilion building would need to be carefully considered, particularly in respect of the treatment of the upper floors and any rooftop plant, as it would be seen within a number of views from the west, albeit seen in the context of the surrounding existing campus buildings on the skyline.
- The PBSA buildings along the eastern edge should be limited to 4 storeys so that their massing is contained by the existing perimeter tree belt when viewed from the east. Further planting is also required to bolster the landscaping along the campus boundary and reduce the impact on filtered winter views.

This planting will also help to provide ecological buffering for the nearby bat corridors.

- The academic blocks proposed on the East car park should be limited to 5 storeys and 3 storeys in the eastern most block. The detailed design needs to carefully consider the final form of the buildings within the envelope established by the Masterplan model, and the building plant will also need to be sensitively designed.
- The footprint of the proposed redevelopment of 2S should not extend closer to the boundary than the existing building. A 2/3 storey development would generally be acceptable, but the height of the new building should be limited to a single storey close to the neighbouring property.
- At the size proposed, both parking decks (to the west and south) would generally be screened from view by the existing perimeter vegetation. The detailed design, particularly in respect of levels and elevational treatments, should seek to soften the necessary massing of these structures. This may include the consideration of green wall or roof elements.

The implications of these changes for the indicative site capacity would be as follows:

2021 MASTERPLAN

ACADEMIC/NON RESIDENTIAL

Location	m ² /floor	Suggested Storey Height	Approximate Area (m ²)
A			3,460 to 7,125
B			3,025
C			2,370
D			2,960
E			-
F			15,600
G	1,320	4	5,280
H	2,970	2	5940 (3940*)
I	1,990	5	9,950
J	1,535	5	7,675
K	1,865	3	5,595

* Adjusted to take into account loss of 2,000 m2 from removal of existing building.

PBSA

Location	Beds/floor*	Suggested Storey Height (average)	Total Beds
L1	38	4	152
L2	30	4	176
L3/4/5/6/7	25 (x5)	4	100 (x5)
Total			828**

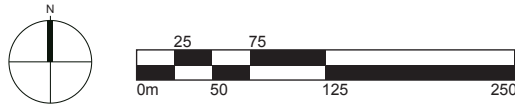
* Beds per floor calculated as approximate area (m²) x 0.9 (to get approximate internal area) and then divided by an approximate bedroom size of 27.5 m² (based on room size in Quads).

** Application of Quads format indicates a higher number may be possible (around 872 rooms).

FIGURE 5:
DEVELOPMENT FRAMEWORK
(APRIL 2021)

LEGEND

- Masterplan Building Projects
 - A 5W Car Park
 - B Site North of Library
 - C Site South of Wessex House
 - D 4West Phase 2
 - E Climbing Centre
- Under Construction
 - F School of Management
- Academic/Non Residential Buildings
- Residential Buildings
- Decked Car Park
- Existing Building Footprint (for reference)
- Green spaces
- Indicative New Strategic Landscaping
- Enhanced Arrival Plaza
- Indicative Bus Layover
- AP Artificial Pitch
- Relocated Tennis Courts
- Training Pitch/Courts





UNIVERSITY OF
BATH

DEFINE