



**PORTISHEAD NEIGHBOURHOOD
DEVELOPMENT PLAN**

LOCAL KEY VIEWS REPORT

SUBMISSION VERSION 2022

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Introduction

The landscape setting of Portishead provides the town with beautiful and varied views. Through the Neighbourhood Plan, identified 'Key Views' can be recorded and given extra significance and protection through a planning policy.

Portishead was initially located on the lower slopes of a hillside, at the eastern end of the Gordano Valley. The hill is a long ridge, running parallel to the Severn Estuary. The town has developed by spreading up and across the ridge. To a lesser extent, development has also spread into the valley floor. As a consequence of the town's topography and development across the ridge, there are four principal types of view:

1. From the town to the estuary and along the coastline
2. From the town to the Gordano Valley
3. Within the town
4. From the Gordano Valley towards Portishead

This variety of views provides Portishead with visual connections to the coast and estuary as well as the woodland and moorland of the Gordano Valley and contributes significantly to the unique character of the town.

This report sets out the evidence for a number of identified key local views that satisfy at least some of the following criteria:

- Visible from a publicly accessible location (including public rights of way or public highways)
- Selected for a specific reason i.e. overreaching far view, view to an historical or public interest building/monument
- A high quality and distinctive 'visual amenity'
- An historic link to an important event or person
- A specific mention in literature i.e. 'Ruskin's view over Lunedale'
- Where facilities exist for their enjoyment i.e. parking places and interpretive boards are included.

For clarity, a view is defined as what can be seen from a particular place. Visual amenity is the overall pleasantness of a view, its setting and value to the community.

Methodology

As part of the Character assessment work, landscape character and extensive views were identified as key elements of the character of the Parish and of each settlement.

Suggestions for key local views were also made as part of the wider consultation for the Neighbourhood Plan. Using the character work and community suggestions as a basis, members of the Environment working group photographed potential key local views, Members of the Neighbourhood Plan Steering Group photographed potential key local views bearing in mind the criteria set out above, before a final set was identified as suitable for inclusion in this report. Photographs were taken to replicate what the naked eye can see (no zoomed images have been used in this report, unless otherwise stated) and the camera was held at around head height.

Report Structure

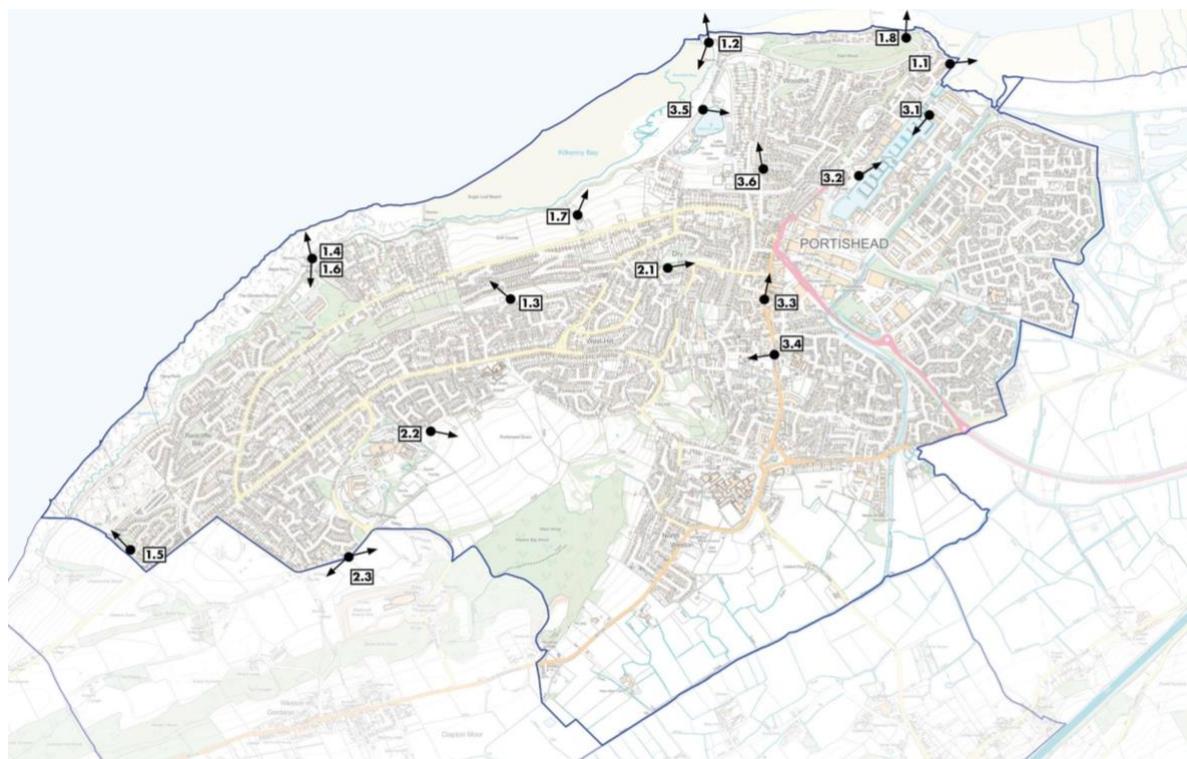
The structure of this report is as follows; first the locations of the key views are identified on Map 1 then the following sections are arranged based on the four identified key view types. Each section sets out the key views within that specific type.

The views are presented with:

1. Map ID number
2. Grid Reference number
3. Photograph(s) of the view
4. A Short description of the view and why it is special

In the final section of this report, views from outside the plan area are included for contextual information only. These views cannot be included as valued local views in the Neighbourhood Plan as they are outside the plan area.

Map of Views within the Portishead Neighbourhood Area



Key View Type 1: From the town to the estuary and along the coastline

There is something beautiful about looking at water. There are many glimpses of the estuary from the hillside, as well as a number of places at a range of elevations where it is possible to gain a panoramic view of the Severn Estuary and across to Gwent, Monmouthshire and Glamorgan. There are also some key landmarks along the shorefront which add to the view, including two lighthouses, the new high-rise development of the marina and the open spaces of the Lakegrounds, Kilkenny Fields and the salt marshes to the mouth of the Avon and docks at Royal Portbury and Avonmouth.

Key View: 1.1 Marina to Avonmouth

This view looking north east from Portishead Marina, looks out across the Severn Estuary including Avonmouth, The Severn Bridge and a glimpse of southern Wales. The view contributes to the strong nautical character of the Marina and consists primarily of coastline and ocean/estuary.

Map reference: 1.1

Grid reference: ST 47521 77332



Key View: 1.2 Battery Point panoramic

Battery point is a rocky outcrop at the north eastern end of Woodhill Bay. This provides a near 360 degree panoramic view of the estuary in addition to views along the coastline and back into Portishead including the Lake Grounds and on towards Kilkenny Bay.

Across the channel there are views to Wales and of the Severn Bridge. It is often

possible to see large ships heading up the Bristol channel from here. The view consists of coastline, estuary, and Battery Point Lighthouse.

Map reference: 1.2

Grid reference: ST 46424 77567



Key View: 1.3 Blackdown Road to estuary

View across the estuary from green space on Blackdown road. The view provides the greenspace and bordering houses with panoramic views across the estuary of the River Severn to Wales. Due to the topography of the area the view looks over the roofs of the development below.

View includes green space roofs of development below and seas views across to the Welsh coastline.

Map Reference: 1.3

Grid reference: ST 45488 76296



Key View: 1.4 Black Nore to Wales

This view is from Black Nore Lighthouse across the Severn estuary. Facing further to the north west than the majority of Portishead’s coast, the panoramic views include large stretches of Gwent and Glamorgan, as well as the coastline in the direction of Clevedon and beyond.

Map Reference: 1.4

Grid reference: ST 44517 76498



Key View: 1.5 Charlcombe Rise to estuary

Portishead has many glimpses of the estuary. This pathway alongside the Charlcombe Rise estate, is the western boundary of Portishead, as well as the edge of the Green Belt. The trees create a beautiful rural feel.

Map Reference: 1.5

Grid reference: ST436750



Key View 1.6 Black Nore to National Nautical School

As well as views out across the water, some of Portishead’s most important views are inland from the coast. Now Fedden Village, this image shows the National Nautical School, built in 1906 to provide a refuge for boys in poverty. Prior to the building of this site, the school was housed in HMS Formidable, an ex-naval wooden warship which was moored alongside the entrance to the dock from 1870.

Map Reference: 1.6

Grid reference: ST445764

Key View 1.7 Windmill to Severn Bridges

Many of Portishead's coastal views are panoramic. This view, from the small parking area above The Windmill, shows part of the wide open space on the estuary facing lower slopes of the hillside between the Lakegrounds and Redcliffe Bay. The wide, undeveloped areas of grass can be seen from much of the northern part of the town.

This section shows Battery Point with its lighthouse and the Open Air Lido, and the two Severn Bridges in the background.



Map Reference: 1.7

Grid reference: ST458767



Key View 1.8 Woodland Road to estuary from viewpoint

This glimpse of the estuary and Welsh coast, illustrates the advantageous location of the probable Iron Age hillfort on the ridge behind the viewpoint. From this place it is possible to see in both directions along the River Severn and towards the point where the River Avon joins the Severn.

Map Reference: 1.8

Grid reference: ST473775

Key View Type 2: From the town to the Gordano Valley

The Gordano Valley remains green and, away from the Portishead fringe, largely undeveloped. There are many areas on the southern side of the town which look across the Valley. From Dry Hill it is also possible to look North East towards Shirehampton, with views of the Avonmouth Bridge and hillside around Kings Weston. From Valley Road, it is possible to look across Tickenham Ridge as far as Crook Peak, near Loxton, approximately 16 miles to the south.



Key View 2.1 Avon Way (Dry Hill) to Gordano Valley

This view from Avon Way shows the flat valley floor of the eastern end of the Gordano Valley, stretching across the River Avon to Shirehampton and into South Gloucestershire. As Avon Way winds down the hillside, closely contouring above the nearby stream, the direction of views changes from the estuary to the valley and then to the lower ground of Portishead's expanding retail area. The open grass area between the stream and the road adds to the open feel of the space.



Map Reference: 2.1

Grid reference: ST462764

*Two photographs have been taken for this view (shown left) as it was difficult to capture the view as seen with the naked eye accurately using a camera. The first photo shows the view taken with a wide angle lens with no cropping or zoom. The second photograph has been cropped and zoomed to emphasise the view that is intended to be captured and is more representative of what is seen with the naked eye.



Key View 2.2 Merlin Park towards Shirehampton

Located above the well-used public open space below Merlin Park, this seat looks across the rural views of Weston Big Wood and the Gordano Valley, towards Tickenham Ridge. Apart from the farm buildings just visible in the image, almost no buildings are visible to the east, or south, for several miles. Glimpses of the area beyond are visible, including Crook's Peak almost twenty miles away.

Map Reference: 2.2

Grid reference: ST451756

Key View 2.3 Valley Road panoramic, including Crook Peak



From the Valley Road area, the views are across the Gordano Valley towards its western end, known as Swiss Valley, where Tickenham Ridge ends. Between Portishead and Clevedon, this area is largely undeveloped farmland, with large areas of open downland and stretches of woodland. There are also several quarries, with some development that is mostly contained completely within the quarry and providing little noise or light pollution to the surrounding area.

Map Reference: 2.3

Grid reference: ST447750

Key View Type 3: Within the town

Portishead has several landmark buildings which are visible from various locations within the town. The historic National Nautical School building (now Fedden village) is topped with a tower that has been visible along Nore Road in the Winter for over a hundred years. The church tower is a defining landmark within the town that is visible from the valley floor and the hillside. The transformation of the industrial dock to a modern marina has seen the rise of many varied high-rise buildings. The combination of water, yachts and some iconic buildings has created a very popular, photogenic area of town.

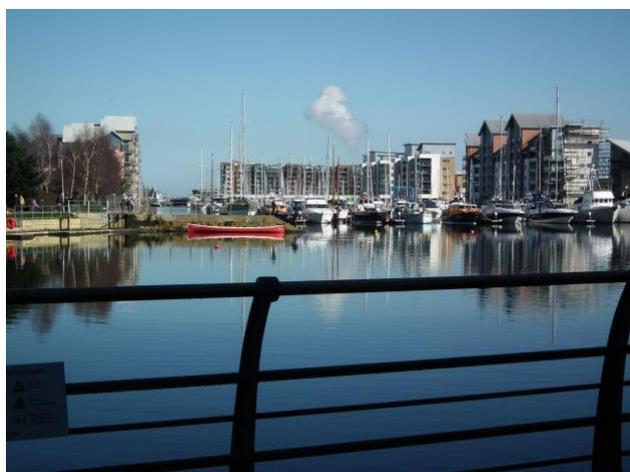
Key View 3.1 Marina towards Mirage building



The Marina affords many beautiful views, with its combination of water, yachts and modern buildings. This view shows the Mirage Building, located at the south western end of the lock, which is visible across the town.

Map Reference: 3.1

Grid reference: ST474771



Key View 3.2 Marina towards lock

This view from the foot of the Mirage Building shows Parish Wharf, the one part of the dock which was left without dock walls to allow parishioners to continue to moor their boats in the protected pill. On the far side of the Marina are the apartment blocks and retail spaces that surround the lock entrance.

Map Reference: 3.2

Grid reference: ST471768



Key View 3.3 Portishead High Street

Between the redbrick Post Office building to the Old Mill, the High Street features mostly original Victorian buildings with a similar style and modern lower shop fronts. As the town has expanded, the physical area of the retail section of the High Street has remained similar, with some infilling in the spaces between and behind the original buildings.

Map Reference: 3.3

Grid reference: ST467763



Key View 3.4 Towards St Peter's Church from High Street / Church Road North

St Peter's Church, located within a conservation area, is surrounded by trees and some of Portishead's oldest dwellings. The area has low rise houses, and its hillside location means that the church's tower is visible from many of the surrounding streets.

The views of the church are enhanced by the stone walls, hedges and mature trees in the area.

Map Reference: 3.4

Grid reference: ST467760

Key View 3.5 Lake grounds to Adelaide Terrace, Woodhill Road

The lake grounds is situated on low lying estuarial ground with the high ground of Woodhill serving as a backcloth. The view to Woodhill is characterised by the repetition, rhythm and uniformity of Adelaide terrace, a Victorian terrace, which can be glimpsed through gaps in the treeline alongside the flat and pleasant foreground of the Lakegrounds.

Map Reference: 3.5

Grid reference: ST464772



Key View 3.6 Adelaide Terrace from Woodhill Road

Seen from the road below the terraces, the buildings of Woodhill Road are lower, with the attic level and basement floors less visible from this angle than from the foot of the hillside. The houses on both sides of the road are varied in detail, but of a very similar style, creating a conservation zone of Victorian grandeur.

Map Reference: 3.6

Grid reference: ST466769

Key View Type 4: From the Gordano Valley towards Portishead – OUTSIDE THE PLAN AREA

Whilst the majority of this area is outside of the Neighbourhood Plan boundary, there are some significant green areas, particularly around Weston Big Wood, that are potentially under pressure of development which would significantly alter the character of the valley. Residential areas of Portishead run along much of the length of the ridge, but are largely not visible from the valley floor. Even small additional development outside of the current housing boundary would significantly impact on the rural nature of the valley. Views from outside the boundary of the NP have therefore been included for illustrative purposes only as it is recognised that the NP can only apply to areas within the Plan Area Boundary.

Towards Portishead from Caswell Lane

The images below are a series of shots taken along Caswell Lane towards the town – these show the edge of the settlement boundary at North Weston to the top left of the photograph, with the undeveloped valley floor in the foreground and evidence of the wide open areas of hillside that remain between North Weston and St Mary’s Road.

