

BRISTOL CITY COUNCIL

FINANCE & PROPERTY JOINT SUB-COMMITTEE

8 FEBRUARY 2000

INFORMATION REPORT - LAND & PROPERTY ISSUES

(Report of the Director of Corporate Resources)

(Citywide)

Purpose of report

To provide the sub-committee with information about the following land and property issues:-

- A. **The Exchange & St. Nicholas Market - longer term regeneration**
- B. **Capital Challenge - annual report**
- C. **Fair Funding**

A. THE EXCHANGE & ST. NICHOLAS MARKET - LONGER TERM REGENERATION**Background**

1. The Exchange and St Nicholas Market (including the former Fish Market) are located between Corn Street and St Nicholas Street in the heart of the old city. This item is intended to update members on the feasibility work undertaken at the Exchange.
2. Members have considered several reports in recent years concerning the future of these properties including proposals for longer term refurbishment.

Current situation

3. i] Accommodation - The Corporate Resources Directorate have completed relocation to 'B' Bond at Smeaton Road. During the next 2-3 years the Exchange will be occupied by Internal Audit together with Electoral Registration.

ii] a] Historic Analysis

Dr Roger Leach has been appointed to undertake an historic survey of the Exchange together with the preparation of an audit. This research is crucial in the preparation of longer term strategies for the refurbishment of the Exchange and is important in the compilation of a conservation plan which will form a part of any strategy to secure listed building and planning approvals.

A synopsis of Dr. Leach's survey report is attached as Appendix 1 to this report for members' information.

b] St Nicholas Market

The next stage is to complete an historical and architectural survey of the market and its environs. This work will take approximately 6 months and is about to be commissioned.

- iii] Former Fish Market, St Nicholas Street - This property has been marketed and Inventive Leisure Ltd have been selected to carry out refurbishment. Legal documentation is under negotiation. The company will shortly submit applications for planning and listed building consent and a liquor licence. Refurbishment will be carried out under the terms of a building agreement followed on completion of work by the grant of a **35** year lease.

Summary

5. The Exchange will continue to remain occupied over the coming 2-3 years. During the next year it is intended to complete the historic analysis of the Exchange and St Nicholas Market leading to the preparation of a conservation plan for promoting longer term refurbishment.
6. The likely programme will involve the preparation of feasibility studies, including work on a conservation plan, if required, during the next year. In the following year a marketing strategy would be worked up, involving detailed consultation with all interested parties. Marketing could follow on from this.

B. CAPITAL CHALLENGE - ANNUAL REPORT

Background

1. In 1996 Bristol City Council successfully bid for four projects under the government's Capital Challenge scheme. The projects and the budgets are shown below: -

Project	S.C.A.	Local Authority	Private Sector	Total
Monks Park Improvements	1,925,000	770,000		269,500
1 -Stop-Shop, Greystoke Ave	850,000	50'000		900'000
1 -Stop-Shop, Ridingleaze	975,000	25,000		1,000,000
Broadmead Improvements	1'700,000	25,000	1.150,000	3,450,000
	5,450,000	1,095,000	1,150,000	8,045,000

Funding was agreed over three years with completion in March 2000.

Progress on projects

2. Monks Park Improvements

The overall scheme has comprised a total of ten individual projects including a new sports hall, all-weather pitch, security measures' remodelling' environmental improvements' and a community park.

The overall scheme is substantially complete with the school delighted with the new facilities.

3. One-Stop-Shop. Grevstoke Avenue

The project has provided a substantial extension to the existing office in Greystoke Avenue, including remodelling areas of the existing accommodation. Some 40 social services staff have been relocated to these new offices.

The project will be completed in March 2000.

4. One-Stop-Shoe. Ridinaleaze

The project comprises the construction of a new extension to the original Social Services off ices, together with substantial remodelling of the existing accommodation. In addition, substantial improvements have been made to the existing public open space to create a new park facility. The building was completed in September 1999 and the park in March 1999.

5. Broadmead Improvements

The original scheme sought to enhance the existing streets and public spaces in Broadmead to a quality appropriate to a modern regional shopping centre. The matched funding was to be derived from the income from ten kiosk sites in Broadmead.

These kiosks have still to be constructed and in order to secure the capital challenge funding a revised scheme was produced showing a five-year plan of work for Broadmead, including an increase in the local authority contribution over a longer period and a substantial increase in the number of projects. This was accepted by the Government Office for the South West. It is still anticipated that income from kiosks will be achieved in future years.

6. Capital Challenge has proved to be a successful initiative for the authority. There has been close working with the Government Office for the South West who have proved to be sympathetic in their approach to changes to projects and revisions to cash flows.

c. FAIR FUNDING

1. Under the "Fair Funding" legislation introduced in 1998, revenue budgets were delegated to individual schools allowing a greater control by Governors and Headteachers. Recurrent repairs and maintenance (day to day, funded from revenue) is to be delegated under the terms of the legislation.
2. The legislation is prescriptive in terms of the split of responsibility between revenue funded work (recurrent, day to day and service contracts) which is delegated to schools and capital funded work (strategic programmed) which is retained by Bristol City Council.
3. Corporate Resources have prepared a scheme which will allow all schools, if they so choose, to pay their delegated R & M allocation back into a central fund, managed and expended by a board consisting of representatives of the schools, the Education directorate and Property Division professional staff.
4. The scheme guarantees all schools compliance with the city council's repair and maintenance policy, i.e. they will be kept:
 - i) open and trading (for business)
 - ii) healthy and safe
 - iii) wind and weathertight

5. The scheme is intended solely to keep all schools operational and does not include improvements.
6. Of the 173 Bristol schools, 25 are choosing not to buy back into the indemnity scheme. Some of these schools may be buying back consultancy services from the directorate.
7. All but one of the schools have chosen to buy back the full range of financial services offered by the directorate.

Policy implications

Any policy implications arising are detailed within each item.

Resource implications

Where appropriate, resource implications are detailed within each item.

Consultation

Divisional Director of Corporate Services (Democratic and Legal Services)

Appendices

1. Summary survey report on The Exchange, Corn Street.

Other approvals necessary

None.

Recommended - that the individual reports be noted.

Local Government (Access to Information) Act 1985

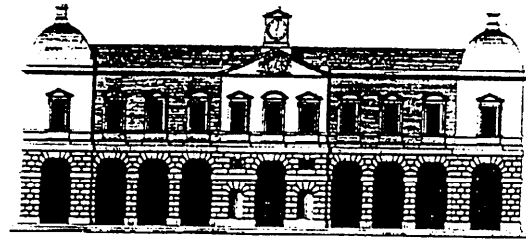
Background papers

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SUMMARY REPORT

HISTORICAL AND ARCHITECTURAL SURVEY AND ANALYSIS OF THE EXCHANGE

CORN STREET, BRISTOL



INTRODUCTION

The Exchange in **Corn** Street, Bristol, was designed and built under the supervision of John Wood the Elder of Bath, between 1741 and 1743. Today it is designated as Grade 1 in the Statutory List of Historic Buildings maintained by English Heritage. Always owned by the City of Bristol, the building has for many years served a variety of purposes, currently housing both offices of the former City Valuer's Department and market traders. The City is now considering the **future** for the building.

An historical and architectural **survey** and analysis of the Exchange has therefore been commissioned by the City of Bristol to ensure that discussions with English Heritage and plans for the future care and use of the building can take full advantage of an understanding of its historic design and **features**. The survey and analysis has followed the guidelines set out by the part of English Heritage responsible for the survey and recording of historic buildings; the now completed detailed report provides a new understanding of the history and structure of the Exchange. These new insights are utilised here to highlight the historical and architectural importance of the building and to **identify** ways in which this might underpin plans for its future use and conservation.

THE HISTORICAL AND ARCHITECTURAL IMPORTANCE OF THE EXCHANGE

National significance

The architecture **of the** Exchange has long been recognised as being of national significance, reflected in its Grade 1 listing and the attention devoted to its exterior qualities by various architectural historians. It **should** also be seen as a rare survival of the business world of eighteenth-century England, the interior of the structure containing many features of interest. The Liverpool Exchange, another of Wood's designs, was gutted by **fire** in 1795. The London Royal Exchange of Wood's day was destroyed by **fire** in 1838; the other London exchanges of the seventeenth and eighteenth centuries have also vanished.

The exterior

Considerable parts of the much admired exterior elevations of the Bristol Exchange remain largely as built, both as visible **from** ground level and from above. The principal elevations to Corn Street and the side lanes, the entrance **hall** from Corn Street and the colonnades around the central courtyard are easily seen. Over the entrances to the colonnades around the central court representations of **Africa**, **America** and **India** still symbolise the central place

- that the City of Bristol held in world trade in the first half of the eighteenth century.

Other parts of the exterior have been much altered. The upper part of the south elevation to St Nicholas's market is now hidden by the roof of the market arcade to the south; the cupolas at each corner and the base of the removed clock tower are thus hidden from public view. The appearance of the originally open central courtyard was altered first by being roofed over in 1872 and then by the replacement of that roof with the present one in 1949.

The interior

As first built the Exchange consisted of a coffee house, a tavern, five houses for business use, and a long open room on the first floor of the south range which could be subdivided as required to form up to seven small rooms. Below these various elements were cellars. Those below the five houses were each separate; the others were mostly interconnected.

Today these various elements can still be identified as separate entities. As a group and individually they are of great historic interest, and contain many surviving features of 1741-1743:

- the former Exchange Tavern is a well preserved example of a city tavern of the 1740s, retaining its original plan, stairs, panelling and much other joinery of the 1740s - its importance is enhanced by its proximity to the Rummer Tavern, of the same date, also designed by John Wood, and similarly well preserved.
- the former Coffee House has been more altered but retains its stairs and overall form.
- the houses which form the sides of the Exchange are also quite exceptional, as purpose built houses for business men and trades persons of the first half of the eighteenth century; of these the barber's shop house, the clairvoyant's shop house and the wardens' mess house are the most outstanding examples - the plans, vaulted cellars, fragmentary stairs, basement kitchen fittings and other interior joinery of the side houses, survive in each to varying degrees.

- the originally open first-floor gallery over the south arcade alongside St Nicholas's Market is a rare example of a dual-purpose building for business and for letting income designed in this way in the 1740s - surviving features include the evidence for the original plan, the stairs, interior joinery and complete set of six folding partitions to the long first-floor room.
- the plan, vaulted roofs, entrances and rolling ways to the cellars below the central courtyard and south range remain largely intact.

The 1813 alterations

In 1813 the Exchange became the Corn Exchange. Surviving features of these alterations probably include:

- below the central court, colonnades and south range, the floors of the vaulted cellars remain at the level excavated to in c. 1811-1813, providing approximately two and a half more feet of headroom than when first built.
- contemporary with these alterations are three surviving lofty ashlar faced entrances to individual cellars.
- in the first floor range over the south arcade, the permanent fixing of the folding partitions, the stairs to the clock tower, and much other joinery of c.1800 may be contemporary with the opening of the Corn Exchange.

The 1872 alterations

In 1872 the central courtyard was roofed and the first floor much altered. Surviving features of the work by E.M. Barry include:

- the stonework and statues to support Barry's roof, now above the roof of 1949.
- many ceiling cornices, much joinery and a few doors and fireplaces.
- the original layout of the 1872 suite of rooms, some now subdivided.

- Plans of Barry's work **certainly** once existed, but are not now **to be found**. Until **these** are once again located the present survey provides the best available understanding of Barry's alterations beyond the construction of the new roof. Other **extant features** of the late nineteenth or early twentieth centuries are possibly of c. 1872 or may be associated with other programmes of alteration.

Features of the 1900s alterations

In the 1900s the former City Valuer's Department moved into the Exchange. The basements were largely refurbished to provide office-standard accommodation. Only a smaller part of this refurbishment remains, the fittings of the gentlemen's toilet, the **art nouveau door furniture and areas** of parquet flooring being of especial note.

FUTURE RESTORATION AND USES

A **significant** outcome of this study has been the **identification** of the separate parts and of the many surviving historic features of the Exchange as built and as subsequently altered. **This** has in **turn** led to the identification of a number of possibilities for the future restoration **and** use **of the** building:

- restoring the **separate** identities of the former Exchange Tavern, the strongrooms under and over the main entrance and the former **Coffee House**, all as built 1741-3.
- reconstituting **the** separate identity of the range over the **south arcade (facing St Nicholas's market)**, together with its two stairs, might be **similarly** discussed, noting **also the surviving architectural evidence for its original form, but also that for its alteration** c.1813.
- restoring singly, or in some instances together, the five originally separate four and **five-storey** houses, noting that the inner roof spaces to these were removed in 1872.
- replacing the existing roof and putting back a roof at second floor level over the central **courtyard**, enabling Barry's **stonework** and statues to be seen properly.

- replanning** possibly for commercial or retail use the inner areas of the first floor as created in 1872, noting **Barry's** original plan.

- making better use **of the** cellars **below the** courtyard and south arcade; removing some **of the** recent divisions and making these cellars once again separate from the cellars of the side-houses, former tavern and **coffee house** would **facilitate** their being used **for** entertainment; with the re-siting of the electricity sub-station it would be possible to utilise the wider **entrance** from Exchange Avenue made in the 1900s.

- opening up to view the south elevation of the Exchange, either through a clear roof or removal of the arcade glass **roof**, restoring also the clock tower.

- opening up the west **entrance** to the market arcade under the south range against St Nicholas's market

- opening up the paved floor of the central courtyard and opening to view the courtyard and colonnades and **market** entrances as a whole.

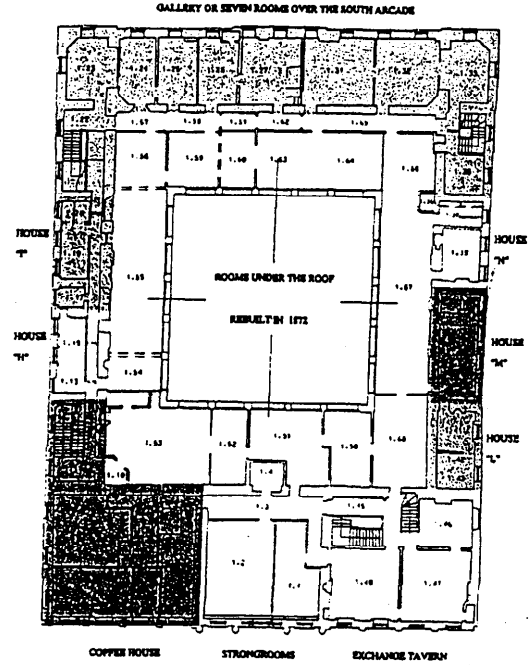
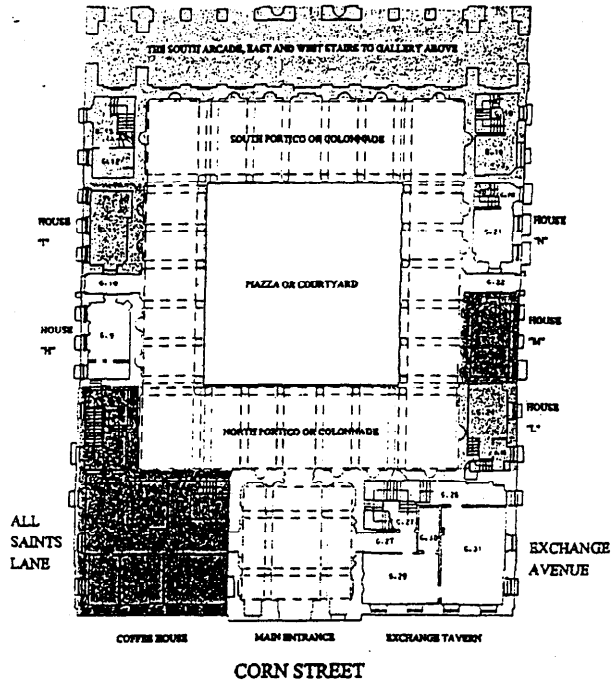
- within the above providing an on-site educational resource and display on the history **of the** Exchange.

Discussion of these possibilities should assist in the **identification** of viable future uses for the Exchange. Any proposals to restore the Exchange to either an earlier or new appearance will require discussion with English Heritage, probably in the wider context of preparing conservation and development policies for the building.

OTHER RECOMMENDATIONS

- A Conservation **Plan** for the Exchange **should be** prepared. **This** present **survey and** analysis should provide the basis **for** "Understanding the historic site" as defined in English Heritage guidelines for the preparation of such plans.
- Many of the historic **features** within the Exchange remain vulnerable. It is **recommended** that a systematic audit of all historic features and fabric be prepared **from** the research undertaken **for** this survey and analysis.

STMCHOLAS'S MARKET

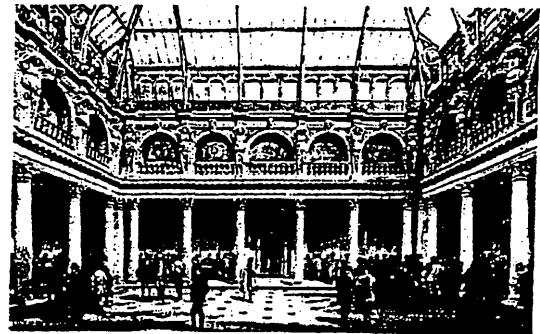
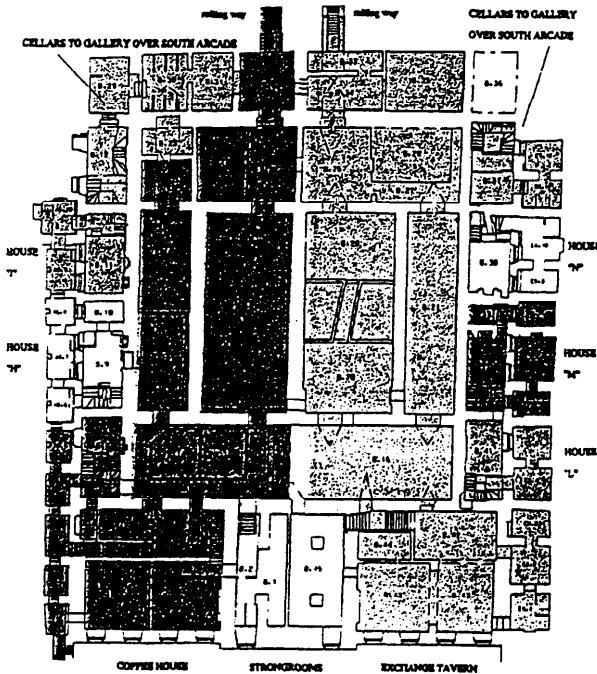


(Above) The plan of the **ground floor** of the Exchange as in 1998-9, annotated to show the principal parts in 1743

(Above) The **plan of the first floor** of the Exchange as in 1998-9, annotated to show the principal parts in 1743

(Below) The **plan of the basement** of the Exchange as in 1998-9, annotated to show the principal parts in 1743

(Below) The **piazza or courtyard** of the Exchange as remodelled by Barry, 1872



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