Conservation Area 15

Montpelier

Character Appraisal




October 2008

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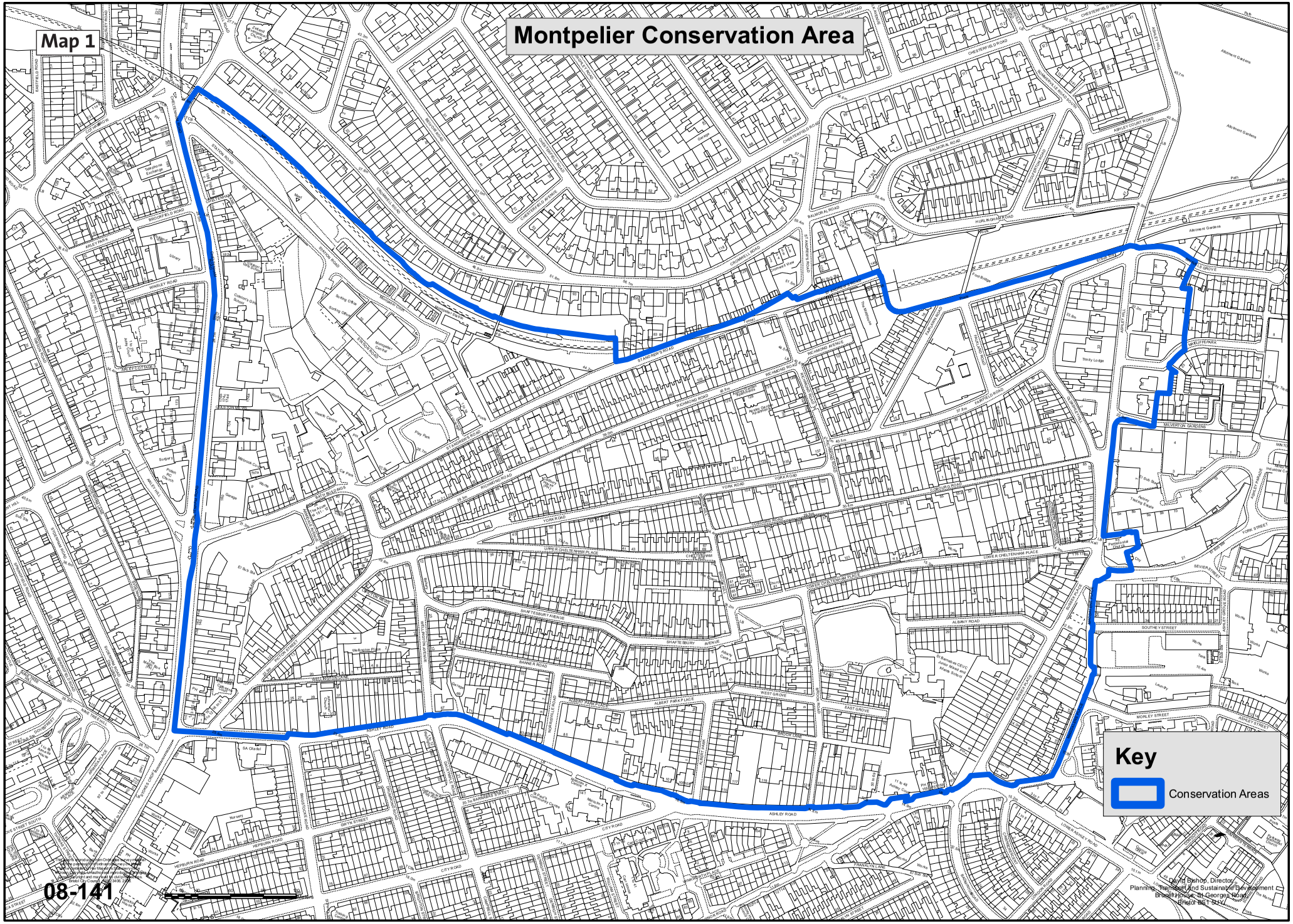
Map 1
Montpelier Conservation Area
Key
Conservation Areas
08-141
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This document was prepared by the Urban Design and Conservation Team, Planning Services Division, Bristol City Council. Special thanks goes to the Montpelier Conservation Group for their input and numerous photographs.

1. INTRODUCTION

1.1 A Conservation Area is 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings & Conservation Areas) Act, 1990).

1.2 Since the designation of the first conservation areas in 1970, Bristol City Council has undertaken a comprehensive programme of conservation area designation, extension and policy development. There are now 33 conservation areas in Bristol, covering approximately 30% of the city.

1.3 Bristol City Council has a statutory duty to undertake a review of the character and boundaries of each conservation area. This process was first undertaken with the Policy Advice Note 2: Conservation Area Enhancement Statements (November 1993).

1.4 More recent national guidance, set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (1994) and English Heritage's Guidance on Conservation Area Appraisals (2006), requires detailed appraisals of each conservation area in the form of formally approved and published documents.

1.5 The City Council is now underway with a comprehensive programme of producing a Character Appraisal for each conservation area. The enhanced appraisal process involves the review of boundaries, details of historical development, identification of townscape details, and unlisted buildings that make a positive contribution to the conservation area. It also identifies elements that threaten to undermine an area's special interest.

2. PLANNING POLICY CONTEXT

2.1 All conservation areas are the subject of policies in the Bristol Local Plan (adopted December 1997) and the proposed Alterations to the Bristol Local Plan (deposited February 2003). Once adopted, policies in the emerging Core Strategy, and any future Development Plan Documents, will replace those in the Local Plan.

2.2 The Core Strategy is a key document in the emerging Bristol Development Framework. Once adopted the Core Strategy will become the key overarching policy document within the Bristol Development Framework. The next stage in the preparation of the Core Strategy will be the Submission Document, which will set out a Spatial Vision for the City, Strategic Objectives, a Spatial Strategy, Core Policies and a Monitoring and Implementation Framework. It will include a core policy on Conservation Areas and the Historic Environment.

2.3 Each Conservation Area Character Appraisal will be subject to extensive public consultation and once adopted will be a tool for development control officers, developers, residents and others to preserve or enhance the character and appearance of the area. Each adopted Character Appraisal will replace the relevant Conservation Area Enhancement Statement for that area.

2.4 Montpelier was designated as a Conservation Area on 15th March 1978 and extended on 5th July 1978, 18th February 1981and in 2002. As part of this appraisal, the boundaries have been extended to include Magdalene Place and Station Road. The Montpelier Conservation Area Character Appraisal was adopted by the Executive for Access and the Environment on XXXX.

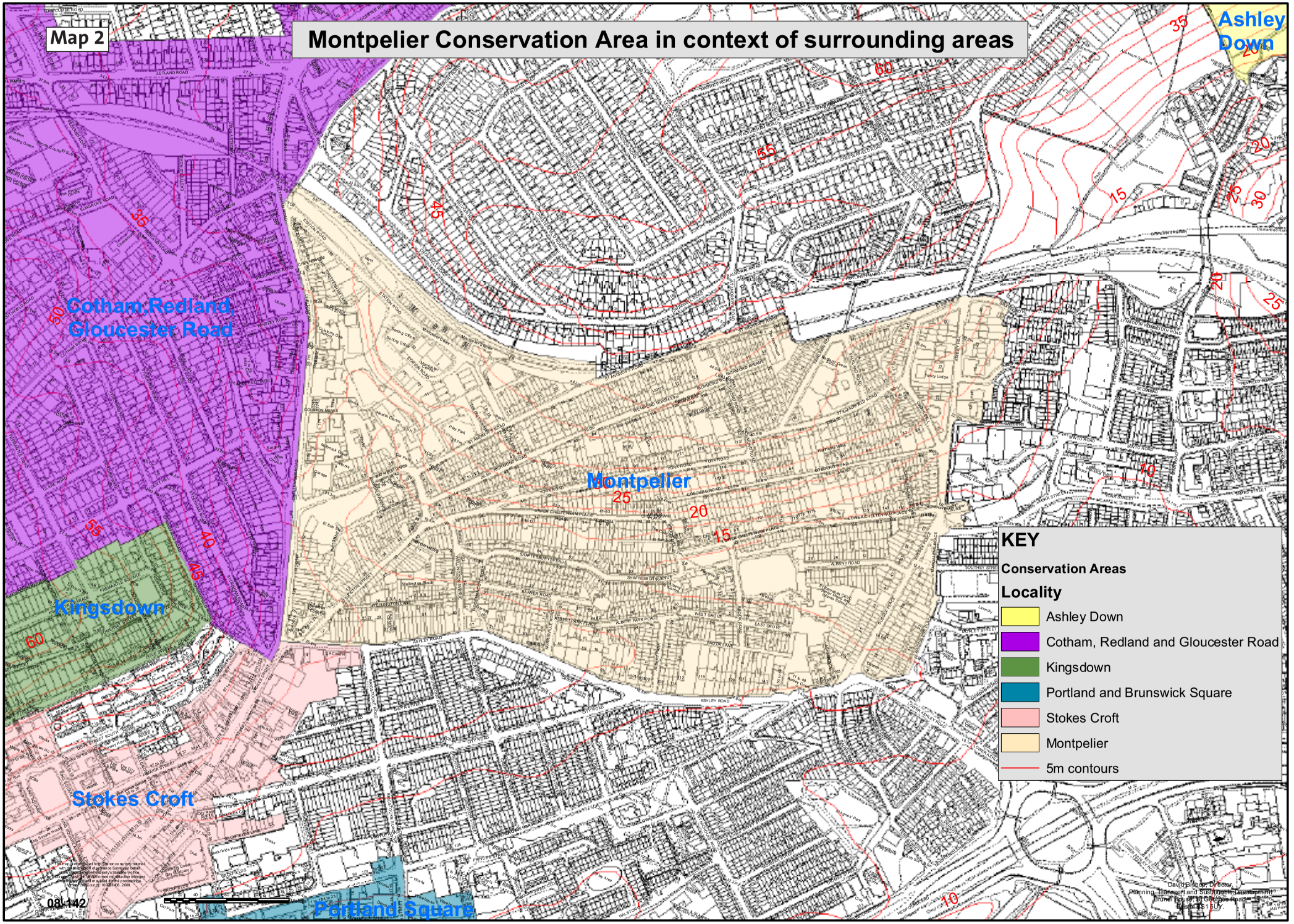
3. LOCATION & SETTING

3.1 Montpelier is located to the northwest of Bristol's City Centre, just north of the St Paul's district of the city and northeast of Stokes Croft. The Conservation Area sits on the hill slope that rises at the point where the flatter ground of the central area meets the southeast-facing escarpment up to the heights of what is now St Andrews. The southern portion of the Conservation Area occupies flatter ground, which rises gently to the line of Ashley Road. This lower land forms the valley either side of the former course of the Cutlers Mill Brook.

3.2 The perimeter boundaries of the Conservation Area are clearly formed by three principle routes: Cheltenham Road to the west, Ashley Road to the south and Sussex Place/Ashley Hill to the east. The northern boundary is defined by the swathe cut by the railway line. The eastern boundary extends a little further to include the east side of Sussex Place, the Ivy Church, Magdalene Place, and the villas to the east of Ashley Hill.

3.3 The Cotham, Redland & Gloucester Road Conservation Area is located immediately west, abutting Montpelier along the line of the Cheltenham Road. The Stokes Croft Conservation Area extends to the southwest.

The Montpelier Conservation Area in context of surrounding areas is shown on Map 2


Map 2
Montpelier Conservation Area in context of surrounding areas
Ashley Down
Cotham, Redland, Gloucester Road
Montpelier
Kingsdown
Stokes Croft
Portland Square
KEY
Conservation Areas
Locality
Ashley Down
Cotham, Redland and Gloucester Road
Kingsdown
Portland and Brunswick Square
Stokes Croft
Montpelier
5m contours
08\142

4. SUMMARY OF CHARACTER & SPECIAL INTEREST

Main Issues affecting the Conservation Area

Development & Alterations

- Unsympathetic and over intensive infill developments
- Loss of shopfronts as local business uses are changed to residential
- Unsympathetic alterations & loss of traditional architectural details
- Sub-division of properties into flats increasing pressures for on-street parking

Public Realm

- Volume of on-street parking
- Loss of traditional street surfaces
- Loss of traditional street furniture
- Litter, graffiti

Beyond the Conservation Area

- Threat to key views and vistas from new developments outside the Conservation Area

4.1 The Montpelier Conservation Area can be characterised by its charming 'village' like atmosphere, high quality domestically scaled Georgian and Victorian properties, and its unique aspect out across the City. Buildings are densely packed but follow the hill contours rather than a traditional grid. Coupled with the diversity of buildings, this creates the sense of an informal intimate suburb.

4.2 The principal streets in the area run approximately SW to NE, with occasional linking streets at right angles to this. This pattern is driven by the topography as the streets on the upper slope rise along the length of the steep hillsides. The roads are in general not laid out in straight lines, which reflects the piecemeal pattern of development.

4.3 The character of the area is strongly dictated by the phases and pattern of development. The area has high quality built fabric, with a number of Grade II listed buildings. The pattern of development means that the garden plots, even of the later houses, are in general larger than in most other parts of the city and there are many mature trees. They form an essential part of the character of the area, again giving a continuing sense of the original development in open fields.

4.4 Montpelier has long enjoyed the reputation as a "bohemian quarter" in the city of Bristol and there is as much diversity in the area's inhabitants as in the built fabric. The area is attractive due to its strong sense of community owing to the variety of amenities and volume of foot traffic. A further attraction of the area is the number of historic properties that remain as single-family dwellings.

Main Issues affecting the Conservation Area

Development & Alterations

- Unsympathetic and over intensive infill developments
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- Sub-division of properties into flats increasing pressures for on-street parking

Public Realm

- Volume of on-street parking
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Beyond the Conservation Area

- Threat to key views and vistas from new developments outside the Conservation Area

5. HISTORIC DEVELOPMENT & ARCHAEOLOGY

(taken from Montpelier: A Bristol Suburb Mary Wright, 2004)

5.1 Most of the Montpelier Conservation Area was originally part of a large estate called Ashley, in the county of Gloucester, which also included the land on which St Andrew's, Ashley Down and most of St Werburgh's now stand. The land was owned by Robert Earl of Gloucester from the early 12th century, his son William granted the lands at Ashley to the monks of St James Priory later that century, who held it until the Reformation in 1540.

5.2 Ashley is likely to have been entirely rural, an expanse of open and enclosed fields that were given over to arable crops, all farmed by tenants, with the only houses listed as 'tenements'. A deed of 1579 describes the area as one of fertile land well wooded and rural gardens and orchards, with just a scattering of farmhouses. This situation of an unspoilt 16th century rural landscape in Montpelier remained unchanged until at least the end of the 18th century.

5.3 Two early watermills had existed in Ashley since at least the 16th century, later in the 17th century, another two were built on the west side of Ashley Hill; all fed by tributary streams of the River Frome. Cutler's Mill stood on the land between Station Road and Cheltenham Lane, and Terrett's Mill was sited close to the present Montpelier Health Centre. The water serving these Mills, called Cutler's Mill Brook, turned eastwards at the foot of Picton Street to run through meadows (now Shaftsbury Avenue) and eventually joined the Frome at Baptist Mills.

5.4 Montpelier Farm, headquarters of Fairfax and Cromwell during the Second Siege of Bristol in 1645, stood on Cutler's Mill land at the top of the present Cromwell Road. Other properties were scattered, proof of the earliest houses is in a plan of the Ashley Estate drawn in 1731. Ashley Cottage at no. 77 Ashley Road, is the only house on the plan that has survived, at the time it was built in the 17th century the Cottage would have been an isolated farmhouse.

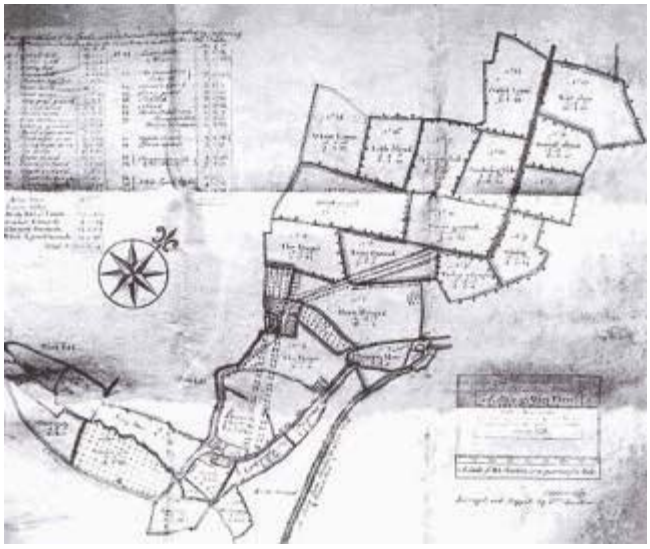


Figure 1: Plan of the Ashley lands in 1731

5.5 A large Tudor manor, Ashley Manor House lay at the foot of Ashley Hill, which was later leased to the Magdalene Charity 'for deluded common women who wish to reform'. A chapel, now the much altered Ivy Church was built for them and consecrated in 1792.

5.6 Various other substantial houses existed in Ashley, mainly sited on Ashley Hill, most of these have been lost. Ashley Hill House dates from the mid 18th century and still stands, although much altered, on Old Ashley Hill.

5.7 In the mid 18th century Montpelier began to emerge as a place with its own identity. Thomas Rennison helped establish Montpelier as a fashionable place of pleasure, recreation and entertainment when he opened a large swimming baths at Terrett's Mills. Rennison's baths helped give 18th century Montpelier its distinctive character and lasting reputation. The baths were closed in 1916 and the land used as a builder's yard until the Montpelier Health Centre was built on the site.

5.8 Most planned house building was speculative during the 18th century and Montpelier offered the advantages of rural living only a short distance from the city centre. In 1786 the lane that is now Ashley Road was turnpiked, stimulating the building of quality houses along this route. Nos. 85 – 91 Ashley Road was by William Paty.

Figure 2: View south from road to Stapleton, by T L S Rowbotham

5.8 Plumley & Ashmead's 1828 shows how land in Montpelier was purchased by local small-scale developers who bought individual plots sufficient for, at most, a short terrace. Building in Upper Montpelier followed the existing narrow tracks that ran parallel up the slopes to the ridge at Ashley Hill. This set the pattern for future development so that it is still possible to trace the early field system and the routes up the hillside.

5.9 New houses, which were mainly detached, were well spaced and designed to face south overlooking their large gardens. The north-facing rear walls which were visible from the street were, in some cases, almost completely blank. Most of the houses of this period have survived.

5.10 Picton Street follows the line of a field track that ran from Apesherd Field to Rennison's Bath. Building work started in 1816 and was largely completed by 1824 and was planned as a shopping street to serve the local community. The street housed mainly the shopkeepers who traded there, but also

Figure 3: Plumley & Ashmead Plan, 1828

clerical or skilled manual workers who lived in the private terraced houses. On the corner next to Picton Lodge is a 'Charley Box' built in c. 1830 to imprison law breakers overnight.

5.11 Street and house names in Montpelier reflect the post Waterloo patriotism, when in 1815 the Duke of Wellington became a national hero and in 1816 he came to Bristol to receive the freedom of the city. General Picton, who died at Waterloo, has a portrait above no. 6 Picton Street, the former General Picton Public House.

5.12 Building on Upper and Lower Cheltenham Place started as a speculative development in 1830; by 1834 there were 20 houses in Lower Cheltenham Place.

5.13 Ashley Hill remained as farm lands of the Ashley Estate until 1825, when a local businessman saw potential to create a pleasant residential area in what was then a remote rural spot. Large detached villas in substantial grounds were built between 1828 and 1835. This became a desirable location, which attracted wealthy local businessmen.

5.14 Montpelier began to attract artists during the 1820s and 30s and in 1835 the area was incorporated within the Bristol City boundaries. By the end of the Georgian period Montpelier was a place in its own right. Residents of the villas on the southern slopes would have enjoyed their semi-rural surroundings and nearly all the houses had large gardens.

5.15 The old field tracks up the hill were improved though their line remained unchanged; new road layouts only occurred on the fringes of the area.

5.16 Development in Montpelier during the early Victorian period was relatively slow, the only significant additions being the row of houses on the nursery land in Bath Buildings and two terraces, one in Richmond Road and the other in lower York Road.

5.17 St Andrew's Church was an important addition in 1844 and the large Vicarage of 1862 adjacent. The Church was demolished in 1969 and Montpelier Park situated on the former church site. The Park's boundary walls are the former church walls and other features within the landscape, such as the mature Yew trees, are reminders of the former building.

Figure 4: St Andrew's Church (now demolished)

5.18 The 1860s and 70s witnessed huge growth in population in Bristol and its suburbs; this surge in population transformed Montpelier from its semi-rural condition to a densely developed part of the inner city.

5.19 Some of the new houses were infill between the Georgian villas and terraces, others were built on meadows and gardens. Montpelier Railway Station opened in 1874 prompting the construction of the Montpelier Hotel in St Andrews Road to serve railway passengers. Significantly, large areas of previously undeveloped land on the lower slopes and above Ashley Road were built upon.

5.20 Albert Park, Albert Park Place, Chancery (now Brook) Road, Albany Road and East and West Grove were all developed in the 1860s. Banner Road and Norrisville Road in the 1870s and Shaftesbury Avenue and the streets around Fairfield School in the 1880s.

742 houses were erected in the suburb between 1860 and 1900.

Figure 5: Shaftesbury Avenue c. 1900

5.21 Houses built in the late Victorian period were intended for the lower middle classes. More shops were needed to serve the growing population and the shops at the corner of Ashley Road and Cheltenham Road were completed by 1870. Most streets had corner shops and rows of shops were built in Sussex Place, Richmond Road and St Andrews Road. Colston's Girls' School opened in 1891 and Fairfield School in 1898.

5.22 The intensive development of Montpelier in the late 19th century left little scope for significant physical changes in the townscape during the 20th century. During World War II Montpelier escaped the 1940 bombing raid that devastated much of St Paul's and Stokes Croft nearby. In the 1941 raid, buildings were hit around Cheltenham Road, Ashley Road, Wellington Avenue, York, Richmond and Fairlawn Roads. A small Air Raid Warden sign is sited outside no. 13 Wellington Avenue.

5.22 A post-War development plan deemed Montpelier to be a place with a high population density and negligible private or public open space. In the mid 1960s a major road intersection was proposed, which would have cut through the area. The plans were scrapped but during the long period of uncertainty, property values had plummeted, houses had been neglected, some abandoned then squatted and vandalized.

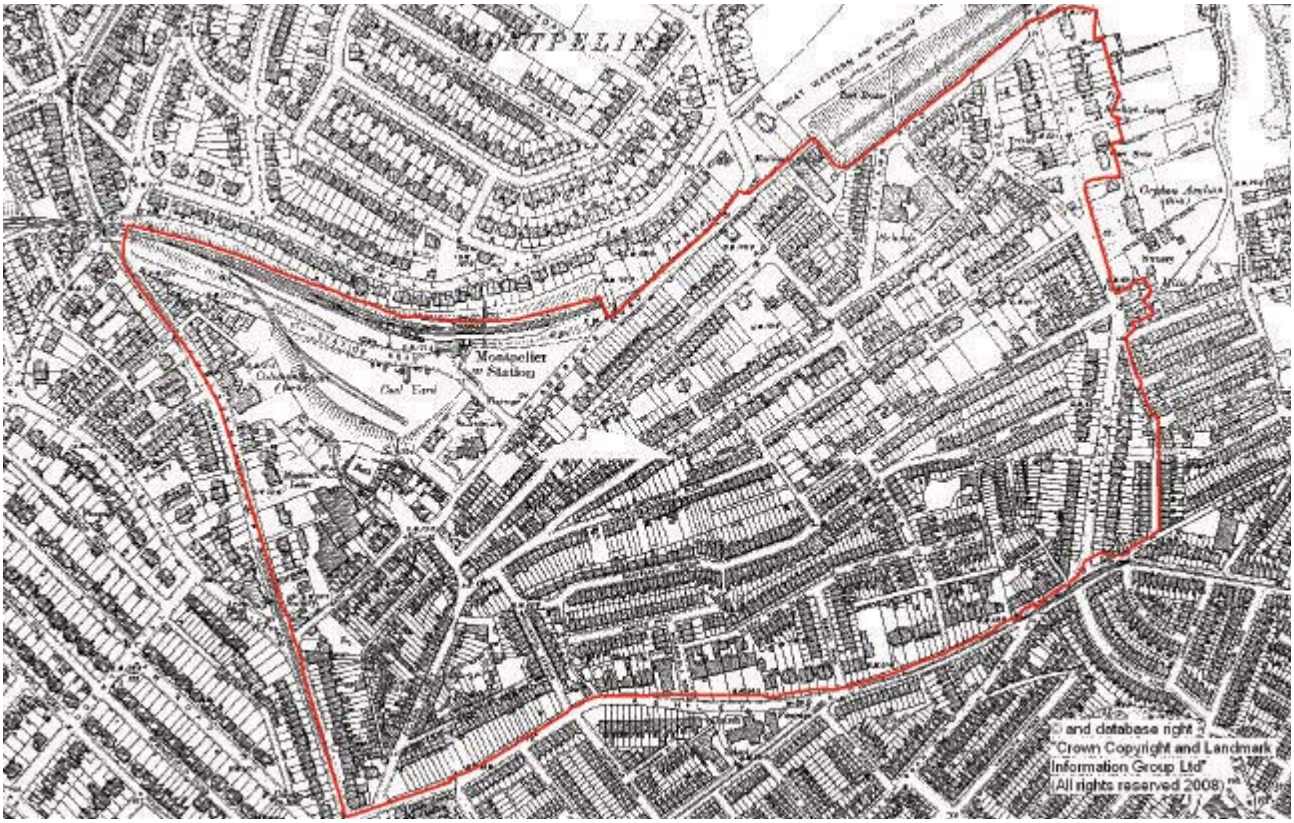


Figure 6: Ordnance Survey, 1903

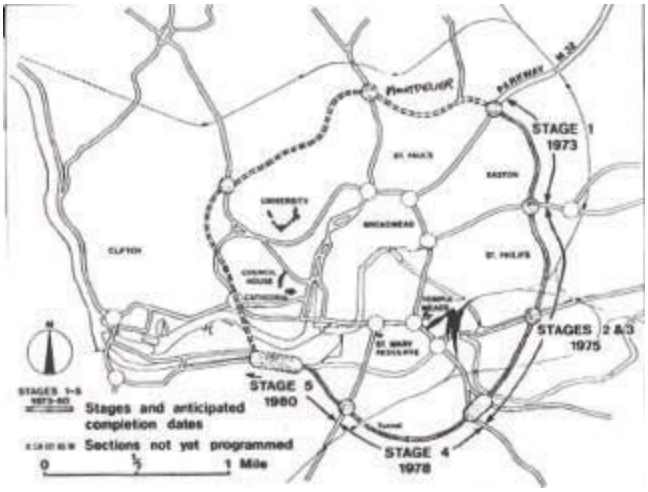


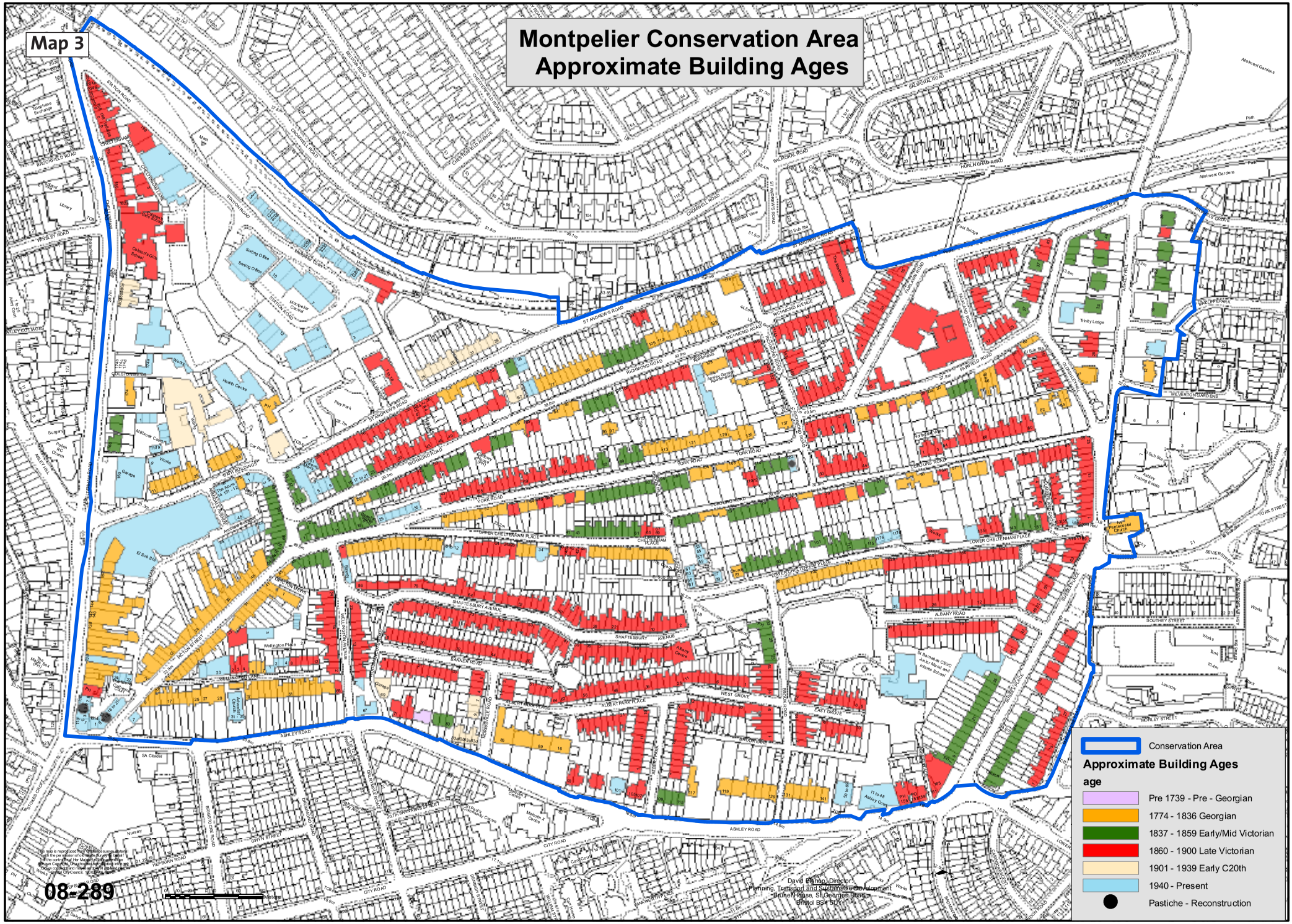
Figure 7: Proposed 1960s ring road plan

5.23 Montpelier was designated as a conservation area in 1978.

The approximate building ages in the Conservation Area are shown on Map 3.

The city council will seek to maintain and strengthen the traditional form of individual streets and ensure that new development is in keeping with its surroundings both in character and appearance.

There will be a presumption in favour of preserving any archaeological features or sites of national importance, whether scheduled or not. Policy B22 (I – II) should be consulted.


Map 3
Montpelier Conservation Area
Approximate Building Ages
Conservation Area
Approximate Building Ages
age
Pre 1739 - Pre - Georgian
1774 - 1836 Georgian
1837 - 1859 Early/Mid Victorian
1860 - 1900 Late Victorian
1901 - 1939 Early C20th
1940 - Present
Pastiche - Reconstruction
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6. SPATIAL ANALYSIS

6.1 Streets & Spaces

6.1.1 The historic street layout and the relationship of built form to open space define the framework of an area. The traditional pattern of development, building lines and plot sizes should be respected and used to dictate the scale and level of enclosure or openness appropriate to the Conservation Area.

6.1.2 Montpelier's layout is unique as the central streets follow old field tracks and their line is dictated by the natural topography of the land. Because of this streets climb steeply and separate, some are narrow and others bend in response to the course of the historic brooks that shaped the area.

6.1.3 Primary routes are limited to the east, south and western fringes. This creates an 'island' in the centre, where traffic can permeate but tends to do so only for access. The creation of the "road blocks" on Richmond Road and Bath Buildings in the early 1990s was a major factor in removing through-traffic. The central streets, all secondary, lined with parked cars become a shared space with the large number of pedestrians in the area. More intimate routes exist in the old service streets and mews areas or pedestrian footpaths from the north.

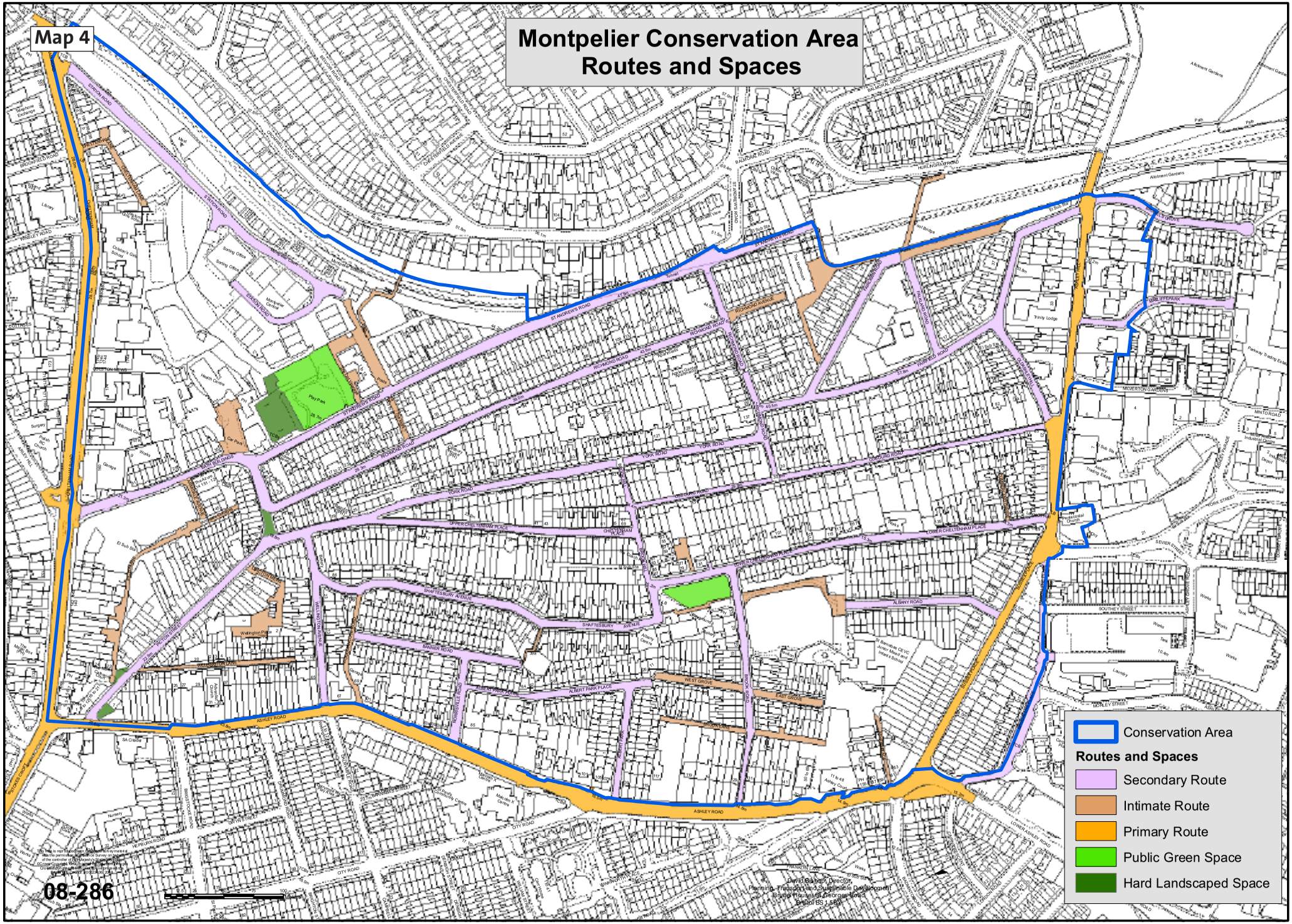
6.1.4 The oldest houses in the area are set in substantial plots, behind high boundary walls, with long gardens extending southwards. The first speculative developments, to the south and east, either short terraces or semi-detached villas, are also set behind high boundaries and long front gardens. Larger-scale developments and later infill have tended to address the street more directly and contribute to the strong building lines found in Picton Street and the streets north of Ashley Road.

6.1.5 Vital alleviation from an otherwise built up environment is provided by glimpses into green spaces and private gardens. Lush gardens set back from the road or behind boundary walls are therefore fundamental spaces in defining the character of the upper slopes.

6.1.6 The only two areas of public open spaces (Montpelier Park & Albany Green) are cleared sites which had previously been built upon.

The routes and spaces in the Montpelier Conservation Area are shown on Map 4.

Dominant street pattern and the character of spaces should be respected. Where historic patterns remain, these should be protected and reflected in proposed schemes. Policies B15 (I – III) should be consulted.


Map 4
Montpelier Conservation Area
Routes and Spaces
Conservation Area
Routes and Spaces
Secondary Route
Intimate Route
Primary Route
Public Green Space
Hard Landscaped Space
08-286
David Bishop, Director
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Bristol

6.2 VIEWS

6.2.1 The topography of the City is unique and views across it make an important contribution to Bristol's townscape and character. The spectacular city-wide views enjoyed from Montpelier are fundamental to its special interest.

6.2.2 Views are also key to the character of the area and long-distance views extend from Dundry in the west to Purdown in the north-east, and as far as Kelston. More locally there are important views of the gardens, townscape and roofscapes within the Conservation Area.

6.2.3 Along the axes of the principal streets there are views of the houses in Cotham, rising up the hillside to the west, and to the east there are views into Purdown.

Figure 8: Long view west towards St Michael's Hill and the University Physics Tower

6.2.4 The views to the south tend to be enjoyed from the houses and gardens on the south side of the streets on the upper slopes, but gaps between buildings provide glimpses to these long views that extend out across the city. There are extensive views southwards enjoyed by the private dwellings in Richmond Road, York Road, Upper Cheltenham Place, Cobourg Road and Fairfield Road.

Figure 9: Vista extending SE between properties on Cobourg Road

6.2.5 There are more local views looking northwards from the streets in the southern portion of the Conservation Area to the houses and gardens on the hillside. The distinctive roofscape of Fairfield School easily identifies Montpelier in these views of the hillside. Roofscapes play an important part in characterising local views in Montpelier.

Figure 10: Local view looking north from Brook Street to York Road/Cobourg Road hillside

6.2.6 The preservation of these views is vital in protecting the area's character and special interest. For the purpose of Character Appraisals, three types of views have been identified:

Vistas

– are long-distance views across the City, to key features or landmark buildings and beyond. Views into the Conservation Area fall within this category.

Local Views

- these tend to be shorter and confined to a specific locality such as a Conservation Area. They include views to skylines, local landmarks, attractive groups of buildings, views into parks, open spaces, streets and squares.

Glimpses

– allow intriguing glances to intimate routes or spaces, they make an important contribution to local character.

Views in the Conservation Area are identified on Map 5.

6.3 LANDMARK BUILDINGS

6.3.1 Landmark Buildings are those that due to their height, location or detailed design stand out from their background. They contribute to the character and townscape of the area and provide key focal points in local views.

6.3.2 The townscape in Montpelier retains a generally consistent and domestic scale and there are few buildings that can properly be regarded as landmarks. Those that have been identified are either occupy prominent corner positions or are situated on the main routes at the boundaries of the area. Fairfield School is considered a landmark as its distinctive roofscape is prominent in views into the Conservation Area.

6.3.3 The following are considered landmark buildings in the Montpelier Conservation Area:

- Fairfield School, Fairfield Road
- Crofton House & The Limes (white buildingson south corner of Bath Buildings and Cheltenham Road)
- Montpelier Hotel, St Andrews Road
- Former Jenner & Co. Milliners Shop, 163 Ashley Road
- Colston Girls School, Cheltenham Road
- Ivy Pentecostal Church, Ashley Hill
- Ashley Court, Ashley Road

Figure 11: Fairfield School, Fairfield Road

Figure 12: Colston's Girls School

Development should be designed with regard to the local context. Proposals which would cause unacceptable harm to the character and/or appearance of an area, or to the visual impact of historic buildings, views or landmarks, will not be permitted. BLP Policies B2 (I – IV) should be consulted.

Landmark Buildings in the Conservation Area are identified on Map 5

Figure 13: Former Jenner & Co. Milliners, Sussex Place

Montpelier Conservation Area
Views and Landmark Buildings

Map 5

A	Old Ashley Hill to Purdown
B	Ashley Hill to Kingswood
C	Cobourg Road to Kingswood
D	Fairfield Road to Easton
E	Fairfield Road to Redfield/Easton
F	Fairfield Road to Brookes Chimney/Redfield/Easton
G	Glimpse to Long View towards Lawrence Hill/Barton Hill
H	Glimpse to Long View towards Lawrence Hill/Barton Hill
I	Glimpse to Long View towards Lawrence Hill/Barton Hill
J	Glimpse to Long View towards Lawrence Hill/Barton Hill
K	Richmond Road (south) to Barton Hill
L	Glimpse to Long View to St Agnes/ Barton Hill
M	York Road to Barton Hill
N	York Road to St Paul's
O	Picton Street to St Paul's Church
P	St Andrew's Road to Leigh Woods
Q	Richmond Road to Kingsdown
R	St Andrews Road to St Michael's Hill/Physics Tower
S	York Road to St Michael's Hill/Physics Tower
T	Upper Cheltenham Place to Cotham
U	St Andrews Road to Cotham
V	Picton Street to St Andrews
W	Station Road to Cotham

Views, Vistas &
Landmark Buildings

- Conservation Area
- Landmark Buildings
- Long Views/Vistas
- Glimpsed Views
- Local Views
- Panorama Out
- Panorama In

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7. CHARACTER ANALYSIS

7.1 Overview

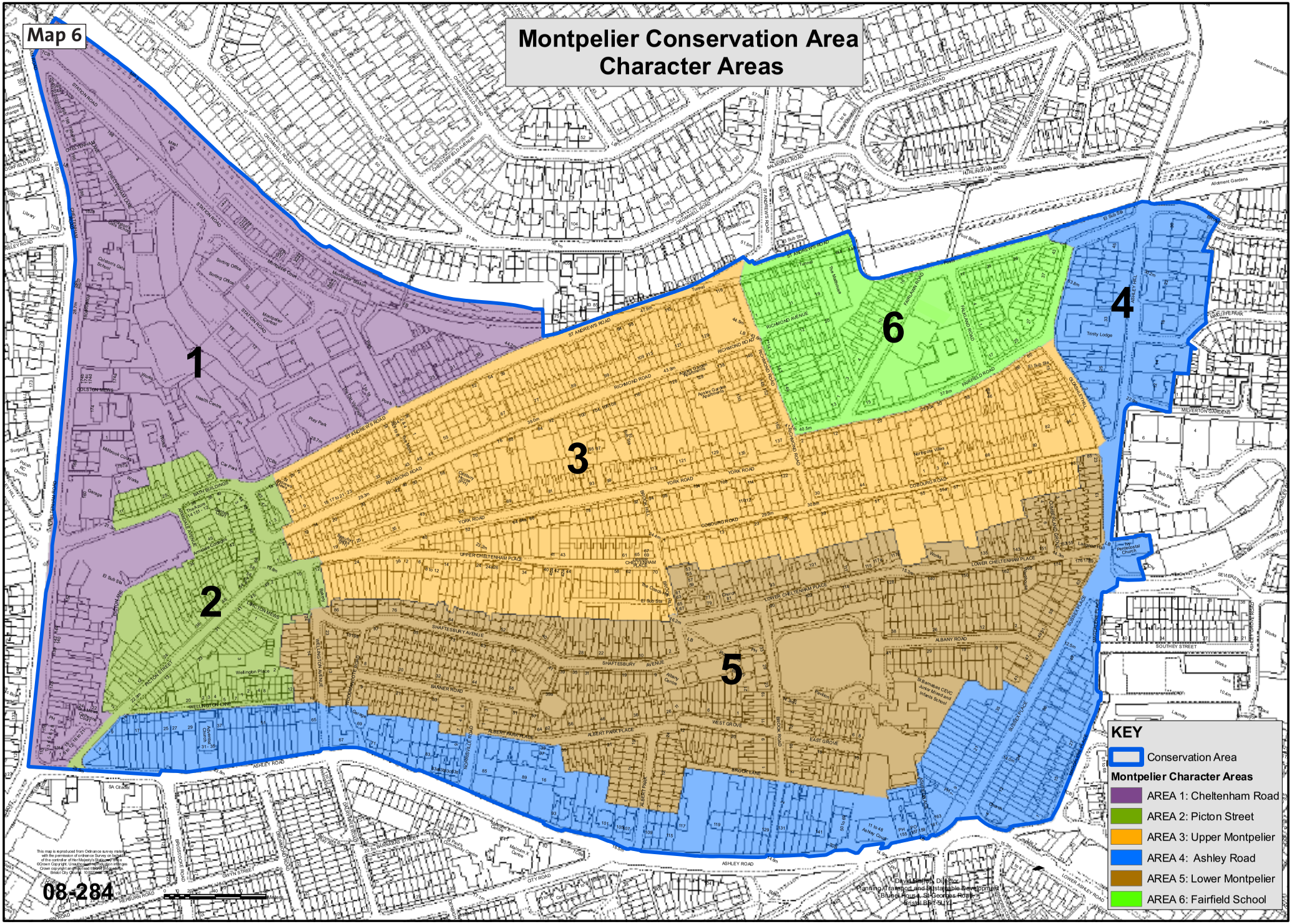
7.1.1 Montpelier is defined by the quality of its built environment, reflected in the number of listed buildings in the Conservation Area. The narrow streets are lined with tightly packed terraces of fine Georgian and Victorian townhouses. Groups of buildings in a similar style combine to create an informal and picturesque townscape. An overall harmony is achieved through a general consistency in scale and materials and the preservation of traditional architectural details.

7.1.2 Each street is different, with variations in architectural style and formality altering the character between them. Despite the variations in its townscape, Montpelier remains unified with a recognisably charming and intimate character.

7.1.3 Overall, the character of the area is very much determined by its developmental history. The upper slopes reflect the original developments consisting of short terraces and villas in large gardens, situated to exploit the long, south-facing views. Ashley Road reflects how the area became an attractive prospect for grander houses. Picton Street reflects an intense surge of development in the early 19th century. The southern streets above Ashley Road demonstrate an intense development consistent with the growth in Bristol's population.

7.1.3 The Conservation Area can be divided into a number of areas of distinct character, each reflecting a particular aspect of its architectural development or topography.

Character Areas are identified on Map 6.


Map 6
Montpelier Conservation Area
Character Areas
1
2
3
4
5
6
KEY
Conservation Area
Montpelier Character Areas
AREA 1: Cheltenham Road
AREA 2: Picton Street
AREA 3: Upper Montpelier
AREA 4: Ashley Road
AREA 5: Lower Montpelier
AREA 6: Fairfield School
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CHARACTER AREA 1: CHELTENHAM ROAD

7.1.4 Area 1 forms the western boundary of Montpelier where it abuts the Cotham, Redland and Gloucester Road Conservation Area. Consisting of the busy main route of Cheltenham Road and the pockets of industrial development and open space behind it. The busy nature of the route and the scale and types of buildings are noticeably different to the rest of the Conservation Area.

Area 1: Dominant Characteristics

Scale

- Two to three storeys plus attic on traditional terraces
- One or two storeys in mews areas and larger plots behind Cheltenham Road
- Cheltenham Road buildings generally address street forming strong building line
- Local landmark buildings occupy larger plots with distinctive roofscape

Proportions & Architectural Treatment

- Vertical emphasis
- Window heights diminish up elevation
- Mansard or pitched roof with single dormers set behind parapet on main streets
- Traditional timber shopfronts directly addressing street

Material Palette

- Stucco render (sometimes painted), red brick, pennant rubble
- Limestone and red brick dressings
- Timber windows, doors and shopfronts (some metal casements in mews-type buildings
- Clay double roman tiles (occasional natural slate) roof coverings
- Red brick chimney stacks with clay chimney pots

7.1.5 From the Ashley Road junction up to Bath Buildings, there is a commercial nature. The first properties were contemporary with the area around Picton Street. These were originally residential but converted to shops in the late 19th century, with shopfronts built out over front gardens. A number of traditional shop frontages remain in this stretch (see Townscape Details, Section 7.5).

7.1.6 Further north, there are a mix of building styles and ages from the Regency villa at no. 174 to the late 19th century Colston Girls School. Beyond the School is a group of attractive Victorian shopfronts (see Townscape Details, Section 7.5).

Figure 14: Victorian shopfronts on Cheltenham Road

7.1.7 Cheltenham Lane is one of Montpelier's few surviving mews, which retains traditional Pennant setted street surface and a collection of coach-house and mews style buildings.

Figure 15: Cheltenham Lane

7.1.7 Set behind Cheltenham Road is Montpelier's most industrial area where plots are discernibly larger. A number of small industrial buildings still remain, though some have been recently converted into residential developments. One of the Conservation Area's only two green spaces is situated to the north of St Andrews Road and the Health Centre occupies the site of the former Rennison's Public Baths.

7.1.8 Station Road was added to the Conservation Area following the 2008 boundary review. The route has a mixed industrial character, with some early 21st century flats along the northern side. The single-storey, Pennant stone Montpelier Railway Station, an Unlisted Building of Merit, is an important feature in this part of the Conservation Area.

Figure 16: Montpelier Railway Station

CHARACTER AREA 2: PICTON STREET

7.1.9 This area is characterised by the small-scale shopping area of Picton Street and the group of early 19th century terraces of the Bath Buildings.

Area 2: Dominant Characteristics

Scale

- Domestically scaled: three storeys, one bay wide
- Buildings directly address the street forming a strong building line

Proportions & Architectural Treatment

- Vertical emphasis
- Window heights diminish up elevation
- Roof concealed behind continuous parapet
- Stepped roofline rising gently up the hill
- Traditional shopfronts, sash windows and paneled doors
- Elegant fanlights in various designs

Material Palette

- Red brick, Flemish bond, on Picton Street
- Painted render on Bath Buildings
- Bath stone window heads and door surrounds
- Timber windows, doors and shopfronts
- Clay double roman tiles roof coverings
- Red brick chimney stacks with clay chimney pots

7.1.10 Picton Street has a strong lively, thriving character as a small-scale shopping street built as one speculative development. Buildings are modestly scaled and detailed forming a continual terrace that lines both sides of the street. The northeast end of Picton Street has a strong building line as it rounds the corner into Bath Buildings.

Figure 17: Picton Street

7.1.11 Not every house has a shop, and many of the original shops are now residential, though most traditional shop frontages have been retained (see Townscape Details, Section 7.5). This character area gives Montpelier its 'bohemian' atmosphere and a number of artists, organic and alternative shops are located here.

Figure 18: Strong building line as Picton Street rounds into Bath Buildings

7.1.12 Three buildings stand out as unique: Picton Lodge a double-fronted villa with fine bow windows, at an angle to the street, on the course of the old Cutler's Mill Brook. No. 25, Picton House, was formerly a detached double-fronted villa. No. 23 is also significant, set back from the pavement edge with a pitched roof and stucco render. The large front window gives ample light to the workshop within. Considered an Unlisted Building of Merit no. 23 is important to the character of Picton Street and to the wider Conservation Area.

CHARACTER AREA 3: UPPER MONTPELIER

7.1.13 This area is focused on the central streets that climb the contours of the hill that rise towards Ashley Hill: St Andrews Road, Richmond Road, York Road, Upper Cheltenham Place, Cobourg Road, Fairfield Road (south side).

Area 3: Dominant Characteristics

Scale

- Two or three storeys, sometimes with basement, up to three bays wide or double-fronted
- Terraces directly address street behind low boundary walls or area railings
- Larger properties set in substantial gardens behind high boundary walls

Proportions & Architectural Treatment

- Vertical emphasis
- Window heights diminish up elevation
- Variety of distinctive roof forms consistent within small groups of terraces

Material Palette

- Stucco render, Pennant rubble, Limestone ashlar, Red brick (sometimes painted)
- Limestone window heads and door surrounds
- Timber sash windows/panelled doors
- Clay double roman tiles (occasional natural slate) roof coverings
- Red brick chimney stacks with variety of clay chimney pots

7.1.14 These are the streets on the hillside where the early houses are now mostly linked by later terraces of Victorian villas. Within this area each street has its own distinct character. In York Road, Cobourg Road, Upper Cheltenham Place and Fairfield Road the houses on the south side are pavement edged or have front basement areas; the terraced bay villas on the north side of the street usually have small front gardens.

7.1.15 In Richmond Road the smaller houses are at the lower end of the street, with those at the upper end mostly being large. Most houses have front gardens.

Figure 19: Nos. 40 – 44 Richmond Road

7.1.16 The character of the upper part of St Andrews Road was, until recently, strongly influenced by the gardens of houses in Richmond Road and Cromwell Road. The Richmond Road gardens are now being developed with houses in a variety of styles, but the Cromwell Road Gardens and their mature trees, although just outside the Conservation Area, remain significant in establishing the character of this road.

Figure 20: Nos. 20 – 32 St Andrew's Road

7.1.17 These streets have a quiet, charming character owing to the lack of through-traffic, spectacular city-wide views and volume of greenery glimpsed from private gardens over boundary walls. Boundary treatments are an important feature of this character area and range from high Pennant rubble walls concealing large gardens to more formal area railings around basement lightwells (see Townscape Details, Section 7.5). Trees in private gardens are also valuable and add to the character and quality of the environment.

Figure 21: Boundary treatments York Road, north side

7.1.18 Variety in roof forms also gives this area a distinctive character. Pitched, butterfly or gable ended, roof forms are consistent within small groups of houses. Punctuating the skyline are tall chimneystacks and clay pots (see Townscape Details, Section 7.5). Alterations and extension at roof level threaten to undermine the consistency of small groups and compromise the character of the Conservation Area as a whole (see Negative Features, Section 8).

CHARACTER AREA 4: ASHLEY ROAD TO ASHLEY HILL

7.1.19 This character area is focused on the primary routes of Ashley Road, Sussex Place and Ashley Hill. To the southeast of Sussex Place is the short late 19th century terrace of Magdalene Place. Each street element has a distinctive character.

Area 4: Dominant Characteristics

Scale

- Three storeys over basement plus attic mansard, up to three bays wide
- Buildings set back from the street behind long front gardens and high boundary walls
- Detached properties set in large gardens up Ashley Hill
- Modest two storey properties set behind low front garden wall on Magdalene Place

Proportions & Architectural Treatment

- Vertical emphasis
- Window heights diminish up elevation
- Roof concealed behind continual parapet

Material Palette

- Bath stone with ground-floor rustication on Ashley Road; painted render to Sussex Place and Magdalene; Limestone ashlar to Ashley Hill
- Pennant rubble or red brick boundary walls on Ashley Road and Ashley Hill
- Limestone window heads and door surrounds
- Timber sash windows and panelled doors
- Clay double roman tiles roof coverings

7.1.20 Ashley Road can be characterised by the informal Georgian terraces, generally Bath stone faced, with long front gardens behind substantial boundary walls with a variety of entrance gates (see Townscape Details, Section 7.5).

7.1.21 Boundary treatments are a significant feature and where they have been lost or inappropriately rebuilt this has had a harmful effect on the quality of the street scene (see Negative Features, Section 8).

7.1.21 The mature planting of the gardens gives a continuing sense of the semi-rural setting originally enjoyed by these houses and is a vital element contributing to the character of the Conservation Area as a whole.

7.1.22 Sussex Place runs down the hill from the bottom of Ashley Hill to Ashley Road and has a commercial character, containing two groups of shopfronts. Nos. 37 – 61 are paired villas, set back from the road. Many of the original front gardens have largely been lost to off-street parking.

7.1.23 Magdalene Place contains a c.1870 modest Classical terrace, consistent in scale and style to groups in East/West Grove and Brook Road (see Character Area 5). Nos. 1, 3, and 7 once contained shopfronts, though these have been lost. The group is rendered with stone dressings and roofs concealed behind a continual parapet. Some of the low boundary walls and front garden areas have been lost to off-street parking.

Figure 22: Magdalene Place

7.1.23 On the southwest side of Ashley Hill is a terrace of two-storey, Pennant rubble buildings which retain some traditional timber shopfronts.

Figure 23:Timber shop front, Ashley Hill

7.1.24 This terrace give way to larger villas set in substantial plots further up Ashley Hill. The large trees in the gardens on Ashley Hill are significant features as are the remaining front boundary treatments and views out to the east.

7.1.25 Two significant buildings sit in this character area: the former Jenner's Milliner Shop on the Lower Ashley Road/Ashley Road/Sussex Place Junction and the Ivy Pentecostal Church. These buildings break the otherwise consistent scale in the area and form local landmarks owing to their prominent positions.

Figure 24: Ivy Church, Ashley Road

CHARACTER AREA 5: LOWER MONTPELIER

7.1.26 This character area includes the streets north of Ashley Road and west of Sussex Place that were developed rapidly during the building boom from the 1860s onwards. These streets were each developed with a consistency of architectural style not seen elsewhere in the Conservation Area. All properties are modestly scaled as were built to accommodate the lower-middle classes.

Area 5: Dominant Characteristics

Scale

- Modest domestically-scaled: two storeys, one or two bays wide
- Properties directly address street edge or are set back behind small front gardens but all form a strong building line

Proportions & Architectural Treatment

- Butterfly roofs concealed behind parapet to imitate flat roof or pitched roofs on Classical-style buildings
- Simple, undecorated flat facades on Classical-style buildings
- Pitched roofs with hipped or segmental roofs above bay windows on late Victorian buildings
- Bay windows and pre-moulded surface decoration on late Victorian buildings
- Chimney stacks punctuate the otherwise consistent roofline

Material Palette

- Pennant rubble, Stucco rendered (painted) or red brick fronts
- Low brick or rendered front boundary walls
- Timber Victorian sash windows
- Clay double roman tiles roof coverings
- Brick chimney stacks with clay pots

7.1.27 Albert Park, Albert Park Place, East/West Grove, and Brook Road were developed first in the 1860s to 70s as economical Classical terraces with uniform facades. Terraces are rendered with stone dressings and roofs concealed behind a continual parapet. The consistency of style and scale is important in creating the character of these streets. Most were built with small front areas behind low boundary walls, though a number have been lost to off-street parking to the detriment of the area's character (see Negative Features, Section 8).

7.1.28 Albany Road, Lower Cheltenham Place, Shaftesbury Avenue and Banner Road. There are two distinct styles, with slight variations, between the streets. Those that were developed as modest Classical terraces, and those that were slightly later mid-1880s

terraces of typical Victorian style with bay windows and pre-moulded decorations.

7.1.29 Shaftesbury Avenue consists of highly ornamented terraced bay villas of Pennant stone, densely packed and built in large, consistent groups. The bends in this road follow the course of the Cutlers Mill Brook and add to the character of the streetscape.

Figure 25: Shaftesbury Avenue

7.1.30 Lower Cheltenham Place is less consistent. The mews-style and mixed character on the northern side of the street reflects the more piecemeal nature of development, which occurred in the bottom of the long garden plots that extended down from the Cobourg Road properties. For example, the gospel hall, Longport Hall, was built in the garden of Longport House, no. 55 Cobourg Road. The high Pennant boundary walls along Lower Cheltenham Place are the old garden walls and their retention is vital in preserving the 'memory' of the historic garden plots. Most of the small-scale workshops that once existed have either been demolished, rebuilt or converted to residential use.

Figure 26: Lower Cheltenham Place, north side

7.1.31 The southeast side has a more consistent character, containing an early c. 1820 terrace of 18 houses, stucco with limestone dressings at the west end. Further east are later Victorian groups, mainly red brick with limestone details.

CHARACTER AREA 6: FAIRFIELD SCHOOL

7.1.32 The streets around Fairfield School have a uniform character, given by the consistency of appearance of the Victorian bay villas in these streets: Richmond Avenue, Fairlawn Road, Falkland Road and Fairfield Road (north side).

Area 6: Dominant Characteristics

Scale

- Domestically-scaled: two storeys, one or two bays wide
- Properties set back behind small front gardens and low boundary walls, forming a strong building line

Proportions & Architectural Treatment

- Hipped & gabled roof
- Bay windows and pre-moulded surface decoration

- Chimney stacks punctuate the otherwise consistent roofline

Material Palette

- Pennant rubble with Bath stone or pre-moulded detailing
- Low red brick or rubble stone front boundary walls (coping of stone or terracotta)
- Timber Victorian sash windows and panelled doors
- Clay double roman tiles roofs, bays in natural slate
- Brick chimney stacks with clay pots

7.1.33 The streets around the former Fairfield School contain uniform two-storey terraced bay villas of Pennant stone with Bath stone or pre-molded details. The late Victorian roofs are a distinctive feature, these in natural slate with a hipped projection over the double-height bay windows.

Figure 27: Fairlawn Road

7.1.34 Fairfield School, by William Larkin Bernard 1898, is a dominant feature on Montpelier's skyline and a landmark in the character area and wider Conservation Area. The stone with red brick and terracotta dressings school with Dutch gable roof, and associated caretaker's buildings (all Grade II) stand in a substantial plot, set behind area railings and a low brick wall. The buildings face an uncertain future as the old school relocated to a new campus and no firm proposals have yet been reached for the buildings, which are covenanted for Educational Use.

Figure 28: Fairfield School, currently vacant

7.1.35 The Malthouse is unique in this area for its former use and architectural style. Built in 1876, now town houses, the distinctive steep-pitched roof of the oast house is a key feature in views down Richmond Avenue. The rest of the building is in Pennant rubble.

7.1.36 Street trees add to the quality and tranquility of the environment, especially around Richmond Avenue. Heavily planted front and rear gardens also add important elements of greenery.

Figure 29: Richmond Avenue

7.2 ARCHITECTURE

Overview

7.2.1 Montpelier represents one of the first examples of suburban development in Bristol; its architecture comprising largely of domestically scaled terraces. The character of the area is derived in large part from the quality of the buildings, many of which are listed and retain traditional features. As urban development began in the mid18th century and was mostly complete by 1900, most properties are built in Georgian or Victorian styles.

7.2.2 Montpelier's harmony derives from its human scale and overall consistency in materials: red brick, render, ashlar and rubble stone, Clay double roman tiless. The streetscape is further unified by the front boundary walls of rubble stone.

7.2.3 The Character Areas described above reflect the architectural styles of the Conservation Area, and is consistent in character and period. The consistent use of traditional materials and same basic approach gives cohesion to Montpelier. Most buildings also display typical architectural proportions, with diminishing storey heights.

Georgian Buildings

Figure 30: Group of Grade II listed Georgian properties on Ashley Road

7.2.4 Montpelier contains a large number of late Georgian houses; this is mainly due to its location - close enough to the city centre to have been developed in the early years of the 19th century, but far enough out to have escaped the later industrialisation that occurred in Stokes Croft and also the bombing of the Second World War.

7.2.5 Generally the earlier houses have their principal rooms facing south, often the formal facade and entrance to the house is on this side.

7.2.6 The formal, south-facing facades are often brick with Bath stone dressings, sometimes entirely of Bath stone. The formal entrances generally have pedimented Bath stone door-cases. In some instances (e.g. nos. 42 - 48 York Road) there is a pedimented entrance at both the front and back of the house.

7.2.7 There are a number of "single aspect" houses in the Conservation Area. These are houses one room deep with windows only or mainly on one facade, usually to the south. Some of these have been altered to have windows on the originally blank wall, but their essential character remains. There are few houses of this type elsewhere in the city.

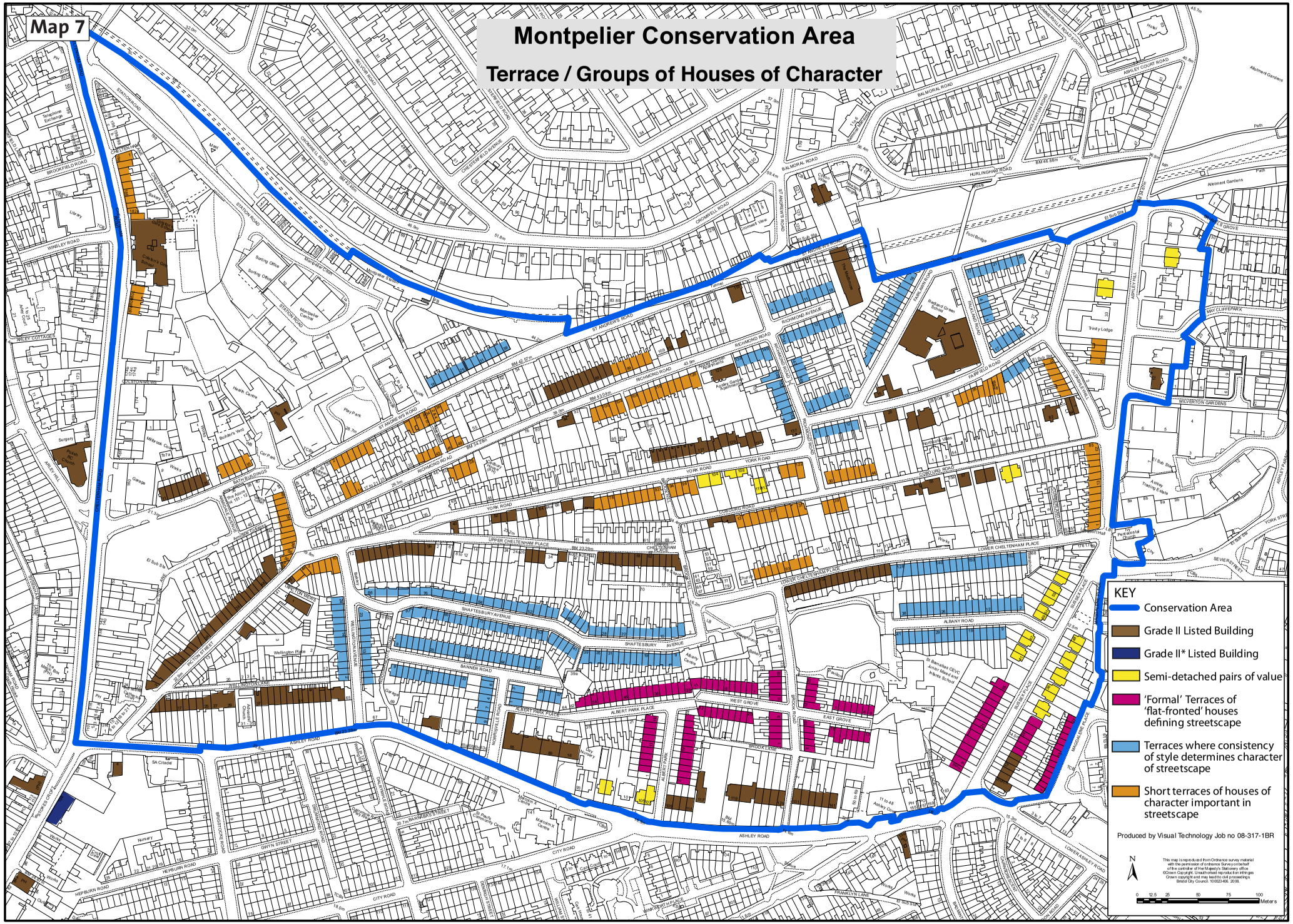
Victorian Buildings

Figure 31: Victorian terraces in Shaftesbury Avenue, Lower Montpelier

7.2.8 Victorian architecture tends to reflect the shift in development and building patterns in the area. Victorian terraces, particularly in Lower Montpelier, are densely packed and modestly-scaled. There is a noticeable uniformity in design reflecting the influx of pre-moulded architectural details to the market. The style of buildings demonstrates the status of new residents, the affluent middle classes moved to the increasingly popular Cotham and Redland, while Montpelier had become increasingly populated by lower-middle classes.

7.2.9 There are few examples in the Conservation Area of formally composed terraces, they almost all consist of identical houses. One exception to this is Ashley Vale (83 - 99 Lower Cheltenham Place), a two storey brick-faced terrace where the central house is one storey higher and has a stone plaque in its parapet.

Terraces and groups of buildings of character are shown on Map 7


Map 7
Montpelier Conservation Area
Terrace / Groups of Houses of Character
KEY
Conservation Area
Grade II Listed Building
Grade II* Listed Building
Semi-detached pairs of value
'Formal' Terraces of 'flat-fronted' houses defining streetscape
Terraces where consistency of style determines character of streetscape
Short terraces of houses of character important in streetscape
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7.3 ARCHITECTURAL DETAILS

7.3.1 Montpelier has a rich variety of architectural detail, reflecting the varied architectural styles of the Conservation Area. The preservation of so many traditional architectural details in Montpelier contributes to the special interest of the area. The variety of windows, doors and roofs enliven the area and give variety and interest to the street scene. Most commonly Classical details are used in porches, windows, door surrounds, cornices and parapets, which provide vital alleviation to the stucco or brick facades.

7.3.2 It is important that architectural detail is protected and preserved, as it is often the factor that gives the plainer buildings their character. Particularly in terraces it is the overall consistency of design and detail that gives the character, and loss of detail on one house in a terrace can be damaging to the whole group

7.3.3 Variety in scale and detailing in some buildings reflects the more piecemeal type of development that occurred in streets such as York Road, Richmond Road and Upper Cheltenham Place.

Roof Profiles

7.3.4 Roof profiles are fundamental to the architectural character of a building or group, and contribute greatly to the character of an area. Alterations at roof level can consequently have a significant impact on an individual building and the wider context.

7.3.5 Chimney stacks and pots form striking features when seen against the skyline. Replacement or removal of chimney pots and stacks should be discouraged.

7.3.6 Windows and Doors are crucial in establishing the character of a building's elevation. Original doors and windows, including their detailing, materials and method of opening make a significant contribution to the character of the Conservation Area.

7.3.7 Typically, Georgian windows in Montpelier are single glazed, double hung, timber sashes, recessed within the window reveal and painted white. Sashes are usually six-over-six, though there are variations to this pattern. Victorian sashes have fewer panes and moulded window horns. Replacement uPVC windows have seriously compromised the character of individual buildings (see Negative Features).

7.3.8 Doors and surrounds are the most elaborately detailed element of the facades. In Montpelier there are a variety of original 6-panel doors with traditional door furniture. These have a variety of limestone Classical surrounds.

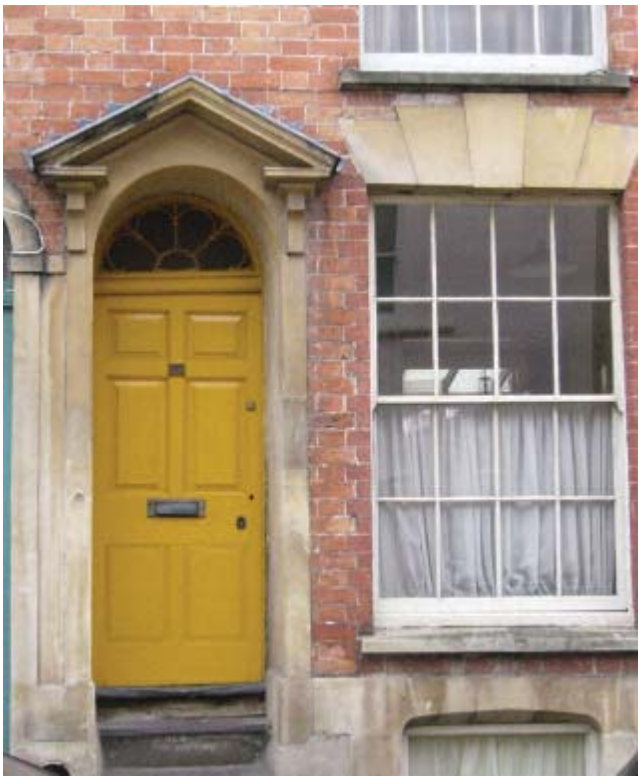


Figure 32: Limestone pedimented door surround, timber panelled door with decorative fanlight and eight-over-eight timber sash window, Picton Street

7.3.9 Fanlights, a means of providing internal hallways with additional light, are generally semicircular and appear in various ornate styles. Many of the properties in Picton Street retain their original fanlights of various designs.

7.3.10 Rainwater goods such as hoppers and downpipes can be interesting traditional features on a building's façade. e.g The salt-glazed ceramic rainwater head and downpipe on Paradise Cottage (76 Richmond Road). These are frequently lost through lack of maintenance and insensitive replacement. Where they remain, traditional examples should be retained as they add value to individual buildings and the wider street scene.

7.3.10 The City Council will encourage the repair and retention of original doors and windows throughout the Conservation Area. Regular maintenance and painting is essential to ensure that problems of decay are not allowed to flourish. Other architectural details of special interest must be retained, and specialist advice sought on repair. (See Useful Information section.)

7.3.11 Where wholesale replacement is needed, the detail of doors and windows must match the originals in terms of glazing patterns and method of opening. Poor quality replacement doors and windows have a detrimental impact on the architectural integrity of individual buildings, and the character of the conservation area as a whole (see Negative Features).

7.4 MATERIALS

7.4.1 The predominant materials in an area not only give texture and interest to individual buildings, they also characterise an area giving cohesion to an otherwise varied built environment. Traditional materials can also be indicative of the local geology.

7.4.2 Montpelier sits on a layer of Keuper Marl or mercer Mudstone and a soft Redcliffe Sandstone. This stone is too soft for building and the Pennant seen in Montpelier would have come from the coal measures in east Bristol.

7.4.3 The strong material palette seen in Montpelier unites the area and also gives an indication of building ages and patterns of development. Where recent infill and new developments in the Conservation Area have failed to respect the dominant palette, the introduction of new brick, plastic windows and concrete roof coverings undermines the character of the area as a whole.

Any proposal should take into account the character of its context. Applications for alterations to a Listed Building or its curtilage that fail to preserve the building, its features or setting will not be permitted. Policies B17, B18, B19, B20

Original architectural features, materials and detail are vital to the quality of individual buildings and the character of the Conservation Area. Policy B16 encourages the consideration of traditional architectural elements that contribute to the overall design in a group of historic buildings.

7.5 TOWNSCAPE DETAILS

7.5.1 Other features and details in the townscape also contribute to a sense of local distinctiveness. These can range from distinctive boundary treatments and street furniture, to trees and hard landscaping. Individually and collectively they contribute to the overall quality of Bristol's streetscape.

7.5.2 The Montpelier Conservation Area is rich in local townscape details that cumulatively give interest and quality to the street scene and make a positive contribution to the character and appearance of the area. Where they remain, these details must be preserved or replaced with their modern equivalents as their degradation and disappearance gradually undermines the quality of the area (see Negative Features, Section 8).

Traditional Street Surfaces

7.5.3 Traditional surface treatments such as setts and paving can be important elements in the townscape of an area. Paving, if well maintained and in high quality materials, contributes greatly to the character of an area, providing the backdrop to surrounding buildings. Their maintenance and retention is essential.

7.5.4 Many of the streets in the Conservation Area retain setted gutters and stone kerbs. It is likely that setted gutters remain in situ under tarmac in many other places. There are also a significant number of stone-paved haulingways across pavement, mostly outside premises which were formerly in industrial or commercial use.

Figure 33: Traditional street surface on St Andrew's Road, north side

7.5.5 Schemes to restore the traditional street surface would greatly enhance the character of the area and promote its historic context. Continued maintenance of street surface, particularly setts, is vital as these easily become dislodged and can present difficulties to pedestrians and non-ambulant users.

7.5.6 A cohesive plan for the future of street surfaces, that reduces the hotchpotch treatments, whilst considering maintenance, would greatly enhance the local environment. Where the opportunity arises, a scheme to restore the traditional street surfaces would greatly enhance the routes where it has been lost.

Railings and Boundary Treatments

7.5.7 Railings and boundary walls contribute significantly to the character of the Montpelier Conservation Area. They add interest and variety of scale in the street scene and provide a sense of enclosure. Where they remain, traditional boundary walls, gates, gate piers and railings must be preserved, sympathetically restored or reinstated as and when the opportunity arises.

Figure 34: High Pennant stone boundary wall, Richmond Road

Figure 35: Wrought iron spear headed railings

Figure 36: Gated boundary walls on Ashley Road

Street Furniture

7.5.8 Montpelier has a fascinating collection of historic street furniture, some of which is listed. Street furniture, including letter boxes, lamp standards, and other details, enlivens the street scene but also reflects the history of the area. The appropriate maintenance and protection of this is important, as is the need to prevent modern street clutter detracting from its setting.

Figure 37: Listed lampstandard, St Andrew's Road

Figure 38: Traditional letter box, Richmond Road

Figure 39: Air Raid Warden sign, outside no. 13 Wellington Avenue

Shopfronts and Public Houses

7.5.9 Shopfronts can be of great importance in contributing to the character and appearance of both individual buildings and the conservation area as a whole, and can be of historic and architectural interest in their own right.

Figure 40: Traditional shopfront of The Bristolian, Picton Street

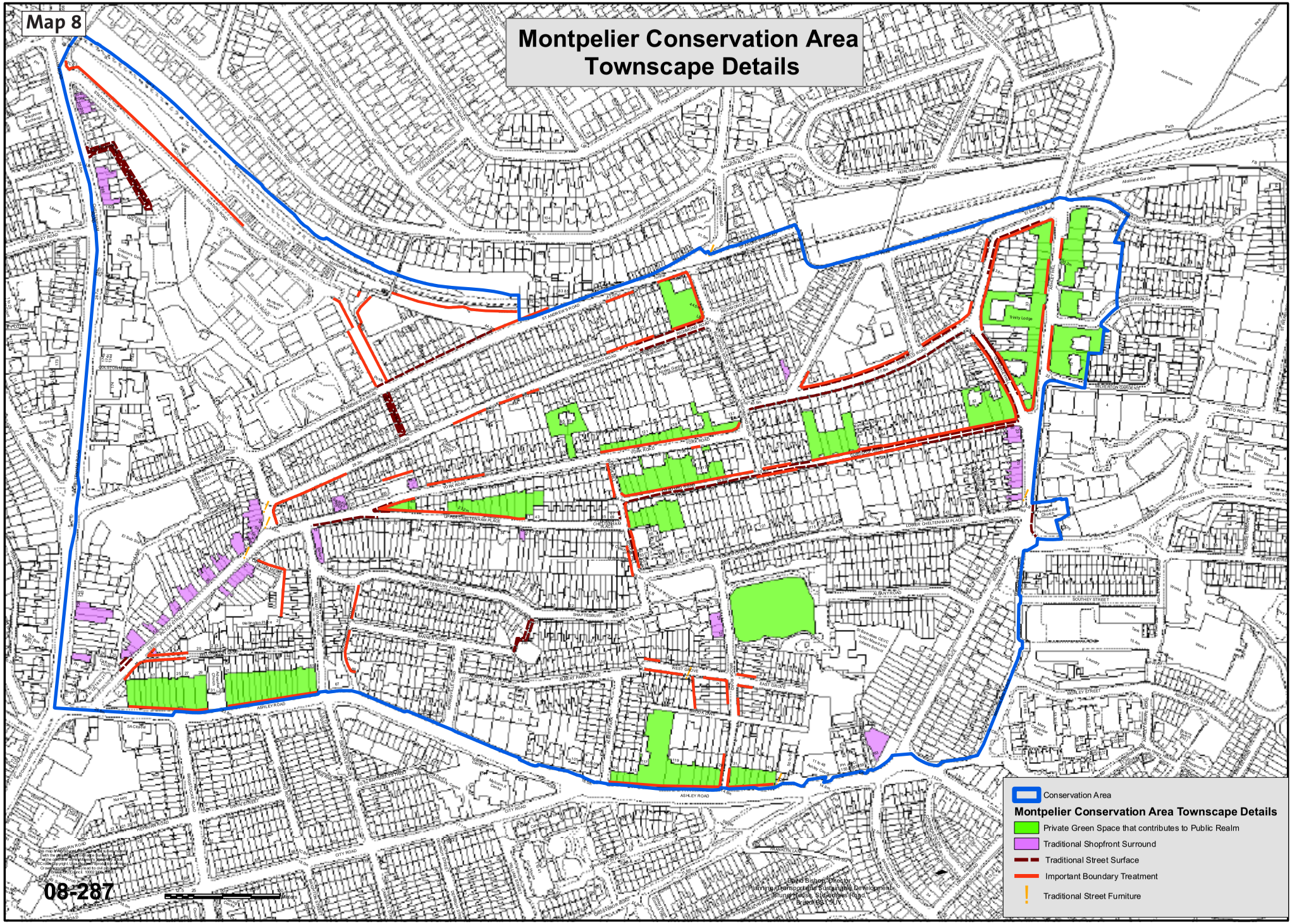
7.5.10 Montpelier has a fine collection of original and traditional shopfronts throughout the Conservation Area. Picton Street, a purpose-built shopping street, contains an array of individual shopfronts which have retained a number of their traditional features even where the shops themselves have been converted to residential. Elsewhere are clusters of shopfronts that appear as groups, unified by a continual entablature or fascia depth. In addition a number of individual shopfronts, though few of these are still in commercial use.

Local Townscape Details are shown on Map 8

The loss of private planting, the removal of boundary walls and railings, the introduction of car parking into traditional front garden areas, and the loss or replacement of traditional signage, street lighting, paving and street furniture can all adversely affect the character of the historic environment and will generally not be acceptable. Policy B15 (I – III) should be consulted.

Map 8

Montpelier Conservation Area Townscape Details



7.6 UNLISTED BUILDINGS OF MERIT

7.6.1 Montpelier contains an extremely high concentration of listed buildings, reflective of the quality of the environment. Listed properties tend to comprise the Georgian and early Victorian terraced houses.

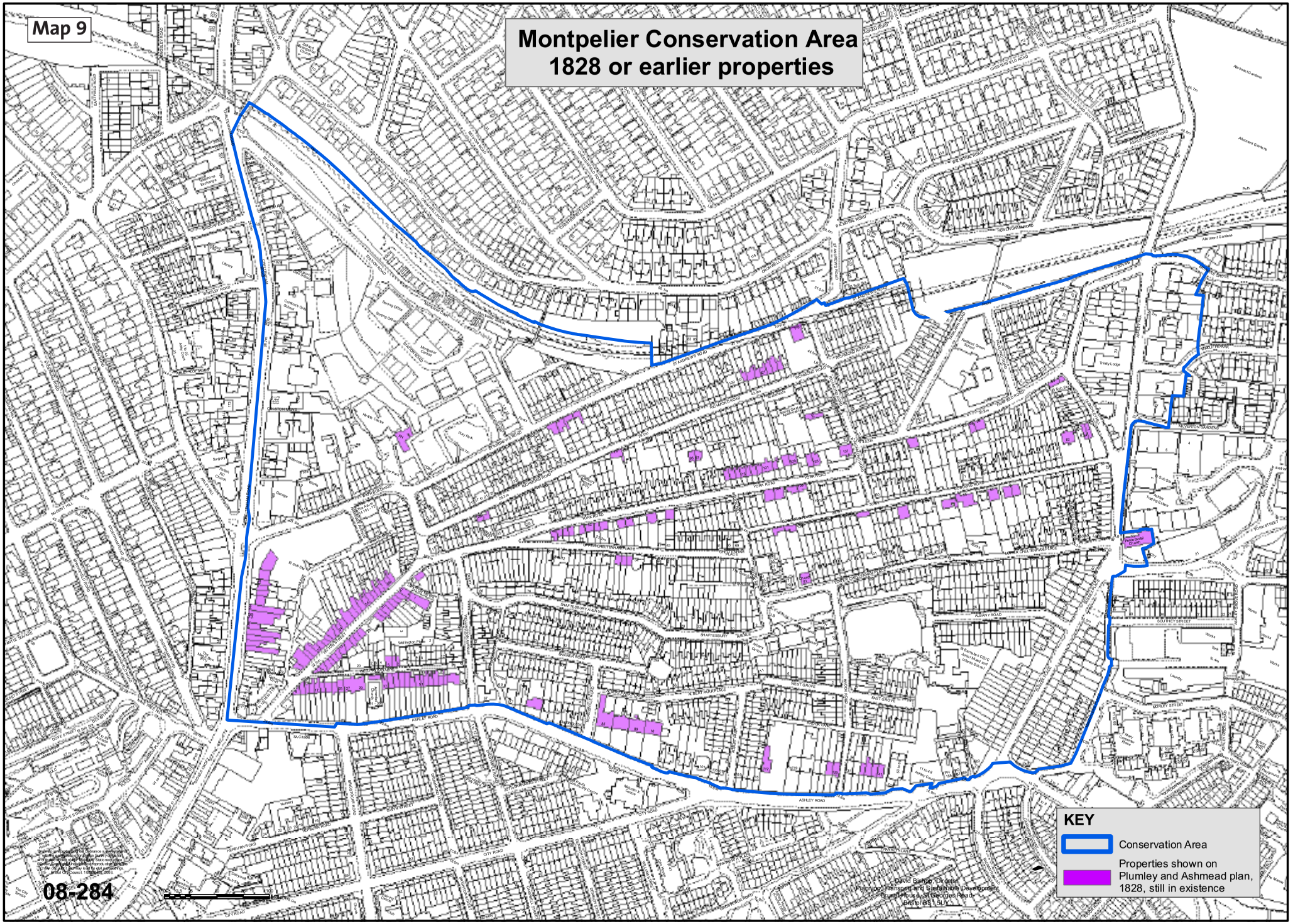
7.6.2 Unlisted buildings can also make an important contribution to the character and quality of an area. This may be due to their value within the townscape, their architectural qualities or local historic and cultural associations.

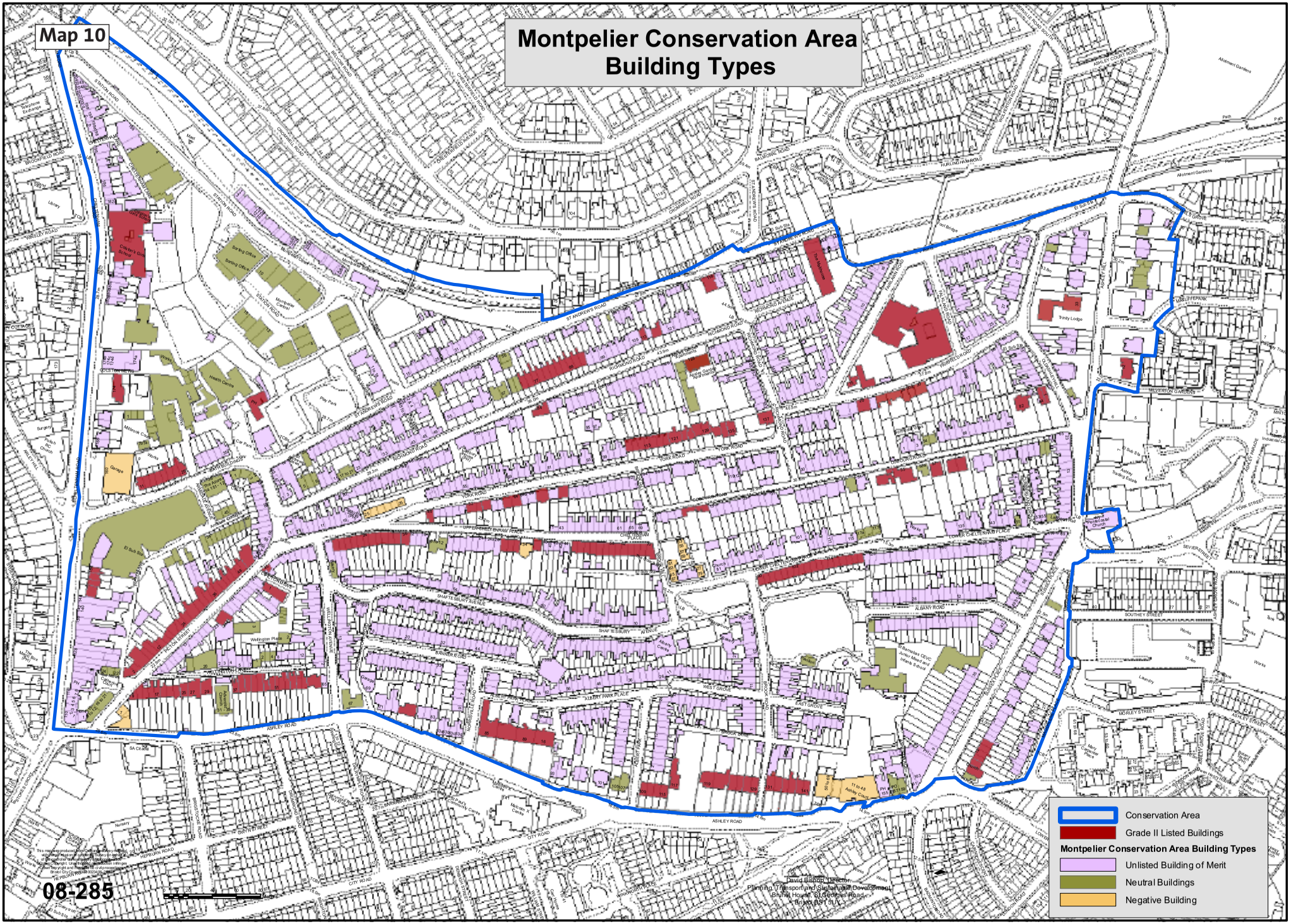
7.6.3 'Unlisted Buildings of Merit' are considered to make a positive contribution to the special interest of the Conservation Area and their demolition or unsympathetic alteration will normally be resisted.

7.6.4 There are over 70 buildings shown on the 1828 Plumley & Ashmead map, which still exist but are unlisted These are shown on Map 9. Buildings of all periods contribute to the diversity and interest of the area. In addition to the pre-1830 buildings, there are a number of terraced groups of good quality from the later 19th century, particularly in Richmond Road and York Road.

7.6.5 Many of those buildings which would not be considered to be "of merit" when considered individually are nonetheless significant in defining and maintaining the character of the Conservation Area, particularly as they are more often than not in groups. These achieve presence by the repetition of significant features, such as gables or bays, or in some cases by clearly stepping down the slope of the street.

Unlisted Buildings of Merit, Negative and Neutral Buildings are identified on Map 10.


Map 9
Montpelier Conservation Area
1828 or earlier properties
KEY
Conservation Area
Properties shown on Plumley and Ashmead plan, 1828, still in existence
08-284


Map 10
Montpelier Conservation Area
Building Types
Conservation Area
Grade II Listed Buildings
Montpelier Conservation Area Building Types
Unlisted Building of Merit
Neutral Buildings
Negative Building
08-285

7.7 LANDSCAPE

7.7.1 There is no formal landscaped area in Montpelier. Publicly accessible open space is limited to Albany Green and Montpelier Park – both informal green areas created by the demolition of a Victorian terrace and the former St Andrew's Church. These two spaces are vital in providing respite from the otherwise entirely built-up environment.

Figure 41: Albany Green, one of only two public green spaces in the Conservation Area

7.7.2 Private gardens represent the only other green and landscaped elements in Montpelier. The many mature private gardens are therefore an important complement to the general urban character, which also have biodiversity value. Much of this is in the green "corridors" behind the terraces of houses along the principal streets. There is also a significant amount of mature trees and shrubs to be enjoyed in public view, in front gardens and also in back gardens where these run down to roads.

7.7.3 The long garden plots that extend southwards from Fairfield Road and York Road down to Upper Cheltenham Place and Cobourg Road reflect the earliest Georgian development in Montpelier, exploited for the panoramic views offered across the City. Today, the gardens and the backs of the houses are still visible from the streets below, and the topography of the area is apparent.

7.7.4 Although outside the Conservation Area, the gardens of the Cromwell Road houses which run down to St Andrews Road are valuable in similarly conveying a sense of the original landscape.

7.7.5 The original gardens and garden walls and views up to houses revealing their south-facing principal facades. are increasingly under threat and many have already been lost to development in the gardens. Those remaining gardens should be preserved in order to protect the special interest of the area.

Figure 42: Upper Cheltenham Place

8. NEGATIVE FEATURES

8.1 Negative features are those elements that detract from the special character of a conservation area and therefore present an opportunity for enhancement. This can include both small features and larger buildings and sites. It may be that simple maintenance works can remedy the situation, reinstate original design or lost architectural features.

Figure 43: Ashley Court, Ashley Road

Development & Alterations

8.2 Loss of traditional garden plots and boundary walls to infill or off-street parking is impacting on the landscape quality and biodiversity value of the area. Much of the original environment of front gardens has been eroded by paving or garage insertions.

8.3 Unsympathetic alterations & loss of traditional architectural details – where poor quality replacement doors and windows or roof level extensions have been inserted these have had a significant and detrimental impact on the architectural integrity of individual buildings.

8.4 Loss of single-family dwellings to flats and Houses in Multiple Occupancy (HMOs) - has an impact on the architectural integrity of historic buildings through subdivision but also associated pressures on the public realm for parking etc.

8.5 Unsympathetic infill and over-intensive developments – threaten to undermine the character and special interest of the area. Especially if they ignore predominant scale, materials, local architectural features and traditional building lines.

8.6 Shopfronts & Signage - Poor quality replacement shopfront and signage can have a dramatic effect on the quality of the street scene. This is particularly significant along Picton Street, Cheltenham Road and Sussex Place.

Figure 44: Poor quality shopfront and signage, Picton Street

8.7 Poor maintenance of buildings and gardens – the care and maintenance of individual properties and private gardens affects the character of the area as a whole

8.8 Small-scale accretions – External gas and electricity meter boxes, boiler flues (especially pluming condensing boilers), cable TV boxes and wiring, satellite dishes, telephone wires and poles, alarm boxes and other minor additions have a significant cumulative impact on the character of

streets and terraces. Careful siting and choice of materials and colours can significantly reduce the impact of these elements. Redundant wires and boxes should be removed.

Public Realm

8.9 Traffic issues – The narrow streets of Montpelier create significant conflicts with the pressures for on-street parking.

8.10 Loss of traditional street surfaces – gradually erodes the quality of the public realm. Pennant setts are frequently removed or overlain with tarmac, creating a hotchpotch of materials. Poorly reinstated traditional surfaces or poor maintenance is equally negative and poses a threat to pedestrians.

8.11 Advertising hoardings – Oversized and unsympathetically located hoardings detract significantly from individual buildings, the street scene, and the quality of the wider Conservation Area. The hoardings outside Ivy Church are a particularly detrimental feature in this part of the Conservation Area.

Figure 45: Advertising billboards outside the Ivy Church, Ashley Road

8.12 Loss of traditional street furniture undermines the quality and special interest of the environment. Traditional street furniture, such as lampstandards, and railings, should be retained and where necessary, replacements should be sensitively chosen.

8.13 Refuse, litter & 'tagging' all undermine the quality of the environment and contribute to a sense of decay and neglect in areas. Tagging is especially problematic on garage doors along St Andrews Road. The proliferation of wheelie bins and recycling boxes clutter the pavements and impede pedestrian movement.

Figure 46: 'Tagging' on garages, St Andrew's Road

8.14 Poor maintenance of play equipment – there is little public green space in the Conservation Area, that which exists is undermined by the poorly maintained equipment and surfaces in the children's play areas.

Beyond the Conservation Area

8.15 Threat to key views into and out of Montpelier from new developments outside the Conservation Area, particularly in the City Centre.

8.16 Westmoreland House site (including Grade II* listed Carriage Works) just south of the

Conservation Area includes a large derelict property that blights the skyline and views out of Montpelier. Currently, the volume of squatters on the site contribute to a threatening environment, particularly at the west end of Ashley Road.

Figure 47: Westmoreland House

9. MANAGEMENT PROPOSALS

9.1 It is expected that the effective management of the Montpelier Conservation Area can, for the most part, be met through an effective policy framework and the positive use of existing development control and enforcement powers. The analysis of the character and appearance of the Conservation Area within the new Character Appraisal therefore identifies those elements the Council will seek to protect, as well as negative features, which may present opportunities for change or enhancement.

9.2 The following table provides a list of proposals related specifically to those features identified as 'negative' in Section 8. The implementation of the proposed Actions may depend on the existing and future financial and staff resources that Bristol City Council departments work within.

Negative Feature

Loss of traditional plots and garden walls

Potential Action

Where consent is required, resist proposals to remove boundary walls that make a positive contribution to the character or appearance of the Conservation Area

Encourage appropriate reinstatement of former walls and front gardens in future development control negotiations.

Seek enforcement action against unauthorised removal of gardens and boundary walls where a breach of planning control has occurred and there is a negative impact on the character or appearance of the Conservation Area.

Investigate the possibility of implementing an Article 4 Direction to remove certain Permitted Development rights in order to protect features considered important to the character or appearance of the Conservation Area.

Increase awareness of conservation issues and understanding of the character of the Conservation Area through promotion of Conservation Area Character Appraisals.

Negative Feature

Unsympathetic alterations and loss of traditional architectural details

Potential Action

Where consent is required, resist unsympathetic alterations and loss of traditional architectural details through positive use of existing development control powers.

Encourage appropriate reinstatement of traditional architectural details in future development control negotiations.

Seek enforcement action against unauthorised removal of traditional architectural details where a breach of planning control has occurred.

Negative Feature

Unsympathetic infill and over intensive developments

Potential Action

With applications for new development, encourage high-quality design and materials, sensitive to the character or appearance of the Conservation Area, through positive use of existing development control powers.

Seek enforcement action against any breach of planning permissions or conditions where there is a negative impact on the character or appearance of the Conservation Area.

Ensure that predominant scale, materials, details and building lines are respected in line with BLP/LDF policies and findings within the Conservation Area Character Appraisal.

Increase awareness of conservation issues and understanding of the character of the Conservation Area through promotion of Conservation Area Character Appraisals.

Negative Feature

Loss of single family dwellings to flats and Houses in Multiple Occupancy (HMOs)

Potential Action

Where conversions occur, ensure development is sensitive to the character and appearance of the Conservation Area or listed building through positive use of existing development control powers.

Encourage appropriate reinstatement of single-family dwellings, where appropriate, in future development control negotiations.

Seek enforcement action against unauthorised conversions where a breach of planning control has occurred and there is a negative impact on the character or appearance of the Conservation Area.

Negative Feature

Poor quality shopfronts & signage

Potential Action

Where a breach of planning control has occurred, seek enforcement action against unauthorised removal/alteration of shopfronts or signage that has a negative impact on the character or appearance of the Conservation Area.

Encourage appropriate reinstatement or sympathetic shopfront and signage design (following guidance in Policy Advice Note 8) in future development control negotiations.

Investigate the possibility of updating existing shopfront/advertisement design guidance.

Negative Feature

Advertising hoardings

Potential Action

Seek enforcement action against unauthorised advertising hoardings that have a negative impact on the character or appearance of the Conservation Area, either within the Conservation Area or that affect its setting.

Where an advertising hoarding with deemed consent detracts from the character and/or appearance of the Conservation Area, investigate removal through negotiation or taking by Discontinuance Action.

Investigate possibility of undertaking a City-wide strategy for assessing advertising hoardings that have a negative impact on the character or appearance of Conservation Areas.

Negative Feature

Poor maintenance of buildings and gardens

Potential Action

Seek improvements to poorly maintained buildings or land by negotiation through the development control process.

Investigate possibility of implementing a strategy for using of Section 215 Notices more effectively to improve quality of built environment by the Planning, Private Sector Housing or Environmental Health Teams.

Serve Section 54 Urgent Works Notices on listed buildings in poor repair, and consider use on unlisted buildings, where appropriate.

Negative Feature

Small-scale accretions*

Potential Action

Encourage removal or redundant wires, alarm boxes and other accretions, where appropriate, in future development control negotiations.

Seek enforcement action against unauthorised siting of satellite dishes, air conditioning units, etc. where a breach of planning control has occurred and the item has a negative impact on the character or appearance of the Conservation Area.

Increase awareness of conservation issues and understanding of the character of the Conservation Area through promotion of Conservation Area Character Appraisals.

Negative Feature

Traffic and parking issues

Potential Action

Co-ordinate with Highways Department to investigate possibility of introducing measures to ease congestion caused by commuter parking and volume of HGVs, particularly down narrow streets.

Negative Feature

Loss of traditional street surfaces

Potential Action

Co-ordinate with Highways Department to encourage retention/reinstatement of cobbles, setts, stone kerbing, Pennant paving etc; subject to those materials being 'fit for purpose'.

Encourage like-for-like replacement, provided material is 'fit for purpose', where damage to street surface occurs.

Where wholesale replacement is required, co-ordinate with Highways to ensure consistency and quality of alternative material.

Increase awareness of conservation issues and understanding of the character of the Conservation Area through promotion of Conservation Area Character Appraisals.

Negative Feature

Loss of traditional street furniture

Potential Action

Co-ordinate with Lighting Department to retain or reinstate, and ensure good maintenance, of traditional street furniture features where appropriate.

Support local conservation groups who may seek to maintain or reinstate traditional street furniture in their local areas, through their own means.

Negative Feature

Refuse, dumping, litter & tagging

Potential Action

Seek to improve waste storage provisions in new schemes through future development control negotiations.

Co-ordinate with Waste Services team to highlight issues of waste and street cleansing in the Conservation Area

Co-ordinate with Street Scene Enforcement Team and Clean and Green Team to ensure action is taken against graffiti/tagging that is in breach of BCC's Graffiti Policy.

Where appropriate, encourage quality street art to improve visual aspect of street in consultation with BCC Community Arts Officers, local community, artists and Waste Services Team.

Increase awareness of conservation issues and understanding of the character of the Conservation Area through promotion of Conservation Area Character Appraisals in order to minimise damage to historic fabric caused by graffiti.

Negative Feature

Poor maintenance of play equipment

Potential Action

Co-ordinate with Parks & Leisure over maintenance of green spaces in Conservation Area. Seek removal and replacement of dangerous/redundant equipment

Negative Feature

Threat to key views into and out of Conservation Area

Potential Action

Where applications for new development arise, ensure development is sensitive to the character and appearance of Conservation Areas through positive use of existing development control powers.

Seek enforcement action against unauthorised development or signage that has a detrimental impact on the character of the Conservation Area, where a breach of planning control has occurred.

Increase awareness of conservation issues and understanding of the character of the Conservation Area through promotion of Conservation Area Character Appraisals.

Negative Feature

Westmoreland House site (including Grade II* listed Carriage Works)

Potential Action

Seek redevelopment of derelict buildings and gap sites and encourage an appropriate scheme that will preserve or enhance the character or appearance of the Conservation Area by negotiation through development control process.

Where appropriate, investigate the possibility of serving a Compulsory Purchase Order where derelict buildings become a significant blight on the appearance of the Conservation Area.

Seek the removal of buildings that currently appear on the BCC or English Heritage At Risk Registers through negotiation and by investigating possibility of serving Section 54 Urgent Works Notices on listed buildings in poor repair.

* accretions : a gradual build-up of small additions and layers

10. STATEMENT OF COMMUNITY INVOLVEMENT

10.1 Prior to document drafting an initial public meeting was held on 29 January 2008. This meeting advised:

- What a character appraisal is and why BCC undertakes them
- The general format for character appraisals and the national guidance followed
- The types of features that make a conservation area special
- The types of features that detract from a conservation area
- The importance of reviewing boundaries, and identifying unlisted buildings of merit
- The projected timescale for the document production
- Details on how and when to make representations and contact officers

10.2 This meeting was advertised in the Bristol Evening Post and on the Bristol City Council and Montpelier Conservation Group websites. Posters were put up throughout the Conservation Area and in the Bristol Central Library.

10.3 The first-stage public consultation ran until 22 February 2008.

10.4 Once the draft document had been compiled, a second public meeting was held on 24 June 2008. This meeting advised:

- What a character appraisal is and why BCC undertakes them
- The general format for character appraisals and the national guidance followed
- The main findings within the document: Streets & Spaces, Views, Landmark Building, Unlisted Buildings of Merit, and Building Ages etc.
- The proposed boundary changes
- The importance of getting involved and making representations on the findings
- Details on how and when to make representations

Copies of the draft document were available to take away from the meeting.

10.5 This second meeting was advertised in a Bristol Evening Post notice (16 June 2008), a BCC Press Release, and the BCC and Montpelier Conservation Group websites. A letter/e-mail (30 June) was written to all who expressed an interest during the first-stage consultation notifying of the existence of the draft and details of the consultation. The draft character appraisal was available to download from the BCC website along with details of the public consultation and ways to make representations.

10.5 This second public consultation period closed on 25 July 2008.

10.6 A separate letter (23 July 2008) was sent to all properties in the proposed boundary extension areas welcoming feedback. The deadline to make representations was 15 August 2008.

10.7 A walk-about and three separate meeting were also held with a steering group made up of members of the Montpelier Conservation Group (18 February 2008,19 May 2008, 22 July 2008).

10.8 In addition, BCC's Landscape Design, Strategic & Citywide Policy, North Area Planning Team, Conservation Advisory Panel, Central Area Planning Committee, English Heritage and other statutory bodies were consulted. The Montpelier Character Appraisal is available to down-load from the BCC website at www.bristol.gov.uk/conservation

11. LOCAL GUIDANCE, PUBLICATIONS & SOURCES OF FURTHER INFORMATION

Further information on the Montpelier Conservation Area can be sought from:

- The Montpelier Conservation Group www.montpelierpages.co.uk
- Montpelier: A Bristol Suburb (Mary Wright) 2004

For further information on Conservation Area Character Appraisals or Conservation issues in general, contact:

Urban Design & Conservation
Planning Services Division
Bristol City Council
Brunel House
St George's Road
Bristol
BS1 5UY

Tel: 0117 922 3097
Fax: 0117 922 3101
E-mail: conservation@bristol.gov.uk

Adopted and consultation draft Character Appraisals and details of the programme for reviewing Conservation Areas can be viewed on-line at:
www.bristol.gov.uk/ccm/content/Environment-Planning/conservation/conservation-area-character-appraisals.en

For advice on alterations to buildings or new development within the Montpelier Conservation Area, contact:

North & West Area Planning Team
Planning Services Division
Bristol City Council
Brunel House
St George's Road
Bristol
BS1 5UY

Tel: 0117 922 3097
Fax: 0117 922 3417

The Montpelier Conservation Area will form part of the emerging Local Development Framework and should be considered within the context of existing Supplementary Planning Guidance (SPGs), Supplementary Planning Documents (SPDs), and Planning Advice Notes (PANs) including:

1 City Centre Strategy and Action Plan

2 SPD 7 'Archaeology and Development'

3 PAN 6 – Off-street Residential Parking in Conservation Areas

4 PAN 7 – Conservation Policies

5 PAN 8 – Shopfront Design Guides

6 PAN 15 – Responding to Local Character – A Design Guide

Bristol's Environmental Access Standards, 2006 should also be used by those who are planning, designing and implementing schemes in the built environment.

The Bristol Local Plan and associated documents contain policies used to determine planning, listed building and conservation area consents in Bristol.

As a result of changes to the planning system, work is underway on the Bristol Development Framework, which will eventually replace the BLP.

Details Bristol's Planning Policies can be found at http://www.bristol.gov.uk/ccm/navigation/environment-and-planning/planning/

Further information on listed buildings, conservation areas, and guidance on character appraisals can be obtained from:

English Heritage (Customer Services)
Customer Services Department
PO Box 569
Swindon
SN2 2YP
England

E-mail: customers@english-heritage.org.uk
Tel: 0870 333 1181
Fax: 01793 414926
www.english-heritage.org.uk

English Heritage (South West)
29 Queen Square
Bristol
BS1 4ND

Tel: 0117 950 0700

For technical guidance relating to historic buildings, contact:

The Society for the Protection of Ancient Buildings (SPAB)
37 Spital Square
London E1 6DY

Tel: 020 7377 1644
www.spab.org.uk

The Georgian Group
6 Fitzroy Square
London
W1T 5DX

Tel: 0871 750 2936
www.georgiangroup.org.uk

The Victorian Society
1 Priory Gardens
Bedford Park
London W4 1TT

Tel: 020 8994 1019
www.victorian-society.org.uk

12. GLOSSARY OF TERMS

Accretions
A gradual build-up of small additions and layers

Bath Stone
Even grained, poorly fossiliferous, light brown/cream coloured, oolitic limestone. Quarried in the Bath area

Bay
A vertical division of the exterior of a building marked by fenestration, an order, buttresses, roof compartments etc.

Bay Window
An angular or curved projecting window

Butterfly Roof
A roof formed by two gables that dip in the middle, resembling butterfly's wings. The roofs were particularly popular in Britain during the 19th century, as they have no top ridges and were usually concealed on the front façade by a parapet. The roof gave the illusion of a flat roof

Canted
Term describing part, or segment, of a façade, which is at an angle to another part of the same façade

Cast Iron
An iron-based alloy containing more than 2% carbon. The molten iron is poured into a sand or cast mould rather than hammered into shape. This allows for regular and uniform patterns and high degrees of detail. The finished product is chunkier, though more brittle, than wrought iron.

Chimney Stack
Masonry or brickwork containing several flues, projecting above the roof and terminating in chimney pots

Civil War
The English Civil War consisted of a series of armed conflicts and political machinations between Parliamentarians and Royalists 1642 - 1651.

Classical
A revival or return to the principles or Greek or Roman architecture and an attempt to return to the rule of artistic law and order. Begun in Britain c. 1616 and continued up to the 1930s

Console
An ornamental bracket with a curved profile and usually of greater height than projection

Corbel
A projecting block, usually of stone, supporting a beam or other horizontal member

Cornice
In Classical architecture, the top projecting section of an entablature. Also any projecting ornamental moulding along the top of a building, wall, arch etc., finishing or crowning it

Dormer Window
A window placed vertically in a sloping roof and with a roof of its own. Name comes from French to sleep

Double Roman Tile
A large rectangle roof tile with an upstand on one side, a roll in the centre and another roll on the other side, which fits over the upstand of the adjacent tile

Dressings
Stone worked into a finished face, whether smooth or moulded, and used around an angle, window, or any feature

Entablature
The upper part of an order, consisting of architrave, frieze, and cornice

Escarpment
A steep slope or long cliff that results from erosion or faulting and separates two relatively level areas of differing elevations.

Fanlight
A window, often semi-circular, over a door in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Or any window over a door to let light into the room or corridor beyond.

Fascia
A horizontal piece (such as a board) covering the joint between the top of a wall and the projecting eaves; also called fascia board. Also the wide board of a shopfront, usually carrying its name.

Fenestration
The arrangement of windows in a building's façade

Gable
The upper portion of a wall at the end of a pitched roof; can have straight sides or be shaped or crowned with a pediment (known as a Dutch Gable)

Georgian
The period in British history between 1714-1830 and the accession of George I and death of George IV. Also includes the Regency Period, defined by the Regency of George IV as Prince of Wales during the madness of his father George III

Gothic
A style of European architecture, particularly associated with cathedrals and churches, that began in 12th century France. The style focused on letting light into buildings and so emphasizes verticality, glass, and pointed arches. A series of Gothic revivals began in mid 18th century.

Hipped Roof
A roof with sloped instead of vertical ends

Lightwell
A shaft built into the ground to let light into a building's interior at basement level

Mansard Roof
Name taken from the French architect Francois Mansart. Normally comprises a steep pitched roof with a shallower secondary pitch above and partially hidden behind a parapet wall. The design allows extra accommodation at roof level

Pantile
A roof tile of a curved S-shape section.

Parapet
A low wall, placed to protect from a sudden drop – often on roofs – and a distinctive feature of Classical architecture

Pediment
A Classical architectural element consisting of a triangular section or gable found above the entablature, resting on columns or a framing structure

Pennant Stone
Hard, fine-grained, blue/grey coloured sandstone. Quarried in South Wales and the Bristol area and commonly used, throughout the country, as a stone roofing or street surface material

Pitched Roof
A roof consisting of two halves that form a peak in the middle where they meet

Portland Stone
A light coloured limestone from the Jurassic period, quarried on the Isle of Portland in Dorset

Sash Window
A window formed with sliding glazed frames running vertically

Setts
Rectangular paving stones with curved top, different to cobblestones which are created by being worn smooth by water over time; setts however are man made.

Stallriser
A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance

Victorian
Period often defined as the years of Queen Victoria's reign (1837-1902), though the Reform Act of 1832 is often taken as the start of this new cultural era

Wrought Iron
Made by iron being heated and plied by a blacksmith using a hammer and anvil. Pre-dates cast iron and enjoyed a renaissance during the revival periods of the late 19th century. Wrought iron is not as brittle as cast and seldom breaks.