



## 1. HENBURY CONSERVATION AREA

### DESCRIPTION

- (1) Lying at the western edge of the Kingsweston Ridge, and continuous with it, Henbury largely retains its rural character, comprising of the buildings grouped around the twelfth century church. These should also include the Manor House, Georgian buildings along Henbury Road, outlying fields and Harfords Blaise House of 1794 with its picturesque estate. The latter, a complete landscaped design by Humphrey Repton, has survived intact with all its romantic elements the most remarkable being Blaise Castle. To the west, in 1811 John Nash placed Blaise Hamlet for old retainers of the estate, the epitome of picturesque design grouped about a village green. Their importance is recognised by their inclusion within English Heritage's Garden Register. Mature woodland frames



the contours to the south and east, with fingers running into the heart of the village to the north east, along Hazel Brook.

- (2) The open character of the village is due to the survival of the remaining outlying fields which originally formed its setting. In the 18th and 19th Century, the enclosure of the Estate and the construction of ample Georgian houses resulted in the construction of high enclosing rubble walls which characterise Henbury with its sense of seclusion. Some of these are now converted into flats.
- (3) The late 19th Century saw development to the west of the village core. In more recent times, residential estates have been inserted into the larger grounds, such as the Elms, which have diluted the rural character while strengthening the residential element.
- (4) The incorporation of Henbury into the city in 1935 brought about greatly increased development of the land formally girding the village, various road improvement schemes have since been carried out which have down-graded the character of the original village roads.
- (5) Traditional materials, such as render, rubble stone and the use of clay pantiles and slate roofs predominate in the Georgian and nineteenth century developments. Recent developments before designation, introduced brick, weather boarding and the ubiquitous concrete tile.

## KEY ISSUES

### *Traffic and Movement*

- (1) Traffic on Henbury Road detracts from the rural charm and character of Henbury Village, together with the physical impact of the early road improvements. Particularly of note is the junction with Crow Lane and Henbury Road and Hallen Road and Kingsweston Road.
- (2) There is still pressure to provide more car parking within the area, leading to loss of traditional gardens, open space and containing walls.
- (3) Parking is mostly contained behind walls except for the car park of the Salutation public house, which displays ranks of cars to the road and is unsightly and poorly landscaped.
- (4) The traffic densities at over-large junctions pose a threat both to pedestrian safety and village character.

### *Land Use*

- (5) Henbury can be characterised as an island within encroaching development and the remaining open space is essential for maintaining the setting of the village.
- (6) The attractiveness of Henbury and Blaise as a focus for leisure uses has resulted in erosion of the estate and grounds, exacerbating traffic problems.
- (7) The Blaise Estate is subject increasing pressure of over-use and lack of effective policing and maintenance.

### *Townscape*

- (8) Since designation there have been a number of residential developments which, whilst respecting the domestic scale of the Conservation Area, have not fully complemented, the layout, form and materials of existing groups of buildings.
- (9) There has been some unsympathetic extensions and alterations to the Salutation public house as well as insufficient landscaping and containment of its car park.
- (10) The townscape and continuity of the Conservation Area is dependant of existence of many substantial rubble boundary walls. Some of these have fallen



into disrepair, whilst others are under threat from the creation of parking areas and the improvement of access.

## GENERAL ENHANCEMENT OBJECTIVES

- (1) An environmental traffic management scheme including provision for cyclists and pedestrians needs to be prepared in conjunction with the Highway Authority. This scheme should address the issue of fast moving traffic on Henbury Road.
- (2) Any further residential development within the Conservation Area where appropriate, will need to play close regard to the specific traditional character of Henbury Village.
- (3) Open land such as that lying to the north of Blaise Hamlet is an essential part of the setting to Blaise Hamlet and should be retained.
- (4) The footpath system of Henbury is a particular feature of its historic development and should be preserved and maintained.
- (5) In accordance with Policy B21 of the Bristol Local Plan the City Council will ensure that extension and alterations to buildings in the Conservation Area have regard to its local context. The City Council will also apply Principles P11–P19 in the Conservation Handbook to extensions and alterations to traditional buildings within the Conservation Area.
- (6) In accordance with Principles P34 and P35 of Bristol City Council Conservation Policies, the City Council will resist the demolition of traditional boundary walls and means of enclosure except where clear benefit and enhancement to the Conservation Area can be demonstrated. The City Council will also encourage the reinstatement of traditional boundary walls, and the extension of traditional walls and means of enclosure to screen unsightly car parks and new development.
- (7) A landscape management plan needs to be prepared in conjunction with the Leisure Services Directorate which examines opportunities for the enhancement of open land and woodland within the Conservation Area and could include surface car parks and footpaths.