



14. TYNDALL'S PARK CONSERVATION AREA

DESCRIPTION

- (1) The Conservation Area is focused around the prominent hill crowned by Royal Fort House, lying to the north west of the mediaeval city. The built form has evolved from its original use as the set-piece fort within the Civil War Defences into, principally, an educational precinct for the University containing notably high quality Edwardian Buildings in a landscaped setting.
- (2) The first phase of these educational buildings is marked by their use of traditional mediaeval collegiate styles in rubble stone with Bath stone dressings. Sir George Oatley's Physics Building of 1929 concluded this period.



The later phases fit less comfortably into their context and are noted by greater bulk and lack of respect for topography.

- (3) Views of the escarpment from the city centre are now dominated by the bulk and uncompromising form of the later buildings, reducing the impact of this end of the Kingsdown escarpment.
- (4) To the north, a pleasant though tightly-knit area of Victorian terraced villas survives abutting St. Michael's Park, where the University has recently completed further large scale building, eroding the residential character of the original development.
- (5) Woodland Road is a pleasing mixture of grandly massed Edwardian buildings, mature landscaping and modest late terraced houses, linking with Perry Row. Below, an area of recent development is unharmonious to both its topography and local context, degrading the character of the slopes above and the historic streets both to the north and south boundaries.

KEY ISSUES

Traffic and Movement

- (1) There is a major problem in the erosion of the environment by parking and abuse of areas traditionally laid down as landscaping and pedestrian routes.
- (2) Excessive through traffic is experienced at peak periods, using the road network as a short cut through the area.
- (3) Conflicts between pedestrians and vehicles are particularly apparent at key junctions across the areas.
- (4) Evening traffic, especially around the entertainments centre, causes congestion with those going to leisure or recreational destinations.

Land Use

- (5) The concentration of two dominant land uses, educational and entertainment, results in pressure for large scale development posing problems of density, bulk and visual intrusion to the existing context.
- (6) Mature landscapes, particularly in the University, have been down graded by the intrusion of car parking and the laying out of car parking spaces.
- (7) The remaining small residential buildings are under continuous pressure for conversion or acquisition for educational purposes.
- (8) The limited amount of open space available and the need to expand educational facilities gives rise to pressure to build over traditional landscape settings resulting in over-intensification of use.

Townscape

- (9) The University buildings on the escarpment are of varying quality and many are not appropriate to their context. Lack of a coherent development plan has resulted in unrelated development which mars the skyline of this prominent site.
- (10) The original concept of the University to create a coherent architectural concept has been downgraded since the war by piecemeal development utilising disparate materials.
- (11) Private residential tower blocks and the enormous bulk of the entertainment centre have disfigured the traditional townscape of the south facing slopes.
- (12) On the lower slopes, particularly, recent development has not provided a satisfactory quality of urban landscaping.



GENERAL ENHANCEMENT OBJECTIVES

- (1) An environmental traffic management and parking scheme including provision for cyclists, needs to be prepared in conjunction with the University and the Highway Authority.
- (2) The introduction of traffic-calming measures, although desirable, must be of a high quality and in materials traditional to the historic floorscape of the area.
- (3) To encourage both the University and the Grammar School to produce a development strategy incorporating the following aspects, enhancing the Conservation Areas:-
Context for satisfactory redevelopment. Public access and routes through the area.
Enhancement of landscaped areas.
Respect for traditional character of the area in terms of height, scale and materials.
The protection, enhancement and extension of open space within these areas.
The production of a car parking plan consolidating and reducing the amount of car parking.
- (4) The creation of pedestrian priority routes should be considered with particular emphasis on crossing points with congested vehicle routes.
- (5) Redevelopment of buildings causing demonstrable harm to the Conservation Area will be encouraged.
- (6) The mature landscapes found within the Conservation Area should be protected and enhanced in accordance with the City Council's Conservation Principle P33 (Section 7).
- (7) Residential use within the Conservation Area will be protected.
- (8) The University's green precinct is a major private landscape amenity. Other significant landscape areas also exist and opportunities to preserve, enhance and extend these areas should be encouraged.
- (9) New development will need to pay particular attention to the use of traditional materials in accordance with the City Council's Conservation Principles P7, P8, P9 and P10.
- (10) New developments should not only retain existing urban landscaping of good quality but also create new landscaped settings which harmonise the new buildings with the traditional urban environments in which they are placed, blending the new with the old and enhancing the quality of the Conservation Area.