



## 28. BRISLINGTON CONSERVATION AREA

### DESCRIPTION

- (1) Brislington Conservation Area is composed from the original significant elements of Brislington Village and is centred around St. Luke's Church, a Grade I Listed Building circa 1420. Brislington Brook provides the orientation for the village's two main streets, Hollywood Road and Church Hill which run either side of the Brook and service the cottages, shops and public houses located on these routes.



- (2) The Brook is culverted under Brislington Hill (Bath Road) and the adjacent garage forecourt before providing a pleasant riverbank landscaped setting to gardens of properties accessed from Hollywood Road and Church Hill.
- (3) The rear garden boundaries of properties along Hollywood Road form the western limit of the Conservation Area from the junction with Brislington Hill, at the King's Arms, up to and including Frys Lane, a steeply sloping alleyway with stone paving, cast iron handrails and bollards.
- (4) The Conservation Area northern boundary is defined by and includes the footbridge over Brislington Brook linking Hollywood Road and Church Hill and then runs the entire length of Church Hill, which rises quite steeply to Victory Park, a well landscaped public open space. The boundary continues along the ridge that marks the boundary of Victory Park.
- (5) At the south eastern corner of Victory Park, the boundary follows a footpath across meadow land to join Bonville Road at the junction with Emery Road.
- (6) The south-eastern boundary follows the edge of the industrial estate along Bonville Road, passing the entrances to Oakenhill Farm and The Chestnuts from where a footpath is followed to join the Bath Road.
- (7) The south-western boundary excludes the warehouse fronting the Bath Road but briefly rejoins the Bath Road to include Keepers Cottage and Hill Cottage. The boundary then follows the rear garden boundaries of the houses in Glenarm and Oakenhill Roads to complete the enclosure of this part of the rural fringe of the village.
- (8) The subsequent southern limit of the Conservation Area follows the rear gardens of the recent housing development in St. Luke's Gardens and the rear gardens of Gothic Cottage Church Hill Cottages before following the pedestrian alleyway along the perimeter of St. Luke's Churchyard, Church Parade and The Square, where it briefly follows Brislington Hill to return to the Kings Arms.
- (9) The architectural character of the Conservation Area is determined largely by Brislington's status as a village from the 18th Century. Predominant features are pantiled roofs, random stone walling, painted rendered walls and 17th Century brick/stone boundary walls.

## KEY ISSUES

### *Traffic and Movement*

- (1) Bath Road (Brislington Hill) as the A4, a busy major road between Bristol and Bath forms sections of the the southern boundary of the Conservation Area. At the western end, it includes access to a canopied petrol filling station and garage shop between Hollywood Road and Church Hill. The north pavement of the Bath Road forms an important pedestrian link between the two main streets of the Conservation Area where the A4 bridges Brislington Brook.
- (2) As described in the original Designation Report, there is a rather uneasy relationship between the historic core of Brislington Village and the petrol filling station which occupies the site of the original village Blacksmiths, where now the various land uses cause some conflict between vehicular and pedestrian access requirements.
- (3) Hollywood Road is at present a one-way road (from the Pilgrim Inn) which discharges on to Brislington Hill (A4) adjacent to the Kings Arms. The narrow pavement and vehicular movements at the road junction restrict possibilities for a sitting out area to the front of the pub (a shaded garden does exist to the rear)



- and compound the conflict mentioned in item (2) between pedestrian and vehicle requirements at the focal point of the historic core of the village.
- (4) Hollywood Road is not frequently used or required as a short cut to the A4, however, as adjacent Church Hill leading to School Road and Birchwood Road serves the adjoining residential areas of St. Anne's Park and Broom Hill. Church Hill, as a consequence, is quite heavily trafficked at peak times, although an alternative route to the A4 exists along Broomhill Road, with a traffic light controlled junction at the Emery Road/Stockwood Road and A4 cross-roads.
  - (5) Wick Road similarly provides alternative access to the A4 from adjoining residential areas and links to the north side of the Avon via New Brislington Bridge and Netham Road.
  - (6) Church Parade, contained within the southern boundary of the Conservation Area besides providing pedestrian access to St. Lukes Church also leads to a car-park adjacent to the Conservation Area boundary opposite Woodland House which serves retail development on Bath Road and also provides additional parking space for St. Lukes Church and community hall (some parking facility is contained within the community hall site).
  - (7) A pedestrian alleyway connects the car-park to the shopping parade and also links up with the alleyway running at the perimeter of St. Lukes Churchyard. Any changes to vehicle routes would need to maintain vehicular access to this car-park and the community hall from the Bath Road via Church Hill.
  - (8) At the south-eastern end of the Bath Road boundary of the Conservation Area, plans to modify the junction of West Town Lane and Bath Road (A4) at the top of Brislington Hill will not affect traffic conditions in the Conservation Area itself although widening of Bonville Road will affect the setting area in the vicinity of the Chestnuts and increase traffic flow.

### *Land Use*

- (9) There are no major development plans for changes in land use in the Conservation area, apart from road modifications to the junction of West Town Lane and Bath Road referred to above which will affect the area in the vicinity of the Chestnuts (a Grade II Listed Building).

### *Townscape*

- (10) The effect that current consents and future applications will have on the townscape of the area needs to be monitored to ensure that the character of the Conservation Area is not eroded.
- (11) There is a danger that the large gardens of houses which form the village core will be infilled altering the traditional settlement pattern.
- (12) Unsympathetic extensions and alterations to houses, cottages and shops will threaten the character of the Conservation Area.
- (13) The site adjacent to the northern boundary of the Conservation Area (Poole Yard, Hollywood Road) although not within the Conservation Area forms an important prospect from the pedestrian bridge over Brislington Brook and Hollywood Road.

## GENERAL ENHANCEMENT OBJECTIVES

- (1) An environmental traffic management scheme needs to be prepared in conjunction with the highway authority. This should address the issues raised in items (2) of *Traffic and Movement* – in particular the conflict between pedestrian movements/requirements for precinct areas and vehicular movements/access in the historic core of the village at the Hollywood Road/Brislington Hill junction.



- (2) New uses and extensions/alterations to historic buildings not having Listed Building status should take cognizance of the general aesthetic of the Conservation Area and conform to Conservation Principles P11–P19.
- (3) New buildings should also complement the scale and character of the Conservation Area and conform to Conservation Principles P2–P10.
- (4) The subdivision of large garden plots will be resisted. Conservation Principle P33 will apply.
- (5) A landscape management scheme needs to be prepared in conjunction with the Leisure Services Directorate which includes the following.
- (6) Tree planting and pedestrian surfaces to the possible road closure of Hollywood Road at the junction with Brislington Hill.
- (7) Improvements to the landscape of Brislington Brook, particularly at the junction with Brislington Hill where the removal of the culvert and development of the garage site as a linked amenity space would present good landscape opportunities; in conjunction with the reinstatement of the stone bridge boundary wall and enclosing buildings that formed the original street frontage.