

ARTICLE 4 PROPERTIES
IN CLIFTON

BRISTOL TOWN SCHEME

EXPLANATORY NOTE TO ARTICLE 4 DIRECTION
CONTROLLING ALTERATIONS, ETC.

1. The terraces referred to in this Note are:-

Royal York Crescent	Nos. 1-46
Cornwallis Crescent	Nos. 1-23 and 29-40
Caledonia Place	Nos. 1-31 and 32-42
West Mall	Nos. 1-13 and 14-34

2. These four groups of buildings have particular historic and architectural importance. The Corporation intend therefore to work towards restoration of their original condition and appearance. To encourage this there now exists a 'Bristol Town Scheme' under which grants are available for external repairs. This is described in a separate leaflet and notes.
3. To further the process of restoration, and because of the importance attached to the four terraces, a Direction under Article 4 of the Town and Country Planning General Development Order 1973 has been made, and was published in July, 1974. The effect of this is that minor external alterations, and indeed anything affecting the external appearance of the building which would not normally be subject to planning control, is now brought under control. This will particularly apply to the following features:
- (a) Roof coverings facing the front and rear elevations of the terraces;
 - (b) Chimneys;
 - (c) Dormer windows;
 - (d) Balconies and railings;
 - (e) Windows generally;
 - (f) Front basement areas, including steps and access;
 - (g) The raised terraces of Royal York and Cornwallis Crescents, including facade treatment, door openings and paving materials;
 - (h) Colour schemes: In the interest of achieving a unified appearance along the length of the terraces, a colour scheme for each, allowing the use of a restricted range of colours, has been evolved. These must be adhered to, and copies of the schemes are available.
4. Any person wishing to carry out any operation covered by this control, should consult the City Planning Department before any work is commenced. It is not intended to delay the carrying out of any work, but in certain cases a planning application may be necessary.
5. An Assistant in the Design Section of the City Planning Department is available to offer assistance and answer queries. If you need advice, call or telephone and ask for Extension 477.

7th July, 1982

2 BRISTOL TOWN SCHEME TERRACES : CONTROL OF EXTERNAL COLOURS

The Bristol Town Scheme, covering Royal York Crescent, Cornwallis Crescent, West Mall and Caledonia Place, was initiated in 1974, with the stated intention of ensuring the preservation of the terraces into the future. At the same time a Direction, under Article 4 of the Town & Country Planning General Development Order 1973, was made, whose object was to ensure that the consistent design of the terraces was unimpaired, and that as alterations and repairs took place, they tended to restore buildings in the terraces to their original appearance. A control on exterior colour schemes was included to help in achieving consistency of appearance. Owners were informed of the introduction of the Town Scheme and of the Article 4 Direction by means of letters and a leaflet.

The colour schemes, allowing for the use of a limited range of 3 or 4 colours on front elevations, have proved generally satisfactory. The most marked improvement arising from this is to be seen in Royal York Crescent, where it is considered especially important for the terrace to read as a grand set-piece running along the top of the slope above Hotwells, as originally intended. Cornwallis Crescent, on the other hand, presents a convex curve to the street frontage, and the whole Crescent is never apparent at one time.

Last Autumn, the owner of No. 10 Cornwallis Crescent painted his house green, not one of the approved colours. He suggested subsequently that a body of the residents in the terrace would prefer to have the policy controlling colours on the front of the terrace removed, whilst supporting the aims of the Town Scheme in continuing the up-grading of the terrace as a whole. Subsequently all the owners and leaseholders were circularised with a letter from the City Planning Officer explaining the background and reasons for the Article 4 Direction on their houses, and asking their view on control of external colours. Of some 40 householders contacted, 15 replies were received as follows:-

- | | |
|--------------------------------------|---|
| (1) Keep the existing limited choice | 3 |
| (2) Agree an extended range | 9 |
| (3) Permit any colour | 3 |

In effect, it must be assumed that the twenty-five resident's who did not reply have no views about any policy of restraint.

The matter has been reported to the Conservation Panel, who stated:-

"The Panel felt that the existing Article 4 Direction in respect of Royal York Crescent was absolutely right and should remain as at present. With respect to Cornwallis Crescent, the Panel felt that the principle of an Article 4 Direction was correct but that a wider range of colours might be permitted, keeping those in a range of light tones. It was felt that the Direction should not prevent the cleaning back of stone dressings."

The road frontage of Cornwallis Crescent does not read as a whole set-piece, as explained above, and in the light of experience it is considered that a broadening of the present limited colour range would not be detrimental to its character or run contrary to the aims of the Town Scheme. It may be that the limited response to the questionnaire sent to the residents shows little support for the imposition of any colour control on the facade of the terraces

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and also that the time spent controlling a wider range of colours could be better put to furthering the structural renovation of the terraces with the limited manpower resources available. On the other hand, there is strong justification for maintaining some colour control in the wider public interest, since there is a consensus of views that the uncontrolled introduction of strong colours to the elevation of the terrace could be detrimental to its setting in the Clifton townscape. The importance of the terraces in this wider context was a major factor taken into account by the Committee when it originally supported the setting up of the Town Scheme.

There is no intention either to dispense with the Article 4 Direction entirely, or to drop the control of colours on the Bathstone garden face of this terrace, or of the colour of the railings and windows on the street side. However, the City Planning Officer considers that the present range of four colours for the facades of the houses in Cornwallis Crescent only should be relaxed. The range of colours now recommended is as follows:-

BS.04.B.17
08.B.17
10.B.17
12.B.17
04.B.21
08.B.21
10.B.21
12.B.21

BS.08.C.31
10.C.31
04.C.33
06.C.33
10.C.33
12.C.33
Sand Tex "Mid Stone"

It is important to continue to maintain control over the colours at present enforced on Royal York Crescent which presents a reasonably uniform principal facade. However, there is a choice to be made between complete relaxation, or the adoption of a wider range of colours in Cornwallis Crescent since the residents of Cornwallis Crescent have expressed no strong support for a protective policy. If the Committee is disposed to approve an extended range of external colours for Cornwallis Crescent it is recommended that they should be as the list described above. Samples of these shades will be available at this Department.

Resource Implications

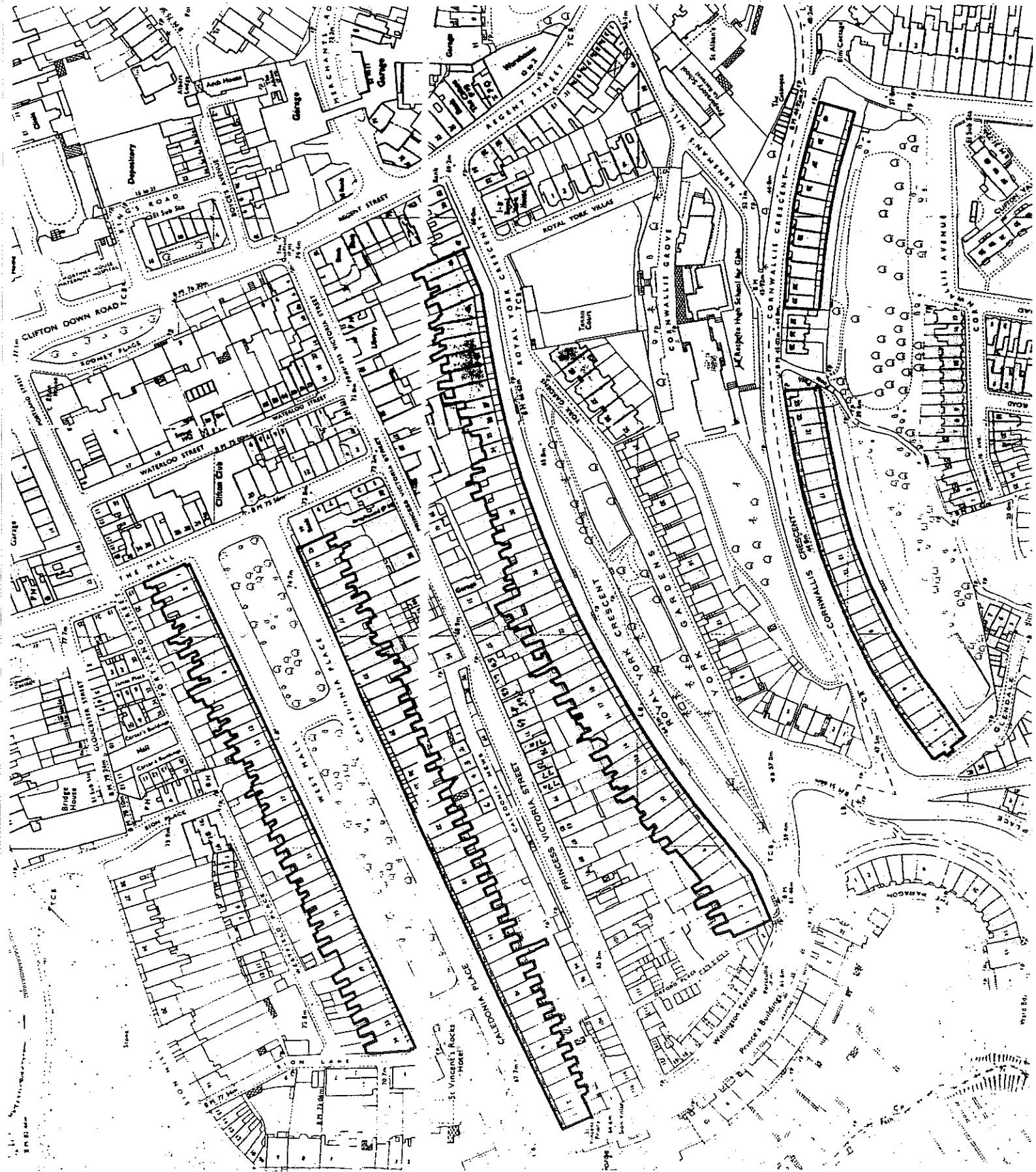
There are no resource implicating arising from this report.

RECOMMENDED

that the list of colours as set out above be accepted for use at Cornwallis Crescent, Clifton.

Article 4 Direction -
Clifton

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PLANNING
COMMITTEE
1975

22nd January, 1975

2. BRISTOL TOWN SCHEME - TERRACES

The Bristol Town Scheme has been operating since mid-1974 and, steps leading to its inception are summarised below:-

On 18th October, 1972, following a visit to Bristol of the Chairman of the Historic Buildings Council, it was explained to your Committee that, in Town Schemes, the Department of the Environment and Local Authorities commit themselves jointly to spend a given amount annually over a specified number of years. These schemes deal with buildings which are important collectively, and have historic or architectural significance as groups. Your Committee then resolved:-

- (i) To advise the Department of the Environment that they wished to participate in a Town Scheme to run for five years.
- (ii) To contribute £15,000 per annum for the duration of the Town Scheme, to match a similar sum offered by the Department; and to allocate money in the Revenue Estimates for 1973/74.
- (iii) To prepare a policy report defining the building groups to be included in the Scheme.

On 20th June 1973 your Committee had before them the policy report referred to above, and accepted the following recommendations:-

- (i) To include in the Town Scheme the following groups of buildings in Clifton:-
 - 1 - 46 Royal York Crescent
 - 1 - 23 and 29 - 40 Cornwallis Crescent
 - 1 - 42 Caledonia Place
 - 1 - 34 West Mall
- (ii) To amend the current Revenue Estimates, and to allocate money for the Scheme in the Revenue Estimates commencing in the year 1974/75. (So that the allocation of money for the five year period commences in 1974/75).
- (iii) to agree to terms and conditions set out in an attached schedule, based on notes issued by the Department of the Environment.
- (iv) to inform owners of the above properties of the Committee's decision.

In July 1974, leaflets describing the Scheme were delivered to all the properties included in it, and subsequently, on 4th December 1974, your Committee recommended the offer of grants, under the agreed terms and conditions of the Scheme, to the first two applicants. Further applications have subsequently been received.

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Article 4 Direction

The buildings comprising these groups are all Listed Grade II, and because of their visual impact as a whole, it was considered advisable to strengthen the planning control over them. Accordingly, on 30th April 1974, your Committee accepted a recommendation that a Direction be made, under Article 4 of the Town and Country Planning Act (General Development Order) 1973, which established further planning controls on the buildings.

Considerable time has been spent in the preparation of publicity material about the Town Scheme and in drawing up schedules and specifications for standards of work, materials, etc., which have now met with the approval of the Department of the Environment. Copies of the following are attached to this report:

- (a) Leaflet describing the Town Scheme.
- (b) Explanatory Note to the Article 4 Direction.
- (c) Notes for Town Scheme Grant Applicants.
- (d) Colour Schedules for Cornwallis Crescent, Royal York Crescent, West Mall and Caledonia Place.

The building elements covered by the specifications which have also been prepared are as follows:-

1. Roof
2. Walls to Street Elevations and Cornwallis gardens.
3. Basement Areas.
4. Balconies and Verandahs.
5. Windows.
6. External Doors.
7. Railings and Balustrades.
8. Raised Terrace of Royal York Crescent.
9. Raised Terrace of Cornwallis Crescent.

The requirements for these are summarised below, and are based on the principle of regarding the terraces as a whole and restoring the uniform appearance of the original design.

1. Roofs (a) Unified appearance sought. New coverings to front and rear slopes to be slate or asbestos slate, possible retention of original clay pantiles. Concrete tiles acceptable for inner slopes not publicly visible.
(b) Dormers. The object is to remove gradually the many random patterns which have appeared above wall parapets, and to replace these with a regular pattern, based on original design but adapted to meet modern requirements for day-lighting and ventilation.
2. Walls (a) Limited range of colours for rendered front walls of Cornwallis and Royal York Crescents.

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- (b) Bath stone facades to be cleaned. Where painted, paint to be removed if economically possible, or repainted stone colour.

3. Basement Areas

Alterations to front basement areas to be controlled, so as to retain regular window openings, solid steps (no steel or wooden stairs), and original pattern of iron or steel railings.

4. Balconies and Verandahs

To be restored with their original details wherever possible.

5. Windows

Generally to be wooden double hung sash type with glazing bars on the front elevations, and the garden elevation of Cornwallis Crescent.

6. External Doors

New front entrance doors to be kept to original pattern, front basement doors to be traditional pattern - no flush doors.

7. Railings and Balustrades

To be mild steel or wrought iron to original patterns and sizes.

8. Royal York Crescent - Raised Terrace

(a) Retain original pennant pavings where possible. New pavings to be precast slabs. No asphalt or in-situ concrete.

(b) Retain railings.

(c) Retain facade treatment to street. Careful control over conversions for garage doors etc.

9. Cornwallis Crescent - Raised Terrace

(a) Pavements and railings as for Royal York Crescent.

(b) Stone Balustrade to be repaired exactly as the original pattern.

(c) Facing wall to gardens. Small openings to be retained. Complete removal of the infill wall under the arches, for replacement by windows or for other reasons, would be contrary to the original design, and so unacceptable in terms of preserving the whole terrace.

RECOMMENDED - (1) that your Committee approve the notes and specifications, described in this report.

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- (2) that your City Planning Officer be authorised to enforce the requirements of the Article 4 Direction only where proposals do not adhere specifically with the approved notes and specifications,
- (3) that where listed building consent is necessary and where your Committee are disposed to grant consent and the Department of the Environment raise no objections, then your City Planning Officer be authorised to issue the Planning approval accordingly.

19th June, 1974

PLANNING AND TRAFFIC
COMMITTEE 19 JUN 1974
CITY PLANNING OFFICER'S REPORT

2.

BRISTOL TOWN SCHEME - ARTICLE 4 DIRECTION

On 6th June, 1973 the Planning and Traffic Committee approved the setting up of the Bristol Town Scheme. This is an agreement between the City Council and the Department of the Environment that each will set aside an equal sum of money annually over the 5 years 1974 - 79 to provide grant aid for the repair and restoration, to agreed standards, of buildings within specified groups of great architectural importance. The groups included in the scheme are West Mall, Caledonia Place, Royal York Crescent and Cornwallis Crescent, all in the Clifton Conservation Area.

These building groups each form an architectural entity which is dependent upon consistency of design to achieve its overall effect. In the context of the Town Scheme it is particularly important that any repairs, alterations or extensions that occur should be very strictly controlled, whether or not they are aided by Town Scheme grant, to ensure that this consistency is not eroded and indeed that where possible it is enhanced. Although all the buildings involved are listed as of architectural or historic interest, normal controls do not necessarily cover such important details as, for example, the colour of paintwork and rendering or the design of dormer windows.

In order that these matters may be brought under control your Planning Officer proposes that a Direction should be made under Article 4 of the Town & Country Planning (General Development Order 1973 and General Development (Amendment) Order 1974, to cover those buildings included in the Town Scheme. The effect of such a direction would be to require planning permission to be sought for all alterations, including those which are at present considered to be "permitted development."

RECOMMENDED - that the City Clerk be authorised to make a Direction under Article 4 of the Town and Country Planning General Development Order 1973 and General Development (Amendment) Order 1974 to cover those properties which are included in the Bristol Town Scheme.

AGREED AS THE REPORT. MM. 39