

Conservation Area 8



Portland & Brunswick Square

Character Appraisal



May 2008

www.bristol.gov.uk/conservation



CONTENTS	PAGE
1. INTRODUCTION	1
2. PLANNING POLICY CONTEXT	1
3. LOCATION & SETTING	2
4. SUMMARY OF SPECIAL INTEREST & MAIN ISSUES	4
5. HISTORIC DEVELOPMENT & ARCHAEOLOGY	5
6. SPATIAL ANALYSIS	10
6.1 Streets & Spaces	10
6.2 Views	12
6.3 Landmark Buildings	12
7. CHARACTER ANALYSIS	14
7.1 Overview	14
7.2 Architecture	16
7.3 Unlisted Buildings of Merit	23
7.4 Landscape	25
7.5 Townscape Details	27
8. CHARACTERISTIC LAND USES	31
9. NEGATIVE FEATURES	33
10. MANAGEMENT STRATEGY	38
11. STATEMENT OF COMMUNITY INVOLVEMENT	39
12. LOCAL GUIDANCE, PUBLICATIONS AND SOURCES OF FURTHER INFORMATION	41
13. GLOSSARY OF TERMS	43

If you would like this information in a different format, for example Braille, audio tape, large print or computer disc, or community languages, please contact the Strategic & Citywide Policy Team on: 0117 903 6722



Figures & Illustrations

Figure 1 - Portland & Brunswick Square Conservation Area and surrounding areas	3	Figure 30: Brunswick Square Burial Ground	26
Figure 2: John Roque's Map 1742	5	Figure 31: Granite setts on Brunswick Square (east side)	27
Figure 3: Plumley & Ashmead's Map, 1828	6	Figure 32: Traditional pennant slabs outside Brunswick Chapel	27
Figure 4: View up Surrey Street towards St Paul's	7	Figure 33: Railings around Portland Square garden	28
Figure 5: Ordnance Survey, 1st edition 1880	7	Figure 34: Railed pathway leading to St Paul's Park	28
Figure 6: Ordnance Survey Map, 1903	8	Figure 35: Pennant and limestone boundary wall, Wilson Street	28
Figure 7: Portland & Brunswick Square Conservation Area - Streets and Spaces	11	Figure 36: Timber shopfront, no. 19 Cumberland Street	28
Figure 8: Portland & Brunswick Square Conservation Area - Buildings Heights	13	Figure 37 and 38: Carved console stops to Cumberland Street shopfronts	28
Figure 9: Portland & Brunswick Square Conservation Area - Character Areas	15	Figure 39: Traditional street sign carved into entablature of Portland Square property	29
Figure 10: Portland & Brunswick Square Conservation Area - Approximate Building Age	17	Figure 40 - Portland & Brunswick Square Conservation Area - Townscape Details	30
Figure 11: Brunswick Square (south side)	18	Figure 41 - Portland & Brunswick Square Conservation Area - Use Classes (ground floor)	32
Figure 12: Brunswick Square (east side)	18	Figure 42: Nos. 31 & 32 Portland Square, Grade II listed and currently on the Buildings at Risk Register	33
Figure 13: Brunswick Square (west side)	18	Figure 43: Gap in the otherwise complete Georgian landscape of Portland Square	33
Figure 14: 19 Cumberland Street - Venetian window detail	19	Figure 44: York House, in the southwest corner of Brunswick Square	33
Figure 15: Brunswick Chapel	19	Figure 45: All Saints House, north west corner of Brunswick Square,	34
Figure 16: The Coach House, Upper York Street	19	Figure 46: Main access route into Brunswick Cemetery is through a private car-park along Wilder Street	34
Figure 17: Spectrum building (Newfoundland Street elevation)	20	Figure 47: Mortuary Chapel in Brunswick Cemetery blocks site-lines through the space	34
Figure 18: Spectrum building reflects rear elevation of nos. 19 – 21 Pritchard Street	20	Figure 48: High-security fencing between Brunswick Cemetery and new developments	34
Figure 19: Trelawny House, Surrey Street	20	Figure 49: Large estate agents' boards can severely compromises the façade of listed buildings	35
Figure 20: No. 20 Portland Square	21	Figure 50: Proliferation of satellite dishes on front faced of Grade II listed terrace, Wilson Street	35
Figure 21: Nos. 11 – 13 Portland Square	21	Figure 51 and 52: Whilst the east side of Brunswick Square retains its granite setts,	36
Figure 22: Door detail no. 18 Portland Square	21	Figure 53 - Portland & Brunswick Square Conservation Area - Negative Features	37
Figure 23: St Paul's Church from St Paul Street	22		
Figure 24: Pastiche offices in Pritchard Street (east side)	22		
Figure 25: Portland Lofts	22		
Figure 26: Nos. 105 & 107 Wilder Street	22		
Figure 27 - Portland & Brunswick Square Conservation Area - Building types	24		
Figure 28: Brunswick Square	25		
Figure 29: Portland Square	25		



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 Portland & Brunswick Square was designated as a Conservation Area on the 19th June 1974. The Portland & Brunswick Square Conservation Area Character Appraisal was adopted by the Executive for Access & the Environment on 31 March 2008.

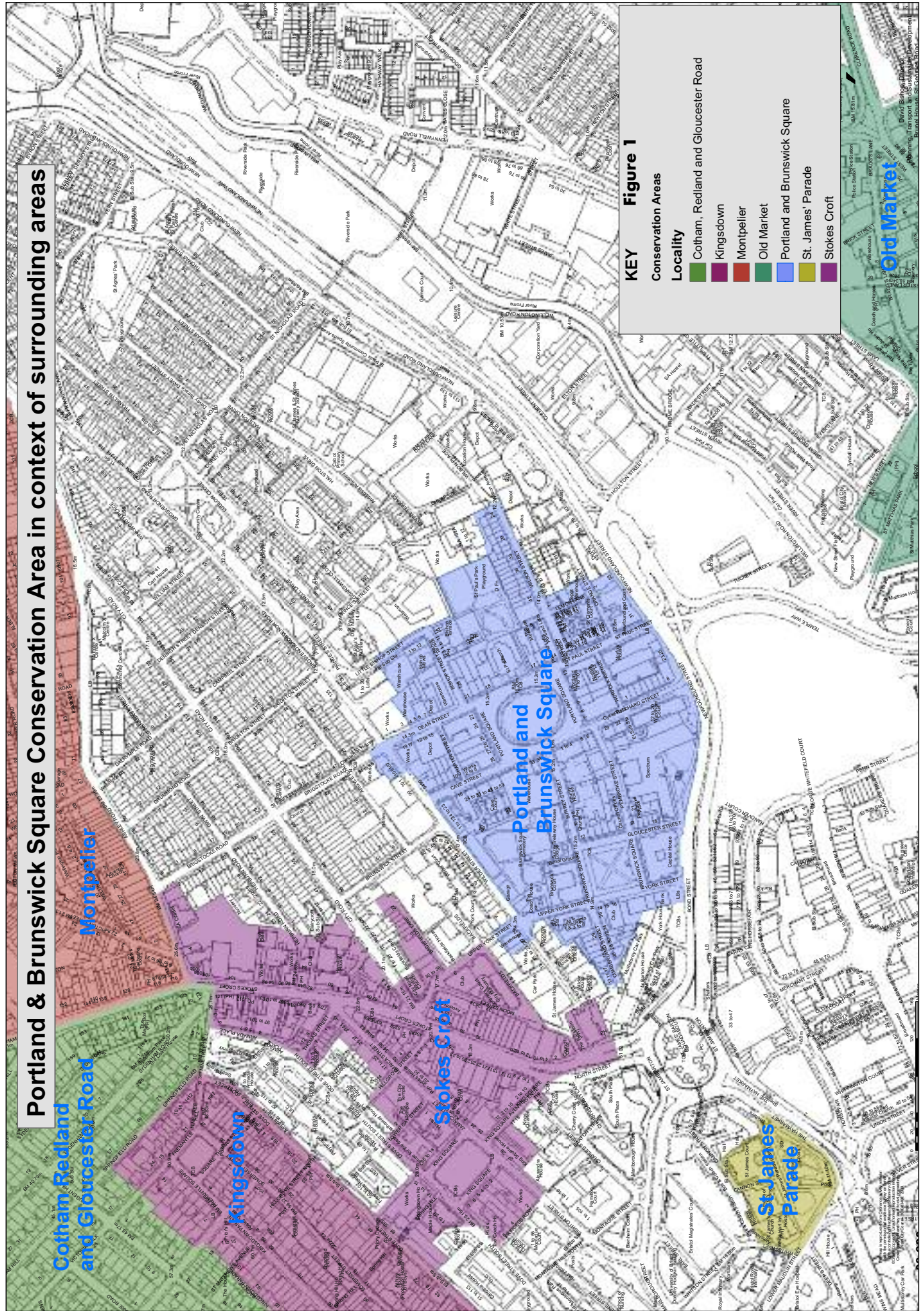




3. LOCATION & SETTING

- 3.1 The Portland and Brunswick Square Conservation Area is located in the St Paul's district of the City, just northeast of the Broadmead shopping area and east of Stokes Croft. The two squares stand on an east-west ridge of relatively flat ground, whilst there are significant falls into the valleys to the north and south, which contribute to the special character of the north-south streets.
- 3.2 The focus of the Conservation Area is on the mid-Georgian residential development that centres upon Portland and Brunswick Squares, and the service streets that run N/S and E/W of them. Newfoundland Street forms the southern boundary, and part of Wilder Street the northern boundary.
- 3.3 Just beyond the western extension of Surrey Street is the Stokes Croft Conservation Area. To the south of Newfoundland Street is the large Cabot Circus development. Just north of the Conservation Area is the tight network of Victorian terraces of St Paul's. Immediately to the east is the large industrial area around Dove Lane.
- 3.4 **The Portland and Brunswick Square Conservation Areas in context of surrounding areas is shown at Figure 1.**

Portland & Brunswick Square Conservation Area in context of surrounding areas





4. SUMMARY OF CHARACTER & SPECIAL INTEREST

- 4.1 The Portland and Brunswick Square Conservation Area represents one of the best surviving examples of formal Georgian town planning in Bristol. With the highest proportion of listed buildings of any of the city's conservation areas (almost 70%) and the only Grade I listed square in Bristol, the Conservation Area is of national significance.
- 4.2 There is a distinction in materials and detailing between the two squares – brick in Brunswick Square, stone in Portland Square. However, the formality of the built environment, scale and overall architectural composition underpins the cohesion of the area.
- 4.3 The central formal squares act as the focus for the historic buildings and community, and provide a vital contrast to the built form. The former burial grounds to the rear of Surrey Lodge and St Paul's Church are informal green spaces within the area. These are currently underused spaces in need of enhancement.
- 4.4 St Paul's Church was integral to the design of Portland Square and plays a significant part in defining the local context. The distinctive tower is a key feature on the local and city skyline, and in views within and into the Conservation Area.
- 4.5 The late Victorian and mid 20th century warehouse and workshop spaces that exist towards the edges of the Conservation Area reflect its evolution from a residential suburb to one later characterised by manufacture.

Main Issues Affecting the Conservation Area

Development & Alterations

- Unsympathetic infill developments or poorly executed 'pastiche' developments
- Unsympathetic alterations & loss of traditional architectural details
- Poor maintenance of traditional buildings
- Volume of large estate agents' boards dominating building frontages
- Disuse of traditional access points into newly restored terraces

Public Realm

- Fast-flow of traffic around Portland Square - hinders access to the central space
- On-street car parking - presents a physical intrusion into the townscape, especially at Brunswick Square
- Under use or misuse of green spaces - resulting from lack of access and natural surveillance
- Volume of street drinking, prostitution and drug use - undermines the quality of the area
- Loss and damage of street signs and furniture - presents an uncared for public realm
- Loss of traditional street surfaces - gradually erodes the character of the area
- Inappropriate tree and shrub planting - erodes character and reduces grandeur of Brunswick Square

Beyond the Conservation Area

- Threats to key views of landmark buildings, especially St Paul's Church

5. HISTORIC DEVELOPMENT & ARCHAEOLOGY

- 5.1 At the beginning of the 18th century much of the St Paul's area formed part of the Full Moon and Stokes Croft estates. Newfoundland Street, then known as Newfoundland Lane, and Stokes Croft, were established thoroughfares that ran through an agricultural landscape punctuated by occasional residential properties.
- 5.2 Nearby developments in Stokes Croft, which began in the late 17th and early 18th centuries, encouraged gradual development south and east. A series of increasingly large urban squares were laid out in the early 18th century, each carrying development further to the east. St James's Square (now site of St James Barton Roundabout) was the first of these.
- 5.3 By 1742 the eastern end of Wilder Street had been developed and the line of the remainder of Wilder Street and Grosvenor Road had been established. However, most of the Conservation Area was undeveloped, sub-divided fields.



Figure 2: John Roque's Map 1742

Development of Brunswick Square

- 5.4 An advertisement in 'Felix Farley's Journal' 19th April 1766 stated: "the plan for building a handsome street from just below the Full Moon was put into execution on Wednesday last by beginning the first house. The street is to run back through the gardens and at the further end of it will be built a most handsome square" (Ison, 1952, 204).
- 5.5 Brunswick Square was developed soon after 1766 on gardens belonging to Sir Abraham Elton and Joseph Loscombe, who lived on Wilder Street. The design of the Square, 120 metres from east to west, with its diagonal cross-paths was by George Tully, the houses themselves are attributed to Thomas Paty.
- 5.6 The first house in Brunswick Square was occupied by 1771 but development of the square was erratic, reflected in the inconsistencies in design. (The south and east sides are coherent, however, because of their uniform brick and their design.) The east side was not completed until the mid 1780s because "the supply of new dwellings in this quarter far exceeded all demands" (Ison 1952, 205).
- 5.7 By 1773 Cumberland Street had been pushed east-west through the large formal garden of St James Barton and the north-south routes of York Street and Gloucester Street were set out.
- 5.8 The north, and a portion of the west, side of Brunswick Square were never built with houses. The cemetery sited on the north side of Brunswick Square was recorded in 1773 as a 'Presbyterian Burying Ground', which was limited to an area on the frontage with Brunswick Square. The cemetery had expanded to approximately its modern extent by 1828. The small Mortuary Chapel had by then been built at the centre of the Burial Ground.
- 5.9 The Brunswick Chapel (Brunswick Court), a Congregational chapel located at the west end of the north side of Brunswick Square,

was constructed in 1834 – 5. Built for seceding members of the Castle Green congregation to a design by William Armstrong, whose office was at no. 7 Brunswick Square. The chapel was closed in c. 1950 and turned to commercial use. A watch box on the corner of Brunswick Square and York Street was accidentally destroyed by a motor vehicle during WW2.

- 5.10 Surrey Lodge (Unitarian Meeting House) was the lodge to the Brunswick Square Burial Ground. The exact date of construction is unknown. The majority of the headstones were removed from the Burial Ground and sited alongside the Lodge in the 1980s.

Development of Portland Square

- 5.11 The parish of St Paul was created out of the parish of St James, to serve the growing population, and the need for a new parish church was agreed. In 1787 the Church Commissioners were given permission to buy land on which to build a church and parsonage, as well as to sell any 'overplus ground'.

- 5.12 An initial design for the church by James Allen was replaced by one from Daniel Hague, and work began on building a church at the eastern side of Portland Square in April 1789. It was completed by 1794 and fronts directly onto the Square, with the churchyard to the rear. The surplus land was sold for speculative development.

- 5.13 Portland Square was named after the Duke of Portland, High Steward of Bristol. The rest of the land was owned by the Dean and Chapter of Bristol, John Cave, an oil-colour merchant, and William Pritchard. The names of these landholders were given to the side streets around the Square.

- 5.14 Portland Square is also attributed to Daniel Hague, whose offices were at Wilder Street. The Square was laid out during the last of the 18th century building booms between 1788 and 1790 and was the largest created in St Paul's. Building covenants were set up to maintain the consistency of the Square and ensure a fine setting for the church.



Figure 3: Plumley & Ashmead's Map, 1828

- 5.15 The Square was divided into 34 plots, with back lanes behind the houses. These were offered for sale in March 1790, but the end of the building boom left the buildings unfinished and they were only completed in the early 19th century.



Figure 4: View up Surrey Street towards St Paul's, by Loxton

- 5.16 The first residents of the Square consisted mainly of professionals, gentlemen and merchants. Henry Overton Wills, the founder of the tobacco firm W.D & H.O Wills moved to no. 2 Portland Square in 1815. There were a number of boarding schools situated in the Square, the largest being the Ladies Boarding School established at no. 7 in 1825.

- 5.17 The large oval garden at the centre of the Square is likely to have been an integral part of the overall design. An obelisk was erected in 1810 to commemorate 15th anniversary of George III's reign and this was replaced in 1811 by a Coade Stone statue of the monarch – which was pulled down and damaged beyond repair by republicans in 1813.

- 5.18 By 1828 there were buildings along both sides of Wilder Street and a greater number of streets had been laid out. Bishop Street, Orange Street and Wilson Street to the east of Portland Square, and to the south of Pritchard Street and Paul Street, though the north sides of Bishop Street and Wilson Street were unbuilt (with the exception of nos. 40 – 42 Wilson Street). Elizabeth Blackwell (1821 – 1910), the first female doctor, was a resident of no. 1 Wilson Street.

- 5.19 Towards the end of the 19th century, fortunes and status of the Square started to decline. Clifton had become the most fashionable area in Bristol and gradually the prosperous classes moved away from what was increasingly seen as an 'inner city area'.



Figure 5: Ordnance Survey, 1st edition 1880



Figure 6: Ordnance Survey Map, 1903

- 5.20 As houses became vacant these were gradually occupied by small firms, as the large and airy rooms were ideal for small-scale production. By the end of the 19th century almost every house in Portland Square had become a boot factory.

20th and 21st Centuries

- 5.21 Boot and shoe manufacture continued in Portland Square into the 20th century, though gradually other industries and institutions moved to the area. The Salvation Army established a Hostel for Women at no. 21 in 1916, and a Men's Hostel at nos. 7 & 8.
- 5.22 World War II brought much devastation and disruption to the area. A bombing raid on 2nd December 1940 directly hit St Paul's and Dean Street; 40 people were killed. Dean Street was entirely demolished. During the War, the iron area railings that surrounded Brunswick Square and the houses were removed to make munitions. The gardens were left to overgrow and the bombed and disfigured buildings reduced the once grand Georgian suburb to a total antithesis of its original splendour.
- 5.23 The 1951 Ordnance Survey Map shows the buildings classified as 'in ruins' by the mid 20th century. These include nos. 22 – 24 Portland Square and the sites to the east and west of Dean Street, as well as a number of plots on the north side of Norfolk Street (now Pembroke Street).
- 5.24 Although much of the north-east portion of the Conservation Area was severely affected during the Blitz, much of the unsympathetic post-War building is the result of planning blight of the 1960s and 70s, not bombing (for example York House in the southwest corner of Brunswick Square).



- 5.25 Industry and manufacture continued to characterise the area into mid 20th century, which housed a sugar mill, clothing factory, printing works, textile factory, boot and shoe factory, engineering works and paper bag factory in 1951. Alongside these industries, the area continued to be a residential suburb however, purchasing and deliberate neglect of many Georgian properties from the 1960s onwards deterred residents and the area began to become severely degraded.
- 5.26 The late 20th and early 21st centuries have seen the significant improvement of Portland and Brunswick Squares, with substantial rebuilding and restoration work. A large number of offices now occupy the buildings, and gradually residential uses are returning to the area.
- 5.27 The Church of St Paul's, which had closed in 1988, lay disused until 2004. A large restoration project, enabled by the Heritage Lottery Fund, has ensured the future life of the church as Britain's first ever circus school.
- 5.28 Portland & Brunswick Square was designated as a Conservation Area on 19th June 1974 and extended on 16th February 1977 and 6th September 2000.

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.



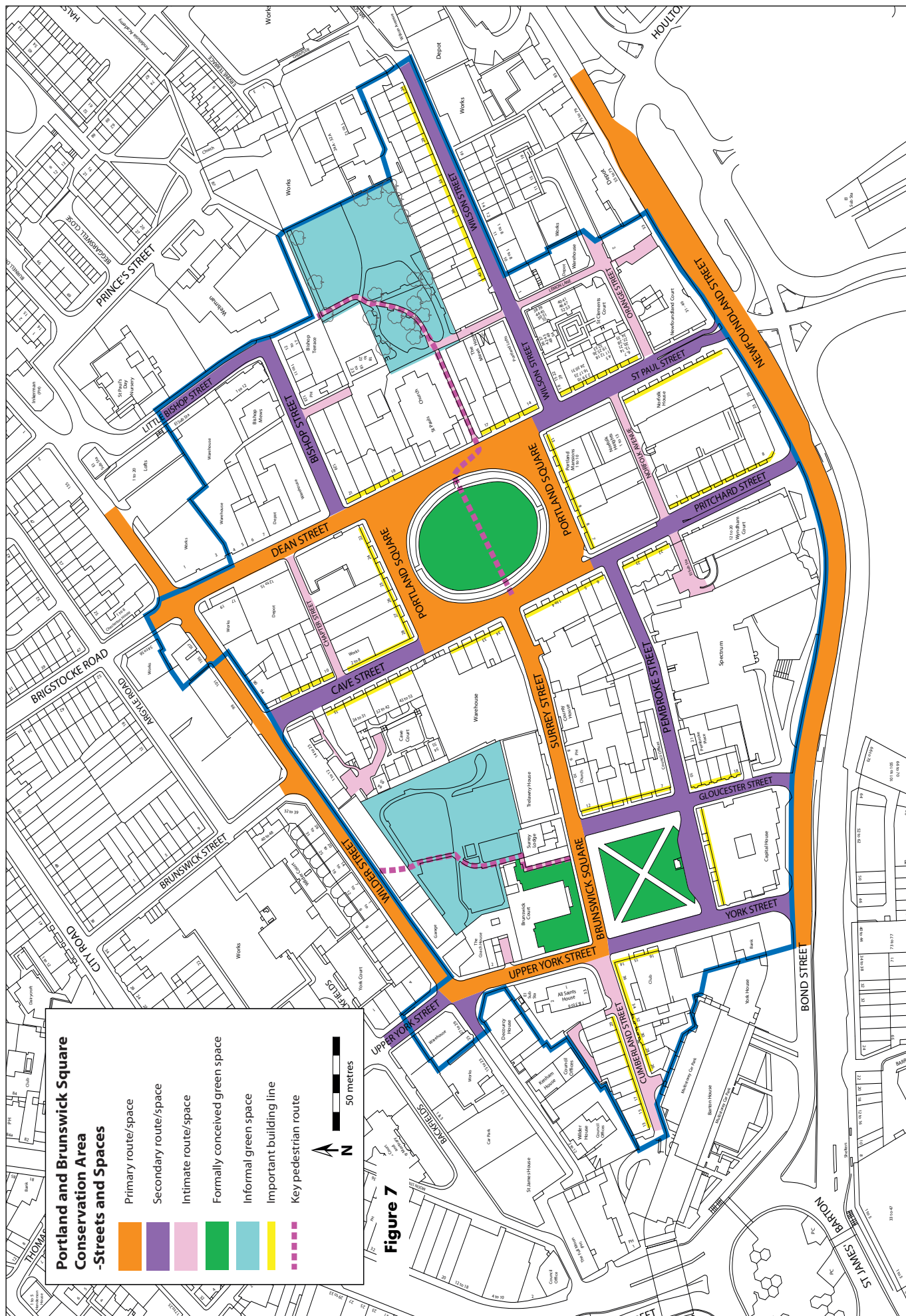


6. SPATIAL ANALYSIS

6.1 Streets and 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 indicate the scale and level of enclosure or openness appropriate to the Conservation Area.
- 6.1.2 Set off Newfoundland Street, the principle route into Bristol from the M32, the Conservation Area is characterised by its tightly planned terraces on a regular grid layout of cross-cutting streets. Despite the density of built form there are some large green spaces in the townscape with Brunswick Cemetery, St Paul's Park, as well as Portland and Brunswick Squares. These green spaces perform a key role in life of the local community.
- 6.1.3 Brunswick Square and Portland Square characterise the central part of the Conservation Area. Portland Square is lined with terraces, with small consistent plot widths, giving a sense of regularity to the streetscape. Brunswick Square is less consistent, with an incomplete north and east side.
- 6.1.4 The open spaces in the centre of these squares were both formally conceived and are integral to the setting of the terraces that front them (see Landscape section).
- 6.1.4 Routes through the Conservation Area tend to be north-south. The main route through the Conservation Area is the diagonal that passes through Brunswick & Portland Square between Grosvenor Road & York Street, including Dean Street.
- 6.1.5 The east-west streets were originally more minor routes, or service streets. As such they have smaller buildings and a less consistent townscape. These cross routes have continued as subsidiary streets through the Conservation Area, with the exception of Wilder Street.
- 6.1.6 Some historic routes have been lost, disturbing the completeness of the Georgian town planning. Norfolk Street once ran between Pritchard Street and Gloucester Street. Cumberland Street originally extended further west towards North Street.
- 6.1.7 Building lines tend to front directly onto the street. Where this tradition is broken, as on the corner of Cumberland Street/Upper York Street, it reduces the intended formality of the townscape.
- 6.1.8 St Paul's Park and the Brunswick Cemetery are both now informal spaces, originally burial grounds. St Paul's Churchyard was designated as a public park in 1935. Now an informal space, historic maps suggests it was originally conceived with a more formal layout. It contains some fine matures trees, and provides an important pedestrian link through the area.
- 6.1.9 Brunswick Cemetery retains more of a traditional graveyard atmosphere with significant areas of raised tombs and mature trees. The original design was changed to the current informal layout in the 1980s, with gravestones being removed to the edges and areas of mown grass. The Mortuary Chapel is the focal point of the space.
- 6.1.9 This Character Appraisal defines three types of routes and spaces, according to their scale, level of enclosure and the function they perform within the area. These are: Primary, Secondary and Intimate Routes/Spaces.
- 6.1.10 **The Routes and Spaces in the Conservation Area are shown at Figure 7.**

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.





6.2 Views & Vistas

6.2.1 The typography of the Bristol is unique and views across it make an important contribution to the city's townscape and character. 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

Local Views – these views tend to be shorter, confined to a specific locality such as a Conservation Area and also frame landmarks

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

6.2.2 **Views into and within the Conservation Area are identified at Figure 8.**

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.

6.3 Landmark Buildings

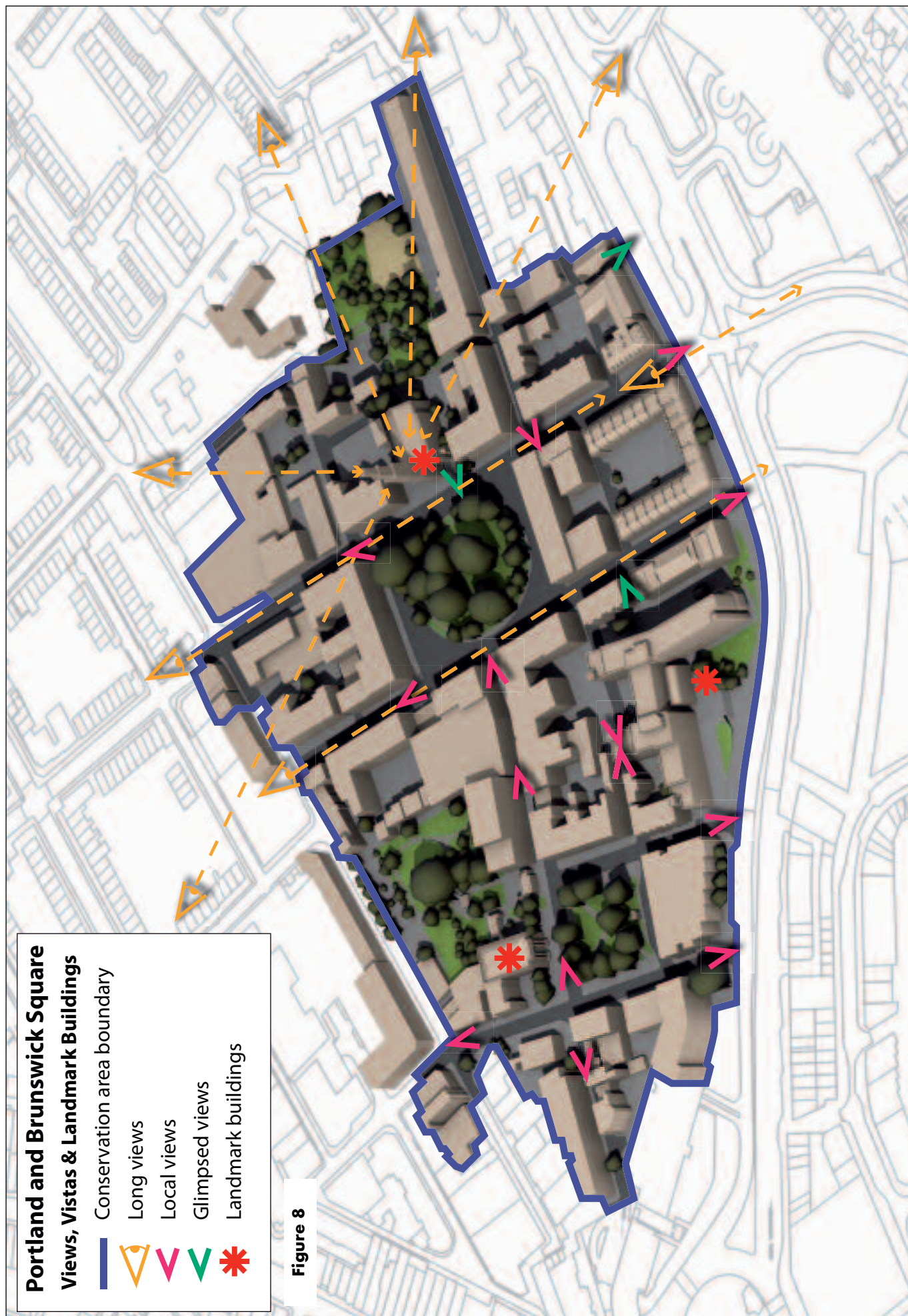
6.3.1 Landmark buildings are those that due to their height, location or detailed design stand out from their background. They contribute significantly to the character and townscape of the local area, being navigation or focal points and key elements in views.

6.3.2 **St Paul's Church** is a crucial landmark on Bristol's landscape as well as in the smaller context of the Conservation Area. The Church's distinctive "wedding cake" spire, in bright Bath stone, reaches far higher than any other building in the locality. As such it is visible from substantial distances. The new Cabot Circus road layout has enhanced the view to St Paul's Church from the south.

6.3.3 **The Spectrum Building** occupies the extensive plot to the south of the Conservation Area, between Pritchard Street and Gloucester Street. The 1980s office building is of a distinctive design, steel-framed and clad in mirrored glass. Despite its plot size, the building respects the height of the Georgian landscape in which it sits (see Unlisted Buildings of Merit).

6.3.4 **The Brunswick Chapel** (Brunswick Court) is a defining feature of Brunswick Square, especially when seen from the south. The ionic columns and ashlar and rendered front help distinguish it from the red brick palette seen in the nearby terraces. The height of the Chapel is restrained and therefore does not compete in views eastwards towards St Paul's Church.

6.3.6 **Landmark buildings in the Conservation area are identified at Figure 9.**





7. CHARACTER ANALYSIS

7.1 General

- 7.1.1 The Portland and Brunswick Square Conservation Area is characterised by its formal Georgian terraces set in a regular grid street layout. Around the central squares and the main routes north from Newfoundland Street, built form is off a consistent scale and generally occupies narrow plot widths. Away from these spaces, building heights drop to reflect the subsidiary nature of side streets.
- 7.1.2 Where large plots exist, these tend to be the result of late Victorian building, reflecting the introduction of manufacture to the area, development on WW2 bomb sites or 1960s and 70s insertions. Most of the 1960s and 70s buildings are of low quality and architecturally inappropriate to the local context, although the commercial contained therein contribute to the mixed-use character of the area.
- 7.1.3 The dense, urban grain is softened by the green spaces of the two squares and burial grounds.
- 7.1.4 Today the area is a true mixed-use inner city suburb supporting a variety of businesses. Despite this, the area retains an essentially domestic character owing to the style of built fabric. The two squares are very differently used, with Brunswick Square becoming deserted at night, while Portland Square remains active.
- 7.1.5 Despite the overall consistency in architecture, scale and character throughout the Conservation Area, there is a differentiation between and character of the two Squares. The Conservation Area has been broadly divided into two character areas.

Brunswick Square (Area 1)

- 7.1.6 Brunswick Square stands in the centre of this character area, defined by its red-brick town houses and Chapel on the north side and central square. The majority of properties are Grade II listed.

- 7.1.7 Cumberland Street has an intimate character with attractive shopfronts, although this street has lost its active retail uses.

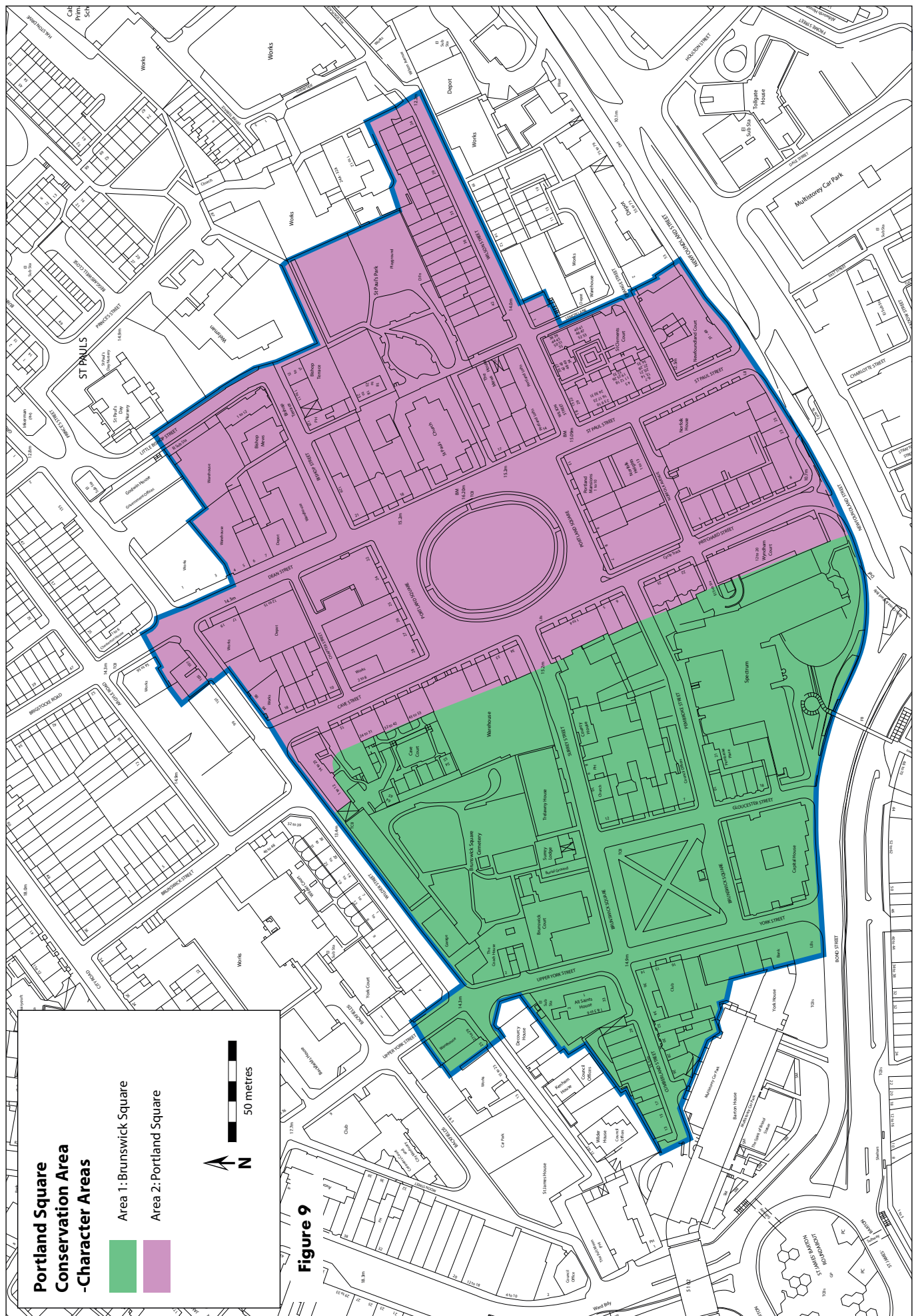
- 7.1.8 The character area lacks vibrancy during the day and becomes deserted at night. In part is due to the limited services in the area and the fact that doors from office developments onto the Square are not used, which denies the active frontages needed to energise the space.

Portland Square (Area 2)

- 7.1.9 Portland Square itself lies at the heart of this character area, a rectangular square development with a central oval garden. The Grade I listed St Paul's Church dominates the Square and gives it a feeling of grandeur.
- 7.1.10 The majority of buildings are Georgian, or modern reproductions. The northeast corner contains a concentration of post-War industrial buildings, their low-rise form helps enhance the grandeur of St Paul's Church and the formality of the Portland Square.
- 7.1.11 This character area is livelier than the first, with more consistent footfall and a variety of businesses attracting users through the day and into the evening.
- 7.1.12 **The two character areas are shown on Figure 9.**

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.





7.2 Architecture

Overview

- 7.2.1 The architecture of the Portland and Brunswick Square Conservation Area has an 18th century Georgian core, interrupted by some later in-fill development. Despite some variation in age and type of townscape on the northern fringes, buildings are generally of a consistent scale, with a vertical emphasis.
- 7.2.2 There is a difference between the formal terraces of houses with identical front elevations, and the more informal, consisting of a more random design. The Squares, Cumberland Street, Gloucester Street, St Paul Street, Pritchard Street and Wilson Street were originally formal. Whereas streets running along the side of buildings were developed informally and on a subsidiary scale, for example Surrey Street, Pembroke Street and Upper York Street.
- 7.2.3 **The Building Ages map at Figure 10** shows the central part of the Conservation Area to be dominated by Georgian terraces. The Blitz and subsequent rebuilding has been crucial in the 20th century development of the area, introducing vast office blocks into the landscape. Towards the south of the Conservation Area, some pastiche buildings are highlighted; these tend to be re-builds of the original Georgian terraces that were degraded beyond repair.

Character Area 1 - Brunswick Square: Dominant Characteristics

Scale

- Three storeys plus mansard on Brunswick Square and Newfoundland Street
- Two to three storeys on service streets
- Narrow plots (3 bays) on Brunswick Square, wider on service streets

Material Palette

- Red brick
- Clay pantiles, natural slate
- Limestone dressings
- Timber windows, doors and shopfronts
- Cast iron area railings, Pennant stone or red brick boundary walls, lime-based render

Proportions & architectural treatment

- Vertical emphasis owing to window and door proportions, the vertical pilasters and chimneys and sub-division of the roofs
- Window heights diminish up the elevation
- Windows recessed
- Mansard roofs with dormers set behind parapet on main streets
- Flat roofs behind parapet on service streets

Mid Georgian Buildings

- 7.2.4 Mid-Georgian townhouses in a Classical style dominate Brunswick Square. These are red brick with limestone dressings, with a strong vertical emphasis although buildings on each side of the Square are slightly different.
- 7.2.5 Nos. 1 – 6 are set back from the pavement behind a brick boundary wall. Having become severely degraded, the group was restored in the early 21st century. Now occupied by a single office, the traditional access points out onto the Square are no longer used.

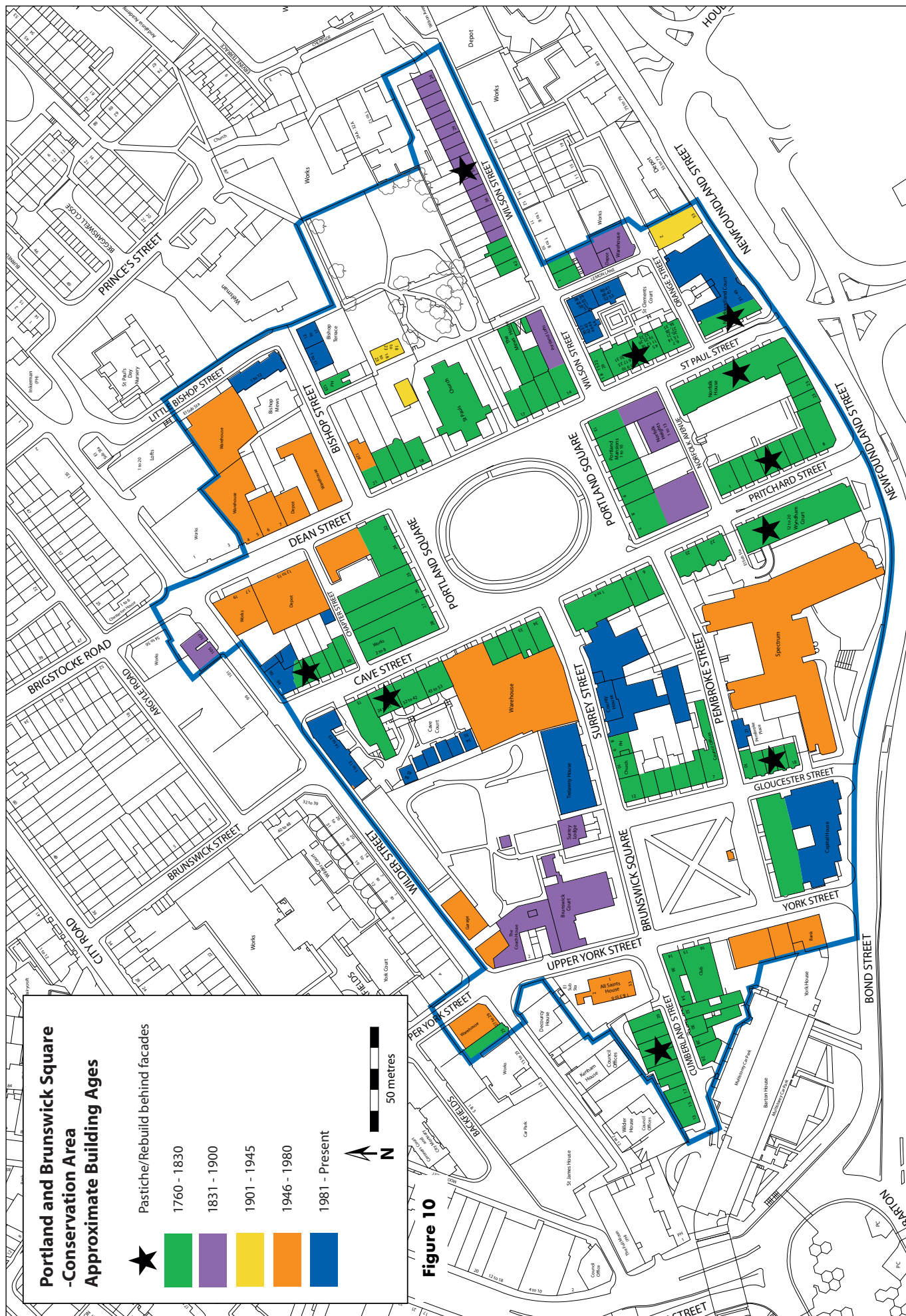




Figure 11: Brunswick Square (south side)

7.2.4 The terrace contains seven houses, the middle being double-fronted, five bays and emphasised by a pediment; the rest three bays across. The three-storey fronts are red brick with freestone dressings to the window heads and door surrounds. The roof, set behind a parapet, is a pan-tile covered mansard, punctuated by party wall stacks and single dormers with leaded cheeks.

7.2.5 The east side of the Square is made up of six houses set behind area railings. The end houses have an extra storey, and entrances the side return. Some of the stone detailing has been painted white, which is breaking the continuity of the terrace.



Figure 12: Brunswick Square (east side)

7.2.6 The west side of Brunswick Square was never finished and contains three houses. This group has Gibbs door and window surrounds. The brickwork of no. 14 has been painted, which is potentially damaging the brick and is inconsistent with the rest of the terrace.



Figure 13: Brunswick Square (west side)

7.2.7 **Gloucester Street** contains a group of five townhouses, which have smaller proportion, fewer stone dressings, and canted bay windows on the ground floor. The reduced scale of this group reflects their secondary nature in comparison to Square. The side return of no. 7 Brunswick Square diminishes into Pembroke Street, reflecting its subsidiary nature.

7.2.8 The cul-de-sac of **Cumberland Street** steps down in scale and has an intimate character, albeit that it is completely overshadowed by the rear of Barton House (5102). Materials and Georgian style continue, though window details are more varied, with canted bay and Venetian examples. The north side also contains some fine traditional timber shopfronts (see Townscape Detail section). The north side has replica facades with offices behind resulting in the loss of some traditional timber windows. The south is better preserved.



Figure 14: 19 Cumberland Street
- Venetian window detail

Victorian Buildings

7.2.9 Victorian architecture is either secular or industrial in nature. **The former Congregational Chapel** (Brunswick Court) defines the north side of Brunswick Square, standing in its own grounds set behind area railings. The front is ashlar with channelled rustication and attached Ionic portico. The west wing of the Chapel is rendered with a pan-tile roof. Next to the Chapel is the low **Surrey Lodge** in a Greek Revival style.



Figure 15: Brunswick Chapel

7.2.10 **The Coach House** is a two-storey development on Upper York Street, the only example of its kind in the Conservation Area (see Unlisted Buildings of Merit). The ground floor is Pennant stone with large coach door openings. The upper storey is rendered with multi-pane workshop windows. Behind the Chapel and off Upper York Street is the small recessed courtyard.



Figure 16: The Coach House, Upper York Street

20th & 21st Century Buildings

7.2.11 More recent buildings in this area tend to be constructed in sites made vacant through bomb damage or seriously degraded traditional buildings. Most have failed to respect the character of the Conservation Area and ignore the dominant scale, materials and detailing that characterise traditional buildings.

7.2.12 **York House** takes up the south-east corner of Brunswick Square, a c. 1970s glass and concrete block that is totally out of character with the Square (see Negative Features).

7.2.13 **The Spectrum Building** fronts Newfoundland Street and occupies the huge plot between Pritchard Street and Gloucester Street. Designed by BGP Architects the quality and boldness of the architecture sets it apart from its surroundings. The blue mirrored glass reflects its more traditional neighbours, softening its impact on the townscape (see Unlisted Buildings of Merit).



*Figure 17: Spectrum building
(Newfoundland Street elevation)*



Figure 19: Trelawny House, Surrey Street



*Figure 18: Spectrum building reflects
rear elevation of nos. 19 – 21 Pritchard Street*

7.2.14 Trelawny House and County House on Surrey Street, both c. 1990 office blocks. Although both are red brick, the factory-made quality of the brick is out of character and the elevational treatment, proportions and detailing fail to respect the traditional pattern.

7.2.15 Most other 20th/21st century developments in this character area are domestic in scale. The detailed design of these buildings often fails to reflect the local tradition, though their overall scale and brick palette means they are acceptable background buildings.

7.2.16 Most successful is the mews building at 21 Pembroke Place. All Saints House, at the corner of Upper York Street and Cumberland Street, introduces a two-storey yellow brick domestic scale building, set back from the corner with into an otherwise formal, Georgian setting.

Character Area 2: Portland Square Dominant Characteristics

Scale

- Three storeys plus mansard (four storeys on corner buildings) on Portland Square and north/south streets
- Two to three storeys on east/west streets
- Narrow plots of three bays for Georgian terraces
- Wider plots for Victorian/later industrial buildings

Material Palette

- Limestone ashlar to front facades
- Red brick
- Pennant stone
- Natural slate, clay pantiles
- Timber windows and doors
- Cast iron area railings, Pennant stone boundary walls

Proportions & architectural treatment

- Vertical emphasis
- Rusticated ground floor
- Windows recessed and diminish in scale up the elevation
- Mansard set behind parapet

Mid Georgian Buildings

7.2.17 The houses that surround **Portland Square** are all of a similar design and Classical style. The north and south rows have been brought slightly forward to give them more emphasis, and have an extra attic storey whereas the majority are three storeys plus attic mansard. The properties are set back behind area railings and large basement lightwells. The main elevations are limestone faced and side facades are in red brick.



Figure 20: No. 20 Portland Square

7.2.18 Architectural details are restrained and vital in providing continuity to the group: rusticated ground floors, a continual projecting cornice above second floor and tall pilasters running between each property. Roof are mansards covered in natural slate or clay pantiles. Windows are multi-pane timber sashes, which diminish in scale up the elevations. Doors are timber and six panel, with semi-circular fanlights and framed by a pilaster and pedimented surround.



Figure 21: Nos. 11 – 13 Portland Square



Figure 22: Door detail no. 18 Portland Square

7.2.19 The northwest side of the Square suffered WW2 bomb damage and has never been rebuilt. Nos. 31 & 32 are currently derelict and a large gap in the terrace still exists over the next two plots; currently filled by a large warehouse building fronting Surrey Street (see Negative Features).

7.2.20 **St Paul's Church** stands at the eastern side of Portland Square and dominates both the locality and the city skyline. The church is faced with Bath stone (ashlar), which has recently been cleaned to restore it back to its original sandy yellow colour. The central tower is the defining characteristic of the Church, made up of three stepped storeys, which form into the spire topped by an octagonal pinnacle.



Figure 23: St Paul's Church from St Paul Street

7.2.21 The streets extending northwards from Newfoundland Street contain blocks of red brick terraces. These are of a similar scale to buildings in Portland Square, however, the slight incline in the land means properties in the Square are given visual dominance. As houses come down a slope, the string courses and copings step with each pair.

7.2.22 Many of these blocks, including Norfolk House and Newfoundland Court on St Paul Street and Wyndham Court on Pritchard Street, are early 21st century reconstructions. In some of these pastiche buildings, the original architecture is undermined by the quality of the red brick and alterations to original proportions, to gain extra floor to ceiling heights internally.



Figure 24: Pastiche offices in Pritchard Street (east side)

Victorian Buildings

7.2.23 Early Victorian terraces and later warehouse style buildings exist in this character area, notably towards the south and east. **Wilson Street** (north side) contains a terrace of c. 1830 houses, of which only the frontages are original. Two bays wide and three storeys, with scribed render and ashlar dressings, they are more modest in scale than Portland Square houses. Windows are 6-over-6 sashes and doors have delicate 'tear-drop' fanlights.

7.2.24 **Portland Lofts** is a vast red brick block with simple stone dressings. Windows are metal with round-headed openings. Despite its bulk, the block fits well with its surroundings due to its materials, diminishing window heights and pilasters creating vertical subdivision. (See Unlisted Buildings of Merit.)



Figure 25: Portland Lofts

7.2.25 Nos. 105 & 107 Wilder Street are two late Victorian buildings on the northern edge of the Conservation Area. Both are red brick with yellow brick and stone dressings. No. 107 has a shopfront at ground level and roof hidden behind a parapet. No. 105 is two-storey coach house with pitched roof, metal windows and large sliding coach door. Both buildings are in a poor condition (see Unlisted Buildings of Merit).



Figure 26: Nos. 105 & 107 Wilder Street

20th /21st Century Buildings

7.2.26 The northeast corner of Area 2 is occupied entirely by mid to late 20th century industrial buildings - the result of WW2 bombing that devastated Dean Street. Although their industrial character is out of context with the residential grandeur of Portland Square, their diminutive scale (all one or two storeys) reduces their negative impact and they contribute to the mixed-use character of the area.

7.2.27 **No. 53 Newfoundland Street** is the former Magnet Cinema by Holbrow & Oaten, 1913. This Unlisted Building of Merit is in a Classical style with heavy architraves and segmental arches and oculi windows.

7.2.28 Other 20th /21st century buildings are located along Wilder Street. These are unimaginative and generally the architecture does not respect that of the Conservation Area. The adjacent private car park is poorly maintained and prevents all visibility into Brunswick Cemetery.

7.3 Unlisted Buildings of Merit

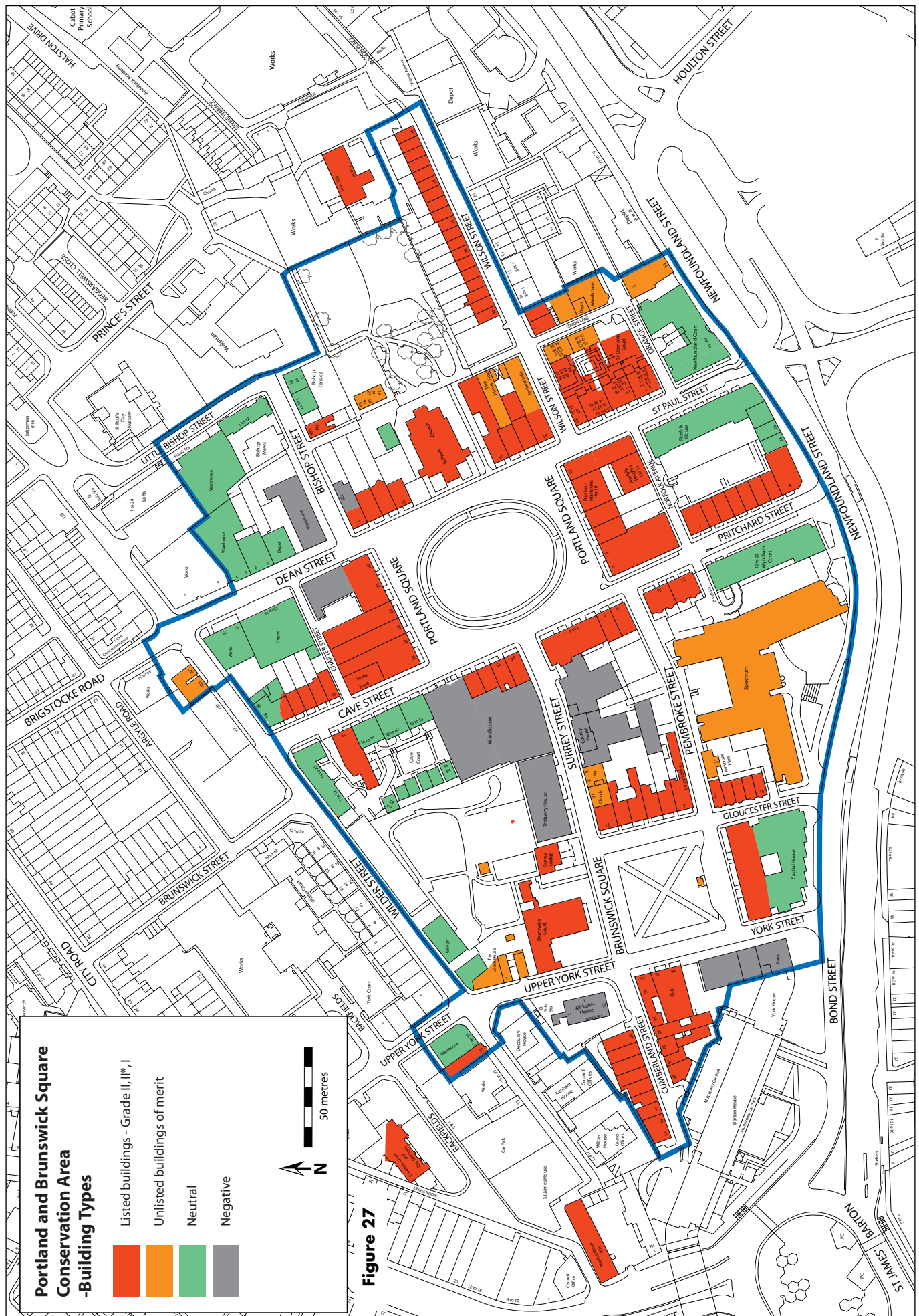
7.3.1 Portland and Brunswick Square contains an extremely high concentration of listed buildings, reflective of the quality of the environment. Listed properties tend to comprise the Georgian and early Victorian terraced houses along with secular buildings. Buildings of all periods contribute to the diversity and interest of the area.

7.3.2 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.

7.3.3 'Unlisted Buildings of Merit' are considered to be those that make a positive contribution to the character or appearance of the Conservation Area; consequently their demolition or unsympathetic alteration will normally be resisted.

7.3.4 **Unlisted Buildings of Merit, Negative and Neutral Buildings are identified at Figure 27.**





7.4 Landscape

7.4.1 Portland Square and Brunswick Square were originally conceived as residential squares surrounding a formal central green space. As such both landscapes are vital contributors to what make this Conservation Area special. Whilst little over 100 metres apart, and central to the Conservation Area, each remain of citywide historic significance. In spite of decades of deterioration in their fabric, they remain extremely important to each of their character areas respectively.

7.4.2 What remains of the Brunswick Square today is crucial to the character of the Conservation Area, though the grandeur and formality that were once apparent, have been substantially eroded.

7.4.3 **Brunswick Square** had originally been 250 feet square, and crossed by diagonal paths. These dissect it into four triangles laid to lawn, and originally surrounded by railings (in common with many public spaces, the square's railings were removed during World War II and were not replaced). The perimeter of the space was originally lined with elm and lime trees; the present framing of cherry trees, introduced in 1953, appears inadequate and inappropriate in comparison. Apart from the cherries, planting is limited to rose beds.



Figure 28: Brunswick Square

7.4.4 Two ornate wrought iron benches remain in the square but more recent street furniture has been added in an ad-hoc and incoherent way. The introduction of car parking, and associated clutter, along each of its four sides resulted in substantial reduction in its scale.

7.4.5 The presence of parked cars around the periphery brings significant visual impact, whilst the effects of anti-social activity arising from street drinking, littering, etc are conducive to uninviting first impressions (see Negative Features).

7.4.6 **Portland Square** is also distinctive through containing an oval garden at its centre. Unlike Brunswick Square, Portland Square is enclosed by perimeter railings with four gateways, each with ornamental arches fitted with gas lamp holders.



Figure 29: Portland Square

7.4.7 Paving had always been limited to a simple peripheral path encouraging people to circulate around the garden rather than simply to pass straight through it. Despite this a pedestrian desire line through from St Paul's Park is the most well used route across the space. Several large-scale mature trees survive from the earlier layout.

7.4.8 **Brunswick Square Cemetery and St Paul's Park** are the formal burial grounds to Brunswick Chapel and St Paul's Church. Their complementary contribution to informal recreation contrasts with the original formality of each of the squares. Both are quiet and intimate in character, through being tucked away they are beset by anti-social uses and feeling unsafe (see Negative Features).

7.4.9 Access to **Brunswick Cemetery** from the Square is limited to narrow alleyways either side of Surrey Lodge, although there is an entrance on the northern edge from a privately owned car park on Wilder Street.

7.4.10 The majority of headstones were relocated along the boundary walls during the mid 1980s, and whilst this has made the inner area more open, the space remains uneven and lacking in grass quality. The remaining cluster of listed chest tombs between the boundary of Surrey Lodge and the Mortuary Chapel is surrounded by undergrowth and shaded by mature horse chestnut trees.

7.4.11 Greater use of this area is likely to be inhibited by the site's lack of natural surveillance and that greater public activity is constrained by the lack of safe entrances (see Negative Features).

7.4.12 **St Paul's Park** is entered from Portland Square via a narrow alley to the south of the Church, from Wilson Street and from the north. This opens out into a large lawned area, with some mature trees. There is a tarmaced play area and shrub beds in the south east corner. This informal space has a sense of enclosure given by the proximity of the Church and the high boundary wall around its perimeter.

7.4.13 This space is currently the subject of significant improvement. Through increasing its attractiveness for use, with a newly designed layout incorporating new equipped play, an area for skateboarding, and seating, greater public activity will compensate for currently limited natural surveillance.



Figure 30: Brunswick Square Burial Ground

7.5 Townscape Details

- 7.5.1 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 Portland and Brunswick 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. The degradation and disappearance of local townscape details gradually undermines the quality of the area (see Negative Features).

Historic 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 In this conservation area, most of the traditional street surface materials have been heavily altered over the years. Now most main routes are covered with tarmac, with footways typically in concrete slab paving.
- 7.5.5 The east side of Brunswick Square and several of the cross-lanes preserve their traditional granite setts. Other streets retain pockets of historic surfaces, including pennant stone pavers, and setted gutters and crossovers.
- 7.5.6 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.

- 7.5.7 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.



Figure 31: Granite setts on Brunswick Square (east side)



Figure 32: Traditional pennant slabs outside Brunswick Chapel

Railings and Boundary Treatments

- 7.5.8 Railings and boundary walls contribute significantly to the character of the Conservation Area. They add interest and variety of scale in the street scene and provide a sense of enclosure. Stone boundary walls were often built of the stone taken when a site was developed and so can be important indicators of local geology. 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 33: Railings around Portland Square garden



Figure 34: Railed pathway leading to St Paul's Park



Figure 35: Pennant and limestone boundary wall, Wilson Street



Figure 36: Timber shopfront, no. 19 Cumberland Street



Figure 37 and 38: Carved console stops to Cumberland Street shopfronts

Shopfronts

- 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.
- 7.5.10 Residential and commercial developments dominate in Portland and Brunswick Square, owing to the relatively small number of shopfronts. Those that do exist are concentrated on the northeast side, along Cumberland Street and Upper York Street. Three licensed premises remain in the Conservation Area: the Surrey Wine Vaults, nos. 8-9 Surrey Street; Cosies Wine Bar, basement of 34 Portland Square; and Portland House no. 123 Bishop Street.



Street Furniture & Traditional Signage

- 7.5.11 Portland and Brunswick Square has a fascinating collection of historic street furniture, some of which is listed. The appropriate maintenance and protection of this is important, as is the need to prevent modern street clutter detracting from its setting. There remains some traditional street ironmongery including lamppost, for example on the alley to the side of St Paul's Church.
- 7.5.12 Traditionally street signs were painted or carved into the stone on terrace houses. These features are frequently removed despite their important contribution to the character of the area, and the fact that they reduce street clutter.

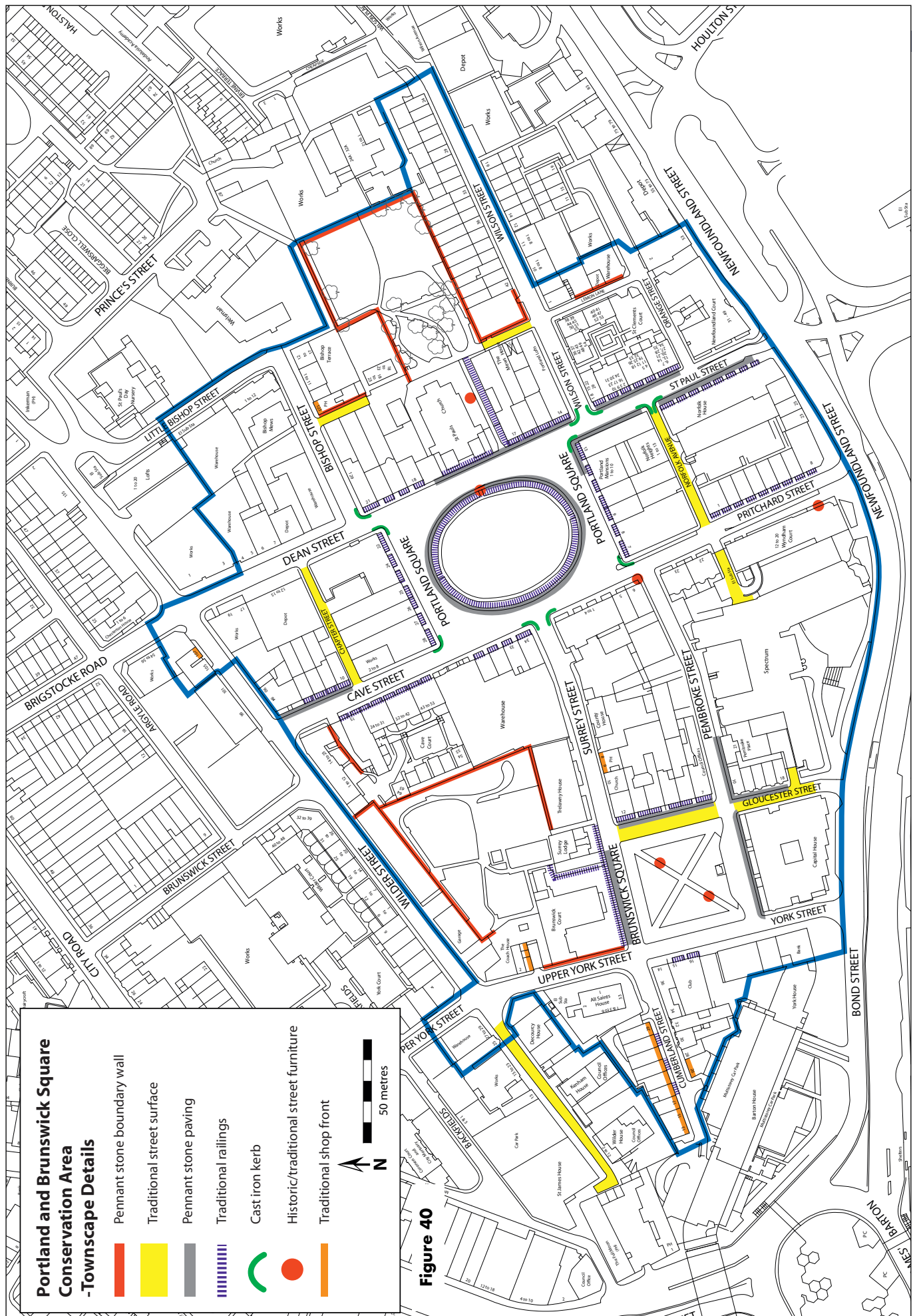


Figure 39: Traditional street sign carved into entablature of Portland Square property

7.5.12 Local townscape details are identified at Figure 40.

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.



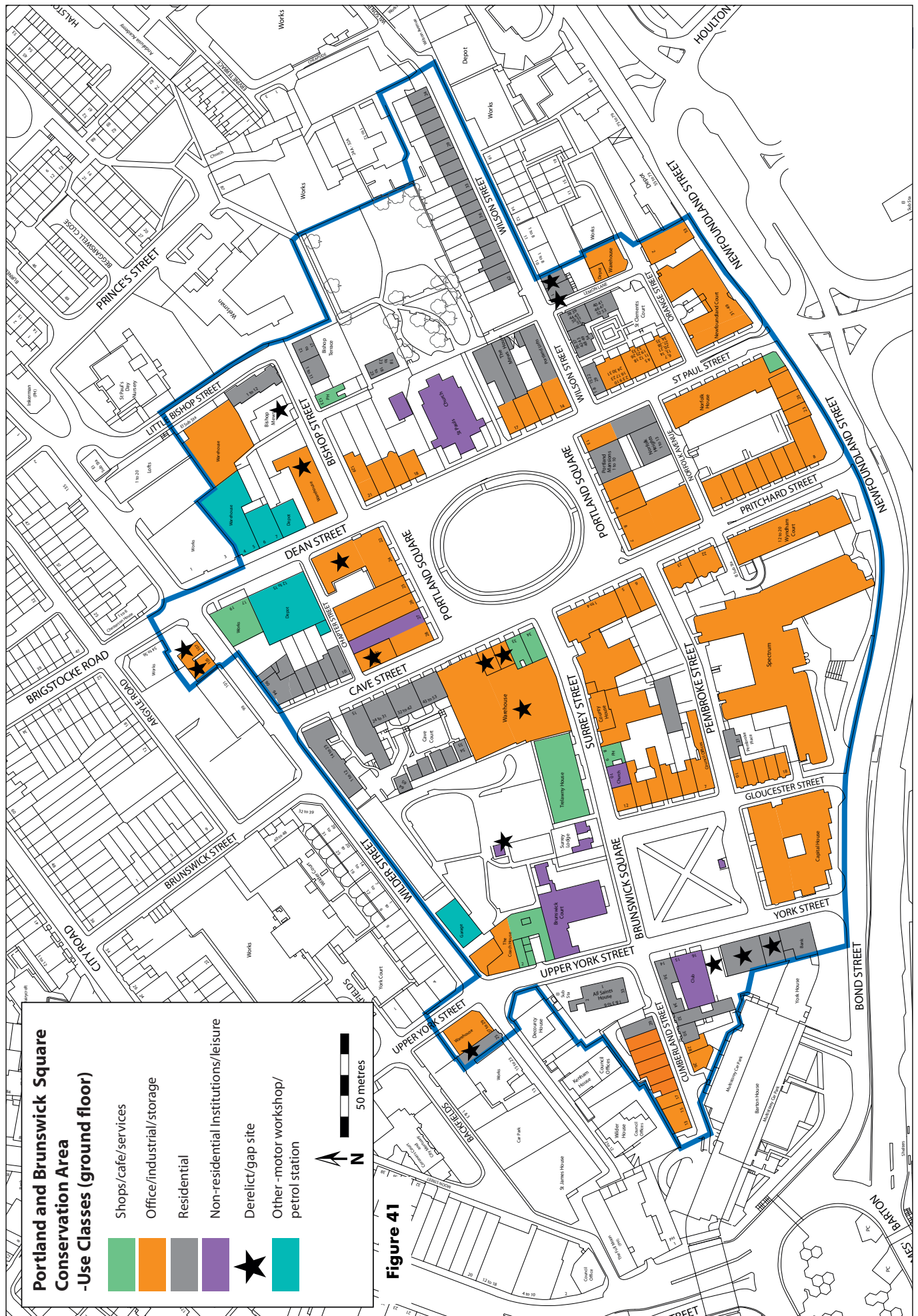




8. CHARACTERISTIC LAND USES

- 8.1 Land use also contributes significantly to the character and appearance of the Conservation Area. This can have a direct influence on the building typology or make-up of an area but also on the nature, atmosphere and use of public spaces and streets, e.g. Brunswick Square is most active during the day, Portland Square more so in the evening. Particular uses may be of historic importance and will have dictated the evolution of the area.
- 8.2 The Conservation Area was originally laid out as a residential area but is now a mixed use inner city suburb. The residential population had, up until fairly recently, all but disappeared in some parts of the area. Today, offices occupy most of the Georgian buildings in the heart of the Conservation Area and along the main routes leading from Newfoundland Street. These do not always contribute positively to the area, however, e.g. the doors fronting Brunswick Square are not in use.
- 8.3 More residential uses tend to be located towards the outer fringes of the Conservation Area but the recent trend in the market is bringing this increasingly towards the core spaces, for example in Wilson Street, which is entirely residential.
- 8.4 Industrial uses are predominantly located towards the north of the Conservation Area, around Dean Street and Wilder Street.
- 8.5 **The Characteristic Land Uses are detailed at Figure 41.**





9. NEGATIVE FEATURES

- 9.1 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.

Derelict & Neglected Buildings

- 9.2 The care and maintenance of individual properties affects the character of the area as a whole. Some seriously degraded buildings in the Conservation Area feature on the Buildings at Risk Register:



Figure 42: Nos. 31 & 32 Portland Square, Grade II listed and currently on the Buildings at Risk Register

- 9.4 Buildings in a poor state that currently undermine the character of the conservation area include:
- Nos. 31 & 32 Portland Square* (Grade I)
 - Nos. 28 Portland Square* (Grade I)
 - Nos. 2 – 8 Cave Street (Grade II)
 - Nos. 105 & 107 Wilder Street
 - No. 25 Wilder Street (Grade II)
 - Nos. 1 & 2 Wilson Street* (Grade II)
 - Mortuary Chapel in Brunswick Cemetery

*property on 2007 Buildings at Risk Register

Gap Sites & Inappropriate 20th Century Buildings

- 9.3 Gaps in the original terraces break an otherwise complete Georgian landscape. Most notable is the gap between no. 31 Portland Square and no. 53 Cave Street.



Figure 43: Gap in the otherwise complete Georgian landscape of Portland Square, an example of where a new building of appropriate scale and response to building line, could address the corner of the square rather than allow it to 'leak' or seriously detract from its unity.

- 9.4 In addition to gap sites, there are a number of individual buildings in the Conservation Area that currently detract from its character and appearance. This may be due to scale, bulk or detailed design, which fails to respect or relate to the adjoining townscape.



Figure 44: York House, in the southwest corner of Brunswick Square is totally at odds with the listed Georgian terraces nearby



Figure 45: All Saints House, north west corner of Brunswick Square, another example of where a new building of appropriate scale and proportions, and response to building line, could address the corner of the square rather than allow it to seriously detract from its unity as it currently does.

Green Spaces

9.5 Whilst both Brunswick Cemetery and St Paul's Park offer the possibility of welcome calm and respite from the bustle of the city, in reality they can feel unsafe and they suffer from their almost complete enclosure, lack of street frontages and natural surveillance. Both spaces have become a focus for antisocial uses.



Figure 46: Main access route into Brunswick Cemetery is through a private car-park along Wilder Street

9.6 In Brunswick Cemetery, the current footpath layout, and the Mortuary Chapel in particular, blocks sightlines through this green space and contributes to the feeling that the area is unsafe. This is reinforced by the razor-wire fencing around recent adjacent developments, enclosing high walls that and the private car park on Wilder Street which all prevent overlooking into the space.



Figure 47: Mortuary Chapel in Brunswick Cemetery blocks site-lines through the space



Figure 48: High-security fencing between Brunswick Cemetery and new developments reinforces the unthreatening nature of this space

- 9.9 Brunswick Square has been compromised by the 1953 alterations, which introduced parking around its perimeter and a new planting scheme. The car parking spaces have compromised the proportions and reduced the size of the central space, and introduced considerable clutter that erodes the quality of the space. The central space lacks an appropriate planting and boundary treatment. In its current condition, the space is unappealing and misused by street drinkers.

On-street Parking

- 9.10 Much of the area has meter parking, which tends to be underutilised. As a result, the car parking does not effectively support local businesses.
- 9.11 There are parking spaces around the perimeter and central space of Portland and Brunswick Squares. As above, the parking spaces have reduced the original extent of Brunswick Square and parked cars reduce the appeal of this central space. If the parking spaces around Portland Square were to become more popular there is a danger of both reducing visibility into the central areas and cars starting to dominate the space.

Insensitive Buildings Beyond the Conservation Area

- 9.12 A number of poor quality developments have been built in recent years immediately adjacent to the Conservation Area, for example York House and 5102 to the southwest. Despite being beyond the Conservation Area boundary, these have compromised its setting, character and appearance.

Development & Alterations

- 9.13 Some terraces have been built with poor detail and confused access arrangements. This could be easily remedied, allowing front doors to open and deepen door and window jambs. The loss of traditional access points has also denied vital pedestrian activity to Brunswick Square.

Small-scale Accretions

- 9.14 Satellite dishes, telephone wires and poles, estate agents' boards and other minor additions have a significant cumulative impact on the character of streets and terraces.



Figure 49: Large estate agents' boards can severely compromise the façade of listed buildings

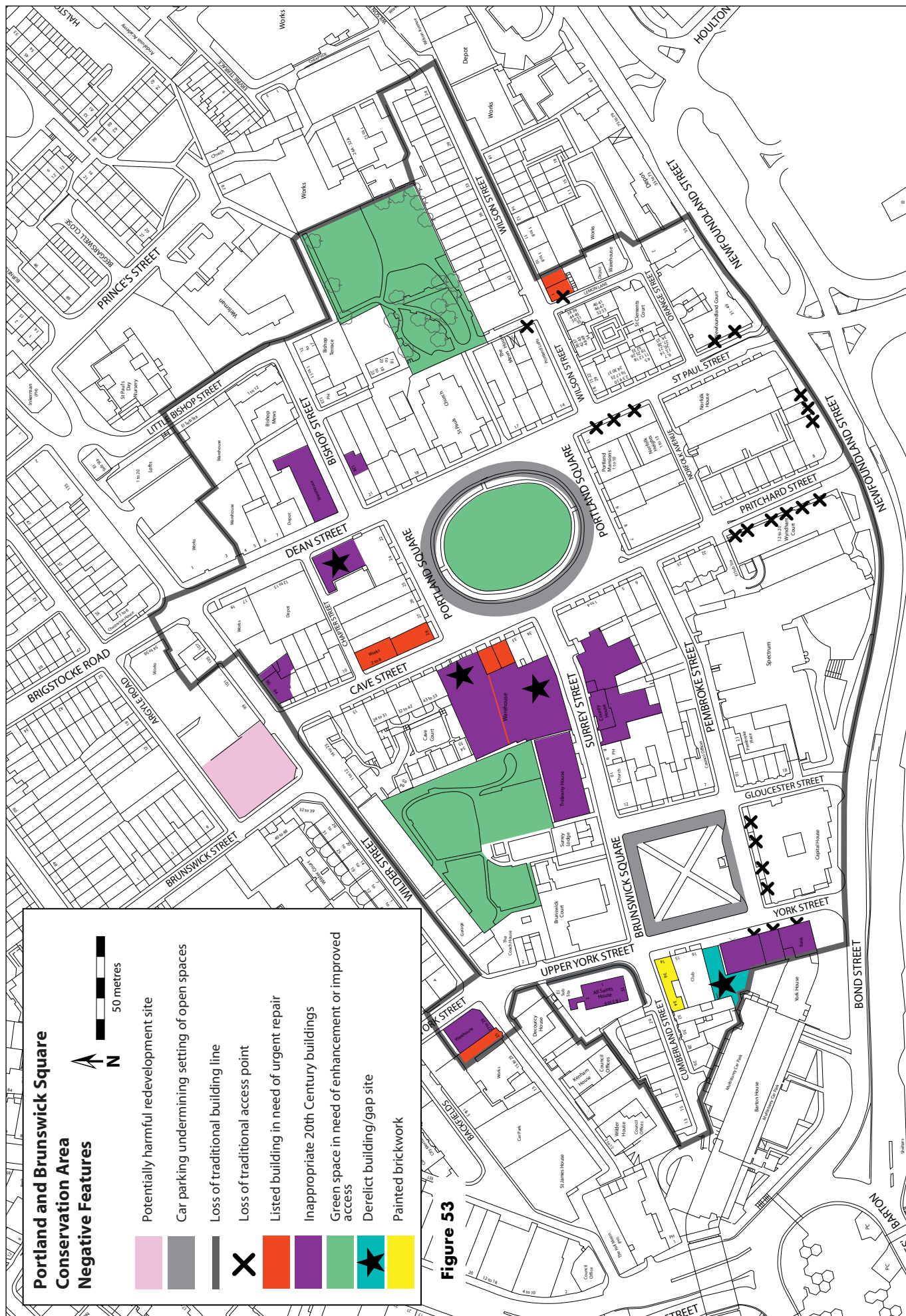


Figure 50: Proliferation of satellite dishes on front faced of Grade II listed terrace, Wilson Street



Figure 51 and 52: Whilst the east side of Brunswick Square retains its granite setts, reinstatement after placing utilities has been poor, creating an uneven surface.

- 9.17 Loss or poor maintenance 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.
- 9.18 **Negative features in the Conservation Area are identified at Figure 53.**





10. MANAGEMENT STRATEGY

- 10.1 In accordance with the Planning (Listed Buildings and Conservation Areas) Act, 1990, Bristol City Council will pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 10.2 It is expected that the effective future management of the Portland and Brunswick Square 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.
- 10.3 Future development control decisions will be made with reference to the findings within the Portland and Brunswick Square Conservation Area Character Appraisal. It identifies the elements of special interest Bristol City Council will seek to protect, as well as the Negative Features, which may present opportunities for change or enhancement.
- 10.4 The next stage in the process of ensuring the character or appearance of the Portland and Brunswick Square Conservation Area is preserved or enhanced will be to produce a set of Management Proposals. This will provide a list of proposals related specifically to the features identified as 'negative' in Section 8. Once drafted the Proposals will be subject to full public consultation and appended to this document following adoption.



11. STATEMENT OF COMMUNITY INVOLVEMENT

11.1 Prior to document drafting an initial public meeting was held on 24 September 2007. 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

11.2 This meeting was advertised in the Bristol Evening Post (Monday 10 September 2007) and on the Bristol City Council website and Pierian Centre programme of events (September – November 2007). A letter dated 12 September 2007 was delivered, by hand, to various properties throughout the conservation area. In addition, posters were put up throughout the Conservation Area and in the Bristol Central Library.

11.3 The initial public consultation period closed on 31st October 2007, allowing time for comments to be submitted, prior to document drafting.

11.4 Once the draft document had been compiled, a second public meeting was held on 22 November 2007. 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, 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

11.5 This second meeting was advertised in a BCC Press Release, Bristol Evening Post notice (13 November 2007), a letter (14 November 2007) to all the attendees of the first public meeting, and the BCC website. The draft character appraisal was available to download from the BCC website along with details of the public consultation and ways to make representations.

11.6 This second public consultation period closed on Friday 4 January 2008.

11.7 A separate letter (20 December 2007) was sent to all properties in the proposed boundary extension areas welcoming feedback. The deadline to make representations was 01 February 2008.

11.8 Two separate meeting were held with a steering group made up of members of the St Paul's Unlimited and local stakeholders.

11.9 In addition, BCC's Landscape Design, Bristol Physical Access Chain, Strategic & Citywide Policy, North Area Planning Team, Conservation Advisory Panel, Central Area Planning Committee and English Heritage other statutory bodies were consulted.

11.10 Adoption of the Portland and Brunswick Square Character Appraisal was advertised in the Bristol Evening Post on Friday 16th May 2008; and alterations to the boundaries advertised in the London Gazette.





11.11 The Portland and Brunswick Square Character Appraisal is available to download from the BCC website at www.bristol.gov.uk/conservation. Hard copies are available to purchase through the Planning Customer Service Desk.



12. LOCAL GUIDANCE, PUBLICATIONS & SOURCES OF FURTHER INFORMATION

Further information on the Portland & Brunswick Square Conservation Area can be sought from:

St Pauls Unlimited Community Partnership

St Agnes Lodge
Thomas Street
Bristol
BS2 9LJ
Tel: 0117 903 9934 www.stpaulsunlimited.org.uk

Cinderella Square:

A History of Portland Square (B. Burke) 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/conservation

For advice on alterations to buildings or new development within the Portland and Brunswick Square 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 Portland and Brunswick Square 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:

- SPD 10 'Planning a Sustainable Future for St Pauls'
- City Centre Strategy and Action Plan
- SPD 7 'Archaeology and Development'
- PAN 6 – Off-street Residential Parking in Conservation Areas
- PAN 7 – Conservation Policies
- PAN 8 – Shopfront Design Guides
- 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.

Bristol City Council's planning policies are set out in the adopted Bristol Local Plan (BLP) 1997 and 2003 Proposed Alterations to the Local Plan. These documents can be viewed on-line at www.bristol.gov.uk/planning

Further information on listed buildings, Conservation Areas, and guidance on character appraisals can be obtained from:

English Heritage (Head Office)

1 Waterhouse Square
138 – 142 Holborn
London EC1N 2ST
General Enquiries: 020 7973 3000
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



13. 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

Buttress

A mass of masonry or brickwork projecting from or built against a wall to give additional strength

Canted

Term describing part, or segment, of a façade, which is at an angle of less than 90° to another part of the same façade

Cast Iron

An iron-based alloy containing more than 2% carbon. The molten iron is poured into sand or cast mould rather than being hammered into shape. This allows for regular and uniform patterns and high degrees of detail to be represented. 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

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

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

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

The wide board over 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, mainly for ecclesiastical and university buildings

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

Takes its name 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

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

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 the existence of 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

