

# Our Inherited City

Bristol Heritage Framework

2015 - 2018



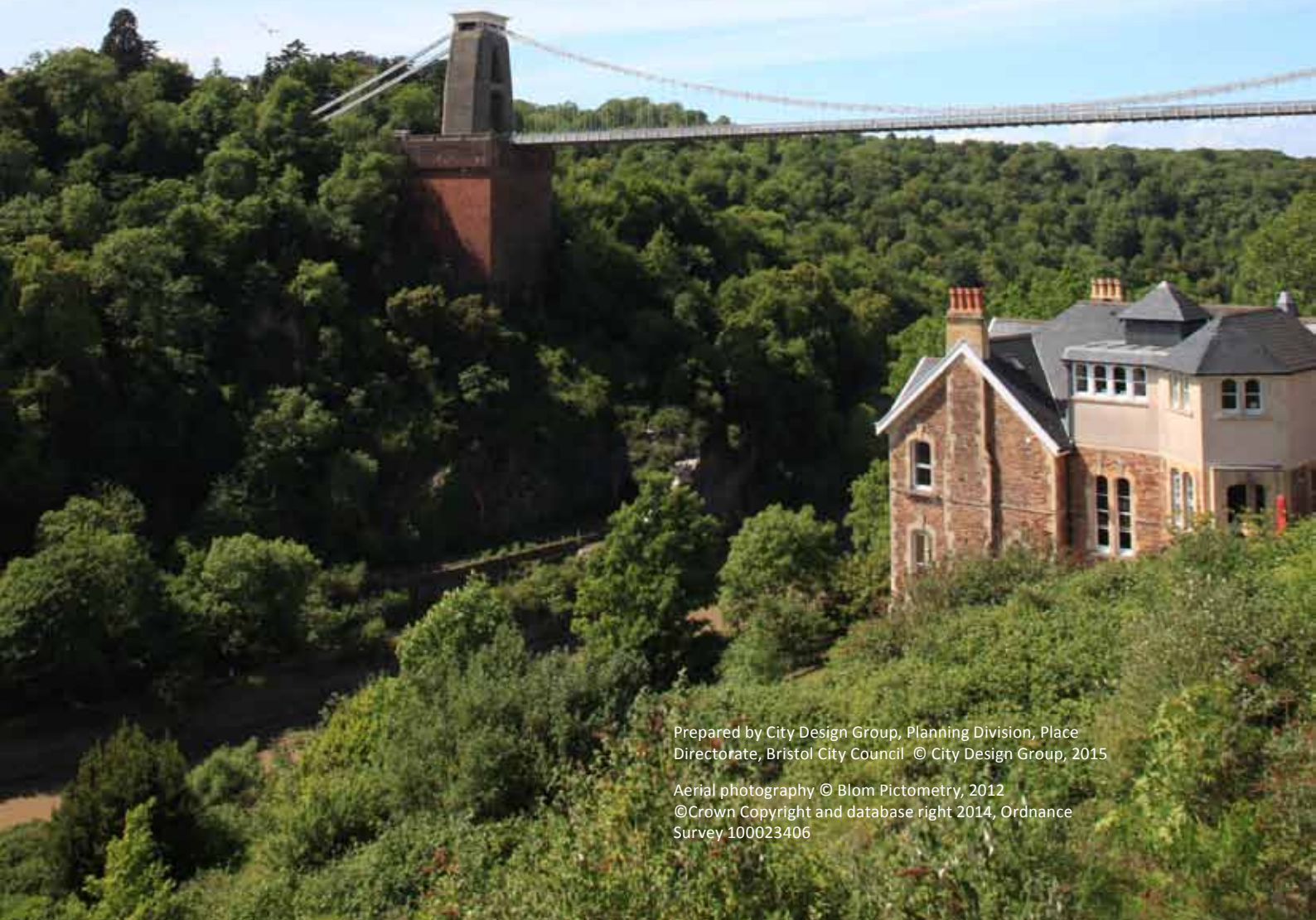
CITY DESIGN  
PLACE DIRECTORATE

October 2015



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# Preface

## Heritage and the vision for Bristol

**Bristol has a unique historic environment. Each of the city's neighbourhoods has an individual physical identity and distinctiveness that has developed incrementally over many generations. Our historic environment represents a major part of the city's DNA. We have inherited an outstanding legacy of iconic and everyday buildings, structures and landscapes that positively contribute to the economic, environmental and social wellbeing of Bristol. This legacy needs to be stewarded with sensitivity, creativity and innovation to ensure that the benefits it brings continue to be realised into the future.**

'Bristol will be a city of well connected neighbourhoods with a strong sense of identity and belonging...'

*A Vision for Bristol,  
George Ferguson, Mayor of Bristol, 2013*

Heritage is a key component in creating quality places. Heritage will continue to contribute to the delivery of the Vision for Bristol set out by the Mayor, November 2013. Heritage fits specifically with the *Vision for place* and the aspiration for *Building successful places*, which makes direct reference to the rejuvenation of the historic centre and regeneration in the Temple Quarter Enterprise Zone.

This Vision is an extension of the objectives set out in the Bristol Core Strategy that underpins place making in Bristol. The creative use of the historic environment will help to deliver the high quality built environment, defined in objective 6 of the Strategy.

This document promotes the value of heritage, outlines the City Council's approach to the historic environment, sets out a framework for the future development of heritage related projects and initiatives and seeks to promote and facilitate the wider involvement of community groups in the historic environment.

# Our Inherited City

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## Introduction

Heritage and place are intrinsically linked. A robust understanding of place cannot be achieved without an understanding of the story that has gone before it.

This document is intended to better define the intrinsic value heritage has in shaping our city, to highlight that growth and economic success is not mutually exclusive to celebrating and protecting the heritage that makes the city so uniquely special. Local Authorities faces a real situation of diminishing resources and high expectation, which presents a unique challenge to think creatively and work effectively so that heritage continues to be at the vanguard of our understanding and value of place.

The term heritage is broad, but in terms of this document the definition is a holistic one that encompasses the tangible and intangible 'historic environment', 'heritage assets' (listed buildings, conservation areas, scheduled monuments etc.) and 'non-designated heritage assets' as defined by UNESCO's list of 'types' of cultural heritage (2002) and the definitions within the National Planning Policy Framework (DCLG, 2012).

The scope of this document is to create a framework for Bristol's historic environment not for the objects and archives looked after by Bristol's Museums, Galleries & Archives. This will be the subject of existing or future archive collection policies and strategies.

The identification of non-designated heritage assets is within the remit of the local planning authority and in Bristol, these are identified on the Historic Environment Record (HER).

Information about the historic environment is also recorded through local projects to define the character of specific parts of the city e.g Conservation Area Character Appraisals or Our Place neighbourhood mapping projects.

Know Your Place is the tool to provide access to this information and a means for communities to contribute to the HER.

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

*National Planning Policy Framework, Annex 2, DCLG, 2012*



1 Public realm improvements at the Baldwin Street/St Stephen's Street junction in 2015 have enhanced the appearance of the Conservation Area and provided a space that is supporting the evening economy in the Old City.

## Our Inherited City

Heritage is a finite resource and is intrinsic to all aspects of the city from streets to buildings to parks. The planning system imposes statutory protection to some aspects of heritage; although other projects fall outside of this system and can still have a significant impact on the historic environment e.g highway works, parks maintenance and permitted development.

Heritage should not be seen as a constraint, where the threat of enforcement and statutory parameters are the main drivers to protect it; it should be celebrated and cherished for all of its positive benefits.

This document:

- Establishes the need for a Heritage Framework, which will seek to protect Bristol's historic environment as the city continues to evolve
- Emphasises successful projects and best practice examples where heritage has been embedded within and informed a development
- Defines the role of City Design Group in providing expertise and guidance to ensure future projects capitalise on the opportunities heritage can bring and help to ensure that the historic environment is not marginalised or irreplaceably lost

This document is not intended to:

- Provide detailed guidance relating to statutory processes, listed building applications or best practice approach to buildings or materials. The intention to identify gaps in existing guidance documents or to define potentially useful guidance documents will fall within future work programmes
- Detail specific designated heritage assets. These are subject of existing policy or guidance both at local and national level
- Give a comprehensive history of Bristol. The document covers the heritage across the whole of the city, the history section gives a snap-shot overview of central Bristol in order to be a general overview and to set the historic context. Aspects of the city's early heritage or outer areas of the city are defined in existing or emerging guidance



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## The Challenge

Understanding heritage is vital to both protecting it and capitalising on it. This presents major challenges that this document aims to address.

Understanding heritage is not limited to understanding the history of the city or the development evolution of a particular place, understanding also encompasses the economic, social or environmental benefits that heritage can unlock.

The first step in addressing this challenge will be to define how heritage has potential relevance in any project or development. This will be achieved through:

- Raising the awareness of the value of heritage, which has potential in all aspects of the built environment (Historic Streets and Historic Neighbourhoods p. 16 – 19)
- Demonstrating value of heritage in terms of sustainability, embodied energy and meeting the challenges of climate change (Heritage and Sustainable Placemaking, Heritage and Climate Change p. 20 – 22)
- Giving examples and case studies that prove the potential value of heritage (Heritage in Practice p. 26 – 33)

The second aspect of meeting the challenge lies within the scope and function of the City Design Group within the Place Directorate. CDG have the multi-disciplines that can significantly contribute to meeting the challenges.

This document also sets out the specific role of CDG, which will:

- Establish the approach to heritage and raising understanding and an appreciation of its value (Our Approach p. 34 – 35)
- Define the scope of work that will inform a forward programme of heritage understanding and protection (Our Priorities p. 46 – 61)
- Set up a Heritage Futures group to help make effective use of existing networks and heritage partners and help raise the profile of heritage across the city (Heritage futures p. 62 - 67)

1

1 Lodge Street, 1979, Trelawny-Ross photograph (Bristol Record Office 45212/Of/9/15)

2

2 Lodge Street, early 1980s following successful grant funded restoration for residential use. Trelawny-Ross photograph (Bristol Record Office 45212/Of/9/38)









# Our Inherited City

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## The Story of Place

The historic environment is the story of place told through the changes that have shaped the local landscape. It is a physical inheritance that visitors and citizens of Bristol experience on a daily basis.

The changes that have shaped the city may be gradual, evolving over centuries, or more rapid, stemming from cultural influences over the course of a few years or decades. The result is a city woven from distinctive landscapes, streets, spaces and buildings often underlain by archaeological remains and overlain with intangible heritage like place names and personal memories.

Bristol is an historic city where heritage is threaded through the patchwork of streets, spaces and buildings that define it. It is a city of inherited places, where most houses were the homes of other families before, and our local community centres or cafes may be in buildings which were once the places of worship or banks of past generations.

Heritage cannot be separated from the present and understanding all the factors that have shaped our city today will be a critical part of creating quality places for the future.

**‘Understanding how places change, what makes them distinctive and the significance of their history is the key to regeneration.’**

*HELM*

## Bristol's inheritance

Bristol has the largest concentration of heritage assets of any of the core cities

- Over one third of the city lies within designated conservation areas
- Bristol has over 4000 Listed Buildings
- 99 green spaces are locally designated historic parks and gardens

# The story of ‘the place by the bridge’

The name Bristol is derived from the Saxon placename BrygStow that means *the place by the bridge* demonstrating the close affinity the city has always had with its rivers and topography.

The city’s crest depicts the merchant ship alongside the castle highlighting the importance of the port, trade and associated economic wealth.

The local topography has defined the history of the city. It has provided the south facing escarpments that encouraged the housing developers in the eighteenth century to create the iconic terraces of Clifton, Clifton Wood and Kingsdown.

If it wasn’t for the unique Avon Gorge we would not have the iconic Clifton Suspension Bridge.

The extreme tidal range of the Severn and Avon (second only to the St Lawrence in Canada) necessitated the creation of the Floating Harbour, itself a representation of Bristol’s innovation and engineering prowess in the nineteenth century.

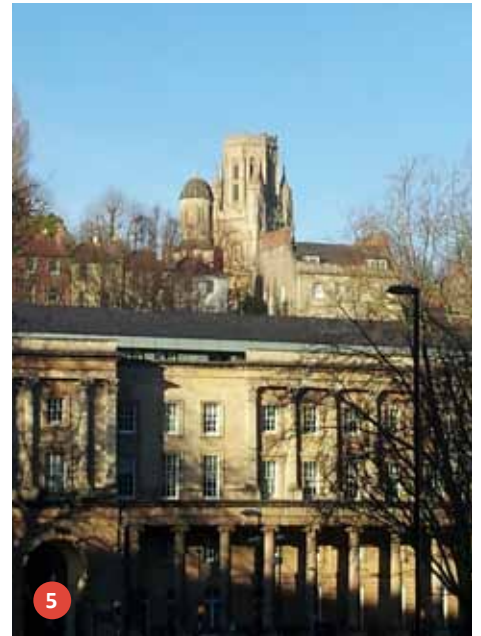
Over and alongside this topography has developed a city structure the heart of which can be dated back 1000 years, while the expanded urban area that has grown since 1700 has incorporated features of the surrounding rural landscape, subsuming historic villages like Brislington, Bishopsworth, Henbury, Shirehampton, Westbury-on-Trym and Horfield.

The modern city retains elements of each phase of its development creating a rich tapestry of place.



Bristol Bridge linking the Old City (top) to Redcliffe





1 The 12th century St James Priory,  
Bristol's oldest building

2 Royal Crescent, Clifton

3 The Theatre Royal, Britain's oldest  
continually operating theatre

4 Clifton Wood and the Floating Harbour

5 Wills Memorial Tower, St George's and  
the former Great Western Hotel now  
Brunel House

6 Queen Square

# The story of 'the place of the bridge'

## KEY



By 1200



By 1400



By 1700



By 1800



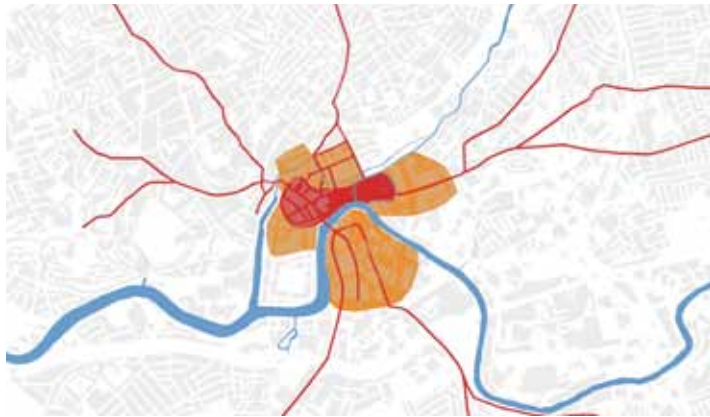
By 1900



Inter-war estates



Post war structure/  
estates



## The birth of the modern city

After a period of modest growth of the city up to 1700, the eighteenth century saw great urban expansion and urban renewal largely as a result of the increased income from the transatlantic trade and the emergence of new industries like brass, sugar and tobacco.

This eighteenth century wealth resulted in many of the city's most iconic buildings and places such as Queen's Square, Portland Square and the terraces of Clifton.

The heart of the city became the financial centre with the development of the Corn Exchange in the 1740s and the first bank in Broad Street in 1750.

## Origins

The historic heart of Bristol lies between the two rivers Frome and Avon. The street pattern in this area probably dates back over 1000 years and relates to a market centre beside the bridge over the Avon.

This market developed into a significant centre of national and international trade. The diversion of the Frome in the 1200s allowed the expansion of the city's docks and helped establish Bristol as one of the main ports in Europe by 1400.

The primary routes into this port and market through the surrounding rural landscape now largely define the principal arterial 'A' roads into Bristol.



City growth

Key dates

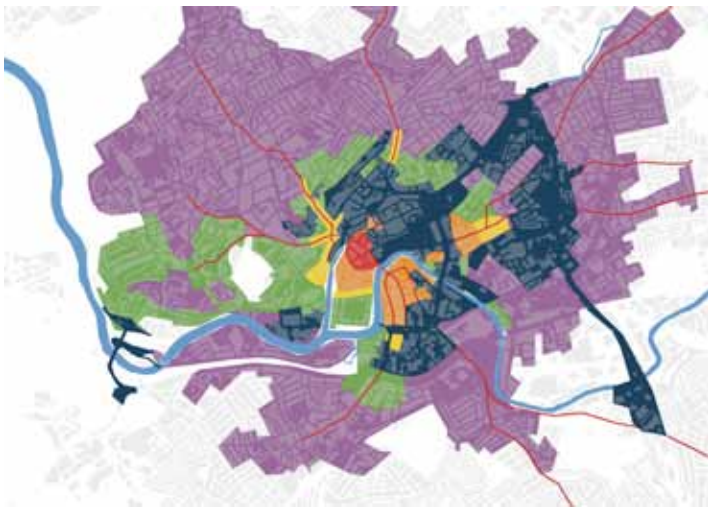
Bristol founded  
c.1000

Diversion of  
the Frome  
1240s

John Cabot's voyage  
to Newfoundland  
1497

Construction of  
Queen Square  
1700-1729





### Municipal housing and highway dominance

After the First World War the introduction of Housing Acts from 1919 to 1930 led to the first council estates at Hillfields, Sea Mills and Knowle. At the same time as these estates were being built, the population of central Bristol declined as the 'slums' were cleared.

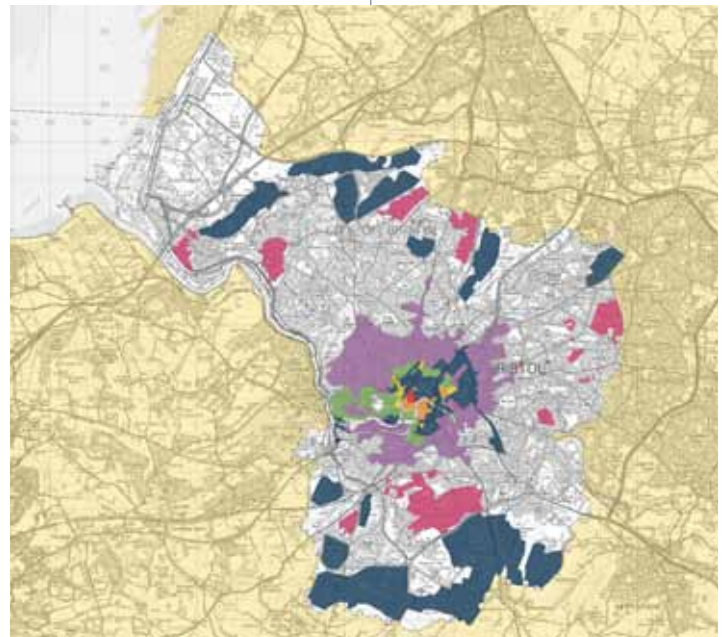
The most radical period of urban change took place after the Second World War. Bomb damage to the central area provided an opportunity to realise some of the transport visions for the city with the introduction of the inner ring road. A new shopping centre was created at Broadmead and concrete towers for commercial offices were constructed.

Rehousing of populations also continued in the late 40s, 50s, 60s and 70s with estates on the outskirts of the city and inner city tower blocks.

### Population explosion

The growth in Bristol's urban area that had started in the early 1700s continued and increased in pace during the 1800s.

Most of the central area of Bristol we see today dates to this period. The terraced streets of Bedminster, Totterdown, Montpelier, Cotham, Redland and Clifton are predominantly Victorian in character along with many of the city's municipal parks like Eastville, Victoria and Greville Smyth.



Creation of the  
Floating Harbour  
1809

Temple Meads  
opened  
1841

Opening of Clifton  
Suspension Bridge  
1864

Avonmouth Docks  
construction  
1877-1908

Housing Acts  
1919, 1923, 1924  
and 1930

First Bristol Blitz  
1940

Construction of M32  
1966 - 1975

# Our Inherited City

1

1 The restoration of Queen Square has created one of Bristol's iconic spaces with 100% occupancy in the surrounding buildings

2

2 The vibrancy of the Old City particularly around Corn Street owes much to the area's historic setting

## The benefits of heritage

The distinctiveness that has resulted from our rich heritage plays a significant role in encouraging people to live, work and invest in the city.

The benefits that heritage offers goes far beyond preserving history.

Heritage is:

- The city we experience, its individuality and its 'unique selling point'
- The basis for civic pride and community cohesion
- A contributor to community learning, health, wellbeing and improved quality of life
- An inherently sustainable fabric resource
- Essential for quality place making
- An irreplaceable cultural resource that can attract business, tourism and regeneration



### In numbers

£1.6

**The average value of additional economic activity generated over a ten year period for every £1 invested in the historic environment**

*Heritage Counts, English Heritage, 2010*





## Historic streets

Our High Streets are historic streets.

The most successful shopping areas outside of Broadmead/Cabot Circus run along historic routes that are flanked by high quality buildings creating places that have a rich character.

Corn Street with its popular markets is one of Bristol's earliest streets and contains some of the city's best architecture dating to the eighteenth, nineteenth and early twentieth centuries.

Gloucester Road/Stokes Croft reputed to have the longest run of independent shops in Europe is probably a route that is as old as Bristol.

By comparison Park Street in the central area's West End is a relative newcomer dating to the eighteenth century with its consistent Bath stone facades and iconic views.

It is no coincidence that there is a strong correlation between the key pedestrian routes as identified in the Public Realm and Movement Framework and the medieval routes into and through the city. The areas where these routes have been severed are generally the locations for proposed public realm improvements. These improvements will promote easier pedestrian and cycling movement and make a valuable contribution to health and well-being as well as stimulate further economic activity.



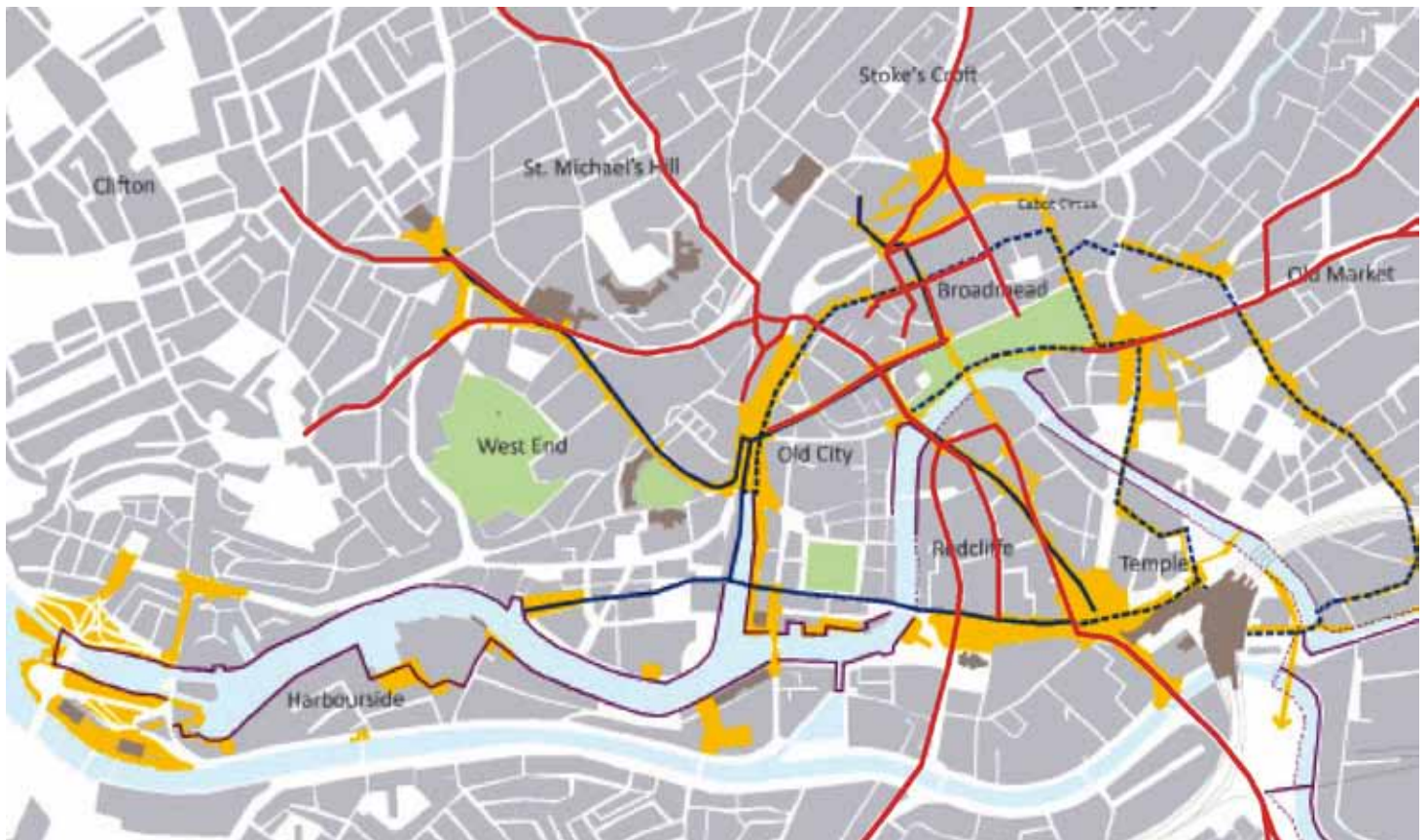
### In numbers

**87%**

**Percentage of people that agree that better quality buildings and public spaces can improve quality of life**

**Ipsos Mori (2009) for CABE**





## Historic neighbourhoods

Historic neighbourhoods are walkable neighbourhoods.

Places created before the First World War and before widespread car use are inherently walkable. These parts of the city are often the places with the strongest character and community cohesion.

The city has suffered badly from the uncompromising traffic layouts of the post-War era where the walking connections between parts of the city have been severed. This has largely had a negative impact on footfall, vibrancy and land values. Developments since the war have rarely been able to create distinctive places.

An urban design approach of restore or reinvent is proposed within the Central Area Plan to address these type of regeneration issues.

Recent residential developments in Barton Hill have sought to reinstate or retain historic streets with new two-three storey terraced houses between the high rise blocks of the 1960s. These new developments like Cotton Mill Lane have created environments that are encouraging longer term residents rather than the high turn over of tenancies in the former blocks.



### In numbers

80%

Percentage of people that feel satisfied with life within a historic area like Clifton or Montpelier compared with below 70% in an area that has seen greater post-war impacts such as Lawrence Hill

Quality of Life in Bristol, survey results 2013



1	2	1 Barton Hill, 1974
		2 Barton Hill, today
3	4	3 - 4 The Cotton Mill Lane area location marked in orange



# Heritage and sustainable placemaking

Sustainability is deep-rooted in heritage.

Historic buildings and places contain many megajoules of embodied energy or tonnes of CO<sub>2</sub>. Projects that work creatively with these assets can therefore make a positive contribution towards reducing the carbon footprint of the City.

Adaptive re-use and 'meanwhile' uses are some of the biggest success stories of 21st century Bristol and will have been a contributory factor in securing the Green Capital funding for 2015.

Some of Bristol's nationally regarded projects that feature the reuse of historic places include:

**Paintworks**, mixed use development within complex of undesignated former industrial buildings and upheld as one of the defining examples of the vision for the Temple Quarter Enterprise Zone

**Tobacco Factory**, mixed use development comprising theatre, cafe/bar and apartments within an undesignated former industrial building the successful reuse of which has had a significant affect on the regeneration of the North Street area of Bedminster





## The National Planning Policy Framework

The purpose of the planning system is to contribute to the achievement of sustainable development

*paragraph 6, page 2*

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development

*paragraph 14, page 4*

Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people

*paragraph 56, page 14*



## In numbers

18%

Percentage of emissions over a building's lifetime that arise in design, manufacture, distribution and construction and demolition

*Housing and sustainability: demolition or refurbishment? ICE, 2010*

## Heritage and sustainable placemaking

**The Engine Shed, Temple Meads**, the innovative reuse of Brunel's Old Station to provide flexible commercial space for start-up creative industries. This Grade I Listed asset had been vacant since the closure of the Empire and Commonwealth Museum in 2009, but is now one of the success stories of the Temple Quarter Enterprise Zone.

**Bristol and Exeter House, Temple Meads**, another Listed structure within the Enterprise Zone that is providing flexible work spaces immediately adjacent to Temple Meads.

**Cherry Tree Centre, Southmead Hospital**, opened in 2014 this breast cancer care centre has been designed within former workhouse buildings. Despite being undesignated heritage assets this new facility at Southmead Hospital has retained many internal features to provide modern spaces with historic character.

The centre has also retained the plan form of external spaces including the former work yards that now provide a quiet, private garden for patients.

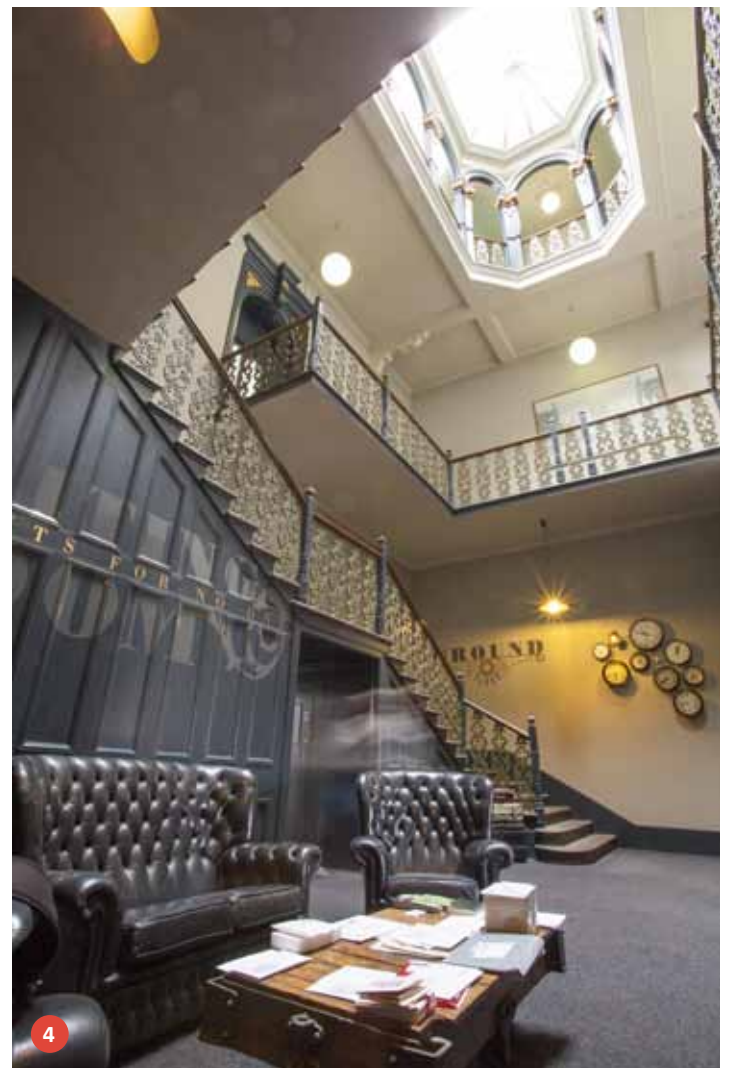


The Cherry Tree Breast Cancer Care Centre at Southmead Hospital has made innovative use of these undesignated former workhouse buildings



1 and 2 The Engine Shed, Temple Meads

3 and 4 Bristol and Exeter House



## Heritage and climate change

One of the defining aspects of Bristol is the rows of colourful terraced houses ascending the hills of Totterdown or Clifton Wood. This type of historic property built before 1919 make up over half of Bristol's houses. They have solid brick or stone walls and sash windows making them harder to heat effectively.

The historic houses of Bristol will need to adapt to meet 21st century energy performance standards. The risk is that these adaptations can have a harmful impact on the character of these buildings and wider neighbourhood and thereby a negative impact on property values.

There are increasing amounts of best practice guidance that demonstrates how these historic houses can be adapted with minimal impact to their historic character.

The 'Warm' exhibition at the Architecture Centre in 2011/12 presented a wide variety of techniques for reducing the carbon footprint of Bristol's historic homes. By taking a whole house approach to tackling thermal performance the impacts to a building's historic character can be avoided while still making significant energy bill savings.

Making these properties warmer whilst maintaining the character of the city will be a significant legacy for Bristol in Green Capital Year.





1

2

1 and 2 CDG's highly regarded Warm exhibition at the Architecture Centre in the winter of 2011/12

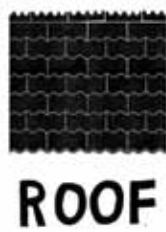


## In numbers

62%

Percentage of reduction in heat loss that can be achieved using a combination of low intervention measures such as draft excluders and upgrades to traditional sash windows

*Research into the thermal performance of traditional windows: timber sash windows*  
Baker P, 2010





Limekiln Dock by Thomas Rowbotham, 1826  
(Bristol Museums, Galleries and Archives  
Ref M2942)



## Heritage in practice

1

1 The combination of new and old is most apparent at Millennium Square where a former goods shed and railway yard are now @-Bristol and a new public space

2

2 The harbour offers some of the most iconic views in the city and enables an appreciation of Bristol's unique topography

# Heritage and placemaking

## The Floating Harbour

The Floating Harbour is Bristol's primary heritage asset and an example of heritage led regeneration over a 40 year period.

The Harbour that opened in 1809 and its associated infrastructure from Cumberland Basin to Netham Lock, including the New Cut is one of the biggest engineered landscapes in the country.

As dockside activity waned options for the redundant land included infilling the harbour. Luckily the scheme was never implemented and the Floating Harbour has become Bristol's most iconic feature.

The story of the Harbourside's renaissance began with the return of the SS Great Britain in 1970.

Since 1970 various dock side structures have been converted to new uses and new waterfront buildings have been built on former railway yards.

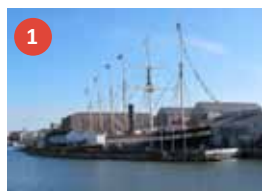
Despite these changes the area has retained its dock side character, attracting significant numbers of visitors annually. Cranes outside M Shed, former rail tracks and mooring posts are important contributors to this character. The completion of the Harbourside Walkway has provided comprehensive access to the waterfront for everyone to enjoy.

Ensuring that there is a balance between leisure, commercial and residential use in the area alongside traditional shipbuilding and associated industries is the challenge for the next 40 years so that this distinctiveness continues to attract investment and visitors in the future.



# The Floating Harbour

## 1970 - 2014



**Return of ss Great Britain**  
1970



**Arnolfini opens**  
1975

The art gallery occupies a Grade II Listed former tea warehouse



**Industrial Museum opens**  
1978

Reuse of former dock side transit shed, now M Shed since 2011

Reuse

Events

New build

**First Harbourside Festival**  
1971

Organised in part to try to prevent the proposed infilling of the docks

**Closure of the docks**  
1975

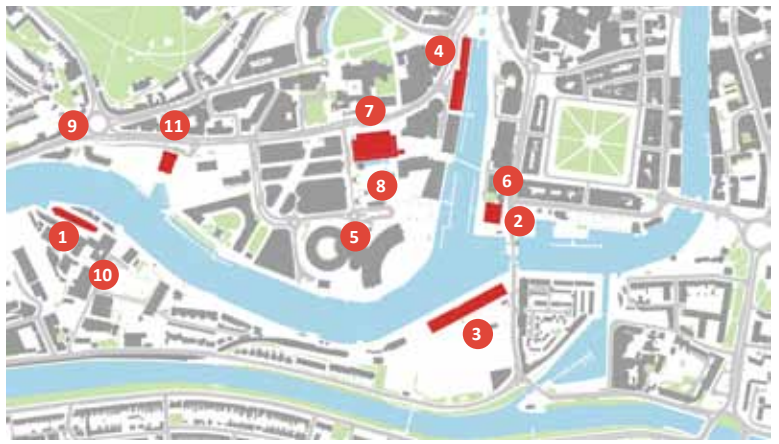
The opening of the deep water Royal Portbury Dock in 1972 effectively made the commercial use of the Floating Harbour redundant

**City Dock Ventures**  
1975

Community group formed to establish a ferry service around the docks (now Bristol Ferry Boats) and helped to save the electric cranes at Wapping Wharf from the scrap yard.

**Royal Portbury Dock opened**  
1977





**Watershed opens**  
1982

Reuse of former transit warehouse

6

**Architecture Centre opens**  
1996

Reuse of former dock side warehouse



**At Bristol opens**  
2000

Reuse of former GWR goods shed



**Residential reuse of Canon's Marsh Gas Works Purifier House**  
2014

5

**Lloyd's TSB headquarters opened**  
1992

First significant new development on former industrial land on Canon's Marsh

9

**Capricorn Quay residential development**  
2002

Development of harbourside apartments retains the former Limekiln Dock as amenity space between blocks

8

**Millennium Square opens**  
2000

New public open space

10

**Linden Homes residential development at SS GB**  
2009

Residential scheme designed in response to dock side context taking its cues from historic engineering works





# Historic neighbourhoods

## Bristol housing

Our houses make up the biggest number of heritage assets in the city. The vast majority of these buildings are not designated assets, but they form the historic backdrop to our streets. Each row of houses has a story to tell and some residential streets like those of Totterdown form some of the iconic images of Bristol.

The value of these properties is influenced by many factors, but a significant contributor is the character of the street as a whole.

Passageleaze, Shirehampton is Bristol's earliest garden suburb designed by George Oatley in 1909. The layout of the street and houses follows the Garden City principles of Ebenezer Howard that went on to inform the layout of inter-war municipal estates.

The 'Arts and Crafts' style houses at Passageleaze are unlisted and not in a conservation area, but a 3 bedroom terraced/semi-detached property on this street sells for £45,000-£75,000 more than many similar properties elsewhere in Shirehampton.

Another aspect to these values is that:

- the space standards in historic properties tend to be greater than those of post-war housing
- historic houses in general consist of higher quality building materials
- these properties are often more adaptable being able to support loft conversions or extensions where appropriate





Blundell's Department Store, 1940s  
Hartley Collection image (Bristol Museums,  
Galleries and Archives Ref 261645)



# Heritage and economic development

## Adaptive reuse

One of the best ways for Bristol to achieve its environmental and economic targets is through the adaptive reuse of its building stock.

The current growth of small, creative technology firms in the city is providing significant opportunities for many historic buildings and neighbourhoods.

There are several examples of this approach with a significant cluster in Stokes Croft following a model for flexible low cost desk and office space established at the reused 1970s office building Hamilton House.

One of the most recent examples of the refurbishment of a property to provide this type of commercial space is at 77 Stokes Croft. This property was designed by the prominent local architect W.H.Watkins in the 1930s as one of Bristol's first department stores, 'Blundells'. More recently the ground floor has been in use as a heating supplier with the upper floors mainly storage areas or vacant.

Following a period of 'meanwhile' artistic uses on the upper floors, the building has now been refurbished to provide office space for a number of small businesses. There is also planning consent for cafe use on the ground floor that is currently being implemented.

77 Stokes Croft is not Listed, but forms a prominent building in the streetscape of the Stokes Croft conservation area. Its positive reuse is making a significant contribution to the character of the local area.



## A four step process

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### A framework for heritage

The approach promoted is to make the optimal use of the city's historic environment. Optimal use relates to the creation of sustainable, high quality places that encourage strong economic growth and healthy, cohesive communities.

Achieving this aim will:

- Safeguard heritage for this and future generations
- Promote a sustainable urban environment
- Ensure the effective use of limited council resources and community input

A four step process has been developed to help deliver these aims:

- 1 Understand the heritage of a place and demonstrate an appreciation of the significance of this heritage
- 2 Use this understanding to inform the design of any place-based project
- 3 Create and deliver the project that contributes to the over arching placemaking objectives for the city
- 4 Promote the way that the project has worked with the city's heritage. Publish any understanding about Bristol's heritage gained through the project

The City Council has a role to play at each stage of this process whether through providing advice and guidance, overseeing the delivery of heritage led projects or the creation of place related tools.







## 1 Know Your Place

### 1 A shared understanding

A key aim is to promote a shared understanding of Bristol's heritage.

Collaborative projects and partnerships with stakeholders and cultural institutions will help to achieve this aim and the primary tool for this is Know Your Place.

Developed by the City Council Know Your Place is the collaborative public information web-based resource for the historic environment in Bristol. Know Your Place is and will continue to be professionally managed, updated, and made freely available to all, helping to ensure that the historic environment makes the greatest economic, social and cultural benefits for the people of Bristol.

Know Your Place is enabling communities, planners and developers to gain a detailed understanding of the

historic environment from the city scale down to the neighbourhood and individual site scale.

The council's City Design group will:

- Continue to maintain this web resource. This will include the enhancement of the resource to take advantage of any new technological opportunities through partnership working with Corporate GIS.
- Work with partners to enhance the content on the resource. This will include the on-going community contributions to the resource, but also any future projects to add new layers from Bristol Museums, Galleries & Archives in accordance with agreed corporate priorities
- Create, develop and maintain further associated tools such Heritage Eye and the Our Place toolkit
- Promote the use of the resource and celebrate positive outcomes achieved through its use



**'Bristol's Know Your Place is an invaluable resource for the NPN residents' planning groups and individuals and is the envy of both professionals and neighbourhood communities outside the Bristol area.'**

*Alison Bromilow, Neighbourhood Planning Network*

1

1 Know Your Place enables a variety of heritage information to be accessed including the overlaying of various historic and modern maps





# Our Role

1

1 Public realm improvement works in the Old City are helping to make this part of the city and even more attractive destination for visitors and Bristolians.

2

Demonstrate  
an appreciation

## 2 Applying the understanding

In order to expect and deliver the successful application of heritage understanding through a project it is essential to have sufficient advice and guidance. This guidance needs to effectively respond to the historic environment at each stage of a project.

City Design Group will provide advice and guidance in partnership with colleagues from across the council and external stakeholders.

This will include:

- Setting out a clear process that we expect every project to follow. This will ensure that project planners give appropriate consideration of the historic environment and explore every opportunity to make effective use of the city's heritage
- The Creation of a heritage priority list that will include all aspects of the city's historic environment from streets and spaces to archaeology, archives and intangible heritage. This list will be partly based on the Heritage at Risk Register. It will also set out the decision making process for agreeing new priorities so that this can be an adaptable document
- Where more specific or detailed guidance is required CDG will develop, refresh or promote the use of existing guidance documents. These will include the Highway Protocol, guidance on Archaeology and additional planning advice notes

## Highway Protocol

City Design Group will formally publish the Highway Protocol that has been developed in partnership with Traffic and Highways officers. This document will give clear guidance on public realm and street maintenance with a particular focus, but not exclusive to, historic streets and conservation areas.

The highway protocol will be supported by the Public Realm guide.



1

2

1 Tower Harratz, Temple Quay, excavated in 1995 and preserved beneath the Bristol and West building

2 Westbury-on-Trym conservation area where the character appraisal document was created with community participation through the Our Place initiative (see below)

## Archaeology

The Bristol Urban Archaeological Assessment, due for publication in 2016, will enable a strategic approach to the city's archaeological resource.

This publication funded by English Heritage will detail the extent of our current knowledge and set an archaeological research strategy that will contribute to effective assessment of the archaeological impacts during development processes.



## Conservation Area Character Appraisals

Key guidance documents that CDG provide are the Conservation Area Character Appraisals. These provide a detailed statement of significance of each area and identify specific issues that new developments should address.

Each character appraisal is created in partnership with the local community and undergoes full public consultation before being adopted as planning guidance.

These documents are well regarded and have successfully guided planning decisions on many development sites.



	1
2	3

- 1 Castle Park will be our top heritage priority. The site contains numerous above and below ground nationally significant heritage assets
- 2 High Street and the Church of St Mary-le-Port following the blitz in 1940 (Bristol Record Office, Facey Collection, 41969/1/8)
- 3 High Street/St Mary-le-Port today

## Heritage priorities

The priorities for the city's heritage will be defined by the level of significance of the heritage asset together with the opportunities that are likely to be available for a successful and effective project.

The creation of this priority list is vital to ensure that council resources are employed effectively for the benefit of the city.

This priority list will be created in collaboration with the Heritage Asset Group (see next section).





1

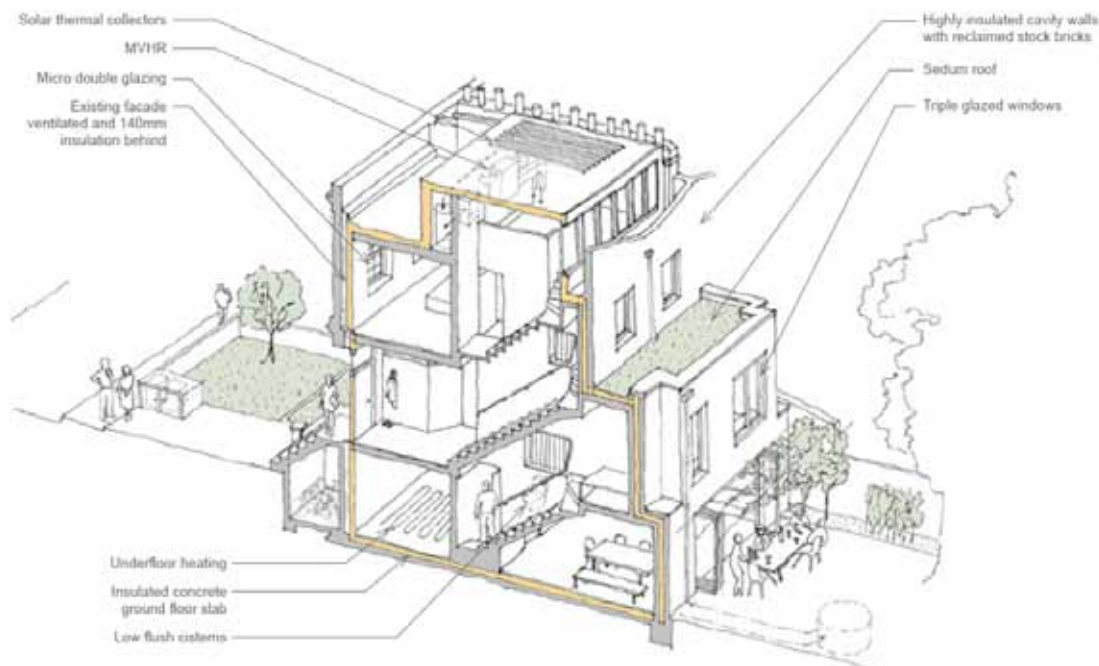
## The whole house approach

CDG will work collaboratively with the Warm Up Bristol project and the work of the Sustainable Traditional Buildings Alliance (STBA) who are producing guidance for installing solid wall insulation in properties built before 1919.

This guidance will promote a whole house approach to energy efficiency measures. Not following this approach runs the risk of doing unintentional harm to the buildings fabric potentially reducing property values and in some cases resulting in consequences for residents' health.

CDG will expect any heritage statement submitted in support of proposals for energy efficiency measures to demonstrate that a whole house approach has been followed.

Understanding the impacts of solid wall insulation on the thermal performance and ventilation of the whole house is crucial to enable the delivery of a successful Warm Up Bristol campaign.



# Our Role

1

1 The Brunel's Other Bridge project is being co-ordinated by a local community group with funding from English Heritage and project managed by Bristol City Council (photograph courtesy of Maggie Shapland)

2

2 The Lower Lodge project is being led by the Bristol Buildings Preservation Trust with an overview from City Design Group, project managed by an external consultant, funded from multiple sources including Heritage Lottery

Project  
delivery

3

## 3 City custodians

To ensure that all corporate projects follow our four step approach CDG will continue to co-ordinate the Heritage Asset Group. This internal, cross-department operations group will meet on a regular basis to discuss developing and on-going council heritage projects.

The Heritage Assets Group will consist of representatives from Property Services, Parks, Neighbourhoods, Education, City Docks, Leisure and Culture. The membership of this group will ensure that the council can take a strategic approach to its entire heritage estate and ensure effective use of corporate resources.

The group will also agree our corporate heritage priorities that will inform council involvement with external partners where funding is being sought to address a heritage asset in council ownership.

The aim will be to ensure that the authority:

- becomes an exemplary custodian of the city's assets
- ensures that public money is used effectively
- provides appropriate levels of investment now that will reduce the risk of increased costs in the future



### The statutory process

Within the statutory planning process the role of City Design Group is to ensure that projects are undertaken in accordance with the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and national and local policy.

Historic environment officers within CDG should be given the earliest opportunity to provide advice and guidance on heritage projects particularly where these involve listed buildings, conservation areas or their setting.

If the design process has followed the first two steps set out by our approach the assessment of a project will be a relatively straight forward process.

The team also processes approximately 200 Listed Building applications each year. This involves the production of delegated Listed Building reports, attendance of planning committees and liaison with national and local stakeholders particularly Historic England.





Promotion/  
publication

4

## 4 Advocacy, promotion and publication

The design and delivery of any heritage related project will generate further information and understanding about the historic environment.

It is essential that this information is captured and fed back into Know Your Place to contribute to the design of future projects.

Mechanisms for this publication have been in place through the formal planning process for sometime, but there are many other heritage related projects outside the planning process that need to be included within this strategy.

To achieve this greater advocacy and promotion is required, but also City Design Group will share this framework with external funding organisations such as the Heritage Lottery Fund so that any applications for funding address our heritage aspirations and priorities.

Each heritage related project will be expected to publish a case study and publish agreed results on Know Your Place. Case studies for previous projects will be created by work placements where case studies have not been produced.

These studies and results of projects will be published on Design Bristol by the project lead to enable wider understanding of the approach and lessons learnt.



1

1 The smart phone app Heritage Eye is intended for communities and officers to monitor and survey Listed Buildings at risk. The tool will help City Design Group maintain the council's Heritage at Risk Register

2

2 The community mapping toolkit Our Place has been developed to help communities identify their own definition of local character.

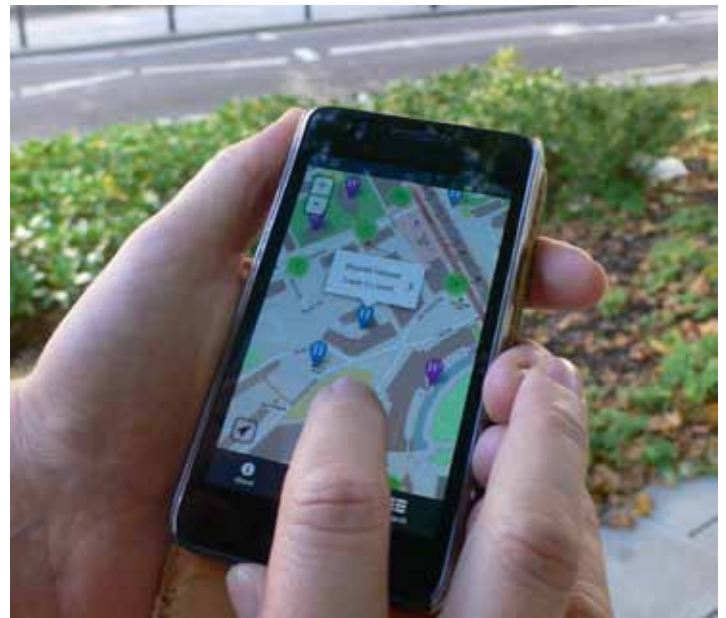
## Community participation

Proactive community participation is a critical aspect of embedding heritage within place-making processes.

To help communities take an active role in the heritage process and ensure that their projects feed back their understanding the council will continue to provide tools such as the smart phone app *Heritage Eye*. Surveys undertaken using this app are submitted directly to the authority's database and contribute to the published Heritage at Risk layer on Know Your Place.

City Design Group will continue to promote the use of the Our Place toolkit that enables communities to identify and record their neighbourhood's local character. This will be the approach for producing future Conservation Area Character Appraisals. Undertaking a character assessment using the Our Place toolkit ensures that the information is captured and returned to the council in an appropriate format.

To ensure that this understanding contributes to improved care for the heritage of the city the council will provide tools and guidance to enable the creation of heritage management plans. It will be essential to ensure that these plans provide a deliverable framework for all stakeholders.







## Projects

Within the defined heritage framework, the Historic Environment team within City Design Group have six main project areas:

- **HE1 Streets and spaces**, providing advice and collaboration with colleagues working on public realm schemes
- **HE2 Archaeology**, assessing any potential impacts to the city's archaeological resource and providing advice and guidance where required
- **HE3 Historic buildings**, advising and assessing all projects affecting listed buildings
- **HE4 Historic landscapes**, promoting good management of all the city's historic landscapes
- **HE5 Know Your Place**, collecting, managing and web publishing Bristol's historic environment data
- **HE6 Policy**, production of guidance documents including conservation area character appraisals and contributions to planning policy including neighbourhood planning





Hoefnagle's Map of Bristol, 1581 (Bristol Museums, Galleries and Archives Ref M676)





## Key areas of work

1

1 Corn Street before public realm improvements that included relocation of CCTV mast

2

2 CCTV moved to a discrete location on building improving market space and setting of listed buildings

## HE1 Streets and spaces

Over one thousand years of history has left us with a rich legacy of historic streets and spaces in Bristol. The routes in the historic core, Corn Street, Broad Street, Small Street, High Street and Wine Street were probably in existence by the 11th century.

There is a concentration of historic buildings within the central area that contribute to the creation of a unique and special place. The combination of high quality, iconic architecture, vibrant market spaces and intimate side streets make the Old City one of Bristol's principle assets.

Public realm improvements are helping to strengthen the appeal of the area for visitors and investors either through reducing street clutter or larger scale interventions such as pedestrianisation and repaving.

The ongoing programme of improvements is informed by the Public Realm and Movement Strategy while day to day maintenance and other new highway works are undertaken in accordance with CDG's Highway Protocol.

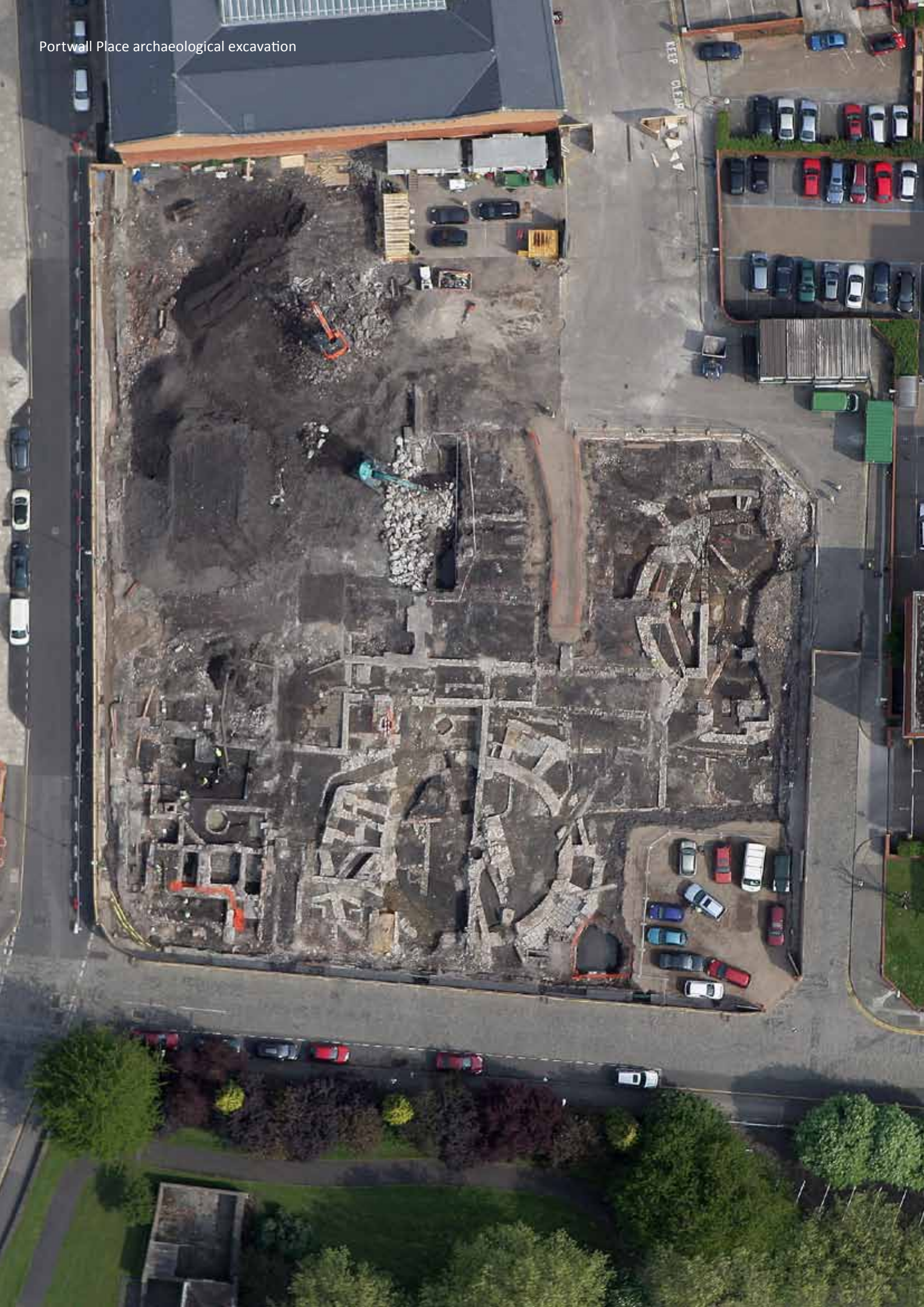
### Proposed actions

- Continue to work collaboratively to provide advice on proposed highway works affecting historic streets
- Evaluate and refresh the Highway Works in Conservation Areas Protocol in light of the implementation of resident parking schemes (2015-16)





Portwall Place archaeological excavation





## Key areas of work

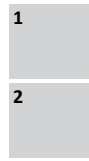
# HE2 Archaeology

Since archaeology became a material consideration of planning with the introduction of Planning Policy Guidance Note 16 (PPG16) in 1990, now replaced by the National Planning Policy Framework (NPPF) there have been 1500 archaeological fieldwork projects across Bristol. These projects range in scale from small exploratory trenches, archaeological monitoring during development works or full scale excavations to record a site or ensure significant remains can be preserved in situ.

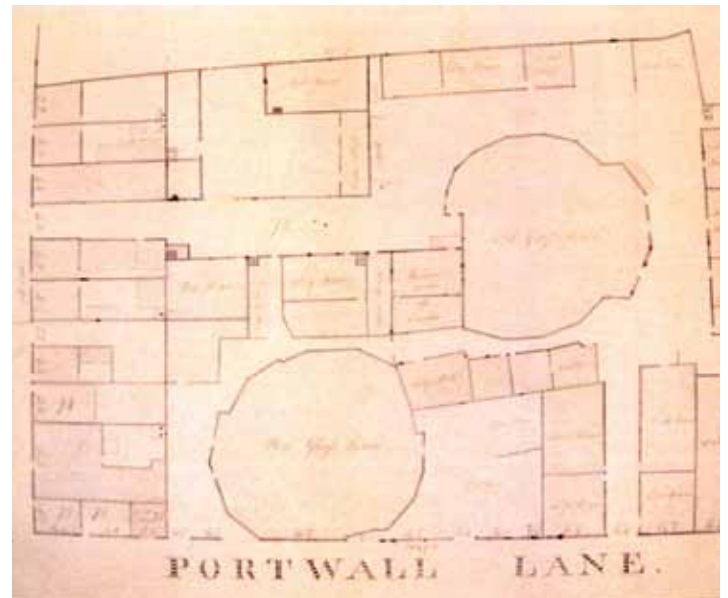
Archaeological remains can present a real opportunity for a development site. At Portwall Place the well preserved remains of an early glass manufactory were discovered prior to planning approval. The glasshouse was well documented with surviving eighteenth century plans and illustrations. Archaeological excavations revealed the plan form of the glasshouse to enable foundations to be designed to ensure the preservation of the archaeology.

The documentary and archaeological evidence allowed a reconstruction model to be created that is visible within the lobby of the completed office building.

The archaeology at Portwall Place offered many opportunities including good publicity and interpretation of the heritage of the area without



- 1 This eighteenth century plan of the Portwall Lane glass works was confirmed to be highly accurate during archaeological excavation of the site (left)
- 2 As a result of the combination of archaeological work informed by documentary research a foundation design for the new building was able to be designed with the engineers to preserve the valuable archaeological remains in situ



### Proposed actions

- Facilitating and contributing to the publication of the Urban Archaeological Assessment (2016)
- Using the Urban Archaeological Assessment to provide a more effective Development Management advice service

113-115 Stokes Croft, an unlisted building of merit in the Stokes Croft conservation area





## Key areas of work

1

1 The successful Heritage Lottery project at Arnos Vale resulted in the restoration of many historic structures and their setting and led to an English Heritage Angel award in 2010

2

2 Paintworks on the Bath Road represents a good example of adaptive reuse of former industrial buildings to provide a sustainable mixed use development

## HE3 Historic buildings

There are over 4000 Listed Buildings in Bristol, the highest density of any core city, ranging from iconic landmarks to individual items of street furniture. These designated heritage assets help tell the story of Bristol and make a valuable contribution to the character of the city.

Approximately one third of Bristol lies within a designated conservation area. These areas of special architectural or historic interest range from the historic medieval core of the city to an early 20th century garden suburb.

There are a small number of Listed Buildings that are classified as being 'at Risk' either because of vacancy or lack of general maintenance. Wherever possible the council will work in partnership with property owners to secure the future of these assets.

There are many other locally distinctive historic buildings across the city that are valued by communities and form part of the rich tapestry of the city. These buildings will be identified on a Local List and where possible the council will promote the sensitive adaptation of these buildings through the development management process.

### Proposed actions

- Management and updating of local list of important heritage assets (2015)
- Maintenance of the heritage at risk register adopting a proactive approach to bringing buildings back into use through collaboration with the Bristol Buildings Preservation Trust and buildings in council ownership





View over King's Weston to the Bristol  
Channel by Nicholas Pocock (Bristol Museums,  
Galleries and Archives Ref Ma4283)





## Key areas of work

1

1 The conservation management plan for the Kings Weston estate provides a clear assessment of the significance of the historic environment and links this to recommendations for the future care of the estate

2

2 One of the key recommendations of the Kings Weston document is to promote better care of this valuable landscape that will in turn attract more visitors to this nationally significant site

## HE4 Historic landscapes

There are 99 locally designated Historic Parks and Gardens, as defined by the Avon Gardens Trust and designated through planning policy. Nine of these landscapes are also nationally designated parks.

These environments are complex spaces that concern a wide range of stakeholders. A lack of understanding about these historic environments can have a potentially detrimental impact to the quality and significance of these places.

The highly regarded Conservation Management Plan for the historic Kings Weston Estate has defined the significance of the various components of the landscape and set out a series of priorities for their management. The document was produced by City Design Group in partnership with the local amenity group (KWAG) and has established a successful model that can be applied to other historic landscapes.

### Proposed actions

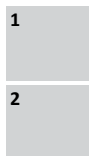
- Establish a priority list of historic landscapes and an approach to their maintenance, including possible conservation management plans and funding strategies (2015-16)







# HE5-1 Know Your Place (city archives)



- 1 The Braikenridge paintings from the 1820s is just one collection from the city archives that are presented on Know Your Place to provide people with a greater understanding of the city's heritage
- 2 The 60,000 building plans held at Bristol Record Office are a rich resource for providing an in depth understanding of the city. They essential represent the DNA of Bristol and their addition to Know Your Place will make them more accessible and contribute to better placemaking projects in the future

Bristol holds a significant collection of archive material including one of the country's best collections of historic maps, paintings and photographs. Increasing access to this data to enable greater understanding of the city's heritage is a primary aim for the city council.

Digitising the collections can enable greater access to this material, whilst helping to ensure the physical preservation of this fragile resource. Since publishing the scanned copies of the 19th century tithe maps on Know Your Place these documents are rarely brought out of storage where before they were one of the most requested sources at the Record Office.

Know Your Place has also enabled greater access to other collections such as the Braikenridge Collection of early 19th century watercolours and the Loxton Collection of early 20th century ink drawings.

The Bristol Record Office holds an outstanding resource of over 60,000 historic building plans, probably the largest collection of its type outside London. Using Know Your Place, the intention is to conserve, scan and publish this wealth of information. It will also protect the fragile documents from physical deterioration.

### Proposed actions

- Continued maintenance, management and development of Know Your Place in collaboration with stakeholders and communities
- Agree a strategy for digitisation and web publishing of archive material (2015-16) held by the city council.







*Bristol Royal Infirmary.  
King Edward VII Memorial.*

## POST CARD

AFFIX  
STAMP.

Printed in  
England.

THE ADDRESS ONLY TO BE WRITTEN HERE

*This is a fine  
place. but is full  
of wounded  
Soldiers now.  
from  
Ze*

*Miss Olive Coom  
Croft Mitchell  
Troon  
Garnock.*



## Key areas of work

1

1 People's own stories of place are another valuable source of information that we need to capture and use to inform future change

2

2 Childhood memories are just one element of intangible heritage that appears on Know Your Place and helps to enrich our appreciation of the city

## HE5-2 Know Your Place (community participation)

In addition to the physical fabric of the city Bristol has a wealth of stories that enrich the understanding of place. Capturing these stories and presenting them to a wide audience is a considerable challenge. However, with tools like Know Your Place it is becoming possible to link these stories to place and help to embed them in the design process.

Through an Arts and Humanities Research Council funded partnership project with the University of Bristol we have collected numerous stories about places around the city. These oral histories have been published on Know Your Place as a distinct community layer.

These stories range from early memories of growing up on an estate to stories of the Bristol Blitz or accounts of prominent local residents. This information contributes to a sense and pride of place amongst communities at the neighbourhood scale.

Continuing to work in partnership with the Record Office, museums, universities and colleges further stories can be collected to create a comprehensive story of Bristol that complements the understanding of the physical character of neighbourhoods.

### Proposed actions

- Promote continued partnerships with universities and community projects encouraging contributions to Know Your Place
- Develop a 2015/16 communication strategy for Know Your Place







## Key areas of work

1

1 and left, the Our Place neighbourhood mapping toolkit enables greater community participation in the conservation area character appraisal process

2

2 Planning Advice Note 8 Shopfront guidance was created as supplementary advice to the 1997 Local Plan and will require updating

## HE6 Heritage policy and guidance

City Design Group makes significant contributions to planning policy and guidance documents. All the design policies within the Local Plan have had some level of heritage input. Supplementary planning documents such as SPD7 (Archaeology and Planning) and PAN8 (Shopfronts guidance) are also important historic environment planning tools.

One of the key areas of guidance produced by CDG are the conservation area character appraisals. There are currently 15 adopted appraisals that have been produced at a rate of two each year. These documents are important in helping to guide developments in the most special parts of the city and the process of creating an appraisal can be highly rewarding in terms of community engagement.



### Proposed actions

- Prepare a revised and updated Supplementary Planning Document 7 - Archaeology and Planning. The existing SPD7 is several years out of date. The general approach set out in the document remains valid, but national and local policies have changed since the guidance was adopted
- In light of the design awareness training and service review several heritage related guidance documents will require an update including shopfront design guidance
- Conservation areas in central Bristol (Tyndall's Park and Whiteladies Road) that have yet to have a character appraisal will be addressed. A community led Our Place approach will be promoted to deal with other parts of the city (see below pages 69-70)





## Sharing objectives

It is recognised that there is considerable interest, activity, skills and expertise related to the historic environment amongst community groups and other stakeholder organisations within the city. The Know Your Place project has provided one means for community and volunteer participation to take place. The result is a ground breaking city resource. If co-ordinated and focused around shared objectives further voluntary effort could compliment the activity of the City Council to the greater benefit of the city's heritage.

A focused group of key stakeholders, co-ordinated by a significant community stakeholder group, could:

- Promote the value of heritage to the economic, social and environmental well-being of the city
- Enable the co-ordination of heritage related initiatives and facilitate collaboration and partnership working
- Share knowledge and best practice
- Build community capacity and encourage public participation in heritage
- Create an annual opportunity for wider stakeholders to meet together



1

1 Vacant properties in Cumberland Street

2

2 Vacant property Marsh Street

To compliment the work undertaken by the city council within the Heritage Framework such a group could focus on the work streams outlined below:

#### A. Heritage Review

- Commenting on listed building applications, project work or planning policy proposals where there is a potential impact on heritage assets

#### B. Heritage advocacy

- The promotion of the value of heritage, best practice heritage projects and heritage training opportunities including the Local List and Heritage at Risk

#### C. Heritage participation

- Exploring opportunities for building community capacity and co-ordinating funding bid support in accordance with heritage priorities

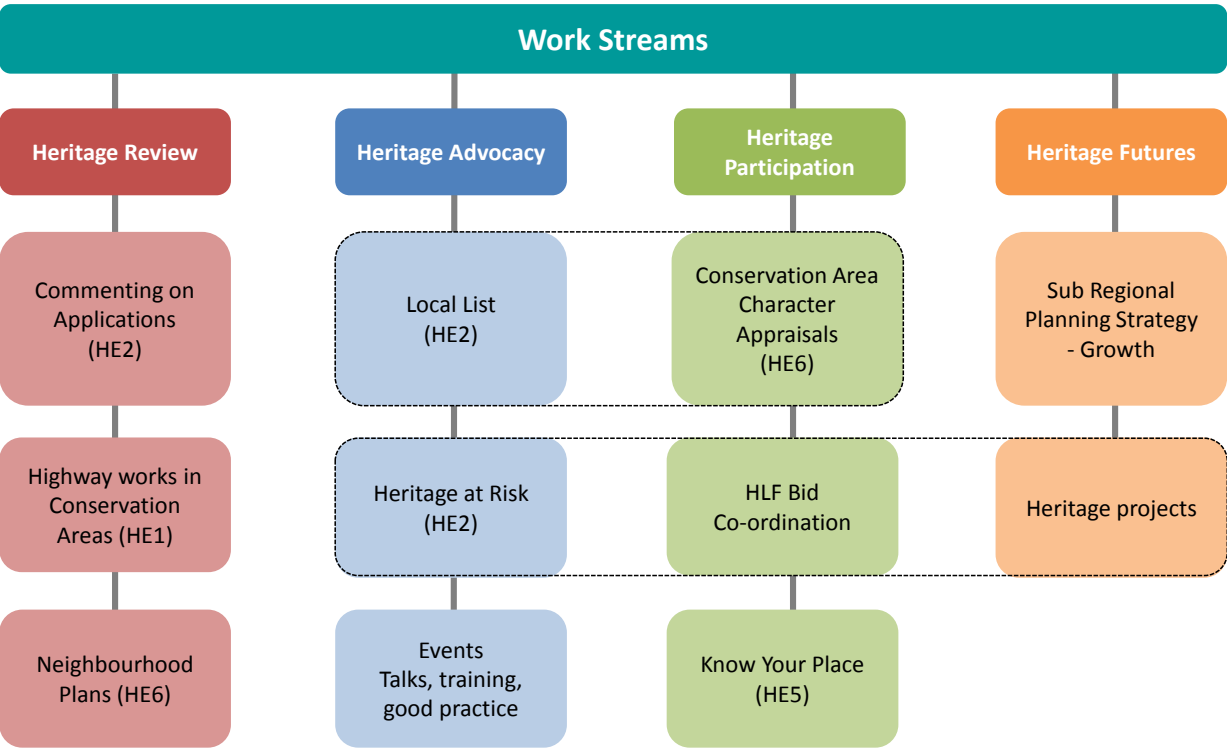
Each of these three work streams would produce actions for the group to take forward.

#### D. Heritage Futures

- Forward planning for heritage projects, activities and events
- Setting priority heritage projects to inform the Heritage advocacy and participation strands
- Helping to ensure that heritage is integrated within sub regional planning strategy



# Sharing objectives



Each of the suggested work streams link to elements within the Heritage Framework.

The workstreams could form the agenda items for each meeting and link to actions for future projects.



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### **Heritage Review**

Representatives on the review work stream will monitor and report on the effectiveness of the review process.

Project opportunities Through the review process should be identified.

It is anticipated that a representative from the Conservation Advisory Panel will fulfil this role and also provide a connection to the wider network of amenity groups; Victorian Society, Georgian Group etc.

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### **Heritage Advocacy**

The focus of the advocacy work stream will be raising awareness and good practice in heritage. This will involve co-ordinating occasional events, workshops and talks to a wider network on themes identified in the framework and at Heritage Futures group meetings.

It is anticipated that this role would be shared by representatives from the Civic Society, Architecture Centre and Historic England.

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### **Heritage Participation**

Heritage Participation will explore opportunities for people to get involved in heritage related projects and encourage wider involvement with the historic environment.

This work stream will also review current heritage priorities in the city and take an active co-ordinating role for HLF bids. It would be expected that any submitted HLF bid would require a letter of support from the Heritage Futures group.

This role should be shared by several representatives, but co-ordinated by the Architecture Centre.

## Sharing objectives



# Proposed agenda themes

Heritage Review		
Comments on listed building/ planning applications	<b>Co-ordination of monthly review meetings reporting directly to case officers</b>	CDG will continue to promote communication between council officers and CAP where appropriate
Highway works in conservation areas	<b>As above</b>	As above
Neighbourhood plans	<b>As above</b>	As above
<b>Agenda item</b>	<b>Review report</b>	This report will focus on the review process rather than specific cases unless there are projects that present opportunities for one of the other work streams - Advocacy, Participation or Futures



## Proposed agenda themes

Heritage Advocacy		
Local List	<b>Establishment of the Local List</b>	<p>This has being undertaken by CDG in partnership with the Architecture Centre</p> <p>CDG will continue to maintain the List, but an assessment panel of volunteers as arranged by the Architecture Centre will continue</p>
Heritage at Risk	<b>Survey of assets using Heritage Eye app</b>	Volunteers co-ordinated by Civic Society in partnership with CDG and the Architecture Centre
Events, talks, training etc	<b>Promotion of best practice and networking opportunities</b>	The co-ordination of heritage training activities promoted on Design Bristol and Bristol Civic Society events page
<b>Agenda item</b>	<b>Advocacy report</b>	<p>Local List and Heritage at Risk updates with a focus on opportunities for related talks, events and associated promotion linked to the Participation work stream</p> <p>Discussion of possible events programme and report on wider training activities</p>
	<b>Action</b>	Publication of agreed events programme on Design Bristol/Civic Society webpage

Heritage Participation		
Conservation Area Character Appraisals (CACAs) 2015-16 See CACAs programme for further details	<b>Gloucester Road</b>	CDG will be desktop publishing this appraisal before end 2015
	<b>Whiteladies Road</b>	Baseline data collection by volunteers using the Our Place toolkit - desktop publishing by CDG
	<b>Tyndall's Park</b>	As above
HLF bid co-ordination	<b>Creation of priority list</b>	Priorities defined by CDG in partnership with stakeholders. Stakeholder group to review bids in accordance with Heritage Framework
	<b>Review of HLF bids</b>	
<b>Agenda item</b>	<b>Participation report</b>	CACAs update and future opportunities based on forward CACA programme HLF bids and project update
	<b>Actions</b>	Agree forward programme and liaise with the Advocacy work stream to promote activities Agree support of appropriate HLF bids and produce any required letters of support

# Conservation Area Character Appraisal process

Bristol's conservation areas are the parts of the city that have been identified as having the most special, unique and distinctive character.

Since 2006 the council has committed to undertake a full review of the City's existing 33 Conservation Areas, through the production of a Character Appraisal for each area – the format of these documents follows best practice as set out in national guidance.

Character Appraisals are not intended to be policy documents in their own right but a record of positive/negative features that will inform sound decisions on the future management of a Conservation Area.

Although not forming part of the Local Development Framework, the consultation and adoption process for each appraisal afford the appraisals enough weight to be a material consideration in making planning decisions.

Between 2007 and 2014, 15 conservation area character appraisals have been adopted. The aim is to continue this programme in collaboration with community partners.

### **The conservation areas requiring appraisals are:**

- 1 Gloucester Road - draft by end 2015
- 2 Tyndall's Park
- 3 Whiteladies Road
- 4 Sneyd Park
- 5 Shirehampton
- 6 Bower Ashton
- 7 Kingsweston and Trym Valley
- 8 Brislington
- 9 Brentry
- 10 The Downs
- 11 Arnos Vale
- 12 Henbury
- 13 Ashley Down
- 14 Stapleton and Frome Valley
- 15 Avon Valley



Character appraisal process	
Participation work stream in liaison with Advocacy work stream	<p>Identify potential group of stakeholders to undertake appraisal</p> <p>Initiate project through agreeing programme of baseline evidence gathering in accordance with the Our Place toolkit</p> <p>Notification of appraisal added to council's conservation web pages</p> <p>Liaison with relevant ward councillors</p> <p>Participants undertake an Our Place character mapping exercise</p> <p>If possible participants to draft history section</p> <p>Character mapping data supplied to CDG</p>
CDG	<p>CACA template populated with supplied data</p> <p>Draft CACA produced and presented to planning committee for information</p> <p>Public consultation on draft for 28 days</p> <p>Review responses and redraft as appropriate</p> <p>CACA adopted by head of Planning under delegated powers</p>

## Further information

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### National policy and guidance

#### National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The basis for all planning policy in England and associated planning practice guidance *Conserving and enhancing the historic environment* <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/>

#### Historic England

<https://www.historicengland.org.uk/>

Provides guidance on a range of heritage related subjects (conservation areas, local lists etc) as well as details of all nationally designated heritage assets on the *National Heritage List for England* <https://www.historicengland.org.uk/listing/the-list/>

#### Heritage Counts

<http://hc.historicengland.org.uk/>

*Heritage Counts* is an annual survey of the state of England's historic environment. It is produced by Historic England on behalf of the Historic Environment Forum (HEF).

#### Manual for Streets

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/341513/pdfmanforstreets.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf)

Guidance for practitioners involved in the design, planning and approval of new residential streets and modifications to existing ones.

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## Local policy and guidance

### Bristol Local Plan

<http://www.bristol.gov.uk/page/planning-and-building-regulations/bristol-local-plan>

These web pages provide access to the Bristol Core Strategy, Development Management Policies and Central Area Plan that all contain heritage related planning policies.

The local plan also contains supplementary planning documents and guidance notes such as SPD7 *Archaeology and Development* and planning advice notes such as conservation area enhancement statements (PAN2) and shopfront design (PAN8).

### Conservation Area Character Appraisals

<http://www.bristol.gov.uk/page/planning-and-building-regulations/conservation-area-character-appraisals>

These appraisal documents currently provide detailed guidance on approximately half of Bristol's conservation areas. Further appraisals will be added to these pages in accordance with this framework.

### Listed Buildings

<http://www.bristol.gov.uk/page/planning-and-building-regulations/listed-buildings>

Provides access to a frequently asked questions document.

### Know Your Place

<http://www.bristol.gov.uk/page/planning-and-building-regulations/know-your-place>

Provides access to the Bristol Historic Environment Record, historic maps and images from the city archives.

### Design Bristol

<http://designbristol.ning.com/>

A social network site for urban design discussion in Bristol with links to national and local associated resources.



## Glossary

### Characterisation/context analysis

*Historic characterisation is the term given to area-based ways of identifying and interpreting the historic dimension of present day townscape and landscape. It looks beyond individual heritage assets to the understanding of the overall character of a whole neighbourhood or area that is central to securing good quality, well designed and sustainable places.*

(Understanding Place: Character and Context in Local Planning, English Heritage, 2011 <http://www.english-heritage.org.uk/publications/understanding-place-character-context-local-planning/>)

In Bristol the 'Our Place' approach has been developed using a notation system that enables communities to undertake their own context analysis (<http://designbristol.ning.com/page/bristol-resources>).

Within conservation areas characterisation informs the production of conservation area character appraisals.

### Conservation Management Plan

*A conservation management plan is a document which sets out the significance of a heritage asset, and how that significance will be retained in any future use, management, alteration or repair.*

(Heritage Lottery Fund, Conservation Management Plans, A Guide)

### Heritage asset

*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)*

(Annex 2: Glossary, National Planning Policy Framework, Communities and Local Government, March 2012)

### Historic environment

*All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora*

(Annex 2: Glossary, National Planning Policy Framework, Communities and Local Government, March 2012)

### Historic environment record

*Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use*

(Annex 2: Glossary, National Planning Policy Framework, Communities and Local Government, March 2012)

### **Local Development Plan or Local Plan**

*The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan.*

(Annex 2: Glossary, National Planning Policy Framework, Communities and Local Government, March 2012)

The Bristol Local Plan currently consists of:

- Bristol Core Strategy
- Site Allocations and Development Management Policies
- Bristol Central Area Plan (draft)

### **Local List**

*Local heritage lists play an essential role in building and reinforcing a sense of local identity and distinctiveness in the historic environment. They provide a unique opportunity for communities, in partnership with local authorities, to identify heritage assets that they wish to protect at the local level.*

(Good Practice Guide for Local Heritage Listing, English Heritage, 2012 <http://www.english-heritage.org.uk/caring/listing/local/local-designations/local-list/>)

### **National Planning Policy Framework (NPPF)**

*The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.*

(National Planning Policy Framework, Communities and Local Government, March 2012)

### **Planning Advice Notes (PANs) and Supplementary Planning Documents (SPDs)**

*Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan*

(Annex 2: Glossary, National Planning Policy Framework, Communities and Local Government, March 2012)

**City Design Group**  
Planning Division  
Place Directorate  
Bristol City Council

October 2015



CITY DESIGN  
PLACE DIRECTORATE