

Bedminster Conservation Area Character Appraisal

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March 2014 Update - layout and typo changes; Statement of Community Involvement update

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A distinctive historic city

The City of Bristol is one of the most historic cities in England. Founded in about 1000AD the city has always been a place of change, economic growth and innovation.

Until the First World War the fabric of the city was essentially a medieval structure centred on the cross roads of High Street, Corn Street, Broad Street and Wine Street. Even the outer structure of the city, now the inner suburbs such as St Pauls and Kingsdown, was based on medieval routes or field patterns.

Despite centuries of urban growth and densification this structure remained unchanged while building forms adapted to new uses and new architectural styles.

During the twentieth century Bristol has seen its most dramatic changes with the depopulation of the central core, bombing during the Second World War and the dominance of private motor car use. Although this period has continued the process of urban renewal and the replacement of built form it is the Post War highway infrastructure projects that have eroded the physical fabric of the city on a scale unlike any other period.

Within this broad context, Bristol’s character is defined by a variety of distinct neighbourhoods and designated Conservation Areas - areas with a distinctive character informed by their topography, landscape, views, layout, land use and social development, architectural style, materials, etc.

A Character Appraisal is intended to help to explain how a specific conservation area has arrived at its current state from its origins, and highlighting the key features that define the area as it exists today.

This understanding provides the basis from which appropriate changes to the area can be achieved. This will enable development whilst respecting the historic legacy and unique sense of place. Ultimately it will help to deliver local plan policies particularly around issues concerning local character and distinctiveness.

Introduction

1





Bedminster Conservation Area

Policy context, scope and status

1.1 Planning Policy Context

The statutory definition of 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 Building and Conservation Areas) Act 1990, s. 69(1)). Bristol currently has 33 designated conservation areas, covering approximately 30% of the city.

There is a requirement to review those areas from time to time so that changes in both the understanding of the area and its physical context can be accommodated. This imperative is emphasised in Section 12 of the National Planning Policy Framework (2012).

The 1993 Conservation Enhancement Statements (PAN 2) were the last wholesale assessment of the city’s conservation areas; which fail to provide an up-to-date record of the special interest of the city’s designated heritage assets.

Since 2008, the Urban Design and Conservation Team have been undertaking a programme reviewing the city’s conservation areas; following English Heritage best practice guidance ‘Understanding Place: Conservation Area Designation, Appraisal and Management’.

The adopted appraisals are not Planning Policy - they provide an evidence base for determining character and context. Their status is as a material consideration, adopted appraisals are used to guide and inform development management and appeal decisions.

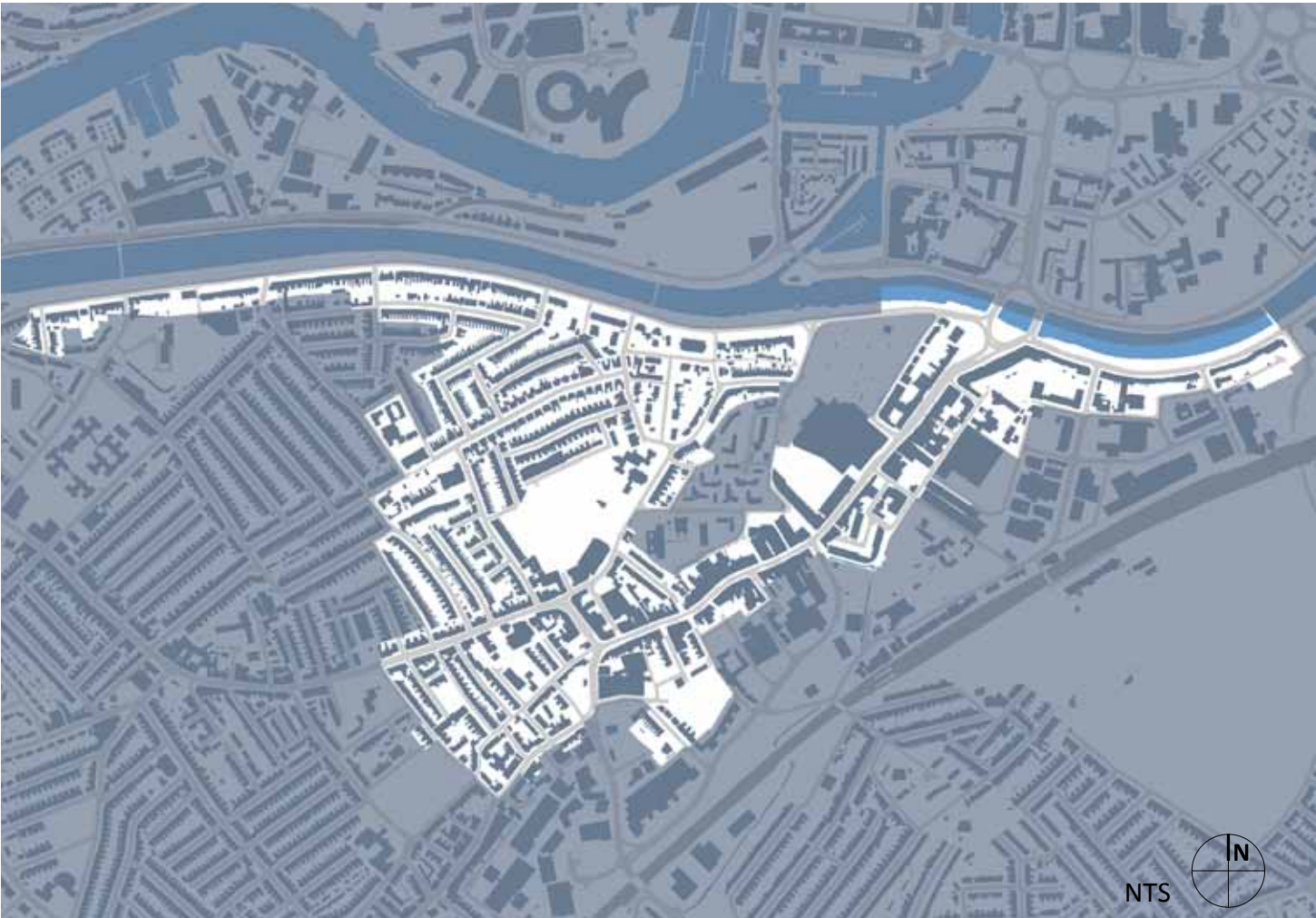
The Character Appraisals form part of a suite of guidance documents referred to in Policy BCS21 of the Core Strategy and the Local Character and Distinctiveness policy in the Development Management Policy document. The Core Strategy (June 2011) is the overall approach for planning in Bristol, guiding development and setting out key elements of the planning framework up to 2026 and beyond.

1.2 Purpose and scope

A Character Appraisal accounts for the need to make informed decisions about the special interest of conservation areas and provides a point of reference for the planning authority, architects and developers and communities in managing change appropriately.

The intention of this report is not to restrict or deter development in Bedminster, nor prescribe the quantum of potential development that may or may not be delivered in the neighbourhood. This Character Appraisal is a tool for understanding context - it shows the factors that make a positive contribution, which would ideally be preserved, emulated or enhanced. It also identifies the negative aspects - features, buildings or vacant plots that offer the opportunity for enhancement. Enhancement of negative buildings may be conceivably be provided by replacement or redevelopment with sensitive new development.

Conservation Area designation with an adopted Character Appraisal will also be a tool to help highlight the value and significance of Bedminster, raising its profile, and helping to promote it as a place for possible future investment and heritage funding.



Language of the document

Character/context

The main visual characteristics of an area resulting from the influence of geology, topography, urban layout, plot form, land use, and predominant building ages, types, form and materials.

Topography

The physical form of an area defined by natural features of relief and geographic elements such as rivers.

Views

Within the scope of this document views are discussed in terms of locations from which a view to a specific landmark, or series of features (natural or built) is possible.

Landmark

A conspicuous building or structure; one that stands out from the background of buildings due to its scale, function or material detailing; a point of reference in the urban scene.

Local Landmark

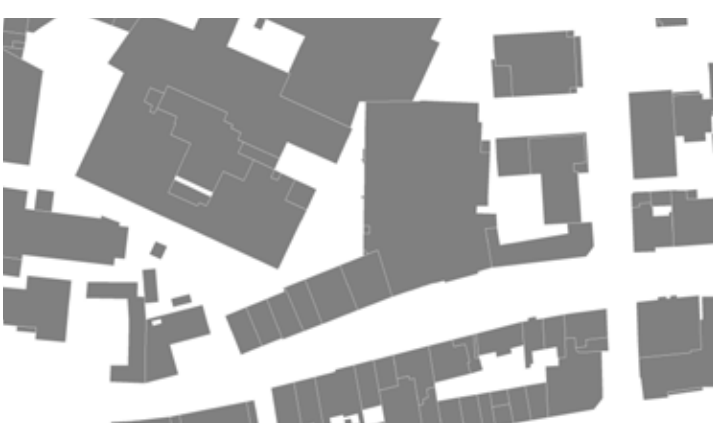
A terminating feature in local views or a well known or prominent building in the local context rather than across the wider townscape.

Urban structure



The framework of routes and spaces and the way they relate to one another as defined in Cowan, R ‘*The Dictionary of Urbanism*’.

Urban grain



The pattern of development in terms of the size of street blocks, building plots and the size of building in relation to its plot as defined in Cowan, R ‘*The Dictionary of Urbanism*’.

Building Types

Unlisted Buildings of Merit – buildings that make a special contribution to the character or appearance of the conservation area. These are usually of particular architectural or historic interest. The identification of a building of merit within the conservation area will be of material consideration and their demolition or significant alteration will likely be resisted

Grouped Buildings of Merit – buildings that form an attractive group and are collectively of significance. It may be their method or date of construction, or distinctive and unifying architectural treatment that is of interest. Where alteration or demolition would undermine the group value, this will likely be resisted

Character Buildings – buildings that make a positive contribution to the overall character and sense of place of the conservation area. Their value is in their overall consistency of scale, form, materials or date which helps to form the built backcloth for the area. It is the specific characteristics that contribute to this overall sense of place that will be encouraged to retain or emulate in future planning applications

Neutral Buildings – buildings that make neither a positive nor negative contribution

Negative Buildings – buildings that due to their location, scale, materials form or detailed design, are a negative intrusion on the area and which offer the potential for beneficial change that would enhance the character of the conservation area.

Built Form

Buildings and structures described using the following terms.

Scale

The size of a building described in terms of the number of floors.

Massing

Relates to the building or group of buildings’ volume or perceived volume as a result of its structural form.

Materials

The context study refers to materials in terms of the predominant building materials used in an area for walling, paving and roofing.

Distinctive frontage

A structure or series of buildings such as a terrace that has specific architectural quality, recognisable plot rhythm, consistent use of materials or a combination of the above. A distinctive frontage will make a positive contribution to local street character or even define the local character.

Long view or vista

A channelled view to one of a series of landmarks or landscape.

Conservation Area boundaries

1.3 Location

The Bedminster Conservation Area is bounded by the New Cut along its northern edge, which physically delineates the area as being in south Bristol. It is surrounded by the neighbourhoods of Totterdown and Windmill Hill to the east and south, and Southville and Ashton to the west.

The City Docks Conservation Area is immediately north, abutting Bedminster along Coronation Road. The Redcliffe Conservation Area is to the north east, on the opposite side of Bedminster Bridge.

1.4 Conservation Area Designations

The Bedminster Conservation Area was designated in 1988 and Bedminster West in 1999. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act sets out the requirement for Local Planning Authorities to review its designated conservation areas from time-to-time so that changes in both the understanding of the area and its physical context can be accommodated, boundaries adjusted, new issues captured, and policies, management and proposals for intervention updated accordingly.

Under this directive, boundary review of the Bedminster and Bedminster West Conservation Areas using the parameters of:

- surviving historic route structure,
- street layout and built fabric that was extant prior to the OS 1880 map;
- and or built form that makes a specific contribution to the character and distinctiveness of the local context

This process revealed a significant portion of historic townscape was omitted. The new Bedminster Conservation Area boundaries reflects the designation extension to:

- **East Street** (Character Area 3): has been included in recognition of the street’s significance as an integral part of the story of Bedminster and the historic heart of Bedminster (St John’s Churchyard). The historic route (from West Street through East Street, onto Bedminster Parade and into Bristol) has pre-Saxon origin. The street layout and plot structure are medieval survivals, rare in both the Bristol and national context. Many individual buildings and groups of buildings have important local value. Despite its negative features, the merits of East Street significantly outweigh them.
- **Stackpool Road** (Character Area 7): The streets now designated in the environs of Stackpool Road are those extant by the OS 1880s map. In addition to their date of construction, there is a quality and distinctiveness to individual streets given by architectural details and views across the city. The suite of post 1880s buildings (Southville Primary, the Methodist Church and Southville Centre) are included as they make an outstanding contribution, architecturally and culturally, to the character and distinctiveness of the local area. Post 1880s streets are not included, though their omission doesn’t preclude the significance of views across the city and the character and consistency in built form.

- **St John’s Road** (Character Area 9): St John’s Road and houses, and Granby House, were extant by the OS 1880s map. In addition, the materials, scale and architectural details of the houses, and quality of local views are of merit and consistent with streets already designated. Granby House (now demolished) was exceptional as a rare survival of local historic and architectural significance, materials, surviving boundary walls. Built and inhabited by H. Sampson, a Victorian industrialist who established the Malago Vale Workshop. St John’s Road was speculated by Sampson for workers in his this manufactory - there is a hierarchy in built form that reflects the working status of the original occupants. Granby House remained in Sampson family ownership for successive generations until it became a day nursery for women in local work during WW2 and subsequently a maternity and child welfare clinic. The building was demolished in early December 2013.

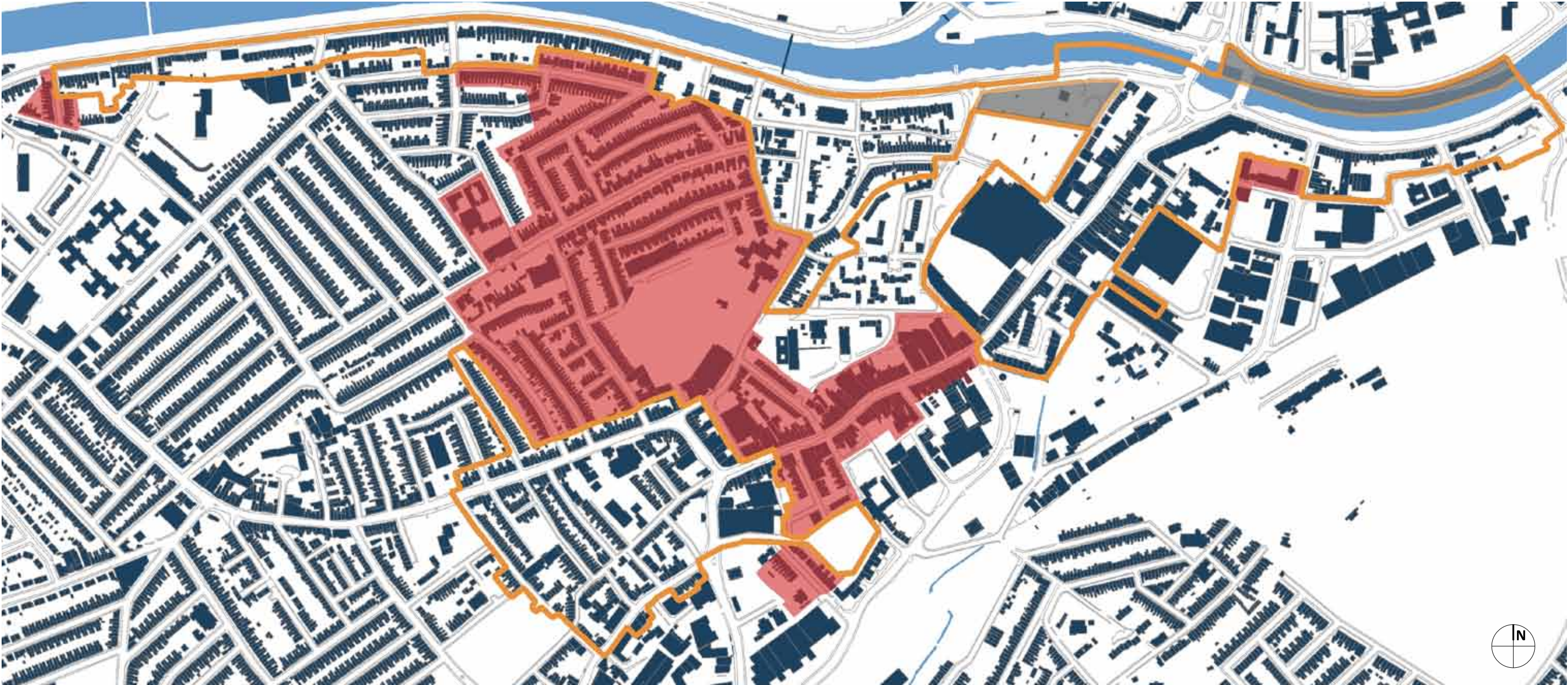
Boundary alterations

Boundary changes

Key

Additions to the Conservation Area

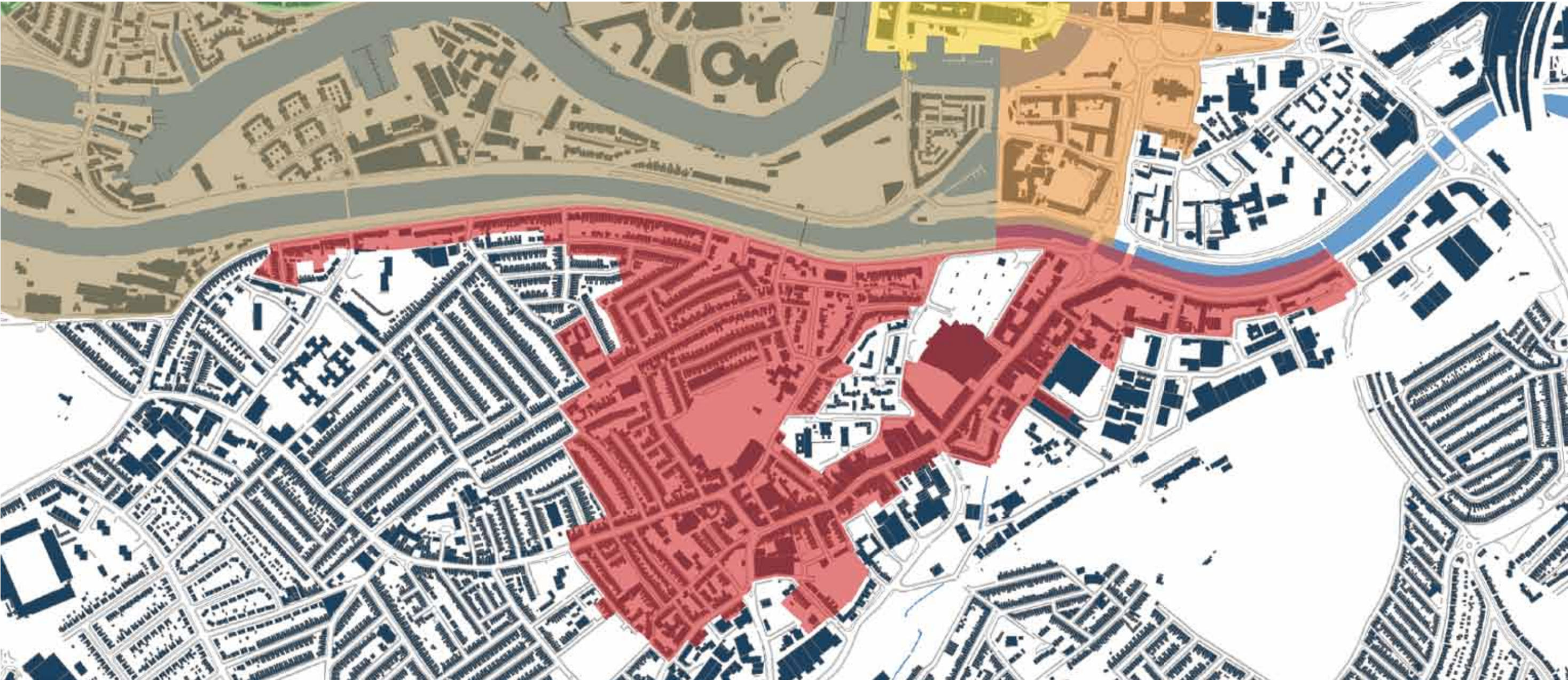
Areas being removed



Neighbouring Conservation Areas

Neighbouring Conservation Areas

- Key
- Redcliffe Conservation Area
 - City Docks Conservation Area
 - City and Queen Square



Local character and distinctiveness

2



1	3	1 View south across Dame Emily Park
2	4	2 Looking west along East Street
		3 Coronation Road and St Paul's Church
		4 Southville Place

Summary of Positive Context

2.1 Summary description

The unique character of Bedminster derives from its surviving historic route structure, complemented by a rich architectural backdrop, which tells the story of the area’s evolution from a quiet rural settlement into a seething industrial suburb.

Within an overall landscape of Georgian and Victorian terraces are some fine examples of industrial, commercial, civic and institutional buildings. The main shopping thoroughfares have retained their strong urban townscape and the back land areas still give the sense of a gritty industrial suburb. The overall effect gives a distinctive sense of place and which is a largely intact, somewhat underrated, urban landscape.

A mix of shops, churches, cafes, schools, community spaces and Dame Emily Park combine to create a lively, bustling environment with strong sense of community spirit. The area around Cannon Street and East Street has suffered from post-war decline and Dalby Avenue has destroyed much of the character to the south of East Street.

The area is changing, with the sensitive redevelopment of the Robinson Building making a positive contribution to the vibrancy of the neighbourhood. The potential of the area is vast, and the character and appearance of Bedminster could be greatly improved with the protection of the surviving historic townscape and route structure and the appropriate redevelopment that responds to the positive local context.

2.2 Positive context

- Surviving historic route structure
- Surviving historic plot layout
- Surviving traditional townscape details, street surfaces and boundary walls
- Broad palette of consistent building materials
- Surviving pubs, shopfronts and shopfront surrounds
- Surviving industrial heritage
- Quality and diversity of independent shopping
- Sense of the local topography as streets and buildings respond to contours
- Quality of pre-1950 buildings
- Views - glimpses, local views and wider vistas
- Views to landmark buildings and surrounding landscape
- Unlisted buildings of merit
- Landmark buildings
- Parks, green spaces and mature trees

2.3 Negative Features

- Poor quality shopfronts and signage
- The destruction of the historic route structure north of Dalby Avenue
- The vulnerability of empty unlisted buildings
- 1960s tower blocks and redevelopments around East Street and Dalby Avenue
- Loss of views or sense of the local topography through over-scaled buildings
- Fast traffic and poor pedestrian amenity along Dalby Avenue
- Loss of historic townscape features, street surfaces and boundary features
- Loss of traditional architectural details



Landscape

2.4 Topography

Bedminster is situated to the south of the River Avon on low-lying land north of the Dundry Plateau. The Malago Brook runs down from the Plateau towards the northeast. Malago Road and East Street run to the north approximately along its course, before the Malago drains into the Avon. The Avon New Cut effectively severs Bedminster from the city, forming a significant topographical feature east/west across the northern boundary of the area - until its construction the natural northern boundary was the River Avon itself, now the Floating Harbour.

Geologically the bedrock is comprised of mixed Keuper Marl (Mercia Musdstone), Redcliffe Sandstone and an Estaurine Alluvium. Also present are pockets of Carboniferous rock, the Lower Coal Series.

Sitting largely in the floodplain of the Malago, Bedminster is characteristically flat but sits within a wider context of hills and escarpments. The Totterdown escarpment runs from the east towards Windmill Hill and the Northern Slopes in the south; to the west is the ridge of Ashton Court and Leigh Woods; and the higher ground of Redcliffe is immediately north.

At a more local context there are changes in level, notably as the land rises to the southwest of Coronation Road towards the hills of Southville. North Street essentially follows a valley between the ridges of high ground running along Stackpool Road in the north and British Road/South street in the south.

2.5 Views and vantage points

Views out of the conservation area reveal a panorama to the north that includes the Suspension Bridge, the Observatory, the Clifton terraces, Cabot Tower and Wills Memorial Tower. Views east and southeast reveal St Paul’s Church, St Mary Redcliffe Church, Victoria Park and St Mary Redcliffe Primary School and the Totterdown terraces. Views to the south reach to Windmill Hill, and from higher ground, towards the Northern Slopes of Knowle. When the trees are not in leaf, views from Coronation Road are across the water to Spike Island and the city centre beyond.

Locally significant views tend to be channelled by a route or strong building line, across a park or green space, which terminate a distinctive building, group of buildings, or landscape feature.

2.6 Positive landmarks

A landmark is a specific building within the conservation area that makes a positive visual impact on its character:

- Robinson Building, Norfolk Place
- St Paul’s Church, Coronation Road
- Hebron Court, Hebron Road
- Dean Lane chimney
- Salvation Army, Dean Lane
- Bristol South Baths, Dean Lane
- Southville Primary School, Stackpool Road
- Stackpool Road Methodist Church
- Southville Centre, Beauley Road
- Former Wills Tobacco Factory, Bedminster Parade
- Zion House, Coronation Road
- Former Police Station, Bedminster Parade
- Former Bristol Schools Board, Stillhouse Lane

1

2

1 Salvation Army, Dean Lane

2 Former Wills Tobacco Factory, Bedminster Parade

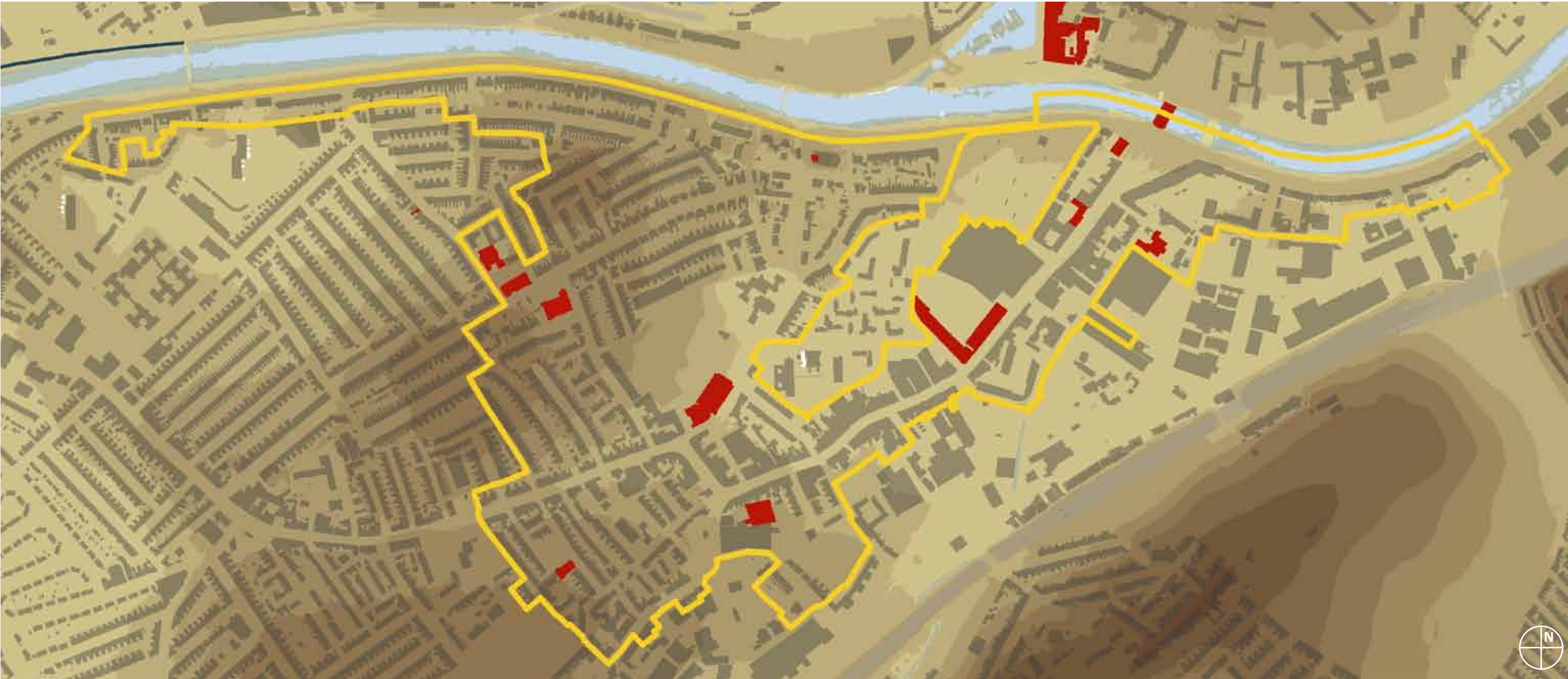


Landscape and landmarks

Positive landmarks

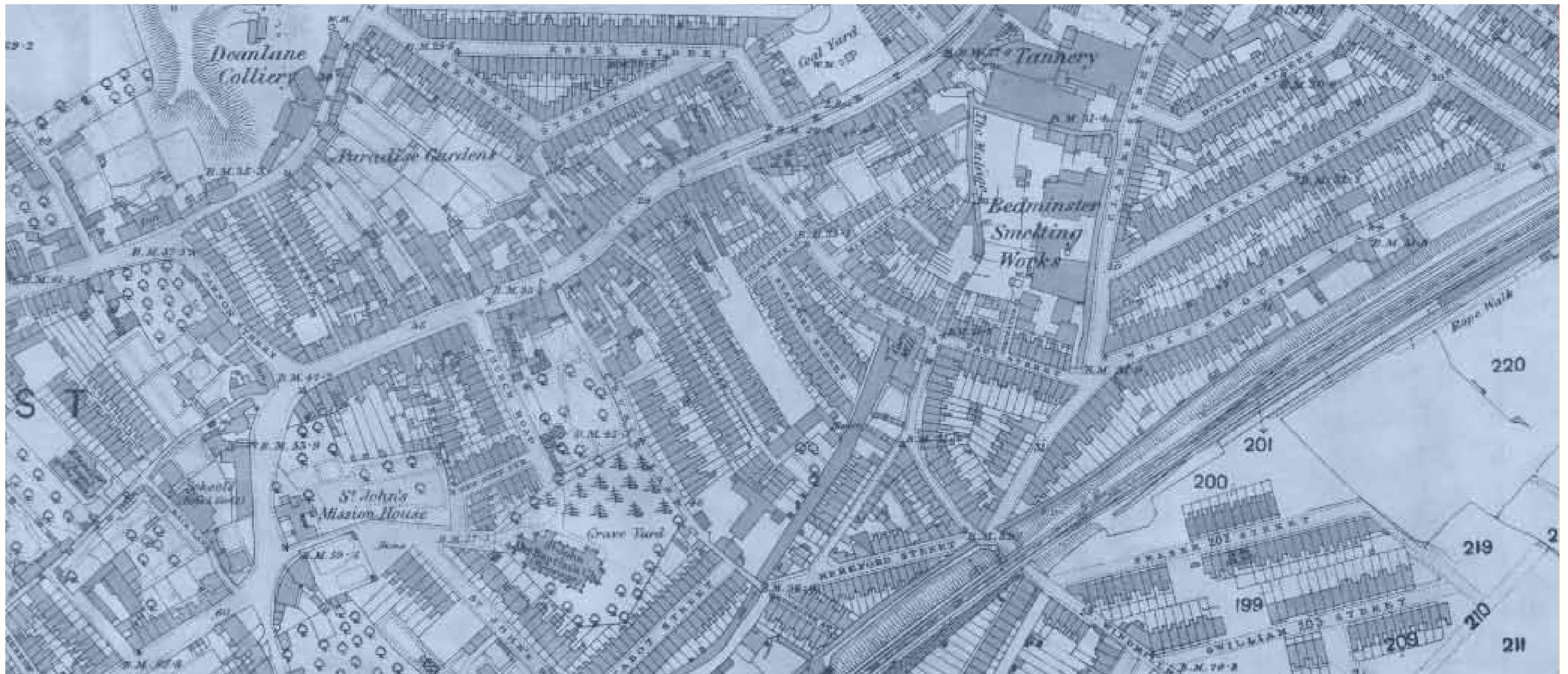
Key

Positive landmark buildings



Historic development

3



Historic development

3.1 Earliest origins

Bedminster evolved as an early independent and distinct settlement, which predates the town of Bristol and remained under its own jurisdiction into the 19th century (Bedminster was brought within the city boundary in 1897).

East Street/West Street is an ancient route (probably Roman) that led from the south west towards the Avon river crossing, which eventually became Bristol. What became the Royal Manor of Bedminster took in all the land south of the Avon from the Gorge to Brislington. In 1130 the Manor passed to the Berkeley Family who retained possession for over 300 years and played an active role in its development.

The historic heart of Bedminster was the pre-Norman minster church of St John the Baptist, the mother church of St Mary Redcliffe, Abbots Leigh, and the chapels of ease at Bishopsworth and Knowle. St John’s was sited on the ridge of high ground, just off the main thoroughfare of East Street. Church Lane represents an ancient route connecting the Church with East Street. A rural yet prosperous community evolved in this enclave, which was well supplied by the fertile and well-watered local landscape.

The Malago River was significant in the formation of the settlement pattern of Bedminster. It flowed southwest/northeast along the line of the present-day Malago Road/Dalby Avenue; crossing under Bedminster Parade at Brightbow Bridge, before winding northwards towards the Avon.

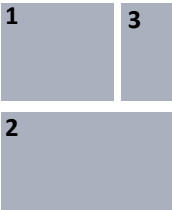
3.2 Medieval Bedminster

St Catherine’s Hospital was founded in the 11th century, by Robert de Berkeley, at Brightbow to provide accommodation for the sick and pilgrims en route to Glastonbury. The Hospital’s Mill carried Mill Lane over and up the hill to the Hospital’s windmill, which gives Windmill Hill its name. Mill Lane, which links East Street to Windmill Hill is therefore an early route - only the northern extremity of Mill Lane is extant.

Bedminster was a thriving and affluent settlement in the early medieval period, as time progressed it was increasingly overshadowed by Bristol. One of the most valuable assets of the Bedminster manor was the settlement of St Mary Redcliffe situated on the south banks of the River Avon. Redcliffe rapidly developed an urban status and wealth to rival the ‘city’ to the north of the River.

During the medieval period, East Street/Bedminster Parade was the principal route and developed with a medieval burgrave plot pattern - narrow tenements extending away from the main route frontage. The western end of East Street splits into the separate spines of North Street and West Street - which were essentially a rural track, containing sporadic settlements in large plots.

As the status of Bristol grew East Street/Bedminster Parade/Redcliffe Hill became a thriving and prosperous trade route between Redcliffe/Bristol and Somerset. Away from this route the character was still rural intersected by footpaths, country lanes and field boundaries.



- 1 Ancient parish church of St John the Baptist, Bedminster (new St John’s consecrated in 1855 and destroyed in the Blitz of 1940)
- 2 17th century timber framed houses lining East Street looking west towards the London Inn, c. 1830
- 3 Rowbotham’s Panorama from Pylle Hill (Totterdown) across Bedminster southwest towards Dundry



3.3 Pre-industrialised Bedminster

In 1605 the Manor of Bedminster was sold to Sir Hugh Smyth (of Ashton Court) and in the 1640s the area's prosperity stalled during the Civil War when Prince Rupert destroyed much of Bedminster, including the Parish Church, to stop it falling into enemy hands.

Into the 18th century Bedminster had become a sprawling and decayed market town populated with orchards, brickworks, ropewalks and cottage industries. North Street was gradually developed along its length, which led towards the Toll Gate and route out to Long Ashton. Away from the main routes the landscape was still relatively rural, with a scattering of large, graceful 18th century residences off North Street and West Street e.g: Merrywood Hall (where Southville Primary now stands); Bedminster House (on the corner of Hebron Road/North Street); Hampton House (no. 119 West Street).

The construction of the New Cut of the River Avon (1804 - 09) was a major topographical intervention in Bedminster, which ensured it remained geographically separate from the rest of Bristol. The routes of Coronation Road and York Road were established along the south bank of the New Cut, and stately 3-storey Georgian towns houses constructed on the soil upcast from its construction.

South of Coronation Road, the polite Arcadian suburb of *South Ville* was starting to emerge, with pairs of early Victorian villas on Alpha Road and Acramans Road.



3.4 The birth of an industrial suburb

The discovery of coal in the mid 18th century was the catalyst that transformed the landscape and character of Bedminster. By the start of the 1820s there were a least 15 coal pits in Bedminster, including Dean Lane Colliery (now Dame Emily Park).

The combination of coal, the proximity to the water, and the burgeoning Industrial Revolution, led to the rapid transformation of Bedminster from a largely rural community into a seething industrial suburb. By 1850, 40 - 50% of the adult male Bedminster population were miners.

In response to the needs of a growing population, an increasing number of shops and public houses as well as schools and churches began to appear. St Paul's on Coronation Road was a second church for Bedminster, built in 1831. Nonconformist chapels were also established: the Zion Chapel at the junction of Bedminster Parade/Coronation Road in 1830 and the Hebron Methodist Church in the 1850s.

The mid 19th century saw a split in the type and quality of built form in Bedminster. First to be developed was the land in the environs of the Malago - which attracted a variety of large industrial works and tightly packed terraces, tenements, courts and alleys.



3.5 Mid to late 19th century Bedminster

The rush to industrialise meant that houses were of poor quality, lacking basic infrastructure and much of Bedminster's new urban population to the south of York Road were living in squalid, overcrowded housing. Waste from tanneries and industrial smelting washed down the Malago that flowed under Hope Square and Weirs Buildings - which became Bristol's most unhealthy district.

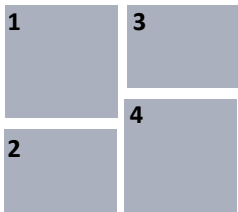
In 1840, the Bristol and Exeter Railway Line cut through the heart of Bedminster, contributing to the increased squalor in the environs of York Road, Whitehouse Street and Philip Street that had, by the mid 19th century, become slums beset by public health problems.

Major public buildings were introduced in the 1860s, reflecting the Victorian social conscience to improve the moral and physical conditions of the residents. E.g St Luke's Church, on York Road/Spring Street (demolished in 1960s); Redcliffe and Temple School Board, Stillhouse Lane; and the Police Station on Bedminster Parade.

By the 1870s, the population overflowed into suburbs on the surrounding hills e.g Windmill Hill and Totterdown. In 1855 Mount Pleasant Terrace and Hebron Road were fairly isolated; by 1874 Stackpool Road, Greville Street, Milford Street, Langton Park had been laid out. The Malago Road was created over the culverted Malago River and by 1900 the street pattern as it exists today had largely been established.



Historic development



- 1 St John’s Buildings, a court off Stillhouse Lane by Samuel Loxton c. 1895 - one of the many slums condemned and cleared
- 2 York Road looking west, showing St Luke’s Church (demolished in 1960s)
- 3 Capper Pass Smelting Works south of East Street c. 1930 - the Old Hippodrome Music Hall/Cinema is visible (top left) - destroyed in 1941. Dalby Avenue was inserted in 1963 destroying the historic layout of Mill Street (bottom left)
- 4 Stafford Street post bombing January 1941 - houses were cleared and replaced by commercial sheds and workshops (Facey collection)

3.6 Late Victorian to post-War Bedminster

Victorian industrialists were increasingly investing in Bedminster. H. Sampson & Sons developed Granby House and his workers’ housing along St John’s Road in 1879, associated with his nearby Malago Vale engineering works. Wills Tobacco built their large factory on the corner of Bedminster Parade/ East Street. E.S & A Robinson extended their single terracotta brick factory on East Street/St John’s Road (now Cameron Balloons) and built their large factory in 1912. The introduction of new industries brought considerable wealth to the area, where the population and prosperity peaked in the late 19th century.

The old timber-framed buildings that lined East Street/ West Street and North Street were upgraded and replaced with quality public Victorian/Edwardian places of worship, pubs, shops, music halls, cinemas, schools and institutional buildings. New street furniture was of high quality and distinction, reflecting the status of Bedminster as a vibrant commercial centre. Trams were introduced along West Street/ North Street/East Street and Cannon Street in the late 19th century, with a tram station on the Corner of St John Street.

The slum housing south of York Road was condemned and during the 1930s and the occupants resettled into the council estates of Knowle and Hartcliffe. WW2 devastated many entire streets, particularly off Whitehouse Lane and south of East Street. Many important buildings were lost, including the tram depot, St John’s Church, St Paul’s Church (only the tower survived), The Rex Cinema and the Hippodrome on East Street.

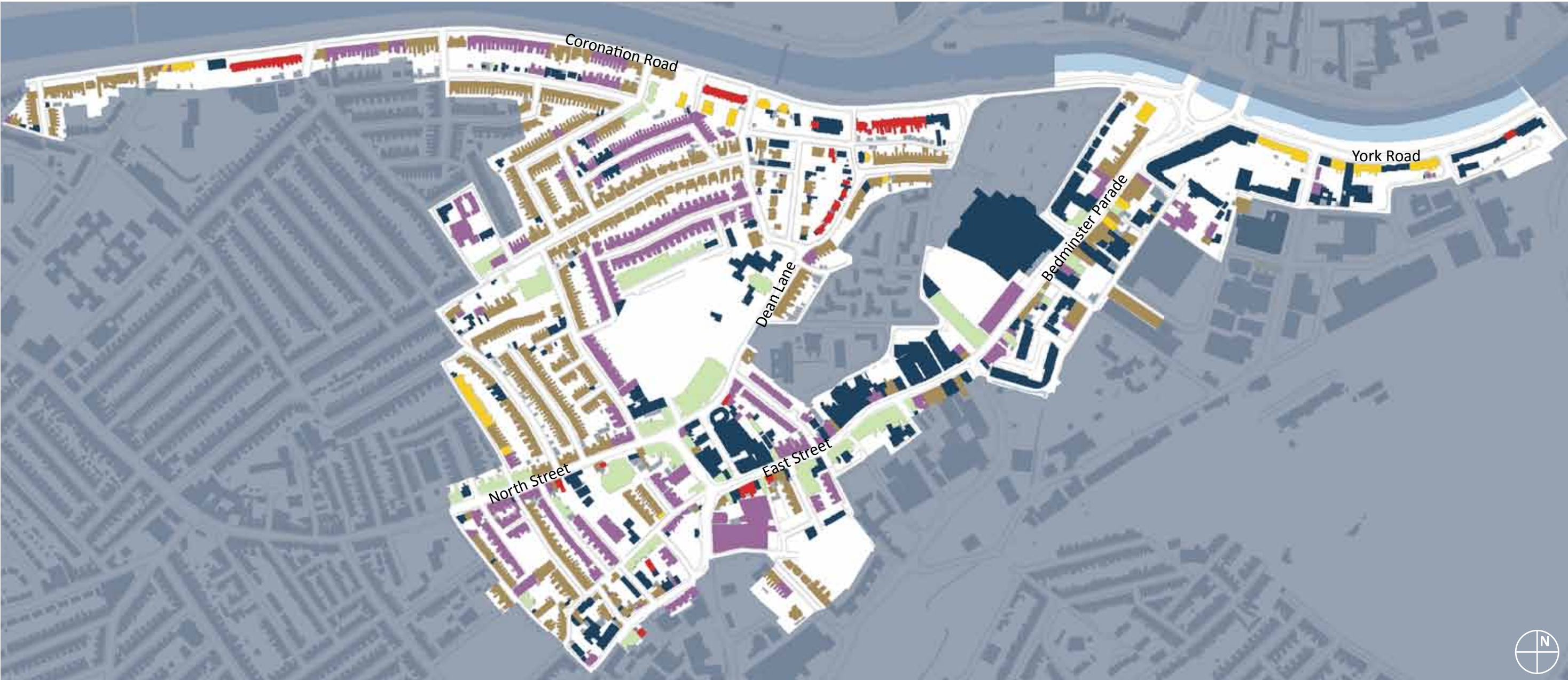
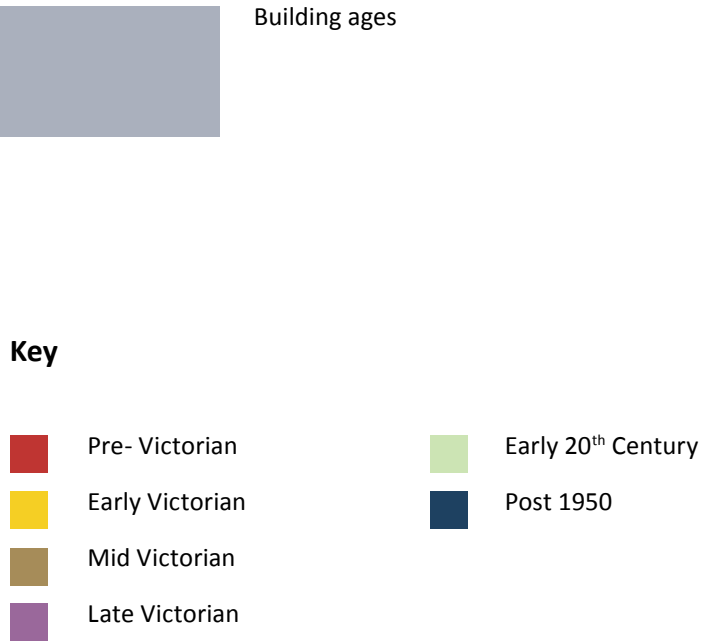
The 1960s saw the clearing of acres of Victorian townscape to the south and east of East Street. What replaced the bombed out buildings and vacant plots tended to be low-grade industrial sheds, or brutalist buildings and tower-blocks. St John’s and St Luke’s Church were both demolished. These post-War interventions posed a significant threat to the vibrancy of Bedminster.

Despite this, there remains much to be celebrated and protected in Bedminster. The fine Victorian townscape and shopfronts, key landmarks and buildings of merit and remnants of the surviving historic route structure, underpinned by a community spirit that sets the area out as unique.



Historic development

Building ages



Character Areas

4





Character Areas

4.1 Character Areas overview

The Bedminster Conservation Area incorporates the historic approach route into Bristol along East Street and Bedminster Parade, and the related back land areas. Also included is the early Regency suburb south of Coronation Road; the early 19th century York Road terraces; and the pre-1880s villa development in the Stackpool Road environs.

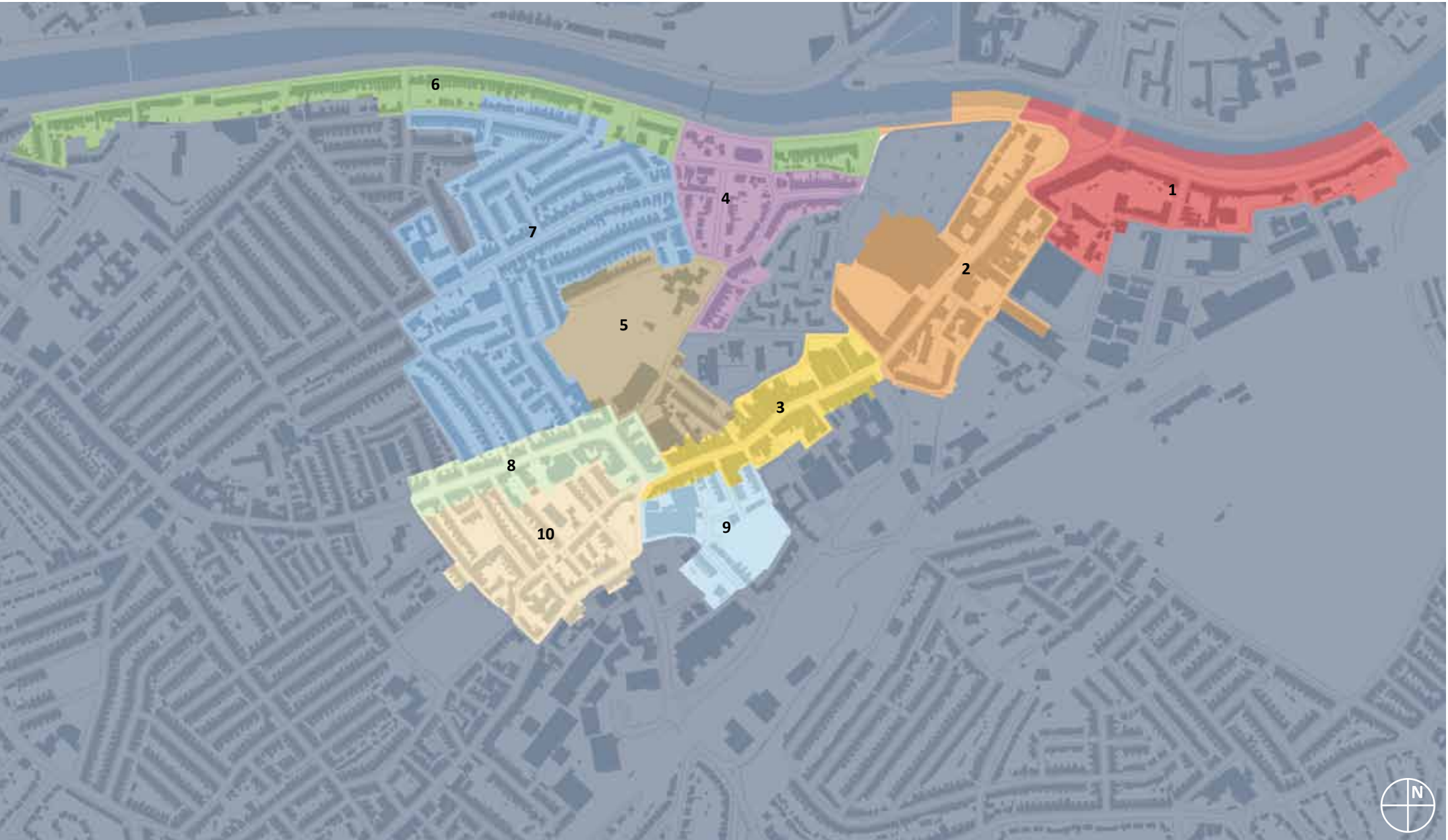
Within this broad context there are tangible changes depending on the specific locality, the character of which is determined as much by its activity as by the built form. The conservation area has been sub-divided into 10 areas with their own individual character.

4.2 Criteria for character areas

The character areas have been defined using English Heritage guidance provided in ‘*Understanding Place: Historic Area Assessments: Principles and Practice*’ (2010), although the boundaries have been adjusted to fit with existing Conservation Area or Neighbourhood boundaries where practical.

Each character area is defined by the aspects in 1.1 and is in accordance with the emerging Development Management policies on local character and distinctiveness. The character of each area refers to the predominant physical characteristics within each area. The boundaries are an attempt to define where these physical characteristics notably change, although there will be design influences within neighbouring areas. Therefore adjoining character should be considered in any response to context.

Key	
1	York Road
2	Bedminster Parade
3	East Street
4	Acramans Road
5	Dean Lane
6	Coronation Road
7	Stackpool Road
8	North Street
9	St Johns Churchyard
10	British Road





York Road character area

1 York Road

1.2 Summary description

York Road itself has an urban character, lined by fine Georgian townhouses and some modern infill development. There is a strong and continuous building line along the street, emphasised by a broadly continual parapet line, consistent architectural proportions and area railings.

To the south of York Road, the character shifts from urban to industrial. Many of the commercial sheds are the result of post-War slum clearances. The area is fragmented as a result, making remnants of the historic route layout and pre-WW2 buildings important.

1.1 Landscape and routes

The York Road Character Area is bounded by the Avon New Cut along its northern edge. The landscape is flat and low-lying, which rises steeply in the south and east towards Windmill Hill/Victoria Park, which provides a verdant backdrop.

York Road forms a major traffic link between Bath Road to the east and Coronation Road to the west, which lies beyond the Bedminster roundabout.

Much of the original townscape was destroyed in slum clearances and many of the York Road frontages were in a serious state of disrepair in the late 20th century. Squire's Court is a vast intervention, along a new splayed building line. Stillhouse Lane is now a dead-end, which formerly continued onto York Road.

1.3 Key Views and Landmarks

- Victoria Park (and St Mary Redcliffe Primary School)
- Totterdown escarpment
- Views west from Whitehouse Street to the Bedminster Parade skyline and rear of former Board School Stillhouse Lane
- Views up and down the cut from York Road
- Views southwest from Whitehouse Street across to Windmill Hill and beyond as far as the Dundry Hills

1.4 Predominant material palette

- Red clay brick
- Clay double-Roman or natural slate tiles
- Limestone ashlar
- Stucco render
- Timber joinery
- Wrought iron railings
- Pennant random rubble (in back land areas)

1.5 Predominant scale and massing

- 3-4 storeys, narrow (single bay) plots, over basement with roof concealed behind parapet York Road. Squires Court, rises to 7 storeys
- 1 - 2 storeys in streets off Whitehouse Street, commercial sheds in larger plots

1.6 Positive features

- Surviving historic route structure
- Surviving back land character of Stillhouse Lane
- Quality of pre-1950 buildings
- Consistent building line, proportions and materials along York Road



1.7 Negative features

- Poor quality infill and redevelopments
- Sense of decline in some back land areas
- Poor quality signage
- Lack of surveillance at night

Character Areas York Road

- 1

2

3

4

5
- 1 York Road Grade II listed terrace

2 Old Fire Station, York Road

3 View to Victoria Park and St Mary Redcliffe Primary School

4 Former Board School, Stillhouse Lane

5 Building types

Key

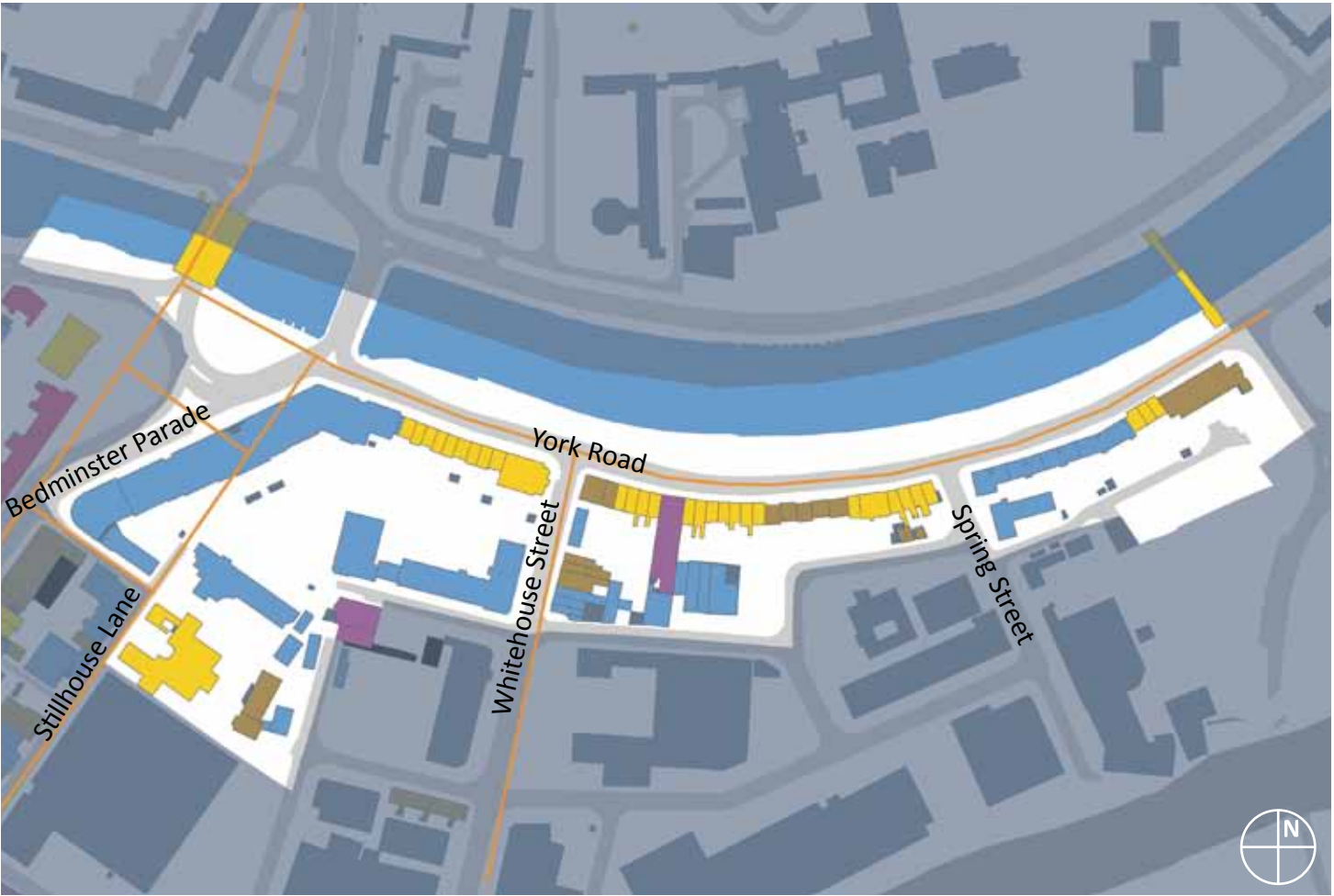
Listed buildings (Grade II)

Pre- New Cut routes

Unlisted buildings of merit

Character buildings

Neutral buildings



2 Bedminster Parade

2.1 Summary description

Bedminster Parade, which forms the northeastern continuation of East Street, represents an ancient route from the southwest into the city of Bristol. This central spine represents the key commercial route for Bedminster, which is characterised by ground floor retail set in quality Victorian or earlier buildings.

Former grandeur is reflected in the quality of some Victorian buildings including the former Police Station, banks, schools, pubs and malt houses. The range of building types, underpinned by a broadly commercial character, is indicative of the variety of activity and range in social status that Bedminster had.

2.2 Landscape and routes

Low lying and relatively flat, the strong building line channels views along the length of Bedminster Parade to East Street, which allows the turret and green cupola of the former Wills Factory to stand out on the skyline.

Of particular special interest in this area is the surviving plot pattern and route structure that derives from a medieval burghage plot layout. The back land areas are rare survivors of a historic street pattern, which although rundown still retain their narrow alleys and setted streets. Stillhouse Lane gives a glimpse of the former industrial nature and layout that once characterised east Bedminster.

The Asda development replaces the old saw mills and timber yard and the carpark has replaced the grid of terraces off Regent Road that historically ran through the site.

2.3 Key Views and Landmarks

- Views across the Cut towards Redcliffe and City Docks
- Views channelled north/south along Bedminster Parade
- View to former Bedminster Police Station from Bedminster roundabout
- Glimpsed view down narrow alleys
- View to St Paul's from New Charlotte Street

2.4 Predominant material palette

- Red brick
- Pennant random rubble sandstone
- Stucco render

2.5 Predominant scale and form

- Bedminster Parade: 2-3 storey, 1-2 bays along the south side. Larger plots and frontages on the northern side and towards Philip Street. Overall strong rhythm and building line emphasised by continual parapets, or grouped gables
- Back land areas 1 - 2 storeys, pitched and gable roofs

2.6 Positive features

- Surviving historic route structure
- Surviving back land character of Stillhouse Lane
- Surviving townscape features including street furniture and surfaces and traditional shopfronts
- Unlisted and grouped buildings of merit

2.7 Negative features

- Poor quality shopfronts and signage
- Sense of decline in Stillhouse Lane
- Gap sites along Philip Street
- Poor quality public realm by Bedminster Bridge
- View sw from Stillhouse Lane/Clarke Street blighted by former DSS office block



Bedminster Parade character area



Character Areas Bedminster Parade

1

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1 Bedminster Parade shopfronts

2 Former Wills Tobacco Factory

3 Former Bedminster Police Station

4 Grant Bradley Gallery (former Library)

5 Building types

Key

Listed buildings (Grade II)

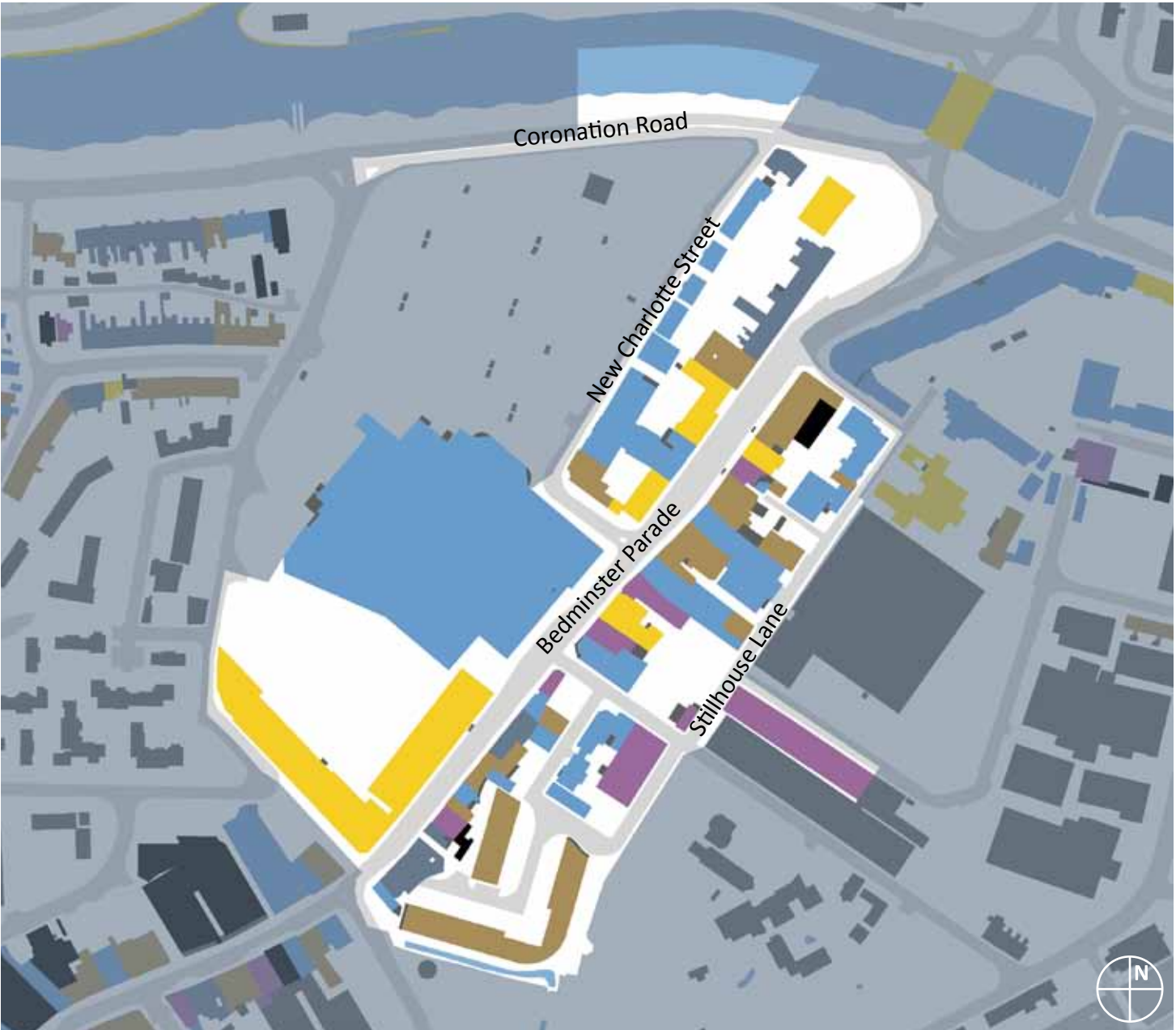
Pre- New Cut routes

Unlisted buildings of merit

Grouped buildings of merit

Character buildings

Neutral/Negative buildings



3 East Street

3.1 Summary description

East Street is the western continuation of Bedminster Parade and part of the historic route out of Bristol towards the southwest. It is a major retail and commercial hub for Bedminster, lined by shops and pubs in a continual terrace.

East Street and its environs was badly blighted by WW2 bombing and subsequent negative redevelopments. The clearing of much of the Victorian townscape and erosion of the historic route structure in the immediate vicinity has reduced residential density and severed links with neighbouring areas.

The emergence of large supermarkets on local shopping habits has also contributed to a reduction in vibrancy and footfall through the area. Although there is an overall quality Victorian townscape, it is undermined by poor quality shopfronts and signage. There is a relatively high vacancy rate (approx 9.8%) which adds to the volume of large estate agents' boards and a general sense of decline.

The recent redevelopment of the Robinson Building into luxury flats, public realm improvements, and the designation as a 'Portas Pilot Town' have indicated East Street is improving. There remain many vacant above-shop premises, which along with the negative post-War buildings and vacant sites near East Street, offer the potential for appropriate re-development.

Despite its negative features, East Street has much to recommend it in terms of quality buildings and townscape, location at the heart of Bedminster, range of services, public transport links and close proximity to the city centre.

3.2 Landscape and routes

The topography is relatively low-lying, with a gentle rise towards British Road in the west and towards the former St John's Churchyard to the south. The Malago Road culverts the Malago River, which represents the lowest point in the local landscape before it rises steeply towards Windmill Hill.

Punctuating the otherwise continual terraces along East Street are secondary north/south routes (Mill Lane, Church Lane, Church Road, Warden Road, Dean Street, Essex Street). These routes and the narrow alleys (Albany Buildings, Norfolk Place) originally led to the tightly packed terraces, courts and mews that characterised the area to the north and south. War-time bombing and insensitive post-War development has largely destroyed this earlier townscape. Most of the routes still survive, but are either cut off or gated.

3.3 Key Views and Landmarks

- View south to Windmill Hill terraces/Victoria Park from junction of East Street/Dalby Avenue
- Views towards St John's Churchyard from Church Rd
- The Robinson Building to the southwest and the former Wills Factory to northeast
- The London Inn terminates views to the west

3.4 Predominant material palette

- Red brick
- Stucco render
- Limestone ashlar, limestone and terracotta details
- Red clay double-Roman or natural slate tiles
- timber joinery



East Street character area



Character Areas East Street

1

2

3

1 View east towards Bedminster Parade

2 Nos. 67 - 71 East Street (south side)

3 Building types

3.5 Predominant scale and form

- 2 - 3 storeys, 2 - 3 bays, buildings united with grouped gable roofs or continual parapets
- Ground floor shopfronts

3.6 Positive features

- Quality of pre-1950s townscape and buildings
- Surviving historic shopfronts
- Remnants of historic route structure
- Unlisted (and grouped) buildings of merit
- Strong building line and rhythm contributed by a broadly consistent height and roofscape

3.8 Negative features

- Poor quality shopfronts, signage and security features
- Post-war redevelopments that swallow the traditional narrow plot widths
- The severed continuation of many routes between East Street and Dalby Avenue and Herbert Street
- Gated alleyways and forgotten passages
- Decline in activity and vibrancy at night
- High vacancy rate
- Loss of residential density in the vicinity through clearing of Victorian terraces and replacement with car parks, industrial workshops etc.



Bedminster Conservation Area
Character Appraisal

Key

Listed buildings (Grade II)

Pre- New Cut routes

Unlisted buildings of merit

Grouped buildings of merit

Character buildings

Neutral/Negative buildings



Adopted December 2013
City Design Group



Acramans Road character area

4 Acramans Road

4.1 Summary description

This character area lies immediately south of the New Cut and Coronation Road and marks the shift in Bedminster townscape from the commercial/industrial character in the east towards the quiet residential suburb of Southville.

The area is defined by fine Georgian and early Victorian terraces and paired villas. Stucco rendered villas in substantial plots characterise the central portion, while more tightly packed terraces frame the surrounding routes of Southville Place and Alpha Road.

Mature trees, large front gardens and high boundary walls contribute to the sense of a polite Arcadian suburb. St Paul's Church, Southville Lodge and the Chapel of Rest are fine Victorian buildings which add to the character of the area.

4.2 Landscape and routes

The road layout was imposed and laid out as a verdant middle-class suburb in what had been undeveloped fields until the early 19th century. The construction of the new cut provided the impetus for development, which centres on St Paul's Church. Lucky Lane represents a secondary mews style route, which retains its subsidiary back-land character.

Dean Lane and Alpha Road respond to the contours as the topography dips to the south.

Dean Lane is a busy thoroughfare linking North Street with Coronation Road, away from this the streets are quiet with limited through-traffic.

4.3 Key Views and Landmarks

- Views across back gardens to St Paul's Church
- Views across the New Cut to the City Docks
- Views south to the Catholic Church and Dean Lane
- Views south towards the Robinson Building
- The Southbank Centre, Dean Lane
- Gaol Ferry Bridge, New Cut

4.4 Predominant material palette

- Stucco render
- Limestone Ashlar
- Pennant rubble sandstone
- Clay double-Roman pantile or natural slate roofs

4.5 Predominant scale and form

- Each building is a large scale, residential block, in detached, semi-detached or terrace form. The earlier blocks to the south of the road are 2 or 3 storey, parapet fronted, with hidden roofs

4.6 Positive features

- High Pennant stone boundary walls
- Verdant character contributed to by mature trees and size of private gardens
- Strong building line along Alpha Road
- Quality of architectural details
- Surviving traditional townscape features
- Surviving subsidiary character of backland streets

4.7 Negative features

- Loss of traditional architectural features
- Loss of boundary walls and front gardens
- Inappropriate late 20th century development
- Views to the south blighted by 1960s tower block



Character Areas Acramans Road

- 1

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5
- 1 St Paul's Church

2 Paired villa, Acramans Road

3 High boundary wall

4 Lucky Lane

5 Building types

Key

- Listed buildings (Grade II)

Pre- New Cut routes

Unlisted buildings of merit

Grouped buildings of merit

Character buildings

Neutral/Negative buildings





Dean Lane character area

5 Dean Lane

5.1 Summary description

Dean Lane provides the key link between Coronation Road to the northeast and North Street in the southwest. This character area centres on Dame Emily Park, the site of a former coal mine and is one of Bedminster’s few green open spaces.

Buildings on the north side of Dean Lane are civic or institutional: The Salvation Army, Bristol South Baths and the Holy Cross Roman Catholic Church and School. Buildings on the south of Dean Lane have a modest, residential character and reflect the origins of the route as a rural highway lined by ribbon development. The Tap and Barrel PH and nos. 51 - 59, including the narrow alleyway between no. 57 Dean Lane that extends to East Street, are shown on Ashmead’s 1828 plan. Warden Road extends southeast towards East Street, lined by Victorian terraces.

5.2 Landscape and routes

Dean Lane runs northeast to southwest through the area and slopes down to meet the low-level that channels along North Street. Dame Emily Park rises steeply from Dean Lane towards Morley Road/ Lydstep terrace from where there are far-reaching views across south Bristol. The western side of the Park is hard landscaped containing a skate park and recreational facilities; the east side is green and open, containing a number of mature trees and a children’s play park.

5.3 Key Views and Landmarks

- Vista across south Bristol punctuated by Bristol South Bath’s chimney and Robinson Building, reaching to Windmill Hill and beyond to Bedminster Down
- View south from Dean Lane/Acramans Rd to Roman Catholic Church and the Robinson Building beyond
- From Dean Lane/Catherine Mead St north towards the tower of St Paul’s Church; and east towards Wills Factory and Victoria Park beyond
- Views east from Lydstep Terrace towards Former Wills Factory and the ridge of Victoria Park beyond
- View to the Salvation Army building from the Booth Road/Cannon Street junction

5.4 Predominant material palette

- Red and brown brick, painted render
- Clay double-Roman, green glazed pantile, natural slate
- Timber joinery
- Pennant sandstone, particularly in boundary walls
- Wrought iron area railings

5.5 Predominant scale and form

- Warden Road - two storeys over basement behind basement lightwells with canted bays and pitched roofs
- Dean Lane (south) - 2 storeys, directly addressing pavement
- Dean Lane (north) - single to 3 storeys occupying own substantial plots

5.6 Positive features

- Mature trees and green space
- Remnants of historic route structure off Dean Lane
- Former WW1 munitions works, Lydstep Terrace



5.7 Negative features

- Views spoiled by 1960s tower blocks
- Derelict 1960s carpark
- Loss of traditional architectural details and materials
- ‘Left over’ spaces and gap sites, Dean Lane
- Graffiti and tagging on Bristol South Baths
- Vulnerability of undeveloped works, Lydstep Terrace

Character Areas Dean Lane

- 1

2

3

4

5
- 1 View south from north end of Dame Emily Park

2 Tap and Barrel PH, Dean Lane

3 Salvation Army, Dean Lane

4 Bristol South Baths, Dean Lane

5 Building types

Key

Listed buildings (Grade II)

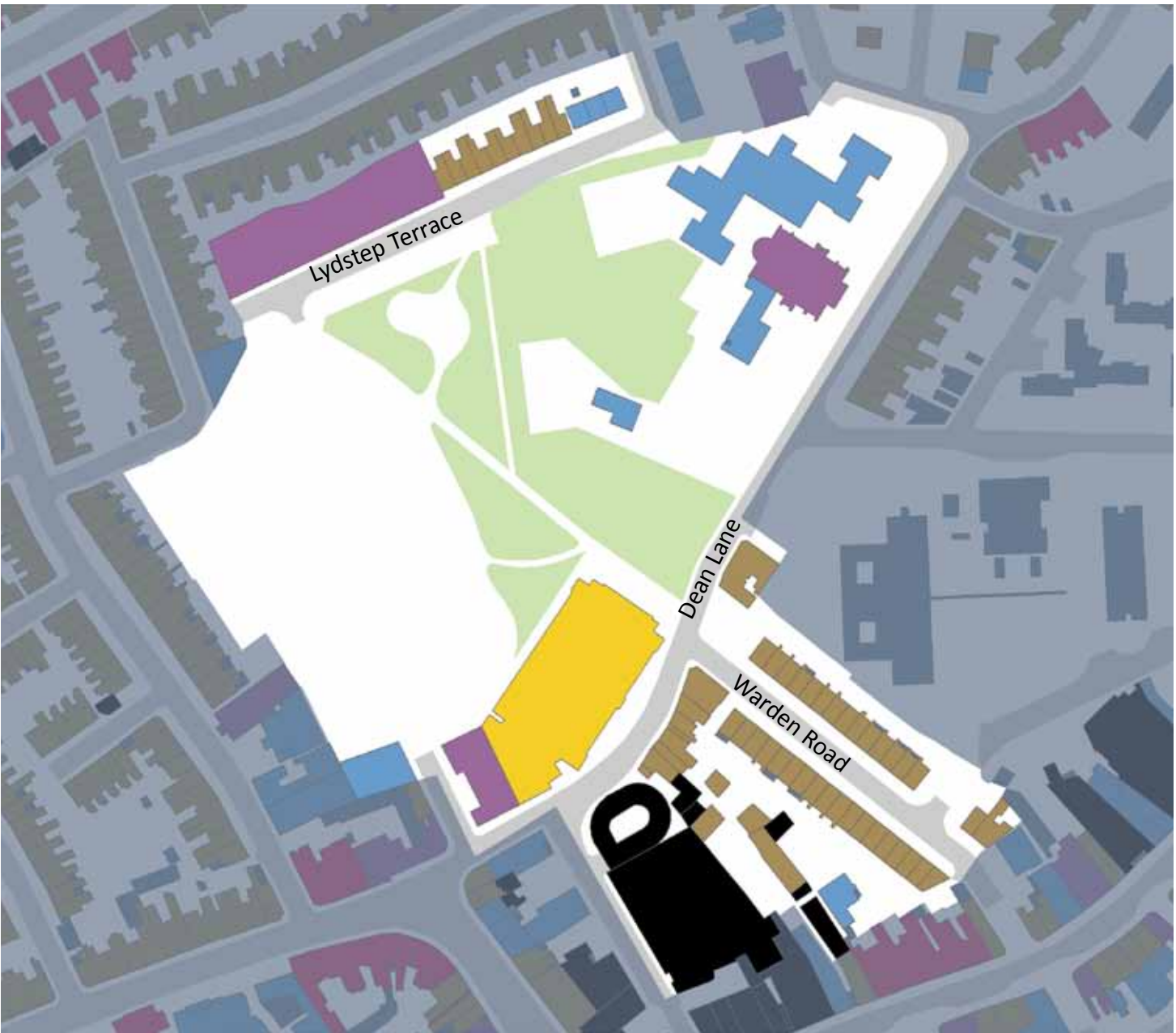
Pre- New Cut routes

Unlisted buildings of merit

Grouped buildings of merit

Character buildings

Neutral/Negative buildings





Coronation Road character area

6 Coronation Road

6.1 Summary description

Coronation Road runs east/west along the south bank of the Avon New Cut. The north side of Coronation Road is lined by an avenue of mature Plane trees and Sycamores, which provide an important backdrop in views from the City Docks over the New Cut. The south side is characterised by a continual line of terraced development, which contains a range of architectural styles and details.

The diverse architecture reflects the sporadic nature of development, from the grand Georgian terraces that date from the early 19th century up to the late Victorian/Edwardian era. The built form is united by a consistent plot rhythm and building line, consistent scale, and the grouping of terraces by architectural treatment.

6.2 Landscape and routes

A heavily trafficked route, Coronation Road forms part of the A370, which links the east via York Road to the Ashton bypass in the west. The road is virtually straight and very flat along its length, though there is a slight dip southwards, as development was raised on the soil thrown up by the construction of the Cut. Bridges across the Cut (Vauxhall Bridge in the west and Gaol Ferry Bridge in the east) provide a key pedestrian link from Southville over to Cumberland Road and the city centre.

6.3 Key Views and Landmarks

- Views north over the New Cut towards the city centre, Brandon Hill and the Cliftonwood terraces (more apparent during winter)
- Views west towards Ashton Court/Leigh Woods escarpment
- Views channelled down streets to the south reach across Southville as far as Dundry
- St Paul's Church and the two bridges are key landmark features
- Views to the south and south/east from the north end of St John's Road

6.4 Predominant material palette

- Red brick
- Stucco Render
- Limestone ashlar and limestone details
- Pennant rubble sandstone
- Pennant boundary walls and wrought iron area railings and balconies
- Timber joinery

6.5 Predominant scale and form

- Georgian terraces 3 - 4 storeys over basement with roofs hidden behind a continual parapet
- Victorian terraces 2 - 4 storeys with a variety of pitched/gabled roofs, some with single dormers and double-height canted bays



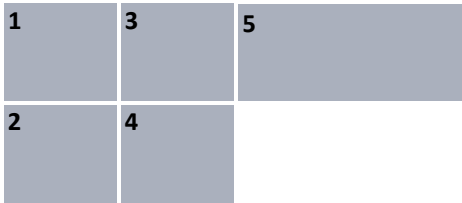
6.6 Positive features

- Surviving traditional pub and shopfronts
- Quality of Georgian and Victorian architecture with many surviving architectural details
- Some 'landmark' trees e.g Copper Beaches

6.7 Negative features

- Undeveloped gap sites
- Loss of front boundary treatments
- Loss of traditional architectural details
- Poor cycling provision along the north bank pavement
- Many trees reaching maturity
- Poor state of repair of some buildings
- Proliferation of bins and estate agents' boards

Character Areas Coronation Road



- 1 Early Victorian terrace nos. 68 - 78
- 2 Gaol Ferry Bridge
- 3 Avon Packet PH
- 4 Victorian terrace between Camden Rd/Beauley Rd

5 Building types

Key

- | | |
|---|--|
|  Listed buildings (Grade II) |  Grouped buildings of merit |
|  Pre- New Cut routes |  Character buildings |
|  Unlisted buildings of merit |  Neutral/Negative buildings |



7 Stackpool Road

7.1 Summary description

The Stackpool Road area covers the hillside that rises from North Street in the south towards Coronation Road in the north. The area is characterised by its tightly packed Victorian terraces that represent the significant expansion of Bedminster in the late 19th century.

At its summit, where Merrywood Road/Stackpool Road/Beauley Road converge, is a complex of quality Victorian institutional/community buildings; which are prominent local landmarks. Away from this, the area is united by a strong building line and consistency of scale and plot rhythm. Streets have individual character through varied use of architectural details.

7.2 Landscape and routes

The topography takes a steep climb from its lowest point of North Street, reaching the highest point along the ridge of Stackpool Road before dropping down again towards Coronation Road. The streets respond to the contours, which alleviates the sense of a tight urban grain through allowing extensive views.

Stackpool Road is the main east/west route and a key link between Coronation Road/Dean Lane in the east and Greville Road/North Street in the West. With the exception of Greville Street, which is used as a cut-through to by-pass North Street, streets are generally quiet with limited through traffic.

7.3 Key Views and Landmarks

- Vista to the north from top of Beauley Road/Howard Road to Clifton terraces
- Views to the south down Merrywood Road/Langton Park/Greville Street/Mount Pleasant Terrace towards the Hebron Chapel and beyond to the Northern Slopes
- Views to the east along Stackpool Road/Upper Perry Hill towards St Paul's and St Mary Redcliffe Church
- Views west from Stackpool Road/Allington Road to Long Ashton/Leigh Woods

7.4 Predominant material palette

- Stucco render, red brick, limestone ashlar or pennant rubble fronts
- Limestone details
- Timber joinery and timber barge boards
- Red clay double-Roman roof tiles
- Pennant rubble boundary walls

7.5 Predominant scale and form

- Stackpool Road - predominantly semi-detached pairs, 2-3 storeys with either gable roof with barge boards or parapet roofs and ground-floor canted bays
- Milford Street - 3 storeys, with parapet roofs and 2 storey canted bays
- Edgware Road/Pembroke Road/Osborne Road - gable roof with barge boards; g-f canted bays
- Other streets - predominantly 2 storey with pitched or parapet roofs; canted bays or flat fronted

7.6 Positive features

- Streets given architectural uniformity
- Variety and interest given by barge boards and other details
- Surviving traditional joinery and boundary details



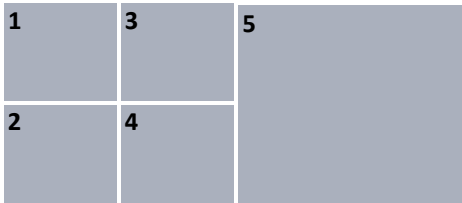
7.7 Negative features

- Loss of front boundaries and gardens
- Loss of traditional architectural details
- Poor condition of some buildings
- Nearby 1960s tower blocks spoiling views



Fig 25
Stackpool Road character area

Character Areas Stackpool Road



- 1 View east along Stackpool Road
- 2 View north towards Clifton terraces
- 3 The Southville Centre
- 4 Edgware Road houses
- 5 Building types

Key

- | | |
|---|--|
|  Listed buildings (Grade II) |  Grouped buildings of merit |
|  Pre- New Cut routes |  Character buildings |
|  Unlisted buildings of merit |  Neutral/Negative buildings |



8 North Street

8.1 Summary description

North Street is the main east/west route that connects Bedminster to Southville. The western extremity of North Street (in Southville) has regenerated over the last 10 years, becoming a vibrant and thriving shopping street. Moving eastwards, however, the sense of vibrancy starts to dissipate as the number of poor quality shopfronts and signage, fast-food or empty premises increase. The area is changing though, with a cluster of independent businesses trying to improve the local economy.

Development along North Street has a strong a strong commercial character, containing a high proportion of ground-floor shopfronts. Buildings are largely Victorian, punctuated by occasional earlier structures

There is a strong architectural mix, with some important unlisted buildings that reflect the street’s origins as rural ribbon development which evolved into a vibrant commercial centre.

8.2 Landscape and routes

North Street essentially sits in a low-lying valley bed; with streets rising to the north and south. The strong building line along its length creates a canyon of development, with restricted long views. Streets to the north and south rise steeply and are noticeably quieter compared with the heavily trafficked route of North Street.

Key Views and Landmarks

- View to south along Cannon Street towards the Robinson Building
- Views east along North Street to the Salvation Army/ Bristol South Baths and chimney
- View from East Street/Cannon Street towards the Former Bay Horse PH (now The Steam Crane)

Predominant material palette

- Red brick with limestone details
- Stucco Render
- Pennant rubble with limestone details
- Clay double-Roman pantile roofs
- Pennant rubble boundary walls

Predominant scale and form

- 2 to 3 storeys with commercial ground-floor and residential above, 2 bays, flat-fronted and directly addressing the street, with regular plot rhythm
- Variety of roof forms, pitched, gabled and parapet
- Groups of buildings united and identified by consistent architectural treatment

Positive features

- Remnants of a historic route structure and early plot layout
- Consistency of scale, building line and plot rhythm
- Variety of roof forms giving interesting skyline
- Group value of unlisted buildings
- Surviving traditional shopfronts and surrounds
- Back land semi-industrial buildings



Fig 27
North Street character area



Negative features

- Loss of traditional shopfronts and surrounds
- Poor quality shopfronts and signage
- Derelict buildings and gap sites
- Insensitive security features and roller shutters
- Sense of decline, particularly along Cannon Street
- Large advertising hoardings
- Utilitarian street furniture, particularly lighting

Character Areas North Street



- 2

4

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3

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- 1 Nos. 1 - 9 North Street

2 The London Inn, Cannon Inn

3 The Hare PH and Grade II listed no. 49 to the left

4 The former Bay Horse PH

5 Building types

Key

Listed buildings (Grade II)

Pre- New Cut routes

Unlisted buildings of merit

Grouped buildings of merit

Character buildings

Neutral/Negative buildings





St John's Churchyard character area

9 St John's Churchyard

9.1 Summary description

St John's Church was the historic heart of Bedminster, today it is only the street names and the churchyard that give an indication of the area's former significance. The Church and much of the townscape were destroyed by WW2 bombing. Surface car parking and post-War developments have left poorly defined spaces and connections between the churchyard and surviving Victorian townscape. The churchyard has lost its focus and is a relatively forgotten, though still significant, green space.

Between Sheene Road and Norfolk Place is the industrial complex of the former Robinson Paper Bag Factory. The recent redevelopment of the Robinson Building has introduced much needed activity into the area. The original Robinson factory (now Cameron's Balloons) retains its industrial/workshop character.

At the southern end of St John's Road is the site of the former Granby House (demolished 2013). The building and St John's Road was developed by H. Sampson & Sons, associated with the nearby Malago Vale engineering works.

9.2 Landscape and routes

St John's Churchyard, and the streets and footpaths radiating from it, represent the oldest route structure in Bedminster. St Catherine's Court was developed across the through-routes of Church Lane, to the detriment of permeability through the area.

Sitting on a ridge of elevated ground above the Malago River (culverted by the Malago Road), the area gives good distant views and sense of the local topography to the north and south.

9.3 Key Views and Landmarks

- Views north from St John's Street/Norfolk Place towards the city centre
- View east along New John Street and St John's footpath
- View southeast from St John's Street through the churchyard towards the Windmill Hill terraces
- View south down St John's Road towards Windmill Hill
- View north along St John's Road terminated by the Robinson Building
- Views into St John's Churchyard from Church Road

9.4 Predominant material palette

- Red brick or render with limestone details
- Red clay double-Roman pantiles or lead roofs
- Pennant rubble boundary walls
- Timber joinery

9.5 Predominant scale and form

- Terraces or semi-detached: 2 storeys, single bay with pitched roofs, strong rhythm/consistent building line
- Robinson Building is a local landmark (7 storeys)

9.6 Positive features

- Mature trees and green space of St John's Churchyard
- Historic boundary walls and railings, street surfaces
- Surviving industrial character around the Robinson complex
- Relationship of the former Granby House/St John's Road to story of Victorian industrialisation of Bedminster



9.7 Negative features

- Negative impact of nearby 1960s tower blocks on views
- Lack of permeability between Malago Road and St John's Road owing to loss of through routes
- Eroded character along Malago Road/Sheene Road

Character Areas St John’s Churchyard

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1 15th century cross in the churchyard of St John’s (now a war memorial)

2 View to the north from Norfolk Place

3 Historic footpath from St John’s Street to Church Lane

4 St John’s Road houses

5 Building types

Key

Listed buildings (Grade II)

Pre- New Cut routes

Unlisted buildings of merit

Grouped buildings of merit

Character buildings

Neutral/Negative buildings

42

Bedminster Conservation Area
Character Appraisal

Adopted December 2013
City Design Group

10 British Road

10.1 Summary description

British Road extends westwards from East Street and provides the central spine that links the north/south routes that radiate from West Street and North Street respectively. The character is predominantly residential, comprising of modest Victorian terraces and the nonconformist Methodist Church and Hebron Chapel (now flats).

North of British Road there is a strong residential character, defined by a dense urban grain and consistent, narrow, plot rhythm. The Hebron Chapel, Ebenezer Chapel and their grounds, punctuate the otherwise entirely built landscape of modest early to late Victorian terraces.

Development to the south of British Road is more broken, with some negative insertions failing to respond to the traditional plot rhythm. Towards South Street Park, there is a more industrial character, with single-storey workshops and a red brick chimney.

10.2 Landscape and routes

British Road follows a ridge of high ground that continues from the east; dropping down to the lower valley beds of North Street and West Street. This higher ground allows far-reaching views to the north and east and west. South Street Park replaces terraces destroyed during WW2 bombing.

West Street is a continuation of the A38, a heavily trafficked route to/from the southwest. The streets off it are much quieter, with restricted traffic flow contributing to a shift from a more commercial to primarily residential character.

10.3 Key Views and Landmarks

- Views east from British Road across the city
- Views east along West Street terminating in the Robinson Building
- Views to the south west from Diamond Street towards Windmill Hill/Victoria Park and Bedminster Down
- Views to the west from Sion Road across South Street Park toward Ashton Gate

10.4 Predominant material palette

- Stucco render with limestone details
- Red brick with limestone details
- Pennant rubble boundary walls
- Timber joinery

10.5 Predominant scale and form

- 2-storey, single bay terraces with strong building line either directly addressing the street or set behind low boundary walls and front gardens; pitched or parapet roofs

10.6 Positive features

- Surviving historic boundary walls
- Surviving traditional shopfronts and pub fronts along West street
- Overall consistency of scale and architectural treatment

10.7 Negative features

- Views north spoiled by 1960s tower block, Northfield House, Catherine Mead Street in the east and Gaywood House in the northwest
- Insensitive post-War development that fails to respond to local character
- Derelict buildings and gap sites
- Poor quality shopfronts and signage on West Street
- Loss of traditional architectural details



British Road character area



Character Areas St John’s Churchyard

- 1

3

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4
- 1 Early Victorian terrace, Victoria Place

2 Former Hebron Chapel, Hebron Road

3 South Street Park

4 Hebron burial ground

5 Building types

- Listed buildings (Grade II)

Pre- New Cut routes

Unlisted buildings of merit

Grouped buildings of merit

Character buildings

Neutral/Negative buildings



Challenges and opportunities

5



5 Challenges and opportunities

The Bedminster Conservation Area has many aspects that contribute to its special interest, which it is desirable to preserve or enhance. Negative features offer the opportunity for enhancement through either beneficial change, removal or re-development. The negative features that tend to threaten the character and special interest of Bedminster vary, and are often dependent on predominant land-use or historic factors that have affected a specific Character Area.

The Negative Features identified for each area are not an exhaustive list and are presented as the significant issues that currently undermine the character or appearance of the area, which are also potential opportunities for enhancement.

In the broadest sense, the character and special interest of Bedminster can be preserved or enhanced through ensuring that new buildings complement their neighbours in scale, style and use of materials; encouraging the retention or reinstatement of

architectural, boundary, paving and shopfront details that add character to the area; encourage the improvement of signage and shopfront design; and encourage appropriate public realm, street furniture, signage and landscape improvements.

Fundamentally, raising the awareness of the type of features that contribute to the local character and distinctiveness will help promote the area and enhance it as it moves into the future.

The challenges and opportunities for each Character Area below may be used as a tool to focus strategic priorities or external funding sources aimed at resolving them.

Area affected	Description	Opportunity
1. York Road	Poor quality infill and redevelopments	To encourage new developments that respond to local character through their detailed design through the planning process To preserve and encourage the enhancement of views through the planning process
	Sense of decline in some back land areas	To bring empty buildings back into appropriate use in order to increase activity in some areas
	Lack of surveillance at night	To encourage a more mixed-used development, with a higher proportion of residential rather than commercial/industrial uses that would increase footfall at night
	Poor quality signage	To seek the removal of unauthorised commercial hoardings where a breach of planning control has occurred and encourage a long-term strategy that manages commercial signage in sensitive areas To encourage a sensitive approach to advertising as part of the planning process

Challenges and opportunities

Area affected	Description	Opportunity
2. Bedminster Parade	Poor quality shopfronts and signage	To encourage the retention or reinstatement of traditional shopfronts through the planning process and to seek enforcement action where a breach of planning control has occurred
	Sense of decline in Stillhouse Lane	To increase activity in some areas and to help mitigate against physical decline through encouraging empty buildings be brought back into appropriate use
	Gap sites along Philip Street	To ensure that any redevelopment proposals of the vacant site are sensitive to the local character and context in terms of scale, massing, materials and detail through the planning process
	Poor quality public realm by Bedminster Bridge	To encourage better cycling and pedestrian provision and improve the links over Bedminster Bridge through improvements to the public realm
	View southwest from Stillhouse Lane/Clarke Street blighted by the former DSS office block	To encourage the appropriate redevelopment of the former DSS office block that better responds to local character in terms of scale, massing materials and detail through the planning process
3. East Street	Poor quality shopfronts, signage and security features	To encourage the retention, or reinstatement, of traditional shopfronts through the planning process. To seek enforcement action where a breach of planning control has occurred
	Negative post-war redevelopments that blight the street and swallow traditional narrow plot widths	To encourage the appropriate redevelopment or enhancement of negative buildings and to emphasise the significance of the traditional plot size or building patterns and remnants of surviving historic routes and support the retention or reinstatement of these through the planning process
	The severed continuation of many routes between East Street and Dalby Avenue and Herbert Street	To encourage repair old, or create new, north/south connections between East Street and Dalby Avenue through the planning process
	Decline in activity and vibrancy at night	To increase natural surveillance by encouraging more active frontages, and support increase in residential development that would increase footfall through the area
	Loss of residential density in the vicinity and replacement with carparks, industrial sheds etc.	Encourage the redevelopment of sites in the vicinity of East Street that would increase residential density and preserve or enhance the character of the conservation area
	High vacancy rate	To use the conservation area designation to elevate the status of East Street and promote it as a quality and distinctive street with special interest

Challenges and opportunities

Area affected	Description	Opportunity
4. Acramans Road	Loss of traditional architectural features	To encourage the retention/repair of traditional architectural features
	Loss of boundary walls and front gardens	To resist the further loss of boundary walls and front gardens through the planning process
	Inappropriate late 20 th century development	To ensure that any redevelopment proposals are sensitive to the local character in terms of scale, massing, materials and detail through the planning process
	Views to the south blighted by 1960s tower block	To enhance building frontages and improve the environment through sensitive redevelopment through the planning process
5. Dean Lane	Views spoiled by 1960s tower blocks	To enhance building frontages and improve the environment through sensitive redevelopment through the planning process and encourage appropriate redevelopment that better responds to local character as and when proposals emerge in the future
	Derelict 1960s carpark, Dean Lane/Dean Street	To ensure that any redevelopment proposals of the vacant site are sensitive to the local character and context in terms of scale, massing, materials and detail through the planning process
	Loss of traditional architectural details and materials	To encourage the retention/repair of traditional architectural features
	‘Left over’ spaces and gap sites, Dean Lane	To improve the relationship between building frontages and pavement edge
	Graffiti and tagging on Bristol South Baths	To seek the removal of graffiti and tagging on listed buildings that are in breach of BCC Graffiti Policy
	Vulnerability of undeveloped works, Lyndstep Terrace	To encourage redevelopment sensitive to the local character and context in terms of scale, massing, materials and detail through the planning process

Challenges and opportunities

Area affected	Description	Opportunity
6. Coronation Road	Undeveloped gap sites	To ensure that any redevelopment proposals of vacant sites are sensitive to the local character and context in terms of scale, massing, materials and detail through the planning process
	Loss of front boundary treatments	To resist the further loss of boundary walls and front gardens through the planning process
	Loss of traditional architectural details	To encourage the retention/repair of traditional architectural features
	Poor cycling provision along the north bank pavement	To redress the balance between vehicular and cycling/pedestrian amenity through better defined cycle lanes
	Many trees reaching maturity	To encourage the planting of new Plane trees in consultation with BCC tree officers
	Poor state of repair of some buildings	To arrest and reverse physical decline of listed buildings through investigate the possibility of serving a formal notice on listed buildings or locally listed buildings identified on the At Risk register
	Proliferation of bins and estate agents' boards	To seek the removal of unauthorised commercial hoardings where a breach of planning control has occurred and encourage a long-terms strategy the manages commercial signage in sensitive areas
7. Stackpool Road	Loss of front boundaries and gardens	To resist the further loss of boundary walls and front gardens through the planning process
	Loss of traditional architectural details	To encourage the retention/repair of traditional architectural features
	Poor condition of some buildings	To arrest and reverse physical decline of listed buildings through investigate the possibility of serving a formal notice on listed buildings or locally listed buildings identified on the At Risk register
	Nearby 1960s tower blocks spoiling views	Encourage the appropriate redevelopment that better responds to local character in terms of scale, massing, materials and detail through the planning process

Challenges and opportunities

Area affected	Description	Opportunity
8. North Street	Loss of traditional shopfronts and surrounds	To encourage the retention of traditional shopfronts and resist blocking traditional openings through the planning process To seek removal/reinstatement enforcement action where a breach of planning control has occurred
	Poor quality shopfronts and signage	To encourage the reinstatement of shopfronts and signage that responds to traditional proportions and is in-line with Policy Advice Note 8
	Derelict buildings and gap sites	To ensure that any redevelopment proposals of the vacant site are sensitive to the local character and context in terms of scale, massing, materials and detail through the planning process
	Insensitive security features and roller shutters	To seek removal/reinstatement enforcement action where a breach of planning control has occurred To encourage appropriate shopfront security measures that are in-line with Policy Advice Note 8
	Sense of decline, particularly along Cannon Street	To encourage a better mix of shopping offer and less late-night fast-food chains to would encourage increased footfall and activity
	Large advertising hoardings	To seek a discontinuance notice on existing advertising hoardings and resist the erection of any additional hoardings in or adjacent to the area
	Utilitarian street furniture, particularly lighting	To improve the public realm through an increase in street tree planting, to encourage new or replacement street furniture that is less utilitarian in character
Area affected	Description	Opportunity
9. St John's Churchyard	Views north spoiled by 1960s tower block, Northfield House, Catherine Mead Street	Encourage the appropriate redevelopment that better responds to local character and resist the development of over-scaled buildings that affect the context of heritage assets or significant landmarks through the planning process
	Loss of front boundary treatment on St John's Road	To resist the further loss of boundary walls and front gardens through the planning process
	Lack of permeability between Malago Road and St John's Road owing to loss of through routes	To encourage the re-opening of north/south connections between Malago Road and St John's Road to repair permeability
	Lack of surveillance contributing to a threatened sense of safety at night and volume of security features	To increase natural surveillance by encouraging more active frontages, and support increase in residential development that would increase footfall through the area

Challenges and opportunities

Area affected	Description	Opportunity
10. British Road	Views north spoiled by 1960s tower block, Northfield House, Catherine Mead Street in the east and Gaywood House in the northwest	Encourage the appropriate redevelopment that better responds to local character in terms of scale, massing, materials and detail through the planning process
	Insensitive post-War development that fails to respond to local character	Encourage the appropriate redevelopment that better responds to local character in terms of scale, massing, materials and detail through the planning process
	Derelict buildings and gap sites	To ensure that any redevelopment proposals of vacant sites are sensitive to the local character and context in terms of scale, massing, materials and detail through the planning process
	Loss of traditional architectural details	To encourage the retention/repair of traditional architectural features through the planning process
	Poor quality shopfronts and signage on West street	To encourage the retention, or reinstatement, of traditional shopfronts through the planning process and to seek enforcement action where a breach of planning control has occurred

Statement of Community Involvement

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6 Statement of Community Involvement

Bristol City Council places a lot of value on the specialist knowledge of local groups and greatly supports a collaborative approach in producing character appraisals. Over the last few years local communities have become more pro actively involved in identifying what is positive and negative about a conservation area, including unlisted buildings of merit, and helping to define boundaries.

This draft Character Appraisal for Bedminster, the proposed boundary alterations and the Unlisted Buildings of Merit represent the outcome of officers work and representations from the local community born from various consultation events:

21 March 2011 - BCC Officers first meeting with Ben Barker (Greater Bedminster Partnership) to discuss forthcoming appraisal and how the community can get involved

26 November 2011 - Bedminster Mapping Event (Bedminster West) attended by BCC officers and representatives from GBP - mapping possible boundary changes and plotting landmarks, views, positive and negative features

07 December 2011 - Best of Bedminster Buildings - an article in the Bristol Evening Post inviting nominations to be put forward

29 December 2011 - Notice in the Greater Bedminster Community Partnership Newsletter about the forthcoming character appraisal and boundary review

11 January 2012 - Neighbourhood Planning Forum, Luckwell Primary School - BCC Officers gave a presentation on the forthcoming work, outlining the proposed boundary alterations and inviting representations on positive/negative features

14 February 2012 - ‘I Love Bemmy’ - BCC officers stood on Bedminster Parade, outside Asda, with maps and information on the Conservation Area, proposed boundary changes and invited representations to be put forward

25 June 2012 - Neighbourhood Forum AGM - BCC officers made a brief presentation outlining forthcoming work and proposed boundary alterations

The draft conservation area character appraisal was open to public consultation from 11 September 2013. The draft Character Appraisal and draft boundary alteration schedule were uploaded on the BCC website at www.bristol.gov.uk/conservationareas

Notification of the appraisal and invitations to make representations were sent various internal and external consultees including English Heritage, the Greater Bedminster Community Partnership and the Neighbourhood Planning Forum, Ward Councillors etc.

The Conservation Area Advisory Panel were notified an invited to make comment at their September 17 meeting.

A public meeting to discuss the draft document and inviting comment was held at St Paul’s Church, Coronation Road on Monday 14 October

The draft Conservation Area Character Appraisal and public meeting to discuss its content was advertised in the Bristol Evening Post on Monday October.

The public meeting and details of the draft document were also publicised in the Greater Bedminster Community Partnership Newsletter

The public consultation on the draft document ran between 11 September to 01 November 2013.

Officers attended the Bedminster Town Team meeting on 05 November at no. 149 East Street; the Town Team were given until 08 November to make representations on the draft document.

On 26 November 2013 a briefing report was presented to the Assistant Mayor (Transport, Planning, Strategic Housing and Regeneration). The Assistant Mayor supported the proposed boundary alterations (with the exception of Asda carpark) and the document content.

A report (for information) went to the Development Control (South and East) Committee on 11 December 2013. The Committee issued their support for the document and proposed boundary changes.

The decision to adopt the Bedminster Conservation Area Character Appraisal and boundary alterations was made under delegated powers of Zoe Willcox (Service Director, Planning and Sustainable Development, Regeneration) on 12 December 2013.

The GBCP and Bedminster Town Team were notified of the draft adoption via email on 16 December. The adopted document was published on the BCC website on 12 February 2014. A public notice appeared in the Bristol Evening Post on Monday 17 February and a Schedule and Adoption Notice (no. 1997938) was published in the London Gazette (no. 3245) on Monday 17 February 2014.

This current draft was revised in March 2014 and contains layout and typo amendments and updates relating to Granby House that was demolished December 2013. The updated draft will be posted on the BCC website on 01 April 2014 and circulated to relevant BCC officers and the GBCP.

