

Conservation Area 5

Clifton & Hotwells

Character Appraisal & Management Proposals



June 2010

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1. INTRODUCTION

- 1.1 A conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings & Conservation Areas) Act, 1990).
- 1.2 Since the designation of the first conservation areas in 1970, Bristol City Council has undertaken a comprehensive programme of conservation area designation, extension and policy development. There are now 33 conservation areas in Bristol, covering approximately 30% of the city.
- 1.3 The statutory framework places Bristol City Council under a duty of care to recognise the significance of its built environment and positively manage change within it. The City Council is now underway with a comprehensive programme of producing a Character Appraisal for each conservation area.
- 1.4 The Conservation Area Character Appraisals follow recent national guidance set out in English Heritage's Guidance on Conservation Area Appraisals (2006), which require detailed appraisals of each conservation area in the form of formally approved and published documents.
- 1.5 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, developers and communities in managing change appropriately. The consultation and adoption process values the specialist knowledge of local groups and is intended to ensure that features that communities value about a place, or feel are under threat, are properly considered.
- 1.6 Once adopted a character appraisal provides a tool for development management officers, developers, residents and others to preserve or enhance the character and appearance of the area.

2. PLANNING POLICY CONTEXT

- 2.1 Planning Policy Statement 5 (March 2010) sets out the Government's national policies relating to the historic environment. This document underpins the local planning policy framework and is the foundation upon which the local authority will assess schemes affecting the historic environment.
- 2.2 In exercising its planning functions in a conservation area, the local planning authority is under a duty to pay "special attention to the desirability of preserving or enhancing the character or appearance" of the area (s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). Bristol's conservation areas are the subject of policies in the Bristol Local Plan (1997). Once adopted, policies in the emerging Core Strategy, and any future Development Plan Documents, will replace those in the Local Plan.
- 2.3 The Core Strategy is a key document in the emerging Bristol Development Framework. Once adopted the Core Strategy will become the key overarching policy document within the Bristol Development Framework. It will include a Core Policy on Conservation and the Historic Environment.
- 2.4 Within the character appraisals, references to the Bristol Local Plan are highlighted within blue boxes in order to relate specific sections of the appraisal with relevant policies and guidance.
- 2.5 Clifton & Hotwells was designated as a conservation area on 26 September 1972 and extended on 16 February 1977 and 18 February 1981. Each adopted character appraisal will replace the relevant Conservation Area Enhancement Statement for that area.
- 2.6 The Clifton & Hotwells Conservation Area Character Appraisal was adopted by David Bishop, Strategic Director (City Development) on 14 July 2010.

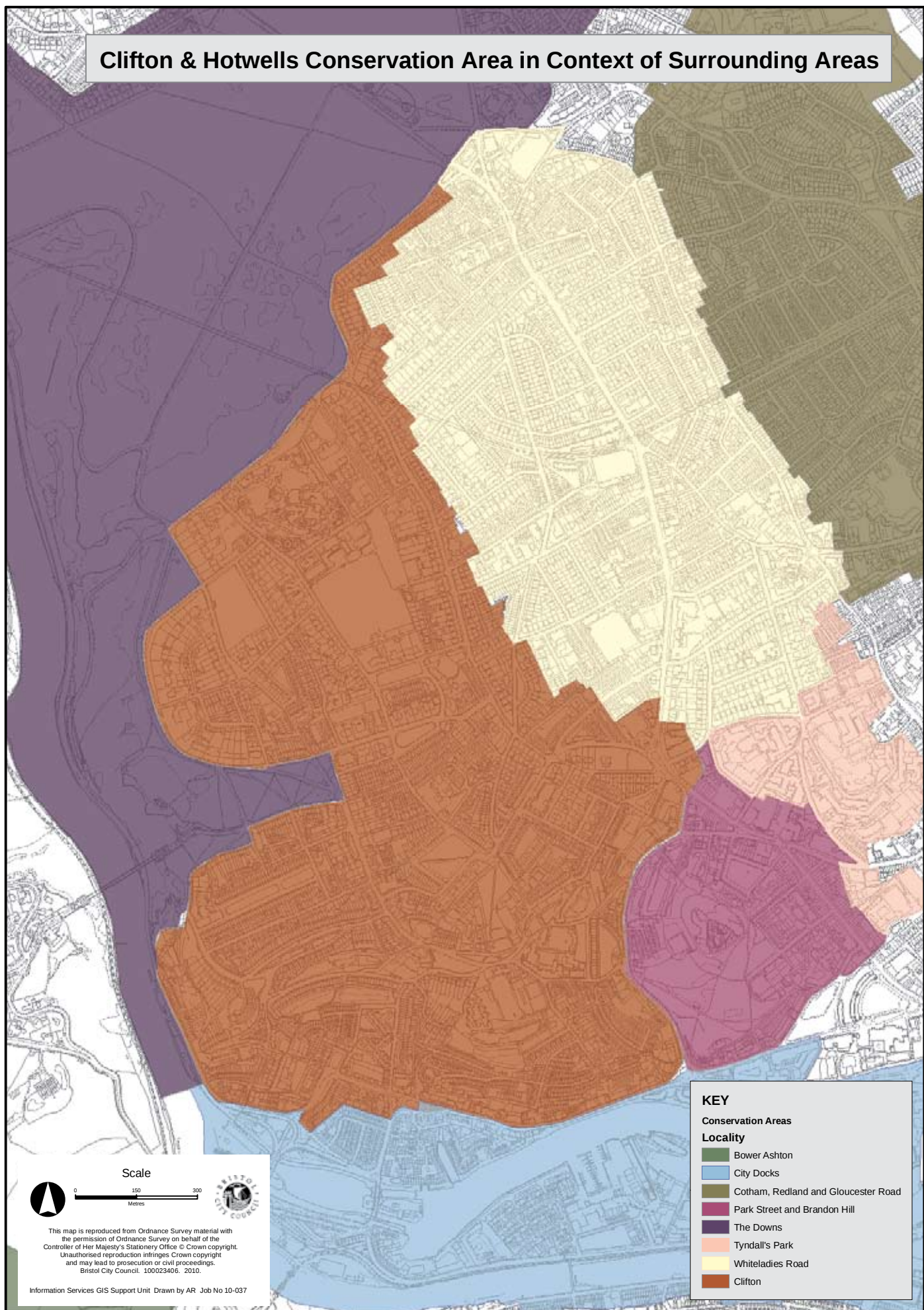


3. LOCATION & SETTING

- 3.1 The Clifton & Hotwells Conservation Area is located in the west of the city of Bristol, immediately east of the Portway, north of the Floating Harbour and west of the city centre. The conservation area centres upon the development of terraces, crescents and streets that rise from Hotwells in the south before meeting the open landscape provided by Avon Gorge and Clifton Down to the west and north. The area is characterised by its dramatic climb from 10m above sea level at the lowest point alongside the Floating Harbour, reaching up to 90m at the highest towards Clifton Park.
- 3.2 From its origins as an incidental development, Clifton's boundaries on the south and west were historically established by footpaths, and on the north and east by estate boundaries. As the area evolved into a planned suburb, subsequent building developments followed these boundaries and faced the challenges of the enormous contour differences across the site. As a result, the four great developments of Windsor Terrace, the Paragon, Royal York Crescent, and Cornwallis Crescent, relate perfectly to the landscape.
- 3.3 Clifton & Hotwells is abutted on all sides by neighbouring conservation areas. Whiteladies Road Conservation Area lies to the northeast, beyond Pembroke Road. Park Street and Brandon Hill Conservation Area is to the southeast, east of Jacob's Wells Road. The Downs Conservation Area wraps round the west and north; and the City Docks Conservation Area is immediately south of Hotwell Road.

Map 1 Shows Clifton & Hotwells in context of neighbouring conservation areas

Clifton & Hotwells Conservation Area in Context of Surrounding Areas



Map 1 - Clifton & Hotwells Conservation Area in local context

4. SUMMARY OF CHARACTER & SPECIAL INTEREST

4.1 The unique character of Clifton & Hotwells is directly influenced by the local topography and geology, which has produced a residential townscape of grand contrasts and memorable settings. The principal streets follow the contours of the steep slopes that rise above the River and Floating Harbour at Hotwells, with terraces exploiting the landform and firm rock bed to gain panoramas and views across and beyond the City.

4.2 When the conservation area was first designated, it was classified as being of 'outstanding interest' and considered to be of national significance.



Figure 1: Clifton from Cumberland Basin

4.3 The steep escarpments and cascading residential terraces of the southern edge provide a characteristic image of Bristol. Views of Classical crescents and coloured Victorian houses clinging to the hillside from the Avon and Baltic Wharf are instantly recognizable and significant for Bristol and the wider region. Views toward the Avon Gorge and Suspension Bridge are of international renown.

4.4 The formal communal gardens and informal green spaces with mature trees are a vital characteristic of the area, forming a setting for the buildings and adding immeasurably to their charm. 36 of Bristol's 99 Locally Registered Parks and Gardens (NE9) are in the Conservation Area, including one nationally registered Grade II* (Goldney).



Figure 2: Victoria Square Garden

4.5 Built fabric and the relationship between buildings, streets and spaces in Clifton and Hotwells clearly reflects an evolution from the earliest scattered settlements to the planned Georgian and Victorian squares and terraces, and the redevelopments and infills that sit within this context. There is an extremely high quality of built fabric and townscape with more than 1200 listed buildings, 31% of the total in Bristol (33% of the streets contain listed buildings).

4.6 Adding to the conservation area's special sense of place is its village-like atmosphere. In the main, the area is composed of imposing formal Classical terraces, areas of grand Victorian villas, interspersed with intimate mews, artisan and shopping streets. These are built back from the scenic edges, which accommodated the most prestigious houses.

4.7 Within this context of contrasts an overall harmony is derived from a broad consistency in scale and the use of Bathstone for main elevations; local stone rubble with Bathstone dressings; or render and colour washes, with timber joinery. Adding to the interest of the area are the distinctive architectural details and traditional townscape features.

5. HISTORIC DEVELOPMENT & ARCHAEOLOGY

5.1 Gaining an understanding and appreciation for the historic development of an area can be critical in establishing its significance. Marking key periods in a locality's history, and highlighting the survival of historic buildings, streets, layouts or events, can help determine the form of the conservation area and any features that are worthy of protection.

Iron Age & Roman Period

5.2 The earliest known settlement in Clifton occurred just beyond its northern boundary, at Clifton Down Camp, an Iron Age promontory fort now marked by the Observatory. The hillfort stood on the east side of the Avon Gorge and forms one of three hillforts, with Stokeleigh Camp and Burwalls on the western side of the Gorge, all c. 350 BC.

5.3 There is some evidence to suggest that the hillfort was also occupied during the Roman period. Just beyond the current conservation area boundary, a Roman road crossed The Downs on the left hand side of Stoke Hill Road, within the historic parish boundaries of Clifton.



Figure 3: Site of Clifton Down Camp
(© Crown Copyright & Landmark Information Group Ltd)

5.4 The name Clifton derives from an Anglo Saxon origin, Cliff and tun (an enclosure).

Medieval Period

5.5 The Manor of Clifton followed the boundaries of land grants in the Saxon period, the first reference to the boundary is in a charter of 883. When Clifton's boundaries were surveyed in 1627, they followed fairly unchanging landmarks which remained well into the 18th century.

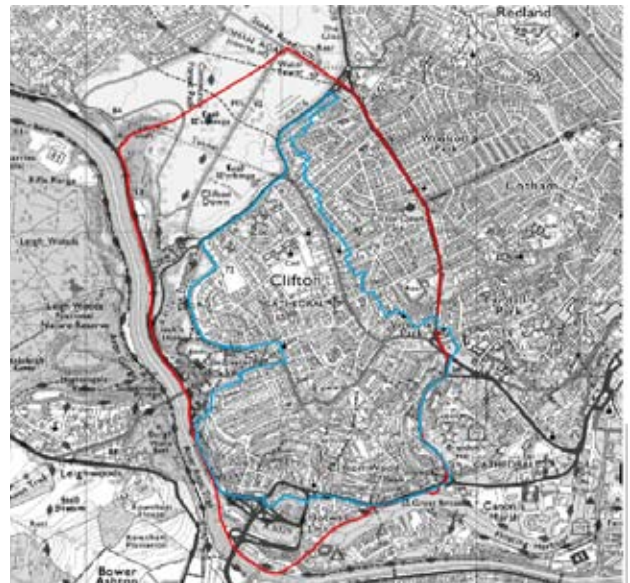


Figure 4: The original Manor of Clifton as surveyed in 1627, on modern OS map base, (© Crown Copyright & Landmark Information Group Ltd)

5.6 The whole area of Clifton on the hill was dotted with springs, and heavily wooded, though the lack of accessible raw materials limited its development. Clifton Wood is recorded as 30 acres of coppice demesne woodland.

5.7 The Domesday Book, completed by 1086, record the Manor of Clifton as amounting to three hides (approx. 900 acres), which belong to the provost of Bristol, with very few residents.

5.8 William de Clifton acquired the Manor of Clifton in the mid-12th century, which was a small hamlet surrounded by agricultural land. He granted the right to appoint clergy to the earliest known church in Clifton in 1154 (St Andrew's Church) to the Abbey of St Augustine. The Abbey was later granted rights to the watercourses at Jacob's Wells.



5.9 Jacob's Well was fed by a spring and used in the 11th century as a Jewish bath, known as Mikveh Bath, along Jacob's Wells Road, it dates from as early as the 11th century when it was used by Jews for ritual bathing. Jacob's Wells Road was historically a rocky and wooded valley with a lane beside that followed the Sandbrook Stream to the Avon.

5.10 By 1463 the Manor of Clifton had been split into three parts and was acquired by John Carpenter, Bishop of Worcester and Westbury. The boundaries of this manor are coterminous with existing parish boundaries.

16th & 17th Centuries

5.11 Following the Dissolution of the Monasteries, the Diocese of Bristol was created in 1542; one of the two manors of Clifton was attached to the church and college of Westbury-on-Trym. Henry VIII granted to Sir Ralph Sadlier the whole site including the Manor of Clifton. It was during the late Tudor period that the final stages of the enclosure of Clifton's old open fields occurred.

Civil War

5.12 Royalist forces occupied Bristol in 1642, in 1645 Prince Rupert ordered Clifton and all villages around the city be burnt to the ground, so not to provide shelter for the advancing Parliamentary army. The Manor House and Parsonage were ruined and all farmsteads destroyed. St Andrew's Church survived but by 1654 had fallen into disrepair so it was largely rebuilt, except for the tower.

5.13 In the early 1600s the area along the banks of the River Avon and up into Clifton Wood was predominantly rural. Clifton's population began to slowly grow after 1600 and doubled during the 16th century, increased again by three-quarters in the first half of the 17th century and trebled by the end of the century.

5.14 The building developments to house this growing community started in the mid 1640s, but they were piecemeal and uncoordinated, with small plots of land across Clifton Wood being purchased, leased, sublet and then built upon to accommodate individuals and their families. As such the houses that were built also varied in size and construction.

5.15 As the community expanded industrial workers also came to occupy these houses, including those who were employed to bottle water from the Hotwell spring to sell in other parts of the country. The growing recognition of the Hotwell water was to have a significant impact on the development of the surrounding area.

The Society of Merchant Venturers

5.16 Towards the end of the 17th century, the Society of Merchant Venturers became a significant Clifton landowner. In 1676 they purchased three-quarters of the larger of the two of the manors of Clifton, controlling its waste, water courses and quarries. Ten years later they successfully acquired the second smaller Clifton ecclesiastical manor and its associated rights, including the Hotwell which already had a reputation for its medicinal qualities.

The Hotwell

5.17 A spring of warm water bubbled through the mud in the River Avon below where the suspension bridge now stands. Originally only accessible at low tide and via steep steps cut into the side of the rock, the Merchants granted a 90 year lease for a Hotwell House to be built with a pump to raise the water. A new road to the well was also built making access easier (Hotwell Road).

5.18 Hotwell House (built in 1696) included both a pump room and lodgings for visitors. The Hotwell became a fashionable location, attracting visitors throughout the summer for much of the 18th century.

- 5.19 At this time those in society circles would visit the Hotwell before leaving to spend their winters at Bath. The increasing popularity of the Hotwell Spa put a strain on the limited local facilities. Into the 18th century building work intensified to provide accommodation and amenities for the seasonal society visitors.



Figure 5: View down the Avon with Hotwells and Clifton c. 1825 by Samuel Jackson. (© City of Bristol Museum and Art Gallery) Hotwell House sits on Hotwell Point on the distant right bank.

- 5.20 From the 1720s onwards substantial houses were built in Dowry Square and Dowry Parade for letting to the spa's patrons, whilst work on Clifton's first real terrace, Albemarle Row, began in the early 1760s. Other buildings designed to cater for the seasonal community were also constructed, including a theatre, a chapel and assembly rooms. The Colonnade, a shopping arcade built into the cliff on the side of the River Avon, was also constructed in 1786 to service the spa.
- 5.21 The popularity of Hotwell Spa was not to last and in the 1780s a combination of factors led to its rapid decline. In an attempt to revive the Spa, the Hotwell House was demolished in 1822 and a new pump room was built behind it. This enabled a road to be built along the riverside and up to Clifton, by what is now Bridge Valley Road. In 1867 the new pump room was demolished and Hotwell Point removed to improve navigation of the river.

Late 17th & 18th Centuries

- 5.22 As the Hotwell Spa waned in popularity, the small hamlet of Clifton started to expand. A few prosperous merchants built mansions on the steep escarpment in the early 17th century, favoring the cleaner air of the elevated position over the increasingly cramped and polluted city.
- 5.23 There were 450 people living in Clifton in 1712, most of them along the riverside and working in the limekiln, the dock-yards or making a living in trades associated with sea-faring. Richmond House in Clifton dates from 1701.
- 5.24 Over the following 100 years Lower Clifton and Hotwells was transformed and by the mid 18th century it had evolved into an artisan community, though building development was largely piecemeal and haphazard. A number of these artisans lived to the north of what is now Hotwell Road, on plots of land that extended up towards Clifton Wood.
- 5.25 De Wilstar's Survey of the Manor of Clifton 1746 (Figure 6), shows the total area amounting to 984 acres, 184 of which belonged to the Merchant's Hall. Roughly a dozen houses are scattered along the road running from St Andrew's Church and Clifton Green to the Gully and St Vincent's Rocks. At this time upper Clifton was essentially a farming community.
- 5.26 By the time of de Wilstar's survey at least three wealthy merchant families (Goldney's, Champions and Farris) had moved to the cleaner air of Clifton-on-the-Hill. Tully had largely rebuilt Thomas Goldney II's house. The Goldney estate was substantially expanded by Thomas Goldney III who acquired Clifton Hill Cottage and the pasture land to the east of Goldney House where Callender House (1744) and the Fry wing of Clifton Hill House now stand.



Figure 6: De Wilstar's Map, 1746 - produced for the Society of Merchant Venturers and provides the first pictorial representation of Clifton (© BCC Historic Environment Record).

De Wilstar shows the new playhouses, opened in 1729 at the bottom of Jacob's Wells Road; Hotwell House with its pump room, lodging house and billiard room; and Granby Hill with its steep climb up to Clifton. From Dowry Square (c. 1727) a road proceeds to the Hotwell and then stops. The Medieval church of St Andrew's and Clifton Wood House by George Tully (1721) and Amherst (1738) are also shown.

5.27 Opposite Goldney's house was Clifton Court (1742), later the Chesterfield Hospital. Clifton's most distinguished mansion, Clifton Hill House, was owned by a linen draper and ship owner, designed by Isaac Ware with Thomas Paty as the mason.

5.28 Building activity in the 18th century was influenced by the state of trade and frequency of war. Clifton in 1780 was essentially an area around the Green. Several larger individual houses were built along Clifton Down Road, from the isolated terrace of Boyce's Buildings to Manilla

Hall. Sion Hill climbed up from St Vincent's Rocks. Yet Clifton was still a village with footpaths linking the hill to the lower ground near the River Avon.

5.29 After 1782 building activity increased apace. Spectacular terraces changed the shape of Clifton from a village into the prosperous outer suburb of a great trading city. Sion Row, St Vincent's Parade, Brimley Close, Rodney Place and the Mall were all constructed. Later came the most glorious building phase of the Royal York Crescent, Cornwallis Crescent and Windsor Terrace.

5.30 Thomas Morgan, who developed Sion Row, drilled a shaft down 250ft through the limestone to tap a spring, Sion Spring, and laid supply pipes to neighbouring houses. The water sourced a Pump Room, with hot baths and a reading room, later to become the St Vincent Rocks Hotel. The reading room is still called Spring House.

5.31 The economic crisis of 1793, due to the French Revolutionary wars, brought all building works to a halt; Bellevue a terrace of 19 houses was abandoned in various stages of incompleteness and not finished until 1815. Cornwallis Crescent, which was begun in 1791, was completed in 1830. Little new development occurred until the surge of Victorian expansion in the 1840s.

19th Century

5.32 By the mid 19th century Clifton was no longer an agricultural community but one characterized by the existence of a large professional and wealthy community of fund holders and landed proprietors, living in large houses. It had become the desirable residential suburb of Bristol.

5.33 The population of Clifton expanded steadily during the 19th century, accompanied by bursts of house building. Landowners took advantage of rising land values by leasing land for development and charging ground



Figure 7: Plumley & Ashmead's Plan, 1828 (© BCC Historic Environment Record)



rents. The Zoo was established in 1835 and in 1861 ten acres were purchased by the Clifton College Company immediately south.

- 5.34 Development then began on a larger scale, speculative builders beginning to provide houses for the wealthier middle classes. Victoria Square was planned in 1837 but it took three builders, J Marmont, JA Clark and Archibald Ponton, to complete it by 1874; Vyvyan Terrace by Richard Pope was built 1842-44; Worcester Terrace, by Charles Underwood, was completed in 1853.
- 5.35 The period of speculative building from the 1850s to the 1880s shows a change from Classical and Georgian styles to the Victorian Italianate, new-Tudor and Gothic. The Bristol area was rich in grey and red rubble stone for building, with quarries on and near The Downs. Slate for roofs came by boat from Welsh quarries and clay from Bridgwater for double-Roman tiles.
- 5.36 The 1860s were characterized by a new type of detached or semi-detached house as the speculations advanced towards The Downs. These new architect-designed villas were in the Italianate style. They were of local Brandon Hill rubble stone but used more costly stone in quoins, string courses and other details.
- 5.37 At the north end of Pembroke Road work began building on land called Gallows Acres in 1864 and building commenced next to All Saints Church at the junction of Alma Vale and Pembroke Road. New roads leading off Pembroke Road were named in 1868 as Beaufort Road, Miles Road and All Saints Road. In 1878 a number of first-class villas between Pembroke Road and Oakfield Road were erected.
- 5.38 Linking the high ground of Clifton and its wide variety of shops to the low ground of Hotwells in the 1890s was the Hydraulic Lift Clifton Rocks Railway. Following bankruptcy and reopening in 1912, the Railway eventually closed in 1934. A condition set on George Newnes when building the railway was that he had to built a new spa (the Grade II listed Pump Room) to revive flagging trade in Clifton, and that the railway had to be built in a tunnel to avoid spoiling the beauty of the Gorge. The Avon Gorge Hotel and Hydro was opened in 1894, formed by the acquisition and reconstruction of the three end houses of Princes Buildings.
- 5.39 Lower Clifton had become an industrialised area in the 17th century with shipping trades, a brickyard and lime burners. There was a vast disparity between the life and society of the inhabitants of Clifton-on-the-Hill compared with the Hotwells area, where the rate of mortality was more than double that of Upper Clifton.
- 5.40 In 1835, the Clifton National School was built on the terrace above Hotwell Road and the Clifton Poor-Law Union workhouse on the lower terrace, becoming Clifton Industrial School in 1849; the same year, Hotwell Road was widened. A Training Institute for Females and Domestic Servants in Clifton Wood also appeared in this area by 1860 and by 1901, 53 trades were recorded between Dowry Square to Anchor Road, including 23 pubs.

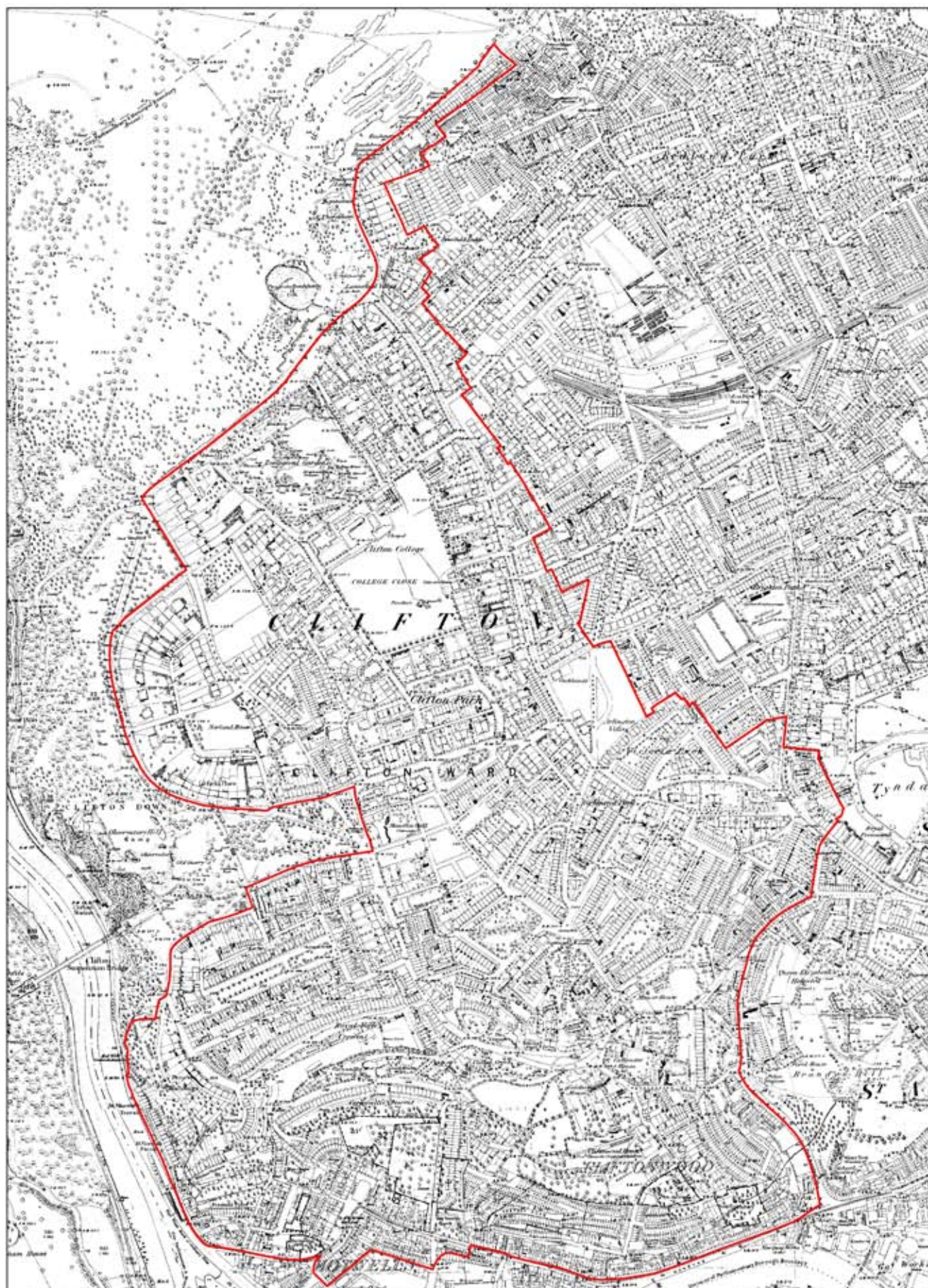


Figure 8: First Edition Ordnance Survey Map of Clifton, 1885.
(© Crown Copyright & Landmark Information Group Ltd)



20th Century

- 5.41 After WWI the Merchants' falling income from ground rents in the Hotwells area caused them to sell property in St Vincent's Place, Charles Place, Brunswick Place and the Colonnade. Christina Terrace, Sandford Road, Oldfield Road and Britannia Buildings were created at the beginning of the 20th century.
- 5.42 Clifton continued to attract wealthy middle-class residents but the reduction in the number of servants and family size after WWI meant many Clifton houses were converted into flats and bed-sits. Royal York Crescent, Cornwallis Crescent, The Mall and Caledonia Place were divided into cheap flats at low rents. All over Clifton houses were sub-divided and let and, with very low rents, became very run-down during World War II.
- 5.43 Clifton largely escaped widespread destruction during the Blitz, though St Andrew's Church was largely destroyed and damage was caused to Cornwallis Crescent, Sion Hill, Richmond Terrace, Regent Street, Granby Hill, Hotwell Road, Pembroke Road and Royal York Crescent. Bombs in the area of Percival Road led to Clifton College being evacuated to Bude Hill until the end of the War. A bomb also largely destroyed the Clifton National School and Mardyke House School. The lack of bomb-proof shelters in Clifton led to the Clifton Rocks Railway to be used as shelter, which was prepared for occupation in 1940. Throughout the bombing up to 200 spent the night there.
- 5.45 Since the end of WWII, the University of Bristol has been responsible for rehabilitating, for student use, the area of decaying late Georgian property to the south and west of Queens Road. The new Students' Union building was built in 1965 by Alec French and Partners.
- 5.46 After WWII, the repeal of the Landlord & Tenant Act meant professionals and families began to move back into Clifton. Most of the houses began to be bought for owner-occupation, though often as flats rather than completed houses, and many of the historic buildings began to be repaired.
- 5.47 The new Roman Catholic Cathedral of SS Peter and Paul in Pembroke Road was designed by Sir Percy Thomas and Son, commissioned in 1964 and completed in 1973.
- 5.48 Infill development from the 1960s has had a significant impact. Many developments are out of context with their domestically-scaled surroundings. Over-intensively developed sites have contributed to a population increase in parts of the conservation area.
- 5.49 Clifton & Hotwells was designated as a Conservation Area in September 1972.

Map 2 shows Approximate Building Ages in the conservation area.

Policy References

4.4.36 'Successful conservation relies on change as well as preservation. Its aim is not to create museum pieces but to recognise the substantial contribution made by old buildings and their setting to the local scene, and to integrate new development which responds to this character while giving new interest and variety.'

Policy B22 (I-II)

'There will be a presumption in favour of preserving any archaeological features or sites of national importance, whether scheduled or not.'



6. SPATIAL ANALYSIS

6.1 Streets & Spaces

- 6.1.1 The historic street layout, and the relationship between built form and open spaces, define the framework of an area. The traditional pattern of development, building lines and plot sizes should be respected and used to dictate the scale and level of enclosure or openness appropriate to the conservation area.
- 6.1.2 The defining characteristic of southern Clifton is the high density of tightly planned terraces, which cling to the hillside and exploit the contours of the land. This area does not have any straight thoroughfare that pre-dates the mid 19th century; it is an area of irregularly planned squares, interspersed with profuse planting, and connected by obscure byways.
- 6.1.3 The overall street pattern represents the shift from early piecemeal development to more formal 18th century terraced housing, to the more informal villa development, seen north of Clifton Park, Hotwells and Clifton Wood. Its southern edge, one of steep escarpments and cascading residential terraces forms a striking urban edge to the city, whereas its western boundary forms a sinuous architectural backcloth to the wooded slopes of The Downs.
- 6.1.4 The street pattern to the north of the conservation area is more regular, and sits more comfortably on a grid pattern of cross cutting streets, with the Zoo and Clifton College at their heart. This area has largely arisen since the mid 19th century and thoroughfares are distinctly more intuitive compared to those in the southern portion of the conservation area.
- 6.1.5 The principal routes through the conservation area are Queens Road, Clifton Hill, Clifton Down, Clifton Park, Gloucester Row, Sion Hill, Pembroke Road, Granby Hill, Cornwallis Crescent, Clifton Vale, Jacobs Wells Road, Constitution Hill and Hotwell Road. These tend to follow the contour of the hill, except for Granby Hill, Constitution Hill, Clifton Vale and Jacobs Wells Road, which climb very steeply. South of Clifton Hill are the narrow, setted lanes that descend steeply towards the Hotwell Road.
- 6.1.6 Traditional plots on terraces such as Caledonia Place, West Mall, Sion Hill are long and narrow. Properties tend to occupy one side of their plots, taking advantage of long gardens and views extending west across the Avon Gorge or southwards to communal gardens and beyond to the Docks and Dundry; or north and west to The Downs.
- 6.1.7 The large semi-detached villas further north tend to sit centrally in a large garden with a boundary wall. The mews have a smaller scale of development, set behind the principle Georgian and Victorian streets. These are characterised by their sense of enclosure, with properties accessed via narrow routes and directly addressing the street.
- 6.1.8 At the heart of Clifton Village are Royal York Crescent, Princess Victoria Street, Gloucester Row, West Mall and Caledonia Place, which run parallel with each other. From these streets are the main access points to the intimate spaces of mews.
- 6.1.9 Many of the terraces and squares have formally conceived green communal spaces. Most are privately maintained but some are publicly accessible spaces such as Victoria Square and Canynge Square, Christ Church Green, and Argyle Place, the latter resulting from WWII bombing.



6.1.10 Over the years infill development has taken place, particularly on some bomb and light industrial sites. This has disrupted the original layout and eroded the traditional street pattern, which it is desirable to preserve.

Map 3 shows the Hierarchy of Routes and Spaces within the conservation area.

Policy References

Policies B5, B6, B7, B8 (i-x)

‘The layout and form of development should seek to reinforce or create an attractive and distinctive identity, and establish a scale appropriate to its locality and use.’

‘Townscape and landscape features that contribute to the character or appearance of streets and open spaces within the conservation area should be preserved or enhanced.’



6.2 Views

- 6.2.1 The topography of the city is unique and views across it make an important contribution to Bristol's townscape and character. The spectacular city-wide views enjoyed from the Clifton & Hotwells Conservation Area are fundamental to its special interest.
- 6.2.2 For the purpose of Character Appraisals, four types of views out of the conservation area have been identified:

Panoramas – are wide-reaching views that extend across the city and beyond.

Long Views – are long-distance views across the City, to key features or landmark buildings. Views into the Conservation Area fall within this category.

Local Views - these tend to be shorter and confined to a specific locality such as a Conservation Area. They include views to skylines, local landmarks, attractive groups of buildings, views into open spaces, streets and squares.

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

- 6.2.3 The variety and quality of views in Clifton are a critical component of the area's special interest. Clifton's elevated position on the escarpment that rises high above sea level afford it exceptional views across the City and beyond, while local and glimpsed views lead towards key landmarks or townscape features.
- 6.2.4 Panoramic views extend west across the Avon Gorge or southwards to the Docks and Dundry, or to The Downs. The long views and panoramas to the south tend to be enjoyed from the top of Windsor Terrace, Royal York Crescent, Sion Hill, and Clifton Hill.



Figure 9: Panoramic view south from Windsor Terrace towards the Mendip Hills



Figure 10: View south from Royal York Crescent

- 6.2.5 Long views are enjoyed to and from a number of Bristol's landmarks, including the Suspension Bridge, Christ Church, SS Great Britain and Cabot Tower. Other more locally important views are to the Observatory, Clifton Cathedral and Clifton College. While glimpses of landmarks can be seen from many streets.



Figure 11: Glimpsed view of the Suspension Bridge from Princes Buildings

6.2.6 The steep escarpments and cascading residential terraces of the conservation area contribute to a characteristic image of Bristol. Views into the conservation area are also significant. Views of Royal York Crescent, The Paragon, Windsor Terrace; the coloured Clifton Wood Victorian terrace; the landscaped areas below clinging to the hillside; and the terraced gardens beneath the Avon Gorge Hotel, are instantly recognisable and significant for Bristol and the wider region. Views towards the Avon Gorge and Suspension Bridge are of international renown.



Figure 12: The Paragon

6.2.7 Views into the conservation area are enjoyed from the south side of the Floating Harbour and Baltic Wharf; Southville and Windmill Hill; as well as from across the Avon Gorge and north Somerset. Distant views from Dundry and Bedminster Down are also a major aspect of Bristol and Clifton from the south.



Figure 13: Clifton Rocks Railway up to Avon Gorge Hotel from across the Avon

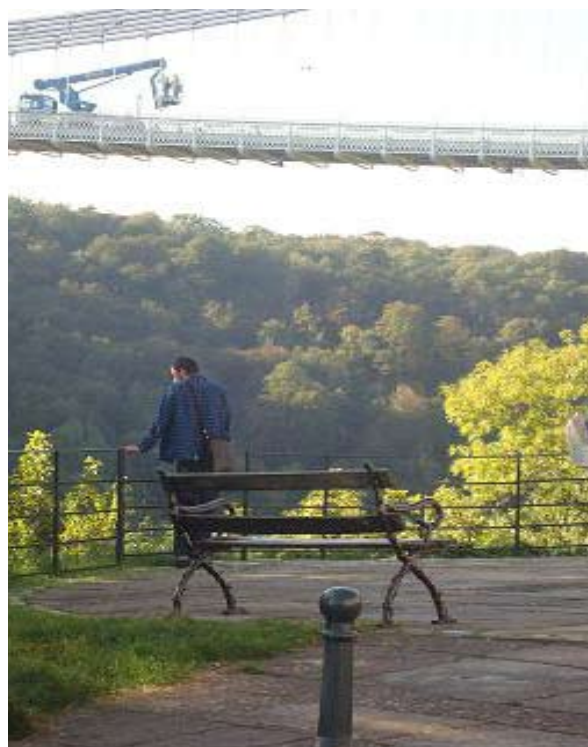


Figure 14: The look-out point across Avon Gorge at the bottom of Sion Hill

6.2.8 The preservation of views within and out of the conservation area is vital in protecting its character and special interest.

Important Views in the Conservation Area are identified at Map 4. (not an exhaustive list)

Policy References

Policy B2 (i-v)

'Development should be designed with regard to the local context. Proposals which would impact negatively on the character or appearance of the Conservation Area, or to the visual impact of historic buildings, views or landmarks will not be permitted.'

CLIFTON & HOTWELLS

Character Appraisal



Important Views in the Conservation Area corresponding to Map 4

L = Long View	P = Panorama
LC = Local View	G = Glimpsed View

Character Area	View	View Point	View End
Hotwells (9)	P1	Albermarle Row	Dundry
Hotwells (9)	LC1	Albermarle Terrace	Albermarle Row
Clifton Spa (8)	L1	Beaufort Buildings	The Downs
Clifton Spa (8)	L2	Caledonia Place	West to Avon Gorge
Clifton Spa (8)	LC2	Caledonia Place	East to Clifton Club
Hotwells (9)	P2	Clifton Vale	Dundry
Hotwells (9)	P3	Cornwallis Ave (east)	Dundry
Hotwells (9)	LC3	Cornwallis Ave (west)	Polygon Garden
Clifton Spa (8)	P4	Cornwallis Crescent	South to Dundry
Hotwells (9)	P5	Freeland Place	Dundry, Cumberland Basin
Clifton Spa (8)	L2	Gloucester Row	The Downs
Hotwells (9)	P6	Hinton Lane	Dundry
Hotwells (9)	P7	Hope Square	Dundry
Clifton Spa (8)	P8	Princes Buildings	Dundry
Clifton Spa (8)	L3	Princess Victoria Street	Leigh Woods (from top of street)
Clifton Spa (8)	P9	Royal York Crescent	Dundry and Docks
Clifton Spa (8)	L4	Sion Hill	The Downs, Suspension Bridge, Avon Gorge & Dundry
Clifton Spa (8)	L5	Sion Lane	North to The Downs
Clifton Spa (8)	L6	Sion Place	North to The Downs
Hotwells (9)	P11	St Vincent's Road	Dundry
Clifton Spa (8)	L7	The Mall	North to The Downs
Clifton Spa (8)	L8	The Paragon	Avon Gorge
Hotwells (9)	LC4	The Polygon	Cornwallis Crescent and lots of trees
Clifton Spa (8)	P12	Victoria Terrace	Dundry
Clifton Spa (8)	P13	Wellington Terrace	The Paragon, Dundry
Hotwells (9)	L9	Windsor Court	Docks
Clifton Spa (8)	LC5	Windsor Place	Paragon Gardens & Royal York Crescent
Clifton Spa (8)	P14	Windsor Terrace	Dundry
Clifton Wood (7)	P15	Ambra Vale	Docks and Dundry
Clifton Wood (7)	L10	Ambra Vale	Ashton Court
Clifton Wood (7)	LC6	Bellevue	Exceptional open views inc. Pleasure Gardens; University Gardens; Clifton Hill House; Gardens; Brandon Hill, Cabot Tower; QEH, views to Avon and beyond
Clifton Wood (7)	L11	Clifton Wood Road	South Bristol
Clifton Wood (7)	P16	Constitution Hill	Dundry
Clifton Wood (7)	L12	Glentworth Road	Brandon Hill
Clifton Wood (7)	L13	Goldney Avenue	Ashton Court
Clifton Wood (7)	LC7	Goldney Road	Goldney House
Clifton Wood (7)	LC8	Ambrose Road	West to Granby Hill and Windsor Terrace

Character Area	View	View Point	View End
Victoria Square (5)	L14	Dover Place	Cabot Tower/Brandon Hill
Clifton Wood (7)	L15	Bellevue Crescent	South Bristol
Clifton Wood (7)	L16	Church Lane	Docks
Clifton Wood (7)	LC9	Crosby Row	Holy Trinity Church (including clock face)
Clifton Wood (7)	P17	Southernhay Avenue	Dundry
Clifton Wood (7)	L17	Southernhay Avenue	City Centre
Clifton Wood (7)	G1	Worlds End Lane	White Hart Steps
Clifton Wood (7)	L18	Worlds End Lane	St Mary Redcliffe
Clifton Wood (7)	P18	Worlds End Lane	Bath Hills
The Promenade (3)	L19	Camp Road	The Downs from the south
Clifton Spa (8)	L20	Clifton Down N	The Downs and Promenade
The Promenade (3)	LC10	Harley Place	Across Christ Church Green towards Clifton Village
The Promenade (3)	P19	Litfield Place	The Downs and as far as Dundry when trees bare
The Promenade (3)	LC11	Litfield Road	“New field” at east end
The Promenade (3)	L21	The Promenade	The Downs and Promenade
Pembroke Road (1)	L22	High Street	North to The Downs
Pembroke Road (1)	P20	High Street	South to Bath
Pembroke Road (1)	L23	Pembroke Road N	Open vistas onto The Downs
Pembroke Road (1)	L24	Upper Belgrave Road	The Downs
Pembroke Road (1)	P21	Upper Belgrave Road	Dundry
Clifton Park (4)	LC12	Belgrave Place	Christ Church
Clifton Park (4)	LC13	Christ Church Road	West to The Downs
Clifton Park (4)	LC14	Christ Church Road	East to Vyvyan Terrace, Christ Church
Clifton Park (4)	LC15	Clifton Park	West to Green
Clifton Park (4)	LC16	Manilla Road	West to Chapel
Clifton Park (4)	LC17	Mortimer Road	Christ Church Primary School
Clifton Park (4)	LC18	Royal Park	Christ Church Primary School
Clifton Park (4)	LC19	Vyvyan Terrace	Across gardens to Clifton Park beyond
The Promenade (3)	LC20	Cecil Road	West to The Downs
The Promenade (3)	LC21	Cecil Road	East to Zoo, Christ Church
Clifton Park (4)	LC23	Clifton Park Road	South to Christ Church
Zoo & College (2)	L25	College Road	North to The Downs
Zoo & College (2)	LC24	College Road	‘The Close’ playing fields, including cricket pitch
Pembroke Road (1)	LC25	Downside Road	West to The Downs
Pembroke Road (1)	LC26	Guthrie Road	Zoo and playing fields
Zoo & College (2)	LC27	The Avenue	The Downs
Pembroke Road (1)	G2	Pembroke Road	Clifton College cricket ground
Clifton Park (4)	G3	College Road	Cobblestone Mews
Victoria Square (5)	G4	Victoria Square	Boyce’s Avenue
Clifton Green (6)	P22	Saville Place	Docks, south Bristol, Dundry
Clifton Spa (8)	G5	Princes Buildings	Suspension Bridge
Clifton Park (4)	L26	Clifton Park Road	The Downs
Clifton Park (4)	L27	Canynges Road (lower)	The Downs
Clifton Spa (8)	P23	Princess Lane	South to Leigh Woods, Dundry
Clifton Spa (8)	L28	Princess Lane	Avon Gorge
Clifton Wood (7)	P24	Constitution Hill	Landsdown Hill, north of Bath

Character Area	View	View Point	View End
Clifton Spa (8)	L29	Hensman Hill	Ashton Court Estate
Clifton Spa (8)	G6	Princes Buildings	Suspension Bridge
Clifton Spa (8)	G7	Princess Victoria Street	Christ Church
Clifton Spa (8)	L30	Green at the Mall	Boyces Buildings
Clifton Spa (8)	LC28	Regent Street	Goldney House
Clifton Green (6)	P25	Clifton Hill	Bedminster, Docks & Dundry
Clifton Green (6)	L31	Clifton Wood Road	Brandon Hill & South Bristol
The Promenade (3)	LC29	Clifton Down Road (s)	Christ Church
Victoria Square (5)	G8	Victoria Square	Christ Church
Victoria Square (5)	P26	York Place	Bedminster
Hotwells (9)	LC30	Granby Hill	The Paragon, Windsor Terrace
Hotwells (9)	LC31	Hotwell Road	SS Great Britain, Royal York Crescent, Windsor Terrace, The Paragon, Suspension Bridge

6.3 Landmark Buildings

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

6.3.2 Clifton contains some buildings that are crucial landmarks nationally and on Bristol's landscape, as well as in the smaller context of the conservation area. These include:

- Clifton Suspension Bridge (beyond CA boundary)
- Observatory (beyond CA boundary)
- Clifton College
- Bristol Zoo
- Roman Catholic Cathedral
- Victoria Rooms
- Royal West of England Academy
- Christ Church



Figure 15: Clifton College



Figure 16: Clifton RC Cathedral

6.3.3 Other landmark buildings of more local significance include:

- Clifton Arcade
- Clifton Club, The Mall
- All Saints Church, Pembroke Road
- Avon Gorge Hotel & Pump Room
- Clifton Library, Princess Victoria Street
- Clifton Rocks Railway
- Clifton Wood House
- Buckingham Chapel, Queens Road
- Lord Mayor's Mansion House
- Merchants Hall
- Pro Cathedral
- Hope Chapel
- Stoneleigh House, Jacob's Wells Road
- St Vincent's Priory
- Dance Centre, Jacob's Wells Road
- Holy Trinity, Hotwell Road
- Clifton Court
- Clifton Hill House
- Goldney House
- Bishop's House
- The Students Union, Queens Road
- Haberfield Almshouses, Hotwell Road
- Queen's Court
- St Peters House & Brandon House, Jacob's Wells Road



Figure 17: Clifton Club

6.3.4 Given the topography of Clifton and historical development, many of the terraces and squares were designed as 'set-pieces' and function as landmarks in some local views. These have been identified as local landmark groups and include:

- The Polygon
- Royal York Crescent
- Vyvyan Terrace
- Worcester Terrace
- Windsor Terrace
- Dowry Square
- The Colonnade
- The Paragon
- Victoria Square Terraces
- West Mall
- Caledonia Place
- Bellevue
- Buckingham Place
- Harley Place
- Gloucester Row



Figure 18: Worcester Terrace

Landmark Buildings are identified at Map 4.

Policy References

Policies B2 (I - IV)

'Development should be designed with regard to the local context. Proposals which would cause unacceptable harm to the character and/or appearance of an area, or to the visual impact of historic buildings, views or landmarks, will not be permitted.'



7 CHARACTER ANALYSIS

7.1 Overview & Character Areas

- 7.1.a The Clifton & Hotwells Conservation Area is defined by the quality and range of historic buildings within it, reflected in the number of listed buildings, many of which are Grade II or II* (53 streets have grade II listed and 14 have II* listed buildings). There are two Grade I listed buildings, Clifton Hill House and The Grotto, Goldney Gardens. The local topography has produced an essentially residential townscape interspersed with trees, impressive buildings, characterful streets and memorable settings.
- 7.1.b The southern edge, one of steep escarpments and impressive terraces which rise from Hotwells and form a striking residential edge to the city. The western boundary forms a sinuous architectural backcloth to the wooded slopes of The Downs, of nationally recognised merit.
- 7.1.c There is considerable variation between portions of the conservation area, the character of which relate very much to its topography, developmental and architectural history. For example, the central Clifton Green area (Character Area 6) relates to the earliest medieval settlement and historic land ownership; while the Clifton Spa Terraces (Character Area 8) reflect the late Georgian building boom in fashionable upper Clifton.
- 7.1.d The villas of Pembroke Road and The Promenade often have a large driveway leading to the house and large gardens, many are semi-detached. The listed terraces, particularly in Clifton Spa and Clifton Park, are very impressive often on raised pavements and share a communal garden. The lower terraces, of Hotwells and Clifton Wood, tend to have narrower doors leading straight onto the street.

- 7.1.e In order to more fully examine and understand its character and appearance, the Conservation Area has been divided into 9 distinct but related areas:

- **Character Area 1:** Pembroke Road
- **Character Area 2:** The Zoo & College
- **Character Area 3:** The Promenade
- **Character Area 4:** Clifton Park
- **Character Area 5:** Victoria Square & Queens Road
- **Character Area 6:** Clifton Green
- **Character Area 7:** Clifton Wood Slopes
- **Character Area 8:** Clifton Spa Terraces
- **Character Area 9:** Hotwells

Character areas across the whole conservation area are identified at Map 5.

Policy References

Policies B2, B5, B6, B8, B10, B11, B13, B14, B15, B16, B17, B22

‘Development should be designed with regard to the local context. Proposals which would cause unacceptable harm to the character and/or appearance of an area, or to the visual impact of historic buildings, views or landmarks, will not be permitted.’

‘Building exteriors and elevations which are designed to a high standard and provide visual interest, particularly adjacent to public routes will be welcomed’.

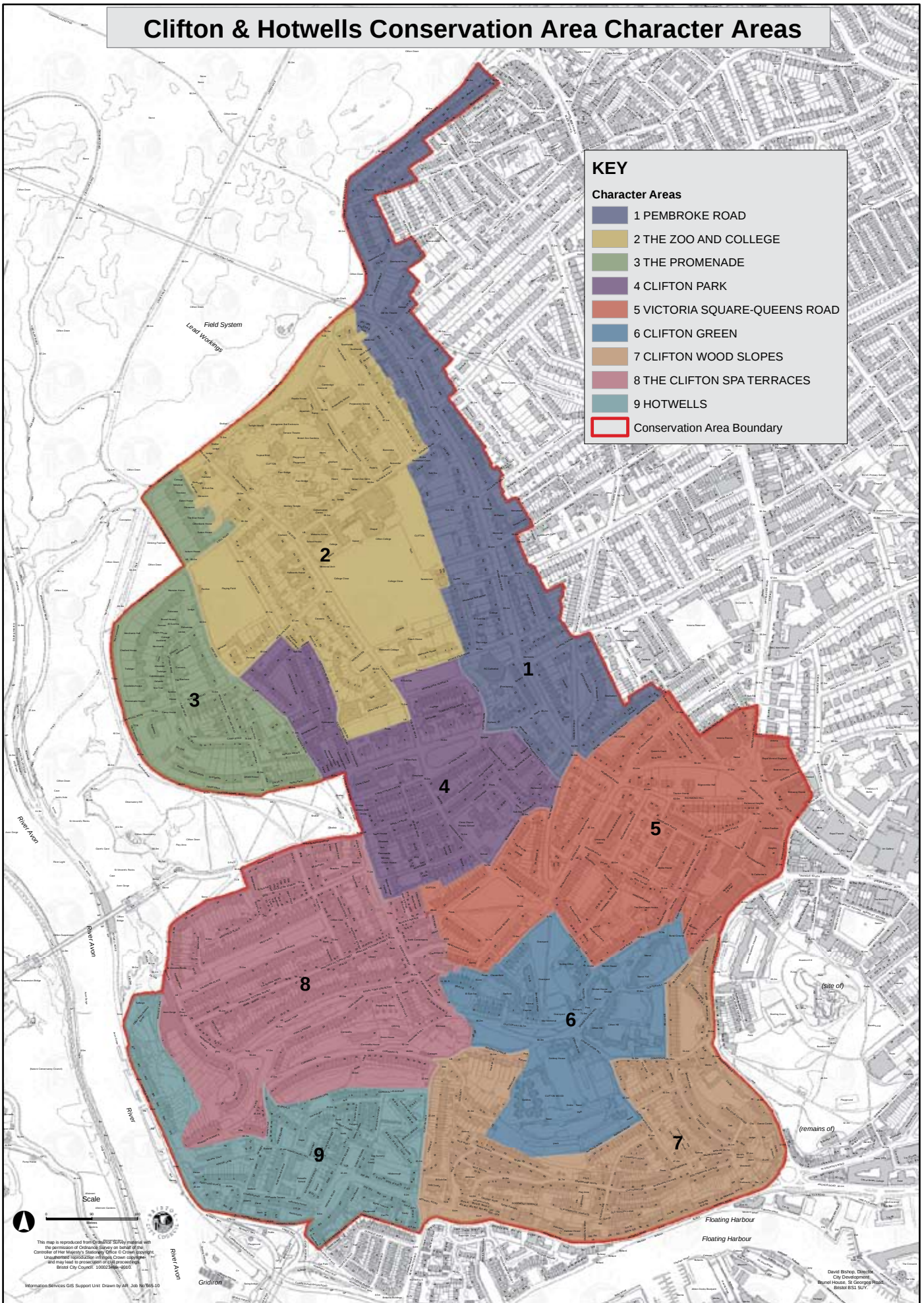
Policy Advice Note 17

Clifton & Hotwells Conservation Area Character Areas

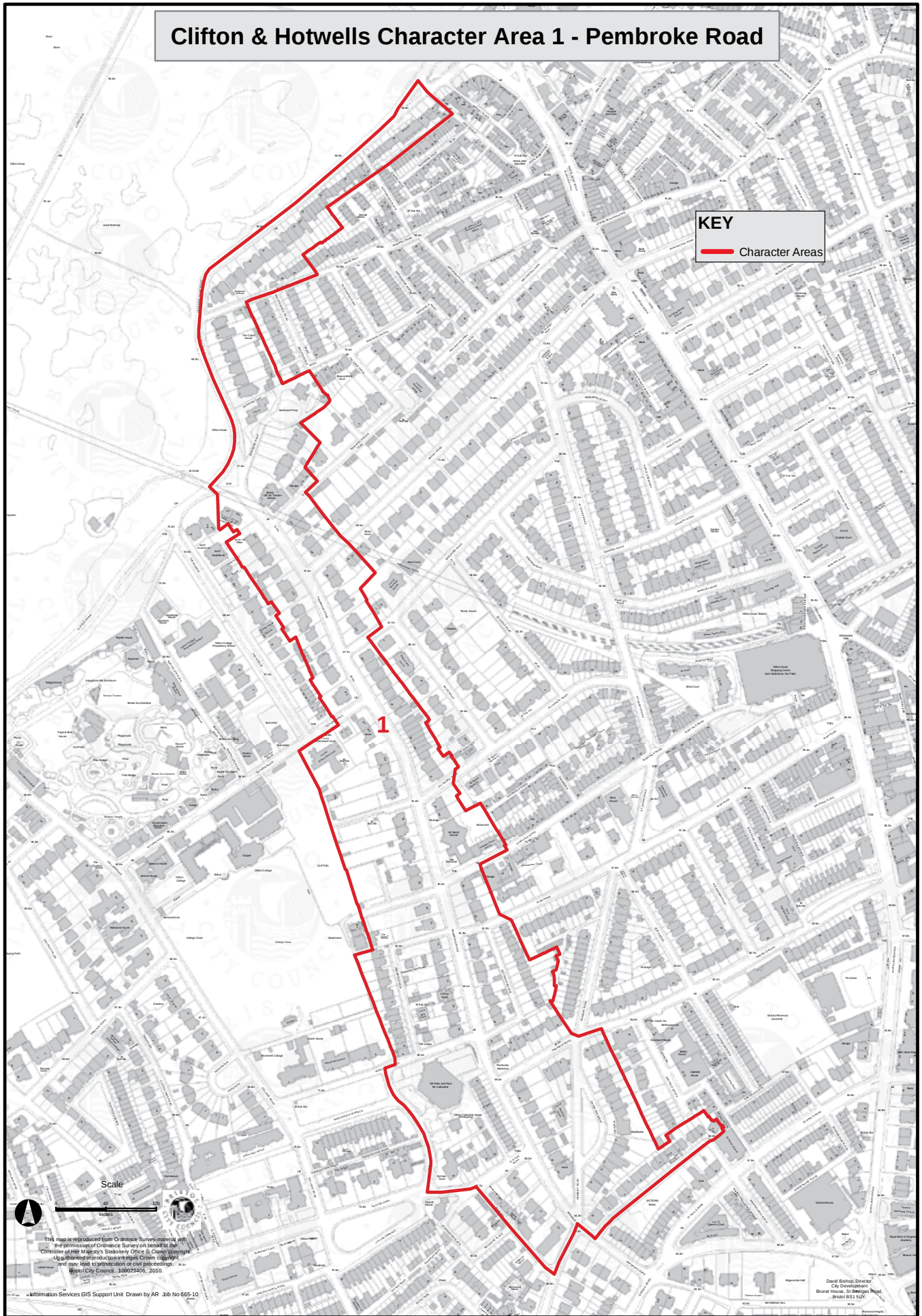
KEY

Character Areas

- 1 PEMBROKE ROAD
- 2 THE ZOO AND COLLEGE
- 3 THE PROMENADE
- 4 CLIFTON PARK
- 5 VICTORIA SQUARE-QUEENS ROAD
- 6 CLIFTON GREEN
- 7 CLIFTON WOOD SLOPES
- 8 THE CLIFTON SPA TERRACES
- 9 HOTWELLS
- Conservation Area Boundary



Map 5 - Character Areas



Map 5a - Character Area 1

CLIFTON & HOTWELLS

Character Appraisal



7.1.1 Character Area 1 Pembroke Road

Predominant Characteristics

Scale

- Large Victorian villas of 3 storeys, semi-detached, two to three bays wide
- Properties set back from pavement with front garden and low boundary wall, forming strong building line

Proportions & Architectural Treatment

- Pitched and gable roofs
- Italianate style to the north, post 1850;
- Classical style to the south, pre 1850
- Round-headed windows
- Stone detailing

Material Palette

- Main facades: Pennant sandstone, limestone rubble with Bathstone detailing; occasional stucco render; Limestone ashlar
- Boundary Treatments: Pennant with Bathstone gate piers; wrought iron gates (most original wrought iron railings lost)
- Joinery: Timber sashes and panelled doors
- Roof coverings: Natural slate; brick chimney stacks with clay pots

Classical style, with limestone ashlar and delicate balconies (Grade II). A number of paired villas, rendered with limestone dressings and set in garden plots, also characterise this portion.

7.1.1c Off south Pembroke Road is **Arlington Villas** (1840) containing tall ashlar-faced villas with pitched roofs with barge boards, and large basement lightwells. Properties sit behind low boundary walls, a mix of rubble, ashlar and occasionally with original railings with stone gateposts, and some distinctive square metal posts with pointed ends. Few properties remain in single occupation, many being divided for student lets.

7.1.1d **Oakfield Road** (1840), an attractive street of Grade II semi-detached houses in substantial garden plots.

7.1.1e **Eaton Crescent** (1860) contains semi-detached Pennant houses with decorative barge boards, facing a private communal garden.

7.1.1f **Buckingham Vale** (1847-50) has an extremely verdant and intimate character. With substantial semi-detached villas set behind low stone walls and gateposts with laurel hedges.

7.1.1a Area 1 forms the northernmost portion of the conservation area and is centred on Pembroke Road. The area includes Upper Belgrave Road and Downside Road which face The Downs to the north. The eastern boundary includes Eaton Crescent and Arlington Villas. The west boundary includes the section of Clifton Park behind the Cathedral and Codrington Place.

7.1.1b **Pembroke Road** has a split character between its northern and southern parts. The earliest development occurred in the south from 1820 onwards; here there is much Bathstone, and a predominantly early-Victorian style of Classical architecture. Nos. 27 - 57 (odd) is a terrace of 16 houses c. 1840 in a neo-



Figure 19: Two houses are reconciled into an Ionic temple, Buckingham Vale

7.1.1g **Pembroke Vale** (1880) contains two storey, semi-detached villas, stone faced with canted bay windows. There is a quiet residential character and a number of mature street trees and traditional lamp posts.

7.1.1h Further northwards, Pembroke Road characterises the shift in Victorian architecture towards an Italianate style from the mid 19th century onwards. Here is one the most impressive streets of late Victorian villa development linking the terraces of lower Clifton with The Downs. Buildings are of local rubble stone with Bathstone dressings, all with a green setting and red rubble boundary walls.



Figure 20: Pembroke Road. These substantial Italianate villas are set in generous landscaped gardens and largely retain much of their original character and appearance. These massive blocks of limestone rubble march confidently up the slope to meet The Downs above. Many have finely detailed Bathstone quoins and window surrounds

7.1.1i Pembroke Road was completed in 1870. Eight wonderful 'arc' cast iron lamp posts survive from late 19th century. The street is notably more leafy and houses, larger than towards the south. The verdant character of private gardens gives impression of wide green, tree-lined route, although there are no street trees.

7.1.1j **Upper Belgrave Road (1860)** faces onto The Downs and continues the trend of substantial Italianate villas of rubble stone with Bathstone details. Nos. 1-18 are detached villa with extensive gardens.



Figure 21: Upper Belgrave Road villas with front gardens and rubble walls



Figure 22: Corner of Upper Belgrave Road and Worrall Road, with ornate stone carving

7.1.1k **Downfield Road** and **Downside Road** have semi and terraced houses with some modern infill. Deerhurst Priory is Grade II listed; The Old Vic Theatre School is also sited here.

7.1.1l In parts insensitive post WWII infill has had impacted negatively on the special interest of this character area, particularly where predominant scale, materials and details have been ignored. In some of the side streets, there is excessive street parking during week days.

7.1.1m **Clifton RC Cathedral.** In 1965 architects Percy Thomas Partnership were commissioned to design and construct a new cathedral that would provide congregational space for up to 1000 around the high altar; the building was consecrated in 1973. Reinforced concrete clad, with panels of Aberdeen Granite and a concrete spire, which is one of Clifton's most recognisable landmarks. The concrete boundary wall and approach means the boldly modern structure sits uncomfortably within its surroundings.



Figure 23:
Clifton RC
Cathedral

7.1.1n **All Saints Church,** Pembroke Road was founded in the 1860s by laymen, consecrated in 1868 and gained a nave in 1872. The fabric of the chancel and roof of the nave were destroyed by incendiary bombs in December 1940. In the 1960s a decision came to rebuild the church and include sound remains within a modern construction. The newly modelled church was consecrated in 1967.





7.1.2 Character Area 2 The Zoo & College

Predominant Characteristics

Scale

- **Domestic buildings:** Large Victorian villas of 3 storeys + basement, up to 4 storeys, detached semi-detached, two to three bays wide
- **Landmark Buildings:** Large, detached
- **Properties set back from pavement with front garden and low boundary wall, forming strong building line**

Proportions & Architectural Treatment

- Pitched and gable roof
- Late Victorian, Italianate style
- Round-headed windows
- Stone detailing

Material Palette

- **Main facades:** limestone rubble, Pennant sandstone, with Bathstone detailing; occasional stucco render; Limestone ashlar; brick infill
- **Boundary Treatments:** Pennant sandstone with Bathstone gate piers; wrought iron gates (most original wrought iron railings lost)
- **Joinery:** Timber Victorian sashes and panelled doors
- **Roof coverings:** Natural slate, clay tiles; brick chimney stacks with clay pots

of rubble limestone and Bathstone dressings on both building and walls also predominates, and creates a consistency between buildings and their settings.

- 7.1.2c **College Fields** (1870) faces the College sports field and consists of two storey, semi-detached or double-fronted properties in Pennant sandstone with Bathstone details, all Italianate style. Rubble boundary walls capped with railings, with stone gateposts, some original, are a particular feature.



Figure 24: College Fields

- 7.1.2a This character area is distinctive in its own right from the rest of the conservation area, owing to the two significant institutions, the Zoo and Clifton College, that own the majority of land and buildings. Set among the large villas lying between The Promenade and Pembroke Road, these two large institutional uses are characterised by well maintained landscaped space responding to their late Victorian period.

- 7.1.2b The combination of formal Victorian Gothic architecture and mature planting are an essential focus of this part of the conservation area. The liberal use

- 7.1.2d **College Road** (1850-1890) contains substantial semi-detached and terrace properties in red-rubble stone with Bathstone details, facing the imposing Clifton College and grounds opposite. There are many examples of decorative barge boards and stone decoration and some original ornate railing with stone gateposts.

- 7.1.2e **Worcester Crescent** (1870) is an attractive crescent of semi-detached Pennant houses facing a communal garden. The properties are set behind large, well-maintained front gardens, and low boundary walls and stone gate posts.

- 7.1.2f **Worcester Road** (1870) contains large detached and semi-detached properties, three storeys, facing a communal garden. The character of this street is marred by Wiseman's Clifton College building.

7.1.2g **Guthrie Road** (1865) is largely in the ownership of the Zoo and Clifton College who have succeeded in introducing high quality new buildings with the existing surroundings, particularly at the west end, and restored the music school. Emmanuel Court (1960) is a sensitive development, incorporating remains of a church tower.

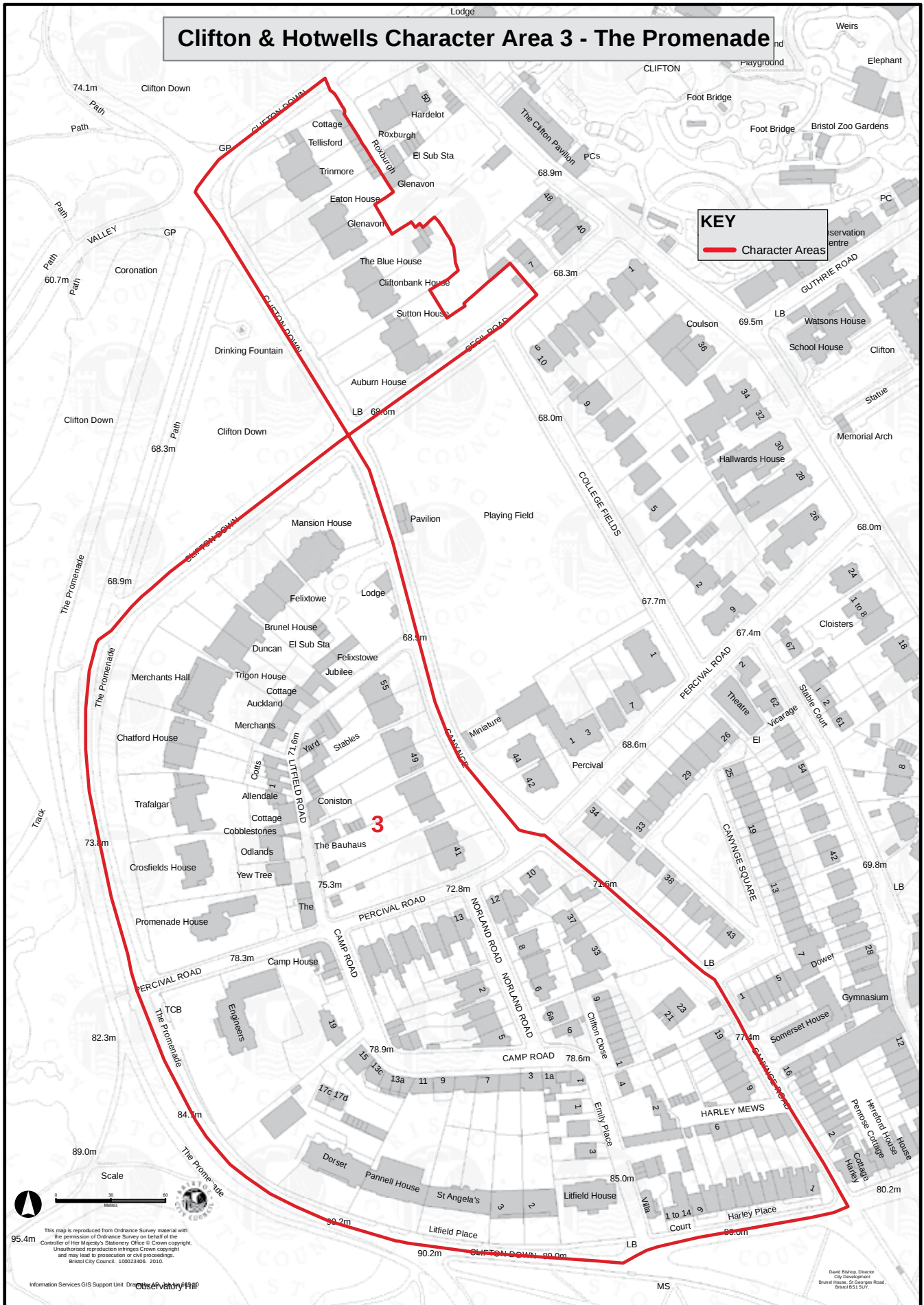
7.1.2h **Northcote Road** (1870) is in College ownership on the east and Zoo to the right. College buildings, many sympathetic early 20th century, are Pennant with slate roofs, with some stone gateposts. A large tennis ground exists in the middle.

7.1.2i **Clifton College**, Guthrie Road, is an active and successful institution that lies in the heart of this character area; it constitutes a major landowner and employer of over 500 people on site. As such the College own and control a significant number of buildings and land within the conservation area. Charles Hansom designed the first buildings, the Big School, Headmaster's House and Chapel in the 1860s. Other extensions in the Gothic style were made until the 1920s.

7.1.2j **The Bristol Zoo Gardens** opened in 1836 by the Bristol, Clifton and West of England Zoological Society. It was set up as a scientific institution devoted to popular culture and is one of the oldest zoos in Europe. By the 1920s the Zoo's popularity declined and the gardens were improved and modernised; by the 1930s the Zoo formed links with the University of Bristol, which forged its reputation as a centre for breeding endangered species. The Zoo, which occupies a 12 acre site, is now one of Bristol's main attractions which has over 600,000 visitors each year.



Figure 25: Clifton College



Map 5c - Character Area 3



7.1.3 Character Area 3 The Promenade

Predominant Characteristics

Scale & Proportions

- **Domestic buildings:** Large detached and semi-detached villas of 3 storeys + basement, up to 4 storeys + basement
- detached, up to five bays wide
- **Landmark Buildings:** Large, detached
- **Subsidiary mews developments** 2 storeys
- Properties set back from pavement with front garden and low boundary wall, forming strong building line

Architectural Treatment

- Pitched and gable roofs
- Late Georgian, neo-Classical style, some late Victorian Baroque style
- Round-headed windows
- Stone detailing

Material Palette

- **Main facades:** Limestone rubble, Bathstone ashlar; Pennant sandstone with limestone details; occasional stucco render
- **Boundary Treatments:** Pennant sandstone with Bathstone gate piers; wrought iron gates (most original wrought iron railings lost)
- **Joinery:** Timber sashes and panelled doors
- **Roof coverings:** Natural slate; brick chimney stacks with clay pots

7.1.3a This character area includes the arc of grand villas lining The Promenade and Clifton Down, which face west across The Downs. Along the edge of The Downs, grand terraces give way to palatial villas of monumental scale, and Bathstone gives way to rubble limestone, as the century proceeds. Behind these lie the subsidiary scaled mews buildings of Camp Road and an area of rubble limestone villas facing Canynge Road, with a pocket of early 20th century development of Norland Road between.

7.1.3b This area is characterised by its grand properties and verdant feel, owing to its proximity to The Downs and the volume of mature trees and planting in the substantial private and communal gardens. To the west, The Avenue is a magnificent line of beech trees - the route much enjoyed by joggers.



Figure 26: The Promenade, looking east

7.1.3c **Harley Place** (1788-93), is a Grade II* Georgian terrace in a neo-Classical style. The limestone ashlar group sits on a raised Pennant pavement, and has fine townscape and architectural details including 1 old gas fitting; footscrapers outside 3,4,6-9 and mass of door furniture throughout 1-9 and cast iron basket balconies.

7.1.3d **The Promenade** (1830-70) has an imposing line of residential mansions, all Grade II or II*, which have mainly been converted to office use. Properties have Classical facades, mainly stone-faced, set behind high laurel hedges and in well maintained gardens.

7.1.3e **The Mansion House**, The Promenade is the official residence of the Lord Mayor of Bristol. It was presented to the City and County of Bristol in 1874 by Alderman Thomas Proctor.



Figure 27: The Mansion House

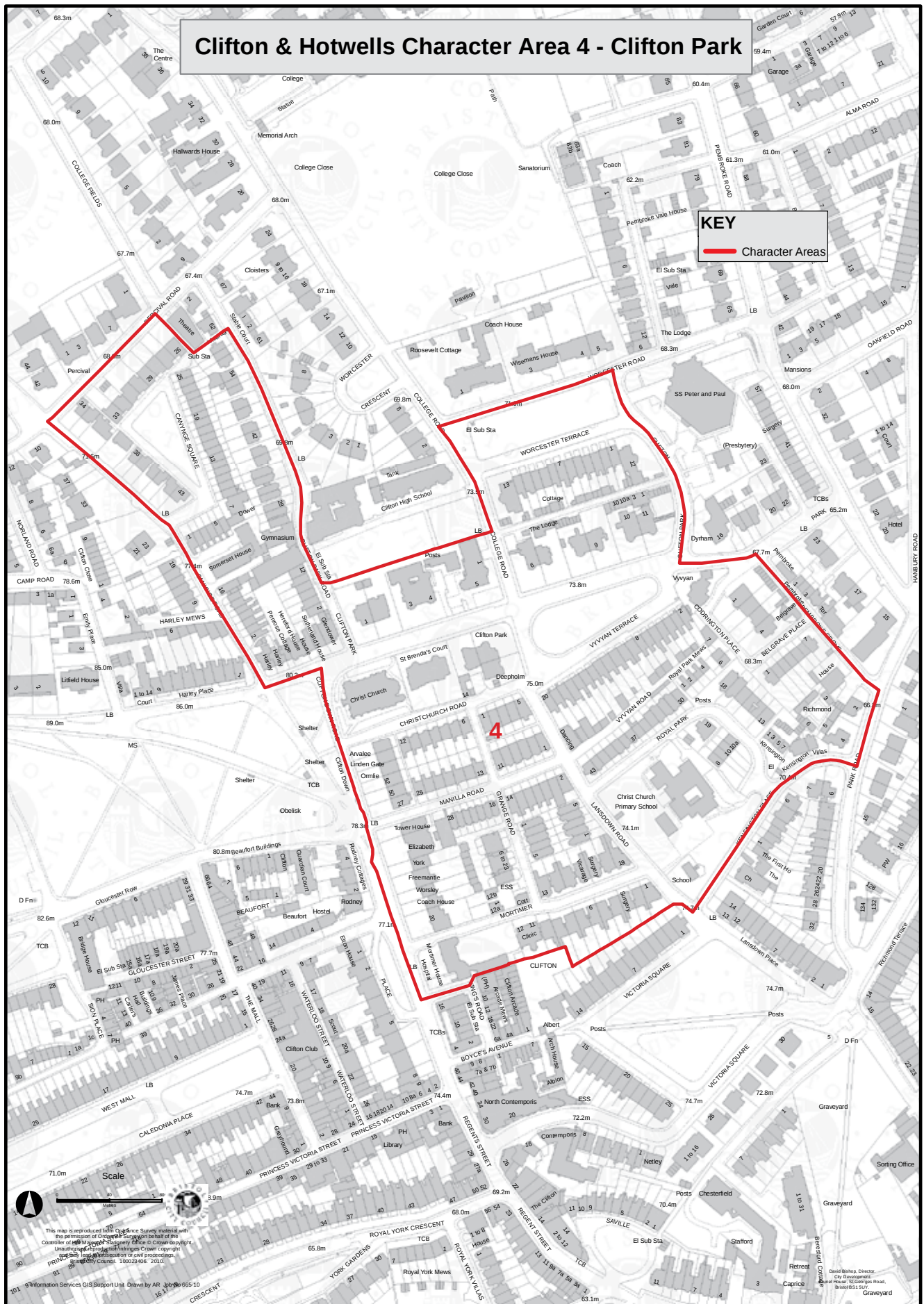
- 7.1.3f **The Engineers House** (1831) is Grade II* pedimented and double-fronted villa, by Charles Dyer, in limestone ashlar. Now in office use, there are unsympathetic alterations to gateway, hedge and railings; the very poorly maintained garden provides a poor setting for this heritage asset.



Figure 28: The Engineers House

- 7.1.3g **Clifton Down** (1850), north of Cecil Road, contains four pairs of substantial semi-detached villas, all Grade II or II*. All Italianate in style and set in a substantial plot, accessed via a Pennant and limestone boundary and driveway.
- 7.1.3h **Camp Road** has a number of mews buildings, many now converted to residential dwellings. The unconverted mews are now more rare, including no. 8, and should be protected.

- 7.1.3i **Litfield Road** has an intimate character and reflects its earliest origins as a subsidiary mews street to service the grand Clifton Down mansions. A number of modern houses have been introduced, which largely respond appropriately to the traditional scale, materials and character of the street.
- 7.1.3j The area bounded by Percival Road, Norland Road and Camp Road was formerly the park belonging to Norland House (in Canynge Road). This was sold off and developed in 1905-8 with Edwardian semi-detached brick and rendered houses, set behind front gardens and low boundary walls.
- 7.1.3k This character area has a particularly rich, high quality townscape, with many Grade II and II* properties, listed railings and street furniture. A number of Grade II listed 'arc' cast iron lamp posts are sited along Clifton Down, Harley Place and The Promenade. Historic street surfaces are retained at Harley Place.
- 7.1.3l The contrast between the main routes and former mews areas is particularly important in this area, as it reflects the historic development and special interest. The character of the area is compromised where infill has failed to reflect predominant scale or materials. The 1960s flat block between Harley Place and Harley House is a particular eyesore. Commuter parking during the week is also disruptive here, notably along Clifton Down and The Promenade.



Map 5d - Character Area 4

CLIFTON & HOTWELLS

Character Appraisal

7.1.4 Character Area 4 Clifton Park

Predominant Characteristics

Scale & Proportions

- Domestic buildings: terraces, semi-detached villas and occasional detached townhouses, mews
- 2 or 3 storeys over basement plus attic
- Properties tend to directly address the street behind area railings or low boundary walls

Architectural Treatment

- Pitched, gable or mansard roofs or roof concealed behind parapet
- Late Georgian, Classical Style, some late Victorian Baroque style
- Window heights diminish up elevation
- Stone detailing
- Fine ironwork details including balconies and canopies

Material Palette

- Main facades: Limestone ashlar; Pennant with limestone and terracotta details
- Boundary Treatments: Pennant sandstone with Bathstone gate piers; wrought iron gates (most original wrought iron railings lost)
- Joinery: Timber sashes and panelled doors
- Roof coverings: Natural slate; clay double-Roman tile, brick chimney stacks with clay pots

7.1.4a This Character area centres on Vyvyan Terrace and Clifton Park. A more urban area of Clifton, consisting of mixed terrace and villa developments formally laid out but informally linked to make up an attractive patchwork of buildings and spaces.

7.1.4b This area is characterised by high quality townscape, consisting of mid to late Victorian terraces and occasional backland mews areas.

7.1.4c **Christ Church Primary School** occupies a large site bounded by Landsdown Road,

Kensington Place and Royal Park. The new school was built to replace that in Princess Victoria Street (now the Library) and redeveloped a site formerly occupied by three substantial mid 19th century villas. The remaining boundary walls and many of the mature trees on the school site are remnants of this earlier landscape.

7.1.4d **Vyvyan Terrace** (1832-1846) by Richard Shackleton Pope, was named after the Tory MP Sir Richard Vyvyan, who won the 1832 parliamentary election by defying the Reform Bill & bribing 1200 voters. Nos. 14-17 were the first to be built and stood alone for many years before the rest of the terrace was completed. The group sits on a privately owned raised pavement and railings were replaced as a community project in the late 1970s.



Figure 29: Vyvyan Terrace

7.1.4e **Worcester Terrace** (1848-1853) by Charles Underwood, Grade II*, is a beautiful and well-maintained symmetrical terrace, with fine architectural details including stone carving, ornate balconies and stone gateposts. This group also has a raised pavement.



Figure 30: Worcester Terrace

7.1.4f **Cobblestone Mews** is a fine back lane, which originally serviced Worcester Terrace. The intimate street retains its traditional mews character and cobbled street surface. Many coach houses retain their original character and arched openings.



Figure 31: Cobblestone Mews

7.1.4g **Canynge Square** (1841) is a distinctive area developed in the first half of the 19th century, starting with the terrace of the south end. The ashlar faced or rendered houses contrast with the limestone rubble on the north side of Percival Road. Upper Canynge Road, formerly Somerset Place, is earlier.



Figure 32: Rear of Canynge Square villas, formerly Somerset Place



Figure 33: Nos. 8-25 Canynge Square

7.1.4h **Christchurch Road** (1890) 1-5) have stained glass above front door and nos. 6-12 stone mullion above doors. Many fine doors with door knockers, steps with handrail remain.

7.1.4i **Christ Church**, Clifton Down Road, was built to serve the growing population of the area and consecrated in 1841. Designed by Charles Dyer, architect of the Victoria Rooms, and added to by various architects; the tower is by John Norton and the spire is a prominent Bristol landmark.

7.1.4j **Belgrave Place** (1849-50) is an attractive Grade II listed terrace of 7 houses in limestone ashlar. A distinctive feature is their semi-circular arched doorways and first floor windows, which have stone balconies and cast iron railings.

7.1.4k **Grange Road** has original doors (1-5), with stained glass above, and glass canopies to front doors. The profile of nos. 1-5 has been undermined by the creation of loft conversions.

7.1.4l **Manilla Road (1890)** is distinctive for its tall mansard roofs, porches and bays with buff terracotta details.



Figure 34: Manilla Road

7.1.4m This character area also has a high quality townscape, with many Grade II and II* properties, listed railings, street lamps and boundaries. There is also an abundance of important un-listed street furniture; original gas lights survive in Cobblestone Mews and Canynge Square.

- 7.1.4m Historic street surfaces include the raised pavements to Vyvyan Terrace and Worcester Terrace and the original setted Cobblestone Mews. Vyvyan Terrace also has fine wrought iron and stone balconies, and stone Juliet balconies at nos. 3 & 19.



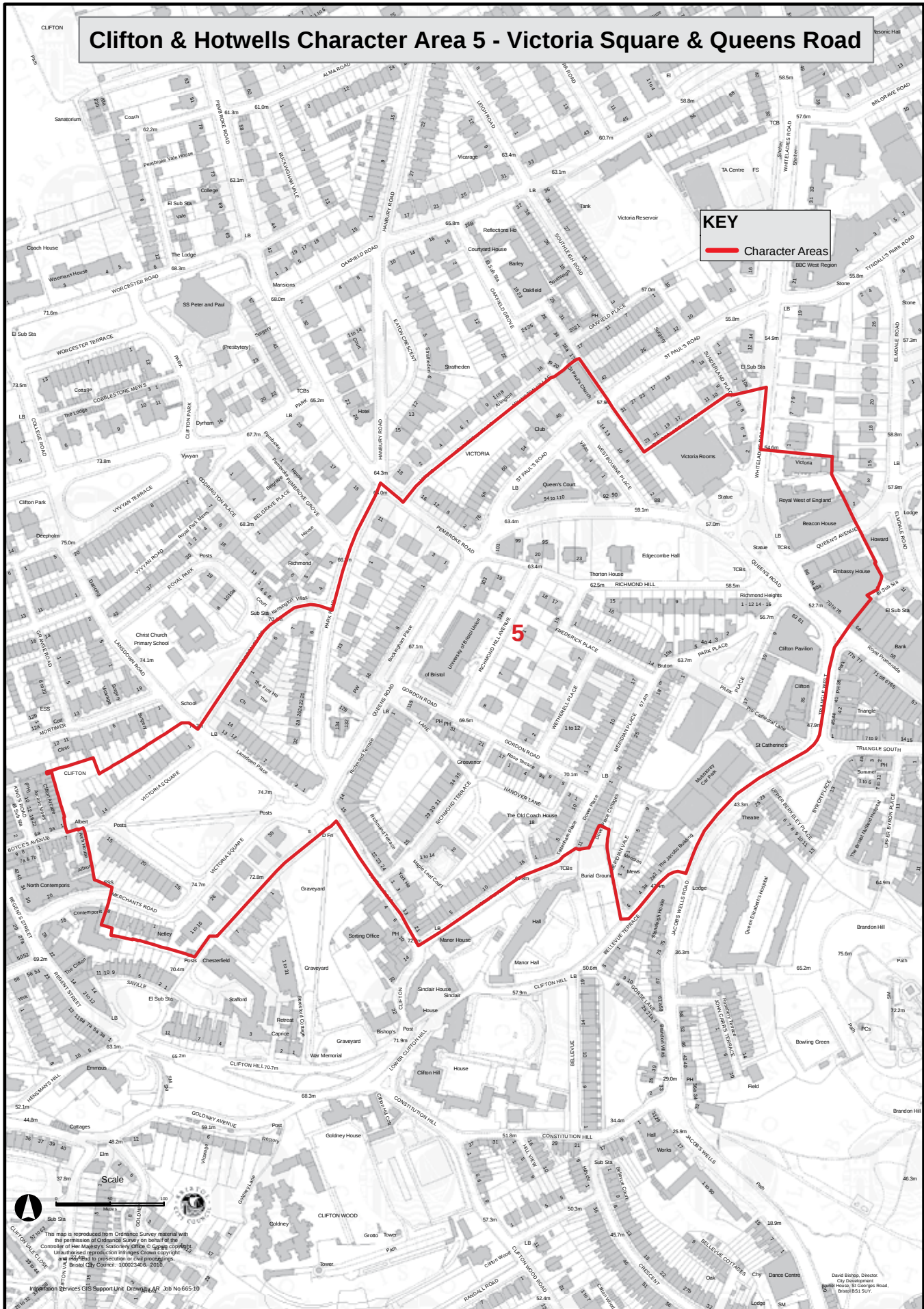
Figure 35: Worcester Terrace raised pavement

- 7.1.4n Vyvyan Terrace and Worcester Terrace stand opposite a private community garden, with many mature trees, which were integral to their original design.
- 7.1.4o The special interest of this area is undermined by the volume of rush-hour traffic that uses it as a rat run turning left into Clifton Down. The Grade II* listed Mortimer House, Clifton Down Road, stands empty and in a poor state of repair.



Figure 36: Mortimer House, Clifton Down Road

Clifton & Hotwells Character Area 5 - Victoria Square & Queens Road



Map 5e - Character Area 5

CLIFTON & HOTWELLS

Character Appraisal

7.1.5 Character Area 5 Victoria Square & Queens Road

Predominant Characteristics

Scale & Proportions

- Domestic buildings: terraces, semi-detached villas and occasional detached townhouses, mews
- 2 or 3 storeys over basement plus attic
- Properties tend to directly address the street, some on raised pavements, some with basement lightwells

Architectural Treatment

- Pitched, gable or mansard roofs or roof concealed behind parapet
- Late Georgian, Classical Style, Some late Victorian Baroque style
- Window heights diminish up elevation
- Stone detailing
- Fine ironwork details including balconies, canopies and area railings

Material Palette

- Main facades: Limestone ashlar; Pennant with limestone and terracotta details
- Boundary Treatments: Pennant sandstone with Bathstone gate piers; wrought iron area railings
- Joinery: Timber sashes and panelled doors
- Roof coverings: Natural slate; clay double-Roman tile, brick chimney stacks with clay pots

7.1.5a This character area changes from Victoria Square to the Victoria Rooms. It is a more urban area of Clifton, consisting of mixed terrace and villa developments formally laid out but informally linked to make up an attractive patchwork of buildings and spaces.

7.1.5b It is the diverse combination of buildings of different periods that gives the Clifton townscape its distinct character and charm. Two major Victorian spaces linked by Queens Road form the focus of the area.

7.1.5c **Victoria Square** (1840) is the largest of the formal spaces in Clifton and is contained by grand terraces on three sides in monumental style. Each terrace of the three-sided square was completed separately, though the group achieves harmony by the quality of architectural details, including stone balconies and cast iron, original foot scrapers, fanlights railings and the raised Pennant pavements. The Community Garden, is a formal green space, well used and loved by local residents.



Figure 37: Victoria Square

7.1.5d **The Victoria Rooms** (1839-41) by Charles Dyer, sits on the axis of the prominent intersection of Queens Road. The Grade II* former assembly and concert hall is now the property of the University of Bristol. Originally sphinxes stood on the forecourt but were removed at the beginning of the 20th century and replaced by the Baroque fountain and the statue of King Edward VII.



Figure 38: The Victoria Rooms

7.1.5e **Buckingham Place** (1843-5) is a Grade II* listed Terrace listed set back from Queens Road behind ornate iron area railings and a small garden.

7.1.5f Opposite is **Bristol University's Student Union Building**, by Alec French. The boldly modern concrete and glass faced building occupies a massive site on Queens Road. Although it is a distinguishing building in its own right, it relates poorly to Queens Road. The frontage has deteriorated, and the concrete is tired and stained, making it out of character with the stucco and bright stone nearby.

7.1.5g **Richmond Terrace** (1791) is a grand Grade II listed terrace which rounds the corner onto Queens Road. Built, along with York Place, on open ground called 'Colley Acre', the building was marred by the economic crisis, though it was complete by 1828. The buildings have steps up to them, with richly varied facades and symmetrical fronts all in large grounds.

7.1.5h This character area is rich in a high quality townscape, with many Grade II and II* properties, listed railings and street furniture. A number of Grade II listed 'arc' cast iron lamp posts are sited in Queens Road and Westbourne Place. Dover Place (1790) has original railing ornate spear and cone, some finial cut and an old gas fitting. Unlisted townscape details are also significant; Victoria Square retains an original stone street sign for 'Royal Promenade'.

7.1.5i Although distinctly built up, the urban edge of this character area is softened by the community and communal gardens that populate it.

7.1.5j The quiet mews areas are significant and



Figure 39: Victoria Square Garden

the gradual loss of characterful coach houses, subsidiary buildings and street surfaces threaten to undermine this.

7.1.5k The special interest of this area is compromised by some poor quality infill buildings, e.g 115 Queens Road, and inappropriate replacement doors and windows. The volume of estate agent boards, particularly around Victoria Square also undermines the quality of the Grade II* terraces. Traffic and commuter parking also create issues, particularly during the week.

Clifton & Hotwells Character Area 6 - Clifton Green

KEY
— Character Areas

6

Scale 0 14.6m
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Map 5f - Character Area 6

CLIFTON & HOTWELLS

Character Appraisal

7.1.6 Character Area 6 Clifton Green

Predominant Characteristics

Scale & Proportions

- Domestic buildings: terraces and substantial detached manor houses set in their own grounds
- 2 or 3 storeys over basement
- Properties tend to directly address the street behind area railings or low boundary walls

Architectural Treatment

- Pitched, gable or mansard roofs or roof concealed behind parapet
- Georgian Classical style, Some late Victorian
- Window heights diminish up elevation
- Stone detailing
- Substantial rubble or ashlar boundary walls

Material Palette

- Main facades: Limestone Ashlar, red brick, Pennant sandstone with limestone dressings; occasional stucco render
- Joinery: Timber sashes and panelled doors
- Roof coverings: Natural slate; clay double-Roman tile, brick chimney stacks with clay pots

7.1.6a This character area is centred on St Andrew's Churchyard, and some of Bristol's finest Georgian mansions of national significance. This is a centre without a heart since the village church no longer exists. The area is now dominated by buildings owned and occupied by the University of Bristol.

7.1.6b On the north side of Clifton Hill is **St Andrew's Churchyard**. The parish church of St Andrew's, stood on the summit of Clifton Hill, is first mentioned in 1154, and was partially rebuilt in 1654. The Regency Gothic church, by James Foster, 1819-22, was bombed and its tower pulled down in 1954 – only the foundations remain.



Figure 40: St Andrew's Churchyard 1820. Gothic wrought iron gate 1822 in Clifton Hill. Stone gatepost; early cast iron posts with lanterns above avenue of pleached limes

7.1.6c The railed footpath through the churchyard, popularly known as Birdcage Walk, has had its tunnel of lime trees since at least the 1860s. St Andrew's Church and Churchyard were once the original focus of the medieval village, until grand houses were built in the 18th century, some with prestigious gardens, which re-defined the area. A few prosperous merchants built mansions here, wanting to move out of the polluted and cramped old city to the clearer air up on the Hill.

7.1.6d **Bishop's House**, Clifton Hill (1711) is Grade II*, limestone ashlar in early Georgian style. Originally known as the Church House, the mansion later became the official residence of the Bishop of Bristol (now in private ownership).



Figure 41: Bishop's House

- 7.1.6e **Clifton Hill House** (1747), Clifton Hill, is Grade I listed and Clifton's most impressive Georgian mansion. Built by Isaac Ware for Paul Fisher, a wealthy merchant, whose monogram appears in the pediment. The main front faces south, away from the road.



Figure 42: Clifton Hill House 1747

- 7.1.6f **Goldney House**, Clifton Hill (Grade II) Built in 1720, possibly by John Wood of Bath, for Thomas Goldney, a Quaker merchant, and later remodelled in the mid 19th century. The 18th century gardens are the most famous feature of Goldney House with an orangery, canal, Gothic garden house and a bastion. The Grotto, a man-made cavern lined with minerals and shells, dates from 1739. The house is now a hall of residence of the University of Bristol.



Figure 43: Goldney House 1714

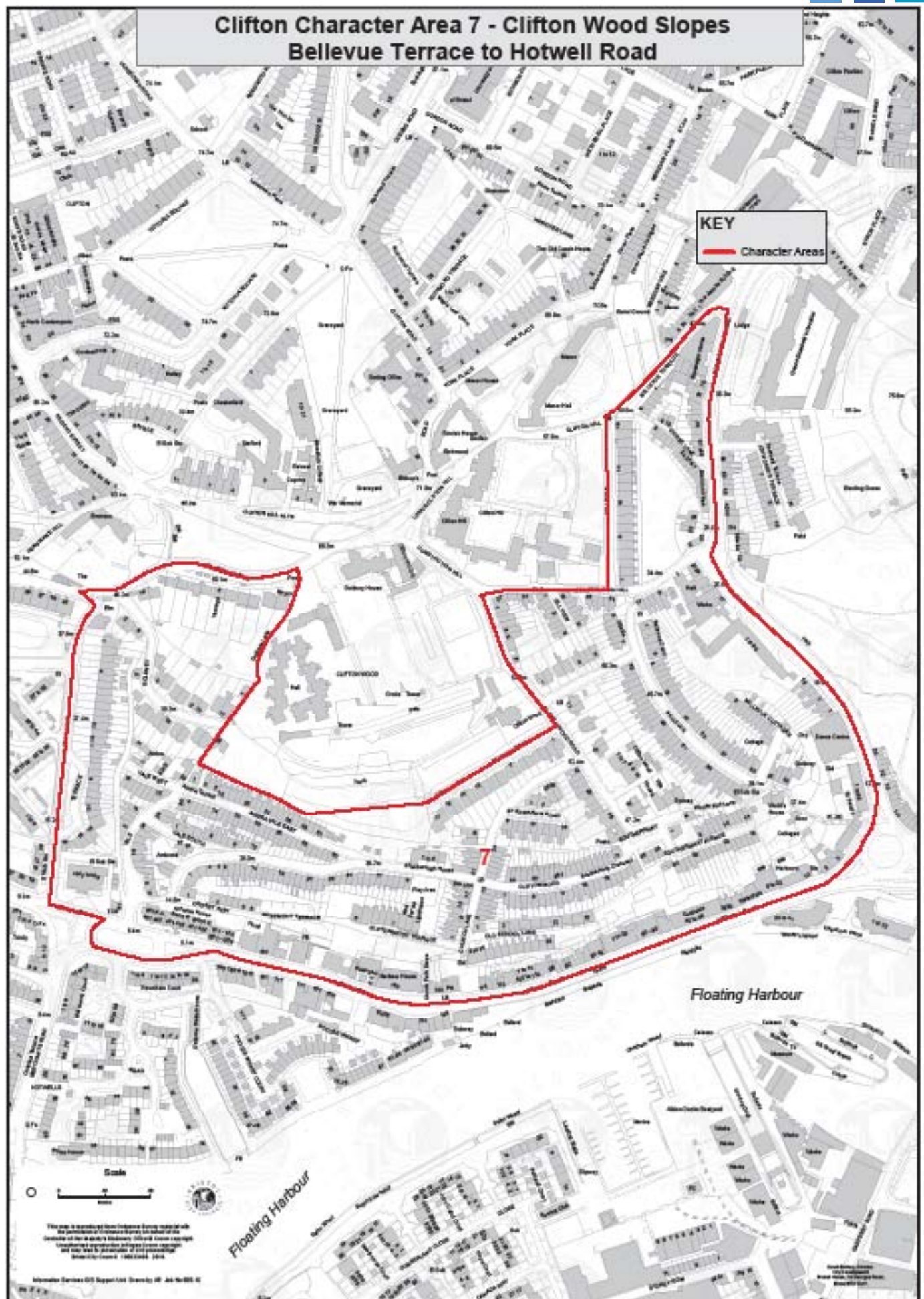
- 7.1.6g **Clifton Court** (now Chesterfield Hospital) built c. 1742-3 for Nehemiah Champion, central to Bristol's 18th century brass-making industry, and his wife who was Thomas Goldney III's sister. Bathstone ashlar front but side walls of black slag blocks, a by-product of brass making.

- 7.1.6h **Saville Place** (1790-1838) is a short arced terrace of Grade II houses. Originally intended as a grand terrace, however, only 11 were started before work stopped and only nos. 1-5 are by the original plans by John Eveleigh; the remaining nos. 6-11 by Charles Dyer. The group is situated in an intimate enclave accessed via tall gateposts and driveway that circles a private community garden. The first floor tented balconies with wrought iron lattice railings add interest to the Classical stone facades.

- 7.1.6i The route north of Clifton Hill, towards Clifton Road, has a distinct character. A cluster of shops, a public house, and coach houses, are more intimate in scale and follow the line for the curving street. A number of attractive traditional shopfronts remain intact.

- 7.1.6j Green spaces, whether public or private are a critical component of this character area. Much of the open character is still contained within the gardens of Goldney House, Clifton Hill House and Emmaus House. The Green, off Clifton Hill, is a remnant of this area's history of a village centre. Spectacular panoramic views to the south of Bristol can be gained from here. Rubble limestone walls are also more evident in this area of Clifton.

- 7.1.6k Set back from the former coach house on Clifton Road is the large Royal Mail Sorting Office. The building relates poorly in materials and detailing to its surroundings, the two-storey height makes it less obtrusive. Clifton Court currently stands empty, and the front garden is now a carpark, which detracts greatly from the setting of this Grade II* asset.



Map 5g - Character Area 7



7.1.7 Character Area 7 Clifton Wood Slopes

Predominant Characteristics

Scale & Proportions

- Domestically scaled 2 or 3 storeys, sometimes with a basement
- Terraces directly address street or set behind low boundary wall or area railings
- Larger properties set behind front gardens with boundary walls

Architectural Treatment

- Vertical emphasis
- Window heights diminish up elevation
- Roofs concealed behind continual parapet or pitched roofs with hips or feature roofs above bay windows

Material Palette

- Main facades: Pennant sandstone, Stucco rendered (painted) or red brick fronts
- Low rubble boundary walls
- Joinery: Timber sashes and panelled doors
- Roof coverings: Natural slate; clay double-Roman tile, brick chimney stacks with clay pots

7.1.7a This character area is located at Clifton's south eastern edge, where Clifton Wood is distinct from Clifton but related to it, a little backwater full of cranky corners and wide vistas. Close packed, rubble and stuccoed terraces hug the contours of the steep slopes above the Harbour.



Figure 44: Clifton Wood houses facing south

7.1.7b Apart from the miscellaneous development along Jacob's Wells Road and Hotwell Road, this is a remarkably homogenous area for architectural style. **Clifton Vale** stands out and represents and extension of character to the Area 8 to the south. **Holy Trinity Church** sits at the end of Clifton Vale, Designed by C R Cockerell and opened in 1830.

7.1.7c **Ambra Vale** terraces follow the gentle contours of the land, which drops steeply to the south. Houses tend to directly address the street and are a modest Classical style, enlivened by painted render.



Figure 45: Ambra Vale

7.1.7d **Bellevue** (1792 - 1815) is an impressive Grade II listed terrace of 19 houses in a late Georgian style, by William Paty. There are steps up from the pavement to a raised ground floor. Many original railings and two original gas lamp fittings still exist. Notably, all doors are original with many fanlights.



Figure 46: Bellevue Terrace

- 7.1.7e Many little lanes and steep stepped alleys run down the hill towards the Harbour. The southern border of Crosby Row is formed by lengths of brick wall, stone wall and steel railings.



Figure 47: White Hart Steps

- 7.1.7f **Hotwell Road** and **Jacob's Wells Road** sweep round the southern and eastern edge of this area and are of a markedly different character. Buildings are largely commercial and occupy large plots directly addressing the street, which are heavily trafficked routes.

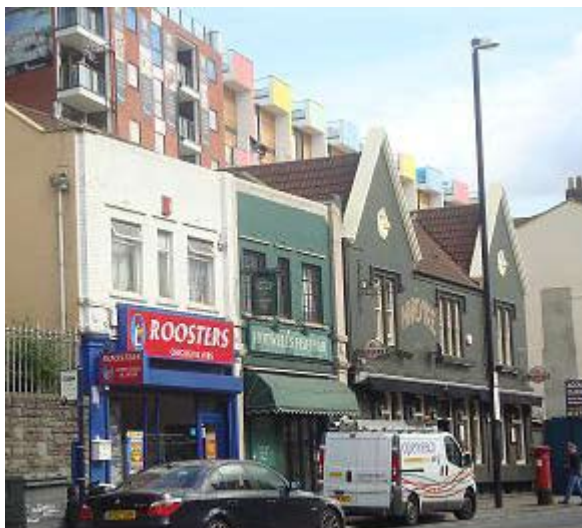


Figure 48: Mardyke Public House, Hotwell Road. Regency Heights on upper terrace - built on the site of the Clifton National School, which suffered bomb damage during WW2

- 7.1.7g **Jacob's Wells Road Bathhouse** (now Dance Centre) Grade II by Josiah Thomas and opened in 1887 as a public baths. The water for the pool came from Jacob's Well on Brandon Hill. The building is red Cattybrook brick with buff terracotta dressings, gable stacks and slate roof.



Figure 49: Entrance to Jacob's Wells Bathhouse

- 7.1.7h Green spaces, private and public, contribute greatly to the character of the area. The landscaped areas with mature trees below Cliftonwood Terrace, are very important in long views into the conservation area. Bellevue Community Pleasure Gardens to the west of Bellevue is an important green space, home to broad range of wildlife (including Sparrow-hawks).
- 7.1.7i There are many fine examples of railings, gate posts and architectural details, such as door canopies with barge boards along Clifton Wood Road. The 1970s flats on Clifton Wood Road detract from the mix of listed villas in the vicinity. The ruined listed coach houses belonging to Goldney House (Character Area 6) are a particular eyesore, in need of restoration.



7.1.8 Character Area 8 Clifton Spa Terraces

Predominant Characteristics

Scale & Proportions

- Domestic buildings: terraces, semi-detached villas and occasional detached townhouses, mews
- 2 or 3 storeys over basement plus attic
- Properties tend to directly address the street, some on raised pavements, some with basement lightwells

Architectural Treatment

- Pitched, gable or mansard roofs or roof concealed behind parapet
- Regency, Classical Style, some late Victorian Baroque style
- Window heights diminish up elevation
- Stone detailing
- Fine ironwork details including balconies, canopies and area railings

Material Palette

- Main facades: Limestone ashlar; Pennant with limestone and terracotta details
- Boundary Treatments: Pennant sandstone with Bathstone gate piers; wrought iron area railings
- Joinery: Timber sashes and panelled doors
- Roof coverings: Natural slate; clay double-Roman tile, brick chimney stacks with clay pots

7.1.8a This character area centres on core of Georgian and Regency Clifton. To the north is the road to the Suspension Bridge; to the west Avon Gorge; and the south Cornwallis Crescent. Regent Street forms the eastern spine, linking Clifton Park with The Downs.

7.1.8b The terraced houses are composed either as groupings around informal spaces, or located as raised causeways facing the south slopes over the River Avon. All are simple four-storey, usually with attic floors and basements, below terrace decks.

7.1.8c **Royal York Crescent.** This Grade II* terrace is claimed to be the longest in Europe. Building began in 1791 but the original developer went bankrupt in 1793 and the Crescent remained unfinished until completed in 1820.



Figure 50: Royal York Crescent

7.1.8e **Windsor Terrace** (1782-1807) is a Grade II group of 10 houses that form a composed palace front. The limestone ashlar fronts and slate mansards (some now clay tile) sit on a massive raised retaining wall and form part of the visually very important view of Clifton from across the Avon.

7.1.8f **The Paragon** (1809-14) forms a sharp convex crescent of 14 Grade II* listed houses by John Drew. The buildings have their entrances, bowed single-storey porches, with unusual carved stone guttering, to the rear to allow the main frontage the spectacular views to the south.

7.1.8g **Cornwallis Crescent** (1791-1827) was originally called the Lower Crescent. This Grade II* group and Royal York Crescent were planned to rival the Bath crescents. Affected by the building crisis of the late 18th century, building ceased until the 19th century; the establishment of a right of way during the interval meant that the original design was never completed.



Figure 51: Cornwallis Crescent

7.1.8h **Caledonia Place** (1833-40) is a Grade II* stepped terrace which, with nos. 14-34 **West Mall** opposite, form a uniquely formal planned square for Clifton; which overlook the publicly accessible railed central gardens. Nos. 1-31 differ from nos. 32 onwards. The stone first floor balconies on cast-iron brackets, with wrought iron lattice sections and arched tops, are a particular feature. There is also a plaque to Lord Macauley, interesting Egyptian-style doors and Pennant mounting blocks.



Figure 52: Balconies nos. 1-2 Caledonia Place

7.1.8i Rodney Place (1872-85), is one of the earliest Clifton terraces, Grade II, by William Paty. Nos. 1-5 are set behind a curved drive a face a small community garden that separates the group from Clifton Down Road.

7.1.8j Along with the grand terraces that dominate this area, are the more modest subsidiary and service streets. These significant for providing the village-like atmosphere and intimacy that adds greatly to the charm and appeal of Clifton. There is a currently a dynamic mix of trades, shops and cafes in Princess Victoria Street, Boyces Avenue, The Mall, Waterloo Street and Regent Street. Maintaining the right balance between use classes is vital in allowing the area to continue to thrive.



Figure 53: Clifton Arcade

7.1.8k **Princess Victoria Street** (1820- 1870) is of a distinctly more intimate scale with a mews-like character of 2-3 storey modest terraced buildings. The east end contains the shopping heart of Clifton, retaining a number of original shopfronts with a mix of independent shops adding to the charm. Further west are coach houses, the scale and character of which it is important to retain. The rubble stone walls with Pennant tops between nos. 88-78, 78-70 and 70-64 are old manure dumps, an important remnant of the street's original function and character. These are a unique feature in Clifton and are currently gardens, which provide welcome open space.



Figure 54: Princess Victoria Street Mews

7.1.8k **Clifton Library**, Princess Victoria Street (Grade II). Designed by C Underwood, as one of a small number of pre-Board schools in Bristol in 1852. Limestone ashlar, Italianate style. 2 storeys and basement, set behind limestone ashlar wall and wrought iron railings.

7.1.8l **Boyce's Avenue** (1878) is a terrace with ground floor shops, some Grade II listed. Furniture Depository 1878 with upper gallery. Blind gothic wheel window. vaguely Moorish, successfully refurbished into shopping arcade.

7.1.8m **Regent Street** was developed from the 1860s-70s as Clifton's main shopping street; a number of original shopfronts, fine carving above windows remain. Nos 10-14 are shops by Foster & Wood c. 1883.

7.1.8n **The Albion** PH is a 17th century Grade II listed coaching inn at the end of a cobbled courtyard. **The Coronation Tap** was one of the very first properties in Clifton. It was originally Clifton Farm and surrounded by orchards, fields and common grazing land, it supplied locals with milk and vegetables. Over time it evolved into the famous ciderhouse.

7.1.8o **The Mall** was originally laid out in the 1780s and is now much altered. The Clifton Club was originally built as an Assembly Rooms and Hotel and opened

in 1809. The architect was Francis Howard Greenway. The hotel wings are now shops and the Assembly Rooms a gentlemen's club. The rest of the Mall is a shopping street with original shop fronts. Royal Oak, The Mall Pub and Brunel Wine Bar are in close proximity.

7.1.8p **Carters Buildings** (1790s altered 1850) is a complex of listed warehouse and workers courtyard housing off Portland Street West. This intimate space is unique and in Clifton, with an intimate character that is relatively unaltered. The original Pennant flagged street surface and Windsor lantern remain.



Figure 54a: Carters Buildings, off Portland Street West

7.1.8q **Clifton Spa Pump Room**, Princess Lane, was built in 1894 for Sir George Newnes. The Bathstone ashlar single-storey building has an ornate carved Classical front. The Spa, which was fed by a deep bore hole to the Hotwells 70m below, functioned until 1922. The room was then used as a cinema until 1928, then a ballroom until the 1974. Sadly this Grade II listed asset is in a perilous state and is Risk Grade 2 on the Buildings at Risk Register.



Figure 55: Clifton Spa Pump Room

7.1.8r This character area is rich in a high quality townscape, with many Grade II and II* properties, listed railings, street furniture and a number of raised Pennant pavements. Grade II listed 'arc' cast iron lamp posts are sited in Royal York Crescent, The Paragon, West Mall, The Mall, Caledonia Place and Princess Victoria Street.

7.1.8s Along with the listed features are numerous unlisted details of significance including street signs, coal hole and inspection covers, fine shop and pub fronts, street lights, drainpipes, footscrapers, and plaques to famous residents including Gertrude Hermes, Hannah Moore, Humphrey Davey, Vezelay, and John Lampton.



Figure 56: The Paragon

7.1.8t Alongside the outstanding townscape of the area are the integral green spaces, which contribute greatly to its character. Whether formal or informal, private or public, the various gardens and squares are vital. These provide a visual and community focus, as well as forming a green break with the otherwise stucco and stone backcloth. West Mall Gardens are publicly accessible and formal; while Royal York Gardens and Paragon Gardens are more luscious and informal, providing key features when viewed from the south.

7.1.8u This character has seen many of the original grand houses sub-divided. Coupled with the popularity of Clifton and the number of students living here, this has caused increased pressures on the public realm in accommodating the high population. Car parking is a problem for residents and shoppers; waste and recycling causes issues, particularly as bins are often left on busy pavements.

7.1.8v The quiet mews areas are significant and the gradual loss of characterful coach houses, subsidiary buildings and street surfaces threaten to undermine this.

7.1.8w The commercial side of Clifton Village is key to its survival and character. There are public realm issues when food bins are left out and tables and chairs or 'A' boards block the highway, impeding pedestrian movement. Late-night drinking and restaurants can conflict with local residents' amenity, particularly on Princess Victoria Street and The Mall. The traditional shopfronts add immeasurably to the charm of the area. Where single units are lost, unsympathetically altered, or joined to create large restaurants, it can cause harm to the building as well as to the retail character of the wider area.



CLIFTON & HOTWELLS

Character Appraisal

7.1.9 Character Area 9 Hotwells

Predominant Characteristics Scale & Proportions

- Terraces, 3 up to 6 bays wide, some double-fronted
- 2 or 3 storeys over basement plus attic
- Properties tend to directly address the street, some on raised pavements, some with basement lightwells

Architectural Treatment

- Pitched, gable or mansard roofs or roof concealed behind parapet
- Early-mid Georgian, Classical Style,
- Window heights diminish up elevation
- Stone detailing
- Fine ironwork details including balconies, canopies and area railings

Material Palette

- Main facades: red brick, stone details, Stucco render
- Boundary Treatments: Pennant sandstone with Bathstone gate piers; wrought iron area railings
- Joinery: Timber sashes and panelled doors
- Roof coverings: clay double-Roman tile, occasional slate, brick chimney stacks with clay pots

7.1.9a Hotwells lies at the base of the south Clifton slope, centred on Dowry Square and Dowry Parade and the terraces immediately north of Hotwell Road. This is the earliest portion of the conservation area to be developed, with buildings characterised by early Georgian brick architecture that relate to the Hotwells Spa period of the early to mid 18th century.

7.1.9b Dowry Square (1721), by Thomas Oldfield and George Tully, was the first significant development associated with the Spa. Dowry Square and its western extension, Chapel Row were begun about 1720, intended as visitor's lodgings to serve

the popular Hotwell Spa. The Grade II* Square has an intimate character, three-sided around a garden with mature trees, which is a vital component of its composition. The central gardens have spear-headed railings, mounted in copper slag block coping.



Figure 57: Dowry Square 1721, with distinctive Queen Anne style 'shell' door hoods

7.1.9c **Dowry Parade** is a modest 1763 development of pleasant Grade II, red brick terrace houses. The group is ordered with alternating 5 and 3 bay houses. The larger 5 bayed properties were sub-divided in the late 18th century, resulting in the crowded pairs of front doors and blocked central windows. The original doors have heavy Gibbs surrounds.



Figure 58: Dowry Parade 1763

7.1.9d **Chapel Row** (1725-27) is the continuation of the west side of Dowry Square, also Grade II* listed. No. 262 is a double fronted house with grotesque window keystones.



Figure 59: Chapel Row 1725

7.1.9e Hope Chapel, Hope Chapel Hill. This former chapel by Daniel Hague was founded by Lady Hope and Lady Glenorchy in 1786 and enlarged in 1838, with the intention of bringing salvation to the rich sinners at the Hotwells; now a community centre. Hope Chapel Hill (1788) contains the only community centre in the area apart from the library.

7.1.9f The Colonnade, Hotwell Road, is all that remains of the once fashionable Spa. Built in 1786, by Samuel Powell, to meet the need for a sheltered walk. It was designed with shops below and living quarters above; the north end originally joined the Pump Room. The Grade II* group has a gently curving brick front of 13 bays with shopfronts beneath a deep Tuscan colonnade supported by pillars. Built into rock at back with caves for storage.



Figure 60: The Colonnade

7.1.9g Cornwallis Crescent is the boundary between Clifton and Hotwells, where from the Civil War to the turn of the 18th century the development had been undirected and piecemeal. These houses are older and smaller than in Clifton and at the bottom of the hill. Many relate to the maritime history of Bristol.

7.1.9h Granby Hill is a steep, narrow street that follows an historic route from Hotwell Road northwards. **Nos. 48-58** (1822) is an attractive Regency rendered terrace that steps irregularly up the hill. Nos. 50 & 52 retain their original wrought iron lamp brackets; nos 48 & 54 have shallow canted oriels; and no. 48 has a double height balcony.

7.1.9i Haberfield Almshouses (1889) by Pope & Paul is of a restrained design in orange and brick and terracotta with 2-storey porches. The group is separated by railings, and a well-maintained garden with trees and shrubs.

7.1.9j The Clifton Rocks Railway, an underground funicular railway, linked Clifton to Hotwells and Bristol Harbour at the bottom of the Avon Gorge. A tunnel cuts through the limestone cliffs to the upper station from the lower station. The busy Hotwell Road now detracts from the closed southern station, which has large concrete pillars put up in 1956, supporting and cutting into the facade and narrow pavement. The lower portion was employed by the BBC for transmissions during WWII.

7.1.9k Many little lanes run down the hill, historically for servants to get up to Clifton and down to the ferries at the dock side: including the Polygon lane access path, joining Cornwallis Crescent to Hope Chapel Hill and The Polygon; tiny alley to Hope Square; and Hinton Lane which leads to three houses, with no vehicle access.



- 7.1.9l This character area is also rich in townscape details, many listed, and may unlisted remnants of significance and historic interest. Many original footscrapers, railings and associated gates survive. South of Hotwell Road are a number of original shopfronts. Hope Square retains all its original doors, except one.
- 7.1.9m The quality of Dowry Square and most of Hotwells is downgraded by heavy through traffic using it as a mass route to the city centre. Granby Hill is also negatively affected by traffic; cars park on both sides of this steep narrow route, causing difficulties for traffic movement. Clifton Vale Close is a poor post-WWII pair of 'T' plan flats, which respond badly to the surrounding context and occupy a large plot south of Cornwallis Avenue. Chapel Row terminates abruptly with negative 1960s flats, which greatly detract from the terrace and wider area. The traditional shopfronts along south Hotwell Road are undermined in places by poorly designed and obtrusive signage.

7.2 Architectural Details

7.2.1 The Clifton & Hotwells Conservation Area has a rich variety of architectural detail, reflecting the varied architectural styles and special interest of the area. The preservation, and appropriate reinstatement, of traditional details is vital, in order to preserve or enhance the area's special character or interest. The variety of windows, doors and roofs enliven the area and give variety and interest to the street scene. Most commonly Classical details are used in porches, windows, door surrounds, cornices and parapets, which provide vital alleviation to the stucco or brick facades.

7.2.2 It is important that architectural details are protected and preserved, as it is often the factor that gives the plainer buildings their character. Particularly in terraces it is the overall consistency of design and detail that gives the character, and loss of detail on one house in a terrace can be damaging to the whole group

Roof Profiles

7.2.3 Bristol's hilly topography with corresponding long views and vistas means that roof profiles form an important factor in local interest. In Clifton and Hotwells, roof profiles contribute greatly to the character of the area and are fundamental to the architectural integrity of a building or group. Alterations at roof level can consequently have a significant impact on an individual building and the wider context.

7.2.4 Chimney stacks and pots form striking features when seen against the skyline. Replacement or removal of chimney pots and stacks is discouraged, even when redundant.



Figure 61: Chimney stacks and pots along the skyline



Figure 62: A variety of white painted barge boards appear on later Victorian buildings

Windows & Doors

7.2.5 Windows and doors are crucial in establishing the character of a building's elevation. Original doors and windows, including their detailing, materials and method of opening make a significant contribution to the character of the conservation area.

7.2.6 Typically, Queen Anne and early Georgian windows in Clifton & Hotwells are single glazed, double hung, timber sashes, recessed within the window reveal and painted white. Sashes are usually six-over-six, though there are variations to this pattern. Victorian windows are heavier, one-over-one timber sashes with moulded window horns.



Figure 63: Early 6-over-6 timber sashes, Dowry Parade, flush with the brick facade



Figure 64: Victorian round-headed sashes with unusual glazing bar pattern



Figure 65 & 66: 6 panel door with ornate fanlight, Royal York Crescent; Simple 2 panel door in Clifton Wood



Figure 67 & 68: Unusual double bowed door, The Paragon; Elaborate carved timber 'shell' canopy, no. 8 Dowry Square



Figure 69 & 70: Broken pediment and Ionic stone surround, Dowry Square; late Victorian terracotta and stone porch with double door, Manilla Road

7.2.7 Doors and Bathstone surrounds are the most elaborately detailed element of the facades. In Clifton & Hotwells there are a variety of original 6-panel doors with traditional door furniture. These have a variety of limestone Classical surrounds and porches.

7.2.8 **Fanlights**, a means of providing internal hallways with additional light, are generally semicircular and appear in various ornate styles.

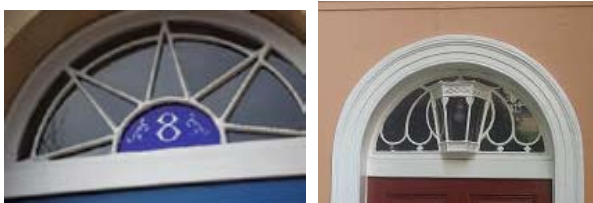


Figure 71: & 72 Wrought iron 'star' fanlight, West Mall; delicate 'Bats wing' fanlight with lantern

Balconies

7.2.9 Clifton boasts a fine variety of decorative iron and stone balconies, which add greatly to the character of individual buildings and are significant in adding interest to the wider area. Earlier examples tend to be simpler of wrought iron on stone plinths; later Victorian ones become more elaborate in design, being of stone or decorative cast iron.

7.2.10 Regular maintenance and appropriate restoration of balconies is essential to ensure their survival.



Figure 73: Stone balcony, Victoria Square



Figure 74: Basket balcony, St Paul's Road



Figure 75: Balcony railing between pilasters, Buckingham Place



Figure 76: Stone balcony supported by decorative wrought iron brackets with figure of 8 railings, Saville Place



Figure 77: Bowed canopies, Sion Hill



Figure 78: Canopied balcony with highly decorative support, Landsdown Place



Figure 79: Group of canopied balconies that step with the terrace, Caledonia Place



Figure 87: Decorative barge boards over porches or soffits adorn a number of late Victorian properties



Figure 88: Twisted drainpipe, 29 Sion Hill

Fittings

7.2.10 Adding to the interest and variety of individual buildings and the wider area are the many small-scale fittings, including footscrapers, decorative rainwater goods, and door furniture.



Figure 80-83: Various designs of cast iron footscrapers, many survive in the Clifton Spa terraces

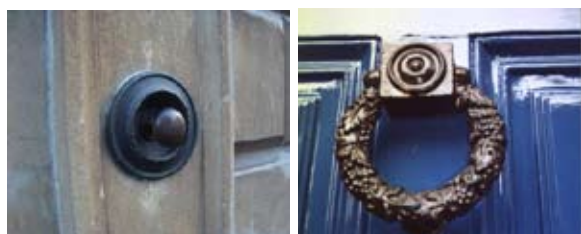


Figure 84-85: Original bell pull and traditional door knocker



Figure 86: Decorative brass door vent, Ambra Vale

7.2.11 Regular maintenance and painting of traditional doors and windows is essential to ensure that problems of decay are not allowed to flourish. Other architectural details of special interest should be retained, and specialist advice sought on repair, to protect the character and special interest of the conservation area.

7.2.12 Where wholesale replacement is needed, the detail of doors and windows must match the originals in terms of glazing patterns and method of opening. Poor quality replacement doors and windows have a detrimental impact on the integrity of individual buildings, and the character of the conservation area as a whole as can be seen above (see Negative Features).



7.3 Townscape Details

- 7.3.1 Other features and details in the townscape also contribute to a sense of local distinctiveness. These can range from distinctive boundary treatments and street furniture, to trees and hard landscaping. Individually and collectively they contribute to the overall quality of Bristol's streetscape.
- 7.3.2 Clifton is rich in local townscape details that cumulatively give interest and quality to the street scene and make a positive contribution to the character and appearance of the area. Where they remain, these details must be preserved or replaced with their modern equivalents as their degradation and disappearance gradually undermines the quality of the area (see Negative Features below).

Historic Street Surfaces

- 7.3.3 Traditional surface treatments such as setts and paving can be important elements in the townscape of an area. Paving, if well maintained and in high quality materials, contributes greatly to the character of an area, providing the backdrop to surrounding buildings. 30% of the streets still have Pennant paving, and historic driveways often still retain a traditional Pennant flag crossover; their maintenance and retention is essential.
- 7.3.4 A particular townscape feature of Bristol is iron kerb edging, used to prevent damage to vulnerable Pennant corner stones. Only four streets in the Conservation Area retain their iron edges (3 Clifton Spa streets, and 1 in Hotwells). 80% -100% of the remaining pavements in the conservation area have Pennant kerbs, except in Hotwells where the number reduces to 50%. This is a feature and should be kept.
- 7.3.5 More than half the streets have cobbled gutters especially round by the Zoo and College.
- 7.3.6 The raised Pennant pavements around Clifton Green, Hotwells, Clifton Park and the Clifton Spa are also an interesting and unique feature, that unite the grand terraces and distinguish them from their setting. A number are privately owned and need regular maintenance to ensure their survival.



Figure 89 & 90: Traditional iron kerb edge; Pennant flag cross over to setted mews

Coal Holes & Drain Covers

- 7.3.7 Many styles of coal hole, predominantly in the earlier streets. If re-paving occurs these should be kept, preferably with pennant stone frame around. They are a feature of the area.
- 7.3.8 Although most drains are Bristol Water, some have Bristol founders marks such as this one by Avonside Engineers who made steam locomotives.
- 7.3.9 Schemes to restore the traditional street surface would greatly enhance the character of the area and promote its historic context. Continued maintenance of street surface, particularly setts, is vital as these easily become dislodged and can present difficulties to pedestrians and non-ambulant users.



Figure 91-95: Various coal hole covers; drain cover; ornate gas & sanitary inspection cover, Royal York Villas

7.3.10 A cohesive plan for the future of street surfaces, that reduces the hotchpotch treatments, whilst considering maintenance, would greatly enhance the local environment. Where the opportunity arises, a scheme to restore the traditional street surfaces would greatly enhance the routes where it has been lost.

Railings and Boundary Treatments

7.3.11 Railings and boundary walls contribute significantly to the character of Clifton. They add interest in the street scene and provide a sense of enclosure.

7.3.12 Early railings have a simple style and then became more and more ornate during Victorian times. Many were lost during WWII for munitions, those to basements were left to prevent accidents.

7.3.13 When railings are repaired, the posts should be lead soldered and individually let into the stone coping, to prevent corrosion of the foot and the original quality of workmanship. Stone should be left unpainted or rendered.



Figure 96-99: Various railing designs

Gates & Gate Posts

7.3.15 There are many designs of gate posts, both iron and imposing stone, both for driveways, paths to the front door, and down to the basement. Limestone posts can erode, particularly with frost damage, and require regular maintenance to avoid irreparable damage.

7.3.16 There are two 'sheep gates' in the conservation area; one at the end of Gloucester Street, the other under the archway to Boyces Avenue (currently obscured by 'A' boards).



Figure 100: Elaborate gate, Victoria Square



Figure 101: Stone gate post, Clifton Park

7.3.17 Whether listed or unlisted, where they remain, traditional boundary walls, gates, gate piers and railings must be preserved, sympathetically restored or reinstated as and when the opportunity arises.



Figure 102: This stone balustrade on Clifton Park has been expertly repaired

Street Furniture

7.3.18 Clifton has a fascinating collection of historic street furniture, some of which is listed. Street furniture, including letter boxes, lamp standards, and other details, enlivens the street scene but also reflects the history of the area. The retention and appropriate maintenance, or reinstatement, of traditional street furniture is vital to ensure the character or appearance of the conservation area is preserved.

Lighting

7.3.19 The first exterior gas lighting appeared in Birmingham in 1802, Pall Mall in London was the first thoroughfare to be lit. Prior to this, streets were lit with oil lamps integrated into area railings. Owners of larger residences were often ordered to provide lanterns to help passers by see their way. Evidence of lamp holders are still to be seen, such as in Richmond Terrace, Cornwallis Crescent and The Mall.



Figure 103: Original oil light fitting attached to wrought iron area railings

7.3.20 In 1815 a decision was made to form a company 'for lighting the streets, shops and other buildings of Bristol with gas'; by the end of 1817 all the principal streets were supplied, with 1050 lamps

in use by 1823. In 1824 a few gaslights and night-constables were established in Clifton as a result of the Lighting and Watching Act. By 1850 nearly 2,000 lights were in use; by 1881 there were 4,274, improved due to mantle development. The Victoria Rooms' three lamp group were 300-candle power; the lamps to the top of Park Street were 60 candle-power.

7.3.21 The first public display of electricity in Bristol was in 1863 at the Victoria Rooms, to celebrate the marriage of the Prince of Wales to Princess Alexandra. In 1864 electricity illuminated the Suspension Bridge at its opening, but it was not used commercially until 1879. In 1892 an electric power station was built and in 1893, Bristol Bridge and the neighbouring thoroughfares were illuminated including up to the Victoria Rooms, with 93 arc lights in high columns at 1500 candle-power. They were more suitable for public lighting being so much brighter.

7.3.22 In 1897 200 more 'arc' lamps were erected; by 1898 they extended to main thoroughfares in Clifton. In 1900 there were 311, by 1911, 695. 48 of these tall posts survive in 17 streets, including two arc lights in the Mall (one a replica after an incident with a lorry). Clifton has 52 Grade II listed lamp posts (38 tall, 21 short).



Figure 104-105: Tall arc lamppost, Caledonia Place; historic lamppost with no lantern

7.3.23 Bristol City Council now owns and manages 31,000 street lights. In 2004, BCC produced a strategy for cast iron posts in conservation areas, which stipulates that existing cast iron street lights will be kept and maintained with appropriate lanterns and brackets and where lighting levels are to be raised, cast iron columns will be installed between existing columns and used outside listed buildings.



Figure 106-107: There is great variety between cast iron lamp standard bases



Figure 108 & 109: Unusual 'chin strap' lantern; traditional 'Windsor' lantern

7.3.24 Today, 64% of the streets and footpaths in Clifton have cast iron lamp posts with traditional lanterns, the majority of which were made in Bristol foundries. At the last count there were 242 Victorian short cast iron posts in 94 of the 173 streets, 21 being listed. The earliest examples are in St Andrew's Churchyard and on Christchurch Green, which date from the 1860's. Seven lamps are still lit by gas in Canynge Square and Cobblestone Mews.

Street Signs

- 7.3.25 There are many different street signs from the different periods. Old signs should be kept.



Figure 110-14: Various street signs in a variety of materials

Shopfronts and Public Houses

- 7.3.26 Shopfronts can be of great importance in contributing to the character and appearance of both individual buildings and the conservation area as a whole, and can be of historic and architectural interest in their own right.
- 7.3.27 Clifton & Hotwells contains a number of small groups of significant shopfronts, many of which retain their small original frontage widths and timber surrounds. The principal concentration of shops in Clifton are in the vicinity near Princess Victoria Street, Regent Street and Boyces Avenue. Clusters of traditional shopfronts are dotted elsewhere, including south of Hotwell Road, Park Place, and Clifton Road.
- 7.3.28 Public houses are scattered throughout the conservation area, and are an important historic feature. These buildings enrich the local scene and merit thoughtful maintenance and retention.



Figure 115: Elaborate timber shopfront, Princess Victoria Street



Figure 116: Early 20th century Art Deco surround with mosaic forecourt, Queens Road

Policy References

Policies B1, B2, B10 i-iv, B14, B15 (i-iii), B16 (v), B17, B18 (i-vi), B19, B21, SPG 8 (Food & Drink Uses), S1, S2, S6

'Townscape and landscape features that contribute to the character or appearance of streets and open spaces within the conservation area should be preserved or enhanced'

'Applications for planning permission involving material alterations to a Listed Building or its curtilage that fail to preserve the building, its features or setting will not be permitted.'



7.4 Materials

7.4.1 Characteristic building materials are an important factor in contributing to the quality and interest of conservation areas, which also give texture and interest to individual buildings. The strong material palette seen in Clifton unites the area and gives an indication of building ages and patterns of development. Where infill or new developments most successfully preserve or enhance the area, they respect their context and the dominant local materials.

7.4.2 Geologically, the Clifton & Hotwells conservation area mainly sits on a bed of limestone, known locally as Clifton Down Limestone. This oolitic limestone, which weathers to a warm honey colour, is similar in appearance to Bathstone would have been taken from quarries near Worrall Road. This is most widely used in quality building facades and in architectural details was the favoured building material for finer Georgian and early Victorian buildings.

7.4.3 Lying above the limestone bed is a layer of Triassic Dolomitic Conglomerate – a hard sandstone and limestone mix that ranges in colour from orangey red to pale yellow. This was ill-suited to precise cutting and dressing and is more widely used as a coarse rubble stone in boundaries, side and rear walls and quarried from local sources e.g Honeyden Hill (near lower Berkeley Place).

7.4.4 Other predominant building materials in the area are imported, albeit from local sources. Pennant stone, commonly greenish grey in colour, was also widely used for rubble walling, flagstones, and setts, would have been quarried east of Bristol, near Stapleton.

Policy References

B18 (i-vi)

'Traditional materials should be retained, repaired and where necessary replaced, and not covered with paints or cladding which would be harmful to the appearance of the conservation area'.



7.5 Building Types

7.5.1 In addition to listed buildings, many unlisted buildings in the Clifton & Hotwells Conservation Area make an important contribution its character. Others buildings clearly detract from the quality of the area and could be suitably replaced.

7.5.2 For the purpose of Character Appraisals, four building types have been identified other than listed buildings:

Character Buildings - Buildings that have value within the overall townscape context and contribute positively to the character or appearance of the Conservation Area

Unlisted Buildings of Merit - Key buildings that contribute to the *special interest* of the Conservation Area. These may have specific architectural qualities, or local historic or cultural associations and their demolition or unsympathetic alteration will normally be resisted.

Negative Buildings - Buildings that detract from the special character of the Conservation Area, and which offer a potential for beneficial change

Neutral Buildings - Buildings that make neither a positive nor negative contribution

Map 6 Shows the Building Types in the conservation area

Policy References

PPS5 HE7; B18 (i-vi); B21
'Applications for planning permission which would involve the demolition of buildings, walls and other minor structures which make a positive contribution to the character of a conservation area will not be permitted unless there are overriding environmental, economic or practical reasons.'



Figure 117: Character buildings in Cliftonwood



Figure 118: Characterful mews type building, no. 97 Princess Victoria Street



Figure 119: Unlisted building of Merit, no. 84 Queens Road



7.6 Landscape & Trees

7.6.1 Trees and green spaces are vital to the quality of urban environments, in both visual and environmental terms. They contribute significantly to the character and appearance of conservation areas, and with the local townscape, providing a soft edge and important community focus.

7.6.2 Clifton has a very remarkable inheritance of trees in public parks, communal gardens, and in private gardens. There are relatively few street trees in Clifton, in just 18 streets. Despite this, the conservation area has a verdant and leafy character; this is largely due to the important contribution trees and shrubs from gardens makes to the wider area.

7.6.3 Planted green spaces, whether public or private are extremely important to the character and special interest of the area. They can add value to their immediate context; build a community focus; be of biodiversity value; be a focal point; or provide a green backcloth in views and vistas.



Figure 120: Mature trees and shrubs and private gardens, north of Cornwallis Crescent

7.6.4 **Victoria Square** was opened in 1837, named after the new Queen. The design is intrinsically linked to the three listed terraces that face it. It is a regular shape, though the planting and internal layout are informal, with a path dissecting it into two triangles. This public green space provides an important recreation area for residents and visitors, particularly those with young families.

7.6.5 The Cedar of Lebanon, on lawn; the Cut-leaf Beech, flanking the central path; and the Tree of Heaven in the south corner, are likely original to the early layout. Two most unusual trees on the SE side are the Italian Maple, which flowers in the early Spring, and the Hornbeam. The aged leaning Black Mulberry may also date well back, as these trees are notorious for collapsing with age. There is a Tulip Tree on the western corner and an old Laburnum on the SW side.

7.6.6 The local amenity society, CHIS, has recently planted five unusual oak species on the central pathway. A Cork Oak is sited near on the pathway. There is also a Tree of Happiness on the SW side. There are also several Bay trees around the perimeter.

7.6.7 **The St Andrew's Churchyard** runs from Clifton Hill to Queens Road, it is less well used as a public open space in comparison to Victoria Square. The pleached Lime avenue runs through it, popularly known as Birdcage Walk.

7.6.8 Some individual trees are clearly old, though the space is regularly replanted with young trees as older ones decay. A huge c. 1900 North American Red Oak stands on the west side with a girth of almost 3 metres. There is also a magnificent double Cherry; a fine tall Monterey Cypress; and a magnificent Witch Hazel. On the east side, by the Bishop's House there is a rare specimen from North Korea: *Neolitza Sericea*.



7.6.9 **Vyvyan Terrace Gardens** has four original trees, two very large Horse Chestnuts, both around four metres in girth, a Cedar of Lebanon, and a magnificent Weeping Silver Lime (*Tilia petiolaris*) on the north east side.

7.6.10 **The Zoo** has a very fine collection of rare trees, some dating back to its foundation in 1837. Its Magnolia Kobus is very beautiful in early spring, and visible from outside, and it has an exceptionally fine Turkish Hazel, Dove Tree and a Crataegus laciniata, a thorn tree that may be original.

7.6.11 The lime trees around **Clifton College** date from c. 1865, though their slow growth makes them appear younger. All trees within the ownership of Clifton College are maintained by them and are regularly pollarded in order to maintain their viability within the urban landscape. On the east side of the close, is a very early Dawn Redwood, planted 1950, which is taller than the limes planted nearly 100 years earlier. On College Road is a Sophora Japonica or Scholar's Tree, planted in 1980.

Tree Species

7.6.12 There is a number of magnificent Beech trees which are up to 200 years old. The largest is that in the forecourt of the Merchant Venturers' Hall on The Promenade, and one of similar size stands in Clifton High School. There are others in private gardens in Canynge Road, St Paul's Road etc.

7.6.13 The finest **Horse Chestnut** is in the grounds of Clifton Hill House, and belongs to the University. It is a focal point, as from York Road you view it from half way up, it stands above a vertical wall some 20 feet high. Its size implies that it is at least 250 years old. Another is on Clifton Green, probably the oldest tree on the green, going back to 1850.

7.6.14 The **Holm Oak** was a popular tree in Victorian gardens, the oldest are in the grounds of Clifton Hill House and Cornwallis House, both dating back to before 1800. They have since spread into the wild, and are a serious threat to the natural wildlife of the Avon Gorge.

7.6.15 There is a magnificent specimen of **Turkey Oak** where Pembroke Road joins Clifton Park that may be 200 years old.

7.6.16 The **Luccombe Oak** is a fertile cross between a Turkey Oak and a Holm Oak. It is semi-evergreen, and was widely planted in the 1860s. There is a fine one at the foot of the Mall Gardens on the West Mall side that appears to be from this date.

7.6.17 A number of the landscapes within Clifton & Hotwells are protected as Town or Village Greens. These are areas of land within defined settlements 'which the local inhabitants can go onto for the exercise of lawful sports and pastimes'. These areas have certain covenants placed on them, restricting aspects such as enclosure.

7.6.18 The conservation area has 36 designated landscapes of national and local importance (NE9). The Tree Forum was formed to bring together organisations interested in the management and maintenance of council trees in Bristol. The Forum aims to protect and enhance urban trees in streets, parks, gardens and all open space.

Policy References

B15 (ii), NE2, NE3, NE9

'Historic parks and gardens and other designed landscapes of national and local importance... will be protected. Development which would adversely affect the character or appearance of historic landscapes and, in the case of nationally important sites, their setting, will not be permitted.'



8. TYPICAL LAND USES & ISSUES

8.1 Overview

- 8.1.1 Land uses can have a direct influence on the make up of an area, its nature, atmosphere and character that goes beyond the building typology and historic development.
- 8.1.2 The Conservation Area had originally developed as a residential suburb, with pockets of commercial and green areas to serve the amenity of its inhabitants. Land values, institutional ownership and popularity of the Conservation Area have caused Clifton & Hotwells to become more of a mixed use inner city suburb.
- 8.1.3 Attributes that define the wider Conservation Area, and issues that undermine it, can broadly be linked to four categories:
- **Residential**
 - **Institutions & Churches**
 - **Open Spaces & Community Gardens**
 - **Commercial**

Map 7 Shows the Predominant Land Use in the conservation area

8.2 Residential

- 8.2.1 The residential portions of the Conservation Area tend to be characterised by a high quality townscape, a large portion of listed buildings or character buildings. There is variety in the type of residences as Hotwells and Cliftonwood houses tend to be in single ownership, much of the grand Georgian and Victorian dwellings north of Clifton Village have been converted to flats.
- 8.2.2 Residential streets are quieter, especially away from main routes, with some pockets of mews-type developments tucked well away from the public realm.

- 8.2.3 The character of residential areas is most under threat from neglect or unsympathetic alterations. The land values and popularity of Clifton has popularised the area for developers and private landlords who let to students. The conversion of single dwellings to flats can impact on the integrity of the individual building and cause an increased pressure on the public realm for public and waste and recycling provisions. A high turnover of tenants and absentee landlord can lead to maintenance issues of houses and gardens.
- 8.2.4 The conservation area lacks community facilities, with only partial use of the Library available for community functions. Based on the formula for community provisions per dwelling, 6 buildings would be required for Clifton and Clifton East Wards.

Main Issues Affecting Residential Areas

- Unsympathetic alterations & loss of traditional architectural details
- Unsympathetic replacement doors and windows
- Loss of trees
- Loss of boundary treatments and gardens to infill/off-street parking
- Non-traditional materials
- Unsympathetic extensions or alterations
- Un-cared for gardens and under used community gardens
- Issues relating to studentification
- Loss or poor maintenance of traditional street surfaces or hotchpotch of modern replacement materials
- Loss or poor maintenance of traditional street furniture
- Volume of on-street parking
- Wheelie bins/refuse issues
- Satellite dishes
- Effects of traffic calming or traffic management
- Subdivision of properties into flats adding pressure to the public realm
- Lack of community facilities
- Over-intensive development





8.3 Institutions & Churches

- 8.3.1 The conservation area is home to some institutions of world renown. Bristol University owns much of the land and property around Clifton Green. Clifton Zoo, Clifton College, and Clifton High School own much of the land in the north of the Conservation Area.
- 8.3.2 Institutions and churches tend to sit in their own substantial plots, behind high boundary walls, delineating them from the public realm. Although many of the conservation area's institutional buildings are inaccessible to the public, they are recognisable as some of Bristol's best assets. Given the financial resources and aspirations for major institutions, new developments and extensions tend to be of a high quality of design.
- 8.3.3 The various churches in the area and the Cathedral in Pembroke Road are well used and well maintained. Redundant churches have been successfully converted to residential use, including Guardian Court in Beaufort Buildings and in Caroline Place
- 8.3.4 The continued growth and development of important institutional facilities is vital in securing their ongoing viability and value. In order for the School, College and University to keep abreast of changing educational needs, there will be a requirement for renewal of existing, and potential for new facilities in order for them to thrive as active and successful institutions.
- 8.3.5 Masterplans, establishing long-term aspirations and strategies, may be the best way for institutions and the local authority to establish a planning and environmental framework. This would provide a framework to best manage development plans in a sensitive and imaginative way that meets the needs of the institutions as well as the historic environment.

Main Issues Affecting Institutions & Churches

- Parking pressures, managing needs of institutions to provide staff and visitor parking in an area of limited on-street parking
- Unsympathetic infill development
- Unsympathetic extension or alterations as buildings are adapted for new uses

8.4 Open Spaces & Community Gardens

- 8.4.1 Open spaces and community gardens punctuate the residential portions of the Conservation Area, particularly around the Georgian and Victorian terraces. There are a precious number of 'pocket oases' and community gardens which together provide a network of valuable and enriching wildlife habitats and support a number of bird species.
- 8.4.2 Most open spaces were intrinsically linked with the development of the terraces they serve. As such they have a quiet and formal character, often enclosed by railings and benefiting from mature planting.
- 8.4.3 Victoria Square lies almost at the heart of the Conservation Area. It is an extremely well used space, especially during the summer months. The low boundary wall and central path contribute to a sense that this is a publicly accessible space.
- 8.4.4 The location and means of enclosure of some public spaces lead to assumptions that they are private spaces, and consequently they are under used or uninviting. West Mall Gardens are publicly accessible, however they are under used as the assumption is that they are privately owned.



- 8.4.5 Victoria Gardens, off Arlington Villas is a neglected and overgrown space which could be enhanced to provide a much needed open space facility in this part of the Conservation Area.
- 8.4.6 The main issues that detract from the quality and enjoyment of green spaces relate to lack of maintenance, lack of use or concealed location. Dumping and littering, and BBQs scorching the grass, affect areas that are tucked away from the public realm.
- 8.4.7 Owing to the comparative lack of open space in such a large conservation area, each portion provides a vital function in complementing the general urban character of Clifton & Hotwells. Some give a 'green screen', creating a soft edge in views into and through the Conservation Area. The green spaces and community gardens also have important biodiversity value.

Main Issues Affecting Open Spaces & Community Gardens

- Under use of some public green spaces
- Lack of play space provision in public green spaces
- Lack of maintenance of privately-owned green spaces
- Loss of green space which provides a 'green screen' to new development
- Loss of green space which has biodiversity value to off-street parking or new development
- Loss or poor maintenance of trees
- Loss or poor maintenance of traditional street surfaces or hotchpotch of modern replacement materials
- Loss or poor maintenance of traditional street furniture

8.5 Commercial

- 8.5.1 Clifton & Hotwell's commercial activity tends to appear as small 'shopping centres' within the context of a residential suburb. Known locally as 'Clifton Village', Clifton's commercial quarter is centred mainly upon Princess Victoria Street, The Mall, Regent Street and the streets leading off them. Here there is a buzz of activity and thriving shopping and cafe culture. The range of individual shops, galleries and cafes coupled with the narrow streets contribute to the charm and unique interest of this area, which attracts many visitors.
- 8.5.2 A secondary commercial centre lies off the Hotwell Road, where there is a mix of shops, restaurants, public houses, offices and galleries. The busy traffic along Hotwell Road makes the area less attractive for shoppers and there is a sense that many of these services are suffering from a lack of passing trade.
- 8.5.3 Many of the largest of Clifton's grand houses have now been converted to office use, notably most of the properties off The Promenade. These portions of the conservation area tend to be quiet, almost deserted at weekends. Properties and gardens however tend to be well maintained, though pressures to provide commercial car parking can threaten the substantial gardens many sit in.
- 8.5.4 In parts of Clifton Village and elsewhere, individual shops have declined and have been replaced with restaurants and cafes. This is gradually affecting the thriving character, particularly along Princess Victoria Street and The Mall. The introduction of further and enlarged A3/A4 uses to this area will give rise to levels of activity that would harm the strong residential context, and lead to an over concentration of food and drink uses. Too many bars and restaurants in this area would cause the area to be dominated by a night time economy, which would be detrimental to the viability and vitality of the area, as well as reducing the amenities required by residents.



8.8.5 The volume of bars also creates conflicts as tables and chairs, 'A' boards clutter the pavements. Rubbish and food waste left outside restaurants during the day also detracts from the shopping experience in Clifton Village.

8.5.6 Parking and signage tends to detract from the office buildings. These areas are also very quiet during the weekends, leading to issues of security.

Main Issues Affecting Commercial Areas

- Volume of food/drink outlets replacing shops
- Anti-social behaviour caused by late night drinking
- Tables and chairs of businesses blocking pavements
- Advertisements – A-boards blocking pavements
- Litter and food waste obstructing streets during the day
- Wheelie bins
- Effects of traffic calming or traffic management
- Poor maintenance of buildings or shopfronts
- Poor quality shopfronts and signage
- Loss or poor maintenance of trees
- Loss or poor maintenance of traditional street surfaces or hotchpotch of modern replacement materials
- Loss or poor maintenance of traditional street furniture
- Lack of parking provisions

9. Negative Features

9.1 Negative features are those elements that detract from the special character or appearance of a conservation area and therefore offer a potential for beneficial change. This can include both small features and larger buildings and sites. It may be that simple maintenance works can remedy the situation, reinstate original design or lost architectural features.

Loss of traditional boundary treatments and front gardens

9.2 The loss of traditional garden plots and boundary walls, hedges or railings to infill or off-street parking is impacting on the landscape quality and biodiversity value of the area. Where original front gardens have been lost, this impacts negatively on the street scene as well as on the associated dwelling.



Figure 121: The garden on the right has lost the whole of its boundary wall and been surfaced for car parking. This impacts on the street and terrace as well as individual property and causes run-off during heavy rainfall leading to blocked drains and flooded roads



Figure 122: unsympathetic replacements railings detract from the stone balustrade opposite

Unsympathetic alterations & loss of traditional architectural details

9.3 Where poor quality replacement doors and windows, especially in uPVC, or roof level extensions have been inserted these have had a significant and detrimental impact on the architectural integrity of individual buildings. Roof-level extensions are particularly detrimental, especially when they interrupt the consistency of a group.



Figure 123: This style of dormer is out of scale and poorly detailed. It detracts from the building and the wider street



Figure 124: Modern door with integrated fanlight is inappropriate on a Grade II building with original fanlight

Unsympathetic infill and over-intensive developments

9.4 New developments or infill that fail to respect the character of an area, or ignore the predominant building lines, scale, proportions, details or materials etc. can pose serious harm to the special interest of the conservation area. Renovation is more sustainable and will ensure the character of the conservation area is preserved.



Figure 125: Dowry Parade, the material and fenestration pattern fails to respect that of the Grade II listed properties it adjoins and detracts from the quality of the group and the wider area



Figure 126: Pembroke Road flat block that is out of scale with the otherwise consistent building height and roof line of the street



Figure 127: Wisemans, Worcester Road, is poorly detailed and the horizontal windows detract from the beautiful examples next door

Loss of Single Family Dwellings to flats and Houses in Multiple Occupancy (HMOs)

9.5 Subdividing properties can pose a threat to the architectural integrity to the building by losing internal features, changing floor plans etc. Increased internal services have an impact on the external elevation of properties through higher volume of boiler flues and soil stacks etc. that can undermine the character of individual buildings and groups. There can also be a negative impact on the public realm through increased parking and refuse requirements.

Poor quality shopfronts & signage

9.6 Poor quality shopfronts and signage can have a dramatic effect on the quality of the street scene. This is particularly significant along Princess Victoria Street, Regent's Street and Hotwell Road.



Figure 128: Somerfield shopfront, Princess Victoria Street - the lack of stallriser and powder coated aluminium frame give this shopfront a blank and hard face that detracts from the otherwise interesting range of quality shopfronts on Princess Victoria Street

Poor maintenance of buildings, gardens and boundary details

9.7 Where individual buildings or their associated features, such as boundary walls and railings, are poorly maintained or inappropriately replaced, it impacts negatively on the street scene and also increases their loss through irreparable damage. Gardens that are allowed to overgrow can cause hazards in the public realm or to boundary features. Dumped rubbish also attracts vermin and contribute to a sense of neglect.



Figure 129:
Wooden fence
used to plug
gap in the rail-
ings to a com-
munity garden



Figure 130-31: Examples of boundary rail-
ings that have fallen into a severe state of
disrepair and are at risk of being lost through
irreparable damage



Figure 132:
Steel gate,
inappropriate
for Grade II
house and
attracts
graffiti



Figure 133: Traditional garage has been left
to rot and overgrow with vines. The negative
impact is on the character of this mews street
which feels neglected and on the traditional
garages that are worthy of retention and sym-
pathetic restoration

Small-scale accretions

9.8 Satellite dishes, telephone wires and poles, alarm boxes and other minor additions have a significant cumulative impact on the character of streets and terraces. Careful siting and choice of materials and colours can significantly reduce the impact of these elements. Redundant wires should be removed.



Figure 134: Satellite dishes on the sides
of listed buildings are not acceptable.
Unauthorised dishes can be enforced against
and the owners required to remove them

Traffic and parking

9.9 The volume of commuter parking, increased number of flats, and intensive developments with no parking provisions, has caused major pressures for on-street parking in Clifton. The lack of street-parking has prompted some property owners to create off-street provisions, which has a detrimental impact on the area.

9.10 Rush-hour traffic through the Conservation Area is a significant problem on some streets, e.g Clifton Vale. At peak times congestion and narrow streets combine to create grid-lock at certain times.



Figure 135: Large lorries down narrow
streets cause damage to pavements

Loss of traditional street surfaces and street features

9.11 Clifton has a high quality public realm, which includes much original Pennant stone pavements, raised walkways and setted mews streets. Where traditional street surfaces and features, such as coal hole covers, are poorly maintained or replaced with non-traditional materials, this is gradually eroding the quality of the public realm and posing a risk to pedestrians. Where electricity board or water board works are undertaken these are frequently patched with tarmac creating a hotchpotch of materials.



Figure 136: This pennant paving on a Grade II terrace is sorely neglected



Figure 137: A dangerous, unsightly mix of pennant, tarmac and concrete on Princess Victoria Street

Loss of traditional street furniture and signs

9.12 Clifton has a fascinating range of historic street furniture from lamp standards to boot scrapers, which contribute greatly to the quality of the environment. The loss or poor maintenance of traditional street furniture undermines the quality and special interest of the area as once lost, traditional street furniture is unlikely to be replaced.



Figure 138-39: An unsympathetic modern replacement lamp standard adjacent to Grade II* Vyvyan Terrace and Christchurch; Grade II lamp standard in poor state of repair

Refuse issues

9.13 Refuse, litter and graffiti all undermine the quality of the environment and contribute to a sense of neglect in some streets. The proliferation of wheelie bins and recycling boxes clutter the pavements and impede pedestrian movement, particularly on collection days. Red food bins are frequently left out all day outside restaurants, causing an obstruction as well as bad smells.



Figure 140: Wheelie bins cause an obstruction on the narrow pavement

Unauthorised works

9.14 Unauthorised structures or alterations have a significant detrimental impact on the quality of the local environment as well as individual buildings.



Figure 141: Unauthorised conservatory and dormer window to the rear of Grade II listed Sutton House, Clifton Down. Removed after a court case



Figure 143: Proliferation of estate agent's boards, Buckingham Place

Street clutter

9.15 The proliferation of clutter on streets, and uncoordinated signage is a particular problem along commercial and shopping streets. A-boards are becoming a problem for pedestrian movement and the mix of street signs and modern street furniture detracts from the quality of the environment. In residential areas, the lack of regulation in place to control the size and style of estate agents' boards mean they are a particular blight that undermine the street as well as individual buildings.



Figure 142: Volume of 'A' boards causing a visual and physical problem on Princess Victoria Street



10. Management Proposals

10.1 It is expected that the effective management of Clifton & Hotwells can, for the most part, be met through an effective policy framework and the positive use of existing development management and enforcement powers. The analysis of the character and appearance of the conservation area within the character appraisal therefore identifies those elements the Council will seek to protect, as well as negative features, which may present opportunities for change or enhancement.

10.2 The following table provides a list of proposals related specifically to those features identified as 'negative' in Section 8. The implementation of the proposed Actions may depend on the existing and future financial and staff resources that Bristol City Council departments work within.

Negative Feature

Loss of traditional boundary treatments and front gardens

Potential Action

10.3 Where consent is required, resist proposals to remove boundary walls that make a positive contribution to the character or appearance of the conservation area.

10.4 Encourage appropriate reinstatement of former walls and front gardens in future development management negotiations.

10.5 Seek enforcement action against unauthorised removal of gardens and boundary walls where a breach of planning control has occurred and there is a negative impact on the character or appearance of the conservation area.

10.6 Investigate the possibility of implementing an Article 4 Direction to remove certain Permitted Development rights in order to protect features considered important to the character or appearance of the conservation area.

10.7 Increase awareness of conservation issues and understanding of the character of the conservation area through promotion of character appraisal.

Negative Feature

Unsympathetic alterations and loss of traditional architectural details

Potential Action

10.8 Where consent is required, resist unsympathetic alterations and loss of traditional architectural details through positive use of existing development management powers.

10.9 Encourage appropriate reinstatement of traditional architectural details in future development management negotiations.

10.10 Seek enforcement action against unauthorised removal of traditional architectural details where a breach of planning control has occurred.

Negative Feature

Unsympathetic infill and over intensive developments

Potential Action

10.11 With applications for new development, encourage high-quality design and materials, sensitive to the character or appearance of the conservation area, through positive use of existing development management powers.

10.12 Seek enforcement action against any breach of planning permissions or conditions where there is a negative impact on the character or appearance of the conservation area.

10.13 Ensure that predominant scale, materials, details and building lines are respected in line with the BLP/LDF policies and findings within the character appraisal.

10.14 Increase awareness of conservation issues and understanding of the character of the conservation area through promotion of the character appraisal.



Negative Feature

Loss of single family dwelling to flats and Houses in Multiple Occupancy (HMOs)

- 10.15 Where conversions occur, ensure development is sensitive to the character and appearance of the conservation area or listed building through positive use of existing development management powers.
- 10.16 Encourage appropriate reinstatement of single-family dwellings, where appropriate, in future development management negotiations.
- 10.17 Seek enforcement action against unauthorised conversions where a breach of planning control has occurred and there is a negative impact on the character or appearance of the conservation area.

Negative Feature

Poor quality shopfronts and signage

Potential Action

- 10.18 Where a breach of planning control has occurred, seek enforcement action against unauthorised removal/alteration of shopfronts or signage that has a negative impact on the character or appearance of the conservation area.
- 10.19 Encourage appropriate reinstatement of shopfront and signage design (following guidance in Policy Advice Note 8) in future development management negotiations.
- 10.20 Investigate the possibility of updating existing shopfront/advertisement design guidance.

Negative Feature

Poor maintenance of buildings and gardens

Potential Action

- 10.21 Seek improvements to poorly maintained buildings or land by negotiation through the development management process.

- 10.22 Investigate possibility of implementing a strategy for using Section 215 Notices more effectively to improve quality of built environment by the Planning, Private Sector Housing or Environmental Health Teams within BCC.

Negative Feature

Small-scale accretions

Potential Action

- 10.23 Encourage removal of redundant wires, alarm boxes, air conditioning units etc. in development management negotiations or seek enforcement action where a breach of planning control has occurred and the item has a negative impact on the character or appearance of the conservation area.
- 10.24 Increase awareness of conservation issues and understanding of the character of the conservation area through promotion of the character appraisal.

Negative Feature

Traffic and parking issues

Potential Action

- 10.25 Investigate possibility of introducing measures to ease congestion caused by commuter parking and rush hour traffic, particularly down narrow streets.
- 10.26 Encourage a reduction in reliance on cars in the conservation area through increased cycle storage and other provisions, such as car clubs in new schemes.

Negative Feature

Loss of traditional street surfaces and street features

Potential Action

- 10.27 Encourage retention/reinstatement of cobbles, setts, stone kerbing, Pennant paving etc.; where those materials are 'fit for purpose'.



10.28 Encourage like-for-like replacement, provided material is 'fit for purpose'.

10.29 Where wholesale replacement is proposed work should be undertaken to ensure consistency and quality of replacement materials.

10.30 Increase awareness of conservation issues and understanding of the conservation area through promotion of the character appraisal.

Negative Feature

Loss or poor maintenance of traditional street furniture and street signs

Potential Action

10.31 To retain or reinstate, and ensure good maintenance of, traditional street furniture where appropriate.

10.32 To retain and maintain traditional street signs where appropriate.

10.32 Support local conservation groups and amenity societies who may seek to maintain or reinstate traditional street furniture in their local areas, through their own means.

Negative Feature

Refuse Issues

Potential Action

10.34 Seek to improve waste storage provisions in new schemes thoroughfare development management negotiations.

10.35 Co-ordinate with Waste Services Team to highlight issues of waste and street cleansing that affect the conservation area and in specific streets.

10.36 Co-ordinate with Street Scene Enforcement Team and Clean and Green Team to ensure action is taken against graffiti/tagging that is in breach of BCC's Graffiti Policy.

Negative Feature

Unauthorised works

Potential Action

10.37 Seek enforcement action against unauthorised conversions where a breach of planning control has occurred and there is a negative impact on the character or appearance of the conservation area.

10.38 Increase awareness of conservation issues and understanding of the character of the conservation area through promotion of the character appraisal.

Negative Feature

Street clutter

Potential Action

10.39 Investigate the possibility of implementing Regulation 7 controls on estate agents' boards

Negative Feature

Landscape & Trees

Potential Action

10.40 Consult with the Tree Forum to address issues concerning street trees and to prevent the removal of trees in the public realm without prior consultation with interested parties.

10.41 Co-ordinate with Landscape and Trees departments to instigate a programme of planting street trees

10.42 Seek enforcement action where a breach of conservation area consent or planning control has occurred



11. Statement of Community Involvement

11.1 Prior to document drafting an initial public meeting was held on 7 December 2009. This meeting advised:

- What a character appraisal is and why BCC undertakes them
- The general format for character appraisals and the national guidance followed
- The types of features that make a conservation area special
- The types of features that detract from a conservation area
- The importance of reviewing boundaries, and identifying unlisted buildings of merit
- The projected timescale for the document production
- Details on how and when to make representations and contact officers

11.2 This meeting was advertised in the Bristol Evening Post (30 November 2009). Letters to major stakeholders dated 02 November 2009. BCC Press release dated 30 November 2009. Info on the Clifton Hotwells Improvement Society website. Info on the BCC Conservation Area Character Appraisal webpage. Info on Consultation Finder. Posters throughout the Conservation Area and on library notice boards

11.3 The first-stage public consultation ran until 15 January 2010.

11.4 Once the draft document had been compiled, a second public meeting was held on 24 February 2010. This meeting advised:

- What a character appraisal is and why BCC undertakes them
- The general format for character appraisals and the national guidance followed
- The main findings within the document: Streets & Spaces, Views, Landmark Building, Unlisted Buildings of Merit, and Building Ages etc.

- How to get involved and make representations on the findings
- Details on how and when to make representations

Copies of the draft document were available to take away from the meeting.

11.5 The second meeting was advertised in a Bristol Evening Post notice (17 February 2010), a BCC Press Release (18 February 2010), the BCC website. A letter/e-mail (09 February 2010) was written to all who expressed an interest during the first-stage consultation notifying of the meeting. The draft character appraisal was available to download from the BCC website along with details of the public consultation and ways to make representations.

11.6 This second public consultation period closed on 26 March 2010.

11.7 Walkabouts and three separate meetings were also held with a steering group made up of members of the Clifton & Hotwells Improvement Society.

11.8 In addition, BCC's Landscape Design, Strategic & Citywide Policy, Central West Area Planning Team, Conservation Advisory Panel, Central Area Planning Committee, English Heritage and other statutory bodies were consulted.

11.9 Once the second public consultation period had closed, all comments and suggested amendments were reviewed and the document and maps updated as necessary. The revised draft was viewed by the steering group prior to going forward for final approval and adoption by the Strategic Director, City Development.

11.10 The Clifton Character Appraisal is available to download at: www.bristol.gov.uk/conservationareas or hard copies purchased via conservation@bristol.gov.uk



12. Local Guidance, Publications & Sources of Further Information

Further information on the Clifton & Hotwells Conservation Area can be sought from:

- BCC Bristol Urban Archaeological Assessment Second Draft, June 2005
- Clifton & Hotwells Improvement Society www.cliftonhotwells.org.uk
4 Eaton Crescent, Clifton BS8 2EJ
- Hotwells & Cliftonwood Community Association www.hotwellscliftonwood.org.uk
3 Charles Place, Hotwells BS8 4QW
- Oakfield Road Residents' Association
- Richmond Terrace Residents' Association
- Bristol Parks Forum www.bristolparks.org.uk

For further information on Conservation Area Character Appraisals or conservation issues in general, contact:

Urban Design & Conservation
City Design Group

Planning Services Division

Bristol City Council

Tel: 0117 922 3097

Fax: 0117 922 3101

E-mail: conservation@bristol.gov.uk

Adopted and consultation draft character appraisals and details of the programme for reviewing conservation areas can be viewed at www.bristol.gov.uk/conservationareas

For advice on alterations to buildings or new development within the conservation area contact:

North & West Area Planning Team

Planning Services Division

Bristol City Council

Tel: 0117 922 3097

Fax: 0117 922 3417

development.management@bristol.gov.uk

The Clifton & Hotwells Conservation Area Character Appraisal will form part of the emerging Local Development Framework and should be considered within the context of existing Supplementary Planning Guidance (SPGs), Supplementary Planning Documents (SPDs), and Planning Advice Notes (PANs) including:

- City Centre Strategy and Action Plan
- SPD 7 'Archaeology and Development'
- PAN 6 – Off-street Residential Parking in Conservation Areas
- PAN 7 – Conservation Policies
- PAN 8 – Shopfront Design Guides
- PAN 15 – Responding to Local Character – A Design Guide
- PAN 17 – Control of Food and Drink Uses

Bristol's Environmental Access Standards, 2006 should also be used by those who are planning, designing and implementing schemes in the built environment.

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

Further information on listed buildings, conservation areas, and guidance on character appraisals can be obtained from:

National Policy Guidance:

- Planning Policy Statement 5: Planning for the Historic Environment (2010) and accompanying Practice Guide (2010)

English Heritage Publications:

- Guidance on conservation area appraisals (2006)
- Guidance on the management of conservation areas (2006)

English Heritage (Head Office)

1 Waterhouse Square

138 – 142 Holborn

London EC1N 2ST

General Enquiries: 020 7973 3000

www.english-heritage.org.uk

English Heritage (South West)

29 Queen Square

Bristol BS1 4ND

Tel: 0117 950 0700



For technical guidance and lists of specialist suppliers relating to historic buildings, contact:

The Society for the Protection of Ancient Buildings (SPAB)

37 Spital Square
London E1 6DY
Tel: 020 7377 1644
www.spab.org.uk

The Georgian Group

6 Fitzroy Square
London W1T 5DX
Tel: 0871 750 2936
www.georgiangroup.org.uk

The Victorian Society

1 Priory Gardens
Bedford Park
London W4 1TT
Tel: 020 8994 1019
www.victorian-society.org.uk

Institute of Historic Building Conservation (IHBC)

www.ihbc.org.uk



13. Glossary

13.1 Glossary of Architectural Terms

Aesthetics

Relating to, or sensitive to, visual beauty

Accretions

A gradual build-up of small additions and layers

Ashlar

Finely finished blocks of stone masonry, laid in horizontal courses with vertical joints, creating a smooth, formal effect

Bathstone

Even grained, poorly fossiliferous, cream coloured, oolitic limestone. Plentiful in the Bath and Cotswold area and can be sawn when freshly quarried. Huge quarries opened by Ralph Allen in the 18th century and connected to wharves on the River Avon. Used for whole buildings, sawn as squared dressings and corners, or carved as window and door surrounds

Bay

A vertical division of the exterior of a building marked by fenestration, an order, buttresses, roof compartments etc.

Bay Window

An angular or curved projecting window

Barge Board

Board fixed to the gable end of a roof to hide the ends of the purlin timbers

Butterfly Roof

A roof formed by two gables that dip in the middle, resembling butterfly's wings. The roofs were particularly popular in Britain during the 19th century, as they have no top ridges and were usually concealed on the front façade by a parapet, giving the illusion of a flat roof

Buttress

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

Canted

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

Casement Window

A metal or timber window with side hinged leaves, opening outwards or inwards

Cast Iron

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

Catslide

A wedge-shaped dormer or outshot roof which slopes in the same plane as the main roof

Cill

Horizontal base of a window opening or door frame, usually timber or stone

Chimney Stack

Masonry or brickwork containing several flues, projecting above the roof and terminating in chimney pots

Clipped Eaves

Eaves tight against a wall without an overhang

Classical (neo-Classicism)

A revival of the principles of Greek or Roman architecture and an attempt to return to the rule of artistic laws of nature and reason; emphasizing formal and spatial qualities of order and symmetry. Begun in Britain c. 1616 and continued up to the 1930s, though most popular during the mid 18th -19th centuries

Cobbles

Small, rounded stones used for street paving

Console

An ornamental bracket with a curved profile and usually of greater height than projection



Corbel

A projecting block, usually of stone, supporting a beam or other horizontal member

Cornice

In Classical architecture, the top projecting section of an entablature. Also any projecting ornamental moulding along the top of a building, wall, arch etc., finishing or crowning it

Coursing

Continuous horizontal layer of masonry, such as brick or coursed stone

Curtilage

The land around a domestic or commercial property, forming a contiguous unit with it (e.g the garden around a house)

Dentil Course

Projecting and intended course of brick or stone at the eaves, carrying gutter. Various patterns are created by different laying techniques

Door Surround

Timber assembly around a door, usually based on the classical motif of column, frieze and cornice

Dormer Window

A window placed vertically in a sloping roof and with a roof of its own. Name comes from French to sleep

Dressings

Stone worked into a finished face, whether smooth or moulded, and used around an angle, window, or any feature

Dutch Gables

An ornately shaped gable influenced by 18th century Dutch examples

Entablature

The upper part of an order, consisting of architrave, frieze, and cornice

Eyebrow Dormers

Dormer formed by the sweeping of thatch over the top of the window, creating an eyebrow effect

Façade

The frontage of a building

Fanlight

A window, often semi-circular, over a door in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Or any window over a door to let light into the room or corridor beyond

Fascia

A flat board, usually of wood, covering the ends of rafters or a plain strip over a shop front, usually carrying its name

Fenestration

The arrangement of windows in a building's façade

Flashing

Strip of metal, usually lead, used to prevent water penetration through a roof or dormer

Flue

Smoke duct in chimney

Gable

The upper portion of a wall at the end of a pitched roof; can have straight sides or be shaped or crowned with a pediment (known as a Dutch Gable)

Georgian

The period in British history between 1714-1830 and the accession of George I and death of George IV. Also includes the Regency Period, defined by the Regency of George IV as Prince of Wales during the madness of his father George III

Glazing Bars

Bars, usually of timber, which subdivide a casement or sash window

Gothic

A style of European architecture, particularly associated with cathedrals and churches, that began in 12th century France. The style focused on letting light into buildings and so emphasizes verticality, glass, and pointed arches. A series of Gothic revivals began in mid 18th century, mainly for ecclesiastical and university buildings

Hipped Roof

A roof with sloped instead of vertical ends



Jambs

Side posts or side face of a doorway or window

Lightwell

A shaft built into the ground to let light into a building's interior at basement level

Lime Wash

A slaked mineral lime solution, often tinted, and applied as a surface finish to walls. Also called 'white wash'

Lintel

Horizontal beam, usually of timber or stone, bridging an opening across the top of a door or window

Mansard Roof

Takes its name from the French architect Francois Mansart. Normally comprises a steep pitched roof with a shallower secondary pitch above and partially hidden behind a parapet wall. The design allows extra accommodation at roof level

Mortar

Mixture of lime, cement, sand and water, used for bonding bricks or stones

Ogee Section

An 'S' shaped line/moulding

Pantile (& Double Roman)

Roofing tile, of clay, with curved 'S'-shaped or corrugated section. Double Roman tiles are flat in the middle, with a concave curve at one end at a convex curve at the other, to allow interlocking.

Parapet

A low wall, placed to protect from a sudden drop – often on roofs – and a distinctive feature of Classical architecture

Pediment

A Classical architectural element consisting of a triangular section or gable found above the entablature, resting on columns or a framing structure

Pennant Stone

Hard, fine-grained, blue/grey coloured sandstone. Quarried in South Wales and the Bristol area and commonly used, throughout

the country, as a stone roofing or street surface material

Pilaster

Rectangular column projecting slightly from a wall

Pitched Roof

A roof consisting of two halves that form a peak in the middle where they meet

Plinth

The projecting base of a wall or column generally angled at the top

Pointing

Mortar filling between stones and bricks in a wall, which acts as adhesive and weatherproofing

Polychromy

Multiple colours used in one entity, used to highlight certain features or facades

Portland Stone

A light coloured limestone from the Jurassic period, quarried on the Isle of Portland in Dorset

Purlin

Structural roof timber running along the line of the roof, which supports the rafters

Quoins

Cornerstones of buildings, usually running from the foundations up to the eaves

Render

Covering material, e.g plaster, over a stone or brick surface

Reveal

The wall structure exposed by setting-back window or door joinery from the face of the building

Ridgeline

The apex of the roof continued along the length of the roof span

Roof Pitch

Angle at which rafters form an apex from the supporting walls



Roofscape

View resulting from a blend of roof pitches, sizes and heights within the built environment

Sash Window

A window formed with sliding glazed frames running vertically

Segmental Arch

A curved arch above an opening constructed from shaped bricks or stones

Setts

A small rectangular paving block made of stone, such as Pennant or Granite, used traditionally in road surfacing

Stallriser

A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance

Voussoir

A brick or wedge-shaped stone forming one of the units of an arch

Victorian

Period often defined as the years of Queen Victoria's reign (1837-1902), though the Reform Act of 1832 is often taken as the start of this new cultural era

Wrought Iron

Made by iron being heated and plied by a blacksmith using a hammer and anvil. Pre-dates the existence of cast iron and enjoyed a renaissance during the late 19th century. Wrought iron is not as brittle as cast and seldom breaks

13.2 Glossary of Planning Policy Terms

Article 4 and Article 4 (2) Directions

Restrict the right of landowners to carry out certain categories of development which would otherwise be automatically permitted; where that type of permitted development would have a particularly unfortunate effect on the appearance of the area. The Secretary of State's approval is not required in the case of a direction made under Article 4 (2) relating to land in a conservation area

Building at Risk Register

Listed buildings "at risk" are those in danger of being lost due to: lack of use; under-use; disrepair; or dereliction. Alongside a national Register, maintained by English Heritage, the city council also produces a Register of Buildings at Risk, which is revised and updated every two years. Buildings are categorised (1-3) according to their state of disrepair

Character

The design, materials and pattern of land use of the built environment provide character and definition to a locality and can enable local planning authorities to better understand the appropriateness of proposed development. (PPS5 Practice Guide para. 34.) It is a government objective that the positive contribution of the historic environment and its heritage assets to local character and sense of place is recognised and valued

Conservation Area

"An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area

Curtilage Listing

"Any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948". This would mean listed building consent is required for



its demolition, in whole or in part, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest

Discontinuance Notices

Where an advertisement is being displayed with the benefit of deemed consent, any authority may serve a discontinuance notice on the owner and occupier of the land and on the advertiser, requiring the advertisement to be removed

Heritage Asset

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process

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. Those elements of the historic environment that hold significance are called heritage assets

House in Multiple Occupation (HMO)

A house which is occupied by three or more unrelated persons, who do not form a single household - this definition is supported by Sections 254, 257 and 258 of the Housing Act 2004

Listed Building

A building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest.

When a building is listed, it is listed in its entirety, which means that both the exterior and the interior are protected. Listed buildings are

classified into grades as follows:

Grade I - buildings of exceptional interest (approximately 2% of all listed buildings)

Grade II* - particularly important and more than special interest (approximately 4%)

Grade II - buildings of special interest, warranting every effort being made to preserve them (94%)

Landmark Building

A conspicuous building or structure that, whether due to its height, location, specific use or detailed design, stands out from its background. May also be a navigation or focal point, or a key element in views, both locally and in the wider context

Listed Building Consent

Listed building control is a type of planning control, which protects buildings of special architectural or historical interest.

The controls apply to any works for the demolition of a listed building, or for its alteration or extension, which is likely to affect its character as a building of special architectural or historical interest

Negative Features

Elements within a locality that detract from its special character or appearance, which offer a potential for beneficial change

Permitted Development

There are a number of categories of minor works for which a planning application is not normally needed for certain works to enlarge, improvement, or other alter a dwelling house as they are automatically permitted by a general or special development order as in The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order, 2008'

Planning Policy Statement: 5 (PPS5)

Sets out planning policies on the conservation of the historic environment. The policies are a material consideration which must be taken into account in development management decisions, where relevant



Register of Historic Parks and Gardens

Historic parks and gardens are designed landscapes which, because of their layout, features and architectural ornament, are of special historic interest. Many significant parks and gardens, which were originally identified in a Register compiled by the Avon Gardens Trust, are protected by Policy NE9 of the Bristol Local Plan. English Heritage also maintains a Register of Historic Parks and Gardens. Entries are Graded I, II* or II

Regulation 7 Directions

A local planning authority may seek a direction under regulation 7 restricting the display of advertising of: various official signs and advertisements; miscellaneous small signs; estate agents' boards; site boards; signs on business premises; advertisements on flags; posters on hoardings etc. If a Direction is in place it means that the particular category of advertisement can be displayed, but only if it has been the subject of a grant of express consent

Section 106 Agreement

Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission.

These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing

Setting

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral

Significance

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic

Strategic Housing Land Availability Assessment (SHLAA)

The SHLAA aims to identify as many of the potentially developable housing sites in Bristol as possible. Developable sites are those which are considered to be in a suitable location for housing development and have a reasonable prospect of being developed before 2026

Studentification

The social and environmental changes caused by very large numbers of students living in particular areas or a town or city

Tree Preservation Order (TPO)

The Town and Country Planning Act 1990 and associated Regulations enables the local authority to protect trees in the interests of amenity, by making tree preservation orders (TPOs). The making of an order, in general, makes it an offence to cut down, top, lop, uproot, willfully damage or willfully destroy a tree without our permission



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