College Green
Conservation Area Character Appraisal
Adopted March 2016

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City Design Group

Prepared by:

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Character Appraisal

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Contents

1	**Introduction**	**5**
	Policy context, scope and status	6
	Language of the document	7
	Conservation Area boundaries	8
2	**Local character and distinctiveness**	**9**
	Summary of positive context	10
	Landscape	11
	Landmarks	12
	Urban Route Structure	13
3	**Historic development**	**15**
	Evolution of Route Structure	20
4	**Character Areas**	**21**
	Character Area 1: The Cathedral & College Green	24
	Character Area 2: College Square	26
	Character Area 3: Orchard Street	28
	Character Area 4: The Centre	30
5	**Challenges and opportunities**	**33**
6	**Statement of community involvement**	**39**

A distinctive historic city

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

The basis for Bristol's urban route structure is essentially informed by medieval development, centred on the cross roads of High Street, Corn Street, Broad Street and Wine Street and the core of the historic walled town.

As Bristol grew and expended beyond its walls, much of the outer developments still corresponded to an historic route structure or early field patterns. Despite centuries of urban growth and changes in built fabric above ground, the core of the city and many of its suburbs still retains much of its underlying route structure.

During the 20th century Bristol has seen its most dramatic changes with the depopulation of the central core, bombing during the Second World War and the dominance of private motor car use. Although this period has continued the process of urban renewal and the replacement of built form it is the Post War highway infrastructure projects that have eroded the physical fabric of the city on a scale unlike any other period.

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

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

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

Introduction

1



Policy context, scope and status

1.1 Planning Policy Context

The statutory definition of a Conservation Area is "an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance" (Planning (Listed Building and Conservation Areas) Act 1990, s.69(1)). Bristol currently has 33 designated Conservation Areas, covering approximately 30% of the city.

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

The 1993 Conservation Enhancement Statements (PAN 2) were the last wholesale assessment of the city's Conservation Areas. Since 2008, the City Design Group have been undertaking a programme reviewing the city's Conservation Areas, following English Heritage best practice guidance 'Understanding Place: Conservation Area Designation, Appraisal and Management' (2005; revised 2011).

Adopted Character Appraisals are Planning Guidance with status as a material consideration in planning decisions. An appraisal provides an evidence base for determining character and context intended to guide and inform Development Management process and appeal decisions.

Character Appraisals form part of a suite of guidance documents referred to in Policy BCS21 of the Core Strategy and the Local Character and Distinctiveness Policy (DM26) in the Development Management Policy document. The Core Strategy (June 2011) is the overall approach for planning in Bristol, guiding development and setting out key elements of the planning framework up to 2026 and beyond.

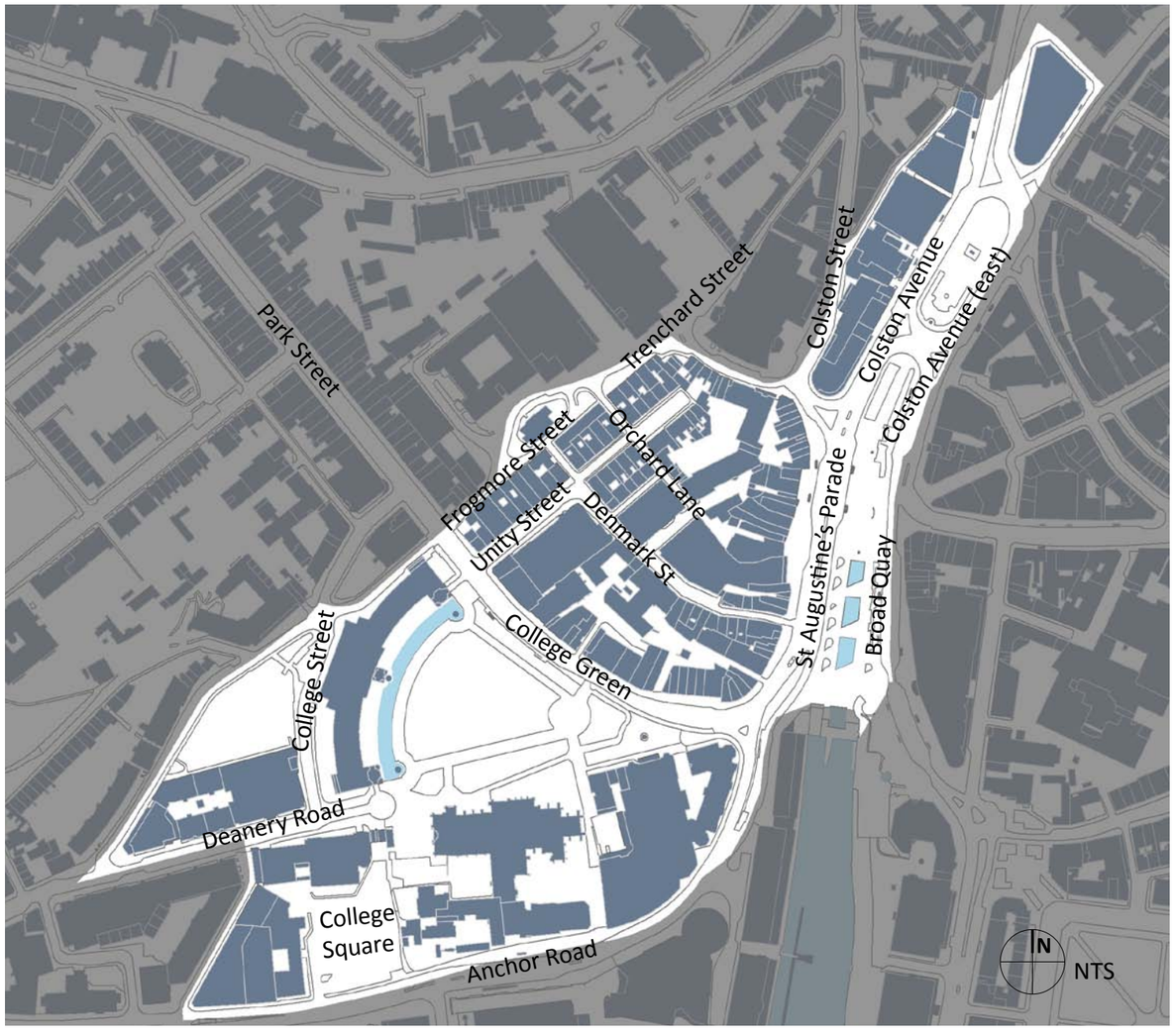
1.2 Purpose and scope

A character appraisal provides a basis from which change can be appropriately managed. Elements that make a positive contribution are identified as are features that offer an opportunity for enhancement.

'Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated as substantial harm or less than substantial harm…Taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole'. (NPPF para. 138)

'Opportunities for new development within Conservation Areas (and their setting) that enhance or better reveal their significance or preserve elements that make a positive contribution will be treated favourably.' (NPPF para. 137)

Conservation Area designation with an adopted Character Appraisal will also be a tool to help highlight the value and significance of the College Green Conservation Area, raising its profile, and helping to promote it as a special place worthy of its status as a Designated Heritage Asset.



Language of the document

Character/context

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

Heritage Asset

Heritage Assets are irreplaceable and are identified as having degree of significance meriting consideration in planning decisions, because of its heritage interest. Designated Heritage Assets include Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens etc. An Undesignated Heritage Asset are those identified by the Local Authority or local communities e.g locally listed buildings or Unlisted Buildings of Merit (see Building Types)

Topography

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

Views

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

Landmark

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

Local Landmark

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

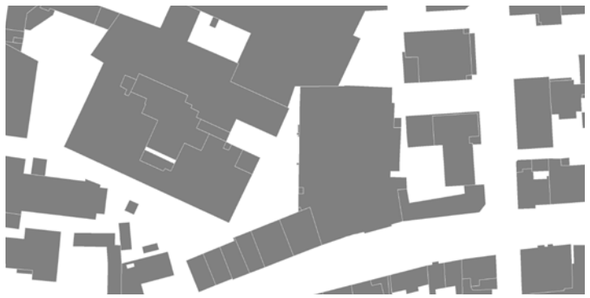
Urban structure

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



Urban grain

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



Building Types

Unlisted Buildings of Merit – buildings that make a special contribution to the character or appearance of the Conservation Area; usually of particular architectural or historic interest. Categorised as 'undesignated heritage assets', they area of material consideration in planning decisions. Their preservation and sensitive adaptation will be encouraged through the Development Management process.

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

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

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

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

Built Form

Buildings and structures described using the following terms.

Scale

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

Massing

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

Materials

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

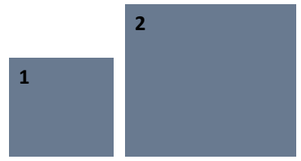
Distinctive frontage

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

Long view or vista

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

Conservation area boundaries



1 College Green in city-wide context

2 Neighbouring Conservation Areas

College Green

Park Street and Brandon Hill

City Docks

St Michael's Hill and Christmas Steps

Tyndall's Park

Old City and Queen Square

1.3 Location

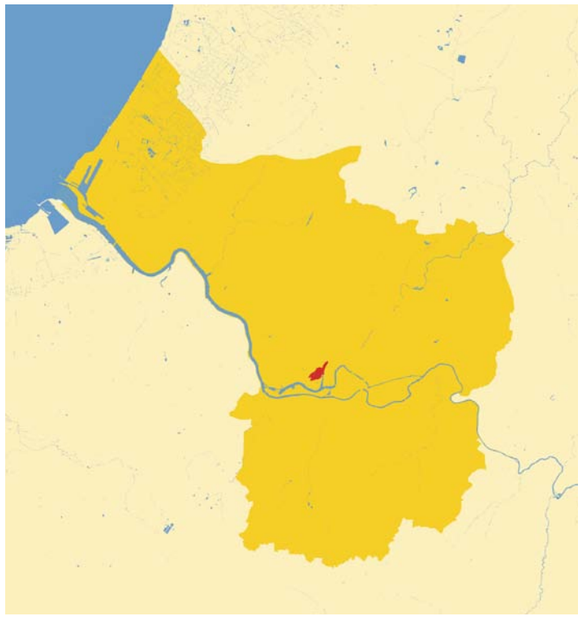
The College Green Conservation Area lies physically and metaphorically at the heart of Bristol. The boundaries take in the medieval enclave centred on the Cathedral and important civic space of College Green; the level area that extends northwards from the Floating Harbour to Lewin's Mead, known as The Centre; and the narrow lanes and traditional warehousing area of Denmark Street.

College Green is abutted on all sides by neighbouring Conservation Areas:

— City Docks to the south
— Old City and Queen Square to the east
— Park Street and Brandon Hill to the west
— Tyndall's Park to the northwest
— St Michael's Hill and Christmas Steps to the north

1.4 Conservation Area Designations

College Green Conservation Area was designated in May 1975. The boundaries were reviewed and subject to some alteration in December 2011, when the City Docks Conservation Area boundaries were extended along St Augustine's Reach up to Cascade Steps.

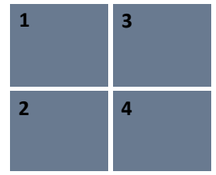




Local character and distinctiveness

2





1 The Cathedral's West End from Deanery Road

2 College Square looking towards the Cathedral's West End and the rear elevation of the Central Library

3 Orchard Street, Grade II* listed townhouses

4 The Centre Promenade looking north

Summary of positive context

2.1 Summary description

The College Green Conservation Area is one of the most historically significant parts of Bristol; an area extremely rich in heritage assets, townscape quality and important public spaces.

The high proportion of listed buildings include the Grade I listed Cathedral, Lord Mayor's Chapel and Central Library; the Grade II* Council House, Cathedral Choir School, Orchard Street townhouses and many significant memorials and statuary, including The Cenotaph.

The character of the Conservation Area is not consistent. Predominant townscape, land use and the relationship between built form and open space contribute to four distinct character areas:

- **The Cathedral and College Green:** one of the city's most important civic spaces dominated by Bristol Cathedral on the southern side and the Council House across its western edge. The route of College Green has a strong commercial frontage, which also contains the Lord Mayor's Chapel
- **College Square**: the area south of College Green with a sloping topography that falls towards Anchor Road and includes a quiet three-sided square
- **Orchard Street environs**: the close-knit grid of formal 18th century terraces, and the later warehouses and small shops off the winding route Denmark Street
- **The Centre**: the level area that extends from the Floating Harbour up to Rupert Street, which outlines the extent of the historic dock which since culverting has left a large area of public realm

2.2 Positive context

- High quality townscape and iconic landmarks
- Quantity of designated heritage assets
- High quality pubic realm including two of the city's primary public open spaces (College Green, The Central Promenade)
- Active frontages containing a diverse range of businesses and cultural attractions fronting College Green and St Augustine's Parade
- Views and vistas particularly south channelled by St Augustine's Reach towards Bedminster and the Dundry Hill backdrop and northwest to the top of Park Street and the Wills' Memorial Tower
- Remnants of the historic route structure and back-land development off primary routes
- Surviving traditional townscape details and street surfaces including lamp standards, street signs, railings and Pennant stone paving

2.3 Negative Features

- Traffic volume and conflicts between pedestrian/ cycling and vehicular movement, especially in The Centre
- Decline in sense of safety at night in narrow lanes and back land areas
- Poor maintenance and use of inappropriate materials of traditional buildings
- High vacancy rate of shops and offices fronting College Green and St Augustine's Parade
- Poor quality shopfronts and signage along St Augustine's Parade and College Green frontages
- Oversized commercial signage and hoardings
- Setting of listed buildings undermined by car parking and poor quality public realm









Landscape

2.4 Topography

The local landform is essentially formed of two natural features: the low, level base formed by the valley of the River Frome that opens out to join the River Avon in which The Centre sits; and the higher hilltop/plateau occupied by The Cathedral and College Green.

The lowest ground follows the line of the Rivers Frome and Avon and makes a stepped climb from Anchor Road and The Centre towards the flat land around College Green. College Square sits on the sloped ground between the low-lying Anchor Road and College Green. From this plateau, there is a dramatic rise to northwest to Brandon Hill and on to Clifton.

College Green falls away northwards down to the level basin of Orchard Street and Frogmore Street before the topography steeply climbs to the north east towards Tyndall's Park and St Michael's Hill.

Geologically the area lies partially on the Carboniferous quartzitic sandstone or Brandon Hill Grit and the Triassic Redcliffe Sandstone that forms the relatively elevated ridge on which the Cathedral and Cathedral Choir School sit.

2.5 Views and vantage points

The Cathedral and College Green
As College Green opens out from the southwest of The Centre, the flat open space gives prominence to The Council House. The Cathedral is prominent in views southwards from Park Street. Looking north west from College Green, an iconic view is channelled up Park Street towards the Wills Memorial Tower.

There is an important view looking north east between the Abbey Gatehouse and The Cathedral, across College Green towards the tower of St Mark's.

College Square
A long view extend westwards along Deanery Road as far the Ashton Court woodland. From the low-lying Anchor Road, the Cathedral is a dominant feature on the higher ground immediately north. Cathedral Steps channels views southwards to the lower ground of the City Docks and beyond.

Orchard Street environs
From the lower ground around Orchard Street and Frogmore Street key buildings on the higher ground make a prominent impact e.g The Council House on College Green and Colston Hall and Colston Tower on Colston Street.

The Centre
The flat valley form of The Centre channels views north and south. A particularly important view is looks southwards, across the Floating Harbour to the Dundry Hills beyond.

The Centre is framed by a strong building line of many important buildings; Electricity House forms an important terminating feature. The towers of St Stephens, St Marks (the Lord Mayor's Chapel) and St John are particularly important features; as are views to the cupola of All Saints, prominent in views up Clare Street and Corn Street from The Centre.

The character of The Centre is sensitive to the impact of large-scale developments beyond it, particularly on higher ground or in channelled views to the north or south.









1 College Green looking up Park Street to the Wills Memorial tower

2 View along Deanery Road looking west to Hotwells and Ashton Court beyond

3 View to the Cathedral and Choir School on the higher ground above Anchor Road

4 View south from the Central Promenade, across the City Docks to Bedminster and the Dundry Hills beyond

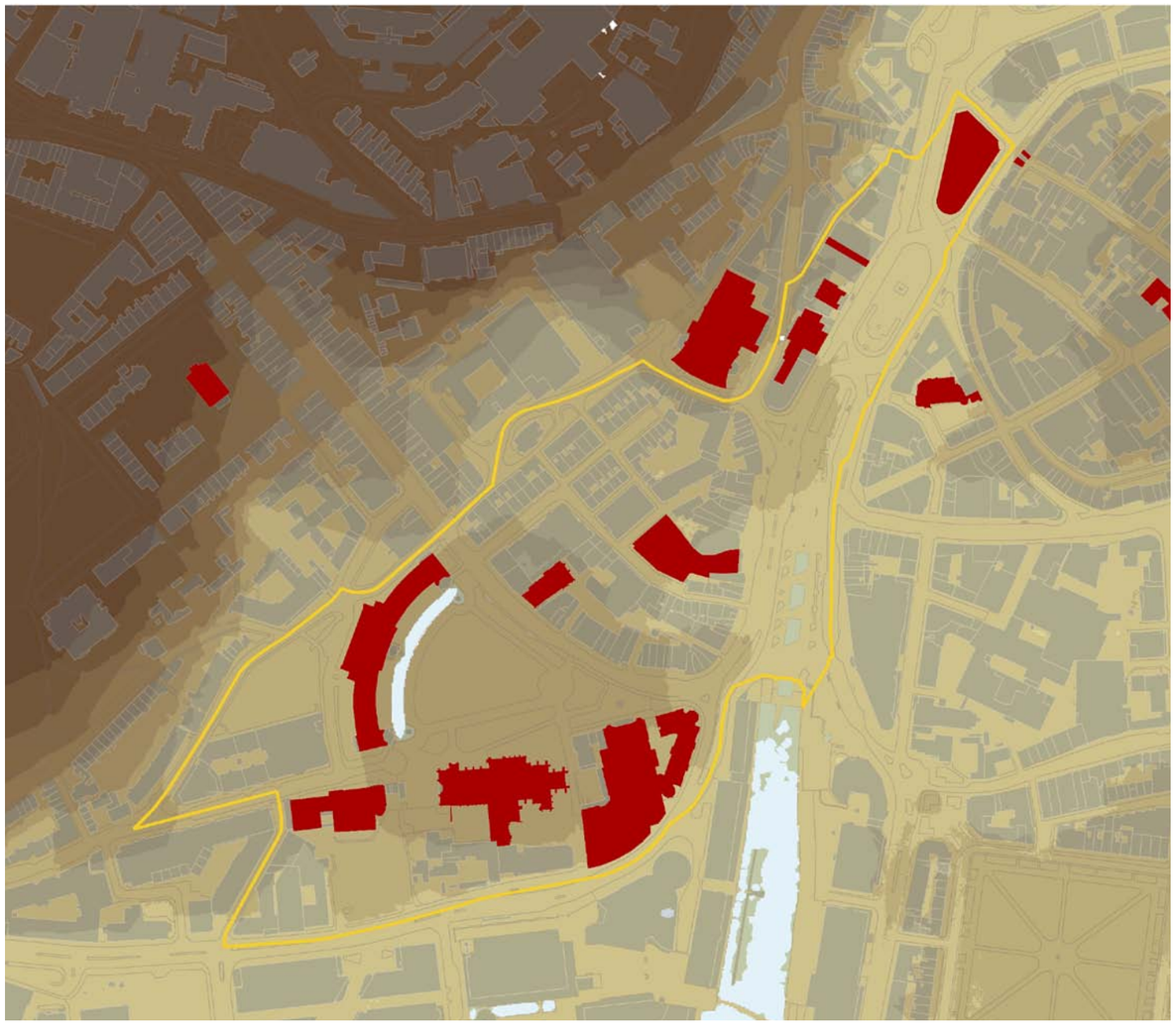
2.6 Landmarks

Where buildings framing the main routes in the Conservation Area break the broadly consistent scale, they stand out as landmark features. Specific buildings can make a positive or negative contribution to specific views. The landmarks* identified below are those that make a wider contribution to the character of the College Green Conservation Area. (Locally important landmarks are denoted in each Character Area section.)

- Bristol Cathedral
- Council House
- Central Library
- Bristol Marriott Royal Hotel
- Electricity House
- Colston Tower
- Colston 33 clock tower
- Hippodrome Theatre
- RC Church of St Mary on the Quay
- St Mark's Church tower (Lord Mayor's Chapel)

A number of buildings beyond the boundaries of the College Green Conservation Area are visible landmark features from within it. These include:

- Wills Memorial Tower (Park Street and Brandon Hill)
- Colston Hall (St Michael's Hill and Christmas Steps)
- St Stephen's Church (Old City and Queen Square)
- All Saints Church (Old City and Queen Square)
- St John's Church (Old City and Queen Square)
- MShed Museum and cranes (City Docks)
- The Watershed (City Docks)
- St Paul's Church (Bedminster)
- Radisson Blu tower (Old City and Queen Square)
- Colston Tower (Park Street and Brandon Hill)
- St George's Church cupola (Park Street and Brandon Hill)



***see language definitions p. 7**

Urban route structure

2.7 Principal route structure

The urban route structure in the College Green Conservation Area is one of the busiest and most complex in the city. A number of major traffic routes converge and extend beyond it, playing important role in wider city movement and traffic flow.

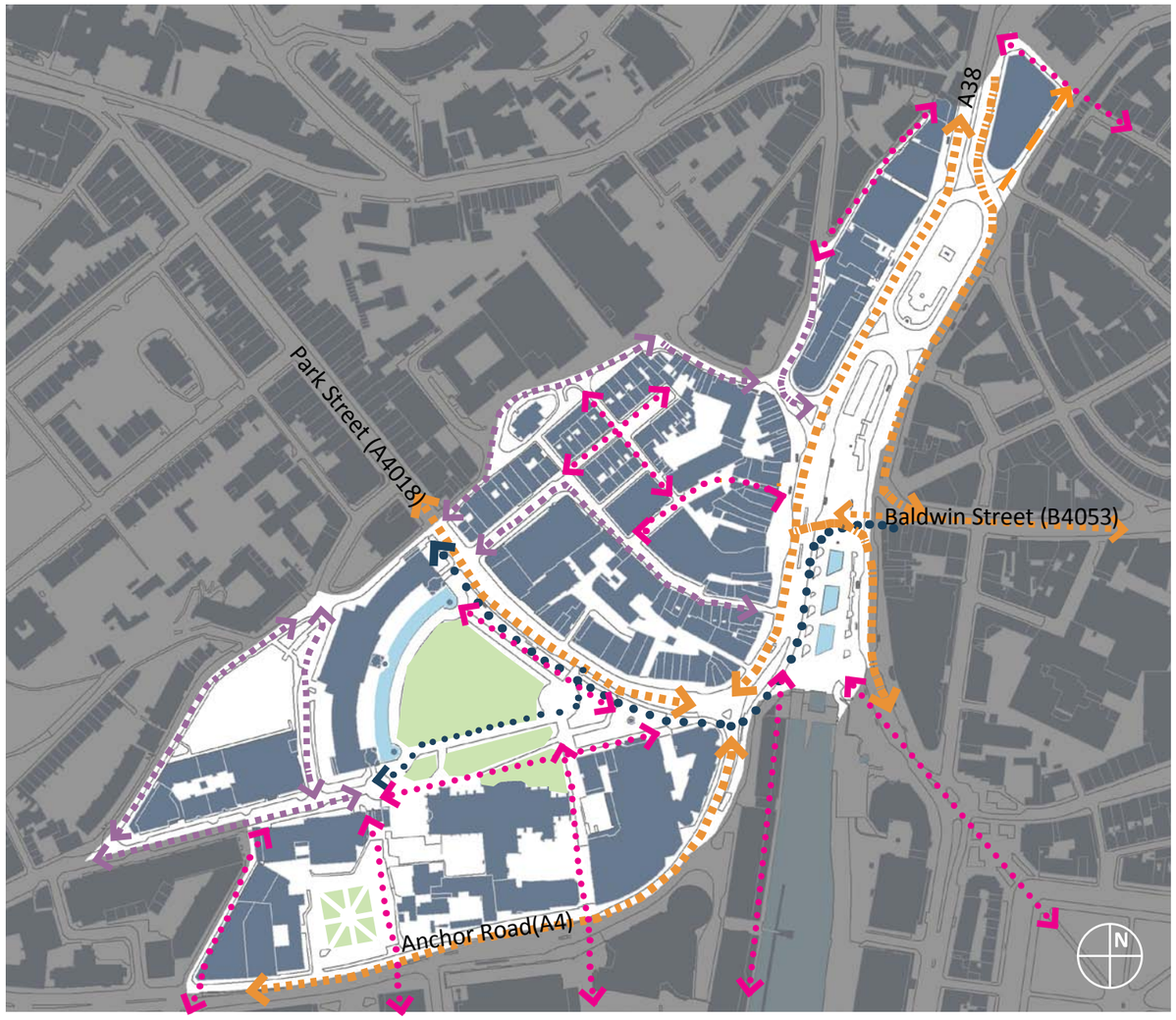
The Centre functions as a critical transport and movement interchange for the city. A major road re-design of The Centre is under construction that will give pedestrians and cyclists increased priority over cars.

The southern end of College Green leads up Park Street (A4018); a primary retail street lined with is the ground floor shopfronts. This is the primary route to and from the city centre towards Clifton, Whiteladies Road and beyond to the northwest of the city.

Anchor Road (A4) is the main route running along the north side of the Floating Harbour from the west into the centre. There are a number of important pedestrian routes that cross Anchor Road and link College Green with the Harbourside, including via College Square and Cathedral Steps.

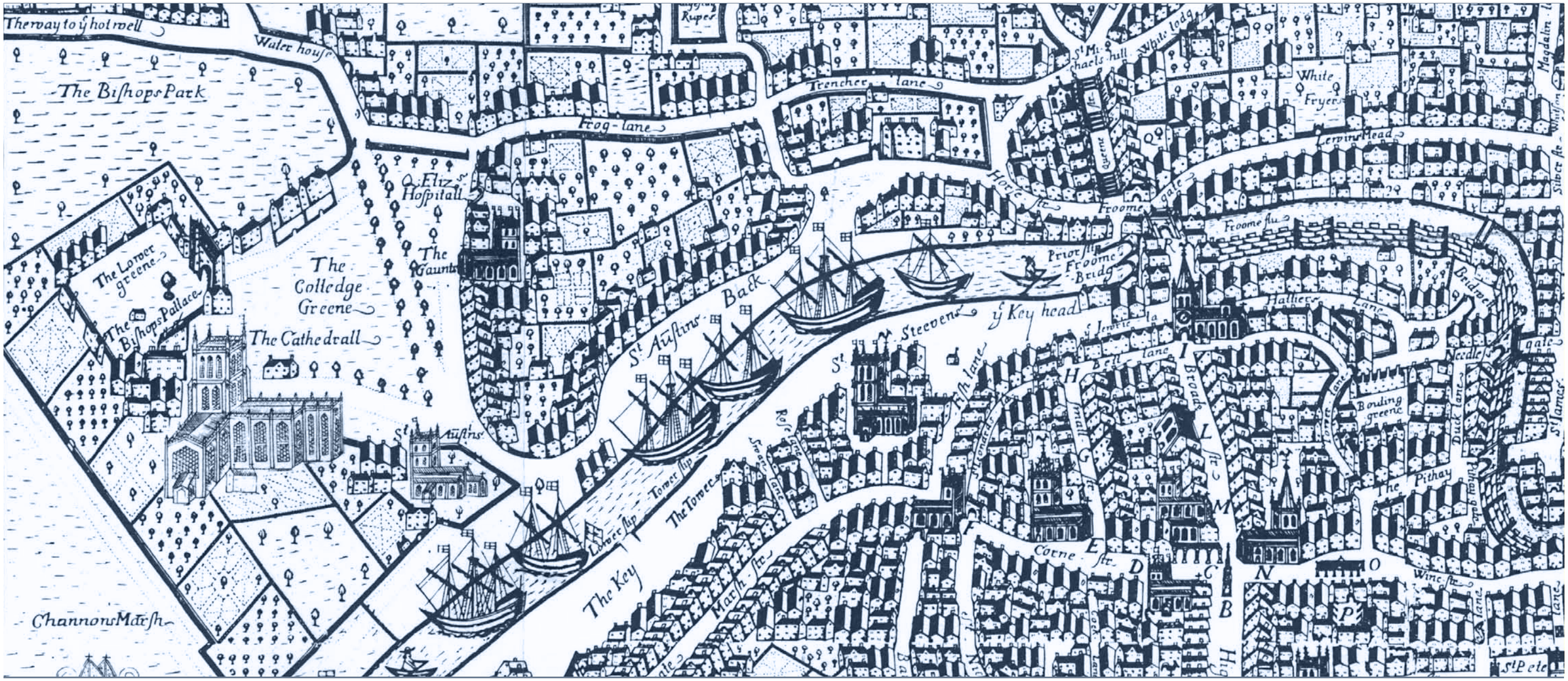
Frogmore Street is a relatively busy secondary route running under the Park Street viaduct to link with Colston Street. Denmark Street is the main spine in a grid of cross cutting streets off, including Orchard Street. These are all fairly quite secondary or intimate routes and intimate spaces.

Running through College Green, in front of the Cathedral, is a busy pedestrian/cycle route that links with The Centre.



Historic development

3



Extract from Millerd's Plan of Bristol, 1673, showing the historic extent of the diverted River Frome up to Froom Bridge. St Augustine the Less is on the west bank of the River and Cannons Marsh, south of the abbey precinct

Summary of historic development

Introduction
The College Green Conservation Area is one of the most historically significant parts of Bristol. The current land use, route structure and built form very much relates by the historic development that has shaped a specific locality.

Earliest origins (11th - 12th century)
The historic jurisdiction of Bristol was contained within the town walls between the Avon and Frome, where the Old City now stands. Southeast of the medieval town was an early Saxon settlement known as Billeswick, on an area of high ground on the west banks of the River Frome, which now contains the Cathedral and College Green.

The development of the area has been dictated to by the land and activities of the religious houses of Billeswick. An early Anglo-Saxon religious house may have existed from as early as the seventh century. Archaeological excavations identified a Norman building on the bluff overlooking the River Frome on the eastern end of College Green.

In the mid-12th century, an Augustinian monastery, Augustine's Abbey, was founded by Robert Fitzharding. The large monastic complex was sited on the edge of a terrace of rock immediately above the cultivated marsh land (Canon's Marsh), with lands extending up to The Park, Brandon Hill and along St Augustine's Back. The open space of College Green formed part of the Abbey lands and used as a burial ground.

A school has existed on the Abbey site from the date of its foundation; making Cathedral Choir School the oldest in Bristol.

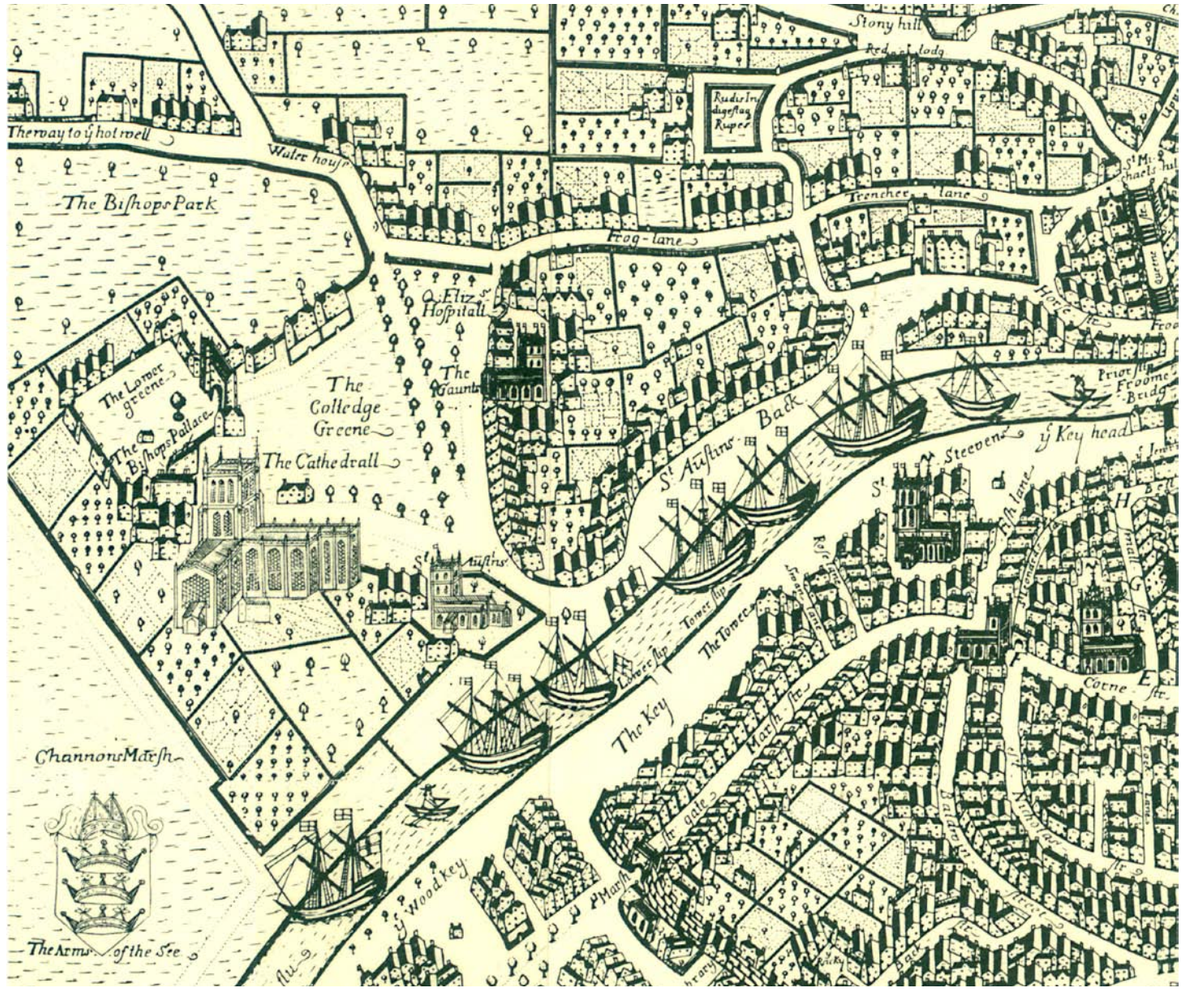
St. Mark's Hospital precinct ran from the east side of College Green, along the line of the modern Unity Street to Pipe Lane. Founded by Maurice de Gaunt in c.1220, with a brief to feed one hundred poor people daily; it was initially administered by St. Augustine's Abbey and made a separate foundation in 1232. St Marks Church (later the Lord Mayor's Chapel), is the only part to survive above ground.

The parish church of St. Augustine the Less was the daughter church of the adjacent Abbey and built over the earlier Norman building on the east end of College Green.

Outside of the various religious precincts in the area, the landscape would have been rural in character. The main east/west route was Frog Lane (Frogmore Street) and Trenchard Street); a significant medieval route that linked the religious houses and settlements along the west bank of the river. Pipe Lane is also medieval in origin, which reflects the route of the St John's Pipe, which ran from a spring in Brandon Hill to the Parish of St John.

Diversion of the Frome (13th - 14th century)
The monastic presence and later development in the Canon's Marsh area has played a vital role in the development of the city outside of the old town walls.

In 1240, St Augustine's Abbey granted land to the town of Bristol for the purposes of realigning the River From to its present course. The diversion was completed in 1247 and enabled the creation of a larger wharf and city docks, with the water and quayside running as far north as Quay Head (where Electricity House now stands).



Historic development

College Green was the subject of disputes between the Abbey and the neighbouring St. Mark's Hospital in the 13th and 15th centuries over access and grazing. An open-air pulpit and the Chapel of St. Jordan were located on College Green.

Dissolution and Civil War (16th - 17th century)
After the Dissolution (in 1539) much of the monastic precincts of St Augustine's Abbey and St Mark's Hospital, their land and properties, were acquired by the Corporation of Bristol. The Dissolution triggered a significant change in the land use and character of the area.

Under Henry VIII's rule, the former monastic church of St Augustine's Abbey became Bristol Cathedral; the remains of the Abbey are to be found in the church, Gatehouse and monastic buildings. The Bishop's Palace and Deanery were converted from earlier abbey buildings; and new buildings were created in the former monastic precinct. Though the monastery closed, a school continued to function in the old monastic buildings.

The Abbey lands were transferred to the ownership of the Dean and Chapter of Bristol, and renamed The Park and Bishop's Park. College Green remained a burial ground and acquired its modern name, evoking the collegiate nature of the new cathedral foundation.

The St Mark's Hospital lands, including the former orchard, were owned by the Corporation and gradually sold. The Lord Mayor's Chapel, which had been located adjacent to the Guildhall on Broad Street, moved to St Mark's Church.

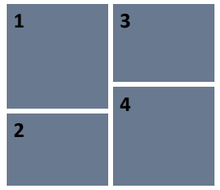
At the end of the 16th century, Queen Elizabeth's Hospital (later Bristol Grammar School) was built on the northeast side of St Mark's Church and the Red Maid's School was built immediately west of it.

By the time of Millerd's Plan of 1673 the basic route structure, with St Augustine's Back and Frog Lane being the most densely developed streets had been established.

18th century urban expansion
By the mid 18th century new crossings were established across the Frome, which enabled the development of further dockside facilities and merchants' houses along St Augustine's Back (now Parade) and the warehouses to the west.

The Corporation, who owned the land along St Augustine's Back, rapidly developed it to support commerce and trade. Warehouses, small manufactories and grand merchant's houses would have occupied the block north of St Augustine's Back. The extant route structure off Denmark Street, with its network of narrow lanes and inner courts has its origins in this phase of urban expansion. These streets would once have bustled with goods being moved between ships and storage and although the specific land use has changed these streets retain their historic character.

The Corporation also speculatively developed the former St Mark's Hospital orchard, imposing a new street grid lined with merchants' townhouses fronting Unity Street/Orchard Street/Orchard Lane, with associated mews houses fronting Trenchard Street and Hobbs Lane.



1 The Hatchet PH c.1606, its gabled box timber frame would have characterised 17th century development in the area (Bristol Record Office 33041/ BMC/12/1/a/30)

2 Broad Quay looking north c. 1785, Philip Van Dyke (© Bristol Museum and Art Gallery)

3 Protheroe's wine warehouse off Denmark Street, epitomises the typical land use in the late 18th century (Bristol Record Office 33041/BMC/12/1/a/25)

4 View towards Park Street on northeast side of College Green c. 1820 by T L Rowbotham (© Bristol Museum and Art Gallery, M2592)









Historic development

By the 18th century, College Green was a clear civic space although it still belonged to the Cathedral, as did the school. The High Cross, was moved to the centre of the green in the mid 18th century.

The lands belonging to the Dean and Chapter of Bristol were subsequently developed from 1770 onwards, laid out with regular streets fronted by townhouses. Park Street was laid out extending from College Green through what had been agricultural land known as The Park (Tyndall's Park). West of College Green, the Bishop's Park was further developed with terraced streets between Limekiln Lane (St George's Road) to College Street.

Industrial expansion and the Floating Harbour
In 1809 The Floating Harbour was engineered, creating a stable water level in the heart of Bristol and enabling larger ships to load more easily. The land to the west of the Frome quickly developed a more typical dockside character.

As industrial activity within the central area expanded, the mercantile classes moved to the growing cleaner suburbs of Kingsdown and Clifton. The tightly packed dwellings off St Augustine's Parade were converted into warehouses, foundries and manufactories. The network of narrow courts and lanes off Pipe Lane (e.g Pipe Place, Princess Amelia Court and Salem Court) become fetid slums.

Mid to late 19th century
By the mid 19th century, dock and shipping activity was in decline and the area shifted to its more commercial, cultural and leisure focus. The dock was increasingly culverted and new roads and tram routes established to facilitate the movement of Bristol's expanding population from suburbs across the city. A new tram route along Deanery Road was pushed in front of the Cathedral in the late 19th century, dividing it from the green. The Tramways Centre, the city's busiest terminus was located on the reclaimed traffic island just north of St Augustine's Bridge - hence the name 'The Centre'.

College Green and Park Street had become a popular commercial and shopping destination. Shopfronts were inserted into the house frontages and the Green had become a fashionable space to stroll and be seen. The 1880s Ordnance Survey map shows avenues running away from the centre of the green. A replica of the medieval High Cross was sited on the east side of College Green in 1851; subsequently moved to the middle of The Green to make way for the Queen Victoria Jubilee Statue in 1888.

A row of 18th century houses on the south side of College Green were replaced with the Italianate style Royal Hotel, opened in 1868. In the same year, a replacement nave at the West End of the Cathedral was completed in the Gothic Revival style by G E Street.

The Park Street viaduct was constructed in 1871, bridging over Frog Lane/Frogmore Street and levelling the valley topography at the bottom of the hill. The Merchant Venturer's Technical College was established on the east side of Unity Street on the site of the former Grammar School in 1882.

Culverting the dock up to the Quay Head in 1891, created the flat level area of The Centre, which held the Industrial and Fine Arts Exhibition of 1893-4 and was subsequently landscaped to create Magpie Park.





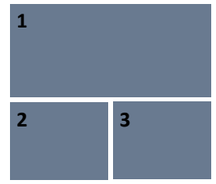


1 1880 photograph looking north towards the Drawbridge with St Stephen's in the background. The remaining stretch of the Frome was culverted in 1937.

2 View across The Centre towards The Hippodrome c. 1920

3 College Green in the early 20th century, showing the replica Bristol High Cross on the Green

Historic development



1 1930s aerial, pre the final culverting

2 The Centre in c. 1950 showing the full extent of culverting

3 View to College Green from the former Bristol and West Tower (now Radisson Blu), 1969 (Bristol Record Office, Public Relations collection, 40826/STR/49)

Early to mid 20th century
The Centre continued to be an important transport hub and cultural destination into the 20th century. The Bristol Hippodrome, by Frank Matcham, was opened in 1912. The building originally had a tapered tower topped by a large rotating globe.

The site of the Old Deanery that formed the north side of College Square was redeveloped in the early 20th century to create the Central Library, by Charles Holden, in 1906.

The townscape to the west of College Green was dramatically changed in the 1930s to enable the construction of the Council House 1935 - 52 by Vincent Harris (now City Hall).

The 1930s saw further significant change to The Centre with the unveiling of the Cenotaph in 1932, the final culverting of the Frome to its present extent in 1937 and the construction of some of the prominent buildings around Magpie Park such as Electricity House (1938) and Colston 33.

In 1936 the new Inner Circuit Road was created, running from Redcliffe (via the new Redcliffe Bridge and diagonally across Queen Square) over The Centre and west along Deanery Road. The route from College Green to Park Street was widened, removing a row of mature trees and reducing the promenade width on the north side of the Green.

Recent history (late 20th century - today)
WW2 bombing destroyed various plots fronting College Green and Denmark Street. The church of St Augustine's the Less was badly damaged and eventually demolished in 1963, the monument was completely destroyed by the 1980s extension to the Royal Hotel. The rock beneath the hotel excavated to create an underground carpark and an office block added above.

In the 1950s the green was landscaped: the trees around its edge were removed and the level of the ground lowered. The remaining block of terraces west of College Green and north of Deanery Road were sold off and demolished in the 1950s.

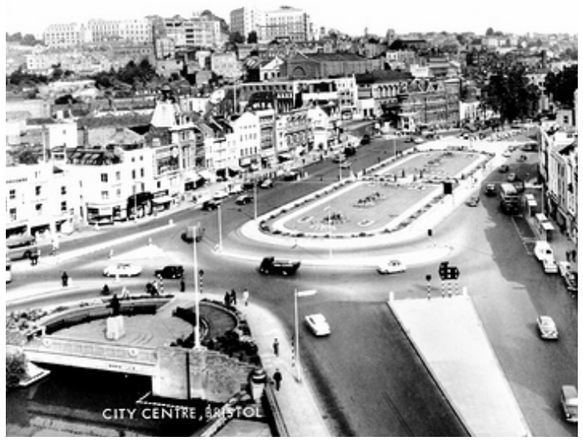
The A38 dual carriageway was extended from The Centre up Lewins Mead in the 1960s. The area north of The Centre was developed with tall brutalist offices and car parks, severing the east/west continuation of Christmas Street and connections over to the Old City. Colston Tower was built in 1961 - 73.

More recently there have been major public realm projects in the area that have improved pedestrian and cycling connections across The Centre and College Green. A refurbishment scheme removed Deanery Road and landscaped the area around the Queen Victoria statue in the early 1990s. The City Centre Promenade project removed traffic from the head of the Floating Harbour and enabled a new public space to be created at the fountains.

There has been major investment in new Cathedral Choir School facilities on the west side of College Square and public realm improvements, including the creation of a direct pedestrian link to Anchor Road.

The Central Promenade is currently being re-modelled to further enhance pedestrian and cycling amenity.







Evolution of route structure



Roque's plan 1750

- The River Frome, pre Floating Harbour with a single bridge to St Augustine's Back
- Denmark Street and the grid of merchants' townhouses have been laid out in the former orchard of St Mark's Hospital
- The Cathedral and smaller church St Augustine's the Less dominate the south and east end of College Green
- The green itself has been formally landscaped with avenues of trees and the High Cross stood in the centre of the space
- Some development of Bishop's Park fronts College Green with open land beyond



1828

- The Frome had become part of the Floating Harbour since 1809
- By 1828 the Stone Bridge at the Quay Head had been added providing further access to the west bank of the Frome
- Further development of the former Bishop's Park has extended west from College Green and College Street has been created
- Park Street and the townhouses fronting it now extends northwest from College Green



1900

- Tram lines had been added to the streets on the west side of the Floating Harbour, they also crossed the Drawbridge from Baldwin Street and passed through College Green along Deanery Road
- The majority of the Frome has been culverted and Magpie Park created
- The terraces of houses fronting Trinity Street, running east off Cathedral Steps have been demolished
- The culverting allowed increased numbers of tramways through the centre



1946

- After the final phase of culverting a new public space was created, now occupied by the fountains
- Electricity House and Colston 33 have been constructed fronting The Centre
- The Council House, now City Hall had replaced the housing on the west side of College Green
- St Augustine the Less still stands on the east end of College Green though it had been damaged by enemy action in 1940. It was closed in 1956, and demolished in 1962

Character areas

4



4 Character areas

Character Areas overview

The general character of the College Green Conservation Area has been defined in Section 2. The legacy of the area's historic development has shaped and defined the character and appearance of the Conservation Area we see and experience today.

The Conservation Area has been divided into four separate 'Character Areas', each largely defined by the historic land ownership, land use and relationship to the water.

1 **The Cathedral and College Green**: the 'civic heart' of Bristol defined by the kite-shaped open green space which is dominated by the Council House on its western edge and by the Cathedral itself along the south. The area also includes the triangle of land bounded by Deanery Road and St George's Road.
2 **College Square**: Tthe largely monastic lands, including College Square, owned by Bristol Cathedral to the south of College Green; including the collegiate enclave of Cathedral Choir School buildings.
3 **Orchard Street**: the low-lying and close-knit streets between The Centre and Trenchard Street that were developed on the former Orchard of St Mark's Hospital and contain a mix of townhouses, mews and warehouses.
4 **The Centre**: the area defined by the historic extent of the, now culverted, River Frome and docks. The character and land use reflects its historic function as a busy dockside which is now one of the city's most important transport hubs.

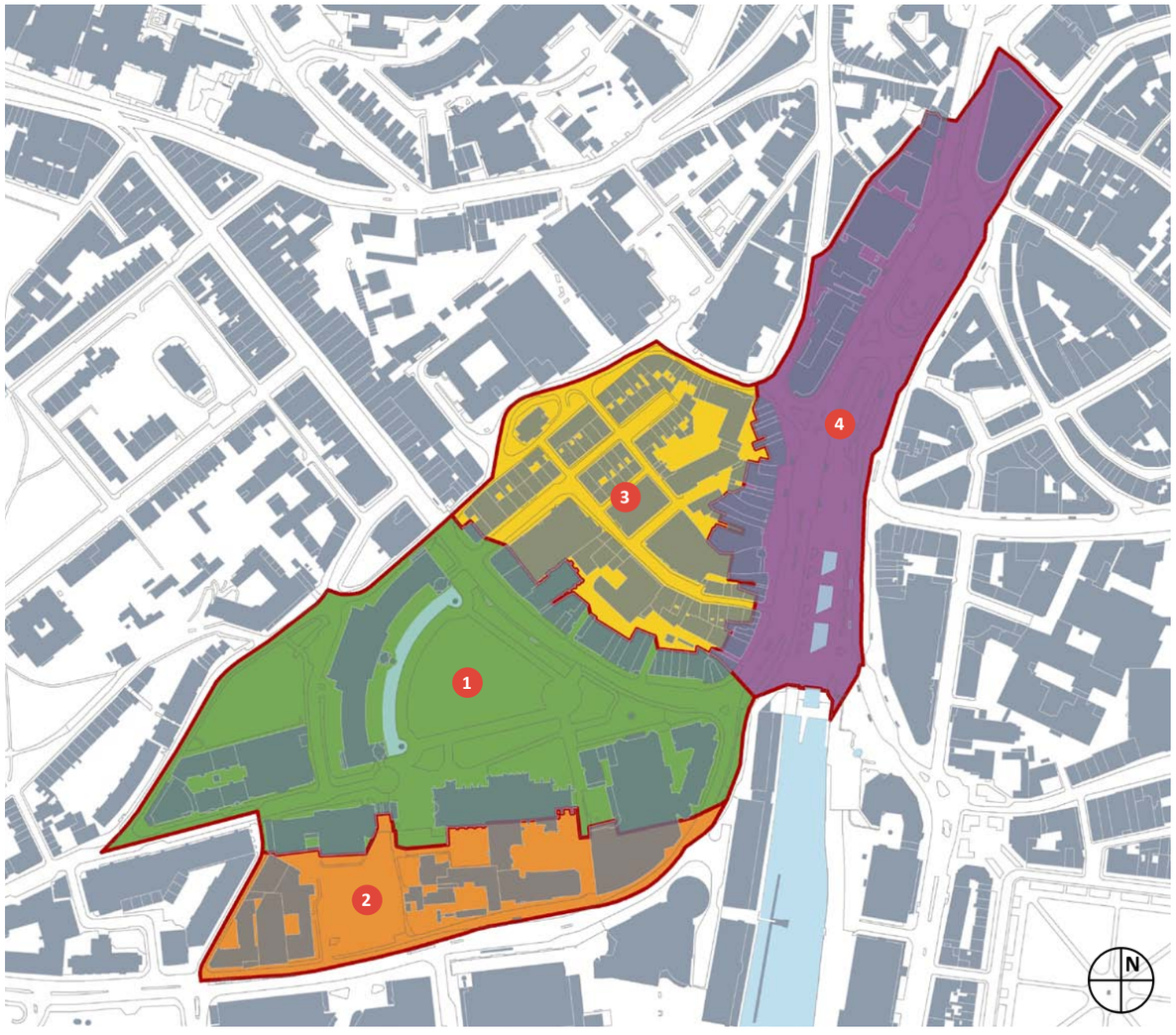
Criteria for character areas

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

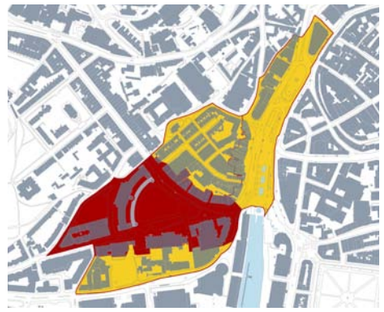
Each character area has been defined according to its predominant physical characteristics: topography, urban structure, scale and massing, building ages and material palette. This is in accordance with the emerging Development Management policies on local character and distinctiveness.

The boundaries are an attempt to define where these physical characteristics notably change, although there will be design influences within neighbouring areas. Therefore adjoining character should be considered in any response to context.

The key challenges and opportunities for each character area are given at the end of each character description section. These challenges are not an exhaustive list and are presented as the significant issues and potential opportunities as identified through the Our Place project and public consultation.



1 The Cathedral and College Green



The Cathedral and College Green character area

- Grade I listed buildings
- Grade II* listed buildings
- Grade II listed buildings
- Unlisted buildings of merit
- Character buildings
- Neutral buildings
- Landmark buildings
- Local landmark

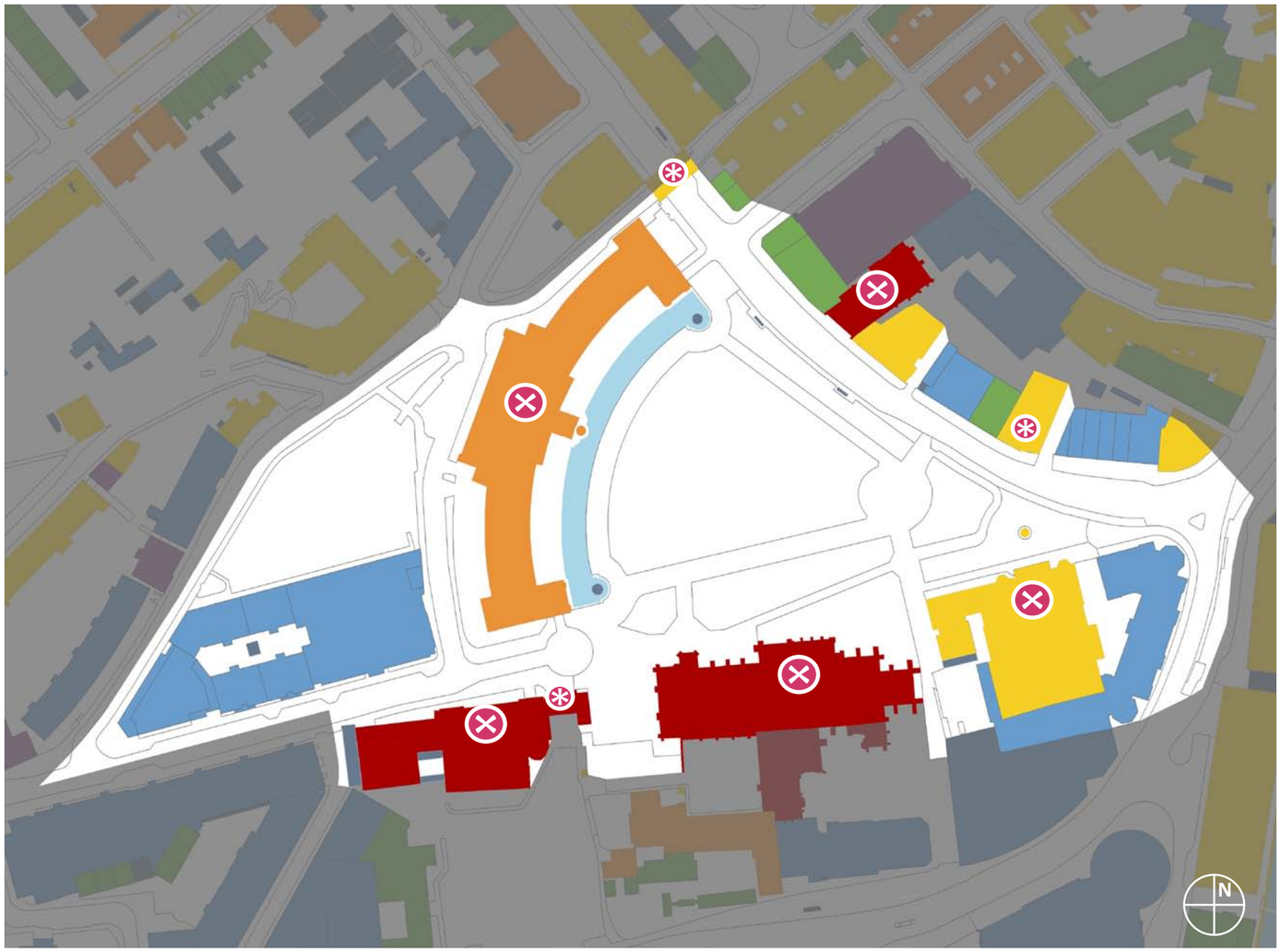
Summary description

This character area is dominated by the public open space of College Green, which is framed on the west side by the major civic building of City Hall and on the south side by the Cathedral. The Green is owned by the Cathedral and leased to the Council; it is a free public space used for a wide range of events and sometimes political protest.

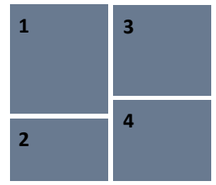
The north side of College Green is a major traffic route connecting he Centre with Clifton and Whiteladies Road. There is a strong building line and architectural backdrop fronting this route, with a mix of 18th century and later townscape with ground-floor retail and the medieval Lord Mayor's Chapel as the centrepiece.

Key views and landmarks

- Views of The Cathedral from Park Street, looking across College Green
- Views channelled up Park Street to the Wills building
- Views of Cabot Tower, visible behind the Council House in views across College Green
- View north along College Street towards Brunel House, the Brandon Hill escarpment, the cupola of St George's Church and the Wills Memorial Tower
- View east from Deanery Road towards the Radisson Blu tower and The Centre
- View across College Green to tower of St Mark's Church (Lord Mayor's Chapel) from College Square
- View east from Deanery Road towards the Radisson Blu tower and The Centre
- Views west along Deanery Road towards green backdrop of Ashton Court beyond Hotwells



The Cathedral and College Green



1 Lord Mayor's Chapel and the retail frontage along College Green

2 College Green and The Council House (Grade II* listed)

3 The Cathedral (Grade I listed). Since the closing of Deanery Road to traffic, there is an important pedestrian and cycle route along the front of the Cathedral

4 Marriott Royal Hotel (Grade II listed) looking towards The Centre

Positive characteristics

- Relationship between Bristol Cathedral and the historic significance and development of the area
- Concentration of heritage assets, including four Grade I listed buildings
- Role of College Green as a public and event space
- Views out to key landmarks and surrounding landscape
- Traditional townscape details and street furniture and street surface materials adding to the historic character of the public realm
- Overall architectural quality
- Traditional shopfronts
- Overall quality of the public realm
- Mix and diversity of retail offer and independent shopping in College Green/Park Street
- Public art and statutory (inc. Banksy on no. 1 Unity Street; Queen Victoria and Raja Ram Mohan Roy)

Predominant material palette

- Limestone ashlar
- Red rubble sandstone with limestone details
- Some smooth cast render and red clay brick
- Timber joinery
- Wrought iron area railings
- Pennant street surfaces
- Natural slate, red clay tile or lead roofs
- Timber and occasional red granite shopfronts

Predominant scale and massing

- 3 - 5 storeys plus attic
- Strong vertical emphasis in buildings with diminishing scale of fenestration
- Strong building line, directly addressing pavement edge or set behind area railings

Enhancement opportunities

- There is an opportunity to enhance the setting of the Cathedral's West End, which is undermined by temporary scaffold railings and lack of definition
- Sensitive repair and maintenance of the traditional Pennant stone paving important to ensure its preservation
- Potential to further enhance the visual amenity and increase connectivity between College Green, through the Gatehouse to College Square
- Potential opportunity to improve shopfronts and signage along College Green
- To conserve and repair traditional townscape features, including the clock on no. 30 College Green
- Potential to more effectively facilitate events and activities on College Green by adopting policies to define appropriate attractions
- Potential to improve on-site event facilities such as power and water to reduce ad-hoc services during events
- To support ground-floor retail and independent shopping along Park Street
- Alterations to existing buildings should be sensitive to preserve the character of the area

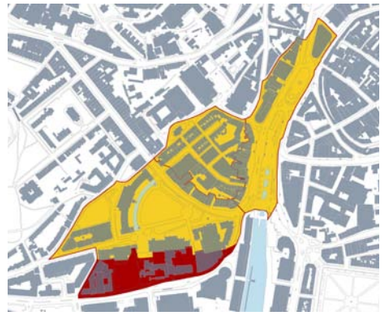








2 College Square



College Square character area

- Grade I listed buildings
- Grade II* listed buildings
- Grade II listed buildings
- Unlisted buildings of merit
- Character buildings
- Neutral buildings
- Landmark buildings
- Local landmark

Summary description

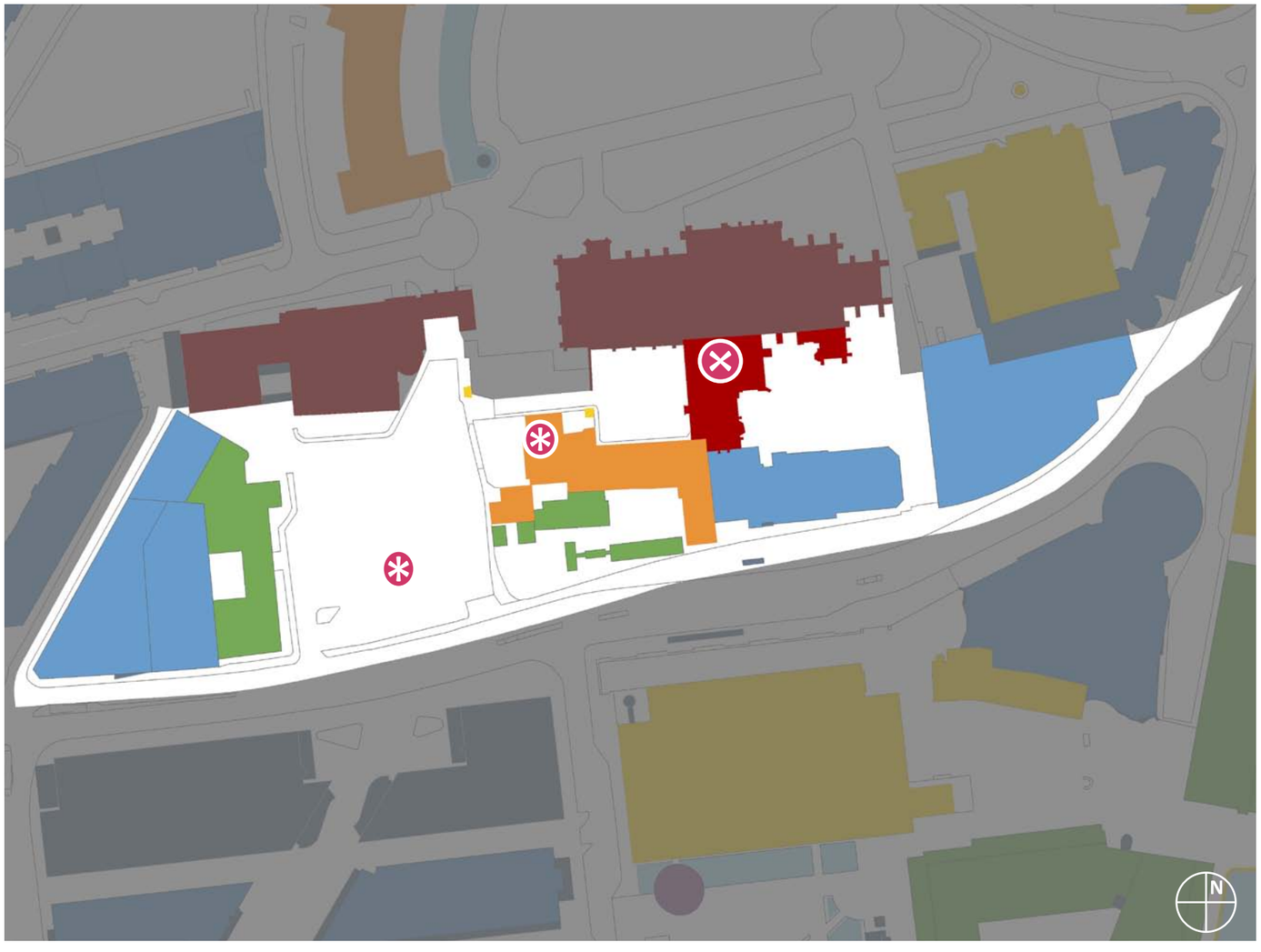
The Abbey Gatehouse defines the transition from the civic space of College Green to the more intimate College Square. It is one of the most historically significant parts of Bristol and is extremely rich in the number and quality of heritage assets it contains. The area has a private, inward looking character as defined by the evolution of the Abbey precinct, which survive in the Romanesque Chapter House, cloister, Abbey Gatehouse; and various parts of the Cathedral Choir School.

Anchor Road forms the southern boundary, which physically separates College Square from the Harbourside beyond. The steep change in topography helps separate the Cathedral Choir School and College Square from this major traffic route. The area is punctuated by intimate pedestrian routes that link College Green with Anchor Road.

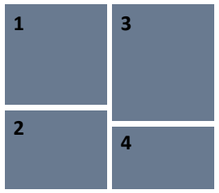
College Square is fronted on three sides by a mix of buildings used by the School and the imposing rear elevation of Bristol Central Library. Improvements to the Square have sought to improve pedestrian amenity through the area.

Key Views and Landmarks

- Views to the Cathedral
- View south from the top of Cathedral Steps towards the Floating Harbour, featuring the brick chimney of the former lead works and St Paul's Church and Dundry Hills
- View of the Cathedral's West end from north side of College Square
- Glimpsed view through the Abbey Gatehouse to the statue of Raja Ram Mohan Roy and Council House
- View to tower of St Mark's Church (Lord Mayor's Chapel) from College Square



College Square



1 Cathedral Steps, an important pedestrian link between College Green and the Harbourside

2 The Old Deanery, Cathedral School (Grade II*)

3 View through the Abbey Gatehouse at the north end of College Square to the Council House

4 View from Anchor Road towards Central Library rear elevation and Abbey Gatehouse

Positive characteristics

- Rubble walls and traditional wrought iron railings as characteristic boundary treatments
- Mature trees and green space of College Square
- Traditional street surface materials
- Overall architectural quality
- Overall consistency of materials
- Sense of local topography and views to surrounding landscape
- Quiet enclave character of College Square
- Intimate pedestrian routes linking College Green with the Floating Harbour
- Traditional townscape details and street furniture and street surface materials adding to the historic character of the public realm
- Traditional boundary features (walls and railings)

Predominant material palette

- Red or blue rubble Pennant sandstone
- Limestone ashlar
- Limestone dressings and window mulions
- Red brick gable stacks
- Timber sash , metal casement or leaded light windows
- Natural slate or clay pantile roof coverings

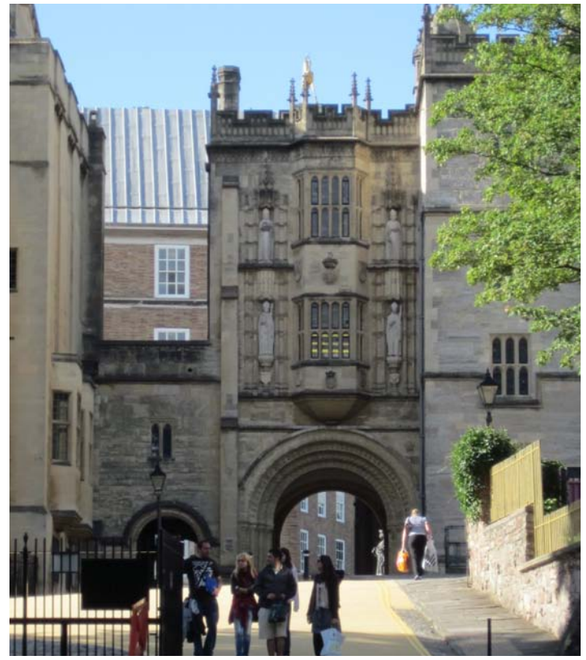
Predominant scale and massing

- 3-4 storeys plus attic and basement
- 2 - 5 window range
- Buildings set behind boundary walls and area railings

Enhancement opportunities

- There is potential to reduce conflicts between cars and pedestrian/cyclists in College Square and over Anchor Road to the Harbourside; improving pupil's safety
- A detailed master plan to reduce and ultimately eliminate cars would greatly enhance College Square and improve pupil safety
- Negative impact of surface car parking on the setting of heritage assets
- Potential to improve the flow between College Green and the Harbourside via College Square and encourage greater pedestrian activity through College Square by reducing parking
- Poor lighting and lack of natural surveillance at night detracting from a sense of safety, especially through Abbey Gate House/College Square, Lower Lamb Street and Cathedral Steps
- To reduce graffiti and bird droppings within the Abbey Gatehouse, which are damaging the medieval fabric
- Under used land at the end of Lower Lamb Street
- Potential to enhance the Central Library's service bay and 1960s rear elevation
- Alterations to existing buildings should be sensitive to preserve the character of the area
- Sensitive repair and maintenance of the traditional Pennant stone paving important to ensure its preservation

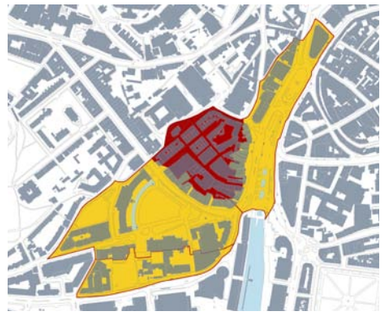








3 Orchard Street



Orchard Street character area

- Grade I listed buildings
- Grade II* listed buildings
- Grade II listed buildings
- Unlisted buildings of merit
- Character buildings
- Neutral buildings
- Landmark buildings
- Local landmark

Summary description

The character area sits in a bowl of low-lying topography, which contributes to the sense of a quiet enclave or intimate routes and quiet streets. The development of the land is rooted in a historic link with the medieval Hospital of St Mark and the later relationship with shipping and trade activity.

Orchard Street/Unity Street and Orchard Lane were laid out in a formal grid pattern, leaving a regular townscape with consistent strong frontages. Denmark Street is characteristically narrow and winding, with buildings directly addressing the pavement's edge. Buildings fronting Frogmore Street/Trenchard Street and rounding Pipe Lane have a back-land mews character, less formal in comparison with the main Orchard Street frontages.

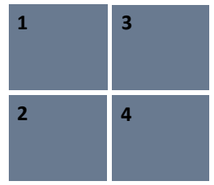
Behind the buildings overlooking The Centre, is a closely knit traditional warehousing area. The eastern end of Denmark Street contains a group of attractive early 19th century houses with ground floor shopfronts. Moving westwards, larger blocks dominate, where there is a more warehouse/dockside character relating to the historic land use. The winding 18th century lanes lead to the more formal Queen Anne terraces of Orchard Street and the later Georgian houses of Unity Street.

Key Views and Landmarks

- View along Denmark Street terminated by The Hatchet
- View up Orchard Street/Unity Street towards City Hall
- View to Colston Tower and Colston Hall
- View to tower of St Mark's Church from Orchard Lane/ Gaunt's Lane



Orchard Street



1 Unity Street looking northeast towards Colston Tower. Former Merchant Venturer's Technical College (Unlisted Building of Merit) on the left.

2 18th century Grade II* listed townhouses on Orchard Street

3 Winding route of Denmark Street leading towards The Centre with a 19th century retail frontage

4 Protheroe's Warehouse, Hobbs Lane, the present building was erected in 1812 and subsequently occupied by John Harvey and Sons before being sold and converted into flats in 1998

Positive Context
- Sense of local topography and views to landmark buildings
- Historic route structure, including courts and alleys
- Surviving traditional street surfaces and street furniture (e.g street names and wall-mounted lanterns)
- Traditional back-land and warehouse character
- Traditional shopfronts and buildings
- Quality and consistency of townscape along Orchard Street, Orchard Lane and Unity Street and Denmark Street (east)
- Surviving hierarchy between principle streets and back-land mews, courts and alleys
- Vibrant night-time economy

Predominant material palette
- Red brick (sometimes painted) with limestone dressings
- Painted render
- Pennant sandstone rubble
- Limestone ashlar
- Red brick party wall stacks
- Clay double-Roman pantile roofs
- 8/8 or 6/6 pane timber sash windows
- 6 - panel timber front doors
- Wrought iron area railings
- Timber shopfronts

Predominant scale and massing
- 3 storeys plus attic and basement
- 3 - 4 window range wide
- Terrace articulated by pilasters, moulded string courses and parapet

Enhancement Opportunities
- Widening the narrow pavements along Denmark Street and Frogmore Street would help improve pedestrian amenity
- There is a high number of quality traditional shopfronts in the area. Poor quality shopfronts and signage have a particularly detrimental impact on the overall quality of Denmark Street
- There quality of Denmark Avenue and Frogmore Street could be improved by resolving issues with litter, bins and fly-tipping
- The setting of the historic Hatchet Pub could be enhanced through public realm improvements
- Over-sized commercial boards undermining individual frontages and wider townscape
- A reduction in street clutter e.g CCTV, parking metres and traffic signs would improve the character of the streets
- There are a number of dead frontages along Frogmore Street/Denmark Street
- A reduction of on-street parking in the area would help enhance a 'shared space' environment and improve vibrancy and pedestrian amenity
- Street clutter e.g parking meters and traffic signs
- Alterations to existing buildings should be sensitive to preserve the character of the area

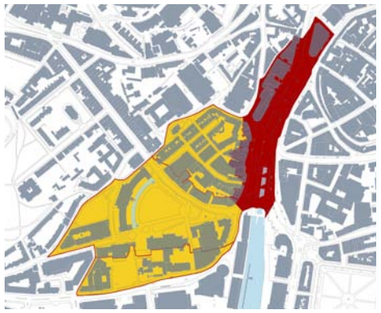








4 The Centre



The Centre character area

- Grade I listed buildings
- Grade II* listed buildings
- Grade II listed buildings
- Unlisted buildings of merit
- Character buildings
- Neutral buildings
- Landmark buildings
- Local landmark

Summary description

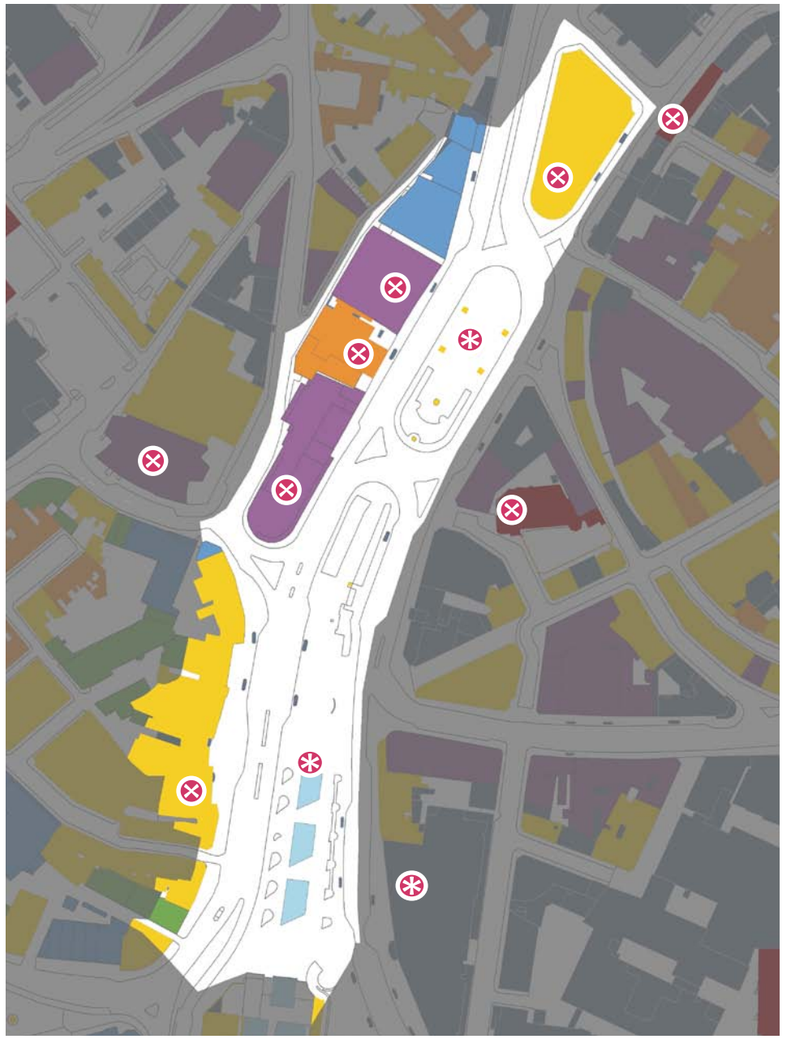
The Centre describes the level area that extends from St Augustine's Reach in the south to Rupert Street in the north. The form of The Centre outlines the extent of the historic dock and the perimeter routes of St Augustine's Parade, Colston Avenue and Broad Quay reflect the old quayside. As the River Frome was bridged, increasingly culverted and the Floating Harbour created, The Centre gradually emerged as a busy transport hub.

The Centre has been remodelled many times as transport modes have changed: from shipping to trams, to the private car dominance and now a return of public transport and an increasing emphasis on walking and cycling and the desire for a high quality public realm.

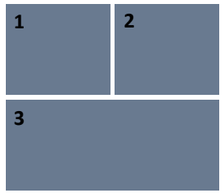
There is a strong architectural backdrop. Buildings that line the southern end have a broadly domestic scale and form, with an active ground floor. The northern portion has more modern building types become commercial/ institutional with dissipating active frontages united by a broadly light-coloured material palette and Art Deco style.

Key Views and Landmarks

- Views from south to north, terminating at Electricity House
- Views up Clare Street/Corn Street to the various church spires and towers in the Old City
- The Centre channels views southward along its length, across the Floating Harbour to St Paul's Church (Bedminster) the Dundry hills beyond
- Colston Hall sits on higher ground, which rises towards St Michael's Hill
- The tower of St Stephen's and the spire of St John's are important historical and contextual landmarks



The Centre



1 An iconic view looking southwards from The Central Promenade across the Floating Harbour to Bedminster and the Dundry Hills beyond

2 The northern portion of The Centre has an Art Deco Character with a broadly consistent building age, architectural style and material palette. The Cenotaph Island is currently undergoing a major re-modelling and landscape works as part of the MetroBus scheme

3 The St Augustine's Parade frontage has a more domestic scale and ground-floor retail character. The Colston Tower is a dominant feature on The Centre and wider context

Positive Context
- Status as an important civic and public transport hub
- A major city landmark space and focal point for gathering, convening and events
- Pivotal point linking other central areas
- Location and proximity to major cultural destinations: Colston Hall, the Hippodrome
- Views to landmark buildings and the surrounding landscape
- Green infrastructure, especially mature plane trees
- Significance of public art and commemorative features
- Physical connection with the historic dock and quayside
- Quality and diversity of historic buildings
- Strong townscape character around Cenotaph Island
- Public art and statutory
- The fountains and Cascade Steps
- Public events
- Trees and planting displays

Predominant material palette
- Painted brick with limestone dressings
- Painted render (cream or light coloured)
- Limestone ashlar
- Red brick party wall stacks
- Clay double-Roman pantile roofs or natural slate tiles
- Painted timber sash or steel framed windows
- Portland stone
- Limestone ashlar
- Timber shopfronts

Predominant scale and massing
- A few tall buildings (over 10 storeys) which dominate the street scene and provide key focal point in long views i.e Colston Tower
- St Augustine's Parade - 3 storeys plus attic mansard or roof concealed behind a parapet; 2-4 window range
- As buildings round the corner towards Colston Avenue, the overall height increases to 4 - 5 storeys

Enhancement Opportunities
- There is an opportunity to create better pedestrian links and connections from the Centre through to Denmark Street and towards College Green, which is currently impeded by traffic and barriers
- The historic street frontage along St Augustine's Parade could be enhanced through better shopfronts and signage and controls of unauthorised works and advertising
- A reduction and tighter controls of large-scale commercial hoardings and advertisement would enhance the area
- The north and eastern frontages have a high vacancy which contributes to dead-frontages
- Large-scale commercial hoardings undermining building frontages and overall townscape
- To preserve the character of the conservation area, development beyond the area should be sensitive not visually undermine its key landmarks or iconic views
- A general reduction in street clutter, signs and hoardings would enhance the street scene
- Alterations to existing buildings should be sensitive to preserve the character of the area







Challenges and opportunities

5



Challenges and opportunities

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

Fundamentally, raising the awareness of the type of features that contribute to the local character and distinctiveness will help promote the area and enhance it as it moves into the future. The challenges and opportunities for each Character Area below may be used as a tool to focus strategic priorities or external funding sources aimed at resolving them.

In the broadest sense, the character and special interest of the College Green Conservation Area can be preserved or enhanced through ensuring that new buildings complement their neighbours in scale, style and use of materials; encouraging the retention or reinstatement of architectural, boundary, paving and shopfront details that add character to the area; encourage the improvement of signage and shopfront design; and encourage appropriate public realm, street furniture, signage and landscape improvements.

Character Area affected	Description	Opportunity
The Cathedral and College Green	There is an opportunity to enhance the setting of the Cathedral's West End, which is undermined by temporary scaffold railings and lack of definition	To work with The Cathedral and other stakeholders and seek an appropriate and sensitive solution that will improve the public realm around the West End
	— There is an opportunity to enhance the 1960s elevation of the Central Library	To seek the implementation of an approved scheme for the Central Library, securing public realm and public art to enhance College Square
	— Sensitive repair and maintenance of the traditional Pennant stone paving important to ensure its preservation	To work effectively with key stakeholders in the management of events; increasing awareness of the significance and vulnerability of historic paving and introducing measures to ensure its adequate protection or reinstatement
	Potential to further enhance the visual amenity and increase connectivity between College Green, through the Gatehouse to College Square	Encourage a review of traffic and pedestrian conflict in order to establish an appropriate solution to traffic control that does not impact negatively on the visual amenity of the area through an increase in utilitarian signage
	Potential opportunity to improve shopfronts and signage along College Green	Encourage the retention of traditional shopfronts or the insertion of new shopfronts that are of high quality and follow traditional proportions sympathetic to the character of the area in line with Policy Advice Note 8, through future development management negotiations. Seek removal/reinstatement through planning enforcement action where a breach of planning control has occurred.
	To conserve and repair traditional townscape features, including the clock on no. 30 College Green	To emphasise the value of individual features on the wider townscape and character of the area. Encourage the retention and ongoing maintenance of traditional features through the development management process.
	Management of events on College Green	To support the sensitive installation of services to College Green that will provide a permanent solution that will not impact negatively on the character and appearance of the area, nor the sensitive setting of heritage assets. Also to support emerging policies that seek to more effectively facilitate events and define appropriate attractions
	Loss of ground-floor retail	To encourage the retention of ground-floor retail uses along College Green through the development management process. Emphasise the townscape value of the frontage and promote it as a quality and distinctive street with special interest. Encourage the appropriate use of ground floor retail units to maintain an active frontage.
	Inappropriate alterations	To encourage the sensitive restoration of listed buildings that are suffering from decline. To encourage the appropriate removal/reinstatement of traditional features such as timber windows and to resist the loss of traditional features where possible through future Development Management negotiations

Challenges and opportunities

Character Area affected	Description	Opportunity
College Square	To resolve conflicts between cars and pedestrian/cyclists, especially in College Square and over Anchor Road to the Harbourside	To work effectively and collaboratively with key stakeholders towards a common aim of improving pedestrian amenity through College Square and reducing the number of cars through it A detailed master plan to reduce and ultimately eliminate cars would greatly enhance College Square and improve pupil safety
	Negative impact of surface car parking on the setting of heritage assets	To support a cohesive public realm master plan for the area that seeks to reduce the number of parked cars in the area and improves the public realm overall
	Poor lighting and lack of natural surveillance at night detracting from a sense of safety, especially through Abbey Gate House/College Square, Lower Lamb Street and Cathedral Steps	To improve the public realm through an increase in sensitively designed street lighting, and to generally encourage pedestrian activity through the area to increase natural surveillance and sense of safety through the area
	Damage to medieval fabric through Graffiti and bird droppings; and damage to traditional Pennant stone paving by service vehicles	To emphasise the value of individual features on the wider townscape and character of the area. Encourage the development of pro-active strategies that seek to protect and restore traditional features in dialogue with relevant BCC departments or property owners
	Under used land at the end of Lower Lamb Street and enhancement to the Central Library Service Bay	The forthcoming relocation of the Central Library service bay to Lower Lamb Street should help improve this issue and the planned new entrance for the Cathedral Primary School will enhance these spaces

Challenges and opportunities

Character Area affected	Description	Opportunity
Orchard Street	Inappropriate materials on traditional buildings	To encourage the retention/repair or sympathetic reinstatement of traditional architectural features through future development management negotiations. Seek removal/reinstatement through planning enforcement action where a breach of planning control has occurred.
	Poor quality shopfronts and signage on Denmark Street	Encourage the retention of traditional shopfronts or the insertion of new shopfronts that are of high quality and follow traditional proportions sympathetic to the character of the area in line with Policy Advice Note 8, through future development management negotiations. Seek removal/reinstatement through planning enforcement action where a breach of planning control has occurred.
	Conflicts between traffic and pedestrians on Denmark Street	Encourage a re-think of traffic management through that would improve the overall townscape and setting of heritage assets and place pedestrian/cycling amenity above vehicular dominance. Encourage the implementation of a public realm strategy that would overcome the current traffic movement and would help support better place values/gateways of the area as a whole that creates a more shared surface/pedestrian friendly environment that also supports local businesses
	Street cleansing, large bin storage etc. along Denmark Street/Frogmore Street	Encourage better waste management, especially of large bins, through future development management negotiations
	Poor public realm around Frogmore Street/Trenchard Street and setting for the Hatchet PH	Encourage the implementation of a public realm strategy that would overcome the current ‘marooning’ of The Hatchet PH by traffic routes and creates a more shared surface/pedestrian friendly environment that also supports local businesses and overall place values
	Dead frontages along Frogmore Street/Denmark Street	As above, which will help encourage a more active and varied active frontage in the area support both a day and night time economy

Character Area affected	Description	Opportunity
The Centre	Insensitive developments undermining setting of the Conservation Area and heritage assets	Encourage the appropriate redevelopment of buildings that impact on the setting of the Conservation Area and that better respond to the local character in terms of scale, massing, materials or detail through future development management negotiations.
	Poor pedestrian links and connections from the Centre through to Denmark Street and towards College Green	To encourage the re configuration of traffic routes and improvements to the public realm as part of the proposed MetroBus project. Encourage the implementation of best practice as outlined in The Protocol for Highway Works in Conservation Areas (December 2011) as and when highway works emerge in the future or as part of future maintenance works Encourage the implementation of a public realm strategy that would overcome the current traffic movement and would help support better place values/gateways of the area as a whole that creates a more shared surface/pedestrian friendly environment that also supports local businesses
	Poor quality shopfronts and unauthorised works to shopfronts along St Augustine's Parade and negative commercial hoardings	Encourage the retention of traditional shopfronts or the insertion of new shopfronts that are of high quality and follow traditional proportions sympathetic to the character of the area in line with Policy Advice Note 8, through future development management negotiations. Seek removal/reinstatement through planning enforcement action where a breach of planning control has occurred.
	Large-scale commercial hoardings undermining building frontages and overall townscape	To seek the removal of unauthorised commercial hoardings where a breach of planning control has occurred and encourage the implementation of a long-term strategy that manages and restricts commercial signage in sensitive areas
	Long views to the south from St Augustine's Reach and Cascade Steps undermined by post-War tower blocks	Resist development that will have a negative impact on significant views from the Conservation Area; and encourage the appropriate redevelopment of buildings that impact on the setting of the Conservation Area and that better respond to the local character in terms of scale, massing, materials or detail through future development management negotiations.
	Proliferation of street clutter, traffic signage etc.	Encourage the implementation of best practice as outlined in The Protocol for Highway Works in Conservation Areas (December 2011) as and when highway works emerge in the future or as part of future maintenance works

Statement of Community Involvement

6



6 Statement of Community Involvement

Our Place

Proactive community participation is a critical aspect of embedding heritage within place-making processes. To help communities take an active role in securing the protection and understanding of their local area, City Design Group has designed the Our Place toolkit that enables communities to identify and record their neighbourhood's local character and distinctiveness.

In October 2013, an Our Place workshop event was held at City Hall. The event was attended by over 40 members of the public from a variety of local amenity groups. The group worked with Peter Insole and Hannah Porter from Bristol City Council's City Design Group and urban design specialists from Context 4D.

Using mapping worksheets the community participants defined the character of College Green, including building types, views, landmarks and boundaries. This workshop exercise, and subsequent involvement from key stakeholders in the Conservation Area, has underpinned the understanding and analysis of local character defined within this Character Appraisal.

For further information about the Our Place project visit designbristol.ning.com/profiles/blogs/our-place-community-context-mapping-toolkit

Publicity and public consultation

There is no formal procedure for adopting a Conservation Area Character Appraisal, though national guidance encourages 'rigour and openness' in the process.

Bristol City Council places a lot of value on the specialist knowledge of local groups and greatly supports a collaborative approach in producing character appraisals. The level of community involvement ensures the status of this Character Appraisal as a *material consideration* in development management decisions, in defining the character of the conservation area, and at appeal.

The review of the College Green Conservation Area is within the pre-approved programme of Character Area review, as agreed by Committee in 2011.

The Our Place workshop held at City Hall on 24 October 2013 was widely publicised in local press and on the BCC website.

An email was sent to various stakeholders in the area as well as to BCC departments on 02 April 2014 notifying of the forthcoming appraisal and inviting comments to be made before 30 April 2014. The Park Street Traders, Bristol Cathedral, Cathedral Choir School, Marriott Royal Hotel, and other major stakeholders in the locality were also consulted, as well as BCC departments including Planning, Transport, Events and Library Services.

Initial comments were received from Marriott Royal Hotel; Bristol Cathedral; Christmas Steps Arts Quarter. Officers also met with the Principal and Fabric Governor from Cathedral Choir School on 04 April 2014 to discuss the forthcoming draft and any principal issues associated with the School and College Square.

The Draft College Green Conservation Area Character Appraisal was widely distributed for public consultation in May 2014. This included:

- Publication on the BCC website at www.bristol.gov.uk/conservationareas
- BCC internal consultation to Planning; Planning Policy; Planning
- Enforcement; Street Lighting; Economy, Enterprise and Inclusion; Library Services
- Cabot Ward Councillors (Mark Wright and Alex Woodman) (via email 13.05.2014)
- The draft document was introduced at the Park Street Traders Meeting held at Marriott Royal Hotel on 13.05.14
- Conservation Area Advisory Panel (via email 19.05.14)
- Christmas Steps Arts Quarter (via email 13.05.14)

Public consultation on the draft document closed in July 2014. Comments were received from Bristol Cathedral; Cathedral Choir School; BCC Markets and Estate Service Operation Manager; BCC Legible City Officer.

Officers then worked on an Adoption Draft taking into consideration the comments received as a result of the public consultation.

Adoption

On 14 March 2016 the Adoption Draft was approved at Assistant Mayor's Brieifing. The document was sent to Bristol Cathedral and Cathedral Choir School for final comment.

The Adoption draft and Assistant Mayor's Briefing Report were sent to Cabot Ward Members for information on 21 March 2016.

The College Green Conservation Area Character Appraisal was adopted under delegated powers of Service Director, Planning on 22 March 2016.

The adopted Character Appraisal will appear on the Bristol City Council website at www.bristol.gov.uk/conservationareas.