

Conservation Area 6



Kingsdown

Character Appraisal



April 2008

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1. INTRODUCTION

- 1.1 A Conservation Area is 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings & Conservation Areas) Act, 1990).
- 1.2 Since the designation of the first conservation areas in 1970, Bristol City Council has undertaken a comprehensive programme of conservation area designation, extension and policy development. There are now 33 conservation areas in Bristol, covering approximately 30% of the city.
- 1.3 Bristol City Council has a statutory duty to undertake a review of the character and boundaries of each conservation area. This process was first undertaken with the Policy Advice Note 2: Conservation Area Enhancement Statements (November 1993).
- 1.4 More recent national guidance, set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (1994) and English Heritage's Guidance on Conservation Area Appraisals (2006), requires detailed appraisals of each conservation area in the form of formally approved and published documents.
- 1.5 The City Council is now underway with a comprehensive programme of producing a Character Appraisal for each conservation area. The enhanced appraisal process involves the review of boundaries, details of historical development, identification of townscape details, and unlisted buildings that make a positive contribution to the conservation area. It also identifies elements that threaten to undermine an area's special interest.

2. PLANNING POLICY CONTEXT

- 2.1 All conservation areas are the subject of policies in the Bristol Local Plan (adopted December 1997) and the proposed Alterations to the Bristol Local Plan (deposited February 2003). Once adopted, policies in the emerging Core Strategy, and any future Development Plan Documents, will replace those in the Local Plan.
- 2.2 The Core Strategy is a key document in the emerging Bristol Development Framework. Once adopted the Core Strategy will become the key overarching policy document within the Bristol Development Framework. The next stage in the preparation of the Core Strategy will be the Submission Document, which will set out a Spatial Vision for the City, Strategic Objectives, a Spatial Strategy, Core Policies and a Monitoring and Implementation Framework.
- 2.3 Each Conservation Area Character Appraisal will be subject to extensive public consultation and once adopted will be a tool for development control officers, developers, residents and others to preserve or enhance the character and appearance of the area. Each adopted Character Appraisal will replace the relevant Conservation Area Enhancement Statement for that area.
- 2.4 Kingsdown was designated as a Conservation Area on the 19th June 1973. The Kingsdown Conservation Area Character Appraisal was adopted by the Executive for Access & the Environment on 31 March 2008.





3. LOCATION & SETTING

- 3.1 Kingsdown is located immediately north of Bristol City Centre, on the side of the southeast-facing escarpment that rises from Stokes Croft towards Cotham. The area sits on an outcrop of Quartzitic Sandstone, the ridge of which runs between Kingsdown and Long Ashton.
- 3.2 The Conservation Area itself is a lozenge shape on a NE/SW axis, centred on the early Georgian terraces that run along the SE side of Kingsdown Parade and Somerset Street, and the narrow setted lanes that cross them.
- 3.3 The Conservation Area ends at Fremantle Square to the NE and the Back of Kingsdown Parade to the NW, where the boundary abuts the Cotham Redland and Gloucester Road Conservation Area. Dove Street forms the SE boundary, where it meets the Stokes Croft Conservation Area at Spring Hill. The SW boundary is slightly irregular and crosses Montague Place to include Alfred Place.
- 3.4 **The Kingsdown Conservation Area in context of surrounding Areas is shown at Map 1.**

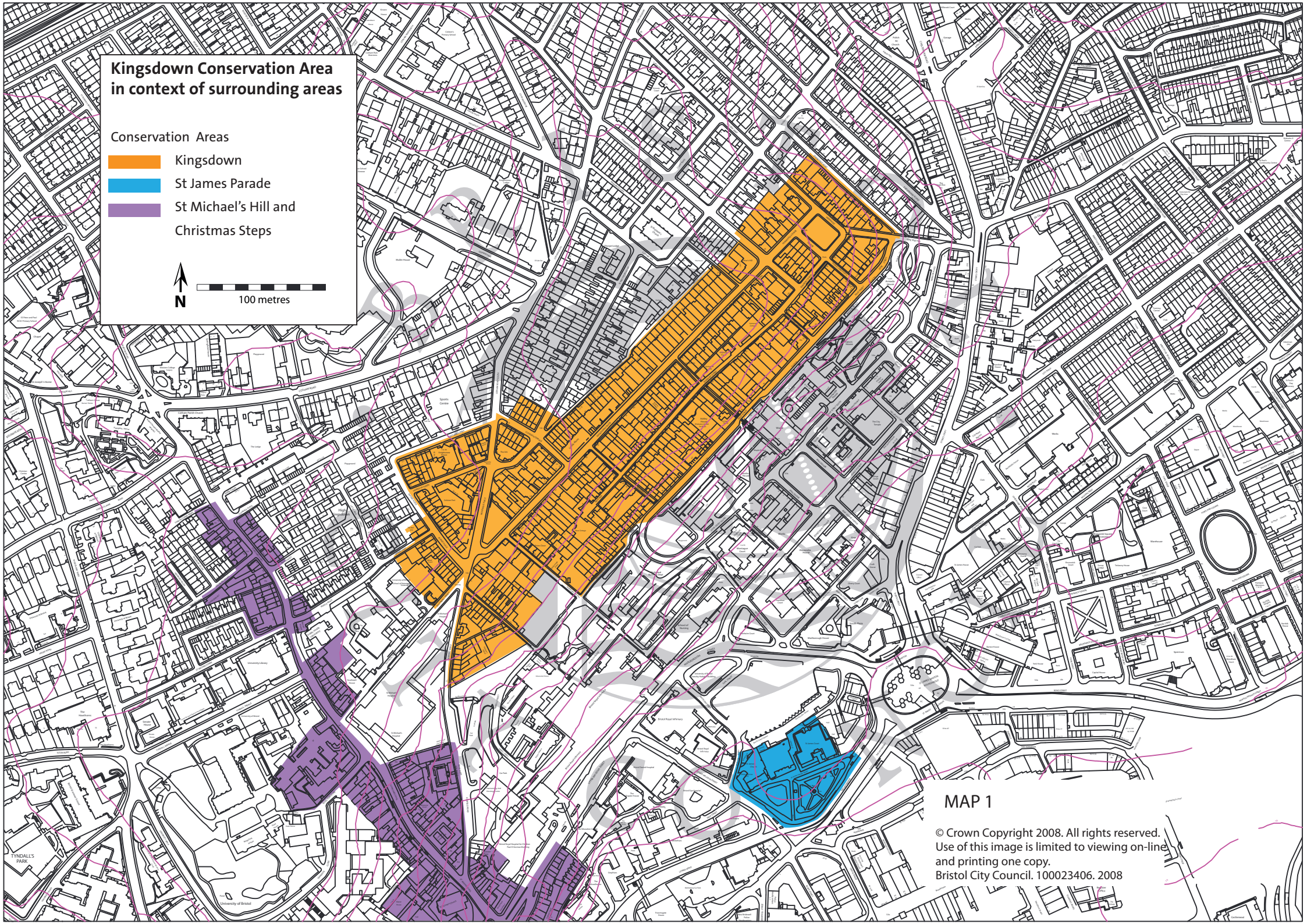
Kingsdown Conservation Area in context of surrounding areas

Conservation Areas

-  Kingsdown
-  St James Parade
-  St Michael's Hill and
Christmas Steps



100 metres



MAP 1

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4. SUMMARY OF CHARACTER & SPECIAL INTEREST

- 4.1 The unique character of Kingsdown is directly influenced by the local topography and geology. The principal streets follow the contours of the steep slopes, with Georgian terraces exploiting the landform to gain panoramas and views across and beyond the City.
- 4.2 Overall, the area follows an informal grid pattern, with the main streets running NW to SE. Crossing these are the narrow setted lanes that climb steeply from Dove Street, which allow long views across the SE of Bristol.
- 4.3 What gives Kingsdown its special sense of place is its village atmosphere created by the skyline views, the historic street pattern, and the quality of its Georgian houses. Kingsdown's harmony derives from its human scale and overall consistency in materials: ashlar and rubble stone, render, timber joinery and pantile roofs.
- 4.4 The area has high quality built fabric and townscape with more than 200 listed buildings, 49% of the total, and a number of surviving setted streets. The private green spaces in Kingsdown are an essential characteristic of the area, which softens the otherwise entirely built environment of narrow streets and create a peaceful haven close to the City.
- 4.5 Adding to the interest of the area is the quality of distinctive Georgian architectural details and traditional townscape features.

Main Issues Affecting the Conservation Area

Development & Alterations

- Loss of traditional garden plots to infill or off-street parking
- Unsympathetic infill developments
- Loss of shopfronts as local business uses are changed to residential
- Unsympathetic alterations & loss of traditional architectural details
- Poor maintenance of buildings
- Sub-division of properties into flats increasing pressures for on-street parking

Public Realm

- Volume of on-street parking
- Loss of traditional street surfaces
- Loss of traditional street furniture
- Litter, graffiti

Beyond the Conservation Area

- Threat to key views and vistas from new developments/high level advertisements outside the Conservation Area
- Growth of the Bristol Royal Infirmary/University developments

5. HISTORIC DEVELOPMENT & ARCHAEOLOGY

- 5.1 Kingsdown originally formed part of the estate of St James's Priory, founded c. 1129 by Robert of Gloucester. Following the Dissolution of the Monasteries, the buildings and lands of the Priory fell into secular hands. The land of Kingsdown was totally undeveloped pasture.
- 5.2 The agricultural regime of the 16th and 17th centuries is unknown but the inference from documentary evidence is that the hillside was primarily pasture ground. There is a popular belief that Kingsdown was named because it was an exercise ground of the King's horses.
- 5.3 At the beginning of the Civil War in 1642 a new defensive line was rapidly built to protect the north side of Bristol. This ran from a fort on Brandon Hill, to one on Windmill Hill Fort (now called Royal Fort), on to Colston Fort at Montague Place and across the hill, possibly following the line of Back of Kingsdown Parade, to Prior's Hill Fort and then downhill to Stokes Croft. Much of the defensive line disappeared relatively quickly following the Civil War, after which time the slopes of Kingsdown returned to being used for meadow, pasture and occasionally arable. Despite some nearby development in St Michael's Hill, the character of Kingsdown remained essentially rural up until the 18th century.
- 5.4 In the early 18th century Bristol's prosperity and population caused it to expand north from the medieval city. It was in around 1737 that the land on the southern slope of Kingsdown was laid out to become Bristol's earliest planned suburb.
- 5.5 John Rocque's 1742 map (Figure 1) shows King's Down as being large field plots, with the earliest signs of development appearing to the south and west of the current Conservation Area. The western end of what became Kingsdown Parade had already been divided into separate land parcels by 1742, with small buildings

(possibly summer houses) shown on the south-east corner of each; while the rest of what became Kingsdown Parade was still open land and would remain so until the late 18th century.



Figure 1: John Rocque's Map, 1742



Figure 2: Line of Civil War Defences

- 5.6 Rocque's 1742 map also gives an indication of the development to come with Somerset Street having been laid out by this time. Building in Somerset Street started at the SW end in the early 1760s, and continued to the end of the 19th century with small clustered developments of 3 to 5 terraced houses.
- 5.7 In 1794, the area was described in Mathew's Bristol Directory as 'covered with houses up to and beyond the summit. The houses are uniformly built of brick ornamented with stone; the whole area surrounded by rails and lime trees; the walks neatly gravelled'.
- 5.8 Plumley & Ashmead's 1828 Plan (Figure 3) shows the north and south sides of Kingsdown Parade now built up. Initially the street had three names: Montague Parade covering the SW end, Kingsdown Parade the central section, and St James's Parade the NE end. This map shows houses in Somerset Street and Kingsdown Parade built in the northern part of their plots, with long gardens extending south. The area of open pasture to the NE of Somerset Street is named Nine Tree Hill.
- 5.9 Fremantle Square, started in the 1840s, and nos. 41 & 42 Somerset Street completed the core of Kingsdown's development. Little scope remained for significant house building during the Victorian period and so Kingsdown remains almost wholly Georgian in character. Post 18th century additions tend to be infills, with groups of houses on Alfred Hill, Dove Street and Montague Hill.
- 5.10 By the early 20th century Kingsdown was slipping down the social scale as wealthier residents moved towards Cotham and Redland. WW2 bombing raids were responsible for the destruction of a number of properties in the area, the sites now contain large post-war infill developments, for example Prior's Hill at the corner of Kingsdown Parade and Fremantle Road.
- 5.11 After the WW2 the trend of decline in Kingsdown intensified and many houses fell into disrepair and became slums. In 1958 a slum-clearance programme scheduled 322 houses, particularly around the lower slopes, for demolition.

Figure 3: Plumley & Ashmead's Plan 1828



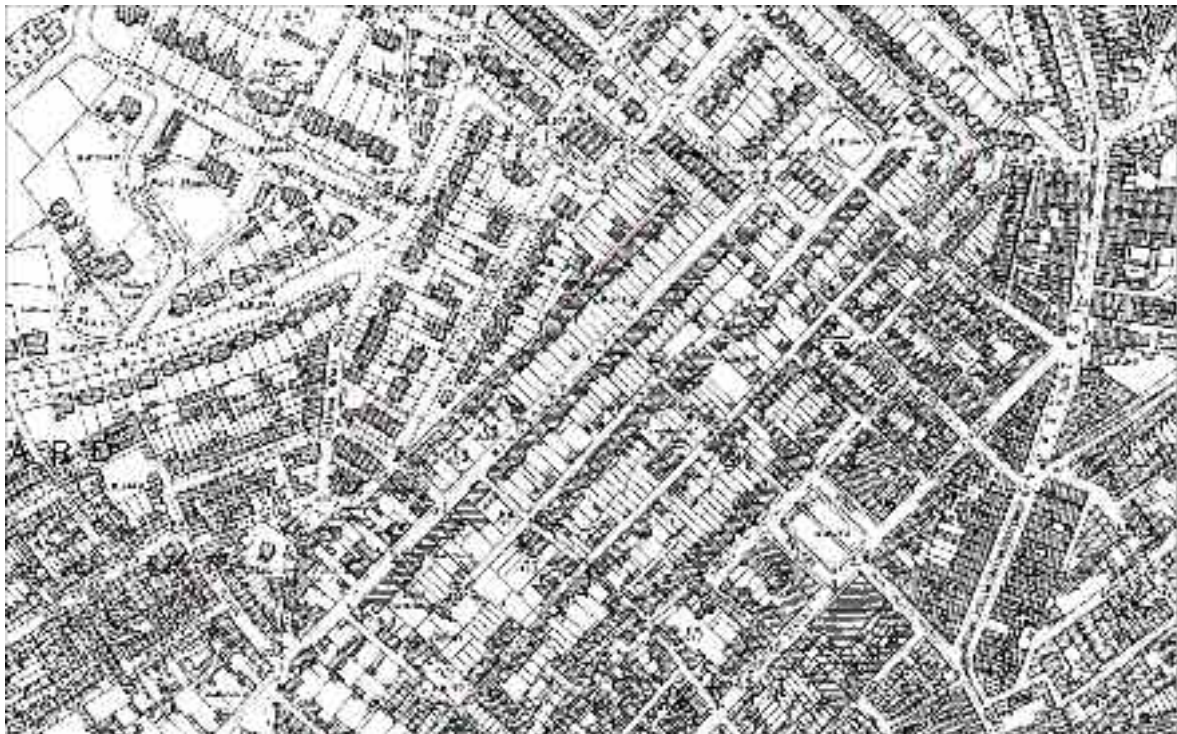


Figure 4: Ordnance Survey 1903



Figure 5: Tiny terrace houses on Dove Street (to rear of no. 25 Somerset Street), now demolished

5.12 Further housing acts saw the 1968 redevelopment of Dove Street. This introduced three 14-storey blocks of flats just beyond the southern boundary of the Conservation Area. The approach roads cut a swathe through the historic street pattern. By 1973, Georgian Kingsdown was reduced in area to just 1/16th of a square mile.



Figure 6: Ordnance Survey 1974

5.13 The creation of a Conservation Area in 1973 coincided with Kingsdown's regeneration. Many houses and their gardens have since been sympathetically restored.

The city council will seek to maintain and strengthen the traditional form of individual streets and ensure that new development is in keeping with its surroundings both in character and appearance.

There will be a presumption in favour of preserving any archaeological features or sites of national importance, whether scheduled or not. Policy B22 (I – II) should be consulted.



6. SPATIAL ANALYSIS

6.1 Streets & Spaces

- 6.1.1 The historic street layout and the relationship of built form to open space define the framework of an area. The traditional pattern of development, building lines and plot sizes should be respected and used to dictate the scale and level of enclosure or openness appropriate to the Conservation Area.
- 6.1.2 The defining characteristic of Kingsdown is the high-density of tightly planned terraces on an informal grid layout of cross-cutting streets. The street pattern represents the shift in town planning away from early piecemeal development to more formal 18th century terraced housing, to the more informal villa development, seen in Redland.
- 6.1.3 At the heart of Kingsdown are Somerset Street and Kingsdown Parade, which run parallel with each other and form the principal routes across the conservation area. These streets run on a NE/SW axis, following the contour of the hill. Crossing these main streets are the narrow, setted lanes that descend steeply towards the City Centre: Marlborough Hill, Montague Hill and Spring Hill.
- 6.1.4 Traditional plots on Kingsdown Parade and Somerset Street are long and narrow. Properties tend to occupy the northern side of their plots, taking advantage of long gardens and views extending southwards.
- 6.1.5 Over the years development has taken place at the southern end of some long garden plots. This has disrupted the original layout and eroded the traditional street pattern, which it is desirable to preserve. Developments that ignore traditional building lines have had a detrimental impact on the continuity of the street scene and on the character and appearance of the Conservation Area.
- 6.1.6 Fremantle Square contains the only formally conceived green space in the Conservation Area. The small triangle of land at the Back of Kingsdown Parade and the site at the Kingsdown Parade/Montague Place are the only other publicly accessible spaces, the latter resulting from WW2 bombing.
- 6.1.7 Vital alleviation from the otherwise entirely built-up environment is given by views into private green spaces. Lush gardens set back from the road or behind boundary walls are therefore fundamental spaces in defining the character of the area.
- 6.1.8 The Routes & spaces in Kingsdown Conservation Area are shown at Map 2.**

Dominant street pattern and the character of spaces should be respected. Where historic patterns remain, these should be protected and reflected in proposed schemes.
Policies B15 (I – III) should be consulted.

Kingsdown Conservation Area Routes and Spaces

- Conservation Area Boundary
- Primary Route/Space
- Secondary Route /Space
- Intimate Route /Space
- Private Spaces that contribute to the public realm
- Green Spaces



100 metres

MAP 2

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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 Kingsdown are fundamental to its special interest.
- 6.2.2 To the south, Kingsdown's streets and precipitous lanes give unique views of the City and beyond - from Dundry in the southwest to Lansdown in the southeast. Along the axes of Kingsdown Parade and Somerset Street there are views of Purdown to the east and the tower of the Physics Building to the west. The tall houses on the escarpment can be seen from many points across the City.
- 6.2.3 Open spaces and gaps between buildings allow constant views out of Kingsdown, across the City and beyond to the countryside and hills. The preservation of Kingsdown's views is vital in protecting the area's character and special interest. New developments within the City Centre, high-level advertisements, the Hospital, and University sites are all posing a significant threat to Kingsdown's views (see Negative Features).
- 6.2.4 For the purpose of Character Appraisals, three types of views have been identified:

Vistas – are long-distance views across the City, to key features or landmark buildings and beyond. Views into the Conservation Area also 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 parks, open spaces, streets and squares.

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

Views in the Conservation Area are identified on Map 3.



Figure 7: View northeast down Somerset Street towards Purdown



Figure 8: Glimpsed view from Somerset Street across the City Centre



Figure 9: View down Spring Hill towards the bowl of the City Centre



Figure 10: View past St Paul's Church to the south east

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 key focal points in local views.

6.3.2 The townscape in Kingsdown retains a generally consistent and domestic scale and there are few buildings that can properly be regarded as landmarks. Those that have been identified are considered to be local landmarks, which occupy prominent corner positions on main routes.

6.3.3 The following are considered landmark buildings in the Kingsdown Conservation Area:

- **The Ark**, Cotham Road South
- **Former Kingsdown Council School**, Southwell Street
- **Alfred Harris** no. 5 Kingsdown Parade



Figure 11: The Ark, Cotham Road South



Figure 12: Former Kingsdown Council School (now University of Bristol School of Veterinary Science)

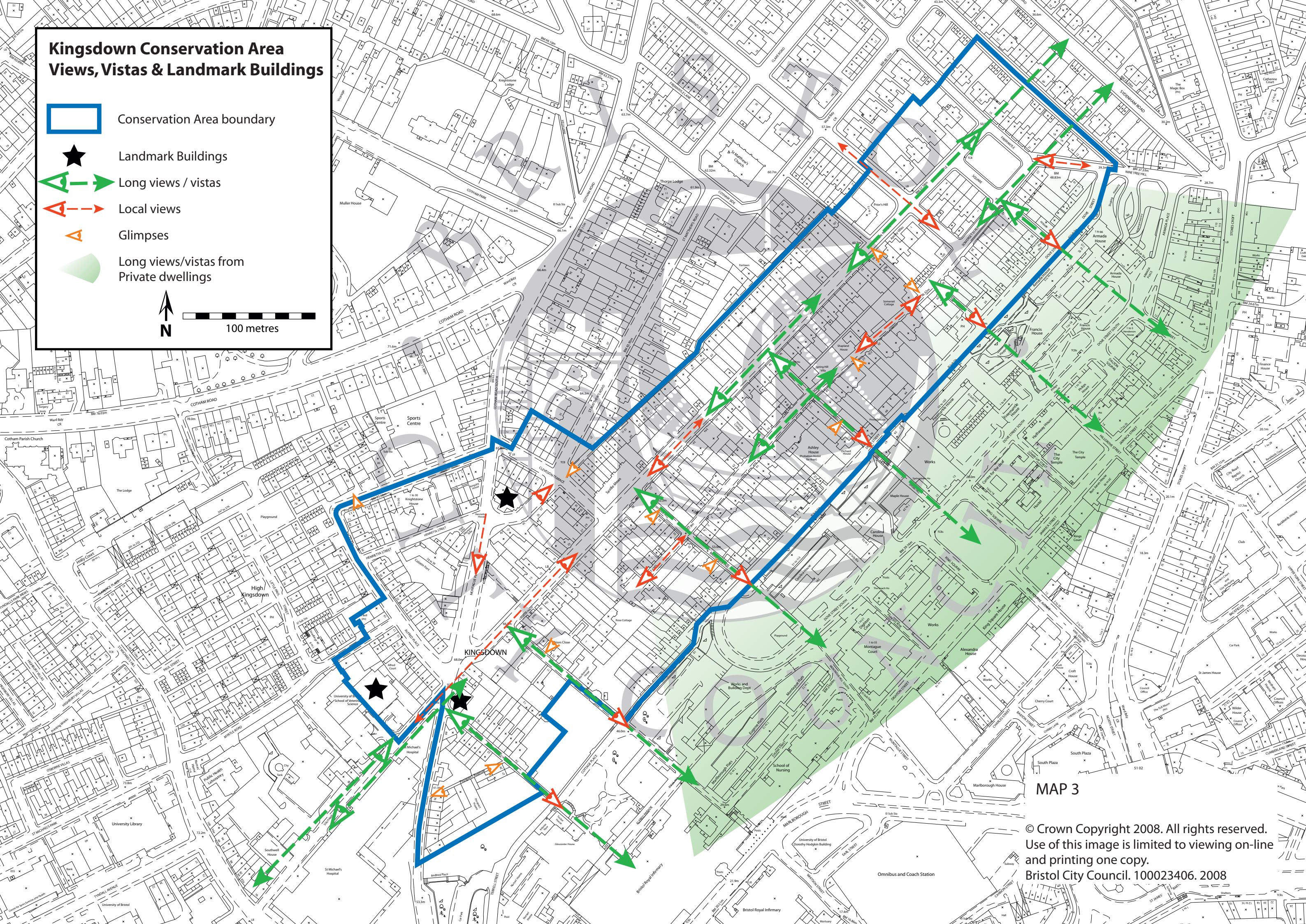
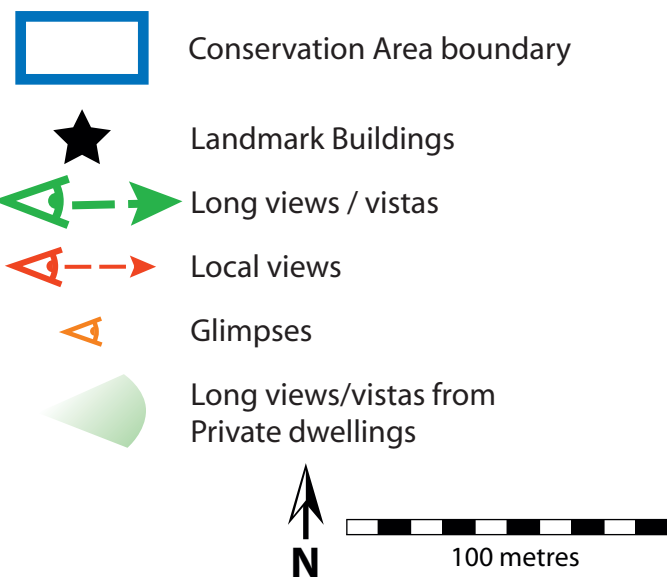


Figure 13: Alfred Harris Bookbinders, no. 5 Kingsdown Parade

6.3.4 Landmark Buildings in the Conservation Area are shown at Map 3.

Development should be designed with regard to the local context. Proposals which would cause unacceptable harm to the character and/or appearance of an area, or to the visual impact of historic buildings, views or landmarks, will not be permitted. BLP Policies B2 (I – IV) should be consulted.

Kingsdown Conservation Area Views, Vistas & Landmark Buildings



MAP 3

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7. CHARACTER ANALYSIS

7.1 Overview

7.1.1 Kingsdown is defined by the quality of its built environment, reflected in the number of listed buildings in the Conservation Area. The narrow streets are lined with tightly packed terraces of fine Georgian townhouses. Groups of buildings in a similar style combine to create an informal and picturesque townscape. An overall harmony is achieved through a general consistency in scale and materials and the preservation of traditional architectural details.

7.1.2 Each street is different, with variations in architectural style and formality altering the character between them. As houses were traditionally set within generous gardens, open gaps on their flanking boundaries provide glimpses over boundary walls to trees and greenery beyond.



Figure 14: View into private Somerset Street garden

7.1.3 **Kingsdown Parade** is the most complete and formally comprised terrace in the Conservation Area, though it has an asymmetrical appearance. The street is relatively quiet though blighted by the volume of on-street parking.

7.1.4 **Somerset Street** has the oldest layout; tall, dignified merchants' houses stand beside modest cottages and Georgian artisans' dwellings, all enjoying extensive views over Bristol to the Somerset hills. There is an informal character owing to its setted street, lush garden plots on the north side, and lack of traffic flow through it.

7.1.5 **Fremantle Square** built in the 1830/50s, is the last formal development in the area. Central to this area is the Square itself, the only formally laid out green space in the Conservation Area.



Figure 15: West side of Fremantle Square

7.1.6 **Dove Street** and the streets towards the south of the Conservation Area have a more fragmented character and the largest concentration of late 19th century and 20th century properties.

7.1.7 Despite the variations in its townscape, Kingsdown remains unified with a recognisably charming and intimate character.



Figure 16: Kingsdown terraces from the south



7.2 ARCHITECTURE

Overview

7.2.1 Kingsdown represents the first example of suburban development in Bristol; its architecture comprising largely of domestically-scaled terraces. The character of the area is derived in large part from the quality of the buildings, many of which are listed and retain traditional features. As urban development began in the mid 18th century, and was mostly complete by 1900, most properties are associated with the Georgian vernacular.

7.2.2 Georgian buildings are interspersed with early Victorian developments such as Fremantle Square and Clevedon Terrace, later groups along Dove Street and Alfred Hill, and occasional 20th century infill.

7.2.2 Variety in scale and detailing in some buildings reflects the more piecemeal type of development that occurred in streets such as Somerset Street. Conversely, the east end of Kingsdown Parade, Fremantle Square and Clevedon Terrace reflect a more formal pattern of development.

7.2.3 Kingsdown houses were customarily built on the northern side of their plots to look south over long gardens. Some, especially in Somerset Street, have their most imposing side away from the street, with large bays giving extensive views over the City.

7.2.3 The consistent use of traditional materials and same basic approach gives cohesion to Kingsdown. Most buildings also display typical architectural proportions, with diminishing storey heights.

7.2.4 Map 4 shows the approximate building ages in the Kingsdown Conservation Area.

Dominant Architectural Characteristics

Scale

- Two to three storeys plus attic mansard on traditional terraces sitting in north of plots (step down to four storeys with lower-ground level to rear of properties)
- One or two storeys in developments in south of plots
- Two to three storeys at west and eastern fringes

Proportions & Architectural Treatment

- Vertical emphasis
- Window heights diminish up elevation
- Mansard roof with single dormers set behind parapet on main streets
- Roofs concealed behind parapet or pitched roof on secondary streets
- Tall bays to Somerset Street / canted bays along the Back of Kingsdown Parade

Material Palette

- Stucco render (sometimes painted), red brick, pennant rubble, limestone ashlar
- Limestone and red brick dressings
- Timber windows, doors and shopfronts
- Cast or wrought iron area railings
- Pennant stone boundary walls
- Clay pantile roof coverings
- Red brick chimney stacks with clay chimney pots

Kingsdown Conservation Area Building Ages

- 1730 - 1830
- 1831 - 1860
- 1861 - 1900
- 1901 - 1945
- 1946 - Present Day



100 metres

MAP 4

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7.2.5 **Kingsdown Parade** has the most formal character, containing Classical buildings with a vertical emphasis. Houses were originally brick-fronted with freestone dressings; many are now stucco rendered and painted.

7.2.6 Properties on the **south side of Kingsdown Parade** traditionally have:

- Late 18th century style
- Three bays, and five storeys
- Clay pantile mansard roofs set behind parapet
- Brick chimney stacks, clay chimney pots.
- 6-over-6 timber sash windows
- Limestone dressings/door surrounds/window heads
- Wrought iron area railings set on limestone plinth.



Figure 17: Nos. 62 – 78 Kingsdown Parade (south side). Non-traditional alterations, such as the double-width dormer a no. 72, are detrimental to the unity of the terrace.

7.2.7 Houses on the **north side of Kingsdown Parade** have:

- Late 18th century style
- Access through long gardens (see Townscape Details/Other Sources of Information sections)
- Four storeys, paired and linked by single-storey entrance wings
- Ground floor kitchens, main entrances on the first floor



Figure 18: Kingsdown Parade (north side)

7.2.8 Towards the **western end of Kingsdown Parade** there is less continuity as properties step up and down between two and three storeys. Unity is achieved though the timber sash windows, painted render and continual building line set behind area railings.

7.2.9 **Somerset Street** has the largest concentration of Georgian properties in the Kingsdown; built on the south side of the street, in the northern portion of their plots. The street frontages are varied, simply detailed and set behind area railings. The rear elevations allow exploitation of the extensive views to the south, tending to have tall stone bays, which characterise views into Kingsdown from the south.



Figure 19: Varying frontages on south west side of Kingsdown Parade



Figure 20: Artisan houses on the south side of Somerset Street



Figure 21: Rear elevations of Somerset Street Properties, occupying the northern end of their plots with long gardens extending south. Full-height stone bays characterise these elevations

7.2.10 Properties on the **south side of Kingsdown Parade** tend to have:

- Mid 18th-century Classical style
- Three storeys on street frontage and four storeys to rear
- Clay pantile roofs mansard roofs set behind parapet
- Red brick chimney stacks and clay chimney pots
- Rendered frontages with limestone dressings
- Limestone ashlar rear elevations
- 6-over-6 timber sash windows
- Variety of bay windows on street elevation

7.2.11 The **northern side of Somerset Street** historically contained lush garden plots interspersed with low coach houses. Importantly, this side of Somerset Street allowed views to the rear elevations of Kingsdown Parade properties. More recently garages and modestly-scaled domestic properties have appeared here.

7.2.12 Properties on **north side of Somerset Street** tend to have:

- Modest scale, single to maximum of three storey
- Garages and coach-house style of building
- Mix of building ages



Figure 22: Mix of properties and garden plots on north side of Somerset Street



Figure 23: Low-density building on north side of Somerset Street allows views to rear elevation of Kingsdown parade Properties

7.2.13 **Fremantle Square**, the north side apart, is a formally conceived mid 18th century development attributed to William Armstrong. Terraces of three storey, 2 bay wide properties stand on the south east and north east sides. On the north-west side is a pair of semi-detached villas, set back from the street, with rusticated ground floor.



Figure 24: Semi-detached villas on north-west side of Fremantle Square



Figure 25: Fremantle Square, east side

7.2.14 Properties on **Fremantle Square** tend to show:

- Late Georgian Classical style
- Three storeys with roof set behind continual parapet
- First floor windows recessed in blind arches
- Stucco render with limestone dressings (villas are limestone ashlar fronted)
- Rusticated ground floors
- 6-over-6 timber sash windows

7.2.15 **Clevedon Terrace** is another formally conceived development, containing a terrace of 6 houses on each side. Properties have:

- c. 1830, late Georgian style
- Limestone ashlar fronted
- Roof concealed behind continual parapet
- Three storey, one bay wide
- Properties set behind front gardens with stone boundary walls and hedges
- 6-over-6 timber sashes, window height diminish up elevation



Figure 26: Clevedon Terrace (north east side)

7.2.16 **Alfred Place** is characterised by the terrace of late 18th century townhouses on the northeast side. The painted stucco render and undulating frontage of canted bays gives the terrace a 'seaside' character.

- Stucco render
- Three storeys with roof concealed behind continual parapet
- Canted bay fronts
- Timber multi-pane sashes
- Recessed doorways



Figure 27: Nos. 16 – 30 Alfred Place

7.2.18 Towards Portland Street are a group of later 19th century, stone fronted properties with shopfronts at ground floor. Alfred Place, Portland Street and Montague Place contain a number of 20th century infills, some pastiche, which vary in successfully integrating with the local character.

7.2.19 **Dove Street, Horfield Road and Alfred Hill** are characterised by a mixture of late Victorian buildings, two grand Georgian houses (Somerset House and Prospect House) and 20th century infill. The west side of Alfred Hill contains a terrace of modest workers' cottages, two storeys and one bay wide; these have retained most of their original timber sash windows and panelled doors.

7.2.20 At the corner of **Horfield Road/Kingsdown Parade** is a group of 19th and early 20th century commercial premises, with shopfronts at ground floor. Properties in these streets are typified by:

- Red brick, pennant stone, limestone ashlar, some stucco render
- Limestone and red brick dressings
- Timber joinery
- Natural slate or pantile pitched roofs
- Pennant stone boundary walls



Figure 28: West side of Alfred Hill



Figure 29: Corner of Horfield Road and Kingsdown Parade



Figure 30: Late 19th century terrace on Dove Street

7.2.21 **Montague Hill, Spring Hill** and other cross streets contain houses and cottages built in various styles. The mixture of these buildings, broken by the gardens and green spaces between them give the area great variety. Montague Hill contains a Victorian terrace that is the most intact and complete example of building from this period in the Conservation Area.

7.3 Architectural Detail

7.3.1 The preservation of so many traditional architectural details in Kingsdown contributes to the special interest of the area. 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.

Roof Profiles

7.3.2 Roof profiles are fundamental to the architectural character of a building or group, and contribute greatly to the character of an area. Alterations at roof level can consequently have a significant impact on an individual building and the wider context.



Figure 31: Mansard roofs set behind continual parapet on Kingsdown Parade

7.3.3 Where formal grouped developments occur in Kingsdown these tend to have a consistent roofline, usually set behind a continual parapet. Many have butterfly or pitched roofs that are completely concealed by the parapet, giving the impression of a flat roof.

7.3.4 Kingsdown Parade and Somerset Street properties are characterised by attic mansards with single dormers. As storey heights step up and down along these streets, there is a varied roofscape, punctuated by tall chimney stacks.

7.3.5 **Chimney stacks and pots** form striking features when seen against the skyline. Replacement or removal of chimney pots and stacks is discouraged.



Figure 32: Double mansard roof on Somerset Street

Windows and Doors

7.3.6 Windows and door openings 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.



Figure 33: Venetian window, Somerset Street

7.3.7 Typically, windows in Kingsdown 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. Cantled and bowed bay windows are also a dominant feature, particularly along Alfred Place and Somerset Street



Figure 34: Canted bay window with margin-light sash, Somerset Street



Figure 35: Distinctive semi-circular arch head sash window on Kingsdown Parade

7.3.8 Doors and surrounds are the most elaborately detailed element of the facades. In Kingsdown there are a variety of original 6-panel doors with traditional door furniture. These have a variety of limestone Classical surrounds.



Figure 36: Typical six panel front door (original margin lights have been painted) with large semi-circular fanlight, Marlborough Hill Place



Figure 37 and 38: Side entrance doors on cross-cutting streets are a distinctive feature of the Conservation Area



Figure 39: Typical pedimented door surround with six panel front door and semi-circular fanlight seen on Spring Hill and Somerset Street

7.3.9 Fanlights, a means of providing internal hallways with additional light, are generally semicircular and appear in various ornate styles. Many of the properties in Fremantle Square retain their original 'teardrop' fanlights.



Figure 40: Fanlight detail



Figure 41: Original six panel door with ornate fanlight

- 7.3.10 The City Council will encourage the repair and retention of original doors and windows throughout the Conservation Area. Regular maintenance and painting is essential to ensure that problems of decay are not allowed to flourish. Other architectural details of special interest must be retained, and specialist advice sought on repair. (See Useful Information section.)
- 7.3.11 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 architectural integrity of individual buildings, and the character of the Conservation Area as a whole (see Negative Features).

Any proposal should take into account the character of its context. Applications for alterations to a Listed Building or its curtilage that fail to preserve the building, its features or setting will not be permitted. Policies B17, B18, B19, B20

Original architectural features, materials and detail are vital to the quality of individual buildings and the character of the Conservation Area. Policy B16 encourages the consideration of traditional architectural elements that contribute to the overall design in a group of historic buildings.

7.4 Townscape Details

7.4.1 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.

7.4.2 The Kingsdown Conservation Area is rich in local townscape details that cumulatively give interest and quality to the street scene and make a positive contribution to the character and appearance of the area. 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

7.4.3 Traditional surface treatments such as setts and paving can be important elements in the townscape of an area. Paving, if well maintained and in high quality materials, contributes greatly to the character of an area, providing the backdrop to surrounding buildings. Their maintenance and retention is essential.



Figure 42: Alfred Hill retains Pennant setts, kerbs and pavers, which add to the character of this street

7.4.4 In Kingsdown, most of the traditional street surface materials have been heavily altered over the years. Now most main routes are covered with tarmac, with footways typically in concrete slab paving.

7.4.5 Somerset Street and several of the cross-lanes preserve their traditional granite setts. Other streets retain pockets of historic surfaces, including pennant stone slabs, and setted gutters and crossovers.

7.4.6 Schemes to restore the traditional street surface would greatly enhance the character of the area and promote its historic context. Continued maintenance of street surface, particularly setts, is vital as these easily become dislodged and can present difficulties to pedestrians and non-ambulant users.

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

Railings and Boundary Treatments

7.4.8 Railings and boundary walls contribute significantly to the character of the Kingsdown Conservation Area. They add interest and variety of scale in the street scene and provide a sense of enclosure. 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 43: Wrought iron railings, 26 Kingsdown Parade



Figure 44: Distinctive boundary feature along Kingsdown Parade, a number of which have been lost



Figure 45: High boundary wall along Dove Street

Street Furniture

7.4.9 Kingsdown has a fascinating collection of historic street furniture, some of which is listed. The appropriate maintenance and protection of this is important, as is the need to prevent modern street clutter detracting from its setting.

7.4.10 In Kingsdown, there remains an abundance of street ironmongery including lamppost, bollards, gas lamppost, brackets and foot scrapers, and rails.



Figure 46: 'Windsor' lantern on Prospect Avenue



Figure 47: Cast iron boot scraper

Shopfronts and Public Houses

7.4.11 Shopfronts can be of great importance in contributing to the character and appearance of both individual buildings and the Conservation Area as a whole.

7.4.12 Residential developments dominate in Kingsdown, owing to the relatively small number of shopfronts. Those that do exist are concentrated on the southwest side, near Alfred Place and Montague Place. There are four public houses: The Hare on the Hill and the Hillgrove on Dove Street; the Kingsdown Vaults at the corner of Kingsdown Parade and Clevedon Terrace; and the Bell in Alfred Place.



Figure 48: The Hare on the Hill, Dove Street

7.4.13 Along Alfred Place, between Henrietta Street and Portland Street, is highest concentration of shopfronts and surrounds. Many of these, however, have lost their original shopfronts and are in residential use (see Negative Features).

7.4.14 Townscape details are shown on map 5.

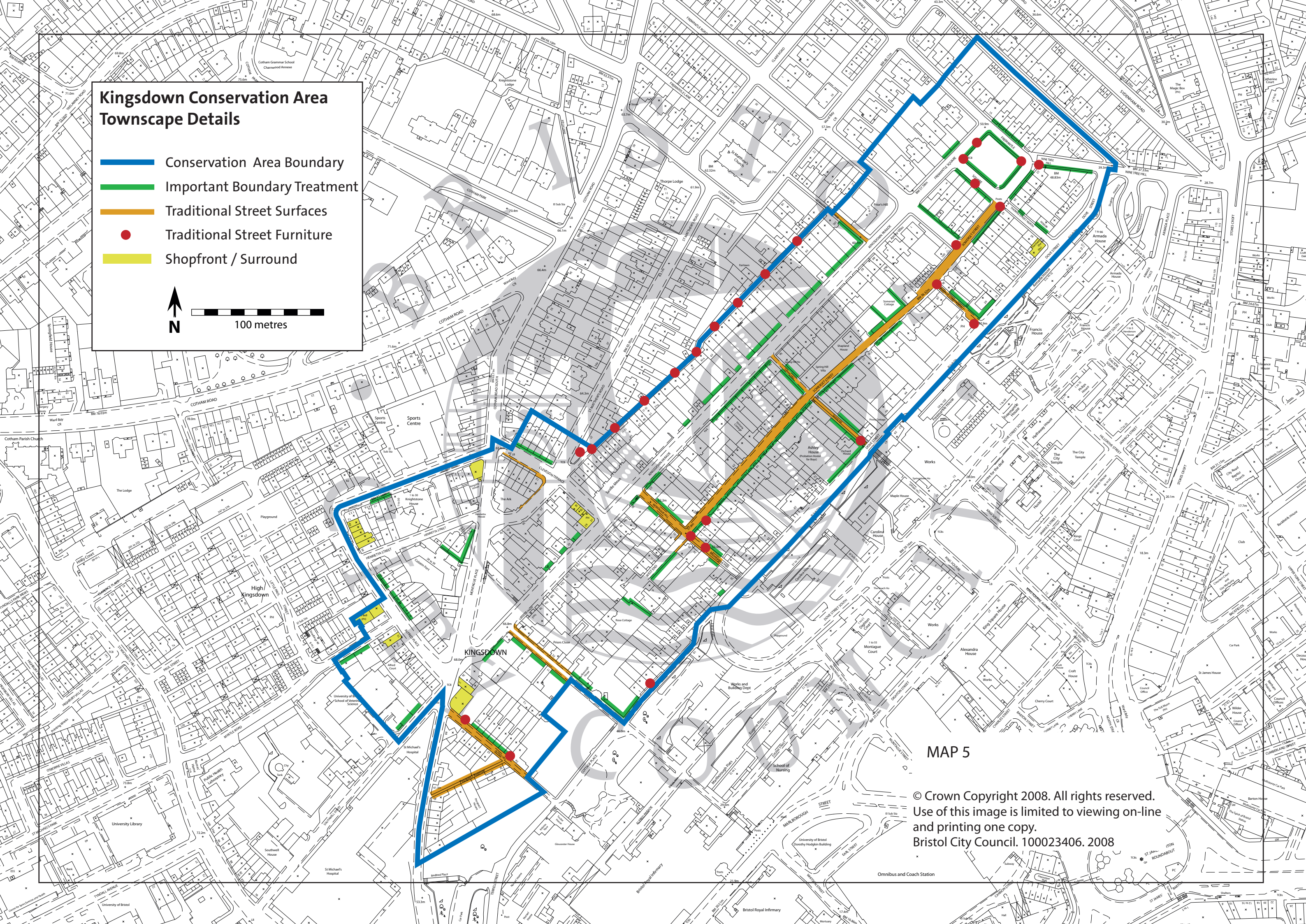
The loss of private planting, the removal of boundary walls and railings, the introduction of car parking into traditional front garden areas, and the loss or replacement of traditional signage, street lighting, paving and street furniture can all adversely affect the character of the historic environment and will generally not be acceptable. Policy B15 (I – III) should be consulted.

Kingsdown Conservation Area Townscape Details

- Conservation Area Boundary
- Important Boundary Treatment
- Traditional Street Surfaces
- Traditional Street Furniture
- Shopfront / Surround



100 metres



MAP 5

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7.5 Unlisted Buildings of Merit

- 7.5.1 Kingsdown contains an extremely high concentration of listed buildings, reflective of the quality of the environment. Listed properties tend to comprise the Georgian and early Victorian terraced houses. Buildings of all periods contribute to the diversity and interest of the area.
- 7.5.2 Unlisted buildings can also make an important contribution to the character and quality of an area. This may be due to their value within the townscape, their architectural qualities or local historic and cultural associations.
- 7.5.3 'Unlisted Buildings of Merit' are considered to make a positive contribution to the special interest of the Conservation Area and their demolition or unsympathetic alteration will normally be resisted.

Unlisted Buildings of Merit, Negative and Neutral Buildings are identified at Map 6.



Figure 53: Unlisted properties on northeast side of Alfred Hill



Figure 54: Well-preserved unlisted Victorian terrace, west side of Alfred Hill



*Figure 51:
Former coach house
building, Walker
Street*



*Figure 52: Unlisted
building of merit
on corner of
Marlborough Hill
and Kingsdown
Parade*

Kingsdown Conservation Area

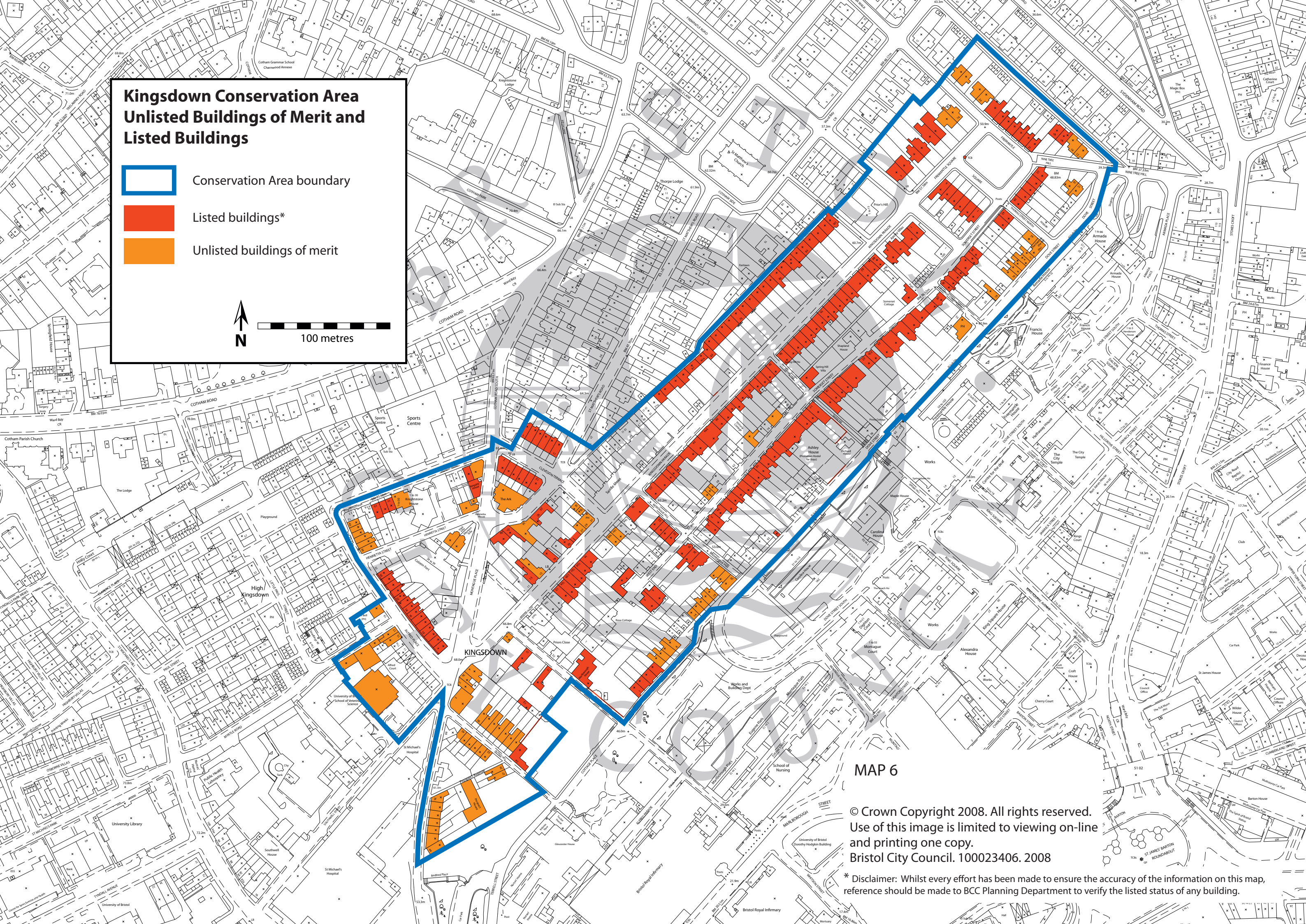
Unlisted Buildings of Merit and Listed Buildings

Conservation Area boundary

Listed buildings*

Unlisted buildings of merit

100 metres



MAP 6

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* Disclaimer: Whilst every effort has been made to ensure the accuracy of the information on this map,
reference should be made to BCC Planning Department to verify the listed status of any building.

7.6 Landscape

7.6.1 Formal landscape and publicly accessible spaces in Kingsdown are limited to the north-eastern and south-western fringes, the only open space for people living in flats in the area. Fremantle Square is the only formally conceived green space.

7.6.2 Montague Green, at the corner of Montague Place and Kingsdown Parade is the result of WW2 bombing destroying the original terrace; this is more informal, laid to lawn with a cluster of mature trees.

7.6.3 There are very few street trees in the Conservation Area, and no other publicly available space. The mature trees and shrubs provided by private spaces are a vital characteristic of the area, which contribute to the public realm and soften the otherwise entirely built environment.



Figure 55: Publicly accessible green space on corner of Kingsdown Parade and Montague Place



Figure 56: Lush private garden breaking up the otherwise entirely built-up street scene on Kingsdown Parade



Figure 57: large Fig tree over a boundary wall on Montague Hill

7.6.4 The many mature private gardens in Kingsdown are an important complement to the general urban character, they also have important biodiversity value. Some were intended as 'display gardens', for example on Somerset Street, designed to be seen and enjoyed by passers-by. Others are more private, such as on the cross cutting streets of Spring Hill and Montague Hill, and glimpsed over high boundary walls.



Figure 58: Private garden on Somerset Street, a key landscape feature for the Conservation Area with biodiversity value



Figure 59: Private garden on Somerset Street providing a soft edge between the Kingsdown Parade properties

7.6.5 The long garden plots that extend southwards from Kingsdown Parade onto Somerset Street are part of the original 18th century development. These provide vital alleviation in the relatively enclosed street and create a soft edge between Somerset Street to the south and Kingsdown Parade to the north.

7.6.6 Many original gardens and garden walls have already been lost to development on their southern edges. Where they remain, gardens should be preserved in order to protect the special interest of the area

8. NEGATIVE FEATURES

- 8.1 Negative features are those elements that detract from the special character of a conservation area and therefore present an opportunity for enhancement. This can include both small features and larger buildings and sites. It may be that simple maintenance works can remedy the situation, reinstate original design or lost architectural features.

Development & Alterations

- 8.2 **Loss of traditional garden plots and boundary walls** to infill or off-street parking is impacting on the landscape quality and biodiversity value of the area. Much of the original environment of front gardens has been eroded by paving or garage insertions.



Figure 60: Off-street parking, Kingsdown Parade

- 8.3 **Unsympathetic alterations & loss of traditional architectural details** – where poor quality replacement doors and windows or roof level extensions have been inserted these have had a significant and detrimental impact on the architectural integrity of individual buildings.



Figure 61: uPVC window, Back of Kingsdown Parade

- 8.4 **Loss of single family dwellings to flats and Houses in Multiple Occupancy (HMOs)** - has an impact on the architectural integrity of historic buildings through subdivision but also associated pressures on the public realm for parking etc.
- 8.5 **Unsympathetic infill developments** – threaten to undermine the character and special interest of the area. Especially if they ignore predominant scale, materials, local architectural features and traditional building lines.
- 8.5 **Loss of shopfronts** has a negative impact through loss of traditional architectural feature but also vital business element in the Conservation Area, which is now virtually entirely residential.



Figure 62: Loss of shops on Alfred Place

- 8.6 **Poor maintenance of buildings and gardens** – the care and maintenance of individual properties and private gardens affects the character of the area as a whole e.g. windows at no. 18 Clevedon Terrace and entire fabric at no. 15 Kingsdown Parade and private garden along Somerset Street. Overgrown shrubs can also create hazards for people in the public realm, particularly partially sited users.



Figure 63: Poor maintenance at no. 15 Kingsdown Parade



Figure 65: Traffic issues along Kingsdown Parade

- 8.7 **Small-scale accretions** - 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 64: Abundance of telephone wires in Clevedon Terrace detracts from the environment

- 8.10 **Loss of traditional street surfaces** – gradually erodes the quality of the public realm. Pennant setts are frequently removed or overlain with tarmac, creating a hotchpotch of materials. Poorly reinstated traditional surfaces or poor maintenance is equally negative and poses a threat to pedestrians.



Figure 66: Traditional setts overlain with tarmac

Public Realm

- 8.9 **Traffic issues** – The narrow streets of Kingsdown create significant conflicts with the pressures for on-street parking. The volume of commuter parking, and increased number of flats and heavy goods vehicles using the narrow space of Marlborough Hill is adding to the issue.

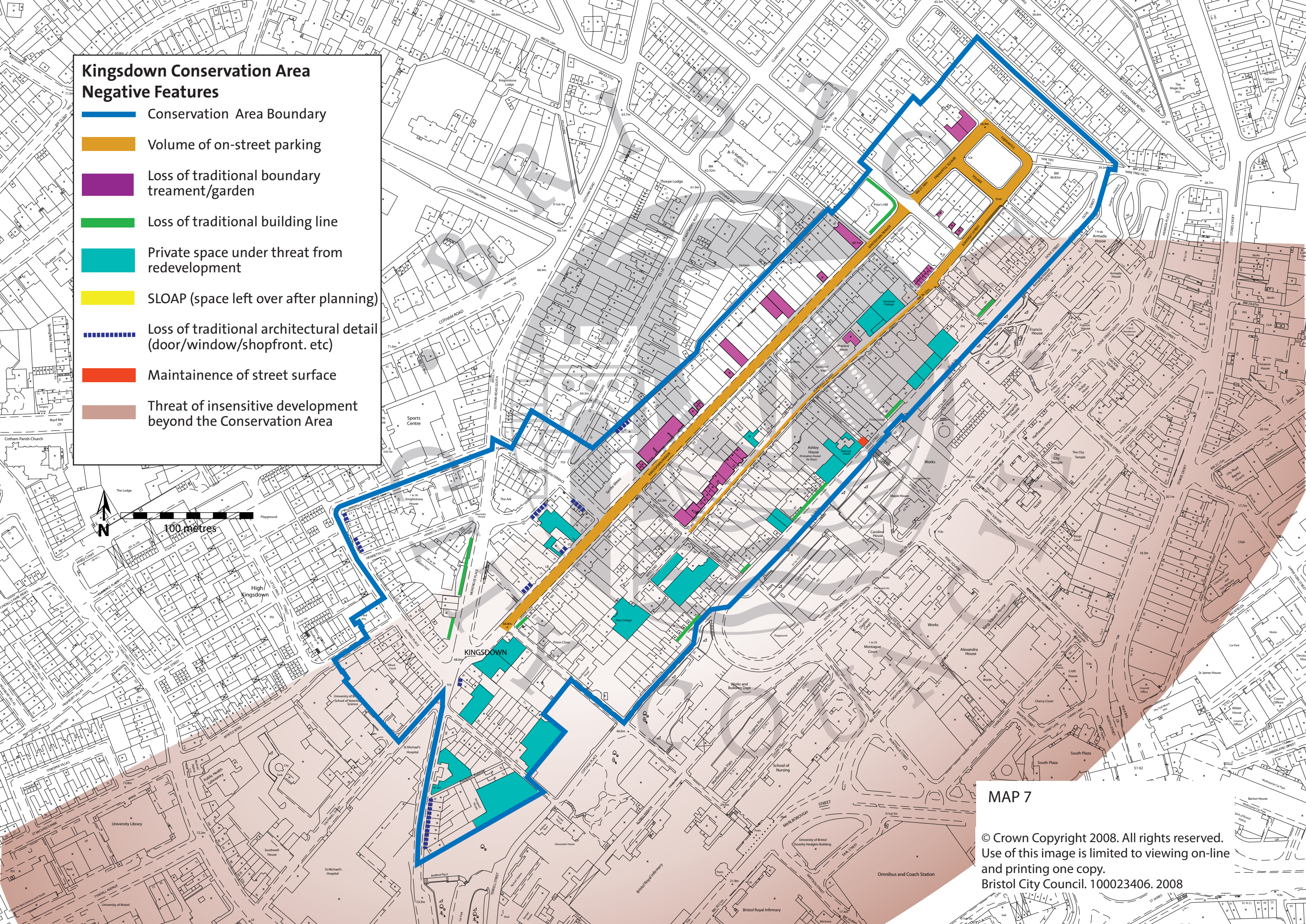
- 8.11 **Loss of traditional street furniture** undermines the quality and special interest of the environment. Traditional street furniture, such as lampstandards, railings or handrails, should be retained or reproductions introduced where replacement is necessary.

Beyond the Conservation Area

- 8.12 **Threat to key views** into and out of Kingsdown from new developments, advertising and illumination of buildings outside the Conservation Area, particularly in the City Centre.

Kingsdown Conservation Area Negative Features

- Conservation Area Boundary
- Volume of on-street parking
- Loss of traditional boundary treatment/garden
- Loss of traditional building line
- Private space under threat from redevelopment
- SLOAP (space left over after planning)
- Loss of traditional architectural detail (door/window/shopfront. etc)
- Maintenance of street surface
- Threat of insensitive development beyond the Conservation Area



MAP 7

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9. MANAGEMENT STRATEGY

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



10. STATEMENT OF COMMUNITY INVOLVEMENT

10.1 Prior to document drafting an initial public meeting was held on 25 September 2007. This meeting advised:

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

10.2 This meeting was advertised in the Bristol Evening Post (Monday 10 September 2007) and on the Bristol City Council and Kingsdown Conservation Group websites. A letter dated 14 September 2007 was delivered, by hand, to various properties throughout the Conservation Area. In addition, posters were put up throughout the Conservation Area and in the Bristol Central Library.

10.3 The first-stage public consultation ran until 31 October 2007.

10.4 Once the draft document had been compiled, a second public meeting was held on Thursday 29 November 2007. This meeting advised:

- What a character appraisal is and why BCC undertakes them
- The general format for character appraisals and the national guidance followed
- The main findings within the document: Streets & Spaces, Views, Landmark

Buildings, Unlisted Buildings of Merit, Building Ages etc.

- The proposed boundary changes
- The importance of getting involved and making representations on the findings
- Details on how and when to make representations

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

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

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

10.7 Two separate meeting were held with a steering group made up of members of the Kingsdown Conservation Group. The following comment was submitted by this group on 22 March 2008:

"We congratulate the City on producing a good document that is aptly illustrated with maps and photographs. This has been a good example of community involvement where the Planning Department and the community have constructed the appraisal statement together..."

10.8 In addition, BCC's Landscape Design, Bristol Physical Access Chain, Strategic & Citywide Policy, North Area Planning Team, Conservation Advisory Panel, Central Area Planning Committee and English Heritage other statutory bodies were consulted. The Kingsdown Character Appraisal is available to down-load from the BCC website at www.bristol.gov.uk/conservation





11. LOCAL GUIDANCE, PUBLICATIONS & SOURCES OF FURTHER INFORMATION

Further information on the Kingsdown Conservation Area can be sought from:

- The Kingsdown Conservation Group
www.kingsdown.org.uk
- Kingsdown Street Survey (J. Winstone Architect for KCG) 1983
- A Kingsdown Community (P. Mellor) 1985

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

Urban Design & Conservation

Planning Services Division
Bristol City Council
Brunel House
St George's Road
Bristol
BS1 5UY

Tel: 0117 922 3097

Fax: 0117 922 3101

E-mail: conservation@bristol.gov.uk

Adopted and consultation draft Character Appraisals and details of the programme for reviewing Conservation Areas can be viewed on-line at:

www.bristol.gov.uk/conservation

For advice on alterations to buildings or new development within the Kingsdown Conservation Area, contact:

North & West Area Planning Team

Planning Services Division
Bristol City Council
Brunel House
St George's Road
Bristol
BS1 5UY

Tel: 0117 922 3097

Fax: 0117 922 3417

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

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

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

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

www.bristol.gov.uk/planning

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

English Heritage (Head Office)

1 Waterhouse Square
138 – 142 Holborn
London EC1N 2ST

General Enquiries: 020 7973 3000

www.english-heritage.org.uk

English Heritage (South West)

29 Queen Square
Bristol
BS1 4ND

Tel: 0117 950 0700



For technical guidance relating to historic buildings, contact:

The Society for the Protection of Ancient Buildings (SPAB)

37 Spital Square
London E1 6DY

Tel: 020 7377 1644

www.spab.org.uk

The Georgian Group

6 Fitzroy Square
London W1T 5DX

Tel: 0871 750 2936

www.georgiangroup.org.uk

The Victorian Society

1 Priory Gardens
Bedford Park
London W4 1TT

Tel: 020 8994 1019

www.victorian-society.org.uk





12. GLOSSARY OF TERMS

Accretions

A gradual build-up of small additions and layers

Bath Stone

Even grained, poorly fossiliferous, light brown/cream coloured, oolitic limestone. Quarried in the Bath area

Bay

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

Bay Window

An angular or curved projecting window

Butterfly Roof

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

Buttress

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

Canted

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

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

Chimney Stack

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

Civil War

The English Civil War consisted of a series of armed conflicts and political machinations that took place between Parliamentarians and Royalists between 1642 and 1651.

Classical

A revival or return to the principles of Greek or Roman architecture and an attempt to return to the rule of artistic law and order. Begun in Britain c. 1616 and continued up to the 1930s

Console

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

Corbel

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

Cornice

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

Dormer Window

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

Dressings

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

Entablature

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

Escarpment

A steep slope or long cliff that results from erosion or faulting and separates two relatively level areas of differing elevations.

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 horizontal piece (such as a board) covering the joint between the top of a wall and the projecting eaves; also called fascia board. Also the wide board of a shopfront, usually carrying its name.

Fenestration

The arrangement of windows in a building's façade

Gable

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

Georgian

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

Gothic

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

Hipped Roof

A roof with sloped instead of vertical ends

Lightwell

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

Mansard Roof

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

Pantile

A roof tile of a curved S-shape section.

Parapet

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

Pediment

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

Pennant Stone

Hard, fine-grained, blue/grey coloured sandstone. Quarried in South Wales and the Bristol area and commonly used, throughout the country, as a stone roofing or street surface material

Pitched Roof

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

Portland Stone

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

Sash Window

A window formed with sliding glazed frames running vertically

Setts

Rectangular paving stones with curved top, different to cobblestones which are created by being worn smooth by water over time; setts however are man made.

Stallriser

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

Victorian

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

Wrought Iron

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

