

Conservation Area 16



Old Market

Character Appraisal



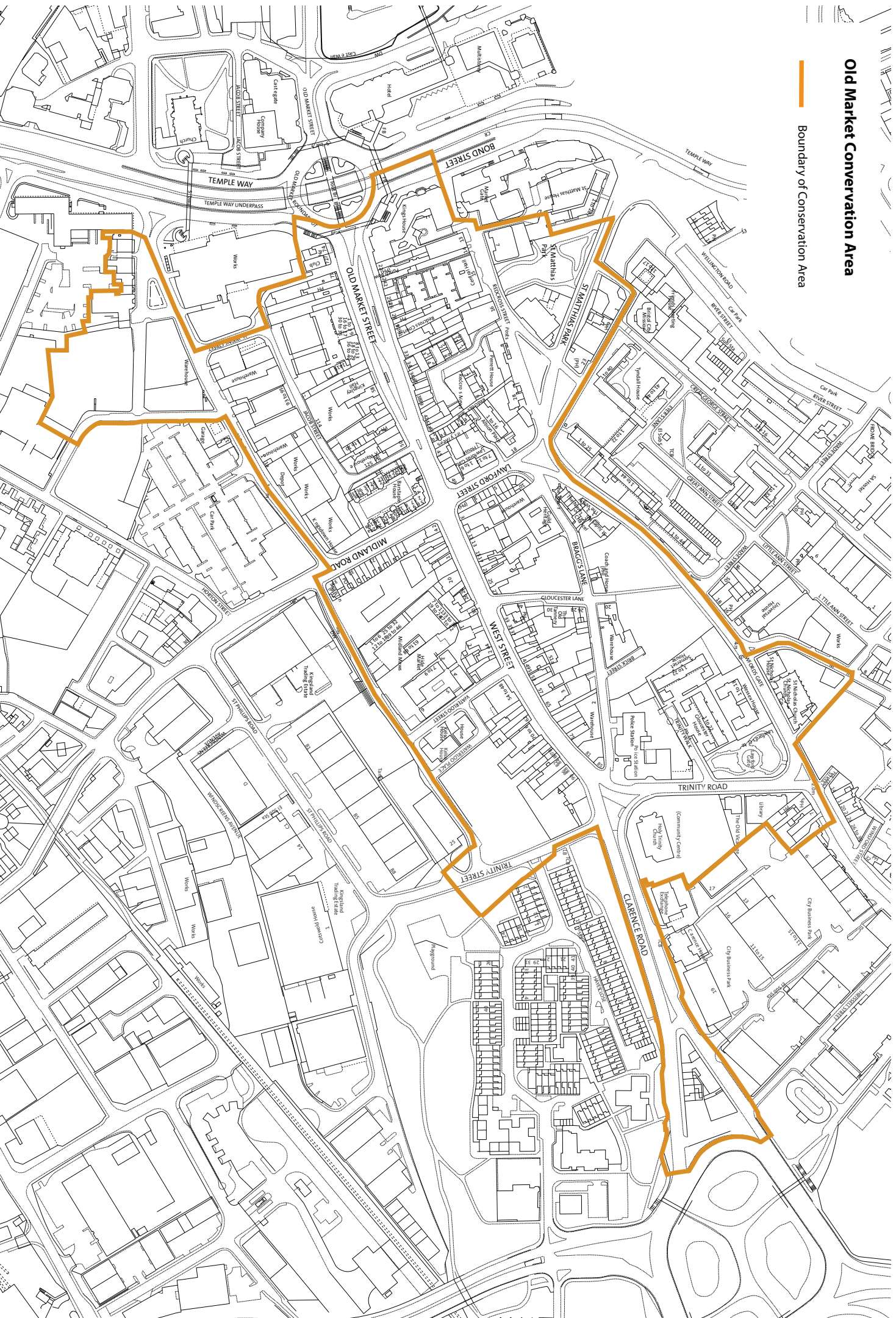
July 2008

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Old Market Conservation Area

Boundary of Conservation Area





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This document was prepared by the Urban Design and Conservation Team, Planning Services Division, Bristol City Council.

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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 Old Market was designated as a Conservation Area on the 21st March 1979. The Old Market Conservation Area Character Appraisal was adopted by the Executive for Access & the Environment on 31 March 2008.





3. LOCATION & SETTING

3.1 Location within the City

3.1.1 The Old Market Conservation Area forms the eastern gateway into the city, located immediately east of the Broadmead area and south of the M32 and Cabot Circus development. The Conservation Area occupies a ridge of land that falls towards the Frome flood-plane to the north and the Avon to the south.

3.1.2 The Conservation Area is centred on Old Market Street and West Street, which together formed the main route in and out of the city towards London for a significant part of Bristol's history. It also includes the back lanes that served the long-narrow plots behind the main route. Since original designation, the Conservation Area has been extended to include a stretch of Broad Plain, the Stapleton Road and the triangle of late 19th century development at Easton Road/Lawrence Hill.

3.1.3 The Redcliffe Conservation Area is situated to the southwest, lying just on the other side of the Avon; and the Portland & Brunswick Square Conservation Area lies to the northwest, beyond Newfoundland Street.

3.1.4 The Old Market Conservation Area in context of surroundings is shown at Map 1.

alignment of the route east out of Bristol Castle followed the crest of a ridge, rising from west to east to a high point around what is now the junction between Old Market Street and West Street at Lawford's Gate.

3.2.3 To the north and south the land falls away to the estuarine alluvial plains of the rivers Frome and Avon (St Philips Marsh). The earliest properties along Old Market Street would have benefited from extensive views in their relatively elevated position.

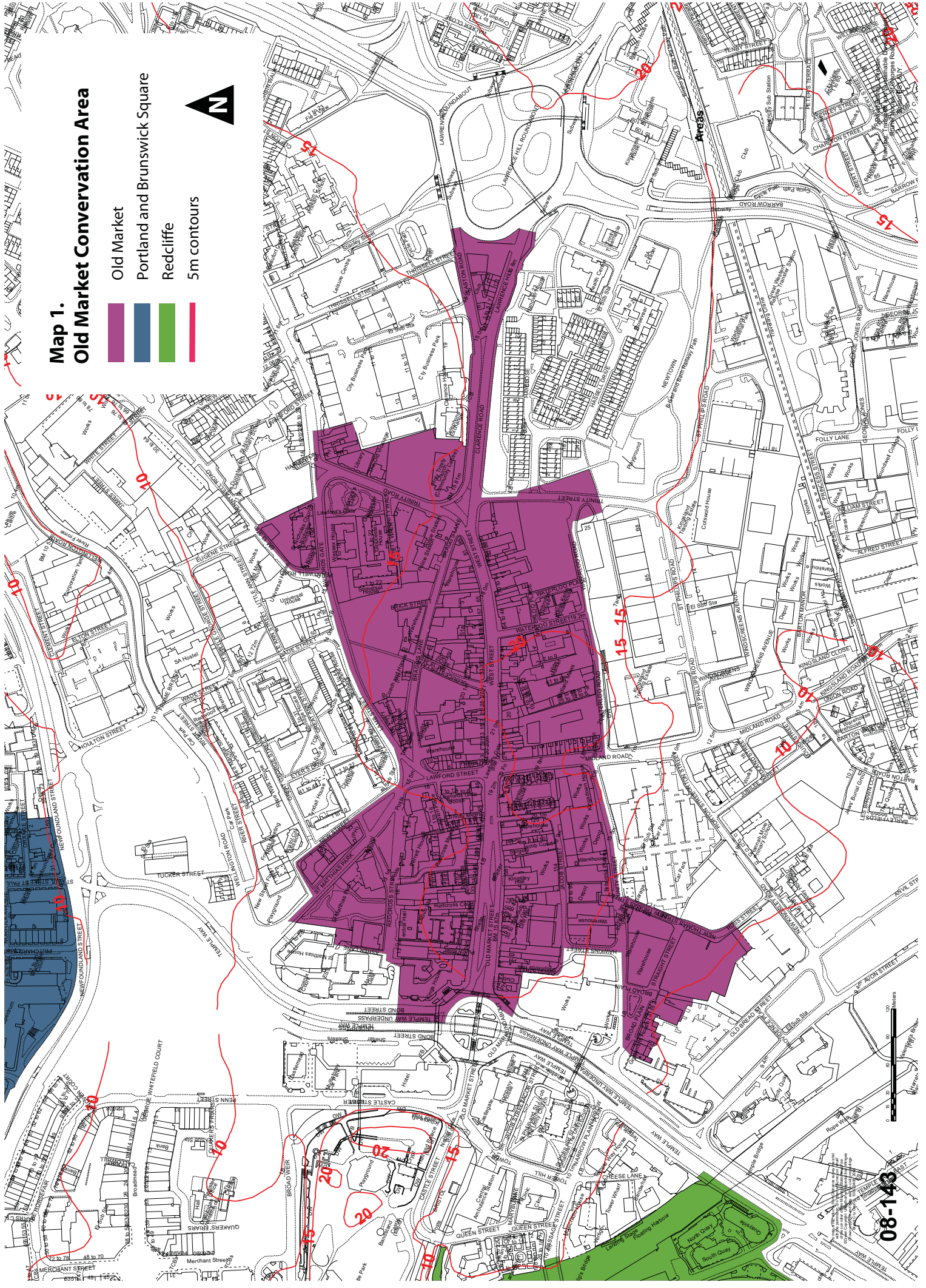
3.2 Geology and Geomorphology

3.2.1 Geologically the Old Market area comprises of Triassic Keuper, known locally as Redcliffe Sandstone. The stone is too soft for masonry construction and so has only had a subtle affect on the appearance of the Conservation Area, though it was used mortars. There is nevertheless a strong local tradition of building materials within the area, using Pennant stone taken from the Frome Valley to the east.

3.2.2 Geomorphology and the lie of the land have been instrumental in shaping the layout and urban grain of the area. The earliest

Map 1.
Old Market Conservation Area

- Old Market
- Portland and Brunswick Square
- Redcliffe
- 5m contours



4. SUMMARY OF CHARACTER & SPECIAL INTEREST

- 4.1 The Old Market Conservation Area contains the site of Bristol's earliest market place and was historically the most important gateway into the City, on the road from London. When the Conservation Area was designated in the late 1970s it was one of several in Bristol considered to be of national significance. The Conservation Area contains over 60 listed buildings; some of these are City's oldest buildings, including two of the only remaining frontages jettied over the pavement.
- 4.2 Physically, the Conservation Area retains much of its historic street plan. The original slightly oval shape of the Market itself, and the back lanes of Redcross Street and Jacob Street. There remains much evidence, particularly west of Waterloo Street, of the long narrow Medieval 'burgage' plots that date from the 12th and 13th centuries. This is typically reflected in the narrow widths of building frontages, and in the surviving stone walls to the rear of properties. A number of old alleys, through the frontage of buildings to the lanes behind, still remain though many now have blocked access.
- 4.3 Old Market has some of the most interesting groups of buildings in the City; a mixture of 17th, 18th and 19th centuries. Overall, buildings reflect the development of the area and its rich social, economic, architectural and archaeological history. Along with the variety of main street frontages are almshouses, three Victorian churches, warehouses, and a wealth of historic public houses.
- 4.4 Old Market has suffered greatly from the effects the 1960s road infrastructure, creating an intrusion between it, the Castle site, and the City Centre. This separation has caused periods of severe decline and neglect, but the area has also been a focus for regeneration. While many listed buildings have been sensitively restored, backland developments are less successful and are

gradually eroding the historic site pattern and traditional scale and rhythm, which are vital to the character and special interest of the Conservation Area.

MAIN ISSUES AFFECTING THE CONSERVATION AREA

Development & Alterations

- Unsympathetic alterations & loss of traditional architectural details in historic buildings
- Gradual erosion of historic street pattern and plots, especially in the backland areas and the southeast of the Conservation Area
- Legibility between back-land streets and main routes diminishing as new developments are out of scale and unsympathetic to the historic context
- Loss of traditional shops and pubs denying active ground floor uses and causing a deadening impact on the street scene

Public Realm

- Traffic conflicts with pedestrian movement, particularly on wide main routes
- Loss of traditional street surfaces and a mix of modern surfaces is gradually eroding the character of the area



Figure 1: Old Market Street today, with the Stag and Hounds jettied over the pavement (far right)

5. HISTORIC DEVELOPMENT & ARCHAEOLOGY

Medieval Period

- 5.1 Old Market is historically linked to the area just east of Bristol's Norman motte and bailey castle. The high grade agricultural land east of the Castle accommodated many market gardens and a wide market, or feria, located just outside the Castle's East Gate was documented from the mid 12th century. Just south of the East Gate was the church of St Philip & Jacob (recorded in 1174 as St Jacobus-in-the-market) and this was historically 'the mother church of East Bristol'. The historic connection between Old Market, St Philips and the Castle were severed with the creation of Temple Way in the mid 20th century.
- 5.2 By the 13th century a masonry gateway, Lawford's Gate, had been built at the eastern end of Old Market Street at the junction with West Street, and the area was enclosed by a 'great ditch'. This gate marked the boundary and jurisdiction of the old town of Bristol, which did not become a city until the creation of the Bristol Diocese and foundation of the Cathedral in 1542.
- 5.3 Long, narrow plots (sometimes called "burgage plots") lined the market street on either side. The plots were generally 4.75 to 5.75 metres wide and varied between 45 and 65 metres long. Back lanes were built running parallel to the main thoroughfare and took the through traffic on market days as well as forming an access to the backland of each plot. The term Old Market was in use by the 15th century.
- 5.4 The land to the east of Lawford's Gate (beyond what is now Lawford Street) was outside the town walls, and within Gloucestershire and the Forest of Kingswood. The area would have been exempt from the tax and legislations imposed in Bristol, and was reputedly inhabited by outlaws, squatters and miners of coal. Forming the eastern gateway into Bristol, along the route to London, many inns and lodging houses were established along West Street.

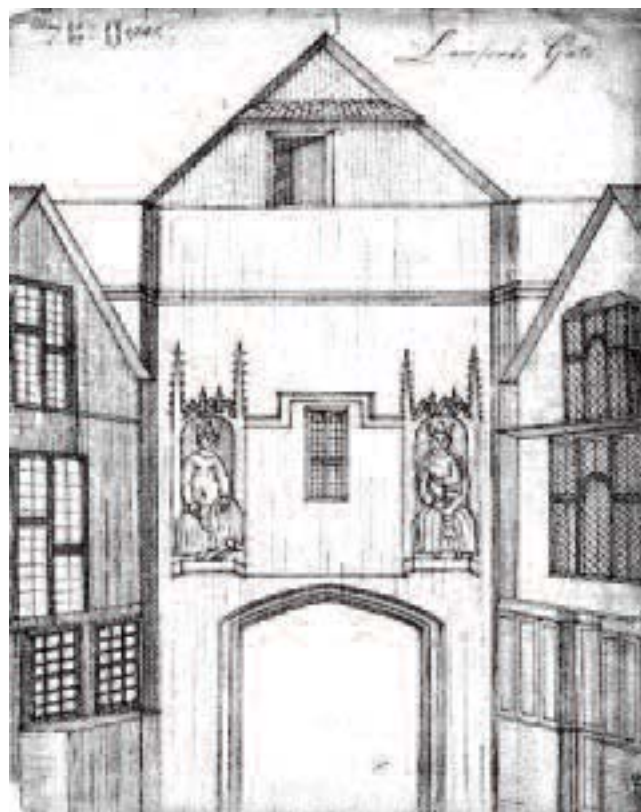


Figure 2: Stewart's depiction of Lawford's Gate, 1745

- 5.5 As Bristol's commerce developed, Old Market prospered; the street became lined with shops, inns and residential dwellings. At nearly 370 meters long, the street extended all the way between the Castle's East Gate and Lawford's Gate. It took the shape of a wide market road narrowing at each end into the gates.
- 5.6 In the Early 15th century John Barstaple founded an almshouse dedicated to the Holy Trinity and St George on the south side of Old Market Street.

16th & 17th Centuries

- 5.7 Bristol prospered and its trade expanded, both within the region and overseas. This encouraged new trades and manufacturing in Old Market, many mentioned by the Mayors audits, and by the middle of the 16th century it was established as an important commercial location.



- 5.8 By the time the Civil War began in 1642 both Old Market Street and West Street were well developed. Bristol was an important strategic port, and after the Royalists captured it, Lawford's Gate was fortified and a new strong point was built on the north side of West Street. During the Parliamentary forces attack on Lawford's Gate in 1645 much of West Street may have been destroyed and it is possible that the land east of Lawford's Gate was cleared to allow clear cannon fire out to protect the stronghold.
- 5.9 After the Civil War, Bristol Castle and the East Gate were demolished in 1656. Castle Street and Old Market Street then formed a continuous commercial avenue. Inns appeared along West Street as it still functioned as the main east route into Bristol.
- 5.10 With extensive damage caused during the Civil War, much of the Old Market area was redeveloped in the late 17th century and the visual character of the area began to change as older buildings were rebuilt. Many of these late 17th century buildings remain in Old Market.
- 5.11 At that time Bristol began to involve itself in trade with Britain's new Atlantic colonies. New industries, like sugar refining and clay tobacco pipe manufacture, were established around Old Market. Part of the profit was invested in rebuilding the housing stock. The clay tobacco maker Llewellyn Evans was responsible for the construction of the surviving no. 38-41 Old Market Street in the 1680's.
- 5.12 Millerd's plan of Bristol, 1673, provides a reliable snapshot of the topography and character of Old Market in the late 17th century, much of which is still evident today. For example, the plan shows the two back lanes, Redcross Street and Jacob Street, the wide nature of Old Market Street, and the crossroads outside Lawford's Gate.



Figure 3: Millerd's Plan, 1673

18th and 19th Centuries

- 5.13 In 1768 Lawford's Gate was demolished and the eastern end of Old Market Street was widened, resulting in a partial loss of the market street shape. West Street, Old Market Street and Castle Street now formed an uninterrupted route into the heart of Bristol.



Figure 4: John Roque's Map, 1745

5.14 As the city expanded Old Market became a dense mixed use area with a range of trades, commercial and industrial activity sited alongside increasingly dense housing and shops. Old Market and the east of the city became populated by artisans – weavers, colliers and market gardeners (Lobel & Carus-Wilson, p23). Much of the working-class population were accommodated in new courts and terraces of brick housing behind the main routes. The main routes, including Old Market Street and Broad Plain, were inhabited by professionals, merchants and affluent classes.

5.15 Public houses have a long history in the area and most that exist today date from the 17th, 18th and 19th centuries; many still represent the architectural styles of these periods. The pubs in Old Market are the last survivors of a heritage of brewers, malt houses and a previously larger population of pubs. The Long Bar, no. 70 Old Market Street, is pre-1700 and one of Bristol's oldest public houses; internally it clearly shows the original plan of the deep, narrow burgage plot.

5.15 Georgian development in the area varied in scale and appears to have been undertaken in a piecemeal manner. Many buildings were extended to the rear, but the extensions were modest and most have been demolished. A terrace of ashlar-fronted Classical houses was built on the north side of Redcross Street, of which now only no. 7 survives (birthplace of Sir Thomas Lawrence PRA, 4.5.1769). Broad Plain was constructed directly to the south of Old Market Street, with a group of 18th century townhouses c. 1720 – 1780.



Figure 5: Plumley & Ashmead's Plan, 1828

- 5.16 A new landmark building, Holy Trinity Church (by Rickman & Hutchinson), was constructed at the eastern end of West Street between 1829-1832. The Roman Catholic Chapel of St Nicholas was constructed between 1848 and 1851.
- 5.17 Market activity continued in the area up until the late 19th century, by which time the introduction of trams and a general increase in wheeled transport had made trading increasingly difficult. However Old Market Street remained a prosperous shopping street until WW2 as it linked with the popular Castle Street shopping area, though a poorer residential population had moved in.



Figure 6: Ordnance Survey, 1880

20th Century

- 5.18 By the early 20th century there had been some degradation of the traditional pattern of narrow burgage plots. This had occurred through the amalgamation of plots or redevelopment with larger buildings fronting historic back lane routes.



Figure 7: Ordnance Survey Map, 1903

5.19 Slum clearance in the 1930's saw the demolition of development along the northern boundary of the Conservation Area and the building of more inter-War social housing and the creation of more open public spaces. At this time the 1930s housing development at the east end of Lawford's Gate replaced the former prison, the Lawford's Gate House of Correction, which existed on this site. This triangle of land has historical associations with police and the modern day police station stands on the site of an older station building.

5.20 The bombing of Bristol during the blitz of World War II saw the area that is modern day Castle Park destroyed ending the commercial link between Old Market and Castle Street. This acted as a catalyst for change, the pattern for merging historic plots intensified. In the 1950's the development of Broadmead meant that many businesses moved out of Old Market.

5.21 Historic street patterns were completely eroded in places, notably with the creation of Temple Way in the 1960s. This four-lane route severed the western extensions of Old Market Street and Jacob Street and caused Old Market to become isolated from the commercial centre of Bristol.

5.22 A 1966 Development Plan identified many of Old Market's buildings as due for redevelopment. By the 1970s the area been blighted by post-War development plans and reached a critical state, with most buildings decayed. Many of the fine timber buildings were only saved from total destruction by vociferous local conservation groups and a subsequent public enquiry.

5.23 Some neglect in Old Market remains today, though grant-aided schemes have helped the restoration of many historic buildings in the Conservation Area.

5.24 Old Market was designated a Conservation Area on 23rd March 1979.



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 Routes and Spaces

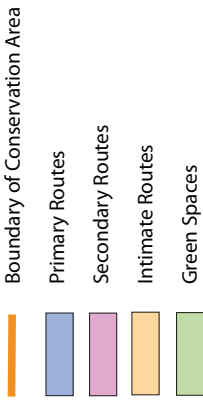
- 6.1.1 The historic street layout and the relationship of built form to open space define the framework of an area. The traditional pattern of development, building lines and plot sizes should be respected and used to dictate the scale and level of enclosure or openness appropriate to the Conservation Area.
- 6.1.2 Old Market's character and special interest derives in part from the preservation of the Medieval route structure and the relationship between the main streets, back lanes and size and form of the building plots.
- 6.1.3 West Street and Old Market Street are the primary routes, which carry traffic from the east into the centre of Bristol. The Lawford Street/Midland Road junction still delineates the historic separation between these streets. Lawford's Gate and north of Trinity Road are also principle routes through the area, which link with the M32 to the north and Stapleton Road leading east.
- 6.1.4 The Showcase Bus Route has taken advantage of the width of Old Market Street and has had a significant impact on the space and traffic flow through the area.
- 6.1.5 Off the main routes, streets are discernibly quieter and more intimate in character. Braggs Lane and Jacob Street historically provided access to the rear of the 'burgage' plots. The use of these roads for access is of historical importance and is the reason that warehouses were built along them; this is still very evident on Jacob Street where a number of warehouse and workshops still stand.
- 6.1.6 Some historic routes through the area have been altered, which has changed the urban grain. Most significant was the creation of the Bond Street South/Temple Way urban through-way that carves its way north/south at the west end of Old Market Street. This route has severed the connections between Old Market, St Philips Church, and the City Centre that have historically been so important. The western extensions of Old Market Street and Jacob Street are still visible beyond Temple Way. Where Jacob Street and Redcross Street have been cut they now have no through traffic. The north half of Gloucester Lane has also been severed, this route once reached up to Lawford's Gate and was a principle route to Gloucester.
- 6.1.7 East of Waterloo Street and Gloucester Lane the traditional plots, with their narrow and long plan, have shaped the urban grain. Evidence of the narrow plots can still be read in places all the way down Old Market Street, notably in the historic stone walls, and these are an essential characteristic to the existing buildings and the area as a whole.
- 6.1.8 More recent developments in the area have ignored the traditional long and narrow plots. Some may still reflect the original narrow plots on the main frontage while to the rear they engulf the traditional pattern. This is gradually eroding the historic pattern and undermining an essential characteristic of the Conservation Area.
- 6.1.9 Buildings tend to directly address the street, significantly on Old Market Street and West Street as well as many of the back lanes. The retention of the dominant building line is important to the urban grain and character of the Conservation Area.
- 6.1.10 A number of historic alleys between the buildings still survive, in Old Market/West Street, though several have been truncated by new development to the rear. These are important survivals of the early street plan, which now allow access to flats above shopfronts and pedestrian penetration through the otherwise continual façade. Although many alleys are now gated, making them hard to read from the street, they remain historically important to keep views through to the rear.



The routes and spaces in the Old Market 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.

Boundary of Conservation Area
 Primary Routes
 Secondary Routes
 Intimate Routes
 Green Spaces



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.

6.2.2 For the purpose of Character Appraisals, three types of views have been identified:

Long Views – are long-distance views across the City, to key features or landmark buildings and beyond

Local Views – these views tend to be shorter, confined to a specific locality and also frame landmarks

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

6.2.3 Old Market sits on relatively flat ground and is heavily built-up, giving a limited number of views. The linear form of Old Market Street and West Street however does allow for long views beyond the Conservation Area towards the various church spires and tall buildings in the historic city centre.

6.2.4 Long views out of the Conservation Area are also enjoyed looking southwards down Midland Road, beyond St Philip's to Temple Meads and the hills of Arnos Vale. From the top of Lawford Street and the northern part of the Conservation Area, there are also long views to these hills that rise in Montpelier.



Figure 8: View south down Midland Road towards the wooded ridge of Arnos Vale

6.2.5 There are more local views towards key buildings and groups of buildings within the Conservation Area. The Palace Hotel occupies a prominent corner site on the edge of Lawford Street and local views to it are enjoyed up Midland Road and along Old Market Street. Views to other key buildings are towards the Holy Trinity Church from Trinity Road and West Street; views to St Jude's Church from the gardens off Lamb Street and up Redcross Street.



Figure 9: View east up Redcross Street towards St Jude's Church

6.2.6 Glimpsed views include: from Old Market Street into the Barstaple Alms Houses; down alleyways and narrow lanes including Redcross Lane; and views into Lawford's Gate Gardens and the Holy Trinity Gardens.



Figure 10: Glimpsed view into central courtyard of Barstaple Alms Houses from Old Market Street

Views in the Conservation Area are identified at Map 3.

Map 3. Views and Landmark Buildings

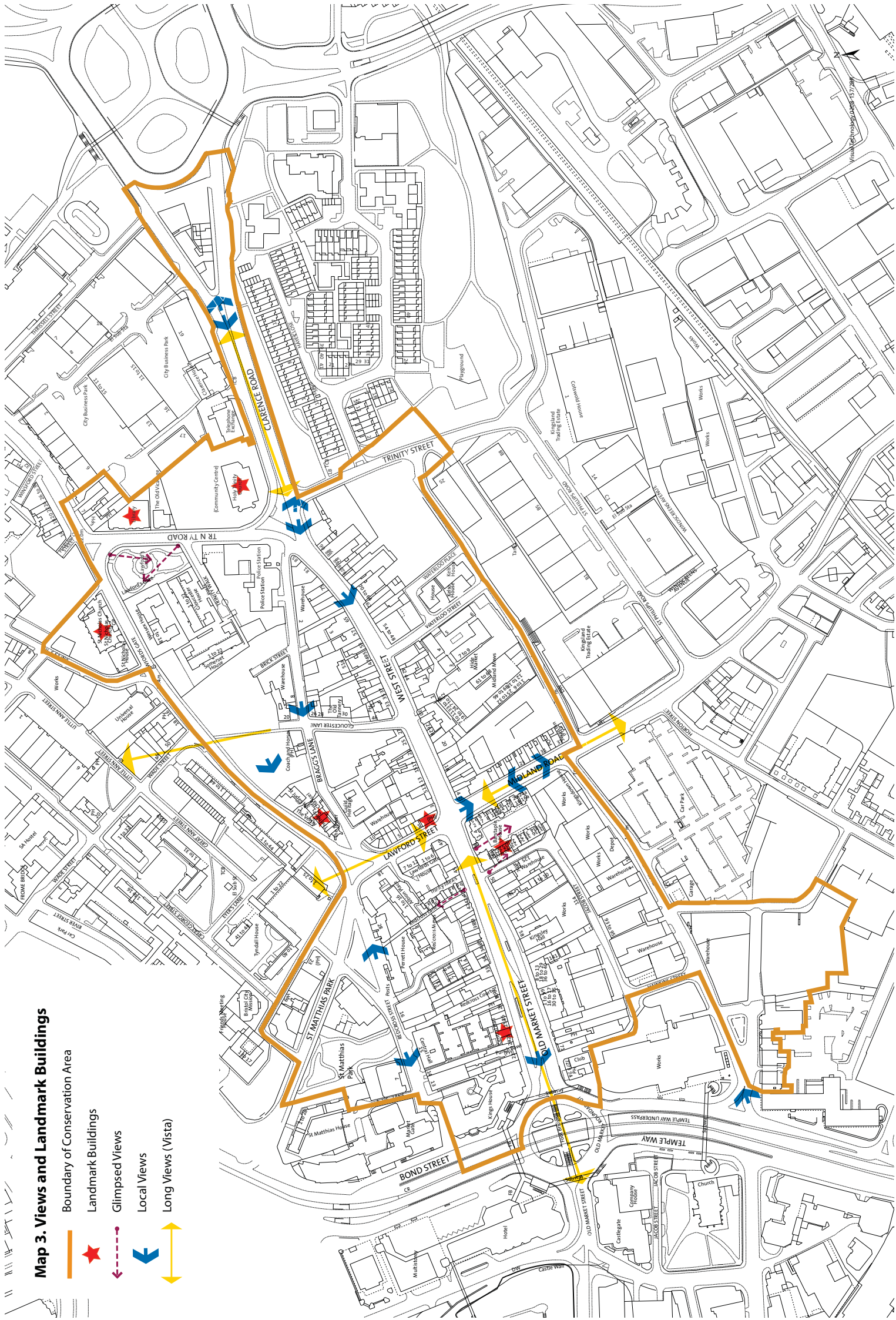
Boundary of Conservation Area

Landmark Buildings

Glimpsed Views

Local Views

Long Views (Vista)



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 significantly to the character and townscape of the local area, being navigation or focal points and key elements in views.

6.3.2 The following are considered landmark buildings in the Old Market Conservation Area:

- Methodist Central Hall
- Holy Trinity Church
- St Judes Church
- St Nicolas Church
- Trinity Road Library
- Barstaple Alms Houses
- Stag and Hounds Public House
- Palace Hotel
- Gradiner's Warehouse

6.3.3 **Methodist Central Hall** is the last surviving of three popular entertainment venues in Old Market. Now in residential use, it is the tallest point along Old Market Street and West Street, clearly visible over the southern part of Kings House.



Figure 11: Methodist Central Hall, Old Market Street

6.3.4 **Holy Trinity Church** has a distinctive gable end framed by two symmetrical octagonal turrets. The Bath ashlar stone fronted building is most striking from the eastern half of West Street and Trinity Road. The community gardens the surround the Church are important in preserving its setting as a local landmark.



Figure 12: Holy Trinity Church

6.3.5 **St Jude's Church** is visually dominant in the in the Redcross Street Character Area (see Character Areas section). Glimpses can be seen from Bond Street South, along the pedestrian route of Redcross Street.



Figure 13: St Jude's Church between Bragg's Lane and Lamb Street

6.3.6 **The Stag and Hounds** is one of Bristol's only remaining buildings jettied over the pavement. Marking the southwest corner into the Conservation Area, the building characterises Old Market Street as the antithesis of the Temple Way.



Figure 14: Stag and Hounds viewed from the Temple Way roundabout

6.3.7 **Palace Hotel** (originally the Railway Hotel) stands in a prominent corner location at the crossroad junction of Old Market Street and West Street. The Grade II listed Gin Palace was purpose-built as accommodation for the railway that was proposed to cut through Old Market. The Portland stone Classical front has an ornate pubfront at ground floor (internally half of the original Gin Palace bar remains). The splayed corner is marked by a section of slate pavilion roof with blue clock at its centre. (See Buildings at Risk in Negative Features section.)



Figure 15: Palace Hotel, corner of Lawford Street and West Street

6.3.8 **Holy Trinity Alms Houses** were established in 1402 and rebuilt in the mid 19th century. The Pennant rubble and limestone buildings stand out against the backdrop of rendered shopfront premises of Old Market Street. The Gothic style buildings, which occupy the plot between Jacob Street and Midland Road are raised above the street line and surrounded by a high Pennant boundary wall. The pitched and gabled roof with tall chimney stacks punctuate the skyline and make a distinctive roof form.



Figure 16: Holy Trinity Almshouses, Old Market Street

Landmark buildings in the Conservation Area are identified 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.



7. CHARACTER ANALYSIS

7.1 General

- 7.1.1 The special interest of the Old Market Conservation Area is derived from its historic development and quality of built form combined with the legibility of the historic street layout and traditional plot boundaries.
- 7.1.2 The area can be characterised by its rich architectural mix of traditional buildings and the distinctive settlement pattern that still reflects the historic 'burgage' plots along the length of Old Market Street and between what are now Redcross Street and Jacob Street.
- 7.1.3 Characteristic building types are the tightly packed terraces along the main streets with commercial uses at ground floor level and residential above. Off the main streets, buildings tend to have a more industrial quality, built at the rear of the traditional plots and accessed via the back lanes.
- 7.1.4 The scale of the buildings is relatively consistent across the Conservation Area though, with the exception of local landmark buildings. Buildings directly address the street, have varying roof profiles and a vertical emphasis. Built form is consistently dense, broken only by pockets of green space and redevelopment sites.
- 7.1.5 The commercial activity that once characterised Old Market has drastically reduced in recent times. Pubs, bars and nightclubs still have an important presence in the area, though a number of historic pubs have recently closed and those that remain in use these are interspersed with derelict buildings and massage parlours, which reflect the decline of the area since the late 20th century.
- 7.1.6 In recent years a cluster of gay and lesbian businesses and organisations have come to Old Market, which is impacting positively on the local economy. The area is starting to evolve into a focal point for Bristol's gay community, which is giving the area a new element to its character.

DOMINANT CHARACTERISTICS OF THE CONSERVATION AREA

Scale

- 3 or 4 storeys along the central streets and backland areas
- Traditional buildings occupying narrow/long plot widths
- Later/industrial occupying wider plots
- Strong building line directly addressing the street

Proportions & Architectural Treatment

- Vertical emphasis
- Pitched roofs set behind a parapet on main streets or where buildings have shopfronts at ground floor
- Window height diminishes up elevation
- Shopfronts at ground floor level with continual entablature fascia

Material Palette

- Stucco render (painted)
- Pennant stone
- Red clay brick
- Clay pantile roof coverings, occasional natural slate
- Pennant rubble boundary walls
- Cast iron area railings
- Limestone dressings
- Timber windows, doors, shopfronts, shopfront surrounds

7.2 CHARACTER AREAS





- 7.2.1 The character of Old Market has variations in architectural style and urban grain within it. For ease of definition the Conservation Area can be divided into three sub areas:

- **Area 1: Old Market Street & West Street**
- **Area 2: Redcross Street to Stapleton Road**
- **Area 3: Jacob Street & Waterloo Road**

The three Character Areas are shown on Map 4



Map 4. Character Areas

-  Boundary of Conservation Area
 -  Character Area 1
(Old Market Street and West Street)
 -  Character Area 2
(Redcross Street to Trinity Road)
 -  Character Area 3
(Jacobs Street and Waterloo Road)

Character Area 1: Old Market Street & West Street

7.2.2 Area 1 forms the central focus of the Conservation Area, with West Street and Old Market Street at its core. The quality and variety of the built fabric, with a range of colourful façade and architectural styles, characterise the area. The majority of the Conservation Area's listed buildings are within these two streets.

7.2.3 Built form reflects Old Market's earliest origins as an area that evolved around trade and commercial activity. Most properties have shopfronts at ground floor level, some with traditional timber surrounds (see Townscape Detail section). The south side of Old Market Street contains some of the best buildings, much of which are original and date back to the 18th century or earlier.

7.2.4 Built form generally directly addresses the street, forming a continuous but varied façade. The building frontages demonstrate a vertical emphasis in response to the narrow Medieval plots widths that are still evident in the urban grain.



Figure 17: North side of Old Market Street with a mix of gabled and Classical buildings all with shopfronts at ground floor level

7.2.5 The area also contains a number of landmark buildings, including the Palace Hotel, the Methodist Central Hall and the Barstaple Alms Houses. These key buildings define the area and contribute to uniqueness of Old Market.

7.2.6 As Old Market has declined many of the traditional retail units have been converted into residential use. This is having a detrimental impact on the vitality of the street (see Negative Features section).

Character Area 2: Redcross Street to Stapleton Road

7.2.7 This character area runs across the north of the Conservation Area, from Redcross Street to Stapleton Road; including the triangle of properties at the east end of Clarence Road bounded by Easton Road and Lawrence Hill.

7.2.8 The area contains a mix of warehouse-type buildings, residential buildings, public buildings, open spaces and undeveloped land. Buildings are less densely packed than in Area 1 and the majority of the Conservation Area's green space is found here, including St Matthias Park.

7.2.9 Redcross Street and Braggs Lane are the historic back lane service routes that provided access to the rear of the plots fronting Old Market Street and West Street. East of Lawford Street built form reflects the move away from the main streets, with a noticeable drop in scale and density.



Figure 18: Corner of Lawford Street and Braggs Lane showing the drop in scale and change in character from commercial to more industrial



7.2.10 Where traditional terraces, public houses and industrial-type buildings remain, these are vital in providing a visual reminder of the historic character of this area. Recently, large-scale residential developments are sweeping away the historic grain and threaten to undermine this.

7.2.11 Toward the east of this character area larger late 19th to 20th century buildings sit in large open plots. The Wessex House 1930s development and police station occupy the site of a historic prison and police complex. St Nicholas Church, The Trinity Road Library and Holy Trinity Church are all Victorian introductions and local landmarks.

7.2.12 Remaining Pennant stone boundary walls in this area provide references to traditional boundaries and are vital to the character of the area.

7.2.13 This character area includes small group of properties on Stapleton Road, including the Stapleton Road Tavern. This group reflects the scale and character seen around Lawford Street that is increasingly being eroded in the area.



Figure 19: Nos. 3 – 7 Stapleton Road

7.2.14 At the eastern extremity of the Conservation Area is the triangle of early 20th century terraces bounded by Easton Road and Lawrence Hill. This group also includes a Pennant stone warehouse with arched windows, now a snooker club. The group is characterised by commercial use at ground floor level and a strong building line, most clearly visible in views eastwards up Clarence Road.



Figure 20: Lawrence Hill/Easton Road triangle at the east end of Clarence Road

Character Area 3: Jacob Street, Waterloo Road, Unity Street and Broad Plain

7.2.15 This character area runs along the southern boundary, and also grew as a subsidiary area used to service the main Market frontages. The Medieval mews-type courts that once existed gradually evolved into area of 19th century warehouses, workshops, which now characterise the area.

7.2.16 Jacob Street still reflects its historic origins as an access route to serve the Old Market Street frontages. This portion of the Conservation Area most readily shows the historic Medieval plot pattern of narrow strips that stretched away from the main streets to the service areas behind. The Temple Way infrastructure and Bristol Evening Post building have destroyed the legibility of the original street plan, that once linked with the western extension of Jacob Street.





7.2.17 Unity Street also retains a back-land character, derived from the collection of warehouses and light-industrial buildings surviving on its northwest side. Built off the back edge of the pavement, these 2-3 storey buildings have a robust character, which vary in age but display a dominant material palette, typically rubble stone and red engineering brick.



Figure 21: Industrial/workshop units on Unity Street

7.2.18 Waterloo Road has lost much of its character, with little evidence of the narrow plots that once ran through to West Street. The street does retain a number of traditional Pennant boundary walls and cobbled street surface, which are vital remnants of the street's original form.

7.2.19 Broad Plain marks the southern end of this character area and is characterised by 18th century brick townhouses, all listed. East of this group, south of Unity Street is the Gardiner's Warehouse complex containing some of the "Bristol Byzantine" round-arched style Victorian warehouses.



Figure 22: Gardiner's Warehouse between Unity Street and Broad Plain

7.3 ARCHITECTURE

Overview

7.3.1 Built form in the Old Market Conservation Area is rich in architectural character though no one style predominates. Despite the variety in architectural character, built form tends to be of a consistent scale with a vertical emphasis. Local landmark buildings are the exception.

17th & 18th Centuries

7.3.2 The Almshouses trustees granted new leases in Old Market Street in the mid to late 17th century, prompting widespread redevelopment or refashioning of houses and shops. The architectural evidence of which survives to a considerable extent today. Sometimes façades have been “modernised” in the 18th century, but the older timber frame and main roof structure remain. As a consequence the backs and fronts of the buildings that stand today may significantly differ aesthetically and chronologically. Often roof forms most accurately reflect the true age of buildings.



Figure 23: Nos. 68 – 71 Old Market Street, a mix of Classically fronted buildings and earlier timber-framed properties with gable ends

7.3.3 The Stag and Hounds was altered in the 18th century, but the building’s structure dates from 1483. The earliest buildings that survive in their entirety date from 1600-1700, an era that saw the demolition of Bristol Castle, the masonry of which was used to pave Bristol’s streets, including Old Market Street. 17th century buildings include nos. 38 – 41 Old Market Street. These are timber framed with stone rear walls, half-hipped gable and top floors jettied over timber bays.

7.3.4 Many pre-Georgian buildings were retained but were re-fronted with new Classically inspired façades. Examples of this can be seen at nos. 29 and 30 Old Market Street, where two narrow plots have been joined and a Georgian front added in the mid 18th century. The hipped dormers and sash windows flush with the façade give evidence of an earlier building.

7.3.5 18th century features include the introduction of bay windows, keyed voussoirs over windows, dentil cornices.

7.3.6 No. 7 Redcross Street has a grand ashlar fronted façade with shell porch. This early 18th century construction was originally part of a terrace, the largest Georgian and only formal development in the area.



Figure 24: No. 7 Redcross Street. Was part of a Georgian terrace where the artist Thomas Lawrence was born in 1769

7.3.7 Directly south of Old Market, a group of early to mid 18th century houses were built in Broad Plain. No. 5 retains its original hipped and pantiled roof and dormer, timber modillion cornice, shell porch and carved keystones.



Figure 25: Georgian houses on Broad Plain, south side (no. 5 far left)

7.3.8 Holy Trinity Church (Thomas Rickman and Henry Hutchinson of Birmingham) built 1829-32. Built in Bath stone ashlar and a slate roof the west face has a gable end and is framed with two symmetrical octagonal turrets. This building marks the end of the Georgian period and the beginning of the Victorian period in Old Market, shown by use of the Gothic Revival style.

These Victorian buildings were changing the character of the area by introducing buildings that were for public uses rather than for residential, commercial and industrial activity that had previously characterised Old Market.

7.3.11 The Palace Hotel, was constructed to act as an over night hotel for a train station that was going to be built in the Old Market area. The train station was never built, making the hotel a unique introduction into the area. The building is in a neo-Classical style, sitting on a heavy rusticated base, which becomes smoother with each storey. The distinctive 'French Pavilion' roof form and clock mark the prominent corner location. (See Buildings at Risk in Negative Features Section.)

7.3.12 Large-scale industrial or workshop buildings were also characteristically Victorian introductions, particularly along Unity Street, Easton Road and the Gardiner's area. These are generally Pennant stone or red brick, with Bath stone detailing. This architectural type is an important remnant reflecting the historic evolution of the Conservation Area.

Victorian & Edwardian

7.3.9 Most Victorian and Edwardian architecture is imitative, and Georgian style persisted through the period. Local landmark buildings are then exception, most of which were built during this period and all display distinctly Victorian or Edwardian characteristics.

7.3.10 From the mid-19th century Victorian architecture was becoming grander in scale and decoration. For example the Trinity Road Library, St Nicholas Church on Lawford's Gate, the Palace Hotel, Barstaple's Almshouse and the Church of St Judes.

Early to mid 20th century

7.3.13 During the first half of the 20th century there was widespread redevelopment in the Old Market area. The entertainment industry, which had found a place here in the Victorian era, continued to thrive when the Methodist Central Hall was built. At the eastern most end of the Conservation Area, the triangle of properties lining the Easton Road and Lawrence Hill all date from the late 19th/early 20th century.



Figure 26: Early 20th century buildings at Easton Road/Lawrence Hill triangle



Figure 27: Late 19th/early 20th century Pennant stone warehouse with stone round-headed windows (currently a snooker club)

7.3.14 By the early 20th century, many of the residential areas along the northern part of the area had become slums. Consequently there was significant change to the northern portion resulting from a 1930's slum clearance scheme. New parks and housing blocks were created; some 1930's housing still exists along Lawford Gate and in pockets to the south of Redcross Street

7.3.15 The inter-War housing estate at the north-eastern boundary of the Conservation Area was also created at this time. This replaced a former prison rather than a slum, and reflects the large plan form of this former building.

Post-War to Present

7.3.11 Post-War development in the area has consisted of infill along Old Market and West Street and larger-scale redevelopments in the back lane areas, particularly in the blocks north of Waterloo Road.

7.3.12 A number of the modern developments in the back lane areas have been over-scaled, engulfing the traditional plot boundaries and ignoring the subsidiary nature of these streets. This pattern of more recent development has seriously compromised the legibility of these historic areas and has threatened to undermine the special interest of the Conservation Area as a whole.

7.3.13 The most successful late 20th century schemes have been ones with a conservation-led approach such as the Jacob Street development in the Old Drill Hall, which retains many of the traditional boundary walls and an industrial character to it.



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.

The approximate building ages in the Conservation area are shown on Map 5.

Map 5. Old Market Conservation Area
Approximate Building Ages

Boundary of Conservation Area

Pre 1700

1700 - 1760

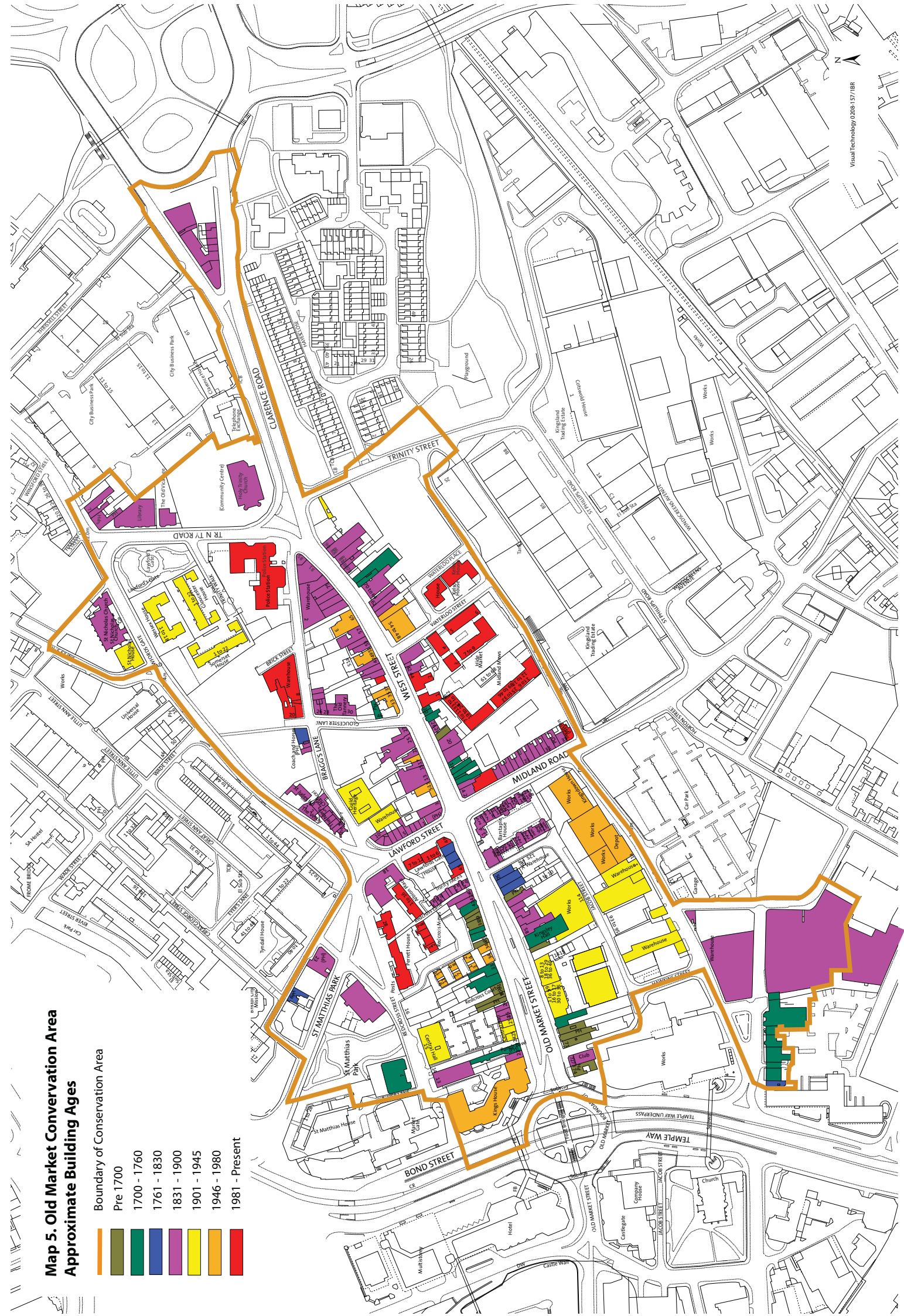
1761 - 1830

1831 - 1900

1901 - 1945

1946 - 1980

1981 - Present



7.4 TOWNSCAPE DETAILS

- 7.4.1 Other features and details in the townscape also contribute to a sense of local distinctiveness. These can include details such as boundary treatments, street furniture and street surfaces. Old Market is rich in townscape details, which give interest and quality to the streetscape and cumulatively make a positive contribution to the character and appearance of the area.
- 7.4.2 Where they remain, historic or traditional townscape details should be preserved as the gradual degradation and disappearance of such features can gradually undermine the quality of the area.

Traditional Street Surfaces

- 7.4.3 Traditional surface treatments such as Pennant stone setts, paving slabs and cast iron curb edges, can be important elements in the local townscape. Paving, if well designed, maintained and in high-quality materials contributes greatly to the character of an area, providing the backdrop to the surrounding buildings.
- 7.4.4 In Old Market most of the traditional street surfaces materials have been heavily altered over the years, and now most of the roads in are laid with tarmac and the pedestrian routes paved with concrete slabs. As part of the Showcase Bus Route alterations, Old Market Street has seen the introduction of blue crushed glass let into the concrete street surfaces.



Figure 28: Traditional Pennant setts along Jacob Street; with cast iron curb edging

- 7.4.5 There are only a few traditional setted streets that still exist in the Conservation Area; where these remain their retention and maintenance is vital. Waterloo Road, part of Jacob Street and Gloucester Lane have Pennant setts and these greatly enhance the character of the area.
- 7.4.6 The area has more successfully retained the original iron street curbs that are a particular townscape feature of Bristol. These features greatly contribute to the historic significance of the area and enhance the character and their removal is strongly discouraged.
- 7.4.7 Continued maintenance of street surfaces, particularly setts, is vitally important. Stone setts can easily become dislodged with heavy use and if not carefully maintained they can become dangerous and present difficulties to non-ambulant users. Schemes to restore the traditional street surfaces would greatly enhance the character of the area and promote its historic context. However the reinstatement of these surfaces in some areas would not be appropriate in all cases as they can present challenges to servicing and access.

Boundary Treatments

- 7.4.8 Railings and boundary walls can contribute significantly to the character of a Conservation Area. They add interest and variety of scale in the street scene and provide a sense of enclosure, separating spaces of differing character and often marking the boundaries between public and private spaces.
- 7.4.9 Traditional boundary walls in the Old Market Conservation Area are often the only remnants of the historic plots boundaries that once characterised the back lane areas. As many of the original buildings have been lost, the retention of Pennant boundary walls is a vital reminder of the area's evolution.

7.4.10 Along the main thoroughfare of Old Market there are only a few properties that have retained their cast iron area railings, most of those that have are at the western end of Old Market Street.



Figure 29: Wrought iron railings outside the Long Bar, Old Market Street

7.4.11 Other boundary treatments in the area are more formal walls marking the boundary to parks and public buildings. These include the listed boundary of Trinity Church and those around the 1930s Wessex House.



Figure 30: Low Pennant boundary wall topped with cast iron railings outside Wessex House, Lawford Street

Shopfronts

7.4.12 Shopfronts, including well-designed contemporary ones, can be of great importance in contributing to the character and appearance of both individual buildings and the Conservation Area as a whole. Some shopfronts are of historic or architectural interest in their own right.

7.4.13 There are a number of shop and pub fronts of interest along Old Market Street, though the area has suffered greatly from poor or insensitive alterations. The best examples of traditional shopfronts and surrounds are on Old Market Street.



Figure 31: Attractive 18th century shopfront with bow-fronted multi-pane windows, no. 42 Old Market Street

7.4.14 Grant-aided restoration projects have greatly improved some shopfronts in the Conservation Area, for example nos. 33 – 37 West Street. The shops on Midland Road have all been recently restored and now have traditional timber surrounds and a continual entablature fascia.



7.4.15 Since the 1950's, with the creation of Broadmead and the later construction of the Temple Way route 1960's, there has been a slow decline in businesses along Old Market Street and West Street. There are now a number of units along the street, which are used in the evenings but not during the day, or are used for activities that do not require active frontage, such as brothels. This type of unit is dominant at the eastern end of West Street (see Negative Features).

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.

Building Materials

7.4.16 The palette of materials in Old Market is traditional Bristol vernacular, which includes render, Pennant and Bath stone, Cattybrook brick, clay pantile and natural slate. Much of the variety reflects the various styles and ages of buildings, changes in fashion and construction methods.

7.4.17 Often the rear of the building and the party walls are of local Pennant sandstone and the front elevation and internal structure are Oak-framed, with early 18th century buildings having a brick front, as at nos. 8-10 West Street, with a stone rear.

7.4.18 The construction of the rail network in the mid-part of the 19th century resulted in a greater variety of building materials becoming available. As elsewhere in Bristol, Pennant sandstone is extensively used for buildings and in particular boundary walls, many built in Bristol's building boom of the 1880's and early 1890's. The sandstone is predominately mid-grey in colour, although is often stained a purple-red colour as result of the presence of iron and manganese minerals. The material is used both as random rubble and randomly coursed. The main source of the building stone would have been from quarries in east Bristol.



7.5 LANDSCAPE

7.5.1 Old Market has developed with a dense urban grain of tightly packed terraces in its core and there are no green or landscaped areas along the central spine. In the northern portion, however, the area has a surprising amount of green space, parkland and mature trees.

7.5.2 Trinity Road Park at the north end of Trinity Road, which may have been created at the time of the Central Library in the 19th century. This lawned area, with paths ambling through has an avenue of mature Plane trees down its eastern side.



Figure 32: Trinity Road Park

7.5.3 Much of the former burial ground of Holy Trinity Church has been turned into a car park. However the northern portion has been retained and now functions as a community garden. This green space is vital, not only as a popular community facility but also as a setting for the Church and for its biodiversity value in such an urban area.

7.4.4 There is an area of green space on the south side of Lamb Street, created during the slum clearance of the 1930's. This area covers the north end of Gloucester Lane and Brick Street, and is publicly accessible, however the lack of furniture and clear boundaries mean it is an underused space.

7.5.5 St Matthias Park, in the northwest of the Conservation Area, is dominated by mature Plane trees. The space is mainly used by pedestrians, passing through the route towards Broadmead and Cabot Circus.

7.5.6 Away from the northern portion of the Conservation Area there are only a few incidental green spaces and the grounds of the Barstaple Almshouse in the south.



7.6 UNLISTED BUILDINGS OF MERIT

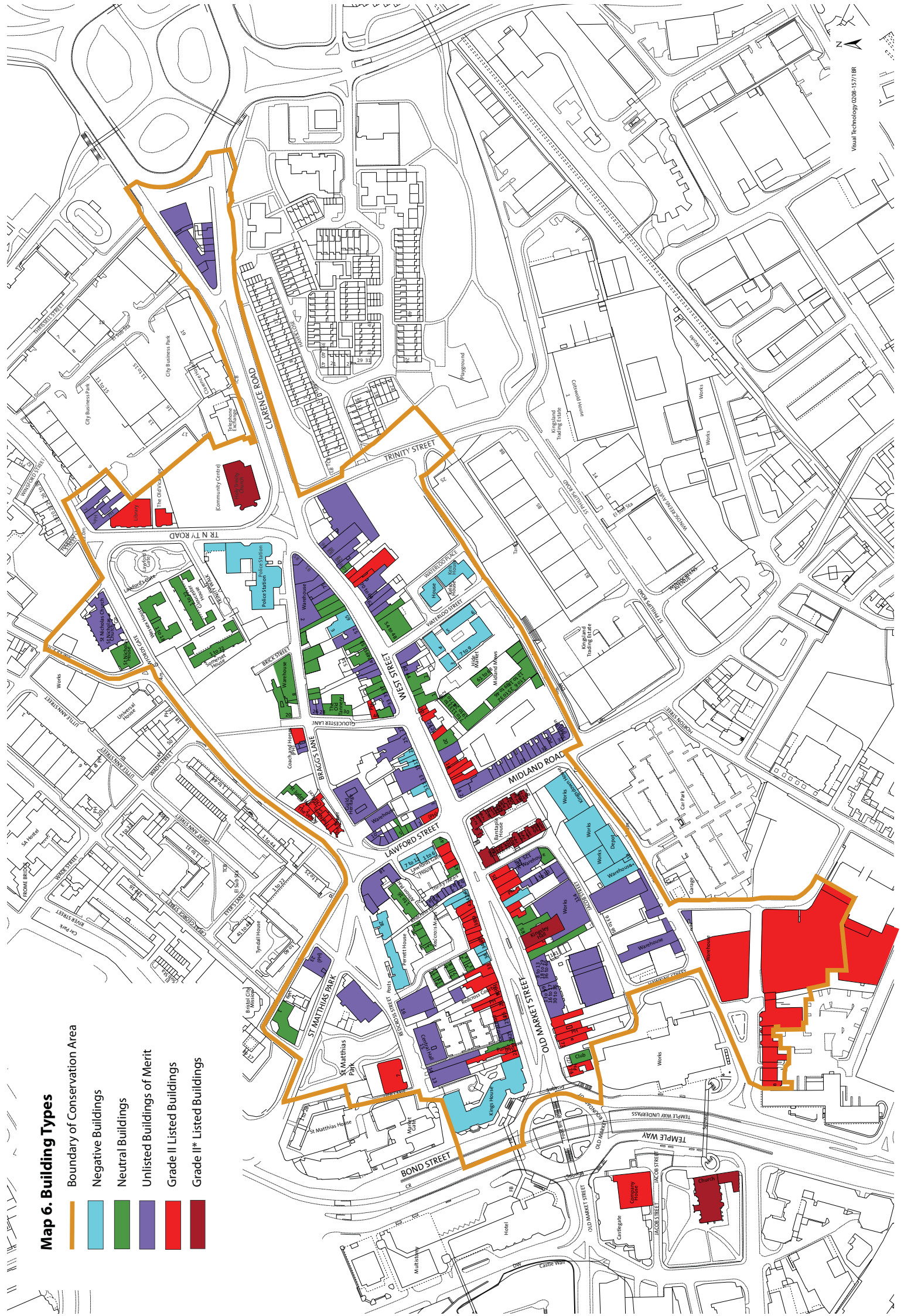
- 7.6.1 Unlisted buildings can also make an important contribution to the character and quality of an area. This may be due to their value within the townscape, their architectural qualities or local historic and cultural associations.
- 7.6.2 'Unlisted Buildings of Merit' are considered to make a positive contribution to the special interest of the Conservation Area and their demolition or unsympathetic alteration will normally be resisted.
- 7.6.3 There is a very high concentration of listed buildings within the Old Market Conservation Area; these are mostly, but not limited to, grade 2 19th century buildings. There are several grade 2* buildings. Buildings of all periods contribute to the diversity and interest of the area.

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



Map 6. Building Types

-  Boundary of Conservation Area
-  Negative Buildings
-  Neutral Buildings
-  Unlisted Buildings of Merit
-  Grade II Listed Buildings
-  Grade II* Listed Buildings





7.7 CHARACTERISTIC LAND USES

7.7.1 Land use can have a direct influence on the building typology or make-up of an area but also on the nature, atmosphere and use of public spaces and streets. Particular uses may be of historic importance and will have dictated the evolution of the area. Land use in Old Market contributes significantly to the character and appearance of the Conservation Area.

7.7.2 Traditionally, the majority of Old Market's residential uses existed along the northern boundary; and the south was primarily made up of warehouses and workshop uses and commercial activity were isolated to the central spine of Old Market and West Street

7.7.3 Today, Old Market Street and West Street are still dominated by commercial uses. The back lanes to the south are still used for light industrial or commercial purposes to some extent, although these areas are rapidly becoming increasingly residential as large flat developments are appearing. The northern portion is rapidly increasing its residential population as the trend of large-scale flat developments is taking over here.

7.7.4 The traditional range of uses and services that once characterised the Conservation Area has gradually declined. Retail activity has diminished along the central streets and there have been a number of closures of public houses in the area. Maintaining a mix of land uses in Old Market is vital in ensuring the area's continued vibrancy.

dwelling above shops and commercial premises in Old Market Street and West Street.

7.8.2 Comparatively, the focus for new residential development has been to the south along Jacob Street and Waterloo Road. These developments have significantly added to the residential population living in the neighbourhood since the census survey.

7.8 POPULATION

7.8.1 According to the 2001 census the residential population within the enumeration district for Old Market was recorded as 521 persons. Residential dwellings are principally located in purpose-built developments on the northern side of the neighbourhood, in the block contained by Old Market Street; Redcross street; Lawford Street and Bond Street South. There are also a number of

8 NEGATIVE FEATURES / OPPORTUNITIES FOR ENHANCEMENT

- 8.1 Negative features are 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.

Traffic & Pedestrian Movement

- 8.2 Old Market Street is a heavily used road, combined with the West Street and Lamb Street one-way system, much of the area is heavily trafficked making it problematic for pedestrians to navigate around. The difficulties pedestrians face impacts on footfall through the area, and consequently local businesses suffer.
- 8.3 Since the 1960s, Old Market has suffered greatly from the disconnection between the City Centre and Broadmead area. If this issue were redressed it would greatly regenerate the area, increase pedestrian activity and revitalise local businesses.



Figure 33: West end of Old Market Street which has been cut off from the City Centre by Temple Way

Insensitive Development

- 8.4 The character of the Conservation Area is at risk from unsympathetic development. The character and historic plot boundaries have been eroded in the southeast corner of the Conservation Area, where modern residential developments are over-scaled and insensitive to the context.



Figure 34: Artist's impression for new development to appear at Trinity Street/Waterloo Road

Architectural Details

- 8.5 Unsympathetic alterations to a number of traditional buildings in the area has resulted in the loss of original architectural details, such as timber sash windows, doors, and parapets and cornices. Where possible original details should be preserved and restored; and the reinstatement of lost features sought where possible.

Small-scale Accretions

- 8.6 Small-scale additions to a building's façade, such as satellite dishes, telephone wires, external gas and electricity boxes, boiler flues etc. have a significant cumulative impact on the building and on the wider street scene. Careful siting and choice of materials and colours, and removal when redundant, can significantly reduce the impact of these elements.

Poor quality Shopfronts and Signage

- 8.7 Poor quality replacement shopfronts and signage is having a negative impact on the quality of the main commercial thoroughfares in the Conservation Area. Many historic shopfronts have been removed and been replaced with poor quality design and materials, particularly along West Street.
- 8.8 Signage is often of an inappropriate scale, which has been designed with no regard for the building above or group of shops it may sit within.



Figure 35: Nos. 56 & 58 West Street, the shopfront on the right has retained its traditional carved consoles and fine timber fascia but is undermined by the poor quality signage.

- 8.9. Solid roller shutters are also negative features, which present a blank wall when shut and this is particularly a problem when shops are closed during the day. Internally fixed brick bonded shutters are less visually obtrusive.



Figure 36: Solid roller shutter on Old Market Street, presents a blank façade to the building and street scene

- 8.10 Where future applications for shopfronts and signage emerge, design and materials that respect the local townscape and the architectural style of the historic building should be actively encouraged in order to enhance the character of the Conservation Area.

Land Uses

- 8.11 The original land uses that once characterised the individual streets in the Conservation Area are changing. The back lane areas are becoming more residential than the light industrial/workshop areas they once were. The loss of the traditional uses threatens undermine the character of certain spaces.
- 8.12 As businesses have declined on the main streets a number of ground floor units have been converted from retail to office or residential use. The loss of commercial activity at ground floor level is depriving the street of vitality and contributes to a sense of decline.



Figure 37: Loss of retail use for residential on ground floor at no. 37 Midland Road



Loss of Traditional Street Surfaces

- 8.13 Like much of the City, Old Market has lost most of its original street surfaces and replacements have been made in a variety of materials. The mixture of street surface treatments undermines the quality of the environment and can cause tripping hazards.

Perceptions of Safety

- 8.14 The night-time vibrancy of Old Market, particularly from the number of gay and lesbian bars and nightclubs, makes an important contribution to the local economy, however it also has negative connotations. Many of the units along the main thoroughfare are only open at night and create dead frontages during the day, lowering the level of natural surveillance and contributing to the sense that Old Market is uninviting and a threatening environment.
- 8.15 The volume undesirable social uses, massage parlours etc., that exist in many of the units on West Street also contributes to the threatening perception of the area. These also create dead frontages and an unfriendly environment. Derelict buildings and lack of natural surveillance also undermine the sense of public safety.



Figure 38: Private shop at no. 76 West Street

9. BUILDINGS AT RISK

- 9.1 The Former Palace Hotel is the only building in the Old Market Conservation Area that is a listed building at risk according to the 'Listed buildings at risk in Bristol, 2007 register.
- 9.2 The stonework is dirty and the decorative features are eroding. Also the building has been a victim of vandalism meaning the windows on the door have been boarded up. The most appropriate use for this site is as a public house, which would ensure the survival of the listed Gin Palace bar internally.
- 9.3 On Unity Street there are several old warehouses that are at severe risk due to poor maintenance and lack of use. These buildings are of historic importance and are identified as buildings of merit; the loss of them would certainly detract from the character of the area.



Figure 39: Early 20th century warehouse on Unity Street, with no roof the fabric of the building is deteriorating rapidly



10. MANAGEMENT STRATEGY

- 10.1 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.
- 10.2 It is expected that the effective future management of the Old Market 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.
- 10.3 Future development control decisions will be made with reference to the findings within the Old Market 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.
- 10.4 The next stage in the process of ensuring the character or appearance of the Old Market 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.



11. STATEMENT OF COMMUNITY INVOLVEMENT

11.1 An introductory public meeting inviting initial comments on the main issues in the Conservation Area was held on Thursday 13 December 2007. The first public meeting advised:

- What a character appraisal is and why BCC undertakes them
- The general format for character appraisals and the national guidance followed
- The types of features that make a Conservation Area special
- The types of features that detract from a Conservation Area
- The importance of reviewing boundaries, and identifying unlisted buildings of merit
- The projected timescale for the document production

Details on how and when to make representations and contact officers

11.2 This meeting was advertised in the Bristol Evening Post (Monday 04 December 2007) and on the Bristol City Council website. A letter dated 10 December 2007 was delivered, by hand, to properties/businesses throughout the Conservation Area. In addition, posters were put up throughout the Conservation Area and in the Bristol Central Library.

11.3 The first-stage public consultation ran until 25 January 2008.

11.4 A set of consultation comments sheets were distributed by Bristol East Side Traders (BEST) on 13 February 2007 to all businesses in the Conservation Area, with a comments deadline of 21 February 2008.

11.5 Once the draft document had been compiled, a second public meeting was held on Thursday 27 February 2008. This meeting advised:

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

11.6 This second meeting was advertised in a BCC Press Release, Bristol Evening Post notice (25 February 2008), a letter (25 February 2008) to Conservation Advisory Panel members, posters throughout the Conservation Area, and the BCC website. 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.

11.7 This second public consultation period closed on Wednesday 19 March 2008.

11.8 A separate letter (05 March 2008) was sent to all properties in the proposed boundary extension areas welcoming feedback. The deadline to make representations was 26 March 2008.

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





12. LOCAL GUIDANCE, PUBLICATIONS & SOURCES OF FURTHER INFORMATION

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:

**South & East 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 Old Market 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



13. 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 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

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

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

The wide board over 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

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

Polychromy

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

Portland Stone

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

Sallyport

A gate or passage into a fortified place

Sash Window

A window formed with sliding glazed frames running vertically

Setts

Setts are like cobblestones, the difference between the 2 is setts are man made, often with forced labour in Medieval times; where as cobblestones are created by being worn smooth by water over time and are usually taken from the bottom of rivers.

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