

Conservation Area 10



Park Street & Brandon Hill

Character Appraisal & Management Proposals



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1. INTRODUCTION

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

2. PLANNING POLICY CONTEXT

- 2.1 Planning Policy Statement 5 (March 2010) sets out the Government’s national policies relating to the historic environment. This document underpins the local planning policy framework and is the foundation upon which the local authority will assess schemes affecting the historic environment.
- 2.2 In exercising its planning functions in a Conservation Area, the local planning authority is under a duty to pay “special attention to the desirability of preserving or enhancing the character or appearance” of the area (s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). Bristol’s Conservation Areas are the subject of policies in the Bristol Local Plan (1997). Once adopted, policies in the emerging Core Strategy, and any future Development Plan Documents, will replace those in the Local Plan.
- 2.3 The Core Strategy is a key document in the emerging Bristol Development Framework. Once adopted the Core Strategy will become the key over-arching policy document within the Bristol Development Framework. It will include a Core Policy on Conservation and the Historic Environment.
- 2.4 Where sections within the Character Appraisal relate to policies from the Bristol Local Plan, policy extracts are highlighted within blue boxes at the end of that section. For full policy wording, please refer to the Bristol Local Plan (1997).
- 2.5 Park Street & Brandon Hill was designated as a Conservation Area on 19 February 1975. Each adopted character appraisal will replace the relevant Conservation Area Enhancement Statement for that area.
- 2.6 The Park Street & Brandon Hill Conservation Area Character Appraisal was adopted by David Bishop, Strategic Director (City Development) on 23 May 2011.



3.1 LOCATION & SETTING

3.1 Location & Context

- 3.1.1 This Conservation Area lies immediately north of the Floating Harbour, towards the heart of Bristol, sandwiched between Clifton to the west, College Green to the east, and Tyndall's Park to the south west.
- 3.1.2 The built portion of the Conservation Area is on the east of Brandon Hill and focuses on Park Street, one of Bristol's most well-known and used shopping streets. The steep slope to the south side of Brandon Hill is characterised by the terraced 18th century residential townscape, crowned by the Wills Memorial Tower at the top, and giving way to the open space of College Green at its foot.
- 3.1.3 The majority of the western half of the Conservation Area is taken up by Brandon Hill, a steeply climbing park landscape that terminates at Cabot Tower, one of Bristol's most famous landmarks, marking one of the highest points in the city, some 30m above sea level.
- 3.1.4 The perimeter of the Conservation Area is dictated partly by the proximity of other Conservation Areas that abut it on all sides. The Whiteladies Road Conservation Area lies to the north; the Clifton and Hotwells Conservation Area to the west, the Tyndall's Park Conservation Area to the north east; the St Michael's and Christmas Steps Conservation Area to the east; the College Green Conservation Area to the south east and the City Docks Conservation Area to the south.

3.2 Landscape Setting

- 3.2.1 The natural topography of the Conservation Area rapidly makes a 20 metre climb from its lowest point along St George's Road up to the summit of Brandon Hill. Brandon Hill is an important green space occupying the high ground overlooking the Cathedral and Canons Marsh. Its south-westerly aspect and steep slopes make it a pleasant

and tranquil space to take in the views across the south of the city. Views into the Conservation Area from these points are also significant.

- 3.2.2 The eastern edge of the Conservation Area looks up and down Park Street. Views down Park Street extend southeast towards Redcliffe and Totterdown beyond.
- 3.2.3 Immediately northeast of Jacob's Wells is the suburb of Clifton; though built up, quality views are towards the development of crescents and terraces, punctuated by mature trees and green spaces.
- 3.2.4 The topography and landscape setting of Park Street and Brandon Hill are important factors in its special interest. These allow extensive views into and out of the Conservation Area and contribute to the sense of its prominence in the context of the city.

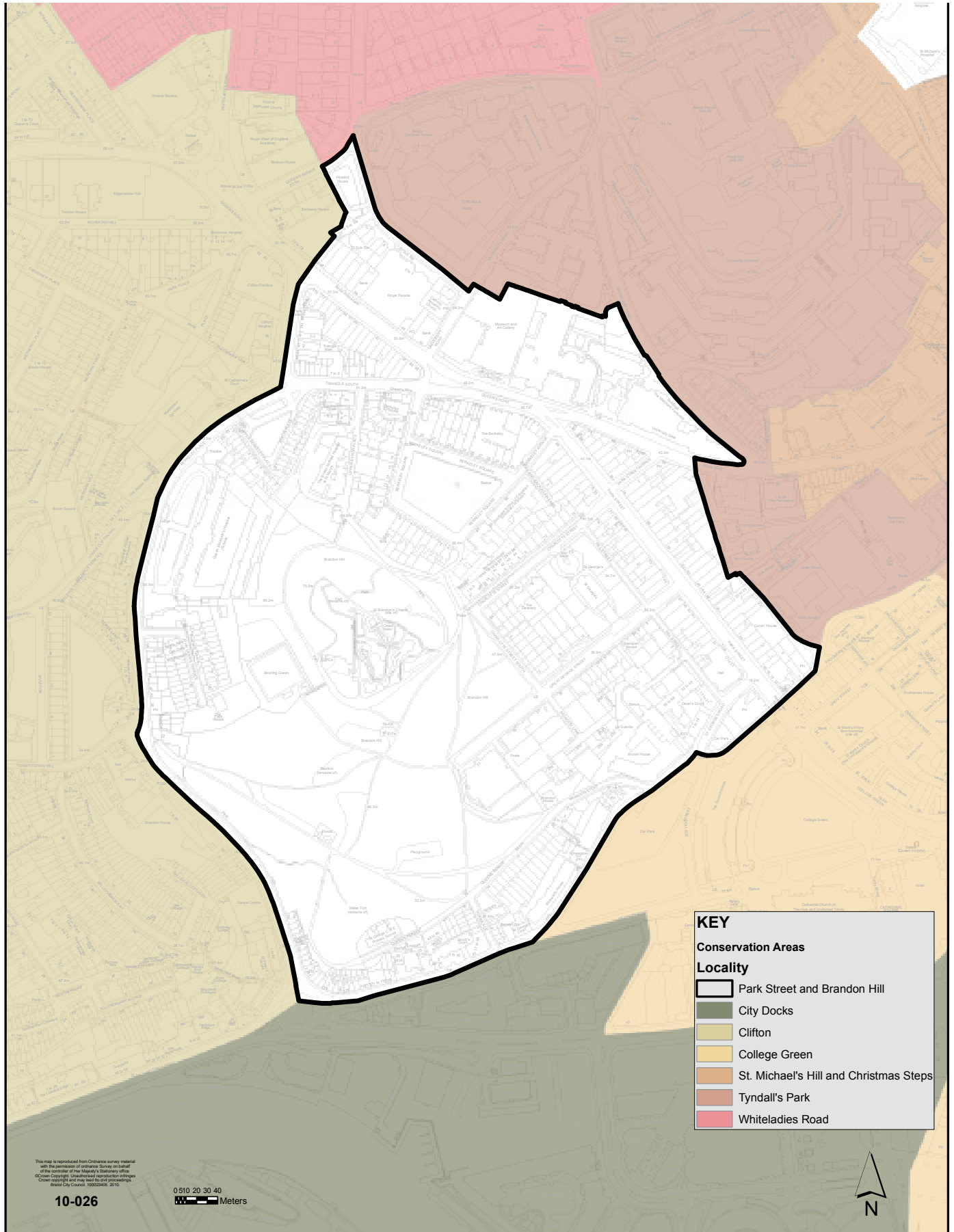
3.3 Geology

- 3.3.1 The bedrock of the Conservation Area is a tough Quarzitic Sandstone, known also as a millstone grit or Brandon Hill Grit. The present day topography is New Red Sandstone (Trias) Period ' of 200 million years ago, when the older, exposed and eroded surface of carboniferous age rocks were covered and buried under the windblown desert sands. Subsequent erosion exposed the ancient desert of red sandy and muddy triassic rocks - hence 'Redland, and 'Redcliffe'.
- 3.3.2 The Quartzitic Sandstone Group, are very tough, hard, splintery rocks. The conduits between the rocks are following fracture zone faults which could have been dug into, with difficulty. The rocks can be seen today as stone used for both Queen Elizabeth's Hospital School building, & the boundary wall fronting Jacob's Wells Road.

Map 1: Park Street & Brandon Hill Conservation Area within its local context

Map 1: Park Street & Brandon Hill Conservation Area

Local Context



4. SUMMARY OF CHARACTER & SPECIAL INTEREST

4.1 The character of Park Street & Brandon Hill Conservation Area can broadly be defined in two parts: by its planned urban streets, dominated by high-quality townscape; and by its spacious and verdant character, which Brandon Hill is central to. Over-arching these two elements is a dramatic local topography, that marks the Conservation Area as one of Bristol's most well-known and interesting districts.

4.2 Of special interest in the urban parts of the Conservation Area is the high quality of its buildings, many of which are listed. There is also a high concentration of Bristol's most renowned civic buildings and institutions. These famous landmark buildings sit within a context of Classical Georgian and Victorian terraces, which to a large extent, have retained the traditional urban grain and architectural integrity.



Figure 1: Queens Road buildings from Queens Row

4.3 Important terraces, such as those in Charlotte Street and Berkeley Square, and individual houses such as the Georgian House in Great George Street make huge contributions, not only to the Conservation Area but the whole city. Park Street is very important for its streetscape vista leading the eye up to the Wills Memorial Building, and leading shoppers to its many independent and individualised retail outlets.

4.4 The verdant character of the Conservation Area as a whole is significant, contributed to by the vast informal open space of Brandon Hill; the planned enclosed spaces of Berkeley Square, Byron Place and Berkeley Crescent, and St George's Churchyard; and the private green spaces of rear gardens.

4.5 The local topography, (which rises from approx. 8m at its lowest point, up to 30m at its summit) has played a significant part in shaping the development and land use of the area. It also contributes to the quantity and quality of views and panoramas that extend out of and into the Conservation Area.



Figure 2: Cabot Tower at the summit of Brandon Hill

4.6 Brandon Hill itself is one of the Bristol's most prominent landscape features, further emphasised by Cabot Tower at its summit. The park is significant for its biodiversity value; its quality as a public green space in the heart of the city; the views that extend out from it; and for its historic and archaeological interest.



5. HISTORIC DEVELOPMENT & ARCHAEOLOGY

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

The Medieval Period

5.2 The earliest evidence of the town of Bristol dates back to the 10th century, a date supported by the discovery of an early 11th century coin that was minted within the town. By this stage there were a number of settlements including Billeswick, the area where College Green and Brandon Hill are now located. The name Billeswick suggests a concentration on stock rearing and pasture, an indication that during the Saxon period the area was agricultural in character.

5.3 In 1174, the area which is now known as Brandon Hill was granted to the Corporation of Bristol by Robert Earl of Gloucester and became one of the country's earliest public parks. It is likely that the canons of the Augustinian Abbey nearby would have grazed cattle and sheep on Brandon Hill, a practice that continued into the early 19th century. The citizens of Bristol also had the right to dry clothes and beat rugs and carpets on the hill between the hours of 6am and 9pm.

5.4 Historically, the area was significant as the source of important water supplies: one conduit from the east side of Brandon Hill supplied the Carmelite Friary and another conduit from the west side of Brandon Hill supplied the Augustinian Abbey (now Bristol Cathedral).

5.5 There are few archaeological traces of the period in this area. It is known that there was a Jewish Cemetery prior to 1290 on the west side of Brandon Hill, and when the Cabot Tower was being constructed on the top of the hill it is said that the remains of the medieval St Brandon's Chapel were uncovered. St Brendan the Irish missionary was a patron of sailors because of the popular mediaeval legend of his sea journeys, the *Navigatio Sancti Brendani*.

5.6 The only named streets that we know of from the medieval era in this area were *Froggemere Street* (later Frog Lane, now Frogmore Street), a damp thoroughfare on the east side, and to the north of this there was Stanley Way, on the line of the later Park Row. However, Jacob's Wells Road seems to have originated at an early date as a way of circumnavigating Brandon Hill on the western side.

5.7 The end of the 12th century also saw the development of the Jewish Cemetery on land on the north west of Brandon Hill rented from St Augustine's Abbey by the Jewish Community. It remained under their care until the Jews were expelled from England at the end of the 13th century and the land was again rented out. This site became known as the 'Jews Acre' and was where the current QEH school is situated.

5.8 **Jacob's Wells Road**, previously Woodwell Lane, Bristol's earliest charters record the name as 'Woodwill Lake' or 'Sandbrook'. This name featured in the perambulation of the town Bristol's Royal Charter, 1373. Sandbrook ran down a steep sided wooded valley, ending in a small Pill or Creek on the River Avon, formed since the Trias Period. By this time 'Wodewelle Street', was recorded as having nine shops on it.

16th & 17th Centuries

5.9 The 16th and 17th centuries saw significant changes to Brandon Hill. The dissolution of the monasteries (1536) and the subsequent changes in land ownership in the area around College Green led to plots of land being used for housing developments. During the 1560s a windmill was erected on Brandon Hill, possibly on the site where the 12th century St Brandon's Chapel had stood.

5.10 The Civil War (1642-46) left a significant impact on Brandon Hill in the form of hastily built fortifications constructed by

the Parliamentary garrison to defend Bristol against the advancing Royalist army under Prince Rupert. There was a defensive line running roughly north south from the top of Brandon Hill down to the 'Water Fort' which defended the crucial water conduits. The Royalists attacked on 23 July 1643, and although the Brandon Hill fort held firm, the Parliamentary line was broken to the north and the city rapidly overrun. Substantial mounds and banks remain from the fort at places on the flanks of the hill.



Figure 3: Plan showing extent of Civil War defences in Brandon Hill, now a Scheduled Ancient Monument (©BCC)

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Scheduled Monuments

18th Century



Figure 4: Roque's Map, 1742 (©BCC)

5.11 John Roque's Plan illustrates how by the mid 17th century, development was limited to the southern fringes of Lime Kiln Lane (now St George's Road) and Jacob's Wells Road. Dwellings here were likely low-status, linked to the Lime Kiln and Dock. Limekiln Lane probably dates back to the late 17th century. The limekilns themselves would have dated from earlier date, possibly the mid-1600s.

5.12 It was the increasing popularity of the nearby Hotwell Spa that was to impact on the development of the Brandon Hill area. A theatre 'The Playhouse' opened in Jacob's Wells Road, in 1729. Designed to cater for those using the Spa' facilities, the theatre remained in operation until the mid 1760s. However it was the speculative building of the mid 18th century that was to have the most significant impact on the area.



Figure 5: Watercolour of Limekiln Dock with Brandon Hill behind, T L Rowbotham, 1826 (©City Museum & Art Gallery)

5.13 Bristol's earliest planned suburb was laid out at this period, incorporating Enlightenment values of order, rationality and eye-catching views. Many of the Conservation Area's principal streets, with their elegant terraces and villas, were built at this time.

5.14 Park Street was laid out over Bullock's Park in 1758 by George Tully, as a purely residential street. William Paty built detached houses in Great George Street from 1788 to 1791, among them the Georgian House, now a museum. Together with his son Thomas, he also laid out Berkeley Square c. 1790, and Charlotte Street (begun 1787, completed c1800).

5.15 The southern fringes of Brandon Hill started to be developed by the late 18th century. Queens Parade focuses on a composed terrace of 14 houses constructed in 1794. Other buildings in the street include the 'Gothick' style Brandon Cottage, which became home to the Bristol Savages in the late 19th century, and the late 18th century Brandon House.

5.16 St George's Church built between 1821 and 1823 by Sir Robert Smirke in a Greek Revival style was a "Commissioners church"—and the only one in Bristol to receive government money from the first grant under the Church Building Act of 1818.



Figure 6: Plumley & Ashmead's Plan, 1828 (© BCC Historic Environment Record)



Figure 7: Watercolour of Bristol from Brandon Hill, S Anstie, 1817(©City Museum & Art Gallery)

Victorian & Edwardian Period

5.17 The Victorian era saw an increase in civic improvement, as well as industrial and commercial enterprise. 19th century development in Park Street & Brandon Hill centred mainly on the introduction of commercial, institutional and civic buildings and on the improvement of public spaces.

5.18 Throughout the 19th century, Park Street underwent a transformation from a residential to a shopping street as the original railed frontages were gradually removed and shopfronts were inserted.



Figure 8: Park Street c. 1866 ground floor shopfronts gradually replacing original residential frontages (© Reece Winstone Collection)

5.19 **Brunel House**, designed by R. S. Pope, was built as the Royal Western Hotel in the late 1830s, the first hotel built especially for railway passengers. Isambard Kingdom Brunel planned a terminus for his Great Western Railway north of the cathedral close, convenient for the docks. Passengers from London could stay in the Royal Western Hotel before embarking on the Great Western for America. In the event the station was built elsewhere, and the hotel closed in 1855 and became a Turkish Bath.

5.20 To the rear of Brunel House is a high retaining wall with arched openings, with a modern bronze sculpture of a horse and man. The area where this sculpture stands was originally the Bazaar Ride of the 1837 Royal Western Hotel, constructed to allow coaches and carriages to discharge their passengers under cover. It later became the Horse Bazaar where horses were sold.

5.21 **The Royal Promenade/Parade**, a composed terrace of 11 shops by Foster and Wood, was constructed in the late 1850s and early 1860s.

5.22 **The Park Street Viaduct** was designed by R.S. Pope. The reason for its construction was that the gradient of the hill on which Park Street was built was very steep, 1 in 12, and horse-drawn carriages and carts struggled to climb it. Although unpopular with the residents of Frogmore Street who felt that they would be 'bridged out of existence', construction work began and the viaduct was opened in 1871.

5.23 **The Queen Elizabeth's Hospital School** in Berkeley Place dates back to the 1840s and is the work of Thomas Foster and Son. The school itself was established in the late 16th century after the Bristol soap merchant, John Carr, left provision for it in his will.



Figure 9: First Edition Ordnance Survey, 1885 (© Crown Copyright & Landmark Information Group Ltd)

5.24 The Victorians also adapted Brandon Hill, formalising the space with the addition of walls and walks, laid out in 1845. Russian guns, captured from the Crimean War were ceremonially placed at the top of the hill in 1857. In 1897 Cabot Tower was constructed to commemorate the 400th anniversary of John Cabot's voyage to America. The Wills Memorial Tower was built from 1903.

5.25 The Museum and Art Gallery's origins lie in the foundation, in 1823, of the Bristol Institution for the Advancement of Science and Art, sharing brand-new premises at the bottom of Park Street with the slightly older Bristol Literary and Philosophical Society. In 1871 the Bristol Institution merged with the Bristol Library Society and in 1872 a new combined museum and library building in Venetian Gothic style was opened at the top of Park Street, designed by Foster and Ponton and constructed from 1867-72. The current Museum and Art Gallery 1900-1905 building on Queens Road was purely the City Art Gallery until 1940.

5.26 The entire site fronting the north side of Park Row (now University Gate) was developed as the Coliseum in 1910, the building was used as a skating rink, exhibition hall, dance hall, and even for the manufacture of aircraft. The wedge-shaped end opened in 1912 as a picture house.

Post-WW2 to Present Day

5.27 Enemy action on 12 April 1941, caused much damage to the area. The former Museum and Library (now Browns Restaurant) was gutted and the remaining collections were then transferred to the Art Gallery site. The exterior of the building remained intact and it was mainly the interiors and roof which received damage during the bombing.

5.28 The majority of the Coliseum was destroyed, only the eastern end containing the garage and old cinema survived.



Figure 10: Photograph of bomb damage to former Museum & Library (© City Museum & Art Gallery)



Figure 11: Photograph of bomb damage to upper Park Street (© City Museum & Art Gallery)

5.29 Over half the shops and buildings on Park Street were damaged or destroyed by bombing. They were rebuilt during the 1950s and then City Architect Nelson Meredith ensured they were designed in a sympathetic and similar style, so the skyline and character remained fairly unchanged.

5.30 In the Triangle rebuilding was not so sensitive and the results can still be seen today. Fortunately not too many brutally modernist buildings were intruded into the area in the sixties, although one made it into Berkeley Square. Traffic engineers made more impact particularly around the Triangle, with a huge concrete car park marring the view out of Upper Berkeley Place, but the main vista of Park Street survived intact by a miracle.

- 5.31 A water and rock garden was added to Brandon Hill Park in 1936-37, and in 1949-50 a heather garden was laid out at the base of Cabot Tower.
- 5.32 The statue in the centre of Berkeley Square gardens is a replica of the Bristol Civic Cross which was erected in the city in 1373 honouring various British monarchs, and moved to College Green in 1733. The current statue, which was originally sited on College Green, was designed by John Norton in 1851 and removed in the late 1940s. The Bristol Civic Society purchased the remains in 1950 and re-erected the truncated remains seen today in Berkeley Square.
- 5.33 Since the 1970s, the area has seen a shift in land uses. Many of the single dwellings have been converted into flats and bedsits. There has also been an increase in the office uses and student dwellings within the area. These include: no. 31 Great George Street, Deans Court, Winkworth House, Jacob's Court and University Gate. Bristol City Council's Planning Department is now housed in Brunel House, which was largely demolished and rebuilt in the mid 1980s; only the front facade remains.
- 5.34 Park Street and Brandon Hill was designated as a Conservation Area in February 1975

Map 2: Park Street & Brandon Hill Approximate Building Ages

Relevant Policy References (extract)

National Guidance

Planning Policy Statement 5: Planning for the Historic Environment

Policy HE9.1 'There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification.'

Local Policy

Bristol Local Plan Policy B13:

'Development should preserve Listed Buildings, their features and settings, and preserve or enhance the character or appearance of the city's designated Conservation Areas... Development which conflicts with these objectives will not be permitted.'

Bristol Local Plan Policy B22 (I-II)

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

(II) 'Development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation...'

Map 2: Park Street & Brandon Hill Conservation Area
Approximate Building Ages



6. SPATIAL ANALYSIS

6.1 Routes & 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, front and rear building lines, planned open spaces, enclosed open spaces, street layout, 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 Conservation Area is encircled by Primary Routes: Jacob's Wells Road to the west; Queens Road/Park Row the north; Park Road to the east; and St George's Road to the south. As a result, a high proportion of the area's traffic, trade and institutions are concentrated along these main thoroughfares.

6.1.3 [Park Street](#) is one of the City's most memorable and iconic streets, as well as a major traffic and public transport thoroughfare. There is a strong building line climbing the hill, with properties directly addressing the pavement edge, leading the eye to the Wills Memorial tower at the summit.



Figure 12: View up Park Street with Wills Memorial Tower at the summit. There is a strong building line as properties directly address the pavement's edge

6.1.4 [St George's Road](#) takes a more ambling route, following its medieval origins. The eastern end is dominated by large buildings on substantial plots, which also directly address the pavement. After Brandon Steep, plot sizes start to diminish to a more residential scale (with the exception of Winkworth House, which has a raised pavement above an underground carpark). West of York Place, the traditional narrow plots are interrupted by Jacob's Court, before rounding the corner into Jacob's Wells Road.

6.1.5 [Jacob's Wells Road](#) is largely dominated by high retaining walls, screening Brandon Hill and the Queen Elizabeth Hospital School. Between these is a short stretch of modest Victorian terraces, and the intimate John Carrs Terrace behind. The small scale and narrow plots of these terraces add a human scale to this major traffic route.

6.1.6 [Park Row](#) is an ancient thoroughfare originally linking the Saxon settlements of Bristol and Clifton. [Queens Road and Park Row](#) tend to have narrow plots and continuous terraces on their southern sides, which directly address the pavement edge. Notably the group on the south side of Queens Road are either low-rise, just one or two storeys - this allows clear views to the red brick elevations of Berkeley Crescent behind.



Figure 13: Queens Road (south) properties are low-rise allowing views to Berkeley Crescent properties beyond

6.1.7 The northern side of Queens Road is dominated by the group of vast civic buildings and the canopied Royal Promenade. The Wills building, Art Gallery and Browns restaurant are distinguished by being set back from the main street frontage.

6.1.8 **Secondary routes** mainly extend east and west from Park Street and Queens Road, where the volume of vehicular and pedestrian traffic noticeably diminishes and the formal quality of the planned Georgian terraces dominates.

6.1.9 The Georgian and Victorian terraces of **Charlotte Street, Berkeley Square, Berkeley Crescent, and Upper Berkeley Place** have a very formal character, reflecting their origins as speculatively planned developments. There is a strong building line; raised pavements and area railings set the frontages apart from the roads, contributing to fine views and a more intimate character.



Figure 14: Charlotte Street

6.1.10 **Intimate Routes** and the network footpaths that permeate the Conservation Area contribute greatly its charm and character many are Medieval in origin. These include the footpath running across the southeast/southwest portion of Brandon Hill, which leads from 'Frog Lane' (Frogmore Street), up Brandon Steep to Jacob's Wells Road and Clifton beyond.

6.1.11 **Queen's Parade** has buildings on its southern edge (with the exception of St George's C of E), which are formal Classical terraces looking on to Brandon

Hill. Other intimate routes are backland mews-like areas of (e.g **Upper Byron Place**), which have a subsidiary scale and character. The Bristol Nuffield Hospital has blighted the mews-like character on the west side of Upper Byron Place, making the relative small scale and modest character of buildings on the east more critical.

6.1.12 **Brandon Hill** functions as the largest open space and most dominant topographical feature, both in the Conservation Area and in the wider city context. This historic park, the oldest public park in the country, is protected by Policy NE9 of the adopted Bristol Local Plan, and will continue to be protected in the emerging Bristol Development Framework. Other important open spaces are the formal planned Georgian squares at Berkeley Square (in private ownership), Berkeley Crescent, and Upper Berkeley Place. These are also protected by Policy NE9.

6.1.13 The University of Bristol owns and maintains a number of important open spaces including the area in front of the Wills Memorial Building and the hard landscaped area between the Wills building and the Merchant Venturers Building.

Map 3 shows the Routes & Spaces in the Conservation Area

Relevant Policy References (extract)

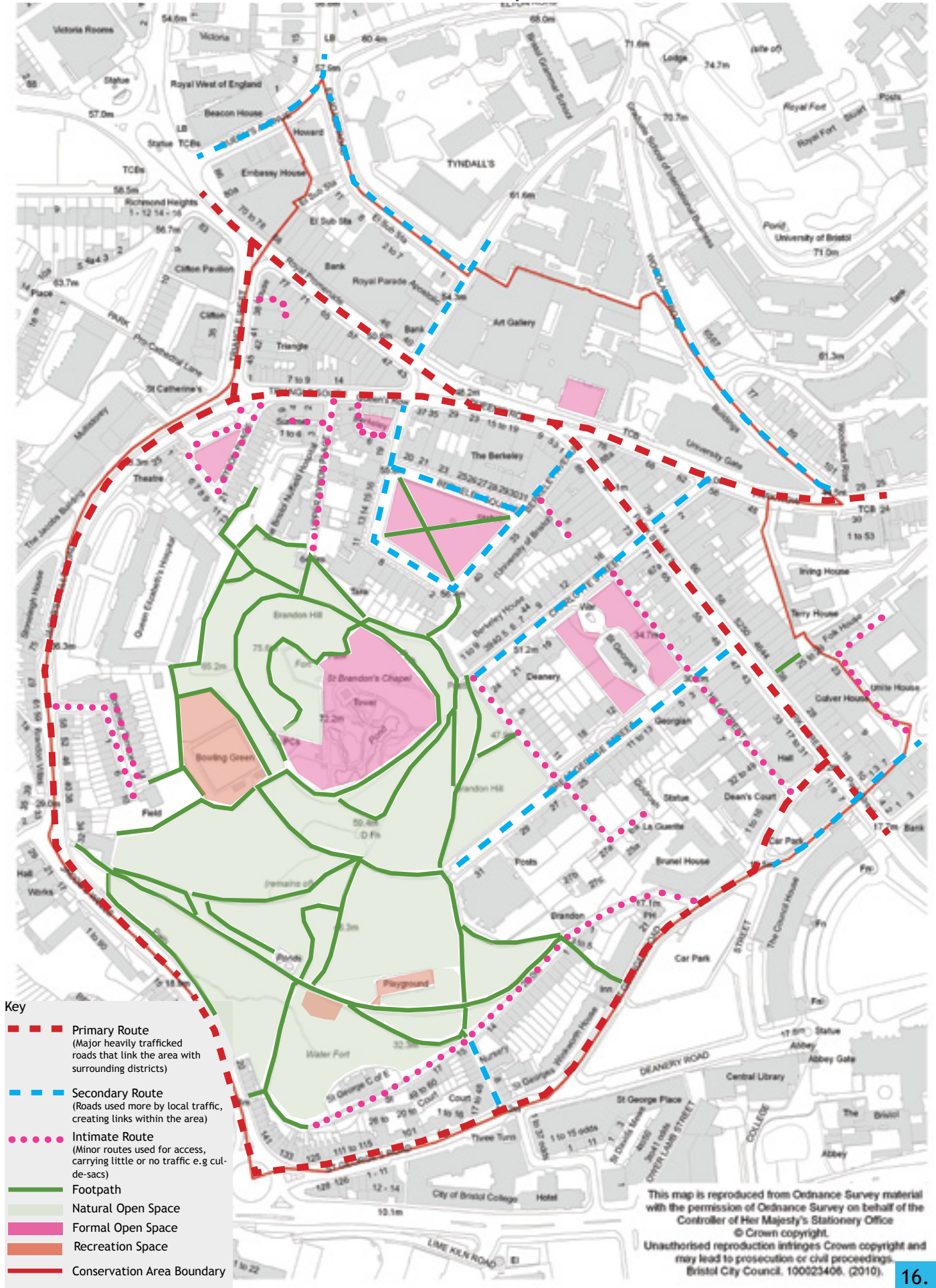
Bristol Local Plan Policy B15:

(I) 'Townscape and landscape features that contribute to the character or appearance of streets and open spaces within Conservation Areas should be preserved or enhanced.'

(II) Development will not be permitted where it would unacceptably harm landscapes, open spaces and gardens that contribute to the character of the area.

(III) The introduction of car parking into areas historically used as gardens and forecourts will not be permitted where it erodes either the character of the street and/or the setting of historic buildings.

Map 3: Park Street & Brandon Hill Conservation Area Routes & Spaces



6.2 Views

6.2.1 Based in a valley at the lowest point of the Rivers Frome and Avon, Bristol grew to the north up the steep slopes of the escarpments of Kingsdown, Clifton and Brandon, and in the south up the slopes of Bedminster, Easton and Windmill Hill. We have thus inherited a city which is strongly shaped by its topography, and enjoy the varied views and vistas that this affords. The spectacular city-wide views enjoyed from the Park Street & Brandon Hill Conservation Area are fundamental to its special interest. For the purpose of Character Appraisals, four types of views have been identified:

Panoramic Views - are wide-reaching views that extend across the city and beyond.

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

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

Glimpses - allow intriguing glances along intimate routes or into spaces. They make an important contribution to local character.

6.2.2 The variety and quality of views in Park Street and Brandon Hill are critical components of the area's special interest. The Conservation Area's elevated position on the escarpment that rises high above sea level affords it exceptional views across the City and beyond, while local and glimpsed views lead towards key landmarks or townscape features.

6.2.3 **Panoramic Views** tend to be enjoyed from the top of Brandon Hill, around Cabot Tower, and from the top of Park Street. Despite being one of the UK's largest cities, Bristol is fortunate that it has retained a visual link between its central area and the countryside to the south and west of the city. Brandon Hill provides important views to the countryside of the Mendip and Bath hills.



Figure 15: Panoramic view southwards across Floating Harbour, Southville, and Bedminster Down towards the Dundry Hills



Figure 16: Panoramic view southwest across Clifton Wood towards North Somerset

6.2.4 **Long views** are the main distant views of the steep rising landscape of the Conservation Area from within the city as well as out to it. This includes views to the city centre at the foot of Park Street, the Harbourside area, the Clifton terraces, and University buildings of Tyndall's Park.

6.2.5 From within the Conservation Area, Long Views are enjoyed to a number of Bristol's landmarks, including Bristol Cathedral, St Mary Redcliffe Church, and the ssGreat Britain. Other important long views are to the slopes and terraces of Clifton and Clifton Wood to the west of Brandon Hill, towards the south-east of Bristol from Park Street, and across Harbourside from Jacob's Wells Road.



Figure 17: Long view southeast from Brandon Hill to the City Centre and beyond

6.2.6 Brandon Hill, with Cabot Tower at its summit, and the Wills Memorial Tower are significant features picked out in many views into the Conservation Area. Views to these landmarks are clear from the City Docks, Victoria Park, Perrett's Park, Southville, Totterdown and Wells Road, Bedminster Down and Knowle.

6.2.7 Long views into and out of the Conservation Area are particularly threatened by any new developments and large roof forms that interrupt these views in or out, or that will obscure the famous Bristol landmarks.



Figure 18: Long view west from Brandon Hill to the Clifton Terraces and green backdrop

6.2.8 **Local views** are numerous, many of the key local views include views along streets where the siting, height and mass of the buildings channel views to specific buildings or groups of buildings. The layout of Park Street and Queens Road means that lead views towards the Victoria Rooms from the Triangle and to the Wills Memorial Tower.



Figure 19: Local view along Rosebery Terrace to Queen Elizabeth's Hospital

6.2.9 Views down streets off these main thoroughfares are also significant. The layout of Berkeley Crescent, Berkeley Square, Charlotte Street and Great George Street allows clear views to run along the terraces. Views of rear elevations are equally important, especially views from the public realm into green spaces, or views to building elevations, e.g the Berkeley Crescent elevations viewed above Queens Road properties.

6.2.10 **Glimpses** are common throughout the Conservation Area and add greatly to its special interest. Many are via the gaps between terraces and along local footpaths. These include views to private gardens along the rear building line which carry the eye along and across the gardens to include glimpses of rear elevations or more distant glimpsed views that include both front and rear elevations, the roofscape, and landscape beyond.



Figure 20: Glimpsed View down Bigwood Lane to the roof of Council House and the city centre beyond

6.2.11 Preserving the setting and views out from, as well as views into the Conservation Area, is vital in protecting its character and significance.



6.3 Landmark Buildings

6.3.1 Landmarks are buildings or structures that due to their height, location or detailed design stand out from their background. They contribute to the character and townscape of the area and provide navigation or focal points or key elements in views. There are three categories of landmarks in Park Street & Brandon Hills: landmark buildings, community landmarks and historic landmarks.

6.3.2 **Landmark Buildings** are larger, more conspicuous buildings that stand out due to their scale, prominent location, specific function or architectural style. These are:

- Cabot Tower
- Wills Memorial Tower
- St George's Church
- Queen Elizabeth's Hospital School
- Brunel House, St George's Road
- The Mauretania, Park Street
- Masonic Hall, Park Street
- City Museum & Art Gallery
- Park Street Viaduct

6.3.3 **Community & Cultural landmarks** feature in the Conservation Area as buildings that do not necessarily stand out physically, though function as a hub or community focus and are well-known and recognised by local residents. These are:

- The Bristol Nuffield Hospital, Upper Byron Place
- QEH Theatre, Jacobs Well's Road
- Greek Orthodox Church, University Road
- Avon Wildlife Trust, 32 Jacob's Wells Road
- St George's C of E Primary School, Queens Parade
- St George's Reception School, York Place
- Georgian House Museum, Great George Street

6.3.4 **Historic landmarks** are a point or structure that is of historic interest outside the Conservation Area. These are:

- Civil War Defences, Brandon Hill
- Bristol High Cross, Berkeley Square
- Remains of Bazaar Ride/Horse Bazaar, behind Brunel House

Landmark Buildings are identified at Map 4

Relevant Policy References (extract)

Bristol Local Plan Policy B2 (I - IV)

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

(i) The existing landforms and natural features;

(ii) The scale and proportion of existing buildings, building line and heights within the street scene;

(iii) The detailed design of existing buildings where ancillary buildings, extensions and alterations are proposed;

(iv) The retention and enhancement of existing urban spaces, traditional local materials and townscape or historical features which contribute to the character of the area. The creation of townscape features should be considered in relation to their surroundings.'

Map 4: Park Street & Brandon Hill Conservation Area
Landmark Buildings





7. CHARACTER ANALYSIS

7.1 Overview & Character Areas

7.1.1 As its name suggests, the Park Street & Brandon Hill Conservation Area has a split personality, which in part is characterised by the high quality 18th century townscape centred on Park Street, and partly by the open space of Brandon Hill.

7.1.2 The area is very largely dominated by its physical topography, with the dominant landmark building being at the top of Brandon Hill (Cabot Tower) and the top of Park Street (Wills Memorial Tower). From these commanding heights are the most impressive views out of the Conservation Area.

7.1.3 Land use is a significant factor in the area's character. Park Street is one of the city's best shopping streets, both in terms of the quality of the environment and the range of shopping available. Less well known, but of architectural and historic significance, are the quieter backwaters of Georgian residential developments that create a quality backcloth to the area.

7.1.4 The open area of Brandon Hill Park has vast importance to the city for its leisure use, and its historical significance. It has several species of rare tree, and its accumulated social capital is rather an under-used and neglected resource for tourism and promotion of the city on the world stage.

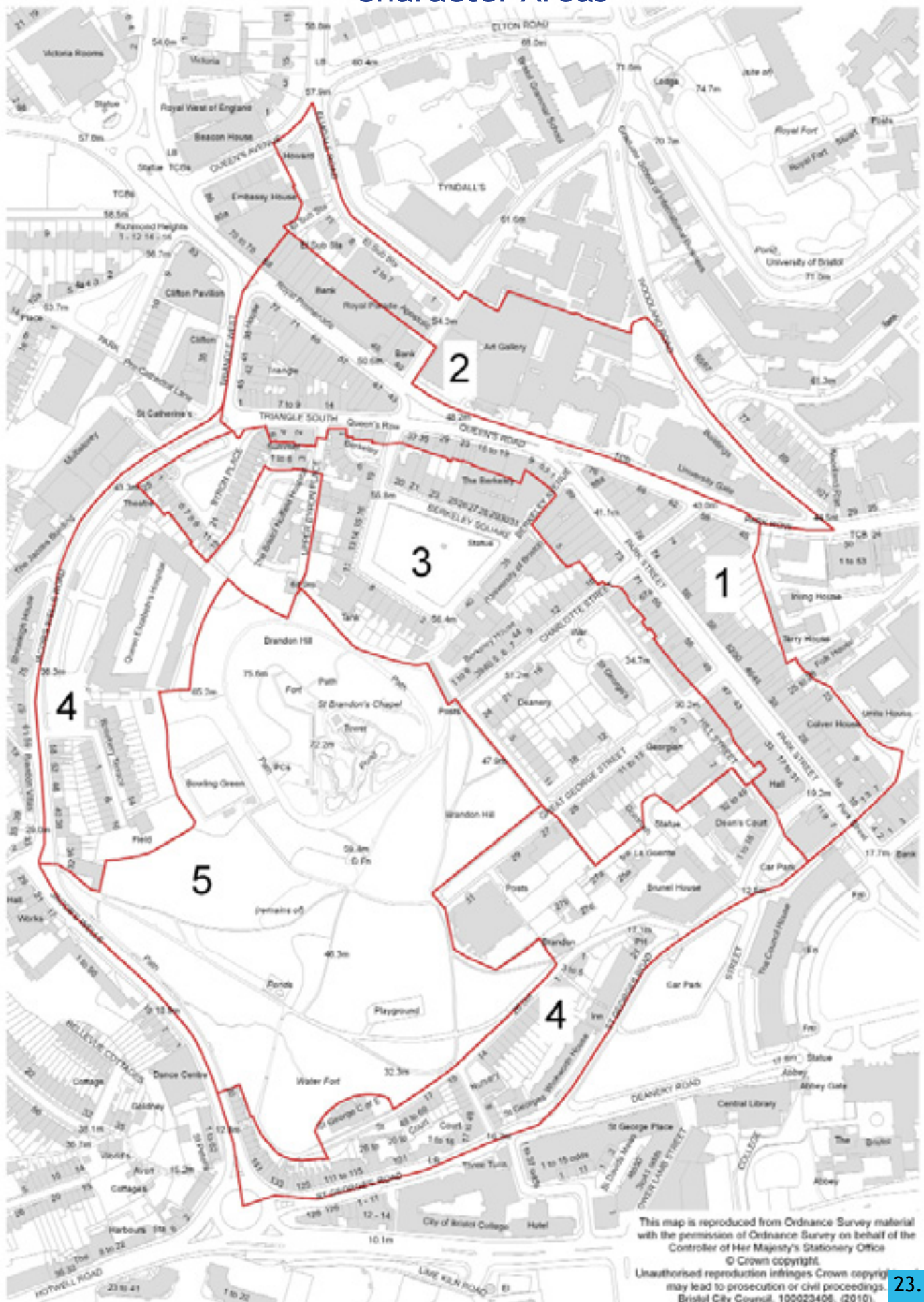
7.1.5 Despite its relatively small size, there is considerable variation between parts of the Conservation Area, the character of which relates very much to its topography, developmental history, and land use. Consequently there is a noticeable difference in character between the east and west, upper and lower, parts of the Conservation Area.

7.1.6 The Conservation Area can be divided into a number of areas of distinct character, each reflecting a particular aspect that goes beyond planned layout and built form:

- **Character Area 1:** Park Street & The Triangle
- **Character Area 2:** The Museum & University Precinct
- **Character Area 3:** St George's & Berkeley Square
- **Character Area 4:** St George's Road & Jacob's Wells Road
- **Character Area 5:** Brandon Hill Park

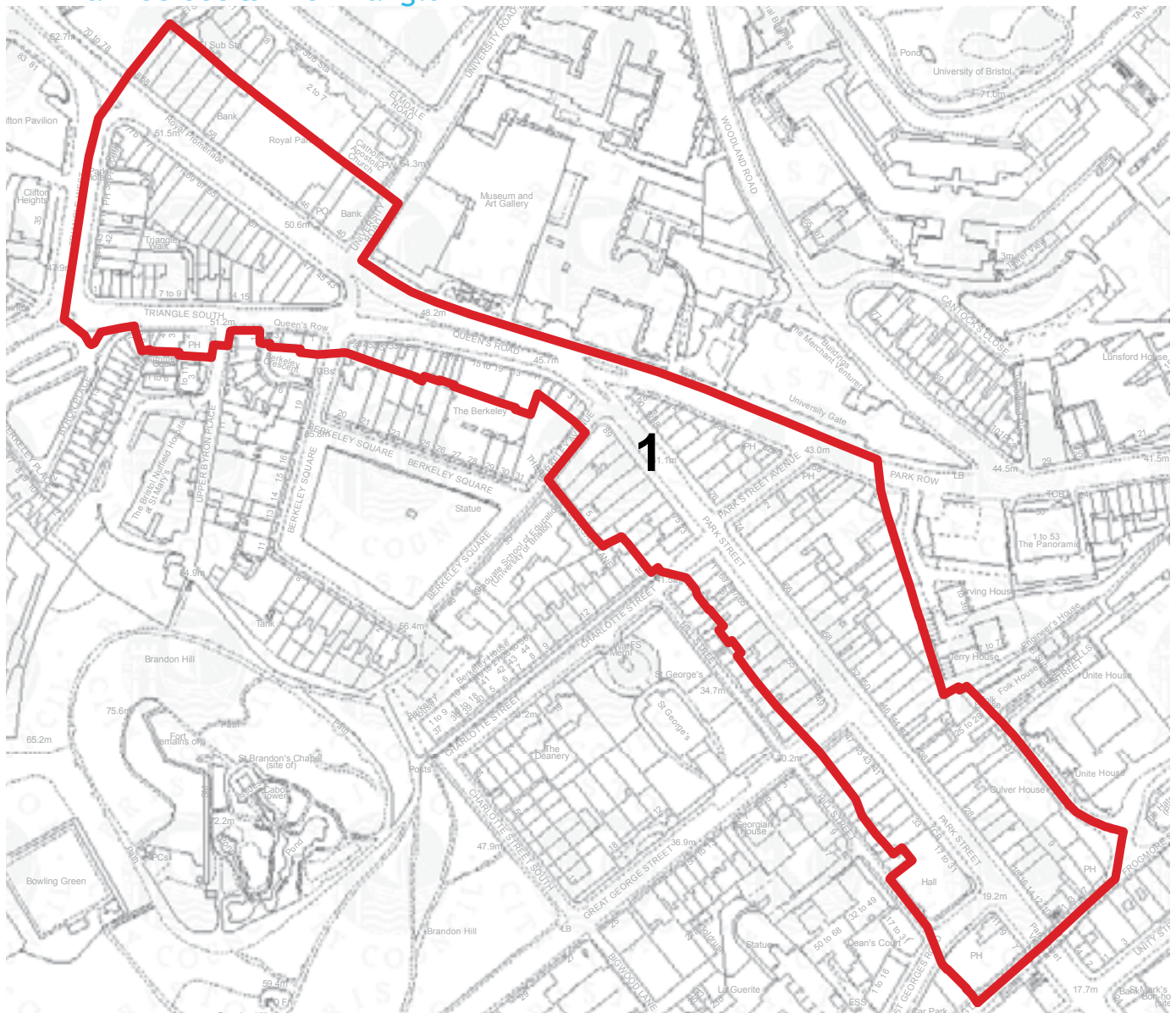
An overview of Character Areas is shown at Map 5

Map 5: Park Street & Brandon Hill Character Areas



7.1.1 Character Area 1

Park Street & The Triangle



Map 5a - Character Area 1

7.1.1a Character Area 1 is centred on the major retail and traffic artery of Park Street, which runs from College Green up a steep incline to join Park Row and frames a dramatic view to the tower of the Wills Memorial Building.

7.1.1b Park Street has its own distinctive sense of place, albeit eroded by vehicular traffic and its associated negative impacts. A combination of physical characteristics (including historic building composition, proximity of major city landmarks, and sloping topography) and lively ground floor building uses have created one of the city's most memorable and iconic streets.



Figure 21: Northeast side of Park Street

7.1.1c Park Street is one of Bristol's earliest surviving examples of uniformly stepped hillside terracing and remains largely in its historic form, with wide, straight pavements. The street takes advantage of its hillside location, its linear form giving views to the north and south.

7.1.1d As well as being one of Bristol's main shopping streets, it is also a major pedestrian and vehicular route linking the city centre to Clifton and beyond. The street contributes greatly to Bristol's legibility. However, it can be difficult for pedestrians to cross, particularly at The Triangle, a traffic dominated one-way gyratory at the top of Park Street.

7.1.1e Buildings directly address the pavement edge and form a continuous terrace, stepping up from the rising street. There is a generally high quality of built fabric, characterised by the consistent use of Bathstone and Classical details. Some buildings along Park Street were blitzed and rebuilt, but it largely retains its traditional character, with the later infill buildings tending to respond well to the predominant material palette, scale and plot sizes.

7.1.1f In the main, buildings have an active ground floor, mainly for retail use or restaurants. It is home to more independent retailers than Broadmead, and is particularly popular with Bristol's large student population. The quality of the shopping experience is different from that in other parts of the city: it combines the intimacy of Clifton with a 'High Street' variety making it a particularly successful shopping environment.

7.1.1g There is considerable variety in shopfronts, with some fine traditional examples. The best shop-fronts in the area are nos. 8-18 and nos. 7-11 opposite. By way of contrast, the quality of the area is undermined in parts by poor quality shopfronts and signage.

7.1.1h Under-use of the upper floors of historic buildings is prevalent throughout this area, and now becoming more of a problem at ground floor level also. The volume of vacant shops along Park Street means there are very many oversized estate agents boards obscuring the building frontages. This contributes to a sense of deterioration in the area.

7.1.1i At the bottom end, Park Street crosses a narrow, steep-sided gully on the line of Frogmore Street. The [Park Street Viaduct](#) is constructed of wrought and cast iron with abutments of pennant rubble stone with dogleg steps lead down to Frogmore Street, and is a distinctive feature of Victorian engineering.



Figure 22: Park Street Viaduct viewed from Frogmore Street

7.1.1j At the junction of St George's Road is the former [Bristol Philosophical and Literary Institution](#), 1821 (Grade II). The corner entrance sits beneath a semi-circular Corinthian portico. Beneath is a fine bas-relief panel by E H Bailey depicting Bristol being introduced to the Arts, Science and Literature. The building was bombed in 1940 and restored in the late 1950s.



Figure 23: Bristol Philosophical & Literary Institution

7.1.1k **Royal Parade/Promenade** designed by Foster & Wood dates from the late 1850s. It is a composed terrace of 11 shops united by a glass canopy added when the terrace underwent considerable internal alteration in the 20th century. Although parts of the original façade still survive, many of the semi circular arches that make up the ground floor arcade are now filled with modern shops. High quality traditional shopfronts with restrained, non-illuminated signage, would greatly enhance this group.



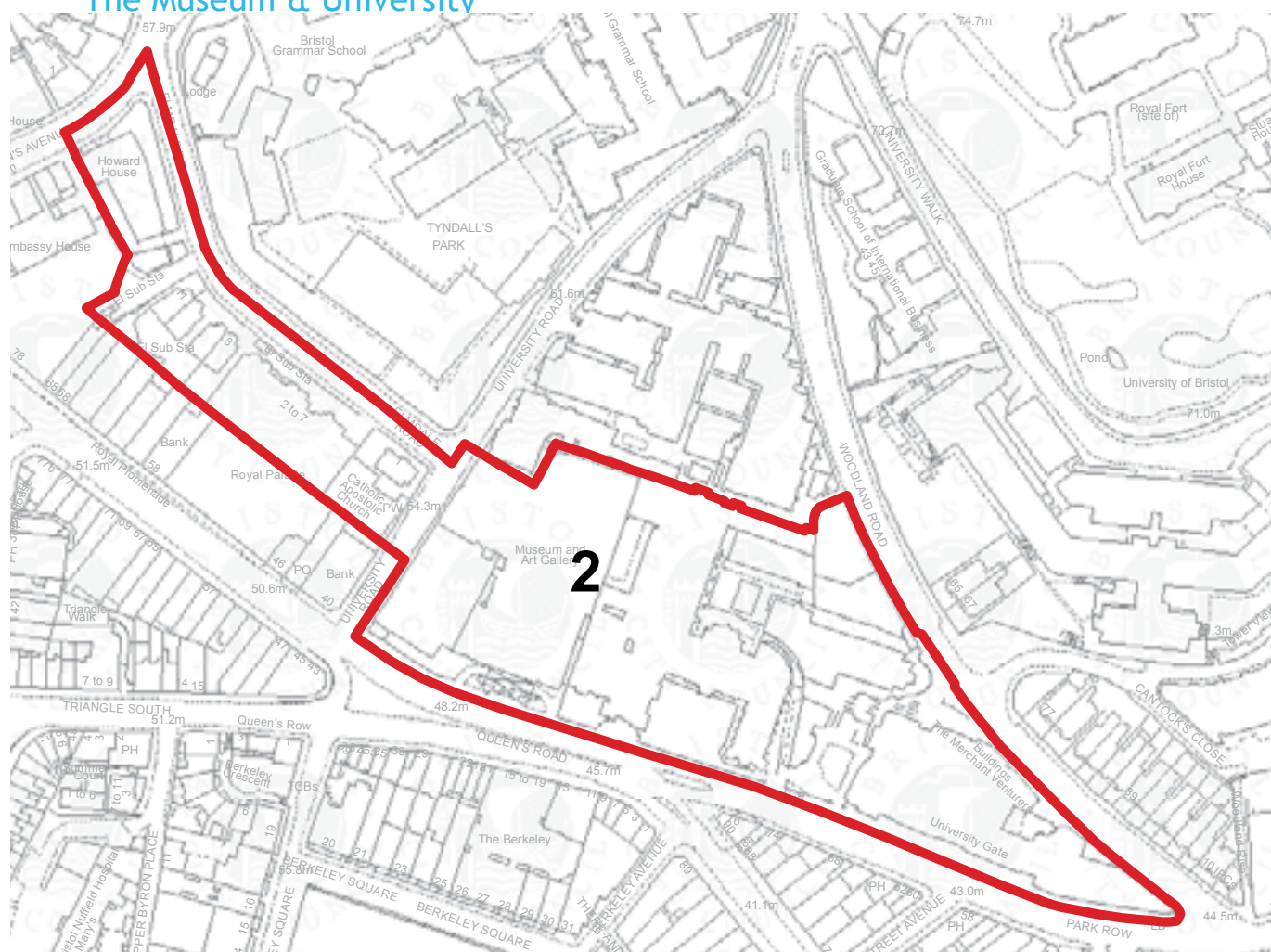
Figure 24: Royal Parade

Strengths	Opportunities
Historic character - conveyed by the mainly Georgian buildings	Sympathetic replacement or reinstatement of traditional architectural details or boundary treatments
Visual integrity - provided by the cohesive architectural character, symmetry of detailing and sense of rhythm either side of the street	Improved signage and shopfront design
Vistas - the northward view to the Wills Tower; also the strongly framed view to the south terminating at College Green	Continued maintenance of traditional materials and features
Diverse shopping opportunities	Remove dominance of vehicular traffic and improve pedestrian and cycling environment
Survival of the original layout with original plots and building lines building lines	Improved street surfaces and lighting
Weaknesses	Threats
Visual dominance of traffic and associated clutter - detracting from the visual qualities of the townscape	Increase of unsympathetic shopfront and signage and out of character roof level extensions and dormers
Lack of pedestrian crossings conflicting with the speed of vehicular traffic	Continued economic decline increasing number of vacant shops
Over-sized estate agents' boards obscuring building frontages	Continued or increased dominance of vehicular traffic, undermining quality of the environment
Poor quality paving, detracting from the visual appeal of Park Street	Loss of or obscuring views into and out of the area and to landmark buildings
Poor quality shopfront design and signage	Loss or unsympathetic alteration to unlisted buildings of merit



7.1.2 Character Area 2

The Museum & University



Map 5b - Character Area 2

7.1.2a Area 2 forms the most northern part of the Conservation Area, and takes in a portion of University land tailing away along Park Row. Here is one of Bristol's most renowned civic groups, including the Refectory, City Museum and Art Gallery and Wills Tower - The University's most public face.

7.1.2b There are also some of the most imposing buildings, such as the Wills Memorial Tower, the City Museum, and Brown's Restaurant. These have quite an eclectic mix of architectural styles, from Gothic Revival through Venetian-Byzantine to neo-Classical.

7.1.2c The University of Bristol occupies most of the land in this area, sitting on an elevated position overlooking the city centre. The iconic building at the heart of the site, Wills Tower, is visible from many parts of the city.

7.1.2d Traffic is an intrusive element downgrading the character of this civic enclave. This also has caused the pollutant damage that is a specific problem to the stone frontages.

7.1.2e There is a discernible difference in character from the top of Park Street crossing to the wider pavement of Queens Road, usually occupied by crowds of students and visitors. Behind Royal Parade the character shifts, becoming more like the Tyndall's Park area.

7.1.2f **The University Refectory (Browns Restaurant)** is a prominent landmark in views south from the Triangle. It stands out because of its distinctive Gothic Revival Style, yellow brick with red brick decoration and and limestone dressings. Unlike most buildings in the Conservation Area, it is delineated from the main street frontage via steps up to a ground-floor loggia with an arcade. The large canopies projecting from the arched openings detract from the architectural integrity of the building.



Figure 25: The Refectory

7.1.2g **The City Museum & Art Gallery** is one of Bristol's best loved cultural attractions. Sited in a Grade II* (1899-1904), Limestone ashlar building. Although low in comparison to its neighbour, the monumental front has a deeply projecting pedimented centre, making it stand out on the street. Public access to the Museum is hindered by the constant heavy traffic flow and the lack of parking facilities in the vicinity.



Figure 26: City Museum & Art Gallery

7.1.2h University Gate takes up the tapering plot at the eastern end of the character area. The Woodland Road/ Park Row Corner is marked by the remaining portion of The Coliseum, which was a cinema. The late 20th century office development is a neutral modern contribution using a complementary palette of materials. The retained Edwardian facade at the east end is a Building of Merit.



Figure 27: Modern University Gate building



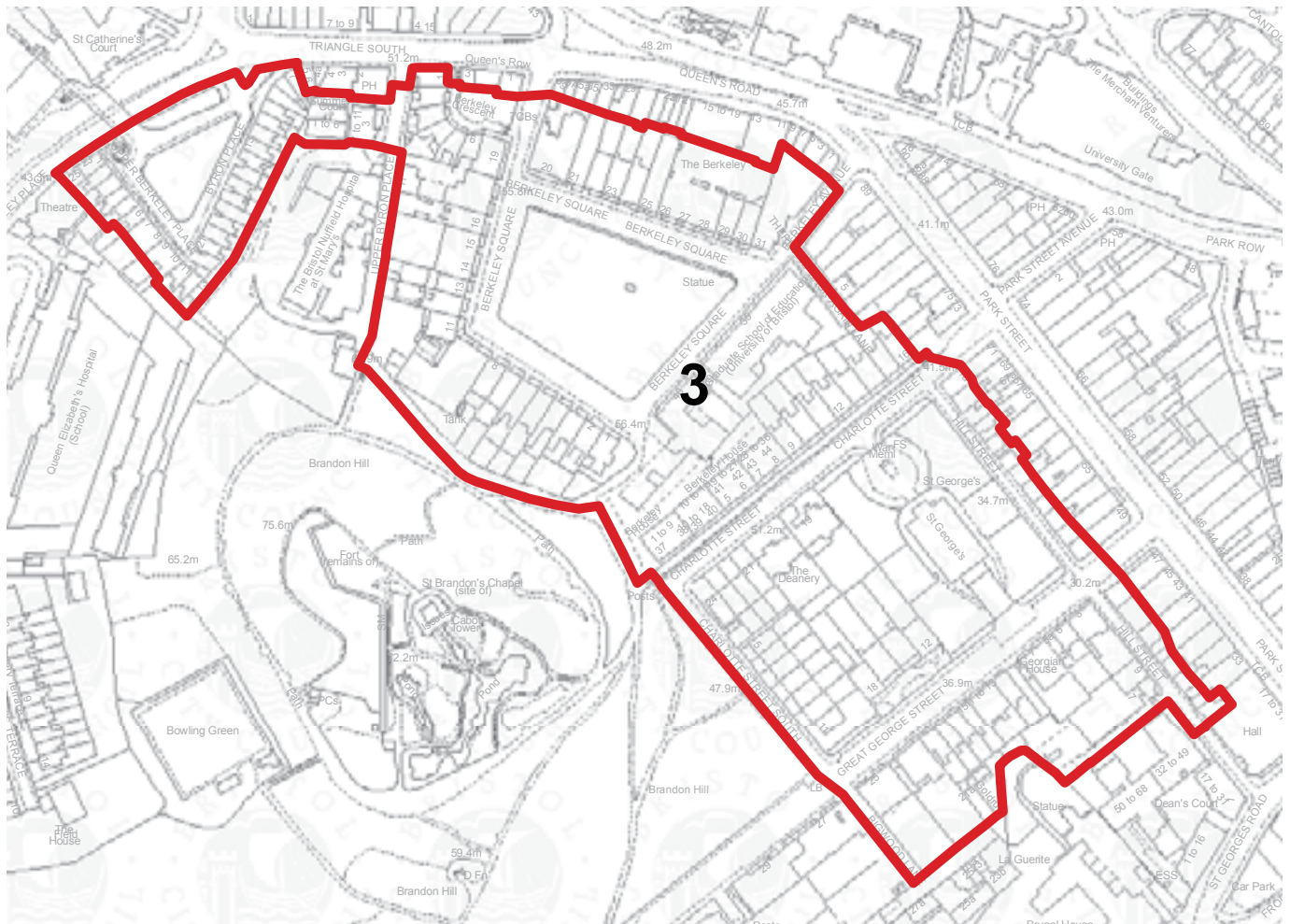
Figure 28: Retained facade of former Coliseum



Strengths	Opportunities
High quality of individual buildings, with distinct architectural styles that make up a distinctive environment which includes Wills Memorial Tower and other civic institutions	Remove dominance of vehicular traffic and improve pedestrian and cycling environment and public access to the City Museum
Cultural richness of the area, which includes major institutions	Improved public realm through improvement of street surfaces, lighting and tree planting
The dominance of the Wills Tower as an iconic Bristol image	Cohesive plan for University and Museum signage
Weaknesses	Threats
Visual dominance of traffic and associated clutter - detracting from the visual qualities of the townscape	Increase in traffic pollutants damaging stone building facades
Lack of pedestrian crossings conflicting with the speed of vehicular traffic	Loss or unsympathetic alteration to unlisted buildings of merit
c. 1970 office block on corner of Elmdale Road and Queens Avenue	Continued or increased dominance of vehicular traffic, undermining quality of the environment
Poor quality paving, detracting from the visual appeal of Park Street	Banners, canopies and signage obscuring building frontages

7.1.3 Character Area 3

St George's & Berkeley Square



Map 5c - Character Area 3

7.1.3a This Character Area centres on the Georgian streets of Great George Street, Charlotte Street and Berkeley Square. Immediately west of Park Street, the character of the Conservation Area quickly switches from the hustle of commercial life to a fairly intact residential backwater dominated by high quality Georgian and Regency architecture and associated townscape features.

7.1.3b **Great George Street** contains several three and five bay detached houses by William Paty built in 1788-91 (nos. 3, 7, 23, 25, 27). These have rusticated ground floors and arched doorways with open pediments on pilasters. No. 7 is now the Georgian House Museum. The street itself is a quality environment owing to the avenue of Plane trees and lamp standards that line it.



Figure 29: Great George Street

7.1.3c **St George's Church (Grade II*)** now functions as one of the country's leading concert halls, and boasts a superb acoustic and unique atmosphere. The churchyard is also a valuable green space.



Figure 30: St George's Church

7.1.3d **No. 31 Great George Street** by Alec French & Partners, 1987-90, is a reasonably well-designed modern development in a very sensitive location at the end of a street dominated by Georgian and Victorian buildings.

7.1.3e **Charlotte Street** joins the upper part of Park Street from Brandon Hill, the high raised pavement and fine Regency balconies, added to a Georgian terrace, channel views into Brandon Hill. The quality of the environment is undermined, particularly at the eastern end, by the large food bins and waste issues associated with the Park Street restaurants.



Figure 31: Charlotte Street

7.1.3f **Berkeley Square** completed c.1800 by William Paty was planned to have an open south east side facing the city, now filled by an unsympathetic post-war University building. The Square itself is a valuable green space, containing a number of mature trees and a fragment of John Norton's Civic Cross.



Figure 32: View into Berkeley Square from Berkeley Avenue

7.1.3g This character area is particularly rich in historic townscape details, many of which are listed. Sadly the condition of some of these features: lamp standards, railings and stone walls etc. is deteriorating. The area would be greatly enhanced by their sympathetic restoration. Recently, residents' parking signs have been erected that both clutter the pavements and detract from the quality of the environment.

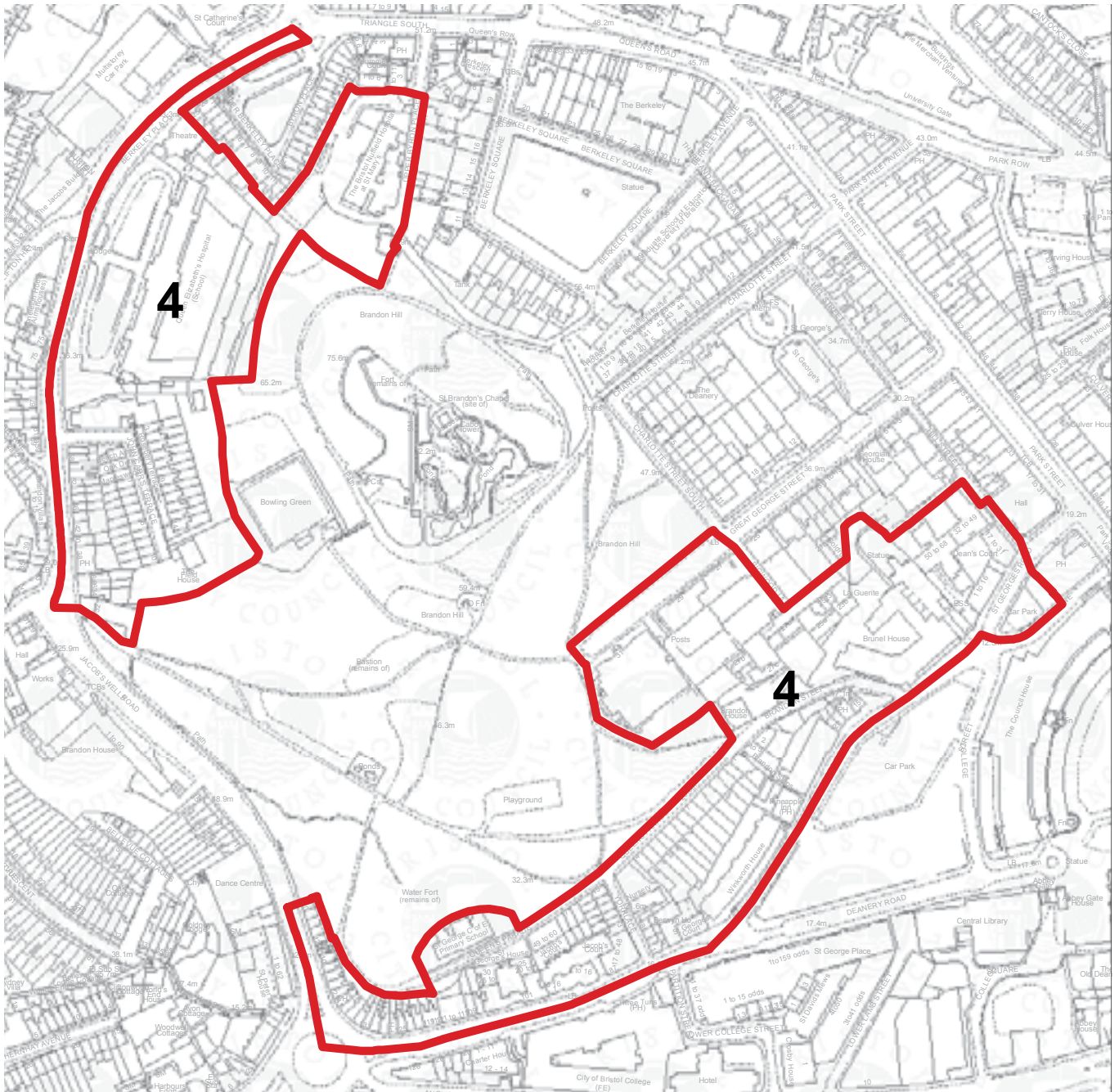
7.1.3h The proximity of this predominantly residential area to the largely retail area of Park Street causes conflicts, particularly with waste and recycling. Residential use is continually under pressure within this area, eroding its original character of a desirable Classical suburb, adjacent to the city centre (see Land Uses section).



Strengths	Opportunities
Historic character - conveyed by the mainly Georgian buildings	Sympathetic replacement or reinstatement of traditional architectural details or boundary treatments
Visual integrity - provided by the cohesive architectural character, symmetry of detailing and sense of rhythm	Sympathetic restoration of traditional street surfaces, boundary details and lamp standards
Quality of formal Squares and green spaces	Continued maintenance of traditional materials and features
Range and quality of historic townscape features	Strategy for removing street clutter and detrimental impact of street signage
Survival of the original layout with original plots and building lines	Strategy for managing and increasing street trees
Number of mature street trees	
Weaknesses	Threats
Volume of on-street parking and associated signage, detracting from the quality of the built fabric	Loss of street trees as mature specimens decline and are not replaced
Waste and recycling issues associated with the Park Street facilities	Continued and increased issues over waste and recycling detracting from the environment
Over-sized estate agents' boards obscuring building frontages	Continued or increased street clutter
Poor maintenance of historic townscape details including street furniture and surfaces	Continued deterioration and eventual loss of townscape details and street surfaces
Poor maintenance of individual buildings	Loss or unsympathetic alteration to buildings and traditional architectural details

7.1.4 Character Area 4

St George's Road & Jacob's wells Road



Map 5d - Character Area 4

7.1.4a This Character Area is split between the primary routes that run around the periphery of Brandon Hill Park: St George's Road to the south and Jacob's Wells Road to the north.

7.1.4b The north/northwest and southeast portions contain the largest buildings, mainly institutions or offices. Neighbouring these are clusters of modest terraces and townhouses, which add a human scale to these major traffic arteries.

7.1.4c There is a conflict between the function of the main streets as major traffic routes and the buildings themselves, which have a modest charm and character. There is a proliferation of large Highway Agency signage along the length of Jacob's Wells Road and St George's Road, the lighting is also on a massive scale, catering more for the vehicular than pedestrian traffic.

7.1.4d The northern portion of this character area is dominated by the [Queen Elizabeth's Hospital School](#), by Thomas Foster & Son, 1844-7. This imposing Tudor Gothic style building stretches along the steep hillside leading down Jacob's Wells Road.



Figure 33: Queen Elizabeth's Hospital School

7.1.4e Tucked away from Jacob's Wells Road and QEH is a quiet enclave with the raised [Rosebery Terrace](#) above [John Carr's Terrace](#). At the end is the Grade II listed Field House that backs onto Brandon Hill. There is an intimate charm and uniqueness to this cul-de-sac, which would benefit from more sensitive street lighting and surface on the raised walkway. No. 32 Jacob's Wells Road is a Victorian former police station, now Avon Wildlife Trust Headquarters.



Figure 34: Rosebery Terrace looking towards Brandon Hill

7.1.4f Along St George's Road at the foot of the Brandon Hill cliff is a Victorian terrace, with retail at ground floor and residential above. The mix of independent shops adds character, though there is a sense of vulnerability, as the impact of the traffic reduces the volume of consumer footfall. The buildings themselves have a strong grain and character, united by a continuous parapet, and have retained much of their original detailing. Many of the traditional shopfronts have been lost or severely degraded by poor quality signage.

7.1.4g Further east along St George's Road, plots sizes increase and there is a less intimate character. A gap in the terrace at nos. 111 - 115 allows views up to the dense foliage of Brandon Hill.

7.1.4h [Jacob's Court](#) is a negative late 20th century insertion, that has completely eroded the traditional urban grain; the materials and massing are also completely out of character.

7.1.4i [York Place](#) is a quiet narrow street with a terrace of early 19th century townhouses that step up to Brandon Hill. The character instantly becomes a quiet backwater away from St George's Road contained by villas and terraces and providing a mainly Georgian backcloth to views down Brandon Hill.

7.1.4j [Queens Parade](#) fronts the Park and focuses on a composed terrace of 14 houses constructed in 1794. These late Georgian buildings each have a stucco façade with limestone dressings and a pantile roof. Other buildings include the 'Gothick' style Brandon Cottage, once home to the 'Bristol Savages' group of artists, and the late 18th century Brandon House.



Figure 35: Queens Parade



Figure 36: Group of Grade II listed buildings, St George's Road

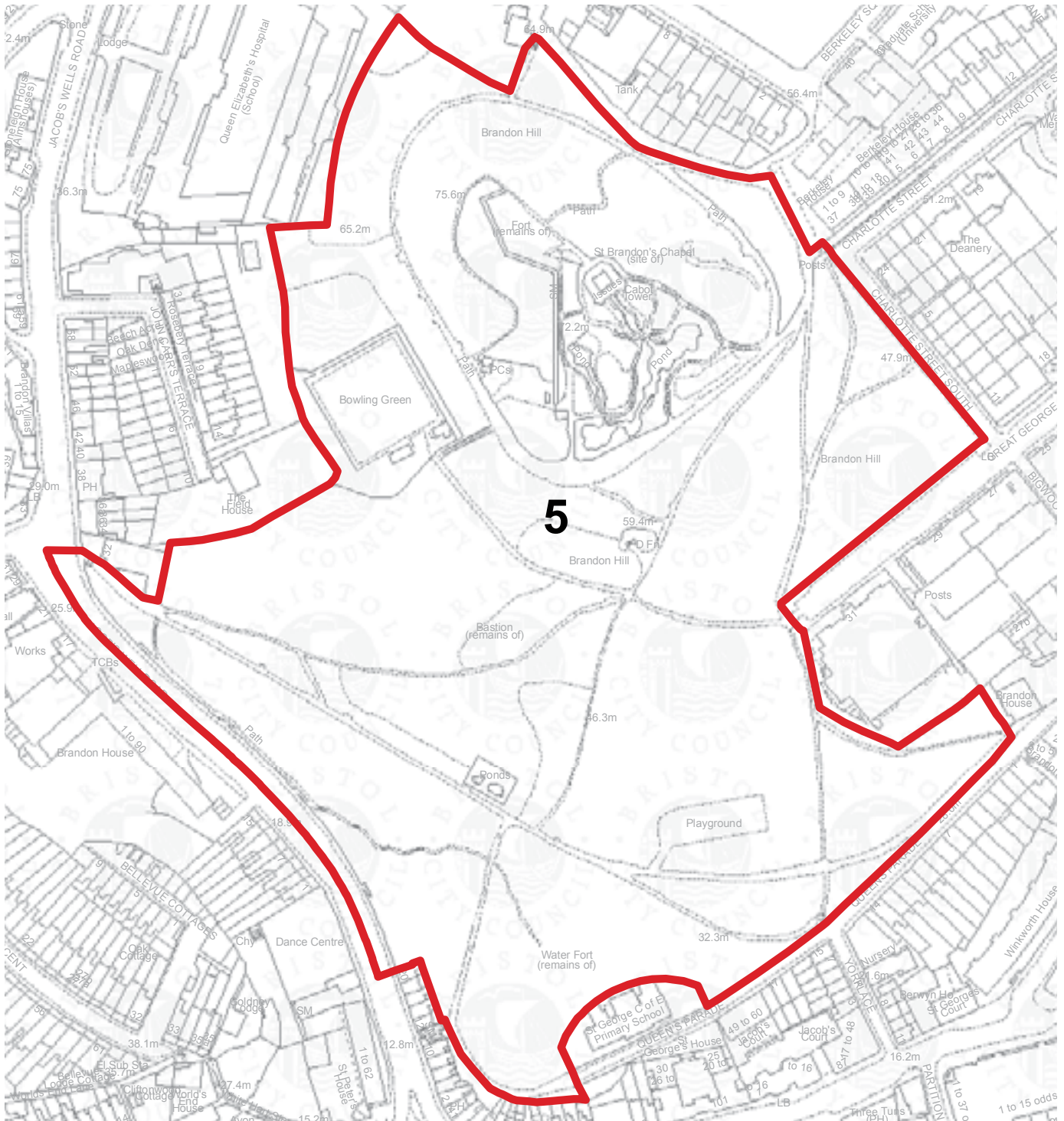
7.1.4k At the west end of Queens Parade is a stretch of traditional Pennant setts and **St George's Primary School**, a late Victorian building in Pennant stone. Here, the steep drop from Brandon Hill down to St George's Road allows for excellent views over the lower rooftops. The design quality of any new modern roof form is particularly significant, when seen from Queens Parade.

7.1.4l Retaining the traditional character buildings in this part of the Conservation Area is important as recent developments have gradually eroded the urban grain. At the bottom of Brandon Steep is a cluster of late 18th century buildings, that are a remnant of the street's original character.

Strengths	Opportunities
Surviving traditional buildings reflecting the historic character	Sympathetic replacement or reinstatement of traditional architectural details or boundary treatments
Intimate character and charm of streets and cul-de-sacs away from main thoroughfares	Scheme to improve street signage and lighting along main thoroughfares
Superb views into Brandon Hill Park and towards the Floating Harbour from Queens Parade	Continued maintenance of traditional materials and features
Surviving townscape details, including street lanterns, Pennant paving and setts	Strategy for removing street clutter and detrimental impact of street signage or advertising
Quality and range of built fabric	Improve shopfront design and signage
Weaknesses	Threats
Scale and design of traffic signs and street lighting along Jacob's Wells Road and St George's Road	Continued or increased insensitive street signage and lighting
Poor quality shopfronts and signs along St George's Road undermining group	Continued and increased issues over waste and recycling detracting from the environment
Poor maintenance of individual buildings or use of inappropriate materials	Loss or unsympathetic alteration to character of buildings and traditional architectural details
Poor maintenance of historic townscape details including street furniture and surfaces	Continued deterioration and eventual loss of townscape details and street surfaces
Large advertising hoarding on the side of listed no. 11 York Place	New developments obscuring or undermining views from Queens Parade

7.1.5 Character Area 5

Brandon Hill Park



Map 5e - Character Area 5

7.1.5a This character area focuses on the steeply rounded, largely informal landscape of Brandon Hill. A much-loved and historically significant public park, it occupies a prominent hill-top position on the edge of the city centre. It is a popular lunchtime and picnic spot, with visitors enjoying panoramic views across the city and the site of Civil War fortifications.

7.1.5b Views from Brandon Hill are probably the best and well-known in Bristol; similarly views to the park are a significant marker of Bristol's landscape.

7.1.5c The park is steeply sloping and dotted with mature trees, with ornamental gardens around the base of the tower and a small play area and nature park on the lower slopes. Some secluded terraced areas to the rear of the park are in a semi-derelict state.



Figure 37: Drinking fountain Brandon Hill in a poor condition

7.1.5d Brandon Hill Fort is a Scheduled Ancient Monument consisting of three distinct areas of surviving earthwork and masonry fortifications that were originally constructed in 1642 then refortified by the Royalists in 1643 during the Civil War. The three areas consist of the remains of a revetted bastion and ditch near the summit of the hill, various banks and ditches on the southern hill slope and earthworks, now largely overgrown, relating to the 'Water Fort' that stood close to the existing St George's Primary School. It is likely that the surviving masonry of the bastion has been rebuilt several times since the Civil War and the internal area of the fort has been landscaped at various times particularly during the construction of Cabot Tower in 1897.



Figure 38: Hill Fort remains

7.1.5e **Cabot Tower** by V W Gough, 1896-8, was built to commemorate the 400th anniversary of John Cabot's voyage in 1497 from Bristol to Newfoundland. A tall pink sandstone tower with limestone dressings. From its summit, the Tower affords 360° views of Bristol, however it is currently inaccessible to the public owing to structural defects and ongoing maintenance issues.

7.1.5f The surrounding residential streets date from the Georgian period and are some of the most desirable in the city. However, they provide little surveillance to the park due to a combination of topography, dense tree coverage and tall boundary walls.

7.1.5g There are numerous pedestrian routes into and through the park - from Great George Street (off Park Street), Jacob's Wells Road, Queen's Parade and Berkeley Square, although there is a lack of pedestrian accessibility into the back of the park (from the top of Jacob's Wells Road and The Triangle). Whilst the main pedestrian desire lines through the park are extremely pleasant to walk along, they are not overlooked and would be avoided after dark.

7.1.5h The park boasts some fine street furniture and boundary detailing, though some is in a poor condition. The footpaths throughout have been tarmacked. The area would be greatly enhanced by a scheme to restore or reinstate traditional features.



Figure 39: Path through Brandon Hill from Brandon Steep



Strengths	Opportunities
Panoramic views out across the city	Sympathetic replacement or reinstatement of traditional furniture or boundary treatments
Quality and diversity of open space	Sympathetic scheme improve lighting along main paths
Historic significance of park itself and individual features	Restoration and re-opening of Cabot Tower
Surviving townscape details, including street lanterns, Pennant paving and setts	Restoration and access improvements to terraced to north of Park
Range of mature, some rare, tree specimens	Improved public access particularly at northern end increasing footfall and natural surveillance
Weaknesses	Threats
Sense of neglect, particularly in the northern fringes and around Cabot Tower	Threats to views into and out of the Park from new developments in the basin of the City or further afield
Poor condition of boundary features	Loss and lack of replacement of rare and mature tree species
Poor pedestrian access and footfall at the northern end giving a threatening atmosphere in this portion	Continued deterioration and eventual loss of townscape details and street surfaces

7.2 ARCHITECTURE

Overview

7.2.1 The Park Street & Brandon Hill Conservation Area has a rich architectural heritage, dating from the 18th century onwards. Interspersed between grand Georgian terraces are Regency villas, Victorian terraces and shops, and Edwardian public buildings and monuments. There are few buildings from after 1914; these are largely the result of post-WWII rebuilding, and generally less successful in design terms.

7.2.2 **Georgian & Regency Buildings:** are most notable in the terraces of Queens Parade, Charlotte Street, Berkeley Square and Berkeley Crescent. Typical features include rusticated ground floors (for stone fronted buildings), six-over-six timber sash windows, parapet with mansard roof behind.



Figure 40: Charlotte Street



Figure 41: Berkeley Crescent

7.2.3 St George's (originally St Augustine's Chapel) and two villas on the south side of Charlotte Street are good examples of Regency Architecture, together with the Literary and Philosophical Institute (now the Masonic Hall).

7.2.4 **Victorian & Edwardian Buildings:** The Triangle, Queen Street and Royal Parade are dominated by late Victorian and early 20th century buildings. There is a variety of styles and architectural treatment in later buildings. Civic and institutional buildings have a more flamboyant, Gothic style, while domestic buildings employ a mix of Gothic and Classical elements.



Figure 42: Dutch gables, Great George Street

7.2.5 20th & 21st century Buildings: dating from 1945 onwards are sometimes pastiche, trying to fit in with earlier styles, such as on the south east side of Berkeley Square, or they are uncompromising modernist interjections as in the south west corner of Berkeley Square and the large office block at no. 31 Great George Street.



Figure 43: No. 31 Great George Street

7.3 ARCHITECTURAL DETAILS

7.3.1 The Conservation Area rich architectural heritage, reflected the quality and diversity of built fabric. The preservation of so many traditional architectural details contributes to the special interest of the area; giving variety and interest to the street scene.

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

7.3.3 **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 44: Distinctive valley roof form of Rosebery Terrace

7.3.4 **Chimney stacks and pots** form striking features when seen against the skyline. Replacement or removal of chimney pots and stacks is discouraged. The terraces of Park Street have distinctive grouped stacks, most of which retain their numerous clay pots.



Figure 45: Chimney stacks and pots, Park Street

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

7.3.6 Typically, Georgian windows in the Conservation Area are single glazed, double hung, timber sashes, recessed within the window reveal and painted white. Sashes are usually six-over-six, though there are variations to this pattern. Victorian windows are heavier, one-over-one timber sashes with moulded window horns.



Figure 46: Typical arrangement of sash windows and pedimented door hood

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

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



Figure 47: Queens Parade stone door surround with original fan light and side light panels

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



Figure 48: Ornate canopied balcony, no. 9 Charlotte Street

7.3.10 **Other fittings** can add greatly to the interest and variety of individual buildings, and the wider area. There are many small-scale fittings, including footscrapers, decorative rainwater goods, and door furniture that are often overlooked and replaced. The preservation of traditional fittings, and the removal of insensitive modern alternatives, would greatly enhance the character of the Conservation Area.

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

7.3.12 Where wholesale replacement is needed, the detail of doors and windows must match the originals in terms of glazing patterns and method of opening. Poor quality replacement doors and windows have a detrimental impact on the integrity of individual buildings, and the character of the Conservation Area as a whole as can be seen above (see Negative Features, Section 9).



7.4 Materials

- 7.4.1 Characteristic building materials are an important factor in contributing to the quality and interest of Conservation Areas, and also give texture and interest to individual buildings. The strong material palette seen in Park Street & Brandon Hill unites the area and gives an indication of building ages and patterns of development. Where infill or new developments most successfully preserve or enhance the area, they respect their context and the dominant local materials.
- 7.4.2 Geologically, the Park Street & Brandon Hill Conservation Area mainly sits on a bed of tough Quarzitic Sandstone, known also as a millstone grit or Brandon Hill Grit. Nearby, the rockbed changes to a limestone. The local Clifton Down Limestone is most widely used in quality building facades and in architectural details, while the Conglomerate, a mixture of limestone and Triassic sandstone is a common feature in boundary walls. It is quite a weak building stone, but has a very pleasant rose red colour.
- 7.4.3 Other predominant building materials in an area are imported, albeit from local sources. Pennant stone came from quarries in east Bristol, near Stapleton. The very finest Oolitic limestone, used in the most prestigious buildings, may have come from Dundry and Bath (Bathstone).
- 7.4.4 Building materials not only give texture and interest to individual buildings, they also characterise an area. The strong material palette seen in the area unites it and also gives an indication of building ages and patterns of development. Where recent infills and new developments have failed to respect the dominant palette, these undermines the character of the area as a whole.

Policy References

Bristol Local Plan

4.4.51 'In Bristol, a wide variety of urban landscapes exist. The character of Conservation Areas may be varied and informal, such as the village development of Montpelier, or more formal such as the spacious suburbs of Sea Mills. The essential character lies not in the individual merit of each building, but in their contribution to the character of the area, including landscaping, traditional boundary walls and other attractive details.'

B16 'In a group of historic buildings, where a formal and unified design forms an essential part of the character, new buildings which reproduce the appearance of these architectural elements that contribute to the overall design of the group will be permitted.'

B18 (i-vi) 'Traditional materials should be retained, repaired and where necessary replaced, and not covered with paints or cladding which would be harmful to the appearance of the Conservation Area'.

B18 (v) 'Prominent original windows' should be 'retained and repaired. Where this is not possible, replacement windows should be constructed to match the original in terms of style, proportions, colour and materials. Proposed new window openings should not disturb a balanced or composed elevation and should respect the size, proportion, material and decoration of existing windows.'



7.5 Relative Merit of Unlisted Buildings

7.5.1 Relative to its size, a high proportion of the building stock within the Park Street and Brandon Hill Conservation Area is listed (193 buildings, 28% of which is Grade II*). In addition to listed buildings, many unlisted buildings in the Park Street & Brandon Hill Conservation Area make an important contribution to its character. Other buildings clearly detract from the quality of the area and could be replaced.

7.5.2 For the purpose of this character appraisal, buildings within the Conservation Area have been categorised according to their special interest and the degree of contribution they make to the character of Park Street & Brandon Hill.

7.5.3 **Buildings of Merit** are unlisted buildings that make a special contribution to the Conservation Area. These are usually of particular architectural or historic interest. The identification of a building within the Conservation Area as being of particular merit will be of material consideration in future planning decisions. Buildings of Merit include:

- St George's C of E Primary School
- St George's C of E Reception
- St George's House, St George's Road
- St George's Court, St George's Road
- The Pineapple Inn, St George's Road
- The Old Police Station, 32 Jacob's Well's Road
- QEH Theatre
- Greek Orthodox Church, University Road
- University of Bristol, 35 Berkeley Avenue
- The Berkeley, Queens Road
- Coliseum, Park Row
- 8 - 11 Elmdale Road
- 7 Frogmore Street
- 3 - 5 Brandon Steep

7.5.4 **Character Buildings** are buildings that make a positive contribution to the overall character and sense of place of the Conservation Area. Their value is in their overall scale, form, materials or date, which helps form the built backcloth for the area.

7.5.5 **Neutral Buildings** are buildings that make neither a positive nor negative contribution.

7.5.6 **Negative Buildings** are buildings that, due to their location, scale, materials, form or detailed design detract from the special character of the Conservation Area. As such, these buildings offer a potential for beneficial change (see Negative Features).

Individual Negative Buildings are:

- Howard Building, Elmdale Road
- Berkeley House, Berkeley Avenue
- Jacob's Court, St George's Road
- QEH Sports Hall, off John Carrs Terrace

The Relative Merit of Unlisted Buildings has been identified at Map 6

Relevant Policy References (extract)

PPS5 HE7

Bristol Local Plan

B18 (i-vi); B21

'Applications for planning permission which would involve the demolition of buildings, walls and other minor structures which make a positive contribution to the character of a Conservation Area will not be permitted unless there are overriding environmental, economic or practical reasons.'

Map 6: Park Street & Brandon Hill Conservation Area

Relative Merit of Unlisted Buildings



7.6 Townscape Details

7.6.1 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.

7.6.2 The Park Street & Brandon Hill 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. To ensure the character and appearance of the Conservation Area is preserved, these details should be protected or replaced with sympathetic, quality, modern equivalents. It is the degradation and disappearance of traditional or locally distinctive details that can threaten to undermine the quality and interest of the area (see Negative Features below).

Traditional Street Surfaces

7.6.3 Traditional surface treatments such as stone 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 or spaces with an intimate charm and distinctiveness.

7.6.4 The raised Pennant pavement along Charlotte Street is also an interesting and unique feature that unites the grand terrace and distinguishes it from its setting. Adding to the charm and character of the Conservation Area, particularly off streets leading to Brandon Hill, are the number of narrow paths and steep steps, many of which are flagged with Pennant slab.



Figure 49: Pennant kerb, steps and flags leading from Charlotte Street into Brandon Hill

7.6.5 There are a number of instances where traditional street surfaces are in a poor condition, where setts, steps or slabs are becoming dislodged and uneven. Original materials are often lost or overlain when their condition has deteriorated to the point of becoming dangerous for pedestrians and non-ambulant users. Schemes to restore and regularly maintain the traditional street surfaces would greatly enhance and protect the character of the area promote its historic context.

7.6.6 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

7.6.7 Railings and boundary walls contribute significantly to the character of the Conservation Area, particularly around Brandon Hill and in the Georgian streets leading to it from Park Street. They add interest and variety of scale in the street scene and provide a sense of enclosure.

7.6.8 Early railings have a simple style, usually in Wrought Iron, then became more elaborate during Victorian times as technology in cast iron developed. Many railings were lost during World War II for munitions; those to basement areas were left to prevent accidents in the black-out.

7.6.9 When railings are repaired, the posts should be lead soldered and individually set into the stone coping to prevent corrosion of the foot of the post. Stone should be left unpainted or rendered. In order to retain the character and special interest of the Conservation Area, listed or unlisted traditional boundary walls, gates, gate piers and railings should be preserved, sympathetically restored or reinstated.

Street Furniture

7.6.10 The Park Street & Brandon Hill Conservation Area has a fascinating collection of historic street furniture, some of which is listed. Street furniture, including letter boxes, lamp standards, and other details, enlivens the street scene but also reflects the history of the area. The appropriate maintenance and protection of this is important, as is the need to prevent modern street clutter detracting from its setting.

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

7.6.12 Great George Street contains a number of Grade II listed lamp posts, mostly mid-19th century, cast-iron with a moulded base to a fluted shaft. The lanterns tend to be later 20th century.



Figure 50: Listed lamp standard and typical Georgian railings, 23 Charlotte Street

Shopfronts and Public Houses

7.6.13 Shopfronts can be of great importance in contributing to the character and appearance of both individual buildings and the Conservation Area as a whole, and can be of historic and architectural interest in their own right.

7.6.14 Park Street & Brandon Hill contains a number of small groups of significant shopfronts, many of which retain their small original frontage widths and timber surrounds. The principal concentration of shops is in the vicinity of Park Street and the Triangle, although clusters of traditional shopfronts are also found along St George's Road.

7.6.15 Public houses are scattered throughout the Conservation Area, and are an important historic feature. They enrich the local scene and merit thoughtful maintenance and retention.



Figure 51: Late 19th century stone shopfront surround, Park Street



Figure 52: Hope & Anchor timber fronted Public House, Jacob's Wells Road

Relevant Policy References (extract)

Bristol Local Plan

B15(l)

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

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.

PARK STREET & BRANDON HILL

Character Appraisal

7.7 Landscape & Trees

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

7.7.2 For a relatively small area, Park Street and Brandon Hill has a high quality inheritance of public parks, communal gardens, and private gardens. There are relatively few street trees in the area; despite this the Conservation Area has a verdant and leafy character. The Conservation Area's considerable contribution to green infrastructure and biodiversity includes its planned green open spaces, recreation areas, its private gardens and hedges, and tree-lined streets.

7.7.3 Hard landscaped areas are also a significant part of the Conservation Area: that between the Wills Memorial Building and the Merchant Venturers Building is a good quality example

7.7.4 **Brandon Hill**, the oldest municipal open space in the country, is today one of Bristol's most popular summer picnic spots boasting panoramic views of the city, and spectacular sunsets. This historic park is protected by Policy NE9 of the adopted Bristol Local Plan, and will continue to be protected in the emerging Bristol Development Framework. The park is mostly made up of open grassland, but the summit of the hill is occupied by the Cabot Tower and a water garden. This area is surrounded by mixed trees and shrubs, including a number of rare species.



Figure 52: 'Pride of India' tree, Brandon Hill

7.7.5 The Avon Wildlife Trust pioneered urban conservation in Bristol in 1980, by turning a two hectare area of Brandon Hill Park into a haven for wildlife in the heart of the city. The wildflower meadow includes ox-eye daisies, yellow rattle and knapweed. A pond provides a breeding site for frogs, toads and Smooth Newts. The butterfly garden supplies food for caterpillars and many kinds of butterflies. Birds such as jay, bullfinch and blackcap are seen in the reserve. Native trees and shrubs have been planted, and the meadow is cut for hay in July.



Figure 53: Wildflower meadow, Brandon Hill

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



Figure 54: Mature trees and shrubs in private garden off Brandon steep

7.7.7 **Byron Place Garden** was created in the form of a private town square for the facing terraced housing on two sides of a triangle. It was created circa 1787 and contains a number of mature trees, including a Horse Chestnut.



Figure 55: Byron Place Gardens

7.7.8 **Berkeley Square** is a communal garden, maintained by volunteers, established in 1787 by Thomas Paty on a sloping site. The garden is an irregular quadrilateral, mostly grassed over, enclosed by a low hedge on all sides. There are gates into the garden at several places. There are several trees planted irregularly in the garden, and some shrubberies and flower beds. There is also a rectangle of levelled ground. The garden is maintained by volunteers. The grass is cut regularly and there is a programme of tree planting being carried out. The garden suffers to some extent from the numbers of people using it. There is a problem with litter, and also with damage caused to the grass, but by and large it is in a good state of maintenance.

7.7.9 The Conservation Area has designated landscapes of national and local importance (NE9): Brandon Hill, Berkeley Square, Byron Place & Berkeley Crescent. The Tree Forum was formed to bring together organisations interested in the management and maintenance of council trees in Bristol. The Forum aims to protect and enhance urban trees in streets, parks, gardens and all open space.

Relevant Policy References (extract)

B15 (ii), NE2, NE3, NE9

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



8 Typical Land Use & Issues

8.1 Overview

8.1.1 Land uses can have a direct influence on the make up of an area, its nature, atmosphere and character that goes beyond the building typology and historic development.

8.1.2 Bristol is the most competitive large English city outside of London and its central area is the region's economic hub providing a wide range of employment, cultural, educational and service opportunities. In recent years it has also refound its role as a place where people increasingly want to live. The more vital and vibrant districts tend to be those with the greatest mix of uses, with people living, working and socialising in the same area.

8.1.3 The Conservation Area had originally developed as a residential suburb, contributing to the smaller buildings and more intimate streets located on key desire lines in the centre. The area has been shaped over centuries, buildings adapting over time to meet social and economic changes, causing Park Street & Brandon Hill to become a vibrant, mixed-use inner city suburb.

8.1.4 Though it is currently a successful area, there remains a delicate balancing act, as conflicts can arise when meeting the needs of different uses. Attributes that define the wider Conservation Area, and issues that undermine it, can broadly be linked to four categories:

- Residential
- Institutions & Churches
- Public Spaces
- Commercial

8.2 Residential

Dwellinghouses, Residential institutions, hotels, boarding and guesthouses (C1, C2, C3 Uses)

8.2.1 The residential portions of the Conservation Area tend to be characterised by a high quality townscape, a large portion of listed buildings or character buildings. There is variety in the type of residences some houses are in single ownership, while some of the grand Georgian and Victorian dwellings have been converted to flats.

8.2.2 Residential streets are quieter, especially away from main routes, with some pockets of mews-type developments tucked well away from the public realm.

8.2.3 The character of residential areas is most threatened by neglect or unsympathetic alterations. The land values has popularised the area for developers and private landlords who let to students; the resulting conversion of single dwellings to flats can impact on the integrity of the individual building and cause an increased pressure on the public realm for public and waste and recycling provisions. A high turnover of tenants and absentee landlord can lead to maintenance issues of houses and gardens.

Main Issues Affecting Residential Areas

- Unsympathetic alterations & loss of traditional architectural details
- Unsympathetic replacement doors & windows
- Loss of trees
- Loss of boundary treatments and gardens to infill/off-street parking
- Non-traditional materials
- Unsympathetic extensions or alterations
- Loss or poor maintenance of traditional street surfaces or hotchpotch of modern replacement materials
- Loss or poor maintenance of traditional street furniture
- Volume of on-street parking
- Wheelie bins/refuse issues
- Subdivision of properties into flats adding pressure to the public realm



8.3 Places of Assembly

Non-residential institutions: health centres, schools, art galleries, museums, libraries, halls, places of worship (D1 uses)

- 8.3.1 The Conservation Area is home to some institutions and churches of world renown, including Bristol University, City Museum & Art Gallery, and St George's Church
- 8.3.2 Institutions and churches tend to sit in their own substantial plots, often behind high boundary walls, delineating them from the public realm. Although many of the Conservation Area's institutional buildings are inaccessible to the public, they are recognisable as some of Bristol's best assets. Given the financial resources and aspirations for major institutions, new developments and extensions tend to be of a high quality of design.
- 8.3.3 The continued growth and development of important institutional facilities is vital in securing their ongoing viability and value.
- 8.3.4 Existing and future masterplans, establishing long-term aspirations and strategies, may be the best way for larger institutions and the local authority to establish a planning and environmental framework. This would provide a framework to best manage development plans in a sensitive and imaginative way that meets the needs of the institutions as well as the historic environment.

Main Issues Affecting Places of Assembly

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

8.4 Retail & Business

Retail, Restaurants, Cafes, Drinking Establishments, Hot Food Take-Aways (A1-A5 uses); Business/Office (B1 uses)

- 8.4.1 The Conservation Area's retail and business activity is vital to its character and to the wider context of Bristol. The presence of 'active ground floor uses' at ground level - cafes, shops, places of assembly - also contribute to a place's vibrancy, as do frequent doors and windows with few blank walls, and uses that spill out into the street.
- 8.4.2 Park Street, Queens Road and the Triangle offers a diverse and distinct range of retailing experiences including high-end, mainstream, independent, and down-market, which functions as one of the busiest and most well-known shopping centres in the south west. Here there is a buzz of activity and thriving shopping and cafe culture. The range of individual shops, galleries and cafes quality of the buildings that house them add to the charm and unique interest of this area, which attracts many visitors.
- 8.4.3 A secondary commercial centre lies off St George's Road, where there is a mix of shops, restaurants and public houses. The busy traffic along St George's Road makes the area less of a shopping destination and there is a sense that many of these services are suffering from a lack of passing trade.
- 8.4.4 Many of the Conservation Area's grand houses have now been converted to office use, notably most of the properties off round Berkeley Square and off Park Street. These portions of the Conservation Area tend to be quiet, almost deserted at weekends. Properties and gardens however tend to be well maintained, though pressures to provide commercial car parking can threaten the substantial gardens many sit in.



8.4.5 The retail uses within the area can cause conflicts with other land users. For example, tables and chairs, 'A' boards clutter the pavements; rubbish and food waste left outside restaurants during the day detracts from the quality of residential streets; vehicular traffic and parking pressures causes conflicts with residential amenity.

Main Issues Affecting Commercial Areas

- Anti-social behaviour caused by late night drinking
- Tables and chairs of businesses blocking pavements
- Advertisements - A-boards blocking pavements
- Litter and food waste obstructing streets during the day
- Wheelie bins
- Poor quality shopfronts and signage
- Loss or poor maintenance of traditional street surfaces or hotchpotch of modern replacement materials
- Loss or poor maintenance of traditional street furniture
- Lack of parking provisions

8.5.3 Public spaces punctuate the residential portions of the Conservation Area, particularly around the Georgian and Victorian terraces. While the vast open space of Brandon Hill Park dominates the entire west side of the Conservation Area.

8.5.4 Most Squares were intrinsically linked with the development of the terraces they serve. As such they have a quiet and formal character, often enclosed by railings and benefiting from mature planting.

8.5.5 The main issues that detract from the quality and enjoyment of public spaces relate to lack of maintenance, lack or use or concealed location. Dumping and littering, and BBQs scorching the grass, affect areas that are tucked away from the public realm.

8.5.6 The Conservation Area boasts a large public natural space, that serves the wider central area. The public open spaces also have important biodiversity value. An increase in street trees from these public spaces would improve the connections between public spaces, across the area and beyond. Furthermore, trees have an important role to play in climate change adaptation.

8.5 Public Spaces

8.5.1 Public spaces can be defined as those parts of the city where people can gain unrestricted access (at least during daylight hours) for the purpose of passing through, meeting, visiting and enjoying. It is where we come together as a community, not merely a place for functional movement.

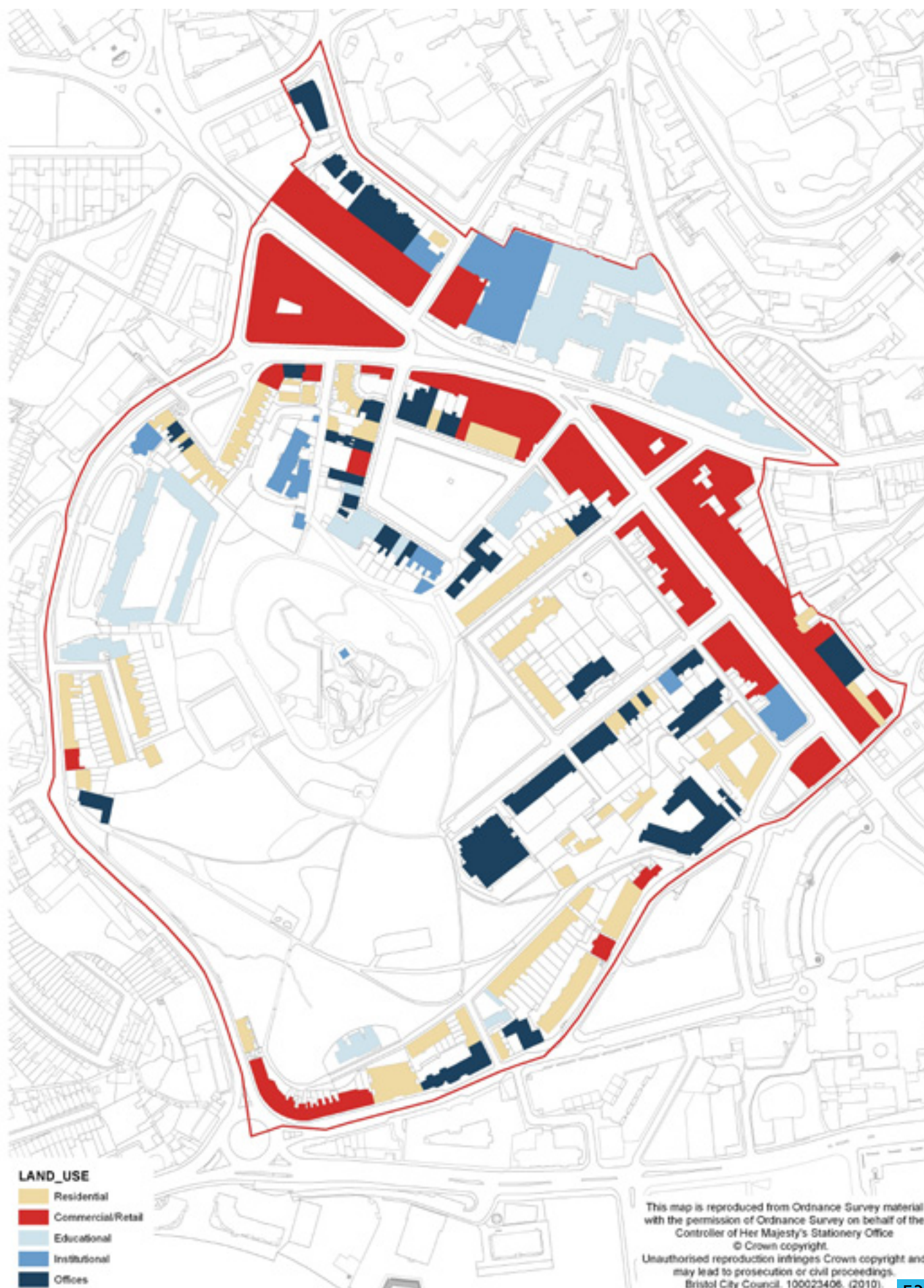
8.5.2 These spaces represent the main public space assets and outdoor activity hubs of the central area. These are major spaces located across the pedestrian route network including: Squares (hard and soft landscaped); Parks and gardens; Recreational spaces.

Main Issues Affecting Public Spaces

- Lack of maintenance of green spaces and their features
- Loss of green space which has biodiversity value to off-street parking or new development
- Loss or lack of street trees between public spaces
- Loss or poor maintenance of traditional street surfaces or hotchpotch of modern replacement materials
- Loss or poor maintenance of traditional street furniture

Map 7 Shows the Predominant Land Use in the Conservation Area

Map 7: Park Street & Brandon Hill Conservation Area
Predominant Land Use





9. NEGATIVE FEATURES

9.1 The value or importance of a Conservation Area can be vulnerable to harm as negative elements detract from the local environment, and threaten to undermine its special interest. This can include small-scale alterations, loss of traditional features, or large-scale developments. Negative features and threats present an opportunity for enhancement or restoration, as detailed in Section 9.

Traffic, Parking & Street Signage

9.2 The high volume of vehicular traffic through the Conservation Area causes conflicts with visual amenity and visitor experience. Along Park Street, Queens Road, Park Row and Jacob's Wells Road traffic dominates. Visually, it detracts from the qualities of the townscape. It also impinges on the enjoyment of the area by shoppers and tourists, the problem is exacerbated by the lack of pedestrian crossing points. Traffic also increases air pollution, which has a direct impact on the sensitive stone facades of buildings.

9.3 The proliferation and design of lighting and signage throughout much of Park Street & Brandon Hill fails to adopt a sensitive design approach that preserves the appearance of the Conservation Area. Controlling traffic flow at major junctions has given rise to a proliferation of large traffic signs, signals, equipment boxes etc. The buildings and views are negatively affected by the signals and signage around the Triangle and at the south end of Jacob's Wells Road.

9.4 There is a real pressure for on-street parking throughout the Conservation Area. In managing this demand, there is a high volume of parking metres, parking bays and associated signage. These additions are utilitarian in design and cumulatively detracting from the quality of the environment. The problem is particularly prevalent along sensitive streets where there is a high quality townscape, such as Great Gorge Street and Charlotte Street.

Advertising

9.5 There is a high quantity of office and commercial premises within the Conservation Area, many of which in the upper storeys. Over-sized estate agents' boards are frequently affixed to building frontages when a lease is available. Given the current economic climate, this trend is increasing and boards are staying for a long time. These boards detract from individual buildings by obscuring frontages and detracting from the wider street scene. The proliferation of estate agents' boards also contributes to a sense that the economic stability of the area is perilous, possibly in decline.

9.6 A large, private advertising hoarding dominates the flank wall of the Grade II listed no. 11 York Place, along St George's Road. This greatly detracts from the special interest of the heritage asset. The size of the hoarding also impacts negatively on the character of St George's Road.

9.7 In residential areas, the lack of regulation in place to control the size and style of estate agents' boards means they are a particular blight that undermines the street as well as individual buildings.

Shopfronts & Signage

9.8 Poor quality replacement shopfronts, internally illuminated or over-size signage can have a dramatic effect on the quality of the street scene. This is particularly problematic along Park Row and the Triangle, and in the shops along Jacob's Wells Road/St George's Road.

Unsympathetic Infill & Alterations

9.9 New development or infill that fails to respect the character of an area, or ignores the predominant building lines, scale, proportions, details or materials etc. can cause serious harm to the special interest of the Conservation Area. Renovation is more sustainable and will ensure that the character of the Conservation Area is preserved.



9.10 In recent years, considerable development has been allowed to take place to the south of the Conservation Area boundary, notably in the Harbourside area and along Deanery Road and St George's Road. The upper storeys are prominent in views from Brandon Hill and are not always of high quality. Most available sites in this area have now been developed, but any remaining development should take into account the views from Brandon Hill and be of the highest quality in terms of materials, design interest, massing and scale.

Refuse Issues

9.11 Refuse, litter and graffiti all undermine the quality of the environment and contribute to a sense of neglect in some streets. The proliferation of wheelie bins and recycling boxes clutters the pavements and impedes pedestrian movement, particularly on collection days.

9.12 Graffiti is not a widespread problem in the area, although there are isolated instances that have occurred, notably in the Brandon Hill Park locality and on Park Street. Street cleaning is more of a problem owing to the high number of take-away food premises and clubs and bars.

Loss & Poor Maintenance of Townscape Details & Street Surfaces

9.13 The Conservation Area has a high quality public realm, which includes many original Pennant stone pavements, raised walkways and setted streets. Where traditional street surfaces and features are poorly maintained or replaced with non-traditional materials, this is gradually eroding the quality of the public realm and posing a risk to pedestrians. Where electricity company or water company works are undertaken these are frequently patched with tarmac creating a hotchpotch of materials.

9.14 Traditional street furniture, such as lamp standards, telephone kiosks, post boxes, street signs adds to the quality and special interest of the environment and their loss or damage threatens to undermine this.

9.15 Unsympathetically sited or non-traditional street furniture can be highly detrimental to the public realm, especially in sensitive streets such as Queen Charlotte Street.

9.16 Poor quality replacement paving and mix of paving materials, detracting from visual appeal and unity streets

Poor Maintenance of Buildings & Public Spaces

9.17 The care and maintenance of individual properties affects the character of the area as a whole. A major listed building that has been closed for some time is the Cabot Tower. However, funding for repair works has been agreed, and at the time of writing, substantial repair works have been initiated.

9.18 Other listed buildings, while not empty, may suffer due to absentee landlords failing to do adequate maintenance work or carrying out illegal alterations.

9.19 Boundary walls and railings are poorly maintained in a number of instances throughout the Conservation Area; this is particularly noticeable around Brandon Hill Park and Berkeley Square. In the main, Brandon Hill is well used and maintained, the exception is the upper portion where lack of maintenance and access issues contribute to a threatening atmosphere.

Small-scale Accretions

9.20 Small-scale additions, although relatively minor in themselves, can build up to have a negative impact. Individually they may detract from the building itself or be insensitively sited so that they impact on the wider street scene. The impact of satellite dishes, telephone wires and poles, external gas and electricity boxes, solar panels, radio masts, boiler flues etc. can be reduced through careful siting and choice of materials and colours, and removal when redundant or upgraded.



10. MANAGEMENT PROPOSALS

10.1 It is expected that the effective management of the Park Street & Brandon Hill Conservation Area can, for the most part, be met through an effective policy framework and the positive use of existing development management and enforcement powers. The analysis of the character and appearance of the Conservation Area within this Character Appraisal therefore identifies those elements the Council will seek to protect, as well as negative features, which may present opportunities for enhancement.

10.2 The following table provides a list of proposals related specifically to those features identified as 'negative' in Section 9. The implementation of the Potential Actions may depend on the existing and future financial and staff resources that Bristol City Council departments work within.

Negative Feature

Traffic, Parking & Street Signage

Potential Action

- 10.3 Investigate possibility of introducing measures to ease congestion caused by commuter parking and rush hour traffic, particularly down narrow streets.
- 10.4 Investigate environmental improvement works to ease conflicts between vehicles and pedestrians down busy streets.
- 10.5 Encourage a reduction in reliance on cars in the Conservation Area through increased cycle storage and other provisions such as car clubs in new schemes.
- 10.6 Work with other BCC departments, especially Highways and Lighting, on strategies to reduce the impact of street signage in Conservation Areas and reduce redundant signage in future works.

Negative Feature

Advertising

Potential Action

- 10.7 Investigate the possibility of implementing Regulation 7 controls on estate agents' boards.
- 10.8 Seek enforcement action against any breach of planning permission or conditions where there is a negative impact on the character or appearance of the Conservation Area.
- 10.9 Undertake a city-wide review of existing licensed advertising hoardings and seek to serve a discontinuance notice and removal of any that have a negative impact on the appearance of a Conservation Area.

Negative Feature

Poor Quality Shopfronts & Signage

Potential Action

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



Negative Feature

Unsympathetic Infill & Over Intensive Developments

Potential Action

- 10.13 Resist unsympathetic applications which would harm the character or appearance of the Conservation Area. High quality design and materials will be encouraged through existing development management powers.
- 10.14 Where consent is required, resist unsympathetic alterations or additions through positive use of existing development control powers.
- 10.15 Seek enforcement action against any breach of planning permissions of conditions where there is a negative impact on the character or appearance of the Conservation Area.
- 10.16 Ensure that predominant height, scale, massing, footprint, layout, materials, details, roofscape and front and rear and building lines are respected in line with the BLP/LDF policies and findings within the Conservation Area Character Appraisal.
- 10.17 Encourage appropriate reinstatement of traditional architectural details in future development control negotiations.

Negative Feature

Refuse Issues

Potential Action

- 10.18 Seek to improve waste storage provisions in new schemes through future development management negotiations.

- 10.19 Co-ordinate with Waste Services Team to highlight specific issues of waste and street cleansing that affect the Conservation Area.

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

Negative Feature

Loss of Traditional Street Surfaces & Street Features

Potential Action

- 10.21 Encourage retention/reinstatement of cobbles, setts, stone kerbing, Pennant paving etc.; where those materials are 'fit for purpose'.
- 10.22 Encourage like-for-like replacement, provided material is 'fit for purpose'.
- 10.23 Where wholesale replacement is proposed work should be undertaken to ensure consistency and quality of replacement materials.

Negative Feature

Loss or Poor Maintenance of Traditional Street Furniture & Signs

Potential Action

- 10.24 Retain or reinstate, and ensure good maintenance of, traditional street furniture where appropriate.
- 10.25 Retain and maintain traditional street signs where appropriate.
- 10.26 Support local conservation groups and amenity societies who may seek to maintain or reinstate traditional street furniture in their local areas.



Negative Feature

Poor Maintenance of Building & Public Spaces

Potential Action

- 10.27 Seek improvements to poorly maintained buildings or land by negotiation through the development management process.
- 10.28 Investigate possibility of implementing a strategy for using Section 215 Notices more effectively to improve quality of built environment by the Planning, Private Sector Housing or Environmental Health Teams within BCC.

Negative Feature

Small-scale Accretions

Potential Action

- 10.29 Encourage removal of redundant wires, alarm boxes, air conditioning units etc. in development management negotiations or seek enforcement action where a breach of planning control has occurred and the item has a negative impact on the character or appearance of the Conservation Area.

Negative Feature

Poor quality repair and conservation to local stone masonry e.g with inappropriate or harmful mortars

Potential Action

- 10.30 Encourage the use of appropriate lime mortars and relevant conservation repairs to stone masonry through positive use of Conservation and Development Management powers, and increased awareness of conservation issues and approaches.

ADDITIONAL POTENTIAL ACTIONS

Increase Awareness

- 10.31 Increase awareness of conservation issues and understanding of the character of the Conservation Area through the promotion of this Character Appraisal and other means.
- 10.32 Investigate the possibility of producing a leaflet for house owners advising them on what is and is not covered by Permitted Development rights and how best to maintain their property in a way that is consistent with the character of the Conservation Area as identified in this Appraisal.

Direction Controlling Permitted Development

- 10.33 Investigate the possibility of implementing a Direction to remove certain Permitted Development rights in order to protect features considered important to the character or appearance of the Conservation Area.

Unauthorised Works

- 10.34 Seek enforcement action against unauthorised works where a breach of planning control has occurred and there is a negative impact on the character or appearance of the Conservation Area.
- 10.35 Increase awareness of conservation issues and understanding of the character of the Conservation Area through promotion of the Character Appraisal.



11. STATEMENT OF COMMUNITY INVOLVEMENT

- 11.1 Prior to document drafting an initial public meeting was held on 10th May 2010. This meeting advised:
- What a character appraisal is and why BCC undertakes them
 - The general format for character appraisals and the national guidance followed
 - The 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 on 7th May 2010.
- 11.3 The first-stage public consultation ran until July 9th 2010, and a total of 22 written responses were received from members of the public.
- 11.4 Once the draft document had been compiled, a second public meeting was held on 19th July 2010. This meeting advised:
- What a character appraisal is and why BCC undertakes them
 - The general format for character appraisals and the national guidance followed
 - The main findings within the document: Streets & Spaces, Views, Landmark Building, Unlisted Buildings of Merit, and Building Ages etc.
 - How to get involved and make representations on the findings
 - Details on how and when to make representations
 - Copies of the draft document were available to take away from the meeting.
- 11.5 The second meeting was advertised in a Bristol Evening Post notice (14th July 2010), and the BCC website. The draft character appraisal was available to download from the BCC website along with details of the public consultation and ways to make representations.
- 11.6 This second public consultation period closed on August 31st 2010.
- 11.7 A walk-about meeting was also held with members of the Friends of Brandon Hill.
- 11.8 In addition, BCC's Landscape Design, Strategic & Citywide Policy, Central West Area Planning Team, Conservation Advisory Panel, Central Area Planning Committee, English Heritage and other statutory bodies were consulted.
- 11.9 The Park Street and Brandon Hill Conservation Area Character Appraisal is available to down-load from the BCC website at: www.bristol.gov.uk/conservation or to purchase from the Planning Service Desk
- 11.10 The Park Street & Brandon Hill Character Appraisal is available for reference from the Bristol Central Library and is available to down-load at: www.bristol.gov.uk/conservationareas; hard copies can purchased via conservation@bristol.gov.uk
- 11.11 The Park Street & Brandon Hill Conservation Area Character Appraisal is available to down-load at: www.bristol.gov.uk/conservationareas or hard copies purchased via conservation@bristol.gov.uk

PARK STREET & BRANDON HILL

Character Appraisal

12. Local Guidance, Publications & Sources of Further Information

Information on the Park Street & Brandon Hill Conservation Area can be sought from:

- Bristol Urban Archaeological Assessment
- Bristol Parks Forum www.bristolparks.org.uk

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

Urban Design & Conservation
City Design Group

Planning Services Division

Bristol City Council

Tel: 0117 922 3097

Fax: 0117 922 3101

E-mail: conservation@bristol.gov.uk

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

For advice on alterations to buildings or new development within the Park Street & Brandon Hill Conservation Area Conservation Area, contact:

Central Area Planning Team

Planning Services Division

Bristol City Council

Tel: 0117 922 3097

Fax: 0117 922 3417

development.management@bristol.gov.uk

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

- City Centre Strategy and Action Plan

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

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

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

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

National Policy Guidance:

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

English Heritage Publications:

- Guidance on Conservation Area appraisals (2006)
- Guidance on the management of Conservation Areas (2006)
- The Heritage of Historic Suburbs (2007)
- Understanding Place: Historic Area Assessment - Principles and Practice (2010)

English Heritage (Head Office)

1 Waterhouse Square

138 - 142 Holborn

London EC1N 2ST

General Enquiries: 020 7973 3000

www.english-heritage.org.uk

English Heritage (South West)

29 Queen Square

Bristol BS1 4ND

Tel: 0117 950 0700



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

The Society for the Protection of Ancient Buildings (SPAB)

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

The Georgian Group

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

The Victorian Society

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

The Twentieth Century Society

70 Cowcross Street
London EC1M 6EJ
Tel: 020 7250 3857
www.c20society.org.uk

Institute of Historic Building Conservation (IHBC)

www.ihbc.org.uk



13. Glossary

13.1 Glossary of Architectural Terms

Aesthetics

Relating to, or sensitive to, visual beauty

Accretions

A gradual build-up of small additions and layers

Ashlar

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

Bathstone

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

Bay

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

Bay Window

An angular or curved projecting window

Barge Board

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

Butterfly Roof

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

Buttress

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

Canted

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

Casement Window

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

Cast Iron

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

Cill

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

Chimney Stack

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

Classical (neo-Classicism)

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

Console

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

Corbel

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

Cornice

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



Coursing

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

Curtilage

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

Dentil Course

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

Door Surround

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

Dormer Window

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

Dressings

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

Entablature

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

Façade

The frontage of a building

Fanlight

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

Fascia

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

Fenestration

The arrangement of windows in a building's façade

Flashing

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

Flue

Smoke duct in chimney

Gable

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

Georgian

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

Glazing Bars

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

Gothic

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

Hipped Roof

A roof with sloped instead of vertical ends

Jambs

Side posts or side face of a doorway or window

Lightwell

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

Lintel

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



Mansard Roof

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

Mortar

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

Pantile (& Double Roman)

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

Parapet

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

Pediment

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

Pennant Stone

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

Pilaster

Rectangular column projecting slightly from a wall

Pitched Roof

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

Plinth

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

Pointing

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

Portland Stone

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

Quoins

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

Render

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

Reveal

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

Ridgeline

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

Roof Pitch

Angle at which rafters form an apex from the supporting walls

Roofscape

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

Sash Window

A window formed with sliding glazed frames running vertically

Setts

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

Stallriser

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

Voussoir

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



Victorian

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

Wrought Iron

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

13.2 Glossary of Planning Policy Terms

Article 4 and Article 4 (2) Directions

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

Building at Risk Register

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

Character

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

Conservation Area

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



Curtilage Listing

“Any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948”. This would mean listed building consent is required for its demolition, in whole or in part, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest

Discontinuance Notices

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

Heritage Asset

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

Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets

House in Multiple Occupation (HMO)

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

Listed Building

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

When a building is listed, it is listed in its entirety, which means that both the exterior and the interior are protected. Listed buildings are classified into grades as follows:

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

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

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

Landmark Building

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

Listed Building Consent

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

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

Negative Features

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



Permitted Development

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

Planning Policy Statement: 5 (PPS5)

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

Register of Historic Parks and Gardens

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

Regulation 7 Directions

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

Section 106 Agreement

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

planning permission.

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

Setting

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

Significance

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

Tree Preservation Order (TPO)

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

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With special thanks to The Friends of Brandon Hill

Bristol City Council
Brunel House
St. Georges Road
Bristol
BS1 5UY

conservation@bristol.gov.uk
www.bristol.gov.uk/conservationareas

