Conservation Area 19

Redcliffe

Character Appraisal






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1. INTRODUCTION

1.1 A Conservation Area is *'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'* (Planning (Listed Buildings & Conservation Areas) Act, 1990).

1.2 Since the designation of the first conservation areas in 1970, Bristol CityCouncil has undertaken a comprehensive programme of conservation area designation, extension and policy development. There are now 33 conservation areas in Bristol, covering approximately 30% of the city.

1.3 Bristol City Council has a statutory duty to undertake a review of the character and boundaries of each conservation area. This process was first undertaken with the Policy Advice Note 2: Conservation Area Enhancement Statements (November 1993).

1.4 More recent national guidance, set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (1994) and English Heritage's Guidance on Conservation Area Appraisals (2006), requires detailed appraisals of each conservation area in the form of formally approved and published documents.

1.5 The City Council is now underway with a comprehensive programme of producing a Character Appraisal for each conservation area. The enhanced appraisal process involves the review of boundaries, details of historical development, identification of townscape details, and unlisted buildings that make a positive contribution to the conservation area. It also identifies elements that threaten to undermine an area's special interest.

2. PLANNING POLICY CONTEXT

2.1 All conservation areas are the subject of policies in the Bristol Local Plan (adopted December 1997) and the proposed Alterations to the Bristol Local Plan (deposited February 2003). Once adopted, policies in the emerging Core Strategy, and any future Development Plan Documents, will replace those in the Local Plan.

2.2 The Core Strategy is a key document in the emerging Bristol Development Framework. Once adopted the Core Strategy will become the key overarching policy document within the Bristol Development Framework. The next stage in the preparation of the Core Strategy will be the Submission Document, which will set out a Spatial Vision for the City, Strategic Objectives, a Spatial Strategy, Core Policies and a Monitoring and Implementation Framework.

2.3 Each Conservation Area Character Appraisal will be subject to extensive public consultation and once adopted will be a tool for development control officers, developers, residents and others to preserve or enhance the character and appearance of the area. Each adopted Character Appraisal will replace the relevant Conservation Area Enhancement Statement for that area.

2.4 Redcliffe was designated as a Conservation Area on the 3rd November 1976. The Redcliffe Conservation Area Character Appraisal was adopted by the City Council on the **31st March 2008.**

3.1 LOCATION & SETTING

3.2 Redcliffe is located towards the heart of Bristol, on an island bounded by the Floating Harbour to the north and west and by the River Avon (New Cut) to the South. Only part of the Redcliffe neighbourhood falls within the Conservation Area boundary, which follows the line of the Floating Harbour as far as Bathurst Basin to the southwest; includes the high ground of Redcliffe Hill and Colston Parade to the south; and extends eastwards up to Temple Way.

3.3 The Conservation Area has a unique relationship to the water that has shaped its evolution and surrounds it on three sides. The area is also defined by local geology and typography. The name Redcliffe derives from the steep banks of red sandstone that rise from Alfred Wharf and Redcliffe Wharf, giving excellent views across the city from Redcliffe Parade East and West. The red cliffs gradually descend towards the New Cut; further north, the contours level out where built form directly addresses the water's edge on areas of reclaimed land.

3.4 Redcliffe has vital road arteries running through it, which link south Bristol and the Temple Meads area with the City Centre across Bristol Bridge and Redcliffe Bridge. The City Docks Conservation Area is located to the west; the City and Queen Square Conservation Area to the northwest across the floating harbour; and the Bedminster Conservation Area to the south beyond the New Cut.

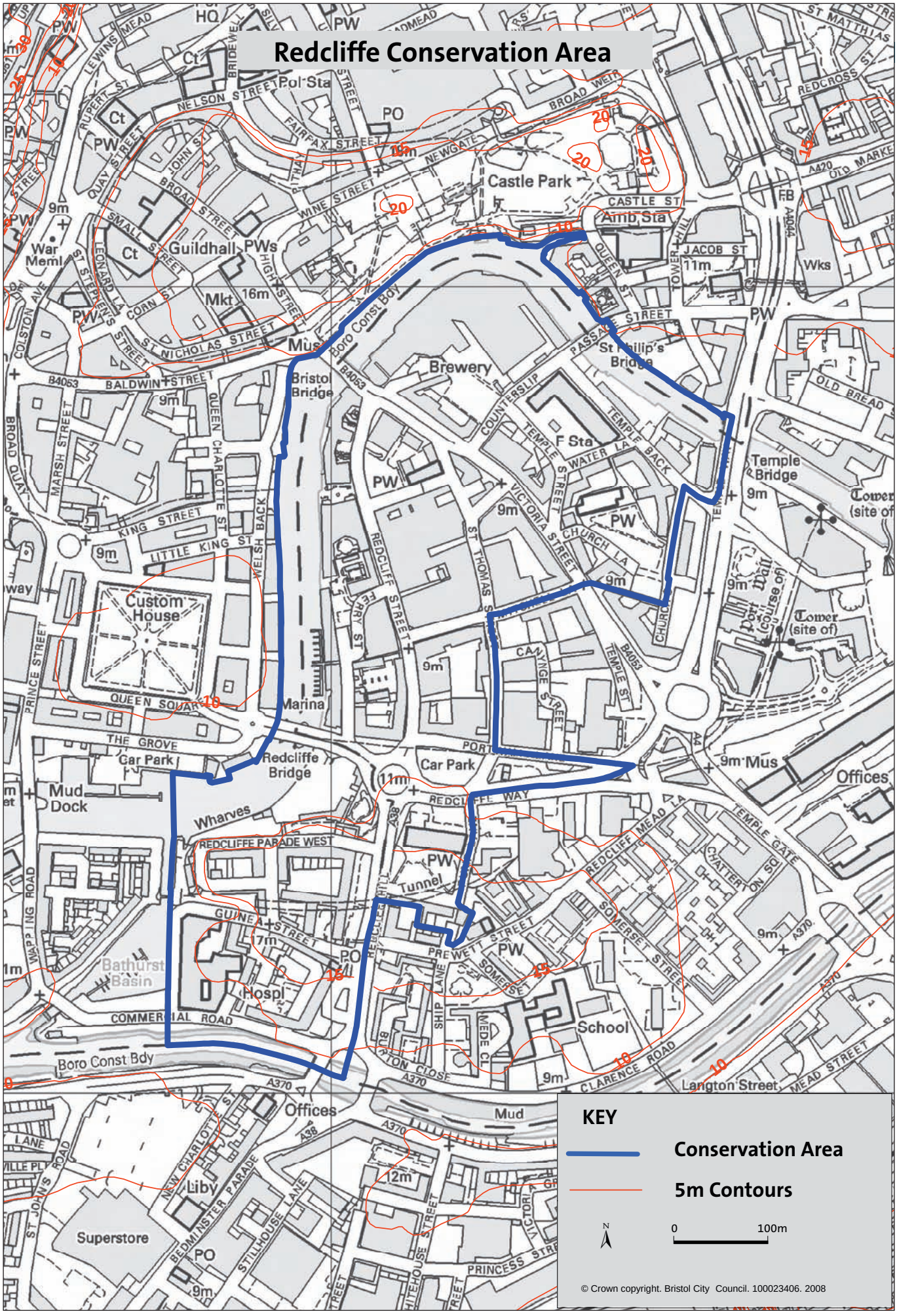


Figure 1: Redcliffe Conservation Area

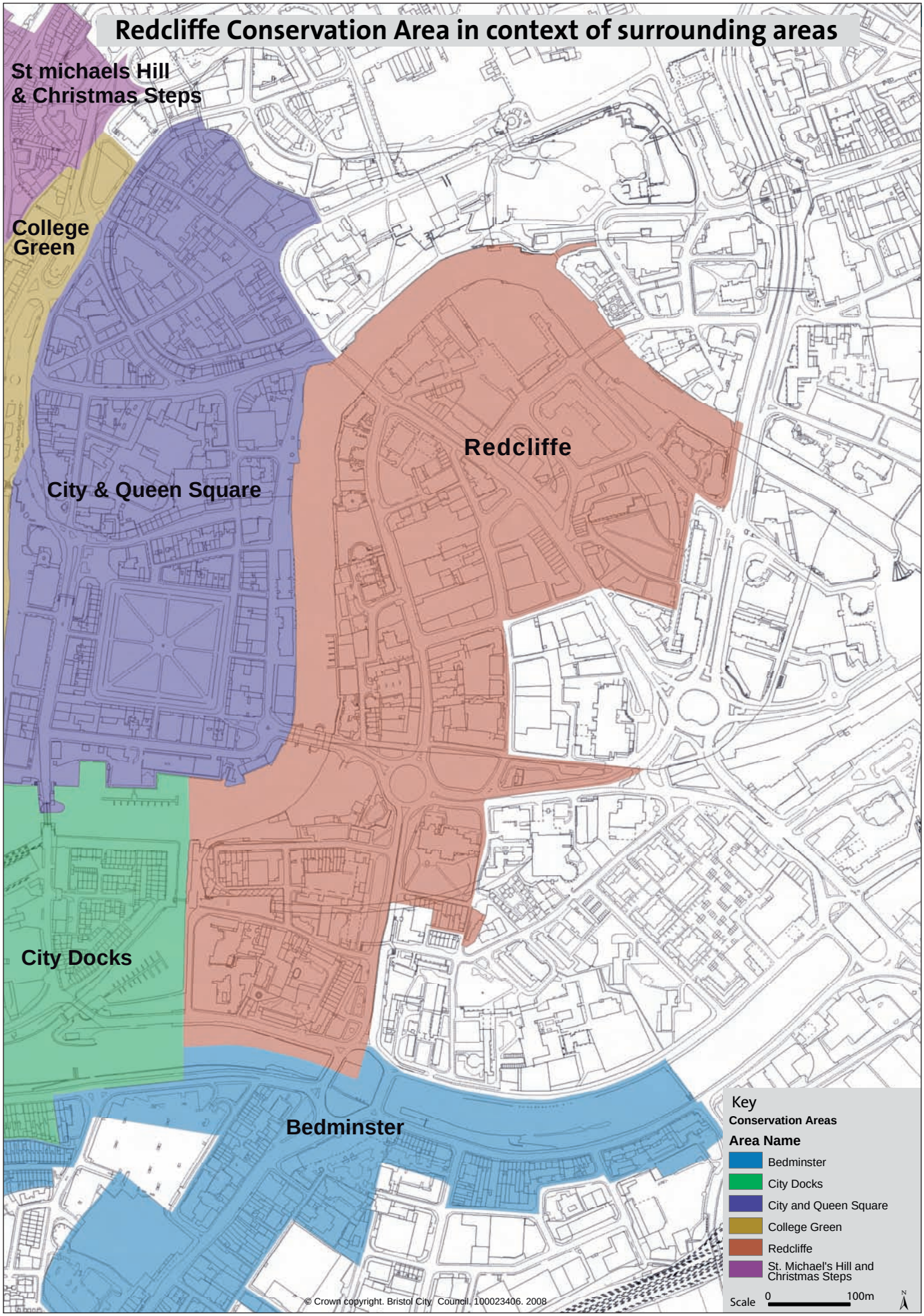


Figure 2: Redcliffe Conservation Area in context of surrounding areas

4. SUMMARY OF CHARACTER & SPECIAL INTEREST

4.1 The position of Redcliffe makes it a pivotal area in linking the south of Bristol with the City Centre across the Floating Harbour. The water that runs around three sides of the Conservation Area has shaped the area and been heavily influentual in the type of activity that has developed. The area is steeped in history, containing two Scheduled Ancient Monuments, and 80 listed buildings.

4.2 Redcliffe is an area of great contrasts. The northern portion has a largely commercial/dockside character, dominated by Victorian warehouses and later 20th century buildings that directly front the streets or edge of the Floating Harbour. The southern part has a more residential character, which once had a human scale shown in the fine Georgian terraces of Redcliffe Parade.

4.3 The area suffered greatly during the second world war and new road layouts and large-scale 20th century buildings have significantly altered the area's historic framework and traditional character. Many glass or concrete blocks have appeared in the area north of Redcliffe Way. In addition, significant high-density residential developments have been built in the south of the area.

4.4 The range of buildings, from St Mary Redcliffe to post-War housing estates, reflect the development of the area from vibrant port, to merchants' residential quarter, and home to industry. Despite changes over the past 60 years, Redcliffe retains much of its historic grain and built fabric. It is the variety of the area that contributes to Redcliffe's unique sense of vitality and interest.

Main Issues affecting the Conservation Area

Development & Alterations

- High redevelopment pressure threatens the removal of traditional buildings and introduction of unsympathetic developments
- Gradual loss of traditional street patterns and plot boundaries
- Key views and skyline features threatened by new developments
- Erosion of local character with introduction of non-traditional materials and architectural details

Public Realm

- Poor pedestrian environment created by volume of traffic and lack of public open space
- Post-war road layouts create separation between parts of the Conservation Area

Beyond the Conservation Area

- Views to key skyline features such as St Mary Redcliffe and Temple Church potentially threatened by developments in the Temple Quay/Old Market/St Philips Marsh areas

5. HISTORIC DEVELOPMENT & ARCHAEOLOGY

5.1 Redcliffe was originally part of the Manor of Bedminster, and belonged to Robert Earl of Gloucester in the early 12th century. It was the Earl who established the settlement on a marsh to the south of the existing town of Bristol. Settlement in most of Redcliffe and Temple began in the early 12th century. Redcliffe only formally became part of the County of Bristol in 1373.

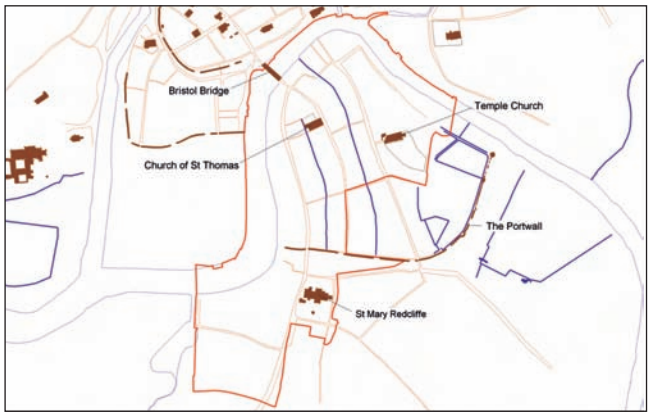


Figure 3: Redcliffe Circa 1350

5.2 The western part of the area is laid out according to a clear plan, with regular long and narrow house (or burgage) plots stretching back east and west from the streets. Within these plots the merchant's house stood on the street frontage with workshops and other structures behind, while the rear boundary of these plots was formed by ditches roughly parallel with the streets.

5.3 In the mid 13th century a new town wall, The Portwall, was built, marked today by the route of Portwall Lane. During the 13th and 14th centuries the area's association with the port allowed the development of industry. This included the processing and dying of cloth, metal-working, horn and leather working. During this period land was reclaimed from the river resulting in the bank being moved tens of metres in some places. It is likely that the alignment of Redcliffe Street approximately follows the course of the earliest medieval riverbank.

5.4 During the 14th century the area's wealth was expressed in fine new buildings including the replacement of the original Knights Templar preceptory in Temple Street with a new parish church.

5.5 The 16th century saw the growth of new industries associated with the port including the importation of sugar, tobacco, coffee and other luxury goods produced with enslaved labour from the colonies.



Figure 4: John Rocques Map of 1742

5.6 Prosperity continued in the 17th and 18th Centuries with Potteries and Glass furnaces. The Terraces of Redcliffe Parade and Guinea Street were constructed as homes for the affluent merchants and seamen. Modest housing was also provided behind the main streets for those moving to the area to work in the busy port and the new industries.



Figure 5: Ashmead's Map of 1832

5.7 At the beginning of the 19th century locks were constructed on the River Avon to create the Floating Harbour. The New Cut was excavated to the south of Redcliffe and Temple, separating the area from Bedminster. During the 19th century, the areas fronting the Floating Harbour were subject to much new development with the construction of new warehouses.



Figure 6: Victoria Street Circa 1880

5.8 The arrival of the Great Western Railway in the mid 19th century acted as a catalyst for the next stage of the evolution of Redcliffe and Temple. In the 1870s a new street, Victoria Street, was pushed through the existing topography to create a vehicular and tram link between the city centre and Temple Meads Station.



Figure 7: Redcliffe North Circa 1880 Ordnance Survey

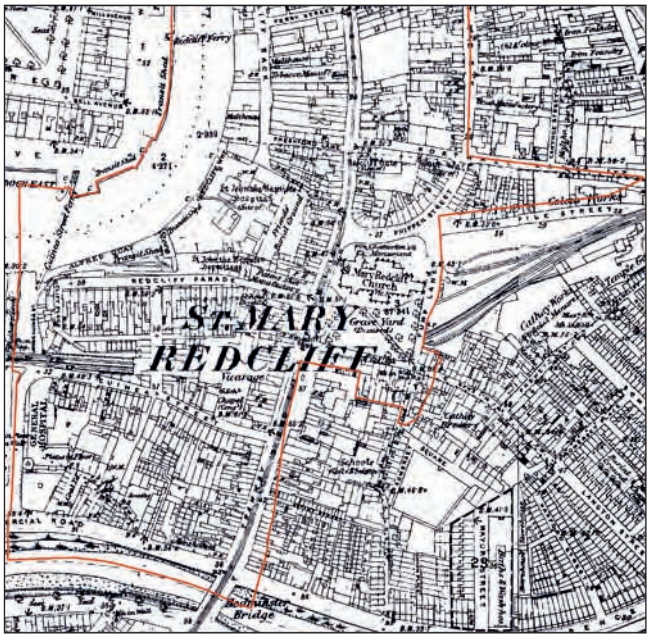


Figure 8: Redcliffe South Circa 1880 Ordnance Survey

5.9 During the 20th century a decline in the area's traditional industries lead to the establishment of new industries including manufacturing units. This concentration of industry caused Redcliffe to be a bombing target during the Second World War.

5.10 In the later part of the twentieth century Redcliffe's development was shaped by the rise of motorised transport with the widening of roads including Temple and Redcliffe Ways and the construction of a new bridge linking Redcliffe and Temple with Welsh Back and the City Centre.

Church of St Thomas The Martyr

5.11 Originally the chapel of Bedminster Church stood on this site, and was described as a large and elegant building as early as the 13th century. In the time of Queen Elizabeth a market was held, which raised a lot of money for the church, and before the completion of St Mary Redcliffe this was where the influential members of the Canynges family were buried. It was also where Sir William Penn, founder of Pennsylvania and Philadelphia, was baptised. The church that stands today was completed in 1793 and has a Georgian interior.

St Mary Redcliffe

5.12 Parts of the church date back to the 12th century, however it is mostly the work dates from the 15th century. Today it is the tallest building in Bristol and the second tallest parish church in the country at nearly 90 metres.

5.13 In 1446 the tower was struck by lighting, cutting the spire short, which wasn't rebuilt until 1872. The church is the prominent landmark of Redcliffe and when Queen Elizabeth I visited Bristol she is quoted as saying that St Mary Redcliffe was "the fairest, goodliest, and most famous parish church in England" at which time most of the spire would have still been missing.

Temple Church

5.14 Named Temple Church as it sits on the site of a temple that belonged to the Knights Templar; it is also often referred to as the Leaning Tower of Bristol. The church that stands today was constructed in the 14th and 15th centuries, after the Knights Templar's temple was demolished.

5.15 The tower, which stands at 35 meters high, was built in two stages. The first stage was built in 1390, but when the tower began to lean west construction stopped. In 1460 the city decided that the tower was stable, and completed it. The two phases of construction are clearly visible when looking at it from the south, as it appears bent in the middle.

5.16 During the Second World War Temple Church was bombed, and engineers almost pulled the tower down thinking it was a danger to the public, but were persuaded that it had always been leaning. Since the bomb damage the church has been left alone to stand as a monument to the wartime bombings.

The Hermitage

5.17 The cave in the Quakers Burial Ground was used as a hermitage; John Sparkes was the first Hermit installed in 1346 by Lord Berkeley to pray for him and his family. Hermits occupied the cave until the 17th century, and today it contains some of the Quaker headstones removed from the graves.

Archaeology

5.18 In most cases a detailed archaeological assessment will be needed in considering development proposals in accordance with SPD7.

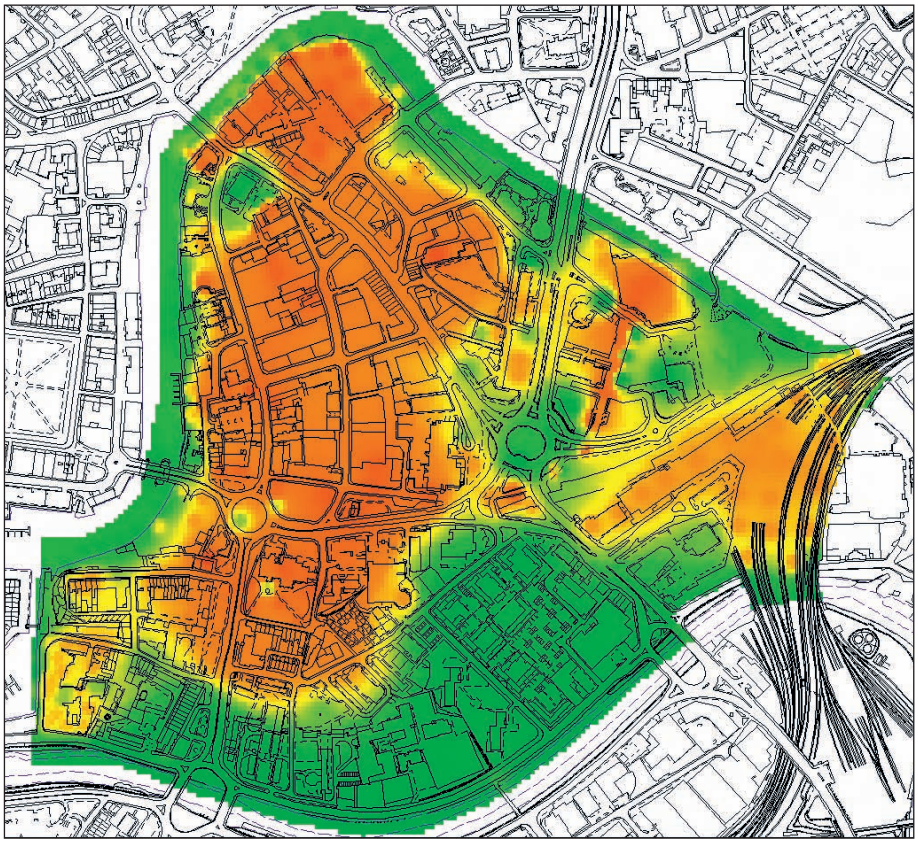


Figure 9: Archaeological sensitivity in the Redcliffe Conservation Area

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

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

6. SPATIAL ANALYSIS

6.1 Streets and Spaces

6.1.1 The historic street layout and the relationship of built form to open space define the framework of an area. The traditional pattern of development, building lines and plot sizes should be respected and used to dictate the scale and level of enclosure or openness appropriate to the Conservation Area.

6.1.2 Redcliffe is characterised by its fine urban grain occasionally broken by key historic buildings or by post-War developments. The otherwise entirely built form is broken only by informal green spaces and views out across the water.

6.1.3 The line of the Floating Harbour is critical in defining the shape and character of Redcliffe. There is currently an intention to address the lack of a continual pedestrian route along the water's edge.

6.1.4 Three major routes cross the 'loop' of the water: Redcliffe Way (Redcliffe Bridge), Victoria Street (Bristol Bridge), Counterslip (St Philips Bridge) and Temple Way. These routes, along with Redcliffe Street and Redcliffe Hill, are the main arteries through the Conservation Area and vital in linking Bristol's south and east districts with the City Centre.

6.1.5 Larger-scaled buildings occupying wider plots tend to be located along the main arteries or along edge of the Floating Harbour. Where historically, commercially scaled properties directly addressed the street or water some later 20th century developments are set back, breaking the traditional building line.

6.1.6 Properties of a more human scale also tend to directly address the street line, or are set behind area railings. Domestic buildings tend to be along the secondary or more intimate routes through the Conservation Area. In the commercial district, to the north of the area, a number of small courts have been created in the midst of large-scale developments.

6.1.7 Green spaces are limited to the former burial grounds around St Mary Redcliffe, Temple Church and the Quaker Burial Ground west of Redcliffe Hill. These pockets of landscape provide vital alleviation to the scale and density of built form in the Conservation Area. Other green spaces are incidental, such as those found outside Chatterton House, the Redcliffe Way Roundabout and outside Holland House along Redcliffe Hill. These areas lack a sense of formality and have the feeling being left over space.

6.1.8 The Brunel Mile is a recently completed, high quality, pedestrian and cycle route that cuts east/west across the Conservation Area to link Brunel's Temple Meads Station with the ssGreat Britain.

6.1.9 This Character Appraisal defines three types of routes and spaces, according to their scale, level of enclosure and the function they perform within the area. These are: Primary, Secondary and Intimate Routes/Spaces.

6.1.10 **Routes and spaces in the Conservation Area are shown in Figure 10.**

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

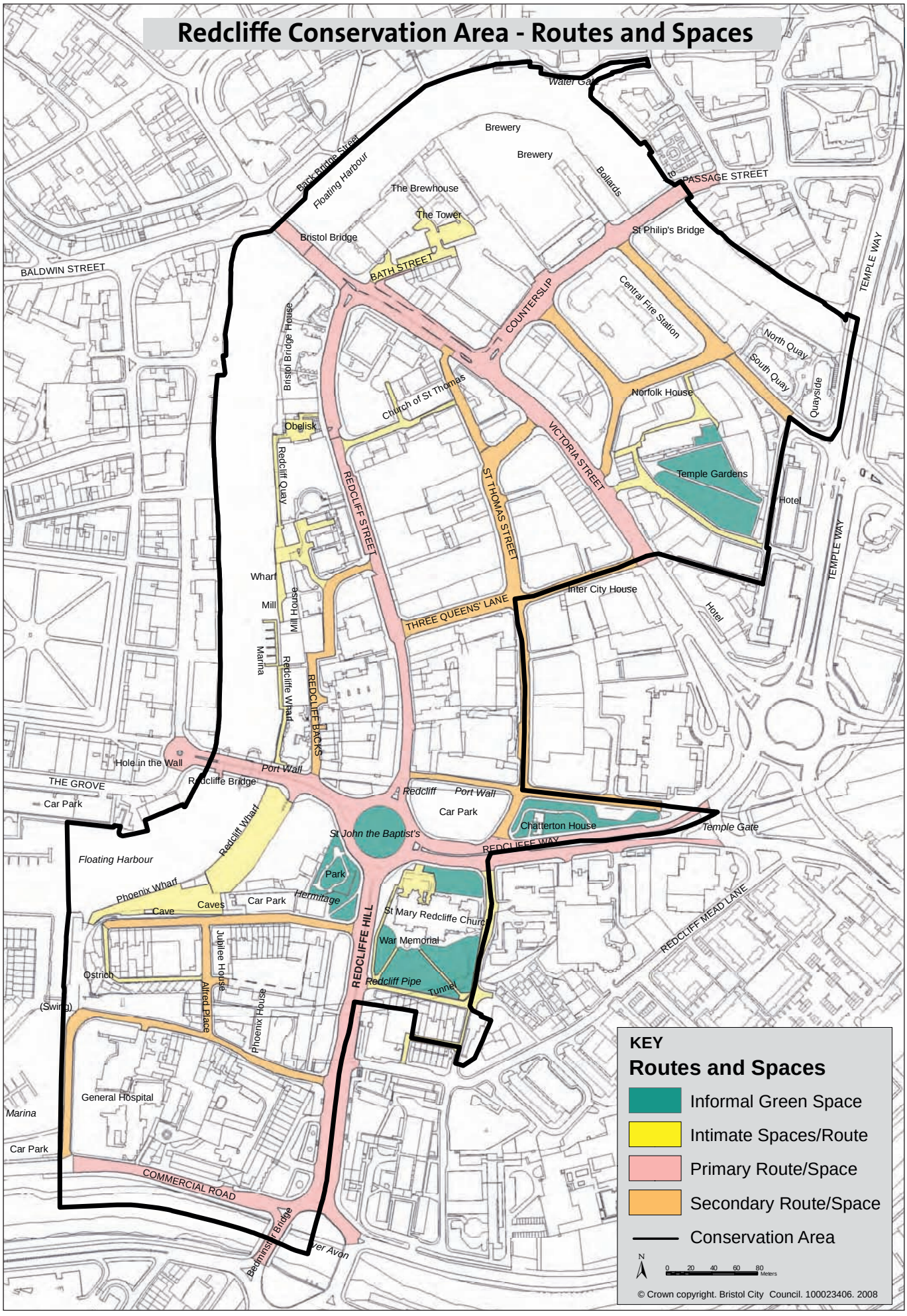


Figure 10: Redcliffe Conservation Area - Routes and Spaces

6.2 Views & Vistas

6.2.1 The typography of the City is unique and views across it make an important contribution to Bristol's townscape and character. Views into and out of Redcliffe are fundamental to its special interest.

6.2.2 Redcliffe Parade and Redcliffe Wharf enjoy a unique aspect and key views out across the Floating Harbour. Looking towards the Conservation Area from across the water, the Georgian terraces that follow the contours along Redcliffe Parade and views of the spire of St Mary Redcliffe Church are of strategic importance as a defining feature of Bristol's skyline.

6.2.3 More local views are enjoyed from Castle Park, looking across to the Courages Brewery site, and from the various bridges that give key views to the dramatic building frontages that reach out of the water.

6.2.4 Local views within the Conservation Area reach towards St Mary Redcliffe from Redcliffe Street and St Thomas Street and views towards Temple Church from Temple Street.

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

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

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

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

6.2.6 **Views in the Conservation Area are identified at Figure 18.**

6.3 Landmark Buildings

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

No 1 Redcliffe Street (former Robinson Building)

6.3.2 This tall, concrete, purposed-designed office building has dominated Redcliffe's skyline since the 1960s. The building is readily visible across the Conservation Area and from the north as it towers over its neighbours and buildings in the vicinity.



Figure 11: No. 1 Redcliffe Street

St Mary Redcliffe Church

6.3.3 The elegant Victorian spire of this attractive medieval church is not only a defining feature of Redcliffe but also one of the City's most familiar landmarks. Readily visible from the Old City and in views across the Floating Harbour, it is also visible from the south from Bedminster Bridge, and east along York Road. Given its prominent location on the corner of a busy roundabout its visibility is increased, if not somewhat undermined, by its setting.

(Further information about the importance of the city views of St Mary Redcliffe is contained in Supplementary Planning Document 1 'Tall Buildings').



Figure 13: St Mary Redcliffe Church

St Thomas Church

6.3.4 Behind the attractive Georgian nave is a medieval tower, which is visible from the foot of King Street across the Floating Harbour. The scale of the building means it dominates views along St Thomas Lane.



Figure 14: St Thomas Church's west face

Temple Church

6.3.5 The tall leaning tower of Temple Church is a landmark as it breaks the skyline and is visible both within and from outside the Conservation Area. Its ornate Bath stonework is visible over the low roofs of the adjacent buildings.



Figure 15: Temple Church from the south east

Redcliffe Parade East and West (group)

6.3.6 Taken as a group, these terraces form a landmark due to their elevated position and architectural/historic significance. These brightly coloured houses cling to the contour of the hill and are highly visible across the Floating Harbour.



Figure 16: Redcliffe Parade West

Former Courages Brewery Site (group)

6.3.7 This complex is highly visible from Castle Park and has a strong building line that responds to the edge of the Floating Harbour.

Bristol General Hospital

6.3.8 This vast Pennant stone building occupies the large plot between Guinea Street and Commercial Road. It is most prominent from outside the Conservation Area from Coronation Road or in views across Phoenix Wharf.



Figure 17: Bristol General Hospital

6.3.9 **Landmark Buildings in the Conservation Area are identified at Figure 18.**

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

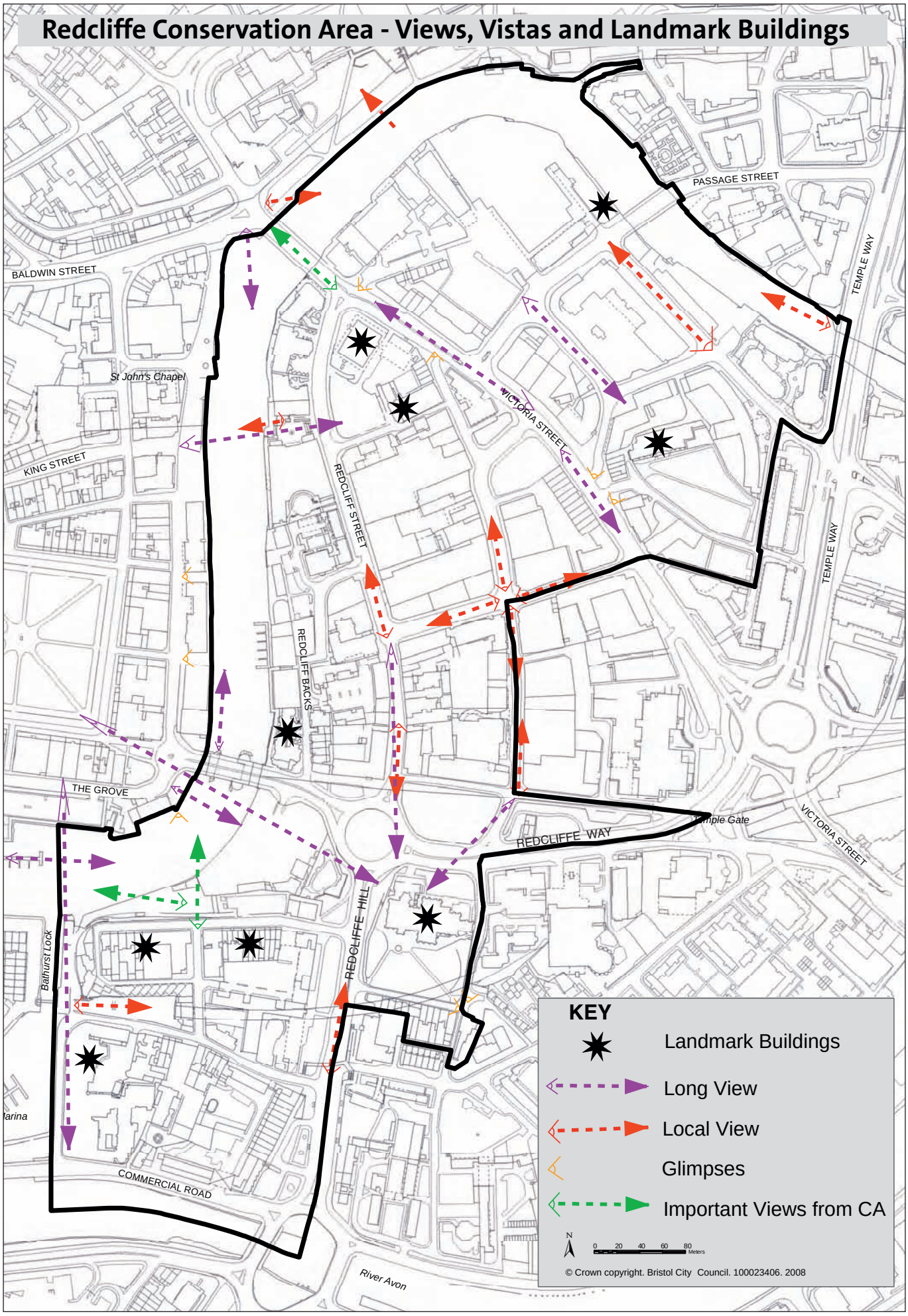


Figure 18: Redcliffe Conservation Area- Vistas and Landmark Buildings

7. CHARACTER ANALYSIS

7.1 General

7.1.1 Overall, Redcliffe has a bustling and lively character defined by busy streets, large commercial blocks, key historic buildings and pockets of intimate residential developments. The water that quite literally shaped Redcliffe still remains a defining feature of the area.

7.1.2 Massive post-War redevelopment in Redcliffe has seriously altered the historic framework of the area in parts. However, it still retains much of its historic fabric and remnants of the traditional urban grain.

7.1.3 Redcliffe is a diverse area, with variations in architectural style and patterns of development. For ease of definition, the character of the Conservation Area can broadly divided into 3 sub areas:

- Area 1 - North Redcliffe
- Area 2 - Temple
- Area 3 - South Redcliffe

Character Areas are shown at Figure 19.

Area 1 – North Redcliffe

7.1.4 This makes up the largest character area, bounded by the Floating Harbour, Redcliffe Way and Counterslip. Victoria Street forms the main route through this character area, carrying heavy traffic to and from the Centre.

7.1.5 Here the land is predominantly low lying and flat, framed by the Floating Harbour. The water is therefore a defining feature, which has Victorian former warehouses and industrial complexes rising sheer from its edge. More centrally there is a large volume of post-War industrial units that reflect the scale of bomb damage and subsequent redevelopment.

7.1.6 Compared with later roads such as Temple Way, the narrow width and confinement of St Thomas Street reflect how parts of the traditional street layout has survived over time and developed from its origins as simple medieval suburb to vibrant part of a thriving City Centre.

Character Area 2 –Temple

7.1.7 This small area is between Counterslip and Temple Way, with the Floating Harbour to the north. The open space of Temple Gardens and the shell of the historic Temple Church are central to this area. In this vicinity the avenues of mature trees give a welcome respite to the otherwise entirely built form of the Conservation Area.

7.1.8 Post-War buildings, in concrete or modern brick and occupying large plots, have tended to replace the traditional Victorian architecture. Where they remain, clusters of 19th century buildings have a more human scale and are remnants of the historic form of this part of Redcliffe.

Character Area 3 –South Redcliffe

7.1.9 This character area has a more varied topography with the ground rising south of Redcliffe Way. St Mary Redcliffe Church defines the character of the area, having a magnificent presence and stands on relatively high ground; it even dominates the busy road network that now surrounds it.

7.1.10 Redcliffe Wharf and Alfred Wharf lie at the centre of the waterfront. From behind these Wharves rise the steep red cliffs, which contain Redcliffe Caves. Redcliffe Parade East and West surmount the partly masonry-faced cliff, which forms a strong backdrop to the Redcliffe dockside.

7.1.11 The green spaces of the St Mary Redcliffe Churchyard and Quakers Burial Grounds are both historically significant and important in the setting of the Church.

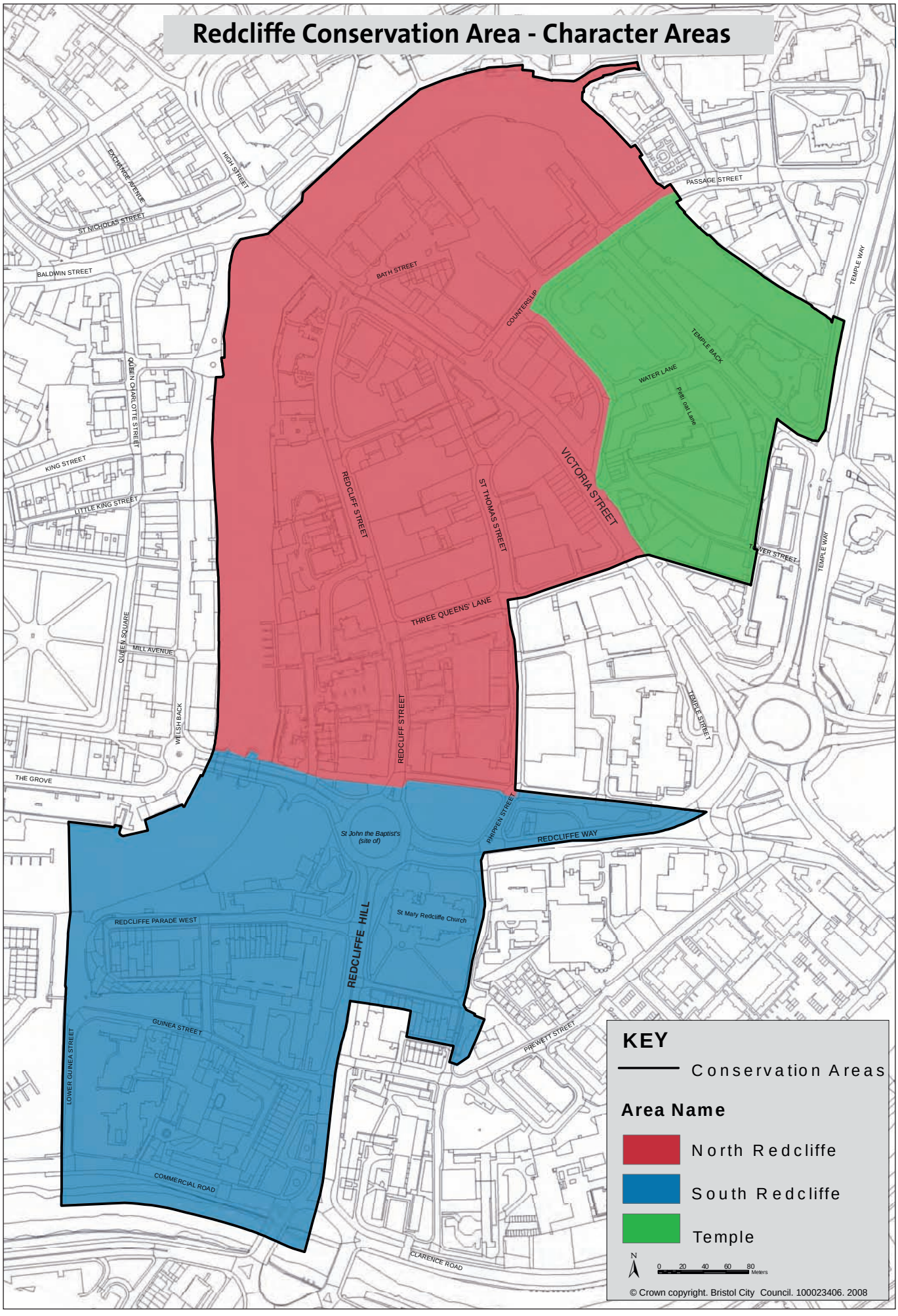


Figure 19: Redcliffe Conservation Area - Character Areas

7.1.12 Redcliffe Way is a brutal mid-20th century vehicular corridor that runs east-west past St Mary Redcliffe.

7.1.13 Redcliffe Bridge now takes the road across the river towards Queen Square. Though the 20th century infrastructure has drastically altered this character area, away from the main routes the streets retain a charming and intimate character and serve as reminders of the original medieval streets.

7.2 Architectural Detail

Overview

7.2.1 The Redcliffe Conservation Area has a diverse architectural legacy, which spans over 700 years. Dominant architectural types and styles vary between character areas, though central to Redcliffe is the volume of 19th century warehouse and commercial buildings at its core. Clusters of smaller-scale Georgian residential developments also exist and tend to be grouped close to the area's three medieval churches: St Mary Redcliffe, Temple and St Thomas.

7.2.2 Despite suffering devastating bomb damage, Redcliffe still contains a number of high quality buildings including Victorian warehouses, Bristol General Hospital, and St Mary Redcliffe. The bomb-affected sites however have introduced a high volume of mid to late 20th century buildings into the mix. These tend to be large-scale and of no consistent style or material and vary from high-rise flats and office blocks, to low-level depots.

Character Area 1: North Redcliffe

7.2.3 Victorian warehouse type buildings, with a general palette of red brick and stone are interspersed with larger 20th century office developments in various materials. Buildings can broadly be defined as functional and imposing, directly addressing the street or water's edge.

Area 1 Dominant Characteristics

Scale

- 4 to 5 storeys at the water's edge
- 3 to 6 storeys elsewhere (except Robinson Building)

Material Palette

- Red brick with freestone dressings
- Pennant stone
- Metal casement windows

Proportions & architectural treatment

- Pitched roofs –majority set back behind a parapet
- Typically warehouses have arcaded details to main facades



Figure 18: Typical Water Front View

7.2.3 The **waterfront** is defined by former warehouses/industrial complexes, which rise sheer from the water's edge. These are functional, imposing structures with their redbrick and stone facades, which have a red/brown brick pallet. Traditionally interest is added to main elevations via the use of bold cornices and pilasters. Glazing being accommodated in recessed regular openings, which contribute to the sense of proportion and vertical emphasis. Late

20th century infill developments have sought to replicate the form of these traditional buildings.

7.2.4 **Redcliffe Street** contains a range of buildings, mostly 20th century structures lacking a consistency of style or materials. Towards the southern end a number of late 20th century flat developments have appeared, which are red brick with slate or tile roofs. Most address the street and have internal courtyards and respect the scale and industrial character of the area. Exceptions include the former Ringers Tobacco Factory at 60-62 Redcliffe Street that is grade 2 listed.

7.2.5 On the east side of Redcliffe Street are a number of low-level 20th century warehouses, concrete with asbestos roofs. In some instances, particularly in the blocks off Redcliffe Street the area's earlier plot boundaries can still be recognised in the buildings' layouts, being separated by the form of the burgage plots (larger units being formed by the amalgamation of number of smaller plots). The former boundary ditch to the rear of the plots of St Thomas Street and Redcliffe Street still mark the division between the two principle rows of properties.

7.2.6 The southern end of Victoria Street is characterised by 20th century buildings, which have a strong horizontal, emphasis. The buildings predominantly have active street frontages, and form a hard edge to the rear of the pavements.

7.2.7 Towards the northern end of **Victoria Street** are more traditional 19th century buildings. These have a clear hierarchy of design, with an active street frontage, mid floors, and clear roof level. Vertical proportions are further defined by regular glazing patterns, cornice and parapet.

7.2.8 The buildings to the west of the area between **St Thomas Street** and Redcliffe Street are typically 20th century, some recent developments. Successful new schemes have responded to the area's historic grain and scale, with strong building lines on the pavement edge creating a sense of containment. They also reintroduce the area's traditional characteristic materials with redbrick, stone and render, with a vertical emphasis and rhythm reflecting the area's former modest plot widths.

7.2.9 The Bath stone Georgian frontage of **St Thomas Church** dominates the street. Adjacent to the church is a group of medieval buildings, which are over-shadowed by the scale of the adjacent former Robinson Building. The buildings' architecture, scale and ground floor shopfronts contribute a sense of vitality and interest in the street



Figure 19:View of St Thomas Street

7.2.10 The large-scale Pennant stone **Wool Hall** represents a traditional 19th century warehouse-type that characterise this part of Redcliffe. This creates a sense of containment, which contrasts with the adjacent modern road network. The building also echos the sense of solidity and range of materials of the historic warehouses of the area through the use of recessed glazing and metal enclosed balconies, which empathise the vertical rhythm of the buildings.

7.2.11 **Port Wall Lane** is fronted by a mix of Victorian red brick warehouses; 1980s office blocks; and the tiny Portwall Tavern nestled between them. All buildings directly address the street and form a strong building line onto Portwall Lane.



Figure 20: The Portwall Tavern

7.2.12 **Redcliffe Backs** is an example of successful new development within the character area. It mirrors the form and materials of the earlier warehouses and has a strong building line. The buildings also echo the sense of solidity and range of materials of the historic warehouses in the area through the use of recessed glazing and metal enclosed balconies, which empathise the vertical rhythm of the buildings.



Figure 21: Redcliffe Backs

Character Area 2 - Temple:

Area 2 Dominant Characteristics

Scale

- Traditionally 2-3 storeys
- 20th century buildings tend to be 5 storeys

Material Palette

- Pennant stone, sometimes rendered
- Redbrick, with ashlar dressings
- 20th century buildings steel-frame with concrete/buff brick cladding

Proportions & architectural treatment

- Narrow plot widths –vertical rhythm
- Large plot width – horizontal rhythm

Roofs

- Pitched, clay pan tiles
- Flat on 20th century buildings

7.2.13 The most important buildings in this character area are the clusters of gable-fronted properties facing Victoria Street from Temple Gardens that represent the traditional architectural style in this area. These gable-fronted buildings are three storeys, have pitched pantile-roofs, rendered façades and shopfronts at ground floor level.

7.2.14 The tall leaning tower of **Temple Church** defines the adjacent smaller scale of the traditional buildings of this character zone. Its ornate medieval Bath stonework contrasts with the render and brickwork frontages of adjacent buildings.



Figure 22: Traditional Buildings Fronting Victoria Street to the fore, the tower of Temple Church visible behind

7.2.15 Post 20th century buildings tend to be larger than traditional buildings and respond to the scale of the modern road network and the adjacent business district of Temple Quay, rather than the traditional narrow plot widths found historically within the Conservation Area.

7.2.16 The characteristics of the modern buildings in this character area differ from the historic grain of the Redcliffe area. Typically Redcliffe's streets have a strong sense of enclosure, with building lines tight to the pavements edge. By contrast, the more recent developments within this character area are located to rear, or centre of existing plots, being of greater scale and height to the adjacent areas.



Figure 23: The Crescent Centre is an example of the 20th century larger scale buildings, which have been introduced to this Character Area.

Character Area 3 –South Redcliffe

Area 3 - Dominant Characteristics

Scale

- 3 storeys over basement
- 6+ storeys in the 1960s flats

Material Palette

- Redbrick, sometimes stucco rendered
- Limestone dressings
- Timber joinery
- Clay pantile roof coverings
- Pennant stone boundary walls

Proportions & architectural treatment

- Roofs pitched, set behind parapets
- Flat roofs on 20th century buildings, steel and concrete framed structures

7.2.17 Residential developments dominate this locality, ranging from the tightly packed Georgian terraces along Redcliffe Parade and Colston Parade to the vast 1960s flats in the south east corner.

7.2.18 Traditional buildings in this character area are typically late 18th and early 19th century Classical terraces. All are three storeys over basement and three bays wide, with pantile hipped roofs. Dressings are simple and in limestone around doors and windows, string courses or parapets.

7.2.19 Properties sitting on top of the ridge behind Redcliffe Parade are up to three storeys, enabling views of the pointed spire of St Mary Redcliffe. As the land falls away beyond Guinea Street towards Commercial Road taller structures have appeared.

7.2.20 **Redcliffe Parade East** consists of 11 mid-Georgian townhouses of two bays width, all brick with party wall stacks and pantile roofs. The batwing fanlights over the traditional 6-panel doors are particular feature, as are the 8-over-8 timber sashes.

7.2.21 **Redcliffe Parade West** contains 13 houses built between 1768 and 1771. Nos. 3 – 8 however are now offices and the original door openings at nos. 5 –7 have been made into windows; the return entrance to no. 3 is blocked. These alterations have damaged the integrity and legibility of the original terrace.

7.2.22 **Redcliffe Wharf** reflects the importance of Bristol's maritime heritage and contains a collection of simple utilitarian workshops and boat builders' yards. At the water's edge are a number of houseboats, which add character and interest to this part of the Conservation Area.

7.2.23 The low density of the buildings on the Wharf allows good views of the red cliffs and the Redcliffe Parade. The red sandstone cliffs are set back from the waters edge. Beneath the cliffs, are a network of mines, formed as part of the area's glass making past, known as Redcliffe Caves. The cliff and caves make a strong contribution to the areas special interest.



Figure 24: View of Alfred Wharf with Redcliffe Parade West atop the masonry faced of the cliff wall behind

7.2.24 In the network of narrow streets behind Redcliffe Parade are some Georgian and Victorian buildings, and a number of 20th century mews style developments. Barossa Place for example contains a group of early 21st century flats and town houses; the small scale and overall proportions mean they sit well within their context.

7.2.25 Nos 10 to 12 and nos 18 and 19 Guinea Street have a similarity to the buildings of Redcliffe Parade East and West, being of red brick and having small forecourts surrounded by iron railings. Guinea Street also contains a number traditional buildings located at the rear of the pavements edge. The eastern end of the street is dominated by large-scale 20th century developments.

7.2.26 **Redcliffe Hill** is now dominated by large 20th century buildings and has all but lost its traditional buildings, except for no. 12 Colston Parade. Typically the mass and proportions of these 20th century buildings are totally out of character and scale compared to the streets behind them.



Figure 25: The Holland House Hotel, an example of a typical modern building on Redcliffe Hill. Concrete and glass with a flat roof, and a horizontal emphasis. The building fails to address the street edge, being set back behind a lawned area.

7.2.27 At the southern end of Redcliffe Hill is the tall 1960s council flat development. These are rendered concrete with shopfronts at ground level. The form, material and detailing of these flats is a total contrast with the traditional pattern of development in this area.

7.2.28 **Bristol General Hospital** occupies the large corner plot between Commercial Road and Guinea Street. This mid 19th century purpose-built hospital is in Pennant rubble with limestone dressings. The hospital is an imposing building with giant bays overlooking the New Cut beyond Commercial Road.



Figure 26: Bristol General Hospital dominating the eastern edge of Bathurst Basin

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

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

7.3 Townscape Details

7.3.1 Other features and details in the townscape also contribute to a sense of local distinctiveness. These can include, boundary treatments, street furniture and street surfaces. Redcliffe is rich in townscape details, giving interest and quality to the streetscape and making a positive contribution to the character and appearance of the area.

Historic Street Surfaces

7.3.2 Traditional street surfaces are important townscape elements. If well maintained, to minimise tripping hazards, traditional setts and pavers contribute greatly to the character of an area and their removal will be strongly discouraged.

7.3.3 The majority of main vehicular routes through the Conservation Area are covered with tarmac, with footways typically in concrete slab paving. Historic surfaces are found in side streets and secondary routes through the area and also in waterside locations. These include: Pennant stone setts, Pennant kerbs, iron curbs and pennant/granite and brick pavers.



Figure 27: Pennant stone sets on Alfred Wharf



Figure 28: Examples of stone sets, iron curbs and Pennant flagstones in the Redcliffe Locality

Boundary Treatments

7.3.4 Railings and boundary walls contribute significantly to the character of the Redcliffe Conservation Area. They add interest and variety of scale in the street scene and provide a sense of enclosure. Where they remain, traditional boundary treatments should be preserved and sympathetically restored as and when the opportunity arises.

7.3.5 Red Pennant boundary walls are a particular feature of Redcliffe, notably the large bank that reaches from Redcliffe Wharf to Redcliffe Parade. Other examples include the Redcliffe Hill boundary to St Mary Redcliffe Church; a grade II listed boundary treatment topped by a bottle balustrade. A Pennant boundary treatment also rises out of the water along the Floating Harbour to the north of the Conservation Area.

7.3.6 The majority of buildings in the area directly address the street with little or no boundary treatment. An exception to this is the Georgian terraces along Redcliffe Parade and Colston Parade, which are set back behind basement lightwells with wrought iron area railings.

7.3.7 Most other boundary treatments define areas of open space, such as the churchyards of St Mary Redcliffe and Temple Church, which have iron railings on a Pennant stone plinth. There is also a strong boundary treatment at the entrance to Redcliffe Wharf, which has large stone gate piers and iron balustrade; this is contemporary with Redcliffe Bridge.

Street Furniture

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



Figure 29: Crane at Alfred Wharf. The conservation area also contains a number of examples of historic dockside features, which make a positive contribution to the special interest of the area.

Shopfronts & Public Houses

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

7.3.10 Residential and commercial developments dominate Redcliffe, resulting in the relatively small number of shopfronts. Those that do exist are concentrated in the area around Victoria Street.

7.3.11 There are a few public houses with attractive fronts scattered throughout the area, most notably the Cornubia, Temple Street and the Ostrich, Bathhurst Basin.

7.3.12 **Townscape details are shown on Figure 30.**

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

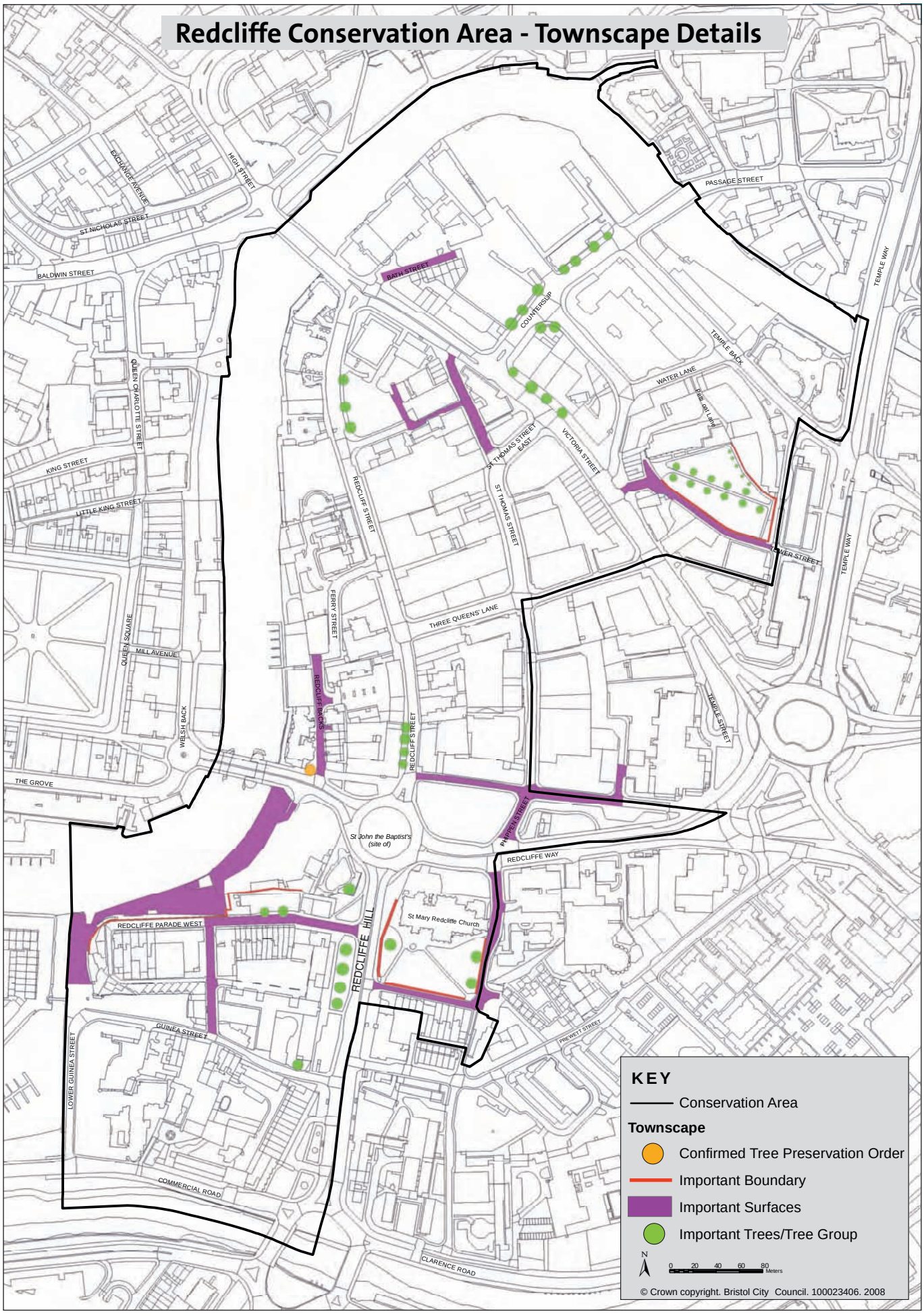


Figure 30: Redcliffe Conservation Area - Townscape Details

7.4 Characteristic Land Uses

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

7.4.2 There is a disparity between the dominant land uses in Redcliffe, which are broadly distinguished by the line of Redcliffe Way. In the northern portion, commercial and industrial uses are most prevalent, while in the south the area is largely residential.

7.4.3 Recently the balance between commercial and residential uses in the northern part is being readdressed as new schemes are introducing more mixed-use developments.

7.4.4 There is a particular lack of shops and services, which greatly affects the area's character. Most pedestrian activity is commuter-based as people move through the area or access office buildings. Pedestrian movement would be greater and more evenly distributed if the number of services were increased in the area. This would make the area more of a destination, rather than merely a link to the City Centre.

7.4.5 **The Characteristic Land Uses are detailed on Figure 31.**

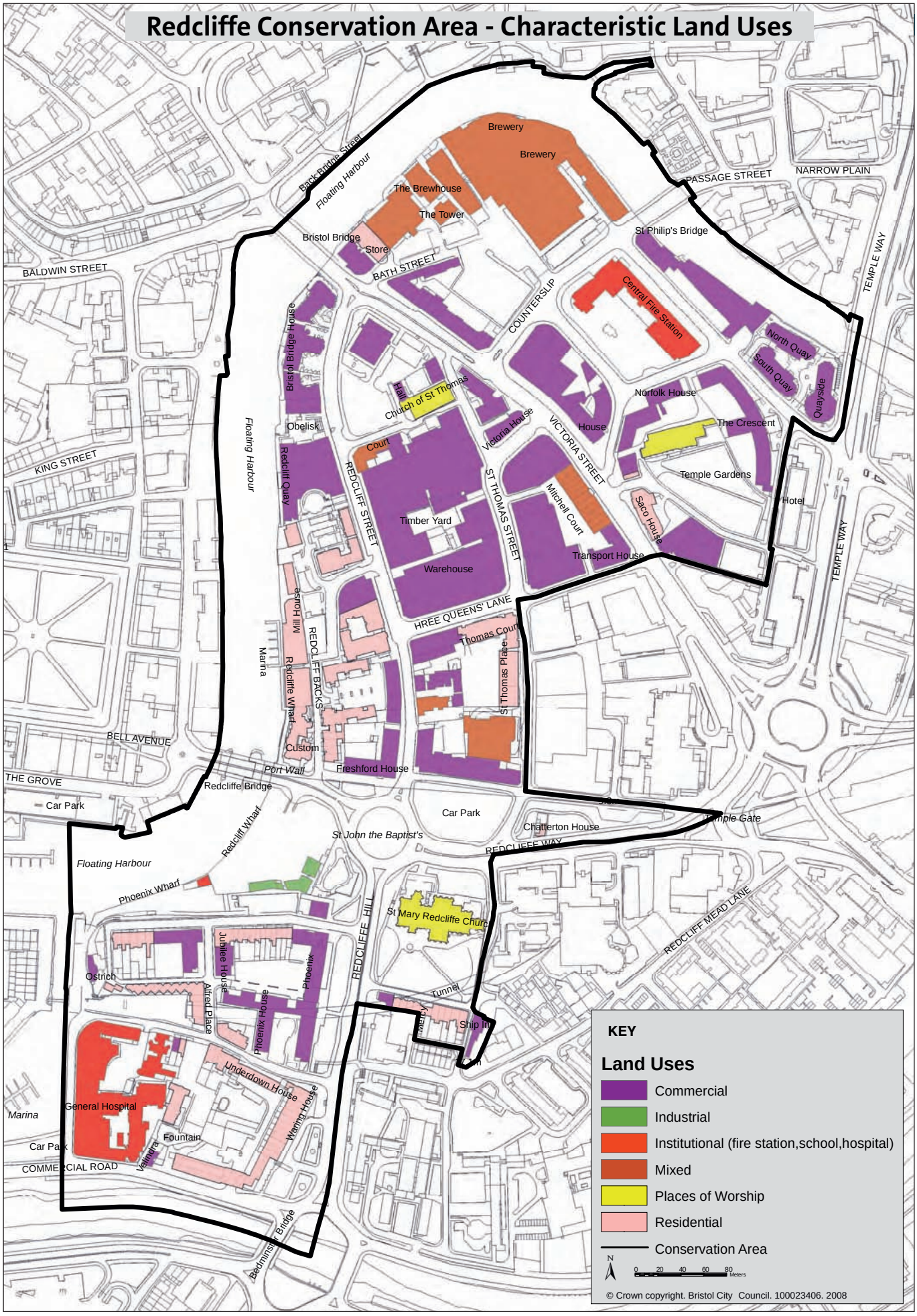


Figure 31: Redcliffe Conservation Area - Characteristic Land Uses

7.5 Unlisted Buildings of Merit, Negative and Neutral Buildings

7.5.1 Redcliffe contains an extremely high concentration of listed buildings, reflective of the quality of the environment. There are 80 listed buildings, one Grade I, and five Grade II*. Listed buildings tend to be the Georgian terraces, the churches and a few Victorian warehouses. Yet buildings of all styles and periods contribute to the diversity and interest of the area and have value in the local context.

7.5.2 Unlisted buildings can also make an important contribution to the character and quality of an area. This may be due to their value within the townscape, their architectural qualities or local historic and cultural associations.

7.5.3 'Unlisted Buildings of Merit' are considered to make a positive contribution to the special interest of the Conservation Area and their demolition or unsympathetic alteration will normally be resisted.

7.5.4 Examples include 76 Victoria Street, which has an attractive two storey timber shopfront in a prominent corner position, and the Benjamin Perry Boathouse on Alfred Wharf, which is an example of a traditional dockside building



Figure 32: 76 Victoria Street.



Figure 33: Benjamin Perry Boathouse on Alfred Wharf

7.5.1 Negative Buildings are those that detract from the character and appearance of the Conservation Area and may present an opportunity for redevelopment and enhancement.

7.6.5 Neutral Buildings neither enhance nor detract from the Conservation Area but provide an inoffensive backdrop whether due to their scale, material or detailed design.

7.6.6 Examples of neutral buildings include Mitchell Court on Victoria Street, with its parade of shops under, its inoffensive façade framing the edge of the street.



Figure 34: Mitchell Court, Victoria Street

7.6.7 **Unlisted Buildings of Merit, Negative and Neutral Buildings are identified on Figure 35**

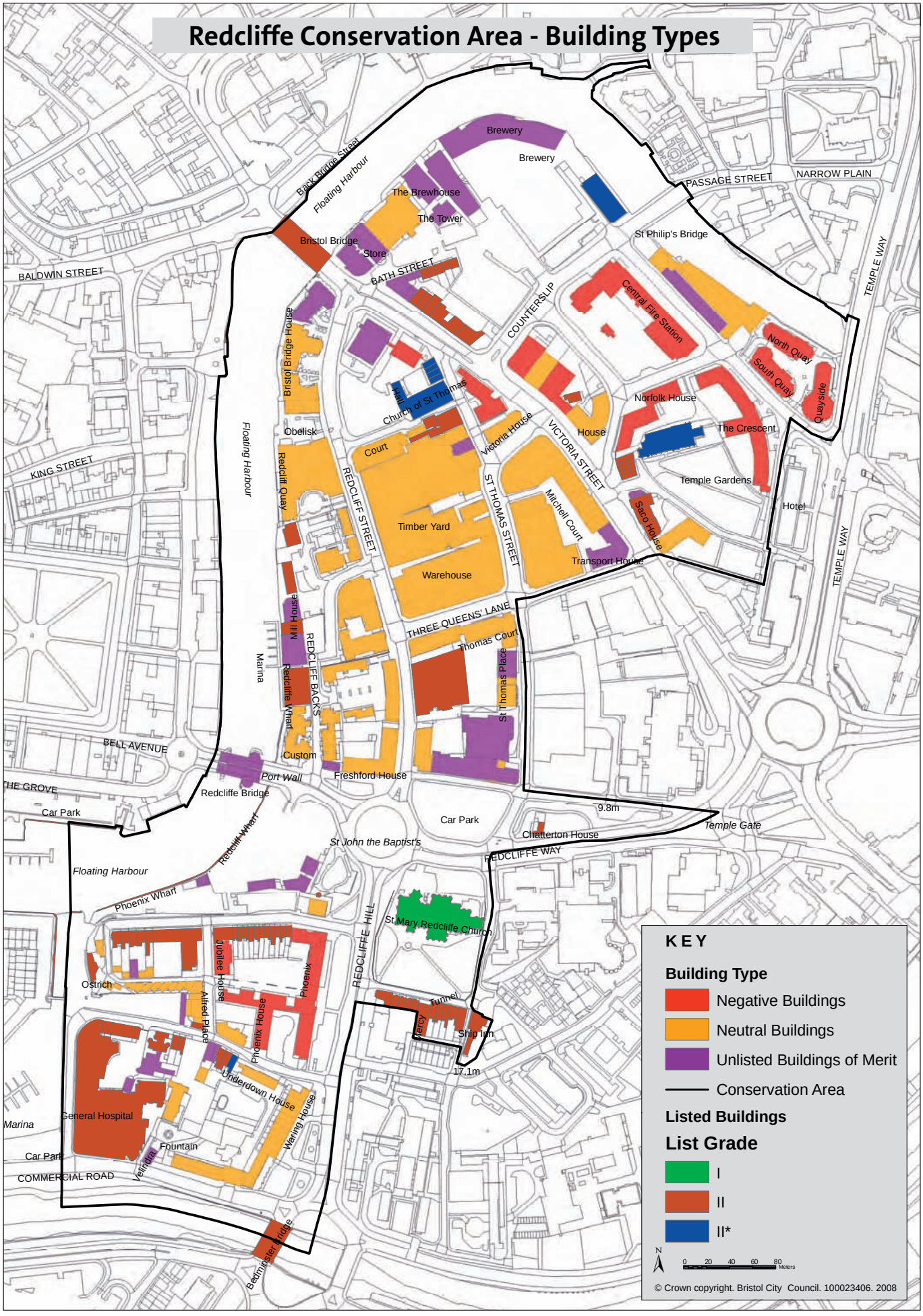


Figure 35: Redcliffe Conservation Area - Building Types

7.6 Landscape

7.6.1 The Redcliffe Conservation Area is defined by land on which it sits, shaped by the water on its north and west sides and the red cliffs that rise steeply south of Redcliffe way. The swathes of 20th century road networks have segmented the landscape. While buildings are densely packed, the waterfront does provide some alleviation.

7.5.2 The former burial grounds around Temple Church and St Mary Redcliffe are vital green spaces. Though not formally planned, they are well kept and contain a large number of the Conservation Area's more mature trees. The pathways through the St Mary Redcliffe grounds have recently been planted with an avenue of trees.

7.5.3 The Quakers Burial Ground at Redcliffe Pit is another important green space, well maintained by local volunteers. The size of this burial ground was reduced with the formation of the inner circuit road during the 1930s. Though the mature trees that surround it create an area of sanctuary close to the busy road network.

7.5.4 Where they have matured, street trees make a vital contrast to the otherwise hard environment. The harsh rectangular forms with their use of modern brick and concrete is softened by street trees on the east side of Victoria Street, which were introduced to the area in the 1980s. Appropriate new tree planting within the streetscape would present a real opportunity to enhance the character and appearance of the Conservation Area and improve the quality of the environment.

7.5.5 The built form in the northern portion of the Conservation Area tends to address the street, densely packed with little relief by open space or street trees. There are some recent hard landscaped areas off Redcliffe Street, which allow views to the water. Redcliffe Wharf and the area around Bathhurst Basin are other examples of hard landscaped areas that provide vital alleviation from the otherwise dense urban environment.

7.5.6 Other landscaped areas in Redcliffe tend to be more incidental pockets of open spaces, mostly made vacant by removal of buildings or road widening, and in some cases building lines being set back from the line of the street. Outside Holland House Hotel on Redcliffe Hill is an area of lawn, underused and poorly defined, though containing a number of mature Plane trees. There are also areas of surface car parking off Redcliffe Way and adjacent to Ferry Street. These spaces lack a sense of confinement and disjoint districts within the Conservation Area.



Figure 36: Victoria Street, an example of street trees softening the urban environment

8 NEGATIVE FEATURES

8.1 Negative features are elements that detract from the special character of an area and therefore present an opportunity for change. This can include both small features and larger buildings and sites. It may be that simple maintenance works can remedy the situation or, in some cases, there may be an opportunity to redevelop a particular site.

Derelict Buildings and Gap Sites

8.2 There are a number of disused or significantly run-down buildings, which have a negative effect on the character and appearance of the Conservation Area. The lack of a current use and dilapidated appearance of the former Cheese Warehouse detracts from the appearance of the Conservation Area and represents an opportunity for enhancement through appropriate reuse.

8.3 Gap sites also fail to make a positive contribution to the character of the locality; and present an opportunity for appropriate redevelopment.

Buildings at Risk and Poor Maintenance

8.4 The Conservation Area also has some buildings that are identified on the Council and English Heritage Buildings at Risk Registers:

- Huller House, Redcliffe Backs
- 4 & 6 Victoria Street

In their current condition, these buildings fail to make a positive impact on the character and appearance of the area and their urgent repair and sensitive restoration is needed.

Loss of Traditional Architectural Details

8.5 The gradual erosion of small-scale architectural details can have a significant negative impact on the character of an area. Windows and doors are frequently replaced with powder coated aluminium or glass non-traditional examples. Where they remain, traditional architectural details should be preserved and restored; and reinstatement of lost features sought where possible.

Poor Quality Modern Infill Development

8.5 Redcliffe has been greatly affected by post-war schemes that fail to respect the traditional character of the built fabric or urban grain. The 20th century road intrusions have had the most significant impact, which greatly detract from the setting of the Grade I listed St Mary Redcliffe Church.

8.6 Other 20th century developments have sometimes ignored the dominant material palette, proportion, scale or the continual building line. As such these buildings sit out of context with their surroundings and undermine the cohesiveness of the area.

Loss of Traditional Street Surfaces

8.7 Redcliffe has retained many of the traditional street surfaces, such as Pennant setts and kerbstones; however, these are frequently removed or overlaid with modern materials. This creates a hotchpotch of materials that not only undermines the character of the street scene but also creates tripping hazards for pedestrians.

Traffic and Public Realm Issues

8.8 The brutal 20th century road intrusions through the centre of Redcliffe have created serious issues for traffic and pedestrians. The volume of traffic, particular at peak times, conflicts with pedestrian amenity and hinders easy pedestrian circulation around the area. This is a particular issue around Redcliffe Way and Redcliffe Hill where the traffic dominates over easy pedestrian movement.

8.9 The over-wide road layouts have also severed the links between portions of the Conservation Area, making it disjointed and extremely difficult to access in parts.

8.10 The setting of the Grade I listed St Mary Redcliffe Church has been seriously undermined by the 20th century road layout creating a sense of isolation.

8.11 The main routes through the area contain a high degree of street furniture; which collectively is creating a cluttered street scene. This detracts from the visual aesthetic of the Conservation Area, but also hinders physical movement and navigation.

8.12 At night the 'motorway' scale of the street lighting on Redcliffe Hill, creates a situation of intense illumination with pockets of shadows. This hiders clear visual perception and creates the sense of a negative threatening atmosphere for pedestrians.

9. MANAGEMENT STRATEGY

9.1 In accordance with the Planning Listed Buildings and Conservation Areas) Act, 1990, Bristol City Council will pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

9.2 It is expected that the effective future management of the Redcliffe Conservation Area can, for the most part, be met through an effective policy framework and the positive use of existing development control and enforcement powers.

9.3 Future development control decisions will be made with reference to the findings within the Redcliffe Conservation Area Character Appraisal. It identifies the elements of special interest Bristol City Council will seek to protect, as well as the Negative Features, which may present opportunities for change or enhancement.

9.4 The next stage in the process of ensuring the character or appearance of the Redcliffe Conservation Area is preserved or enhanced will be to produce a set of Management Proposals. This will provide a list of proposals related specifically to the features identified as 'negative' in Section 8. Once drafted the Proposals will be subject to full public consultation and appended to this document following adoption.

10. STATEMENT OF COMMUNITY INVOLVEMENT

10.1 An introductory public meeting inviting initial comments on the main issues in the Conservation Area was held on 27th September 2007. The first public meeting advised:

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

10.2 The initial public consultation period closed on 31st October 2007, allowing time for comments to be submitted, prior to document drafting.

10.3 After a draft document had been compiled, a second public meeting was held on 4th December 2007.

10.4 Following re-drafting interested parties were given another opportunity to consider the document. This was circulated on 22nd February 2008, with comments invited by 14th March 2008.

11 LOCAL GUIDANCE, PUBLICATIONS & SOURCES OF FURTHER INFORMATION

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

- The Redcliffe Parade Association
- Recliffe Futures, 0117 922 2205

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

Urban Design & Conservation
Planning Services Division
Bristol City Council
Brunel House
St George's Road
Bristol
BS1 5UY
Tel: 0117 922 3097
Fax: 0117 922 3101
E-mail: conservation@bristol.gov.uk

Adopted and consultation draft Character Appraisals and details of the programme for reviewing Conservation Areas can be viewed on-line at www.bristol.gov.uk/conservation

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

Planning Services Division
Bristol City Council
Brunel House
St George's Road
Bristol
BS1 5UY
Tel: 0117 922 3097
Fax: 0117 922 3417

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

- **City Centre Strategy and Action Plan**
- **SPD 1** 'Tall Buildings'
- **SPD 3** 'The Future of Redcliffe'
- **SPD 7** 'Archaeology and Development'
- **PAN 6** – Off-street Residential Parking in Conservation Areas
- **PAN 7** – Conservation Policies
- **PAN 8** – Shopfront Design Guides
- **PAN 15** – Responding to Local Character – A Design Guide

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

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

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

English Heritage (Head Office)
1 Waterhouse Square
138 – 142 Holborn
London EC1N 2ST
General Enquiries: 020 7973 3000
www.english-heritage.org.uk

English Heritage (South West)
29 Queen Square
Bristol BS1 4ND
Tel: 0117 950 0700

12. GLOSSARY OF TERMS

Bath Stone

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

Bay

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

Bay Window

An angular or curved projecting window

Burgage

A medieval land term, can refer to a town or a rental owned by a king or lord. The property ("burgage plot or tennantment") usually, and distinctly, consisted of a house on a long and narrow plot of land, with the narrow end facing the street.

Casement Window

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

Cast Iron

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

Classical

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

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

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

Fenestration

The arrangement of windows in a building's façade

Gable

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

Georgian

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

Gothic

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

Hipped Roof

A roof with sloped instead of vertical ends

Medieval

A term used to refer to a period of history as known as the Middle Ages. Typically thought to be the period of history including the 9th to the 14th Centuries AD. In Architecture this also encompasses the following main styles; Pre-Romanesque, Romanesque, and Gothic.

Parapet

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

Pediment

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

Pennant Stone

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

Pitched Roof

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

Portland Stone

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

Sash Window

A window formed with sliding glazed frames running vertically

Victorian

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

Wrought Iron

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

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