Conservation Area 27

St James's Parade

Character Appraisal & Management Proposals







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BRISTOL CITY COUNCIL

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1. INTRODUCTION

1.1 A Conservation Area is 'an area of special architectural or historic interest, the character 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 overarching 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 reference, please refer to Bristol Local Plan (1997).

2.5 St James's Parade was designated as a Conservation Area on 6th October 1982. Each adopted Character Appraisal will replace the relevant Conservation Area Enhancement Statement for that area.

2.6 The St James's Parade 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 The St James's Parade Conservation Area is located on the lower slopes of the escarpment which rises above the city centre below Kingsdown. It contains the precinct and setting of the Priory of St James the Less. The Conservation Area is focused on the Norman Church, together with its ancillary buildings and tower abutting St James's Parade. As well as being a functioning Catholic church; St James's provides support for people recovering from alcohol and drug addictions.

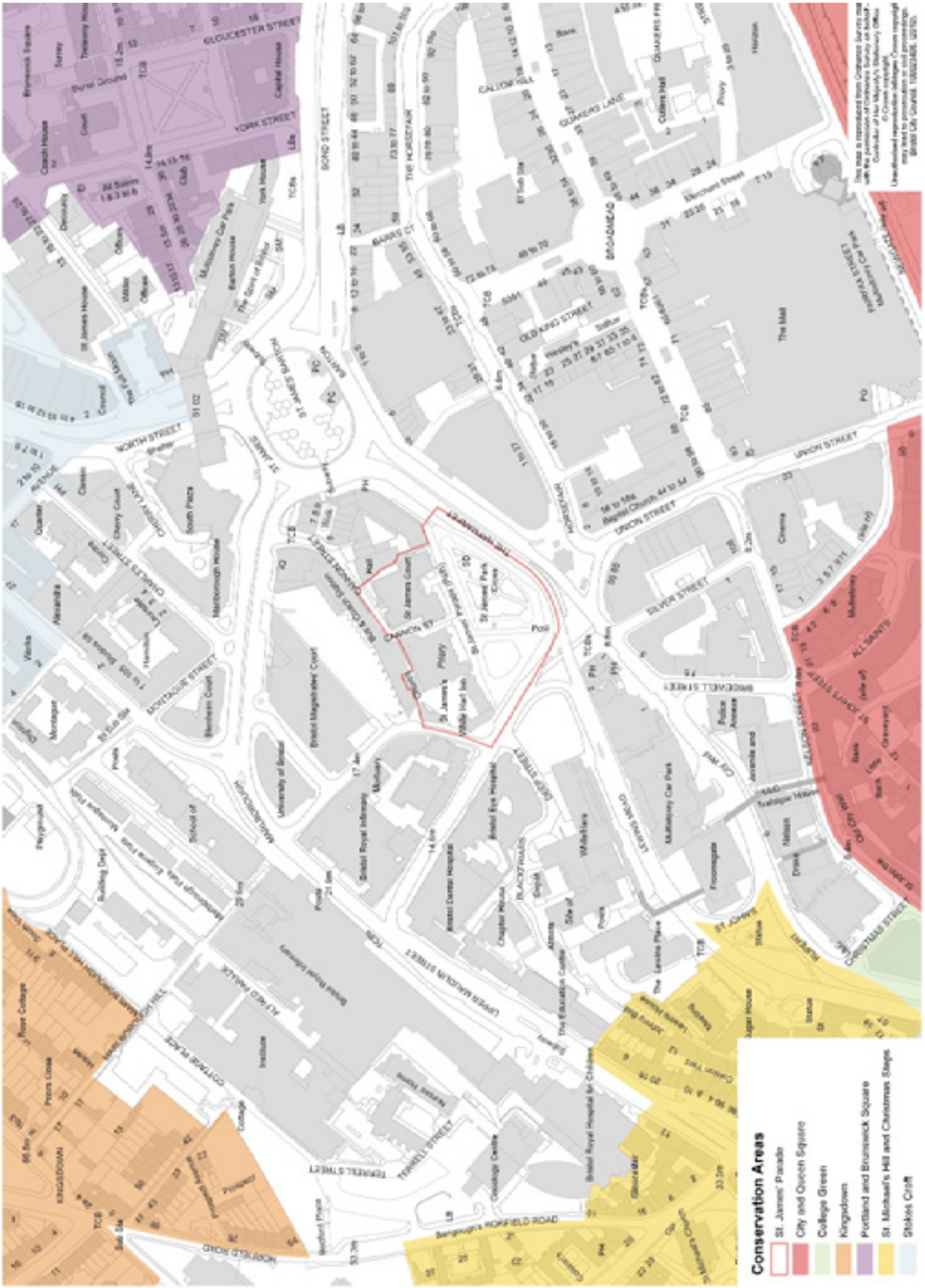
3.1.2 The perimeter boundaries of the Conservation Area are made up of Lower Maudlin Street and Whitson Street to the west and the Haymarket to the south. It is bordered to the north by the Bristol Bus and Coach Station and to the east by a number of other buildings including the Bristol Fashion Public House and the Jesus Kingdom City International Worship Centre. The are a number of other Conservation Areas in the surrounding areas, for example Stokes Croft to the north, Portland and Brunswick Square to the east, City and Queen Square to the south, though none are immediately adjacent to St James's Parade.

3.2 Geology

3.2.1 The natural geology underlying the Conservation Area is a red-brown weathered Triassic sandstone of the Mercia Mudstone Group, overlain in places with a purple-red Keuper Marl. The site is a low terrace of sandstone, which slopes down to the west and south; at a height of some 15 metres above sea level.

Map 1: St James's Parade Conservation Area within its local context

Map 1: St James's Parade Conservation Area & Local Context



4. SUMMARY OF CHARACTER & SPECIAL INTEREST

4.1 The St James's Parade Conservation Area contains the precinct and setting of the Priory of St James, a Benedictine Priory constructed in the 12th century. It contains the remains of the Priory Church, believed to be the oldest Church in Bristol, as well as part of its burial ground. Within the Conservation Area are three listed buildings as well as a number of other structures. Some of these relate to the Priory and the Parish Church it became.

4.2 St James's Parade Conservation Area contains a section of what was once a much larger historic site. Whilst not complete, what is contained within the Conservation Area shows evidence of the area's historic layout.

4.3 Unfortunately St James's Parade has suffered greatly from the building work undertaken since the Second World War. Since that period all the residential buildings along the Parade have been destroyed, whilst large sections of the historic burial ground have been built upon. Ongoing development in the surrounding area has continued to put pressure on this small but historic site.

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.

Earliest Settlement

5.2 Bristol was founded during the Saxon period, the original fortified township was sited at the narrowest point between the rivers Avon and Frome - south of the current Conservation Area, across the River Frome. Archaeological excavations have failed to find any clear evidence of Roman occupation in this settlement. However, traces of what was probably a Romano-British iron-working site have been found close to Upper Maudlin Street (just north of the Conservation Area boundary) on the south facing slope leading from the River Frome to Kingsdown.

The Medieval Period

5.3 After the Norman conquest, the town of Bristol developed rapidly, and was fortified. The conquest also heralded a rapid increase in the number of monastic foundations in urban areas. St James's Priory was established as the earliest monastic settlement in Bristol. It was the forerunner of a number of other religious houses sited to the west and north of the medieval city, and whose landholdings eventually formed a continuous charge stretching almost one and a half kilometres.

5.4 St James's Priory was built on open land to the north of the medieval city, between 1124 and 1137. Founded as a cell to the Benedictine monastery of Tewkesbury by Robert, the son of King Henry I, who became Earl of Gloucester. Robert endowed the Priory with significant land, possessions and income. After his death in 1147, he was buried in the middle of the Priory Church before being later moved to Twekesbury Abbey.

5.5 The process of endowment was completed by Robert's son William, and confirmed in a charter of c. 1181. One of these endowments was the profits from St James's Fair, held each year at Pentecost in the Churchyard to the south of the Priory. St James's Fair continued to be held on the site until the mid 19th century.



Figure 1: St James's Fair by Samuel Colman (©Bristol City Museum and Art Gallery)

5.6 Originally the Priory precinct would have contained a range of buildings such as a gatehouse, infirmary, kitchens, cellars and dormitories, as well as land. It also had a farm which located to the east of the Priory site. This area is now known as St James's Barton, a name derived from its medieval function.

5.7 The Churchyard at St James's was an extensive site that was in use from the medieval period until the mid 19th century. It was bordered by Lower Maudlin Street to the west, the Horsefair (now Haymarket) to the south, St James's Parade to the north and a road called St James's Churchyard to the east. The monastic burial ground, which was separate from the parish Churchyard, lay immediately to the east of the Priory, where St James's Court is now located.

5.8 In 1374 the Priory nave became a parish Church, and it was at this stage that the Perpendicular tower was added to house the parish bells. It was the conversion from Priory nave to parish church that enabled its survival at the time of the reformation.

16th & 17th Centuries

5.9 Following the Dissolution of the Monasteries in the 1530s by Henry VIII, the life of the monastic houses came to an end and St James's Priory have been subjected to demolition and disturbance ever since. In 1539 the Priory and its lands and properties were leased to Sir Anthony Kingston. In 1544, Henry Brayne, a merchant tailor of London, expressed an interest in purchasing the remaining term of the lease from Kingston. Having assumed control of St James's Brayne converted a number of the Priory buildings into a large mansion house. At some point during the early 1540s the east end of the Priory Church was destroyed.

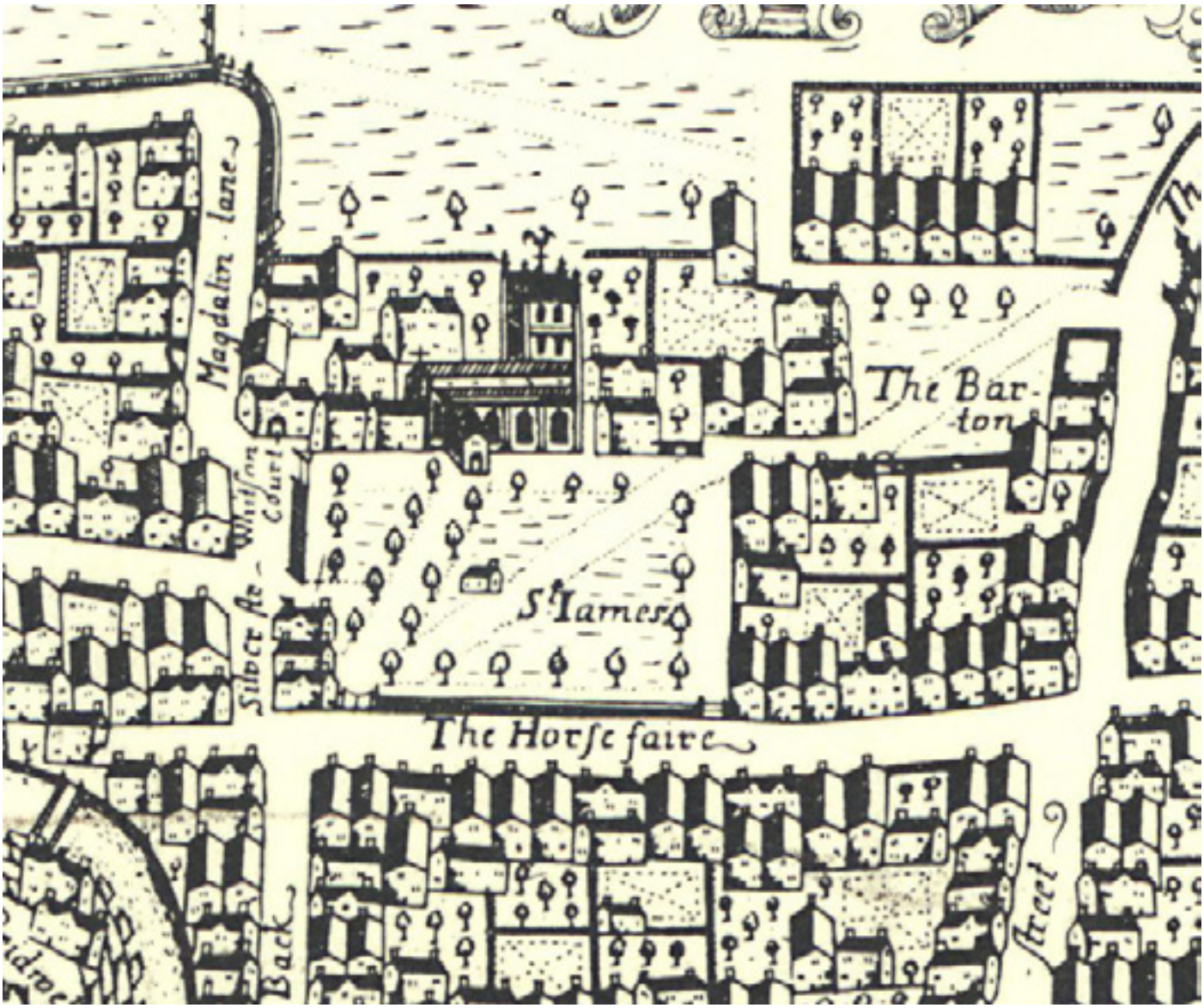


Figure 2: Millerd's Map of Bristol, 1673 (©BCC HER)



Figure 3: The remains of the east end of the Priory Church and, in the centre, the Lady Chapel from a drawing of c. 1630 (©BRO)

5.10 In 1580, following the deaths of both Henry Brayne and his son Robert, the mansion house at St James's and the adjoining property and land was divided between George Winter and Sir Charles Somerset, Henry's two sons-in-law. The following two centuries saw the fragmentation of the Priory site, with the establishment of several different tenancies on the site and the construction of a number of smaller dwellings.

5.11 The White Hart Public House on the corner of Lower Maudlin and Whitson Streets and to the west of St James's Church was extant by 1672, and can be seen on Millerd's map of Bristol in 1673. It is located to the furthest west of the buildings associated with the Priory.

5.12 All that remains above ground today of the St James's Priory site is the nave of the Priory Church and some remnants of its cloisters. During this period building work also took place along St James's Churchyard, the street which marked the eastern edge of the parish burial ground.

18th Century

5.13 By the early 18th century a pathway running east to west through the parish burial ground to the south of the Church had been established. This pathway, which was originally known as 'The Churchyard', became St James's Parade and new houses were built along it on both sides of the Church. The remains of the Priory's Lady Chapel were incorporated into two of the houses on St James's Parade.

5.14 Cannon Street, which runs at right angels to St James's Parade and is parallel to the eastern end of the Church, was extant as a cul-de-sac in 1744. By the latter half of the 18th century a number of buildings, both commercial and domestic, had been built along Cannon Street. Construction in this area continued until the 19th century.

5.15 John Roque's Map shows how Whitson Court had extended northwest in 1742. By the time of Plumley & Ashmead's 1828 plan, the northwestern extension had become Lower Maudlin Street, and Whitson Street had appeared to the northeast. Much of this early 19th century layout is still clearly visible today.



Figure 4: Roque's Map, 1742



Figure 5: Plumley and Ashmead's Plan, 1828

5.16 In the mid 19th century a number of the houses towards the eastern end of St James's Parade were demolished to allow the construction of the Scottish (St James) Presbyterian Church and Sunday School. The Church, which was designed by Joseph Neale, opened in 1859.

5.17 The Churchyard itself also underwent a number of changes during this time. In the 1830s a portion of it was sectioned off to create a hay and coal market and in the 1850s the Churchyard was deemed to be full and closed to new burials. Following its closure the parochial authorities converted the Churchyard into a public park.



Figure 6: Horsefair St James's Church. The Scottish Presbyterian Church is to the right of the picture

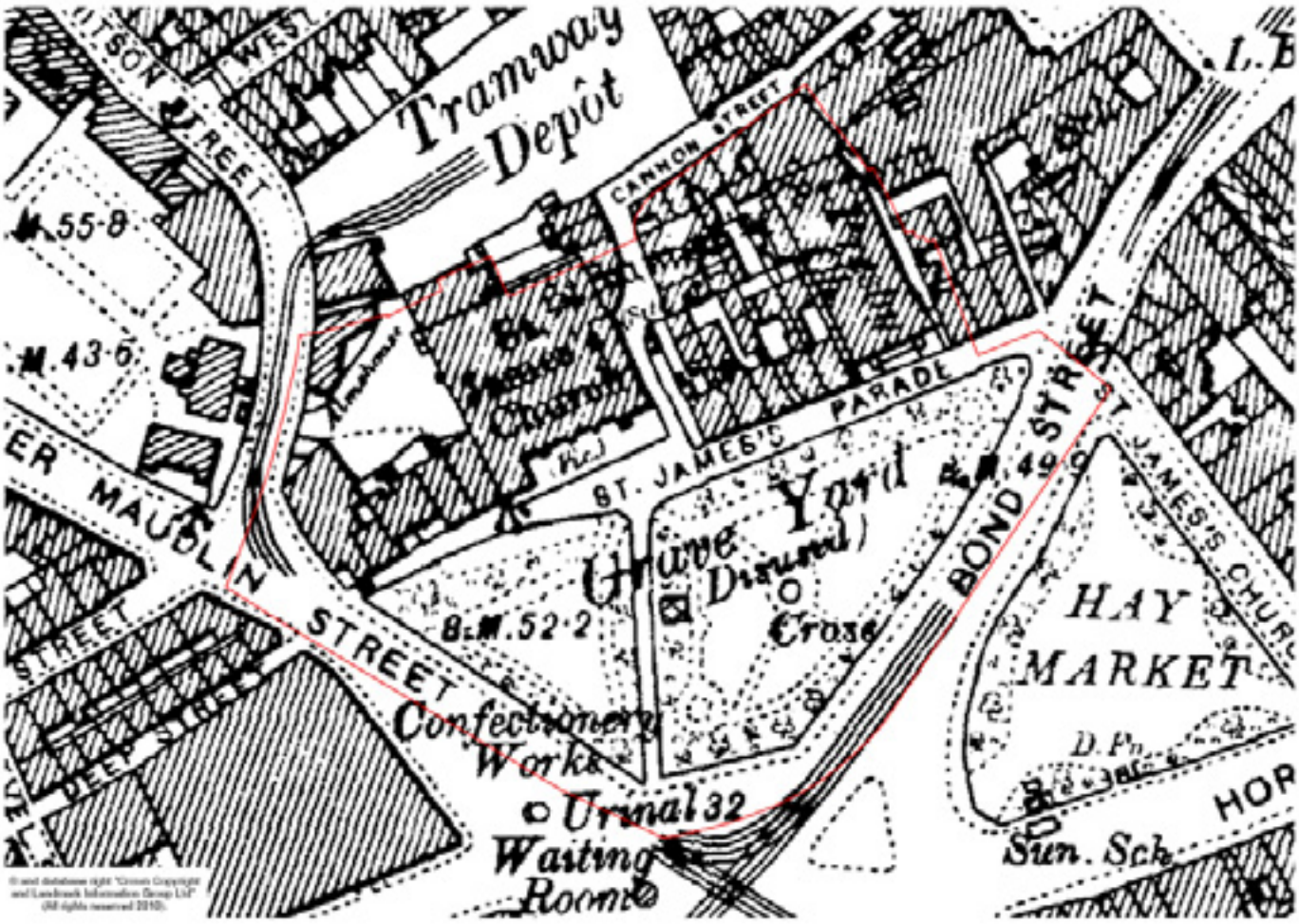


Figure 7: OS Map, 1903

Early 19th Century

5.18 The area around St James's Parade changed dramatically during the 20th century; the area now lies within a modern commercial centre of Bristol. By the turn of the century, trams had become a feature of the streets, the Tram Depot was sited immediately behind St James's Church, off Whitson Street. Bond Street was made a wide street carrying traffic to the Barton.

Post-WWII to Present Day

5.19 The Blitz, and subsequent 1950s town planning, had a significant impact on the built environment around St James's. The Conservation Area itself remained largely intact, with the exception of the Presbyterian Church, that was ruined and its nave subsequently demolished. The site was taken over by the Welsh Congregational Church and in 1953 a new Church hall was built where the 19th century nave had previously been. The church spire was removed in 1956.

5.20 The most significant impact of WWII was when the December 1940 raid flattened Union Street and Broadmead. The Broadmead shopping centre emerged as the central area for shopping in post-war Bristol.



Figure 8: Bomb damage to Union Street, looking south. The redevelopment of this area resulted in Broadmead

5.21 The Haymarket, formerly part of the Churchyard of St James's and site of the historic annual fair was redeveloped with the construction of the Lewis' building (now Primark) on its site. St James's Churchyard, which bordered the eastern edge of the burial ground, was demolished and in its place is now an alleyway which separates Primark and Debenhams.

5.22 Land to the north of St James's also changed with the tramway garage being replaced by Bristol's Bus and Coach Station. The 18th century houses on St James Barton were destroyed to make way for a new enlarged road system.

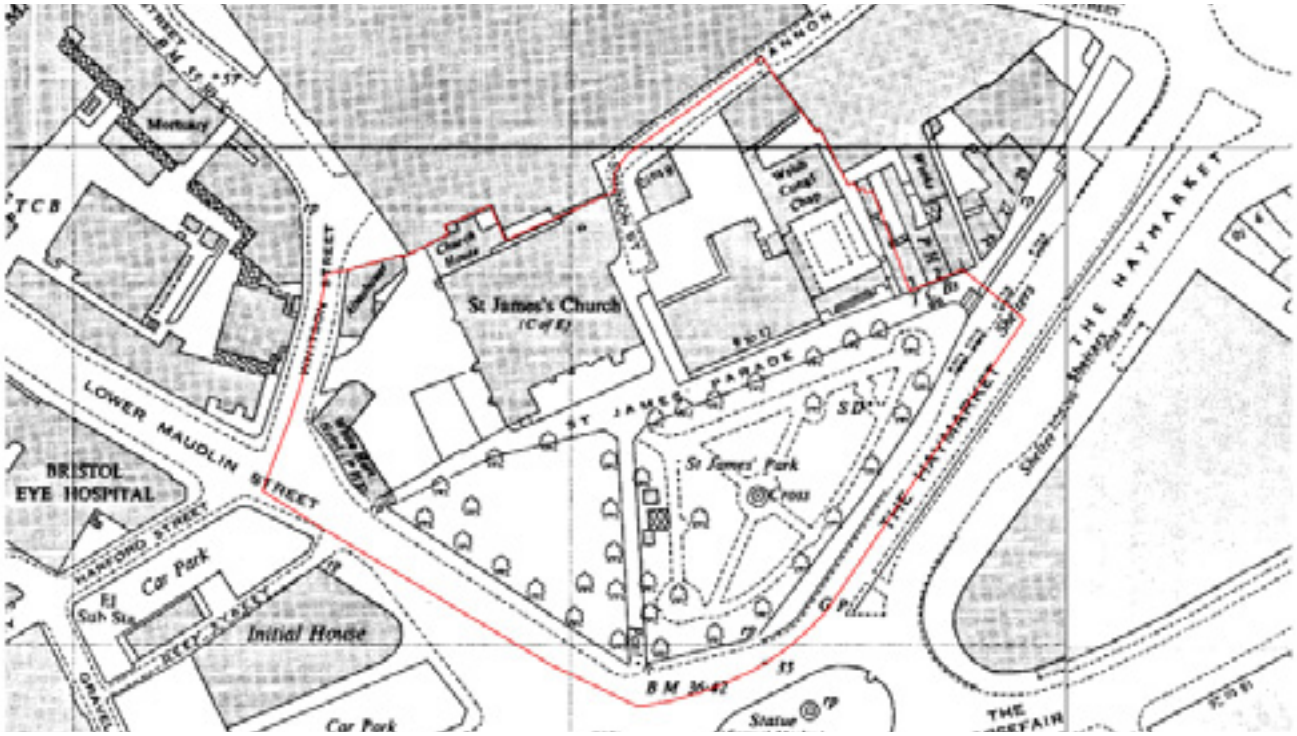


Figure 9: OS Map, 1969

5.23 The momentum for change continued in the 1960s; the remaining 18th and 19th century houses on St James's Parade were destroyed and replaced with office buildings belonging to the National Farmers' Union. The early 1970s saw more work on the edge of the Conservation Area with the construction of Avon House and the Bristol Fashion Public House.

5.24 By the late 1980s the Welsh Congregationalists were struggling with the upkeep of their Church. In 1988 they sold their Church site to the National Farmers' Union and in 1989 all the buildings on the site, except the Church tower and part of its façade were destroyed. Office accommodation, named St James's Court, which incorporates the Church's remains, was built on the site in the mid 1990s.

5.25 The mid 1990s also saw changes to St James's Church. Having been vacant since 1984 the Church was leased by a Roman Catholic Order, the Little Brothers of Nazareth in 1993. Now known as the St James's Priory Project, this group has established a drug and alcohol rehabilitation service within the Church buildings. In 1995 they commissioned the building of Walsingham House, a treatment centre within the Church grounds that fronts St James's Parade.

5.26 St James's Parade was designated as a Conservation Area in October 1982.

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

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 character and special interest of St James's Conservation Area derives in part from the preservation of the historic route structure; elements of its present layout can be traced back to the 17th century. Within the Conservation Area boundaries are a network of walkways and cul-de-sacs, that contribute greatly to the quiet charm of the area.

6.1.3 The intimate character within the Conservation Area is a marked contrast with the primary routes that encircle it. The A38 (Lewins Mead/The Haymarket) along the southern edge is a major traffic artery that runs from the City Centre towards James Barton Roundabout. Lower Maudlin Street, running down the southwest side, is a busy one-way street carrying local traffic to Upper Maudlin Street.

6.1.4 The Conservation Area is mainly traffic free, an important feature of its quiet and intimate nature. The principal routes are pathways and footpaths that dissect it, giving pedestrians a shortcut and retreat from the adjacent busy streets. Cannon Street, a terminated narrow street, and the forecourt of St James's Church, tend to be used for car parking.

6.1.5 Today, the former Churchyard functions as a small park divided into two sections by a sunken walkway which links Broadmead to St James' Church. The western half is informally laid, while eastern segment is a formally landscaped space, enclosed by a railed boundary wall and mature plane trees.

6.1.6 The space has a contained and intimate character. As the only green space within the Conservation Area, and the wider vicinity, the Churchyard functions as a green oasis, providing respite from the hustle and bustle of Broadmead. Protecting the intimate character of the Churchyard is critical to preserve the special interest of the Conservation Area.

6.1.7 Buildings within the Conservation Area have relatively large footprints, directly addressing the pavement or path edge, and range from 2 to 4 storeys. Of special interest is the piecemeal pattern of development that is still in evidence. Successful new developments have preserved this evolutionary character, and not over-dominated the historic buildings, allowing the church towers to be the tallest features on the skyline.

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.

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.

6.2.2 The enclosed nature of the St James's Parade Conservation Area and its location on the lower slopes of the Kingsdown escarpment location limit the possibility for city-wide views, however within the Conservation Area itself are a number of valuable local views as well as intriguing glimpses. These views are an essential part of the special interest of the St James's Parade Conservation Area. There are two types of views in the Conservation Area:

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.

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

6.2.3 Local Views are numerous and include views along streets where the siting, height and mass of the buildings channel views to specific buildings or groups of buildings. These include:

- From the Haymarket looking north up the tree lined avenue at the centre of St James Churchyard towards the Church;
- From the entrance to St James's Churchyard looking north east towards St James's Court;
- From the east of St James's Churchyard looking south west across the Churchyard.



Figure 10: View towards St James's through the Churchyard



Figure 11: View northeast towards St James's Court



Figure 12: View southwest across St James's Churchyard

6.2.4 Glimpsed views add greatly to the area's charm and special interest. Many are via the gaps between buildings and along footpaths. Glimpsed views include:

- From the centre of St James's Parade looking west;
- From St James's Churchyard looking north towards Walsingham House;
- 3. From Lower Maudlin Street looking east towards St James's Parade.

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



Figure 13: Glimpse towards Lower Maudlin Street from St James's Parade



Figure 14: Glimpse of St James's Parade from Lower Maudlin Street

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 St James's Parades: 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:

- St James's Church

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:

- St James's House (former Almshouses)
- Church House
- Walsingham House
- White Hart Public House

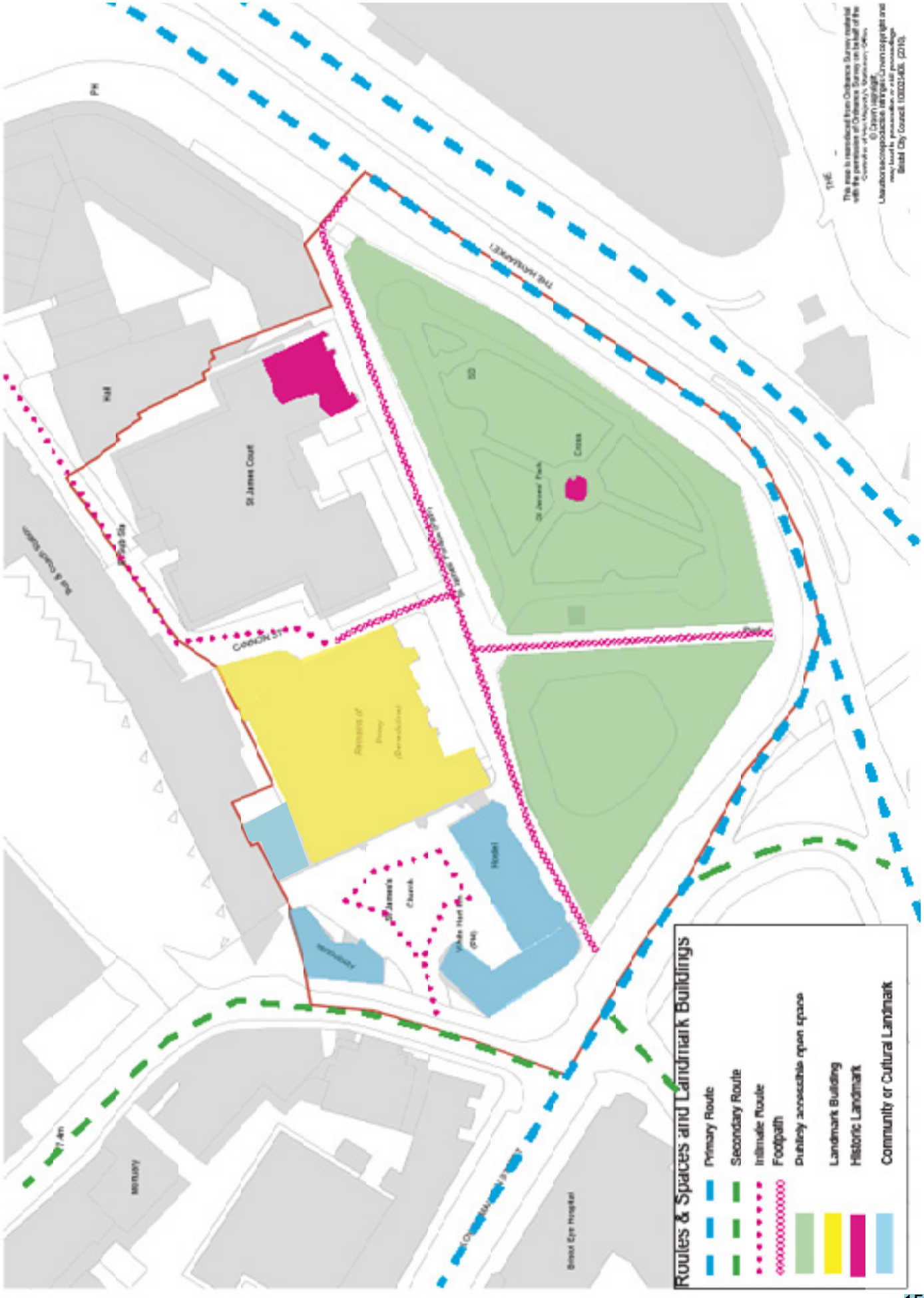
6.3.4 **Historic landmarks** are a point or structure that is of historic interest. These are:

- Remains of Scottish Presbyterian Church (Welsh Congregational Chapel)
- The base of the old churchyard cross, St James's Park

Local 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.'

Map 2: St James's Parade Conservation Area
Routes & Spaces and Landmark Buildings



7. CHARACTER ANALYSIS

7.1 Overview

7.1.1 St James's Parade is Bristol's smallest Conservation Area. Despite its size, the area has a rich architectural heritage and is a significant historical enclave in a part of the city that has become largely unrecognizable since the 20th century.

7.1.2 The focus of the St James's Parade Conservation Area is St James's Church, part of which dates back to the original 12th century Priory. It is from this centre that the site evolved historically and many of the significant features within the Conservation Area today relate to this. Three of the buildings within the Conservation Area contain elements of the Priory or the Priory site.

7.1.3 Taking up the entire southern portion of the Conservation Area is a small enclosed park, formally St James's Churchyard. The landscaped open space is enclosed by mature plane trees, giving a contained and intimate character. The Churchyard is dissected in two by a central railed path. The eastern side is formally laid out into four segments, with a central cross.

7.1.4 Adding immeasurably to the charm of the Conservation Area are the network of paths and walkways that permeate it. The survival of traditional townscape features such as railings, lamp standards, Pennant paving slabs on footways and boundary walls enhance the traditional grain throughout the area.

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 green spaces away from main thoroughfares	Scheme to improve street signage and lighting along main thoroughfares
Provision of public amenity and tranquil space in the heart of the city centre	Continued maintenance of traditional materials and features
Surviving townscape details, including street lanterns, railings, Pennant paving and setts	Improve appearance of St James's Park to improve setting of listed structures and encourage greater public use and ownership of the Conservation Area
Quality and range of built fabric	Improve safety and security of the Conservation Area through increased surveillance and signage to promote greater use of the pedestrian routes through the area
Weaknesses	**Threats**
Volume of vehicular traffic, especially along Haymarket, impedes access to St James's and causes air pollution that damages stone facades	Continued or increased vehicular traffic along Haymarket
Poor maintenance of individual buildings and boundary features, or use of inappropriate materials	Loss or unsympathetic alteration to character of buildings and traditional architectural details
Poor maintenance of St James's Park, especially seating and water fountain and signage	Continued deterioration and eventual loss of townscape details, park features and street surfaces
Temporary banners and signage detracting from frontage of White Hart Public House	Continued use or increase in banners and insensitive signage to buildings

7.2 ARCHITECTURE

Overview

7.2.1 The St James's Parade Conservation Area has a rich architectural heritage, dating from the 13th century onwards. The size of the St James's Parade Conservation Area and the limited number of buildings within it means that each structure makes a significant contribution to the character of the area.

7.2.2 St James's Church (Grade I) is the focal building within the Conservation Area, which functions as a landmark in a wider context. Its west end, which is constructed of red Pennant rubble under ashlar limestone, dates back to the 12th century whilst its tower, which fronts onto St James's Parade, was constructed in the late 14th century in a Perpendicular style. Two of the towers faces were built with ashlar whilst the others were made of Pennant rubble. The interior of the church was enlarged in the mid 19th century. An extensive programme of conservation and development is underway at St James's.



Figure 15: St James's Church

7.2.3 Church House (Grade II*) is located to the north side of St James's Church. It is dated 1666 on two small shields over the doorway, though it has many 19th century alterations. Constructed of Pennant rubble with limestone dressings, it has a timber-framed right-hand wall, rubble lateral and axial stacks and slate cross gabled roof. The windows are 18th century six-over-six sashes in flush frames, with paired 19th century plate-glass sashes to the attic, and a late 17th century keyed oculus in the top of the gable.



Figure 16: Church House

7.2.4 Significantly, the building incorporates the last standing remains of part of the cloistral range of St James's Priory, which are believed to have been constructed in the 14th century.



Figure 17: A survey of the exterior of the rear wall of Church House showing the arches and tracery of the west range of the cloisters

7.2.5 The Almshouse (Unlisted Building of Merit), Whitson Street, was built in 1853 to provide housing for eight women. It is constructed of Pennant stone with limestone dressings, and a roof concealed behind a parapet. In 1999 the building was sold and the proceeds were used to enable the construction of new almshouses in the St George's area of the city. It has now been renamed St James's House and provides supported living for people recovering from addictions.



Figure 18: The Almshouse, Whitson Street

7.2.6 Walsingham House (Character Building) is a two storey building facing onto the western end of St James's Parade. Commissioned by the St James Priory Project, Walsingham House is a relatively low key two storey building finished in render with stone dressings. Built c. 1995, it is an 18th century pastiche, using Georgian design elements with limited success. Although timber, the windows are heavy and poorly detailed. The building succeeds in creating an unobtrusive backcloth from which the more historic buildings are able to stand out.



Figure 19: Walsingham House

7.2.7 The White Hart Public House (Grade II) stands on the corner of Whitson Street and Lower Maudlin Street at the western end of the Conservation Area. This rendered timber-frame building is dated 1672, though it was re-fronted in the 19th century. It is possible that parts of it are older and linked to the walls and gateway of St James's Church.



Figure 20: The White Hart Public House

7.2.8 St James's Court (Unlisted Building of Merit) is situated at the eastern end of St James's Parade. Designed by architects Holder Matthias Alcock, it is a modern four-storey office block, completed in 1996. Constructed from Bath stone, the building has a recessed centre and brises-soleil. Its front elevation incorporates surviving remains of the tower and entrance to the former Scottish Presbyterian Church.



Figure 21: St James's Court

7.3 ARCHITECTURAL DETAILS

7.3.1 The Conservation Area's rich architectural heritage reflects the quality and diversity of the 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.

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.

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 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.

7.3.7 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).

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 St James's Parade unites the area and gives an indication of building ages and patterns of development.

7.4.2 Geologically, the St James's Parade Conservation Area sits on an outcrop of Mercia Mudstone, a mid to late Triassic Sandstone composed mainly of red, and less commonly, green and grey mudstone and siltstone.

7.4.3 Other predominant building materials in an area are imported, albeit from local sources. Pennant stone came from quarries in Kingswood to the east of Bristol. It can be found in the buildings, as well as the walls and pavings that run throughout the Conservation Area. Limestone dressings and ashlar stone can also be found on other buildings within the Conservation Area. The ashlar that is used on the used on the west front of St James's Church is traditionally thought to be Caen stone, though it may be a more local Dundry stone. Brandon Hill Grit, a reddish rubblestone, sourced from Brandon Hill, can be found in St James's Church.

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 Three of the six buildings within the St James's Parade Conservation Area are listed: St James's Church (Grade I), Church House (Grade II*) and The White Hart Public House (Grade II).

7.5.2 In addition to these listed buildings, the unlisted buildings in the Conservation Area make an important contribution to its character.

7.5.3 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 St James's Parade.

7.5.4 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:

- The Almshouse, Whitson Street
- St James's Court

7.7.5 The former John Lewis Building (now Primark) is an important unlisted building that plays an important role in complementing the setting of the Conservation Area and softening the impact of the Haymarket (A38).

7.5.6 Character Buildings 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:

- Walsingham House

7.5.7 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).

7.5.8 Although beyond the Conservation Area boundary, the high-rise Avon House (now Premier Inn Hotel) has a negative impact on the character and appearance of the area and the buildings within it.

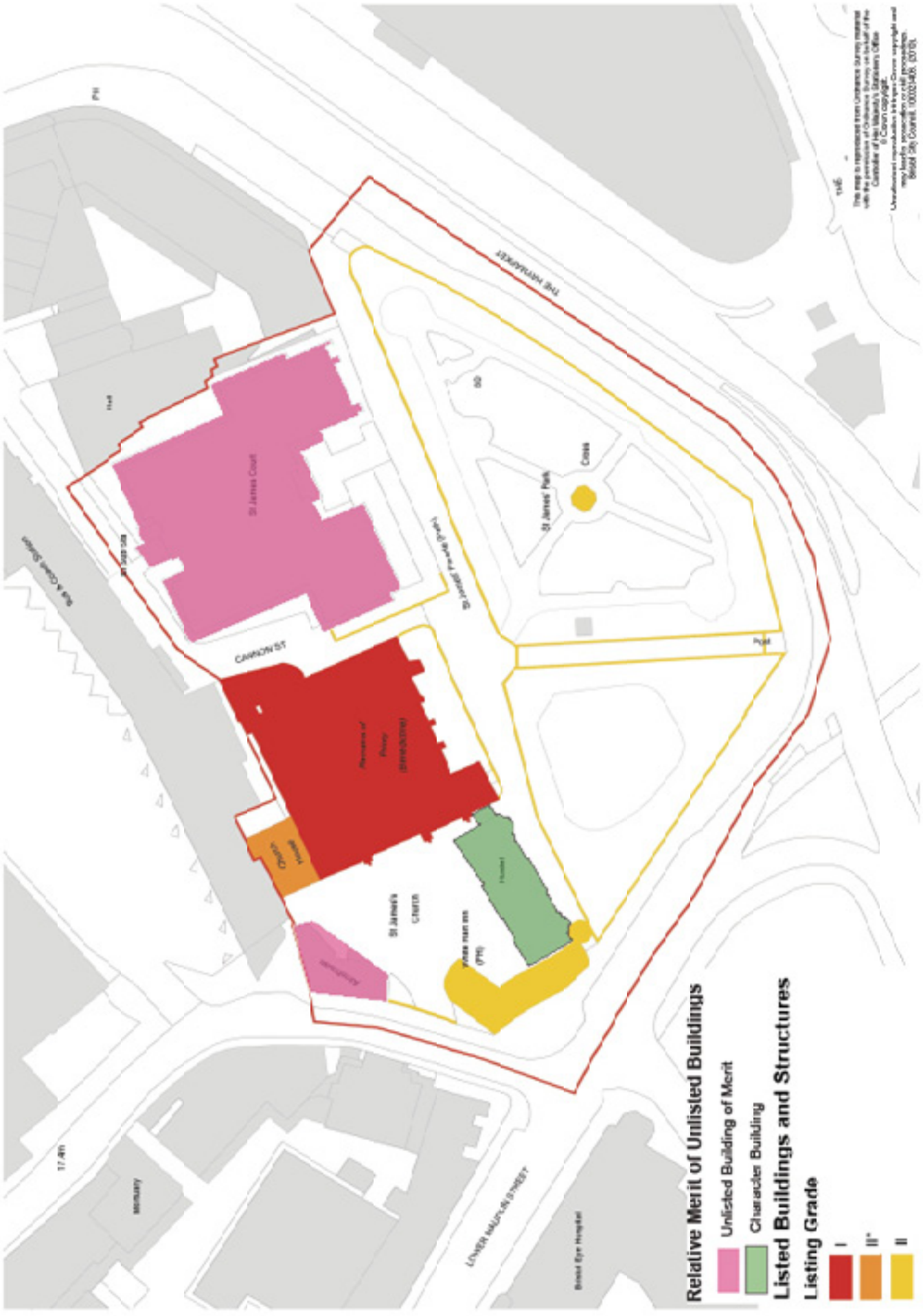
The Relative Merit of Unlisted Buildings has been identified at Map 3

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 3: St James's Parade 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 St James's Parade 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 Pennant paving slabs are used on the footways and small scale lanes within St James's Parade. The use of Pennant stone in the pathways, as well as its presence in a number of buildings and the boundary walls, enhances the traditional grain of the Conservation Area and acts as a unifying feature, linking buildings and street surfaces and enclosing green spaces.



Figure 22: Pennant paving along St James's Parade

7.6.5 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

7.6.6 Railings and boundary walls contribute significantly to the character of the Conservation Area, they add interest and variety of scale in the street scene and provide a sense of enclosure.

7.6.7 The boundary walls, railings, piers and gates to St James' Park are also Grade II listed, and date from 1897, when the Churchyard was laid out as a park. The cast- and wrought-iron railings surmount low Pennant rubble walls with limestone copings. The central path dividing the two areas of the park are coursed, capped by railings with urn finials. A pair of limestone ashlar capped gate piers mark the northern entrance to the park, these have 'overthrow' arches, originally for holding a lamp. The southern entrance is marked by single capped piers; and an 'overthrow' arch that still contains its lamp.



Figure 23: 19th century entrance gates to north of the park



Figure 24: 'Overthrow' arch at southern end of the park, with its original lamp

7.6.8 The limestone ashlar walls, cast and wrought iron railings and gates to the south-east side of St James's Church are significant, Grade II listed and date from the late 18th century.

7.6.9 Fronting Whitson Street are late 19th century (Grade II) walls, railings, piers and lamps. Limestone ashlar, with red sandstone bands, and wrought-iron railings and lamp stands.

7.6.10 Where they remain, traditional boundary walls, gates, gate piers and railings must be preserved, sympathetically restored or reinstated as and when the opportunity arises; in order to preserve or enhance the and appearance of the Conservation Area.

Street Furniture

7.6.11 The St James's Parade Conservation Area has a fascinating collection of historic street furniture, some of which is listed. The appropriate maintenance and protection of this is important, as is the need to prevent modern street clutter detracting from its setting.

7.6.12 In the centre of St James' Park stands the Calvary cross; and later drinking fountain dated 1885 (Grade II). The remains of the cross is an octagonal stepped base with square plinth to octagonal shaft in limestone ashlar. The drinking fountain consists of a curved red granite basin in the south side set one step down from the top, with a bronze tap above.

7.6.13 The cast iron lamp standard along St James's Parade (Grade II) has a fluted base and Windsor lantern. In 2004, Bristol City Council 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.

Policy References (extract)

Bristol Local Plan

B15(I)
'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.

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 Approximately half of the Conservation Area is occupied by the open space of St James's Park, which occupies the site of the former St James's Churchyard. The park is a municipal park, and a popular haven for workers in the area as well as visitors to Broadmead.

7.7.3 The park is dissected in two, each portion having a different character. The eastern side underwent alteration in c. 1950 giving it a formal layout with paths, consisting of levelled tombstones, flower beds, a sundial and the Calvary cross and drinking fountain. The western portion is more open, with a more informal character. The perimeter of the park and the central path is populated by mature Plane trees, which in summer give almost total canopy coverage to the grass beneath.

7.7.4 The park is a vital resource in terms of its visual contrast to the otherwise built environment of the locality; its biodiversity value; and its value as an amenity for residents and visitors to the area. The park is protected under Bristol Local Plan Policy NE9 as a Historic Park and Garden.



Figure 25: Western portion of St James's Park

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. NEGATIVE FEATURES

8.1 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

8.2 Major traffic routes define the west and southern boundaries of the Conservation Area. The high volume of traffic conflicts with visual amenity and visitor experience as it impinges on the enjoyment of the area by shoppers and tourists, and also creates a physical barrier for incidental visitors. Traffic also increases air pollution, which has a direct impact on the sensitive facades of buildings.

Shopfronts & Signage

8.3 The appearance of the White Hart, the one public house within the Conservation Area, is at times detrimentally affected by the use of over-size banners. Although these banners are usually temporary, when in place they act as an unsightly distraction and detract from the quality of the historic environment.

8.4 There is a need to increase signage into and throughout the Conservation Area, in order to increase the prominence and footfall on the north-south and east-west pedestrian routes that provide useful shortcuts to the Bus Station, Broadmead, the Church, commercial buildings and nearby student accommodation.

Unsympathetic Infill & Alterations

8.5 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.

8.6 The presence of large scale 20th century developments on the edge of the Conservation Area as well as the built up nature of central Bristol overshadow St James's, limiting views from within it and creating a feeling of encroachment. The high-rise tower of the Premier Inn is a particular blight, which looms over the Conservation Area from the east.

8.7 20th century developments and road layouts have caused the Conservation Area to become an 'island' cut off from the rest of the City. The James' Barton Roundabout has been particularly detrimental in this respect

Loss & Poor Maintenance of Townscape Details & Street Surfaces

8.8 The Conservation Area has a high quality public realm, which includes many original Pennant stone pavements and setted streets. Where traditional street surfaces and features are poorly maintained or replaced with nontraditional materials, this is gradually eroding the quality of the public realm and posing a risk to pedestrians.

8.9 Unsympathetically sited or non-traditional street furniture can be highly detrimental to the public realm, especially within St James's Park itself. The western section of the Park, in particular, has suffered from the use of inappropriate materials and unattractive street furniture. Its tarmac paths and concrete benches are out of place in this historic setting, and as such are detrimental to the appearance and character of this part of the Conservation Area.

Poor Maintenance of Buildings & Public Spaces

8.10 The care and maintenance of individual properties affects the character of the area as a whole.

8.11 The focal building at the heart of the Conservation Area, St James's Church is on the English Heritage Buildings at Risk Register. Following a recent fund-raising campaign the St James's Priory Project have begun a programme of conservation and development that focuses on preserving the historical integrity of St James's whilst diversifying its functions and encouraging greater public access.

8.12 The Grade II listed boundary walls that mark the entrance to St James's Church from Whitson street are in a poor condition and at risk from eventual loss if their deterioration is allowed to continue. Similarly the lamp arch to St James's Park is in a poor condition and some of the gates are rusted.

8.13 St James's Park is poorly maintained and unkempt. The lack of maintenance refers to the street furniture, its boundaries and the plant life and trees within it. The water fountain in the western section of the Park is deteriorating, whilst parts of the boundary wall and park gates are in need of repair. Damage to the boundary walls is exacerbated by the encroachment of creeper plants such as ivy, which has been allowed to grow unchecked. As well as increasing the unkempt appearance of the Park, the ivy will ultimately undermine the structure of the wall. Some of the Plane trees, which were planted at end of the 19th century when the Park was created, are in need of specialist attention or appropriate replacement.

Sense of Safety & Security

8.14 The Conservation Area is blighted by a perception of it being an unsafe and threatening environment to pass through, particularly at night. The problem is the underused routes from the north (Cannon Street) and the east (The Haymarket).

8.15 Sympathetic redevelopment of the Haymarket precinct would increase footfall, as would promoting Cannon Street as a north/south thoroughfare. The installation of sympathetic lighting and discreetly sighted CCTV may discourage the current occupation of the area by rough sleepers. It would also promote the area as a safe place to visit and help restore public interest and use.

9. MANAGEMENT PROPOSALS

9.1 It is expected that the effective management of the St James's Parade 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.

9.2 The following lists proposals related specifically to those features identified as 'negative' in Section 8. 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

Potential Action

9.3 Support environmental improvement works along A38 to ease conflicts between vehicles and pedestrians and improve access to the Conservation Area if proposals result from the Public Realm & Movement Strategy.

9.4 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.

Negative Feature
Unsympathetic Infill & Over Intensive Developments

Potential Action

9.5 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.

9.6 Where consent is required, resist unsympathetic alterations or additions through positive use of existing development control powers.

9.7 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.

9.8 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.

9.9 Encourage appropriate reinstatement of traditional architectural details in future development control negotiations.

Negative Feature
Loss & Poor Maintenance of Townscape Details & Street Surfaces

Potential Action

9.10 Encourage retention/reinstatement of cobbles, setts, stone kerbing, Pennant paving etc. In the use of materials, the presumption must be in favour of historically appropriate materials. However, where the use of non-authentic materials may be considered, they must still be appropriate to the historic character and of a standard that meets the requirements of the purpose of their use.

9.11 Encourage like-for-like replacement, provided material is 'fit for purpose'.

9.12 Where wholesale replacement is proposed work should be undertaken to ensure consistency and quality of replacement materials.

9.13 Encourage retention and appropriate reinstatement of traditional street furniture in any future development proposals in the Conservation Area.

Negative Feature

Poor Maintenance of Building & Public Spaces

Potential Action

9.14 Restore and protect the historic fabric of St James's Park making it a more welcoming place for visitors. Liaise with BCC Parks Team to encourage enhancement of the quality of the approaches towards, and entrances into, St James's Park; as well as emphasise the need to improve maintenance of the Park and its features and stress the issues of damage and neglect, in particular relating to street furniture, boundaries and the plant life and trees.

9.15 Encourage ongoing arboricultural review and management of trees in the Conservation Area, particularly in the Park. Any management should be guided by the fullest understanding of trees' i.e: collective and individual contribution to the parks original layout, historic development, and character of the site and its setting; condition established by survey and ongoing monitoring. Whilst consequent measures may include crown thinning to prevent the two park spaces from becoming too shady, any actions considered must avoid unacceptable impact to specimens' form, development and condition. Where research may identify specimens planted subsequent to establishment of the park's main Plane framework, subsequent consideration of targeted removal may be appropriate where this can be justified.

9.16 Liaise with BCC Clean & Green Team to notify of any problems of graffiti or substance abuse litter that should be cleaned up.

9.17 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.

9.18 Encourage greater use of St James Park through improvements to its appearance through better seating and landscape facilities.

Negative Feature

Small-scale Accretions

Potential Action

9.19 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

Sense of Safety & Security

Potential Action

9.20 Encourage and engage in any review or redevelopment of the Haymarket Precinct that may emerge in the future. Encourage improved pedestrian links from James Barton through Haymarket into the Conservation Area to improve natural surveillance through the area.

9.21 Where CCTV is considered as necessary for surveillance, any equipment used should be discreetly integrated, in a way that avoids causing unacceptable visual impact or clutter that is not in harmony with the character of the Conservation Area.

ADDITIONAL POTENTIAL ACTIONS

Increase Awareness

9.22 Increase awareness of conservation issues and understanding of the character of the Conservation Area through the promotion of this Character Appraisal and other means.

9.22 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

9.23 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

9.24 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. STATEMENT OF COMMUNITY INVOLVEMENT

10.1 Prior to document drafting an initial public meeting was held at 6:00pm on Tuesday 6th July 2010 at the Premier Inn Hotel, Haymarket. This meeting advised:

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

10.2 A letter dated 18th June advising on the meeting, the forthcoming appraisal, and inviting involvement was sent to each property in the Conservation Area. An e-mail was also sent to internal BCC consultees. Consultation Finder was updated and additional e-mails sent to external consultees who had previously asked to be kept updated on forthcoming appraisal work.

10.3 The first-stage public consultation ran until Friday 6th August 2010, and a total of 22 written responses were received from members of the public.

10.4 Officers also arranged a walk-about meeting with Susan Jotcham, Project Director of St James's Priory Project on 8th October 2010. Members of the Kingsdown Conservation Group were also consulted.

10.5 Once a draft document had been compiled, a copy was sent to all those who had expressed an interest. Consultation Finder was also updated, explaining how to participate and when comments should be submitted.

10.6 This second public consultation period closed on 01 March 2011. The Draft was put to Central Area Planning Committee for Information on 13 March 2011. In addition, BCC's Landscape Design, Strategic & Citywide Policy Team, Planning Enforcement, Central West Area Planning Team, Conservation Advisory Panel, Central Area Planning Committee, English Heritage and other statutory bodies were consulted.

10.7 The Draft appraisal detailed a proposed boundary extension to take in part of the BRI, bounded by Lower Maudlin Street / Upper Maudlin Street / Whitson Street. Once the second consultation had started, feedback was given that the Draft contained little by way of an assessment of the current character of this site. Additional information on the site was e-mailed on 25 February, with the deadline for comment on the Appraisal or proposed extension extended 25 March 2011.

10.8 Following the second consultation, there was little support for the proposed boundary extension. The Draft document was updated in light of comments received and the boundaries remain unchanged.

10.9 The St James's Parade Conservation Area Character Appraisal is available to down-load at: www.bristol.gov.uk/conservationareas or hard copies purchased via conservation@bristol.gov.uk

11. Local Guidance, Publications & Sources of Further Information

Information on the St James's Parade Conservation Area can be sought from:

- Bristol Urban Archaeological Assessment
- Excavations at St James's Priory, Bristol - Reg Jackson (Oxbow Books) 2006
- 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 St James's Parade 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 St James's Parade 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 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 Churchyard
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

12. Glossary

12.1 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

Brises-soleil
An arrangement of horizontal or vertical fins used to shade window openings

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 were 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.

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

Caen Stone
A light, creamy-yellow Jurassic limestone quarried in northwestern France near the city of Caen. A fine-grained oolitic limestone formed in shallow water lagoons in the Bathonian Age about 167 million years ago. The stone is homogenous, and therefore suitable for carving

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

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

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

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

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

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

Façade
The frontage of a building

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

Half-timbered (or timber frame)
A building technique using timber framing, infilled with non-structural walling such as lath and plaster with a wattle and daub finish. Sometimes the frame is covered with render or timber boarding

Hipped Roof
A roof with sloped instead of vertical ends

Keuper Marl
The former name for a layer of mudstones and siltstones from the late Triassic period (formerly known as the Keuper period). Typically red, or occasionally green or grey, it is featureless and contains few fossils. In basin formations, thick halite-bearing layers, or rock salt deposits, are sometimes present at the base of the marl. In modern nomenclature, Keuper Marl is included within the Mercia Mudstone Group

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

Mercia Mudstone Group
A sequence of sedimentary rocks which occurs widely in the United Kingdom, consisting of beds of various mudstones, siltstones and sandstones

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

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 late 19th century. Wrought iron is not as brittle as cast and seldom breaks

12.2 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 of 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 Churchyards and Gardens
Historic Churchyards and gardens are designed landscapes which, because of their layout, features and architectural ornament, are of special historic interest. Many significant Churchyards 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 Churchyards 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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