



7. SHIREHAMPTON CONSERVATION AREA

DESCRIPTION

- (1) The Conservation Area comprises the core of the historic settlement of Shirehampton whose focus is a small village green. It also includes a smaller area to the south across the Portway, known as the Lamplighters. This area adjacent to the River Avon originated at the point where pilots boarded ships to guide them to the City Docks.
- (2) The Conservation Area falls into four elements each with their own distinct character.
- (3) Located close to the village green are two groups of Georgian houses, one to the north and one to the south containing a number of Listed Buildings. The group



to the south is the larger and extends eastwards up Park Hill. It comprises a varied collection of mostly rendered two storey buildings. Roofs vary, mansard traditional pitches and parapets are common, some houses have small dormer windows. Small landscaped gardens form a link with the green, the group to the north is similar in style and is adjoined to the High Street by the George Inn, a distinctive brick and tile building influenced by the 'Arts and Crafts Movement'.

- (4) The eastern side of the green is bounded by a modern development of low rise flats in a landscape setting. Secluded behind the cottage and Park House is a recent small housing scheme.
- (5) To the west of the green is the village High Street, extended in the Victorian and Edwardian periods. This active shopping street comprises a mixture of two and three storey buildings with brick rendered and stone façades. Few original shopfronts remain. St. Mary's Church, an imposing rubble stone building with a distinctive tower terminates the western end of the Conservation Area.
- (6) The area to the south of the High Street is mostly residential comprising small cottage style houses in short terraces. Elevations were originally rendered or in roughcast, many have subsequently been pebble-dashed. Post war development in this area is generally of a poor quality and utilitarian character. The Parade, a '60s style complex of shops and offices exemplifies this.
- (7) Along Station Road beyond the Portway lies the Lamplighters area a quiet residential backwater comprising a group of mainly three-storey Georgian houses including three Listed Buildings. The Lamplighters public house is a large detached building with a substantial garden which overlooks the River Avon.
- (8) Within the group elevations are painted render with small paned timber sash windows. This part of the Conservation Area also includes part of the Avon foreshore. North of the Portway, Station Road, a tree lined avenue of attractive large Victorian houses leads to the Lamplighters area. The street is outside the Conservation Area but forms part of its setting.

KEY ISSUES

Traffic and Movement

- (1) Excessive traffic in the High Street and Park Hill detracts from the village quality of the Conservation Area, degrades the pedestrian environment and the attractiveness of the shopping street. The main road through the area bisects the village green, diminishing the integrity and quality of this space.

Land Use

- (2) The Conservation Area around the green and High Street is a mixed use environment comprising residential, retail, commercial and community facilities, which add to the vitality and attractiveness of the local centre. This mixture of uses is essential to the character of the Conservation Area.

Townscape

- (3) Unsympathetic alterations to properties together with unattractive post war development has severely damaged the coherence of the northern part of the Conservation Area and undermined its character.
- (4) In the Lamplighters area, whilst the properties are generally well maintained, there have been instances where traditional timber sash windows have been replaced with ones of a different pattern and material. These are out of keeping with the proportions and appearance of the buildings and the character of the area.



- (5) There are a number of sites within the village centre which could be developed or redeveloped. These offer opportunities for more sensitive schemes which could enhance the character and appearance of the Conservation Area.
- (6) Within the Lamplighters settlement there are important areas of open laid particularly the Avon Foreshore, these could come under pressure for development, which would detract from the open aspect of this part of the Conservation Area.

GENERAL ENHANCEMENT OBJECTIVES

- (1) An environmental traffic management scheme, including provision for cyclists should be prepared in conjunction with the Highway Authority.
- (2) The traffic management scheme should consider, calming traffic in the High Street, discouraging non-essential traffic, enhancing the pedestrian environment and the attractiveness of the shopping street. Consideration should also be given to reintegrating the Village Green.
- (3) The City Council will seek to ensure that a mixture of land uses exist within the village centre;
 - (i) *loss of existing residential uses will be resisted. Additional residential uses will be encouraged, particularly above shops;*
 - (ii) *retailing uses should be protected. A study should be undertaken to identify core retail frontages and the appropriate proportion of retail to non-retail uses in the High Street;*
 - (iii) *loss of existing community and leisure uses will also be resisted;*
 - (iv) *further commercial use will only be appropriate in those areas, where it will not upset the balance of residential, retail and community uses in the village centre. A study should be undertaken to identify appropriate locations for additional commercial uses.*
- (4) A study should be undertaken to assess whether the Conservation Area boundary should be refined to reflect the true focus, that of the village centre around the green, and to assess the impact of unsympathetic alterations and ill-considered post war development. Consideration should also be given to incorporating Station Road north of the Portway into the Conservation Area.
- (5) An Article 4 Direction should be considered for the Lamplighters area which would bring under planning control sympathetic alterations to properties currently undertaken by owners without planning consent.
- (6) Where development or re-development occurs more sensitive schemes need to be evolved and the City Council will apply Principles P2–P10 set out in the Conservation Policy Handbook, which relate to new buildings in Conservation Areas, to ensure that the area character is respected.
- (7) The City Council will resist development of the Avon Foreshore. Elsewhere in the Lamplighters area Principles P2–P10 will apply.