

## **Local List of valued buildings: Adoption of Phase 1 nominations**

**Purpose of report:** To agree the adoption to the Bristol Local List of nominated assets set out in section 12a.

**Report date:** 15 September 2015

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### **Context and background**

1. The Local List is a list of buildings, structures and sites that do not already have listed status but which are valued and are considered worthy of preservation. This may be by virtue of their quality, style or historical importance. The Local List provides the opportunity to identify those features of the local scene that are particularly valued by communities as distinctive elements of the local historic environment.
2. Bristol City Council has a long standing aspiration to introduce a Local List. In March 2013 the City Design Group (CDG) launched a call for nominations, with information and criteria as set out at: <http://www.bristol.gov.uk/page/planning-and-building-regulations/local-list-valued-buildings>). The criteria were based upon national guidance as set out in Good Practice Guide for Local Heritage Listing (English Heritage, 2012) and refined in the light of responses received during public consultation. They have been based upon the themes:
  - Architectural interest
  - Historic importance
  - Artistic interest
  - Archaeological interest
  - Community value

In addition, other factors such as the rarity of the building or site and its completeness are taken into account. Full assessment criteria are given in Appendix A.

3. Members of the public were invited to make nominations via the Know Your Place website, email or postcard, providing information about how the nomination met the criteria. Between March 2013 and December 2014 over 160 nominations were received.
4. In December 2014 CDG drew up a brief to manage the Local List nomination assessment programme. This included setting up an independent assessment panel, compiling information sheets and overseeing the assessment process. In April 2015 The Architecture Centre (AC) was appointed as consultant to carry out this work, following submission of a costed proposal. The AC is a Bristol-based independent, not-for-profit organisation (registered charity), whose mission is to promote

learning about and enjoyment of architecture and the built environment, and champion better buildings and places.

### Assessment panel and process

5. Bristol Architecture Centre and CDG agreed a criteria for membership of assessment panel, and process / terms of membership, as follows:
  - a. Core panel 'pool' to possess all-round expertise that will enable them to review nominations objectively. Core panellists to demonstrate an understanding and appreciation of:
    - architectural history / historic character
    - Bristol's social history
    - the needs and values of Bristol's diverse communities, relating to the historic built environment
    - the opportunities for adaptive re-use of historic buildings.
  - b. Additional panel 'pool', to be called on as necessary, with specific expertise as required for example in:
    - Art history
    - Archaeology
    - Industrial archaeology
    - Historic landscapes
  - c. For each round of nominations, assessment panel of 4-5 people with mix of expertise to be selected from pool
  - d. Panel membership is a voluntary (unpaid) position.
  - e. Membership of the panel to be reviewed annually.

6. In July 2015 the following individuals were appointed to the panel (following invitation by the AC):

Name	Area of expertise
<b>Core panel</b>	
Simon Birch	Chair, Bristol Civic Society. Community involvement and planning/urban design expert.
Mike Bone	Bristol Industrial Archaeology Society. Conservation and archaeology expert.
Alison Bromilow	Chair, Neighbourhood Planning Network. Community involvement expert, with architecture/planning background.
Kay Ross	Building historian and Historic Environment Consultant. ( <a href="http://www.mcross.co.uk">www.mcross.co.uk</a> )
Charles Wilson	Chair, Bristol Urban Design Forum. Planning and urban design expert.
Nigel Dyke	Architect (Alec French Architects) with extensive

	experience of working in historic context
Tim Forster, formerly White Design	Architect (AWW, formerly White Design) with extensive experience of re-use / refurbishment
Professor Steve Poole, UWE	Professor – History and Heritage, UWE. Social history expert.
Dr Madge Dresser	Reader in History. Social history expert.
<b>Additional experts</b>	
Sam Kendon	Bristol Pubs Group
Others will be identified and approached when required	

### Phase 1 nominations – process

7. 160 nominations were received from members of the public via Know Your Place
8. A shortlist of 47 nominations was created from the total 160 based on assets that were outside conservation areas and that had been deemed by the nominee to be 'at risk'.
9. An inaugural panel was convened to assess the 47 sites. The panel comprised: Simon Birch, Alison Bromilow, Kay Ross, Nigel Dyke, Steve Poole
10. The following process was employed to undertake this assessment:
  - The BAC took new photographs of each site (with the exception of 3 sites where access was not possible)
  - The BAC compiled a factsheet of each site, comprising photograph, information provided by the nominator, and additional key information (e.g. date, architect and link to Know Your Place site)
  - The BAC supplied panel members with these factsheets and a checklist setting out selection criteria. Members were briefed to review each nomination carefully against the criteria; give each nomination a score (yes/no/not applicable/not sure); and propose an overall judgement for each (yes/no/not sure); and add any supplementary notes / comments. Members undertook this work independently without consulting each other.
  - The BAC collated results from the 5 panel members. This data was then sorted into categories (consensus Yes, mixed response, etc.) for review at assessment meeting.
  - An assessment meeting was held on 3<sup>rd</sup> August 2015, attended by: Simon Birch, Alison Bromilow, Kay Ross, Nigel Dyke (panel). In

attendance were: Peter Insole, CDG (Chair); Rebecca Miller, CDG; Christine Davis, Architecture Centre Manager (minutes).

## Panel recommendations

10. Panellists' assessments were reviewed at the meeting, discussed as necessary, and assigned one of 4 categories:

- Recommend for adoption to Local List
- Hold over: additional information needed
- Do not recommend for adoption as already protected
- Do not recommend for adoption as do not meet criteria

11. In addition to the above categories the Panel agreed that all unlisted buildings of merit identified in conservation area character appraisals would be added to the Local List.

12. The following recommendations were agreed. ('Ref' refers to factsheet number.)

a) Recommend for adoption to Local List:

Ref	Historic Collection no.	Site name	Reasons for decision
1	HC3038 / HC3039 / HC3194	1882 flood warning post	Panel consensus through pre-meeting assessment against criteria. High score for architectural interest and historic importance; reflects particular event
2	HC3771	King Edward VIII pillar box	Panel consensus through pre-meeting assessment against criteria. High score for architectural and historic interest; rare
3	HC2971	King Edward VII Memorial Hospital	Majority consensus pre-meeting; good score for architectural interest and historic importance. Adoption agreed at meeting following discussion of significance (high quality building and links with George White)
5	HC3152	Lebeqs Tavern	Panel consensus through pre-meeting assessment against criteria. High score for architectural interest and community value
6	HC3193	Cast iron Turnpike Trust marker post	Majority consensus pre-meeting; good score for historic importance and community value. Adoption agreed at meeting following discussion of significance (transcends moved location)
8	HC3022 /	Avon Tin Printers	Majority consensus pre-meeting; good

	HC3069		score for architectural interest, historic importance and community value. Adoption agreed at meeting following discussion of significance (strong community connection and fascinating history with layers of re-use)
27	HC3667	Old Georgian Club - Former Sports Pavilion associated with Packers Chocolate Factory	Panel consensus through pre-meeting assessment against criteria; high score for architectural interest and community value
28	HC3649	Bristol Royal Infirmary and new chapel	Majority consensus pre-meeting; good score for architectural interest and historic importance. Adoption agreed at meeting following discussion of significance
31	HC3769	Remaining 18th Century features of Katherine Farm	Mixed panel; agreed at meeting that appears to be very significant site (potential high score for architectural and archaeological interest), though more information needed. Agreed to adopt to ensure safeguarding, as site could be at risk
32	HC3903	Great Western Cotton Works	Majority consensus pre-meeting; good score for historic importance. Adoption agreed at meeting following discussion of significance (strong community connection and features on historic environment records)
33	HC3696	St Andrew's Junction Signal Box	Panel consensus through pre-meeting assessment against criteria; high score for architectural interest
34	HC3698	2&3 Rupert Street	Mixed panel. Adoption agreed at meeting following discussion of significance (good architectural quality with original shop fronts, and important in context of changing character of area)
36	HC3754	Barton Hill Mixed School	Panel consensus through pre-meeting assessment against criteria; high score for architectural interest and community value
37	HC3746	Parish boundary marker	Majority consensus pre-meeting; good score for architectural interest and historic importance. Adoption agreed at meeting following discussion of significance

39	HC5187	Avonmouth Station parcels office	Panel consensus through pre-meeting assessment against criteria; high score for architectural interest and historic importance The building was demolished in August 2015
40	HC5177	Former Avonmouth Post Office & Telephone Exchange	Mixed panel; adoption agreed at meeting following discussion of architectural significance (similar to Westbury on Trym post office, which is Unlisted Building of Merit in Conservation Area)
43	HC36244	Rhubarb Tavern	Panel consensus through pre-meeting assessment against criteria; high score for architectural and archaeological interest, and community value
45	HC20161	Pumping station and adjacent graving dock	Panel consensus through pre-meeting assessment against criteria; high score for architectural interest and historic importance

b) Hold over: additional information needed

Ref	Historic Collection no.	Site name	Reasons for decision
4	HC3156	Edwardian development of the Kings Weston Estate	Panel unable to make decision on basis of information provided; more information needed
9	HC3018	Eighteenth Century arch built into wall	Divorced from context – need more research
10	HC3088	Manor House (Southmead Manor)	Need to understand whether original building exists. NB attached gazebo is Grade II Listed; check status of Manor
14	HC3825	Eastfield Quarry / Old Quarry Park	Need to draw to attention of Avon Gardens Trust to comment on
18	HC3643	Phoenix Hedge	Agreed needs some degree of protection but queried whether Local List is right means – Peter Insole to investigate legislation re hedgerows
20	HC3644	Westbury Park Tavern	Panel unable to make decision on basis of information provided; more information needed
21	HC3798	Mounting Block	Unclear what it is - needs more research

22	HC3027	Oakwood Road - 30, 32, 34 and 36	Need to know more about the background
23	HC3110	Former main Lodge for Henley Grove Mansion	Agreed of interest but information supplied is incorrect: definitely not from 1841. Needs more research
26	HC3126 / HC3127 / HC3128	Boundary walls of a former estate in Henleaze / Henleaze Park House	Significant rebuilding has taken place (very unlikely it is 1800s). Needs more research
30	HC3722	Miles Arms Hotel	Can't assess with scaffolding on.
35	HC3699	Evening Post building	Panel unable to make decision on basis of information provided; more information needed
44	HC21121	Former Grosvenor Hotel, Temple Street	Panel unable to make decision on basis of information provided; more information needed

c) Do not recommend for adoption as already protected

Ref	Historic Collection no.	Site name	Reasons for decision
11	HC3794	Eastfield Terrace	Value relates to local character rather than specific site; protected under DM26
12	HC3813	Dorset Villas	Value relates to local character rather than specific site; protected under DM26
13	HC3792	Residential building, Eastfield	Value relates to local character rather than specific site; protected under DM26
29	HC3718	Richmond Buildings, Avonmouth	Value relates to local character rather than specific site; protected under DM26
42	25194 (Archeological Report)	Former Wesley College and estate	In Conservation Area

d) Do not recommend for adoption as do not meet criteria

Ref	Historic Collection no.	Site name	Reasons for decision
7	HC3271	Jack Brimble Hall, St Werburghs Road	Low scores against criteria (e.g. not sufficiently high architectural or historic interest). Agreed more appropriate as

			Asset of Community Value
15	HC3815	1 Cardigan Road	Low scores against criteria.
16	HC3827	Eastfield Inn	Information incorrect: 1880s map shows previous building (gentleman's club). Agreed does not meet criteria
17	HC3814	Henleaze Lake	Agreed more appropriate as Asset of Community Value; also, as natural feature there are other means for it to be protected
19	HC3645	Henleaze Library	Community asset but not related to building especially. Agreed more appropriate as Asset of Community Value
24	HC3796	The Beehive Inn, Wellington Hill West	Low scores against criteria. (not 'different and unique'- one of many 1930s pubs)
25	HC3076	Golden Hill Sports Ground	Agreed more appropriate as Asset of Community Value. Clearly of community value but not unique or special interest not asset in terms of Local List.
38	HC3734	North West Autos (currently)	Low scores against criteria. (Not clear what is original)
41	HC13776	The Bell Public House	Although of historic importance fails to meet any other criteria – context has disappeared and no longer a community asset as not used by community. Agreed too 'far gone' to realistically survive and find a viable use.
46	HC24001	Public toilet, Avonmouth	Low scores against criteria. There are several similar (e.g. on Downs); not in use.
47	HC36870	W Stone & Sons General Engineers, 20 Lodge Causeway, Fishponds, BS16 3JB	Low scores against criteria. Insufficient merit

### Next steps

13. It is recommended that

- The sites set out in 12a are adopted to the Local List
- Proposers of successful and unsuccessful nominations are informed of the Panel decision



- A promotion/advocacy programme is scoped, designed to encourage more nominations (in particular to encourage nomination from areas of the city where there are few/no nominations currently)
- Further information is obtained on the sites set out in 12b, and that these are taken forward to future meetings when appropriate
- A rolling programme of assessment is undertaken, with Panel meetings approximately every 6 months.
- Local List is taken forward for formal adoption
- Adoption of Local List is widely publicised with successful nominations listed on BCC website