

Shirehampton Conservation Area Character Appraisal

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City Design Group

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Adopted Character Appraisal, January 2023

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A distinctive historic city

The City of Bristol is one of the most historic cities in the UK. Founded in about 1000AD the city has always been a place of change, economic growth and innovation.

The city began from a core around a bridge crossing on the River Avon and flourished around the wharves that developed along the river banks. Radiating out from the medieval city was a network of roads, connecting it with the rest of the region and dissipating its wealth along these highways. Immediately around the city many small towns and villages flourished in its shadow.

As Bristol grew it expanded beyond its ancient walls, but remained densely built. The smaller satellite villages that benefitted from proximity to the city were free to grow organically and were less restricted by the need to cling to the central commercial heart. Many were separate manors lying within the neighbouring counties of Somerset and Gloucestershire, and expanded gradually, each to its own rhythm and pattern.

During the Victorian era and 20th century Bristol saw its most dramatic changes, with the city expanding rapidly. It successively subsumed many of the historically separate settlements in a new sprawling conurbation. Suburbs grew to meet the villages, but most survived as the heart of individually recognisable districts.

Bombing during the Second World War, post-war depopulation of the central areas, and the dominance of private motor car use have all contributed to huge change in the shape of the city. The dominance of

highway infrastructure has eroded the physical fabric of the city on a scale unlike any other period.

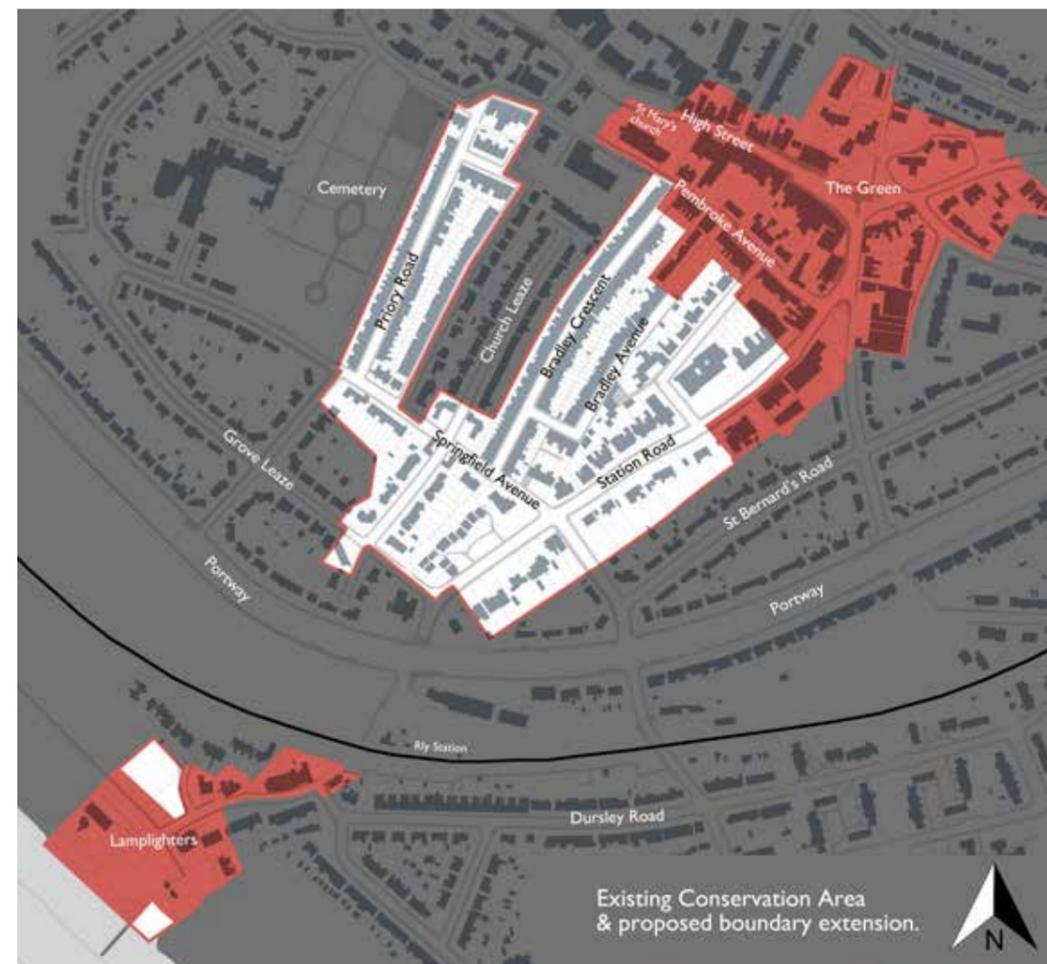
Within this broad context, modern Bristol's character is defined by a variety of distinct neighbourhoods, many now designated Conservation Areas - areas with a distinctive character informed by their topography, landscape, views, layout, land use and social development, architectural style, materials, etc.

People value conservation areas for their distinctiveness, visual appeal and historic character and research by the London School of Economics and Historic England has found that this value is reflected in the property values of homes in conservation areas. Designation brings social, cultural, economic, and environmental benefit for communities that live within and around them.

A Character Appraisal is intended to help to explain how a specific conservation area has evolved, and highlights the key features that define the area as it exists today; This understanding provides a basis to guide appropriate change, whilst respecting the historic legacy and unique sense of place of special areas. Ultimately it will help to deliver Local Plan policies, particularly around issues concerning local character and distinctiveness and the historic environment.

This Character Area Appraisal for Shirehampton identifies the current and special character of Shirehampton, and also makes a significant extension of its boundaries to cover areas of equal or greater architectural and historic value.

This process revealed that significant portions of historic townscape were omitted. The new and extended Shirehampton Conservation Area boundaries are intended to reflect and include these historically important areas



Introduction

1





Policy context, scope and status

1.1 Planning Policy Context

The statutory definition of a Conservation Area is “an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance” (Town and Country Planning (Listed Building and Conservation Areas) Act 1990, s.69(1)). Bristol currently has 33 designated Conservation Areas, covering approximately 30% of the city.

There is a requirement to review those areas from time to time so that changes in both the understanding of the area and its physical context can be accommodated. This imperative is emphasised in Section 12 of the National Planning Policy Framework (NPPF), 2012.

The 1993 Conservation Enhancement Statements (PAN 2) were the last wholesale assessment of the city’s Conservation Areas. Since 2008, the City Design Group have been undertaking a programme reviewing the city’s Conservation Areas, following English Heritage best practice guidance ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ (2005; revised 2011).

Adopted Character Appraisals are Planning Guidance with status as a material consideration in planning decisions. An appraisal provides an evidence base for determining character and context intended to guide and inform Development Management process and appeal decisions.

Character Appraisals also form part of a suite of guidance documents referred to in Policy BCS21 and

BCS22 of the Core Strategy and the Local Character and Distinctiveness Policy (DM26) and Heritage Assets Policy (DM31) in the Development Management Policy document. The Core Strategy (June 2011) is the overall approach for planning in Bristol, guiding development and setting out key elements of the planning framework up to 2026 and beyond.

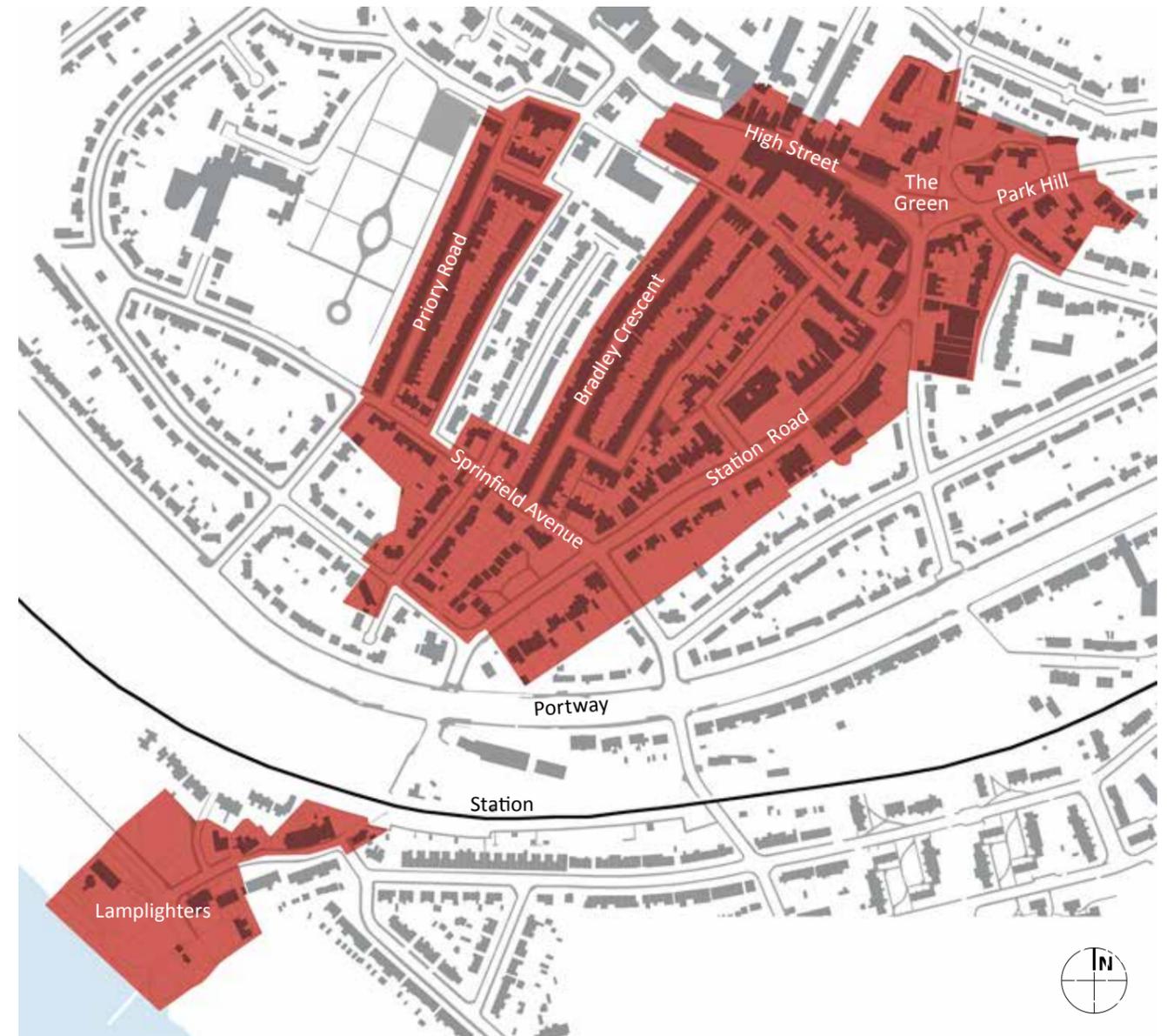
1.2 Purpose and scope

A character appraisal provides a basis from which change can be appropriately managed. Elements that make a positive contribution are identified as are features that offer an opportunity for enhancement.

‘Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area... should be treated either as substantial harm... or less than substantial harm... Taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area... as a whole’. (NPPF para. 201)

‘Opportunities for new development within Conservation Areas (and their setting) that enhance or better reveal their significance or preserve elements that make a positive contribution will be treated favourably.’ (NPPF para. 200)

Conservation Area designation with an adopted Character Appraisal will also be a tool to help highlight the value and significance of the Shirehampton Conservation Area, raising its profile, and helping to promote it as a special place worthy of its status as a Designated Heritage Asset.



Language of the document

Character/context

The main visual characteristics of an area resulting from the influence of geology, topography, urban layout, plot form, land use, and predominant building ages, types, form and materials.

Heritage Asset

Heritage Assets are irreplaceable and are identified as having degree of significance meriting consideration in planning decisions, because of its heritage interest. Designated Heritage Assets include Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens etc. An Undesignated Heritage Asset are those identified by the Local Authority or local communities e.g locally listed buildings or Unlisted Buildings of Merit (see Building Types)

Topography

The physical form of an area defined by natural features of relief and geographic elements such as rivers.

Views

Within the scope of this document views are discussed in terms of locations from which a view to a specific landmark, or series of features (natural or built) is possible.

Landmark

A conspicuous building or structure; one that stands out from the background of buildings due to its scale, function or material detailing; a point of reference in the urban scene.

Local Landmark

A terminating feature in local views or a well known or prominent building in the local context rather than across the wider townscape.

Urban structure

The framework of routes and spaces and the way they relate to one another as defined in *'The Dictionary of Urbanism'* Cowan, R.



Urban grain

The pattern of development in terms of the size of street blocks, building plots and the size of building in relation to its plot as defined in *'The Dictionary of Urbanism'*.



Shirehampton Conservation Area
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Building Types

Unlisted Buildings of Merit – buildings that make a special contribution to the character or appearance of the Conservation Area; usually of particular architectural or historic interest. Categorised as 'undesigned heritage assets', they area of material consideration in planning decisions. Their preservation and sensitive adaptation will be encouraged through the Development Management process.

Grouped Buildings of Merit – buildings that form an attractive group and are collectively of significance. It may be their method or date of construction, or distinctive and unifying architectural treatment that is of interest. Also 'undesigned heritage assets'; where alteration or demolition would undermine the group value, this will likely be resisted.

Character Buildings – buildings that make a positive contribution to the overall character and sense of place of the Conservation Area. Their value is in their overall consistency of scale, form, materials or date which helps to form the built backcloth for the area. It is the specific characteristics that contribute to this overall sense of place that will be encouraged to retain or emulate in future planning applications.

Neutral Buildings – buildings that make neither a positive nor negative contribution.

Negative Buildings – buildings that due to their location, scale, materials form or detailed design, are a negative intrusion on the area and which offer the potential for beneficial change that would enhance the character of the Conservation Area.

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Built Form

Buildings and structures described using the following terms.

Scale

The size of a building described in terms of the number of floors.

Massing

Relates to the building or group of buildings' volume or perceived volume as a result of its structural form.

Materials

The context study refers to materials in terms of the predominant building materials used in an area for walling, paving and roofing.

Distinctive frontage

A structure or series of buildings such as a terrace that has specific architectural quality, recognisable plot rhythm, consistent use of materials or a combination of the above. A distinctive frontage will make a positive contribution to local street character or even define the local character.

Long view or vista

A channelled view to one of a series of landmarks or landscape.

- Existing Shirehampton Conservation Area
- Proposed extension

Conservation area boundaries

1.3 Location

Shirehampton lies to the north of Bristol, about four miles down the River Avon, and close to its confluence with the Severn Estuary. It's located to the east of the Avon flood plain, near to the ancient ferry between Gloucestershire and Somerset at the lowest downstream crossing point on the river. Historically the village grew up adjacent to the main road linking Gloucester with north Somerset via this ferry.

Shirehampton developed as a separate settlement to Bristol, and for much of its history was a detached part of the parish of Westbury on Trym. It was separated from its mother church by the steep, high, ridge of Penpole Point and Kingsweston Hill. This ridge continues to define the northern boundary of the village. The river Avon sweeps around the south and west sides of the village in a broad curve; both the river and the ridge give Shirehampton a distinct geographical separation from the rest of Bristol that, over time, grew up to incorporate it within its boundaries.

1.4 Conservation Area Designations

Shirehampton was first designated on July 16th 1975 and was numbered 7 in the series of Conservation Areas created at the time. It's unusual that it's separated into two distinct sections: The principal portion around the village centre and a smaller satellite section around the historic ferry landing at Lamplighters Marsh to the south-west. The two portions are separated by about half a mile.

In 1993 it was the subject of a Conservation Area Enhancement statement along with the majority of the City's other Conservation Areas. A slight extension to its boundary was made in 2000 to incorporate the Grade II Listed Shirehampton Public Hall on Station Road that had been designated two years after the original setting of the Conservation Area boundary.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act sets out the requirement for Local Planning Authorities to review its designated Conservation Areas from time-to-time so that changes in both the understanding of the area and its physical context can be accommodated, boundaries adjusted, new issues captured, and policies, management and proposals for intervention updated accordingly.

The boundary of the Conservation Area has been reassessed as part of this character appraisal process, and reviewed using the parameters of:

- Architectural character
- Street pattern and layout
- Improved understanding of the historic significance
- Identification of clearly defined epochs in development
- Natural and designed landscape features

This process revealed that significant portions of historic townscape were omitted. The new and extended Shirehampton Conservation Area boundaries are intended to reflect and include these historically important areas:

- The continuation of Station Road projecting south as far as Grove Leaze, defined by large villas set back from a designed avenue leading to the station,
- The Bradleys' distinctive unbroken terraces preserving the boundaries of the medieval strip fields they lie within
- Bristol Garden Suburb as an important historic and architectural experiment laid out to Garden City principles



Local character and distinctiveness

2



Landscape

2.4 Landscape setting

The village centre of Shirehampton nestles along the bottom edge of Penpole Point. The point is a high ridge that projects out into the flat levels of the Severn floodplain. Shirehampton began on the drier rocky land elevated above the wetter marshes.

Beyond the southern boundary of the village it's embraced in a broad meander of the River Avon as it drains towards the Severn a short distance to the north at Avonmouth. The village fields were laid out on the drier shelving plateau of land descending away to the south west towards the River Avon; this land was later ceded to the expanding settlement.

Along the higher land to the north and east the approaches to the village are green and wooded with open parkland preserved between the River bank and Penpole Point. Along the north bank of the Avon flood plain is covered in open grassland and scrub.

2.5 Views and vantage points

The elevated nature of the village centre allows glimpsed views out across rooftops towards the green hills of Somerset beyond. Penpole Point above the village retains more extensive views, though wider panoramas across the Severn have been diminished by woodland.

High ground on the Somerset side of the Avon allows broad views of Shirehampton village from the south and west. The Village of Pill lies immediately opposite Shirehampton which is the focus of views from the small harbour; The Lamplighters pub, tree-lined banks,

and the wooded skyline of Penpole Point contribute to a memorable panorama.

At a street scale, within the Conservation Area there are important views from Park Hill, High Street, Park Road, Penpole Place, and Station Road culminating at The Green. The aligned views up and down the avenue on Station Road, incorporating groupings of landmark buildings, are also of high significance. There are long views aligned down the streets of the Bradleys looking out towards the landscape beyond. Noticing views up Springfield Avenue of picturesque groupings of the Garden Suburb cottages encourage the visitor to explore more. Finally the views at river level across the Avon and the flood plains at Lamplighters are highly regarded.

2.6 Geology

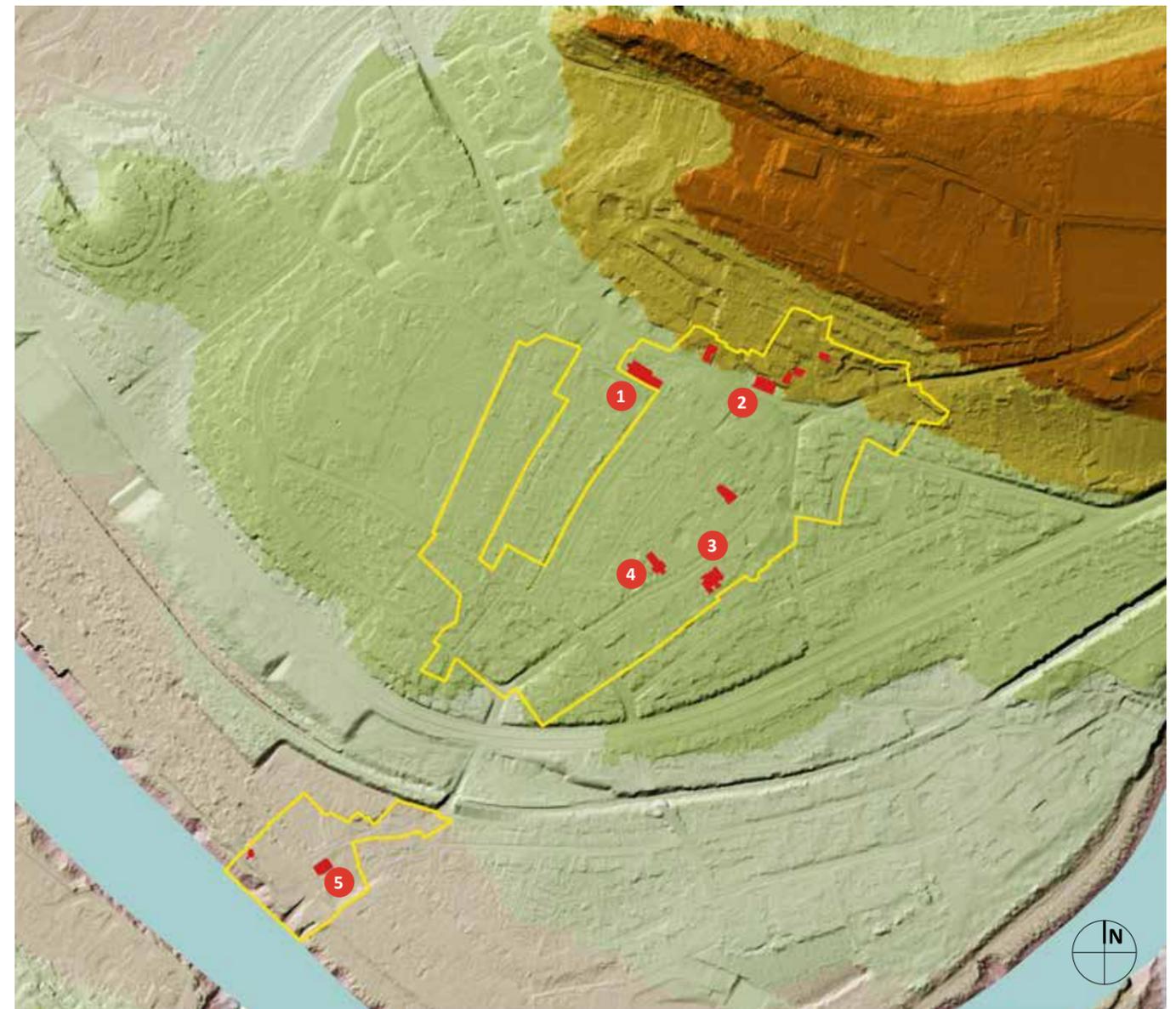
The area has an extremely complicated underlying geology. The village centre sits on a broad plain of softer Mercia mudstone and conglomerate upon which are areas of the gravelly remains of historic flood plains preserved as terraces; These post-glacial deposits are rich in archaeology.

The Ridge of Penpole Point is formed of closely spaced strata of hard Old Red Sandstone layered with various distinct deposits of Limestone of the Black Rock subgroup. Much of this harder stone was valuable building material and was extensively quarried. The gravels too were good building material excavated in the 18th Century when shells, fossils, and archaeological finds were frequent.

Topography and landmarks

-  Local topography
-  Positive landmark buildings

- 1 St Mary's Parish Church
- 2 The George inn
- 3 Shirehampton Public Hall
- 4 St Bernard's Roman Catholic church
- 5 The Lamplighters



Summary of character and special interest

2.1 Summary description

Shirehampton's identity is rooted in its village character. Although incorporated within the city boundary of Bristol in 1903 its seclusion was preserved by the surrounding hills, river, and buffered by the landscaped parkland around Kings Weston house to the north.

The historic approach to the village from the city centre descends Park Hill, and arrival in the village centre is announced by the open Green dotted with mature trees with its boundaries defined by many fine Georgian villas. The green grew up around the junction between the more important road from Gloucester to the ferry to Pill and the village high street to the west. Here, commanding a traditional location on the Green, is what might be considered to be the principal pub, the historic George Inn. Nearby a commemorative fountain and Wellingtonia tree celebrate two of Queen Victoria's Jubilees. It is an

informal green space that is a physical and civic focus for the village.

High Street's character is strongest in its narrowest stretches, where the caprice of highway engineers hasn't seen its building line pushed back. Architecture is eclectic, commercial, and unremarkable, but shopfronts, and traditional materials and details continue to define the street as the commercial heart of the village. The Methodist Church, halfway up on the north side, is a rare but well positioned piece of architectural embellishment. The south end is marked by the Locally listed George Inn, and the Grade II Listed St Mary's church is a northern landmark before the tight streetscape becomes entirely eroded by wide expanses of road and piecemeal post-war development of no merit. Beyond here are a series of historic houses, most Listed, that once sat in their own grounds, but are now hemmed-in by post-war development replacing garden lawns and ornamental plantations.

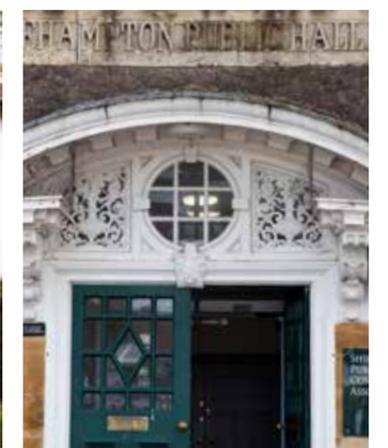
After the railway arrived in 1865 the road from the Green to the Pill Ferry was re-christened Station Road, and the new station proved the catalyst for the street's development. A brief spate of late-Victorian Villas was later incorporated into a grand Edwardian avenue laid out in emulation of Garden City ideals then current in urban planning. The plane trees planted then continue to dominate the street and verdant front gardens combine with them to create a green and pleasant environment.

Edwardian architectural developments here are of a unified character, as prescribed by the Kings Weston Estate who developed the land. Midway along the south side of the Station Road are the elaborate Public Hall and half of a planned rank of shops, opposite them a terrace of six houses, and to the west a series of villas all designed by the architect Frederick Bligh Bond in characteristic ornamental Queen Anne style. The modern development of The Savoy nods recognition to its neighbours in its own architectural

expression. Set behind the filter of the avenue trees significant buildings, such as Springfield House, St Bernard's Catholic Church, and St Bernard's Primary School play only a background role in the streetscape.

The Garden City character found its purest expression in the Bristol Garden Suburb just off Station Road on its North side. The grouping and disposition of cottages was carefully designed for picturesque effect, and with a focus on principal road junctions with informal set-piece squares or splayed building lines. Throughout there is an emphasis on green front gardens, soft landscaped boundaries and ordered architectural treatment. So carefully planned is it within its boundaries that the open spaces between buildings, the absence of development, is as important to its character as the built form. The estate is low-scale, rarely projecting above a single storey in height unless expressed with a feature gable or dormer window; This is cottage architecture, vernacular and Arts and Crafts in style and detail.

- 1 The Grade II Listed drinking fountain on The Green with Penpole Place beyond
- 2 The George Inn with The Green and the commemorative Wellingtonia tree
- 3 The tower of the Public Hall seen through Station Road avenue trees
- 4 A 1908 house by architect La Trobe on Station Road
- 5 Architectural detail of the Public Hall entrance designed by Frederick Bligh Bond



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Local character and distinctiveness

Between High Street and the Garden Suburb is an area called, for the purpose of this report, by its traditional name The Bradleys. The area was developed on the narrow strip fields of Broad Ley: one of the three open fields of the medieval village. This field system was a rare survivor when, in the late 1800s, individual owners decided to develop the strips for housing. The resultant development expresses the historic field pattern through the length and alignment of dense terraces and the long, largely unbroken, frontages. The terrace form of development remains anomalous to the general village feel of Shirehampton, and might be unremarkable in the inner-city, but here it's a unique architectural response to the historic context and with architectural and material character that stands out from the norm.

Lamplighters is today separated from the rest of Shirehampton by the busy Portway but began as a separate hamlet to the main village. A winding road

is bounded on its north side by informal groupings of Georgian houses of two to three storeys, before stone boundary walls open out, first to fields, and then to the panorama of the River Avon to Pill and Somerset beyond. At the termination of the road is the commanding presence of Lamplighter's Hall, a Georgian house of three storeys run as pub of the same name since at least the mid 18th Century. Its most commanding elevation challenges another pub on the opposing bank of the river to the west. Formal planting of trees around the inn provides protection from the elements and pleasure grounds for its patrons. The historic ticket shelter and slipway to the ferry remain, the latter descending to the river hemmed in with the grassy floodplain.

With a gentle slope from the north towards the river the Conservation Area is peppered with opportunities to look over the immediate foreground, across roofscapes and down streets, and outwards to the

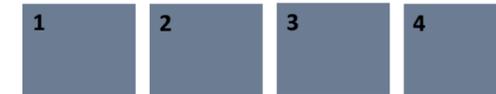
green hills of Somerset to the south and west. These views help reinforce the sense that Shirehampton remains separate from Bristol's urban sprawl, and is somehow still an isolated rural retreat. Even where metropolitan town planning and architecture have found foothold its design has preserved the village character and historic form.



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- 1 Bristol Garden Suburb looking north up Passage Leaze
- 2 Bradley Crescent with the hills of Somerset to the west beyond.
- 3 The Lower Station Road and wall and trees surrounding Springfield House.
- 4 View south along the levee of the River Avon with Lamplighters pub on the left.

Historic development

3



Summary of historic development

The area around Shirehampton is rich with archaeological evidence for settlement dating back millennia. Mesolithic flint fragments, Bronze Age artefacts, and evidence of Roman activity illustrate the attractiveness of the area for settlement. The village's most important feature was the safe crossing point on the Avon at its lowest point to the Severn. This ferry, at Lamplighters, is likely to have been a major crossing point into Somerset during the Roman period, and the road leading to it remained important until the 20th Century. The location of the village on drier land above the flood plain, close to the ferry, and with access to good farm and grazing land, made it a sensible choice for settlement.

By the 9th Century the lands formed a detached portion of the parish of the minster church, and later collegiate church, of Westbury-on-Trym, administered by the Bishop of Worcester. Before the medieval period there is little documentary evidence for Shirehampton as a settlement and it's absent from the Domesday survey of 1086, being included under the general appraisal of the Bishop's lands in Gloucestershire. The first definite mention of the village, as 'Hampton', occurs in about 1284.

The village appears to have had a traditional medieval field system arranged in large open fields surrounding the settlement. Houses and other buildings gathered running parallel with the lower edge of Penpole Point, where the rockier ground was less suitable for cultivation; Preservation of the good quality agricultural lands may be why the

village never developed along the main road to the ferry. A principal house, now known as The Priory, along with its 'tithe' barn, is likely to have been the administrative centre of the estate in Shirehampton with a chapel of ease nearby. There is no clear indication of when the chapel was founded but its remoteness from the mother church at Westbury, and importance as first landing place for mariners and the ferry users is likely to have seen a medieval chapel of some form here. It had a tower by the 1690s which strongly suggests that a medieval building was well established before the Reformation, after which church building declined heavily.

The identification of a formal manor in Shirehampton comes only after the dissolution of abbeys at the Reformation, and the granting of the Bishop's lands to the Mallett family in the 1550s or 1560s. At this date, or shortly after, the Manor House on High Street, later called the Elizabethan House, is likely to have been built for new accommodation of Shirehampton's lords, though this was one of the more minor manors of many in their ownership.

Aside from the change in administration little appears to have altered in the village until the early 18th Century when it became fashionable for merchants, and the moneyed middle class, to maintain country retreats away from the chaos and filth of Bristol's city centre. In the first shift away from a purely agricultural economy substantial private dwellings were built around The Green, to the west of High Street, and around the ferry landing at Lamplighters. The village's



Historic development

Summary of historic development

reputation as a rural retreat developed during the century in company with the fortunes of the adjacent Kings Weston estate. Visitors were attracted to the area by the parkland scenery, open air, panoramic views, and the district's rural charms. Coaches maintained regular schedules bringing tourists out from Bath, Bristol, and Hotwells to enjoy the area, and local inns developed to service their needs.

By the middle of the 19th Century tourist interest had subdued in parallel with the decline in fame of the local spas. The village instead became a popular retirement location, and its agricultural industry became increasingly concentrated in fewer, larger, landholdings. By this time the manor had passed to the Kings Weston estate and the Miles family, along with much of the land and property around the village.

The Miles family sought to develop their estates away from traditional farming and for modern industrial uses. Firstly they financed the building of a railway linking a commercial pontoon pier at Avonmouth with the city centre of Bristol, with a new station at Shirehampton; this opened in 1865. The family's ambition continued with the foundation of a new deep water floating dock at the mouth of the Avon on the Miles estate. Both these developments were a catalyst for the expansion of Shirehampton.

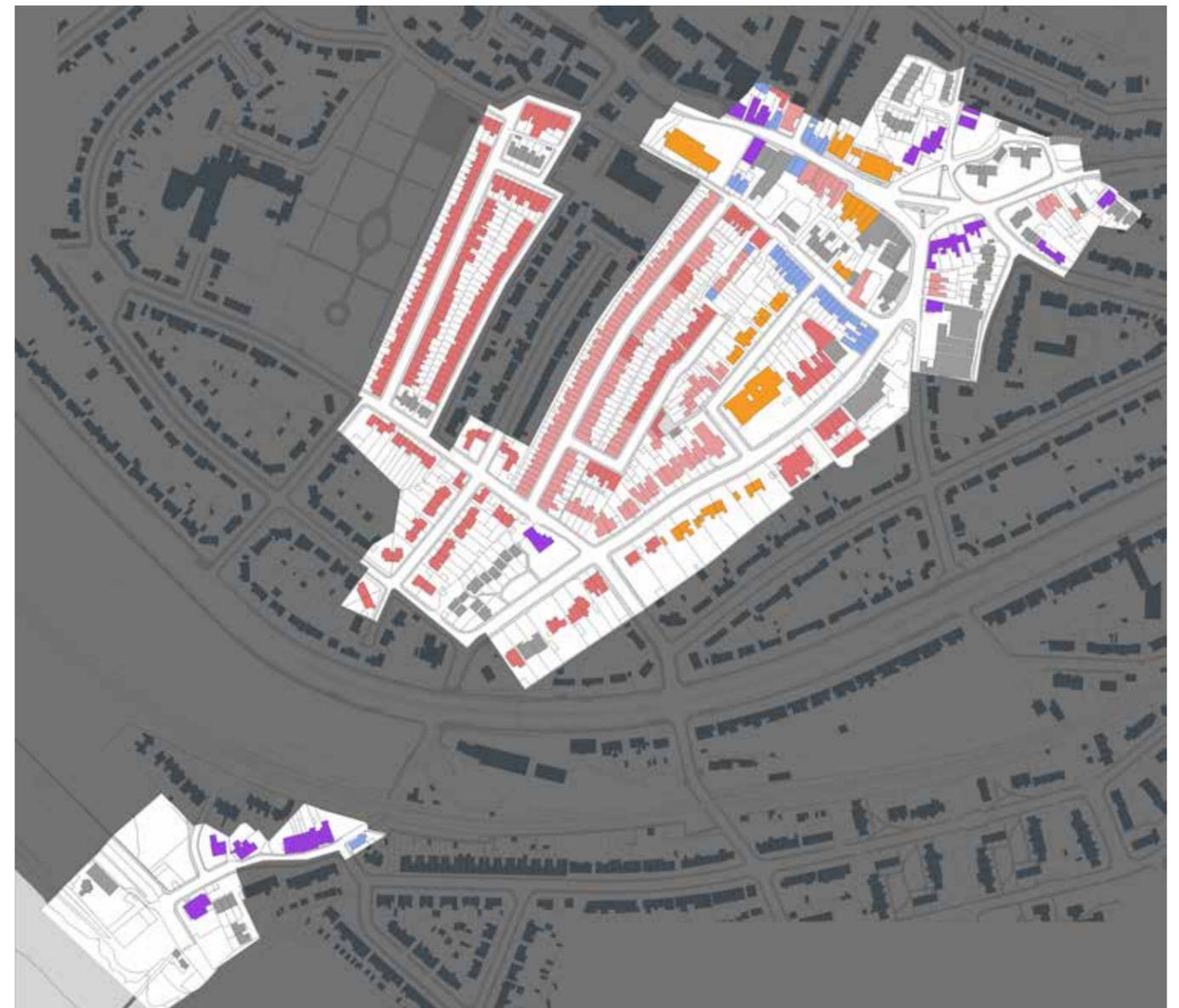
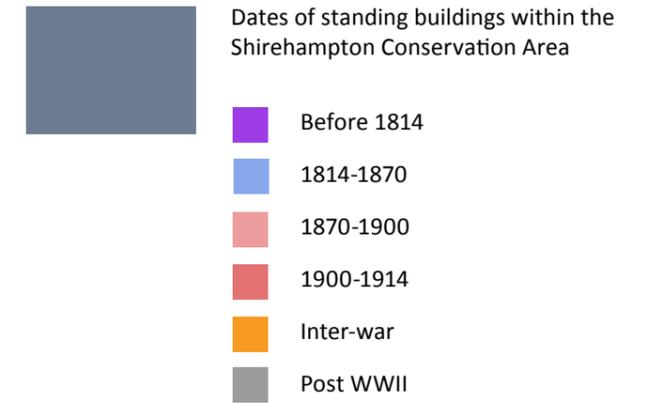
Towards the end of the century demand for workers housing encouraged other local landholders to speculatively develop property between the village and the station. This was focussed around the Bradleys and Pembroke Road, land that the Miles family didn't control. Station Road was the Kings Weston estate's

response to competing development; it accorded more with genteel middle-class railway suburbs than growing around London than densely terraced labourers' dwellings of the inner-city.

With the turn of the century metropolitan ideals were again in evidence with Philip Napier Miles's planned expansion of Shirehampton along Station Road. Here he planned a formal avenue, shops, villas, and Public Hall in modern style, inspired by the principles of the Garden City Movement. High quality, extravagantly detailed architecture in a unified Queen Anne style, much of it designed by the architect Frederick Bligh Bond, grew up between The Green and the Station; The street continues to exude a sense of leafy Edwardian opulence.

The Bristol Garden Suburb Co was founded with lofty social ideals based on the same Garden City principles. In 1909 the Company secured land and support from P.N. Miles to build an experimental new planned suburb off Station Road. Their prospectus focussed on providing socially progressive new dwellings to rent to artisans and workers. Cottages would be provided with good light and air, modern conveniences, good workmanship, and be set in their own gardens with land to cultivate. Architect-designed in bright modern style the cottages were laid out to a generous new street plan with a focus on open space and greenery. They contrasted markedly with the poor quality traditional Victorian-style terraces then the norm.

Although incorporated into the city boundary in 1903 Shirehampton remained largely isolated from the rest of the city but for its station and one road in and



Historic development

out. After WWI this changed dramatically with the development of the Portway: a new highway designed to link Avonmouth docks with the city centre. It broadly followed the line of the earlier railway and, when it opened in 1926, cut a broad swathe between the village and the Avon. The new road, and an urgent post-WWI demand for housing, saw most of the remaining farmland south and west of the village quickly developed for new Council Housing. The local population skyrocketed and new facilities were built to service their needs. In the 1930s new schools, swimming pool, cinema, shops, and health centre all followed the residential expansion.

The village character of Shirehampton was further eroded in the late 1930s when road-widening through the village centre demolished a number of important and distinctive historic properties. Replacement development was poorly designed and with little reference to the historic context or character. In the 1960s further damage was done by the demolition of Georgian properties around the Green and the construction of the lacklustre Parade. Other significant historic losses since the war have included the Savoy Cinema, public baths, Kings Weston estate office, and, most recently, Shirehampton Board School.

1	3	5
2	4	6

Landmarks lost in the 20th Century

1 Elizabethan Manor House, High Street
- demolished 1939

2 Kings Weston Estate Office, High Street
- demolished 1952

3 Georgian terrace on the Green,
- demolished 1965

4 Savoy Cinema, Station Road,
- demolished 2003

5 Shirehampton pool, Park Road
- demolished 2007

6 Shirehampton Board School, Station Road
- demolished 2014



Historic development

Shirehampton historic development



- 1 1777 Parish map
- 2 1841 Tithe map
- 3 1881 First Edition 25" Ordnance Survey

Historic development sequences



1777

- The village is a linear settlement stretching from The Green north-west, beyond the study area. Behind the High Street the back lane, modern Pembroke Road, accesses the rear of properties.
- The Green is the main intersection between the village High Street and the main road between Gloucestershire and the Pill Ferry at Lamplighters. Lamplighters Hall and a few houses are gathered at the ferry crossing point on the Avon.
- The historic pattern of open fields surrounds the village on all sides with country lanes giving farm access.



1841

- In the intervening sixty years very little has changed in the village. A few new houses have been built on Park Road at the east of the village, and Springfield House has appeared on Station Road.
- The area around the village remains entirely rural.



1881

- New development has been brisk following the opening of Shirehampton Station in 1865, and Avonmouth Dock nearby in 1877. The railway now cuts Lamplighters Marsh off from the centre.
- Workers' housing has sprung up on Pembroke Road, and building of Barrow Hill Crescent has begun. The Miles family have begun building suburban villas on the north side of Station Road.
- Development on High Street has intensified. Individual houses within gardens have been replaced with new commercial buildings forming a strongly defined street-line on both sides of the road.

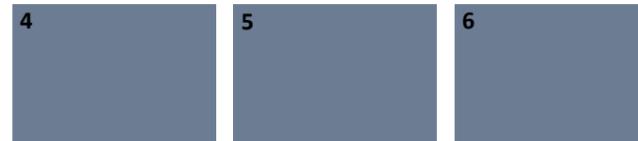
Historic development

Shirehampton historic development

4 1912 2nd Edition 25" Ordnance Survey

5 1946 RAF Aerial Survey

6 2012 Aerial photograph



Historic development sequences



1912

- Demand for housing close to the docks has seen the historic Bradleys strip fields developed for labourer's houses. Counterpoint to this is the Bristol Garden Suburb immediately to the south offering similar accommodation to a revolutionary new low-density model.
- Station Road has been further developed by the Miles family with metropolitan style villas, a rank of shops, and the Public Hall.
- The village centre has become more dense, but the surroundings remain largely rural.



1946

- The Portway bypassed the village in 1926, joining the railway in separating village centre from Lamplighters. Better connectivity with the city centre, and urgent housing demand, generated a huge expansion of the village in the 1920s & 30s with new Council Housing.
- Disarticulated farm fields become waste land or allotments. A new cemetery is required.
- Road-widening has required the demolition of a number of properties on the High Street and industrial areas to the north-west of the village become more important.



2012

- Following the opening of the M5 Avonmouth Bridge in 1974 the ferry to Pill became redundant. The historic N-E/S-W route was replaced by a focus on N-W/S-E routes along High Street and the Portway.
- The Green has been impacted by the loss of Georgian buildings and their post-war replacement with poor quality architecture. High Street has had similar poor-quality additions.
- Open areas including the Daisy Fields, Lamplighter's Marsh, and Hung Road, become public open space. For the first time in colour the extent of the remaining green space and trees becomes apparent.

Character areas

4



Character areas

Character Areas overview

The general character of the Shirehampton Conservation Area has been defined in Section 2. The legacy of the area's historic development has shaped and defined the character and appearance of the Conservation Area we see and experience today.

The Conservation Area has been divided into six separate 'Character Areas', defined as ...

- 1 High Street:** The commercial centre of the village between the Parish Church of St Mary and The Green.
- 2 The Green:** A tree-lined space formed at the junction of High Street, Park Hill, and Station Road, and surrounded by 18th Century houses.
- 3 Station Road:** a late Victorian and Edwardian avenue laid out in harmony with Garden City principles.
- 4 The Bradleys:** Late Victorian development including long terraces formalising the outline of historic medieval strip fields.
- 5 Bristol Garden Suburb:** An innovative social, architectural, and town planning experiment focussed on better living conditions for workers in open green settings and in a distinctive vernacular architectural style.
- 6 Lamplighters:** Historic ferry landing focussed on Lamplighters Hall and informal Georgian development on the green open flood plain.

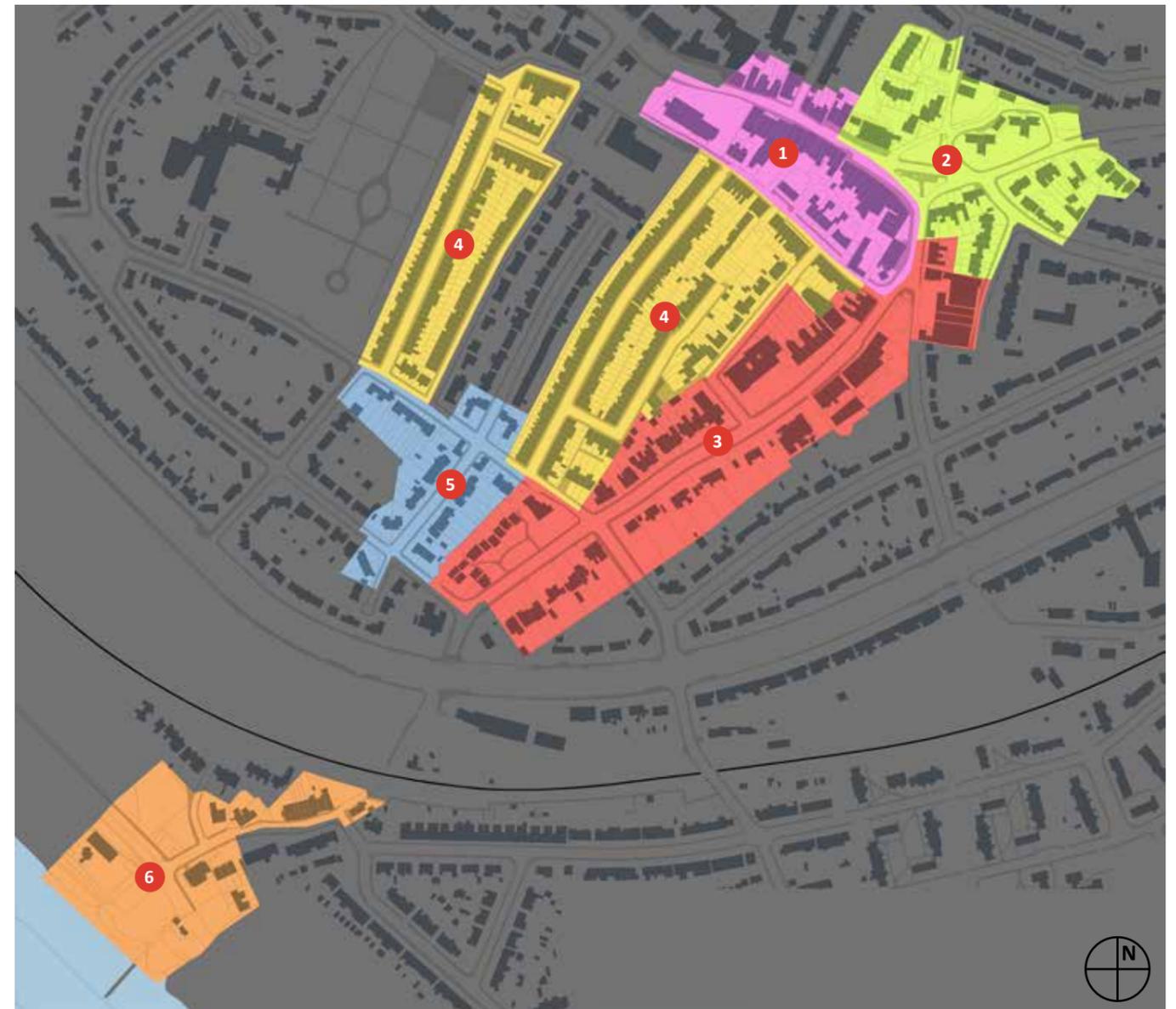
Criteria for character areas

The character areas have been defined using English Heritage guidance provided in '*Understanding Place: Historic Area Assessments: Principles and Practice*' (2010), although the boundaries have been adjusted to fit with existing conservation area or neighbourhood boundaries where practical.

Each character area has been defined according to its predominant physical characteristics: topography, urban structure, scale and massing, building ages and material palette. This is in accordance with Development Management policies on local character and distinctiveness.

The boundaries are an attempt to define where these physical characteristics notably change, although there will be design influences within neighbouring areas. Therefore adjoining character should be considered in any response to context.

The key challenges and opportunities for each character area are given at the end of each character description section. These challenges are not an exhaustive list and are presented as the significant issues and potential opportunities.



1 High Street

Summary description

High Street runs parallel to Penpole Ridge and is relatively level along its length between The Green to the east, and St Mary's church in the west; these two features are open verdant bookends to the traditional shopping street.

Between the two green spaces High Street is narrow, with a dense urban grain, and a commercial character provided by shopfronts. Along it are a number of landmark buildings including the Grade II Listed St Mary's church, the Methodist Church, Lifeboat Inn, and The George Inn (In The Green character area); These buildings add visual and historic interest along the length of the road. Buildings along both sides of High Street are diverse in their architectural treatment, scale, and materials, giving an informal but attractive variety.

To the south-east the High Street building line steps-back abruptly, but continues as a shopping street, with 1930s and post-war development of The Parade bounding the southern side of The Green; These 2-storey shopping ranks read as strongly horizontal features in contrast to the traditional grain of the rest of the High Street. Architecturally these buildings are less elaborate and of alien materials. Although not attractive in their own right they perform an important role in forming a continuous boundary to the south side of The Green. Where The Parade meets Station Road the 1960s buildings take the gradually curved street line in stilted corners, forming triangles of hard-landscaped open space.

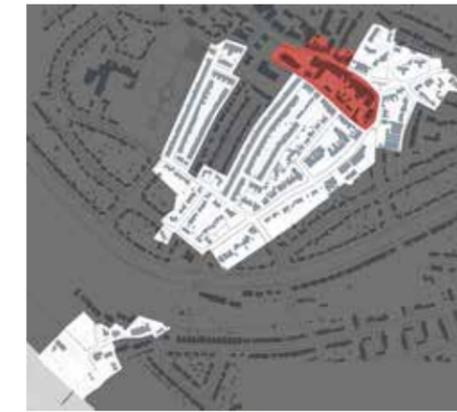
The backs of historic High Street properties stretched back to Pembroke Road. Most of the development in

the rear of these plots is of 2-storey houses with small front gardens; Most lack specific interest. The present funeral directors at the east end of Pembroke Road is, however, visually distinctive in its use of materials, and a short row of three cottages of attractive quality adjacent to the churchyard, successfully book-end the street. Much of the character between comes from rubble-stone boundary walls

There is a particularly incongruous building at the west end of Pembroke Road, formerly operating as a vehicle delivery bay. This rises to an incongruous three storeys and is designed poorly so that its bulk and appearance are detracting and negative features. At the corner of The Parade and Pembroke Road a former petrol station breaks the otherwise continuous building line and the inelegant steel canopy and boundary treatments to the street are unattractive features.

Key views and landmarks

- Views of St Mary's church and the verdant churchyard from High Street and Pembroke Road.
- Long views east and west along the length of High Street
- Views of the main facade of the Methodist Church from High Street.
- Views eastwards down High Street terminating at The Green
- Views north up Penpole Avenue terminated by the green skyline of Penpole Point
- Views of The Green from The Parade



High Street character area

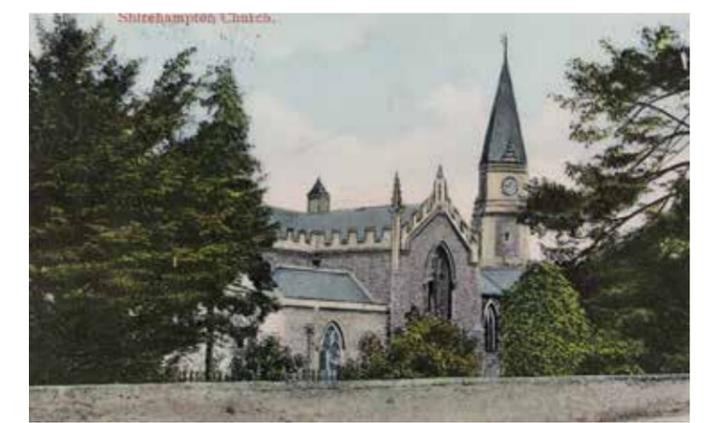
- Listed Building (Grade II)
- Unlisted buildings of merit
- Grouped buildings of merit
- Character buildings
- Neutral buildings
- Negative buildings
- ▨ Green space of character
- Trees/green boundaries



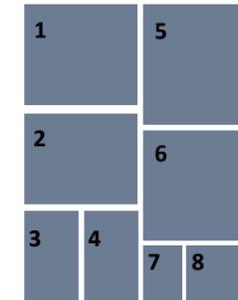
High Street

1	3	5	7
2	4	6	8

- 1 Print of Shirehampton church circa 1827 when it was rebuilt by architects Foster & Oakley. It became a parish church in 1844, but succumbed to fire in 1928 and was rebuilt.
- 2 High Street looking north with the churchyard on the left and the Elizabethan Manor House projection out into the road. Circa 1910
- 3 The middle of High Street with the Methodist chapel on the right. Circa 1912
- 4 The Lifeboat pub on the Left was enlarged in 1906 but is likely to be a much earlier building. Circa 1910
- 5 North up High Street from the Post office (on left)
- 6 The Post office, now 17 High Street, run by S E Robinson who was also a photographer and produced many of the postcard views in this report. Some of these are displayed in the shop window.
- 7 South view down High Street in about 1900 with the Elizabethan Manor House on the left. This was demolished for road widening in 1938.
- 8 St Mary's church in the early 20th Century with Victorian additions to the earlier structure.



High Street



- 1 The Giant Redwood tree viewed down the length of High Street from the west
- 2 Historic properties at the west end of High Street opposite the churchyard
- 3 Victorian architectural detail to shopfronts
- 4 Architectural detail of Methodist Church facade (building of merit)
- 5 St Mary's church from the west end of Pembroke Avenue
- 6 General view west up High Street with The Lifeboat Inn on the left (building of merit)
- 7 Architectural detail of tiles on the frontage of The Lifeboat Inn
- 8 Verdant planted setting of St Mary's churchyard.

Positive characteristics

- Distinctive unlisted buildings of merit in the Methodist Church, and The Lifeboat pub.
- Key groupings of historic properties along High St and Pembroke Road.
- Rich townscape resulting from architectural variety of scale and massing held together by unified building lines.
- Traditional shop frontages
- Architectural detailing above shop fronts
- Positive sense of intimacy and enclosure through strong and distinctive building line as buildings directly address the pavement edge.
- Significant green landscape setting to St Mary's church.
- Key buildings listed building of St Mary's church adds to the special interest of the area.
- Legibility of High Street as the commercial heart of the village.
- Varied palette of traditional materials

Predominant material palette

- Red and brown brick
- Painted render
- Render
- Timber shopfronts and windows
- Stone architectural details to window surrounds, headers and cills.
- Grey limestone rubble boundary walls and landmark buildings

Predominant scale and massing

- 2-3 storey in irregular groupings
- Mix of parapet roof and gable roof details
- 2-storey focus at The Parade with higher buildings on narrower sections of High Street
- Strong building line, directly addressing pavement edge.
- Pembroke Road of fragmented character

Enhancement opportunities

- Replacement of negative buildings with more contextual development.
- Restoration of traditional building lines that address the pavement and street alignment.
- There are some quality traditional shopfronts in the area, but poor quality shopfronts, security shutters, and shop signage have had a detrimental impact on the overall quality of the streetscene. Development should take the opportunity to reinstate high quality shopfronts taking into consideration the positive characteristics of the remaining traditionally restored units.
- Promote the sensitive restoration or reinstatement of traditional features, including shop fronts, window patterns and materials, and brick and stone decorative elements.
- Seek enhancement of public realm areas along The Parade to better integrate them with the positive character aspects of this area and the character areas of the Green and Station Road.
- Promote the enhancement of appropriate boundary treatments along Pembroke Road
- Seek to better integrate car parking and busses along The Parade



2 The Green

Summary description

The Green lies on an area of sloping ground descending from Penpole Ridge towards the river. The green space at the heart of the character area is surrounded, and divided by, a series of roads. It lies at the busy junction between High Street, Park Hill, and Station Road with quieter access roads on its north side. Open grass areas step down from north to south in a series of shelving terraces and are well planted with mature trees that present attractive natural surroundings. The Grade II Listed drinking fountain is a central focus and sits beside a landmark Victorian Wellingtonia tree and a busy bus stop.

Around the Green to the north and south are Georgian houses that developed organically across the whole of the 18th and early 19th centuries. These houses are all loosely attached in informal groupings and help create a sense of enclosure to the central space. To the east post-war flats sit in well planted grounds, formerly of another Georgian property, but don't unduly detract from the historic character; this garden setting also helps visually contain The Green on this side and contributes further to the verdant character.

The approach to the village from Park Hill has a variety of residential properties set back from the pavement within gardens of varying sizes. The density of development increases incrementally towards the Green where the most historic properties are gathered.

More period properties of character lie along Park Road; humbler in scale and appearance than those

on the Green they nevertheless add to the historic domestic character of the area.

The George Inn forms the boundary between the leafy informality of The Green and the dense traditional form of High Street. It's a substantial building of brick, built in the 1930s in Tudor style with landmark tall chimneys. Although perhaps out of character with both this and the adjacent Character Area it's a distinctive building with an attractive and dominant presence on the west end of the Green.

Key Views and Landmarks

- Distant views of Somerset from the Green looking southwards down Station Road
- View of the Green, Jubilee Wellingtonia and drinking fountain from the bottom of Park Hill.
- North from the Green up Penpole Place framed by groupings of Georgian buildings.
- View south of The Green from Penpole Place
- Views east from High Street to, and across, The Green.
- View north up Station Road terminating at The Green.
- Views of The George Inn and its chimneys from the top of Station Road and The Parade
- View from The Green eastwards up Park Hill.
- Distant views of the Somerset Hills from Avonwood Close
- The George Inn, Jubilee drinking fountain, and the green itself are significant landmarks.

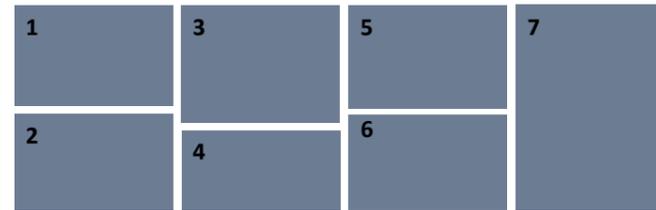


The Green character area

- Listed Building (Grade II)
- Unlisted buildings of merit
- Grouped buildings of merit
- Character buildings
- Neutral buildings
- Negative buildings
- ▨ Green space of character
- Trees/green boundaries



The Green



- 1 View from the High Street end of The Green circa 1900 with Georgian houses defining the south side. The commemorative water fountain and Wellingtonia are recent arrivals.
- 2 Looking across the Green in about 1910. The High Street continues to the right. The Avenue of trees has since been replaced.
- 3 Winter view about 1900 with Georgian houses surrounding the area on the south and west sides.

- 4 Architectural drawing for the rebuilding of The George Inn at the north corner of The Green. 1933.
- 5 Penpole Place, the north corner of The Green, with early Georgian houses. Seen circa 1905
- 6 Looking from the Green towards High Street. The old George Inn is on the right. Circa 1900
- 7 An old elm tree on the Green, looking north, with Penpole Place behind. 1833.



Positive characteristics

- Important groupings of Listed Georgian houses
- Domestic and informal character of area surrounding The Green
- The open and verdant nature of the green with formally planted mature trees
- Verdant undeveloped private gardens, informally planted mature garden trees, and green property boundaries contributing as visual extensions to the soft landscaping of The Green.
- Commemorative monuments on The Green giving it a civic role
- Attractive traditional street furniture with benches, railings, and cast iron drinking fountain.
- Distinctive skyline with prominent chimneys on Georgian houses to all sides of The Green and George Inn.
- Architectural uniformity in many buildings with classically-proportioned facades, sash windows, symmetry, and either parapet detail, or mansard, roofs typical of the era.
- Informal arrangement of buildings around the square express historic evolution of the area.
- Traditional rubble-stone boundary walls to gardens giving clear definition to public and private space.
- Consistent appearance of Georgian properties being in pale lime and stone-wash paint colours.
- Groupings of unlisted buildings of historic and architectural merit on Park Road and Park Hill.
- Landmark Local List George Inn adds to the historic and architectural interest of The Green.
- Distant views of green hills outside of the area to the south and west.

Predominant material palette

- Stucco or stone painted in lime or stone-washed colours.
- Grey limestone rubble-stone walls.
- Natural red clay pantile roofs.
- Red-brick chimneys and clay chimney pots
- Grass and soft-landscaping

Predominant scale and massing

- Predominantly 2-storey, with isolated 3-storey properties
- Groupings of Georgian buildings attached in informal terraces.
- Houses set back from the pavement in private gardens

Enhancement opportunities

- Seek enhancement of public realm areas along The Parade, to the west, to better integrate them with the positive character aspects of this area.
- Programmed replacement of modern street lighting with more appropriate lighting columns.
- Consideration given to rationalisation of highways and junction arrangements to slow traffic and enhance and maximise green infrastructure
- Reinstatement of timber bollards to grass areas to prevent rutting.
- Promote the replacement of tarmac hard-landscaping on The Green with grass and enhanced paving.
- Seek enhancement of the approach to the Green from Park Hill with improved boundary treatments, and soft landscaping

- | | | |
|---|---|---|
| 1 | 4 | 1 Informal Georgian terrace on the south side of The Green |
| 2 | 5 | 2 The Grade II listed drinking fountain and Locally Listed The George Inn. |
| 3 | | 3 Panorama of the north side of The Green and Penpole Place. |
| | | 4 General view looking west across The Green and towards High Street middle-left. |
| | | 5 Georgian properties on Park Road looking towards The Green |



3 Station Road

Summary description

Station Road descends gradually from The Green towards the River Avon south-west of the village. This is the historic main thoroughfare between Gloucestershire and Somerset via the Pill ferry. Most of the development along the road dates to the turn of the 20th Century, but there are some older properties of interest including the former school house at the junction with Woodwell Road, and Springfield House; both date to the early 19th and are unlisted buildings of merit.

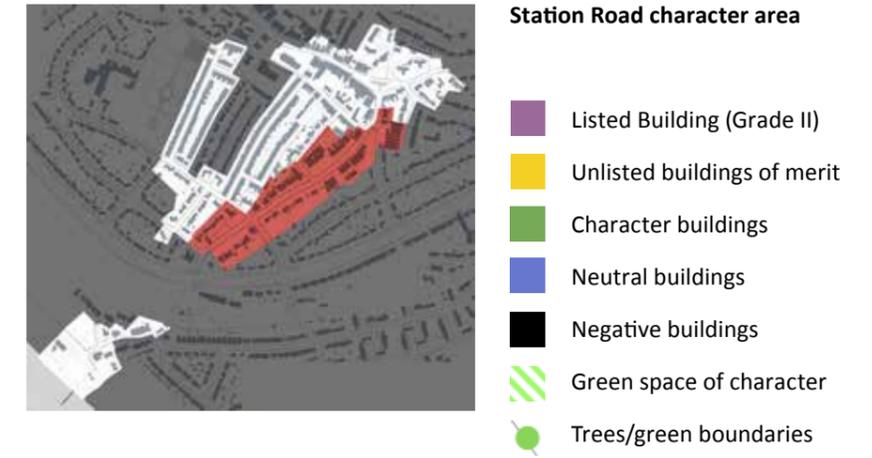
The north end of the Character Area, closest to the Green, has a generally denser urban grain, slightly higher scale, and development addresses the pavements at in closer contact than further down the street. Focused here are a number of shopping frontages, though some are now vacant. The Nursery site is an anomaly: a large area but with a very low density, being occupied by a number of glasshouses. This site contributes positively to the area with its verdant green boundaries and the rural character they give to Woodwell Road.

The recent development of the old school site has robbed the village of an unlisted building of merit, but the new development is in keeping with the general scale to the street here. The Grade II Listed Public Hall is the principal landmark on the road and marks a change in feel to a more domestic character. Beyond the hall density decreases with greater set-back from pavements, and generous front gardens. The architectural styles of houses are decorative and ornamental in effect.

At the far west end of the street the historic walls of Springfield House differs from the general appearance with a high rubble-stone boundary wall which then breaks down to accommodate a small 1970s housing development, Springfield Lawns. Huge and ancient trees are incorporated into this development. Although older these trees appear as part of the planned avenue of street trees that underpins almost the whole of this character area; Only at the far north of the area have the original avenue trees been lost.

Key Views and Landmarks

- View of the distant hills of Somerset south-east down Hung Road from Station Road
- Aligned views up and down Station Road framed by the avenue trees.
- Landmark character of the Public Hall and tower in views up and down Station Road.
- Glimpsed views of Public Hall and tower from St Bernard's Road.
- View south down Woodwell Road well defined with verdant edges and rubble stone walls and giving a semi-rural character.
- St Bernard's church is a significant landmark.



Station Road

1	3	5	7
2	4	6	8

1 Postcard view circa 1910 looking north towards The Green, with the National School on the right.

2 The National School in the early Twentieth Century

3 North view with the recently completed Public Hall on the right.

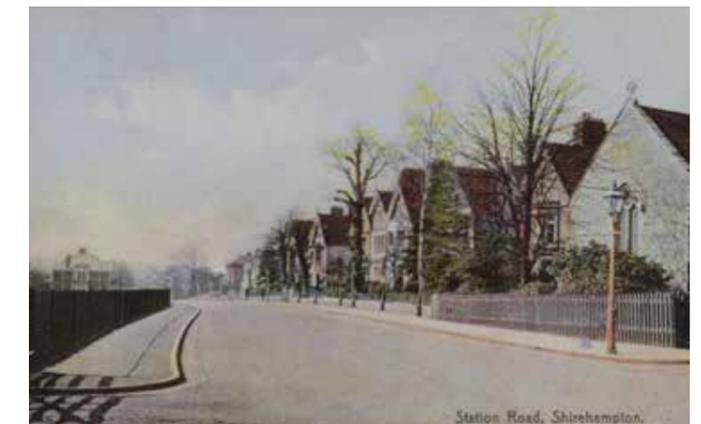
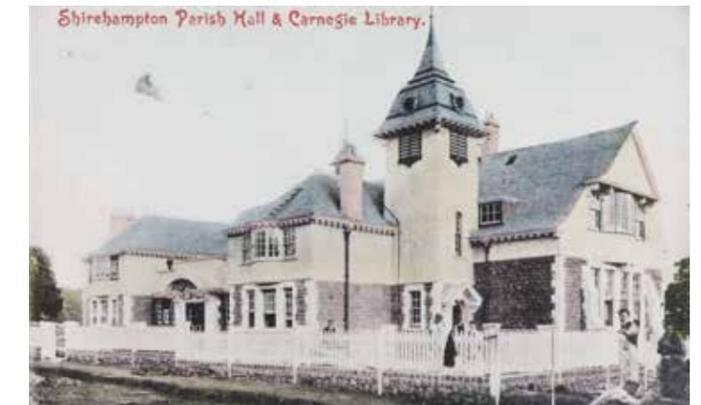
4 An inter-war photo of Station Road post-dating the 1923 construction of the houses on the south side.

5 1906 sketch by Samuel Loxton of the new shopping rank and the Public Hall beyond. The shops were originally one half of a planned terrace of nine.

6 The public Hall and rank of shops circa 1910.

7 Shirehampton Public Hall and Carnegie Library when completed in 1903.

8 1908 view south showing the earlier Victorian villas and avenue of trees on the north side of the street. The Catholic church is on the right.



Station Road

1	4
2	5
3	6

- 1 General view east up Station Rd avenue with Listed Public Hall on right
- 2 North end of Station Road with late-Victorian terrace and 1811 School house.
- 3 1906 rank of shops on the south side of Station Rd by Frederick Bligh Bond. (Building of merit)
- 4 1906 terrace of houses by Bligh Bond (Buildings of merit)
- 5 Avenue and Victorian villas, circa 1870, on north side of Station Road
- 6 St Bernard's Roman Catholic church of 1902 on the corner of Station Rd and Pembroke Avenue

Positive characteristics

- Strong verdant character provided by mature avenue planting along the length of the street
- Green garden settings fronting grand houses and villas give a sense of nature and spaciousness
- Rich architectural treatment such as projecting bays, balconies, expressed doorways, porches and verandas, deep eaves and modillion courses give create a distinctive identity.
- Around 60% of historic buildings retain traditional windows and window patterns.
- Landmark and historic buildings (Unlisted Buildings of Merit) are interspersed along the length of the street giving a legible series of linked landmarks leading up the street.
- Ornamental rooflines of gables addressing the street, bargeboards, towers, chimneys, finials, and roof parapets at party walls, give a distinctive and varied skyline
- Boundary treatments contribute to the public realm with well detailed natural stone garden walls, railings, and hedges. All but one property in the area retain defined boundaries cross more than 50% of their street frontage.
- The gradually meandering street-line and gentle topography create a picturesque and enticing approach into the centre of the village from the S-W
- The well preserved historic retail frontages of the rank of shops adds historic and visual interest
- Glimpsed views of hills of Somerset beyond root the area into a rural context

Predominant material palette

- Wide variety of local natural stone used, generally grey tones

- Contrasting limestone architectural dressings to windows
- Rich red brick concentrated at the north-east end of the street near the village centre
- Red clay pantiles to roofs
- Limited use of natural slate, only to emphasise key buildings
- Timber bargeboards, cornices and deep modillion courses
- Timber sash windows

Predominant scale and massing

- 2 – 2.5 storeys
- Short terraces of 3-4 properties to the north-east end of the street graduating to fully-detached houses at the opposite end.

Enhancement opportunities

- Encourage the reinstatement of suitable front boundary treatments and garden settings
- Resist the further loss of positive boundary treatments
- Protect existing trees and promote replacement and extended planting to the N-E of the road
- Support the removal and replacement of unattractive garage blocks
- Seek visual enhancement of a secure boundary around the school
- Encourage suitable development of appropriate and contextual scale, character and massing on the Nursery site to the east of the area.
- Seek the replacement of the existing closed public WC with appropriate focal development and/or enhanced landscape design solution.
- Promote the restoration and enhancement of traditional shop fronts shop fronts and appropriate uses.



4 The Bradleys

Summary description

Running broadly parallel to Station Road the main streets of The Bradleys share a gradually descending topography towards the river. The area is split into two sections, both with similar and associated historic and aesthetic values. Both sections are focussed around particular streets built within the tight boundaries of medieval strip fields; Their character and density has been governed by the constraints of the historic field boundaries.

The eastern area adjoins Station Road Character Area. Bradley Crescent, Bradley Avenue, and Pembroke Avenue run parallel. The first two of these streets are densely arranged terraced housing that directly addresses the pavement. The roads are narrow and gently curved taking in the historic field lines and restrictive widths. Houses are surprisingly varied in their architectural detailing, set out as short but attached development plots of around 8 houses a piece. Many sections have great individuality in material and detail within the restrictions of a 2-storey domestic facade.

Pembroke Avenue responds to Station Road with an unusual grouping of houses forming a tiny private courtyard at the termination of views north-westward.. Further up this road the Baptist Church is a fine architectural landmark and an unlisted building of merit.

These streets all descend the hill from Pembroke Road, the original rear service lane to the High Street. Terrace houses on this stretch are older and simpler in character but are built directly onto the back of

pavement. They're divided by the presence of the ornamental former Rising Sun Inn.

The western Bradleys is separated from the eastern section by nondescript post-war development, and includes Priory Road and Walton Road. Although of similar scale, grain and density to the other streets these are slightly later in date and are built to a single unified architectural appearance. The characteristic use of yellow terracotta adds a surprising dignity and presence to the streets.

Views down, and across the rooftops, of the long streets look out towards the hills of Somerset in the distance.

Key Views and Landmarks

- Distant views of the Somerset Hills aligned south-west down Bradley Crescent, Walton Road & Priory Road
- View from Station Road, up Pembroke Road, terminating in the tower of the Grade II Listed parish church.
- View from Station Road, up Pembroke Avenue, terminating in the horseshoe-shape terrace.

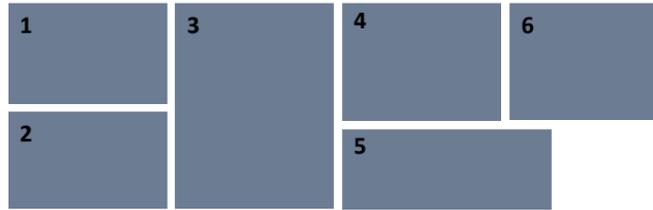


The Bradleys

- Listed Building (Grade II)
- Unlisted buildings of merit
- Character buildings
- Neutral buildings
- Negative buildings
- Green space of character
- Trees/green boundaries



The Bradleys



1 Pembroke Rd looking north with the Rising Sun pub on the left. Circa 1910

2 Bradley Crescent from the east in about 1900.

3 Isaac Taylor's 1772 survey showing Great Bradley and the historic medieval strip fields.

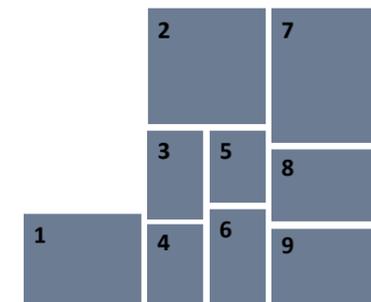
4 The Baptist chapel of 1906 seen from the north in about 1975.

5 Aerial view of the Bradleys in 1935 showing the linear development within historic field boundaries.

6 The Rising Sun pub seen in the 1930s.



The Bradleys



- 1 Baptist church (Building of Merit)
- 2 Former Rising Sun pub (Building of Merit) & Pembroke Rd from the east
- 3 Traditional pub signage
- 4 Varied and contrasting materials
- 5 Traditional iron lamp posts
- 6 Banding of materials & details on Bradley Avenue.
- 7 General view NW up Pembroke Rd with the landmark church tower
- 8 General view south down Bradley Crescent towards distant countryside views
- 9 General view north up Walton Rd with repeated architectural details

Positive characteristics

- Well defined traditional streetscape with intimate character given by tight grain and facades directly addressing pavement
- Historic significance of medieval strip fields expressed in length, alignment, and massing of streets
- Decoratively banded facades using brick colour and coursed natural stone create strong identity
- Ornamental use of brick detailing and terracotta giving attractively articulated roofscape of chimneys and projecting parapets on property boundaries
- Long stretches of uniform facades giving a neat and formal appearance
- Views of Somerset hills focussed down long streets.
- Significant unlisted buildings of merit in the architecturally embellished Baptist Chapel and former Rising Sun pub.
- Grouped buildings of merit forming an attractive and idiosyncratic designed termination to Pembroke Road
- Hidden back-lands development of garden villas adds intrigue and unique character
- Colourful and varied material palette throughout area

Predominant material palette

- Banded red and yellow brick and coursed rubble stone facades
- Red-brick chimneys and yellow clay chimneypots
- Red clay double-Roman Pantile roofs
- Granite cobbled street gutters and pennant kerbs

Predominant scale and massing

- 2-storeys
- Buildings massed in long largely unbroken terraces following historic field boundaries.

Enhancement opportunities

- Encourage the reinstatement and restoration of original facade materials where overpainted or clad
- Promote traditional window patterns, design, and materials to restore façade uniformity
- Ensure the retention of chimneys and roof parapets along property boundaries
- Promote development of a strategy of well-designed bin storage within the street to minimise visual impact and pavement obstruction by wheelie bins.
- Encourage the removal of obsolete satellite dishes
- Support the enhancement of the front yard setting of the landmark Baptist church façade with improved materials, boundary treatment, and landscaping.
- Devise highways strategy for retention of traditional gutters, lamp posts, and kerbstones



5 Bristol Garden Suburb

Summary description

The Bristol Garden Suburb is arranged along two streets, Springfield Avenue and Passage Leaze, that form a crossroads at the north-east of the area. Springfield Avenue runs parallel with the slope and is level, whilst Passage Leaze descends towards the River Avon to the south-west. The slope allows views of the Somerset Hills to be enjoyed in the distance, adding the sense of a rural setting to this small suburb.

The character of the area is predominantly vernacular and domestic, with informal groupings of cottages and houses set back from wide streets in their own gardens. Boundaries are typically green with privet hedges and other soft landscaping.

There is a consistent architectural language to all of the buildings. The style is Arts and Crafts and the intended character is that of a small village. Houses are intentionally low-profile with traditional domestic features. One original design intent was to ensure that living rooms for each property were arranged in plan to maximise sunlight. The materiality is also carefully conceived to contribute to a harmonious and picturesque composition.

Key junctions at Church Leaze and Grove Leaze are emphasised with architectural set-pieces that rely, not on elaborate appearance, but the careful arrangement of cottage groups to form informal squares and address the street corners. Between these junctions cottages are set out in short rows creating relaxed streets with a generous sense of space and openness.

Gables are used as the main architectural feature

of the suburb and these are prominently distributed throughout the character area, giving scale and articulation to the otherwise diminutive dwellings. These gables make this area distinctive from the post-WWI Council House developments that later extended out from this historic core of 1910-1912.

A great deal of the heritage value of this area stems from its foundation as an early example of the Garden City movement in the UK, following from examples set by the contemporary establishment of Letchworth Garden City. It's unique in Bristol for its social and philanthropic ambition; it's made more significant for the pioneering involvement of women directors and promoters of the company including Elizabeth Sturge and Dr Eliza Dunbar, and one of the leading Town Planners of his era, Thomas Adams.

Key Views and Landmarks

- Focal groups of buildings at road junctions on Church Leaze and Passage Leaze.
- View south down Passage Leaze towards the hills of Somerset beyond.
- View north-west along Springfield Avenue from Station Road with composed groupings of Garden Suburb houses.



Bristol Garden Suburb character area

- Unlisted buildings of merit
- Grouped buildings of merit
- Character buildings
- Neutral buildings
- Negative buildings
- Green space of character
- Trees/green boundaries



Bristol Garden Suburb

1	3	5	7
2	4	6	8

1 Architect's illustration of the proposed Garden Suburb from the front of a 1910 publicity brochure.

2 The terrace of eight houses on the south side of Springfield Avenue seen in 1913.

3 The extent of the original plan for the suburb, 1910. Only the eastern corner was developed between 1910 and 1912.

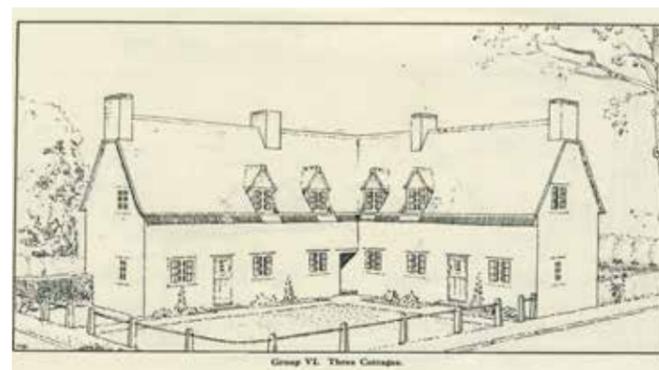
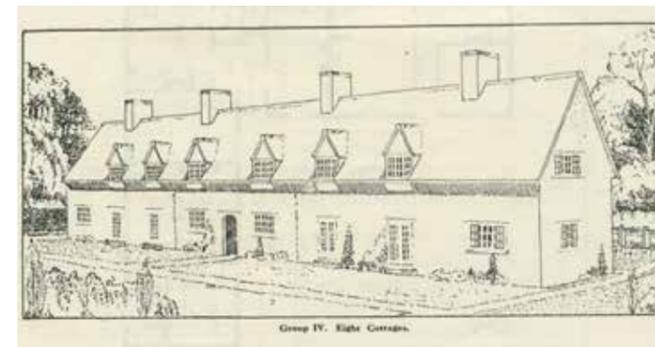
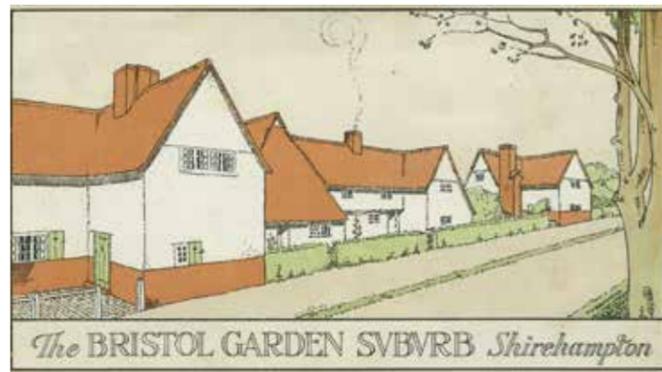
4 1910 Drawing of one group of a pair of 3-cottage blocks of The Glebe, on the corner of Springfield Ave and Church Leaze.

5 1910 drawing of the rear of the 8 cottages on Springfield Ave as built.

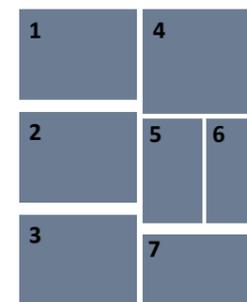
6 1910 drawing by Samuel Loxton looking north across Springfield Avenue towards the symmetrical pair of blocks called The Glebe.

7 1910 planning drawing showing the original plan of the six cottages forming the symmetrical arrangement at the bottom of Church Leaze.

8 Planning drawing showing the elevation of cottages on the south side of the Springleaze and Passage Leaze junction.



Bristol Garden Suburb



- 1 General view of cottages of 1910 on the south side of Springfield Avenue from the west.
- 2 The Glebe cottages on the NW side of Church Leaze, matched by a symmetrical grouping on the SE side
- 3 Passage Leaze looking SW with views towards Somerset Hills beyond 1912 housing.

- 4 General view looking NE up Passage Leaze showing distinctive groupings of cottages at the main road junction.
- 5 Detail of vernacular door and window details
- 6 Detail of 8 cottages on Springfield Ave
- 7 1910 Cottages at the junction of Springfield Avenue & Passage Leaze.

Positive characteristics

- Spacious planning with sense of open air and green space
- Distant views west to the hill of Somerset visually connect the suburb with the countryside
- Uniform aesthetic based on vernacular cottage architecture gives the area a distinct identity
- Intimate domestic feel to the layout and buildings.
- Gables, dormer windows, chimneys, parapets on party walls, and low eaves provide a prominent and varied and picturesque roofscape.
- Green boundary treatments and verdant front gardens maintain the original feel of the garden suburb.
- Semi-formal groupings of cottages give a picturesque and positive village character to the area

Predominant material palette

- White-painted render
- Red clay pantiles
- Red brick brick chimneys
- Green front boundary treatments
- Lapped timber-clad gables

Predominant scale and massing

- 1.5 storeys with 2-storey gables
- Massed in groups of cottages of three or four for picturesque effect.
- Picturesque assembly of cottage groups set back from pavement line

Enhancement opportunities

- Encourage the reinstatement of suitable front boundary treatments and garden settings
- Resist the loss of front gardens and dilution of the original outline plan
- Develop a plan for the managed replacement of modern lighting columns with more appropriate alternatives.
- Support the replacement of mismatched windows with more uniform fenestration
- Interpretation opportunities promoting the historic importance of the garden suburb
- Consider limiting permitted development to manage the erosion of the boundaries and plan form.



6 Lamplighters

Summary description

Lamplighters Marsh is accessed from the south-western extremity of Station Road. By the time the road passes below the railway the area has levelled out and forms part of the River Avon flood plain. From the bridge, and the beginning of the character area, the road takes a markedly winding course for the final short section terminating at the river bank.

Along the north side of the lane are collected attractive informal groupings of Georgian town houses that share the curving street alignment. Further down the lane these break down into smaller groups of period houses that progressively draw back from the road behind their own gardens, before this side of the road opens out entirely to pasture.

Most of the south side of the road is outside the Conservation Area before the lane meets The Lamplighters pub, a Grade II Listed building. This is a significant and bulky building with a principal aspect looking out across the river to the south-west, presenting its back-end to those approaching it from the Shirehampton village centre. Here the road finishes but the conservation area continues to the river bank.

There's an open, coastal feel, to this spot. Mature trees and hedges line the upper edges of the flood plain, before descending sharply from the flood levee in grassy banks to the high-water mark. Shirehampton Sailing Club and Sea Cadets have open lots for small boats and car parking and associated small buildings. Amongst these is the former Haven Master's office of distinctive rounded tower form, an unlisted building of merit. Masts add a nautical air.

Key Views and Landmarks

- Panoramic view across the Avon towards Somerset and Pill from the Lamplighters and slipway
- Views from Station Road north-west across open fields giving a rural character to the area.
- Views south-east from Lamplighters across the flood plain and Avon towards Hung Road and Ham Green
- Lamplighters pub is a major landmark as the largest building on the northern riverbank.



Lamplighters character area

- Listed Building (Grade II)
- Unlisted buildings of merit
- Grouped buildings of merit
- Character buildings
- Neutral buildings
- Negative buildings
- Green space of character
- Trees/green boundaries



Lamplighters

1	3	5
2	4	

1 Lamplighters Hall and the marsh from the north by Hieronymus Grimm, 1788

2 An 1820s view from the east showing the masts of ships in the Avon on the left and Lamplighter's Hall centre. James Johnson, 1803-1834

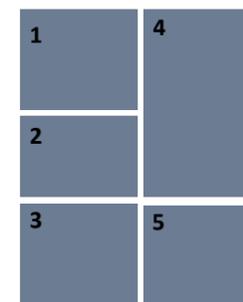
3 1930s view of the south-west elevation facing Pill before it was re-rendered.

4 The view from Lamplighters, across the Avon, to Pill. The ferry is in the foreground. Circa 1905

5 North-east wing of Lamplighters Hall facing Station Road. Circa 1950s.



Lamplighters



- 1 Georgian houses on the north side of Station Road
- 2 General view east up Station Road
- 3 Panoramic view along the levee towards the Avonmouth Bridge and former Haven Master's office.
- 4 The landing slip, and Pill on the other bank of the river Avon
- 5 The Lamplighters pub from the river bank

Positive characteristics

- Informal settlement pattern with groupings of attractive Georgian domestic buildings along a winding lane
- Varied and picturesque roofline to grouped buildings
- Historic ferry landing slip as the culmination of the approach to the riverside
- Focus on Lamplighters hall as prominent historic building
- Views out of Conservation area across Avon to Pill and the rural character of the floodplain
- Green open setting to riverbanks and beyond the river
- Well defined street-line with buildings and boundary walls
- Hedges and maturing trees around Lamplighters pub
- Attractive former Haven Masters' building to the west of the area.
- Many attractive period details and traditional materials giving a distinctive historic charm.

Predominant material palette

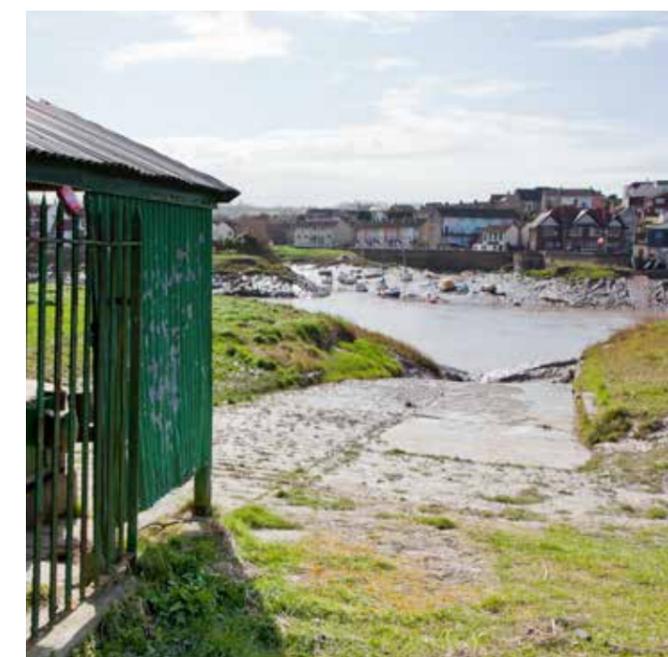
- Painted stucco
- Rubble-stone boundary walls
- Red clay pantile roofs
- Timber sash windows and front doors
- Railings
- Corrugated iron and cobbles around the slipway

Predominant scale and massing

- 2-3 storey houses
- Vertical proportions to Station Road with tightly packed frontages
- Broad block form of the 3-storey Lamplighters pub as a landmark feature in the area.

Enhancement opportunities

- Promote the consolidation of the Sea Cadets and Shirehampton Sailing Club compounds and other hardstanding on the river banks
- Support the replacement of poor quality fencing, gates, and boundary treatments
- Encourage the enhancement of the parking area outside the Lamplighter's pub
- Ensure any future flood-prevention measures along the riverside are designed to preserve the character of the Conservation Area
- Protect the open green character of the setting on the north and south sides Lamplighters pub.
- Develop a strategy for replacement of modern street lights with traditional designs



Challenges and opportunities

5



Challenges and opportunities

The Shirehampton Conservation Area has many aspects that contribute to its special interest, which it is desirable to preserve or enhance. Negative features offer the opportunity for enhancement through either beneficial change, removal or re-development. The negative features that tend to threaten the character and special interest of Shirehampton vary, and are often dependent on predominant land-use or historic factors that have affected a specific Character Area.

In the broadest sense, the character and special interest of Shirehampton can be preserved or enhanced through encouraging:

- That new buildings complement their neighbours in scale, style or character, and use of materials
- The retention or reinstatement of architectural, boundary, landscaping, paving and shopfront details that add character to the area
- The improvement of signage and shopfront design
- Appropriate public realm, street furniture, signage and landscape improvements

Fundamentally, raising the awareness of the type of features that contribute to the local character and distinctiveness will help promote the area and enhance it as it moves into the future.

The challenges and opportunities for each Character Area outlined in the following tables may be used as a tool to focus strategic priorities or external funding sources aimed at resolving them.

Local organisations and volunteer groups should, where possible, be closely involved in implementing these suggestions by encouraging and coordinating efforts to help bring about such improvements.

Challenges and opportunities

Character Area affected	Challenges	Opportunity
1. High Street	Poor pedestrian connectivity over busy main road	To promote design improvements to better integrate both sides of the shopping street and provide safe crossing place to enhance the character and appearance of the Conservation Area, and that supports the local businesses.
	Poor quality public realm around The Parade	To encourage the commission of a public realm strategy which seeks to deliver higher quality materials, explores opportunities for green infrastructure improvements and detailing to improve the appearance of the Conservation Area and setting of undesignated heritage assets, to be delivered through development management process where possible or through future maintenance.
	Visual blight of negative and detracting sites within the Character Area.	As sites come forward for redevelopment encourage sensitive and contextual scale, massing, and character of new buildings through the Development Management process. Ensure proposals address the traditional building lines.
	Poor quality street furniture, bus stops, and lighting detract from the historic character	Encourage the implementation of best practice as outlined in The Protocol for Highway Works in Conservation Areas (December 2011) as and when highway works emerge in future or as part of future maintenance.
	Poor quality shop fronts and signage.	Encourage the retention of traditional shopfronts or the insertion of new shopfronts that are of high quality and follow traditional proportions sympathetic to the character of the area in line with Policy Advice Note 8, through future development management negotiations. Seek removal/ reinstatement through planning enforcement action where a breach of planning control has occurred.
	Domination of The Parade area by car parking	To improve car parking areas through better design and integration. Encourage the commission of a public realm strategy which seeks to deliver higher quality materials and detailing to improve the appearance of the Conservation Area and setting of undesignated heritage assets, to be delivered through development management process where possible or through future maintenance.

Challenges and opportunities

Character Area affected	Challenges	Opportunity
2. The Green	Area over-dominated by vehicles and roads.	To promote design improvements to road junctions and roadways that reduce tarmaced areas, enhance the character and appearance of the Conservation Area, and that supports the local businesses. Promote slower vehicle speed through the village centre through design. Consider one-way system and rationalisation of traffic flows around the north and south sides of The Green.
	Diminished and over-formalised public green space and poor quality hard-landscaping to public areas.	Encourage the commissioning of a public realm strategy which seeks to enhance the natural character of the Green and reduce emphasis on hard-landscaping and tarmac, to be delivered through development management process where possible or through future maintenance.
	Poor quality street furniture, and lighting.	Encourage the implementation of best practice as outlined in The Protocol for Highway Works in Conservation Areas (December 2011) as and when highway works emerge in future or as part of future maintenance. To encourage the commission of a public realm strategy which seeks to deliver higher quality materials, explores opportunities for green infrastructure improvements and detailing to improve the appearance of the Conservation Area and setting of undesignated heritage assets, to be delivered through development management process where possible or through future maintenance. To work with residents to identify appropriate waste storage areas outside of collection period.
	Loss of Front garden settings and traditional boundary features	Community-led application of an Article 4 Direction to the Character Area to remove permitted development of alterations to garden boundary walls and front gardens.
	Poor experience of approaching the village centre from Park Hill	Encourage the enhancement of the front boundary treatment of 21 Park Hill, replacement of the row of garages, and improvements to the front setting of the listed building through Development Management process.
	Damage to grass and verges around the north side of The Green through parking.	Encourage the commission of a public realm strategy which seeks to enhance the natural character of the Green and protect the grass through the provision of appropriate bollards or barriers, to be delivered through development management process where possible or through future maintenance.

Challenges and opportunities

Character Area affected	Challenges	Opportunity
3. Station Road	Unattractive introduction to the character area from the north.	<p>To encourage the commission of a public realm strategy which seeks to deliver higher quality materials, explores opportunities for green infrastructure improvements and detailing to improve the appearance of the Conservation Area and setting of undesigned heritage assets, to be delivered through development management process where possible or through future maintenance.</p> <p>To secure the appropriate re-use, replacement, or demolition of the existing public WC at the corner of Station Road and Woodwell Road through marketing the property and encouraging high quality contextual design through the development Management process.</p>
	Large potential development site, the nursery, within the Conservation Area of the nursery, between Woodwell Road and Avonwood Close.	Secure appropriate scale, massing and character of future development, and the preservation and appropriate reuse of the undesigned building of merit, through the Development Management process.
	Loss of retail shops and traditional shop fronts and signage.	<p>Promote the reuse of empty shop units for commercial or other uses to ensure active frontages. Encourage the retention of traditional shopfronts or the insertion of new shopfronts that are of high quality and follow traditional proportions sympathetic to the character of the area in line with Policy Advice Note 8, through future development management negotiations.</p> <p>Seek removal/ reinstatement through planning enforcement action where a breach of planning control has occurred.</p>
	Loss of verdant garden settings and boundary treatments.	Community-led application of Article 4 Direction to the Character Area to remove permitted development of alterations to garden boundary walls and front gardens, and window replacement. Develop of a community design guide to ensure a consistent high quality approach.
	Gradual loss of architectural features, details, and windows	Review the application of an Article 4 Direction to the Character Area to remove permitted development of alterations to garden boundary walls and front gardens, and window replacement. Develop of a community design guide to ensure a consistent high quality approach.

Challenges and opportunities

Character Area affected	Challenges	Opportunity
4. The Bradleys	Loss of traditional materials and architectural detailing to street frontages	Develop of a community design guide for facade treatments to promote and ensure a consistent high quality approach. Encourage the reversal of poor quality alterations and applied finishes.
	Loss of traditional street lamps and posts	Encourage the implementation of best practice as outlined in The Protocol for Highway Works in Conservation Areas (December 2011) as and when highway works emerge in future or as part of future maintenance.
	Poor quality replacement of traditional window and door patterns with poor quality and less sustainable alternatives.	Community-led application of an Article 4 Direction to the Character Area to remove permitted development of alterations to garden boundary walls and front gardens. Develop of a community design guide for facade treatments to promote and ensure a consistent high quality approach.
	Proliferation of satellite dishes	Encourage the removal of obsolete dishes, possibly through the development of a community design guide
	Poor quality settings to unlisted buildings of character.	Secure improved settings to buildings through the Development Management process.

Challenges and opportunities

Character Area affected	Challenges	Opportunity
5. Bristol Garden Suburb	Pressure to extend unlisted buildings of merit and develop remaining open areas	Promote the significance of the architectural and historic value of the area and enable appropriate development through the Development Management process. Review the application of an Article 4 Direction to the Character Area to remove permitted development of alterations to garden boundary walls and front gardens. Develop a community design guide for facade treatments to promote and ensure a consistent high quality approach.
	Loss of front garden settings and traditional boundary treatments.	Community-led application of an Article 4 Direction to the Character Area to remove permitted development of alterations to garden boundary walls and front gardens, and window replacement. Develop of a community design guide to ensure a consistent high quality approach.
	Loss of traditional architectural features and window patterns	Development of a community design guide for facade treatments to promote and ensure a consistent high quality approach.
	Lack of awareness of the historic significance of the area.	Consider provision of local interpretation and through the development of a community design guide.
6. Lamplighters	Dominance of cars and car parking around the Lamplighters pub	To encourage the commission of a public realm strategy which seeks to deliver higher quality materials, explores opportunities for green infrastructure improvements and detailing to improve the appearance of the Conservation Area and setting of Listed building, to be delivered through development management process where possible or through future maintenance.
	Poor quality fences and hard-standing areas around the sailing club and Sea Cadets	Promote the consolidation of uses and the enhancement of boundary treatments controlled through the Development Management process.
	Gates and boundary treatments out of keeping with the traditional character	Promote improvements of existing gates with the Environment Agency and look to improve accessibility.
	Incorporation of new or increased future flood defences within the Conservation Area	Develop design strategies with appropriate teams within the City Council and Environment Agency.
	Development pressure from expanding pub offering.	Protect the character of the Conservation Area whilst ensuring the viable pub offering through the Development Management process.

Statement of Community Involvement

6



Bradley Crescent, looking south-west

6 Statement of Community Involvement

Publicity and public consultation

There is no formal procedure for adopting a Conservation Area Character Appraisal, though national guidance encourages 'rigour and openness' in the process.

Bristol City Council places a lot of value on the specialist knowledge of local groups and greatly supports a collaborative approach in producing character appraisals. The level of community involvement ensures the status of this character appraisal as a material consideration in development management decisions, in defining the character of the Conservation Area, and at appeal.

A draft of the character appraisal for Shirehampton, including the proposed boundary alterations, and the Unlisted Buildings of Merit, was produced in April 2020. In early June 2020 initial limited consultation feedback on the document was sought from specific invited local organisations:

- Shirehampton Community Action forum (SCAF)
- Shirehampton Planning Group
- Bristol Civic Society
- Conservation Advisory Panel
- Local councillors

Following the receipt of feedback in August the document was revised to incorporate initial feedback and this Statement of Community Involvement updated to address specific comments, suggestions,

and observations.

A briefing report on the document was presented at Cabinet member briefing on the 28th September 2020 for review and a full public consultation followed after minor amendments.

A 42 day Public Consultation was run between 12th September 2020 and 23rd November. The consultation was covered by the Local Press including twice in the Bristol Post, on Bristol 24/7 news website, and in the free local newspaper, Shire.

The Consultation was advertised on the Bristol City Council Consultation Hub, and invitations to comment be circulated to:

- Shirehampton Community Action forum (SCAF)
- Shirehampton Planning Group
- Bristol Civic Society
- Conservation Advisory Panel
- The Georgian Group
- The Victorian Society
- Local Ward Councillors
- Historic England

The document was revised further to accommodate comments received from consultees and a statement of Community involvement appended.

A public meeting was advertised in local newspapers, through local groups, and the local Councillors and MP and was held on the 8th July 2022. Comments were received during the event, largely of a positive nature, and queries were answered by the Council's Senior Conservation Architect and the Principal historic Environment Officer. Comments received during the event required no material amendments to the appraisal.

The finalised Reports and Character Appraisal were adopted by the Service Director (Economy of Place & Regeneration) under delegated powers on 10th January 2023 and notice posted in the London Gazette.

Statement of Community Involvement

Initial consultation feedback:

Following the first, limited, consultation process feedback was received from SCAF, including the Shirehampton Planning Group, the Conservation Advisory Panel, and Bristol Civic Society.

A variety of comments were received relating to potential extensions of the boundary, the current condition of the Conservation Area, issues relating to specific features and characteristics, corrections, and general queries. The feedback has been summarised below and considered responses provided appropriately.

There was broad and strong support of the document, and the proposed extensions were welcomed. Endorsement was made for the inclusion of the Bristol Garden Suburb, Station Road, and The Bradleys, and respondents were keen to see the boundaries extended further. The Conservation Advisory Panel “strongly supported” the extension. Bristol Civic Society made the following specific comments on the boundary extension:

- *The proposed extension along Station Road will cover an attractive area of Edwardian houses set in a fine avenue of mature trees, including a most impressive oak tree.*
- *The Bradleys are an unusual group of terraced streets with attractive detailing and an interesting development history based on the original strip fields.*
- *The Bristol Garden Suburb deserves to be more widely known. It has a fascinating history and*

is currently well preserved. Designation will assist in preserving its unique character into the future.”

A number of the respondents expressed enthusiasm for the enhancement opportunities outlined, and wanted to ensure that interpretation and a design code were carried forwards. The hope that the new appraisal could be used as a starting point for greater understanding of the historic environment was also noted.

Potential extensions:

Comments suggested considering the following expansion of the proposed boundary:

- To connect the end of the Station road character area with the Lamplighters character area across the Portway and including the Daisy Field.
- To include the Grade II Listed buildings to the west of High Street, including The Priory, Wylands, Bradley House, Twyford House and Penlea House.
- To extend across Shirehampton Cemetery to the west of the Bradleys character Area
- St Bernard’s Road, Woodwell Road and parts of the 1930s Council housing programme

We are limited as to what we are able to consider for protection through Conservation Area designation. We have considered these proposals carefully against the criteria set out in sections 1.1 and 1.4 above, and against Historic England guidance.

The connecting of the satellite lamplighters’ character area is desirable, but there is a clear break across the Portway, and the areas either side, of general character around the station and beyond the junction of Grove Leaze and Station Road. Whilst the Daisy Field is an attractive green space it has a degree of protection provided by other policy and does not express architectural character, historic significance, or constitute a feature that contributes to the specific character of the areas defined. The poor appearance of the Portway is a grey gash between the areas, and it’s considered that we would be unjustified in giving protected status to all or part of it under

a Conservation Area designation. We regret that these areas don’t have sufficient heritage character to consider adding them under the criteria we are required to use.

The area west of High Street contains houses of undoubted national importance. There is also Lawn Cottage, a property dated to 1629, on the north side of High Street, and the curtilage structures and features associated with each of the Listed buildings. Regrettably all of the historic houses have had their gardens developed with post-war housing, forming small estates within the historic boundaries. These developments are not in keeping with the architectural and historic quality of the host buildings, and lack the traditional grain and layout of more historic areas. Their siting in close quarters to the listed buildings has harmed the character of the garden settings and the integrity of the historic character has been badly eroded.

Cemeteries are often important historic landscapes, some with significant architectural monuments and historic importance. The Shirehampton example was begun in 1903, extended in the 1930s, and again after WWII. It is not set out to any overall design beyond a central axial path, gridded burial plots, and later oval turning circles. Parts of the 1903 planting of an avenue of cedars remains at the north end off St Mary’s Road. Other trees have been planted informally or naturally along the perimeter.

It is not a good example of a historic landscaped cemetery, though is not without appeal. It’s foundation in 1903 makes it a late example of a municipal burial ground, and the piecemeal expansion

Statement of Community Involvement

means that it has low historic significance. Reviewing the cemetery against the required criteria suggests it does not have adequate historic or designed quality to consider for Conservation Area status.

The national protection conferred by Listed building designation of these buildings protects the remaining features and appearance of the buildings, and the setting where it remains unaltered. This gives greater and more specific protection to these buildings than would be provided by extension of the Conservation Area to cover them. The post-war housing has created pockets of general character that consequently mean that a Conservation Area boundary would be required to encompass large areas that did not deserve legislative protection for their architectural or historic appeal.

The extension to cover areas of the 1930s Council housing programme is fair and reasonable when nearby Sea Mills, of similar character, enjoys its own conservation Area. There are two issues in considering the Shirehampton estates, outside the original Garden Suburb area. Firstly is the extent of the inter-war estate. Woodwell Road and St Brendan's Road are only a small portion of a much larger development, built out to the same style and character, but extending westward along the Portway, northward as far as Meadow Grove, and areas to the east of Lamplighters. Secondly is whether they maintain sufficient architectural and historic character to consider protecting. Sea Mills is significant for the early date of its Council housing, the designers involved, and the impact of national and international design movements on the layout and appearance.

In subsequent decades the blueprint set by places like Sea Mills were rolled out across swathes of land surrounding many urban centres in England. Because they are so prevalent these areas must be considered very carefully as to whether they exhibit "special" character that can be protected by designation.

Whilst there are undoubtedly some areas of the Shirehampton Council estate that retain more integrity than others, and are better preserved, assessing them against the required criteria suggests that they are of general rather than special character, and their distinctiveness can be best protected through Bristol's existing policies on character and local distinctiveness rather than as part of a designated heritage asset.

Regrettably we feel there are justifiable reasons to exclude these areas from the Conservation Area boundary. We hope that the significance of those areas included will be strengthened through maintaining the boundary at the extent already proposed.

Current condition

The current condition of the Conservation Area was highlighted by a number of comments. There has been some decline in areas of the existing Conservation Area since it was originally adopted. This has occurred where the heritage status hasn't been acknowledged or the planning requirements misunderstood, or where there has been inadequate control of development. Issues identified were:

- Many of the houses have a satellite dish, insensitive upvc window patterns and the appraisal seems to embrace them as part of the character.

We hope that the appraisal identifies the positive and negative features clearly, and the opportunities sections give clear encouragement of the removal of poor quality features, and the enhancement of the area by the restoration of more appropriate features and characteristics.

- Maintenance of property: Property within the Conservation Area has been allowed to decline in condition, or incremental changes made, that diminish the special character changes spoil the character of shopfronts - especially when the material of flooring is decorative and varied in materials.

- Shutters, although probably necessary for insurance reasons, are a sore sight

This is a perennial problem within many Conservation Areas. We hope that a new understanding of the significance of the area, local knowledge and ownership of the newly defined character, will ensure greater emphasis in preserving positive aspects and

encouraging owners to enhance their property.

- View along roads are obstructed by estate agents. Encouragement should be taken to place any such adverts flat against the properties - especially for the ends of terraces.

Unfortunately there is little control that can be exercised on the erection of temporary for-sale signs in a conservation Area or elsewhere. These are considered as Permitted development

Statement of Community Involvement

Specific features and characteristics

- The old nursery at 8-10 Station Rd should be preserved as a nursery to maintain the 'garden suburb' nature of the area

The Local Authority is required to identify sites within Conservation Areas for appropriate development. Whilst the continued use of the site for a nursery, community garden, or similar would be strongly supported we have to recognise the potential benefits and enhancement that good quality development could bring to an area. The site has only limited contribution to the special character of the area. Its green boundaries and views across it are noted, but the protection of the glasshouses would be outside the scope of the Conservation Area remit.

- In Station Road, south of Grove Leaze and lower down below the railway bridge by Shire Railway Station, are small patches of cobbled guttering by the kerbsides. Discouragement should be taken from permanently concealing such historic features by tarmacing or replacing the aged kerbsides with modern materials when unnecessary.

The Council Highways department will be notified following the extension to ensure their Conservation Area principles are applied to retain these features.

- Disagreement over the closed public WC being replaced with anything other than a re-opening.

As the building lacks historic or aesthetic character it's regrettably not possible to protect it, or its functions, within the scope of the Conservation Area. Planning control can only ensure any replacement or re-use

preserves or enhances the area's special character.

- one-way route for traffic around The Green

This is outside the scope of the Conservation Area recommendations, but could be proposed as part of community-led design guidance and in dialogue with the Council Highways department.

- Views have been obstructed in places by new developments excessively tall and out of place with neighbouring properties.

Identifying views within the Conservation Area appraisal will enable their preservation in future development.

- Suggestion is made for "Restoration of traditional building lines that address the pavement and street alignment". Is this suggesting that where the kerbside outside Nos 1 - 11a (Gym to charity shop) and / or Nos 30 - 50 (B&M supermarket westwards) be moved to restore the road back a more narrow one?

30-50 would remain outside of the Conservation Area boundary and would be unaffected. 1-11a already site on a defined building line, that addresses the pavement in a direct manner, so would already comply with this ambition.

- Can you specify improvements to old Rising Sun pub façade?

The pub façade has many historic architectural features worth protecting. The removal of modern accretions and additions is supported by the Conservation Area appraisal, but is applicable across the character area rather than focussed specifically on

this building. This will enable wider encouragement of improvements within the area.

- Lifeboat should be added to the Local List.

Its identification as an unlisted building of merit, for its architectural and historic character, would ensure it was added to the city's Local List on adoption of the Conservation Area Appraisal.

- p.42 – The Green would be an ideal place for interpretation of the village for visitors.

This is noted, and opportunities for interpretation will be added to the relevant section

- The Parade needs more sympathetic street furniture, paving and provision of e.g. benches, cycle parking.

- There is an opportunity to improve some of the less lovely parts of the village centre (e.g. in the Post Office/Natwest area) with planting schemes, benches etc.

P.23 identifies public realm enhancement around The Parade and this is strongly supported.

Corrections & queries

The following corrections have been noted and made:

- p.15 – 'The Company' – not clear who this is?
- p.15 – Mapping should be 1841, not 1814?
- p.30 – Not clear where the 'tiny square' is – does it mean Bradley Avenue?
- p.22 – Captions for 5 and 6 have been transposed.
- 'Doomsday' on p.14 should be amended to 'Domesday'.
- "faces-off against" on page 12, which could be changed to "confronts".
- The key to the illustrations on page 32 appears to be incorrectly numbered.
- It would be helpful if the photograph on page 46 had a caption.
- Confusion over what's being referred to in the paragraphs 4 and 5 of page 21 under "1 High Street".
- p.27 – Former school house – which is this?
- p.21 – Needs updating for new development on Pembroke Road?

The following corrections and queries have been considered:

- Query regarding the identification of flats on the corner of Park Road and Park Hill a character building:

Although this is a modern building it adopts the same scale, massing, and character of historic developments around it. Its character strengthens the prevailing character in the immediate area rather than diminishing it.

Statement of Community Involvement

- Query over the description of the circular building adjacent to the Sea Cadets

It's described in the document as the Haven Master's Office as it's marked as such on early OS. Maps. There are 18th century illustrations of a small round tower about 50m to the east of the present building that may have had a signalling function, but this vanished by 1903 and no trace remains.

- Bristol Garden Suburb history details:

The revised Character Appraisal has been based on new research, some of which has been conducted specifically for the document. The reattribution of the architectural design of the suburb to Frank H Bromhead, the inclusion of additional properties, and the chronology of the development are all published here for the first time.

- Could the overhanging Boots/Lloyds building on High street be identified as a negative building?

This is worth considering. A neutral impact was suggested on this property as it is of appropriate scale and regressive in the streetscape. We suggest that wider opinions are sought as part of the second consultation.

- The Savoy development could be considered as having a "neutral" contribution to the special character rather than being a "character" building.

Although a recent building the design adopts many of the materials, characteristics, and details of the adjacent shopping rank, and the Edwardian development as a whole. It sustains the special character of the area in a generally positive fashion,

in keeping with the area. We feel that it should be considered as contributing to the special character, but are happy to encourage wider discussion of this as part of the full public consultation.

Suggestions

The following is a summarised list of the main general comments and suggestions following invites comments:

- Gain local community support for that finer grain of control made possible by Article 4 directions. The potential loss of front gardens in Station Road would be a good example. In the Bradleys the vast majority of windows and doors are already modern. Would control of dormer roof extensions be a possibility?
- We wondered if the Council would be prepared to impose an Article 4 direction to control the loss of front gardens for parking, and maintain the existing street character as far as possible?

We hope that this will be reviewed and considered following full public consultation on the Conservation Area Character Appraisal.

- The lists of enhancement opportunities: Is it the intention to prioritise these in any way? Some require more detailed appraisal. For example, is it the role of BCC take forward public realm improvements?

The proposals are not prioritised. Some are dependent on future development, but others can be considered and progressed by the local community. The Council would encourage and look to support any local initiatives to implement the opportunities.

- The provision of interpretation boards, visitor trails, and other means of improving the legibility of the conservation area character areas or through the proactive improvement of the public realm, not just

planning control of private developments.

- I really like the idea of community design guidance. Could there also be proposals to raise awareness of historical character of village and the Conservation Area e.g. through a resident's information pack, interpretation scheme or historical trails in the village.

- How do we use the document to the benefit of the Shire?

We strongly support local initiatives to celebrate heritage. We hope that the current statement is a helpful tool to encourage further research and understanding of an important area. We hope that the opportunity to develop local projects is enshrined in the new Conservation Area appraisal.

- Removing the unfriendly 1970s-style pedestrian crossing of Portway.

This is outside of the scope of the Conservation Area assessment as its boundaries can't be justifiably extended to include it.

- Good time must be allowed to enable residents to plan attendance at these consultations into their diaries. Also, a suitable venue to enable all to attend as conveniently as possible.

The full public consultation on the Conservation Area adoption will be made available as widely as possible, and timescales for replies will be set appropriately.