

Conservation Area No.4



City and Queen Square

Character Appraisal



March 2009

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This document was prepared by the Urban Design and Conservation Team,
Planning Services Division, City Development, Bristol City Council.





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1. INTRODUCTION

- 1.1 A Conservation Area is ‘an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance’ (Planning (Listed Buildings & Conservation Areas) Act, 1990).
- 1.2 Since the designation of the first Conservation Areas in 1970, Bristol City Council has undertaken a comprehensive programme of Conservation Area designation, extension and policy development. There are now 33 Conservation Areas in Bristol, covering approximately 30% of the city.
- 1.3 Bristol City Council has a statutory duty to undertake a review of the character and boundaries of each Conservation Area. This process was first undertaken with the Policy Advice Note 2: Conservation Area Enhancement Statements (November 1993).
- 1.4 More recent national guidance, set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (1994) and English Heritage’s Guidance on Conservation Area Appraisals (2006), requires detailed appraisals of each Conservation Area in the form of formally approved and published documents.
- 1.5 The City Council is now underway with a comprehensive programme of producing a Character Appraisal for each Conservation Area. The enhanced appraisal process involves the review of boundaries, details of historical development, identification of townscape details, and unlisted buildings that make a positive contribution to the Conservation Area. It also identifies elements that threaten to undermine an area’s special interest.

2. PLANNING POLICY CONTEXT

- 2.1 All Conservation Areas are the subject of policies in the Bristol Local Plan (adopted December 1997) and the proposed Alterations to the Bristol Local Plan (deposited February 2003). Once adopted, policies in the emerging Core Strategy, and any future Development Plan Documents, will replace those in the Local Plan.
- 2.2 The Core Strategy is a key document in the emerging Bristol Development Framework. Once adopted the Core Strategy will become the key overarching policy document within the Bristol Development Framework. The next stage in the preparation of the Core Strategy will be the Submission Document, which will set out a Spatial Vision for the City, Strategic Objectives, a Spatial Strategy, Core Policies and a Monitoring and Implementation Framework. It will include a Core Policy on Conservation Areas and the Historic Environment.
- 2.3 Each Conservation Area Character Appraisal will be subject to extensive public consultation and once adopted will be a tool for development control officers, developers, residents and others to preserve or enhance the character and appearance of the area. Each adopted Character Appraisal will replace the relevant Conservation Area Enhancement Statement for that area.
- 2.4 City and Queen Square was designated as a Conservation Area on the 3rd August 1972. The Conservation Area was extended to include Castle Park and the area south west of Fairfax Street on 14th January 2009. Two key planning policy documents of local relevance to the now extended Conservation Area are the Broadmead Shopping Area: Expansion and development Strategy July 2001 and the Nelson Street Regeneration Framework SPD No.8 October 2005. Of particular relevance is the promotion within the former document of redevelopment of land at the junction of Wine Street and High Street (sometimes referred to as the St Mary le Port site). The potential of this site to significantly enhance the character of the Conservation Area is recognised in Section 8 of this Appraisal.



3. LOCATION & SETTING

3.1 Location within the City

3.1.1 The Conservation Area forms the historic heart of the city of Bristol, bounded on the south, east and west by the Avon and Frome Rivers, and on the north by the site of the medieval castle (now Castle Park).

3.1.2 The Conservation Area is centred on two main areas: the core of the medieval city of Bristol to the north and west of Bristol Bridge, and Queen Square that was set out on marshland to the south of the city, beginning in 1700.

3.1.3 The Redcliffe Conservation Area is situated to the south and east of the Conservation Area, the City Docks Conservation Area to the south and west, and the College Green Conservation Area to the west. In addition, there are long views from within the Conservation Area towards the St Michael's Hill and Christmas Steps Conservation Area, and also the Tyndall's Park Conservation Area.

3.2 Geology and Geomorphology

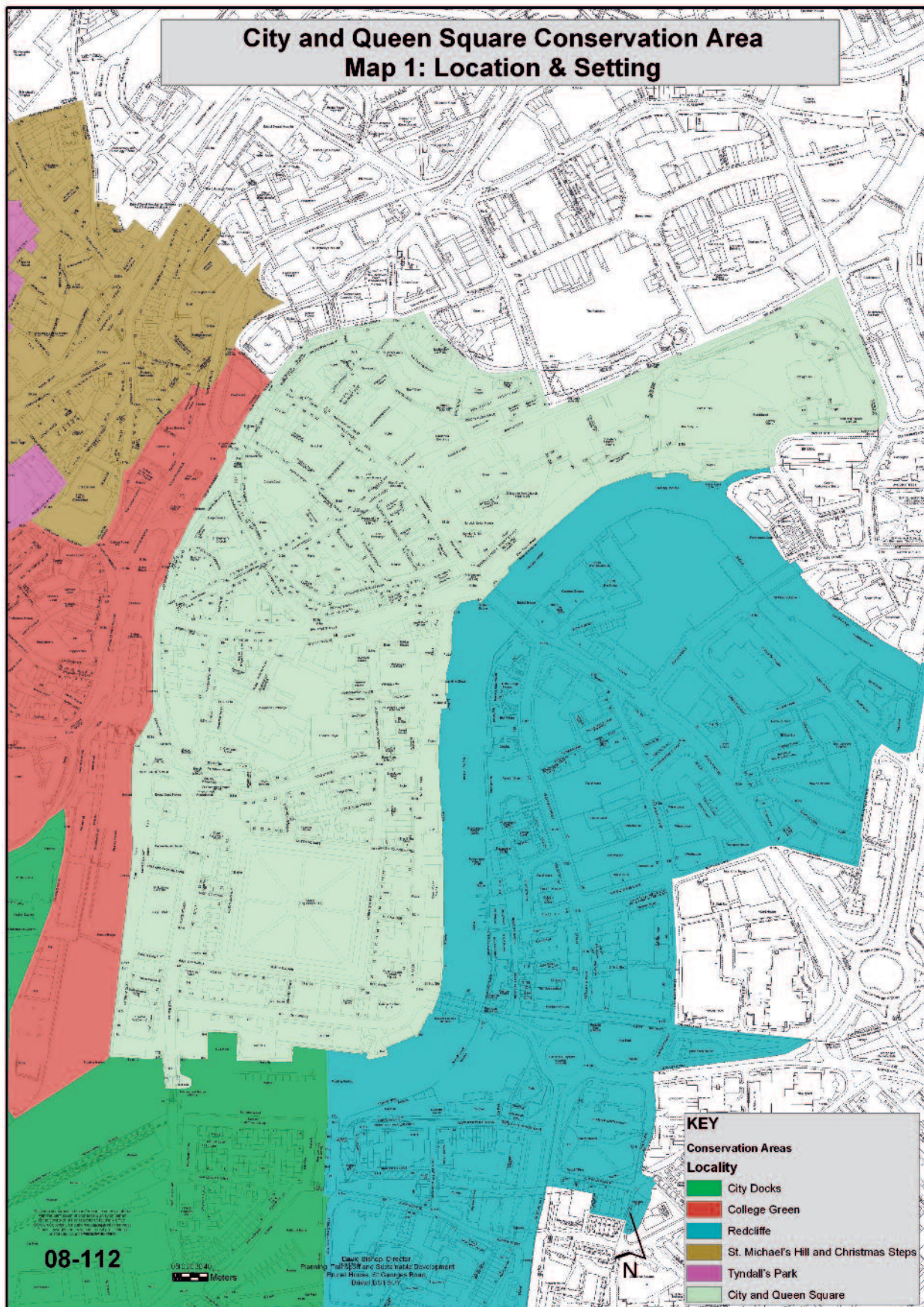
3.2.1 Geologically, the low bluff on which the original Saxon settlement was sited is an outcrop of red Triassic sandstone, but the low-lying areas around the rivers Frome and Avon are alluvial deposits. Building stone used in the city has usually been either Pennant stone from quarries to the east of the city, or for ashlar work, Dundry stone from the hills to the south. In the post-medieval period bath stone became the favourite stone for facades of buildings.

3.2.2 Geomorphology and the lie of the land have been instrumental in shaping the layout and urban grain of the area. The Saxon burh, or fortified settlement, seems to have had a roughly circular shape, and this can still be seen outlined on the street plan along St Nicholas Street, Leonard Lane, Bell Lane and Tower Lane. This shape was probably dictated by the shape of the low bluff, and the need to construct an earth wall around

the position in the most economical way. A wooden fort on the highest point could defend the strategic crossing point of the bridge and survey the river approach to warn of pirates or invaders.

3.2.3 Whereas the low hill of the Old City is obvious in Corn Street and Small Street, the area around King Street and Queen Square is characterised by the flatness arising from its origin as a drained marsh. On rainy days Queen Square can appear to threaten to return to its origins, particularly if there are crowds of pedestrians encroaching on the grassed areas.

Map 1 Location & Setting of the City and Queen Square Conservation Area





4. SUMMARY OF CHARACTER & SPECIAL INTEREST

- 4.1 The City and Queen Square was one of the first Conservation Areas to be designated as 'of national significance', and although this formal title is no longer in use, it still corresponds to reality. It has distinctively different characteristics in different areas. The Old City is tightly packed, with dense and interconnected development of various historical eras and various styles of architecture. Queen Square is a formal open space with primarily office use but also heavily used for recreation. It is a valuable open space in the heart of the City, and is of considerable architectural and historical interest as an example of 18th century town planning.
- 4.2 Although most of the medieval city has now disappeared from the surface, there is much archaeological evidence below ground that requires protection. There is an extensive network of medieval vaults below the surface that is of national significance.
- 4.3 Outside the medieval city walls, King Street and its servicing streets mark the first post-medieval suburb of Bristol. The street is noteworthy for its rich townscape and traditional paving, and it has rows of generous half-timbered Jacobean period merchants' houses many of which are listed Grade II*, linked to rear warehouses.
- 4.4 To the south, the creation of a broad peninsula in 1240 by the diversion of the Frome at its confluence with the Avon allowed the creation in 1700 of Queen Square and Prince Street. The former is among the largest residential Georgian Squares in the country, while the latter has lost much of its fine character through low quality post-war development.
- 4.5 All around the peninsula, large areas of traditional setted quays survive, and there are many features from the docks such as bollards, cranes, stone kerbs and setted haulingways.

Main Issues affecting the Conservation Area

Development & Alterations

- Unsympathetic alterations & loss of traditional architectural details in historic buildings
- One quarter of Old City missing due to war damage at the western end of Castle Park
- Pressure to extend buildings upwards with additional floors

Public Realm

- Traffic conflicts with pedestrian movement, particularly on wide main routes
- Loss of traditional street surfaces and a mix of modern surfaces is gradually eroding the character of the area
- Poor spaces associated with modern development at and around St Mary le Port Church and poor relationship with the historic High Street and Wine Street
- Corn Street is partly pedestrianised, but has poor pedestrian surfaces that lack good character and appearance.
- In several areas there is an excess of street clutter such as traffic signage that detracts from the character and appearance of the Conservation Area.

- 4.6 The edge of the working quays is marked by impressive Victorian warehouses built in red engineering brickwork, and gives a dockside flavour to the streets adjoining the harbour. There are important vistas across the Floating Harbour, including a very significant view of St Mary Redcliffe church.



Figure 1: View of St Mary Redcliffe Church from Welsh Back





5. HISTORIC DEVELOPMENT & ARCHAEOLOGY

Saxon and Medieval Periods

- 5.1 The evidence for Bristol's Saxon origins is the place name Brycgstow (place of the bridge), coins minted c.1009-16, and a mention in the Anglo-Saxon Chronicle for 1051. In 1063 it is known that Bristol was the base for Harold (later King Harold II) Godwinson's attack on Wales.
- 5.2 This episode may have resulted in Bristol's earliest foray into the slave trade: at least Bishop Wulfstan is credited with stopping the sale of slaves to Ireland from Bristol at about this time. The Saxon city was large enough to have several churches, including St Mary le Port, St Peter's, and possibly St Werburgh's (dedicated to a Mercian saint).
- 5.3 Bristol came under Norman control in 1068, and a motte-and-bailey castle, probably of wooden construction, was in place by the 1080's. Henry II issued the first royal charter in 1155. The castle was strengthened c 1120 with the construction of a stone keep. Commerce flourished at this time, and the new suburbs of Redcliffe and Temple became centres of the wool and leather industries.



Figure 2: Looking towards Bristol Bridge from Welsh Back

- 5.4 Between 1240 and 1247 Bristol Bridge was rebuilt as a four-arched stone bridge and by 1300 it was lined with tall houses. At the same time St Augustine's Reach was dug to divert the river Frome further south and enlarge the harbour. The marshland created to the south of the city would later provide a site for Queen Square.
- 5.5 Also in the mid 13th century, new town walls were built outside the Saxon defences: their function was as much to regulate trade as it was defensive. The south side of the town was defended by two walls: one ran along the line of the later King street from Welsh back to St Augustine's Reach, and the second along the line of Portwall Lane. A new wall on the north side followed the Frome along the modern Nelson Street. The only remnants of the town walls visible above ground today are at the gateway below St John's-on-the-wall Church, and on the north side of King Street by The Old Library. By the middle of the 14th century Bristol was the second wealthiest town in England after London, and was made a county borough in 1373 by a charter of Edward III.
- 5.6 Most of the medieval city has disappeared from the surface today; however substantial evidence remains below ground, including the network of vaults that is of national significance.

16th & 17th Centuries

- 5.7 Bristol officially became a 'city' in 1542 when St Augustine's Abbey became the new cathedral. The Reformation caused changes to the interiors of the city churches e.g. pews were introduced to St John's at this time. Bristol pioneered trade with America, following the voyages of John and Sebastian Cabot, and the continent is supposed to derive its name from the Bristol merchant Richard Ameryck.



Figure 3: Miller's Plan, 1673

- 5.8 After the Civil War, Bristol Castle and the East Gate were demolished in 1656. King Street was laid out in the 1650s along the outside of the southern town wall, and some of the timber-framed houses from this period still stand in the street.
- 5.9 However, the old style of timber-framed buildings quickly became unfashionable in the 1690s, and flat brick or stone facades in classical style took their place, being enforced in building contracts for Queen Square in 1700.

18th and 19th Centuries

- 5.10 The years between 1700 and 1750 are generally regarded as the City's golden age, when it regained its position as second city after London. The extent of the growth of Bristol in this period is traceable from Miller's Plan of 1673 through to the 1880 Ordnance Survey. The growth in wealth and population was due partly to the notorious slave trade, but also to new industrial developments. Many industries were carried on in small or medium sized workshops in the heart of the Old City
- 5.11 Between 1700 and 1807 more than 2,000 slaving ships were fitted out at Bristol, and a conservative estimate is that half a million people were taken from Africa to slavery in the Americas.

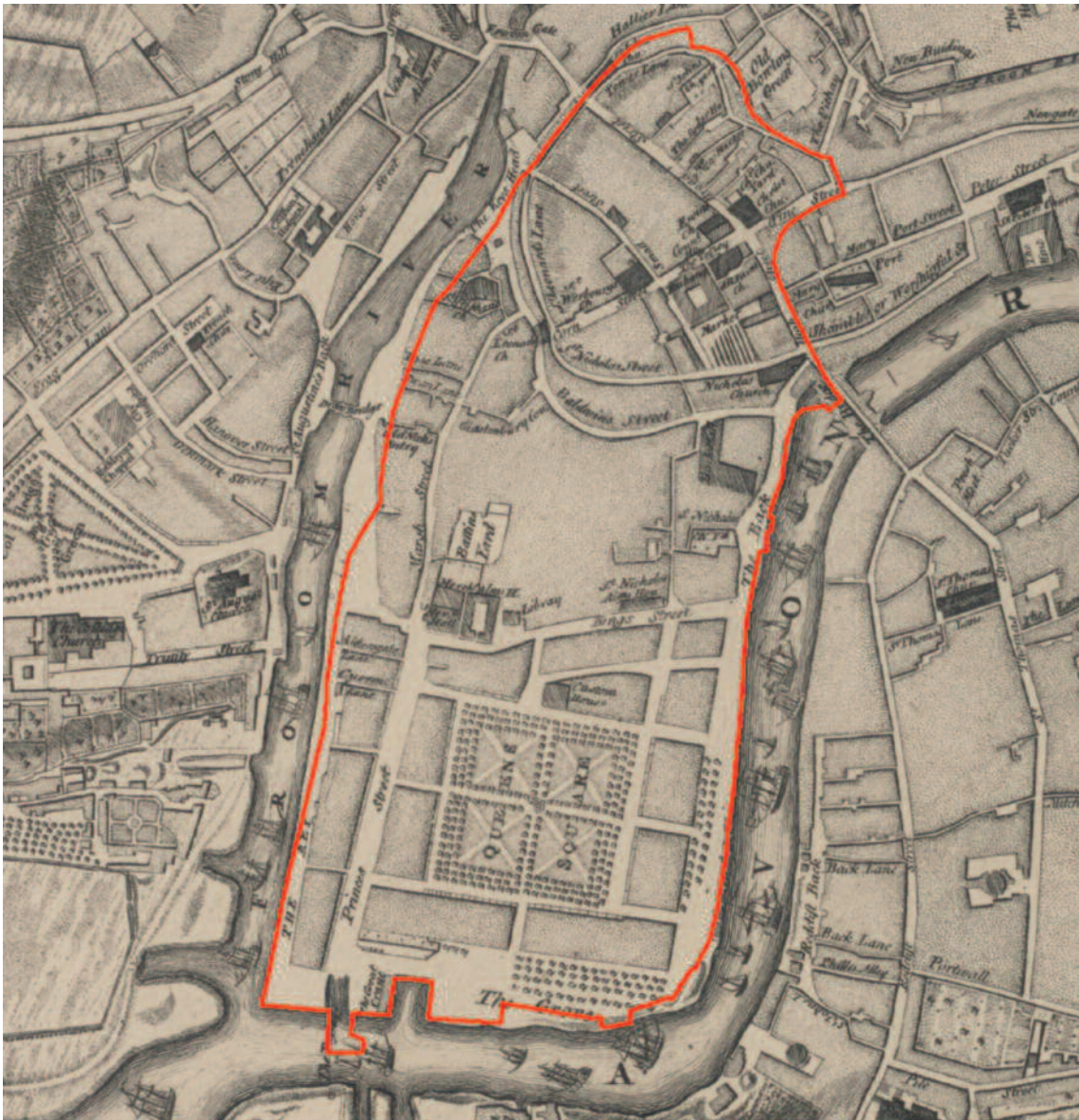


Figure 4: John Roque's Map, 1742

- 5.12 The terraced houses in Queen Square were constructed piecemeal between 1700 and c1727. Coherence of the terraces only arose from the building leases that stipulated regular brick fronts, cornices, and sash windows, to emulate the fire regulations of the City of London.

5.13 Divisions between the terraced houses were marked with lesenes, projecting vertical strips, either plain, quoined or in the form of a pilaster. Decorative devices of the early 18th century included cherub rainwater heads, shell-headed doors and foliate window keystones in the form of grotesque masks.
- 5.14 The Exchange in Corn Street by John Wood the Elder is Bristol's most significant 18th century building, and the first known time Bristol used an architect of national importance. The 1740s also saw two guildhalls built in the city: Cooper's Hall in King Street, and Merchant Tailor's Hall off Broad Street. St Nicholas' Church was rebuilt in neo-Perpendicular style by James Bridges in the 1740s, and Christ Church, Broad Street was rebuilt in the 1780s.

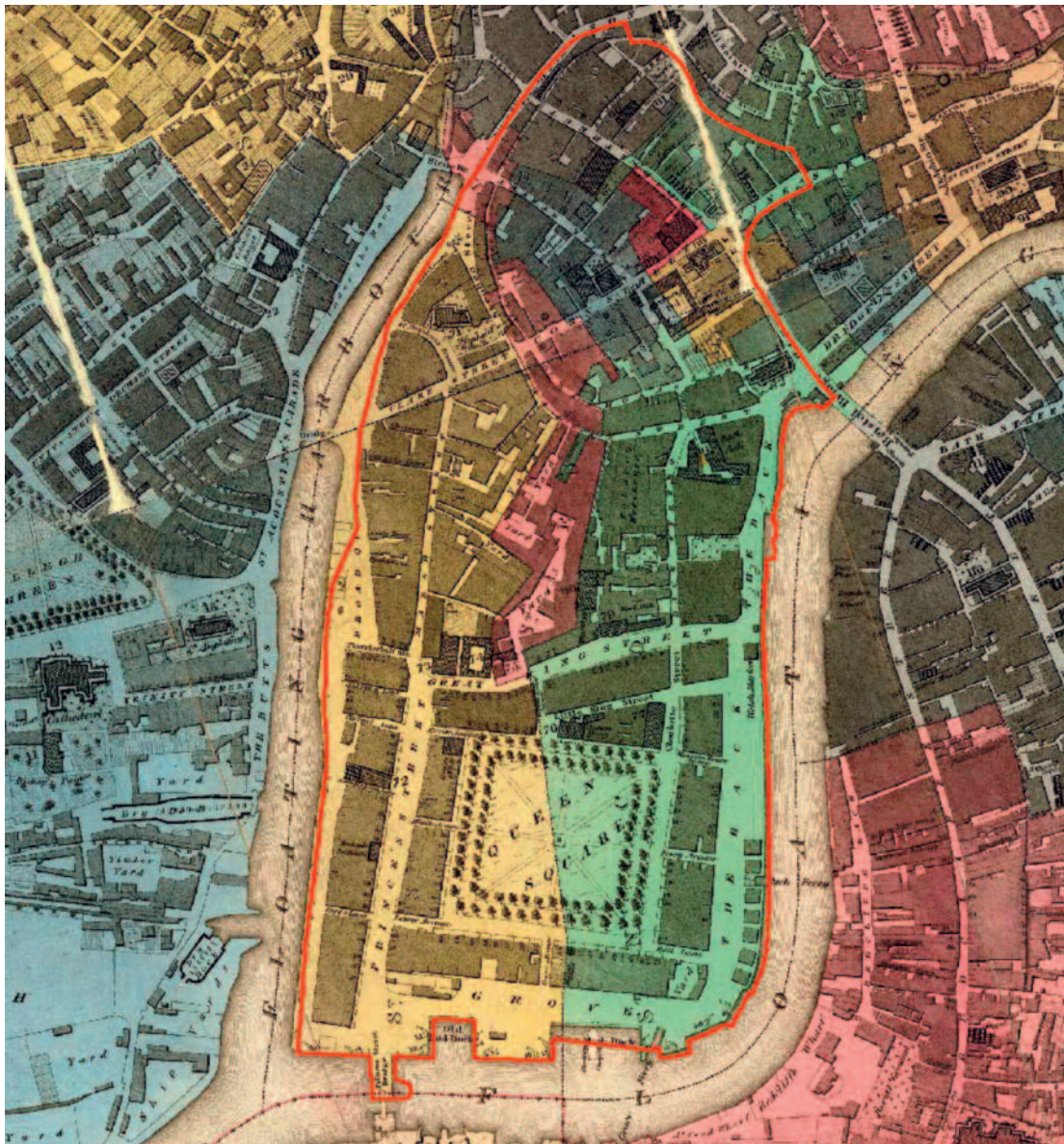


Figure 5: Plumley & Ashmead's Plan, 1828

19th Century

- 5.15 Bristol became an early centre of the abolitionist movement, but after the slave trade was abolished, Bristol continued to decline as a port and city. Nevertheless, the 19th century city fathers contributed important public buildings such as the Commercial Rooms (1809-11) in Corn Street and Robert Smirke's Old Council House (1823-7) also in Corn Street.
- 5.16 Bristol was a centre of progressive politics in the early 19th century, and when the second Reform Bill was blocked by vested interests in 1831, there was rioting in Bristol that resulted in destruction of many properties in Queen Square.





Figure 6: Ordnance Survey, 1880

5.17 The Victorian era saw many new buildings in the City Centre. Charles Cockerell designed the Bank of England in Broad Street, and next-door is R.S Pope's Guildhall (1843-6). The Assize Courts in Small Street (1867-70) by Pope and Bindon are an attempt at the Gothic Revival style. Pope was also responsible for Acramans Warehouse (now Bush House) on Narrow Quay. Gingell and Lysaght designed the Lloyds TSB building in Corn Street (1854-7), and in the same street

Gingell was the architect of the former Liverpool, London and Globe Insurance offices (1864-7). Alexander Ponton was responsible for shops in St Nicholas Street (c1866) and Pointing's Chemists in the High Street. About 1865, Foster and Wood created the imposing Grand Hotel in Broad Street. Right at the end of the century Alfred Waterhouse designed the rather delightful Prudential Building in Clare Street.

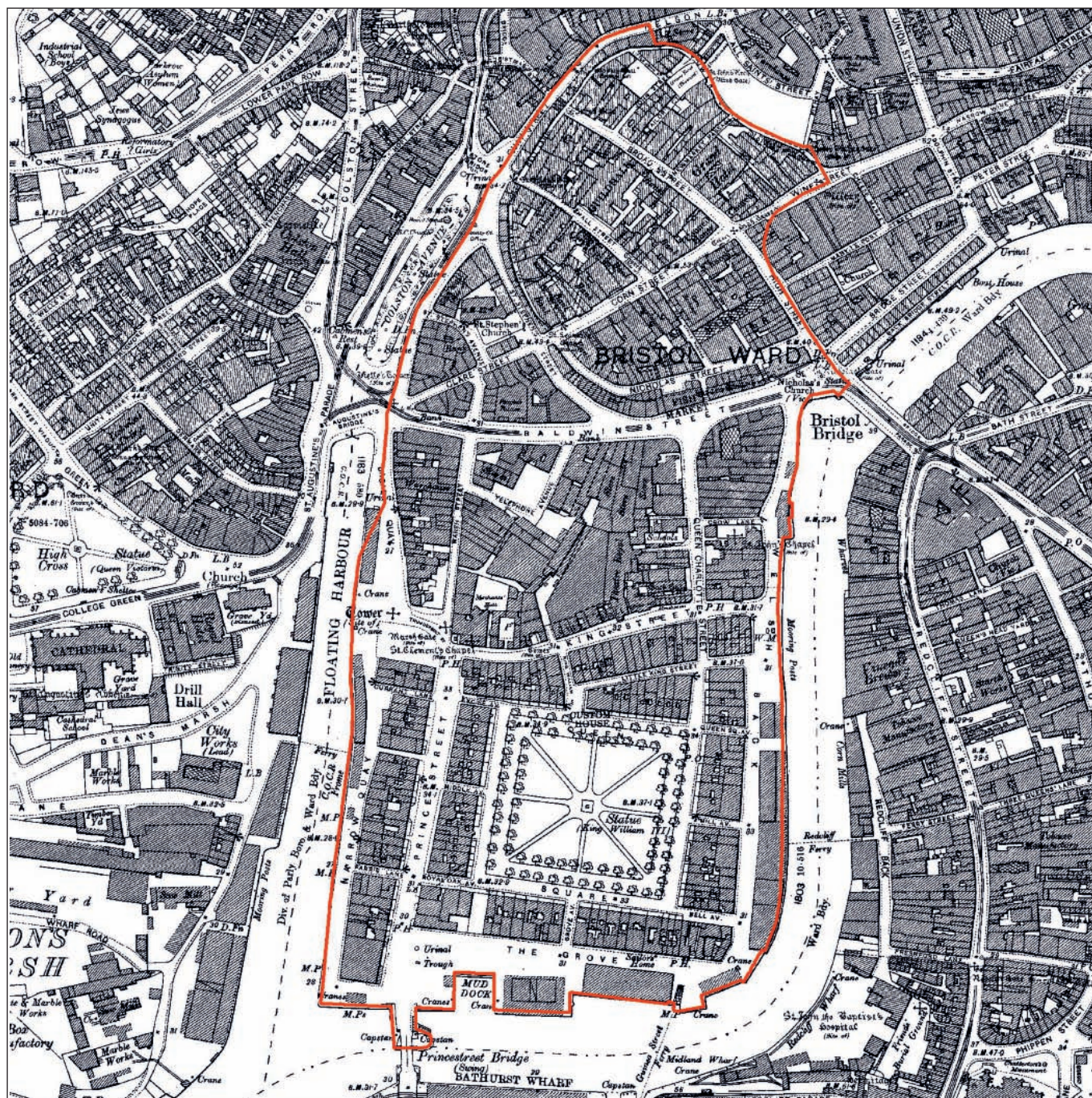


Figure 7: Ordnance Survey Map, 1903

20th Century

5.18 The bombing of Bristol during the blitz of World War II saw the area, that is modern day Castle Park, destroyed with the loss of important historic buildings such as the Dutch House. Historic street patterns were completely eroded in places, such as the area around St Mary le Port and notably with the creation of the Inner Ring Road in the 1930s.

This cut Queen Square in two, completely compromising the sense of enclosure, destroying its quiet ambience, and causing the demolition of buildings at the two opposing corners. At the same time the character of the terraces was undermined by the removal of railings and the creation of off-street parking in front of the facades.



5.19 Twentieth century buildings, with a few exceptions, do not seem to have made a very successful contribution to the character of this part of Bristol. 1960s office development left the City over-supplied with brutalist tower blocks particularly around Nelson Street and The Pithay on the northern boundary of the Conservation Area.

The city council will seek to maintain and strengthen the traditional form of individual streets, including development in the area of the 'missing quarter' as promoted by the Broadmead Shopping Area: Expansion and Redevelopment Strategy and ensure that new development is in keeping with its surroundings both in character and appearance.

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



6. SPATIAL ANALYSIS

6.1 Routes & Spaces

- 6.1.1 The historic street layout and the relationship of built form to open space define the framework of an area. The traditional pattern of development, building lines and plot sizes should be respected and used to dictate the scale and level of enclosure or openness appropriate to the Conservation Area.
- 6.1.2 Special interest derives in part from the preservation of the medieval street pattern and the relationship between the main streets, back lanes and size and form of the building plots.
- 6.1.3 There is heavy use of the area by vehicular traffic, particularly on Baldwin Street and Prince Street. Service vehicles need to access many buildings in the area, which reduces the possibilities of pedestrianisation. The upper part of Corn Street has been pedestrianised, and traffic around Queen Square has been much reduced. Car parking takes up a large amount of space in Prince Street and Charlotte Street.
- 6.1.4 The Old City is characterised by narrow main streets crossed by a number of narrow alleyways, which makes for a very permeable layout for pedestrian access. Penetration by vehicles is more of a negative factor, with unfortunate effects, for example, the double yellow lines in Leonard Lane.
- 6.1.5 Corn Street is partly pedestrianised but lacks unity in the treatment of the streetscape and particularly its surfaces. Historic stone pavements should be used throughout.
- 6.1.6 Baldwin Street is an impressive space that could be yet more impressive if townscape detailing was improved and a pedestrian-friendly environment developed.

6.1.7 Queen Square has been greatly improved over the last few years and has returned to something of the grandeur it had in its heyday. Nevertheless, its character remains vulnerable to pressures of over-use and redevelopment and must be carefully safeguarded.

6.1.8 High Street and Wine Street lack the physical enclosure that once existed at the heart of the medieval core of the city.

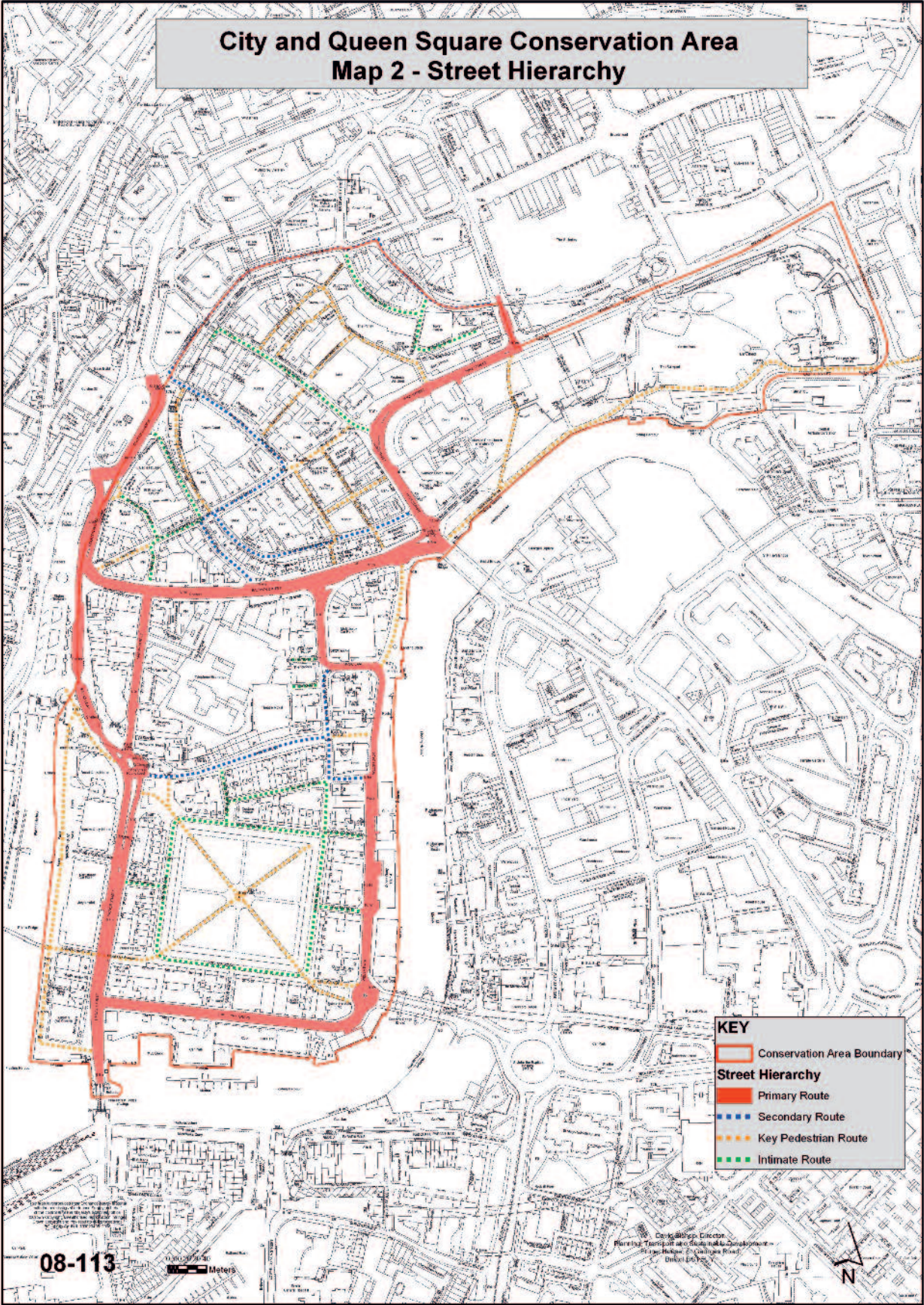
The street hierarchy in the Conservation Area is shown at Map 2

The dominant street pattern and the character of spaces should be respected. Where historic patterns remain, these should be protected and reflected in proposed schemes. Opportunities should be taken to repair the historic street pattern and enclosed character of the area. Policies B15 (I – III) should be consulted.





Map 2: Street Hierarchy





6.2 Views

6.2.1 The topography of the City is unique and views across it make an important contribution to Bristol's townscape and character.

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

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

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

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



Figure 8: View down Broad Street towards St John's on the Wall

6.2.3 Long Views tend to be around the edge of the Conservation Area, particularly across the harbour side on the southern, eastern and western edges. One long view is obtained across Queen Square, looking towards the rising ground of the city to the northwest. Other views across Queen Square tend to be restricted in extent by trees in summer.

6.2.4 The views in the Old City tend to be very intimate glimpses down alleys, around corners or down steps. However, there are good views up Broad Street, Small Street and Corn Street, and in both directions along Broad Street although this is often limited by heavy traffic.



Figure 9: View up Small Street



Figure 10: View up Corn Street towards All Saints Church

Views in the Conservation Area are identified at Map 3

6.3 Landmark Buildings

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

6.3.2 Landmark Buildings within the Conservation Area are:

- Bush House (Arnolfini Building) Narrow Quay
- Llandogger Trow, King Street



Figure 11: Llandogger Trow

- The Granary, Welsh Back



Figure 12: The Granary, Welsh Back

- St Nicholas Church, Baldwin Street



Figure 13: St Nicholas Church

- Bristol Bridge
- St Mary le Port Church Tower (redevelopment proposals aim to restore historic relationships of buildings in this area)
- St Peter's Church



Figure 14: St Peter's Church from the air.

- All Saints Church
- Old Council House, Corn Street
- The Exchange, Corn Street



Figure 15: The Exchange, Corn Street

- Radison Hotel, Narrow Quay
- St Stephens Church, St Stephen Street
- St John on the Wall
- River Station Restaurant, The Grove
- Christ Church



Figure 16: Christ Church

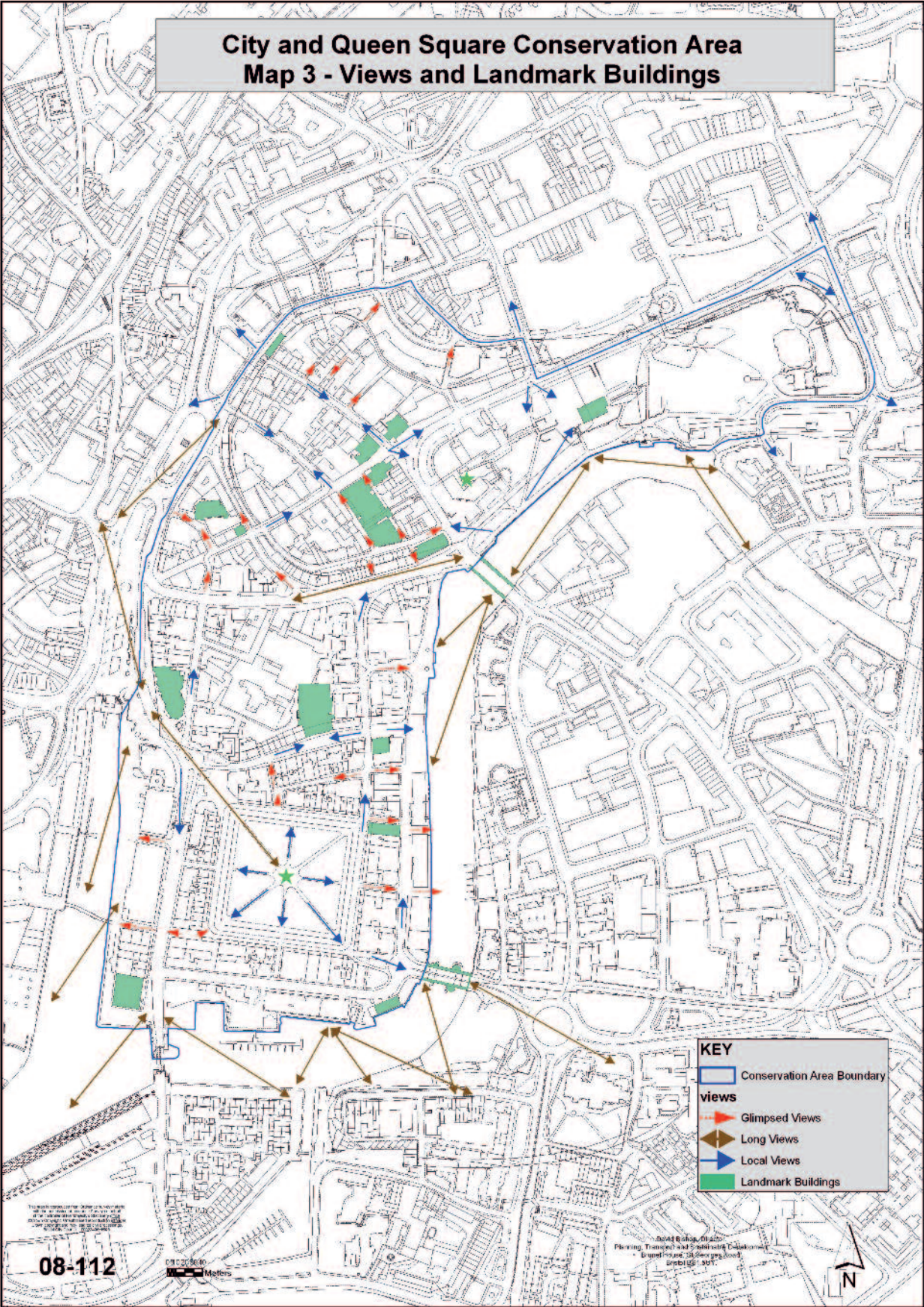
- Severn Shed, The Grove
- Redcliffe Bridge
- Prince Street Bridge
- Theatre Royal/Coopers Hall, King Street

Landmark buildings in the Conservation Area are identified at Map 3.

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



Map 3: Views and Landmark Buildings





7. CHARACTER ANALYSIS

7.1 Overview

- 7.1.1 The special interest of the Conservation Area is derived from its historic development and quality of built form combined with the legibility of the historic street layout and traditional plot boundaries.
- 7.1.2 The area can be characterised by its rich architectural mix of traditional buildings and the distinctive settlement patterns of the Old City and the Queen Square area.
- 7.1.3 Characteristic building types are the tightly packed terraces along the main streets with commercial uses at ground floor level and offices or residential use above. Off the main streets, buildings tend to have a more industrial quality, built from uncoursed local sandstone.
- 7.1.4 The scale of the buildings is relatively consistent across the Conservation Area, with the exception of local landmark buildings. Buildings directly address the street (with one side of High Street and Wine Street being a harmful exception to this rule), have varying roof profiles and a vertical emphasis. Built form is consistently dense, broken only by small pockets of green space and redevelopment sites. This density of development is relieved by the open spaces of Castle Park and Queen Square, and open vistas from the waterfront.
- 7.1.5 In several parts of the Conservation Area are found those quirky little architectural details that add special interest. For example, an elephant's head in St Nicholas Street, or the entrance to underground vaults in the High Street.

Dominant Characteristics of the Conservation Area

Scale

- 4 or 5 storeys along the central streets and backland areas
- Traditional buildings occupying narrow/long plot widths
- Strong building line directly addressing the street

Proportions & Architectural Treatment

- Vertical emphasis
- Pitched roofs set behind a parapet on main streets or where buildings have shopfronts at ground floor
- Window height diminishes up elevation
- Shopfronts at ground floor level with continual entablature fascia

Material Palette

- Stucco render (painted)
- Pennant stone with Bath stone dressings
- Red clay brick
- Clay tile roof coverings, occasionally natural slate
- Cast iron area railings
- Limestone ashlar dressings
- Timber windows, doors, shopfronts, shopfront surrounds





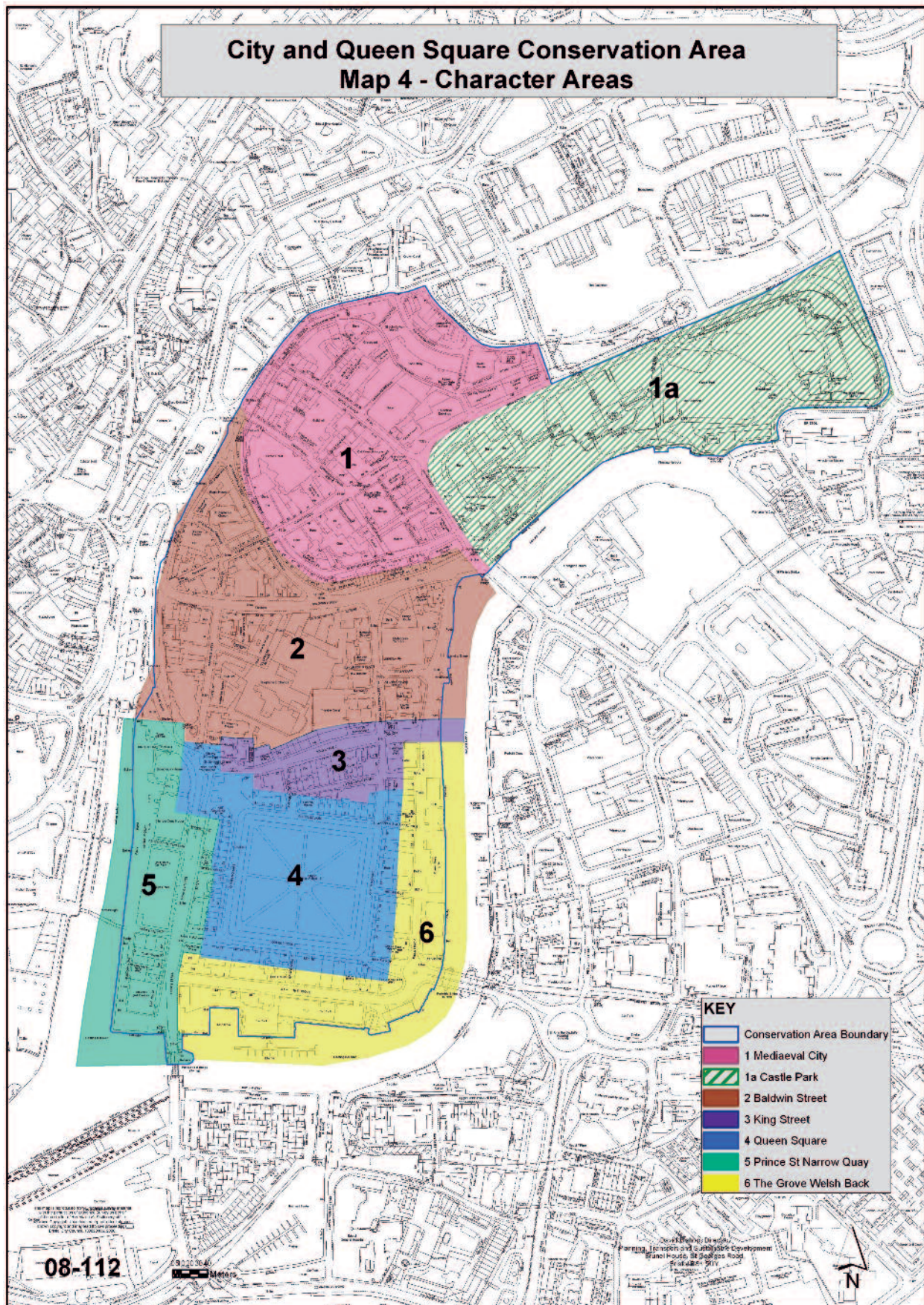
7.2 Character Areas

- **Area 1: Old Medieval Core and Castle Park**
- **Area 2: Baldwin Street**
- **Area 3: King Street**
- **Area 4: Queen Square**
- **Area 5: Prince Street/Narrow Quay**
- **Area 6: The Grove/Welsh back**

The Character Areas are shown on Map 4



Map 4: Character Areas



Character Area 1: Old Medieval Core

7.2.1 The centre of the medieval city was the High Cross, at the carfax of High Street, Wine Street, Corn Street and Broad Street. There were three parish churches around the High Cross at this centre in the medieval period: St Ewan's, All Saints and Christ Church. St Ewan's was demolished, and All Saints is no longer in use for worship. To the east, St Peter's and St Mary le Port were badly damaged in World War II and not restored.

7.2.2 The Old City has a densely packed and largely intimate character, apart from the open area around Castle Green. It is characterised by some narrow streets and even narrower back alleys and courts.

7.2.3 Corn Street still has some of its Victorian character as the commercial and banking heart of the City, although now bars and restaurants occupy many of the former bank buildings and offices. The former Corn Exchange is part of the St Nicholas Market, and Corn Street also hosts a thriving farmers' market.

7.2.4 The increase in bars and restaurants makes Corn Street livelier at night, but during the day there are many lorries and service vehicles making deliveries, which causes nuisance to pedestrians during the daytime when pavements are blocked.

7.2.5 Broad Street is dominated by the courts in the old Guildhall and the Crown Court building, with many legal chambers in the narrow alleyways close by.

7.2.6 Tailors Court is notable for its surviving timber-framed building, and it leads down to the former Churchyard of St John on the Wall, which is one of the few green areas in the tightly packed heart of the city. This quiet green space has a distinct air of neglect about it at present.

7.2.7 Leonard Lane is one of the narrowest of the old medieval streets of Bristol, and is thought to follow the line of possible Saxon defences. It has some good stone setts, but is marred by ridiculous double yellow lines painted over them.

7.2.8 St Nicholas Street continues to follow the Saxon wall line, and although a little wider than Leonard Lane, still has an intimate character. It has many charming little architectural details on its older buildings, but delivery vehicles heavily use the street and double parking is frequent, which tends to obscure the real character of this street.



Figure 17: King Street: Theatre Royal on right

Old City Character Area Dominant Characteristics

Densely packed, intimate spaces, narrow streets, few green areas

Buildings 4 to 5 storeys overall

Banks, public buildings, shops, bars and restaurants mixed together

Street layout of medieval origin

Buildings date from all periods

Service delivery to commercial premises causes problems

Character Area 1a: Castle Park

7.2.9 Castle Park is included in the Conservation Area primarily because of the archaeological significance of the area. The area was severely damaged by bombing in World War Two and by post-war clearance, and little of the former street pattern survives, but hopefully may be restored in future



redevelopment on the west side of the Park as promoted by the Broadmead Shopping Area: Expansion and Development Strategy. The Castle remains and the church ruins are evidence of the historical importance of this area. There is an important pedestrian/bicycle route running from Bristol Bridge on the north bank of the Avon along to Old Market. From this route there is a vista across the Avon towards Redcliffe. The Normans established a wooden motte and bailey castle c1080 on high ground overlooking Bristol Bridge and adjoining the Saxon town. In the early 12th century this was strengthened with a stone keep.

- 7.2.10 Stone walls enclosed the area on the north and east sides, and the river protected it on the south side.
- 7.2.11 Two medieval churches lie within this area: St Mary le Port and St Peter's. St Mary le Port's setting is marred by 20th century development that ignores the historic street pattern. The implementation of the Broadmead Shopping Area: Expansion and Development Strategy 2001 aims to put right the mistakes of this 20th century development and enhance the connection of the old city to Broadmead. Such an enhancement should be encouraged. The area of Castle Park has a Management Plan and this is an important element in the extended Conservation Area. The medieval street pattern partially survives in the area to the south west of Fairfax Street, and it is considered that there is likely to be rich archaeological evidence surviving in the Fairfax Street area. 20th Century development has marred this area, but Conservation Area designation affords the opportunity to secure some improvements in visual design terms.

Character Area 2: Baldwin Street

- 7.2.12 Baldwin Street developed in the 17th and 18th centuries as an area for stores and warehouses to service the docks. In the Victorian era the street had many new buildings: The Fish Market, shops and a music hall among others.

- 7.2.13 In the twentieth century the Victorian buildings mostly survived on the north side of the street, but many of the south side have been replaced, mostly with taller office blocks.
- 7.2.14 Retail uses have declined somewhat, but bars and restaurants have come in as replacement uses. Wider pavements would encourage more of a café culture along this street.
- 7.2.15 The street is very heavily used by vehicular traffic, and although there are several crossing points for pedestrians, it can be a problem to cross in the rush hour.
- 7.2.16 There are several prominent trees along the street, particularly near the Bristol Bridge end. However, the street and pavement surfaces are quite poor both aesthetically and in practical maintenance terms. The junction of Baldwin Street and Narrow Quay has a tendency to flood in wet weather, which is a hazard for both vehicles and pedestrians.



Figure 18: Narrow Quay looking north

- 7.2.17 Key landmark buildings are: Bristol Bridge, St Nicholas Church, the former Fish Market, and the former People's Palace Music Hall (only the façade survives of the original building).

7.2.18 In land use terms the area to the south of Baldwin Street is dominated by the Telephone Exchange. Offices, shops and flats surround this: few of the original small courtyards survive in this area. Many buildings have active ground floor uses such as shops and cafes. There is a particular Latin character to the shops and cafes on the north side of Baldwin Street at the junction with St Stephen Street.



Figure 19: Baldwin Street looking east



Figure 20: St Stephen's Street

beginning in the mid 1650s. As this was in the closing years of the Commonwealth, it is assumed that the name King Street did not come into use until the Restoration of the monarchy in 1660! By this time there were probably timber-framed buildings on both sides of the street, some of which survive to this day. Some retain jettied frontages, whilst others have been re-fronted at a later date. The houses on the north side of King Street were built directly on to the city wall. Traditional plasters and colours are important in the street, and should be restored where they have been removed.

7.2.20 Central to the area is the Theatre Royal (Bristol Old Vic), reckoned to be the oldest theatre still in use in England (temporarily closed for refurbishment at the time of writing). Dating from 1744, it is listed Grade I along with the adjoining Coopers Hall. The frontage of the theatre has a 20th century extension of high quality design.



Figure 21: 17th century timber-framed houses in King Street

Baldwin Street Character Area Dominant Characteristics

Impressive streetscape with best buildings on north side

Street clutter and poor surfaces are negative features

Key Landmark buildings

Heavy traffic to Baldwin Street

Trees at key points in Baldwin Street

Buildings are 5 to 6 storeys

'Latin Quarter' around St Stephen Street/Baldwin Street Junction

Character Area 3: King Street

7.2.19 This was the first area of the city to be developed outside the medieval walls,



King Street Character Area Dominant Characteristics

Very historic buildings on both sides of King Street

Historic surface materials contribute greatly to character and appearance of streets.

Key landmark buildings: Theatre Royal, Old Library and Llandogger Trow

Intimate character to Little King Street

Buildings three to four storeys

Character Area 4: Queen Square

7.2.21 This area of marshland was created by the diversion of the Frome in medieval times: it was subsequently used for various purposes including archery practice, bowling green, and rubbish dump. Building of the Square began in 1699, and the Corporation laid down strict guidelines on size, floor heights and building materials to be used. Within the next two to three years around 25 houses had been constructed to these criteria. The back of King Street originally formed the north side of the Square.

7.2.22 By the early 19th century the square became less fashionable due to the development of the Mud Docks and the smell from the floating harbour. In October 1831 disaster came with the Bristol Riots, which completely destroyed 27 houses in the Square, including the Mansion House and the Custom House.

7.2.23 Rebuilding the Square took many years, but the Square never really recovered its status in the 19th century. By 1881, many houses had become offices or business uses. In 1936, traffic engineers' plans resulted in the demolition of buildings to create a through route to the new Redcliffe Bridge from the City Centre. This effectively destroyed the tranquillity of the Square. Important buildings were also lost from the Square in the 20th Century, although facades were retained or restored in pastiche.

7.2.24 In the 1990s a comprehensive programme was developed for the removal of the road and the reinstatement of the Square as a pedestrian area. This was largely complete by 2006. With the removal of most of the traffic, the area is now much quieter and much more pleasant to walk through. On the north west side of Queen Square Thunderbolt Square has recently been restored with the help of lottery funding as a good quality pedestrian area, having previously been a traffic roundabout.



Figure 22: Entrance Gates to 29 Queen Square

Queen Square Character Area Dominant Characteristics

- Formal classical square of impressive size
- Trees and historic restored paving dominate perimeter
- William III Statue focuses centre space
- Buildings are varied but harmonious
- Entrance streets afford discrete glimpses of Square
- Busy during day but quiet at night
- Solicitors' and other offices dominate land use
- Buildings 3 to 4 storeys in height

Character Area 5: Prince Street/ Narrow Quay

7.2.25 This area originally developed alongside the Frome quayside with a mix of warehouses, stores and merchants houses. The vaulting over of the Frome in the late 19th century made it impractical for these uses to continue.

7.2.26 Subsequently the land gained from the Frome became the Tram Centre for Bristol, and late Victorian development dominated Narrow Quay and Prince Street, without entirely sweeping away earlier buildings. This area suffered from bomb damage in the Second World War because of its proximity to the docks and the Tram Centre. Post War redevelopment now occupies a majority of the area, although remains of medieval property boundaries were found and preserved during the redevelopment of the Bristol and West site. At the southern end of Narrow Quay is the impressive landmark building Bush House, which although much adapted to modern uses retains its original industrial character.

Prince Street and Narrow Quay Character Area Dominant Characteristics

Robust working buildings along Narrow Quay, with Georgian townhouses in Prince Street

Historic setted and cobbled surfaces along Narrow Quay, with other quayside features

Five to six storeys overall.

Character Area 6: The Grove/Welsh Back

7.2.27 The northern part of Welsh Back was used in the medieval period as the main docks for coastal vessels, hence the name Welsh Back. It contained several high status buildings such as Richard le Spicer's great 14th century hall house. South of the town wall (the Marsh wall) the area, like Queen Square, was originally marshland, and developed as the rear of houses to Queen Square. It probably contained small warehouses and stables for the principal buildings in the Square. These were demolished as a result of the 1831 Riots. With the development of the Mud

Docks, the buildings were replaced with large Victorian warehouses, many of which survive to this day. Nowadays the buildings have been taken over by businesses that front on to Queen Square. The loss of active frontages has reduced the number of people in the area, but the conversion of the Granary to restaurant and flats has provided some limited activity in the street. With the exception of the River Station Restaurant and the Severn Shed, post war developments in this area are not very attractive. The River Station building, which is basically a conversion of the previous river police building, succeeds by being straightforward and unpretentious.

The Grove and Welsh Back Character Area Dominant Characteristics

- Tall buildings over 10 storeys at north end of Welsh Back
- Robust working buildings and warehouses along waterside
- Loss of active frontages
- Trees and historic paved surfaces lend character to spaces
- Important views across to Redcliffe



Figure 23: Prince Street looking south



Figure 24: The Grove from Redcliffe bank



Figure 25: Welsh Back from Redcliffe Bridge

7.3 Architecture

Overview

7.3.1 This Conservation Area has a great variety of architectural styles from most eras. Most of the original medieval structures have disappeared from above ground, although some churches retain at least part of their medieval fabric. Many different types of building are represented within the area, including residential, commercial, retail, warehouse, office, industrial, ecclesiastical and community use.

17th & 18th Centuries

7.3.2 The best 17th century buildings that survive are the timber-framed buildings in King Street, named in honour of the newly

restored King Charles II c.1660. On the south side the Llandogger Trow (named after a type of Bristol Channel sailing barge), is an elegant compromise between medieval timber-frame construction and Renaissance symmetry and detailing. An earlier building to the west is St Nicholas' Almshouses begun 1652 in the aftermath of two Civil Wars, when building trades had collapsed and poverty was rampant. A plasterwork ceiling in the interior has an ornate strapwork design of 1656: not very puritanical.

7.3.3 The 18th century is well represented in the surviving older buildings in Prince Street and Queen Square. On the south side of the Square, No 29 dates from 1709-1711, and flaunts three different Classical column styles on its façade. In nearby Queen Charlotte Street, No 59, built 1709-11 was refaced c. 1730 with a showy Baroque façade.

Victorian & Edwardian

7.3.4 Many of the buildings in Queen Square date from after the 1831 Bristol Riots, so may be technically classed as Victorian. Most were rebuilt in Georgian terraced style, so this is not immediately apparent. One building that stands out is the Flemish Renaissance style Port Authority Offices by W V Gough. This was controversial when built in 1885 because of their perceived insensitivity to the Georgian square. Alfred Waterhouse designed the Prudential offices in Clare Street in 1899. Standing like a Loire chateau within a stone's throw of St Stephen's Church, its orange terracotta gables and chimneys are in complete contrast to anything around it, yet it seems completely at home in the commercial heart of the city.

Early to mid 20th century

7.3.5 Industrial uses survived in the Old City area well into the 20th century. The former Everard's Printing Works building in Broad Street, 1900-1, shows that the new century was determined to be different. The façade remains a fine example of Art Nouveau design, although the interior has perished in later changes.



7.3.6 Other good examples of 20th century architecture are unfortunately few in the Conservation Area, but mention should be made of 37-39 Corn Street by Sir Giles Gilbert Scott in clean Art Deco style, and the more clearly modernist St Nicholas House that sweeps round the corner of St Nicholas Street and High Street.

Post-War to Present

7.3.7 The post-war period produced some poor office architecture on the north side of the Conservation Area, for example the gargantuan government office block in The Pithay. Its only saving grace was in following the curve of the medieval street. The tall monumentalism of the Radison Hotel tower on Narrow Quay is a little more acceptable, and although it is visible from Queen Square, it is visually much less intrusive than its post-war predecessor, the Bristol and West Tower. A good example of contemporary design is the River Station Restaurant on The Grove, 1998 by Inscape Architects, which was originally a police station for the harbour.

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

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



Figure 26: 17th Century almshouses in King Street



Figure 27: Tailors' Court



Figure 28: Leonard Lane



7.4 Landscape

- 7.4.1 The Old City area has few green spaces remaining, apart from the churchyards of St Stephen's and St John on the Wall. However, the large open areas of Castle Park and Queen Square that are both within a few minutes walking distance, largely compensate for this.
- 7.4.2 Queen Square, which has been restored in recent years with the help of funding from the National Lottery, is a very important historical, architectural and functional space. Its historical importance is due to its early origin as a planned formal suburban square and also its role as a site of the Bristol Riots of 1831. Architecturally it is significant as a grouping of Georgian and Victorian buildings, and functionally as a venue for many entertainment events and a formal space for informal leisure.
- 7.4.3 Castle Park is much less of a formal space, being brought about largely by bombing of the city centre in the Second World War. It too is a very important leisure space for the city as a whole, as well as being an important archaeological site. The park is in need of investment and enhancement, and the Council is preparing a Conservation Management Plan to ensure that the necessary changes happen in an orderly and sensitive way. Development at the western end around St Mary le Port church ruins offers a significant opportunity to produce a positive relationship between new development and the park as well as helping to fund enhancement of the rest of the park.
- 7.4.4 There are important groups of trees within the Conservation Area, notably on Narrow Quay, The Grove, Bell Avenue and within Queen Square, Thunderbolt Square, Welsh Back, the east end of Baldwin Street and Wine Street. It is important that these trees are conserved in a healthy condition, and as a last resort are replaced if diseased. There are also significant trees in High Street and Wine Street: however it is considered that the priority is to be given to the establishment of a strong historic street

enclosure. Their removal would be justified as part of proposed development, with compensatory planting elsewhere.

- 7.4.5 The Floating Harbour is a visual and psychological benefit to the southern part of the Conservation Area. The presence of boats and ships along the quayside is a reminder of past history, and also lends great visual interest on Narrow Quay, Welsh Back and The Grove.
- 7.4.6 The downside is that noise carries well across the water from other parts of the city, and also sea birds are attracted to the roofs of the buildings around the harbour, which can cause maintenance problems.
- 7.4.7 There are several areas of hard landscaping in the Conservation Area that make an important contribution to the public realm: for example the east end of King Street, and the north end of Corn Street. These areas contribute greatly to the human scale and intimacy of the Conservation Area, and prevent the total domination of vehicular traffic.

7.5 Townscape Details

- 7.5.1 Other features and details in the townscape also contribute to a sense of local distinctiveness. These can include details such as boundary treatments, street furniture and street surfaces. The conservation area is rich in townscape details, which give interest and quality to the streetscape and cumulatively make a positive contribution to the character and appearance of the area.
- 7.5.2 Where they remain, historic or traditional townscape details should be preserved as the gradual degradation and disappearance of such features can gradually undermine the quality of the area.

Traditional Street Surfaces

- 7.5.3 Traditional surface treatments such as Pennant stone setts, paving slabs and cast iron curb edges, can be important elements in the local townscape. Paving, if well





designed, maintained and in high-quality materials contributes greatly to the character of an area, providing the backdrop to the surrounding buildings.

7.5.4 Traditional surface treatments either survive or have been restored along Narrow Quay, Prince Street, Queen Square, King Street, Welsh Back, Bridge Street in Castle Park, St John Steep and Broad Weir.

7.5.5 Continued maintenance of street surfaces, particularly setts, is vitally important. Stone setts can easily become dislodged with heavy use and if not carefully maintained they can become dangerous and present difficulties to non-ambulant users. Schemes to restore the traditional street surfaces would greatly enhance the character of the area and promote its historic context. However the reinstatement of these surfaces in some areas would not be appropriate in all cases as they can present challenges to servicing and access, particularly to people with mobility difficulties.

Boundary Treatments

7.5.6 Railings and boundary walls can contribute significantly to the character of a Conservation Area. They add interest and variety of scale in the street scene and provide a sense of enclosure, separating spaces of differing character and often marking the boundaries between public and private spaces.

7.5.7 Other boundary treatments in the area are more formal walls marking the boundary to parks and public buildings.

Shop fronts

7.5.8 Shop fronts, including well-designed contemporary ones, can be of great importance in contributing to the character and appearance of both individual buildings and the Conservation Area as a whole. Some shopfronts are of historic or architectural interest in their own right.

Building Materials

7.5.9 Industrial buildings on the waterfront employ local pennant stone, which leads to a very robust appearance. This contrasts with the genteel Georgian brickwork or stucco render to be found close by in Queen Square. In the Old City area many buildings use Bath stone or similar ashlar stonework to make impressive statements of prosperity. In the side streets a variety of materials can be found but chiefly brick and render dominate. Roofs are either slate or clay tile (usually double Roman in profile).

Local townscape details are identified at Map 5.

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



Figure 29: Queen Square



Figure 30: St Stephen's Churchyard



Figure 31: St Mary le Port



Figure 32: Traditional street surface at St John's on the Wall



Figure 33: Railings with spear-point finials

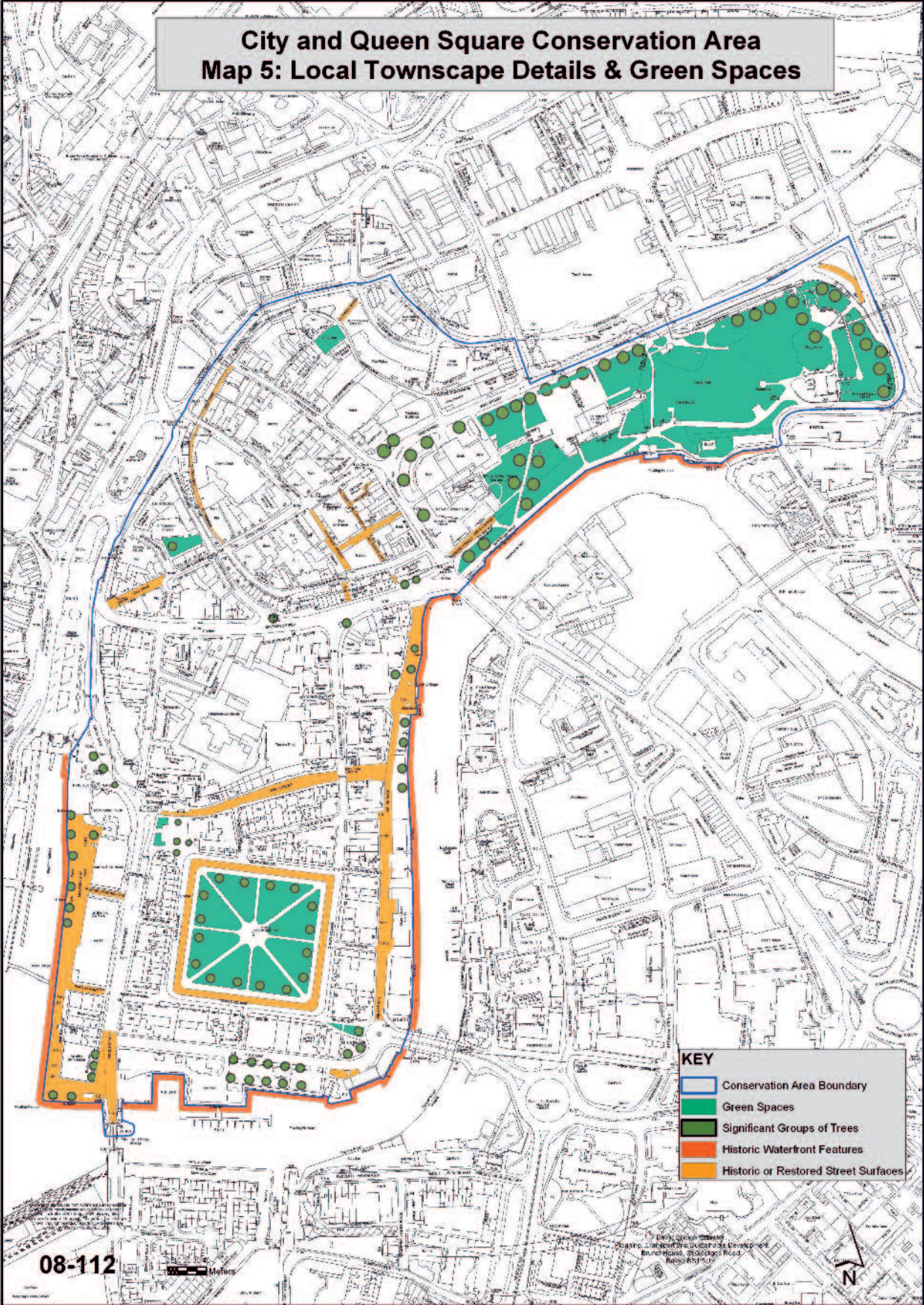


Figure 34: Shell hood, Queen Square





Map 5: Local Townscape Details





7.6 Unlisted Buildings of Merit



Figure 35: River Station Restaurant

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



Figure 36: St Stephen's House

7.6.2 There is a very high concentration of listed buildings within the Conservation Area; There are several grade I and 2* buildings. Buildings of all periods contribute to the diversity and interest of the area.



Figure 37: Alliance House, Baldwin Street

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

7.6.4 The following are considered to be unlisted buildings of merit:

- River Station Restaurant
- St Stephen's House
- Alliance House, Baldwin Street
- Former People's Palace Music Hall, Baldwin Street
- St Nicholas House, High Street



Figure 38: St Nicholas House, High Street

- Prudential Buildings, Wine Street
- 52-53 Broad Street



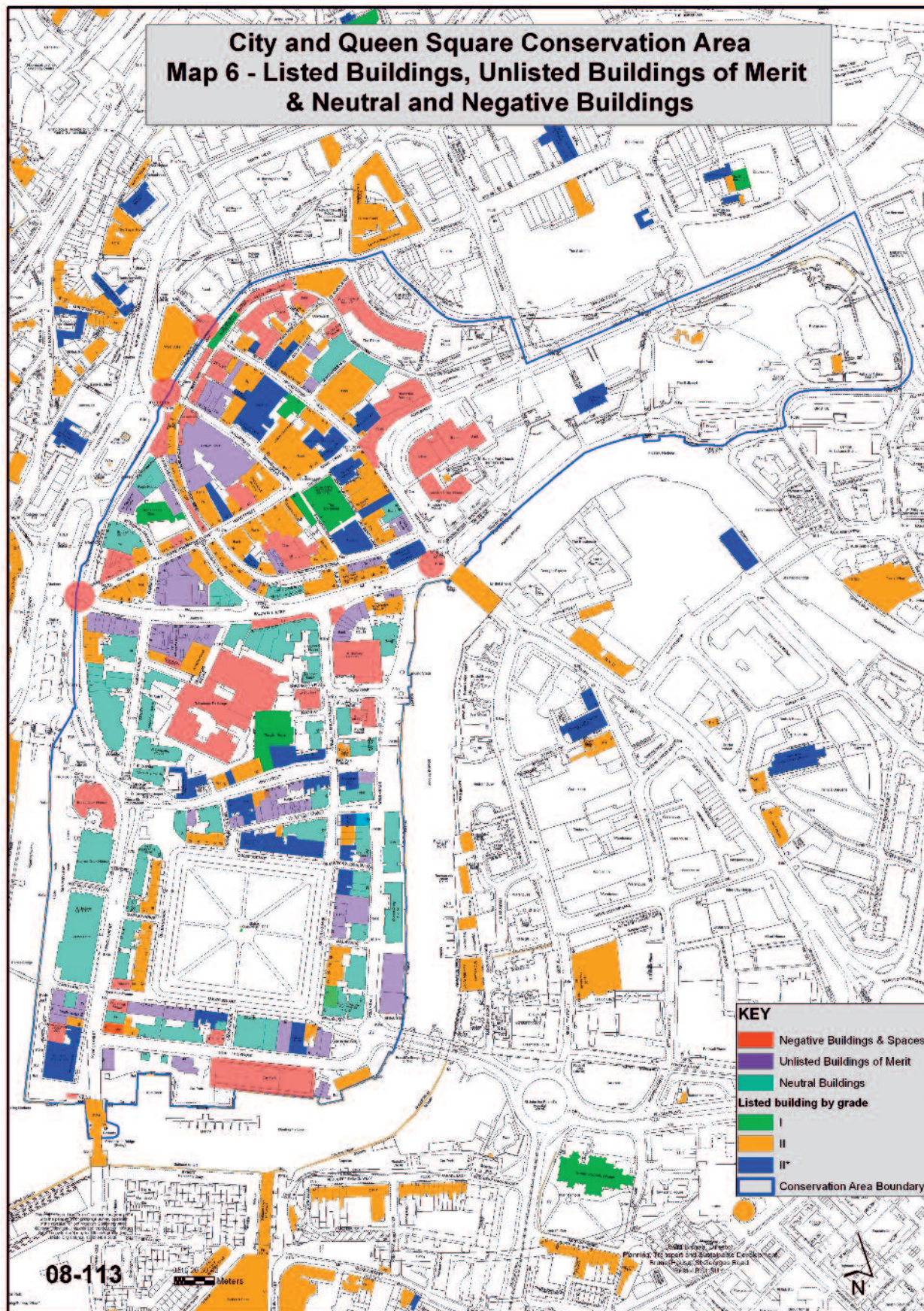
Figure 39: 52-53 Broad Street

- Crown Court, Small Street
 - Bridge House, Baldwin Street
 - Hole-in-Wall Public House, The Grove
 - Buildings in Farr's Lane
 - Youth Hostel, Narrow Quay
 - Architecture Centre, Narrow Quay 7.6.5
- Listed Buildings, Unlisted Buildings of Merit, Negative and Neutral Buildings are identified at Map 6.

7.6.5 Listed Buildings, Unlisted Buildings of Merit, Negative and Neutral Buildings are identified at Map 6.



Map 6: Listed Buildings, unlisted buildings of merit, negative and neutral buildings.





7.7 Characteristic Land Uses

- 7.7.1 Land use can have a direct influence on the building typology or make-up of an area but also on the nature, atmosphere and use of public spaces and streets. Particular uses may be of historic importance and would have dictated the evolution of the area.
- 7.7.2 Office and commercial uses dominate the Old City character area, with retail and restaurant uses on ground floors. There are several public buildings in this area, such as the Registrar's offices in the Old Council House, and the courts in the old Guildhall Building.
- 7.7.3 St Nicholas' Market, with its volume and diversity of small independent stallholders, is a very important use within the Conservation Area, as is the farmers' markets that take place in Corn Street. These help local and organic food producers and farmers, and help to reduce food miles.
- 7.7.4 In the vicinity of Corn Street are to be found a number of hotels and entertainment uses, that together with the cafes and bars add to the liveliness of the area and the local economy.
- 7.7.5 In Queen Square there are many solicitors' offices, and as yet residential use is very sparse, making it very quiet at night and increasing the perceived risk of crime. Banks, architects, and English Heritage also have offices in this area. Cafes, pubs and restaurants tend to be located on or near the waterfront. This is a thriving part of the city, very important to tourism.

7.8 Negative features and Opportunities for Enhancement

- 7.8.1 Negative features are elements that detract from the special character of a Conservation Area and therefore present an opportunity for enhancement. This can include both small features and larger buildings and sites. It may be that simple maintenance works can remedy the situation, reinstate original design or lost architectural features.

Traffic & Pedestrian Movement

- 7.8.2 Certain primary routes such as Baldwin Street, take a great deal of heavy traffic. It can act as a barrier between the Old City and Queen Square as far as pedestrian movement is concerned. The pedestrian crossing at the junction of Baldwin Street and Narrow Quay is very busy, but can be perceived as threatening to pedestrians. Many junction areas though are heavily cluttered with traffic signs, which is not only visually degrading, but could be physically dangerous.

Insensitive Development

- 7.8.3 Most of the insensitive development is concentrated in two 'accident black spots' in the Nelson Street area and around St Mary le Port Church. Part of the problem in the former area is the abortive attempt to create a street in the sky for pedestrians in the 1960s. The concrete remains of these walkways appear very forlorn and useless. In the latter case the insensitivity lies in poor architecture, a single land use, inappropriate set back from the historic street pattern and spaces. Other insensitive buildings intrude their ugliness near Welsh Back, including a multi-storey car park. Insensitive additions to existing buildings can come about by over-intensive developments to roof spaces or the addition of extra storeys on a building without regard to its proportions, scale or context.



Loss of traditional architectural details

7.8.4 Unsympathetic alterations to a number of traditional buildings in the area have resulted in the loss of original architectural details, such as timber sash windows, doors, and parapets and cornices. Where possible original details should be preserved and restored; and the reinstatement of lost features sought where possible.

Small-scale Accretions

7.8.5 Small-scale additions to a building's façade, such as satellite dishes, telephone wires, external gas and electricity boxes, boiler flues etc. have a significant cumulative impact on the building and on the wider street scene. Careful siting and choice of materials and colours, and removal when redundant, can significantly reduce the impact of these elements.

Poor quality Shopfronts and Signage

- 7.8.6 Poor quality replacement shop fronts and signage is having a negative impact on the quality of the main commercial thoroughfares in the Conservation Area. Many historic shop fronts have been removed and been replaced with poor quality design and materials. Signage is often of an inappropriate scale, which has been designed with no regard for the building above or group of shops it may sit within.
- 7.8.7 Solid roller shutters are also negative features, which present a blank wall when shut and this is particularly a problem when shops are closed during the day. Internally fixed brick bonded shutters are less visually obtrusive.
- 7.8.8 Where future applications for shopfronts and signage emerge, design and materials that respect the local townscape and the architectural style of the historic building should be actively encouraged in order to enhance the character of the Conservation Area.

Land Uses

7.8.9 The original land uses that once characterised the individual streets in the Conservation Area are changing. Corn Street, for example was characterised as the commercial and banking heart of Bristol. In recent years many of the old bank buildings have been converted to restaurants, and the street has changed in character as a consequence.

Loss of Traditional Street Surfaces

7.8.10 Like much of the City, the Conservation Area has lost much of its original street surfaces and replacements have been made in a variety of materials. In places, the mixture of street surface treatments undermines the quality of the environment and can cause tripping hazards.

Perceptions of Safety

7.8.11 The night-time vibrancy of bars and restaurants makes an important contribution to the local economy, however it also has negative connotations. Crime may be perceived as high in this area in relation to the low number of residents. There is little in the way of 'defensible space', even in an area like Queen Square. The presence of the courts in the Old City tends to attract the socially challenged element, and the barristers and solicitors in their chambers do not outweigh this.

Buildings at Risk

7.8.12 There are few listed buildings at Risk within the Conservation Area at present, in comparison with other parts of the City, despite the huge concentration of historic buildings in this area. One important building that was removed from the Register of Buildings at Risk published by the City Council in 2007 was the Old Council House. This had been empty and unused for some years, and was given a new lease of life as the new offices of the City Registrar.



7.8.13 The remaining buildings at risk are not in the worst categories of risk, and some may be removed when the Register is reviewed in 2009. These buildings are:

- Warehouse to the rear of 3 Queen Square (Little King Street)
- Nos 39/40 High Street (The Rummer)
- Nos. 59-61 Broad Street
- The Custom House, Queen Square
- The Old Library, King Street

7.8.14 In the case of the Old Library, the building is still in use as a restaurant; however it requires a new main roof and work to remove vegetation from the ashlar masonry and associated repairs.



8. MANAGEMENT PROPOSALS

It is expected that the effective management of the City & Queen Square Conservation Area can, for the most part, be met through an effective policy framework and the positive use of existing development control and enforcement powers. The analysis of the character and appearance of the Conservation Area within the new Character Appraisal therefore identifies those elements the Council will seek to protect, as well as negative features, which may present opportunities for change or enhancement.

The following table provides a list of proposals related specifically to those features identified as 'negative' in Section 7. The implementation of the proposed Potential Actions may depend on the existing and future financial and staff resources that Bristol City Council departments work within.

Negative Feature	Potential Action
Traffic and public realm issues	<ul style="list-style-type: none"> • Co-ordinate with Traffic and Transport to implement a holistic approach to street furniture/signage etc; in order to minimise the visual impact and threats to pedestrian amenity. • Seek improvements to public realm, street surfaces, crossing points etc through future negotiations for Section 106 funds.
Unsympathetic alterations and loss of traditional architectural details	<ul style="list-style-type: none"> • Where consent is required, resist unsympathetic alterations and loss of traditional architectural details through positive use of existing development control powers. • Encourage appropriate reinstatement of traditional architectural details in future development control negotiations. • Take enforcement action against unauthorised removal of traditional architectural details where such removal fails to preserve or enhance the character or appearance of the Conservation Area.
Unsympathetic infill and over intensive developments	<ul style="list-style-type: none"> • With applications for new development, encourage high-quality design and materials, sensitive to the character or appearance of the Conservation Area, through positive use of existing development control powers. • Take enforcement action against any breach of planning permissions or conditions that fails to preserve or enhance the character or appearance of the Conservation Area . • Ensure that predominant scale, materials, details and building lines are respected in line with BLP/LDF policies and findings within the Conservation Area Character Appraisal.



Negative Feature	Potential Action
Poor quality shopfronts & signage	<ul style="list-style-type: none">• Take enforcement action against unauthorised removal/alteration of shopfronts or signage that fails to preserve or enhance the character or appearance of the Conservation Area.• Encourage appropriate reinstatement of sympathetic shopfront and signage design (following guidance in Policy Advice Note 8) in future development control negotiations.
Advertising hoardings	<ul style="list-style-type: none">• Take enforcement action against unauthorised advertising hoardings within the Conservation Area or its setting.• Where an advertising hoarding with express or deemed consent detracts from the character and/or appearance of the Conservation Area, investigate removal through negotiation or by taking Discontinuance Action.• Consider implementing a Regulation 7 Direction over parts of the City that are particularly sensitive to over-sized estate agents' boards that cause harm.
Poor maintenance of buildings, gardens and Buildings at Risk	<ul style="list-style-type: none">• Seek improvements to poorly maintained buildings or land by negotiation through the development control process.• Consider a strategy for use of Section 215 Notices to improve quality of built environment by the Planning, Private Sector Housing or Environmental Health Teams.• Seek the improvement of buildings that currently appear on the BCC or English Heritage At Risk Registers through negotiation and by considering service of Section 54 Urgent Works Notices on listed buildings at risk, and unlisted buildings at risk with agreement of Secretary of State.
Small-scale accretions*	<ul style="list-style-type: none">• Encourage removal of redundant wires, alarm boxes and other accretions, where appropriate, in future development control negotiations.• Take enforcement action against unauthorised siting of satellite dishes, air conditioning units, etc. where the item fails to preserve or enhance the character or appearance of the Conservation Area.



Negative Feature	Potential Action
Loss of traditional street surfaces	<ul style="list-style-type: none"> • Co-ordinate with Traffic and Transport to encourage retention/reinstatement of cobbles, setts, stone kerbing, Pennant paving etc; subject to those materials being 'fit for purpose'. • Encourage like-for-like replacement, provided material is 'fit for purpose', where damage to street surface occurs. • Where wholesale replacement is required, co-ordinate with Traffic and Transport to ensure consistency and quality of alternative material.
Loss of traditional street furniture	<ul style="list-style-type: none"> • Co-ordinate with Lighting Department to retain or reinstate, and ensure good maintenance, of traditional street furniture features where appropriate. • Support local conservation groups who may seek to maintain or reinstate traditional street furniture in their local areas, through their own means.
Perceptions of safety	<ul style="list-style-type: none"> • Seek to increase natural surveillance in the area through future development control negotiations. • Co-ordinate with Safer Bristol on new schemes to ensure issues of public safety are taken into consideration through development control negotiations. • Where appropriate, take enforcement action against illegal use of premises for unlicensed activities • Seek to replace solid roller shutters with brick-bonded or more sympathetic alternative through future development control negotiations.
Threat to key views into and out of Conservation Area	<ul style="list-style-type: none"> • Where applications for new development arise, ensure development is sensitive to the character and appearance of Conservation Areas through positive use of existing development control powers. • Take enforcement action against unauthorised development or signage that fails to preserve or enhance the character or appearance of the Conservation Area.

**accretions* : a gradual build-up of small additions and layers



9. STATEMENT OF COMMUNITY INVOLVEMENT

- 9.1 An introductory public meeting inviting initial comments on the main issues in the Conservation Area was held on Thursday 3 July 2008. The first public meeting advised:
- What a character appraisal is and why BCC undertakes them
 - The general format for character appraisals and the national guidance followed
 - The types of features that make a Conservation Area special
 - The types of features that detract from a Conservation Area
 - The importance of reviewing boundaries, and identifying unlisted buildings of merit
 - The projected timescale for the document production

Details on how and when to make representations and contact officers

- 9.2 This meeting was advertised in the Bristol Evening Post and on the Bristol City Council website. The first-stage public consultation ran until 8th August 2008. Once the draft document had been compiled, a second public meeting was held on Thursday 28th August 2008. This meeting advised:
- What a character appraisal is and why BCC undertakes them
 - The general format for character appraisals and the national guidance followed
 - The main findings within the document: Streets & Spaces, Views, Landmark Building, Unlisted Buildings of Merit, and Building Ages etc.
 - The proposed boundary changes
 - The importance of getting involved and making representations on the findings
 - Details on how and when to make representations

- 9.2 This second meeting was advertised in a BCC Press Release, Bristol Evening Post notice (13 August 2008) and a presentation made to Conservation Advisory Panel members on 19th August 2008. BCC The draft character appraisal was available to download from the BCC website along with details of the public consultation and ways to make representations.

- 9.3 The draft character appraisal was the subject of an information report to the Central Area Planning Committee of the City Council on 5th November 2008.

The City and Queen Square Character Appraisal is available to down-load from the BCC website at www.bristol.gov.uk/conservation



10. LOCAL GUIDANCE, PUBLICATIONS & SOURCES OF FURTHER INFORMATION

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

Urban Design & Conservation

Planning Services Division

Bristol City Council

Brunel House

St George's Road

Bristol BS1 5UY

Tel: 0117 922 3097

Fax: 0117 922 3101

E-mail: conservation@bristol.gov.uk

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

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

South & East Area Planning Team

Planning Services Division

Bristol City Council

Brunel House

St George's Road

Bristol BS1 5UY

Tel: 0117 922 3097

Fax: 0117 922 3417

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

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

Those who are planning, designing and implementing schemes in the built environment, 2006 should also use Bristol's Environmental Access Standards.

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

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

English Heritage (Head Office)

1 Waterhouse Square

138 – 142 Holborn

London EC1N 2ST

General Enquiries: 020 7973 3000

www.english-heritage.org.uk



English Heritage (South West)

29 Queen Square

Bristol BS1 4ND

Tel: 0117 950 0700

For technical guidance relating to historic buildings, contact:

The Society for the Protection of Ancient Buildings (SPAB)

37 Spital Square

London E1 6DY

Tel: 020 7377 1644

www.spab.org.uk

The Georgian Group

6 Fitzroy Square

London W1T 5DX

Tel: 0871 750 2936

www.georgiangroup.org.uk

The Victorian Society

1 Priory Gardens

Bedford Park

London W4 1TT

Tel: 020 8994 1019

www.victorian-society.org.uk



11. GLOSSARY OF TERMS

Accretions

A gradual build-up of small additions and layers

Bath Stone

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

Bay

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

Bay Window

An angular or curved projecting window

Butterfly Roof

A roof formed by two gables that dip in the middle, resembling butterfly's wings. The roofs were particularly popular in Britain during the 19th century, as they have no top ridges and were usually concealed on the front façade by a parapet. The roof gave the illusion of a flat roof

Buttress

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

Canted

Term describing part, or segment, of a façade, which is at an angle of less than 90° to another part of the same façade

Casement Window

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

Cast Iron

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

Chimney Stack

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

Classical

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

Console

An ornamental bracket with a curved profile and usually of greater height than projection

Corbel

A projecting block, usually of stone, supporting a beam or other horizontal member

Cornice

In Classical architecture, the top projecting section of an entablature. Also any projecting ornamental moulding along the top of a building, wall, arch etc., finishing or crowning it

Dormer Window

A window placed vertically in a sloping roof and with a roof of its own. Name comes from French to sleep



Dressings

Stone worked into a finished face, whether smooth or moulded, and used around an angle, window, or any feature

Entablature

The upper part of an order, consisting of architrave, frieze, and cornice

Fanlight

A window, often semi-circular, over a door in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Or any window over a door to let light into the room or corridor beyond

Fascia

The wide board over a shopfront, usually carrying its name

Fenestration

The arrangement of windows in a building's façade

Gable

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

Georgian

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

Gothic

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

Hipped Roof

A roof with sloped instead of vertical ends

Lightwell

A shaft built into the ground to let light into a building's interior at basement level

Mansard Roof

Takes its name from the French architect Francois Mansart. Normally comprises a steep pitched roof with a shallower secondary pitch above and partially hidden behind a parapet wall. The design allows extra accommodation at roof level

Parapet

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

Pediment

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

Pennant Stone

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

Pitched Roof

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

Polychromy

Multiple colours used in one entity, used to highlight certain features or facades

Portland Stone

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



Sallyport

A gate or passage into a fortified place

Sash Window

A window formed with sliding glazed frames running vertically

Setts

Setts are like cobblestones, the difference between the 2 is setts are man made, often with forced labour in Medieval times; where as cobblestones are created by being worn smooth by water over time and are usually taken from the bottom of rivers.

Stallriser

A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance

Victorian

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

Wrought Iron

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

