

Westbury-on-Trym Conservation Area Character Appraisal

Adopted July 2015

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A distinctive historic city

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

Until the First World War the fabric of the city was essentially a medieval structure centred on the cross roads of High Street, Corn Street, Broad Street and Wine Street. Even the outer structure of the city, now the inner suburbs such as St Pauls and Kingsdown, was based on medieval routes or field patterns.

Despite centuries of urban growth and densification this structure remained unchanged while building forms adapted to new uses and new architectural styles.

During the 20th century Bristol has seen its most dramatic changes with the depopulation of the central core, bombing during the Second World War and the dominance of private motor car use. Although this period has continued the process of urban renewal and the replacement of built form it is the Post War highway infrastructure projects that have eroded the physical fabric of the city on a scale unlike any other period.

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

A Character Appraisal is intended to help to explain how a specific Conservation Area has arrived at its current state from its origins, and highlighting the key features that define the area as it exists today.

This understanding provides the basis from which appropriate changes to the area can be achieved. This will enable development whilst respecting the historic legacy and unique sense of place. Ultimately it will help to deliver Local Plan policies particularly around issues concerning local character and distinctiveness.

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” (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 form part of a suite of guidance documents referred to in Policy BCS21 of the Core Strategy and the Local Character and Distinctiveness

Policy (DM26) 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.

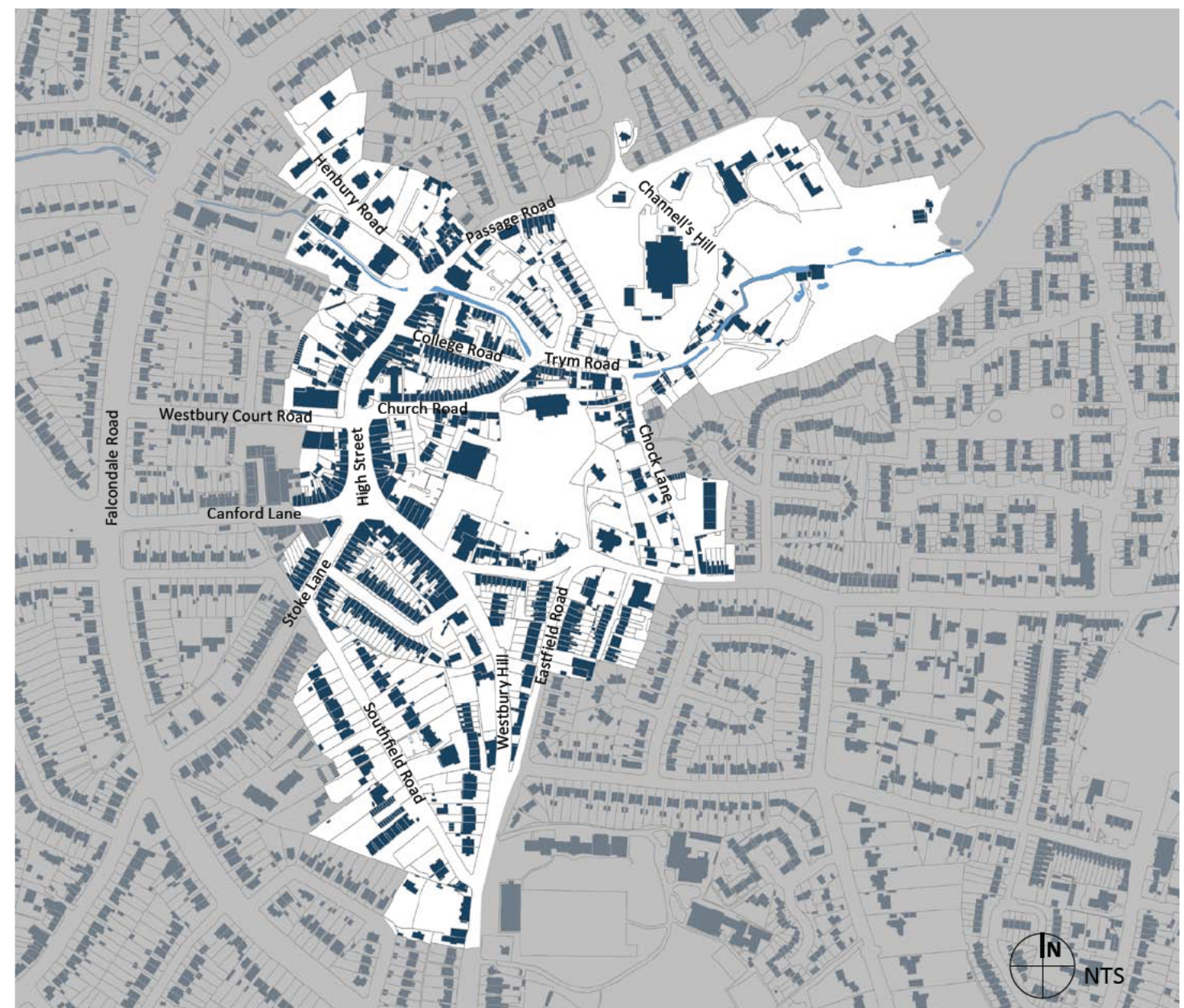
1.2 Purpose and scope

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 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. 138)

‘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. 137)

Conservation Area designation with an adopted Character Appraisal will also be a tool to help highlight the value and significance of Westbury-on-Trym, 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 that 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*’.



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 ‘undesignated 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 ‘undesignated 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.

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.

Conservation Area boundaries

1.3 Location

Westbury-on-Trym is a former village that now lies in the northwest area of the modern city of Bristol. It is adjacent to the suburbs of Henleaze and Southmead to the east and north; Coombe Dingle and Sea Mills lie to the west; and the Downs Conservation Area lies to the south.

The 1971 boundary designation of the Westbury-on-Trym Conservation Area incorporates the extended village of Westbury grouped around the River Trym, its valley and the road into Bristol from Gloucester, now High Street and Westbury Hill.

1.4 Conservation Area Designations

The Westbury-on-Trym Conservation Area was designated in 1971, one of the earliest Conservation Areas in Bristol.

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.

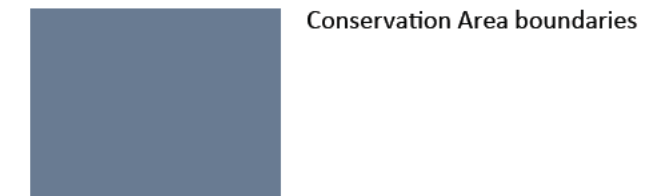
The boundary of the Conservation Area has been reassessed as part of this character appraisal process, and reviewed using the parameters of:

- Surviving historic route structure
- Street layout and built fabric that was extant prior to the OS 1880 map;
- Built form that makes a specific contribution to the character and distinctiveness of the local context

This boundary review process revealed a significant portion of historic townscape was omitted by the original designation.

The boundaries of the Conservation Area have been extended to include:

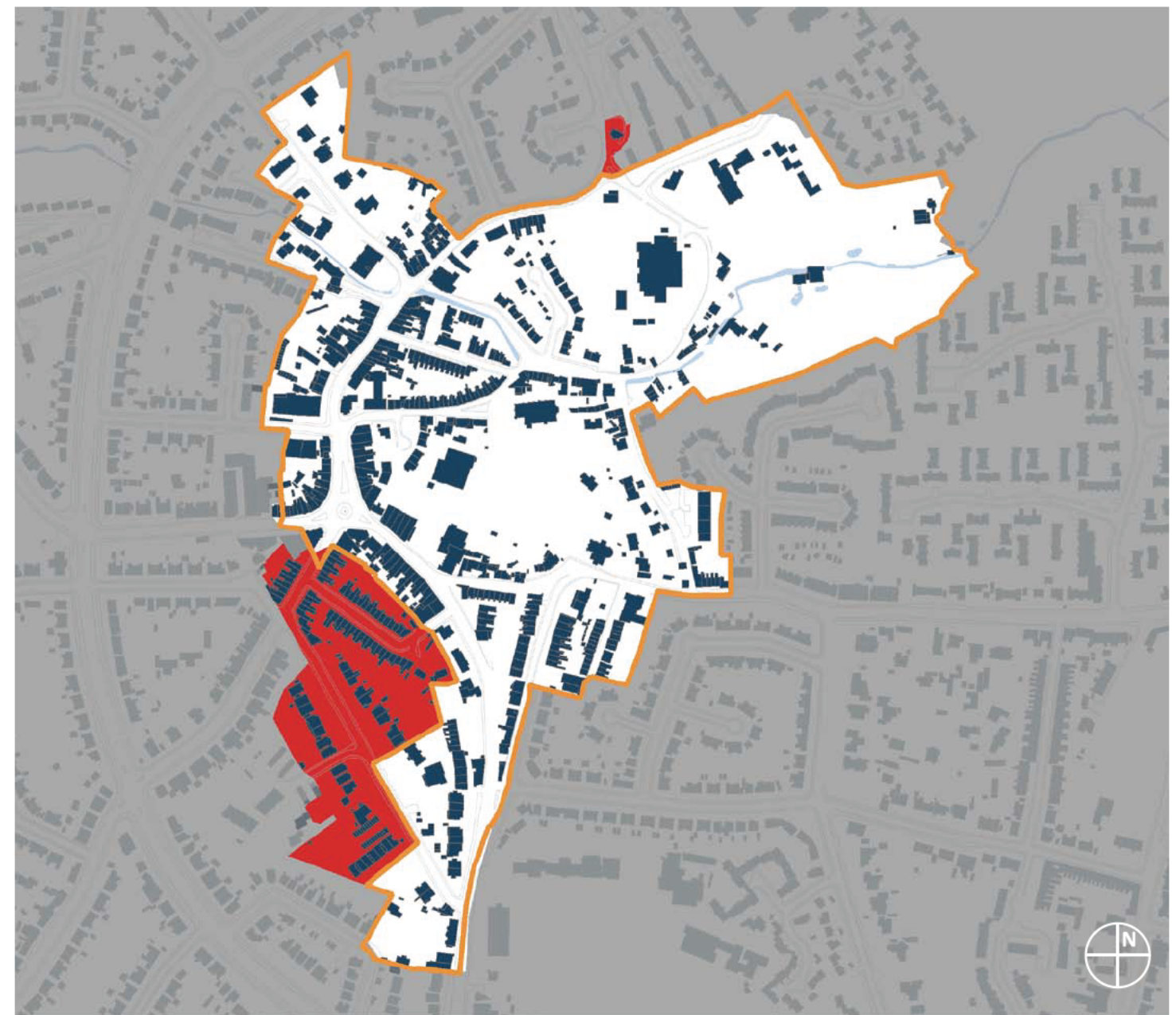
- **Southfield Road environs** (Character Area 7. The curved route of Cambridge Crescent corresponds to an historic field boundary that was extant from at least the 1840s tithe map. Southfield Road was laid out by the time of the OS 1880s map, with development of semi-detached villas appearing on the eastern side. The area has a strong residential character, with houses standing in generous plots behind well defined front boundaries. There are good views northwest towards the Blaise Castle Estate; and local views between houses to rear gardens. The straight route of Southfield Road, with high hedges and mature street trees contribute to its verdant, suburban avenue character.
- **Elmfield Lodge** has been included as it is a surviving remnant of the grand entrance to Elmfield House. The House is extant but the late 20th century infill housing has created a break in character that separates it from the Conservation Area. The lodge provides an important local landmark, marking the entry point into the Conservation Area from the north (Passage Road).



Conservation Area boundaries

Key

- 1971 boundary designation
- 2015 boundary extensions



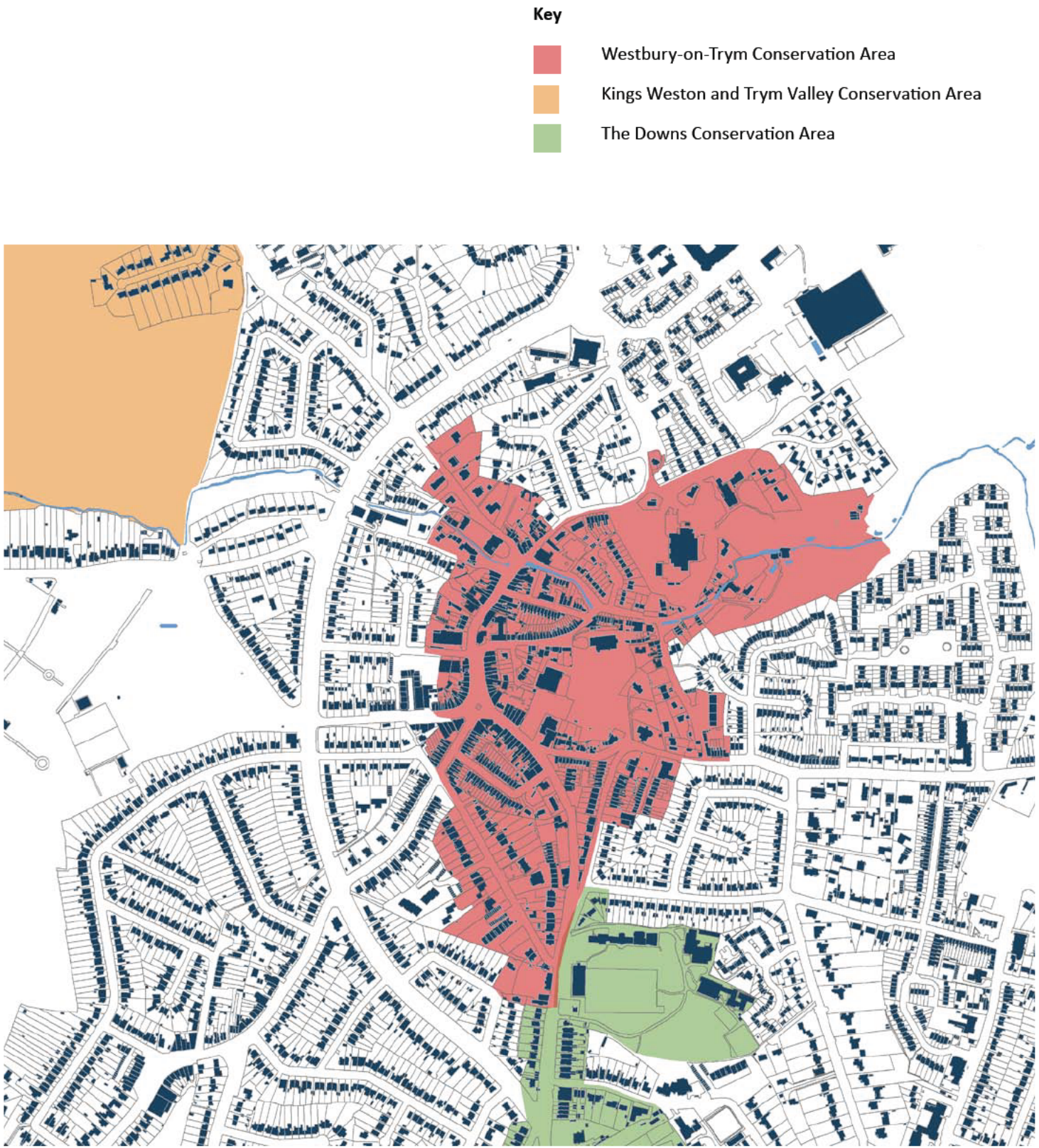
City-wide context

1

2

1 Conservation Area in city-wide context

2 Context of neighbouring Conservation Areas



Local character and distinctiveness

2



Summary of positive context

2.1 Summary description

Westbury-on-Trym has a unique rural village character defined by its small vernacular cottages and narrow country lanes contained within a green valley setting. The River Trym, which partly gives the area its name, winds through the ancient core.

The Village sits in the valley bed of the River Trym and is contained by a backdrop of green higher ground. Within this context there are also unspoilt natural landscapes and features. The more urban areas consistently have a ‘green’ character due to the large numbers of street trees, floral displays, private mature trees, and gardens.

Much of the route and plot structure is of medieval origin. Throughout the area are many rubble stone boundary walls and openings that greatly contribute to its historic character and special interest. The area’s rich history has contributed to the diversity and quality of the built fabric.

The historic core contains a high proportion of listed buildings, including the Grade I listed College and Holy Trinity Church, which are also key visual landmarks. Buildings are predominantly residential in scale and character, ranging from narrow 16th and 18th century cottages; to Georgian and Regency villas set within larger gardens on irregular plots; to more regular streets of Victorian terraces and later semi-detached pairs.

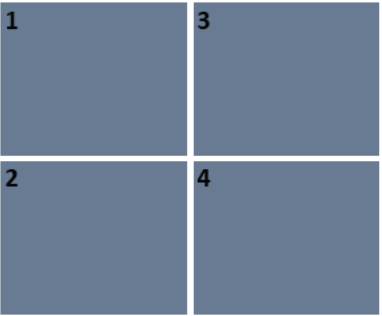
Westbury-on-Trym’s village atmosphere is dependent on its good social mix and human scale. High Street functions as a traditional village shopping street, with a vibrant mix of provision and services.

2.2 Positive context

- Surviving historic route structure
- Surviving historic plot layout
- Surviving traditional townscape details, street surfaces and boundary walls
- Broad palette of consistent building materials
- Surviving traditional pubs, shopfronts and shopfront surrounds
- Quality and diversity of independent shopping
- Sense of the local topography as streets and buildings respond to contours
- Quality of pre-1950 buildings
- Views - glimpses, local views and wider vistas
- Views to landmark buildings and surrounding landscape
- Unlisted and grouped buildings of merit
- Open green spaces and mature trees

2.3 Negative Features

- Negative impact of traffic and ‘rat-running’
- Loss of historic townscape features, street surfaces and boundary features
- Loss of traditional architectural details
- Poor quality routes to and through existing green spaces, especially from Westbury Hill
- Street clutter and utilitarian street furniture, especially along High Street
- Poor quality shopfronts and signage
- Extensions and new developments that fail to respond to the local context
- Lack of maintenance contributing to overgrown vegetation and sense of neglect along parts of the River Trym



- 1 Rural village character alongside the River Trym and Trym Road
- 2 Local vernacular cottages along Trym Road. Holy Trinity Church sits on an area of higher ground and so dominates much of the central area (© WoTSoc)
- 3 Westbury-on-Trym War Memorial, a focus and route convergence in the retail centre of the Village (© WoTSoc)
- 4 Victorian red brick terraces follow the contour of Waters Lane (© WoTSoc)



Landscape

2.4 Topography

Westbury-on-Trym is situated within a relatively steep valley that has been created by the River Trym as it cuts through the limestone of the Downs plateau to the south and Kings Weston Down to the northwest.

Geologically the bedrock in the central and western part of Westbury-on-Trym is Triassic Mercian Mudstone, with Carboniferous Limestone forming the higher ground to the north, south and east.

2.5 Views and vantage points

The heart of Westbury-on-Trym is at the base of this high sided valley. Wide vistas over and beyond the Conservation Area are particularly prominent from the highest ground to the south and east (Westbury Road/Eastfield Road). Much of the higher ground that frames the Village to the north is largely undeveloped and wooded, which gives views out of area a characteristically green edge.

Entering the Conservation Area from the south, along Westbury Hill, a far-reaching view opens up towards the north. Prominent in this view is the green ridge of Sheep Wood, punctuated with the landmark of the former Wesley College (Brentry Conservation Area).

Locally significant views and glimpses tend to be channelled by strong building lines, high boundary features or down narrow alleys and footpaths. There are also important local views to the steep sided, characteristically green local topography e.g views to the higher ground from the low-lying Trym Road.

2.6 Landmarks

A landmark is a feature, building or structure that makes a distinctive, usually positive, contribution to a view. It may be prominent in long-distance views across or beyond the Conservation Area; or be obvious in a more local context. A landmark may be visually distinctive in its style, scale or function, making it stand out from its surroundings; which aids orientation or description of an area.

Holy Trinity Church occupies a slightly elevated position in the heart of Westbury-on-Trym, its tower is an important feature in many views into and within the Conservation Area. The scale and form of Westbury Methodist Church’s spire punctuates views, particularly from the south. Holmwood Water Tower is a prominent feature in the Trym valley setting looking eastwards.

In a more local context, key features or buildings act as local landmarks. The War Memorial is an important focal point at the junction of Westbury Hill, High Street, Stoke Lane and Canford Lane.



- 1

3
- 2

4
- 1

Wide vista looking north west towards the ridge of high ground and the green backdrop of Blaise Castle Estate/Kings Weston Hill
- 2

View north from Westbury Hill towards Sheep Wood and the former Wesley College (© Eric Sille)
- 3

View from Holy Trinity Church tower towards Henbury
- 4

View towards Holmwood Water Tower, east of Trym Road/ Badock’s Wood





Landscape and landmarks

The landmarks identified below are those that make a wider contribution to the character of Westbury-on-Trym. (Local landmarks are denoted in each Character Area section.)

- Holy Trinity Church
- Westbury College and College House
- Westbury-on-Trym Methodist Church
- Westbury Village Hall
- Holmwood Water Tower
- Former Wesley College (Brentry Conservation Area)

Key



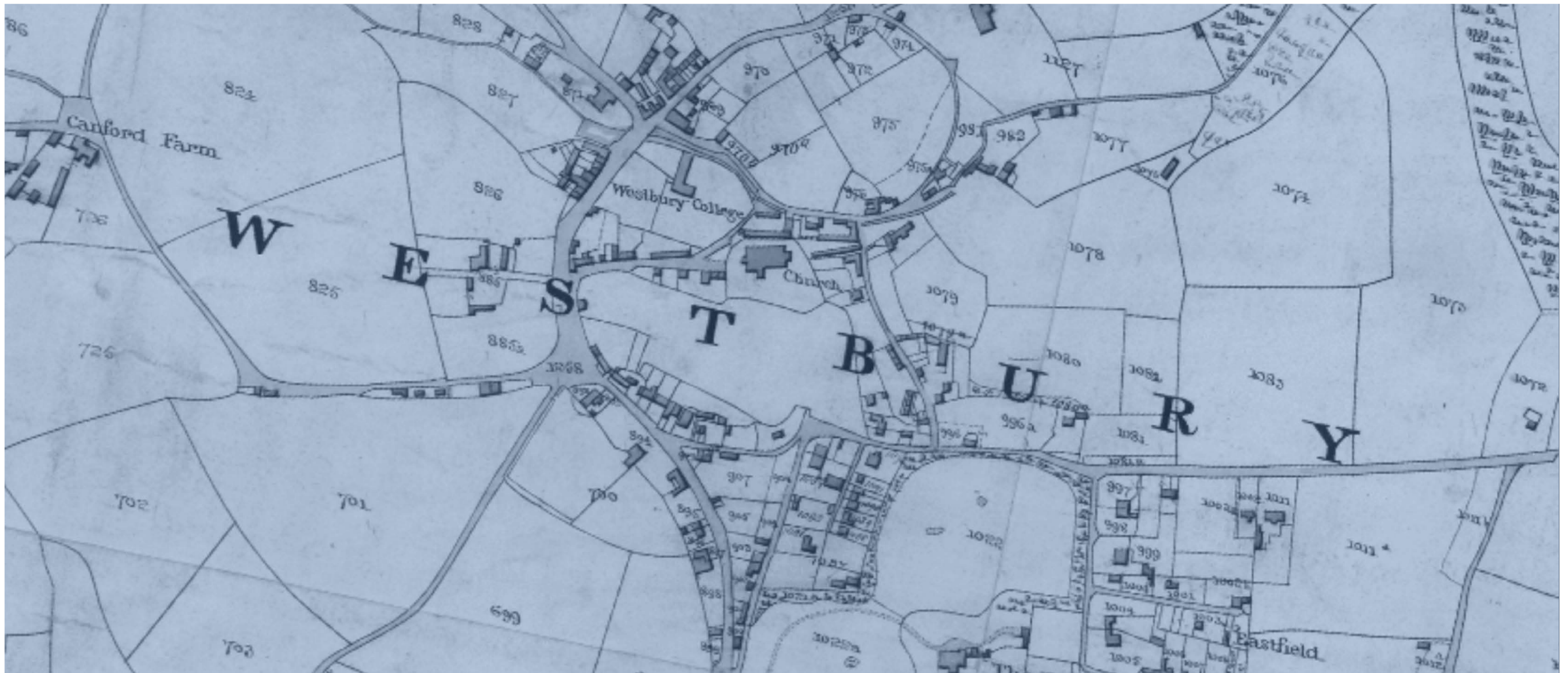
Positive landmark buildings

Local topography

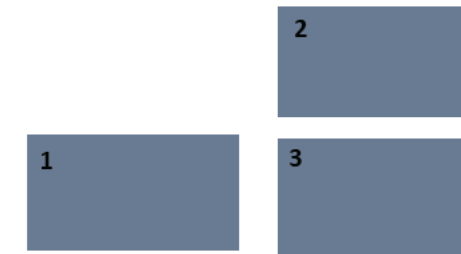


Historic development

3



Historic development



- 1 View of Westbury-on-Trym Parish Church c. 1850 showing some of the early cottages in the village (Library Collection)
- 2 Former Georgian elevation of Westbury College, demolished mid- 20th century and replaced with flats. A 15th century turret and boundary wall facing Trym Road survives (Braikenridge Collection)
- 3 Westbury-on-Trym War Memorial, c. 1930. (Vaughan postcard)

Summary of historic development

Westbury-on-Trym pre-dates Bristol, and originates from the Middle Saxon period. Westbury land was gifted in the 8th century, and a place of worship has stood on the site of the Church since 717. The current Holy Trinity Church (Grade I listed) dates from 1194.

The Village sits within the ancient, much larger parish of Westbury-on-Trym, which included Stoke Bishop, Redland and parts of Shirehampton and Avonmouth. Thirteen parishes now cover what was originally Westbury.

In c. 962 Oswald, Bishop of Worcester, founded a Benedictine monastery in Westbury-on-Trym, the first in England. By 1194, it had become one of the principal centres of spiritual life in the country.

In 1455, the Bishop of Worcester and Westbury extended the collegiate foundation and Westbury College was built, backing onto the Trym with access straight onto the river. The mid-15th century nos. 38 and 39 Church Road ('Elsie Briggs House') are amongst the earliest in Westbury-on-Trym, which date from the Bishop Carpenter's expansion of the parish buildings.

The heart of the village of Westbury-on-Trym was centred around the key sites of the Church, College and the River Trym. The narrow lanes and winding routes that exist today are remnants of these medieval origins. The name of Passage Road relates to the passage from Bristol toward the Aust Ferry, which went through Westbury and crossed the Trym at the junction of Trym Road.

The Dissolution saw the Church and College surrendered and sold in 1544. The College stayed as a private residence until the Civil War in 1642, when it was used as Prince Rupert's headquarter, who set fire to it when he left in 1644.

Well into the 19th century, the village of Westbury-on-Trym remained as a cluster of development near the church and college, and along the main routes of West Hill, East Hill and Passage Road. The White Lion PH dates from the mid 18th century.

The increase of population arose mainly from residence of many principal merchants and manufacturers of Bristol. As the village prospered, the smaller houses and cottages were used for the trading classes and grander houses built for the gentry in the late 18th and early 19th centuries. Chief residences in the area included Southey House, Cotebank, Trym Lodge, Trymwood, Eastfield House, Cambridge House, Elmfield and Holmwood House, which was extant by 1841, a large residence with extensive grounds that included Badock's Wood.

As the population of Bristol rapidly grew into the mid-19th century, the successive waves of development gradually expanded into the parishes of Redland, Cotham and Westbury Park. Streets of large late-Victorian houses were built on the farmland between Bristol and Westbury. Between 1880 and 1890 the pre-1840 Cambridge House was demolished and the associated land developed with the late-Victorian terraces that now line Cambridge Road and front Stoke Lane.

As Westbury was independent of Bristol it had its own courthouse, schools, police station, lock-up, and workhouse. The large Village Hall, which also functioned as a concert hall, was built in the mid 19th century. Nonconformist churches were established at the Wesleyan Free Chapel (now River of Life) and Wesleyan Methodist Chapel, which joined to a unified Methodist Church in 1900.

By the early to mid 20th century, the distinction between the city and separate rural village of Westbury-on-Trym had virtually disappeared. Acres of 1920s and 1930s semi-detached developments (such as Priory Court Road, Priory Avenue, Walton Rise and off Westbury Court Road) started to fill in the gaps.

By the 19th century the college had started to decay and was given to the National Trust in 1907. In 1942 Holmwood House was purchased by the National Children's Home as a home for needy children; it is currently a nursing home.

Today, the grounds associated with Holy Trinity Church and Badock's Wood and the Wildlife Park west of Trymwood remain as undeveloped green spaces.



Historic development

1	2	3	1 1840s Tithe Map
			2 1880 OS First Edition
			3 RAF Aerial photograph, 1946

Evolution of route structure



pre-1840s

- Westbury-on-Trym originated in the early medieval period and is likely to have been the site of a Saxon minster
- The plan form of the centre of Westbury-on-Trym is largely unchanged since the medieval period
- Westbury College, Holy Trinity Church and the cluster of historic buildings in the vicinity are the historic heart of the village
- The 1840s Westbury-on-Trym tithe map shows the approximate extent and layout of the medieval village
- Many of the historic field boundaries correspond to subsequent development patterns



1840s - 1880s

- A number of large late-Georgian country houses with associated land populate the north eastern landscape (Elmfield, Holmwood, Trymwood, Trym Lodge)
- The early-Victorian period saw the creation of College Road and the terraced housing in the area between the Church and the High Street
- Southfield Road has been laid out with semi-detached villas on its eastern side and grand terraces at the top of Westbury Hill, as well as smaller terraced properties at Bellevue Cottages
- A few detached villas at Henbury Road on the fringe of the historic village had also been constructed by 1880



late 19th to mid 20th century

- By the end of the 19th century, the area is populated with civic institutions such as the Police Station and Post Office on High Street, the Village Hall on Eastfield Road, schools for girls, boys and infants; and a female penitentiary on Southfield Road; and non-Conformist chapels, Methodist Church on Westbury Hill and Wesleyan Free Chapel on Trym Road
- In the early 19th century, Falcondale Road was carved through the former undeveloped fields to the east of the Village, with land between it and the historic core filled with streets and cul-de-sacs of 1930s semi-detached houses

Character areas

4





Character areas

Character areas overview

The general character of Westbury has been defined in Section 2. It is generally a village environment that has retained much of its original rural character despite having been subsumed by the urban conurbation of Bristol.

Within this broad context there are tangible changes, the character of different areas which is determined as much by the locality, as by historic development or built form.

For example: the historic village has a wealth of medieval buildings lining relatively narrow routes; where the River Trym and surrounding green landscape contribute to a rural village character. Holy Trinity Church sits high above the village and is a landmark focus, although on the more local level, other buildings play an important part in defining the area, e.g Dial House.

Compared with the historic village, the character of Westbury-on-Trym's 'commercial core' is entirely different. Here is one main traffic artery fronted by shops and services. The character and function is typical of a traditional high street, with a higher concentration of cars and pedestrians.

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 the emerging 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 enhancement opportunities for each character area are given at the end of each character description section. These link with the challenges and opportunities identified in Section 5.

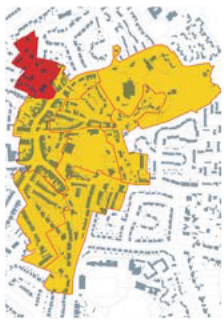


Character areas

In order to provide greater detail about the local character and distinctiveness of the Westbury-on-Trym Conservation Area has been divided into eight character areas:

- 1 Henbury Road environs
- 2 Commercial core
- 3 College and Church Road environs
- 4 Channell's Hill and landscape setting
- 5 Historic village
- 6 Church and setting
- 7 Southfield Road environs
- 8 Westbury Road and Waters Lane





1 Henbury Road environs

Summary description

This small character area marks the northwestern side of the Conservation Area, where Henbury Road and Westfield Road run between Passage Road and Falcondale Road.

The River Trym is an important landscape feature, that emerges in the southeast from under Passage Road and runs northwest along Westfield Road. The mature trees and relatively front garden of Trym Lodge distinguishes this character area from the more commercial character along Passage Road and High Street.

With the exception of Trym Lodge, land use is predominantly residential. The building ages and style of the buildings links to the wider story of Westbury-on-Trym’s development. Designated heritage assets (i.e listed buildings) tend to be those that were extant by 1840. The double fronted villas along Henbury Road appear by 1880, the boundary of these corresponds to an historic parcel of land.

Key views and landmarks

Henbury Road and Westfield Road both channel a view to the southeast, which terminates at the tower of Holy Trinity Church. Views to the east from Henbury Road reach to the green backdrop of The majority of the Kings Weston Ridge. The properties on Henbury Road are Victorian villas. The bridge of the Llewellyn Court flats frames a view north towards the Blaise Castle Estate.

Set back from the junctions of Henbury Road/ Westfield Road/Passage Road is the Grade II listed Trym Lodge, which stands out as a local landmark.

Key

- Listed buildings
- Unlisted buildings of merit
- Character buildings
- Grouped buildings of merit
- Neutral buildings
- Negative buildings
- Landmark buildings
- Local landmark



Henbury Road environs



- 1 Positive contribution of mature trees of Trym Lodge to the Passage Road street scene
- 2 Traditional street furniture and boundary features, Henbury Road/Passage Road junction
- 3 View southeast along Henbury Road towards the tower of Trinity Church

Positive characteristics

- Mature trees, street trees and in private gardens, all add to the characteristically ‘green’ character that appears throughout the Conservation Area. There are also a number of ‘significant trees’, that make a particularly prominent contribution to the overall streetscape e.g the Copper Beech on Henbury Road and the Lime tree at the junction of Henbury Road and Passage Road and the Horse Chestnut alongside the River Trym.
- Rubble walls, cast iron railings and high hedges are characteristic boundary treatments which give a strong edge along Henbury Road.
- Traditional street furniture and signs, including a Grade II listed milestone on Henbury Road, and the fingerpost at the Passage Road junction, cumulatively add to the charm and character of the street scene.



Enhancement opportunities

- There is an opportunity to enhance the townscape and River Trym setting at the southern end of Westfield Road. The concrete boundary edge along the River, overgrown foliage and utilities boxes detract from the setting of the Trym and Trym Lodge.
- The street lighting and street signs along Henbury Road (B4055) are utilitarian and respond to the standard highway treatment for B-Roads and do not reflect the otherwise domestic character of the locality.



Predominant material palette

- Limestone ashlar
- Stucco render
- Timber joinery
- Limestone random rubble boundary walls

Predominant scale and massing

- Domestic scale: 2 storeys semi-detached houses or double-fronted terraces; Trym lodge is double-fronted detached set in own grounds strong building line on Henbury Road with property directly addressing pavement edge
- Westfield Road properties set back behind low front boundary and garden



Commercial Core character area

2 Commercial core

Summary description

One of Westbury-on-Trym’s defining features is its traditional high street offer of the Commercial Core. This character area is contained between the lower end of Passage Road in the north and the bottom of Westbury Hill in the south; it is a marked contrast to the more rural and residential character areas nearby. It is a lively area, with pavement cafes, pedestrians, bus stops, parked cars and through traffic; as well as an important focus for the local community.

The commercial character is defined by the buildings that directly address the pavement edge, with ground floor shopfronts containing a mix of independent provision. There is overall a strong townscape, with a number of listed buildings and key unlisted buildings of merit.

Key views and landmarks

The local topography is relatively flat, which climbs steeply to the south (Westbury Hill) and to the north (Passage Road). The relatively dense urban grain limits wide views and vistas. Distant views are channelled down routes towards the green backcloth to the north and west e.g the view to Sheep Wood rising beyond High Street/Passage Road and the view channelled along Canford Lane towards the Kings Weston Ridge.

The Church Tower appears in views from Westbury Court Road and looking east from Passage Road. A more local impact is made by the War Memorial where High Street, Stoke Lane, Westbury Hill and Canford Lane converge. A number of key buildings also stand out due to their scale, function or detailed design e.g the Post Office, former Police Station, and Westbury-on-Trym Men’s Club.

Key

Listed buildings

Unlisted buildings of merit

Character buildings

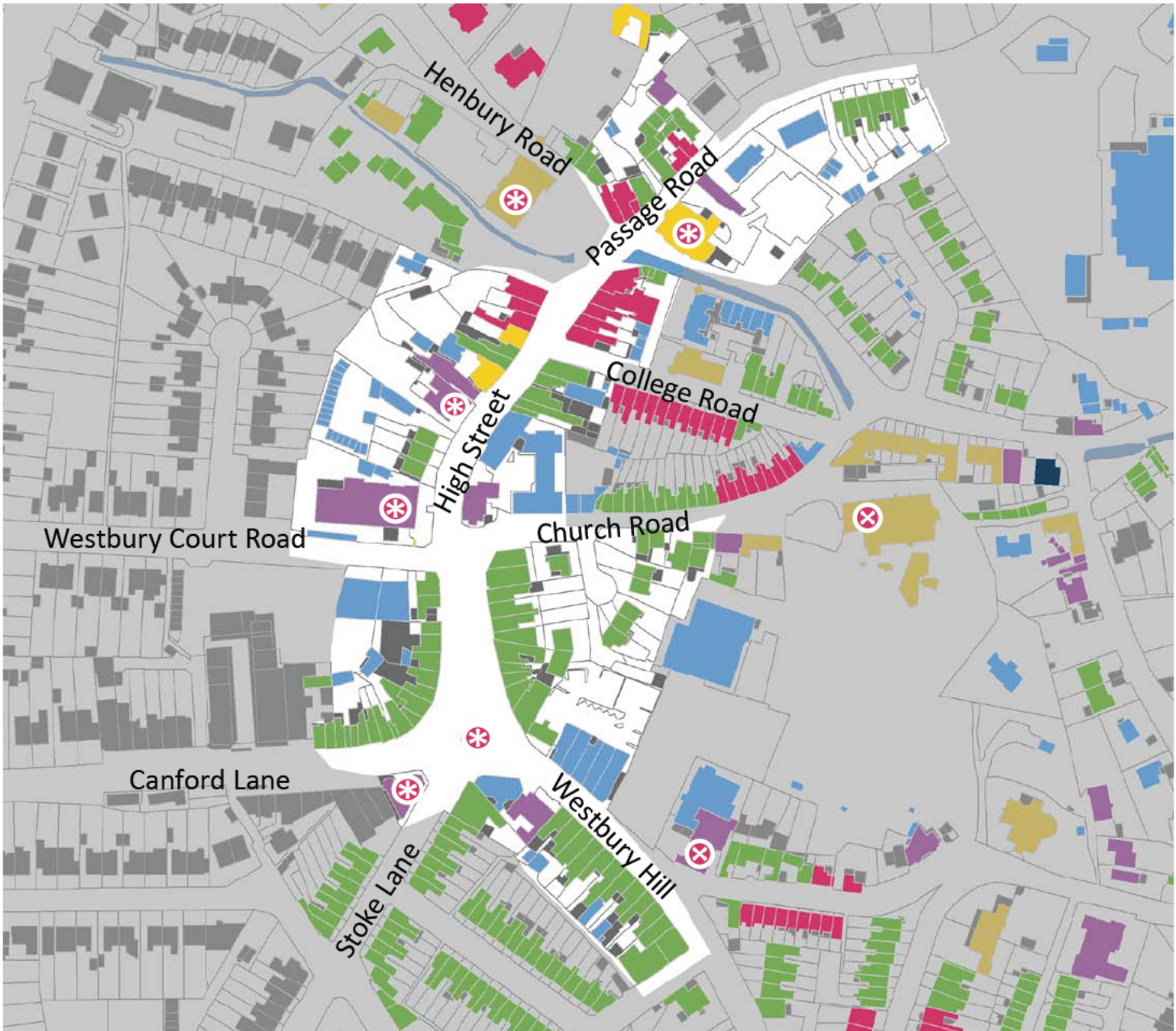
Grouped buildings of merit

Neutral buildings

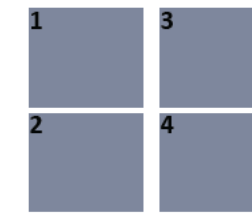
Negative buildings

Landmark buildings

Local landmark



Commercial core



- 1 The Former Police Station (Unlisted Building of Merit and a Local Landmark).
- 2 18th century White Lion PH (Grade II listed and a Local Landmark). One of the oldest buildings in this character area
- 3 Group of late 19th century shops (Group Buildings of Merit) some with good traditional shopfronts
- 4 The view to the War Memorial (Local Landmark) roundabout from Canford Lane with tower of Holy Trinity Church (Landmark Building) in the background

Positive characteristics

- Most buildings directly address the pavement edge. Where properties are set back, the building line tends to be continued with front boundary treatments. This creates a strong and distinctive edge throughout the character area
- Boundary walls and railings are important features
- The townscape is generally consistent with grouped buildings of merit and many traditional shopfronts adding to the of the character of the street scene
- Key buildings of merit and listed buildings add to the special interest of the area
- Traditional street furniture, lamp standards and street signs cumulatively add to the charm and character of the street scene
- There are a number of alleys and passage ways running between buildings off the main routes. These are important remnants of the traditional plot rhythm and historic route structure

Predominant material palette

- Stucco render with limestone dressings
- Red brick
- Distinctive sandstone on former police station
- Timber joinery
- Pennant rubble boundary walls
- Red clay double-Roman pantile roofs

Predominant scale and massing

- 2-3 storeys terraced with retail ground floor frontage and residential above
- Continual parapets with roof set behind for grouped terraces. Individual buildings have pitched, hipped or gabled roofs
- Strong building line



Enhancement opportunities

- Passage Road and High Street for part of the B4055. A standardised utilitarian approach to street lighting and road markings is conflicting with the human scale and traditional high street function. Reducing the height of the lamp standards rationalising traffic bollards and road markings would enhance the areas character and appearance
- There are relatively few street trees in the character area. Increasing street trees or planters could assist in reducing the impact of the B road on the character of the public realm
- The road layout at the southern end of High Street places the car above pedestrian amenity. The roads are very wide and pavements narrow. Reducing the road widths and widening pavements could greatly enhance the shopping focus and setting of the Grade II listed War Memorial
- There is a high number of quality traditional shopfronts in the area. Poor quality shopfronts and signage have a particularly detrimental impact on the overall quality of the street scene





College Road and Church Road character area

3 College and Church Road environs

Summary description

This character area forms part of the original settlement of Westbury-on-Trym. Trym Road, College Road and Church Road run eastwards off High Street and converge at the eastern continuation of Trym Road. The River Trym runs east/west along Trym Road and provides a strong sense of character, with a tree lined and rubble stone riverside.

The area is predominantly residential with a distinctively ‘rural village’ character, much quieter than the commercial core immediately west.

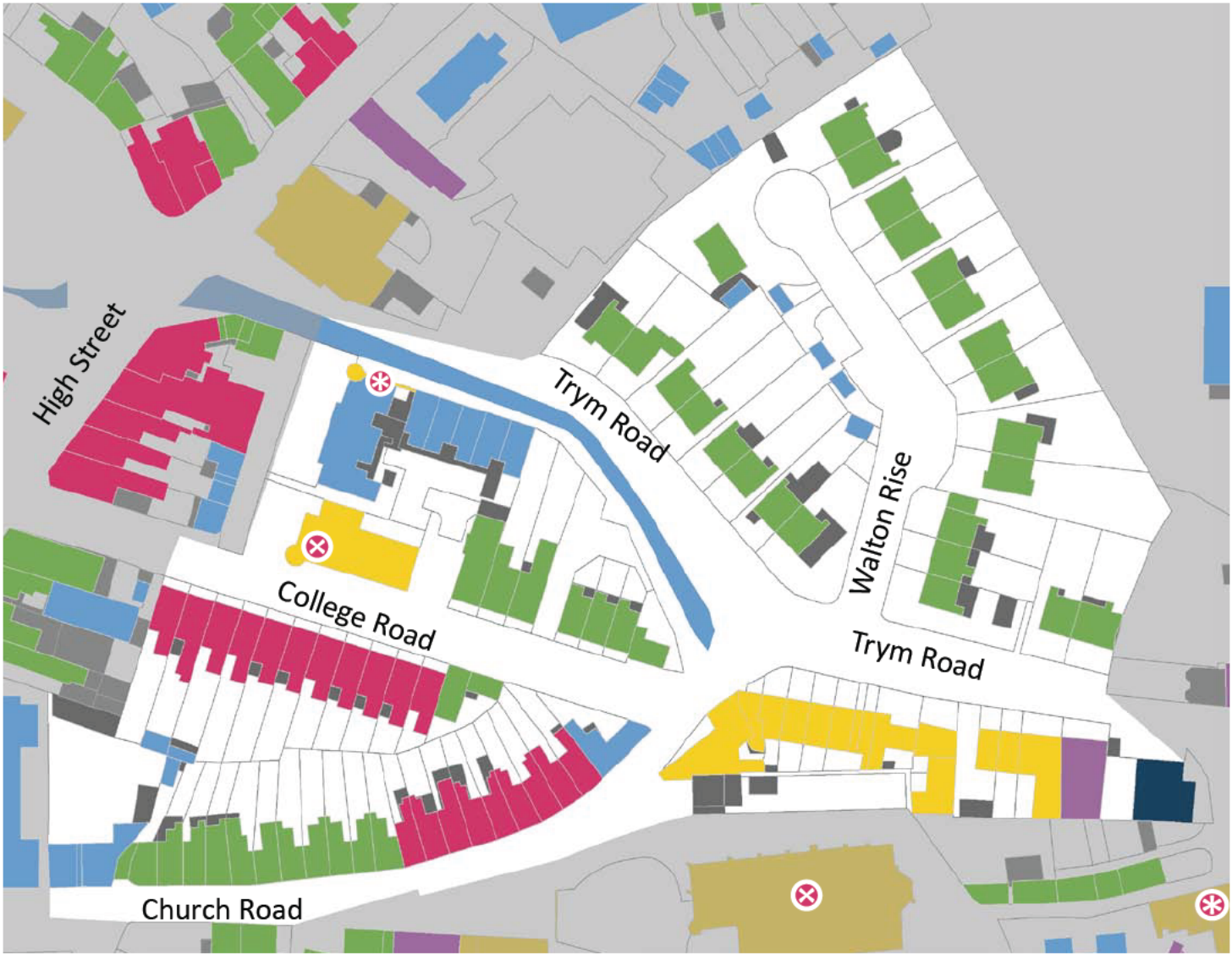
The area contains a high proportion of late 18th and early 19th century buildings as well as the medieval College (Grade I) . The terrace of small vernacular cottages fronting Trym Road are set back behind rubble boundary walls and a small front garden. The early Victorian terraces along College Road and Church Road have a consistent character and strong building line, which directly addresses the pavement. Walton Rise is a cul-de-sac of 1930s semi-detached houses.

Key views and landmarks

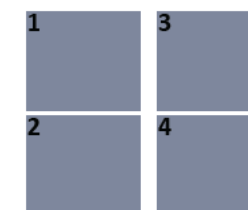
The local landscape is relatively flat, following the shallow valley bottom of the Trym. The green backdrop of the surrounding landscape is a valuable asset in views, which look towards Badock’s Wood in the east along Trym Road. The church sits on higher ground immediately south and so is a dominant landmark feature throughout this and the wider area. The land rises steeply in the north beyond Walton Rise, which gives the best views to the church and landscape to the south. The College tower stands out in views west along Trym Road and the finial top of the college turret is prominent in views along Trym Road from High Street.

Key

- Listed buildings
- Unlisted buildings of merit
- Character buildings
- Grouped buildings of merit
- Neutral buildings
- Negative buildings
- Landmark buildings
- Local landmark



College and Church Road environs



- 1 18th century vernacular cottages (Grade II listed) along Trym Road, with Holy Trinity Church tower behind
- 2 Victorian terrace directly addressing Church Road (Character and Grouped Buildings of Merit)
- 3 The medieval Westbury College (Grade I listed and Landmark Building)
- 4 Victorian terrace, College Road (Grouped Buildings of Merit)

Positive characteristics

- The high proportion of historic features and many designated heritage assets that greatly contribute to the special interest of the area
- There is a consistent scale and strong building line throughout
- Rubble stone and red brick boundary walls are an important feature that add a variety of scale to the streetscape
- Mature trees in surrounding landscapes and planting in private gardens contribute to an overall verdant character
- Traditional street furniture, lamp standards and street signs cumulatively add to the charm and character of the street scene



Predominant material palette

- Rough-cast render on 18th century cottages
- Smooth render with limestone details on Victorian terraces
- Some red brick or Pennant sandstone
- Red clay double-Roman pantile roofs
- Timber joinery
- Random rubble and red brick boundary walls

Predominant scale and massing

- Two-storey terraces
- Victorian terraces are grouped with a continual parapet or have gable roofs. Earlier cottages have pitched roofs; the 1930s semi's have hipped roofs
- Victorian terraces directly address the pavement edge. 18th century cottages are terraces set behind small front gardens. The 1930's semi-detached houses stand in their own substantial plots.



Enhancement opportunities

- A few of the historic buildings are suffering from neglect and fabric deterioration which undermines the character of the wider context
- Non-traditional materials for windows and doors (e.g uPVC and powder-coated aluminium) degrades the consistency of terraces and the overall character of the street scene
- Some of the narrow footways are a mix of modern materials and have become uneven and poorly maintained. A consistent treatment of footways in a high-quality material finish would enhance the area
- Utilitarian lighting and street furniture, especially high lamp standards, is at odds with the human scale of the built fabric. There are some historic lamp standards on Church Road though these have utilitarian lanterns and are in poor condition
- Some of the front gardens and boundary walls have been lost for the creation of off-street; this is gradually eroding the consistent building line and group merit value of many buildings





Channell's Hill character area

4 Channell's Hill and landscape setting

Summary description

This character area is the north eastern corner of the Conservation Area, which defines the edge between Westbury-on-Trym and Southmead. Channell's Hill, an historic route to Aust and Oldbury-on-Severn, still retains a rural country character, a single-lane route edged with rubble boundary walls and mature trees.

Holmwood House, a late 19th century country house occupies the eastern half. Although its former gardens have been sold off and developed, much of the unspoilt rural landscape remains along the Trym Valley and towards its Water Tower (UBM) and terraced kitchen gardens (now in separate ownership).

The western side of Channell's Hill is occupied by the Westbury-on-Trym C of E Academy. The large grounds bounded by mature trees are an important green feature.

Key views and landmarks

Channell's Hill climbs steeply from the lowest ground along the Trym Valley bottom, up to top of the steep escarpment at the junction with Passage Road. There is an extensive panorama looking northwest from Passage Road towards the surrounding green backdrop of the Balise Castle Estate and Sheep Wood.

Mid way down Channell's Hill there is a view to the valley setting and green landscape of Badock's Wood, where the Water Tower stands out as a prominent landmark.

Elmfield Lodge, is a prominent local landmark owing to its distinctive architectural treatment that defines the edge of the Conservation Area.

Key

Listed buildings

Unlisted buildings of merit

Character buildings

Grouped buildings of merit

Neutral buildings

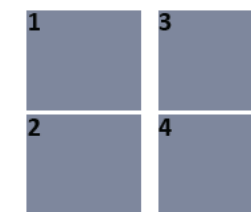
Negative buildings

Landmark buildings

Local landmark



Channell's Hill and landscape setting



- 1 The narrow route of Channell's Hill, lined with high rubble boundary walls; looking southwest towards the Historic Village
- 2 Elmfield Lodge marks the northern boundary of the Conservation Area (part of the 2015 boundary extension)
- 3 The imposing entrance to Holmwood House off Channell's Hill
- 4 The Water Tower, formerly associated with Holmwood House - which is an important landmark feature in views from Badock's Wood

Positive characteristics

- Holmwood House is set back behind an imposing front boundary. It is an Unlisted Building of Merit with historic and architectural significance, though its immediate setting has been developed in the late 20th century
- Rubble stone and red brick boundary walls are an important feature that define the edge of Channell's Hill and contribute to its rural character
- Badock's Wood was historically the land associated with Holmwood House that was landscaped and planted by Dr Stanley Badock 1905-10. This important landscape is partially designated as a NE9 Historic Park and Garden. It has historic, visual amenity, as well as biodiversity value
- The area has a very verdant character owing the volume of mature shrubs and trees



Predominant material palette

- Pennant rubble with limestone dressings or limestone ashlar (Holmwood House)
- Timber joinery
- Limestone random rubble boundary walls
- Natural slate roofs

Predominant scale and massing

- Pitched, gabled or mansard roofs
- Properties set in own substantial plots with strong boundary definition
- Mainly single or two storey buildings; Holmwood House up to 3 storeys plus mansard; Water Tower is 4 storeys



Enhancement opportunities

- The traffic calming measures and road markings at the top of and bottom of Channell's Hill detract from the otherwise rural character of the lane
- The banners and signage associated with the Westbury-on-Trym Academy clutter the gates and detract from the appearance of this part of the Conservation Area
- Holmwood House is an undesignated heritage asset. The former nursing home is currently empty and potentially vulnerable to fabric deterioration, unsympathetic alteration or development





5 Historic village

Summary description

The historic village sits at lower end of Channell’s Hill and within the river setting at the base of the Trym Valley, which forms part of the original settlement of Westbury-on-Trym. Chock Lane is an important historic route that runs down from the higher ground of Eastfield Road to the valley bottom at Trym Road.

The medieval origins of this part of the village has left an historic route structure and numerous heritage assets that add greatly to the special interest. There is a cluster of 16th century rubble-stone cottages at the junction of Chock Lane and Trym Road, which add greatly to its rural charm. Mid way down Chock Lane are the arched openings of historic lime kilns.

Crossing the River Trym is an historic stone arched bridge, so narrow that nothing bigger than a pack horse could pass over. Opposite this is the former toll house, ‘Dial House’, an Unlisted Building of Merit, which functions as a local landmark at the bottom of Channell’s Hill. At the east end of Trym Road are some small cottages and early 19th century Trymwood, before joining the landscape of Badock’s Wood.

Key views and landmarks

This character area occupies the southern slope of the Trym valley as it drops from Eastfield Road to Trym Road. Chock Lane channels views to the steep slope as it rises in the grounds of the Westbury-on-Trym Academy. From the top of the lane is a long view to the green ridge of Sheep Wood and Wesley College in the north.

The narrow routes and gaps give glimpsed views towards the east end of Holy Trinity Church. An important local view looks west from the end of Trym Road, along the River towards the Church and its green setting.

Key

Listed buildings

Unlisted buildings of merit

Character buildings

Grouped buildings of merit

Neutral buildings

Negative buildings

Landmark buildings

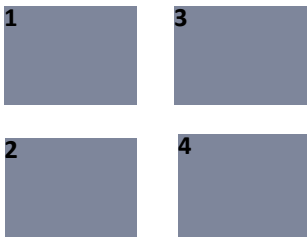
Local landmark

30

Westbury-on-Trym Conservation Area Character Appraisal

Adopted July 2015

Historic village



- 1 ‘Dial House’ the former toll house at the bottom of Channell’s Hill (Unlisted Building of Merit and Local Landmark). The painted dial apparently indicating the time at which a former resident was left jilted by her lover.
- 2 The characteristic rural setting along the River Trym and the view towards the Village
- 3 The entrance to the former lime kilns on Chock Lane
- 4 A group of early rubble stone cottages at the bottom of Chock Lane

Positive characteristics

- The contribution of mature trees, views into private gardens and the overall sense of topography greatly enhances the green landscape character of the area
- There is a high proportion of heritage assets (designated and undesignated) that are important indicators of the history and development of Westbury-on-Trym
- The River Trym runs alongside Trym Road which adds to the character and visual amenity of the area, as well as having important biodiversity value
- Rubble stone boundary walls are an important and consistent feature throughout
- There is a small enclosed public garden at the bottom of Chock Lane which links to the path across Pack Horse Bridge (Local Landmark)



Predominant material palette

- Smooth and rough-cast render
- Coloured lime-wash rubble stone
- Timber joinery
- Limestone random rubble boundary walls and some wrought iron area railings
- Clay double-Roman pantiles
- Red clay brick chimney stacks with clay pots

Predominant scale and massing

- 2-storey terraced or semi-detached vernacular cottages; Trymwood is a double-fronted farmhouse in its own substantial plot
- Pitched pan-tiled roofs
- Cottages directly address the edge of narrow lanes or are set behind small front garden

Negative features and enhancement opportunities

- Chock Lane is used as a commuter ‘rat-run’ during rush hour which undermines the rural character of this narrow route
- The traffic calming measures and road markings at the bottom of Channell’s Hill detract from the otherwise rural character of the lane
- The character of some traditional buildings is undermined by unsympathetic materials, especially uPVC windows and doors
- The character of the east side of Chock Lane is undermined by unsympathetic post-War houses/flats that do not respond to the historic character or predominant scale in the area
- Road markings detracting from historic setting
- There is an opportunity to provide better access to interpretation of the significance of many of the buildings and structures in the area





Church and setting character area

6 Church and setting

Summary description

The church and its grounds lie physically at the heart of Westbury-on-Trym, the site represents the centre of the earliest settlement in the area. The historic churchyard and attached green space that extends up to Water’s Lane are important features, containing a network of footpaths and mature trees and a group of 12 Grade II listed chest tombs.

The historic ‘Elsie Briggs House’ is an important local landmark, and is reputed to be one of the oldest surviving residence in Bristol (c. 1450).

Historic stone boundary walls and narrow routes with traditional surface materials add to the charm and character of the area.

Key views and landmarks

This character area occupies the highest ground on the southern side of the Trym Valley. Looking west from junction of Eastfield Road and Water’s Lane is a distant view towards the Kings Weston Down and Wales beyond. Holy Trinity Church and its churchyard sits on an elevated position that rises from High Street along Church Road. This vantage gives the Church prominence in many views across the Conservation Area. The spire of Westbury Methodist Church, at the bottom of Westbury Hill, is also a distinctive landmark.

There is a good view to the Holy Trinity Church Tower and mature trees surrounding it from Westbury Hill, across the Primary Care Centre carpark.

The Westbury Village Hall is a distinctive landmark building on the approach to Eastfield road from the south.

Key

Listed buildings

Unlisted buildings of merit

Character buildings

Grouped buildings of merit

Neutral buildings

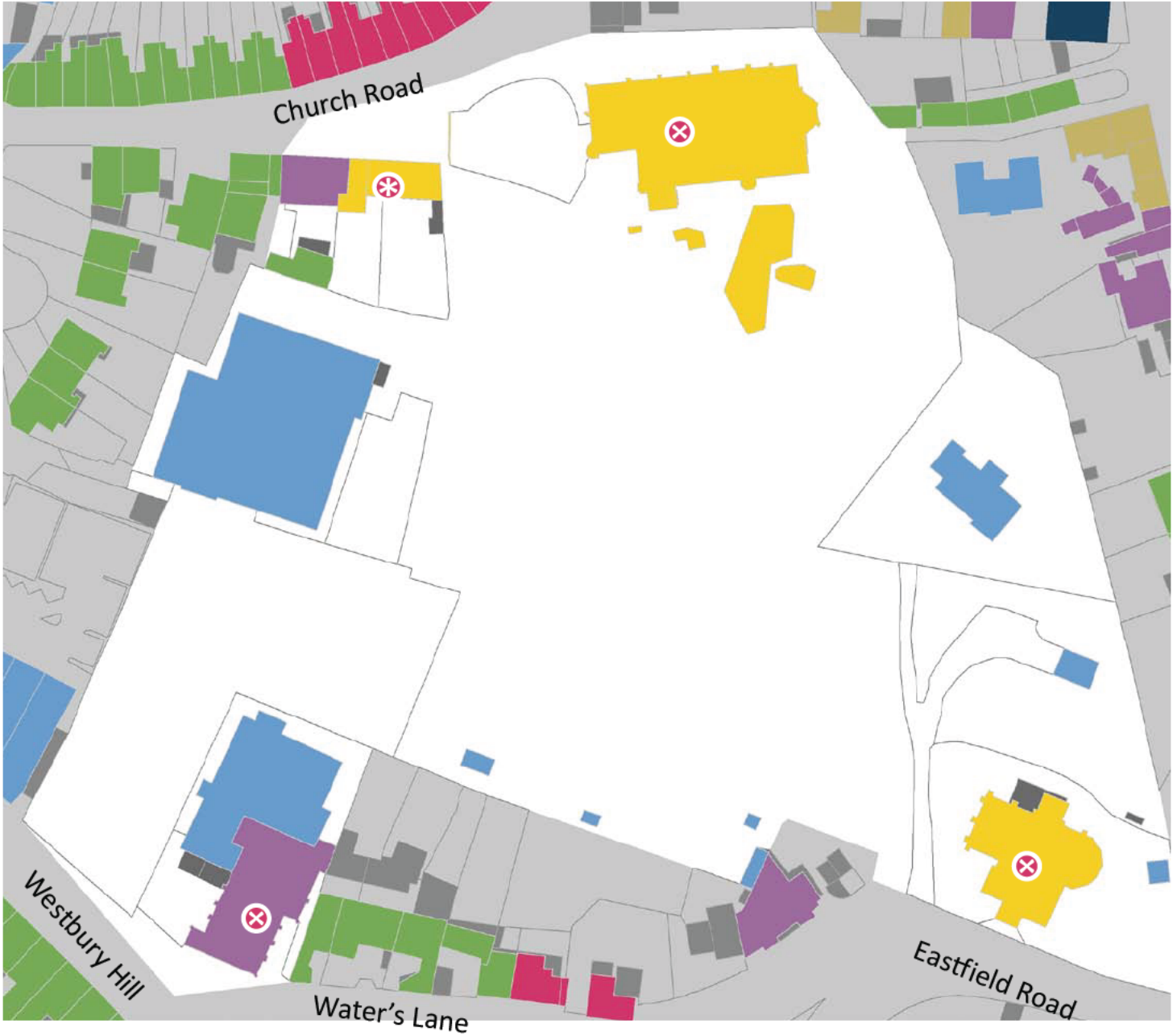
Negative buildings

⊗

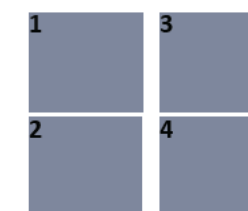
Landmark buildings

⊛

Local landmark



Church and setting



- 1 Holy Trinity Church (Grade I)
- 2 'Elsie Briggs House' (Grade II*)
- 3 Westbury Village Hall, Eastfield Road (Grade II)
- 4 An historic route through the churchyard

Positive characteristics

- There is a high proportion of heritage assets that are important indicators of the history and development of Westbury-on-Trym
- Green space of churchyard and surrounding open space has important historic, visual amenity and biodiversity value
- Surviving traditional surface materials including pennant stone hauling ways, kerbs and pavements add to the character of the area
- The contribution of mature trees, views into private gardens and the overall sense of topography greatly enhances the green landscape
- Rubble stone boundary walls are an important and consistent feature throughout
- The Westbury Village Hall is an important building by E W Godwin (Grade II listed) and a valued community asset

Predominant material palette

- Rubble sandstone (Pennant and red) with limestone dressings
- Red clay brick with limestone dressings
- Timber joinery
- Smooth or rough-cast render
- Clay double-Roman pantiles
- Wrought iron gates and area railings
- Limestone random rubble boundary walls

Predominant scale and massing

- 2-storey terraced cottages or double-fronted
- Pitched or gabled roofs
- Buildings directly address the pavement edge (along Church Road) or are set in own substantial plots



Enhancement opportunities

- Some of the public green spaces are over-grown and could be improved with better maintenance of the paths, boundary walls and planting
- The setting of the Grade I listed Holy Trinity Church and Grade II* listed 'Elsie Briggs House' could be enhanced by public realm improvements at the ramped approach from Church Road





7 Southfield Road environs

Summary description

This character area occupies the southwestern portion of the Conservation Area, and is part of the 2014 boundary extension.

The area has a strong residential character, defined by substantial semi-detached dwellings along Southfield Road, and the tight urban grain of terraced houses fronting Cambridge Crescent and the northern end of Stoke Lane.

Street trees and private gardens create an avenue setting bordered by rubble stone walls along Southfield Road. Cambridge Crescent and Stoke Lane have smaller terraces with a strong building line.

The whole area has a verdant character owing to number of mature trees, views into private gardens and the wider green landscape. There are also a number of significant trees, including Copper Beech.

Key views and landmarks

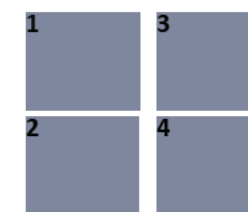
Southfield Road cuts a long straight route from the high ground at the top of Westbury Lane down towards the lower area of Stoke Lane. This route channels a long vista to the north west from towards the tree-lined ridge of the Blaise Castle Estate. The gaps between houses on Southfield Road also give glimpses to the surrounding landscape and mature trees. The northern end of Stoke Lane channels a view towards the War Memorial.

Key

- Listed buildings
- Unlisted buildings of merit
- Character buildings
- Grouped buildings of merit
- Neutral buildings
- Negative buildings
- ✕ Landmark buildings
- ✱ Local landmark



Southfield Road environs



- 1 View north west along Southfield Road
- 2 Stoke Lane late-Victorian terraces
- 3 Large semi-detached house with decorative barge boards at the corner of Southfield Court/Southfield Road
- 4 Traditional rubble boundary wall with limestone gate piers along Southfield Road. Some are in poor condition

Positive characteristics

- The route and plot structure relates to historic field boundaries and development patterns that shaped the area in the 19th century
- Southfield Road has a strong avenue character defined by front boundary walls, high hedges and shrubs and mature trees
- There is a strong building line along Stoke Lane and Cambridge Crescent with a consistent front boundary treatments
- The southern end of Southfield Road contains a group of early Victorian paired villas and the imposing Southfield House, a former female penitentiary
- There are a number of surviving traditional fluted lamp standards along Southfield Road
- Cambridge Crescent has a strong character and consistent architectural treatment

Predominant material palette

- Pennant sandstone with limestone dressings
- Limestone ashlar
- Rough-cast render on 1930s semi-detached houses
- Limestone random rubble boundary walls
- Red clay brick with limestone dressings
- Clay double-Roman pantile roofs
- Timber joinery and some timber barge boards

Predominant scale and massing

- 2-storey terraces with a strong building line along Cambridge Crescent/ Stoke Lane
- Large semi-detached houses in own substantial plots along Southfield Road; 2-storeys at the northern end rising to 3 - 4 storeys towards Westbury Hill
- Gable, pitched or hipped roofs



Enhancement opportunities

- The loss of front boundary walls and gardens to off-street parking breaks the strong and consistent boundary line along Southfield Road and is undermining the character and appearance of the area
- A number of historic front boundary walls and piers are in a poor condition and vulnerable to fabric decay and eventual loss
- The use of non-traditional materials (e.g uPVC) and modern roof tiles undermines the character of some building frontages and the wider context





Westbury Road and Waters Lane character area

8 Westbury Road and Water's Lane

Summary description

Westbury Road, which becomes Westbury Hill towards the north is the main route into Westbury-on-Trym from the city centre in the south. The character area is centred on the triangle of routes: Westbury Hill, Eastfield Road and Water's Lane and the quieter streets and mews developments off these.

Built form is predominantly residential, though individual streets have a range of architectural styles, ages and plot rhythms. The building styles and character is strongly linked to the historic development of the land in the early to late 19th century.

Uniting the whole area is an overall high quality buildings with many historic boundary walls and mature trees, hedges and private planting.

Key Views and Landmarks

Westbury Road/Westbury Hill cuts a swathe through the steep southern side of the Trym Valley. This topography gives a panorama across to the tree lined ridge of Sheep Wood in the north. There are also glimpsed views to the Kings Weston Ridge to the north west; seen from the top of Southfield Road and between the large villas that front Westbury Road. The widest panorama reaches as far as Wales in the distant west from the Junction of Eastfield Road and Water's Lane.

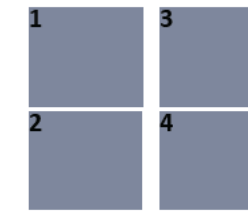
The tower of Holy Trinity Church can be seen from Westbury Road/Eastfield Road Junction. The pointed spire of Westbury Methodist Church is a prominent landmark from Westbury Hill. Westbury Village Hall is also a landmark at the junction of Eastfield Road and Water's Lane.

Key

- Listed buildings
- Unlisted buildings of merit
- Character buildings
- Grouped buildings of merit
- Neutral buildings
- Negative buildings
- Landmark buildings
- Local landmark



Westbury Road and Water's Lane



- 1 Wide view from the junction of Water's Lane and Eastfield Road, the Mouse PH is a Local Landmark
- 2 The former Girls' School on Eastfield Road, now Henleaze and Westbury-on-Trym Community Church (Unlisted Building of Merit and Local Landmark)
- 3 Early Victorian terrace (Grouped Buildings of Merit) on Eastfield Road
- 4 The Westbury 'lock up' (Grade II listed) on Westbury Hill, directly below the former Infants' School (Local Landmark)

Positive characteristics

- The area has a range of architectural styles, with many fine listed buildings, Unlisted and Grouped Buildings of Merit
- The main route structure was established by the 1840s, with a number of mews developments tucked away from the main routes e.g Albert Place and Westbury Mews
- A number of significant buildings and heritage assets relate to the historic development of the area e.g the Post Office Tavern, the Westbury lock-up (Grade II listed), and the former Girls and Boys Schools on Eastfield Road
- High rubble stone boundary walls are an important feature, particularly along Westbury Road/Westbury Hill. Other routes retain a high proportion of boundary walls, gate piers and area railings
- There are some surviving examples of traditional street furniture, e.g lamp standards and street signs which add to the local character

Predominant material palette

- Pennant sandstone with limestone dressings
- Limestone ashlar
- Rough-cast render in 30s semi-detached houses
- Red clay brick with limestone dressings
- Limestone random rubble boundary walls
- Clay double-Roman pantile roofs

Predominant scale and massing

- 2 storey terraces or mews-style cottages directly addressing the pavement edge or set behind small front gardens and area railings
- Up to 3 storey early Victorian or Regency paired villas or detached houses in more substantial plots
- Some substantial late-Victorian institutional buildings



Negative Features

- Loss of front gardens/boundary treatments to off street parking is undermining the character of individual buildings and the overall street scene.
- A number of properties have had traditional windows and doors with unsympathetic materials (e.g uPVC), to the detriment of the quality and appearance
- A standardised utilitarian approach to street lighting, road markings, traffic signage undermines the quality of the architecture and views, especially around Eastfield Road/Water's Lane and along Westbury Road. Reducing the height of the lamp standards rationalising traffic bollards and road markings would enhance the areas character appearance, especially along quieter residential streets.



Challenges and opportunities

5



Challenges and opportunities

The Westbury-on-Trym 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 Westbury-on-Trym 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 Westbury-on-Trym can be preserved or enhanced through ensuring that new buildings complement their neighbours in scale, style and use of materials; encouraging the retention or reinstatement of architectural, boundary, paving and shopfront details that add character to the area; encourage the improvement of signage and shopfront design; and encourage 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 below may be used as a tool to focus strategic priorities or external funding sources aimed at resolving them.

Area affected	Description	Opportunity
1. Henbury Road environs	Utilitarian street furniture, particularly lighting and traffic enforcement signs	To improve the public realm through an increase in street tree planting, and to encourage new or replacement street furniture more sensitive to the local character; and to encourage the rationalisation of street signs, and the removal of redundant ones, where appropriate
	Maintenance of the River Trym	To enhance the setting and interpretation of the River Trym through better maintenance, removal of overgrown foliage and tipping. To encourage better interpretation of the Trym that better reflects its historic significance
2. Commercial core	Over-engineered road layouts that compromise ease of pedestrian movement with narrow footways and excessively wide road junctions, particularly at Westbury Court Road/Church Road/High Street and at the War Memorial roundabout	To seek road layout improvements that place pedestrian movement above the cars, to support local businesses and generally enhance the character and appearance of the Conservation Area through a dialogue with Highways and Placeshaping colleagues and in support of community initiatives
	Commercial signage	To seek a discontinuance notice on advertising hoardings that detract from the character of the area and encourage a review of advertising controls where commercial signage impacts negatively on the character and appearance of an area, in dialogue with Planning Enforcement colleagues and the local community
	Utilitarian lighting and street furniture	To improve the public realm through an increase in street tree planting, and to encourage new or replacement street furniture more sensitive to the local character; and to encourage the rationalisation of street signs, and the removal of redundant ones, where appropriate

Challenges and opportunities

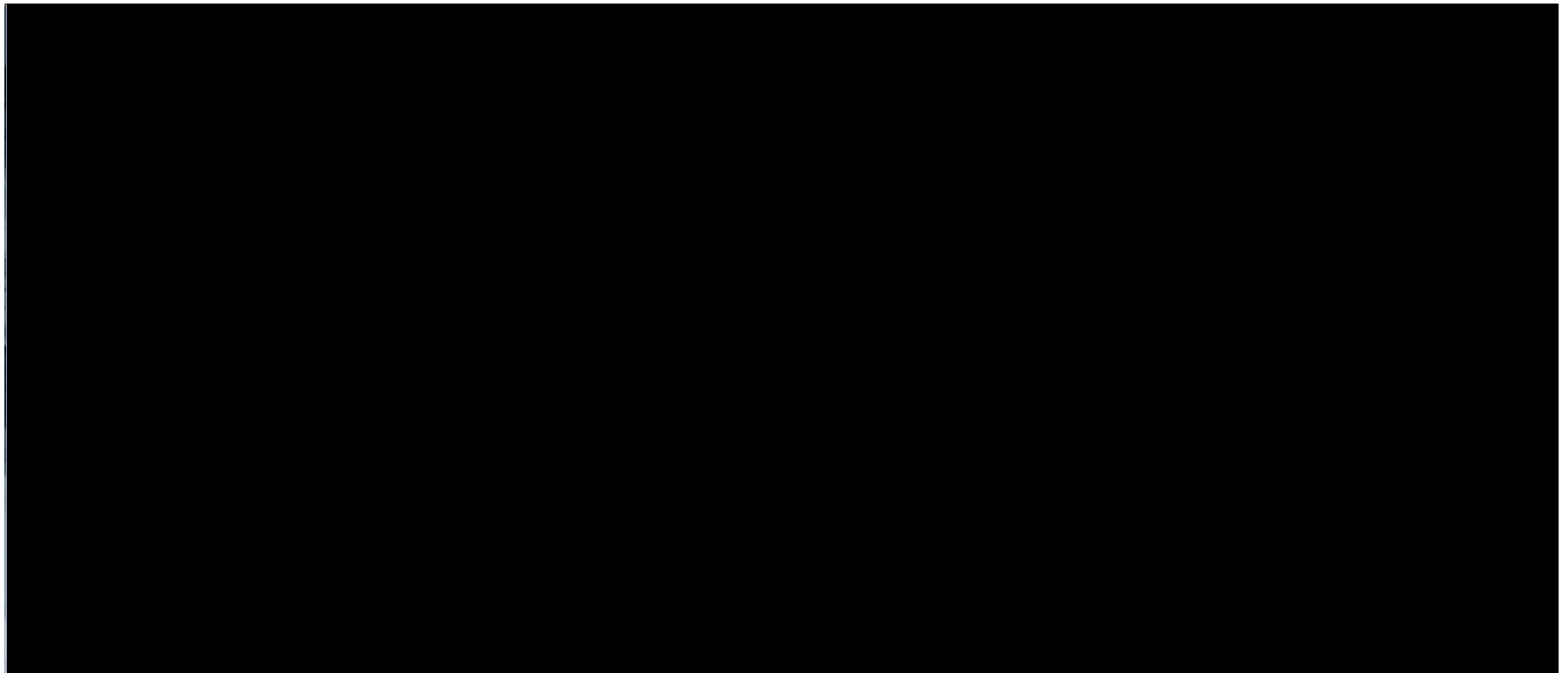
Area affected	Description	Opportunity
	Poor quality shopfronts and signage	To encourage the retention, or reinstatement, of traditional shop fronts through the planning process. To seek enforcement action where a breach of planning control has occurred
3. College and Church Road environs	Poor maintenance of historic buildings and inappropriate materials such as uPVC on traditional buildings	To encourage the sensitive restoration of listed buildings that are suffering from decline. To encourage the appropriate removal/reinstatement of traditional features such as timber windows and to resist the loss of traditional features where possible through future Development Management negotiations
	Poor quality footways	To improve pedestrian amenity and generally enhance the appearance of the area through better maintenance and repair of the footways and supporting better pedestrian amenity through the area
	Utilitarian lighting and street furniture	To improve the public realm through an increase in street tree planting, and to encourage new or replacement street furniture more sensitive to the local character; and to encourage the rationalisation of street signs, and the removal of redundant ones, where appropriate
4. Channell's Hill	Utilitarian lighting and street furniture	To improve the public realm through an increase in street tree planting, and to encourage new or replacement street furniture more sensitive to the local character; and to encourage the rationalisation of street signs, and the removal of redundant ones, where appropriate
5. Historic village	Traffic and rat-running along Chock Lane, particularly during rush hours	Encourage a review of traffic and pedestrian conflict in order to establish an appropriate solution to traffic control that does not impact negatively on the visual amenity of the area through an increase in utilitarian signage
	Utilitarian lighting and street furniture and electricity sub station	To improve the public realm through an increase in street tree planting, and to encourage new or replacement street furniture more sensitive to the local character; and to encourage the rationalisation of street signs, and the removal of redundant ones, where appropriate
	Unsympathetic post-War developments and materials, particularly uPVC that fails to respond to local character	Encourage the appropriate redevelopment or material alteration to negative buildings or features that detract from local character, in order to preserve or enhance the character and appearance through future Development Management negotiations

Challenges and opportunities

Area affected	Description	Opportunity
6. Church and setting	The small portion of public realm in front of the Church is undermined by parked cars and utilitarian street furniture	To encourage enhancement of the public realm in front of the church, off church road to provide a better setting for this Grade I listed building and the Grade II* listed no. 38 and Grade II listed no. 39
	Unsympathetic post-War developments and materials, particularly uPVC that fails to respond to local character	Encourage the appropriate redevelopment or material alteration to negative buildings or features that detract from local character, in order to preserve or enhance the character and appearance through future Development Management negotiations
	Maintenance of green spaces of grave yard and former allotment gardens	To encourage better provision of dog fouling measures to enhance these spaces
	Maintenance of historic boundary walls of the grave yard	To encourage the removal of buddleia and ongoing maintenance and repair of historic boundary walls in order to ensure the long-term preservation of these heritage assets
7. Southfield Road environs (proposed extension)	Unsympathetic post-War developments and materials, particularly uPVC that fails to respond to local character	Encourage the appropriate redevelopment or material alteration to negative buildings or features that detract from local character, in order to preserve or enhance the character and appearance through future Development Management negotiations
	Loss of continual front boundary treatments through the creation of off-street parking	Encourage the retention or reinstatement of front boundary treatments to ensure the preservation of the character of the street through future Development Management negotiations
8. Westbury Road and Water's Lane	Loss of continual front boundary treatments through the creation of off-street parking	Encourage the retention or reinstatement of front boundary treatments to ensure the preservation of the character of the street through future Development Management negotiations
	Utilitarian street furniture, particularly lighting and traffic enforcement signs and poor maintenance of traditional street furniture	To improve the public realm through an increase in street tree planting, and to encourage the refurbishment of traditional street furniture or replacement street furniture more sensitive to the local character; and to encourage the rationalisation of street signs, and the removal of redundant ones, where appropriate
	Unsympathetic post-War developments and materials, particularly uPVC that fails to respond to local character	Encourage the appropriate redevelopment or material alteration to negative buildings or features that detract from local character, in order to preserve or enhance the character and appearance through future Development Management negotiations

Statement of Community Involvement

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6 Statement of Community Involvement

Our Place

Proactive community participation is a critical aspect of embedding heritage within place-making processes. To help communities take an active role in securing the protection and understanding of their local area, City Design Group has designed the Our Place toolkit that enables communities to identify and record their neighbourhood’s local character and distinctiveness.

In May 2013, a group of local residents and the Westbury-on-Trym Society carried out an Our Place mapping exercise around the Westbury-on-Trym Conservation Area. The group worked with Peter Insole and Hannah Porter from Bristol City Council’s City Design Group and urban design specialists from Context 4D.

Using mapping worksheets the community participants defined the character of Westbury-on-Trym, including building types, views, landmarks and boundaries. This community exercise, and subsequent involvement from the Westbury-on-Trym Society, has underpinned the understanding and analysis of local character defined within this Character Appraisal.

For further information about the Our Place project visit [redacted]

Publicity and public consultation

The Draft Westbury-on-Trym Conservation Area Character Appraisal was widely distributed for public consultation in March 2014. This included:

Publication on the BCC website at www.bristol.gov.uk/conservationareas 19.03.14

BCC internal consultation (via email 19.03.14) to Planning; Planning Policy; Planning Enforcement; Street Lighting; Economy, Enterprise and Inclusion.

BCC Ward Councillors and the Executive Member (via email 19.03.2014)

Neighbourhood Forum at meeting (01.04.2014).

Wide circulation and publication by the Westbury-on-Trym Society to their members, and inclusion on their Newsletter April 2014

Conservation Area Advisory Panel, English Heritage, Bristol Neighbourhood Planning Network (via email 19.03.14)

BCC Consultation Finder (20.03.2014)

Bristol Evening Post Public Notice (24.03.2014)

The public consultation on the draft document closed on 30.04.2014. Officers then worked on a post-Consultation Draft taking into consideration the comments received as a result of the public consultation. The post-Consultation Draft was circulated with the Westbury-on-Trym Society for wider distribution inviting final comment and revisions.

On 08.06.2015 a briefing report was presented to the Assistant Mayor (Transport, Planning, Strategic Housing and Regeneration.) The Assistant Mayor endorsed the document content as well as the proposed boundary changes.

The Adoption Draft, along with the Assistant Mayor’s Briefing Report was circulated to the Westbury Ward Members for information on 08.06.2015

The decision to adopt the Westbury-on-Trym Conservation Area Character Appraisal and boundary alterations was taken under the delegated powers of Zoe Willcox (Service Director, Planning) on 24.07.2015.

A notice publicising the adoption of the Character Appraisal and boundary extensions appeared in the Bristol Evening Post on 27.07.2015. A Schedule and Adoption Notice notifying of the boundary extensions was also published in the London Gazette on the same day.

Following adoption, the Westbury-on-Trym Society will be notified by email. The adopted document will be published on the BCC Website.