

# **Heritage Statement Regarding St George Church of England Primary School Annex Site**



Prepared by Brandon Hill Residents Association

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Evening view across site to wider city

## 1.0 Introduction

This document is intended to summarise some of the heritage issues that will arise from any development of the site of St George Church of England Primary School Annex on the corner of Queens Parade and York Place.

It is hoped that it will help potential bidders and developers of the site understand the heritage issues that local residents and other members of the community feel most strongly about and that they can factor this into both their plans and bids.

The existing buildings have functioned as a school for around 100 years and there are many advantages in preserving these heritage assets in order that they can continue to be used for educational purposes.

If this is not possible local residents would prefer to see high quality residential development that reflects the heritage of the site and the relatively low density of the surrounding dwellings. This would be in keeping with the heritage setting.

The key issues we have identified are:-

- Maintenance of the existing public views across the site to and from Brandon Hill;
- Impact on the neighbouring Grade II listed buildings;
- Retention of the most important heritage buildings on the site.

In preparing this document we have used a number of existing publications which we have referenced notably Bristol City Council's 2011 document "Character Appraisal & Management Proposals" for "Conservation Area 10, Park Street & Brandon Hill" (CAMPs 2011). We also refer to both Bristol City Council's November 2018 document "Urban Living SPD Making successful places at higher densities" (UL SPD 2018), and the current local plan "Bristol Central Area Plan" 2015 (BCAP 2015). National documents we have identified as relevant include the National Planning Policy Framework 2021 (NPPF 2021) and additional material on Historic England's website.



Daytime view across site

## 2.0 Heritage Setting



Historic painting showing early views across to Brandon Hill, Queens Parade, end wall of no14 and Cathedral from Clifton Wood

The setting for the site is part of a highly valued and sensitive area of heritage, conservation and city townscape, which will place constraints on how the site can be developed. This document sets out the value of these heritage and conservation settings and the need they will create for any future developer to bring forward a sensitive and appropriate form of development.

In particular, CAMPs 2011 sets out that “new development or infill that fails to respect the character of an area, or ignores the predominant building lines, scale, proportions, details or materials etc. can cause serious harm to the special interest of the Conservation Area.” Para 9.9

CAMPs 2011 continues “In recent years, considerable development has been allowed to take place to the south of the Conservation Area boundary..... any remaining development should take into account the views from Brandon Hill and be of the highest quality in terms of materials, design interest, massing and scale.” Para 9.10

It also recommends that Bristol City Council should: “Resist unsympathetic applications which would harm the character or appearance of the Conservation Area.” (para 10.13) and should “ensure that predominant height, scale, massing, footprint, layout, materials, details, roofscape and front and rear and building lines are respected in line with the BLP/LDF policies and findings within the Conservation Area Character Appraisal” Para 10.16

BLP/LDF refers to the Bristol Local Plan and Local Development Framework

## **2.1 The setting: Park Street and Brandon Hill Conservation Area.**

Park Street and Brandon Hill Conservation Area is a highly valued city centre area with a wealth of heritage assets. Many organisations have recognised the importance and uniqueness of this part of Bristol. The regulatory framework places a number of obligations onto the planning authorities as a result of the status this area has been given.

The site is part of the Park Street and Brandon Hill Conservation Area, first designated as a conservation area on 19 February 1975. The Planning (Listed Buildings & Conservation Areas) Act, 1990 defines a Conservation Area as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” The statutory framework places Bristol City Council “under a duty of care to recognise the significance of its built environment and positively manage change within it.” (CAMPs 2011 para 1.3)

According to Historic England, “Conservation area designation ... provides a basis for planning policies whose objective is to conserve all aspects of character or appearance, including landscape and public spaces, that define an area’s special interest.” Their website goes on to say “Designation of a conservation area gives broader protection than the listing of individual buildings. All the features, listed or otherwise, within the area, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all these factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.”

Under the NPPF 2021 conservation areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions.” The NPPF 2021 sets out “the desirability of new development making a positive contribution to local character and distinctiveness” (para 190)

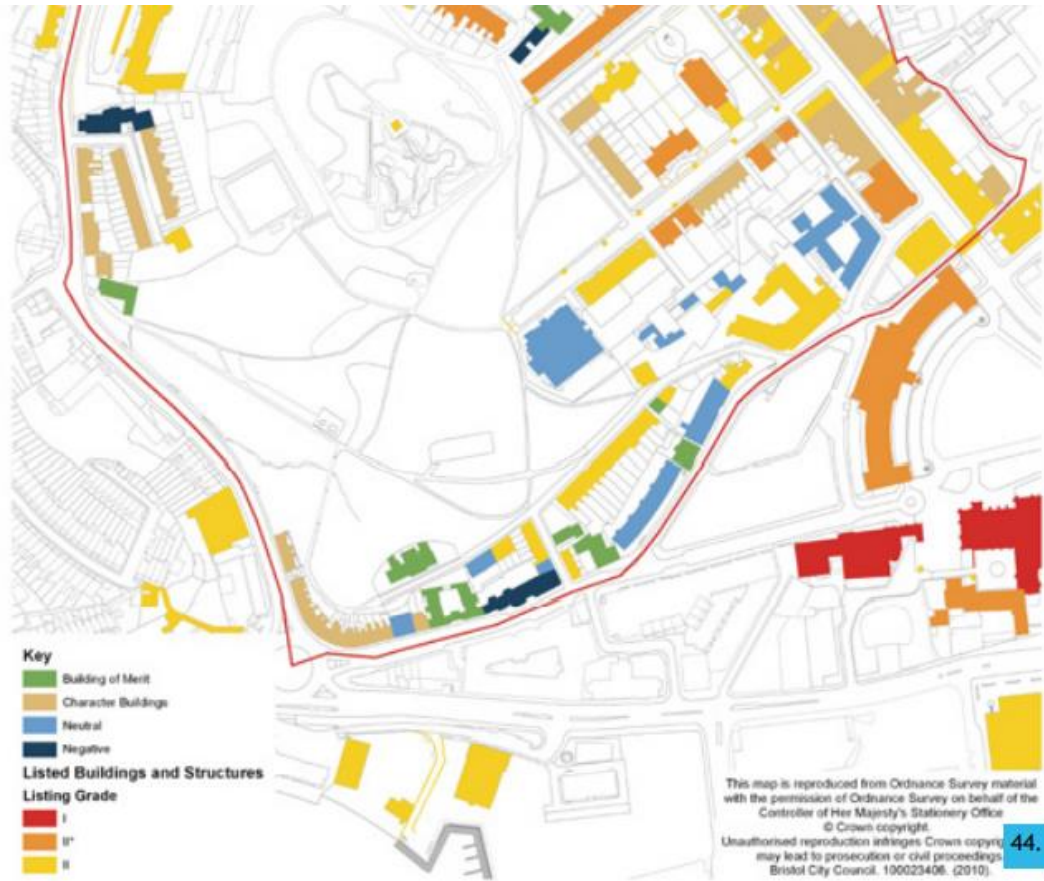
According to the CAMPs 2011:

“The majority of the western half of the Conservation Area is taken up by Brandon Hill, a steeply climbing park landscape that terminates at Cabot Tower, one of Bristol’s most famous landmarks, marking one of the highest points in the city” Para 3.1.3

“Brandon Hill is an important green space occupying the high ground overlooking the Cathedral and Canons Marsh. Its south-westerly aspect and steep slopes make it a pleasant and tranquil space to take in the views across the south of the city. Views into the Conservation Area from these points are also significant” Para 3.2.1

“The steep slope to the south side of Brandon Hill is characterised by the terraced 18<sup>th</sup> century residential townscape” Para 3.1.2

The built environment is one of “high-quality townscape” (Para 4.1) set in “a context of Classical Georgian and Victorian terraces, which to a large extent, have retained the traditional urban grain and architectural integrity” (Para 4.2). These “important terraces... make huge contributions, not only to the Conservation Area but the whole city.” (Para 4.3)



Map Showing Grade II listed and buildings of merit surrounding the site

The setting of both Brandon Hill Park and the terraces of Queens Parade and York Place therefore are important factors in framing the value of the site and putting constraints upon its future use and development.



## 2.2 The Setting: Brandon Hill Park

The St George's site faces directly onto Brandon Hill Park and adjoins the main entrance and viewing corridor into the park from the south. The closeness to this important public green space, of high environmental, biodiversity and heritage value with archaeological sites within it, will require any development to be highly sensitive to the setting.



Entrance To Brandon Hill Park opposite site

The policy map that forms part of BCAP 2015 identifies Brandon Hill Park as 'important open space', a 'site of nature conservation interest', a 'regionally important geological site', a 'local historic park and gardens' and also shows as scheduled ancient monuments, parts of the old defensive ramparts from the English civil war.

In addition, as set out in the CAMP 2011:

"The open area of Brandon Hill Park has vast importance to the city for its leisure use, and its historical significance." (Para 7.1.4)

[Brandon Hill] "park is significant for its biodiversity value; its quality as a public green space in the heart of the city; the views that extend out from it; and for its historic and archaeological interest"  
Para 4.6

"Brandon Hill functions as the largest open space and most dominant topographical feature, both in the Conservation Area and in the wider city context. This historic park, the oldest public park in the country, is protected by Policy NE9 of the adopted Bristol Local Plan, and will continue to be protected in the emerging Bristol Development Framework." (Para 6.1.12)

"The topography and landscape setting of Park Street and Brandon Hill are important factors in its special interest. These allow extensive views into and out of the Conservation Area and contribute to the sense of its prominence in the context of the city" (Para 3.2.4)

### 3.0 Views Through the Site

The St George's School site sits in an important position for views into and out of Brandon Hill Park, as well as framing the views along Queens Parade and up and down York Place. As stated in CAMP 2011: "Preserving the setting and views out from, as well as views into the Conservation Area, is vital in protecting its character and significance." (Para 6.2.11)

The current site fills an important gap through which several key walkways and views from Brandon Hill Park are framed - notably to St Mary Redcliffe and the wider old city, the townscape of Queens Parade and York Place and the Harbourside area from Brandon Hill. Longer views into and out of Brandon Hill Park and Cabot Tower that pass through the current site give the quality of openness into Brandon Hill Park that contributes to the Conservation Area's special quality.



View across site from York Place towards greenery of Brandon Hill

CAMP 2011 references "the quantity and quality of views and panoramas that extend out of and into the Conservation Area." (Para 4.5).

CAMP 2011 continues "The spectacular city-wide views enjoyed from the Park Street & Brandon Hill Conservation Area are fundamental to its special interest. For the purpose of Character Appraisals, four types of views have been identified:

- Panoramic Views – are wide-reaching views that extend across the city and beyond.
- Long Views – are long-distance views across the City, to key features or landmark buildings. Views both into and out of the Conservation Area fall within this category.
- Local Views - tend to be shorter and confined to a specific locality such as within the Conservation Area. They include views to skylines, local landmarks, attractive groups of buildings, views into open spaces, and squares, and along streets.
- Glimpses – allow intriguing glances along intimate routes or into spaces. They make an important contribution to local character." (Para 6.2.1)





Panoramic shot from Brandon Hill showing Georgian terraces of Queens Parade and York Place and view through site to hills beyond Bristol

Panoramic views from the lower part of Brandon Hill as well as local views of Queens Parade and York Place and glimpses of Brandon Hill Park from St Georges Road all have the potential to be impacted by any new buildings on this site.

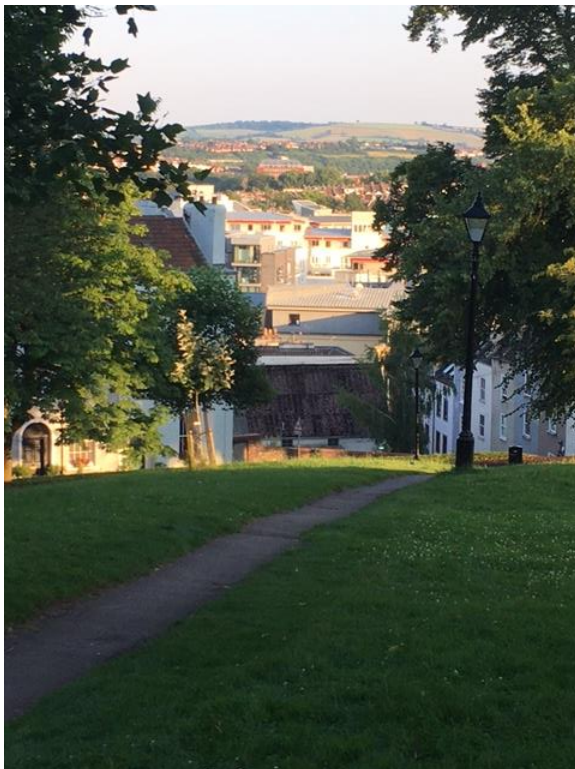
CAMP 2011 identifies a number of the most critical views in this area:

“The variety and quality of views in Park Street and Brandon Hill are critical components of the area’s special interest.” (Para 6.2.2)

“Brandon Hill, with Cabot Tower at its summit ... are significant features picked out in many views into the Conservation Area.” (Para 6.2.6)

“Brandon Hill provides important views to the countryside of the Mendip and Bath hills.” (Para 6.2.3)

“From within the Conservation Area, Long Views are enjoyed to a number of Bristol’s landmarks, including Bristol Cathedral, St Mary Redcliffe Church, and the SS Great Britain.” (Para 6.2.5)



Long views across site from Brandon Hill to Dundry and spire of St Mary Redcliffe

CAMPS 2011 also identifies how these critical views could be impacted by insensitive development: “Long views into and out of the Conservation Area are particularly threatened by any new developments and large roof forms that interrupt these views in or out, or that will obscure the famous Bristol landmarks.” (Para 6.2.7)

“...many of the key local views include views along streets where the siting, height and mass of the buildings channel views to specific buildings or groups of buildings.” (Para 6.2.8)

“Views down streets off these main thoroughfares are also significant. ... Views of rear elevations are equally important, especially views from the public realm into green spaces” (Para 6.2.9)



View of Queens Parade from rear with views through and over site to greenery on Brandon Hill

The importance of retaining gaps in the terraces to enable glimpsed views through them is also identified in CAMP 2015:

“Glimpses are common throughout the Conservation Area and add greatly to its special interest. Many are via the gaps between terraces and along local footpaths. These include views to private gardens along the rear building line which carry the eye along and across the gardens to include glimpses of rear elevations or more distant glimpsed views that include both front and rear elevations, the roofscape, and landscape beyond” (Para 6.2.10)



Glimpses of Brandon Hill Park from St George’s Road through site



View up York Place into Brandon Hill Park

Finally CAMP 2015 makes particular note of the views from Queens Parade and Brandon Hill, saying these are a strength of the Conservation Area and noting the “superb views into Brandon Hill Park and towards the floating harbour from Queens Parade” and highlights the threat that is created by “new developments obscuring or undermining views from Queens Parade” (Para 7.1.5b and associated table).

“Views from Brandon Hill are probably the best and well known in Bristol: similarly views to the park are a significant marker of Bristol’s landscape” (Para 7.1.5b)



#### 4.0 The Site: Appropriate Scale for any New Buildings on the Site

In Bristol City Council’s November 2018 document “Urban Living SPD Making successful places at higher densities” (UL SPD 2018), the St George’s site is explicitly identified as being in an area with “low potential for significant intensification” around Brandon Hill and Brandon Hill Park due to being an area “of strong townscape and/or landscape character with intrinsic value e.g. protected open space, significant character areas within Conservation areas” (Page 23)

UL SPD 2018 also gives strong guidance against taller buildings in the context of this site’s location: “The impact of tall buildings proposed in sensitive locations should be given particular consideration. Such areas might include conservation areas, listed buildings and their settings, scheduled monuments and registered historic parks and gardens.” (Page 50)

“Tall buildings will generally be discouraged on physically constrained sites within existing built up areas, where a tall building is likely to have a negative impact on the daylight and sunlight penetration into the habitable rooms of existing buildings, or onto well used parts of the public realm.” (Page 50)

“A tall building should not be located where:

- it hides or masks the topography of the city
- it harms valued views from key vantage-points
- it has a detrimental impact on the city’s historic environment (see Appendix C)
- it has a significant negative impact on the amenity of nearby occupiers or on the public realm” (Page 51)

A tall building on this site would inevitably block views across the city from the lower reaches of Brandon Hill, impact on views of Queens Parade and York Place and negatively impact on light into the gardens of Queens Parade and windows at the front of houses in York Place.



View to Queens Parade from Brandon Hill Park illustrating why a tall building would be inappropriate for this site

#### 4.1 The Site: Impact on Queens Parade and York Place

The current site sits directly between and adjoining two Grade II listed Georgian terraces. Any development should not adversely affect these direct settings of Listed Buildings and would be opposed by residents unless of high quality and sensitive design.

The eastern boundary of the site directly abuts a fully Grade II listed 1794 city centre Georgian terrace on its east side (Queens Parade). Part of the southern boundary of the site directly abuts the late Georgian Grade II listed terrace (York Place) and the western boundary directly faces the opposite side of the intact stepped late Georgian Grade II listed terrace.



Georgian terrace of Queens Parade 2020

These terraces remain intact of their historic character and create an important townscape that would need to influence and constrain any planned development on the site.

CAMP 2011 sets out that the “less well known, but of architectural and historic significance, are the quieter backwaters of Georgian residential developments that create a quality backcloth to the area.” (Para 7.1.3). This includes Queens Parade which are “formal Classical terraces looking on to Brandon Hill.” (Para 6.1.11). It also states that ““Georgian & Regency Buildings: are most notable in the terraces of Queens Parade, Charlotte Street, Berkeley Square and Berkeley Crescent” (Para 7.2.2)

Queens Parade focuses on a composed terrace of 14 houses constructed in 1794. Particular aspects of the terrace worthy of note are:

- the consistent door and window layouts
- fan lights above each front door (see CAMP 2011 figure 47)
- original roof lines
- the full set of chimney stacks.
- consistently tiled roofs hiding the central valleys.

No 15 Queens Parade was built after the main terrace and is also a Grade II listed Georgian property. It has an eclectic style and layout of windows and its Mansard roof presents a visually pleasing end to York Place as it abuts the park.



No15 Queens Parade 2021

Further along Queens Parade a further late Georgian terrace of 3 houses (nos16,17,18) and a more recent block of flats reflect the roof height of no 15 Queens Parade, which itself is considerably lower than the roofline of the main terrace as a result of the sloping topography.

Other buildings in the street identified in CAMP 2011:

“...include the ‘Gotick’ style Brandon Cottage, which became home to the Bristol Savages in the late 19th century, and the late 18th century Brandon House.” (Para 5.15).

CAMP 2011 goes on to discuss the importance of backdrop limiting the scale of any further development in these streets:

“The historic street layout and the relationship of built form to open space define the framework of an area. The traditional pattern of development, front and rear building lines, planned open spaces, enclosed open spaces, street layout, and plot sizes should be respected and used to dictate the scale and level of enclosure or openness appropriate to the Conservation Area” (Para 6.1.1)

“York Place is a quiet narrow street with a terrace of early 19th century townhouses that step up to Brandon Hill. The character instantly becomes a quiet backwater away from St George’s Road contained by villas and terraces and providing a mainly Georgian backcloth to views down Brandon Hill.” (Para 7.1.4 i)

“Gotick” possibly a mistype of Gothic in CAMP 2011



The stepped terraces on both sides of York Place naturally lead the eye up to the green slopes of Brandon Hill. Any development on the southern half of this site should not exceed the roofline that is created by the stepped terrace on the opposite side of the road. Taking the roofline higher would risk overpowering the properties on the west side of York Place.



Photos of York Place show importance of stepped roofline in not overpowering the narrow road, and how eye is led into green space of the park beyond

CAMP 2011 moves on to discuss the views from further along Queens Parade:

“At the west end of Queens Parade is a stretch of traditional Pennant setts and St George’s Primary School, a late Victorian building in Pennant stone. Here, the steep drop from Brandon Hill down to St George’s Road allows for excellent views over the lower rooftops. The design quality of any new modern roof form is particularly significant, when seen from Queens Parade” (Para 7.1.4 k)

“Retaining the traditional character buildings in this part of the Conservation Area is important as recent developments have gradually eroded the urban grain.” (Para 7.1.4 l)

## 4.2 The Site: Existing Buildings and Heritage

The actual site contains several buildings and features of historic and conservation interest;

- It contains a locally listed former Methodist Church Hall
- The boundary of the site is contained by a 1794 Bristol stone perimeter wall, which we believe could be listed, as other similar walls are.

CAMP 2011 explains that in relation to the conservation area Buildings of Merit make “an important contribution to its character.” (Para 7.5.1)

And goes on to say:

“Buildings of Merit are unlisted buildings that make a special contribution to the Conservation Area. These are usually of particular architectural or historic interest. The identification of a building within the Conservation Area as being of particular merit will be of material consideration in future planning decisions. Buildings of Merit include:

- • St George’s C of E Primary School
- • St George’s C of E Reception” (Para 7.5.3)

The former Methodist Church Hall is also listed alongside other buildings like the Georgian House Museum as a Community & Cultural landmark in the Character Appraisal section of CAMP 2011 (para 6.3.3), as well as being a locally listed building.

The boundary walls are arguably the most noticeable part of the site and play an important role in framing views and reinforce the characteristic feel that this style of walls gives to the area. This boundary wall predates any of the other buildings on the site. The curved top below the corner reflects similar curves in the walls that divide gardens along Queens Parade.

A wall of similar construction separates no 15 and no 16 Queens Parade. We believe the similarly styled retaining walls supporting the park are listed.



Illustrations of characteristic boundary walls showing curve repeated in garden walls and proximity of similar wall retaining Brandon Hill

On their website Heritage England are clear “Demolition or substantial demolition of a building within a conservation area will require planning permission from the local planning authority.”

## 5.0 Additional Constraints Affecting the Site

### 5.1 Privacy and Overlooking the Eastern Boundary of the Site

The current eastern boundary of the site adjoins the end of the houses of Queens Parade and also the private gardens and terraces. At present none of these gardens are overlooked from this eastern side, whilst public views into the rear of the houses are extremely limited and distant.

The existing buildings within the site are either of a height that does not go over this eastern boundary wall, or, in the case of the Methodist Hall, does not have any above ground level – meaning no view over the wall and into the gardens is possible.



View into private gardens from Boundary Wall which would be replicated if windows were put on eastern face of any new building higher than current Boundary Wall.

Any building above the height of this current boundary wall would compromise the privacy of existing residents – including direct views into private bedrooms, private living rooms, kitchens and other intimate living quarters - and would have a negative impact on residential amenity. It would also look directly into private gardens and onto the private garden terraces of the street.



Views into no 14 and no15 Queens Parade from boundary wall



In addition, a higher density and massing of development on this southern and eastern boundary of the site would cause problems with overshadowing and compromising the overall character of the area, both on views and residential amenity.



## 5.2 Ancient Lights

Windows on the front of no 15 Queens Parade and nos 3,4,5,6 and 7 York Place will be impacted by any taller building on this site.



Views across site to windows of 15 Queens Parade and nos. 7,8,9 York Place that would have significant reduction in light if tall building erected on this site

The height of any building on the eastern boundary of the site could impact on the light available to windows on the rear of no 14 Queens Parade



Light crossing site into windows of 14 QP

### 5.3 Impact of light into Brandon Hill Park.

The main terrace of Queens Parade means that the southern boundary of the park is in shadow for much of the morning. The gap created by low level buildings currently on this site means that the steps into the park at the top of York Place benefit from direct sunlight from early in the morning. Any higher buildings on this site would inevitably cast a longer shadow into the park making this entrance darker and substantially less attractive.

Local gardening activists have reclaimed part of the boundary and planted with a pleasing mix of bulbs, poppies, nasturtiums and lavenders as well as framing the steps with two large pots containing ornamental Bay trees. These enhancements to the public domain would be threatened by reducing the hours of sunlight this area receives.



Photo taken at 9.30am during July illustrating how the height of Queens Parade blocks morning sunlight from Brandon Hill Park but that the lower level of buildings on the site allows direct sunlight to reach the steps into the park from early in the morning. At other times of the year the sun is lower and longer shadows fall higher up the slope into Brandon Hill Park.

### 5.4 Services Crossing the Site

It is likely that shared waste water and sewage pipes cross the south east corner of the site.



## 5.5 Constraints Imposed by the Existing Road Infrastructure

On the Queens Parade side of the site ground level is approximately 5m below the level of the road. Queens Parade itself is relatively narrow 6m at this point.

The T junction formed by Queens Parade and York Place is constrained by narrow roads and visual impairments formed of no 15 Queens Parade and the boundary walls of this site. Should more than one vehicle be attempting to negotiate this junction a degree of backing up and shuffling forwards and backwards often ensues.

York Place is very steeply graded (approx. 10%)

York Place is also exceptionally narrow. 4m kerb to kerb and only 6m from house front to the boundary wall of this site.

Queens Parade is designated as an 'intimate route' in the Conservation area as shown in CAMP 2011 Map 3: routes and spaces

On the subject of these narrow roads CAMP 2011 says:

"Intimate Routes and the network footpaths that permeate the Conservation Area contribute greatly its charm and character many are Medieval in origin. These include the footpath running across the southeast/southwest portion of Brandon Hill, which leads from 'Frog Lane' (Frogmore Street), up Brandon Steep [along Queens Parade] to Jacob's Wells Road and Clifton beyond." (Para 6.1.10).



View down York Place illustrating how narrow road is and the intimate nature of route

## **Annex 1: Descriptions of the Buildings and Structures on the site**

### **Details of the site**

The site in question is at the corner of Queens Parade and York Place and has the postcode BS1 5XJ.

The site is trapezoid in shape. The shortest side is approximately 15m and faces onto Queens Parade. The opposite side is approximately 5m wider. The site is approximately 30m deep.

Around half of the site has been built on with the remaining part covered by a level tarmac playground. The buildings include the original single storey Methodist Hall building and a more modern two storey classroom block.

The south west corner of the site is at street level and there are two pedestrian width entrances onto York Place. Whilst the site is level the surrounding ground levels rise steeply so as the north east corner is two storeys (5m approx) below street level.

#### a) Historic Chapel building



This building is believed to date from 1888.

This is a single storey building

It is thought to be of stone construction with an Asbestos and concrete tile roof. It covers the southern part of the site.

A circular leaded light window (clear glass) faced onto York Place but has now been filled in. A further pair of large windows on the East end faces the boundary wall of gardens of Queens Parade.

A more recent canopy is fixed onto the north side of this building and there is a small covered entrance on the southern side that abuts onto no 8 York Place.

b) Double storey classroom building



This is a building believed to date from the 1930s.

It shares a party wall with no 14 Queens Parade.

It is probably of brick construction and has a rendered finish. It has a flat roof.

It is a relatively low building and below the street level of Queens Parade.

c) Boundary walls to North, West and South of site

The perimeter walls are believed to be built soon after the Queens Parade was built.

They are approximately 2m higher than the pavement and built of Bristol stone topped with engineer brick. They are of similar style to the retaining wall on the opposite side of Queens Parade, and Brandon Steep used to support Brandon Hill and the wall between no 15 and no 16 Queens Parade. This style of wall is a defining characteristic of this area of Bristol. The reverse curve at the top of the wall as it descends York Place reflects similar reverse curves in the boundary walls between properties in Queens Parade which are also built to the same style.

There is evidence of a doorway adjacent to 14 Queens Parade that has now been bricked up and there are two other entrances on York Place.

As the ground behind the boundary wall has been cleared to create the level space used as a playground the lower part of the wall performs the structural purpose of retaining the weight of the road surface and Brandon Hill above the site.

A lower level bricked up doorway suggests that cellars may well have been excavated beneath the pavement of Queens Parade.



Rear of boundary/retaining wall onto Queens Parade 2021

To the East of the site these walls form the boundary with numbers 14 and 13 Queens Parade. These are of similar construction but shown on deeds as belonging to 14 and 13 Queens Parade respectively.

## Annex 2: Historical Background to site and use prior to 1945

Our research had yielded the following information. We are indebted to local historian John ..... for his help in supplying this information.

On 26 September 1848 a John Barrett took a lease on a piece of ground at the north east corner of York Place on the corner of Queens Parade. This land remained open and between 1858 and 1862 it was a garden in the tenure of Edward Barr. From 1862 there was also a yard and shed on the land. Commencing with Henry King and then between 1871 and 1890 James Stone and Sons painters and decorators conducted their business there. Henry Newman and William Lennon kept the garden and the Barrett family continued to hold the lease.

The building of the chapel must have taken place in 1890 because it remained a builder's yard until that date and in 1891 the church is listed on the site.

1888 Schedule of Corporation Property; the Rev. Lefroy – Ground at Queens Parade (this was almost certainly the ground used for The Church of the Good Sheppard)

3 December 1889 M/BCC/imp: *The Rev. Lefroy wishes to re-erect the wooden building covered with galvanised iron now standing in Upper Berkley Place on the said void of land at the junction of Queens Parade and York Place. Permission Refused*

6 December 1888 EP/A/22/StGBH: *Bristol proposed Church of the Good Shepherd on Brandon Hill, St George V, conveyance of the site (EP/A signifies this is church land). Also included are plans of the chapel building.*

Other documents filed with the above are dated: -

21 February 1933 EP/A/22/StGBH

Brandon Hill St George V Church School Site

*In the year 1888 the Ecclesiastical Commission by deed dated 6 November 1888 conveyed a piece of land belonging to them as the site of an intended new church at Brandon Hill....This land has never been used as the site for a church and is not now required for this purpose and the Commission at the request of the vicar have appropriated the land as a site for a school under the School Sites Acts and are conveying the land to the ministers and the churchwardens under their powers for this purpose given by the Church Buildings Acts. I think therefore that it would be desirable that the deed for 6 November 1888 should be withdrawn from the registry.*

The following document was also filed

*....after reciting that by a deed of 6 November 1888.... The piece of land conveyed as the site for an intended church to be called The Good Shepherd, Brandon Hill, And after reciting that a building had been erected on the land but that such land and the building had not been consecrated and were not required for the purpose for which they were conveyed*

From 1933 the buildings have been used as part of the school now known as St George Church of England Primary School. Evidence from the minute book explains the development of the buildings.

The buildings on the east side of the site against no 14 Queens Parade are believed to date from this period.

21131/SC/StGbh/M (a church document)

Overcrowding was a concern and in 1925 it was proposed that the upper floor of the Gurney Memorial Hall has been used as a class room and the infant school used only for smaller children.

24 June 1929: *...further developments in way of building on the site of the Mission Church of the Good Shepherd was considered but without extensive financial help it would be impossible...*

1 February 1933: *An estimate for the erection of proposed new infant schools. The vicar reports that the deeds for the site of the Church of the Good Shepherd authorizing the conversion as a new Church of England School.*

30 June 1933: the new school premises were inspected

1 July 1933: *A skittle alley is part of the new infant school which is placed in the foundations of the new sun room. This solarium is believed to be the only one in the west of England. The skittle alley was for the use of the Old Boys Society and fathers of the pupils.*

5 September 1933: *Planning permission sought to convert the old infant school of St George Brandon Hill into a church hall.*

25 May 1937: *the infant school is closed and amalgamated with the mixed school.*

12 January 1945: *the infant school is re-opened.*



### **Annex 3: Relevant Planning Policies – Local and National Policies of Relevance to the Site**

The following documents contain a number of comments that we believe could be relevant to future development on this site:

#### **Bristol Development Framework Core Strategy June 2011**

“The city centre contains many built and natural environmental assets. These include key heritage assets: twelve conservation areas, archaeological remains and numerous listed buildings. There is a particularly sensitive relationship between the city centre’s unique townscape and topography” (Para 4.2.8)

On P23 in box titled Spatial Vision and Objectives “The city’s abundant heritage assets will be conserved and its rich historic environments will help shape and inspire new forms of development”

As part of **Policy BCS2**: “Design of development will be expected to be of the highest standard in terms of appearance, function, conservation of heritage assets, sustainability and maintaining and enhancing green infrastructure. Key views will be protected.”

As part of **Policy BCS9** “Open Space: Open spaces which are important for recreation, leisure and community use, townscape and landscape quality and visual amenity will be protected. ... New development should incorporate, or contribute towards, the provision of an appropriate level and quality of open space” “Where development would have an impact on the Bristol Wildlife Network it should ensure that the integrity of the network is maintained or strengthened”

**Policy BCS22** “Development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including:

- Scheduled ancient monuments;
- Historic buildings both nationally and locally listed;
- Historic parks and gardens both nationally and locally listed;
- Conservation areas;
- Archaeological remains”

In explanation of Policy BCS22 : “This policy seeks to ensure that sites and areas of particular heritage value are safeguarded for the future or enhanced both for their own heritage merits and as part of wider heritage regeneration proposals”. (Para 4.22.5)

In box on page 128 titled Policy Delivery in reference to BCS22 “Conservation Area Character Appraisals and the Bristol Historic Environment Record will also be used to inform and understand the contribution heritage assets make to the city’s character, identity and history.....” and continues “...PPS5 “Planning for the Historic Environment” and the accompanying “Historic Environment Planning Practice Guide” contain national planning policies and practice towards the historic environment and heritage assets. These will inform decisions on specific proposals.”

## **Bristol Local Plan: Site Allocations and Development Management Policies Adopted July 2014**

[46c75ec0-634e-4f78-a00f-7f6c3cb68398 \(bristol.gov.uk\)](https://www.bristol.gov.uk/46c75ec0-634e-4f78-a00f-7f6c3cb68398)

“Extensions should be physically and visually subservient to the host building, including its roof form, and not dominate it by virtue of their siting and scale.” (Para 2.30.1)

### **Heritage Assets**

“Heritage assets, which can range from whole landscapes to individual items of street furniture, are a finite non-renewable resource that can often be irreparably damaged by insensitive development. Great weight is given to the conservation of designated heritage assets. As set out in the Core Strategy, the historic environment is important not just for its own sake, but also as an asset that can add value to regeneration and help to draw businesses to the city, acting as a stimulus to local economic growth.” (Para 2.31.1)

“General principles: Development that has an impact upon a heritage asset will be expected to conserve and, where appropriate, enhance the asset or its setting.” (Para 2.31.3)

Listed Buildings: Alterations, extensions or changes of use to listed buildings, or development in their vicinity, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.

Conservation Areas: Development within or which would affect the setting of a conservation area will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance.

Registered Historic Parks and Gardens: Development will be expected to have no adverse impact on the design, character, appearance or settings of registered historic parks and gardens and to safeguard those features which form an integral part of their character and appearance.

Locally important heritage assets: Proposals affecting locally important heritage assets should ensure they are conserved having regard to their significance and the degree of any harm or loss of significance. (Para 2.31.3)

“Development proposals that would affect heritage assets will be expected to demonstrate, by a thorough understanding of the significance of the asset, how any change proposed would conserve and, where appropriate, enhance that significance”

### Conserving heritage assets

“Where a proposal would affect the significance of a heritage asset, including a locally listed heritage asset, or its wider historic setting, the applicant will be expected to:

- i. Demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and
- ii. Demonstrate that the works proposed are the minimum required to secure the long term use of the asset; and
- iii. Demonstrate how those features of a heritage asset that contribute to its historical, archaeological, social, artistic or architectural interest will be retained; and
- iv. Demonstrate how the local character of the area will be respected.”

“Recording the asset

Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to:

- i. Instigate a programme of recording of that asset; and
- ii. Ensure the publication of that record in an appropriate form”

“the historic environment comprises a wide range of assets, which may not merit formal designation, but are nevertheless highly regarded and often much-loved elements of an area. They may be identified during the planning process or during the process of assessments of local character, such as Conservation Area Character Appraisals. Equally, they may be identified by local communities and individuals as part of the preparation of a Local List. Locally listed historic parks and gardens are designated on the Policies Map” (Para 2.31.5)

**Latest Central Government PPS5, (from 2019):**

[Historic environment - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Historic England Guide to PPS 5: <https://historicengland.org.uk/content/docs/planning/ppg-historic-environment-he-briefing/>

### **Permitted Development**

Some permitted development rights are curtailed in conservation areas.

“Although The Town and Country Planning (General Permitted Development) Order 2015 (GPDO) (3) allows certain minor developments to take place without specific consent, this is more restricted in conservation areas.

Local planning authorities may withdraw permitted development rights for a prescribed range of developments that affect the external appearance of buildings in a conservation area by the use of a direction under Article 4 of the GPDO.”<sup>1</sup>

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<sup>1</sup> <https://historicengland.org.uk/advice/hpg/has/conservation-areas/>

#### Annex 4: Current Neighbourhood Makeup

Our neighbourhood already has a high concentration of residential, and therefore would benefit from either something of overall community value (like a nursery).

Consider if a table similar to one below adds anything to our arguments at this stage.

Tenure type	Number of households	Number of residents
Residential including affordable and social housing	QP = 2,3,4,6,8,9,10,11,12,13,14,16 YP: 2 houses Brandon Cottages: 1,2,3,4,5 Brandon House	
Private rental (shared), including student accommodation	QP: 1, 7, 17 Brandon House Annex	
Private rental house of multiple occupancy	QP: 5 QP: 15, 18? YP: all the other houses	
Student only accommodation	Brunel Hotel (Unite) Winkworth House (UoB)	
Affordable / social housing	St George's Court	
Emergency Hostel	St George's Hostel	

Annex 5: Gallery





