

**University of West of
England Glenside
Campus Laundry
Redevelopment
Heritage Statement**

Client: UNIVERSITY OF WEST OF ENGLAND

AB Heritage Project No:60084

Date:01/09/2017

University of West of England, Glenside Campus Laundry Redevelopment

Heritage Statement

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereafter AB Heritage) was commissioned by the University of West of England (hereafter UWE) to produce a Heritage Statement covering the refurbishment of the former laundry at the Grade II Listed Glenside University Campus, Blackberry Hill, Stapleton, Bristol, BS16 1DD (Fig 1) (National Heritage List for England (NHLE) List Entry 1282398). The campus comprises the main element of the former Bristol Lunatic Asylum (hereafter referred to as a Mental Hospital).
- 1.1.2 The Glenside University Campus is located within the Stapleton & Frome Valley Conservation Area.
- 1.1.3 This report will form part of a Listed Building Consent Application. AB Heritage produced a comprehensive Statement of Significance, covering the entire main building of the former Mental Hospital, in January 2017. This report will not seek to replicate information held within that Statement of Significance and should be read in conjunction with it.

1.2 Statutory Designations

- 1.2.1 Glenside University Campus was designated on 25th April 1990 as Statutory Grade II Listed for the following principal reasons:
- 'A good example of a pavilion plan lunatic asylum. The principal rooms such as the recreation hall and library survive well and retain their original features such as coffered ceilings. Good group value with the Lower Lodge and Glenside Hospital Chapel, both listed at Grade II'* (Historic England, 2017).
- 1.2.2 The full Historic England List Entry Summary can be found in Appendix 1 of the Statement of Significance (AB Heritage, 2017).

1.3 Site Location & Description

- 1.3.1 The University of West England Glenside Campus is located on the north side of Blackberry Hill, Stapleton, Bristol and covers an area of approximately c. 9 hectares (ha). Centred on National Grid Reference (NGR) ST 623 763, the complex comprises teaching Blocks A – K and twelve wings of student accommodation.
- 1.3.2 The main element of the laundry is located within F Block and forms part of the north-west corner of the complex. Part of the western elevation of the laundry was extended during the late 20th century (c. mid- 1950s to mid - 1970s). A block was added adjacent to the western side of the main building during the early 20th century (c. 1930s), which is accessed separately. Another small extension was added to the western elevation during the late 20th century, (Fig 2). A detailed description of the laundry can be found in Section 3.2 below.
- 1.3.3 A small external space, largely concreted, is present on the western side, between the later block and the main element of the laundry, this slopes down to the west towards the drive.
- 1.3.4 The western part of the northern elevation faces out onto the drive. An internal corridor runs along the central and eastern part of the main element of the laundry. A recently refurbished

staff room and the remainder of H Block are located to the east. Another internal corridor runs along most of the southern side of the laundry, with the western end facing out onto the drive.

1.4 Proposed Development

- 1.4.1 The Glenside Laundry Redevelopment scheme aims to bring a disused part of the former hospital laundry, which is currently in a state of disrepair, back in to use and provide UWE with much needed open plan teaching space for Paramedics, Occupational Therapy and a Rehabilitation Centre. A new CPD classroom, shared Project Rooms, new WC facilities and a mock-flat are also proposed (Fig 9 – 15) (AHR, 2017).
- 1.4.2 The new Optometry Department requires a more cellular layout comprising training booths, project rooms, optics lab, separate hand washing facilities and full black-out areas for teaching purposes.
- 1.4.3 The redevelopment will comprise a phased approach. Phase 1 would involve the refurbishment of the roofs, ground floor & basement, demolition of the small lean-to, the 1970's elevation and re-cladding of the elevation. The phase 2 part of the works would focus on external works and re-instating the external landscape courtyard by the demolition of the disused boiler house.
- 1.4.4 To summarise, the proposed alterations for the enabling works would include:
- Demolition of the small late 20th century extension on the western elevation;
 - In the late 20th century elevation; blocking of the windows and doorway and moving a doorway;
 - Creating new windows and doors in the late 20th century extension;
 - Demolition of part of the late 20th century former chimney base extension and partitions;
 - Removing the original WC facilities;
 - Rearrange the existing modern WC facilities and associated partitions;
 - Create 4no. new door openings in existing walls;
 - Enlarge 3no. existing door openings and
 - Removal of some internal doors & frames (AHR, 2017).
- 1.4.5 The existing lift shaft will be recommissioned and used for moving items between the two levels (UWE, 2017).
- 1.4.6 The proposed development will aim to retain as much of the current open space as possible, with most of the alterations focused within the late 20th century extension, in order to minimise the impact upon the original historic fabric of the building (Dobosz. K, 2017, *pers comm*, 11th July).
- 1.4.7 In order to facilitate the access of a hospital bed from the adjacent northern corridor, the proposals seek to alter the main doorway on the northern side. This will comprise removing the entire wall nib between the existing door openings and installing a column with a short lintel, retaining both existing brick doorway arches (AHR, 2017).

-
- 1.4.8 Where possible, the new internal partitions will not be full height, reaching a maximum of 2.9m. Only few of the proposed partitions would be full height reaching underside of the roof lanterns and soffits, reaching a full height of c. 8.8m (Fig. 11).
- 1.4.9 Lining systems are proposed for the interior of most of the existing walls due to the clinical character of the new spaces, although the original glazed brick walls will be exposed where possible, mostly along the original main internal walls at high level (Fig 11). The glazed bricks will be retained beneath the wall lining, where exposed. The currently painted glazed brick surfaces are proposed to be stripped with a non-abrasive method such as soda blasting. Several small areas of full height panelling are proposed but these are limited to the new WC facilities (Fig 11).
- 1.4.10 A variety of ceiling treatments are proposed. The timber lantern roofs will be refurbished, as will the later steel framed lantern roofs, with the addition of acoustic treatments beneath the soffits. The remaining ceilings will be suspended or plasterboard (Fig 12).
- 1.4.11 Most of the areas of the floor (apart from new toilet and shower block) are to be raised by approx. 150mm. The raised floor would be covered with mixture of carpet tiles, lino or vinyl and slip resistant flooring. This will involve a raised floor system that will ensure the survival of any original floor surfaces beneath. This will also include the 'undercutting' of several doorframes and the removal and storage for reuse, of several late 19th - early 20th century doors.
- 1.4.12 The treatment of the roof will include the refurbishment of the existing pitched slate roofs by the replacement of damaged slates and artificial slate for natural. Minimal insulation is proposed to minimise any alteration to the pitch of the roofs. The lanterns in the main laundry areas are to be replaced with new. One of the flat roofs in the northern rooms is to have a new low pitch conservation rooflight inserted and modern suspended ceiling removed to expose original steel roof trusses. The flat roofs will also be replaced (Fig 13).
- 1.4.13 A few of the remaining original items (like for example the former speaker system) would be refurbished and retained.
- 1.4.14 The exterior western elevation, which was added during the late 20th century, is proposed to be treated as a modern element of the building and clad with timber (Fig 14). A steel roof access ladder will also be added to the elevation. An inserted window on the northern elevation of the north-west corner is proposed to be blocked with a fixed timber shutter matching in appearance existing timber gates to basement under-croft (Fig 9).
- 1.4.15 A partly altered original set of basement boiler room doors will be replaced with a new louvered door, due to the free area requirement (AHR, 2017).
- 1.4.16 The proposed scheme would reinstate several elements of the original layout of the laundry which have subsequently been removed, such as the reinstatement of the partitions along the northern side room, in the north-west corner, as well as the corridor in the place of the former covered way (Plate 2 & Fig 9).

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 National Planning Policy Framework paragraph 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

- 2.2.1 A meeting was held at the Glenside Campus to, amongst other things, discuss pre-application for the laundry redevelopment. Those present at the meeting, amongst others, were representatives from Bristol City Council, including the Conservation Officers, David Martyn & Planning Officer, Stewart Langer. The following points were highlighted:

- Additional detail regarding the historical use and condition of the space should be included within the Heritage Statement (Alder King, 2017);
- There would be flexibility in terms of the use of the space due to its mixed heritage;
- The adjacent staffroom was noted as a good model of refurbishment;
- The main historic open rooms should be retained insofar as possible but that they were ‘robust spaces’;
- There is potential to sub-divide the rooms provided this is sympathetically undertaken;
- David Martyn was amenable to the demolition of the existing adjacent relatively modern redundant boiler house structure to provide an improved entrance and external social learning areas to the rear of the site, subject to heritage justification and the proposed designs and
- Modern treatment of the exterior of the late 20th century extension was agreeable (Dobosz. K, 2017, *pers comm*, 11th July).

2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists’ Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).

2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.3.3 The Bristol City Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The information from the 500m commercial data search from January 2017, can be found in Appendix 3 of the Statement of Significance and Figure 1. For reporting purposes, the NHLE or Bristol HER reference has been used.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record;
- Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, particularly the National Heritage List for England;
- An additional site visit was undertaken on 11th July 2017. During the site visit, an inspection of the laundry was made and principal areas of the laundry, significant architectural details, fixtures and fittings were noted and digitally photographed using a DSLR Nikon D3300 24.2 Megapixel, 18-55mm lens camera, with tripod where necessary. A selective capture method with single shot image capture using a 23.5 x 15.6mm CMOS sensor was used. The images included a photographic scale where appropriate.
- Relevant documentary resources at the Bristol Record Office were accessed on the 9th December 2016, and the known relevant material at the Glenside Hospital Museum was accessed on the 14th December 2016, for the production of the Statement of Significance, as well as online historic sources.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area

- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

- 2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural

heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

- 2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of The University of the West of England (UWE), and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current August 2017 and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 No intrusive investigation of the historic fabric of the building was undertaken by AB Heritage for the production of this report.

3. HERITAGE REVIEW OF GLENSIDE CAMPUS LAUNDRY

- 3.1.1 The wider history and context of the Bristol Lunatic Asylum can be found in Section 3 of the Statement of Significance (AB Heritage, 2017). The history and development of the laundry in particular is summarised below.
- 3.1.2 Guidelines were set out during the 19th century on the location, design and facilities necessary for an asylum laundry. The laundry was located on the female side of the building, as is the case at Glenside (Burdett, 1891).
- 3.1.3 In 1891, it was advised that as much of the washing should be done by hand as possible, in a long range of fixed tubs with a supply of hot and cold water (Plate 7). Two large washing machines would be in the centre of the wash house (Plate 6), fitted with wringers, for the rinsing and cleansing of the clothes. The clothes would then pass through several rinsing tanks and from there into a wringing machine, preferably a centrifugal one, that would be located close to the door of the drying closets. The main wash house may also have contained several coppers and a soap boiler.
- 3.1.4 The clothes were then dried on drying horses (Photo 15), drawn through the ironing room, with a hand and steam mangle (Plate 7) and then assorted for distribution from the male and female distribution rooms. The layout was designed to avoid any confusion during the process.
- 3.1.5 The foul linen process was kept entirely separate, with a separate wash house adjoining the drying closets, with attached exterior yard. The foul wash house would have contained a small machine, large rinsing tanks and several coppers of 70 gallons each. The foul linen process had its own separate drying horses as well.
- 3.1.6 Glenside had a separate Officers laundry department in one of the northern side rooms. This is an element which is not mentioned in the standard layout guidelines.
- 3.1.7 The engineering section of the laundry would usually have been located beyond the foul linen courtyard and include a boiler house, containing two large boilers. These would have driven the pumping engine and supplied steam for the hot water tanks in the laundry, as well as other processes elsewhere in the building. The engine room would have contained two engines, of a minimum of twelve horse power. There would also have been a smith shop and space for the storage of coal.

3.2 Historic Development of Glenside Campus Laundry

- 3.2.1 The c. 1857 plans for the earliest phase of the asylum (Plate 1), completed in 1861, illustrate that provisions were made for a laundry on the female side of the building, in the north-west corner of the complex. This comprised a series of single storey rooms referred to on the plans as 'laundry' and 'ware-house', accessed from the adjacent receiving rooms on the eastern side. The receiving rooms were themselves accessed from the adjacent large courtyard. These rooms are shown to have had lantern roofs.
- 3.2.2 To the south was a corridor with a series of small service rooms on the western side and to the south a 'laundry patients [sic] day room', suggesting that patients, who only had one set of clothes at this time, would wait for their laundry in the day room. An enclosed drying yard was

located to the north. These rooms remain part of F Block and were converted into a lecture theatre in 2014 (Bristol City Council Planning ref. 14/01695/LA).

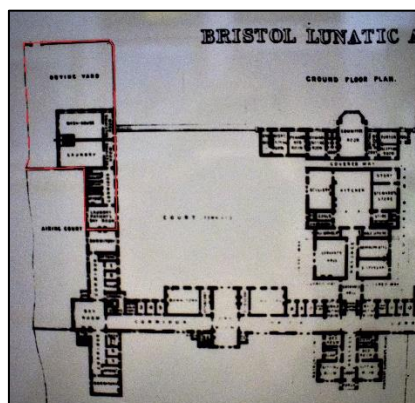


Plate 1: Ground Floor Plan of the Bristol Lunatic Asylum, c. 1857. Original laundry outlined in red (Glenside Hospital Museum)

- 3.2.3 The 1st edition of the 25" OS map, dated 1882 (available online), shows the asylum complex following the 1870s extensions but prior to the substantial alterations of c. 1890. The original laundry had been extended to the west since the completion of the first phases of building (Old-Maps, 2017).
- 3.2.4 In 1885 the Council purchased further land to the west for another extension. This was designed by architect Henry Crisp & Oatley of Bristol and comprised amongst other things, a laundry (Early, 2003 & Large, 1999).
- 3.2.5 Following the substantial extensions to the complex, completed in c. 1889, further additions and alterations were made including, amongst other things, the construction of an entirely new laundry with engine house in the north-west part of the complex, completed in 1892. This did not incorporate the original laundry rooms and swept away the laundry extensions prior to 1882 and the possible 1885 northern extension. The new laundry meant that patients could be supplied with two clean shirts per week.
- 3.2.1 The proposed plans for the further alterations by Henry Crisp & Oatley of Bristol, dated 1889 (Plate 2 & 3 & Appendix 2 of the Statement of Significance), show the laundry as mostly surrounded by internal corridors. At the eastern end, was airing and delivery rooms, with doorways on both sides and small external yards at either end.
- 3.2.2 To the north was three large rooms including the general laundry with three windows at each end and doorways in each corner, leading out into the adjacent internal corridors.
- 3.2.3 The central room was shown as separated into three, with a main central room with drying closets at either end and central double doorways on both sides. To the north and south are two separate rooms which were used as receiving rooms, accessed from the main corridors with doorways leading out into the general wash house, which was located in the large room at the western end.
- 3.2.4 Several doors led out from the general wash house onto a covered way to the west. Columns formed the western side of the covered way and there was a central yard, which included WC facilities. Both northern and southern internal corridors also led out onto the covered way at the western end.

- 3.2.5 On the northern side, was a series of rooms dedicated for the officers laundry. To the west of this was the foul linen rooms, accessed only via the external covered way and included a drying closet for drying beds.
- 3.2.6 Several WC facilities were included throughout the complex, including in the officers laundry and the foul linen section. A drying ground was located on the western side of the complex.

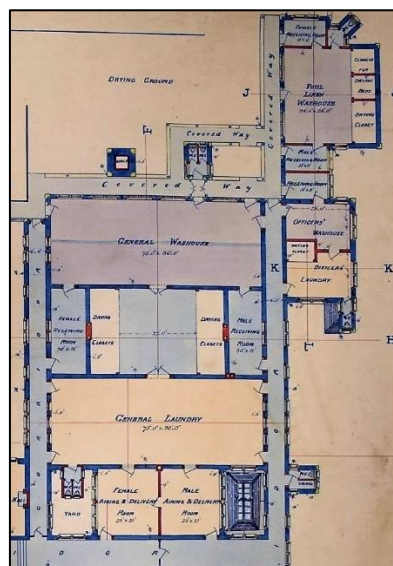


Plate 2: Ground Floor Plan of the new laundry, 1889 (Bristol Record Office ref. Bristol Plans/Arranged/41 [8265])

- 3.2.7 The 1889 elevations and cross sections identify that all the main elements of the laundry, including the principal three rooms, the officers laundry and the foul linen laundry, were all designed with lantern roofs (Plate 3).

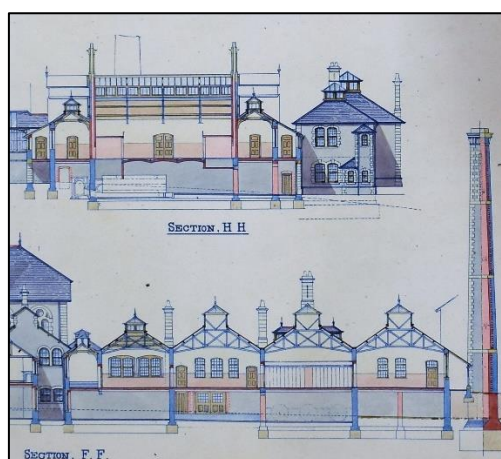


Plate 3: Cross Sections, 1889. East- West Section FF shows (left – right) internal corridor, female airing & delivery room, general laundry, drying closets, general wash house & the chimney. Section HH shows receiving rooms either side of the drying closets (Bristol Record Office ref. Bristol Plans/Arranged/41 [8265])

- 3.2.8 The Plan of the City and County Asylum of 1904 (Plate 4), shows the asylum complex following the 1890s extensions. The layout of the laundry is shown to have altered little, if at all from the 1889 plans.



Plate 4: Plan of the Asylum at Fishponds, 1904. Laundry circled in red (Bristol Record Office ref. Bristol Plans/Arranged/70 [08561])

- 3.2.9 The 1916 edition of the OS map (Plate 5), shows the footprint of the laundry much as it was on the previous map of 1904. It was during the period of the First World War that the hospital was taken over by the War Office as the Beaufort War Hospital. During this period, the Matron of the hospital oversaw the laundry and it is likely that most of the workers were asylum patients (Early, 2003).

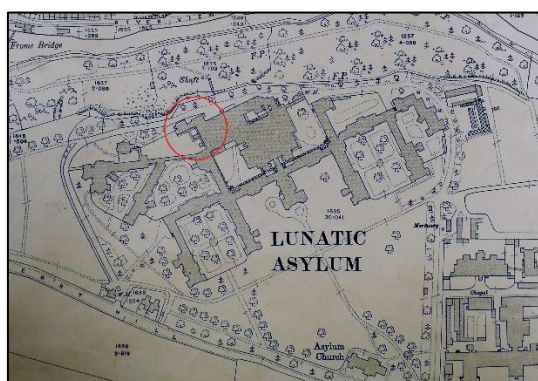


Plate 5: OS Map, 1916 (Bristol Record Office)

- 3.2.10 Photographs taken in the general laundry during the First World War (Plate 6 & 7), show the two tone glazed bricks that lined the wall and that some of the original windows remain. A glazed brick dais with railings was located in front of one of the machines, with a line of sinks behind. The floor was covered with large slag stones. It is evident that the doorways have been altered, with the curved overlights filled in. A belt system is shown operating elements of the machinery (Plate 7).



Plate 6: The Laundry during the First World War (Glenside Hospital Museum)



Plate 7: The General Laundry during the First World War (Glenside Hospital Museum)

3.2.11 The 1935 edition of the OS map (Plate 8), shows the footprint of the laundry much as it was on the previous map.

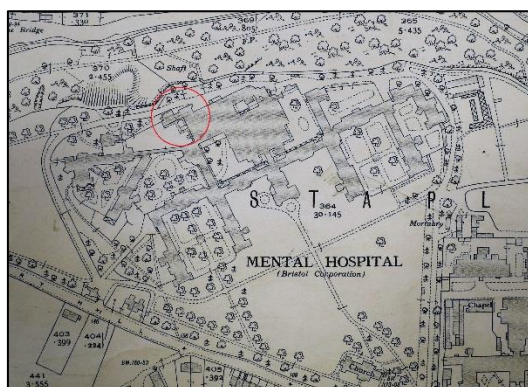


Plate 8: OS Map, 1935 (Bristol Record Office)

- 3.2.12 A further series of refurbishments were undertaken in 1936, to modernise the engineering, heating and hot water systems as well as the laundry, amongst other things (Early, 2003). It is likely that the extension block on the western side of the laundry was added as part of these works.
- 3.2.13 A research department was established in 1945 to undertake biochemical and psychological research, the facilities for which were described as 'remarkable'. Five laboratories were created by converting, amongst other things, part of the laundry and boiler house, making it the largest biochemical research laboratory in the country.
- 3.2.14 The OS Map of 1949 (Plate 9), shows that since 1935, an L-shaped block had been constructed to the west of the main laundry, with a feature, possibly a well to the basement level and a set of steps, on the western side. Except for this, the remainder of the footprint of the laundry remained unaltered.

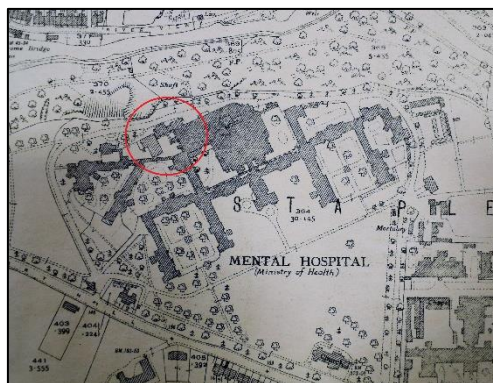


Plate 9: OS Map, 1949 (Bristol Record Office)

- 3.2.15 The laundry department was remodelled and re-equipped in 1953, with the conversion of the boiler to liquid fuel. However, water from the quarry reservoir was used to power the hospital laundry and boiler house into the 21st century (Early, 2003).
- 3.2.16 The 1:1,250 scale OS map of 1951 (available online), shows that the northern part of the extension block had been removed by this date, as had part of the possible access well to the west, although the steps remained. The remainder of the laundry footprint was largely unchanged (Old-Maps, 2017).
- 3.2.17 By the 1974 edition of the map, some substantial alterations had occurred. These comprise the rebuilding of the northern part of the block as an external conveyor. Several oil tanks are shown to the north of the extension block. The western part of the main laundry had been extended west towards the rear of the block. This had resulted in the removal of the original covered way and chimney. A small extension is shown on the western side of the main building (extant) and a feature is present on the south-east corner of the block, although the nature of this is uncertain.
- 3.2.18 Several late 20th century plans, identify that when the western extension was first constructed, the entirety of the covered way on the northern side, remained intact. Plans from 1980 onwards show that the northern side of the extension had been extended to the north by this date (UWE).
- 3.2.19 The external conveyor from the block extension was removed in c. 1992 and was replaced with a lift system. Some external alterations were also undertaken at this time and may include a filled in doorway on the west elevation (Bristol City Council planning ref. 92/01807/F). In 1994, an external loading area to the laundry was created, probably forming the current ramp and railing present on the west side of the block extension (Bristol City Council planning ref. 94/01674/F). The boilers and laundry equipment was removed in 2013 (12/05714/LA).

3.3 Current Condition of Glenside Campus Laundry

- 3.3.1 A summary of the condition of the entire complex can be found in Section 6 of the Statement of Significance (AB Heritage, 2017). A summary of the laundry is outlined below.
- 3.3.2 The exterior of the main part of the laundry building continues the Italianate style of the original elements of the hospital complex, constructed from square blocks of Pennant sandstone, sources from local quarries and coursed in a snecked formation. The facades

have buff limestone dressings comprising a mixture of plain and staggered quoins and have deep corbelled eaves (Photo 1).



Photo 1: Part of the north elevation of the laundry (former officers dept.), from the north-east

- 3.3.3 The pitched roofs are natural or artificial slate with some original decorative cast iron ridge plates and moulded roof finials surviving (Photo 1). Some of the lantern roofs have timber casement glazing but others have been replaced with metal framed glazing (Photo 2).



Photo 2: The main laundry basement entrance (left) and the boiler room entrance (right), from the north

- 3.3.4 On the north elevation, the upper floor windows are largely curved double hung timber sashes, with moulded glazing bars, although some have been replaced. The ground floor windows have plain glazing bars and horns. All the windows have buff limestone detailing including quoins (Photo 1 & 2).
- 3.3.5 The basement boiler room doors have been partly altered with the insertion of several vents (Photo 2). However, the original form of the doors remains largely intact. The main entrance to the basement has been inserted in the place of three former windows.
- 3.3.6 Several fenestration alterations are evident at the north-east end of the north elevation, within the former foul linen department. A first-floor window has been blocked and two windows inserted, including a c. 1950s steel framed example at ground floor level (Photo 3).



Photo 3: Inserted windows in part of the north elevation (former foul linen dept.), from the north-east

- 3.3.7 Two large ground floor double doorways to the basement are present at the western end of the northern elevation. A steel support for a hoist and pulley system is present over one of the doorways. The other has the original doors although they have been altered. A modern metal escape stair is present to first-floor level (Photo 2).
- 3.3.8 The early 20th century block is brick and concrete built, with a partly flat and partly pitched roof, the latter with ceramic pan tiles and a steel framed lantern. Several large openings on the north elevation appear to have been blocked and c. 1950s steel framed windows inserted (Photo 4). The remaining elevations are generally featureless and the east elevation has been built into a raised concrete terrace (Photo 5).



Photo 4: Front of the early 20th century block, from the north-west

- 3.3.9 The west elevation of the late 20th century extension to the main laundry is brick built with large steel framed high level windows, modern doors and has a flat roof. The small square extension on the west elevation is of textured concrete block construction with concrete lintels and a corrugated roof (Photo 5).



Photo 5: The west elevation of the laundry, extension & rear of the block building, from the south

- 3.3.10 On the north side of the small western extension, part of the original pennant stone south facing elevation is present, with the same detailing as the other parts of the original building. One of the few surviving elements of the original veranda over the former covered way survives in this corner, with cast iron columns and brackets and a sloping roof. A blocked window is evident where the western elevation has been inserted (Photo 6).



Photo 6: Surviving veranda in the exterior north-west corner of the laundry

- 3.3.11 On the exterior, the chimney has largely been removed with only a small element remaining extant, which has been capped with a pitched roof with wide eaves. The chimney now forms a very inconspicuous feature of the laundry building (Photo 7).



Photo 7: The remains of the chimney from the exterior, looking east

- 3.3.12 At ground floor level, the interior currently comprises three main open bays that are linked via large openings, which have been inserted into the party walls. Metal framed structures span the lantern roofs, which have corrugated sheeting and metal framed lantern glazing. The metal frame trusses appear to be original, with replacement lanterns and roof coverings. These probably dating to one or more of the numerous remodelling events of the 20th century, but closely resemble the original designs for the lantern roof structures (Plate 3 & Photo 8). A pulley and winch system has been installed at the north end of eastern bay, probably at the same time the roofs were replaced during the 20th century. A covered pit or basement access appears to be present beneath the winch system (Photo 8).



Photo 8: Roof structure, blocked windows and original doors in the east bay, looking south



Photo 9: Pulley & winch system and covered pit or basement access in the east bay, looking north

- 3.3.13 The floors have been covered with concrete and a WC has been created in the south-east corner (Photo 8).
- 3.3.14 Although some of the windows and doorways have been blocked on the eastern side, several original windows remain throughout, with a mixture of plain and moulded glazing bars. The doorways have largely been altered, with the replacement of the original frames and the curved overlights have been filled in. However, some original curved frames remain. Despite this, a large number of the original, probably late 19th or early 20th century doors, have been retained within the altered frames (Photo 8 & 9).
- 3.3.15 On the north side of the building, the original metal roof structure and part of the lantern roof survive in the former foul linen department within one of the northern side rooms, although the lantern had been altered, with the replacement of the pitched roof for a flat roof (Photo 10).

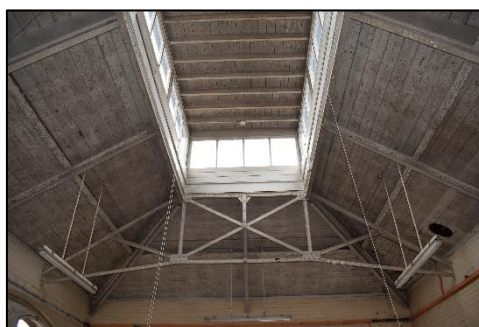


Photo 10: Original metal roof structure in the former officers laundry department, in a northern side room

- 3.3.16 The metal roof structure in the former foul linen department, in the adjacent northern side room, is partly visible above a suspended ceiling. The metal roof structure remains intact although the lantern has been removed entirely.
- 3.3.17 The timber trusses of the original lantern roof structure remain within the northern corridor, formerly a receiving room, although the rest of the structure appears to have been altered (Photo 11).



Photo 11: Original timber lantern roof trusses in the north corridor area, looking east

- 3.3.18 Other features that survive include a quarry tile floor in one of the northern side rooms (Photo 12) and an electrical speaker system within the third bay. These round speakers are likely to have been part of a communication or alarm system from the 20th century.



Photo 12: Quarry tile floor and blocked doorway (left) in one of the northern side rooms, looking north



Photo 13: Details of the speaker system within the third bay

- 3.3.19 The western bay is a late 20th century brick extension. The former exterior elevations of the building remain exposed on the interior. The base of the chimney has been rebuilt in brick and

a WC inserted into the space. There is clear water ingress in areas along the join between the former elevation and the extension (Photo 14). The base of the original chimney has been encapsulated within brick walls for structural reasons, added during the late 20th century (c. 1970s).



Photo 14: Western bay, with the former south elevation in the background and rebuilt chimney base (right), looking north

- 3.3.20 It is evident that the layout and circulation of the ground floor of the laundry has been altered via the insertion of several partitions and the blocking of numerous doorways, as well as the insertion of several doorways (Photo 12). The layout of two original WC facilities remains intact, although the sanitary ware has been replaced.
- 3.3.21 At basement level, the laundry layout on the eastern side comprises largely a series of featureless rooms. Several of which have modern partitioning and lead out onto small external courtyards. The pennant stone is exposed throughout the basement, although evidence of glazed brick walls is also present. Most of the rooms have either flag stone or quarry tile floors (Photo 15).
- 3.3.22 However, on the western side, the sequence of rooms is positioned to the west of a main access corridor. These lead into the main boiler house which contains many original features, including attached drying horses (Photo 15), rows of tubs and tanks (Photo 16) and a boiler, which retains the original iron door.



Photo 15: Glazed bricks (background), flagstone floors (centre) and drying horses (left) in the laundry basement



Photo 16: Tub built into the floor of the basement

- 3.3.23 At the northern end of the basement, within the former powerhouse, two c. 1960s steam engines are present, which ceased working in 1979 (Photo 17). These are unusual survivals and are mentioned in the Historic England listing description.



Photo 17: One of the c. 1960s steam engines in the basement powerhouse

- 3.3.24 At the south-west corner of the basement is the early 20th century block extension. This also has a glazed brick interior that has been painted over. This area is a large, essentially featureless room. There is a suggestion of a former structure at the southern end of the room, perhaps a dais of some sort, which would have given access to a mid - height door on the east elevation. A metal framed structure spans the roof with timber boarding and a central lantern. On the western side is an exterior door.



Photo 18: The interior of the early 20th century block extension, looking south

3.4 Current Setting of Glenside Campus Laundry

- 3.4.1 The wider setting of the Glenside Campus is discussed in Section 5.7 of the Statement of Significance (AB Heritage, 2017). The setting of the laundry is discussed below.
- 3.4.2 The principal element of the setting of the laundry is the remainder of the former hospital complex, to which it belongs, that spreads out to the east, west and south. On the exterior, the Italianate design and matching pennant stone of the 1890s extension blend, almost seamlessly, with the original elements of the building. On the interior, the features of the laundry, such as the glazed bricks and the form of the windows and doors, is reflected throughout the rest of the complex.
- 3.4.3 To the north of the laundry, the wooded valley of the River Frome and the former parkland of the Oldbury Court Estate and Stoke Park predominate.



Photo 19: View along the drive towards the laundry, from the east

- 3.4.4 The setting of the original components of the laundry have changed over time, firstly with the addition of the extension block during the early 20th century on the west side of the main building. Following this in the late 20th century with the addition of the western extension to the laundry, which included the removal of the covered way and most of the chimney. The remainder of the wider setting, comprising the rest of the complex, has altered to a limited degree.
- 3.4.5 The setting is thought to make a Medium - High Positive contribution towards the significance of the laundry. This is because it was constructed as part of the asylum complex and extended as part of its continued use. The laundry itself contributes positively in turn to the overall setting of the remainder of the former hospital complex.

3.5 Significance of Glenside Campus Laundry

- 3.5.1 The main element of the laundry, which forms part of the 1889 designs, including original architectural details, are an integral part of the Grade II Listed asylum complex and is therefore thought to be of Local - Regional Importance, in line with the rest of the complex (in line with Table 1).
- 3.5.2 However, the laundry has undergone a moderate level of changes throughout its history, including the replacement of most of the covering elements of the roofs and the insertion of large openings between the main rooms, which creates the open plan of the rooms as they are at present. The original circulation of the building, which was an important element of the design to avoid confusion during the laundry process and to separate different types of

laundry, has also been altered to a moderate degree, with the blocking of several doors throughout.

- 3.5.3 The brick built, late 20th century extension to the main building is thought to be of limited (at most) heritage value and if anything detracts from the overall significance of the laundry. This is due to its poor-quality design and that its insertion has removed or concealed elements of the original building, such as the covered way and most of the laundry chimney.
- 3.5.4 Likewise, the early 20th century block extension on the western side of the building, is also thought to have limited heritage value and to detract from the overall significance of the rest of the laundry and wider complex. This is once again due to the poor-quality of the design and the lack of surviving architectural features, fixture and fittings within it.
- 3.5.5 As discussed in Section 3.4 above, as part of the wider asylum complex, the setting is thought to make a Medium - High Positive contribution towards the significance of the laundry.
- 3.5.6 The laundry is also thought to have a Medium level of evidential and illustrative historical value, which is associated with the remainder of the original architectural details and fixtures within the laundry, some of which are thought to have more value than others. For example, the drying racks, tubs, boiler and steam engines in the basement and surviving element of the cover way are thought to make a positive contribution towards the significance of the laundry to a Medium degree.
- 3.5.7 Whereas, elements such as the original glazed brick interiors, windows and doors, which are present elsewhere throughout the complex, are considered to contribute positively to a Low degree.

4. IMPACT ASSESSMENT & RECOMMENDATIONS

4.1 Predicted Impact of Proposed Development

- 4.1.1 The Glenside Laundry Redevelopment scheme aims to bring a disused part of the former hospital laundry, which is currently in a state of disrepair, back in to use through a series of enabling works and the creation of a much-needed open plan teaching space for Paramedics, Occupational Therapy and a Rehabilitation Centre. A new CPD classroom, shared Project Rooms, new WC facilities are also proposed, as well as a new Optometry Department.
- 4.1.2 The proposed development will aim to retain as much of the current open space as possible, with most of the alterations focused within the late 20th century extension.

Enabling Works

- The proposed demolition of the small late 20th century extension on the western elevation, is considered to be a direct and indirect Beneficial impact which would enhance the significance of the building, given its limited heritage value and that the poor design detracts from the significance of the laundry and complex as a whole.
- The blocking of windows and doorway in the late 20th century elevation is thought to have a direct Neutral impact, as these elements are thought to have little, if any heritage value. The proposed moving of a doorway at the north end, would be a direct Beneficial impact because it would bring the doorway in line with the remainder of the covered way, reinstating part of the lost circulation of the laundry.
- Creating a window in the late 20th century extension would be a direct Neutral impact, as this element of the building is thought to have limited heritage value at most.
- The demolition of late 20th century extension and partition to the interior of the chimney is considered to be a direct Neutral impact because these elements are modern and thought to be of limited heritage value, at most.
- The removal of the original WC facilities would remove part of the remaining original design and circulation of the laundry building, and is therefore thought to have a direct Low adverse magnitude of impact and a Minor significance of effect (in line with Table 2 & 3; Section 4).
- Rearrangement of the modern WC facilities and partition would have a direct Neutral impact, as these features are modern and of no heritage value.
- Creating doorways in the original walls would remove some small elements of the original historic fabric of the building and change the circulation to a small degree. Therefore, this is thought to have a direct Low adverse magnitude of impact and Minor significance of effect.
- The removal of original internal doors and frames would also remove a small element of the original historic fabric of the laundry. Therefore, this is thought to have a direct Low adverse magnitude of impact and Minor significance of effect.

- The widening of the main doorway to facilitate the turning of a hospital bed, would also constitute the removal of a small element of the historic fabric, with a direct Low adverse magnitude of impact and Minor significance of effect.

Walls, Floors & Ceilings

- The original glazed brick walls will be exposed where possible but where lining is proposed, the glazed bricks will be retained beneath it where exposed. This would be a direct Beneficial impact to retain the historic fabric of the building.
- Three of the proposed partition walls will reach a full height and create an obstruction to the roof structures. This would be at the northern end of the westernmost of the main central bays, which would leave most of the roof structures exposed. This is predicted to have a Low adverse magnitude of impact and Minor significance of effect.
- The timber lantern roofs will be refurbished, as will the later steel framed lantern roofs. This would be a direct Beneficial impact to ensure the survival of the fabric of the building.
- The floor level is proposed to be raised by 150mm, over most of the areas of the floor, using a raised floor system, that will ensure the survival of any original floor surfaces beneath. This will also include the 'undercutting' of a few doorframes and the removal and storage for reuse, of several late 19th - early 20th century doors.
- Raising the floor level would alter part of the original level of this part of the building to a small degree. Most of the doorframes have been replaced and those that have are thought to have limited heritage value. However, some with arched heads remain which are thought to contribute to the significance of the laundry. The raising of the floor level and alteration or removal of the doors and doorframes is predicted to have a Low adverse magnitude of impact and Minor significance of effect.

Roofs & Exterior Surfaces

- The roofs will be refurbished and any replacement carried out with like-for-like materials. The artificial slates will be replaced with natural slate. This is thought to be a direct Beneficial impact as it will improve the condition of the laundry and preserve it from further deterioration.
- The late 20th century exterior western elevation, is proposed to be treated as a modern element of the building and clad with timber. This element is set back from the drive and is overlooked to a limited degree from the remainder of the hospital complex, it would not be visible from the principal view of the south elevation of the hospital complex and the forested nature of the edges of the Frome Valley on the western side of the site would obstruct visibility from the remainder of the Stapleton & Frome Valley Conservation Area. The addition of the timber would likely enhance the significance of the building by improving the nature of the poorly-designed elevation. Therefore, having a direct and indirect Beneficial impact.
- A single inserted window with a 20th century steel frame is proposed to be blocked with fixed timber screen to match the existing elements of the basement exterior. This window is thought to have limited, if any heritage value and the use of a timber screen, similar to

existing, to block it would be a sympathetic replacement material. Therefore, it is considered to have a direct Neutral impact.

- Although the basement boiler room doors have been partly altered, as the original form is largely intact, their replacement is thought to have a direct Low adverse magnitude of impact and Minor significance of effect.

Fixtures and Fittings

- The existing speakers for a likely former announcement or alarm system will be refurbished, which would be a direct Beneficial impact, as it would preserve this element of the historic function of the laundry.

4.1.3 In summary, chiefly due to the removal of some small elements of the historic fabric of the laundry, the proposed development is considered to have a direct Negligible adverse magnitude of impact and Not Significant effect.

4.1.4 However, the benefits of bringing the disused element of the building, currently in a poor state of repair, back into use and the potential to enhance the significance of the building. This relates to the removal and alteration of elements which detract from its overall significance due to previous poor-quality design, which would be Beneficial to the significance of the laundry, the asylum complex as a whole and the surrounding Stapleton & Frome Valley Conservation Area.

4.2 Outline Recommendations

4.2.1 A photographic recording of the laundry prior to the alterations may be required. This recommendation would need to be approved by the local planning authority.

4.3 Conclusion

- As an integral part of the Grade II Listed asylum complex, the Glenside Campus Laundry is of Local - Regional Importance.
- Its significance is based to a Medium – High degree upon its connection to the remainder of the hospital, in the form of its setting.
- The surviving architectural details, fixture and fittings also form part of its significance, but a Medium degree.
- Due to the removal of some small elements of the historic fabric, the overall magnitude of impact is direct Negligible adverse with a Not Significant effect.
- Several elements of the proposal will be Beneficial by enhancing and preserving the significance of the laundry, the entire hospital complex and the surrounding Stapleton & Frome Valley Conservation Area.

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Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Bristol City Council Core Strategy, Adopted 2011

Policy BCS22 – Conservation & The Historic Environment

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.