



Professional Heritage Consultancy



Statement of Significance

Shop Unit, 47 Park Street, Bristol, BS1 5NL

Applicant Name / Agent: Vintage Tea and Coffee Limited
Project Site: Shop Unit, 47 Park Street, Bristol, BS1 5NL
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Non-Technical Summary

In April 2019, Heritage Planning Services was commissioned to prepare a statement of significance for the unit fronting the Park Street elevation of 47 Park Street, Bristol, BS1 5NL (the Project Site).

The work has been commissioned by the developer, in order to support planning applications 18/05480/F & 18/05481/LA submitted in October 2018 for the refit of the premises to accommodate a Gin and Juice Bar.

The significance of the site strongly focusses on the preservation of the exterior detail architecture, the fabric and appearance of which will not be impacted by the proposed development. The Lower and Upper Ground Floors do not appear to preserve any significant heritage assets and the proposed installation will be lightweight, easily removed and will therefore not cause any significant harm to the historic fabric. The overall impact is therefore considered to be negligible.

The installation of a suspended ceiling will conceal the existing ceiling, which does not preserve any 18th or 19th century detail, save for the semi-circular arch windows. As the finished height of the new ceiling will rest above the moulded plasterwork, the impact is again considered to be negligible.

Overall the proposed redevelopment of the Project Site is considered to have a negligible impact and it is concluded that the work will cause less than substantial harm to the heritage asset. Therefore, it is considered that the proposal should be judged as acceptable in heritage terms.

1. Introduction

Background

- 1.1. In April 2019, Heritage Planning Services was commissioned to prepare a statement of significance for the unit fronting the Park Street elevation of 47 Park Street, Bristol, BS1 5NL (hereafter referred to as the Project Site).
- 1.2. The work has been commissioned by the developer, in order to support planning applications 18/05480/F & 18/05481/LA submitted in October 2018 for the refit of the premises to accommodate a Gin and Juice Bar. The applications were pending consideration at the time that this report was prepared.
- 1.3. The document is considered necessary in order to assess the impact that the proposed refit may have upon the historic fabric of the Grade II listed building.
- 1.4. The project was completed under HPS project reference HPS-304/19.
- 1.5. All recording was completed by Sam Driscoll BA (Hons), MA, MCIFA, Director, Heritage Planning Services Limited.

Recent Planning History

- 1.6. Planning Application 16/06491/F & 16/06492/LA submitted November 2016. Conversion of part ground and upper floors from use Class B1(a) offices and ancillary retail floor space (Class A1) to 6 flats. Permission granted January 2017.
- 1.7. Planning Application 16/03829/LA submitted July 2016. Proposed internal alterations to shop to create a projecting mezzanine with a glass balustrade. Permission granted September 2016.

2. The Project Site

- 2.1. The Project Site is located close to Bristol City Centre on Park Street, within Conservation Area 10 (Park Street & Brandon Hill). Park Street is sited on a steep slope rising from 18m to 45m above OD. The street was formerly laid out in 1758 by George Tully as a residential area, although by the 19th

century a move towards commercial enterprise saw the introduction of retail, institutional and civic buildings into the area. Modern day Park Street is defined by a mix of Georgian, Regency and 20th century buildings.

2.2. The Project Site comprises no. 47 Park Street and attached no. 1 Great George Street to the rear, designed by Thomas and James Paty. The ground floor was most recently in use for retail and the upper floors as office space. Built in 1762, 47 Park Street (List Entry Number: 1202419) was originally designed as a residential property, with the lower floor converted to a shopfront in 1860.

2.2.1. Historic England List Entry- 47 Park Street (ref: 901-1/15/170) Listed 04/03/77 and including the attached cast-iron railings - Group Value, Grade: II *Attached house, now shop. 1762. By Thomas Paty. With shop front of c1860. Brick with limestone dressings, lateral stacks and pantile hipped roof. Double-depth plan. Mid Georgian style. 3 storeys; 3- window range. A symmetrical elevation has a pedimented centre broken forward, quoins to outer corners, first-floor sill band, cornice and parapet. 2-window left return has a good late C19 shop front with granite Corinthian columns and entablature blocks to 3 semicircular arches, narrower in the middle, with moulded labels to head stops, moulded keys and medallions in the spandrels; plateglass windows and central door. The shop front has 2 late C19 semicircular-arched ground-floor windows to the left of a pilaster strip, and 3 similar arches with alternate faceted blocks to the jambs. First-floor windows have Gibbs surrounds, second-floor windows have eared architraves with sill blocks, to sashes with single glazing bars. A round sunken panel to the pediment. INTERIOR not inspected. SUBSIDIARY FEATURES: attached cast-iron railings have twisted balusters and lattice rails.*

2.2.2. To the rear and fronting Great George Street is the a 19th century property (List entry Number: 1202242). Whilst the two properties appear distinct from the exterior, internally they function as one.

- Historic England List Entry - 1 Great George Street (ref. 901-1/15/96, Listed 04/03/77 *Attached house, now office. Mid C19. Brick with tuck pointing and limestone dressings, lateral stack, roof not visible. Double-depth plan. Mid Georgian style. 3 storeys; 2-window range. An extension to No.47 Park Street (qv), in the same style. 2 sections tied together by a plat band and upper sill bands, cornice and parapet; ground-floor quoin strip to the left-hand section, which has a central doorway with a Gibbs surround, large key and pediment, and a 6-panel door; matching windows each side and single one above. The right-hand section has one window range, and a shallow projecting, central*

pedimented upper section. INTERIOR: entrance hall to a left-hand dogleg stair with turned balusters.



Figure 1 Detailed Project Site Location (highlighted in purple).

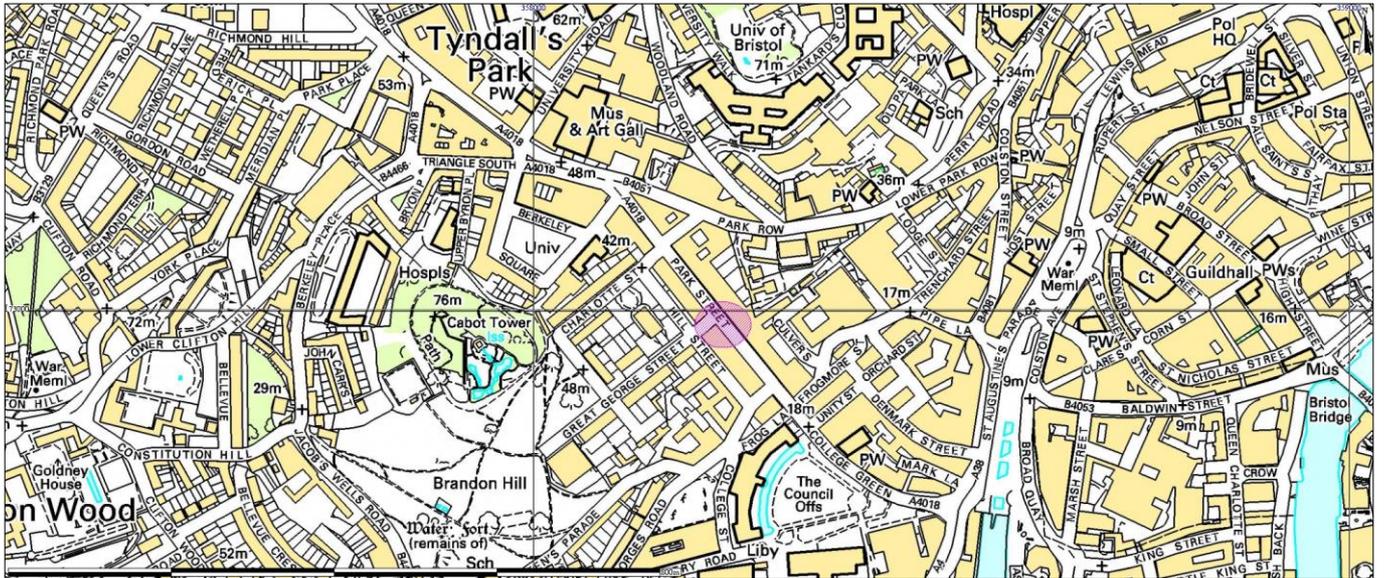


Figure 2 General Project Site Location (circled).

2.3. The new scheme proposes the conversion of the Ground and Lower Ground Floor to a gin and juice bar. The refit will comprise the following-

- Extension of the Mezzanine Floor and removal of 20th century shop cabinetry (approved in 2016 under Planning Application 16/03829/LA);
- Replacement of front doors with a pair of painted timber, traditional style glazed doors (see elevation drawing 1135-18/3210);

- New external fire escape door from 'room 10' leading to steps up to external seating area;
- Installation of wall mounted heaters on the lower ground level;
- Introduction of raised timber floor over existing steps between 'room 1' and 'room 2';
- Installation of partition walls in 'room 6' to regularize the shape of the space and additional partitioning to close off 'room 9' due to inaccessibility;
- New internal door on 'room 10' to open the opposite way, new internal door to close off 'room 8' and installation of internal door between 'room 5' and 'room 6' to close off male toilets;
- Installation of partition walls in 'room 7' on lower ground floor to create ancillary office space and female toilets;
- Installation of suspended soundproof ceiling to enhance the existing soundproofing measures incorporated into the residential scheme, to reduce impact to the flats above.

Historical Development

2.4. Park Street was originally sited on enclosed land known as Bullocks Park, which formed the north-western incline of the Avon river valley. The residential street was first proposed in 1740 and laid out in 1758 by George Tully, a house carpenter and surveyor who built up a large practice in Bristol in the mid to late 18th century. Thomas and James Paty were among the first builders to establish properties in the area. The Project Site is located within the historic Parish of St Augustine the Less.



Figure 3 1746 map showing location of Project Site prior to the development of Park Street (Project Site outlined in red)
Source Know Your Place Bristol

- 2.5. Built in 1762, the now 47 Park Street was originally designed as a property on Great George Street and is labelled on the Ashmead map of 1828 as no 1 Great George Street, one of a matching pair with the house opposite. At this time, the plot to the southwest appears to be fully developed with an attached residence.
- 2.6. A commemorative plaque on the Great George Street frontage records that Henry Cruger lived in original 1 Great George Street between 1762 and 1790. Cruger was a Merchant Venturer who became Major of Bristol. Born in America, he was both a member of Parliament and a U. S. Senator.



Figure 4 1828 Ashmead Map (Project Site outlined in red)

- 2.7. By 1855 (Ashmead Map) the two properties that occupy the Project Site today are shown, with access to the now 47 Park Street still apparently on Great George Street. Numbering suggests that this building was at the time registered as 11 Park Street and occupied by George Talbot MRCSE Surgeon, his wife and two servants (1851 Census), followed by Robert Bartley MRCS England General Practitioner, his wife, a daughter, a son, his sister and three servants (1861 Census). The attached L shaped property to the southwest was likely now registered as no 1 Great George Street and occupied by Thomas Hobb, Iron Merchant and three servants (1851 Census).



Figure 5 1855 Ashmead Map (Project Site outlined in red)

- 2.8. Shortly after the 1855 map was published, records show that the now 47 Park Street was converted to a retail premise (1865 -1870). The shop was originally occupied by Bristol jewellers Alfred Chillcott & Co (est. 1808), followed by Jeweller and Pawnbroker Suttons & Robertsons. However, in ¹1880 the directory also lists this as the trading address as Edwin Pace Green, Boot Maker and James William Wood, Watchmaker (Owen, 71).
- 2.9. The 1874 Ashmead map continued to list 47 Park Street as no 1 Great George Street, however the 1855 map and 1881 census suggest that this may be an error transcribed from the earlier source. By 1881 11 Park Street is occupied by Frank Witt and Edwin Tellick, registered as Jewellers Clerks and no doubt lodging above their place of work.

¹ General, Topographical & Historical Directory of Worcestershire & Gloucestershire, 1880 Part 1- Bristol, Published 1880, W E Owen & Co.



Figure 6 1874 Ashmead Map (Project Site outlined in red) Source Know Your Place Bristol

- 2.10. By the late 19th century no 1 George Street would appear to occupy the same footprint as today. The house was still regarded as having a reasonably high status in 1871, when Eliza Read (Income from Dividends), her son (Colonial Merchant) and daughter occupied the house with their three servants.
- 2.11. A detailed map published in 1885 (County Series 1:25000) gives an idea of the layout of the Project Site at this time. A lightwell / courtyard is depicted to the southwest of 47 Park Street and enclosed to the rear of 1 George Street. The irregular plan suggests that the original basement belonging to 47 Park Street may have extended to the southwest as an annex, similar to the layout of the 19th century 1 Great George Street which extends beneath Hill Street.



Figure 7 1885 County Series (Project Site outlined in red) Source Know Your Place Bristol

2.12. The shopfront access via Park Street today is believed to have been added by Alfred Chilcott and Co Jewellers c. 1865 -70 and is thought to be the work of architects *Foster & Wood* or *Pope and Sons*. By this time, the second addition Ordnance Survey map (1903) illustrates that the L shaped plan of 1 George Street appears to have been altered. The property appears to have been enclosed and both 47 Park Street and 1 George Street are depicted as a single unit. The latter is confirmed in the census of 1911 which lists the property as *1 George Street, 47 Park Street*, occupied by Albert Ernest Buck, his wife, son and two daughters. Albert is listed as a caretaker and most likely provided a service to the Jewellers below.

2.13. In 1941 land at the northwest of the junction of Great George Street and Hill Street was hit by a High Explosive bomb during the Good Friday Raids. Bombing continued throughout WWII resulting in extensive damage to Park Street and necessitating the rebuilding of a substantial portion of the high street following the war. In a 1946 aerial photo of the Project Site, both 47 Park Street and 1 George Street appear to be intact, although plots to the southeast are casting no shadow suggesting that they had been reduced to street level. The 1954 National Grid map also shows empty plots to the southeast and a ruin on the corner of Park Street and St George's Road. Whilst it is clear that the Project Site remained standing throughout the war, extensive alterations to the façade, layout and roof of 1 George Street may indicate that the original structure was affected by the impact and rebuilt following this period. Whilst this is speculation, the 1946 photo certainly shows that in the

early 20th century 1 George Street had a mansard roof with dormer bays facing Great George Street, which does not appear to relate to the roof design depicted on 1927 plans² of the existing building.



Figure 8 BRO Ref 33779/7 Map Showing Location of Good Friday Raid Bombs Dropped April 1941 Blue equals HE Bombs (Project Site circled in white)



Figure 9 1946 Aerial Photo (Project Site outlined in red) Source Know Your Place Bristol

² Bristol Records Office Building Plans Volume 86/35i and 142/35i

3. Site Visit

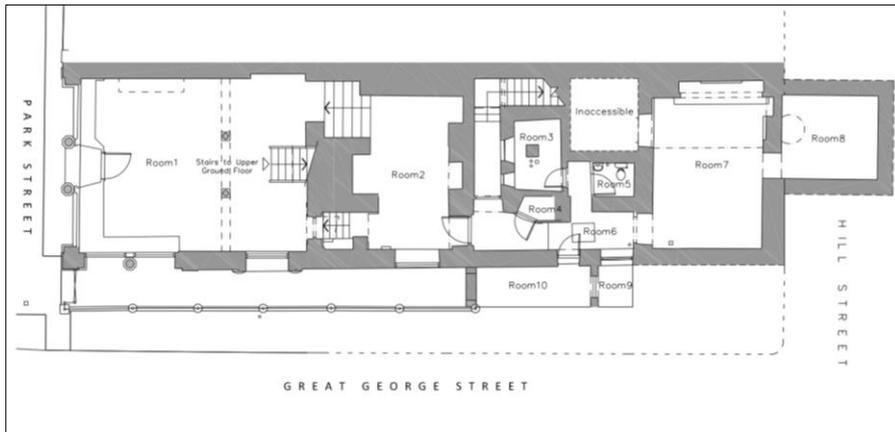


Figure 10 As existing Lower Ground Floor Plan Source W H Architects Limited.

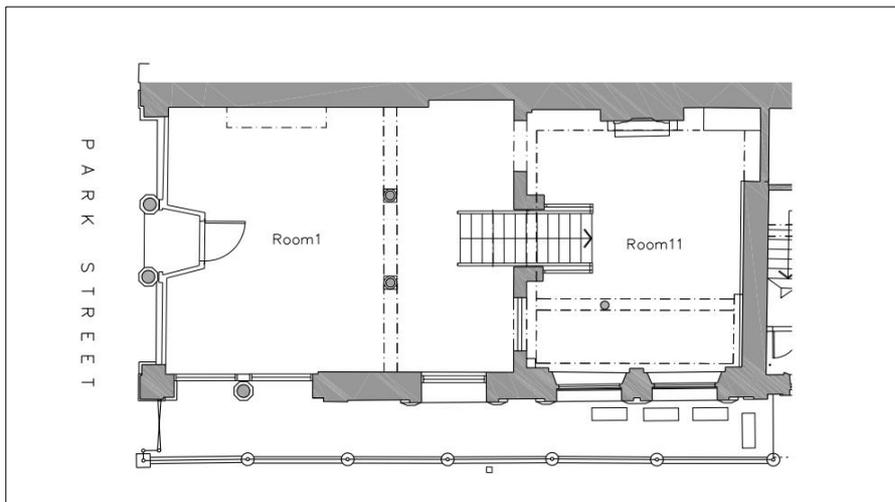


Figure 11 Upper Ground Floor Plan Source W H Architects Limited.

- 3.1. A visit to the Project Site was carried out on the 1st April 2019 in order to view the areas of the Project Site incorporated in the proposed scheme. Photographs used in this report combine those taken on the day of the visit with those taken during a 2017 building survey of the property carried out by the author.
- 3.2. The Lower Ground Floor comprises the basement to 47 Park Street and 1 George Street combined to provide a single space linked by a corridor to the northwest, running parallel to Great George Street (Room 6). The basement does not occupy the entire footprint of 47 Park Street, terminating c. 9m from the Park Street elevation.

- 3.3. A long passage leads from Park Street along the Great George Street side of 47 Park Street, originally designed as the servant's entrance affording access to the basement level. Following the linking of the properties, this was knocked through to allow access to the relocated staff access beneath the 19th century 1 George Street, but has since been blocked (Room 10).



Photo 1 Southwest facing view of staff passage affording entrance to 47 Park Street and latterly 1 Great George Street, with access now blocked.

- 3.4. Although heavily altered, the original plan of 47 Park Street is believed to comprise Room 2, the northeast end of Room 6 and Room 4. Room 2 comprises a rectangular space with two large blocked openings against the southwest wall. Both have wooden lintels, although the southern lintel is shallower and displays a single course of headers along the top, possibly as a levelling course. Of equal width, it is suggested that the features represent windows. A high cement render can be seen to seal the brickwork from the floor obscuring the base of the features and probably providing an element of damp coursing.



Photo 2 Room 2 WSW facing view of blocked openings in southwest facing wall (scale 1 x 500mm)

- 3.5. The blocked remains of the kitchen fireplace and bread oven can be seen against the southeast elevation. The random coursed sandstone wall is faced here by brick coursing, patched with sandstone above the oven, where part of the brickwork appears to have been damaged during the installation of timber floor joists to create the mezzanine of the Upper Ground Floor (Room 11). The original basement ceiling appears to have comprised a brick vault, remnants of which survive above the fireplace.



Photo 3 Room 2 Southeast facing view of original Kitchen fireplace and bread oven. (Scale 1 x 500mm)

- 3.6. The staircase adjacent to the fireplace is a later addition.



Photo 4 Southwest facing view corridor (Room 6) into Room 7.

- 3.7. Further to the southwest, the basement occupies the space beneath 1 Great George Street. The stair (Room 4) may be original to 47 Park Street, however it is possible that it was inserted to afford staff access to the upper levels of the 19th century 1 George Street.



Photo 5 Southwest facing view of stone and brick stair (Room 4). Exit now blocked at Upper Ground Floor Level.

- 3.8. The Ashmead plan of 1855 shows 1 Great George Street as an L shaped build with courtyard to the southeast of the plot. At this time the passage to the northeast of Room 3 would have been external. A stair leads to the Upper Ground Level from here.



Photo 6 Southwest facing view of southern external stair (now enclosed) Scale 1 x 500mm)

3.9. Room 3 has been enclosed from the original courtyard. Two blocked windows are preserved in the southeast elevation. The openings are not of equal size and the southerly one may have previously been a doorway. The purpose of the room is unknown; however, the windows suggest that the room was annexed before the basement was enclosed, allowing light from the narrow passage to penetrate. Three painted windowpanes are preserved in the northeast elevation (southern window), in what would appear to be a 19th century or early 20th century style.



Photo 7 Southwest facing view of painted panes (1 x 500mm)



Photo 8 Painted Pane Heron (?)



Photo 9 Painted Pane



Photo 10 Painted Pane Mallard.

3.10. The basement continues beneath 1 Great George Street. Against the northwest wall the original servant's entrance to the basement has been replaced with a fire door and a window that would have allowed light from the street level (now blocked following the replacement of the original glazing). No natural light now penetrates the basement level, with all windows blocked.



Photo 11 NNW facing view of servant's entrance beneath 1 Great George Street (Scales 1 x 1m & 1 x 500mm)



Photo 12 West facing view of blocked window beneath 1 Great George Street (Scales 2 x 1m)

3.11. To the southwest of the basement is the original vaulted cellar belonging to the 19th century 1 Great George Street (Room 7). To the northwest a section of wall has been replaced to allow modern services to be inserted and a new doorway has been created to provide a secure vault for storage of stock following the conversion of the property for retail purposes.



Photo 13 Room 7 NNW facing view of vaulted cellar beneath 1 Great George Street with modern alterations. (Scale 1 x 1m)

3.12. Against the southeast wall the original range appears to have been replaced by a modern brick fireplace. Plans dating to 1927 show a smaller range, indicating that the current feature post-dates

this period. To the southwest is the original entrance leading through to a section of basement beneath Hill Street. A door (?) to the northeast has been blocked but would have originally allowed light to penetrate the area.



Photo 14 Room 7 southwest facing view of replacement fireplace (Scales 2 x 1m)



Photo 15 Room 8 Southwest facing view of doorway leading to section of basement beneath Hill Street (Scales 2 x 1m).

3.13. The southwest limit of the basement features a hatch with iron manhole cover leading to Hill Street and may indicate the conversion of the basement for use as a shelter during in WWII.



Photo 16 View of hatch in the ceiling of Room 8.

3.14. The Upper Ground Floor has been substantially altered to accommodate the change from residential dwelling with Great George Street Entrance, to retail premises with a Park Street entrance. The new entrance leads into a floor level with Park Street, necessitating a mezzanine level in order to make up the difference to the Ground Floor level which would have been originally accessed from Great George Street. The large chimney stack that would have served the room has been removed just below First Floor level.



Photo 17 Room 1 Northeast facing view towards Park Street entrance, with remnant of chimney stack visible southeast wall.

3.15. At the time of the 2017 site visit the 20th century shop cabinetry was still in situ in Room 1, a remnant of the most recent use of the unit.



Photo 18 Modern ceiling rose with light fitting Room 1.

3.16. Room 11 is in the location of the right-hand room belonging to the original 1 Great George Street. However, no original features remain visible, having been remodelled during the reorientation of the space to serve as a shop floor. A 20th century fireplace has been fitting in place of the original feature and a door has been knocked through to the attached property.



Photo 19 Room 11 Southeast facing view of 20th century fireplace (Scales 1 x 1m & 1 x 500mm)



Photo 20 North facing view of mezzanine semi-circular arched windows (Room 11).

3.17. Eight semi-circular arched windows light the former shop interior. All are defined by deeply moulded plaster surrounds, with those lighting the mezzanine (and therefore the most prominent) finished with plaster scrolls. The cornice and ceiling roses appear non-original having most likely been applied during the last refit in the latter half of the 20th century.

Exterior

3.18. The exterior of site preserves the mid Georgian style, with major alterations, significantly the 1860s shopfront and remodelling of the Great George Street elevation in an attempt to consolidate the two original properties. The architectural styles are adequately summarised in the Grade II List Entry (section 2.2.1) and will not be repeated here.

3.19. The proposed redevelopment does not require any significant alterations to the external fabric and the suspended ceiling height will rest above the semi-circular arch windows and should therefore not impact on the appearance of the windows from street level.



Photo 21 South facing view of 47 Park Street / 1 Great George Street Source Google Street Map 2019



Photo 22 Southwest facing view of Park Street 19th century shop front, ground floor level. Source Google Street Map 2019

4. Summary

- 4.1. The Project Site has been through at least three major periods of renovation. Number 1 Great George Street, the 18th century property was reregistered as 11 Park Street in the mid-19th century, following the construction of the attached L shaped property fronting Great George Street. Following this the trend for the conversion of domestic properties to shop fronts along Park Street inspired the conversion of 11 Park Street to a retail unit, prompting the reorientation of the entrance and new

façade. At this time increased building along Park Street necessitated the renumbering of the properties, leading to the reregistration of the building as 47 Park Street, as today. Following this, 47 Park Street and 1 George Street appear to be converted to a single property, although retaining their individual street numbers. The lightwell / courtyard is enclosed at Upper Ground Floor level and internal floor levelled to accommodate the original increase in height from 47 Park Street to 1 Great George Street. By the mid-20th century the property has been altered again with the insertion of a new stairwell and further alterations to the lightwell.

- 4.2. Observations of the Hill Street and Great George Street elevations highlight irregular design suggesting that the 19th century property has been through further phases of alteration which are not documented and may have prompted attempts in the 1920s to reinstate the symmetry. It is also suggested that there may have been a need to carry out further repairs following the extensive WWII bombing which was particularly heavy in the area.
- 4.3. It is considered that the significance of the Project Site is derived mainly from the Historic value illustrating the development of Project Site from the 18th century to the Modern Period. The site has associative significance in the link to notable families that lived in the residential property, through to the 19th century businesses that traded from the site, charting the change in character of Park Street. The site also derives significance from the aesthetic value of the architecture, preserving a striking example of late 19th century design and a rare survivor of its type in this area of Bristol.

5. Historic Impact Assessment

Preamble

- 5.1. In line with current planning policy guidelines, a statement outlining the known heritage assets of the Project Site, together with an assessment of the likely impact upon them of the proposed development is necessary.
- 5.2. The following assessment criteria and impact assessment methodology has been devised in accordance with the following guidance:
 - *National Planning Policy Framework (NPPF), 2018;*
 - *Design Manual for Road and Bridges, HA208/07;*
 - *Historic England. 2015. Managing Significance in Decision-Taking in the Historic Environment.*

Table 1 Significance Criteria

Significance Criteria	Description of Criteria
Substantial beneficial	The cultural heritage resource is retained with: a) enhanced protection and monitoring, b) the removal of identified threats, c) the non-intrusive recording of the resource against unspecified future threat, d) improved accessibility of sites and information to the general public
Moderate beneficial	The cultural heritage resource is retained, with 2-3 of the following: a) enhanced protection and monitoring, b) the removal of identified threats, c) the non-intrusive recording of the resource against unspecified future threat, d) improved accessibility of sites and information to the general public
Minor beneficial	The cultural heritage resource is retained, with 1 of the following: a) enhanced protection and monitoring, b) the removal of identified threats, c) the non-intrusive recording of the resource against unspecified future threat, d) improved accessibility of sites and information to the general public
Negligible	The cultural heritage resource is retained
Minor adverse	The majority of the cultural heritage resource is retained, only peripheral elements cannot be preserved.
Moderate adverse	Some core elements of the cultural heritage resource cannot be retained, but a substantial proportion remain.
Substantial adverse	All or a significant majority of the core cultural heritage resource cannot be retained.

Proposed Redevelopment

- 5.3. The proposed redevelopment will affect the Lower and Upper Ground Floor of 47 Park Street. The main scheme will see the extension of the Mezzanine Floor in line with plans already approved under a separate planning application in 2016. The remainder of the work will comprise the introduction of lightweight stud partitions in order to establish toilets, stores and offices at lower ground floor level. The installation of the new soundproof ceiling will be suspended from the existing ceiling.

Impact Assessment

- 5.4. The significance of the site strongly focusses on the preservation of the exterior detail architecture, the fabric and appearance of which will not be impacted by the proposed development. The Lower and Upper Ground Floors do not appear to preserve any significant heritage assets and the proposed installation will be lightweight, easily removed and will therefore not cause any significant harm to the historic fabric. The overall impact is therefore considered to be negligible.
- 5.5. The installation of the suspended ceiling will conceal the existing ceiling, which does not preserve any 18th or 19th century detail, save for the semi-circular arch windows. As the finished height of the new ceiling will rest above the moulded plasterwork, the impact is again considered to be negligible.

6. Conclusion

- 6.1. Overall the proposed redevelopment of the Project Site is considered to have a negligible impact and it is concluded that the work will cause less than substantial harm to the heritage asset. Therefore, it is considered that the proposal should be judged as acceptable in heritage terms.

7. Bibliography

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