

35 and 37 Stokes Croft, Bristol

(ST 59061 73903)

Heritage Statement

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On behalf of:
Rushbrooke UK Ltd

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AC archaeology

35 and 37 Stokes Croft, Bristol

NGR ST 59061 73803

Heritage Statement

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Summary

A heritage statement based upon an historic building appraisal and impact assessment was prepared by AC Archaeology in August 2013 for Nos 35 and 37 Stokes Croft, Bristol (NGR ST 59061 73803), which forms part of a terrace of five grade II listed buildings. The statement was produced to provide supporting information for a planning application and listed building consent for the conversion of the houses into residential units and the construction of four new mews houses to the rear.

The site lies within an area of post-medieval urban development probably undertaken by speculative builders from the early 18th century, but probably not fully completed until the early 19th century. The surviving terrace of houses in Stokes Croft is one of the earliest of these developments and may date from c.1740. These buildings were originally residential properties forming a long terrace, but were converted for commercial or retail use in the late 19th century, a process which involved the removal of front areas and some alteration of internal floor levels. The area declined significantly in the late 20th century and the buildings fell into a state of near ruin, with most interior features being removed. The buildings were occupied by squatters for a long period and remain on the local Buildings at Risk register.

The appraisal has identified that the proposed scheme would have limited impact on the surviving historic fabric, and the benefit of bringing these derelict properties back into use.

The buildings are Grade II listed and therefore deemed to be of National Significance. Locally, their front blocks form an important part of the conservation area, although their neglect and changes made during the 20th century reduce their overall significance.

1. INTRODUCTION (Fig. 1)

1.1 A Heritage statement for Nos 35 & 37 Stokes Croft, Bristol was prepared by AC archaeology in August 2013, to accompany applications of planning permission and listed building consent for refurbishment and conversion of derelict buildings site. The site occupies a plot of ground on the north-western side of Stokes Croft, close to its junction with Hillgrove Street (Fig. 1; ST 59061 73803). The houses are terraced into the ground, which rises towards the north-west, and face south-east, towards Stokes Croft. Both houses consist of a three-storey front block representing the core of the historic building and the remains of lower structures to the rear, representing later extensions into former gardens.

1.2 The archaeological work was commissioned by Rushbrooke UK Ltd in advance of the determination of applications for planning permission and listed building consent for alterations to the buildings to provide a new restaurant and residential development within the historic buildings, the demolition of the rear range and the erection of a row of four mews-style houses on waste land at the rear of the site. The basic principle of the redevelopment has previously been accepted and welcomed by the local planning authority, Bristol City Council: earlier planning applications for similar schemes were approved in 2002 (Applications 02/04535/F, 02/04536/LA) and again in 2006 (Applications 06/0358/F and 06/00628/LA); however, these consents were never implemented and have now lapsed. The current proposals for redevelopment include new elements which are felt to have implications for the

historic structures. The current phase of archaeological works was therefore requested by The Senior Planning Officer of Bristol City Council in order to provide more supporting information to enable an informed decision to be made on the impact of the development upon the historic buildings.

- 1.3 The proposed development would involve the conversion of the ground floor of Nos 35 and 37 to a restaurant, with four flats on the first and second floors above. The roofs of the buildings would be retained and repaired as necessary. To the rear, the row of four mews cottages would occupy the north-eastern part of the site, facing south west, and would be two storeyed structures separated from the earlier buildings by a lower area with a skylight lighting the restaurant.
- 1.4 The properties are Grade II listed buildings (National Heritage List number 1292924 – 35-43 Stokes Croft) and lie within the Stokes Croft conservation Area.

2. **ARCHAEOLOGICAL AND HISTORICAL BACKGROUND** (Figs 2-4)

- 2.1 The site lies to the north of the historic walled city within an area of post-medieval urban development characterised by terraces of row houses arranged in formal grids of parallel streets and squares. Rocque's map of the area, dating from 1750 (Fig. 2), shows that many of these streets had already been laid out but that at that time they remained undeveloped. These streets include Kings Square (laid out in c. 1742 by George Tully), Dighton Street, Dukes Court, Carolina Court and 'Dove Coat Lane' later Dove Street. All these areas appear to be shown by Rocque as vacant ground. Stokes Croft, and Moon Street to the south east, lie on a different alignment and seems to be an earlier development. Rocque shows the block bounded by Stokes Croft, Hillgrove Street, Jamaica Street and King Square Avenue as fully developed, the densely built-up areas being represented by stippling.
- 2.2 Later maps provide more detail; Ashmead's map of 1828 (Fig. 3) shows the housing on the north western side of Stokes Croft as a long terrace of buildings, all of a similar footprint, each with a small rectangular front block fronted by a railed or enclosed area, and larger strips of gardens to the rear. The form of the terrace strongly suggests an 18th-century speculative development. For all its apparent regularity, the terrace does not seem to have been constructed to a uniform plan; some of the buildings toward the centre of the terrace and at its south-western end have long rear extensions, others are without these structures. Two of the buildings, one of which is clearly No. 35, have a shallower front block than the other houses. This offset in the rear wall of the terrace is still evident in the back walls of Nos 35 and 37. These minor variations in plan are typical of post-medieval speculative developments, where the houses were typically constructed in small groups, perhaps in pairs, as and when finance allowed, or fitted out to the specifications of particular clients with differing requirements.
- 2.3 The terrace does not seem to have changed significantly until the late 19th century, when a general migration of wealthy residents to new suburban developments left the individual houses of these older developments ripe for conversion for commercial use. The 1880s 1st-edition Ordnance Survey (OS) map sheet (Fig. 4) captures this process of change by showing how the small front areas between the house and the street were progressively removed. No. 37 is shown on this map without a front area and with a much longer footprint than previously, suggesting that the accommodation on the ground floor had been extended backward beyond the original house, perhaps to provide workshops or retail space. No. 35 is shown retaining its area, but has also clearly been extended to the rear, apparently retaining a small courtyard or light well

between the original building and the rear extension. One of the houses in the terrace is shown as a Public House. Documentary research has shown that by 1876 No. 35 was occupied by Richard F. Jones, furniture Broker and No. 37 by Lewis Jones Hill, Draper (Wright and Matthews *Bristol Directory*, 1876).

- 2.4** A significant development of the buildings took place in 1891 when the buildings were converted for use by a tailor. The plans survive at the Bristol Record Office, in very poor condition, and show that the rear extension of No 35 was to be rebuilt as a two-storey structure containing a cutting room on the ground floor and a women's workroom and tailor's work room at first-floor level. The roof of this building was to be flat, with a sloping pitch facing north east, presumably containing large windows to maximise light. Both properties appear to have been occupied by the same business from this date, and they were linked by an iron door. The business is listed in Wright and Matthews *Bristol Directory* for 1893 as E.C. Gittins, Limited, tailors and hosiers, occupying Nos 35-37 Stokes Croft. Later alterations may have involved further enlargement of the rear range of No 35, which appears as a very long narrow block on the 1910 OS 2nd edition map (Fig. 5). This map also shows that by this time all the houses in Stokes Croft had had the railed areas fronting the street removed, and it is probable that the majority were now in commercial use.
- 2.5** The area was very substantially damaged by the Bristol blitz during the Second World War, at which time the entire terrace to the south west of No 35 was either destroyed or removed in the post-Blitz clearance of damaged structures. It is uncertain to what extent the surviving buildings sustained damage during this period, though it is considered that at least the rear range and perhaps the roof structure of No. 35 were damaged beyond repair and renewed as a result of this disaster. Planning documents, dated 9/9/42, (BRO, Building Plan Vol 189, fol.31d) record the rebuilding of the rear extension of No 35 as a single storey extension with a concrete floor and asbestos mono-pitched roof. The rebuilding was carried out for Messrs West of England Electronics, Ltd.
- 2.6** Rebuilding of the area in the post war period set the building line to the south west of the properties well back from the original street frontage. It was probably anticipated that the surviving early buildings would in due course be entirely removed to widen the street. Five houses of the original terrace now remain: No 39 has been raised by an extra storey, probably early in its history, since the architectural detail is replicated. No. 41 survives at its original height, but is now in ruins following a fire and No. 43 (the corner house) has been either rebuilt in replica or refaced in modern brick. Beyond Hillgrove Street a short length of a comparable terrace remains, though here, rather than truncating the house plots in order to exploit the premises as commercial buildings, the shop fronts were extended over the areas to project from the frontages. These houses together represent an important fragment of the 18th-century streetscape of Stokes Croft (Plate 1).

3. AIMS

- 3.1** The aim of the investigations was to prepare a Heritage Statement for the site through an appraisal of the buildings to identify their age, historical and archaeological development, and to identify the impact of the proposed conversion on their historic fabric. The results of this work are intended to inform discussions and decisions about the acceptability of the proposals and their likely impact on the historic structures.

4. METHODOLOGY

4.1 A desk-based appraisal was undertaken prior to the commencement of the fieldwork to establish the nature and extent of existing records, and to assist with understanding the history and development of the site. Sources included historic mapping and plans held at the Bristol Record Office.

4.2 The Historic building appraisal included all accessible areas of both buildings. The following methodology was employed:

- A detailed written description of the buildings that considered the age, architectural styles, and development of the buildings as well as the impact of the proposed alterations on the historic fabric;
- A basic photographic record showing the overall character and setting of the buildings as well as any significant fixtures, fittings and architectural details;

4.3 The proposals set out in the Rushbrooke document 35 & 37 Stokes Croft, Bristol Pre-Application Enquiry, and more recently prepared plans and elevations, have been used to determine the impact of the development.

5. DESCRIPTION OF THE BUILDINGS (Plates 1-11)

5.1 Exterior: Front elevations

The front elevations of the two houses, facing Stokes Croft, are the best preserved parts of the buildings and retain clear evidence of their 18th-century origins, though overlaid by features relating to different periods of adaptation for commercial use (Plate 2). The houses stand presenting their gable ends to the street, under steeply-pitched roofs covered with clay pan tiles. The roofs are hipped back from eaves level so as to be hidden behind low parapets crowned with a moulded coping. The façades are constructed of red brick laid in Flemish bond, utilising a good quality facing brick intended for display. As far as can be ascertained the rear and side walls of the house are constructed of local limestone rubble. The façades are decorated with buff freestone dressings, including vertical bands of rusticated quoins between each house and a moulded coping at the summit of the facade, breaking forward above each band of quoins. The decorative treatment of each façade employed similar elements but with considerable variation of detail from house to house or, at least each group of houses, reflecting different phases or different builders for each part of the terrace.

Both No. 35 and No. 37 originally had pairs of segmental-headed windows on each storey. No. 37 retains these intact, and also preserves its original, flush, timber sash boxes with broad architraves. These are set under segmental arched window heads with expanded radiating stone voussoirs in the manner characteristic of vernacular classical architecture in Bristol and northern Somerset (Plate 3). The existing sash windows are later replacements, with horns, probably of late 19th-century date and without window bars. The windows at No. 37 are offset to the north east of the façade, probably because it was meant to read as a pair with No. 39, next door. Here the windows are offset in the opposite direction, to the south west (Plate 2). It is probable that these two houses were built as a pair.

No. 35 retains its segmental windows to the second floor, but these have different detail from the adjacent house, featuring moulded stone frames without expanded voussoirs. The windows are also arranged centrally to the façade and not offset to one side. The frontage of this house is also slightly broader than that of No. 37. No.

35 may well have been built as a pair with the destroyed No. 33, to the south west, which shared its shallower depth and perhaps its variant detailing. At first-floor level the frontage of No. 35 has been removed to accommodate a late 19th-century first-floor display window flanked by timber pilasters (Plate 4). Unfortunately the decorative timber entablature above this has perished and the rolled steel joist supporting the wall above is now exposed. During the 20th-century this display window was blocked up and two new segmental-headed windows were inserted, an alteration carried out with some sensitivity to the forms of the original architecture.

The lower parts of the façades have been demolished to accommodate 19th-century shop fronts. The great height of the fascias and first-floor ceilings above the ground are unusual, and imply that these houses originally had semi-basements and raised ground-floor levels approached from the street by flights of steps across the railed areas in front of each house. The basement storeys are likely to have contained service rooms. These rooms were probably absorbed into the ground floor area when the buildings began to be exploited commercially, by partially infilling the basement storey and external railed area to create level access from the street. This process was undertaken at different times for each house, resulting in different floor levels in each building and changing floor levels across each plot from front to rear. It is likely that the partially infilled basements survive below the present floor levels, and that there are buried vaults and cellars beneath the existing pavements in front of the houses.

Both shop fronts date from the late 19th century and are supported at each end by decorated corbels. No. 35 has two stages of corbelling decorated with bold, stylised foliage rising from the rusticated pier, supporting a domed acroterion carved with a floral spray in low relief (Plate 5). No. 37 has similar corbels, but these rise above a square pilaster with a boldly carved crocketed capital in Venetian Gothic or French Transitional style (Plate 6). Unfortunately one of the crockets has been truncated by the adjacent fascia of No. 39. There is no central corbel; despite the differing floor levels the two shop fronts are likely to have been renewed at the same time.

5.2 Exterior: Rear elevations

The rear elevation of each house is very much simpler, of stone construction covered in render (Plate 7). The lower part of each rear façade is obscured by the rising ground and it is probable that there were originally deep areas or light wells separating the houses from the raised ground to the rear. These have since been roofed over or built over, so that the first-floor rooms are now at ground level on this side. No. 35 is obscured to second floor level; its rear elevation has a central sash window and a blocked window alongside this which may reflect the position of the original staircase, rising against the rear wall alongside the rear rooms. No. 37 has a plain rear elevation offset to north west of its neighbour, with a central sash window on each storey. The absence of an additional stair window alongside these may show that the plan of this house had a staircase set centrally, between the front and rear rooms. Both houses have low parapets concealing the hipped, pan-tiled roofs. All the existing sash windows are modern replicas.

5.3 Exterior: Rear ranges

The map evidence suggests that No. 37 had a rear range, though this does not survive. It may have been only a single storey building entered either at a higher level than the ground floor or terraced into the rising ground to the rear of the plot. At present an extension of the ground floor beyond the rear wall of the original plot is covered with a concrete roof at the level of the ground in the rear gardens. This seems at least in part to have had a sloping, possibly glazed roof, which remains

visible as a scar in the façade of the rear wing of No. 35 (Plate 8). From this a long, buried corridor runs underground along the front of that wing and then rises in a staircase to the former gardens. This was clearly not a part of the primary house and seems to have been added in the late 19th century, perhaps in place of a light well. Other parts of the building may survive below ground in the garden area.

The rear range of No. 35 survives and is a multi-phased structure, though not of early date. This seems to represent the truncated remains of the wing constructed for the hosiers and tailors in the 1890s, as rebuilt and re-roofed in the 1940s after bomb damage. The older part of the façade is constructed of late 19th-century orange bricks laid in English bond and features three large windows with segmental heads and a square-headed opening with a concrete lintel near the rear wall of the house (Plate 8). The windows were originally taller, with projecting window sills of stone which have been trimmed crudely off flush with the wall surface. The lower part of the openings has been blocked and metal-framed windows inserted. The upper storeys and roof were removed in the 1940s when the present mono-pitch corrugated asbestos roof was constructed. The north-western parts of the rear wing are also of 1940s date and probably of concrete construction, containing few visible features of archaeological interest (Plate 7).

5.4 Interiors: Ground floor

The ground floors of both buildings have been stripped of all features and no evidence of the original divisions between the rooms remains. The walls are rendered and there is no visible sign of chimney breasts or other features which might help determine the original plan. It is considered likely that the plan of the original houses reflects the surviving plans of the upper floors. No. 35 probably had a passage entry to the north east side connecting with a rear staircase and two rooms, to front and rear, south west of the passage. No. 37 probably had a passage on the south-western side communicating to a centrally placed staircase rising between the front and rear rooms. Both houses probably had basement storeys and the great height of the existing ground-floor rooms suggests that these have been partially infilled and the ground floor levels lowered to form better communication with the street. The first-floor structures of both houses also appear to have been renewed in the 20th century, the original partitions above this level being supported on inserted rolled steel joists. At the rear of both properties the floor levels rise and the houses extend into areas of unlit rooms, below the present ground level within the former rear wings. None of these rooms show any sign of historic fixtures and fittings, their walls are rendered and the structural history of these areas cannot be established.

5.4 Interiors: First floor and Second floor

The first-floor and second-floor rooms of both houses are rendered or obscured by plasterboard. According to Rushbrooke these rooms had previously been stripped back to the bare walls and all features, such as fireplaces, doors, architraves and even the staircases had been removed. Only the basic plan of the houses remained. In No. 35 the staircase compartment contained a crude, modern stair ladder but all other evidence of the staircase had gone. In No. 37 the stair compartment was now an unlit room at the centre of the building. No early features were visible except the sash windows in the main façades. It is presumed that the second-floor structures survive, but this cannot be examined due to modern flooring and ceiling panels.

5.5 Roofs

The roof of No. 35 is a modern replacement which appears to replicate the form of the original roof. This is supported by common rafters resting on a single set of purlins on each side, meeting at a plank ridge. The roof structure is hipped at both

ends. It contains no evidence of dormers and it is clear that the existing roof structure was never inhabited, though this may not be true of the original house, which is likely to have had attics. The roof has been extensively repaired and recovered in recent years but it is probable that the basic structure dates from the mid 20th century rather than being an entirely modern replacement. It may have been renewed in the context of repairs after blitz damage.

The roof of No. 37 is a much older structure, though of very similar construction to the 20th-century roof of the adjacent house. It is supported by common rafter trusses resting on side purlins and rising to a plank ridge (Plate 9). The roof timbers are discoloured dark, are of narrow scantling and bear the marks of laths and plaster, showing that they were originally ceiled on the underside. The roof space of this house was clearly inhabited. Each common rafter couple is linked just below the apex by a short collar beam, which also shows evidence of ceiling and there are occasional additional ties at a lower level, presumably added after the attic storey was abandoned. At the centre of the building, over the stair compartment, the roof timbers on both sides of the roof are interrupted by blocked voids which must represent either skylights or dormer windows providing lighting for the central staircase. A further void is visible in the hipped front section of the roof. This is defined by a trimmer at top and bottom, the lower trimmer being chamfered away flush with the surface of a dwarf wall originally enclosing the eaves, the studwork for which survives in places. There must therefore have been a dormer window in the front elevation, looking over the parapet towards the street. No comparable feature is visible in the rear slope of the roof and it is presumed that the room here, though plastered, was unlit, and probably served as a box room or store. The character of the carpentry is so plain that it is difficult to date with any certainty; however, a roof of this type, without trusses or bay divisions would be consistent with a date in the mid 18th century or later. There is no evidence of an earlier roof form and it is considered likely that this is the primary roof of the house.

5.6 Interiors: Rear wing

The interiors of the rear wing are largely featureless but some evidence of the materials of construction are visible. At the south-eastern end of the wing the fabric of the side wall of No. 37 is visible, projecting 2.3m beyond the rear wall of No. 35. This wall is of buff limestone rubble bonded with a lime mortar and has well-constructed quoins (Plate 10). It seems likely that the original treatment of the walls to the rear of the house was bare masonry, facing bricks being employed on the front wall only. There is no evidence of any window openings in this wall. The rest of the rear wing consists of one very large room, filling most of the length of the wing, with a further (inaccessible room beyond) in the modern section of the wing (Plate 11). The south-western wall is almost certainly an early boundary wall, being largely constructed of soft orange/red bricks laid in a soft grey lime mortar. The bricks are without a regular bond and it is possible that this represents an 18th-century garden wall separating the properties. At the south-eastern end a further section of limestone rubble masonry may represent an extension or projection to the rear of either this, or the neighbouring house. There were no other features of historic interest visible in this part of the building, which appear to have been extensively rebuilt as a workshop in the mid 20th century.

6. THE DEVELOPMENT OF THE STANDING BUILDINGS

- 6.1** The two houses at Nos 35-7 Stokes Croft are probably nearly contemporary in date, and are likely to have formed a part of a larger speculative development on one of the older suburban roads outside the walls of the medieval city. Examination of the

plan forms of the houses on the historic maps (see Fig. 4, especially) seem to suggest that the houses in the terrace were constructed either in pairs or groups of three. The surviving four or five houses at the north-eastern end of the terrace seem to have been developed in pairs, but there are possible groups of three to the south west, which have now been destroyed. The two houses under consideration were not built as a pair, though they appear superficially similar and were later in the same ownership – rather, they seem to belong to different pairs: it is probable that No. 35 was constructed as a pair with No 33 (now demolished) and it is almost certain that Nos. 37 and 39 were originally constructed as an identical mirrored pair. No. 37 retains its original roof structure; No. 39 has been raised by a storey, probably in the 18th century, and No. 35 has had its roof replaced with a post-war structure, though this appears to have been done sympathetically, retaining the original form and appearance of the roof.

- 6.2** These houses were clearly in existence by 1750, when the north western side of Stokes Croft appears as fully developed on Rocque's Map. It is typical of late 17th-, 18th- and early 19th-century speculative developments that, although there would be general agreement as to the form of the façades, the layout of the buildings and the alignment of the frontages, there might be considerable variation in detail and in the planning of the interiors. The surviving houses show some features typical of the period, including segmental-headed window openings with broad, flush-framed sash boxes and provincial Baroque detail in the rusticated piers and radiating, expanded voussoirs.
- 6.3** In the late 19th century the buildings were converted for retail or commercial use, a process which included the removal of the original front areas and, subsequently, the addition of new shop-fronts replacing the original ground-floor façades of both houses. It is likely that the ground-floor levels were lowered, to respect the street, and that an earlier semi-basement containing service rooms and domestic offices opening off a railed basement area was infilled to the new ground floor level to enable this change. The detail of the 19th-century shop fronts is very fine, incorporating continental Gothic features popular in England from the 1850s onwards. It is considered that the pilasters corbelling and fascias of the present shop fronts date from the early 1870s. A first-floor display window was later cut into the frontage of No. 35.
- 6.4** Both houses were extended to the rear in the late 19th century, by which time they were serving as a tailor's premises and workshops. These rear buildings have since been largely demolished and only the fragmentary remains of a late 19th-century workshop extension remains to the rear of No. 35.
- 6.5** Unfortunately the interiors of both houses have suffered severely from neglect and vandalism in the late 20th century and no 18th- or 19th-century interior features now survive beyond the basic plan forms of the first and second floors and the evidence of habitable rooms in the roof of No. 37. Despite this, the houses are an important survival of early and mid 18th-century speculative housing, respecting a period of great wealth and expansion of the city and, despite their battered appearance they remain an ornament to the streetscape.

7 IMPACT ASSESSMENT

- 7.1** The current proposals for the refurbishment of the buildings have the considerable merit of bringing the buildings back into use without significant changes to the basic plan forms of the first and second floors. These areas are to be occupied as flats and

contain no surviving historic features. The conversion would involve the reinstatement of a staircase in the original position within No. 37 and the conversion of the void of the former staircase in No. 35 to bathrooms. There appear to be few other changes to the plan of these areas other than the subdivision of some larger rooms to provide either kitchens or en-suite facilities. The ground floor also retains few features and it is unlikely that the conversion will involve the loss of significant historic fabric.

- 7.2** The environmental noise assessment for the property has identified that to achieve reasonable internal levels "the windows must remain closed on both [Nos 35 and 37 front] building facades." Acoustic ventilation in the form of either trickle vents to the windows or through the wall ventilation will be required. Whilst either solution would have some visual impact on the façade, good design would retain the historic character of the buildings. Examples of the former are available commercially, whilst an unobtrusive example of the latter can be observed in the first and second floors above the entrance to flats 1-23 Stokes Croft.
- 7.3** The excavation of the raised land towards the rear of the site to accommodate the commercial kitchen or services for this facility might have implications or the loss of buried remains, either of the 19th-century rear wings of the buildings or of structures and features predating the development of the houses. The demolition of the remains of the existing rear wing, which retains only a small portion of historic fabric, and the construction of the mews houses to the north east of this is not considered to have a major impact on the historic fabric.

8. STATEMENT OF SIGNIFICANCE

- 8.1** Nos 35 and 37 Stokes Croft are listed (Grade II) under the Planning (Listed Buildings and Conservation Area) Act 1990 as amended for their special architectural or historic interest. As such, they can be deemed to be of National Significance.
- 8.2** At a local level, they form part of a terrace of five 18th-century houses, and as a group they (or at least their primary front blocks) provide a positive contribution to the streetscape and the conservation area. Their present form reflects the original speculative development of the area, but also demonstrates the 19th changes in use.
- 8.3** The appraisal has identified that the primary roof structure survives in No. 37, but the roof of No. 35 has been rebuilt. The significance of the roof of No. 37, and the rooflines of Nos 35 and 37 as being the only original ones in the terrace is also highlighted. The survey has also recorded evidence that the roofspace (at least in No. 37) was originally used for accommodation.
- 8.4** In summary, the main significance of the building is the survival of the historic fabric forming the shell of the front block, including the roof of No. 37, as well as the contribution that this front block makes to the conservation area. The loss of historic fixtures and fittings within the building, and the bomb damage to and subsequent rebuilding of the rear wing of No 35 reduce the overall significance of the building, and provide the opportunity for sensitive redevelopment of these areas.

9. ACKNOWLEDGEMENTS

- 9.1** The project was managed for Rushbrooke UK Ltd by Gareth Kendall, and for AC archaeology by Andrew Passmore. Access to the building was facilitated by Lee Bryan. The documentary research was carried out by Paul Rainbird, the appraisal by Richard Parker and Stella de-Villiers, and the report written by Richard Parker with the illustrations prepared by Sarnia Blackmore.

10. SOURCES CONSULTED

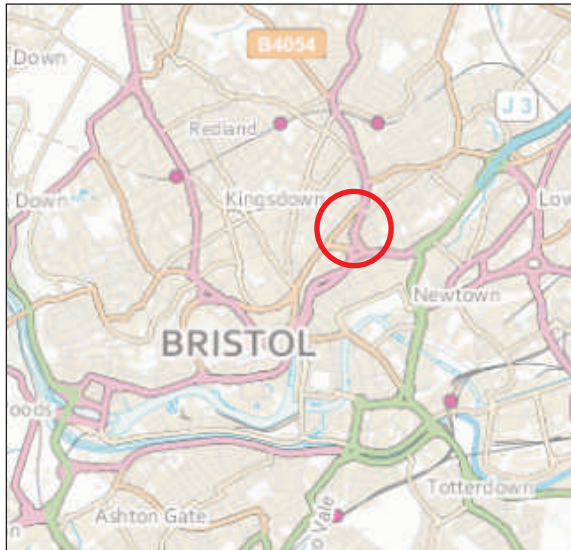
Bristol Record Office

BRO Building Plan Vol 27, fol 49c, alterations dated 10/11/1891
BRO Building Plan Vol 189, fol 31d, extension dated 9/9/1942

Mathew's Bristol & Clifton Directory (J. Wright and Co), 1876 and 1893 editions

maps via the BRO "know your place" website

Ashmead's map of 1828
Rocque's map of 1750
Ordnance Survey 1:2500 1880 map
Ordnance Survey 1:2500 1910 map



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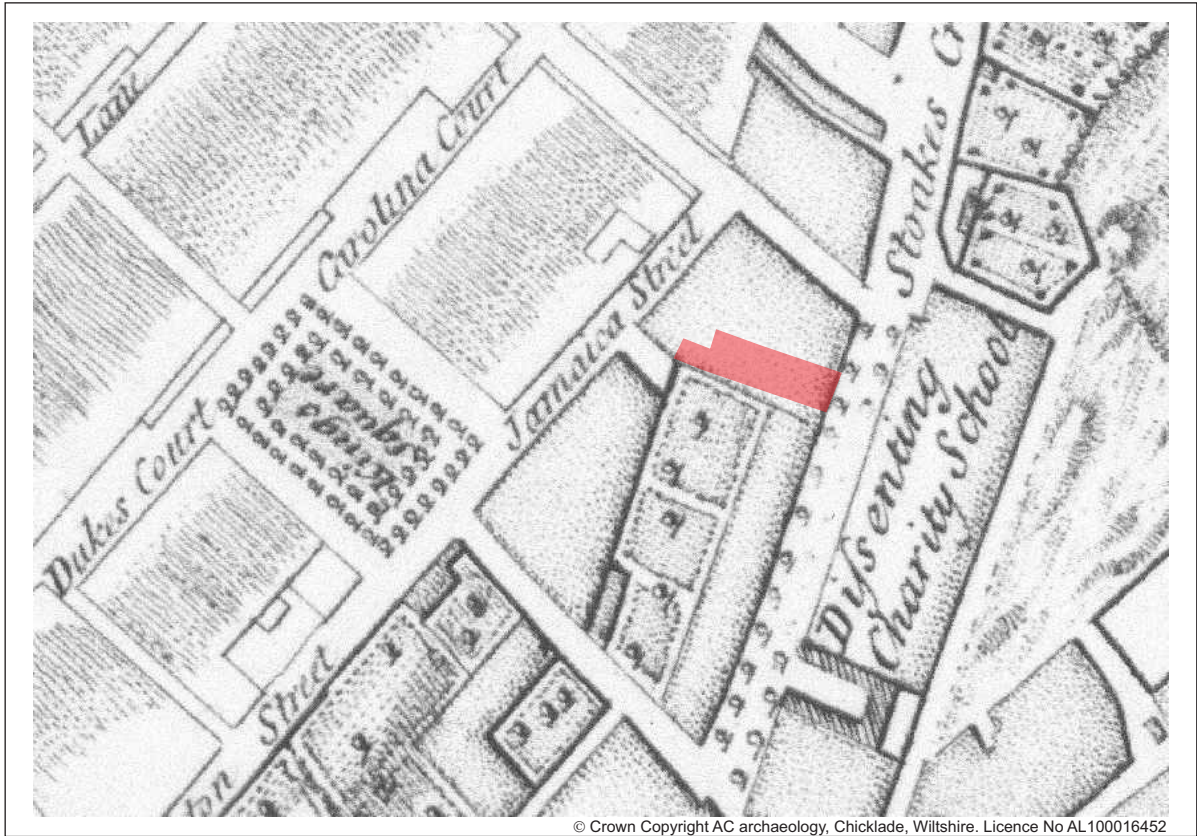
PROJECT

Stokes Croft, Bristol

TITLE

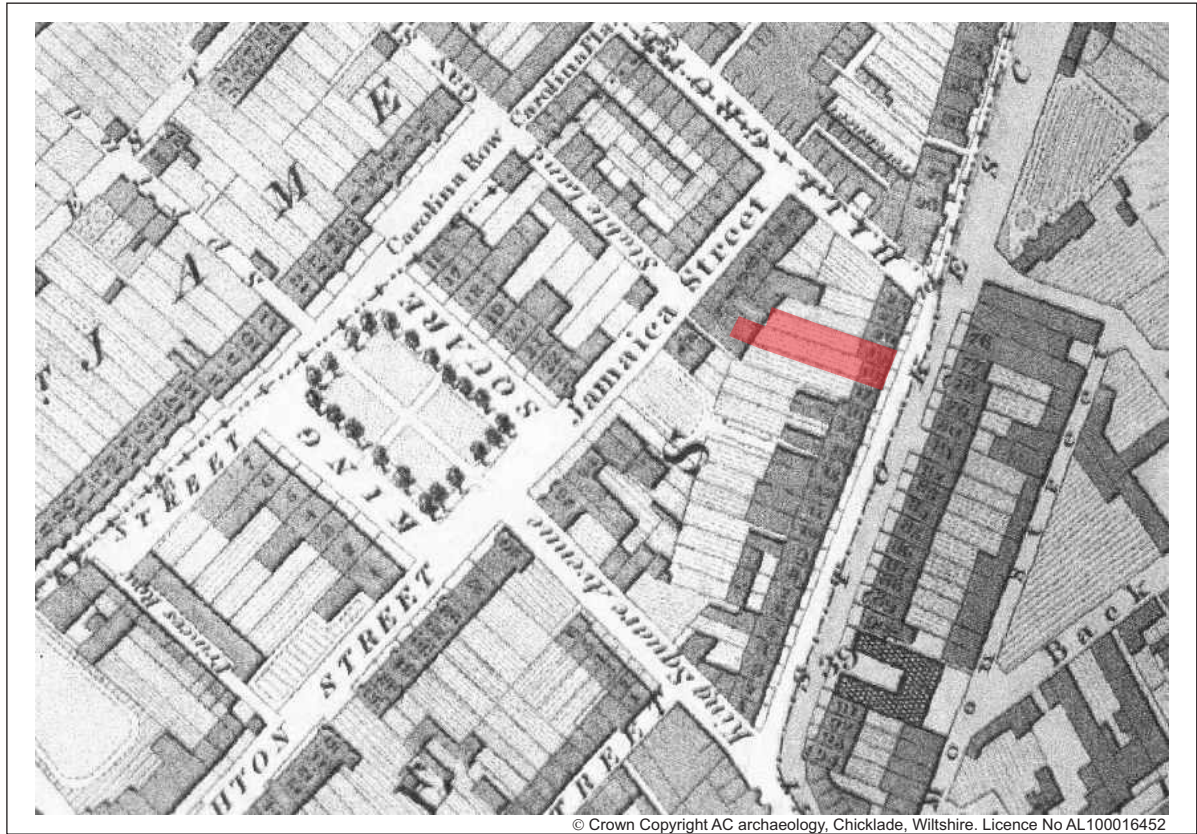
Fig. 1: Location of site





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Fig. 2: Rocque's Map of 1750 showing the north-west side of Stokes Croft as a developed area



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Fig. 3: Ashmead's map of 1828, showing further developments to the north west and enclosed front areas between the houses and the street

■ Approximate location of site

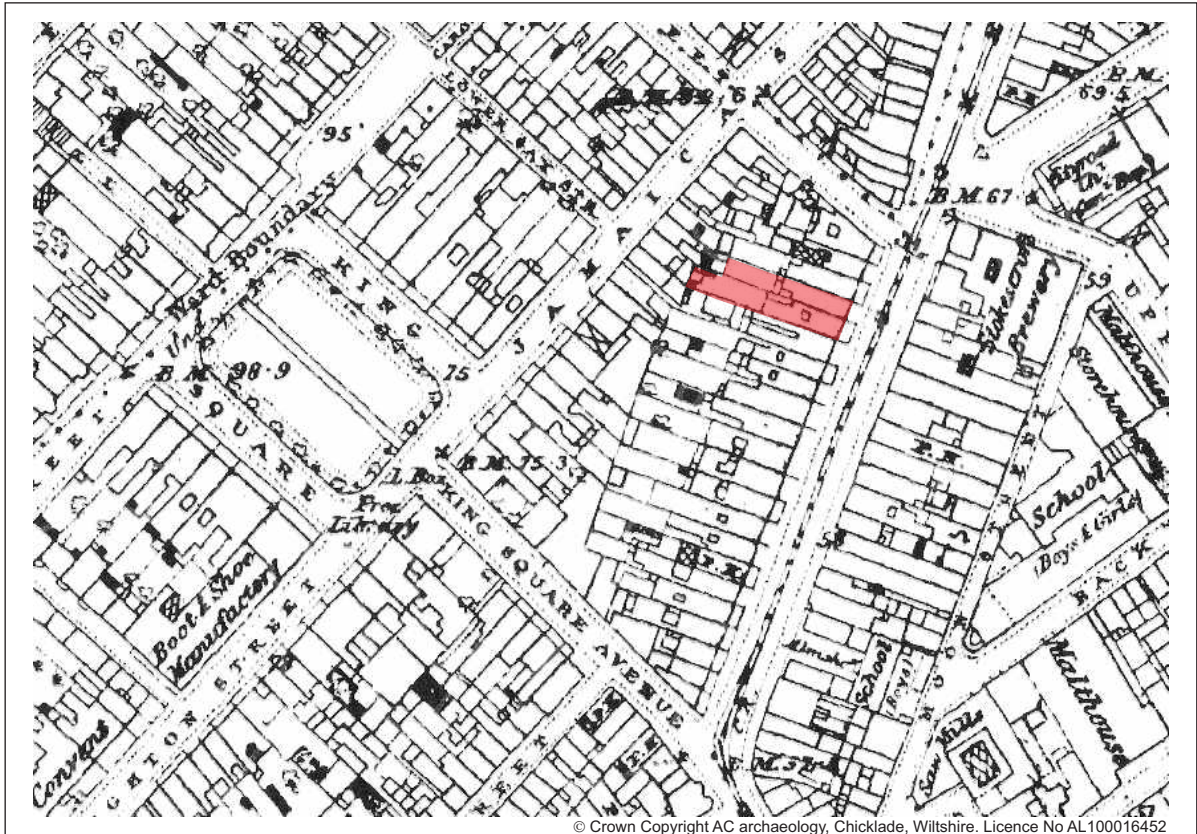


Fig. 4: Extract from the Ordnance Survey 1st-edition map showing the plans of the houses and the gradual removal of the front areas between the houses and the street. The footprints of the houses suggest development in groups of two or three houses in each phase

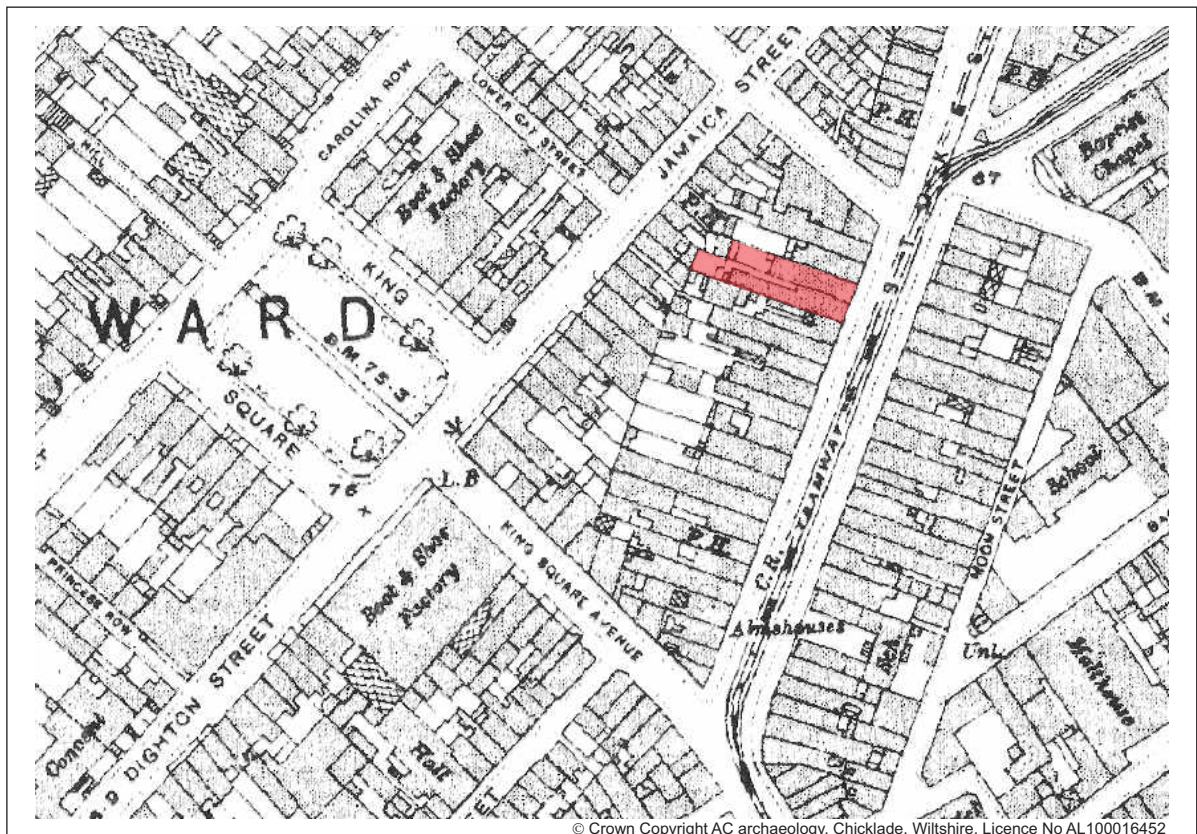


Fig. 5: Extract from the Ordnance Survey 2nd-edition map c.1910 showing the removal of all the front areas and further development of rear buildings

Approximate location of site



Plate 1: View of the surviving north end of the terrace showing it in its current urban context



Plate 2: Details of the façades of the houses showing the offset windows in Nos 37 and 39 and typical architectural details



Plate 3: Segmental-headed windows with flush-framed sash boxes typical of the early-mid 18th century in the upper storey of No 37 Stokes Croft



Plate 4: The remains of a late 19th-century first-floor display window at No. 35, blocked in the 20th century



Plate 5: Detail of the ornamental corbel at the south-western side of the shop front, showing vigorous 19th-century foliage carving



Plate 6: Detail of the ornamental corbel at the north-eastern side of the shop front, showing continental Gothic detail on the capital



Plate 7: View of the rear of the buildings from the site of the proposed mews houses



Plate 8: Detail of the surviving 19th-century work in the rear wing of No 35 Stokes Croft (scale 1m)



Plate 9: View of the 18th-century roof structure of No. 37 Stokes Croft showing traces of lath and plaster ceiling the attic rooms and (top) a chamfered trimmer for the original front dormer



Plate 10: View within the rear wing showing the original rubble masonry of the side wall of No. 37 Stokes Croft (scale 1m)

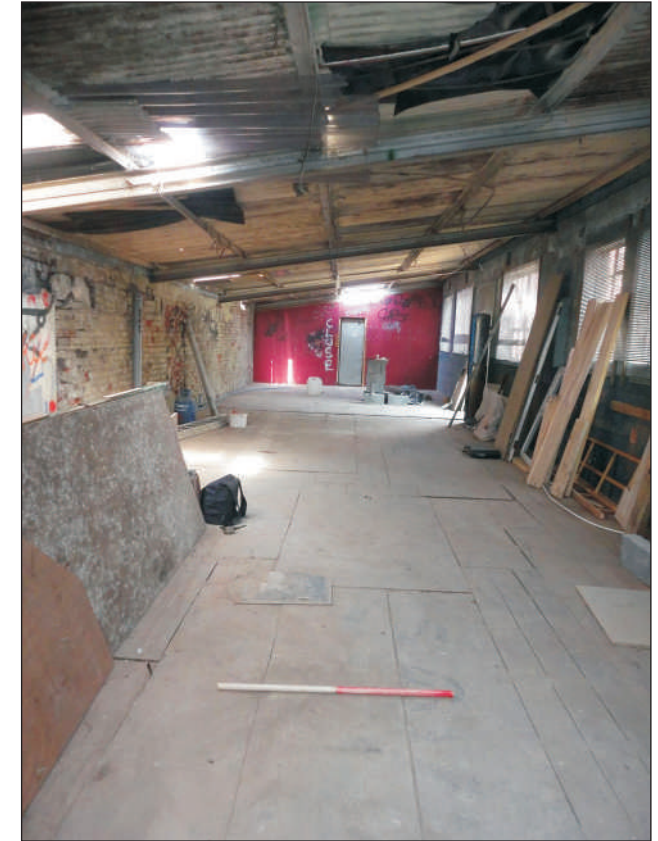


Plate 11: View of the rebuilt rear wing, repaired after the Blitz, showing the modern corrugated asbestos roof and the absence of visible historic fixtures and fittings (scale 1m)

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