

Heritage Statement



Change of Use to Office Accommodation at 15 and 16 Brunswick Square, Bristol

Prepared for:
Pirate Studios

Issue 1.1

Contents:	Page No.
1.0 Executive Summary	3
2.0 Introduction	3
3.0 Description of Development Proposals	4
4.0 Planning background	5
5.0 Assessment of Significance	6
6.0 Works to Retained Buildings	7
6.1 Works to Lower Ground Floor	7
6.2 Works to Ground Floor	7
6.3 Works to First Floor	8
6.4 Works to Second Floor	9
6.5 Works to Third Floor	10
6.6 Works to Elevations	10
7.0 Sanitary Convenience Provision	11
7.1 Openings in the Party Wall	11
7.1 Refuse Lift	11
Appendix A - Listing Description	12

Issue	Date	Comment	By	Approved
1.0	05.02.2021	Planning	PT	SD
1.1	10.03.2021	Refuse lift updated	PT	SD

1.0 Executive Summary

NOMA Architects have carried out a historic building assessment for 15/16 Brunswick Square, Bristol the results of which are presented in this Heritage Statement. The report sets out the project background, development proposals before giving a detailed description of the buildings building development and current layout.

The development proposals involve relatively minor alterations to both original and new fabric to improve accessibility, and to facilitate the change of use of the buildings from private members club to office use.

The type and extent of work to the fabric of the listed buildings largely follows the work that has been previously approved in application refs: APP/Z0116/W/18/3209837 and APP/Z0116/Y/18/3209838.

The provision of toilets and washbasins is a legal requirement for office accommodation. Toilets and washbasins are proposed in the rear room of No. 16. There are existing services in this room to serve the existing bathroom and kitchen to the maisonette which can be reused or the service route followed.

A single opening in the party wall between No. 15 and 16 is proposed on the second and third floors. This will allow access to the sanitary accommodation in No. 16.

A refuse bin lift is proposed in the front courtyard of No. 15. The size, location and configuration of the lift is designed to meet the health and safety requirements for this type of installation.

Whilst there will be some slight adverse and some slight positive impacts from the development, cumulatively the changes amount to a neutral impact, or no harm in NPPF (2019) terms, and will help secure the optimum viable use of the building for the future, in line with local and national planning policy.

2.0 Introduction

This Heritage Statement supports a planning and listed building application for the change of use and conversion of No.s 15 and 16 Brunswick Square to office use.

The existing building comprises of 2 no. Georgian townhouses facing Brunswick Square. The buildings were built as identical three storey houses with attics and basements. During their history the two buildings have come into the same ownership and have been adapted, combined and extended to create a single use.

No.s 14, 15 and 16 Brunswick Square were made Grade 2 listed buildings in January 1959.

Brunswick Square was designated a Conservation Area in June 1974. With Portland Square to the east, the area forms one of the most coherent original residential suburban developments of the middle Georgian period

The Brunswick Club has most recently occupied the ground and lower ground floors with a small flat and ancillary space on the upper floors.

The proposals are for the change of use of the buildings from private members club to office use.

This report should be read in conjunction with the accompanying application drawings and Design and Access Statement.

3.0 Description of Development Proposals

The development proposals involve relatively minor alterations to both original and new fabric to improve accessibility, and to facilitate the buildings change of use to office facilities

The proposals involve the removal of a number of the unsympathetic later subdivisions or other interventions.

The proposals are to retain the original staircases and stairwells, window openings, fireplaces, cornices, skirtings and other original joinery. The proposals are to retain the original door openings and replace the non original doors with new timber panel doors with the correct fire resistance to suit their location.

On the lower ground floor the proposals are for the refurbishment of the existing spaces and toilets but with only minor changes to the building fabric.

On the ground floor the proposals are for the refurbishment of the existing spaces and toilets but with only minor changes to the building fabric. 6 no. new rooflights are proposed to the pitched roof above the rear extension.

On the upper floors the proposals are for the refurbishment of the existing spaces and the provision of sanitary accommodation.

No changes are proposed to the front elevation facing Brunswick Square except for the removal of later fixtures that have been attached to the building. The railings will be retained and restored. A new refuse lift is proposed to the front courtyard of No. 15.

No changes are proposed to the side elevation.

The replacement of the non original windows within the existing openings with new painted timber single glazed windows is proposed to the rear elevation of the townhouses.

4.0 Planning background

The change of use of the buildings from private members club to office use has been approved after an appeal in application refs: APP/Z0116/W/18/3209837 and APP/Z0116/Y/18/3209838.

The scheme that is submitted with the current application is substantially similar to the scheme approved by these planning and listed building applications with the exception that a significantly higher proportion of the existing internal fabric is to be retained and sanitary accommodation is proposed on the upper floors.

The variances between the submitted scheme and the approved scheme are noted below.

Lower Ground Floor

The existing partitions forming the lobby to the stair are to be retained.

The existing toilets are to be retained in their current layout and refurbished.

The stair from the rear room to the ground floor is not proposed.

The lightwells formed in the ground floor in the rear room are not proposed.

Ground Floor

The existing bar is to be retained to form a communal tea point.

A new wheelchair accessible WC and shower is proposed (this was missing from the approved plans).

The existing toilets are to be retained in their current layout and refurbished.

The stair from the rear room from the lower ground floor is not proposed.

The lightwells formed in the ground floor in the rear room are not proposed.

The existing rooflights in the flat roof between the townhouses and the pitched roof to the rear extension are to be retained and will not be replaced by a linear lantern.

6 no. rooflights are proposed in the pitched roof to the rear extension.

First Floor

2 no. WC cubicles and a kitchenette are proposed within the rear room of No. 16

The stud partition to be removed from the existing opening in the party wall between No.s 15 and 16 to the front of the chimney breast.

The existing rooflights in the flat roof between the townhouses and the pitched roof to the rear extension are to be retained and will not be replaced by a linear lantern.

6 no. rooflights are proposed in the pitched roof to the rear extension.

Balustrading at the edge of the roof to the rear extension is not proposed.

Second Floor

2 no. WC cubicles and a kitchenette are proposed within the rear room of No. 16

1 No. door opening proposed in the party wall between No.s 15 and 16 in the front room to allow access to the toilets.

Third Floor

1 no. WC cubicles and a kitchenette are proposed within the rear room of No. 16

1 No. door opening proposed in the party wall between No.s 15 and 16 in the front room to allow access to the toilets.

Front Elevation

The refuse lift proposed in the approved drawings did not comply with minimum health and safety requirements. A revised proposal is included with this application.

No other variances are proposed.

Side Elevation

No variances are proposed.

Rear Elevation

No variances are proposed.

The provision of toilets and washbasins is a legal requirement for office accommodation. No toilets were proposed on the upper floors in the approved scheme which would have resulted in the office space being unlettable. The justification for the toilets on the upper floors is contained in a following section.

5.0 Assessment of Significance

The value of heritage assets can be expressed with regard to the component elements of heritage significance defined within Historic England's 'Conservation Principles', namely: evidential value; historical value; aesthetic value; and communal value.

The special architectural interest of the building is recognised by its designation as a Grade II listed building, and the elements that contribute to its aesthetic and evidential values, include:

- The pleasing rhythm and symmetry of the principal façade facing Brunswick Square, the appearance of which is enhanced by the continuation of that rhythm and symmetry in the adjacent 14 Brunswick Square.
- The layout and arrangement of the rooms, particularly on the first, second and third floors but also to a lesser extent on the ground floor.
- The original features within an number of the rooms including the decorative wooden door surrounds, windows, window surrounds and panelling, cornices, stairs and handrails, skirting and dado rails.

The elements of the building which provide evidential value include all of those elements described above which also have aesthetic value, to which can be added:

- The conversion and extension of the existing building to form The Brunswick Club demonstrates a particular period in time of the buildings use.

The elements described above also contribute to the building's ultimate historic value, which lies in its development of the high quality formal housing on the edge of the historic Bristol core in the eighteenth and early nineteenth centuries.

The Brunswick Club ceased operation a number of years but the building is likely to feature in the collective memory of the public. The communal value of No.s 15 and 16 Brunswick Square is therefore relatively limited, largely to collective memories of staff and members of the club who have frequented the building in more recent times, for uses entirely disconnected from its original purpose

These attributes combine to give No.s 15 and 16 Brunswick Square evidential, historic, aesthetic and communal value which, provide it with medium significance. Its setting, within a block of buildings of mostly contemporary date and aesthetically pleasing appearance, makes a moderate contribution to its significance, , although this is compromised by a number of negative and high rise buildings in the vicinity.

6.0 Works to Retained Buildings

6.1 Works to Lower Ground Floor

The Brunswick Club occupied the lower ground floor with a bar area in the rear extension and toilets and ancillary service rooms below the townhouses.

The original built form of the townhouses is still visible on plan but there have been numerous sub divisions of the space to adapt the rooms to the private members club.

There are no original features such as cornices, joinery or doors within the lower ground floor.

Minimal works are proposed within the lower ground floor. These include:

- Soft strip of surface finishes.
- Removal of existing suspended ceilings.
- Refurbishment of the existing toilets.
- Replacement of existing internal doors with new fire doors.
- Localised upgrading of existing ceiling where needed to provide one hour fire resistance.
- Replacement of the existing beer cask lift with a refuse bin lift.
- Replacement of external doors and window at the front

6.2 Works to Ground Floor

The Brunswick Club occupied the ground floor with a bar area in the front room and a dance floor and toilets in the rear extension. The entrance to The Brunswick Club was via the front door in No. 16.

The original built form of the townhouses is still visible on plan but there have been numerous large openings in the original walls to adapt the rooms to the private members club.

There are original features such as cornices, pilasters, door surrounds, skirtings and dado rails within townhouses. There are no original internal doors within the ground floor.

Minimal works are proposed within the ground floor. These include:

- Soft strip of surface finishes.
- Removal of existing suspended ceilings.
- Refurbishment of the existing toilets.
- Replacement of existing internal doors with new fire doors.
- All original ornamental features such as cornicing, pilasters, door surrounds will be retained, and repaired as required.
- Original arch to the front room to No. 15, with associated decorative plasterwork will be retained.
- Original arch to the front room to No. 16, with associated decorative plasterwork will be retained. And a new glazed panel door and fanlight fitted.
- The existing sash windows (which are not original) and timber panelled surrounds to the Jambs to front elevation will be retained.
- 6 no. new rooflights are proposed in the pitched roof above the rear extension.

6.3 Works to First Floor

The Brunswick Club occupied the first floor and largely used it as offices and storage for the administration of the club although the first floor had previously been accessible to the club members. The original built form of the townhouses is still intact but there have been three door openings formed in the original party wall, one of which has been infilled with a stud partition.

There is a raised floor in the front room of No. 16.

There are original features such as cornices, door surrounds and skirtings within townhouses. The original features in the front rooms indicate high status rooms. The original features in the rear rooms are simpler and indicate lower status rooms.

There are no original internal doors within the first floor.

Both stairs have are the original staircase and balustrade.

There are no original fireplaces, grate or fire surrounds and the fireplace openings have been blocked up.

Minimal works are proposed within the first floor. These include:

- Soft strip of surface finishes.
- All original ornamental features such as corncing and door surrounds will be retained, and repaired as required.
- The original staircase and balustrade will be retained and repaired as required.
- The existing sash windows (which are not original) and timber panelled surrounds to the jamb linings to front and rear elevations will be retained.
- The existing window to the stair in No. 15 is not original and will be replaced with a painted softwood single glazed window.
- The existing external door in the rear room of No. 16 will be replaced with a painted timber single glazed double hung box sash. The original timber panelled surrounds to the jamb linings will be retained.
- The existing window to the stair in No. 16 is not original and will be replaced with a painted softwood single glazed window.
- Replacement of existing internal doors with new fire doors.
- New partitions are proposed to the rear room to No. 16 to provide 2 No. toilet cubicles and washbasins and a shared kitchenette for tea making etc.

6.4 Works to Second Floor

No. 15 Brunswick Square appears to have been left unoccupied and has suffered water damage from a leak to the roof. The original built form of the townhouses is still intact but with later partitions subdividing the smaller front room.

There are original features such as cornices, arched door surrounds and skirtings within townhouses. The stair has the original staircase and balustrade

There is an original fireplace with fire surround and cast iron grate in the rear room.

There is fire surround in the larger front room that appears to not be original.

No. 16 Brunswick Square has previously been converted to form a maisonette on the second and third floors. The original built form of the townhouses is still intact but with later partitions subdividing the rear room to form a kitchen and bathroom.

There are original features such as cornices, arched door surrounds and skirtings within townhouses. The stair has the original staircase. The balustrade has been incorporated into a new partition to sub divide the stair to provide the front door to the maisonette.

There are no original fireplaces, grate or fire surrounds. The fireplace opening in the front room has been blocked up and the fireplace opening in the rear room has been enlarged to form a niche.

Minimal works are proposed within the second floor. These include:

- Soft strip of surface finishes.
- The partitions within the smaller front room of No. 15 will be removed.
- The partitions that formed the bathroom and kitchen within the rear room of No. 16 will be removed.
- The partitions in the staircase of No. 16 will be removed.
- All original ornamental features such as corncing and door surrounds will be retained, and repaired as required.
- The original fireplaces will be retained, and repaired as required.
- The original staircase and balustrade will be retained and repaired as required.
- The existing sash windows (which are not original) and plain timber panelled surrounds to the jamb linings to front and rear elevations will be retained.
- The existing window to the stair in No. 15 is not original and will be replaced with a painted softwood single glazed window.
- The existing window to the rear room in No. 15 is not original and will be replaced with a painted timber single glazed double hung box sash.
- New partitions are proposed to the rear room to No. 16 to provide 2 No. toilet cubicles and washbasins and a shared kitchenette for tea making etc.

3.5 Works to Third Floor

No. 15 Brunswick Square appears to have been left unoccupied and has suffered water damage from a leak to the roof. The original built form of the townhouses is not intact with the original partitions subdividing the front room removed.

There are no original features such as cornices, arched door surrounds and skirtings within townhouse. The stair has the original staircase and balustrade

There are no original fireplaces, grate or fire surrounds and the fireplace openings have been blocked up.

There has been extensive repairs and replastering.

No. 16 Brunswick Square is the upper rooms to a maisonette. The original built form of the townhouses is intact with later partitions subdividing the rear room to form a cylinder cupboard.

There are no original features such as cornices, arched door surrounds and skirtings within townhouse. The stair has the original staircase and balustrade

There is an original fireplaces, grate or fire surrounds in the larger front room.

There has been extensive repairs and replastering.

Minimal works are proposed within the third floor. These include:

- Soft strip of surface finishes.
- The partitions within the rear room of No. 16 will be removed.
- The original fireplaces will be retained, and repaired as required.
- The original staircase and balustrade will be retained and repaired as required.
- The existing sash windows (which are not original) to front and rear elevations will be retained.
- The existing windows to the stair and rear room in No. 15 are not original and will be replaced with a painted softwood single glazed double hung box sashes.
- New partitions are proposed to the rear room to No. 16 to provide 2 No. toilet cubicles and washbasins and a shared kitchenette for tea making etc.

3.6 Works to Elevations

The works proposed to the front façade facing Brunswick Square are largely for the restoration and conservation of the existing fabric. Awnings, and other minor metal frames are proposed to be removed. The existing external doors at lower ground floor are proposed to be replaced. The existing window openings at lower ground floor are proposed to be unblocked and new painted timber single glazed windows fitted.

A new refuse bin lift is proposed to the front courtyard of No. 15 Brunswick Square.

The historic railings, forming a valuable part of the streetscape, will be restored.

The rear facade to the townhouses is largely in the original layout but with some alteration and replacement over the years. There are a variety of window types on this rear facade. The replacement windows where they are unsympathetic to the original window types and materials are proposed to be replaced.

7.1 Sanitary Convenience Provision

Additional sanitary accommodation is proposed in the rear rooms of No. 16 at first, second and third floors. The additional toilets and washbasins are justified by the requirement to comply with the Health and Safety Executive Workplace (Health, Safety and Welfare) Regulation 1992.

The proposal to use the rear room is justified by the location of the kitchen and bathroom for the maisonette at second floor level and so a soil and vent pipe and service routes for water have already been installed. The intention is to reuse these services if they are in a usable condition or to replace them following the same service route.

At first floor level the front room is a high status room with high quality cornices, door surrounds and window surrounds and panelling. The rear room is a lower status room with a much simpler cornice and skirting. The fireplace has previously been removed.

At second floor the rear room has a simple cornice and skirting. The fireplace has previously been removed.

At third floor the rear room has a no cornice and non original skirting. The fireplace has previously been removed.

Further analysis and a description of the requirements is contained within the Design and Access Statement.

7.2 Openings in the Party Wall

Three openings already existing in the party wall between No. 15 and 16.

The opening between the rear room in No. 15 and the stair in No. 16 is fitted with a door.

The opening between the front rooms of No. 15 and 16 on the inner side of the chimney breast is fitted with a studwork partition and door.

The opening between the front rooms of No. 15 and 16 on the Brunswick Square side of the chimney breast is infilled with studwork partition. The proposal is to remove the studwork partition.

A single new door opening is proposed in the party wall between No. 15 and 16 to the second and third floors between the rear room in No. 15 and the stair in No. 16. The door opening is justified in order to provide access from the rooms in No. 15 to the sanitary accommodation in No. 16. The door will avoid the need to provide sanitary accommodation in No. 15.

7.3 Refuse Lift

A refuse lift is proposed in the front courtyard to No. 15 from the lower ground floor to the pavement. The refuse lift was consented in the previous planning approval but with a condition to provide further detail.

The proposed refuse lift closely follows the layout, size and configuration of the bin lift shown on the approved planning drawings, PA220A and PA221A..

The proposed lift enclosure will be visible behind the existing railings, which has to be weighed against the requirements to provide a safe lift.

Further analysis and a description of the proposals is contained within the Design and Access Statement.

Appendix A - Listing Description

List Entry Number: 1204541

Date first listed: 08-Jan-1959

ST5973NW BRUNSWICK SQUARE, St Paul 901-1/6/1881 (West side)
08/01/59 Nos.14, 15 AND 16 and attached area railings
(Formerly Listed as: BRUNSWICK SQUARE (West side)Nos.14-16 (Consecutive))

GV II

Terrace of 3 houses. 1766-1771. By Thomas Paty. Brick with limestone dressings, brick stacks and a pantile mansard roof.

3 storeys, basement and attic; 3-windows each, 2 to No.16. Mid Georgian style.

Articulated by pilasters, cornice and parapet; right-hand pedimented doorcases have Gibbs surrounds and raised keyed entablatures, and 4-panel doors with rectangular overlights;

Gibbs surround to windows with keys to 6/6-pane sashes, smaller on the second floor, and 2 dormers.

Entrance to No.16 in Cumberland Road has attached Doric columns to a modillion pediment and plate-glass fanlight, set in a symmetrical pedimented elevation; to the right is a 2-storey ancillary block with round ground-floor windows.

INTERIOR: No.14, central lateral dogleg stair, fluted pilasters to segmental arches to the ground-floor rooms, modillion cornices and panelled shutters.

SUBSIDIARY FEATURES: cast-iron railings to areas.

The W side of the square is different from the designs of the S and E; the rest of the terrace was never completed.

(Gomme A, Jenner M and Little B: Bristol, An Architectural History: Bristol: 1979-: 207; Denning C F W: The Eighteenth Century Architecture of Bristol: Bristol: 1923-: 53).

Listing NGR: ST5920773637