

Heritage, Design & Access Statement

8 -10 West Street, Bristol BS2 0BH

Proposed external works to replace damaged roofing materials with like-for-like materials and to add wooden battens to improve drainage.

Introduction

This heritage, design and access statement has been prepared in support of an application for permission to repair a leaking roof. The alteration is of an essential nature due to the ingress of water into the property. The property of 8 - 10 West Street includes 8A West Street which is a Grade II listed building that lies on the southeast side of Old Market Conservation Area. The property was listed on 4 March 1977.



Figure 1 – Property location in Old Market Conservation Area

HERITAGE

Property Listing Entry

ST5973SE WEST STREET, Old Market 901-1/12/1660 (South East side) 04/03/77 No.8A (Formerly Listed as: OLD MARKET STREET, Bristol 2 (South side) Nos.8 AND 10)

GV II

Pair of attached houses, now offices. Early C18, refurbished 1990. Brick with limestone dressings, end stacks and a steep hipped roof. Double-depth plan. Early Georgian style. 3 storeys and attic; 4-

window range. Rusticated quoins to cornice, which returns 1m in from the sides, first-floor string and plain C19 parapet; central half-glazed door and handed C20 shop fronts with inner doorways set back. Timber bolection-moulded frames to 6/6-pane sashes, and 2 hipped dormers. Rear roughcast, with a paved yard. INTERIOR: panelled rooms with linked, moulded cornices, beams and overmantels; cupboards with HL hinges flank fireplaces; good central framed open-well staircases have pyramidal bottoms to the newels.

Listing NGR: ST5983373211

Historical Context



Figure 2 – West Street Elevation

West Street and Old Market Street forms the central focus of the Old Market Conservation Area, with West Street and Old Market Street at its core. The quality and variety of the built fabric, with a range of colourful façade and architectural styles, characterise the area. Most of the Conservation Area's listed buildings are within these two streets. The built form reflects Old Market's earliest origins as an area that evolved around trade and commercial activity. Most properties have shopfronts at ground floor level, some with traditional timber surrounds. The south side of Old Market Street contains some of the best buildings, much of which are original and date back to the 18th century or earlier. The built form generally directly addresses the street, forming a continuous but varied façade. The building frontages demonstrate a vertical

emphasis in response to the narrow Medieval plots widths that are still evident in the urban grain. The area also contains a number of landmark buildings, including the Palace Hotel, the Methodist Central Hall and the Barstaple Almshouses. These key buildings define the area and contribute to the uniqueness of Old Market.

The Property

The Old Market Quarter states that 8-10 West Street may have incorporated part of The Globe Inn which is recorded by Rocque's 1742 plan of Bristol as being in a yard off the west end of the southern side of West Street, Old Market. 8-10 West Street is a pair of early 18th century houses with a courtyard to the rear.

The building has served many purposes over the years, and in 1992 The Aled Richards Trust (HIV Charity launched Nov 5, 1985) moved in merging with Terrance Higgins Trust in April 2000. In 2017 Off the Record (Bristol) took a long lease on the property. The freehold ownership of the building prior to 1992 was vested in the Bristol Visual & Environmental Buildings Trust Limited who sold to the current owner. The freehold transfer included covenants as to the maintenance and restriction on alterations to the building, and the applicant has consulted their landlord on this point.

