



Supplementary Planning Document Number 11

University of Bristol
Strategic Masterplan: Appendix 11

The Hawthorns Assessment of Potential for Development



November 2005

0.0 Contents

If you would like this information in a different format, for example Braille, audio tape, large print or computer disc, or community languages, please contact the Strategic and City Wide Policy Team on 0117 903 6720

0.0 Contents

1.0 Executive Summary

2.0 Purpose and Scope of the Report

3.0 Building Audit

3.1 Understanding the Site

3.2 History of the Building

3.3 Site Analysis

3.4 Evaluation of Architectural and Historic Merit

3.5 Assessment of Contribution to Conservation Area and Streetscape

4.0 Options for Change

4.1 Important Factors which Influence Design

4.2 Approach to Design - 'Design Principles'

4.3 Design Options

5.0 Bibliography and References

Appendix One

Local Plan and Conservation Area Policies

Appendix Two

Historic Building Assessment Matrix

1.0 Executive Summary

This report explores the potential for development of a prominent corner site which is occupied by a group of University buildings known as 'The Hawthorns'. The report presents the following key conclusions:

1. The existing buildings on the site are the result of extensive phases of refurbishment and redevelopment which has largely resulted in the loss of their historic interest and integrity.
2. The phases of change have caused an uncomfortable relationship with their context of the Whiteladies Road Conservation Area in a number of ways, including design quality of buildings and landscape.
3. The kind of existing accommodation currently on the site does not meet with needs of the University for the next 10-15 years (as identified by the Strategic Masterplan Study).
4. A new building on the Hawthorns site could improve the relationship of the building with the neighbouring junction and contribute to ideas for a new 'Tyndall Place' at the junction of Woodland Road and Tyndall Avenue.
5. Design studies indicate that while the site can comfortably accommodate buildings which offer more useful space than is currently available, there is also an opportunity to create a new distinctive 'landmark building' as part of the strategic masterplan for the future.
6. In view of the very important and prominent location of the site, the new building will need to be of the highest architectural quality. Particularly careful attention will be needed in the selection of materials and the design of landscape to ensure compatibility with the character of the wider Conservation Area.

2.0 Purpose and Scope of the Report

Feilden Clegg Bradley Architects (FCBA) have been commissioned by Bristol University to prepare a study of the collection of buildings at the junction of Woodland Road and Elton Road known as 'The Hawthorns'. This study is primarily designed to assist the Strategic Masterplan Study for which FCBA have been acting as Design Team Leaders since September 2004. It is also intended that the study will form the basis of some key principles for the potential for future development on the site.

Although the Hawthorns buildings are not listed, the site lies within the Whiteladies Road Conservation Area and is adjacent to the Tyndalls Park Conservation Area. Furthermore, the site is at the heart of University activity and circulation and is therefore likely to play an important role in the future development of the University as outlined in the Strategic Masterplan.

This building report comprises two principal objects of study:

- Building Audit: this provides a detailed analysis of the history and evolution of the buildings, a description of its current use and an evaluation of its contribution to the Conservation Area.
- Options for Change: this section demonstrates the different possibilities for re-use and re-development of the site.

A thorough search of the documentary and planning archives has resulted in an increased understanding of the evolution of the site. A physical site survey has further enhanced this understanding, although it should be noted that a full condition survey of the buildings has been beyond the scope of this particular report.

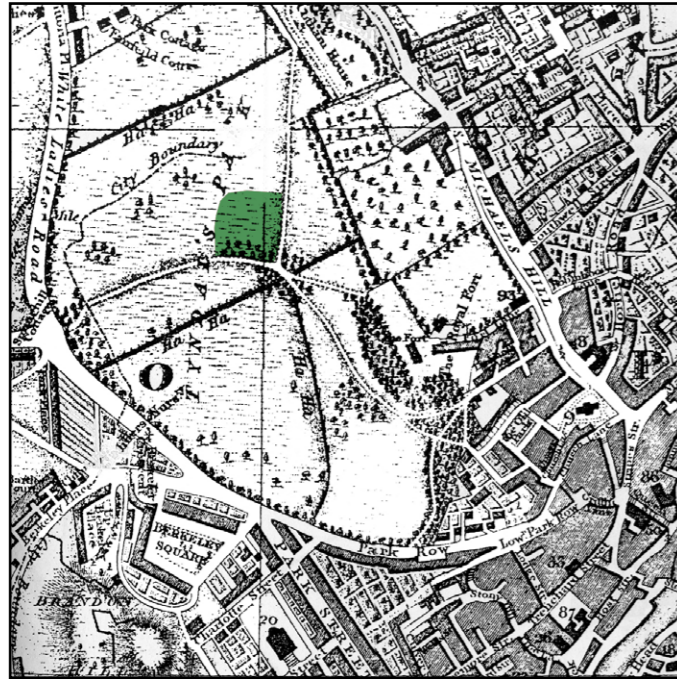
The options for change have been developed within the broader context of change outlined in the Strategic Masterplan.



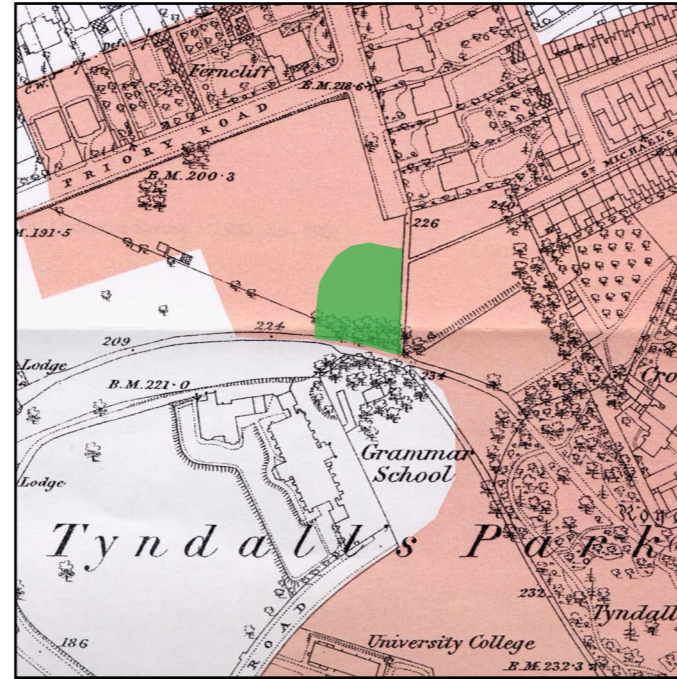
View of the Hawthorns from the west end of Tyndall Avenue

3.0 Building Audit

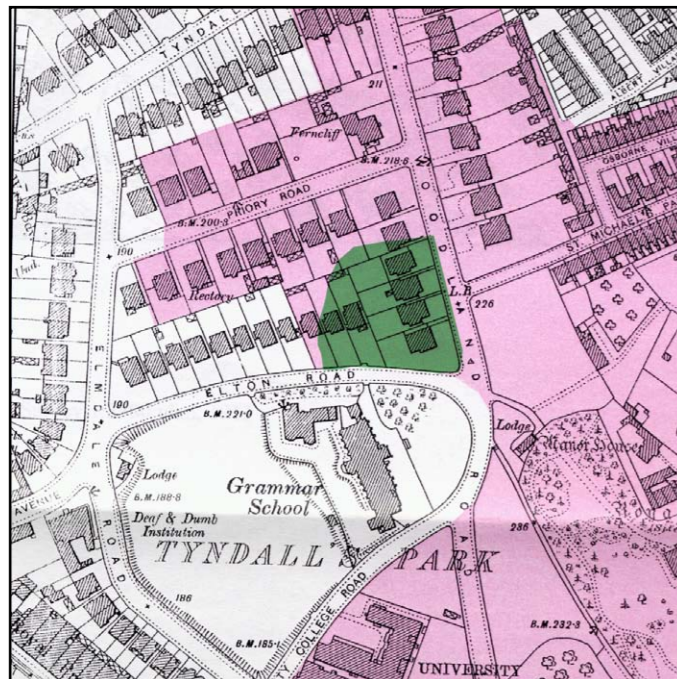
3.1 Understanding the Site



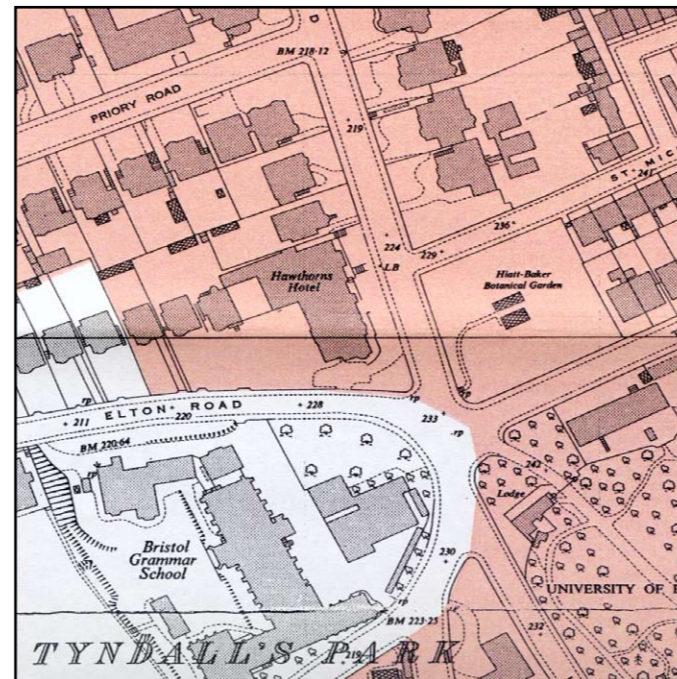
1826 Donne's map of Bristol



Detail of 1883 OS map showing junction of future Elton Road and Woodland Road



First appearance of Virgo and Ford's villas on Elton Road and Woodland Road built c1888



Villas merged to create large hotel by 1949 OS map

The Hawthorns site lies at the very heart of Bristol University, diagonally opposite the entrance to the Royal Fort Gardens and at a key junction of roads including Elton, Woodland, Tyndall Avenue and University Walk. The land itself was first built on in 1888 but was for many years part of the Tyndall Estate. This estate was laid out during the C18 from the ruins of the Royal Fort, which had been destroyed by Oliver Cromwell in 1655 (see left: 1826 Donne's map of Bristol).

Thomas Tyndall's land consisted of 68 acres of prime real estate and during the property development boom of c1790 Tyndall sold his parkland for £40,000 to a consortium of property developers. Although some work had begun, by 1793 the war with France led to a rapid collapse in property and in 1798 the Tyndall family regained ownership of the park. [1]

During the C19 however, pressure on land revived and in 1830 plans were drawn up for the layout of new roads and villas in the western part of the park. Woodland Road and Tyndall's Park Road were constructed during the 1860s and Elton Road some twenty years later. However, it is possible to see the early tracks which were to become roads and even the current junction on maps as early as Donne's 1826 plan of Bristol and on the 1883 OS map of Bristol.

The villas which were built by Virgo and Ford on Elton Road first appear on the Ordnance Survey map of 1901 but building plans show that the houses were approved for construction in 1888. The layout can be seen on the 1901 OS map (bottom left), and the beginnings of their subsequent merging are evident on the 1949 OS map (bottom right).

3.0 Building Audit

3.2 History of the Building

1888 - 1924

The series of Victorian villas which currently make up the Hawthorns was built as part of a much bigger development which began in 1888 at the west end of Elton Road, extended east to Woodland Road and then eventually north as far as Cotham Brow. The first eight houses on Elton Road were built in 1888 by Virgo and Ford, all to the same design. [2] Walls are solid masonry construction of grey Pennant Stone and reddish Brandon grit with oolitic limestone dressings. The Pennant and Brandon stones are likely to have been quarried at the top of nearby Jacobs Well Road.

Each large detached house is of 3 storeys with a basement and side entrance. One half of the house projects forward of the other and has bay windows to the ground and basement floors and a gable above. All other windows are of two lights (see photograph of extant house opposite).

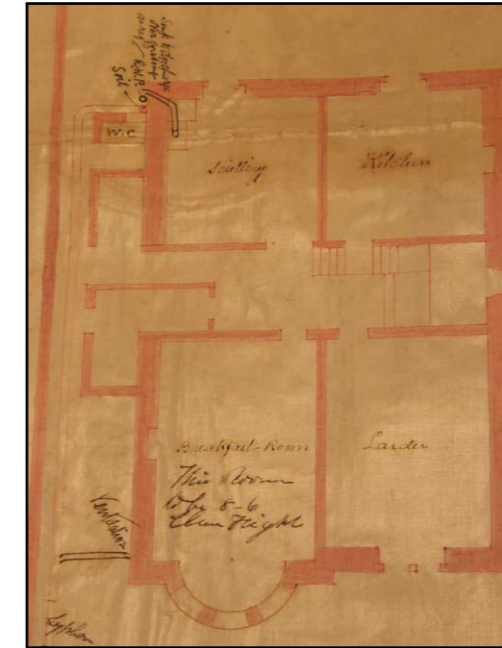
The houses are typical of the detached villas that were built throughout Redland and Clifton during the second half of the C19 and would have been occupied by fairly well-to-do families. The villas on Elton Road which were to become the Hawthorns first appeared in directories from 1892 and an early occupant was the eminent botanist James White (1846-1932). While running a pharmacy business White also carried out his own research and today is best known for his comprehensive work "The Flora of Bristol." In 1927 he was appointed Special Lecturer to the University and awarded an Honorary Masters Degree. [3]

White's neighbour was Mark Whitwell, a wealthy ship-owner who also founded Bristol Children's Hospital (a C19 building which has also ended up in University ownership.) Neither of these two civic-minded gentlemen left any physical mark on the villas that were to be merged into one great hotel which became the Hawthorns. That transformation was the work of the ambitious and thrifty John Dingle and his inexperienced architect Jack Chaffe. Dingle (1889-1970) was a chef and hotelier who bought the Hawthorns Residence in 1924 when it was a single villa at no.12 Elton Road. [4]

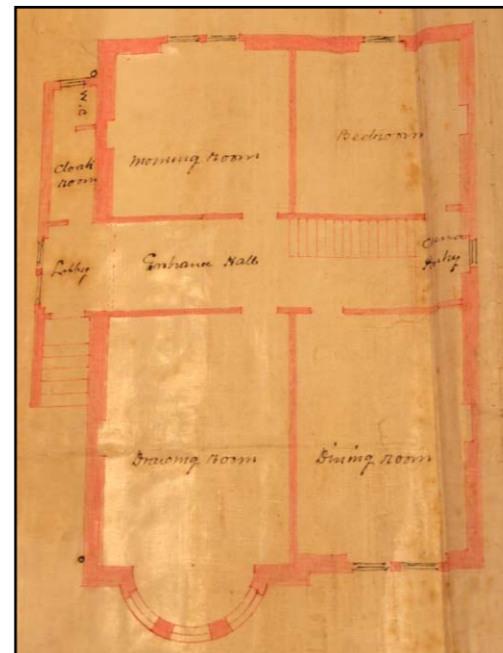
Dingle's early career as a chef was marked by glamour and high quality, working in hotel kitchens in Monte Carlo, Paris, Lisbon and finally at the Ritz in New York. Sadly, these opulent formative years did nothing to inform his taste in his own surroundings. His refurbishments and extensions, mostly carried out between 1924 and 1938, although continuing until the late 1950s, were designed to create the maximum possible lettable space for the minimum expenditure. [5]



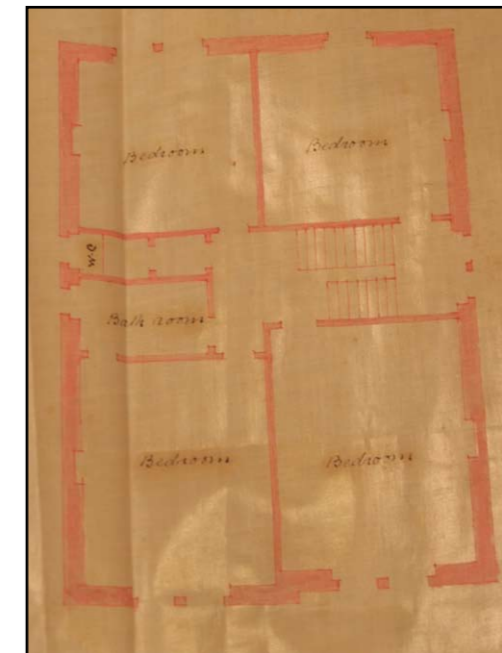
Existing villa on Elton Road



Archive plans for villa basement of No.10 Elton Road



Archive plans for ground floor of No.10 Elton Road



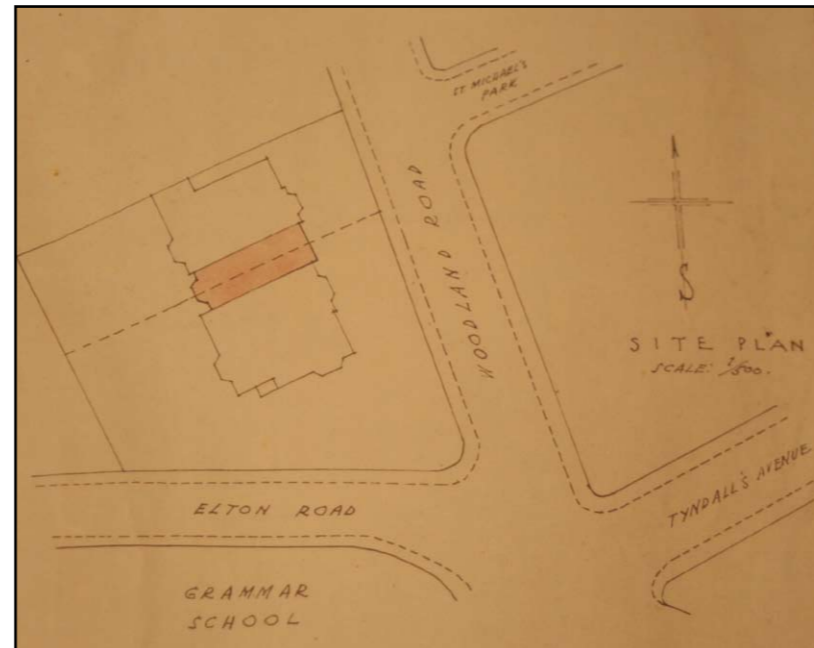
Archive plans for first floor of No.10 Elton Road

3.0 Building Audit

3.2 History of the Building



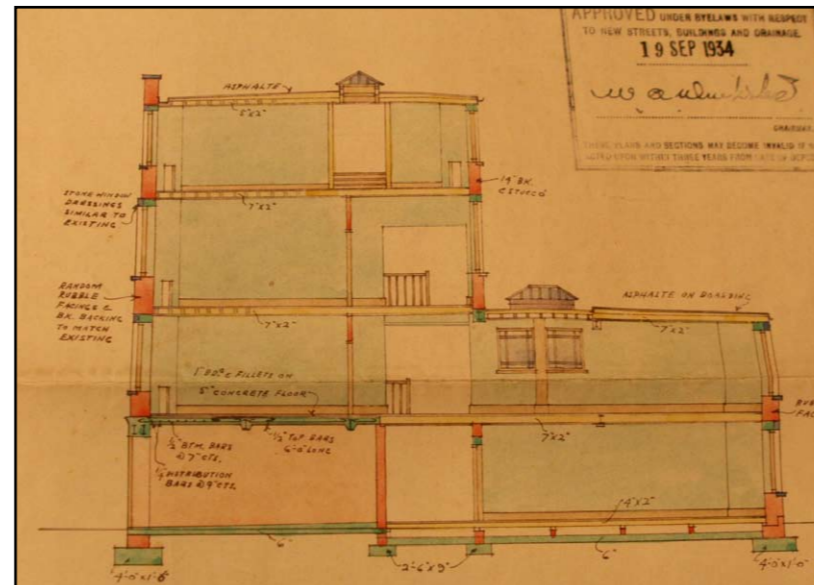
No.12 Elton Road in 1929 prior to alterations



The beginnings of extension into Woodland Road 1934



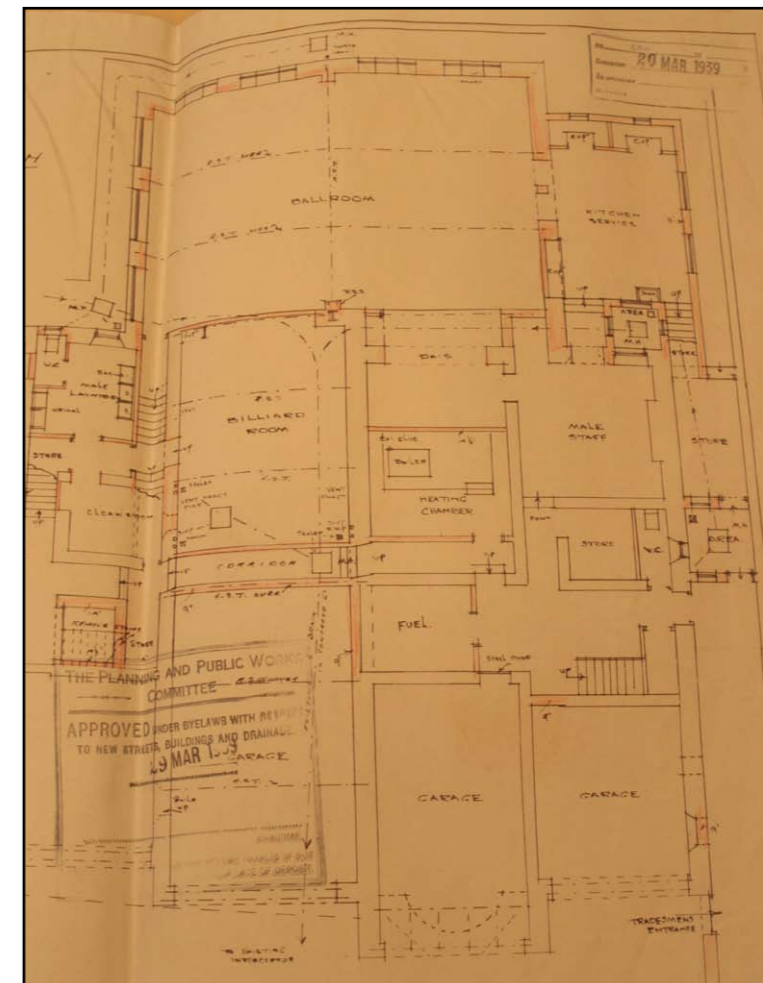
Infill between existing villas on Woodland Road 1934



Extension up and to the rear in 1934

1924 - World War Two

Dingle began by purchasing no.12 Elton Road in 1924 which was known as the Hawthorns Residential Hotel. He claimed that hotel was too smart a title since he thought the place was more of "common or garden boarding-house with eleven letting rooms" (see photograph opposite). [6] Between 1924 and 1938 three large villas on Woodland Road became available one by one and Dingle bought each one in order to turn it into hotel bedrooms and integrate it with the original. He extended into the gardens, raised the roof levels and opened up large spaces such as the ballroom and dining room (see below).



Plans for a new ballroom and dining room to the rear of the existing buildings c1939

3.0 Building Audit

3.2 History of the Building

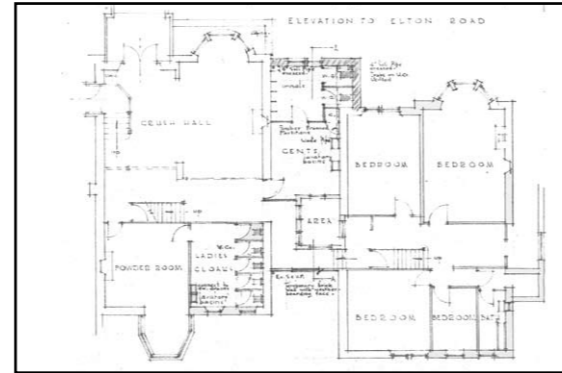
1939 - Today

With the second world war approaching, Dingle began to stock-pile building materials from nearby churches and dug the foundations for the rear extensions himself. The Ministry of Works requisitioned the three public rooms of the hotel but Dingle refused a further requisition order for the entire hotel. Later he struck a deal whereby the hotel was used for an army training school in return for permits and men required to finish the hotel extensions.

After the war, in 1947, nos 10 & 11 Elton Road came up for sale and were in turn subsumed into the Dingle empire. By 1954 the hotel consisted of 250 bedrooms, along with kitchens, dining and banqueting rooms. [7]

Chaffe and Dingle were nothing if not industrious. In this same post-war period they built a brick extension to the rear kitchens, a concrete and cement render extension to the front and south elevations and continued to create links between adjacent properties (see drawings and photos opposite).

In 1963 Berni Inns took over the hotel and ran it as their first fully residential Inn throughout the 1960s. By 1988 it belonged to a conglomerate called Baron Hotels and Leisure. Baron Hotel Group gained planning permission to remove all the 1950s extensions carried out first by Chaffe and later by Berni Inns but this work was never carried out. They went into receivership and a series of failed deals left the hotel up for sale in 1991. The University purchased the complex in November that year.



Ground floor of No.10 Elton Road in 1952 prior to alterations



1952 roof-lines prior to alteration



Rear kitchen extension c1952



1953 roof-lines after alteration



Lower and ground floor extension c1952



The same elevation today

3.0 Building Audit

3.3 Site Analysis

Current Use of the Building

The Hawthorns has a number of uses, the principal ones being student accommodation on floors 1-3 and University catering on Lower Ground and Upper Ground floors. The total floor space is 5,425m².

There are approximately 116 student bedrooms, of which 45 are ensuite.

Further to the student accommodation there are also a number of guest rooms on the ground floor which are furnished to a higher standard and used to house visiting academics for one or two nights. Other operations run from the Hawthorns include the Conference Office which organises all external events, venue hire etc for the University.

The Hawthorns kitchens provide food for the student refectory on the lower ground floor, for the staff dining room on the ground floor as well as for five other catering points throughout the University. They also cater for conferences, weddings and other banquets which are organised and run by the operations office based in the Lower Ground Floor. On the ground floor is a café-bar, open to all members of the University and to the public, although this is not very well publicised. The department which runs the catering operation recently won the tender for providing catering for the whole University and is known as "Hawt Cuisine."

Maintenance is ongoing but severely restricted by budgetary constraints. Recent works this year include new showers and toilets in some areas and new fire doors. The Clifton Wing is poorly-heated and there are damp problems in some of the bedrooms.

Car parking is run by the Security Department. There is one large car park for visitors to the rear of the building which is accessed from Woodland Road. Limited staff car parking is available around the perimeter of the building.

Disabled access is very limited although this is currently under review. There are no working passenger lifts available in the building although a small goods lift can sometimes be used by students first arriving with luggage at their accommodation. Wheelchair access is via a concrete path which runs from the Elton Road entrance through the garden and into a set of double doors adjacent to the Senior Common Room area and thence by a ramp to the staff dining room. However, access from here to the rest of the building is extremely limited.



Typical student kitchen



Extension to Staff Dining Room



Staff Dining Room



Hospitality suite



Plant room on rear kitchen extension



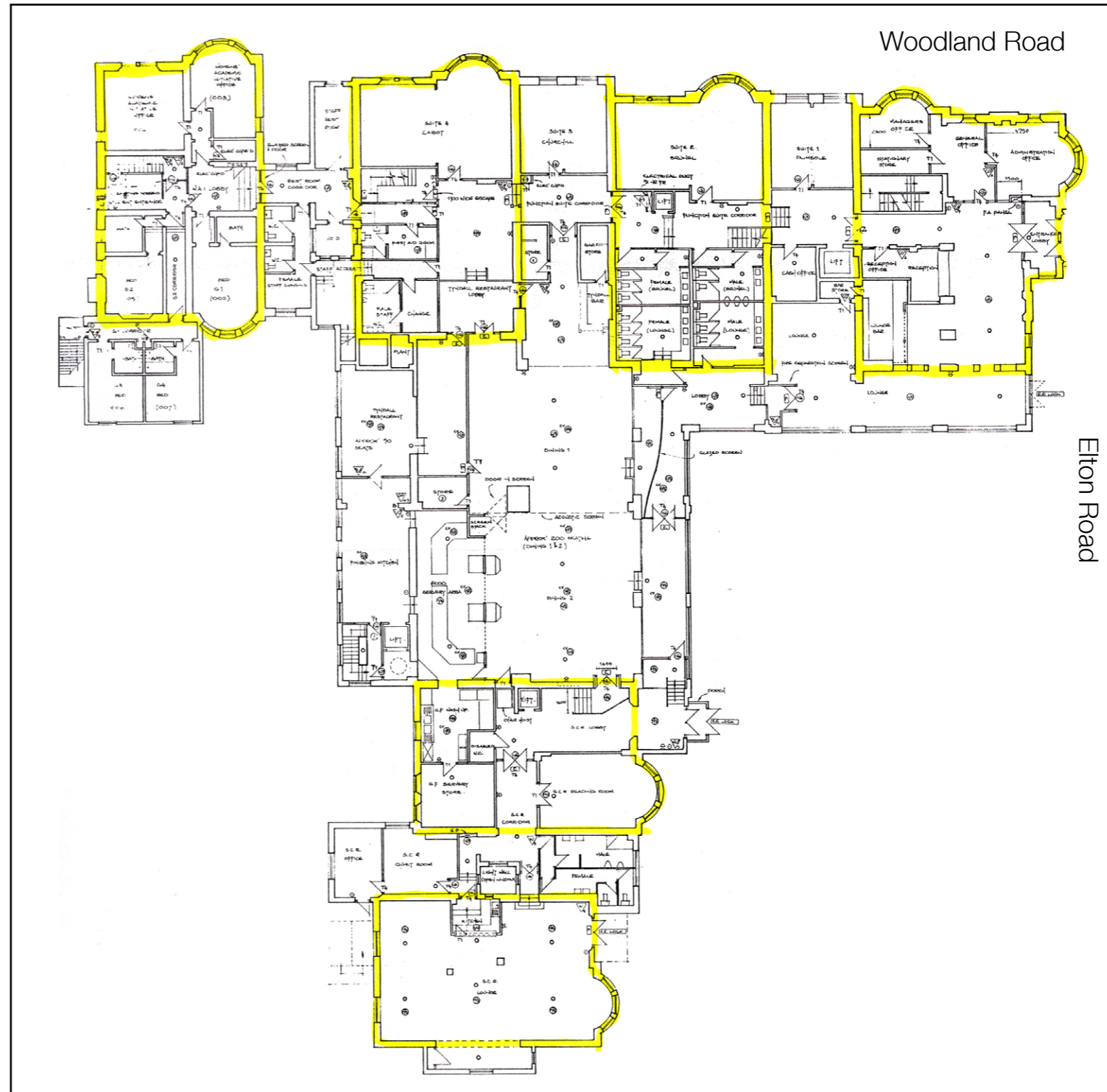
Glazed 3-storey walkway linking 2 blocks of accommodation

3.0 Building Audit

3.3 Site Analysis

Functions of the Building

The plan shown here is of the Upper Ground Floor of the Hawthorns Building. Areas highlighted in yellow indicate the footprint of the original C19 villas. Infill and extensions are clearly visible. A more detailed analysis of the impact of these interventions upon the original buildings and upon the streetscape is explained in the following pages



3.0 Building Audit

3.3 Site Analysis

East elevation



Side elevation of original Hawthorns Hotel. Roof-line has been raised and 2 storeys added

1880s villa

1950s infill

1880s villa with raised roof-lines and added storeys

1950s infill

2 lower storeys from original villas

1960s linking block with access to rear car park under

1880s villa modified with additional storeys and raised roof-line



East elevation (from north)



East elevation of Hawthorns (from South)

3.0 Building Audit

3.3 Site Analysis



Hawthorns Front Entrance Elevation

This is the original building from which the Hawthorns Hotel grew. Built in the late 1880s it was last in a row built along Elton Road by Virgo & Ford. Comparison with the 1929 photograph shows how distorted the elevation has now become. The bay window and some carved window surrounds have been retained but additional storeys have altered the proportions of the original building and the loss of the Italianate roof pitches has not been compensated for. The use of cement render for this main elevation disrupts the material presence of this imposing building. The elevation is illegible, lacking any movement or charm and has a negative impact on the conservation area. A former chimney has been panelled with cement to carry the Hotel sign which further disfigures the elevation.

3.0 Building Audit

3.3 Site Analysis



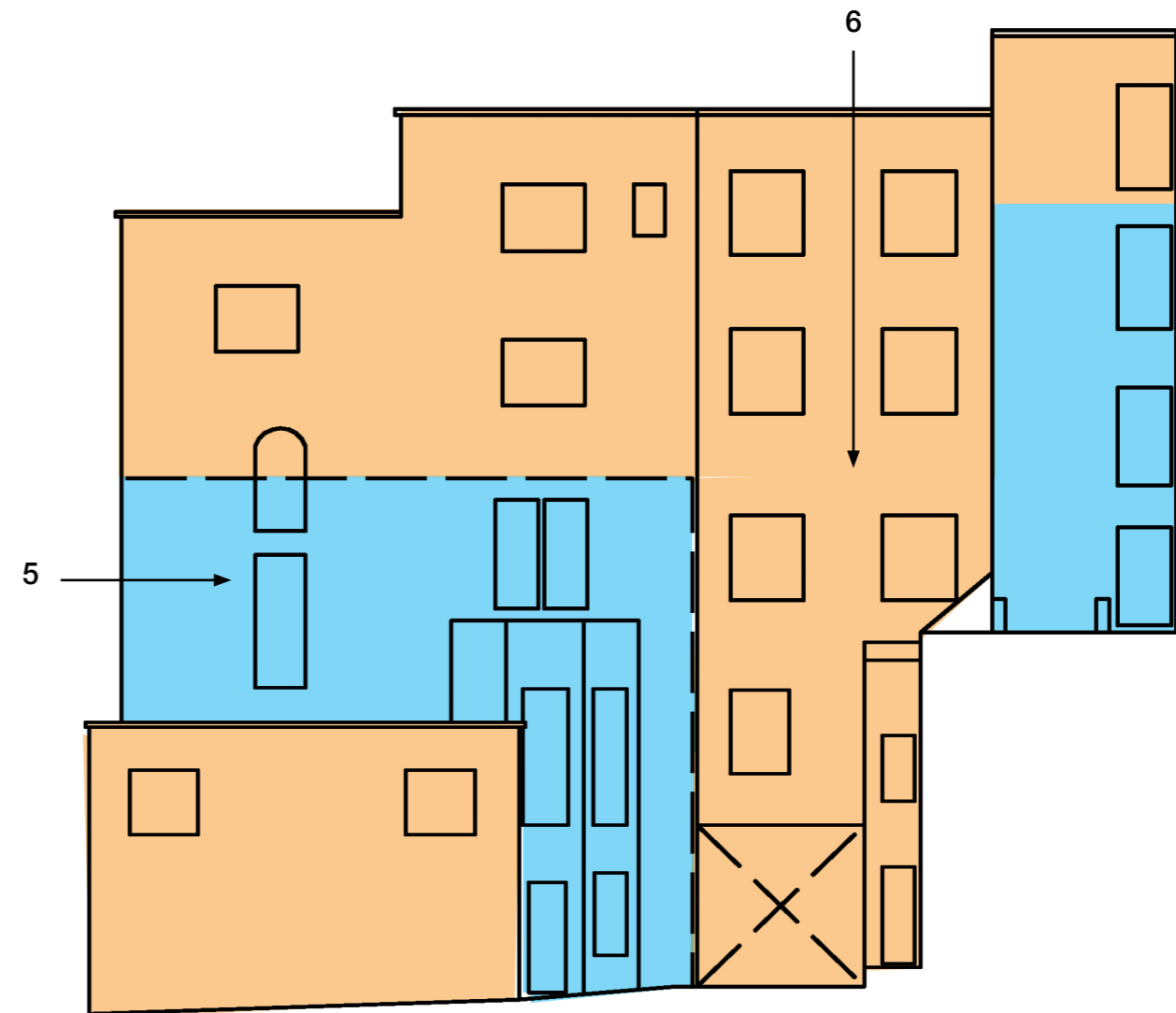
Hawthorns South Elevation

- 1** Part of 1962 extension to coffee bar. Built of concrete but tooled and painted to imitate ashlar. Two storeys, basement and ground floor, are topped with parapet roof. Basement windows are obscured by retaining wall of garden. Unsuccessful intervention.
- 2** Remains of 1888 villa, modified in 1953. Ground floor is obscured by 1962 extension, window surrounds are plain. Right-hand elevation has been cement rendered and two storeys added. Roof-line has been changed to parapet roof.
- 3** Glazed walkway on 3 levels. Georgian-wired glass and steel framed linking bridge between rear of Woodland Road properties and Elton Road.
- 4** A modified rear extension of original house on Woodland Road. Some attempt has been made to cohere with the historic context by the use of similar local materials. Windows have a slight vertical emphasis but the subtlety and movement of the original villas have been subsumed under poor detailing of metal casement windows.



3.0 Building Audit

3.3 Site Analysis



Hawthorns Rear of East Elevation

5 Vestiges of Woodland Road villa (1880s). Bay window on ground floor is truncated by 1990s brick extension (laundry). Rear elevation is plainer than street elevation. Some Victorian sash openings remain. Two storeys added to original three c1950. Possibly brick with cement render, now painted cream, this building is in poor condition and has a negative impact on the streetscape and the rear courtyard. Roof-line has been raised to create parapet, as elsewhere on site.

6 Infill block dates from c1960. Plain cement render possibly over brick or blockwork. Metal casement windows. This block creates a link between the main body of the hotel and the last villa.

3.0 Building Audit

3.3 Site Analysis



Hawthorns North Elevation

- 7** Rear extension from Woodland Road villa. Stone facing to elevation with brick window surrounds, poorly detailed.
- 8** Kitchen extension, brick construction with metal windows, brick window arches and rubble stone elevation. Flat roof houses plant.
- 9** Remains of original villa with 2 additional storeys, parapet roof and elevation obscured by plant/ventilation ducts.
- 10** Cement rendered infill block, rear elevation.
- 11** Rear of original villa. Roof-line altered and window surrounds are plain. Lean-to shed and fire escape obscure elevation. No rhythm to elevations due to changed position of windows.



3.0 Building Audit

3.4 Evaluation of Architectural and Historic Merit

Historic Features

While planning a complete re-working of the hotel for use as student accommodation and a staff refectory, the University discovered that the fabric of the building was in total disrepair. During refurbishment a number of historic features were discovered and conserved although it is very unlikely that any of these features belonged to the original building. There is a painted ceiling in what is now the Senior Common Room, windows of patterned, coloured glass with leaded lights and the remnants of an ornamental staircase. There is also a high Victorian marble fireplace in the reception area and a built-in wooden server or sideboard in the Chancellor's Room which has fluted pilasters and a niche with a shell hood.

Interventions

John Dingle wrote of his own life a sentence which fully captures the haphazard approach to design evident in the Hawthorns today: "It is perhaps right that in a career which has been built up as the result not of careful planning but of seizing the main chance, the Hawthorns should have evolved through a series of coincidences and improvisations." [8]

This improvisational approach may be effective if the designer is an established genius but in the case of Dingle it has resulted in an illegible and unhappy building. What began life as a reasonably well-designed, domestically-scaled row of villas has become an unsightly collage of building styles and patchwork. The original roof-lines have been destroyed and replaced with parapet walls which look awkward and ungainly. Badly-designed extensions upwards and outwards have had a devastating effect on the rhythm of the facades and ruined what balance and architectural definition existed in the original.

The insertion of 1930s-style casement metal windows with a horizontal emphasis jars uncomfortably with the original vertically-aligned openings. Cheap and characterless materials have been merged with the textured, local stone to leave a poorly-resolved relationship between new and old. All stone elevations have unsightly and inappropriate strap pointing. In a prime location on the busy junction of Tyndall Avenue, Elton Road and Woodland Road, the Hawthorns fails to do justice either to the well-defined domestic architecture of the Victorian suburb or to the grandiloquence of nearby institutional buildings such as Bristol Grammar School, Senate House and the Physics Building.



Altered roof-line and additional storeys have destroyed the original architectural movement of the villa



Thoughtless additions obscure architectural detail



Poor quality extensions and infill jar with the historic fabric of the buildings



Inappropriate design detracts from original quality

3.0 Building Audit

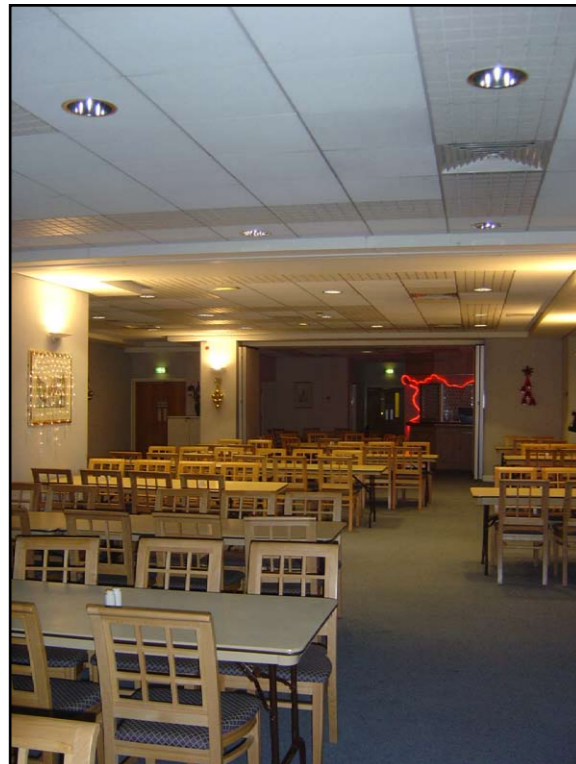
3.4 Evaluation of Architectural and Historic Merit



1950s materials decaying badly



1990s brick laundry block truncates Victorian Bath stone bay window



Suspended ceiling and large internal volume detract from earlier architectural value



Victorian fireplace in Reception

Although the building comprises six late C19 villas, any historic quality and charm they once had has been entirely eroded by 80 years of haphazard intervention. Since the University acquired the property in 1991 they have upgraded certain elements but the historic interiors are completely illegible. Suspended ceilings, raised floors, staircases removed, cheap flush doors, wall-mounted services all obscure the remains of the earlier buildings. Even where historic elements have been retained their relationship to the historic spaces have not. For example, large bay windows which would once have lit a large, formal space, are now truncated by partition walls and unsightly extensions.

Interiors

There is a marked contrast between the quality of finishes on the Ground Floor and the three floors of student accommodation. The Lower Ground Floor, which is principally a large service area, is of mixed quality. The Ground Floor houses reception and a number of meeting rooms, named after famous historical figures connected to Bristol: Plimsoll, Brunel, Cabot. Student accommodation is functional with each floor a maze of fire doors, fire screens, changes in level and narrow corridors.

Conclusion

It is not the alteration and modification of Victorian villas which creates a problem in itself but rather the quality of those modern interventions. In the case of the Hawthorns, the quality of both the new designs and the materials with which they have been executed is extremely poor. Where extensions express the architectural language of their time they may be considered of value and protected to the same degree as the original building. Although some attempt has been made to develop the modern style at the Hawthorns it has been done so poorly and cheaply as to fail in its architectural intent.

3.0 Building Audit

3.5 Assessment of Contribution to Conservation Area and Streetscape

The Hawthorns lies at the heart of the University Precinct to the edge of Tyndall's Park Conservation Area and inside the Whiteladies Road Conservation Area.

The Hawthorns' contribution to the Conservation Area is extremely compromised. The elegant villas of Elton and Woodland Roads are echoed in the materials of the Hawthorns but the additional storeys, the replacement of the original gables by parapet roofs, the increase in height and scale have all diminished the quality of the buildings and thereby diminished its contribution to the streetscape.

The buildings are set back from the wide pavement and the perimeter of the site is largely given over to staff car parking, with the exception of a small garden on Elton Road. The predominance of parked cars further detracts from the charm of the building.

The approach from Elton Road is dominated by Senate House until you actually arrive at the Hawthorns. There is a stark contrast between the relatively high-quality streetscape offered by the series of villas along Elton Road and the troubled south elevation of the Hawthorns. Here the building forms an L-shape and comprises an undistinguished collection of early rubble stone villas which have been modified and merged with modern cement rendered blocks. The area to the front is part soft landscaped as a garden and part hard landscaped for staff parking.

The approach from Woodland Road, Royal Fort Lodge/University Walk/University Road is dominated by the angle of the Hawthorns Building on the corner of Woodland and Elton Roads. The poorly-resolved roof-lines, shabby mix of materials and the collection of single-storey extensions to the Woodland Road elevation make this a disappointing approach to what is actually the heart of the University Precinct.

On the approach from Tyndall Avenue, the institutional buildings which now line either side of Tyndall Avenue give way to a more domestic scale where the avenue meets Woodland Road. This is manifest in both form and materials where the University has acquired whole streets of Victorian villas built of local stone. Many of these villas are charming, if impractical, for the current needs of the University. The Hawthorns, however, confuses this transition from institutional to domestic scale as its extensions and reworkings have created a hybrid which has resulted in a building which has neither the charm of the original villa nor the assurance of an institutional building.

In summary, in spite of the retention and re-working of some historic and local stone, the Hawthorns cannot be deemed to have a positive impact on the streetscape nor to the conservation areas.



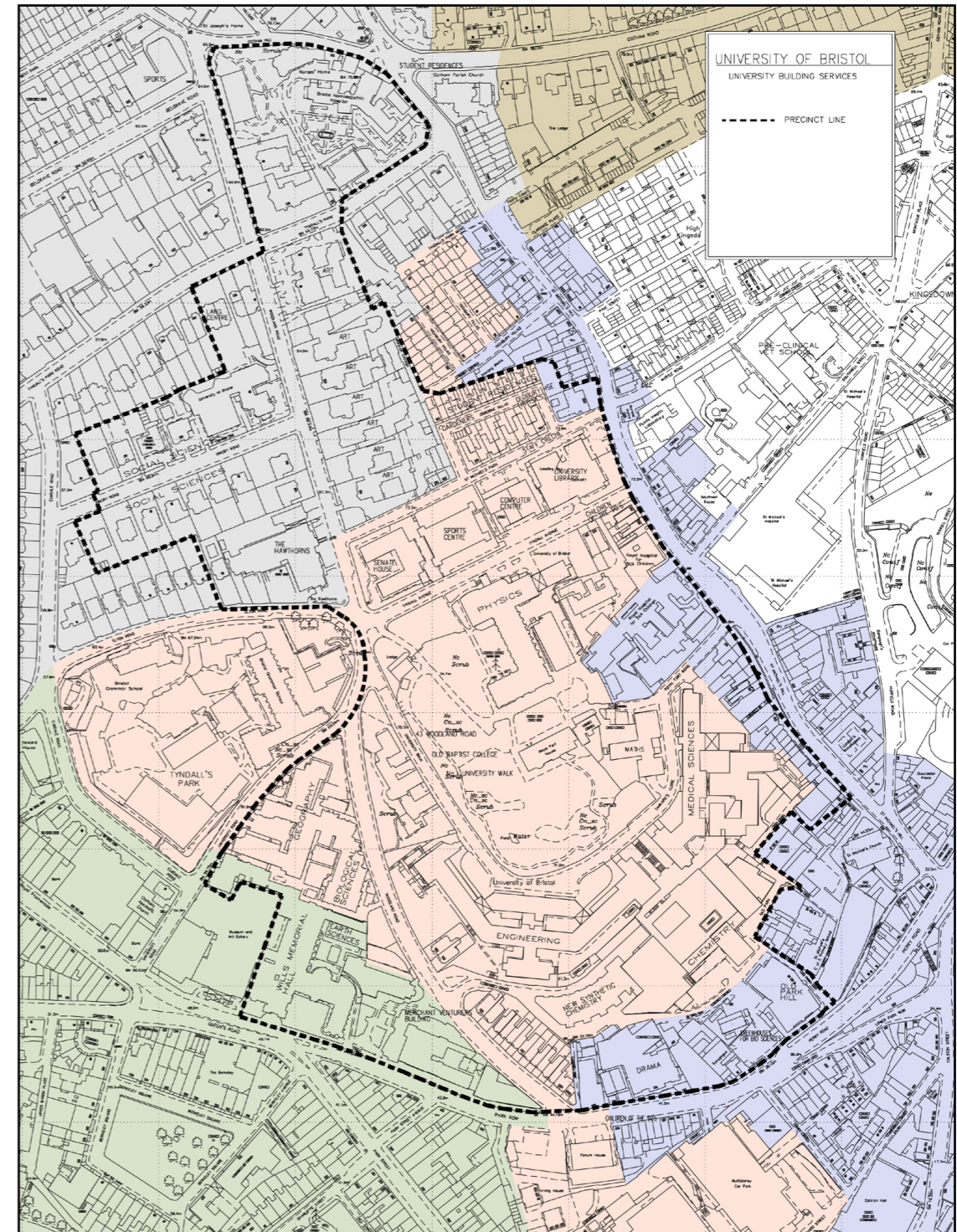
Woodland Road elevation showing confused horizontal lines, poor rhythm and general lack of quality



South elevation has lost rhythm through changed window openings from vertical to horizontal emphasis

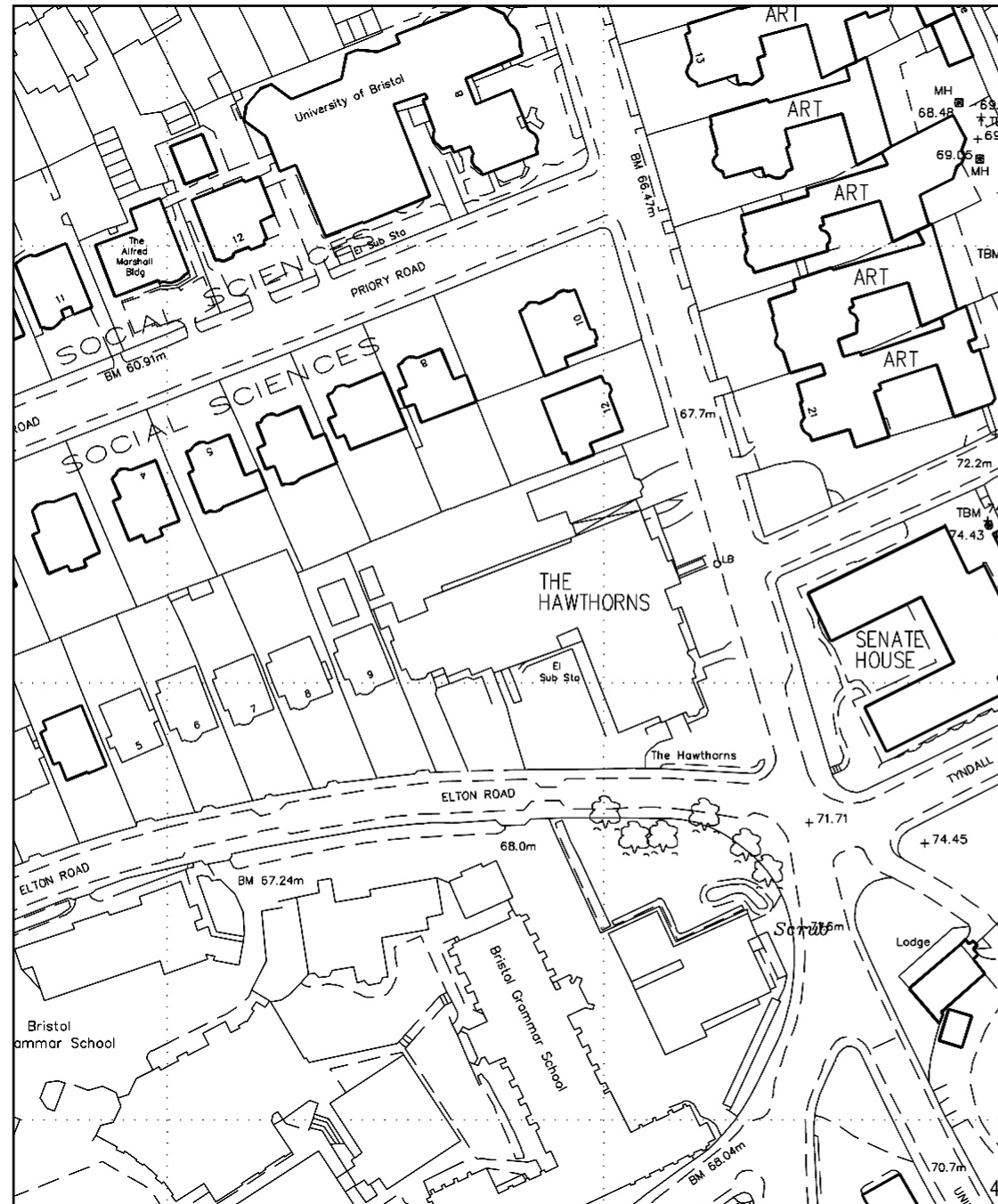


Unattractive extensions and tarmac compromise the streetscape on Woodland Road



Plan showing the Precinct and the extent of individual Conservation Areas

4.0 Options for Change



Ordnance Survey plan of site

The historic importance of the accommodation on the Hawthorns site is considered to have declined through the comprehensive change that has taken place and now it is of very limited conservation merit or historic significance.

The buildings on the site are also of limited functional value for their owners, the University of Bristol, in terms of their flexibility, accessibility and economy of running costs. As such, the site is considered to offer important development potential for the future, especially in view of the University's needs for the future (as described within the Strategic Masterplan Study March 2005).

The intention of this part of the report is to consider the way in which the site may be redeveloped, and to demonstrate its suitability for a range of future re-use/options.

The site is located at a very prominent corner of the Whiteladies Road conservation area, and is adjacent to the Tyndalls Park conservation area. Inevitably, any building on the site of the Hawthorns will make a very important contribution to the character of the conservation area and it is essential that any new development on the site should ensure that its special significance is preserved and enhanced.

This section of the report considers potential options for such redevelopment, and is structured as follows:

1. Important factors which influence design
2. Approach to Design – 'Design Codes'
3. Design Options
4. Conclusions

4.0 Options for Change

4.1 Important Factors which Influence Design

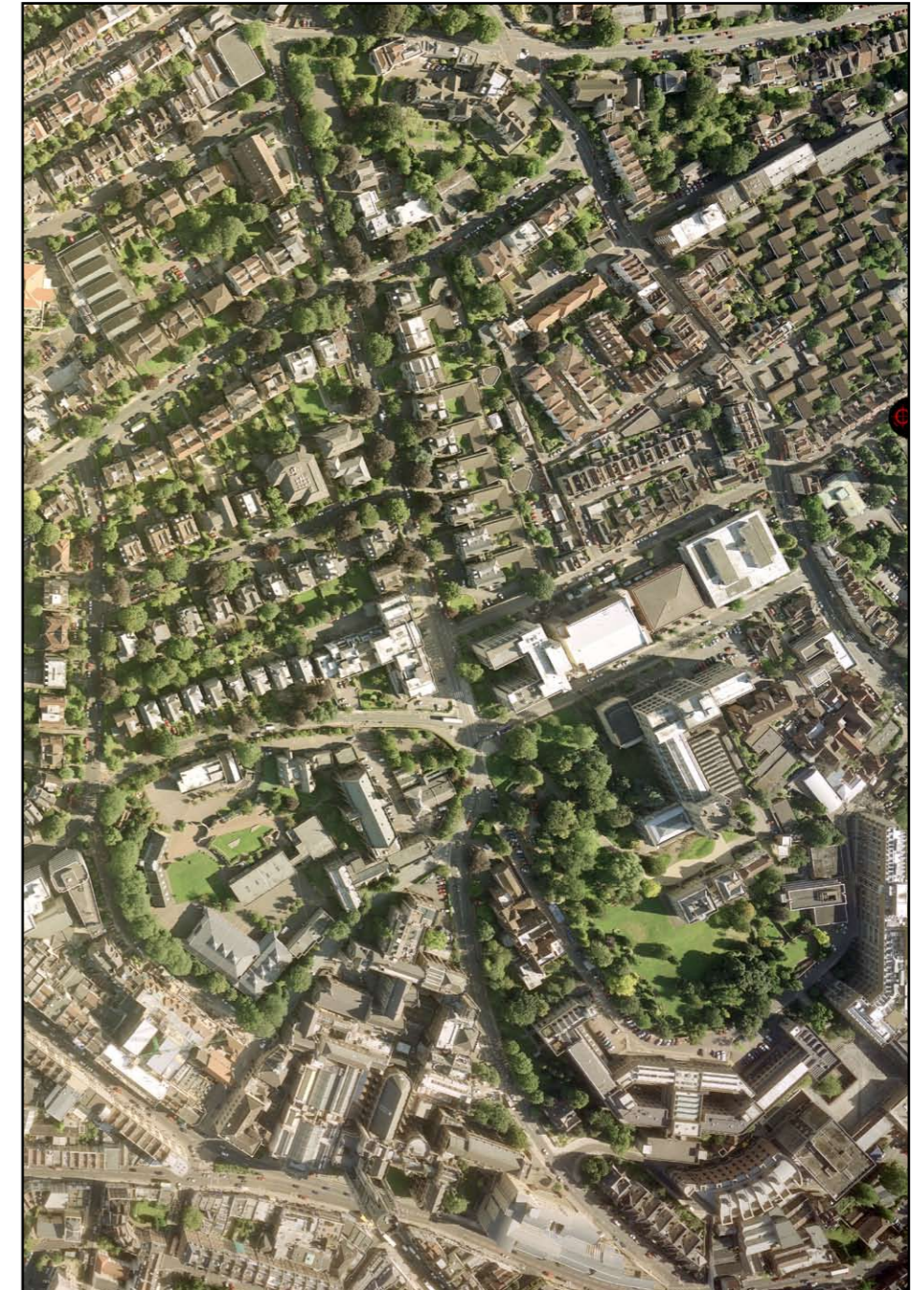
There are a range of issues which influence the potential development of the site as follows:

The existing urban 'grain' of the conservation area

The essential character of the conservation area is one of detached Victorian villas, which creates a regular rhythm to the development along the streetscape of Elton Road and Woodland Avenue. It is important that the composition of a new building on the site responds to the nature of development on these streets and therefore avoids becoming too monolithic.

The importance of landscape

It is noted that the existing streets are effectively softened by mature vegetation, including the trees along Woodland Avenue and the front gardens of properties along Elton Road. An important contribution is also made by the gardens of the Bristol Grammar School site and the corner of the Grade 1 listed Royal Fort Gardens directly opposite. A mature horse chestnut tree on the corner of Tyndall Avenue and Woodland Avenue makes a particularly important contribution to the Tyndall Place.



Aerial View of the Hawthorns and University Precinct

4.0 Options for Change

4.1 Important Factors which Influence Design



Typical Victorian villa extant in the University Precinct



Senate House approached from Elton Road



Bristol Grammar School

The quality of surrounding buildings

The site of the Hawthorns is surrounded by 3 different types of buildings which dictate the character of the existing context, these are as follows:

The Victorian Villas

The existing Villas are essentially of 2-3 stories and built of coursed Brandon rubble stone, with Bath stone dressings. In many examples, there is a projecting bay window and decorative treatment at eaves and ridge levels.

Senate House

Senate house is a 6 storey block which stands on the corner of Tyndall Avenue and Woodland Road. The building is of concrete frame, with Bath stone facings. The accommodation is arranged in a 'square horse-shoe' plan which opens towards the site of the Hawthorns. It is interesting to note that the recent Pevsner guide to Bristol remarks upon the fact that the Hawthorns does not form an adequate 'focus' for the form of Senate House.

Bristol Grammar School

The Grammar School buildings are located opposite the Hawthorns site to the south. The buildings are largely built of coursed random rubble with Bath stone dressings. The buildings stand within the landscaped grounds of the site, bordered by Elton Road and University Road.

4.0 Options for Change

4.1 Important Factors which Influence Design

The Street Corner

The Hawthorns site forms an important corner at the ends of two distinctive streets, namely Woodland Avenue and Elton Road. Indeed it may be argued that this splits the site into consideration as at least two separate sites (i.e. one fronting onto each street).

Woodland Avenue

Firstly, the site marks an important end to the tree-lined avenue of Woodland Road. The form of existing development marks a blunt termination of the existing landscape here and improvements should be made through any redevelopment.

Elton Road

By contrast, Elton Road forms an elegant 'sweep' up hill in an easterly direction, forming a focus on the tree at the corner of the Royal Fort Gardens opposite the site. Redevelopment of the Hawthorns site presents an important opportunity for a building to harmonise better with the alignment of the Victorian villas towards the road junction at the corner.

Addressing the junction

The Hawthorns site has an important relationship with the junction of a number of roads to the south of the site, and forms a potentially important backdrop to activities within this space. In this respect, it also forms the focus of an approach from the south. It is considered that there is an important opportunity to mark the significance of the site in this respect, and to respond to the scale of the Senate House building opposite, and this has been explored further in the options described within part 3 of this section.



View of Elton Road approaching the junction with Woodland Road and Tyndall Avenue



View of the Lodge site approaching from the South

4.0 Options for Change

4.1 Important Features which Influence Design



Existing street furniture in front of the Hawthorns entrance



Parking in front of the Hawthorns from Woodland Road. The Tarmac surface extends to the frontage of the building

Improving the Public Realm

The standard of the existing public realm around the building is currently very disappointing with ad-hoc arrangements of car-parking, street furniture, road markings and surface treatments.

Re-development would present an important opportunity to rationalise and improve these features in all respects.



The character of the public realm in front of the Hawthorns

4.0 Options for Change

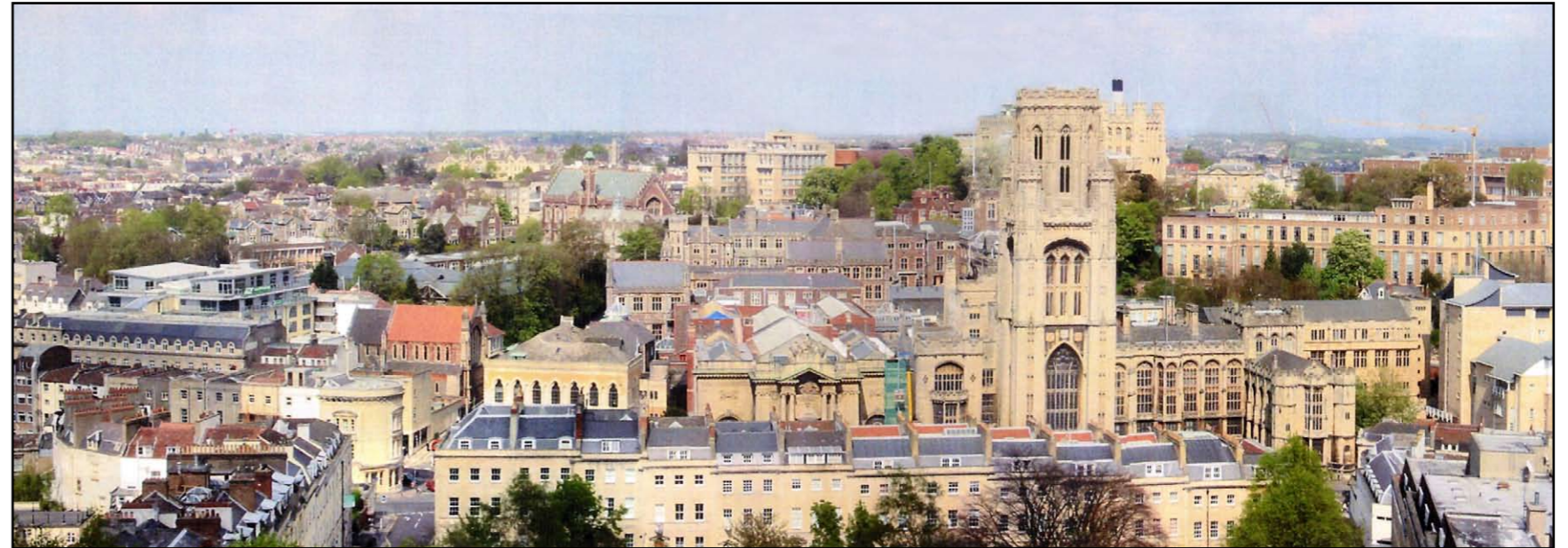
4.1 Important Features which Influence Design

Longer views to the site

As with other sites occupied by the University with the central precinct area, the site of the building is visible from a wider area around the city. It is noted, for example, that there are particularly important views to the Hawthorns site from the Whiteladies Road area and the west of the city in particular. It will be important for the design for the site to be carefully evaluated in terms of its effect on these views.

Designing for Sustainability

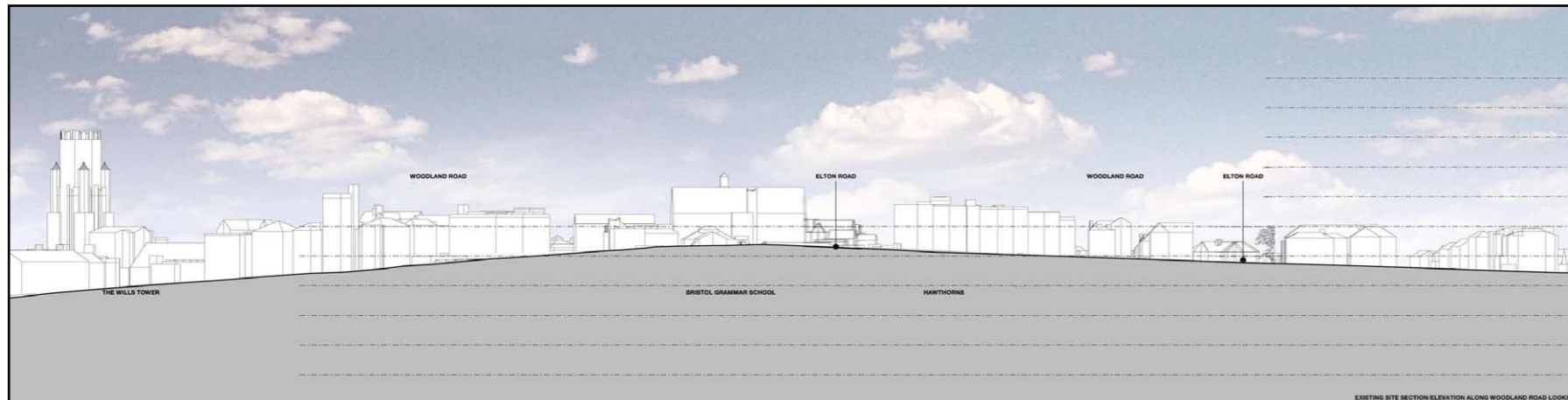
Any new building for the site must be designed in accordance with sustainable design principles (in the widest sense of the word). This includes ideas relating to flexible and accessible accommodation, which minimises energy consumption i.e. thermally efficient, maximum use of natural daylighting and natural ventilation, etc.). Extensive work has been undertaken as part of the University's strategic masterplan study with regard to the optimum building floorplate dimensions for a wide range of future uses with maximum efficiency. As a result a floorplate width of 13.5-15m, and a floor to floor height of approximately 4.1m has been explored within this Study.



Distant view of the University from Cabot's Tower

4.0 Options for Change

4.2 Approach to Design - 'Design Principles'



Existing section through Woodland Road looking west

A wide range of development possibilities have been explored for the site. As a result of these exercises, a range of 'design principles' have been established which help to define an appropriate architectural response to redevelopment of the site.

Scale and Massing

The design of new buildings for such an important site needs to be governed by an acceptable range of responses to the scale of the existing buildings neighbouring the Hawthorns site. In particular, these include a careful consideration of the following:

Development fronting onto Woodland Road

The scale of existing development along Woodland Road sets the main context for the east elevation of the building to the streetscape. It is considered that the scale of building on the Hawthorns site could be higher than that of neighbouring buildings; however there would be an advantage for any increased scale to be offset by the top storey being recessed from the building line.

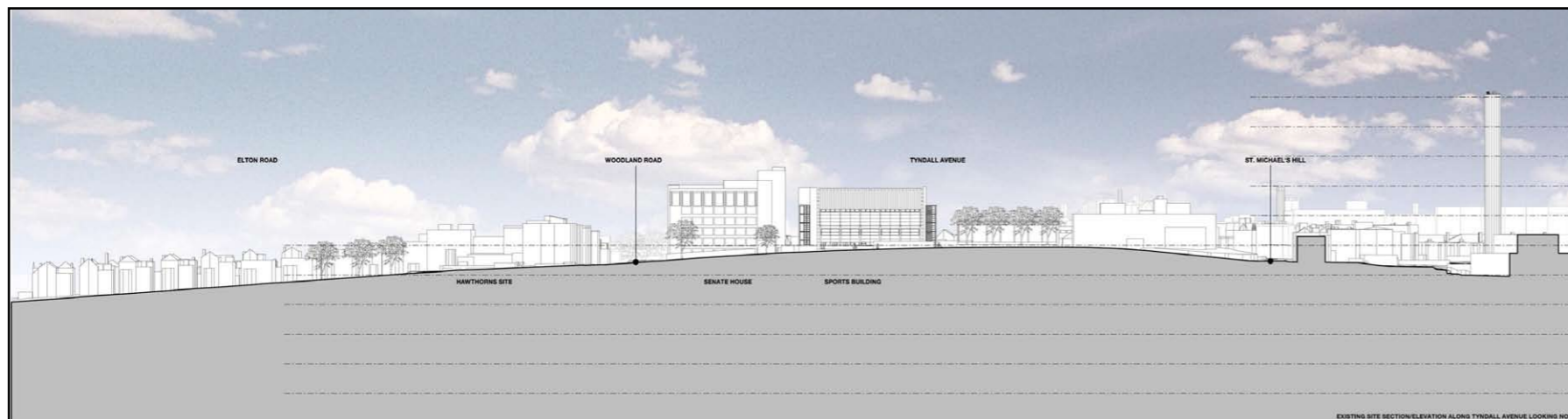
Development fronting onto Elton Road

The scale of existing development along Elton Road sets the main context for the south elevation of the building to the streetscape. It is considered that the scale of building on the Hawthorns site could be higher than that of neighbouring buildings. There is a case for the scale of the buildings to follow the 'sweep' of the existing dwellings on Elton Road, and for there scale to increase as they approach the corner of Elton Road and Woodland Road. In order to avoid the scale of the new building becoming over-bearing, a scheme which creates a 'stepped' response to the pavement line could be appropriate.

This response addresses the change in scale from residential buildings to the east of the main university central Precinct. The rhythm and scale of existing buildings along Elton Road allow the opportunity for proposals to be broken up in elevation as a series of elements. These elements may increase in scale as they approach Senate House.

Addressing the corner

There is a key opportunity for the redevelopment of the Hawthorns site to include an element which addresses the junction of Woodland Road and Elton Road more purposefully. Indeed, as part of the Strategic Masterplan study, the opportunity to create a distinctive new 'Tyndall Place' (which marks the significance of the educational roles of the University and the Grammar School) is considered in some detail, and is also recorded as a strategic aim of the Masterplan.



Existing section through Tyndall Avenue looking north

4.0 Options for Change

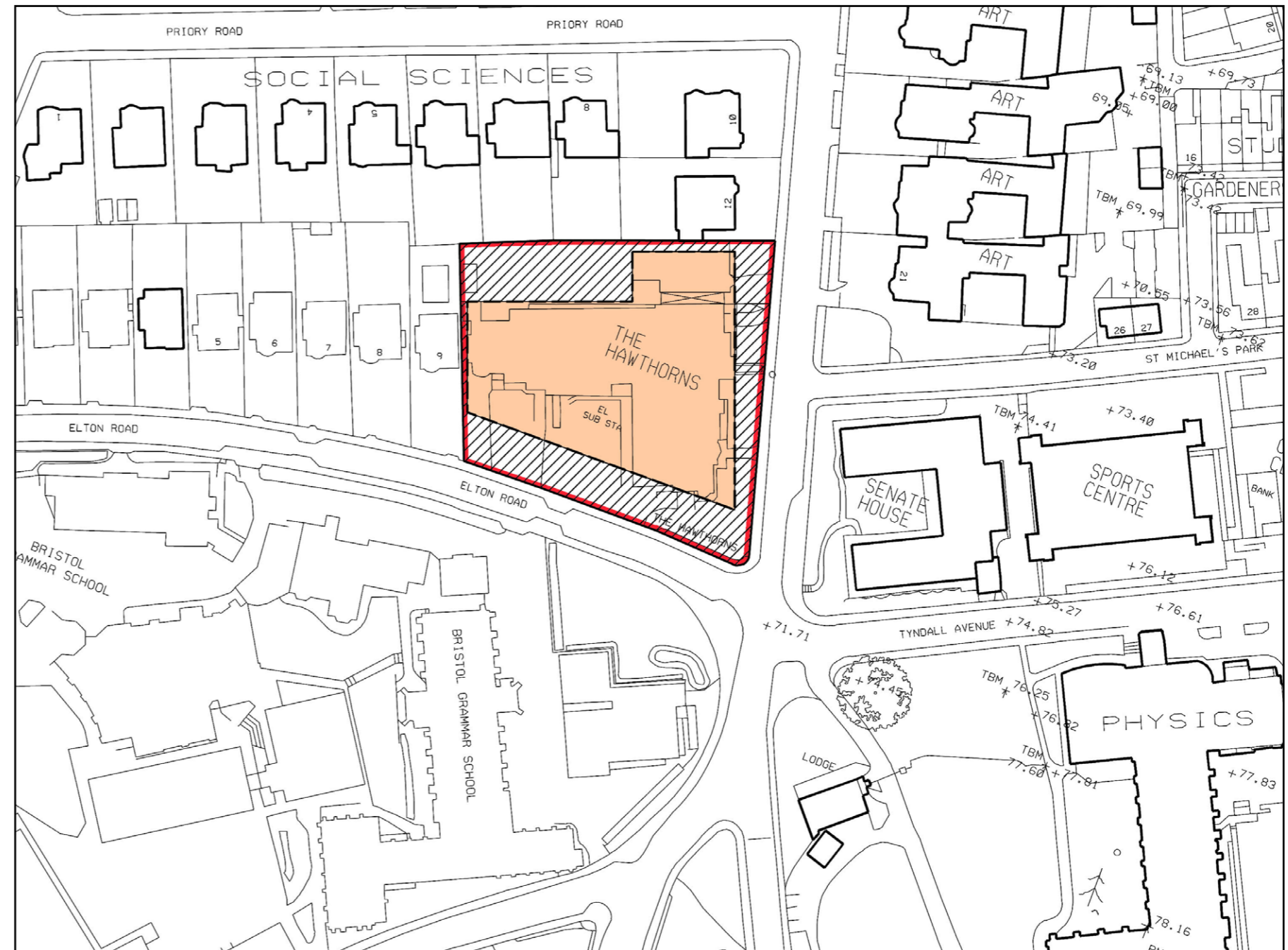
4.2 Approach to Design - 'Design Principles'

Materials

There is a strong case for the elevations of any new development to be carefully designed in order to respond to the smaller [domestic] scale of the existing buildings adjacent, this could include a case for 'verticality' and rhythm within the design of the elevations. The potential to use natural materials, including, if appropriate, recycled materials from the existing Hawthorns building, should be carefully explored.

External Spaces and Public Realm

The footprint of the new buildings should be set back to the existing building line, and spaces between the front of the building and the pavement edge carefully landscaped.



Plan of Hawthorns site showing potential building lines

4.0 Options for Change

4.3 Design Options



Scheme B: Quadrangle option

Scheme A - Restoration of the Villas

This would have the effect of reinstating the original scale of buildings on the site. This scheme does not embrace the redevelopment opportunities on the site, nor does it seek to deliver the specific requirements of the accommodation needs of the University for the future.

Scheme B - Quadrangle

This option explores the potential to create a quadrangular space at the heart of a new building on the site. In order to achieve this, development is pushed to the extents of the site, and forms a 'hard edge' to the streetscape, including the Tyndall Place junction.

Scheme C - Courtyard and Tower

This option explores the potential to create a new public space on Elton Road, and addresses the Tyndall junction with a tower of approximately 12 storeys.

Scheme D - Terrace and Tower

This option proposes a composition of buildings which respond to the three elements at the site. On Woodland Road, a block of 4 storeys is proposed. On Elton Road, 3 blocks are proposed, of 2, 3 and 4 stories, each separated by circulation cores. At the corner, a tower of 12 storeys is proposed which addresses the site of the new Tyndall Place. This option addresses the scale of the existing context while also providing an efficient use of the site. The tower on the corner of the site provides a visual focus and iconic statement for the University at this important junction.



Scheme C: Courtyard and Tower



Scheme D: Terrace and Tower

4.0 Options for Change

4.3 Design Options

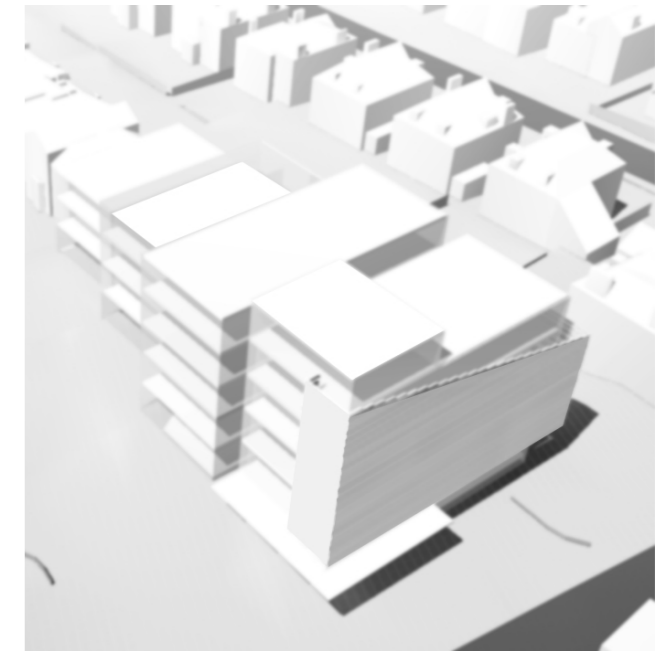
Scheme E - Urban Block

Scheme E proposed a combination of 'terraced' accommodation on Elton Road, together with an urban block facing onto the proposed corner of the new 'Tyndall Place'.

On Elton Road, new blocks of 3, 4 and 5 stories are proposed, each of which are separated by new circulation cores. These step up towards a new corner block of 6-7 stories which matches the scale of Senate House opposite.

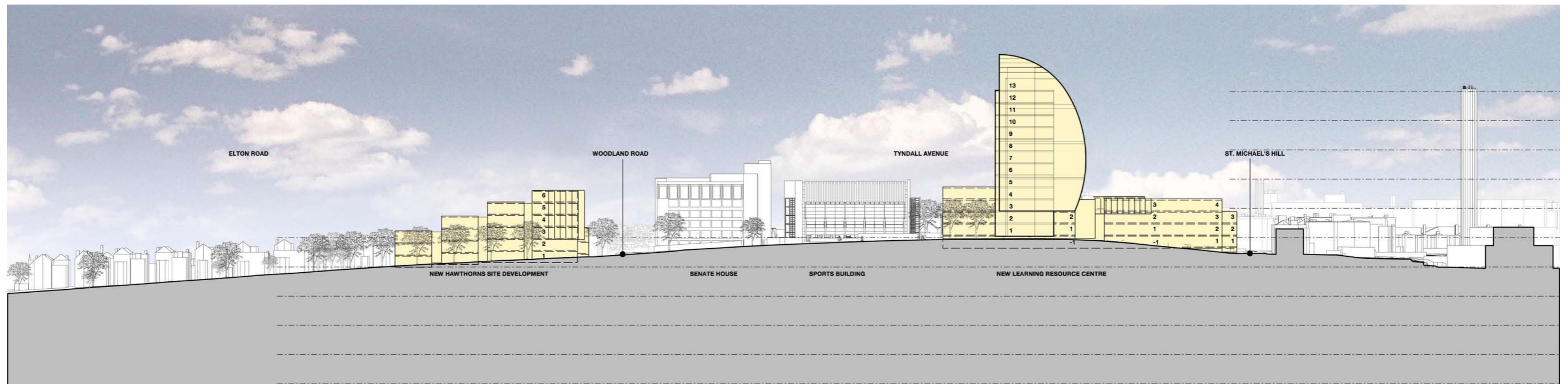
On Woodland Road, the new building's line follows that of adjacent properties. A 5 storey block is proposed for this side, which would be unified with the corner block by its elevational treatment. This block steps down at its northern end to incorporate a new circulation core. This introduces a visual break and a 'bridge' to the scale of the street of villas of Woodland Road to the north.

It is hoped that the tree-lined avenue of Woodland Road may be extended towards Tyndall Place, and combine with a higher quality hard landscape on both sides of the new building.



4.0 Options for Change

4.3 Design Options



5.0 Bibliography and References

Notes

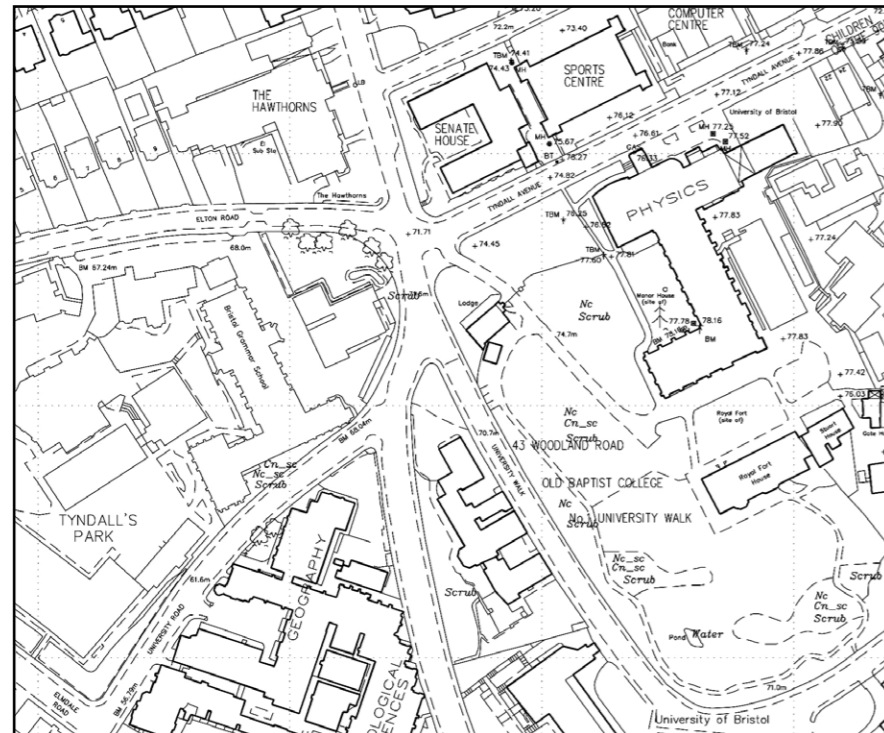
1. For further information on the development of Tyndall's Park see Joseph Bettey's "The Royal Fort and Tyndall's Park: The Development of a Bristol Landscape". Bristol 1997
2. Plans consulted at Bristol Record Office: Volume 19, Folio 74 and Volume 22, Folio 34
3. Whittingham, Sarah. "The History of the Hawthorns". University of Bristol, 1997
4. Dingle, John. "A Pinch of Pound Notes". Rupert Hart-Davis, London 1954
5. Ibid
6. Ibid
7. All post-war drawings were consulted at Bristol City Council Planning Office, Ref 2307 A/B/C
8. See note 6 above

Bibliography

Conservation Area Enhancement Statements: Bristol City Council
Local Plan Policy Advice Note 2. November 1993

Appendix One

Local Plan and Conservation Area Policies



Appendix: Relevant Policies for the Conservation Area

In preparing this study of development potential on the Hawthorns site the design team has been continually mindful of the importance of its location within the nominated Conservation Area known as Whiteladies Road. The Local Plan and the Conservation Area Enhancement Statements have been consulted. The following policies stood out as being particularly relevant and have been quoted in full as a reminder of some of the guiding principles which should be borne in mind throughout any future work.

Conservation Area Enhancement Statement

Summary of the Character of the Whiteladies Road Conservation Area:

- "To a considerable extent its character relies on the subtle combination of mainly domestic qualities: solidly built, substantial villas and terraces in local Brandon Hill and Bathstone with interesting and varied elevational use of classical architectural motifs; well constructed boundary walls in local stone complementing the buildings and harmonising the ground level environment; attractive gardens; trees of good stature in streets and gardens.."
- "Although the visual scene is one of architectural variety, there is an overall unity deriving from the predominant use of Bath stone and Brandon Hill rubble..."

Traffic Flow:

- "The high density roadside parking detracts from the quality of the street scene.

Land Use:

- "Pressure to demolish traditional buildings still continues. The domestic architecture styles have a consistency of design and materials contributing to the essential character of the Conservation Area.
- "Office development and conversion of large houses into flats has led to the loss of attractive front gardens, trees, boundary walls and gates and their replacement with hard standing for cars..."

Townscape:

- "The broad character of the area remains largely intact and consists of large scale terraces and some detached villas in traditional materials. This character has been marred by some post-war reconstruction, particularly where petrol-filling stations, car showrooms and garages have been erected..."
- "Trees planted in streets and front gardens are an integral part of the character of this Victorian suburb. In places the pattern of planting has been eroded, undermining the landscape structure of the area.
- "The introduction of unsympathetic paving materials such as tarmac in front of terraces and buildings with distinguished and prominent public frontages has undermined the character of these streets."

Enhancement Objectives:

- Environmental traffic management and parking scheme should include provision for cyclists..
- To resist the demolition of Listed Buildings or of any unlisted building which contributes to the character of the Conservation Area.
- New development within the Conservation Area will have to comply with Bristol City Council Conservation Principles P2-P10 and the Local Plan guidelines B1-B12.

Local Plan Policies (Bristol 1997):

- B12/4.4.35
- "The Local Plan aims to ensure that historic buildings and areas in Bristol are adequately protected, sensitively restored where necessary, and that new buildings within a historic context are well designed, following common sense rules of scale, alignment, massing and proportion, and that they utilise materials appropriate to the locality."
- "Successful conservation relies on change as well as preservation. Its aim is not to create museum pieces but to recognise the substantial contribution made by old buildings and their settings to the local scene, and to integrate new development which responds to this character while giving new interest and variety."

- B14/4.4.41
- "The distinct character of any Conservation Area will not only depend on the buildings that it contains, but also on the open space, areas of planting, floorscape, street furniture and other external features such as walls, railings, gates and advertisements. ..The protection of many features...rely on effective co-operation between the local planning authority and landowners, householders, statutory undertakers, developers, and other local authority departments.."
- B15 (l)
- "Townscape and landscape features that contribute to the character or appearance of streets and open spaces within Conservation Areas should be preserved or enhanced."
- 4.4.43
- "The city council will seek to maintain and strengthen the traditional form of individual streets and ensure that new development is in keeping with its surroundings both in character and appearance. As with traditional buildings within the historic street scene, new schemes should contain both the individuality of the designer and the need to respond to context. The best solutions are based on a knowledge of the locality together with attention to detail and craft tradition."
- 4.4.45
- "In particular, the design of new buildings in Conservation Areas should consider the height, scale, proportion and alignment of the surrounding traditional buildings, and have regard to the existing density and patterns of development. Special attention should also be given to features such as walls, fencing, landscape treatment and street furniture which will further help to assimilate new buildings appropriately into a Conservation Area.
- B16
- "In determining applications for new buildings within formal groups, account will be taken of the following:-
- The height in relation to surrounding properties. Where existing heights are varied, new development should remain within the range of heights of historic neighbouring properties;
- Roof forms complementing those that contribute to the character of the area;
- The use of materials that respect, retain and strengthen those that are predominant and form a fundamental component of the character of the area;
- The incorporation of locally distinctive patterns and features used on historic building facades which give a special identity to Bristol;
- The scale, proportion and hierarchy of windows that complement the historic context and are in balance with the design as a whole.

Appendix Two

Buildings Assessment Matrix

Assessment of Building Integrity			
A1	Has the historic form and quality of the building been seriously eroded by unsympathetic alteration?	Yes	The existing buildings on the site are the result of extensive phases of refurbishment and redevelopment which has largely resulted in the loss of their historic interest and integrity. Furthermore, the phases of change have caused an uncomfortable relationship with their context of the Whiteladies Road Conservation Area in a number of ways, including design quality of buildings and landscape.
Assessment of Positive Contribution to the Conservation Area			
B1	Is the building the work of a particular architect of regional or local note?	No	The original villas were built in 1888 by Virgo and Ford. The transformation of the properties was largely undertaken by an inexperienced architect Mr Jack Chaffe, for local hotelier and chef Mr John Dingle.
B2	Has it qualities of age, style materials or in any other characteristic which reflect those of at least a substantial number of the buildings in the conservation area?	Partly	The original 3 villa buildings were built to match the 5 adjacent properties, however the work undertaken in the 1920-30s has significantly obscured this. The changes to the property have been undertaken in Pennant and Brandon stone which is similar to the earlier work.
B3	Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?	No	Whilst the Bristol Grammar School opposite is a listed building, it is an earlier building and is built from a redder Brandon stone. Furthermore the Hawthorns is separated from the School by Elton Road and adjacent landscape and is therefore not considered to be within the immediate context of the Hawthorns.
B4	Does it, individually or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?	Partly	Whilst the work undertaken in the 1920-30s is an obvious reminder of the re-development of the site it is not considered an enhancement of the site's architectural or historic merit.
B5	Does it have a significant historic association with established features such as the road layout, burgage plots, a town park, or landscape feature?	Partly	Part of the site addresses the corner of Elton Road and Woodland Road.
B6	Does the building have landmark quality, or contribute to the quality or recognisable spaces?	Partly	The site has an important relationship to the junction of Elton Road and Woodland Road to the south. Whilst the extension work undertaken in the 1920-30s (using local materials) enlarged the scale of the original buildings on the site, it did not enhance the site's architectural merit in any way.
B7	Does it reflect the traditional functional character of, or former uses within, the area?	No	Not Applicable.
B8	Has it significant historic associations with local people or past events?	No	The site has been adapted for use as a range of fairly mundane uses (boarding house / hotel / Berni Inn / student residence). None is considered to represent a significant historic association.
B9	If a public building, does its function or enclosed public space contribute to the character or appearance of the conservation area?	N/A	Not applicable.
B10	If a structure associated with a designed landscape within the conservation area, such as walls, terracing or a minor garden building, is it of identifiable importance to the historic design?	N/A	Not applicable.

Source:
Conservation Area Appraisals: Defining the special architectural or historic interest of Conservation Areas, English Heritage, 1997.
Conservation Area Practice: English Heritage guidance on the management of conservation areas, 1995.

