

Conservation Area 18



Cotham & Redland

Character Appraisal & Management Proposals



September 2011

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1. INTRODUCTION

- 1.1 A Conservation Area is ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ (Planning (Listed Buildings & Conservation Areas) Act, 1990).
- 1.2 Since the designation of the first Conservation Areas in 1970, Bristol City Council has undertaken a comprehensive programme of Conservation Area designation, extension and policy development. There are now 33 Conservation Areas in Bristol, covering approximately 30% of the city.
- 1.3 The statutory framework places Bristol City Council under a duty of care to recognise the significance of its built environment and positively manage change within it. The City Council is now underway with a comprehensive programme of producing a Character Appraisal for each Conservation Area.
- 1.4 The Conservation Area Character Appraisals follow recent national guidance set out in English Heritage’s Guidance on Understanding Place: Conservation Area Designation, Appraisal & Management, which require detailed appraisals of each Conservation Area in the form of formally approved and published documents.
- 1.5 An appraisal of an area will lead to an understanding and articulation of its character, which can be used to develop a robust policy framework for planning decisions. An adopted appraisal will be material to appeal decisions and to Secretary of State decisions relating to urgent works to preserve an unlisted building in a conservation area.
- 1.6 Once adopted a character appraisal provides a tool for development management officers, developers, residents and others to recognise the special interest of the area in order that it can be preserved or enhanced.

2. PLANNING POLICY CONTEXT

- 2.1 Planning Policy Statement 5 (March 2010) sets out the Government’s national policies relating to the historic environment. This document underpins the local planning policy framework and is the foundation upon which the local authority will assess schemes affecting the historic environment.
- 2.2 In exercising its planning functions in a Conservation Area, the local planning authority is under a duty to pay “special attention to the desirability of preserving or enhancing the character or appearance” of the area (s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). Bristol’s Conservation Areas are the subject of policies in the Core Strategy (adopted by Full Council on 21 June 2011). Policy BCS22 relates specifically to Conservation and the Historic Environment. Policies B02 - B22, relating to the Built Environment have been saved from the 1997 adopted Bristol Local Plan.
- 2.3 Where sections within the Character Appraisal relate to policies from Core Strategy, or saved from the Bristol Local Plan, extracts are highlighted within blue boxes at the end of that section. For full policy wording, please refer to the Core Strategy (2011) or Saved Policies from the Bristol Local Plan (1997).
- 2.4 Cotham & Redland was designated as a Conservation Area on 18 February 1981. Each adopted character appraisal will replace the relevant Conservation Area Enhancement Statement for that area.
- 2.5 The Cotham & Redland Conservation Area Character Appraisal was adopted by Zoe Willcox, Head of Planning Services, under delegated powers from the Strategic Director for Neighbourhoods on 01 September 2011.



3. LOCATION & SETTING

3.1 Location & Context

3.1.1 Cotham & Redland is a large, principally residential, Conservation Area, characterised by a high-quality Victorian townscape. As its name suggests, this Conservation Area takes in the leafy inner-suburbs of Cotham and Redland.

3.1.2 Cotham is an affluent residential area, lying north of Kingsdown and St Paul's sandwiched between Gloucester Road (A38) to the east, and Hampton Road to the west. The Severn Beach Railway Line broadly marks where Cotham ends and Redland begins, though Ward boundaries show Cotham extending to Redland Road. Redland's boundaries is usually taken to extend to Coldharbour Road. To the north lies Bishopston and Westbury Park, and Durdham Down to the west.

3.1.3 The Conservation Area's southern and western boundaries are dictated partly by the proximity of other Conservation Areas. The Whiteladies Road Conservation Area abuts the western edge from Cotham Road to Lower Redland Road; and the Kingsdown Conservation Area lies to the southeast. The Gloucester Road Conservation Area extends north east, beyond the Arches, where Zetland Road meets Cheltenham Road.

3.2 Landscape Setting

3.2.1 The natural topography of the Conservation Area is impressive. The Cotham area in general lies at a topography of 75m AOD rising to 80m in the far northwest and south Redland is located at the eastern end of a small plateau that lies below the higher area occupied by Clifton and Durdham Downs. It slopes away on four of its five sides. To the north-east is the valley of the Cran Brook; to the south-east the ground drops away to the valley that separates Redland from Cotham.

3.2.2 Redland Green and School playing fields to the east occupy a small gently shelving plateau of Rhaetic beds. There is a short steep escarpment immediately to the north-west and north and two or three hundred metres to the south and east where the land drops down to the underlying Keuper Marl. Only the land to the south-west along the line of Redland Green Road is relatively level before gently rising again to the high Carboniferous Limestone of Durdham Down.

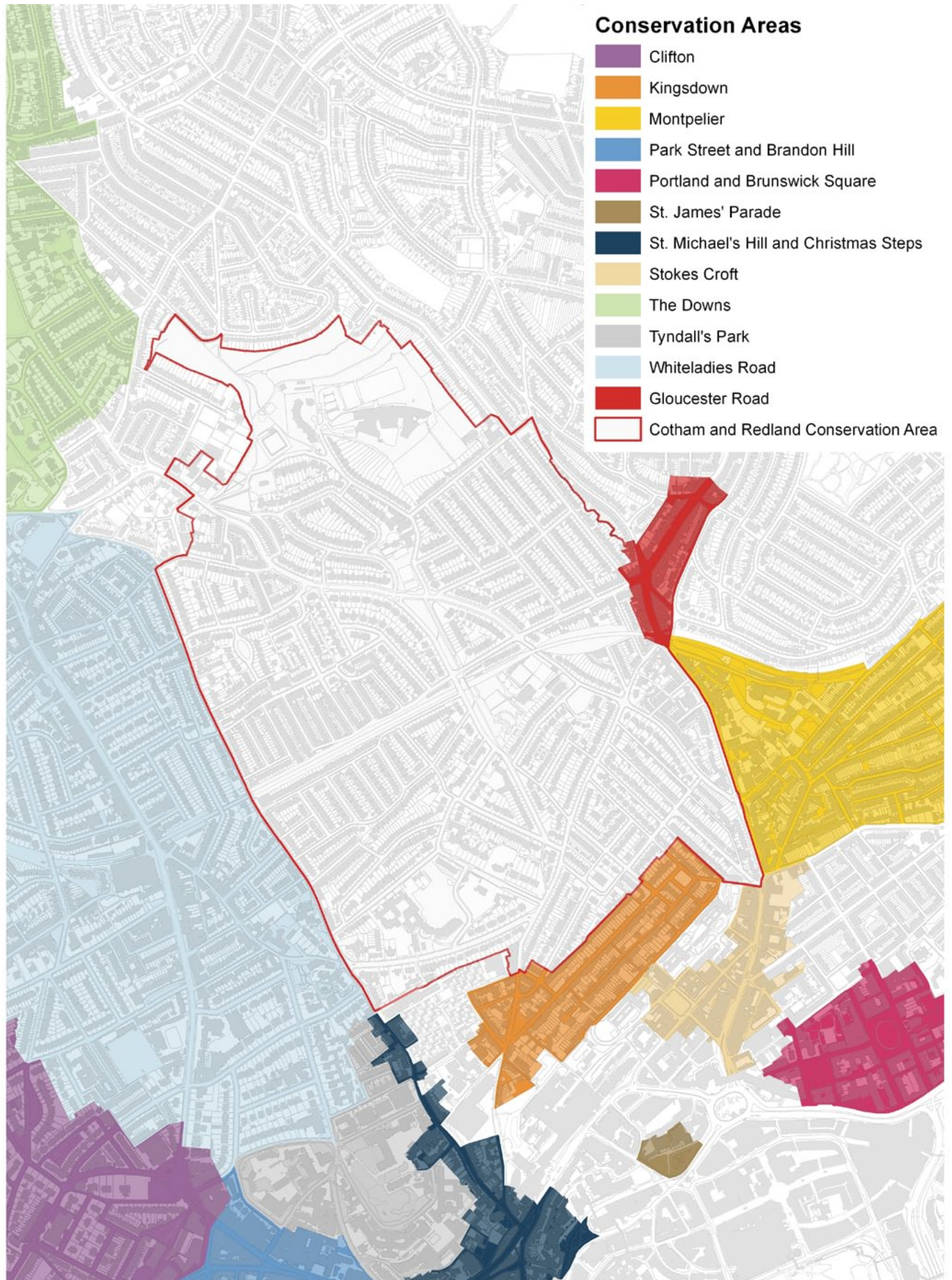
3.2.3 The topography and landscape setting of the Conservation Area are important factors in its special interest. These allow extensive views out of, into, and across the Conservation Area, to nearby landmarks, neighbourhoods as well as beyond the city boundaries.

3.3 Geology

3.3.1 The natural geology underlying the majority of the Conservation Area, particularly Redland, is a red-brown weathered Triassic sandstone of the Mercia Mudstone Group, overlain in places with a purple-red Keuper Marl. The present day topography is New Red Sandstone (Trias) Period ' of 200 million years ago, when the older, exposed and eroded surface of carboniferous age rocks were covered and buried under the windblown desert sands. Subsequent erosion exposed the ancient desert of red sandy and muddy Triassic rocks - hence 'Redland'. South of the Conservation Area, the underlying geology is mainly white lias and blue lias, mainly limestone, but there is also some clay. Nearby, the rockbed changes to a limestone. The local Clifton Down Limestone is most widely used in quality building facades and in architectural details, while the Conglomerate, a mixture of limestone and Triassic sandstone is a common feature in boundary walls.

Map 1: Cotham & Redland Conservation Area and neighbouring Conservation Areas

Map 1: Cotham & Redland Conservation Area and
Neighbouring Conservation Areas





4. SUMMARY OF CHARACTER & SPECIAL INTEREST

4.1 Overall, the Conservation Area is a leafy suburb characterised by its individually developed urban streets, dominated by a high-quality Victorian townscape. Complementing this context is its spacious and verdant character, which relates to individual gardens and areas of public landscape, generally handed down from earlier estate layouts of parklands. Over-arching these two elements is a dramatic local topography, which contributes greatly to the quantity and quality of views and panoramas that extend out of the Conservation Area.

4.2 The Conservation Area is essentially a product of the Victorian era; having witnessed a rapid transformation from rural landscape to home to a substantial population in little over 60 years. It is the high quality of built fabric and the varying nature of houses, both in terms of materials and design, that give the area a distinctive character and diversity. Within this context, groups of earlier buildings, including Redland Court, Redland Chapel, Fremantle Road, Cotham Road, have been retained within their own formal landscaping.

4.3 Pennant and Brandon Hill stone predominate, though limestone, brick and render are also prevalent. The hilly topography gives emphasis to roofs, bay windows and chimneys emphasising the scale and substance of Victorian villa construction. The escarpments and hillside nature of development has also given rise to a variety of natural stone retaining walls, typical of the area.

4.4 The area is noted for its mature landscape quality and the verdant character of the Conservation Area as a whole is significant. Trees in streets, gardens (particularly front gardens) or in parks make a vital contribution to the character of the Conservation Area. To the north of the Conservation Area lies Redland Green, a large area of landscaped open space that brings a green oasis in this urban setting, contained by hill sides and forming secluded views of open land. Lovers' Walk is also a historic landscape, which today functions as a green oasis and important setting for the surrounding buildings.



5. HISTORIC DEVELOPMENT & ARCHAEOLOGY

5.1 Gaining an understanding and appreciation for the historic development of an area can be critical in establishing its significance. Marking key periods in a locality's history, and highlighting the survival of historic buildings, streets, layouts or events, can help determine the form of the Conservation Area and any features that are worthy of protection.

Early History

5.2 A Roman road, from Sea Mills to Bath, is believed to have run close to the present line of Elm Lane/Lower Redland Road/Redland Road; though the precise route remains unknown. A large stone lying on Redland Green is rumoured to be a Romano-British boundary stone, it has also been argued that a pre-historic date is more likely. A sherd of dark grey pottery (apparently Roman in date) and a lead disc were found in the former playing fields of Colston's Girls School in 1952 (now the location of Redland Green School).

5.3 Both Cotham and Redland formerly lay in the tithing of Stoke Bishop, in the parish of Westbury-on-Trym, which was historically part of the Hundred of Henbury. Much of the Westbury parish was in the hands of religious houses until the time of the Dissolution. The limited historic information suggests both areas were primarily reserved for quiet occupation and farm land during the intervening centuries.

5.4 Medieval activity was concentrated to the southwest portion of the Conservation Area, where the county of Bristol terminated roughly at the Cotham Road/Cotham Hill junction. The northern continuation of St Michael's Hill was a medieval route from Bristol to Westbury-on-Trym and Henbury, and beyond to Wales. The main medieval route to Gloucester was Horfield Road then over the top to Cotham Road and Gloucester Road. Arley Hill (historically Lamp Black Hill) provided the route linking Stokes Croft with

Cotham Road, which followed the hillside of the escarpment, avoiding the flood plain south of Cutler's Mill Brook.

5.5 A lost monument, which marked the boundary of the county of Bristol when it was created in 1373, is known as Bewell's Cross or *Bewellescrosse*. It was recorded in 1829 that the remains of the Cross had been cut into during the laying out of Cotham New Road (modern Cotham Road) a stone from it is built into the wall of Cotham Church, marked by a plaque.

5.6 The origin of the name Redland is unclear; it possibly dates back to the 11th century when it was known as *Rudeland*, possibly from Old English *rudding*, meaning "cleared land"; another theory points to a mention *Thridland* or *Th'Ridland*, probably meaning "the third part of an estate"; another refers to a mention in 1230 of *Rubea Terra* and a later mention as *la Rede Londe*, relating to the red colour of the soil. Cotham's place-name has existed for the last two centuries; an earlier form was *Cod-downe* or *Quoddown*.

16th & 17th Centuries

5.7 The canons and monastic houses continued to hold the land until the Dissolution of the Monasteries, when it was transferred to the Crown. In 1544, much of the estates at Westbury, including Redland and Cotham, were sold to Sir Ralph Sadlier. The land at Redland passed quickly between John Foxton and Egion Wilson, who had acquired the lands by 1552. The will of Egion's son Miles Wilson describes 'the mansion house of Redland with the garden and orchard'. The Sadlier family retained land at Cotham until the early 1600s.

5.8 Close to the old Bristol Boundary, at the Cotham Road/St Michael's Hill junction was the Gallows, recorded as the place for legal punishment by hanging for traitors and thieves. The burning of the Marian martyrs had taken place in this same locality in the mid 16th century.

5.9 At the beginning of the Civil War in 1642 a defensive line was built to protect the north side of Bristol, from Brandon Hill via Windmill Fort (Royal Fort), to Colston Fort at Montague Place, across to Prior's Hill Fort (now Fremantle Square) and then down to Stokes Croft. When the War ended the line mostly disappeared and the area returned to meadow, pasture and occasional arable use. Despite some nearby development in St Michael's Hill, the character of Cotham remained essentially rural until the 18th century.



Figure 1: Detail from 'South East Prospect of Bristol' by S & N Buck, 1734 showing Cotham Lodge & the windmill on the brow of the distant hill

18th & Early 19th Centuries

5.10 By the early 18th century, Cotham or *Coddowne* was still referred to as lying in Redland *Thirdland* near St Michael's Hill. Very little development activity had occurred and land-use would appear to have been predominantly pasture. By the middle of that century, the lands at Cotham were in the ownership of Sydenham Shipway.

5.11 S & N Buck's Prospect of Bristol, 1734, shows Cotham to be open fields, the only buildings being a four-sailed windmill sited on the top of the hill and a palatial gabled residence to the east (Cotham Lodge). The mill was recorded from c. 1670 onwards. By the 18th century it had developed into a snuff manufactory, but in 1779 it was rebuilt as an observatory or prospect tower, Cotham Tower (demolished in 1953).

5.12 By the end of the 18th century, Samuel Rudder described the parish of Westbury as being 'ornamented with many gentleman's houses'. One of these, Redland Court (1732), was built on the site of an earlier Elizabethan manor, near Redland Green. This and Redland Chapel (1742) were both financed by John Coussins, to the design of John Strachan.



Figure 2: Extract from John Roques' Plan, 1742, shows how early tracks translated into subsequent road layouts. A path running from Cotham Lodge via the mill to the Gallows, roughly follows the route of Cotham Road; the path running south east from Cotham Lodge forms Cotham Road South. The Gallows are shown close to the western boundary. The line of Lovers' Walk is shown by the avenue of trees leading NNW.

- 5.13 Cotham Lodge was in existence by c. 1730; the date of construction is unknown but it was probably built in the late 17th or early 18th century as a replacement to an earlier house. The lodge was reached via an avenue of trees from Cotham Brow, the entrance of which was flanked by two extant stone obelisks. In 1772, the various parts of the Cotham Lodge estate were conveyed to Sydenham Teast and the Lodge had been demolished by 1828.



Figure 3: Redland Court by Edward Cashin, c. 1824 (©City Museum & Art Gallery)

- 5.14 The only other settlement activity in the area was towards the northern boundary, where two farms existed, Coldharbour and Redland Green. A single dwelling was recorded at Redland Green from the early 1800s; farm buildings appearing later in the 19th century. A quarry existed between Durdham Down and the west side of Blackboy Hill, giving rise to a huddle of poorer houses in this area. The Old Barn in Luccombe Hill was originally constructed in c. 1675.

- 5.15 By the 1820s, Bristol's building picked up pace and started to expanding out into the surrounding countryside. Rich industrialists were gradually moving out of the city in favour of the healthier slopes of Kingsdown. Pugsley's Well field (in the vicinity of Nugent Hill/Sydenham Hill/Gibson Road) had been a favoured place for the citizens of Bristol to take the air now that the fields of Kingsdown had been built upon.

- 5.16 Improvement of Bristol's turnpike roads, culminating in a new section of highway (Cheltenham Road) was completed in 1824. A toll was recorded across the highway of Cotham Brow by 1828; by which time turnpike roads were St Michael's Hill, Cotham Hill, Whiteladies Road to Westbury, and Stokes Croft to Aust via Arley Hill and Redland Road. The building of Cheltenham Road became possible when the flood plain of Cutler's Mill Brook was drained enabling a new route to be cut through.



Figure 4: View of Bristol from Mother Pugsley's Field, Cotham, by William Booth, 1819

- 5.17 The name 'Cheltenham' possibly reflects the increasing status of the spa town in the late Georgian period and gave an indication of the architectural style preferred for this new section of road in Bristol. As building crept northwards, the southern portion of Cotham was developed first. In Redland, little or no changes occurred in the first half of the 19th century.

Early Victorian Period

- 5.18 Both Donne's 1826 and Plumley & Ashmead's 1828 survey show streets and terraces emerging just north of Kingsdown, south of Cotham Road. Beyond this, Cotham and Redland continue to be devoid of any major development; though land had been parcelled into individual fields, probably still used as pasture. Donne identifies 16 large houses north of Lower Redland Road and land east of Hampton Road, roughly where Chandos Road stands, to be laid out as nurseries.



Figure 5: Detail from Donne's Plan of Bristol, Clifton & the Hotwells, 1826 (©City Museum & Art Gallery)

5.19 Redland was incorporated within the administrative boundaries of Bristol in 1835. The only construction to have appeared to the northeast of Kingsdown was St Matthew's Church, consecrated in 1835. This was built to accommodate the ever increasing congregation of the suburb of Kingsdown.

5.20 The Westbury & Horfield Tithe Map, 1841, clearly defines Redland and Cotham as distinct settlements separated by fields. There were small groups of houses on hilltop sites with a sweeping valley between them, in which there were no more than a dozen houses. At that time Cotham consisted of about 200 houses while Redland had barely 100, concentrated north of Lower Redland Road.

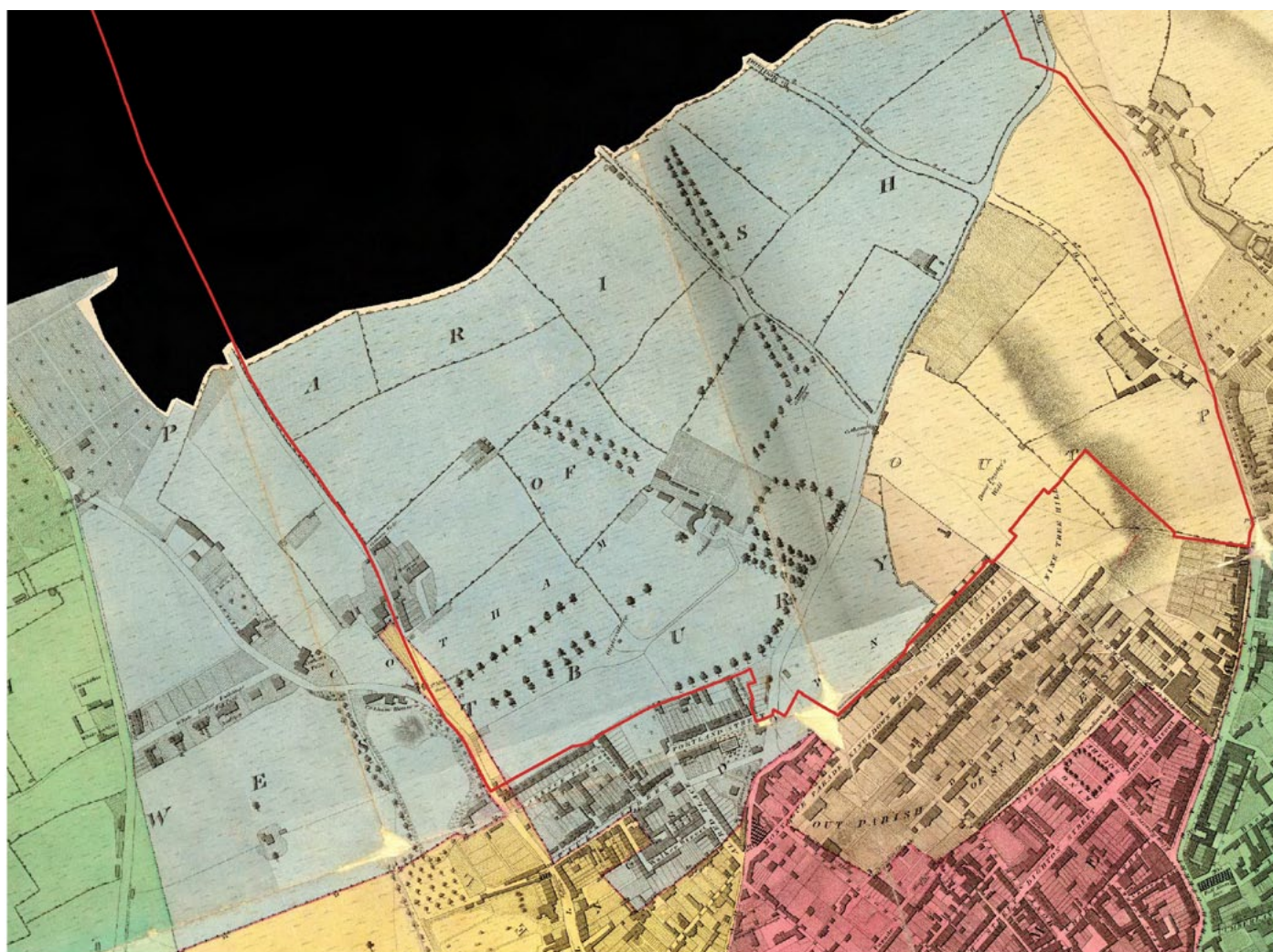


Figure 6: Extract from Plumley & Ashmead's 1828 survey (©BCC HER)

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Bristol City Council, 100023406, (2011).

5.21 Development is starting to emerge e.g the large villas north of Cotham Road and a short terrace along Hampton Road, between the field boundaries that later become Cotham Lawn Road and Cotham Vale. Redland Green remains as an area of open 'common' land crossed by footpaths and approached by a road from Redland Court. The road does not extend north towards Redland Green Farm but turns west towards Redland Chapel, which became Redland Green Road.

5.22 The avenue of trees from Cotham Brow to Cotham Lodge became the line of the highway of Cotham Park when housing was developed in the later 19th century. A tree-lined avenue running from Cotham Road to Redland Court is also shown, this was developed as Cotham Grove in the later 19th century but part survives as the western side of Redland Grove / Lovers' Walk.



Figure 7: Westbury & Horfield Tithe Map, 1841-3(©BCC)

5.23 Development of Cotham began first in the 1840s, when Nine Tree Field and Pugsley's Well Field had passed to Sir Thomas Fremantle, whose land was swiftly covered with housing between the 1840s and 50s. Fremantle had married the daughter of Sir George Nugent, son of Robert Earl and Viscount Clare, and Queen Victoria had just ascended the throne. The origin of many of the names in the area are thus explained.

5.24 Cotham Lodge was demolished in 1846 for the purposes of developing the site for housing. The observatory tower was thereafter associated with Tower House, residence of Francis Fry. Fry continued to live at Tower House, also known as 15 Cotham Road, into the 1880s.

Mid Victorian Period

5.25 Development of Cotham & Redland began in earnest in the mid 19th century, when the landscape altered rapidly. The first major development was the building by 1851 of upmarket villas alongside Gloucester Road (now called the Promenade). A major developer of the Fremantle land was John Hucker, who developed Pugsley's Well Field, altering the topography of the slopes and diverting the spring that fed the famous well.

5.26 The 1860s and 70s saw the move by the more affluent middle-classes to Cotham and Redland beginning to gather momentum. The Redland Court estate was becoming prime development land. In 1864, William Greville Edwards, resident of Redland Court, sold much of the land to settle debts, 91 acres of the Estate was sold in 8 lots, which subsequently passed through the hands of various property speculators. By 1864 Cotham Grove, Ravenswood Road, Cotham Park North and New Road (the predecessor of South Road and Zetland Road) had been laid out.

5.27 The pre-existing road structure evident in the 1841 Tithe Map provided the skeletal structure around which the neighbourhood of Redland was built, and the pattern of land ownership influenced what was built and where. Roads were normally put down the middle of a field, and houses built on either side. Where much larger areas were owned by a single developer, a more rational pattern emerged. This was a period of extensive tree planting, many of the current specimens date from the mid 19th century.

5.28 Plans for the development of land south of Zetland Road were disrupted by the construction of the railway (begun c. 1870 and opened October 1874). By the end of the 1870s, some building in the Woolcott Park area had begun and roads had been laid out in the area between Zetland Road, Redland Road, Cotham Road and Cheltenham Road. The predominant form of building became semi-detached houses. The Woolcott Park area being the exception, where terraces continued to be built into the 1870s.

Late Victorian & Edwardian Period

5.29 The years between 1870 and 1880 witnessed the drastic alterations that cemented the change in Redland from the entirely rural area it had been to the street and house layout present today. W. Greville Edwards died in 1883 and his son sold Redland Court and 2.5 acres of the gardens to Redland High School in 1884. A large area was donated to the Ecclesiastical Commissioners as the site for a new residence for the Bishop of Bristol. The remainder of the land was retained for building development, including the Clarendon Road and Woodstock Road areas.



Figure 8: Bishop's Palace c. 1900

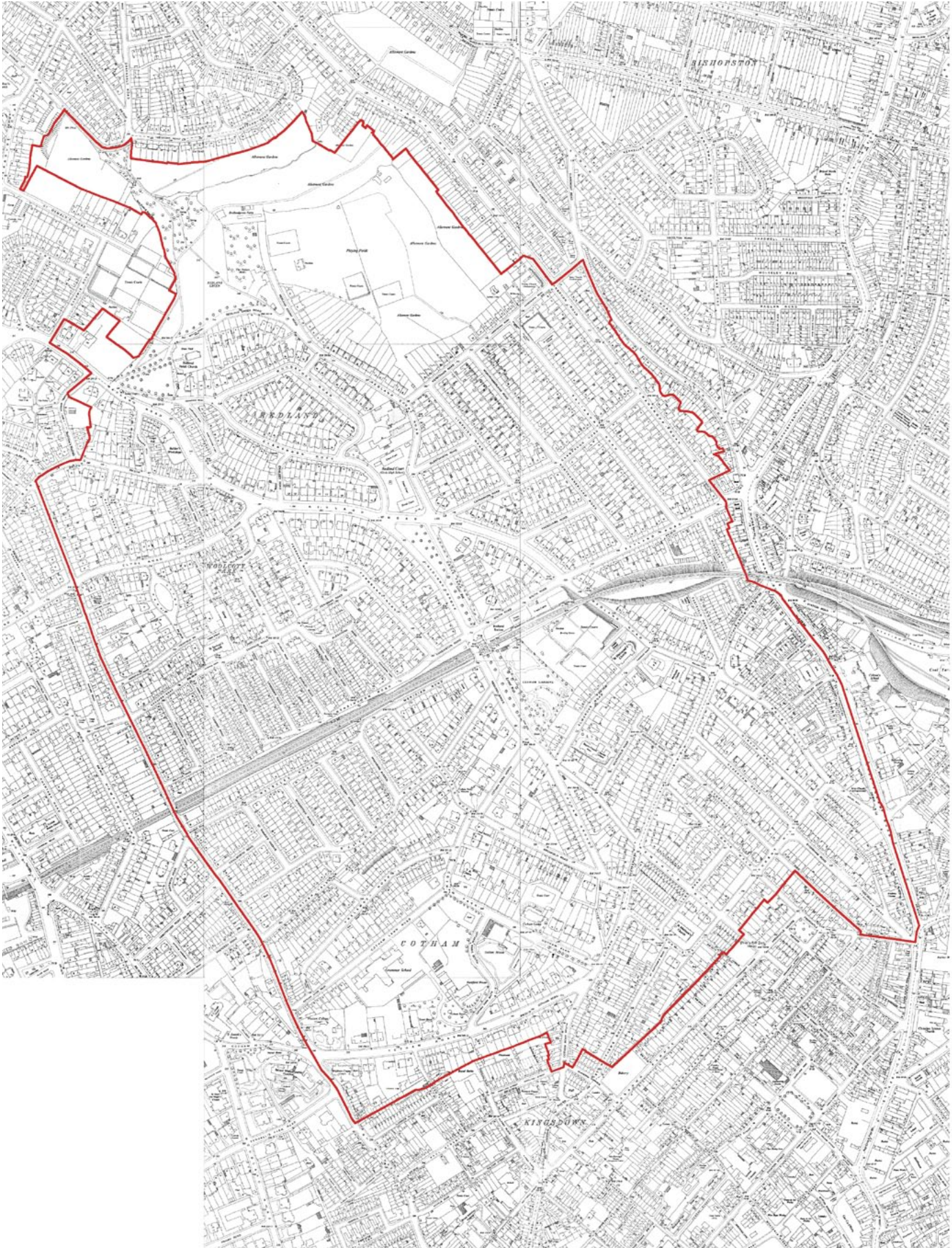


Figure 10: Ordnance Survey, 1949 - 51 (© Crown Copyright & Landmark Information Group Ltd)

5.30 The eastern part of the land was first sold to Edward Colston's trustees, then to the Merchant Venturers, who divided it into allotments and playing fields for Colston Girls' School. St Nathanael's Church (Now Elmgrove Centre) was consecrated in 1875. The Clifton Extension Railway had been opened in 1874 (Redland Station was not built until 1897 following a petition by local residents.)

5.31 Cotham Gardens was one of the first public gardens created in the city on land donated to the council by the Fry family from the Cotham Tower estate in 1879. The new park, already planted with many mature trees, was opened in April 1881. Much of the layout of the southern end of the park survives with its intricate system of paths and trees intact. The trustees of the owners of Redland Court also donated part of that property's avenue and the lower part of Redland Grove (Lovers' Walk) in 1884. Redland Road was widened and its tree avenue planted at this time.



Figure 11: Samuel Loxton's image of Lovers' Walk (© BCC HER)

5.32 Redland Road was widened in preparation for the opening of the tramway route from Zetland Road to the Downs on 22 December 1900. A large new school building was constructed in Cotham Lawn Road in 1931. The remaining land of Redland Court was sold to the Ecclesiastical Commissioners in 1937, who developed it for housing.

Post-WW2 to Present Day

5.33 The Bishop's Palace was gutted in an air raid on 2 December 1940 when over 22,000 incendiary bombs were dropped.

5.34 Redland was incorporated into the city and county of Bristol in 1896, although it remained in the ecclesiastical parish of Westbury-on-Trym until 1941.

5.35 By 1964, Cotham Lawn/Hartfield House and associated buildings and Cotham Tower had been completely cleared away, with the southern and eastern areas of the sites being used as playing fields. The Bishop's Palace, next to Redland Green, remained in ruins until the St John Reade Hostel was built in 1968. The Hostel site was redeveloped into Alderman's Park flats. Nearby, Redland Green School was built in 2006 and is now Bristol's second largest secondary school.

5.36 Cotham & Redland was designated as a Conservation Area in 18 February 1981. The boundaries have been extended as part of this appraisal.

Map 2: Cotham & Redland Approximate Building Ages

Relevant Policy References

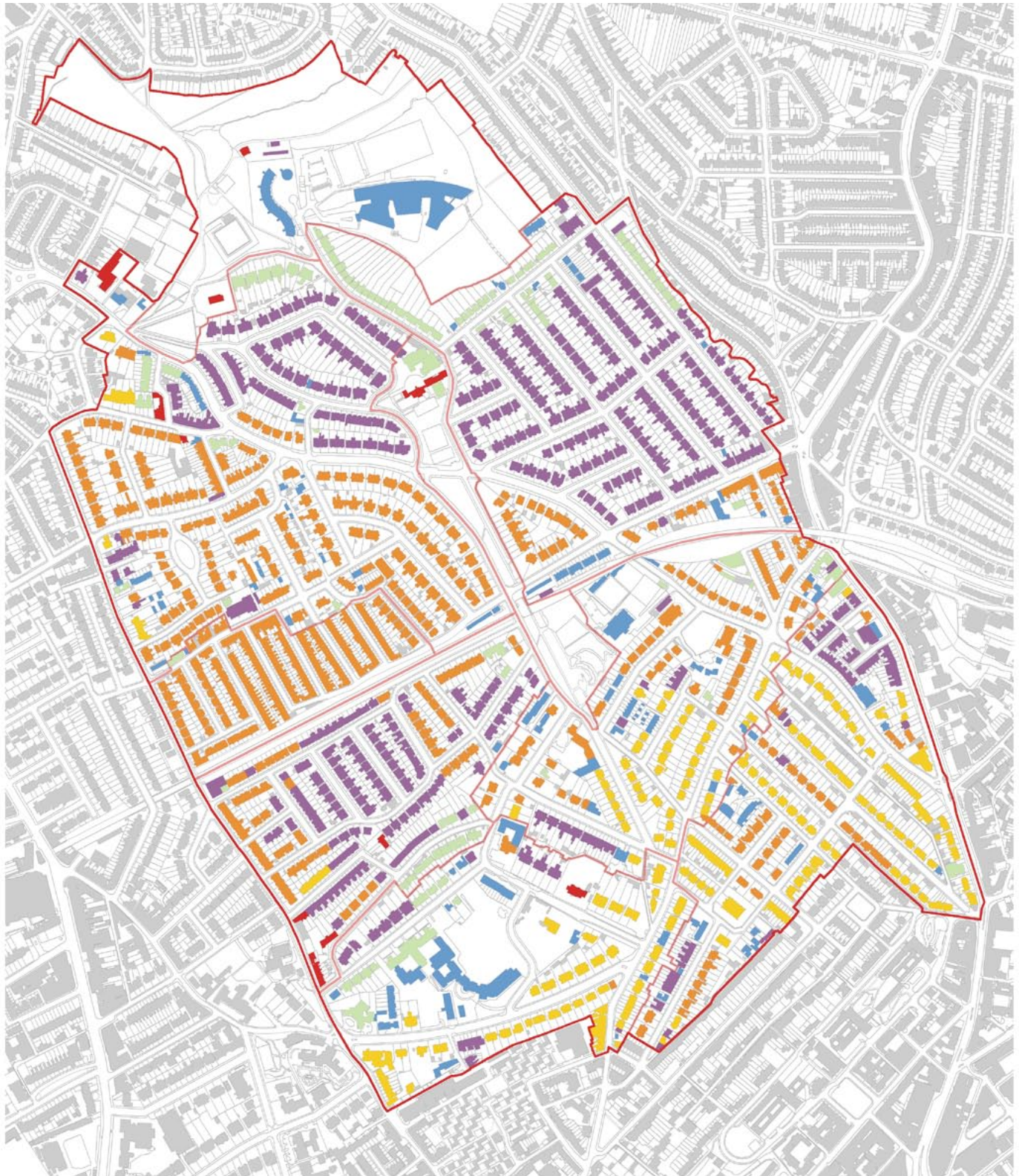
Planning Policy Statement 5: Planning for the Historic Environment
Policy HE9.1 (extract): 'There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be...'

Core Strategy (June 2011)
 Policy BCS22 - Conservation & The Historic Environment

Saved Adopted Local Plan Policies (1997) following adoption of Core Strategy (2011)
 Policy B13

Policy B22 (I-II) (extract): 'There will be a presumption in favour of preserving any archaeological features or sites of national importance, whether scheduled or not.'

Map 2: Cotham & Redland Conservation Area Approximate Building Ages



Building Ages

Age

- Pre Victorian
- Early Victorian
- Mid Victorian
- Late Victorian
- Early 20th century
- Post WW2
- Character Areas

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6. SPATIAL ANALYSIS

6.1 Routes & Spaces

- 6.1.1 The historic street layout and the relationship of built form to open space define the framework of an area. The traditional pattern of development, front and rear building lines, planned open spaces, enclosed open spaces, street layout, and plot sizes should be respected and used to dictate the scale and level of enclosure or openness appropriate to the Conservation Area.
- 6.1.2 Broadly, Cotham & Redland consists of a network of residential streets lined with substantial semi-detached villas, occasionally interspersed with tightly planned terraces and substantial detached dwellings and institutions.
- 6.1.3 The major thoroughfares (Hampton Road, Cotham Road, Cotham Grove, Cotham Brow, Redland Road, Redland Grove, and Cheltenham Road) are historically some of the earliest, which have a more ambling direction compared with the regularity of later streets. Today, these primary routes function as the main link roads through the area, with a high proportion of traffic concentrated along them.
- 6.1.4 Cutting east/west through the centre of the Conservation Area is the railway line, a major feature, which interrupts permeability between the northern and southern half. Gloucester Road, Hampton Road, Redland Grove, Redland Road and Kingsley Road are the only routes that cross or go under it.



Figure 12: Railway line

- 6.1.5 Away from the primary routes, spatial patterns shows pockets of regularised cross cutting streets on a formal grid pattern, which tend to reflect waves of speculative building and urban expansion since the mid 19th century. However, Victorian road systems are still shaped, in part, by the earlier loosely knit routes and field divisions, or by local topography.
- 6.1.6 The areas around St Matthew's, East Redland and south of Chandos Road have a planned layout that was more clearly imposed on the landscape. Consequently, these areas are more intuitive compared to those in the northern and western portion of the Conservation Area.
- 6.1.7 The overall street pattern represents the shift from formal 18th century terraced housing (Fremantle Road), to the more grand villa development, seen in Upper Cotham (Cotham Road, Cotham Park); the tightly planned mid Victorian Terraces around Chandos Road to the rapid suburban expansion of more dense semi-detached houses of East and West Redland.
- 6.1.8 The northern edge of the Conservation Area is characterised by the informal open space of Redland Green and Allotments, which forms a green edge to this part of the Conservation Area and the suburbs of Henleaze, Bishopston and Westbury Park further north. More formal landscapes are Redland Green (south), Redland Grove and Cotham Grove, which function as vital public spaces but also provide impressive landscape settings for Redland Chapel and Redland Court. Institutions and large dwellings sit in their own substantial plots, the green space around them often contributing greatly to the verdant character of their surroundings.



Figure 13: Lovers' Walk, formal green space leading up to Redland Court

6.1.9 The large semi-detached villas tend to sit back from the road behind a front boundary wall and short garden, with a larger garden extending to the rear. Traditional plots on terraces are long and narrow, with fronting directly onto the street or behind a boundary.



Figure 14: Typical Cotham semi

6.1.9 Occasionally intimate streets of mews or cul-de-sacs are set behind the principal Victorian streets. Examples include Fremantle Lane, Gibson Road and Sydenham Lane (St Matthews Area), Clyde Lane and Elliston Lane (West Redland Area). These are characterised by their smaller scale of development, with properties accessed via narrow routes and directly addressing the street, never higher than two storeys.



Figure 15: Intimate route, Fremantle Lane

6.1.10 Waves of development and infill has taken place since the 1930s, particularly on institutional land. In the main this sits comfortably within the original layout and traditional street pattern.

Map 3 shows the Routes & Spaces in the Conservation Area

Relevant Policy References

**Planning Policy Statement 5:
Planning for the Historic Environment
Policy HE9.1**

**Core Strategy (June 2011)
Policy BCS22 - Conservation & The Historic
Environment**

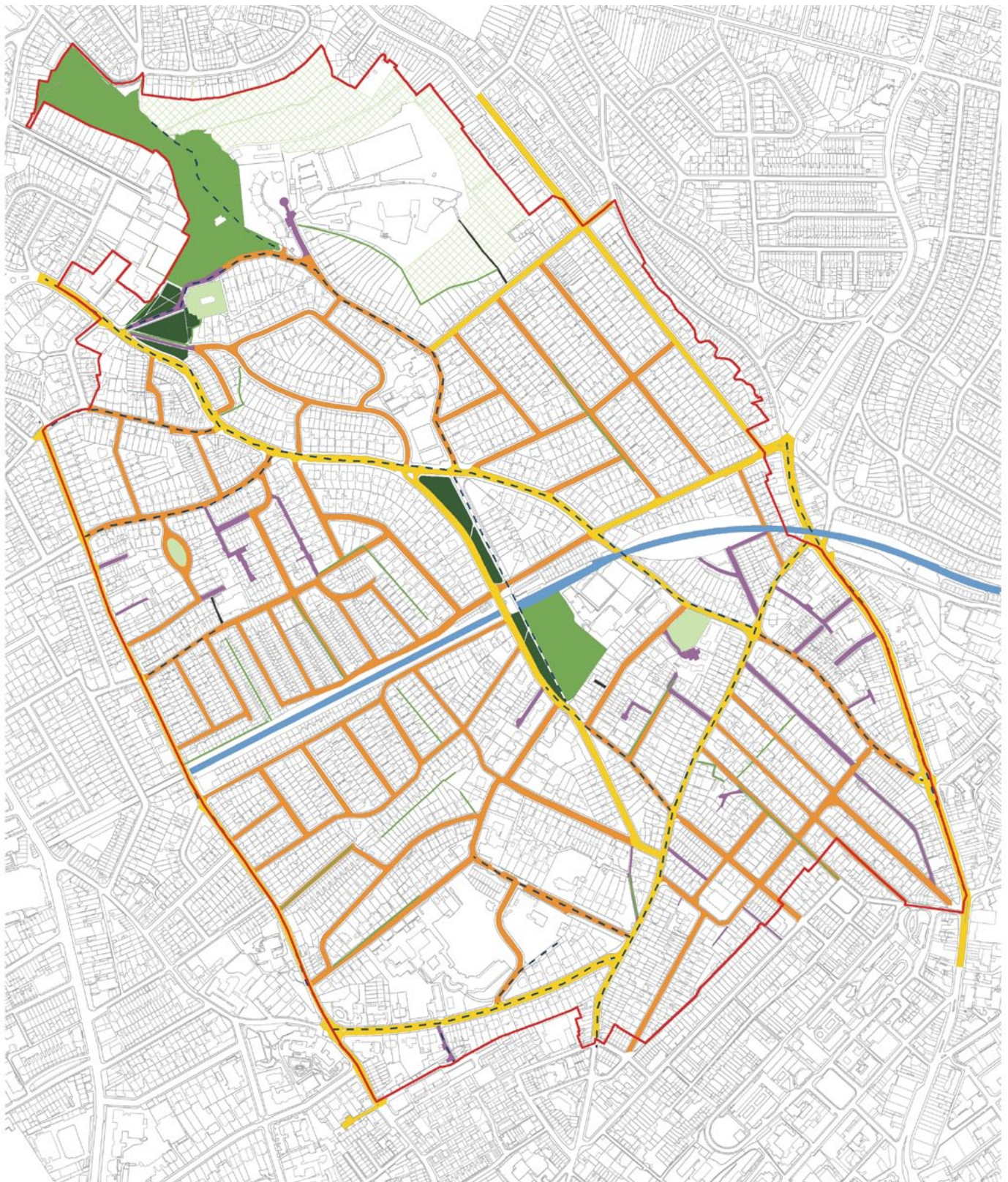
**Saved Adopted Local Plan Policies (1997)
following adoption of Core Strategy (2011)
Policy B15 (extract):**

(I) 'Townscape and landscape features that contribute to the character or appearance of streets and open spaces within Conservation Areas should be preserved or enhanced.'

(II) Development will not be permitted where it would unacceptably harm landscapes, open spaces and gardens that contribute to the character of the area.

(III) The introduction of car parking into areas historically used as gardens and forecourts will not be permitted where it erodes either the character of the street and/or the setting of historic buildings.

Map 3: Cotham & Redland Conservation Area Routes & Spaces



Routes and public spaces

Type

- | | |
|------------|---------------------------|
| Primary | Allotments |
| Secondary | Formal Public Space |
| Intimate | Informal Recreation Space |
| Pedestrian | Private Green |
| Railway | |

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6.2 Views

6.2.1 Based in a valley at the lowest point of the Rivers Frome and Avon, Bristol grew to the north up the steep slopes of the escarpments of Kingsdown, Clifton and Brandon, and in the south up the slopes of Bedminster, Easton and Windmill Hill. We have thus inherited a city which is strongly shaped by its topography, and enjoy the varied views and vistas that this affords. Despite being one of the UK's largest cities, Bristol is fortunate that it has retained a visual link between its densely developed centre and suburbs and the countryside to the south and east of the city.

For the purpose of Character Appraisals, four types of views have been identified:

Panoramic Views - are wide-reaching views that extend across the city and beyond.

Long Views - are long-distance views across the City, to key features or landmark buildings. Views both into and out of the Conservation Area fall within this category.

Local Views - tend to be shorter and confined to a specific locality such as within the Conservation Area. They include views to skylines, local landmarks, attractive groups of buildings, views into open spaces, and squares, and along streets.

Glimpses - allow intriguing glances along intimate routes or into spaces. They make an important contribution to local character.

6.2.2 The variety and quality of views in the Conservation Area are critical components of its special interest. The Conservation Area's local topography, which rises from approx. 30m at its lowest point at Cheltenham Road up to 80m at Cotham, drops and rises again around Redland Court and Redland Green affords it a range of views into the City and beyond, while local and glimpsed views lead towards key landmarks or townscape features.

6.2.3 **Panoramic Views** tend to be enjoyed from the highest portions of the Conservation Area. The best views are enjoyed north of Redland Road, and from the southern portion close to Cotham Road where the topography drops away to the south.

Examples of panoramic views include:

- From the southern portion of Redland Court Road looking east as far as the ridge of hills just north of Bath
- From the top of Redland Road to the south east
- Southwards from Redland Green Road and Woodstock Road, across the city centre, towards Dundry and the Mendip Hills
- From Cotham Road, looking east, across St Paul's and St George's, towards Bath
- From Cotham Vale/Trelawney Road and Archfield Road looking north towards Westbury Park



Figure 16: Panoramic view from Cotham Road looking east towards Bath



Figure 17: Panoramic view north from Cotham Vale/Trelawney Road

6.2.4 **Long views** are the middle distance views from the Conservation Area towards the other parts of the City. These may point towards a landmark feature or to a specific district.

Long Views are enjoyed to a number of Bristol's landmarks and districts including:

- From Redland Green Road/Woodstock Road, south towards Wills Memorial Tower, Cabot Tower, Royal Fort
- From Sydenham Road/Sydenham Hill/Springfield Road towards St Paul's Church tower, Portland Square
- From Zetland Road, Elmgrove Road and Southfield Road, northeast towards tower of the former David Thomas Memorial Church, St Andrew's
- Down Kersteman Road towards Bishopston
- From Zetland Road eastwards to the slopes and terraces of St Andrews and Montpelier
- From Trelawney Road/Cotham Vale, northwest towards Blackboy Hill and the edge of the Downs



Figure 17: View from Redland Green across West Redland, including Wills Memorial Tower, to Dundry

6.2.8 **Local views** are numerous, many of the key local views include views along streets where the siting, height and mass of the buildings channel views to specific buildings or groups of buildings. Views of rear elevations are equally important, especially views from the public realm into green spaces, or views to building elevations.

Examples of local views include:

- Channelled views towards Redland Green Chapel from Redland Green Road/Redland Road
- Channelled views northwards from Redland Grove to Redland Court
- Views from Redland Court Road/Redland Road and St Matthew's Road towards St Matthew's Church
- From Redland Court Road/Kersteman Road towards the former Trinity United Reformed Church
- Views into Redland Green from Redland Green Road
- From Stanley Road south to rear of properties on Ravenswood Road
- Views (from north and south) of the historic trees on the west side of the dip of Redland Green
- From Redland Church of the avenue of planes along Redland Green Road
- View of Cotham Gardens from Meridian Road & Ravenswood Road



Figure 18: Local view from Stanley Road looking south

6.2.10 **Glimpses** are common throughout the Conservation Area and add greatly to its special interest. Many are via the gaps between terraces and along local footpaths. These include views to private gardens along the rear building line which carry the eye along and across the gardens to include glimpses of rear elevations or more distant glimpsed views that include both front and rear elevations, the roofscape, landscape and trees beyond.

6.2.11 Preserving the setting and views out from, as well as views into the Conservation Area, is vital in protecting its character and significance. The views identified above give an indication of the range and quality of views in the Conservation Area, and is not intended as an exhaustive list.



Figure 19: Glimpsed view to private planting and tower of former David Thomas Memorial Church, St Andrews



6.3 Landmark Buildings

6.3.1 Landmarks are buildings or structures that due to their height, location or detailed design stand out from their background. They contribute to the character and townscape of the area and provide navigation or focal points or key elements in views. There are three categories of landmarks in Cotham & Redland: landmark buildings, community landmarks and historic landmarks.

6.3.2 **Landmark Buildings** are larger, more conspicuous buildings that stand out due to their scale, prominent location, specific function or architectural style. These are:

- Redland Green School
- Redland High School (Redland Court)
- Redland Green Chapel
- Polish RC Church, Arley Hill
- St Matthew's Church, Clare Road
- Former Cinema, 135 - 137 Cheltenham Rd
- Cotham School, Cotham Lawn Road
- Western College, Cotham Road
- Cotham Parish Church, Cotham Road
- Archfield House, Archfield Road
- Former Trinity United Reformed Church, Cranbrook Road
- The Arches railway viaduct
- Railway footbridge

6.3.3 **Community & Cultural landmarks** feature in the Conservation Area as buildings that do not necessarily stand out physically, though function as a hub or community focus and are well-known and recognised by local residents. These are:

- Swedenborgian Church, Cranbrook Road
- Alderman's Court flats, Redland Green
- Redland Green Farmhouse
- Drinking Fountain, Redland Green Road
- Telephone Exchange, Cheltenham Road
- Elmgrove Centre, Redland Road
- Library, Cheltenham Road
- Cotham Gardens Sports Centre
- The Shakespeare PH, Lower Redland Road
- Friends Meeting House, Hampton Road
- Nos. 1 - 5 Trelawney Road
- Muller House, Cotham Park

- 16 Cotham Park
- Extension to Cotham School Charnwood Annex
- Nos. 91 - 95 Redland Road
- Woolcott Cottages, Lower Redland Road
- Redland Railway Station
- Railway line
- Colstons Primary School, 16 - 17 Cotham Grove
- Cornerstone Church, Redland Road
- Kingdom Hall, 64 Hampton Road

6.3.4 **Historic landmarks** are a point or structure that is of particular historic interest; these are:

- Prehistoric Stone, Redland Green
- Consecrated ground marker stones, Redland Green
- Obelisks, Cotham Road/Cotham Park
- Bewell's Cross - a stone from it is built into the wall of Cotham Church, marked by a plaque
- War Memorial, Chandos Road

Landmark Buildings are identified at Map 4

Relevant Policy References

**Planning Policy Statement 5:
Planning for the Historic Environment
Policy HE9.1**

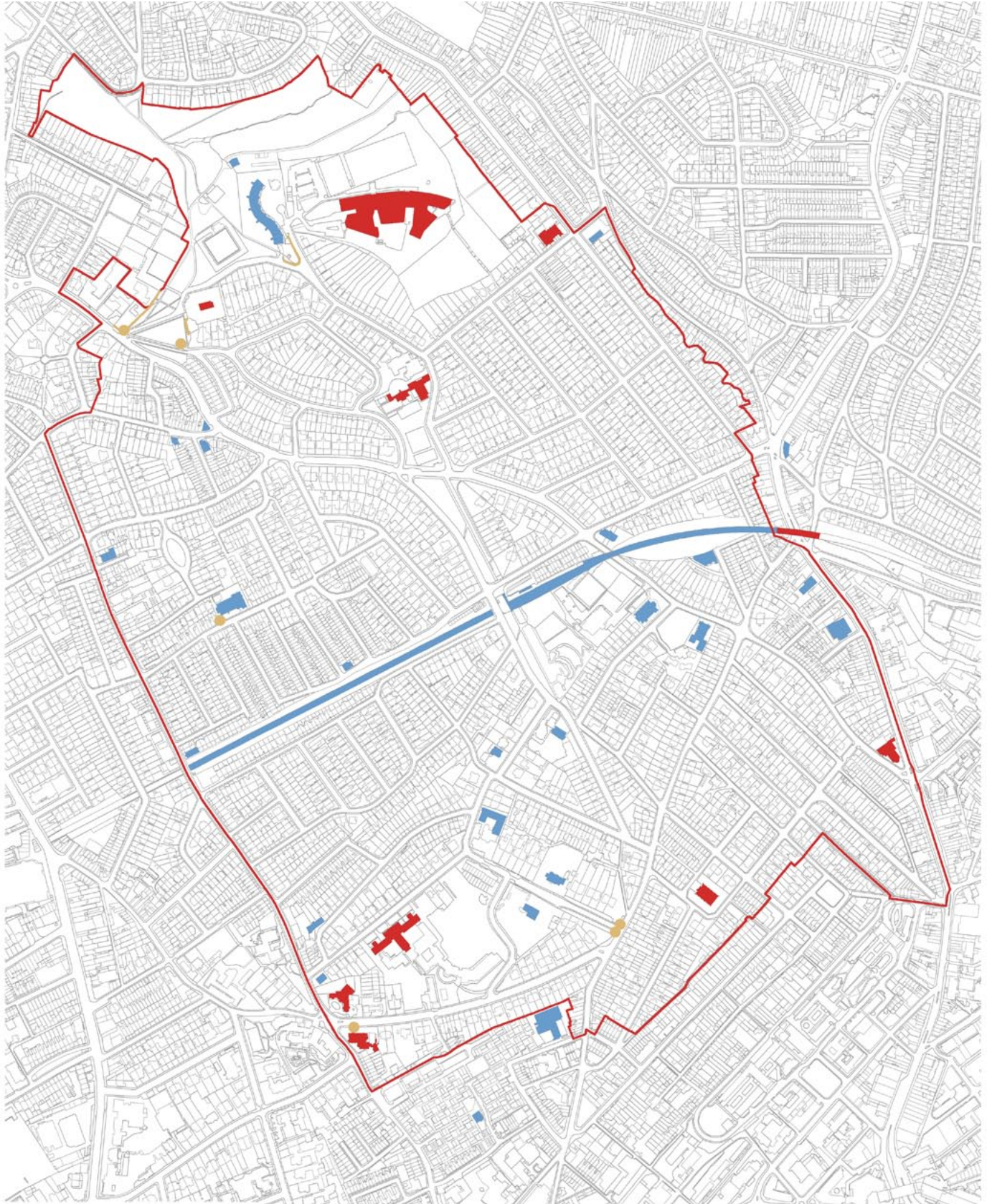
**Core Strategy (June 2011)
Policy BCS22 - Conservation & The Historic
Environment**

**Saved Adopted Local Plan Policies (1997)
following adoption of Core Strategy (2011)**




Policy B2 (I - IV) (extract)

'Development should be designed with regard to the local context. Proposals which would cause unacceptable harm to the character and/or appearance of an area, or to the visual impact of historic buildings, views or landmarks, will not be permitted.'

Map 4: Cotham & Redland Conservation Area Landmark Buildings



Landmark Buildings

-  Landmark
-  Historic Landmark
-  Community and Cultural landmarks

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