

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.

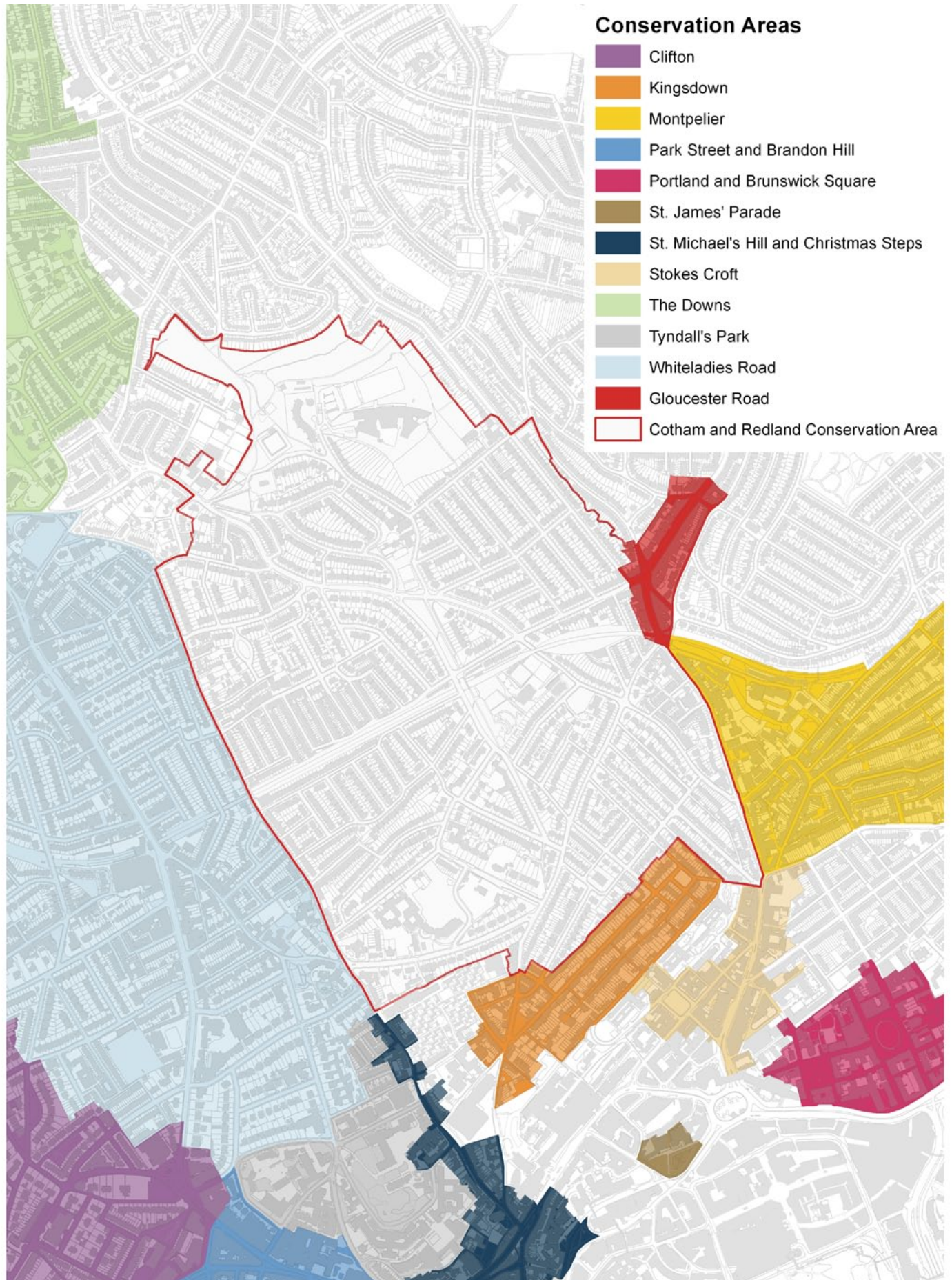
3.2.3 The topography and landscape setting of the Conservation Area are important factors in its special interest. These allow extensive views out of, into, and across the Conservation Area, to nearby landmarks, neighbourhoods as well as beyond the city boundaries.

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.

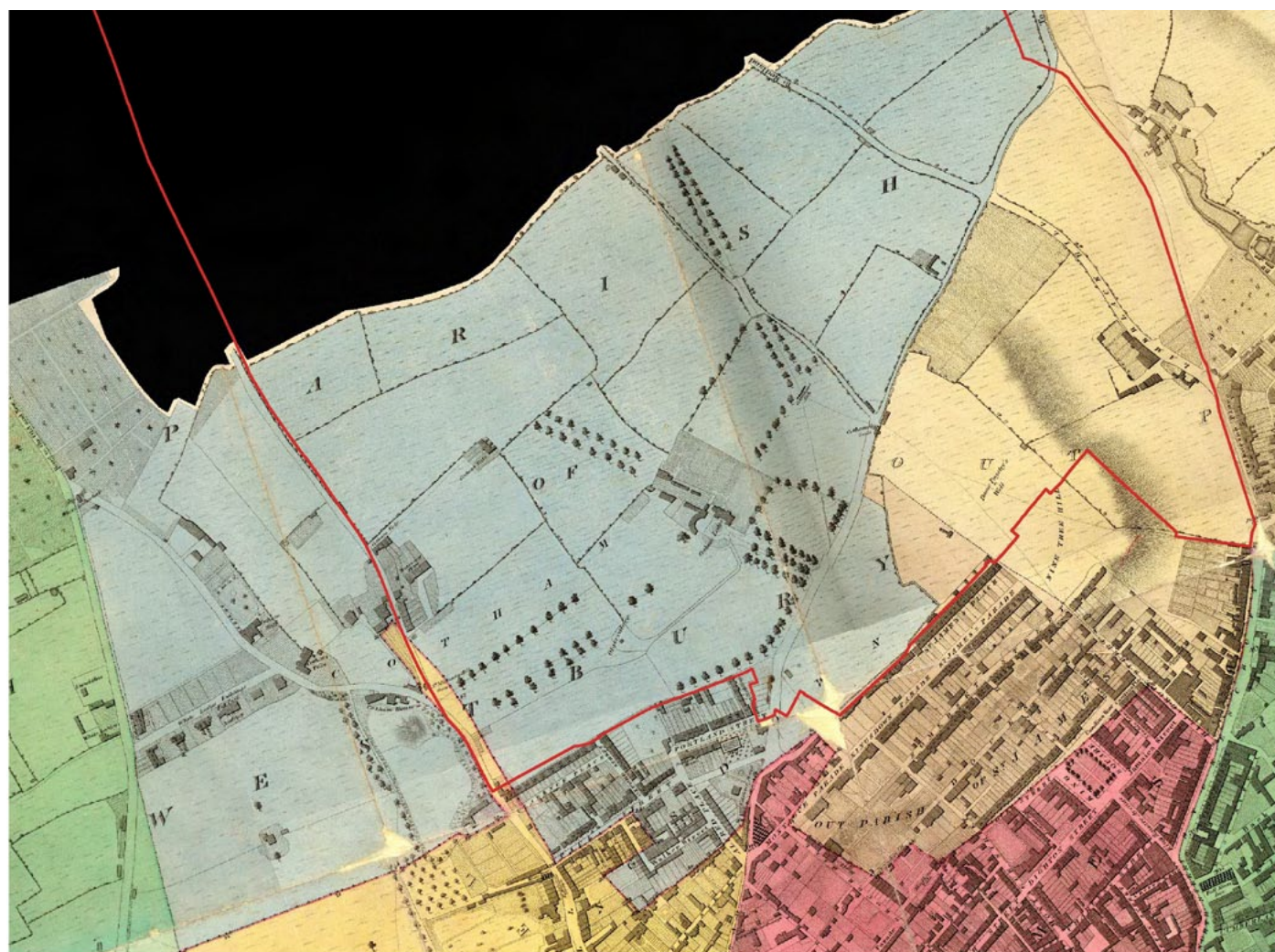


Figure 6: Extract from Plumley & Ashmead's 1828 survey (©BCC HER)

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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



11.

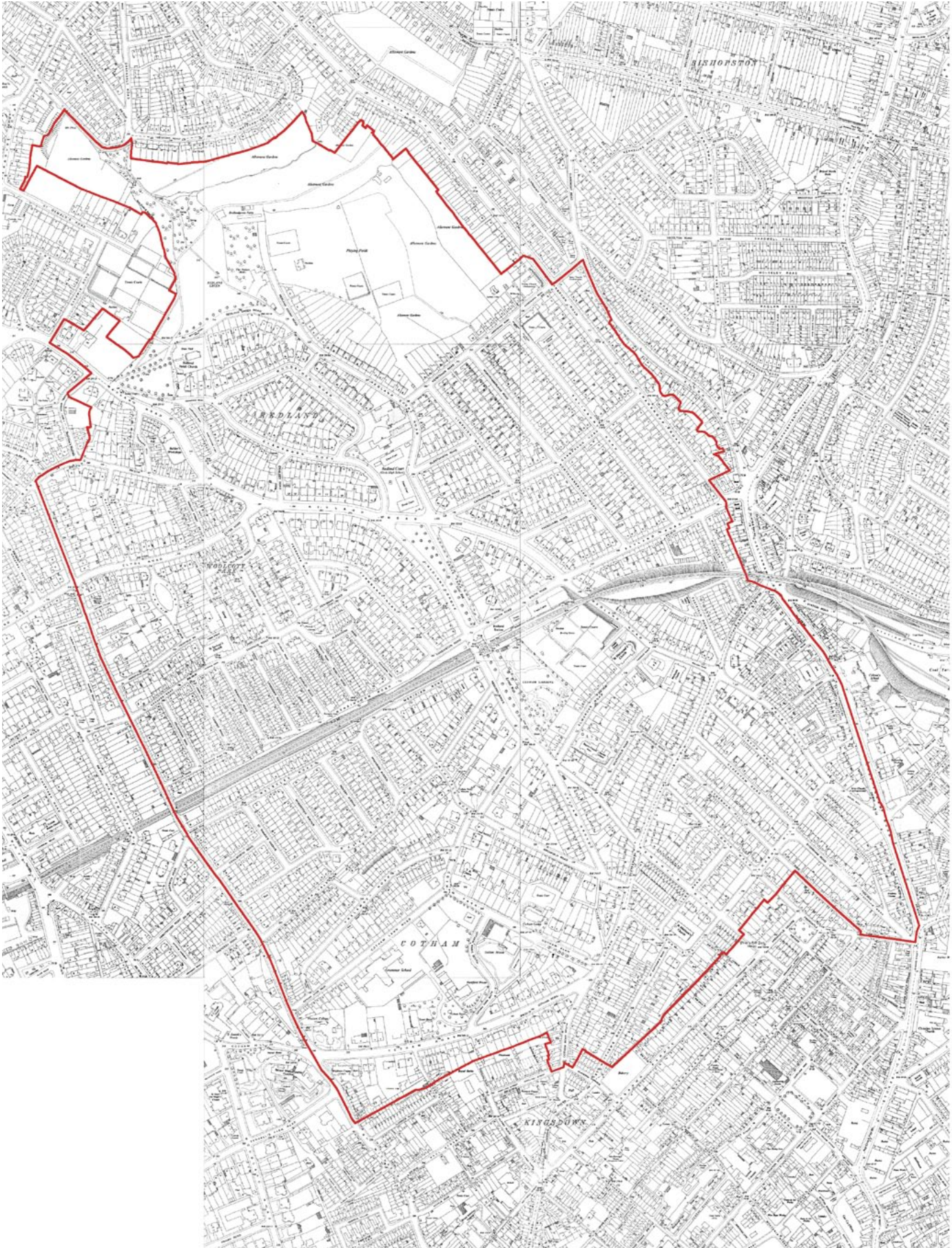


Figure 10: Ordnance Survey, 1949 - 51 (© Crown Copyright & Landmark Information Group Ltd)

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

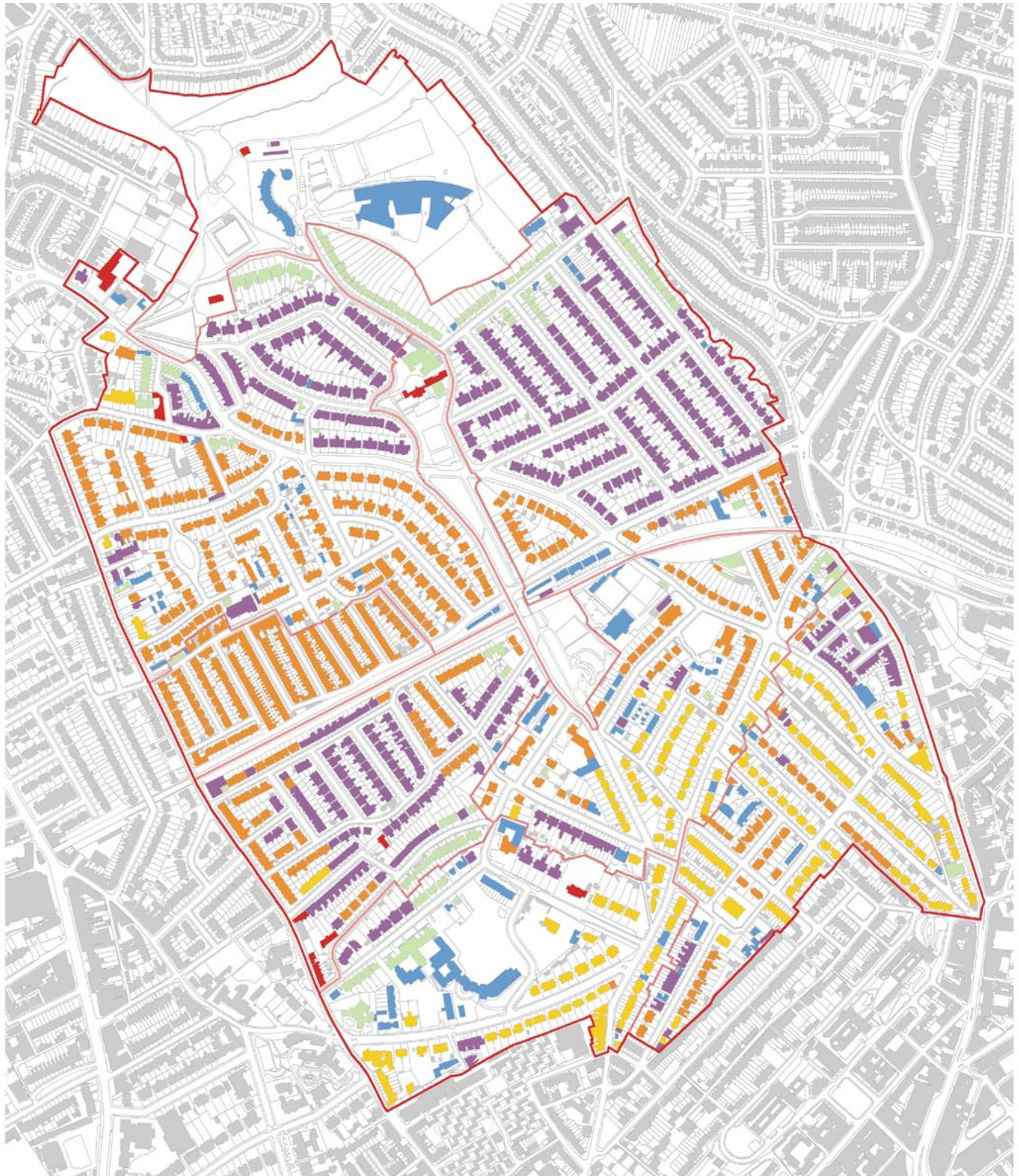
Planning Policy Statement 5: Planning for the Historic Environment
Policy HE9.1 (extract): 'There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should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

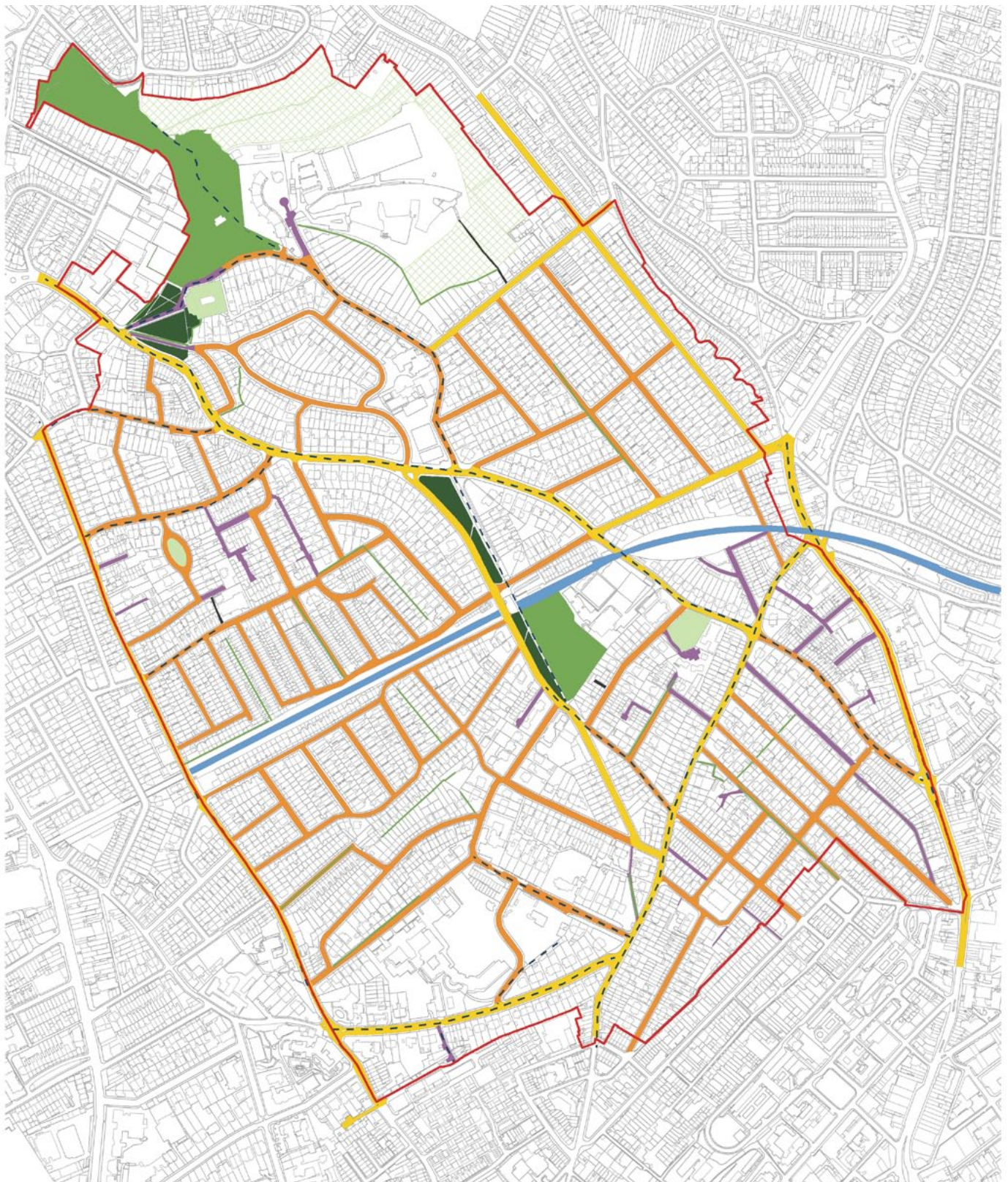
**Saved Adopted Local Plan Policies (1997)
following adoption of Core Strategy (2011)
Policy B15 (extract):**

(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**

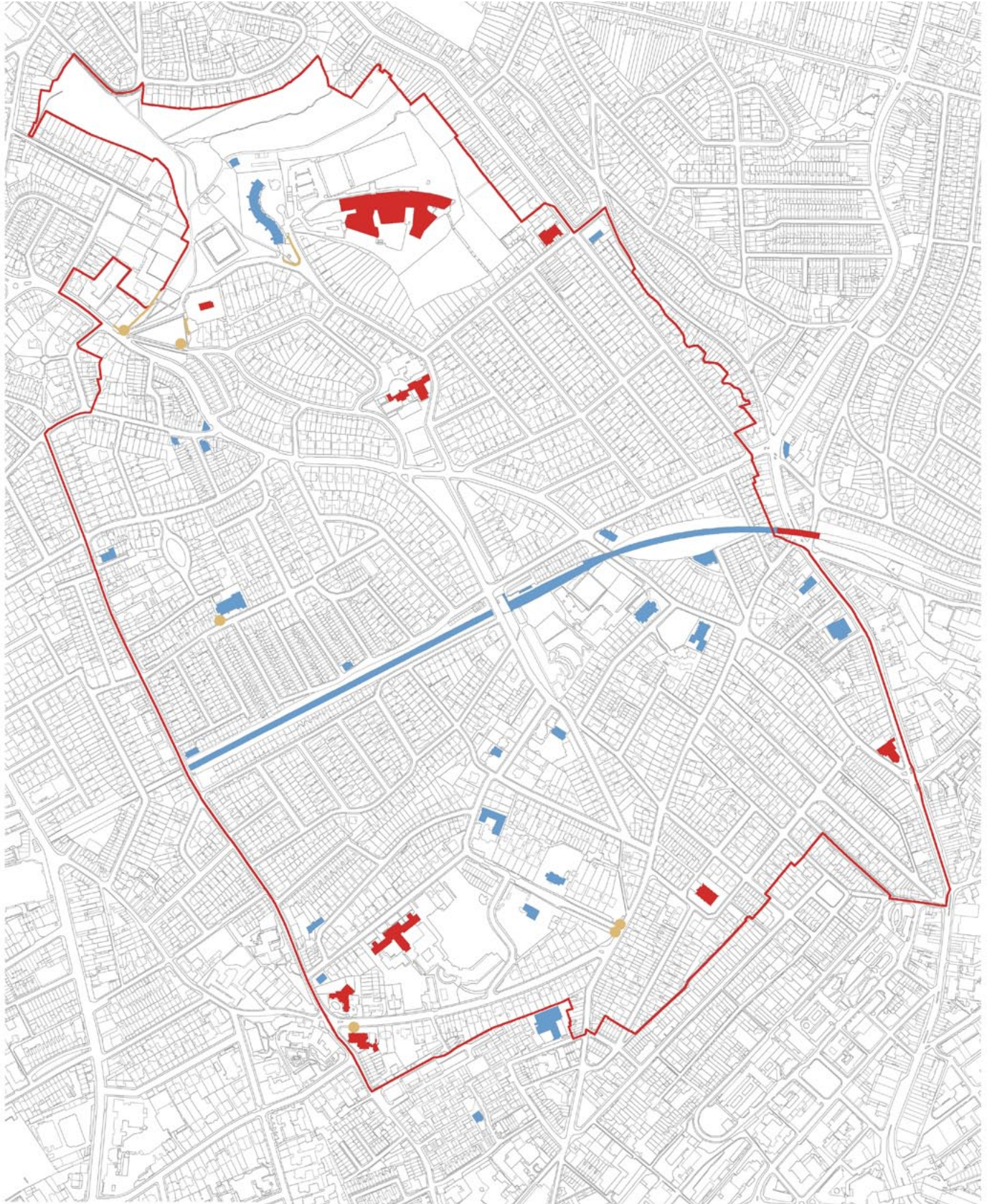
**Core Strategy (June 2011)
Policy BCS22 - Conservation & The Historic
Environment**

**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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7. CHARACTER ANALYSIS

7.1 Overview & Character Areas

7.1.1 As its name suggests, the Cotham & Redland Conservation Area has a split personality, which in part is characterised by the high density, early to mid Victorian townscape of Cotham, south of the railway and the leafier, later Victorian suburb of Redland further north. Within this broad context, there are pockets of distinct areas, where street layout, architecture or landscape contributes to a certain sense of place.

7.1.2 The physical topography and historic development of the area has played an important part in determining its character and special interest. From the highest portions are impressive views to dominant Bristol landmarks and to the open countryside beyond the city to the south and east.

7.1.3 Victorian residential developments create a quality backcloth to the area. While domestic buildings predominate, these are interspersed with institutions, adding large buildings in substantial grounds to the otherwise dense townscape. There are also small but significant pockets of commercial premises, including Chandos Road and Lower Redland Road which add an important layer of vibrancy and amenity value to the districts they serve.

7.1.4 The Conservation Area has an overall rich landscape quality and verdant character. The majority of trees that exists today are the result of late Victorian planting that gives a maturity and density of canopy coverage to the area, whether in parks, on streets, or in private land and gardens. The quantity and variety contributes to the visual character of Cotham & Redland. The open areas are of significance owing to their historic origins, the leisure facilities

they provide and overall importance to the city for biodiversity and visual amenity value.

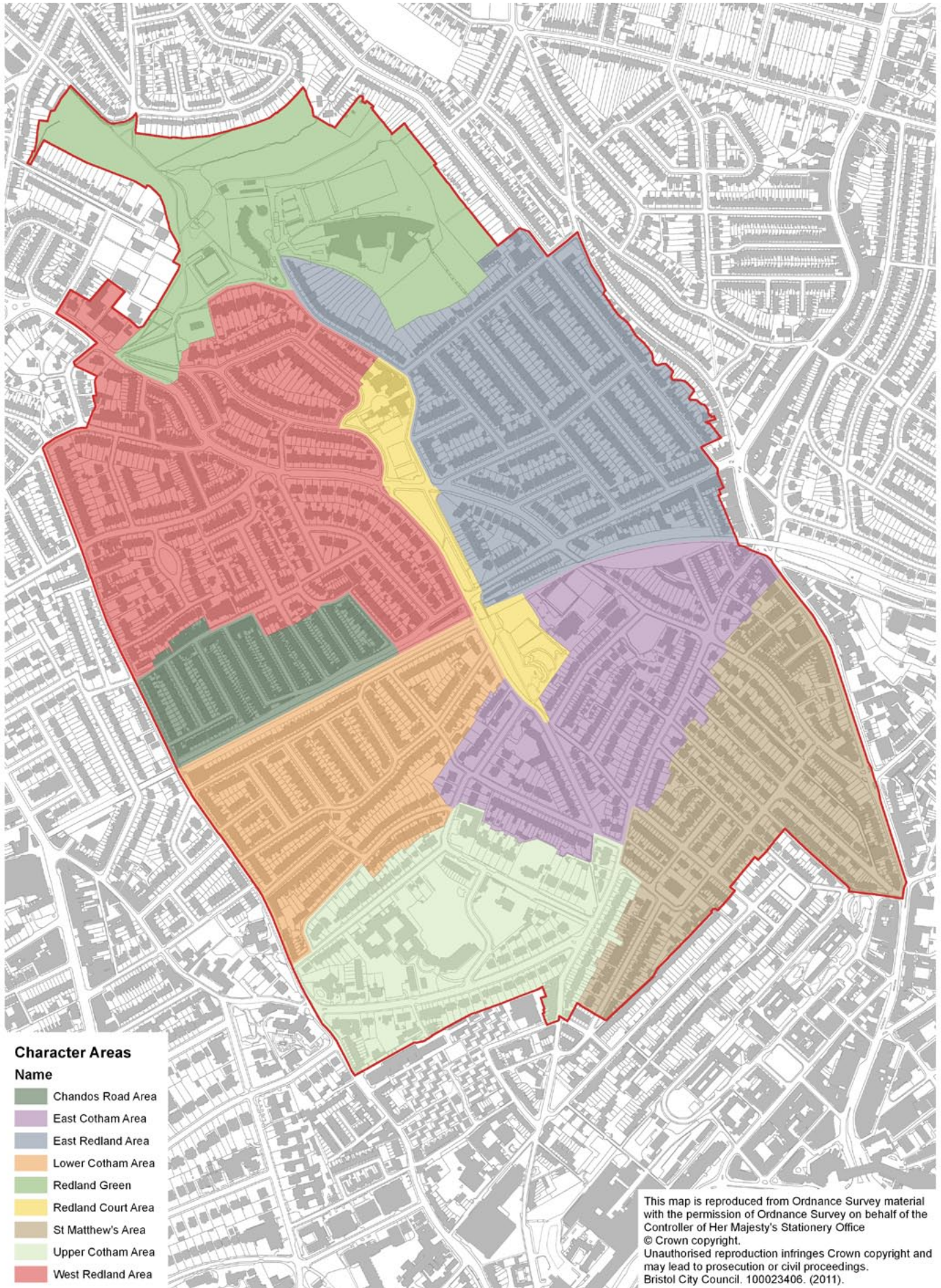
7.1.5 Despite its relatively small size, there is considerable variation between parts of the Conservation Area, the character of which relates very much to its topography, developmental history, and land use. Consequently there is a noticeable difference in character between the east and west, upper and lower, parts of the Conservation Area.

7.1.6 The Conservation Area can be divided into a number of areas of distinct character, each reflecting a particular aspect that goes beyond planned layout and built form:

- **Character Area 1:** Upper Cotham
- **Character Area 2:** Lower Cotham
- **Character Area 3:** East Cotham
- **Character Area 4:** St Matthews
- **Character Area 5:** Chandos Road
- **Character Area 6:** West Redland
- **Character Area 7:** Redland Court & Redland Green
- **Character Area 8:** East Redland

An overview of Character Areas is shown at Map 5

Map 5: Cotham & Redland Character Areas



7.1.1 Character Area 1 Upper Cotham



- Character Areas**
- | Name |
|--------------------|
| Upper Cotham Area |
| St Matthew's Area |
| Chandos Road Area |
| Lower Cotham Area |
| East Cotham Area |
| East Redland Area |
| West Redland Area |
| Redland Court Area |
| Redland Green Area |



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Map 5a - Character Area 1



Figure 20: Listed buildings, Cotham Road



Figure 22: Inter-War houses, nos. 9 - 11 Cotham Lawn Road



Figure 21: Boundary wall and private planting, Hartfield Avenue



Figure 23: Nos. 4 - 10 Cotham Park, ashlar faced early Victorian villas

Character Area 1

Upper Cotham

Predominant Characteristics

Scale & Proportions

- Buildings mainly domestic in scale and character; predominantly semi-detached; larger on primary routes
- Majority of properties set back from the street by a shorter front garden, with substantial gardens extending to the rear, forming a strong building line
- Institutions and landmarks: set in own substantial plots

Architectural Treatment

- Pitched and gable roofs
- Late Georgian, neo-Classical style, some late Victorian Baroque style
- Square-headed windows; bay windows
- Stone detailing

Material Palette

- Main facades: Limestone ashlar; some brick; Pennant sandstone with limestone details; occasional stucco render
- Boundary Treatments: Sandstone rubble with Bathstone gate piers; wrought iron gates (most original wrought iron railings lost)
- Joinery: Timber sashes and panelled doors
- Roof coverings: Natural slate or clay; brick chimney stacks with clay pots

7.1.1a Area 1 forms the southernmost portion of the Conservation Area with Cotham School at its core. The primary route of Cotham Road runs through the centre, forming an important link road from Whiteladies Road into Cotham. Cotham Park and Cotham Lawn Road are quieter residential streets.

7.1.1b Land use is diverse, with a high proportion of institutional occupation. Built form, however, tends to be domestic in scale and character (with the exception of Cotham School). Buildings range from grand early Victorian villas of Cotham Park and Cotham Road, the semi-detached later Victorian villas of Cotham Lawn Road (west) to inter-War, semi-detached houses of Cotham Lawn Road (east). The diversity in built form reflects

the historic development of the area and changes in land ownership over the 18th and 19th centuries.

7.1.1c Development and growth emerged in this character area before radiating north and eastwards. Consequently, the area has some of the Cotham & Redland's oldest buildings and most significant heritage assets, reflected in the high proportion of listed buildings; including two Grade II* (Cotham Parish Church and Western College).



Figure 24: Western College, Cotham Road

7.1.1d Cotham Road and Cotham Park contain a cluster of fine mid 19th century villas and detached houses, whose detail, size and execution is richer than the housing stock elsewhere. Containing over 20 listed villas, Cotham Road is of particular architectural significance. Architectural style ranges from Neoclassical (nos. 18 & 20 Cotham Road), Italianate (no. 16 Cotham Park) to Tudor Revival (no. 45 Cotham Road). Nos. 4 - 14 Cotham Park is a group of paired early Victorian villas (Grade II).



Figure 25: No. 16 Cotham Park

7.1.1e **Cotham Road South (east side)** has a valuable commercial character, containing a group of early Victorian two storey premises with ground-floor shopfronts. Good, traditional fronts remain at nos. 7, 9, 17, 19 (PH) and 21.

7.1.1f **Unlisted Buildings.** Cotham School is a largely intact inter-War composition in limestone with brick details. Nos. 18 - 28 (even) Cotham Park have merit as a group of late Victorian semi-detached houses with distinctive roof forms, and Norman Shaw influences.



Figure 26: Cotham School, Cotham Lawn Road



Figure 27: Nos. 18 - 20 Cotham Park

7.1.1g The majority of other buildings, including the late Victorian nos. 1 - 8 Cotham Lawn Road and the Inter-war nos. 20 - 26, have value within the overall townscape context and contribute positively to the character and appearance of the Conservation Area (see Building Types).

7.1.1h **Other Heritage Assets.** Rubble walls are important features of the area, often delineating historic boundaries, they also add a variety of scale and interest to the street scene (e.g wall rounding Cotham Road / Cotham Road South, Cotham School and Hartfield Avenue). The loss of traditional boundary treatments has a negative impact on the character and appearance of the area, notably along Cotham Road (west side).

7.1.1i Flanking the entrance to Cotham Park are two Grade II obelisks in Lias and Pennant with vermiculated limestone ashlar. These and the attached walls are the historic marker to the 18th century Cotham Lodge, demolished in 1846.

7.1.1j **Landmarks.** The character area has a number of large non-residential buildings; Cotham School now dominates the Character Area due to the amount of development on its land. Cotham Parish Church and Western House function as landmarks at the gateway into the Conservation Area from the west. In a more local context, Muller House and Cotham Lodge stand out due to their size; the Charnwood Annex of Cotham Grammar School is distinguished through having a contemporary designed extension in buff brick with stone dressings.

7.1.1k **Views.** The local topography is an elevated plateau, 80m above sea level, which drops away steeply to the south and east. This position gives rise to excellent views out of the Conservation Area, which are best enjoyed from the middle of Cotham Road, looking eastwards, where the road channels a panoramic view beyond the city to the hills of South Gloucestershire. An important local view runs from Cotham Park to Archfield Court.



Figure 28: Local view along Cotham Park to Archfield Court

7.1.1l Landscape & Trees. This character area contains some of the finest garden tree specimens in the Conservation Area, which makes up for the lack of street trees. There is a general ‘leafy’ character, given by the clear views into private gardens e.g views into Muller House’s gardens from Hartfield Avenue, and the playing fields of Cotham School.

Strengths	Opportunities
Historic character - conveyed by early Victorian grand villas and detached houses, many of which are listed	Sympathetic replacement or reinstatement of traditional architectural details or boundary treatments
Visual integrity - provided by the cohesive architectural character, symmetry of detailing and sense of rhythm along main thoroughfares	Regulation controlling the size and number of estate agents’ boards, and swifter removal of redundant signs
Views - quality and range of views to the east along Cotham Road; northeast along Cotham Park; and north through gaps between houses on Cotham Lawn Road	Design future lighting, traffic calming, parking schemes etc. with an approach more sympathetic to the character of the area
Landscape quality - strong verdant character owing to the number of mature trees, mainly in private gardens and views into private green spaces of Cotham School playing fields and Muller House	Encourage preservation and/or increased planting of garden trees, especially where there is limited scope for street trees, through future development control negotiations. Also undertake an assessment of canopy cover in the area through the local Tree Forum
Rubble walls and boundary details	Direction controlling development - to prevent further removal of front garden walls and boundary treatments
Weaknesses	Threats
Visual appearance of ‘utilitarian’ traffic calming and safety measures along Cotham Road and railing outside 6 th form centre, Cotham Park, undermining the character of the area	Increase in utilitarian road lines, lighting and railings detracting from the character and quality of the built environment
Loss of front gardens and boundary walls to off-street parking provision, especially along Cotham Road and Cotham Lawn Road	Continued or increased loss of front boundary walls and front gardens for off-street parking etc.
Loss of g-f retail use on Cotham Road South	Continued or increased loss of retail uses along Cotham Road South, undermining the important commercial character
Unsympathetic signage and volume of estate agents’ boards, especially for flats	Over-development on Cotham School site resulting in further loss of green space
Unsympathetic alterations to unlisted buildings and use of inappropriate materials esp. uPVC	Development or overlaying of gardens resulting in loss of trees, or lack of suitable replacement as mature specimens decline, resulting in potential degradation of canopy cover

7.1.2 Character Area 2 Lower Cotham



Map 5b - Character Area 2



Figure 29: Ravenswood Road, late Victorian houses



Figure 31: Trelawney Road, Victorian facade with decorative bargeboards



Figure 30: Nos. 11 - 23 Cotham Vale



Figure 32: Stone walling materials, Kenilworth Road

Character Area 2

Lower Cotham

Predominant Characteristics

Scale & Proportions

- Buildings mainly residential in scale and character; predominantly semi-detached
- 2 - 3-storeys; some with semi-basement floors and attic storeys with dormer windows
- Majority of properties set back from the street by a shorter front garden, or basement lightwells, forming a strong building line

Architectural Treatment

- Pitched roofs
- Variation in style from neo-Classical to late Victorian Baroque style
- Square-headed windows
- Stone detailing
- Decorative bargeboards

Material Palette

- Main facades: Pennant sandstone with limestone details; occasional stucco render
- Boundary Treatments: Sandstone rubble with limestone gate piers; red brick; carved limestone; cast iron railings
- Joinery: Timber sashes and panelled doors
- Roof coverings: Natural slate or clay; brick chimney stacks with clay pots

7.1.2a Area 2 takes in the predominantly residential streets on the relatively flat area between Trelawney Road and the railway line, bounded by Hampton Road on the west. Overall, there is a regular street layout with strong building lines. Rapid development occurred from the 1870s onwards. Houses are generally domestic in scale, 2 to 3-storeys with pitched roofs, though there is considerable individual variation in style and execution.

7.1.2b Trelawney Road has a variety of house type, partly a consequence of the topography and partly the result of 20th century infill. The earliest buildings are

at nos. 1 - 5 (odd), an early 19th century terrace (Grade II) of distinctive Georgian houses. On the southern side houses are elevated, with front gardens set behind high retaining walls. The northern side has a more consistent, Victorian, character with Pennant stone, ashlar dressings and painted bargeboards uniting the variety in individual style.



Figure 33: nos. 48 - 52 Trelawney Road

7.1.2c Ravenswood Road runs east-west, with late-Victorian semi-detached houses lining the southern side, which express to the general architectural character of the area. There is a strong, regular facade with repeating bay windows between Archfield Road and Montrose Avenue (south side). The distinctive bend between Woodstock Avenue and Montrose Avenue adds visual interest, as houses project forward at the corners. Houses appear to be two storeys in height - a massing moderated by semi-basement floors and attic storeys with dormer windows.



Figure 34: Ravenswood Road looking west

7.1.2d St Ronan's Avenue, Woodstock Avenue, Roseby Avenue and Montrose Avenue have a regular street layout on a north-south orientation, which give legibility of the higher ground beyond Ravenswood Road to the south. Houses are two storey, generally semi-detached, in Pennant with limestone dressings. House design varies quiet considerably through the overall effect is harmonious and the individual differences often require close examination to appreciate.

7.1.2e Cotham Vale follows an historic route along the line of a field boundary, dating from at least the late 18th century, from Hampton Road terminating at Cotham Villa (Nos. 41 - 43 (Grade II) and 48) at the end. There are marked differences in style and execution, reflecting the various phases of development. Dating from late 18th, early 19th at nos. 1 & 2 - 6 (Grade II); then mid to late Victorian. There is a strong building line, with terraces on either side, set behind short front gardens or basement lightwells.



Figure 35: Nos. 41 - 48 Cotham Vale

7.1.2f Unlisted Buildings. Unlisted Buildings. Trelawney Court is a distinctive Arts and Crafts house on the corner of Cotham Vale/Trelawney Road by James Henry La Trobe. A group of unlisted buildings of merit are at nos. 11 - 23 (odd), a short mid-Victorian terrace faced with limestone ashlar, in an Italianate style. Relatively intact group of three early 20th century buildings nos. 47a - c Ravenswood Road, with their original steel windows.



Figure 36: Unlisted Building of Merit, Trelawney Court

7.1.2g Other Heritage Assets. There is a variety of interesting front boundary treatments throughout the area including: the carved stone front garden walls with 6-pointed stars at nos. 11 - 29 (odd) Trelawney Road; area railings at nos. 11 - 23 (odd) Cotham Vale; and a collection of rubble retaining walls e.g rounding Cotham Road/Cotham Road South. There is also a good collection of traditional street furniture including lamp standards on Trelawney Road and Cotham Vale. Some remnants of historic street surfaces also remain e.g Pennant slabs and steps on Cotham Vale, some on Montrose.

7.1.2h Landmarks. The railway line behind the long red rubble wall lining Meridian Road. Nos. 1 - 5 (odd) Trelawney Road (Grade II listed) stand out in the local context owing to their distinctive style - built along a slope, they have a ground floor and basement to the road and two storeys to the rear.



Figure 37: Nos. 1 - 5 (odd) Trelawney Road



7.1.2i Views. Local view southeast down Archfield Road. Long view from west corner of Trelawney Road across Clifton to the green backdrop of Clifton Down. Long view northward from corner of Cotham Vale and Trelawney Road. Glimpsed views through gaps between and to the rear of houses to rooftops and gardens beyond e.g north side of Ravenswood Road no. 59 and rear of no. 18 Hampton Road on Cotham Vale, from Meridian Road across Archfield Road rear gardens.

7.1.2j Landscape & Trees. Street trees are only along Woodstock and St Ronan's Avenue; despite this the area has a verdant quality largely deriving from the contribution of private garden planting and large mature trees e.g at no. 30 Waverley Road. Biodiversity value comes from the mini woodlands in the back gardens between Ravenswood Road, Meridian Road and Trelawney Road. The trees on the railway line provide an important wildlife corridor as well as visual amenity, though this requires management and maintenance.

Strengths	Opportunities
Verdant character owing to planting in private gardens and occasional landmark mature trees; street trees along Woodstock Avenue	Sympathetic replacement or reinstatement of traditional architectural details or boundary treatments
Variety of boundary treatments including stone walls and railings	Encourage preservation and/or increased planting of garden trees, especially where there is limited scope for street trees, through future development control negotiations. Also undertake an assessment of canopy cover in the area through the local Tree Forum
Variety of architectural details e.g stone carvings, chimney stacks and pots, window and door surrounds	Direction controlling development - to prevent further removal of front garden walls and boundary treatments
Local and long views contributing to a sense of the local topography and allowing glimpses across gardens to further afield	Scheme to consolidate refuse and recycling on narrow streets with a high volume of flats or HMOs
	Regulation controlling the size and number of estate agents' boards, and swifter removal of redundant signs
Weaknesses	Threats
Loss of front gardens and boundary walls to off-street parking provision or creation of garages, especially along Trelawney Road and Ravenswood Road	Continued or increased loss of front boundary walls and front gardens
Refuse issues - wheelie bins and recycling boxes blocking pavements e.g Cotham Vale	Continued and increasing issues over waste and recycling detracting from the environment
Unsympathetic alterations, notably dormer windows, to unlisted buildings and use of inappropriate materials such as uPVC.	Continued or increased unsympathetic alteration to buildings and traditional architectural details
Unsympathetic signage and volume of estate agents' boards, especially for flats	Development or overlaying of gardens resulting in loss of trees, or lack of suitable replacement as mature specimens decline, resulting in potential degradation of canopy cover
Lack of programme for appropriate tree management on Network Rail land - impeding pedestrian movement down pavements	Continued lack of management of trees in Network Rail potentially causing accidents

7.1.3 Character Area 3 East Cotham



Character Areas

Name
East Cotham Area
Lower Cotham Area
Upper Cotham Area
St Matthew's Area
Chandos Road Area
East Redland Area
West Redland Area
Redland Court Area
Redland Green Area



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Map 5c - Character Area 3



Figure 38: 31 Redland Grove, detached villa with purple rubble walling



Figure 40: large boundary wall, Archfield Rd



Figure 39: Colston's Primary School



Figure 41: Cotham Grove, 3-storey over semi-basement

Character Area 3

East Cotham

Predominant Characteristics

Scale & Proportions

- Buildings mainly residential in scale and character; predominantly semi-detached
- 2 - 3-storeys; some with semi-basement floors and attic storeys with dormer windows
- Majority of properties set back from the street by a shorter front garden, or basement lightwells, forming a strong building line

Architectural Treatment

- Pitched roofs
- Variation in style from neo-Classical to late Victorian Baroque style
- Paired round-head sash windows
- Stone detailing
- Painted bargeboards

Material Palette

- Main facades: Red Pennant sandstone with limestone details; limestone ashlar; occasional stucco render
- Boundary Treatments: Sandstone rubble with limestone gate piers; red brick; carved limestone; cast iron railings
- Joinery: Timber sashes and panelled doors
- Roof coverings: Natural slate or clay; brick chimney stacks with clay pots

7.1.3a East Cotham lies between Archfield Road in the west, Cotham Gardens and the railway to the north, up to Cheltenham Road in the east. The area sits on generally sloping terrain, apart from the fairly level towards the south. There are steep falls to the east (Cotham Brow) and north (railway); resulting in stepped roof lines and retaining walls to gardens.

7.1.3b Cotham Brow, a primary route, runs east/west along the south of the area; from here Redland Road, another heavily trafficked route, extends northwards. Cotham Grove is also a busy route taking traffic north/south. Away from these main thoroughfares, streets have a quiet, residential character.

7.1.3c The area mainly developed between 1820 and 1880; the area between Archfield road and Cotham Gardens contains a number of fine detached late 19th century houses, whose detail, size and executions is richer than the housing stock elsewhere. Other houses along Cotham Grove and the eastern end of Archfield Road relate to the principal housing type in East Cotham.

7.1.3d Semi-detached villas predominate; typically four storey with side entrances. The consistency of materials is a strong character factor: oolitic limestone ashlar or rubble faced, with limestone dressings and decorative features; low pitched (originally slate) roofs; timber double-hung sash windows, with bay windows common to the ground floor.



Figure 42: Typical semi-detached villa with side entrance and ground floor bay

7.1.3e **Archfield Road** has a variety of architectural characters along its length, with mid to late Victorian buildings and red Pennant stone dominating. Later infill tends to be mediocre in design. There is a strong street line owing to houses being set back behind a consistent run of front garden walls, leading to a framed view by two copper beeches to the north and a long view to St Pauls to the south east.



Figure 43: Red Pennant villas with limestone details, Cotham Park North

7.1.3f **Cotham Grove, Cotham Brow and Redland Road** have a more consistent character lined with grand with semi-detached villas, 3-storeys over semi basements. There is a strong palette of limestone ashlar facing and stucco render.

7.1.3g **Unlisted Buildings.** This character area has inherited a good stock of fine Victorian buildings that make a positive contribution to the overall sense of place. Cotham Grove contains 11 identical pairs of semi-detached villas laid out regularly along the full length of the road, which are of group merit. Christ Church, Redland Road, is an ornate Pennant and limestone building with a large gabled entrance with side lancets, above a large decorative window flanked by tall 'spirelets'. The former St Nathanael's Church was built 1873-5 by John Bevan, and is a sizeable well-detailed building in Pennant sandstone, now the Elmgrove Community Centre. Archfield Court is also distinguished by its richness of detailing and large square tower.

7.1.3h **Other Heritage Assets.** Where they remain, front gardens enclosed with low rubble stone walls, some with ashlar gate piers (originally with iron railings over) are a feature of special interest. There are a number of other distinctive boundary walls, e.g rear of no. 1 Cotham Grove, that are of significance.



Figure 44: Archfield Court

7.1.3i **Landmarks.** The red Pennant and limestone tower of Archfield Court provides a distinctive landmark feature, particularly when viewed from the north. The two former churches on Redland Road are also landmark buildings in the local context.

7.1.3j **Views.** Panoramic view north from the junction of Archfield Road and Cotham Park. View north from corner of Archfield Road and Trelawney Road. Looking southeast, Archfield Road frames a view towards St Paul's. Long views extend to the north east to the houses on the escarpment of Bishopston and Ashley from Cotham Brow, Southfield Road and Elmgrove Road. Important local views extend north from Cotham Grove towards Redland Court.



Figure 45: View northward from corner of Archfield Road/Cotham Park North

7.1.3k Landscape & Trees. There is a strong verdant character owing to the significant number of trees, almost all in private gardens, which includes some landmark trees. The south-west portion in particular contains many fine specimens. A large part of the area to the north (next to the railway) provides valuable recreational facilities. Trees within the grounds of Elmgrove Church are also important.

Strengths	Opportunities
Variety and quality of Victorian architecture and details e.g tower at no. 13 Archfield Road and Observatory on roof of no. 2 Archfield Road	Sympathetic replacement or reinstatement of traditional architectural details or boundary treatments
Strong material palette including Pennant and Brandon Hill stone, limestone ashlar	Direction controlling development - to prevent further removal of front garden walls
Verdant character of many streets, owing to number of mature trees and hedges growing over low boundary walls and views into private gardens	Encourage preservation and/or increased planting of garden trees, especially where there is limited scope for street trees, through future development control negotiations. Also undertake an assessment of canopy cover in the area through the local Tree Forum
	Regulation controlling the size and number of estate agents' boards, and swifter removal of redundant signs
Weaknesses	Threats
Insensitive alterations, e.g large dormers and roof lights; use of inappropriate materials e.g uPVC	Continued or increased unsympathetic alteration to buildings and traditional architectural details
Loss of traditional architectural feature e.g stone mouldings, carved details or painting over ashlar stonework	Continued or increased loss of traditional architectural details
Poor maintenance of buildings or gardens, notably HMOs	Continued deterioration of buildings and gardens increasing a sense of neglect
Refuse issues - wheelie bins and recycling boxes blocking pavements	Continued and increased issues over waste and recycling detracting from the environment
Loss of front garden enclosure or over-wide breaches in front boundary walls especially on Cotham Brow	Continued or increased loss of front boundary walls and front gardens for off street parking etc.
Unsympathetic signage and volume of estate agents' boards, especially for flats	Development or overlaying of gardens resulting in loss of trees, or lack of suitable replacement as mature specimens decline, resulting in potential degradation of canopy cover

7.1.4 Character Area 4 St Matthews



Map 5d - Character Area 4



Figure 46: Nos. 1 - 18 Sydenham Road



Figure 48: Sydenham Lane



Figure 47: Arley Hill terrace



Figure 49: Rear of Springfield Road properties from Sydenham Road

Character Area 4

St Matthews

Predominant Characteristics

Scale & Proportions

- Buildings mainly residential in scale and character; early Victorian terraces or semi-detached villas
- 2 - 3-storeys; some with semi-basement floors and attic storeys with dormer windows
- Subsidiary scale on back lanes, never more than 2-storeys
- Semi basement/raised ground floor
- Majority of properties set back from the street, often raised, by a shorter front garden, forming a strong building line
- Many side entrances with gaps between houses

Architectural Treatment

- Low-pitched hipped roofs
- Late Georgian / early Victorian neo-Classical style
- Typically, bay window to ground floor
- Double hung sliding sashes without glazing bars
- Rusticated ground floors
- Overhanging eaves on semi-detached villas

Material Palette

- Main facades: Limestone ashlar and stucco rendered with some good simple moulding details and carved work. Rendered sides and rear.
- Boundary Treatments: front boundary, local stone wall originally capped with railings, now mostly hedges. Pedestrian entrance with Bathstone pillars, giving access to front door located in side wall. Local stone boundary wall to garden
- Joinery: Timber sashes and panelled doors
- Roof coverings: Natural slate or clay with brick stacks and clay pots

7.1.4a The St Matthews Character Area is centred mainly on the regularly laid out streets lying north of Nugent Hill and south of Cotham Brow, the winding Arley Hill forms the northeast/northwest boundary. Streets mainly follow a northwest/southeast axis on the escarpment that drops away from Upper Cotham down towards Cheltenham Road and Montpelier.

7.1.4b The area is laid out more densely than most of the Conservation Area, on a regular rectilinear pattern, most roads long and straight, and running NW / SE. The stepped roof lines resulting from the sloping roads are a notable characteristic. Due to the topography several roads have houses on one side only, with rear gardens running through to the next road, a distinctive feature. These gardens provide rear (originally service) access - now either parking or mews style housing .

7.1.4c This area was the first to develop beyond the suburb of Kingsdown to the southwest. The church itself was the first building to appear in the mid 1830s and the surrounding streets rapidly laid out after that time. A high proportion of the Semi-detached villas and terraces were built by 1855, the rest before 1874. Semi-detached 4 storey Victorian villas are the predominant building form, largely creating the area's character.

7.1.4d Of the relatively few listed buildings in the Conservation Area as a whole, a number populate this character area. (Including properties on Gibson Road, Fremantle Road, St Matthews Church). Beyond these, there is a high quality and unity of built fabric in the area, with a strong architectural character given by the consistent material palette and neo-Classical treatment.



Figure 50: Fremantle Road, Grade II listed terrace

7.1.4e **Unlisted Buildings.** Most of the unlisted buildings in the area are character buildings, which make a positive contribution to the overall character and sense of place of the wider Conservation Area. Nos. 141 - 157 (odd) Cheltenham Road are a group of three early Victorian tripartite villas. Tamworth Place, a terrace at nos. 2 - 23 Arley Hill, is also a strong unlisted group. Drayton House, no. 54 Arley Hill, and the substantial paired neo-Classical villas at the corner of Cotham Brow/Arley Hill are of merit owing to their scale and richness of detail. The rubble and stone neo-Gothic villa with gabled roof and tall stone chimney stacks on the corner of Sydenham Road/Cotham Brow is also of particular merit.



Figure 51: Typical Victorian semi, Clare Road

7.1.4f **Other Heritage Assets.** Front boundary treatments are a strong and unifying feature in the area, ranging from local rubble stone to finer limestone ashlar, with railings. Some high retaining walls have doorways through with limestone surrounds e.g no. 54 Arley Hill. A number of historic street surfaces remain, including a raised pavement along Fremantle Road. The area has some historic lamp standards, though some have modern/inappropriate heads.

7.1.4g **Landmarks.** St Matthews Church and Arley Hill Chapel are both distinctive landmarks in the area.



Figure 52: St Matthews Church

7.1.4h **Views.** The local topography affords this area interesting views locally and further out across the city, apart from a level area to the west it is mainly on a hillside, sloping, at times steeply to the north and east. Long views extend towards the south east from Gibson Road, Sydenham Road and Sydenham Hill. The tower of St Paul's Church, Portland Square, is an important landmark in long views. By contrast Westmoreland House, Stokes Croft, significantly undermines the quality of views down Gibson Road. A long view extends from Nugent Hill north east to the escarpment; panoramas are also to the southwest via St Pauls to the hills north of Bath.



Figure 53: Long view NE along Nugent Hill

7.1.4i **Landscape & Trees.** There is limited tree coverage in this area, although there are still some fine specimens. A verdant quality is given by front boundary hedges and trees in private front and rear gardens, many visible through the gaps between houses.



Strengths	Opportunities
Surviving traditional buildings reflecting the historic character	Sympathetic replacement or reinstatement of traditional architectural details or boundary treatments
Quality of views to landmark buildings within and beyond the Conservation Area and panoramas to the south east	Direction controlling development - to prevent further removal of front garden walls
Intimate character and charm of streets and cul-de-sacs away from main thoroughfares	Scheme to improve, restore or reinstate traditional lighting
Superb views east and southwards	Continued maintenance of traditional materials and features
Surviving townscape details, including street surfaces, lighting, boundary walls and doors through walls	Strategy for removing street clutter and for future traffic schemes to be sensitively designed according to their context
Verdant character given by trees and planting in private gardens. Where roads are developed on one side only the existing trees to rear gardens are a valuable feature	Encourage preservation and/or increased planting of garden trees, especially where there is limited scope for street trees, through future development control negotiations. Also undertake an assessment of canopy cover in the area through the local Tree Forum
	Regulation controlling the size and number of estate agents' boards, and swifter removal of redundant signs
Weaknesses	Threats
Some post war infill of generally poor design quality e.g Thorpe Lodge, Arley Hill	Continued or increased insensitive street signage and lighting
Visual appearance of 'utilitarian' designed traffic measures, Arley Hill undermining the character of the area	Loss or unsympathetic alteration to character of buildings and traditional architectural details
Visual appearance of 'utilitarian' lamp standards or modern lanterns on traditional posts, undermining character of the area	Continued deterioration and eventual loss of townscape details and street surfaces
Loss of front gardens and boundaries to off-street Parking, e.g Clare Road	Loss or erosion of subsidiary/mews-like character of back lanes through over-scaled development
Use of inappropriate materials especially uPVC and concrete roof coverings	Development or overlaying of gardens resulting in loss of trees, or lack of suitable replacement as mature specimens decline, resulting in potential degradation of canopy cover
Some views blighted by Westmoreland House, Stokes Croft	Unsympathetic development that could undermine the quality of views
Unsympathetic signage and volume of estate agents' boards, especially for flats	Continued or increase in unsympathetic signage degrading quality of the environment

7.1.5 Character Area 5 Chandos Road

- Character Areas**
- | Name |
|--------------------|
| Chandos Road Area |
| East Cotham Area |
| Lower Cotham Area |
| Upper Cotham Area |
| St Matthew's Area |
| East Redland Area |
| West Redland Area |
| Redland Court Area |
| Redland Green Area |



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Map 5e - Character Area 5



Figure 54: Chandos Road shopfronts



Figure 55: Brighton Road



Figure 56: Cowper Road



Figure 57: Nos. 1 - 30 Chandos Road

Character Area 5

Chandos Road

Predominant Characteristics

Scale & Proportions

- Domestic buildings: terraces and semi-detached villas
- Mostly 2 & 3-storeys, over basements; some 4 storeys, over basements, plus attic
- Properties tend to have front gardens, except on Chandos Road itself, where they directly address the street

Architectural Treatment

- Pitched and gabled roofs, or 'M' roofs concealed behind parapets
- 1st floor tripartite windows with stone mullions and jambs and triangular pediments
- Window heights diminish up principal elevation
- Stone detailing

Material Palette

- Main facades: Limestone ashlar; Pennant stone with limestone detailing
- Boundary treatments: Sandstone rubble with limestone gate piers
- Joinery: Timber sashes and panelled doors
- Roof coverings: Clay double Roman tiles; natural slate

7.1.5a This Character Area comprises the western end of Chandos road and the streets of terraced houses that slope gently from it to the railway line. It is a small but distinctive area north of the railway line, immediately east of Hampton Road, all built between 1860 - 75. Central to its character is the small retail hub of Chandos Road itself, an elegant and charming centre at the heart of an otherwise entirely residential area.



Figure 58: 1a-d Chandos Road

7.1.5b Chandos Road has an east-west axis and provides a small, compact and attractive retail centre. The historic and elegant facades provide it with a strong character and identity, formed by mid-Victorian ground floor retail unit, with residential uses above.

7.1.5c Its isolation from the main road network in Bristol adds to the quiet nature and pleasant shopping experience of Chandos Road, it also limits passing trade. The overall impression is one of variety in height and design given cohesion by virtue of its limited palette of materials and it still retains the feeling of a traditional shopping street.

7.1.5e **Unlisted Buildings.** An interesting group of single-storey shop units are at nos. 1a-d Chandos Road, c. 1900. Away from Chandos Road are the terraced streets extending southwards. Stanley Road has uniform terraces on both sides, of 2-storeys over semi-basements, built in limestone Ashlar. Collingwood Road, Cowper Road, Brighton Road, Lansdown road and Roslyn Road are non-uniform terraces of 2 and 3-storeys, with some bays, united by a strong building line and consistent palette of materials.



Figure 59: Stanley Road

7.1.5f **Other Heritage Assets.** Surviving traditional shopfronts or surrounds and signage are a particular asset in this area. Front boundary treatments, typically walls of sandstone rubble with limestone dressings also give a strong line and add interest and variety of scale to the more residential streets. A number of buildings are enriched by carved architectural details e.g the carved decorative heads on the triangular pediments of nos. 5 - 11 Chandos Road, which give quality and interest to individual buildings and the wider street scene. The War Memorial on the north side, next to the church, is a historic landmark.



Figure 60: Traditional timber shopfronts



Figure 61: Stone carved detailing, Chandos Road

7.1.5g **Views.** There are good local views to the south, towards the Cotham escarpment, to be seen along Roslyn Road, Stanley Road and Lansdown Road.



Figure 62: War Memorial, Chandos Road

7.1.5h **Landscape & Trees.** There are no street trees in the area, though there is a verdant character owing to the views to distant mature trees, framed by distinctive copper beeches. The lack of street trees is compensated for by shrubs and small trees planted in front gardens, and views to rear garden planting via gaps between houses.



Figure 63: View east down Chandos Road



Strengths	Opportunities
Strong material palette and distinctive architectural detailing	Direction controlling development - to prevent further removal of front garden walls and boundary treatments
Traditional shopfronts and grouped surrounds and surviving shopfront details	Encourage preservation and/or increased planting of garden trees, especially where there is limited scope for street trees, through future development control negotiations. Also undertake an assessment of canopy cover in the area through the local Tree Forum
Charm and intimate character of Chandos Road as a shopping street	Scheme to improve, restore or reinstate traditional lighting
Good local views to the Cotham escarpment from Roslyn Road, Stanley Road and Lansdown Road, Brighton Road and Cowper Road	Improve street surfaces with a cohesive scheme
Value as a local shopping centre; non-retail commercial business uses bring business and life to the area	Support the strategy for looking at traffic management on Chandos Road to benefit retail units
	Regulation controlling the size and number of estate agents' boards, and swifter removal of redundant signs
Weaknesses	Threats
Loss of retail uses to offices and restaurants or vacancy of shops; owing to the seasonal nature of demand due, indirectly to the high proportion of student housing	Increased decline in retail uses and active ground floor uses contributing to a decline in activity and atmosphere
Inappropriate replacement uPVC windows, poor quality shopfronts and signage and poor quality rebuilds of front walls, in a variety of non-traditional materials	Development along railway line blocking views across valley to slopes of Redland and Cotham on either side
Loss of architectural detail, e.g cornices, dentils, carved key stones etc.	Continued insertion of unsympathetic shopfronts or loss of traditional surrounds contributing to an erosion of character
Refuse issues - rubbish bins blocking pavements etc. contributed to by high volume of HMOs	Continued and increased issues over waste and recycling detracting from the environment
Poor-quality mix of concrete paving and overlain tarmac to Chandos Road	Increase in hotchpotch approach to street surfaces and continued or increased insensitive street signage and lighting undermining the quality of the environment
Visual appearance of 'utilitarian' lamp standards or modern lanterns on traditional posts, undermining character of the area	Lack of maintenance of trees and walls on railway embankments
Traffic and parking issues around Chandos Road, particularly during University term time, affecting retail	Increased problems over parking provision and traffic circulation, impacting negatively on retail
Unsympathetic signage and volume of estate agents' boards; large boards obscuring building frontages for commercial premises	Continued or increase in unsympathetic signage degrading quality of the environment and contributing to a sense of decline

7.1.6 Character Area 6 West Redland



Map 5f - Character Area 6



Figure 64: Redland Road / Luccombe Hill



Figure 66: Woodstock Road private planting



Figure 65: No. 54 Clarendon Road



Figure 67: Woolcott Street terrace



Predominant Characteristics

Scale & Proportions

- Residential scale, most houses semi-detached pairs, occasional terraces (Woolcott Street) and detached villas (Clyde Park)
- 3 and 5 bay projecting bay windows either single or two storey
- Mostly 3-storey with some room in the roof level, with dormer windows
- A number of roads have stepped runs of houses up and down the hills, where others run along the line of the slope and overlook the adjacent roads
- Pitched and gabled roofs, or 'M' roofs concealed behind parapets

Architectural Treatment

- Gable ends with decorative bargeboards
- Dormer windows with glazed or metal clad cheeks, some round-headed and some pointed

Material Palette

- Main facades: stucco or limestone ashlar faced in earlier buildings with limestone details; Pennant rubble with limestone dressings in later buildings
- Boundary treatments: Sandstone rubble with limestone gate piers
- Joinery: Timber sashes and panelled doors
- Roof coverings: Clay double Roman tiles; natural slate



Figure 68: Woolcott Cottages, Lower Redland Road

7.1.6a West Redland is the northwestern residential part of the Conservation Area; Redland Road cuts northwest/southeast through the area and contributes to a separation in character between the upper and lower portions. Within this are sub-neighbourhoods which have their own character. This portion of Redland had a more fragmented pattern of land ownership, which influenced what was built and where.

7.1.6b The predominant building form in West Redland is the semi-detached house, albeit of widely different sizes and styles. There are some terraced houses, including some roads that are entirely terraced (Woolcott Street), and a few detached houses (Clyde Park).

7.1.6c The earliest, and most piecemeal, development occurred in the northwest portion, west of Redland Green and the triangle bounded by Redland Road and Lower Redland Road. A cluster of Grade II listed buildings also exists here.

7.1.6d The earliest building in the area is 'Ye Olde Cottage' 20 Luccombe Hill c. 1675 (Grade II). Adjoining is the Old Barn, a converted barn and outbuildings for the large estates now demolished. The building has been radically changed since the late 19th century, which now contains a shopfront in the central building. The corner building, possibly stables, retains the random stone wall frontage, though this has been reconstructed when the door was moved from Lower Redland Road to Luccombe Hill frontage. The building has had a number of artefacts from other historic buildings incorporated into the fabric.

7.1.6e Woolcott Cottages, Lower Redland Road are a distinctive for their vernacular style, gable-fronted with decorated bargeboards. Possibly dating from the early 18th century, they are shown on the 1840s tithe map.

7.1.6f No. 157 Redland Road and no. 69 Lower Redland Road are both late 18th century, stucco rendered in a Classical style. Mid 19th century buildings include nos. 71 - 73 lower Redland Road (Grade II), an unusual ornate symmetrical pair of stucco/limestone villas with 2-storey outer blocks set back and linked to the middle section by 2-storey porches with tented, leaded roofs. Next door, no. 75 is also mid 19th century (Grade II); the 'florid' balcony railing on the first floor piano nobile is particularly fine.



Figure 69: Nos. 71 - 73 Lower Redland Road

7.1.6g A small but significant retail centre exists towards the east end of Lower Redland Road, which includes a group of c. 1901 traditional shopfronts. Opposite, the Shakespeare PH, no. 70 Lower Redland Road, was built in 1903 on the site of an earlier Shakespeare Inn (1867). This is a local landmark / building of merit. On the opposite corner of Woolcott Street was the local post office, closed in 1998; this is now a property agency but still retains its shopfront and retail character.



Figure 70: Shakespeare PH

7.1.6h Woolcott Street, built in 1861 probably for the workers on the Redland Court and Beaufort Lodge estates, runs south from Lower Redland Road and has a much higher density and narrower plot widths. The rear gardens of the houses on the west side run along the western boundary of 'Home Ground' field. The modest terraced houses; two-storey flat fronted with rendered facades with parapets concealing the pitched roof behind and 6 pane sash windows in Palladian style, the central pane being wider than the two outer panes. The doors have simple projecting door headstones supported on scrolled consoles. In recent times they have been painted a variety of bright colours.

7.1.6i Nos. 130 - 136 Redland Road are similar to the Woolcott Street houses, 3-storey rendered façade flat fronted. Rounding Redland Road/Lower Redland Road is a group of stone built cottages with pitched roofs, ornamental bargeboards and unusual pointed head casement windows in the gable ends.

7.1.6j South of Lower Redland Road and west of Woolcott Street, the Napier Road/Clyde Road/Clyde Park Houses were developed by a single land owner. Plots are more generous, with a number of detached dwellings set back from the road by large front gardens. Building materials tend to be red and ochre ragstone, with limestone details. The generous front gardens, mature shrubs and trees give this area a particularly verdant character. Clyde Park Gardens is the only formally planned community garden in the Conservation Area, which is a distinctive landscape feature.

7.1.6k Elliston Road and Alexandra Park were also developed by a separate land owner. Houses here tend to be semi-detached, with narrowing gaps between them towards Chandos Road. Red Pennant with limestone dressings predominate.

7.1.6l The land bounded by Redland Road/Redland Grove and Fernbank Road was developed by yet another landowner. Here semi-detached houses are of a similar form with materials ranging from Pennant to limestone facing, with limestone details. Most properties have ground floor bay windows, some with semi-basements.

7.1.6m Land north of Redland Road was the last to be developed in the late 19th and early 20th centuries. Properties are semi-detached and more substantial in scale, up to 4 storeys, and with narrower gaps between plots, or terraced. Roofs tend to be gabled. Pennant with limestone detailing is the predominant palette.

7.1.6n **Unlisted Buildings.** Individual buildings of merit in the area include: Shakespeare PH, Lower Redland Road; Woolcott Cottages, Lower Redland Road; no. 14 Fairview Drive; former St Saviours Church; Friends Meeting House, Hampton Road; former coach house, Elliston Road.

7.1.6o The area also contains some groups of buildings that are collectively of interest: nos. 1-12 Redland Green Road; nos. 4-20 Woolcott Street; no. 27-39 Chandos Road; nos. 7-11 Elliston Road; nos. 42-48 and 45-47 Woodstock Road. A run of Edwardian semi-detached houses faces Redland Green at nos. 1-12 Redland Green Road. These have collective merit and are distinguished by their recessed 1st floor balconies, pitched roofs and detailing.



Figure 71: Edwardian properties, Redland Green Road

7.1.6p **Other Heritage Assets.** The area has a number of cast iron lampposts which have been restored and in some cases replaced including in Woodstock Road, Trelawney Road, Hartington Park, Napier Road and Lower Redland Road. The large style post on Redland Road and Clyde Road/Redland Park is particularly important feature of the area. The lamps in Woolcott Street have also been restored by the community including an unusual wall bracket lamp.

7.1.6q Front boundary walls and gardens form an important feature in the area and are unusually low level stone or rubble walls which would have had cast iron railings set into the coping stone. Many of the boundary walls have an upper section of pierced stone e.g no. 135 Redland Road. This wall on 85a - 91a Redland Road has a stepped profile with limestone coping and is a good example of a fairly complete boundary wall with only part of no. 87 lost to front garden parking.

7.1.6r **Views.** The best views are enjoyed from Woodstock Road, where land is highest. These extend south and east as far as Wills Memorial Tower, Kingsdown; and more locally towards the rear elevation of Redland Court and of roof profiles and chimneys of local properties.

7.1.6s **Landmarks.** The Grade II listed nos. 71 -73 Lower Redland Road is also a local landmark, being larger and more grand than the general character of the area. The former St Saviours Church is a landmark owing to its size and distinctive materials compared to the surroundings.

7.1.6t **Landscape & Trees.** This character area is particularly rich in trees, which add to the special interest of the area. The northern portion is marked out by some fine street trees and major garden trees. Garden trees are more significant in the south, many boundary beeches plus the particularly historic wooded park in the centre of Clyde Park where the 1884 map shows the same area and trees.



Strengths	Opportunities
Variety and quality of townscape features including lamp standards, letter boxes, benches and street signs	Further reinstatement and restoration of traditional townscape features including lamp standards and benches
Roofscapes are very important because of views from higher ground within the Conservation Area	Direction controlling development - to prevent further removal of front garden walls and boundary treatments
Chimneys, gable ends with decorative bargeboards and dormer windows	Positive use of development management powers to prevent development of planned gaps between and rear garden plots where it would have a negative impact on the character of the Conservation Area
Commercial land use and quality of shopfronts on Lower Redland Road	Encourage retention of existing retail uses in Lower Redland Road
Verdant character given by trees and planting in private gardens and street trees.	Encourage preservation and/or increased planting of garden trees, especially where there is limited scope for street trees, through future development control negotiations. Also undertake an assessment of canopy cover in the area through the local Tree Forum
Weaknesses	Threats
Loss of gardens and front boundary treatments to off-street parking provision	Development or overlaying of gardens resulting in loss of trees, or lack of suitable replacement as mature specimens decline, resulting in potential degradation of canopy cover
Number of houses converted into flats or HMOs and volume of estate agents' boards	Increase in number of HMOs in the area putting increased pressure on the public realm in terms of on-street parking, refuse and an increase in estate agents' boards
Inappropriate roof-level alterations, including roof terraces and changes to fenestration Use of unsympathetic materials especially uPVC	Continued or increased unsympathetic roof-level alterations that impact negatively on the appearance of the Conservation Area from the public realm and Continued or increased use of inappropriate materials
Loss of views through gaps between houses and gardens being developed	Continued or increased loss of gaps between houses through development in side plots and gardens preventing views and reducing verdant character
Loss of retail units to housing on Lower Redland Road	Continued demise of retail usage along Lower Redland Road contributing to a reduction in the traditional commercial character
Loss of front gardens leading to sterilisation of the street through provision of on-street parking e.g nos. 50 & 52 Woodstock Road and inappropriate boundary treatments including timber ship-lap fencing panels	Continued or increased loss or unsympathetic alteration of front boundary treatment and gardens to off-street parking or inappropriate alteration
Some loss of tree canopy cover where trees have been felled and not replaced	Continued or increased reduction in trees causing an overall reduction in canopy cover and verdant character

7.1.7 Character Area 7 & 7a

Redland Green & Redland Court



Map 5g - Character Area 7



Predominant Characteristics

Scale & Proportions

- Large, detached buildings
- up to 5 storeys
- Properties set substantial grounds behind well defined boundaries, usually rubble stone walls

Architectural Treatment

- Mix of Classical and contemporary design

Material Palette

- Main facades: Limestone ashlar; rubble stone; render and red brick
- Boundary Treatments: coursed lias rubble, wrought iron gates and cast iron railings, pennant rubble
- Roof coverings: Natural slate or clay with brick stacks and clay pots
- Joinery: timber, metal casement windows

Map 5h - Character Area 7a

Character Area 7 & 7a

Redland Green & Redland Court

7.1.7a These two character areas are the most significant landscape areas within the Conservation Area, both with historic origins, offering valuable visual and recreational facilities and with large institutions occupying them.

REDLAND GREEN

7.1.7b Redland Green is on one of north Bristol's most ancient sites of habitation and comprises a combination of historic green, allotments, Redland Green Farm, Alderman's Park, the Chapel and land now taken over by the School.

7.1.7c The character of the Green south of Redland Green Road is discernibly different from the area to the north. The southern portion has a more formal layout and character, lying on a plateau of land that leads up to Redland Chapel (Grade I listed). The park is not separated from Redland Green Road by kerbs; there is no edging and the grass is at the same level as the road. In locations where vehicles have been damaging the grass or parking on the grass a series of low timber bollards have been installed. This adds to the historic and rural nature of the park and the informality of the setting of the Chapel.

7.1.7d Perhaps the most architecturally significant asset and landmark building in the Conservation Area is the Georgian parish church Redland Chapel (Grade I); built by John Strahan in 1742 as a private chapel for Redland Court, though it was not consecrated until 1790. Built of limestone ashlar in a Baroque style, its form is relatively simple, with a stone to a simple design with a large engaged portico to its west front. Most distinctive 'pepper pot' tower and octagonal leaded cupola and gilded ball and cross. The Chapel eventually became the parish church when the parish of Redland was separated from Westbury-on-Trym in 1942 and, unusually, has no dedication to a patron saint.



Figure 72: Redland Chapel, Redland Green



Figure 73: Redland Chapel gates

7.1.7e The perimeter walls, piers and gates to the Chapel churchyard are all Grade II*, 1743 in coursed lias rubble and elaborate wrought iron gates. Within the Chapel grounds are a mass of different trees including some historic Yews, which provides sanctuary for wildlife plus amenity and landmark value.

7.1.7f The avenue of trees running from the corner of Redland Green at the junction of Redland Road and Redland Green Road originally led to Redland Green House. The remaining specimen is the Horse Chestnut tree on the corner. This is the oldest avenue of trees on the green and predates the avenue leading to the Chapel. The avenue leading to Redland Chapel is of plane trees, which are now about 100 years old. They are an important feature in the setting of the Chapel.



Figure 74: Avenue of Plane trees from Redland Chapel

7.1.7g **Other Heritage Assets.** The rubble wall rounding Redland Road and Redland Green Road dates from the early 18th century and marks the original boundary of Vicarage House (Grade II no. 157 Redland Road). In the south section is the John Bryant and Emily Clifford Memorial Drinking Fountain (Grade II). The wall running along the boundary with the St Oswald's flats is the remains of a field boundary wall. A large stone in the Green is also a historic landmark, its exact origins are unknown, though it is marked on the OS first edition. Running south from Redland Chapel are a series of low stones, historic boundary markers of consecrated ground. The Redland Road retaining wall also marks 1 mile to Stokes Croft.



Figure 75: Vicarage boundary, Redland Green



Figure 76: Drinking fountain, corner of Redland Road/Redland Green

7.1.7h The northern part of Redland Green has a more informal character, and provides a swathe of open green space across the top of the Conservation Area.



Figure 77: Redland Green, looking northwest

7.1.7i Redland Green School (2005) occupies a vast plot on the southeast side of the Green; its contemporary design and massing is particularly prominent in views from the south east. Immediately west are the Alderman's Park apartments, which more successfully integrate into their setting. Redland Green Farm. The front buildings of the farm date from the early 1700s. It existed as an operating dairy and pig farm until into the 1900s and is an Unlisted Building of Merit.

7.1.7j The northern and eastern sides are taken up by allotment gardens, which contain fruit trees and larger trees down by the river, providing a good visual amenity, a habitat for wildlife and slow down water flow. To the rear of Alderman's Park apartments is woodland of 50 or so trees, all providing a great vista from the Green and reducing the visual impact of the block. Redland Green itself has a canopy cover of 60% and 174 trees with beautiful avenues of planes, historic ash trees at the top of the Dell, and a woodland including some fine oaks in the dip. Old hawthorns are another feature of the Green. There are some newer trees on the route to the bowling club, whose boundary is marked out by trees. The woodland in the Dell area is also being developed for wildlife conservation.

7.1.7k **Other Heritage Assets.** The wall running along the cul-de-sac section of Redland Court Road and round the Alderman's Park site was the original boundary wall of the Bishop's Palace. The freestanding section of wall in the middle of Redland Green was a field boundary; it also marks the area that was allotments during WWII. These walls are a historic landmarks.

7.1.7l **Views.** Long views extend north and eastwards from the top of Redland Court Road across to Bishopston. From the lower portion of Redland Green, a panorama reaches to the south and east across the valley to Clifton and beyond. Local views also extend towards St Michael's Church.

REDLAND COURT

7.1.7m This character area cuts a narrow lozenge virtually in the centre of the Conservation Area. The northern segment is occupied by Redland Court (now Redland High School for Girls), which sits on a gently sloping hill giving it visual prominence. The character of the area derives from the quality of Redland Court (Grade II*) and the landscape that forms its approach from the south, together with Cotham Gardens park.



Figure 78: Redland Court viewed from Redland Grove

7.1.7n Redland Court (Grade II*) was built by John Coussins in 1732, who replaced the earlier manor house with the limestone ashlar Classical palace-fronted building of today. The central pediment and bottle balustraded parapet, with decorative urns, are particularly prominent in long views.

7.1.7o The tree planting at Redland Court is particularly significant and virtually identical to that shown on the 1884 map and maybe some date from well before then. Outside the Cotham Gardens is the avenue of lime trees forming Lovers' Walk.



Figure 79: Lovers' Walk

7.1.7p At the southeast end of the area is Cotham Gardens, a 'pleasure garden' created in 1879, and retaining original elaborate footpath layout to the upper area, forms an important visual and social extension of the public open space. The Gardens includes a small arboretum with 30 species of tree, some dating from the park's creation, and some more recently planted by the local community to replace lost trees.



Figure 80: Community seating, Cotham Gardens

7.1.7q **Other Heritage Assets.** The cast iron footbridge (Grade II) over the railway provides an attractive element in Lovers' Walk; it is also a historic landmark.



Figure 81: Cast iron footbridge over railway line, from Redland Station

7.1.7r **Views.** The approach from the south slopes down to the railway line and then up to the Court, providing a vista centred on the main gates of the Court. The footpath, Lovers' Walk, runs in an avenue of lime trees (c.1900 replacement of elms). There are good views up and down the walk and across the grassed public open space to large Victorian villas in Redland Grove and Grove Park. Also from the upper part of Cotham Gardens, (though not improved by view of Redland Green school on hillside). Interesting views along railway line in both directions.

Strengths	Opportunities
Landscape quality - leafy character owing to the number of mature trees, many of which are of historic significance	Investigate a strategy for pro-actively protecting existing trees and planting new ones before species reach their term
Architectural significance of listed buildings and structures and quality of their landscape setting	Opportunity for enhancing the setting of listed assets by reinstating or improving landscaping, particularly to their frontages
Significance and interest of historic landmark features	Further reinstatement and restoration of traditional townscape features including lamp standards and benches
Good views towards landmark buildings and out of character areas especially to nearby hillsides	Protect views of significance through positive use of development management powers
Amenity value provided by volume and quality of public green spaces	
Weaknesses	Threats
Insensitive additions to Redland Court including 1960s wing to east of house, boiler house and metal flue visible facing Kersteman Road	Additional unsympathetic extensions to the school which undermine views or setting of Grade II* asset
Loss of landscaping in front of southern elevation of Redland Court through introduction of tennis courts	Further loss of landscaping around the Court associated with school use
Floodlighting, tennis court and over-sized, insensitively sited signage associated with Redland High School, detracting from the quality of the frontage	Further insensitive additions associated with the School that undermine the setting or character of Grade II* asset
Damage to grass edging in front of Redland Chapel from car tyres and on Redland Grove / Cotham Grove	Continued or increased car parking in front of the Chapel damaging grass and undermining setting of Grade I asset
Poor condition of listed railway footbridge	Continued neglect of railway footbridge
	Loss of trees without suitable replacement as mature specimens decline, resulting in potential degradation of canopy cover

7.1.8 Character Area 8 East Redland



Map 5i - Character Area 8

Predominant Characteristics

Scale & Proportions

- Residential scale, most houses semi-detached pairs, Access is either via a side door or a door into a lobby set back from the frontage
- 2 - 4 storeys
- Properties set back from the pavement with front garden, low boundary wall, and strong building line
- Roofs: generally hipped

Architectural Treatment

- General late-Victorian Italianate style
- hipped roofs, some with dormers. Gable ends with decorative bargeboards
- Bow windows with stone parapets curved window heads, window hoods, key stone details, eaves corbelling, carved panels and decorated mullion heads
- two storey canted bays with 3 or 4 double hung sashes per floor
- some timber balconies

Material Palette

- Snecked and random rubble stone facades with dressed stone detailing of corners, bay windows, doorways and string courses; occasional limestone ashlar
- Boundary treatments: Sandstone rubble with limestone gate piers; red engineering brick
- Windows: Timber sashes some with high level stained glass panels.; some metal casement in early 20th century houses
- Other joinery: timber panelled doors, facias, soffits and barge boards
- Roof coverings: Clay double Roman tiles, where frontages have gables, these are generally a plain tile; decorated ridge tiles and finials
- Chimney stacks are stone, render or brick with clay pots

7.1.8 Character Area 8

East Redland

7.1.8a East Redland was one of the last areas in the Conservation Area to be developed, when Redland Court Estate was sold in 1865. The rectilinear layout running NW/SE reflects its planned development on relatively flat topography with a lack of existing features. Its quiet, relaxed residential character is enhanced by a significant number of mature street trees.

7.1.8b Redland Court Road and Kersteman Road area is not flat and represents the later development which runs up to the highest level of the Redland area. The overall street pattern continues but is characterised by smaller scale trees.

7.1.8c It is the overall quality of the facades, the spaces between the houses, boundary treatment and planting, especially trees, that makes this area valuable. Many of the buildings in the area have interesting detailing such as decorative finials, ridges, strings, window surrounds etc.

7.1.8d Earliest development occurred adjacent to the railway on Zetland Road and Redland Road. The area is characterised by wide tree lined roads lined with of Semi-detached.

7.1.8e Redland Road is a wide sweeping avenue with mature limes and London planes; its ambling route reflects its origins as an early thoroughfare. The villas are older than most other buildings in this area and on its western side they are detached, generally with a single bay. Proportions are generally greater, a higher number of 3-storey dwellings, larger gardens and more space between houses. Grove Park buildings have an open aspect (on to the Lovers' Walk avenue), are on a cul-de-sac and have larger front than rear gardens.

7.1.8f Zetland Road gently slopes and has a significant number of commercial buildings to the eastern end. Generally shop fronts closest to the Gloucester Road are of poor quality. Buildings nearest Gloucester Road are unusually 3-storey terraces, with pedimented dormers and mansard roofs. The earliest residential buildings are on the south side and have ashlar stone frontages and single storey bow windows with decorated parapets.



Figure 82: Zetland Road houses

7.1.8g South Road. Earliest buildings are generally from the late 19th century and the buildings on the north side generally reflect the predominant characteristics noted above. The 1970s terraced housing on the south side of the road makes a neutral contribution, with buff brick gables and expressed party walls with ribbon windows, slate tile infill and plain concrete tile roofs. Timber and brick porches bring relief to the facades.

7.1.8h Redland Court Road was largely built in 1930s, some earlier buildings exist at the southern end. Houses are mostly 2-storey with tiled pitched roof; façades of rendered brick with timber casement windows with leaded lights. Front gardens are a good size, many have been partly converted into parking spaces while retaining most of the front wall and planting. On Redland Court Road the semi-detached villas have attached garages; many are now built over to form two-storey links.



Figure 83: Redland Court Road

7.1.8i The break in development during WWI is reflected in houses at the northern end, where the architecture reflects a much more modern approach to building i.e dwelling size, materials and construction, fenestration, garages and trees.

7.1.8j **Kingsley Road** mainly has villas of 3-storeys with Bathstone ashlar facades (2+basement - which was originally of random rubble but many are now rendered). Roofs have low pitched and hipped roofs with larger eaves overhangs.

7.1.8k **Cranbrook Road** is a well-used thoroughfare, its character changes from the more urban treeless southern end to the relatively verdant area between Carnarvon and Kersteman Roads. A number of buildings have carved acanthus mullion heads to the windows, decorated stone panels at first floor level and decorated string courses. At the northern end, houses are more varied with turrets and terraces and some Arts & Crafts stylistic influences.



Figure 84: Cranbrook Road

7.1.8l **Salisbury Road, Northumberland Road and Limerick Road** run at a gentle slope from the south east to the north west these roads are at the heart of the area and are only interrupted by Carnarvon Road. On the east side of Salisbury Road a number of villas are notable for having gables with decorated timber infill above the bays.

7.1.8m St Catherine's Court towards the north west end of Salisbury Road was built in 1898, it has Pennant Stone with Bathstone dressings with lancet windows and a small north-west porch originally built as a parish hall, it was later deconsecrated before being used by the BBC until 1986 when it was converted into two houses.

7.1.8n **Carnarvon Road, Edgecombe Road, and Glentworth Road** run southwest/northeast and reflect many of the area characteristics although Carnarvon Road is more varied with a few houses having turrets, castellations, square & single storey bays and a greater use of decorated terracotta tiles at first floor level. Because of the number of road crossings on Carnarvon Road, more buildings show their side and rear facades, garages and rear gardens.



Figure 85: Canarvon Road facades

7.1.8o Landmark Buildings. Former Trinity Church (now flats) at the junction of Cranbrook/ Kersteman Road 1907 by Phillip Munro in a Scottish Gothic style in Pennant sandstone with Limestone details. The spire is a landmark feature, particularly viewed from the top of Kersteman Road.

7.1.8p Other Heritage Assets. The four houses at the junction of Zetland Road with Redland Road stand out in amongst their context and are a group of merit. Walls are of stucco with Bathstone detailing; first floor windows have stone canopies.



Figure 86: Grouped buildings of merit, Redland Road/Zetland Road

7.1.8q Redland Railway Station was built in 1897 and is simple utilitarian red brick, with little ornament apart from dark brick string courses and gable brackets. The painted platform canopy has decorated cast iron brackets and columns, and timber dagger board fascia (chimneys added later). It is an unlisted building of merit and local landmark.



Figure 87: Redland railway station, South Road

7.1.8r Views. This area's relatively flat topography means views in and out tend to be of housing; open corners allow glimpses of the side and rear facades. From Redland Court Road, Kersteman Road and Limerick Road are views east across the valley to Bishopston, and further south to Cotham and the eastern side of the city into Somerset. Views from Bishopston into the area especially the higher areas such as Redland Court Road are also significant. Views to landmarks are along Zetland Road to Spire of former David Thomas Memorial Church; Kersteman Road to the former Trinity Church; north to Redland Green School; and from Redland Court Road to the tower of St Matthews.



Figure 88: Spire of former Trinity Church viewed from Kersteman Road

7.1.8s Landscape & Trees. Trees in this area are a key part of the streetscape either producing a more shaded, verdant character or sense of openness where smaller trees are prevalent. Roads generally have a high density of street trees, hedges and garden vegetation, which all makes a major contribution to the character of the area.



Strengths	Opportunities
Overall strength of character by consistent material palette	Further reinstatement and restoration of traditional townscape features including lamp standards and benches
Interest of individual architectural treatments and decorative detailing	Direction controlling development - to prevent further removal of front garden walls and boundary treatments
Views within the Conservation Area to landmark buildings glimpsed views between houses; views into the area from Bishopston and St Andrews	Positive use of development management powers to prevent development of planned gaps between and rear garden plots where it would have a negative impact on the character of the Conservation Area
Landscape quality - leafy character owing to the number of mature trees, street trees, private planting and views towards Redland Green/ allotments	Encourage preservation and/or increased planting of garden trees, especially where there is limited scope for street trees, through future development control negotiations. Also undertake an assessment of canopy cover in the area through the local Tree Forum
Weaknesses	Threats
Loss of gardens and front boundary treatments to off-street parking provision, e.g Zetland Road and Cranbrook Road	Loss of trees without suitable replacement as mature specimens decline, are felled or heavily pollarded, resulting in degradation of canopy cover and verdant character
Subdivision of internal rooms with partitions located on window mullions where houses are converted to HMOs which undermines the appearance and character of the Conservation Area	Increase in number of HMOs in the area putting increased pressure on the public realm in terms of on-street parking, refuse etc.
Inappropriate roof-level alterations	Continued or increase unsympathetic roof-level alterations that impact negatively on the appearance of the Conservation Area from the public realm
Use of unsympathetic materials: uPVC in replacement windows, doors, soffits; and painting of stone facades and detailing	Continued or increased use of inappropriate materials, especially uPVC windows, doors and soffits, undermining the character and appearance of the Conservation Area
Modern infill housing such as the south side of South Road does not fit the general style of the surrounding housing	Continued or increased loss of gaps between houses through development in side plots and gardens preventing views and reducing verdant character
Small-scale accretions and external services degrading quality of building facades e.g external stairs, flues, satellite dishes, alarm boxes etc.	Continued or increase loss or unsympathetic alteration of front boundary treatment and gardens to off-street parking or inappropriate alteration
Development in garden plots and side extensions reducing gaps between houses and consequently views to trees and private planting	
Poor quality shopfront design and signage, particularly on Zetland Road	

7.2 ARCHITECTURE

Overview

7.2.1 The Cotham & Redland Conservation Area is essentially the product of the Victorian era. The architecture reflects changes in architectural styles that rapidly occurred in the 19th century, when the area transferred from a rural landscape to a densely built up suburb in little more than 60 years.

7.2.2 One of the characteristics of Cotham and Redland is that within any one road there is usually a variety of houses, albeit that the differences are often mainly stylistic and cosmetic. Although much of the area looks very uniform, there are noticeable differences in the details - reflecting the number of land owners and builders. Where much larger areas were owned by a single developer then there were fewer constraints and a more rational pattern emerged, with less variety in house types and sizes.

7.2.3 The earlier buildings in the Conservation Area are generally situated in the southern portion, where the c. 1840s terraces and grand villas, have their architectural style rooted in an earlier Regency heritage. The earliest style was the continuation of the terrace pattern, in an adaptation of the classical Regency architectural design (e.g Fremantle Road c. 1840). The earlier villas and terraces adopt symmetry and ordered detailing: continual parapet, string courses, piano nobile and a vertical emphasis are all used.



Figure 89: Fremantle Road terrace, 1840s

7.2.4 Smaller and higher density two storey terraces off Chandos Road continued to be developed from the 1860s and 70s. Though more commonly, between the 1850s and 70s the fashion tended towards semi-detached suburban villas to accommodate the growing middle-class Victorian populous.



Figure 90: Typical Cotham semi, Cotham Brow

7.2.5 As the 19th century evolved, semi-detached villas became more elaborate in design. The last areas to be developed, West and East Redland, show more elaborate Italianate or Arts & Crafts styling.



Figure 91: Late Victorian detailing, Woodstock Road

7.3 ARCHITECTURAL DETAILS

7.3.1 The Conservation Area's rich architectural heritage, reflected the quality and diversity of built fabric. The preservation of so many traditional architectural details contributes to the special interest of the area; giving variety and interest to the street scene.

7.3.2 It is important that architectural detail is protected and preserved, as it is often the factor that gives the plainer buildings their character. Particularly in terraces it is the overall consistency of design and detail that provides the character, and loss of detail on one house in a terrace can be damaging to the whole group

7.3.3 **Roof profiles** are fundamental to the architectural character of a building or group, and contribute greatly to the character of an area. Alterations at roof level can consequently have a significant impact on an individual building and the wider context.

7.3.4 **Chimney stacks and pots** form striking features when seen against the skyline. Replacement or removal of chimney pots and stacks is discouraged. The pairs of houses on Woodstock Road have grouped stacks, distinctive as the road drops down the contour of the hill, most of which retain their numerous clay pots.

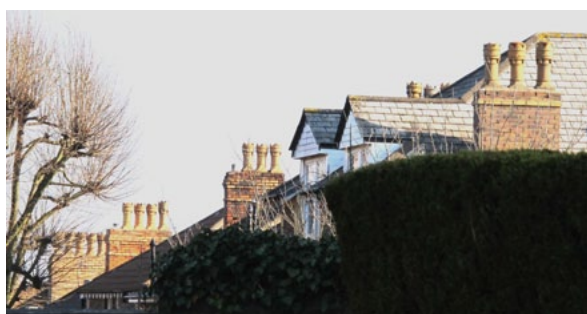


Figure 92: Woodstock Road roofs

7.3.5 **Windows and doors** are crucial in establishing the character of a building's elevation. Original doors and windows, including their detailing, materials and method of opening make a significant contribution to the character of the Conservation Area.

7.3.6 Typically, Victorian windows in the Conservation Area are single glazed, double hung, timber sashes, recessed within the window reveal and painted white. Sashes are usually six-over-six, though there are variations to this pattern. Victorian windows are heavier, one-over-one timber sashes with moulded window horns.



Figure 93: Late Victorian windows, Luccombe Hill

7.3.7 Throughout much of the Conservation Area, bay windows form a strong rhythmic verticality to the facades, which is balanced by the horizontal fenestration and various stone string courses. Bays vary considerably, the most common are the two-storey canted bays, with 3 or 4 double hung sashes per floor. Generally the older sash bays have stone mullions which the new casement windows don't have. A small proportion of sashes have high level stained glass panels.



Figure 94: 2-storey canted bays



Figure 95: Flush-panel door with limestone surround, Luccombe Hill

7.3.7 **Doors and surrounds**, where the original has been retained and well maintained add greatly to the character and appearance of individual buildings and to the wider street scene. Front doors vary throughout the area, most common examples are 6-panels. Rectangular fanlights are a common feature, many later Victorian buildings have stained glass fanlights or side panels.

7.3.9 **Balconies** In a few instances, low level roofs over doors and windows have decorated timber brackets forming roof bearers, there are also a small number of timber balconies.



Figure 96: Timber balconies, Cotham Park



- 7.3.10 **Other fittings** can add greatly to the interest and variety of individual buildings, and the wider area. There are many small-scale fittings, including footscrapers, decorative rainwater goods, and door furniture that are often overlooked and replaced. The preservation of traditional fittings, and the removal of insensitive modern alternatives, would greatly enhance the character of the Conservation Area.
- 7.3.11 Regular maintenance and painting of traditional doors and windows is essential to ensure that problems of decay are not allowed to flourish. Other architectural details of special interest should be retained, and specialist advice sought on repair, to protect the character and special interest of the Conservation Area.
- 7.3.12 Where wholesale replacement is needed, the detail of doors and windows must match the originals in terms of glazing patterns and method of opening. Poor quality replacement doors and windows have a detrimental impact on the integrity of individual buildings, and the character of the Conservation Area as a whole as can be seen above (see Negative Features).

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)
B16 (extract): 'In a group of historic buildings, where a formal and unified design forms an essential part of the character, new buildings which reproduce the appearance of these architectural elements that contribute to the overall design of the group will be permitted.'
B18 (v) (extract): 'Prominent original windows' should be 'retained and repaired. Where this is not possible, replacement windows should be constructed to match the original in terms of style, proportions, colour and materials...'

7.4 Materials

- 7.4.1 Building materials give texture and interest to individual buildings, they also characterise an area. The strong material palette seen in the area unites it and also gives an indication of building ages and patterns of development. Where infill or new developments most successfully preserve or enhance the area, they respect their context and the dominant local materials.
- 7.4.2 Where recent infills and new developments have failed to respect the dominant palette, these undermines the character of the area as a whole.

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)
B18 (i-vi) (extract): 'Traditional materials should be retained, repaired and where necessary replaced, and not covered with paints or cladding which would be harmful to the appearance of the Conservation Area'.



7.5 RELATIVE MERIT OF UNLISTED BUILDINGS

7.5.1 Relative to its size, there are relatively few listed buildings within the Conservation Area. In addition to listed buildings, many unlisted buildings in the Cotham & Redland Conservation Area make an important contribution to its character. Other buildings clearly detract from the quality of the area and could be replaced.

7.5.2 For the purpose of this character appraisal, buildings within the Conservation Area have been categorised according to their special interest and the degree of contribution they make to the character of Cotham & Redland.

7.5.3 **Buildings of Merit** are unlisted buildings that make a special contribution to the Conservation Area. These are usually of particular architectural or historic interest. The identification of a building within the Conservation Area as being of particular merit will be of material consideration in future planning decisions. Buildings of Merit include:

- Redland Green Farm
- Trinity Church, Cranbrook Road / Kersteman Road
- St Catherine's Court, Salisbury Road
- Redland Girls School, northern hall block
- The Shakespeare PH, Lower Redland Road / Woolcott Street
- The Barn, Luccombe Hill
- Woolcott Cottages, lower Redland Road
- Friends' Meeting House, Leyton Villas
- No. 130 Hampton Road
- St Saviour's Church, Chandos Road
- Former Infants School (to rear of St Saviour's), Woodfield Road
- No. 14 Fairview Drive
- No. 28 Elliston Road
- Cotham School (main building)
- Redland Railway Station, off South Road
- Nos. 2 - 4 (even) Gloucester Road
- Elton Mansions, off Gloucester Road
- Library (original building), Cheltenham Road
- Telephone Exchange, Cheltenham Road

- Nos. 173 - 179 (odd) Cheltenham Road
- The Magic Box, Cheltenham Road
- Nos 31 - 33 (odd) Trelawney Road
- Archfield House, Cotham Park North
- 30 Elmgrove Road
- Elmgrove Centre, Elmgrove Road
- Christ Church, Redland Road
- Sorting Office, Eastfield Road
- No. 54 Arley Hill
- No. 114 Cotham Brow
- No. 62 Arley Hill & No. 124 Cotham Brow

7.5.4 **Grouped Buildings of Merit** are buildings that form an attractive group and are collectively of significance. It may be their method or date of construction, or distinctive architectural treatment, that is of interest. Such groups would be particularly sensitive to change that could undermine their group value.

Grouped buildings of Merit include:

- Nos. 4 - 20 (consec.) Woolcott Street
- Nos. 1a - 1d Chandos Road
- Nos. 27 - 39 (odd) Chandos Road
- Nos. 7 - 11 (odd) Elliston Road
- Nos. 1 - 12 (consec.) Redland Green Road
- Nos. 81 - 85 (odd) Redland Road
- Nos. 1 - 26 (consec.) Cotham Grove
- Nos. 18 - 28 (even) Cotham Park
- Nos. 11 - 23 (odd) Cotham Vale
- Nos. 2 - 23 (even) Arley Hill
- Nos. 141 - 157 (odd) Cheltenham Road

7.5.5 **Character Buildings** make a positive contribution to the overall character and sense of place of the Conservation Area. Their value is in their overall scale, form, materials or date, which helps form the built backcloth for the area.

7.5.6 **Neutral Buildings** are buildings that make neither a positive nor negative contribution.

7.5.7 **Negative Buildings** are buildings that, due to their location, scale, materials, form or detailed design detract from the special character of the Conservation Area. As such, these buildings offer a potential for beneficial change (see Negative Features).



Individual Negative Buildings are:

- No. 34a Clarendon Road
- Thorpe Lodge, St Matthews Road
- Fernbank Court, Fernbank Road
- Springfield Court flats
- Nos. 96 - 98 (even) Cotham Brow
- Victoria Court, Victoria Walk
- No. 34a Cranbrook Road
- Nos. 2 - 6 (even) Fairview Drive
- New Sandringham House, Gloucester Road
- Nos. 47 - 49 (odd) Gloucester Road
- Kingsdown Sports Centre, Portland Street
- Garages on Kensington Road
- Northern block of Redland Girls School
- Redland Green School

The Relative Merit of Unlisted Buildings has been identified at Map 6

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)**

B18 (i-vi); B21 (extract):

‘Applications for planning permission which would involve the demolition of buildings, walls and other minor structures which make a positive contribution to the character of a Conservation Area will not be permitted unless there are overriding environmental, economic or practical reasons.’

Map 6: Cotham & Redland Conservation Area Relative Merit of Unlisted Buildings



Character Areas

Building Types

- Building of Merit
- Grouped Buildings of Merit
- Character Buildings
- Neutral Building
- Negative Building

Listed Buildings and Structures

Listing Grade

- I
- II*
- II



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7.6 TOWNSCAPE DETAILS

- 7.6.1 Other features and details in the townscape also contribute to a sense of local distinctiveness. These can range from distinctive boundary treatments and street furniture, to trees and hard landscaping. Individually and collectively they contribute to the overall quality of Bristol's streetscape.
- 7.6.2 The Cotham & Redland Conservation Area is rich in local townscape details that cumulatively give interest and quality to the street scene and make a positive contribution to the character and appearance of the area. To ensure the character and appearance of the Conservation Area is preserved, these details should be protected or replaced with sympathetic, quality, modern equivalents. It is the degradation and disappearance of traditional or locally distinctive details that can threaten to undermine the quality and interest of the area (see Negative Features below).

Traditional Street Surfaces

- 7.6.3 Traditional surface treatments such as stone setts and paving can be important elements in the townscape of an area. Paving, if well maintained and in high quality materials, contributes greatly to the character of an area, providing the backdrop to surrounding buildings or spaces with an intimate charm and distinctiveness.
- 7.6.4 The protection and appropriate maintenance of traditional street surfaces would ensure the preservation of local character; schemes to appropriately restore or reinstate street surfaces could greatly enhance the Conservation Area. Stone kerbs with asphalt and removal of Pennant Stone slabs where they still exist should be avoided. Pavement build outs should be in appropriate materials and traditional cobble highway edges maintained. Any street works including line and signs must be in keeping with the area.



Figure 97: Pennant pavement and kerb, Redland Green

Railings and Boundary Treatments

- 7.6.5 Railings and boundary walls contribute significantly to the character of the Conservation Area. Low stone walls, with railings on the top, and a gate between stone pillars, were an essential feature of nearly all the Georgian and Victorian houses in Cotham and Redland. They provided occupiers with a feeling of security, a defined territory, whilst adding interest and variety of scale in the street scene. They were also an opportunity for competitive display of decorative detail.
- 7.6.6 Early railings have a simple style, usually in Wrought Iron, then became more elaborate during Victorian times as technology in cast iron developed. Many railings were lost during World War II for munitions; those to basement areas were left to prevent accidents in the black-out. More recently, new drives and off-street parking have seen the subsequent removal of boundary treatments, to detrimental effect.



Figure 98: Traditional boundary treatment, Woodstock Road



Figure 99: Cast iron railings, Cotham Vale

7.6.7 In order to retain the character and special interest of the Conservation Area, listed or unlisted traditional boundary walls, gates, gate piers and railings should be preserved, sympathetically restored or reinstated. When railings are repaired, the posts should be lead soldered and individually set into the stone coping to prevent corrosion of the foot of the post. Stone should be left unpainted or rendered and failing walls sensitively repaired.



Figure 100: Brandon Hill stone retaining wall, Woodstock Road

Street Furniture

7.6.8 The Cotham & Redland Conservation Area has a fascinating collection of historic street furniture, some of which is listed. Street furniture, including letter boxes, lamp standards, and other details, enlivens the street scene but also reflects the history of the area. The appropriate maintenance and protection of this is important, as is the need to prevent modern street clutter detracting from its setting.



Figures 101 - 103: Cast iron bench; restored fluted lamp standard, Redland Green. Traditional letter box and road sign, Salisbury Road

7.6.9 BCC owns and manages 34,000 street lights across the city. A 2004 lighting strategy for Conservation Areas, stipulates that existing cast iron street lights will be kept and maintained with appropriate lanterns and brackets and where lighting levels are to be raised, cast iron columns will be installed between existing columns outside listed buildings. RCAS, the local amenity society in Cotham & Redland co-ordinates initiatives to restore and paint traditional lamp columns in the area.

Shopfronts and Public Houses

7.6.10 Shopfronts can be of great importance in contributing to the character and appearance of both individual buildings and the Conservation Area as a whole, and can be of historic and architectural interest in their own right.

7.6.11 Cotham & Redland contains a number of small groups of significant shopfronts, many of which retain their small original frontage widths and timber surrounds. The principal concentration of shops is in the vicinity of Gloucester Road, although clusters of traditional shopfronts are also found along Chandos Road, Zetland Road, Lower Redland Road and Cotham Road South.

7.6.12 Public houses are scattered throughout the Conservation Area, and are an important historic feature. They enrich the local scene and merit thoughtful maintenance and retention.



Figure 104 : Traditional timber shopfront, Lower Redland Road



Figure 105: Decorative timber consoles, Chandos Road

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)**

B15(l) (extract): 'Townscape and landscape features that contribute to the character or appearance of streets and open spaces within the Conservation Area should be preserved or enhanced'

The loss of private planting, the removal of boundary walls and railings, the introduction of car parking into traditional front garden areas, and the loss or replacement of traditional signage, street lighting, paving and street furniture can all adversely affect the character of the historic environment and will generally not be acceptable.

7.7 LANDSCAPE & TREES

7.7.1 Trees and green spaces are vital to the quality and diversity of many parts of the city, particularly where they soften an otherwise built-up landscape. Trees and green spaces, public or private, contribute significantly to a sense of place and character; adding value to visual, and residential amenity.

7.7.2 The environmental amenity benefits of trees largely depends on the extent of tree canopy cover. A high proportion of trees and a verdant character contributes positively towards physical and mental health, and mitigates pollution and climate change effects including flooding and temperature increase.

7.7.3 Cotham & Redland is essentially an urban landscape, but one where trees and greenery contribute to its character as a beautiful, verdant suburb. In Cotham & Redland, planted green spaces and trees give much more than just a soft edge within an urban context. It may be the visual impact an individual or group of trees makes that is of special interest; some trees are historically significant; others have been locally funded and helped build a community focus; the trees that border the railway and create a wildlife corridor; all make a contribution to biodiversity and wildlife.

7.7.4 All trees in the Conservation Area are important, whether in public parks, communal gardens, the grounds of community buildings, private gardens, streets, or along the railway banks. As it is the sheer extent of trees that is such a vital aspect of the Conservation Area's special interest, any reduction in canopy coverage, without appropriate replacement, will consequently have a negative impact.



Figure 106: Street trees, Redland Road

7.7.5 The Conservation Area has inherited two historically significant and locally valuable public green spaces: Redland Green to the north, which includes the allotment gardens at its fringes; and Redland Grove (Lovers' Walk) and Cotham Gardens in the centre. In the overall context of the Conservation Area the distribution of public parks and gardens is relatively poor - making the contribution of individual trees and private planting even more important.



Figure 107: Redland Grove / Lovers' Walk

7.7.6 Tree planting arrangements vary across the Conservation Area. Some streets are lined with an avenue of trees, the London plane being the characteristic species. Mature planes are usually heavily pollarded by BCC in order to minimise subsidence damage to nearby properties; the pollarded tree has become a characteristic feature in itself.



Figure 108: Pollarded street trees, Limerick Rd

7.7.7 Other routes have no street trees but are populated by significant trees in private grounds. Some of these function as 'landmarks', contributing to the character of the area, providing navigation, focal points of key elements in views. Trees in private grounds make a major contribution to overall canopy cover in the Conservation Area. They also give scale to nearby buildings and add visual interest.

7.7.8 Some of the trees in the Conservation Area are undoubtedly of heritage significance, owing to their age and location. Some of the oldest trees are the yews, horse chestnut, ash (Redland Green), limes (Lovers' Walk), beeches (as historic boundaries) and cedars (Redland Court).

7.7.9 Of the larger garden trees there is huge diversity, although 'characteristic' garden trees include holm oaks, limes, sycamores, birches and spruces. Copper beech trees make a particularly important contribution in the Conservation Area, often providing a terminal feature at the end of streets or their size or dark canopy coverage setting them apart from their context.



Figure 109: Copper beech, Archfield Road

7.7.10 Medium and small trees also play an important role, especially in streets with small front gardens, too narrow for street trees. These smaller specimens are more decorative and add value in a more domestic context. Trees in back gardens are also of local value, where they benefit surrounding residents and contribute to biodiversity.



Figure 110: Small front garden tree



Figure 111: Contribution of private planting

7.7.11 There is a huge diversity of species, age and size of tree in the Conservation Area, which adds greatly to the overall interest that trees provide. The significance of a tree may not just relate to its age or rarity, condition and context can also greatly influence its value.

Trees & the Local Community

7.7.12 The local community in Cotham and Redland recognises the visual and environmental value of its trees. The Neighbourhood Partnership has made trees a priority and supports the aim to increase the canopy cover. It is the first of Bristol's Neighbourhood Partnerships to appoint a 'Tree Champion' and the first to vote on a local tree strategy.

7.7.12 The opportunities for increasing tree cover in Cotham & Redland are challenged by several factors: the density of built development, small gardens and low quantity of public green space, density of underground services, shrinkable clay combined with the poorer quality foundations associated with the large number of older buildings, loss of front gardens to parking and reduction of permeable ground surfaces.



Figure 112: Community planted ginko

7.7.13 The trees in the area currently provide 15% tree canopy cover. Studies of the trees in the locality have suggested that if the rate at which trees are being currently being lost continues, this will lead to an overall reduction in tree canopy cover and thus change the entire character of the area.

7.7.14 Of cause for concern to local residents is excessive or untimely pollarding, uncontrolled epicormic growth, and poor quality tree works. The community consider every tree in the Conservation Area to be of value and consequently wish to see the opportunity to preserve trees is taken; or see appropriate new or replacement planting where a loss occurs.

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)**

B15 (ii), NE2, NE3, NE9 (extract):
'Historic parks and gardens and other designed landscapes of national and local importance... will be protected. Development which would adversely affect the character or appearance of historic landscapes and, in the case of nationally important sites, their setting, will not be permitted.'



8 TYPICAL LAND USE & ISSUES

8.1 Overview

8.1.1 Land uses can have a direct influence on the make up of an area, its nature, atmosphere and character that goes beyond the building typology and historic development.

8.1.2 Bristol is the most competitive large English city outside of London and its central area is the region's economic hub providing a wide range of employment, cultural, educational and service opportunities. In recent years it has also refound its role as a place where people increasingly want to live. The more vital and vibrant districts tend to be those with the greatest mix of uses, with people living, working and socialising in the same area.

8.1.3 The Conservation Area had originally developed as a residential suburb, which has maintained its status as a popular place to live. Within this context there area also a number of institutions (e.g schools and churches) and small retail centres (e.g Chandos Road, Lower Redland Road) and public open spaces (Redland Green). Depending on the predominant land use, a specific locality will have differing issues that may affect its character or appearance. Maintaining the balance between the needs of different users in specific parts of the Conservation Area is vital in preserving or enhancing its character.

8.1.4 Attributes that define the wider Conservation Area, and issues that undermine it, can broadly be linked to four categories:

- Residential
- Places of Assembly
- Retail & Business
- Pubic Spaces

8.2 Residential

Dwellinghouses, Residential institutions, hotels, boarding and guesthouses (C1, C2, C3 Uses)

8.2.1 The residential portions of the Conservation Area tend to be characterised by a high quality townscape, containing a large proportion of character buildings or groups of merit. Residential streets are quieter, especially away from main routes. Some properties, mainly to the north of the Conservation Area remain in single ownership, while many of the grand Georgian and Victorian dwellings have been converted to flats or HMOs.

8.2.2 While residential areas are most characteristic of the area, these are also most under threat from neglect or unsympathetic alterations. The popularity of the Conservation Area as a good place to live has increased the pressure for extensions and new developments. The continued conversion of single dwellings into flats and HMOs increases the threat of unsympathetic alterations which impact on the integrity of the individual building and cause an increased pressure on the public realm, notably for parking and waste and recycling provisions. Areas with a high proportion of property lettings and absentee landlords can lead to maintenance issues of houses and gardens.

Main Issues Affecting Residential Areas

- Unsympathetic alterations & loss of traditional architectural details
- Loss of trees
- Loss of boundary treatments and gardens to infill/off-street parking
- Loss or poor maintenance of traditional street surfaces or hotchpotch of modern replacement materials
- Loss or poor maintenance of traditional street furniture
- Volume of on-street parking
- Wheelie bins/refuse issues
- Subdivision of properties into flats adding pressure to the public realm



8.3 Places of Assembly

Non-residential institutions: health centres, schools, art galleries, museums, libraries, halls, places of worship (D1 uses)

- 8.3.1 The Conservation Area is home to three major Bristol schools, and a number of churches. Although many of the Conservation Area's institutional buildings are inaccessible to the public, they are recognisable as some of Bristol's best assets.
- 8.3.2 Institutions and churches tend to sit in their own substantial plots, behind high boundary walls, delineating them from the public realm. Given the financial resources and aspirations for major institutions, new developments and extensions tend to be of a high quality of design.
- 8.3.3 The continued growth and development of important institutional facilities is vital in securing their ongoing viability and value. The needs of the institutions in maintaining and growing can conflict with the sensitivity of the wider Conservation Area e.g signage and floodlighting in school grounds. Striking the right balance between the institution in an imaginative way that meets the needs of the institutions as well as the historic environment is critical.
- 8.3.4 Masterplans, establishing long-term aspirations and strategies, may be the best way for institutions and the local authority to establish a planning and environmental framework to provide a framework to best manage development plans in a sensitive way.

Main Issues Affecting Places of Assembly

- Parking pressures, managing needs of institutions to provide staff and visitor parking in an area of limited on-street parking
- Unsympathetic infill development
- Unsympathetic extension or alterations as buildings are adapted for new uses

8.4 Retail & Business

Retail, Restaurants, Cafes, Drinking Establishments, Hot Food Take-Aways (A1-A5 uses); Business/Office (B1 uses)

- 8.4.1 Although small, the Conservation Area's retail and business activity is vital to its character and to the wider context of Bristol. In areas where small retail and business centres exist (Chandos Road, Lower Redland Road, Cotham Road South, Zetland Road), the presence of active ground floor uses at ground level - cafes, shops contribute to a place's vibrancy and diversity.
- 8.4.2 These areas tend to offer independent services or retail experience and add vitality to the streets they occupy. The location of these retail areas, away from main thoroughfares, can limit passing trade, particularly in the day time. Consequently, they are vulnerable to closure and economic decline. There is also an increasing trend for A1 uses to become A3; as more shops are lost to catering uses, it is also contributing to a demise in retail centres. If retail uses are not viable, the shopfronts themselves are under threat to being lost to residential, which would deprive the area of active frontages.
- 8.4.3 The retail uses within the area can cause conflicts with other land users. For example, tables and chairs, 'A' boards clutter the pavements; rubbish and food waste left outside restaurants during the day detracts from the quality of residential streets; vehicular traffic and parking pressures causes conflicts with residential amenity.
- 8.4.4 Many of the Conservation Area's grandest houses have now been converted to office use (e.g 137 Redland Road & Muller House, Cotham Park). Properties and gardens however tend to be well maintained, though pressures to provide commercial car parking can mean gardens are overlain and the setting of these assets is compromised.

Main Issues Affecting Retail & Business

- A1 uses becoming A3
- Tables and chairs of businesses blocking pavements
- Advertisements - A-boards blocking pavements
- Litter and food waste obstructing streets during the day
- Wheelie bins
- Poor quality shopfronts and signage
- Loss or poor maintenance of traditional street surfaces or hotchpotch of modern replacement materials
- Loss or poor maintenance of traditional street furniture
- Lack of parking provisions

8.5 Public Spaces

8.5.1 Public spaces can be defined as those parts of the city where people can gain unrestricted access (at least during daylight hours) for the purpose of passing through, meeting, visiting and enjoying. It is where we come together as a community, not merely a place for functional movement.

8.5.2 These spaces represent the main public space assets and outdoor activity hubs of the central area. These are major spaces located across the pedestrian route network including: Squares (hard and soft landscaped); Parks and gardens; Recreational spaces.

8.5.3 Public spaces are largely remnants of an earlier historic landscape and now provide vital visual amenity as well as recreational facilities. The vast open space of Redland Green dominates the entire north side of the Conservation Area and Redland Grove/ Cotham Gardens are sited at its centre. Despite these vital public spaces, there is limited public space punctuating the residential portions of the Conservation Area.

8.5.4 Clyde Park is the only intrinsically planned green space, linked with the development of the detached dwellings that front it. As such it has quiet and formal character, enclosed by boundary walls and benefiting from mature planting.

8.5.5 The main issues that detract from the quality and enjoyment of public spaces relate to lack of maintenance, lack of use or concealed location. Dumping and littering, and BBQs scorching the grass, affect areas that are tucked away from the public realm.

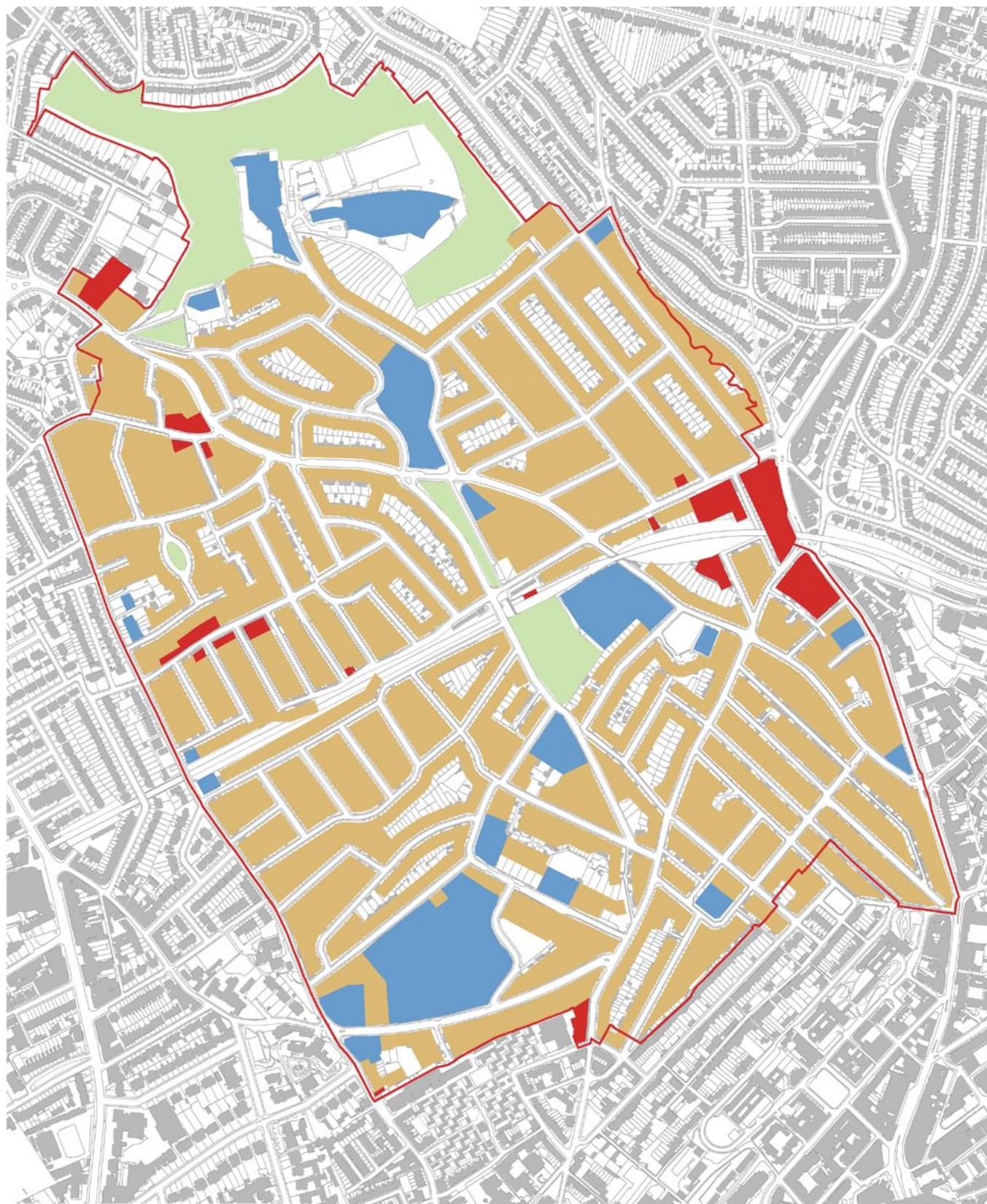
8.5.6 The public open spaces also have important biodiversity value. An increase in street trees from these public spaces would improve the connections between public spaces, across the area and beyond. Furthermore, trees have an important role to play in climate change adaptation.

Main Issues Affecting Public Spaces

- Lack of maintenance of green spaces and their features
- Loss of green space which has biodiversity value to off-street parking or new development
- Loss or lack of street trees between public spaces
- Loss or poor maintenance of traditional street surfaces or hotchpotch of modern replacement materials
- Loss or poor maintenance of traditional street furniture

Map 7 Shows the Predominant Land Use in the Conservation Area

Map 7: Cotham & Redland Conservation Area Predominant Land Use



Land Use

- Residential
- Retail/Business
- Institutional
- Community gardens and public spaces



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9. NEGATIVE FEATURES

9.1 The value or importance of a Conservation Area can be vulnerable to harm as negative elements detract from the local environment, and threaten to undermine its special interest. This can include small-scale alterations, loss of traditional features, or large-scale developments. Negative features and threats present an opportunity for enhancement or restoration, as detailed in Section 10.

Traffic Calming, Lighting & Safety Measures

9.2 The high volume of vehicular traffic through parts of the Conservation Area causes conflicts with visual amenity and visitor experience. Along Cotham Road, Cheltenham Road, Hampton Road, Redland Road and Redland Grove traffic dominates.

9.3 Along these main thoroughfares, there is a tendency for utilitarian traffic calming and safety measures (railings, bollards etc.), road lines and lighting to proliferate heavily trafficked streets, e.g Redland Road/Redland Park junction. These features detract from the quality of the environment, interrupting views and undermining a unique sense of place.

Loss of Front Gardens and Boundary Walls

9.4 There is a real pressure for on-street parking throughout the Conservation Area. The loss of traditional garden plots and boundary walls, hedges or railings to infill or off-street parking is impacting on the landscape quality and biodiversity value of the area and resulting in a loss of front garden trees. Where original front gardens have been lost, this is impacting negatively on the street scene as well as on the associated dwelling.



Figure 113: Loss of front garden

Threats to Commercial Land Uses

9.5 The commercial centres within the Conservation Area are particularly vulnerable, especially in the current economic climate. There are examples along Cotham Road South and Lower Redland Road where ground-floor retail uses have failed and residential uses have taken over. There is also a growing trend for A1 retail uses to be changed to A3, which is also contributing to a decline in commercial activity and vibrancy. The eventual loss of active ground floor uses robs the street of vitality and can contribute to the loss of traditional shopfronts.

Unsympathetic Signage & Shopfronts

9.6 The vulnerability of commercial uses is increasing the trend for large estate agents' boards, many staying for a long time. These boards detract from individual buildings by obscuring frontages and detracting from the wider street scene. The proliferation of estate agents' boards also contributes to a sense that the economic stability of the area is perilous, possibly in decline.

9.7 The high volume of flats, HMOs, and student lets has led to a proliferation of estate agents' boards, in certain areas. These blight the street as well as individual buildings - especially when there is more than one per property.

9.8 Poor quality replacement shopfronts, internally illuminated or over-size signage can have a dramatic effect on the quality of the street scene. This is particularly problematic along Zetland Road.



Figure 114: Poor quality shopfront

Unsympathetic Infill & New Development

9.9 New development or infill that fails to respect the character of an area, or ignores the predominant building lines, scale, proportions, details or materials etc. can cause serious harm to the special interest of the Conservation Area. Side extensions are particularly damaging where a glimpsed view between houses is lost.



Figure 115: Poorly designed infill

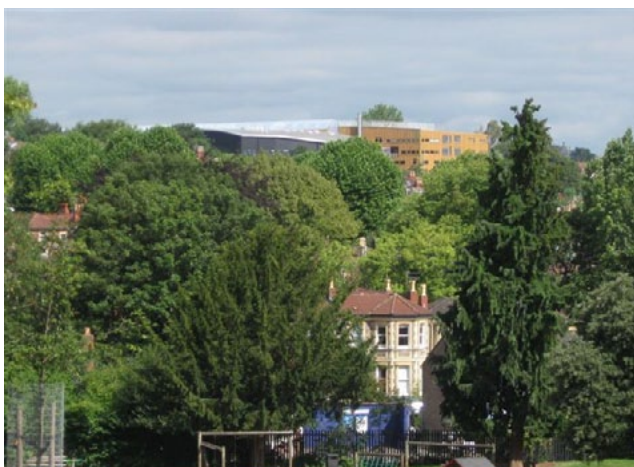


Figure 116: Redland Green School has a negative impact when viewed from the south

Unsympathetic Alterations & Materials

9.10 Where poor quality replacement doors and windows, especially in uPVC, or roof level extensions have been inserted these have had a significant and detrimental impact on the architectural integrity of individual buildings. Roof-level extensions are particularly detrimental, especially when they interrupt the consistency of a group, are poorly detailed or over-sized. Roof gardens can also detract from the appearance of the Conservation Area when they the building is in a prominent location fronting the highway.



Figure 117: Roof terrace



Figure 118: uPVC windows, Redland Road

9.11 The loss of traditional architectural details (chimney pots, ridge tiles, decorative stonework etc.) through replacement, damage or neglect can undermine the individual character of a building and the visual interest of the wider street.

9.12 Although accepted as part of modern living, if poorly sited, additions such as satellite dishes, telephone wires and poles, external gas and electricity boxes, or solar panels can detract from the quality of a building's facade or have a negative impact on a street or local view. Any potential harmful visual impact can be reduced through careful siting and choice of materials and colours, and removal when redundant or upgraded.

Loss of Single Family Dwellings to flats and Houses in Multiple Occupancy (HMOs)

9.13 Subdividing properties can pose a threat to the architectural integrity to the building by losing internal features, changing floor plans etc. Increased internal services have an impact on the external elevation of properties through higher volume of boiler flues and soil stacks etc. that can undermine the character of individual buildings and groups. There can also be a negative impact on the public realm through increased parking and refuse requirements and proliferation of estate agent boards.

Refuse Issues

9.14 Refuse, litter and graffiti all undermine the quality of the environment and contribute to a sense of neglect in some streets. The proliferation of wheelie bins and recycling boxes clutters the pavements and impedes pedestrian movement, particularly on collection days.



Figure 119: Proliferation of bins on the pavement

Loss or Poor Maintenance of Traditional Street Surfaces & Street Features

9.15 There are a number of instances where traditional street surfaces are in a poor condition, where setts, steps or slabs are becoming dislodged and uneven. Where traditional street surfaces and features are poorly maintained or replaced with non-traditional materials, this is gradually eroding the quality of the public realm and posing a risk to pedestrians. Where electricity company or water company works are undertaken these are frequently patched with tarmac creating a hotchpotch of materials.

9.16 Traditional street furniture, such as lamp standards, post boxes, street signs etc. add to the quality and special interest of the environment and their loss or damage threatens to undermine this. Unsympathetically sited, non-traditional or utilitarian lighting and street furniture can be highly detrimental, especially in streets that have a strong historic or residential character.



Figures 120 & 121: Unsympathetic lamp head and post

Loss of Trees

9.17 Trees are a vital part of the character of the Conservation Area. Although much work to trees requires consent, any loss of trees without suitable replacement will impact negatively on the verdant character. Street trees are managed through pollarding; where this is done severely it can cause epicormic growth and consequent loss of visual amenity.



Figure 122: Trees felled at Cotham School



10. MANAGEMENT PROPOSALS

10.1 It is expected that the effective management of Cotham & Redland can, for the most part, be met through an effective policy framework and the positive use of existing development management and enforcement powers. The analysis of the character and appearance of the Conservation Area within this appraisal therefore identifies those elements the Council will seek to protect, as well as negative features, which may present opportunities for enhancement.

10.2 The following provides proposals for remedying those features identified as 'negative' in Section 9. The implementation of the Potential Actions may depend on the existing and future financial and staff resources that Bristol City Council departments work within.

Negative Feature

Traffic Calming, Lighting & Safety

10.3 If lighting and traffic calming and safety schemes were designed with sensitivity to the local character and context it would greatly enhance streets that are currently being undermined by utilitarian street furniture, lines and signs.

Potential Action

10.4 Work with other BCC departments, especially Highways and Lighting, on strategies to reduce the impact of street signage in Conservation Areas and reduce redundant signage in future works.

10.5 Work with Highways and Lighting departments on future schemes that involve the introduction of new street furniture and signage into sensitive areas in order to mitigate impact.

10.6 Encourage sensitive design of railings and safety measures on new developments that meet adequate standards but also minimise impact on the character or appearance.

Negative Feature

Loss of Front Gardens & Boundary Walls

Potential Action

10.7 Investigate the possibility of implementing an Article 4 Direction to remove certain Permitted Development rights in order to protect features considered important to the character or appearance of the Conservation Area.

10.8 Where consent is required, resist proposals to remove boundary walls that make a positive contribution to the character or appearance of the Conservation Area.

10.9 Encourage appropriate reinstatement of former walls and front gardens in future development management negotiations.

10.10 Seek enforcement action against unauthorised removal of gardens and boundary walls where a breach of planning control has occurred and there is a negative impact on the character or appearance of the Conservation Area.

10.11 Increase awareness of conservation issues and understanding of the character of the Conservation Area through promotion of character appraisal.

Negative Feature

Threats to Commercial Land Use

Potential Action

10.12 Where consent is required, resist unsympathetic alterations and loss of traditional architectural details (e.g. shopfront surrounds) through positive use of existing development control powers.

10.13 Take enforcement action against unauthorised conversion of commercial premises into residential.

10.14 Where consent is required for change of use, encourage retention of A1 retail uses where possible through future development control negotiations.



Negative Feature

Poor Quality Shopfronts & Signage

Potential Action

- 10.15 Investigate the possibility of implementing Regulation 7 controls on estate agents' boards, especially on streets with a high number of flats, HMOs and commercial premises.
- 10.16 Where a breach of planning control has occurred, seek enforcement action against unauthorised removal/alteration of shopfronts or signage that has a negative impact on the character or appearance of the Conservation Area.
- 10.17 Encourage appropriate reinstatement of shopfront and signage design (following guidance in Policy Advice Note 8) in future development management negotiations.
- 10.18 Investigate the possibility of updating existing shopfront/advertisement design guidance.

Negative Feature

Unsympathetic Infill & Over Intensive Developments

Potential Action

- 10.19 Resist unsympathetic applications which would harm the character or appearance of the Conservation Area. High quality design and materials will be encouraged through existing development management powers.
- 10.20 Where consent is required, resist unsympathetic alterations or additions through positive use of existing development control powers.
- 10.21 Seek enforcement action against any breach of planning permissions or conditions where there is a negative impact on the character or appearance of the Conservation Area.
- 10.22 Ensure that predominant height, scale, massing, footprint, layout, materials, details, roofscape and front and rear and building lines are respected in line with the BLP/LDF policies and findings within the Conservation Area Character Appraisal.

- 10.23 Encourage appropriate reinstatement of traditional architectural details in future development control negotiations.

Negative Feature

Loss of single family dwelling to flats and Houses in Multiple Occupancy (HMOs)

Potential Action

- 10.24 Where conversions occur, ensure development is sensitive to the character and appearance of the Conservation Area or listed building through positive use of existing development management powers.
- 10.25 Encourage appropriate reinstatement of single-family dwellings, where appropriate, in future development management negotiations.
- 10.26 Seek enforcement action against unauthorised conversions where a breach of planning control has occurred and there is a negative impact on the character or appearance of the Conservation Area.

Negative Feature

Refuse Issues

Potential Action

- 10.27 Seek to improve waste storage provisions in new schemes through future development management negotiations.
- 10.28 Co-ordinate with Waste Services Team to highlight specific issues of waste and street cleansing that affect the Conservation Area.
- 10.29 Co-ordinate with the Street Scene Enforcement and Clean and Green Teams to ensure action is taken against graffiti/tagging that is in breach of BCC's Graffiti Policy.

Negative Feature

Loss or Poor Maintenance of Traditional Street Surfaces & Street Features



Potential Action

10.30 Schemes to restore and regularly maintain the traditional street surfaces would greatly enhance and protect the character of the area promote its historic context. A cohesive plan for the future of street surfaces, that reduces the hotchpotch treatments whilst considering maintenance, would greatly enhance the local environment. Where the opportunity arises, schemes to reinstate traditional street surfaces would greatly enhance areas where they have been lost.

10.31 Encourage retention/reinstatement of cobbles, setts, stone kerbing, Pennant paving etc.; where those materials are 'fit for purpose'. Where wholesale replacement is proposed work should be undertaken to ensure consistency and quality of replacement materials.

10.32 Retain or reinstate, and ensure good maintenance of, traditional street furniture where appropriate.

10.33 Retain and maintain traditional street signs where appropriate.

10.34 Support local conservation groups and amenity societies who may seek to maintain or reinstate traditional street furniture in their local areas.

Negative Feature Loss of Trees

Potential Action

10.35 Consult with the Tree Forum to address issues concerning street trees and to prevent the removal of trees in the public realm without prior consultation with interested parties.

10.36 Co-ordinate with Landscape and Trees departments to instigate a programme of planting more trees, where appropriate and encourage the review "TEMPO" scale for Conservation Area needs.

10.37 Encourage planting of small to medium size trees in front gardens, especially where street trees are not feasible, through future development management negotiations.

10.38 Encourage major landowners in having a tree management strategy and planting succession plan where possible

10.39 Seek enforcement action where a breach of conservation area consent or planning control has occurred.

ADDITIONAL POTENTIAL ACTIONS

Increase Awareness

10.40 Increase awareness of conservation issues and understanding of the character of the Conservation Area through the promotion of this Character Appraisal and other means.

10.41 Investigate the possibility of producing a leaflet for house owners advising them on what is and is not covered by Permitted Development rights and how best to maintain their property in a way that is consistent with the character of the Conservation Area as identified in this Appraisal.

Direction Controlling Permitted Development

10.42 Investigate the possibility of implementing a Direction to remove certain Permitted Development rights in order to protect features considered important to the character or appearance of the Conservation Area.

Unauthorised Works

10.43 Seek enforcement action against unauthorised works where a breach of planning control has occurred and there is a negative impact on the character or appearance of the Conservation Area.

10.44 Increase awareness of conservation issues and understanding of the character of the Conservation Area through promotion of the Character Appraisal.



11. COMMUNITY INVOLVEMENT

- 11.1 The participation of local interest groups in the production of character appraisals is greatly valued by Bristol City Council. The opinion held by the local community on what characterises their locality adds depth and a new perspective to the local authority view.
- 11.2 BCC recognise the value in gaining input from local groups at an early stage in the hope that the appraisal can be completed as efficiently and accurately as possible. A letter dated 7th July 2010 offered a meeting with a small steering group of members from RCAS who would like to be involved in the production of the appraisal. An initial meeting was held on 5th August 2010 where officers explained the scope of the work and the contribution interested parties may like to make.
- 11.3 RCAS advertised the setting up of a working group to help with drawing up the CA and asked for volunteers to contact them if they were interested in being involved. The first working group meeting was held on 13 October 2010; this also included a walkabout to look at the various character areas, the possible boundary changes and the proposed additional area for inclusion. RCAS and BCC had several follow up meetings in November and December 2010 to agree the breakdown of character areas and discuss positive and negative features, and opportunities to improve the area. Draft text and illustrations for the character areas were submitted by the working group in December 2010. These were used to draw up the first Draft Character Appraisal for consultation in January 2011.
- 11.3 The forthcoming work on the Cotham & Redland Character Appraisal was also widely publicised via Consultation Finder (3rd September 2010), the BCC Character Appraisal webpage (23rd December 2010), RCAS Newsletter September 2010, an update letter to the Conservation Advisory Panel (1st September 2010); and to internal stakeholders. Update on 28th January 2011 on BCC Character Appraisal webpage. An initial public consultation ran until 1st February 2011, when interested parties were invited to contribute.
- 11.4 Once the first consultation had closed and all feedback had been collated, various interim meetings with the working group were held in March and April 2011 as the draft document was compiled. The group continued to be proactively involved in assisting with the identification of local distinctiveness and character i.e character areas; features of significance; the relative merit of unlisted buildings; trees; negative features and redefining boundaries.
- 11.5 The draft document was published on the BCC website on 6th May 2011 inviting written representations to be made on the content by 10th June 2011. The consultation was advertised through the RCAS newsletter May 2011, the RCAS email contact list on 18th May and at the Redland Neighbourhood Forum on 23rd May. The draft document went before Central Area Planning Committee on 27th July 2011 and to the Executive Member for Housing & Regeneration on 3rd August 2011, for Information.
- 11.6 The draft document was updated in light of comments received and with continuing consultation of the working group and internal stakeholders.
- 11.7 The Cotham & Redland Character Appraisal is available for reference from the Bristol Central Library and is available to view and down-load at: www.bristol.gov.uk/conservationareas; hard copies can be purchased via conservation@bristol.gov.uk

12. LOCAL GUIDANCE, PUBLICATIONS & SOURCES OF FURTHER INFORMATION

Information on the Cotham & Redland Conservation Area can be sought from:

- Bristol Urban Archaeological Assessment
- Bristol Parks Forum www.bristolparks.org.uk
- Cotham & Redland Amenities Society (RCAS) www.RCAS.org.uk

For further information on Conservation Area Character Appraisals or conservation issues in general, contact:

Urban Design & Conservation
City Design Group

Planning Services Division

Bristol City Council

Tel: 0117 922 3097

Fax: 0117 922 3101

E-mail: conservation@bristol.gov.uk

Adopted and consultation draft character appraisals and details of the programme for reviewing Conservation Areas can be viewed at www.bristol.gov.uk/conservationareas

For advice on alterations to buildings or new development within the Cotham & Redland Conservation Area, contact:

North Area Planning Team

Planning Services Division

Bristol City Council

Tel: 0117 922 3097

Fax: 0117 922 3417

development.management@bristol.gov.uk

The Cotham & Redland Conservation Area Character Appraisal & Management Proposals will form part of the emerging Local Development Framework and should be considered within the context of existing Supplementary Planning Guidance (SPGs), Supplementary Planning Documents (SPDs), and Planning Advice Notes (PANs) including:

- City Centre Strategy and Action Plan
- SPD 7 'Archaeology and Development'
- PAN 6 - Off-street Residential Parking in Conservation Areas
- PAN 7 - Conservation Policies
- PAN 8 - Shopfront Design Guides
- PAN 15 - Responding to Local Character - A Design Guide
- PAN 17 - Control of Food and Drink Uses

Bristol's Environmental Access Standards, 2006 should also be used by those who are planning, designing and implementing schemes in the built environment.

Bristol City Council's planning policies are set out in the adopted Core Strategy (2011) or Saved Policies from the Bristol Local Plan (1997). These documents can be viewed at www.bristol.gov.uk/planning

Further information on listed buildings, Conservation Areas, and guidance on character appraisals can be obtained from:

National Policy Guidance:

- Planning Policy Statement 5: Planning for the Historic Environment (2010) and accompanying Practice Guide (2010)

English Heritage Publications:

- Guidance on Conservation Area appraisals (2006)
- Guidance on the management of Conservation Areas (2006)
- The Heritage of Historic Suburbs (2007)
- Understanding Place: Historic Area Assessment - Principals and Practice (2010)

English Heritage (Head Office)

1 Waterhouse Square

138 - 142 Holborn

London EC1N 2ST

General Enquiries: 020 7973 3000

www.english-heritage.org.uk



English Heritage (South West)
29 Queen Square
Bristol BS1 4ND
Tel: 0117 950 0700

For technical guidance and lists of specialist suppliers relating to historic buildings, contact:

The Society for the Protection of Ancient Buildings (SPAB)
37 Spital Square
London E1 6DY
Tel: 020 7377 1644
www.spab.org.uk

The Georgian Group
6 Fitzroy Square
London W1T 5DX
Tel: 0871 750 2936
www.georgiangroup.org.uk

The Victorian Society
1 Priory Gardens
Bedford Park
London W4 1TT
Tel: 020 8994 1019
www.victorian-society.org.uk

The 20th Century Society
70 Cowcross Street
London EC1M 6EJ
Tel: 020 7250 3857
www.c20society.org.uk

Institute of Historic Building Conservation (IHBC)
www.ihbc.org.uk



13. GLOSSARY

13.1 GLOSSARY OF ARCHITECTURAL TERMS

Aesthetics

Relating to, or sensitive to, visual beauty

Accretions

A gradual build-up of small additions and layers

Ashlar

Finely finished blocks of stone masonry, laid in horizontal courses with vertical joints, creating a smooth, formal effect

Bathstone

Even grained, poorly fossiliferous, cream coloured, oolitic limestone. Plentiful in the Bath and Cotswold area and can be sawn when freshly quarried. Huge quarries opened by Ralph Allen in the 18th century and connected to wharves on the River Avon. Used for whole buildings, sawn as squared dressings and corners, or carved as window and door surrounds

Bay

A vertical division of the exterior of a building marked by fenestration, an order, buttresses, roof compartments etc.

Bay Window

An angular or curved projecting window

Barge Board

Board fixed to the gable end of a roof to hide the ends of the purlin timbers

Butterfly Roof

A roof formed by two gables that dip in the middle, resembling butterfly's wings. The roofs were particularly popular in Britain during the 19th century, as they have no top ridges and were usually concealed on the front façade by a parapet, giving the illusion of a flat roof

Buttress

A mass of masonry or brickwork projecting from or built against a wall to give additional strength

Canted

Term describing part, or segment, of a façade, which is at an angle of less than 90° to another part of the same façade

Casement Window

A metal or timber window with side hinged leaves, opening outwards or inwards

Cast Iron

An iron-based alloy containing more than 2% carbon. The molten iron is poured into a sand or cast mould rather than being hammered into shape. This allows for regular and uniform patterns and high degrees of detail to be represented. The finished product is chunkier, though more brittle, than wrought iron

Cill

Horizontal base of a window opening or door frame, usually timber or stone

Chimney Stack

Masonry or brickwork containing several flues, projecting above the roof and terminating in chimney pots

Classical (neo-Classicism)

A revival of the principals of Greek or Roman architecture and an attempt to return to the rule of artistic laws of nature and reason; emphasizing formal and spatial qualities of order and symmetry. Begun in Britain c. 1616 and continued up to the 1930s, though most popular during the mid 18th -19th centuries

Console

An ornamental bracket with a curved profile and usually of greater height than projection

Corbel

A projecting block, usually of stone, supporting a beam or other horizontal member

Cornice

In Classical architecture, the top projecting section of an entablature. Also any projecting ornamental moulding along the top of a building, wall, arch etc., finishing or crowning it



Coursing

Continuous horizontal layer of masonry, such as brick or coursed stone

Curtilage

The land around a domestic or commercial property, forming a contiguous unit with it (e.g. the garden around a house)

Dentil Course

Projecting and intended course of brick or stone at the eaves, carrying gutter. Various patterns are created by different laying techniques

Door Surround

Timber assembly around a door, usually based on the classical motif of column, frieze and cornice

Dormer Window

A window placed vertically in a sloping roof and with a roof of its own. Name comes from French to sleep

Dressings

Stone worked into a finished face, whether smooth or moulded, and used around an angle, window, or any feature

Entablature

The upper part of an order, consisting of architrave, frieze, and cornice

Epicormic Growth

Small shoots which grow from the base of a tree, on the main stem, on branches and from buds. Can be a sign of stress, damage or is stimulated by pruning

Façade

The frontage of a building

Fanlight

A window, often semi-circular, over a door in Georgian and Regency buildings, with radiating glazing bars suggesting a fan. Or any window over a door to let light into the room or corridor beyond

Fascia

A flat board, usually of wood, covering the ends of rafters or a plain strip over a shop front, usually carrying its name

Fenestration

The arrangement of windows in a building's façade

Flashing

Strip of metal, usually lead, used to prevent water penetration through a roof or dormer

Flue

Smoke duct in chimney

Gable

The upper portion of a wall at the end of a pitched roof; can have straight sides or be shaped or crowned with a pediment (known as a Dutch Gable)

Georgian

The period in British history between 1714-1830 and the accession of George I and death of George IV. Also includes the Regency Period, defined by the Regency of George IV as Prince of Wales during the madness of his father George III

Glazing Bars

Bars, usually of timber, which subdivide a casement or sash window

Gothic

A style of European architecture, particularly associated with cathedrals and churches, that began in 12th century France. The style focused on letting light into buildings and so emphasizes verticality, glass, and pointed arches. A series of Gothic revivals began in mid 18th century, mainly for ecclesiastical and university buildings

Hipped Roof

A roof with sloped instead of vertical ends

Jambs

Side posts or side face of a doorway or window

Lias

The system of rocks deposited during the earliest epoch of the Jurassic period, consisting of shales and limestones rich in fossils

Lightwell

A shaft built into the ground to let light into a building's interior at basement level



Lintel

Horizontal beam, usually of timber or stone, bridging an opening across the top of a door or window

Mansard Roof

Takes its name from the French architect Francois Mansart. Normally comprises a steep pitched roof with a shallower secondary pitch above and partially hidden behind a parapet wall. The design allows extra accommodation at roof level

Mortar

Mixture of lime, cement, sand and water, used for bonding bricks or stones

Pantile (& Double Roman)

Roofing tile, of clay, with curved 'S'-shaped or corrugated section. Double Roman tiles are flat in the middle, with a concave curve at one end at a convex curve at the other, to allow interlocking.

Parapet

A low wall, placed to protect from a sudden drop - often on roofs - and a distinctive feature of Classical architecture

Pediment

A Classical architectural element consisting of a triangular section or gable found above the entablature, resting on columns or a framing structure

Pennant Stone

Hard, fine-grained, blue/grey coloured sandstone. Quarried in South Wales and the Bristol area and commonly used, throughout the country, as a stone roofing or street surface material

Pilaster

Rectangular column projecting slightly from a wall

Pitched Roof

A roof consisting of two halves that form a peak in the middle where they meet

Plinth

The projecting base of a wall or column generally angled at the top

Pointing

Mortar filling between stones and bricks in a wall, which acts as adhesive and weatherproofing

Pollarding

A pruning system in which the upper branches of a tree are removed in order to encourage new growth at the top

Portland Stone

A light coloured limestone from the Jurassic period, quarried on the Isle of Portland in Dorset

Quoins

Cornerstones of buildings, usually running from the foundations up to the eaves

Render

Covering material, e.g plaster, over a stone or brick surface

Reveal

The wall structure exposed by setting-back window or door joinery from the face of the building

Ridgeline

The apex of the roof continued along the length of the roof span

Roof Pitch

Angle at which rafters form an apex from the supporting walls

Roofscape

View resulting from a blend of roof pitches, sizes and heights within the built environment

Sash Window

A window formed with sliding glazed frames running vertically

Setts

A small rectangular paving block made of stone, such as Pennant or Granite, used traditionally in road surfacing

Sneaked Masonry

Courses broken by smaller stones



Stallriser

A key element in a traditional shopfront, usually wood, which protects the lower part of the shopfront and encloses the shop window and entrance

Victorian

Period often defined as the years of Queen Victoria's reign (1837-1902), though the Reform Act of 1832 is often taken as the start of this new cultural era

Wrought Iron

Made by iron being heated and plied by a blacksmith using a hammer and anvil. Predates the existence of cast iron and enjoyed a renaissance during the late 19th century. Wrought iron is not as brittle as cast and seldom breaks

13.2 GLOSSARY OF PLANNING POLICY TERMS

Article 4 and Article 4 (2) Directions

Restrict the right of landowners to carry out certain categories of development which would otherwise be automatically permitted; where that type of permitted development would have a particularly unfortunate effect on the appearance of the area. The Secretary of State's approval is not required in the case of a direction made under Article 4 (2) relating to land in a Conservation Area

Building at Risk Register

Listed buildings "at risk" are those in danger of being lost due to: lack of use; under-use; disrepair; or dereliction. Alongside a national Register, maintained by English Heritage, the city council also produces a Register of Buildings at Risk, which is revised and updated every two years. Buildings are categorised (1-3) according to their state of disrepair

Character

The design, materials and pattern of land use of the built environment provide character and definition to a locality and can enable local planning authorities to better understand the appropriateness of proposed development. (PPS5 Practice Guide para. 34.) It is a government objective that the positive contribution of the historic environment and its heritage assets to local character and sense of place is recognised and valued

Conservation Area

"An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area

Curtilage Listing

"Any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948". This would mean listed building consent is required for its demolition, in whole or in part, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest

Discontinuance Notices

Where an advertisement is being displayed with the benefit of deemed consent, any authority may serve a discontinuance notice on the owner and occupier of the land and on the advertiser, requiring the advertisement to be removed

Heritage Asset

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process

Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets



House in Multiple Occupation (HMO)

A house which is occupied by three or more unrelated persons, who do not form a single household - this definition is supported by Sections 254, 257 and 258 of the Housing Act 2004

Listed Building

A building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest.

When a building is listed, it is listed in its entirety, which means that both the exterior and the interior are protected. Listed buildings are classified into grades as follows:

Grade I - buildings of exceptional interest (approximately 2% of all listed buildings)

Grade II* - particularly important and more than special interest (approximately 4%)

Grade II - buildings of special interest, warranting every effort being made to preserve them (94%)

Landmark Building

A conspicuous building or structure that, whether due to its height, location, specific use or detailed design, stands out from its background. May also be a navigation or focal point, or a key element in views, both locally and in the wider context

Listed Building Consent

Listed building control is a type of planning control, which protects buildings of special architectural or historical interest.

The controls apply to any works for the demolition of a listed building, or for its alteration or extension, which is likely to affect its character as a building of special architectural or historical interest

Negative Features

Elements within a locality that detract from its special character or appearance, which offer a potential for beneficial change

Permitted Development

There are a number of categories of minor works for which a planning application is not normally needed for certain works to enlarge, improve, or otherwise alter a dwelling house as they are automatically permitted by a general or special development order as in The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order, 2008'

Planning Policy Statement: 5 (PPS5)

Sets out planning policies on the conservation of the historic environment. The policies are a material consideration which must be taken into account in development management decisions, where relevant

Register of Historic Parks and Gardens

Historic parks and gardens are designed landscapes which, because of their layout, features and architectural ornament, are of special historic interest. Many significant parks and gardens, which were originally identified in a Register compiled by the Avon Gardens Trust, are protected by Policy NE9 of the Bristol Local Plan. English Heritage also maintains a Register of Historic Parks and Gardens. Entries are Graded I, II* or II

Regulation 7 Directions

A local planning authority may seek a direction under regulation 7 restricting the display of advertising of: various official signs and advertisements; miscellaneous small signs; estate agents' boards; site boards; signs on business premises; advertisements on flags; posters on hoardings etc. If a Direction is in place it means that the particular category of advertisement can be displayed, but only if it has been the subject of a grant of express consent

Section 106 Agreement

Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission.



These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing

Setting

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral

Significance

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic

Tree Preservation Order (TPO)

The Town and Country Planning Act 1990 and associated Regulations enables the local authority to protect trees in the interests of amenity, by making tree preservation orders (TPOs). The making of an order, in general, makes it an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree without our permission

TEMPO

The Tree Evaluation Method for Preservation Orders

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with thanks to Redland & Cotham Amenities Society

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St. Georges Road
Bristol
BS1 5UY

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