

# Redland & Cotham Amenities Society



Report from the Chair  
Planning and Projects  
Community Partnership  
Redland Church Halls  
Student Liaison



Number 179 - March 2018



Front cover: Winter flowering viburnum is cheering up some of our gardens

This page

The new Redland Church Halls on Redland Green (see article on Page 8)

Above: Waiting for an evening event to start

Below: One of the large rooms ready for action



## Report from the Chair

It's rather uplifting to see our winter flowering viburnum giving some colour in the garden. I hope spring is not far away even though this newsletter is being produced during the sunny but intensely cold last days of February.

A mixture of subjects are covered in this edition, some very topical and some of more general interest.

The local scene is ever changing with regard to local and community services. We have Alison Bromilow's report about the Community Partnership which has been the evolution of the previous Neighbourhood Partnership. It sounds rather similar but is actually very different with much more of the onus being placed on local communities to deal locally with our own issues. Essentially this is the City Council pulling back further from its previous commitments due to lack of funding. In the short term we can't change this but we can work together to keep our neighbourhood 'up to scratch'.

Following on from this are reports on the excellent project of refurbishing the park benches along our iconic Lovers' Walk. This has taken a long time but everything will be ready for us to sit and admire Cotham Gardens in the summer!

Readers will note that this is one of many projects funded by RCAS and you will see the report by Graham Rogers on our small grants scheme. This is all about residents having ideas and being prepared to lead on schemes which RCAS can support financially in part or whole. It is really important for local residents to come up with the 'drive' to make these projects happen as we simply don't have enough resource for our voluntary

committee to lead all the projects.

On a positive note, the City Council is consulting on a proposal to tighten up the regulations on houses in multiple occupation. I urge you to read Rob Harris' article and respond to the consultation.

I can hardly believe that it is already 18 months since the new Church Halls were up and running. They are now a vital part of the local community and I thank Rod Symmons for updating us on the important work they do.

In nostalgic vein, it's always nice to look back on local history and Graham Rogers' postcard collection makes me think how lucky we are that the character of our area has been retained. There was no RCAS 100 years ago but without RCAS now I can assure you that the character of the neighbourhood would be changing much faster (for the worse?) that it presently is.

We have a never ending plea for volunteers. Local projects, May Fair helpers, gardeners in the Cotham area and many other volunteers are needed to support our small but very hard working committee.

Finally, please put the May Fair and Open Gardens in your diary and contact Peter to buy your copy of Caroline Bateson's book on John Cossins!

Happy spring to all in Redland and Cotham,

*Hen Wilde*

# Planning Group Report

## **Redland Grove Garage Meridian Road**

An application to redevelop this garage for 2 houses has been refused on the grounds proposed by RCAS, namely loss of employment and potentially severe issues of overlooking to properties at the rear.

## **Replacement of wooden windows by plastic!**

We continue to object to this practice in the Conservation Area. We were pleased to see that proposals for replacement windows at 44 Arley Hill and 57 Salisbury Road were recently refused by the planners in line with our objections.

## **Pre-Application Case: Home Gardens, Blackboy Hill**

Plans are at an early stage for redevelopment of this site, immediately adjacent to the filling station. Several options are being considered for residential units, possibly with some commercial as well. This is at an early stage but neighbours and local planning groups are being consulted before a planning application is submitted.

On 21 February the Development Control Committee A considered:

## **21 Lansdown Road**

A retrospective application to increase the number of occupants in a house in multiple occupation from 5 to 7.

Local residents, RCAS and Councillor Negus made statements at the meeting and persuaded the committee to refuse the application on grounds of non-compliance with policy DM2, which aims for a broad housing mix and to preserve

the residential amenity of an area. It also aims to avoid harmful concentrations of housing which has been subdivided, and shared housing. The residents gave evidence of increase of noise and other problems experienced since the property had been occupied by two more students.

Management plan proposals would be unenforceable due to lack of Bristol City Council capacity. We expect the landlord to appeal the decision as the conversion is already completed.

## **Kwik Fit Whiteladies Road**

The committee refused the application for change of use to retail. They felt that the existing use complements the other shops in the local centre and there are sufficient food shops in the area. Kwik Fit provides skilled labour jobs which a supermarket would not.

## **Redland High School**

The committee had previously decided, despite strong heritage objections, to approve the application for 44 residential units, subject to an acceptable affordable housing offer. Five shared-ownership affordable units in the previous art block on Woodstock Road were proposed and a reduced offer of £500k for off-site provision has been made.

The committee voted to accept the reduced financial offer and approve the revised scheme. Historic England has referred the case to the Secretary of State to make the decision on whether the visual impact on the setting of Redland Court is acceptable. The upper floors of the science block will be visible from Lovers' Walk.



Our objections to the design of the proposed new houses on Redland Court Road have not been taken up by the planners, nor our request for proper

glazing bars on the principal windows.

**Alison Bromilow, Simon Birch,  
Gill Penrose**



The planning and construction process is not always a speedy one!

Above: Planning outline as published in the RCAS Newsletter 137 of September 2007

Below: Current progress on the work - 10 years later!



## Lovers' Walk and Cotham Gardens Bench Project

RCAS has organised the restoration bench project on Lovers' Walk and in Cotham Gardens and we are delighted to see the work underway at last.

The benches on the stretch of Lovers' Walk from Colston's Primary School to the railway bridge have had all the damaged and rotten slats replaced. These benches were restored more recently than the other section of the Redland Grove open space and, although needing cleaning, repair and recoating were in a reasonable condition.

In the spring, the benches will be power washed and then re-varnished to protect them.

The delicate cast iron benches on the section from the railway to the gates of Redland Court have been carefully lifted and taken back to Bristol City Council workyards to be repaired, re-slatted and repainted. Concrete slabs have been set in the grassed area to hold the refurbished benches. With the current maintenance regime, grass trimmers are no longer used to deal with growth round obstacles such as the benches and litter bins, and the ride-on mowers have to leave clearance around them. This has led to problems with grass and weeds growing up around and through the seats. The new slabs will remove this problem; the black concrete used is visually discreet and an opportunity to create a hardstanding by one of the benches for wheelchair users has also been taken.

We asked that the existing benches were refurbished rather than replaced as they are elegant and very much more comfortable than the new bench type. In a couple of cases, the original benches were missing, so matching benches from Cotham Gardens have been swapped to this area.

The unattractive dog waste bin in the middle of this part of the green space has also been replaced with a waste bin. Maybe people using the benches for their

picnics will be able to put their waste there rather than leaving it for others to clear up!

RCAS had obtained matched funding from the Neighbourhood Partnership for this project, but is currently underwriting the

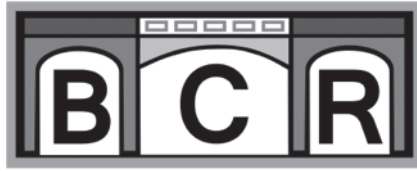
total cost in case it proves impossible to get this money from Bristol City Council. That will be the next part of the project!

We and the workmen were very fed up that, before the project was even completed, someone broke one of the slats on a newly refurbished bench. This has been replaced now, but it does leave a bad taste in the mouth. Before that happened, the chaps working on the benches had observed how many passers-by were so positive about their work.

**Alison Bromilow**



# Bishopston, Cotham and Redland Community Partnership (BCR CP)



***Bishopston, Cotham & Redland  
Community Partnership***

The BCR CP inaugural forum on February 22<sup>nd</sup> will select the new committee who will take forward the aims of the Community Partnership. RCAS has put forward Alison Bromilow as the group representative, and as a member of the new committee.

With the current proposals to remove funding from Bristol's Parks, RCAS will work with other groups in the Community Partnership to identify and promote projects which may be eligible for funding from the Community Infrastructure Levy (CIL); the developers' contribution to deliver infrastructure to support development in the area.

The current administration has changed the mechanism for allocating CIL and Redland and Cotham are now part of a group of wards including Bishopston and Ashley Down, Henbury and Brentry, Southmead, and Horfield, which will consider CIL allocation together, at six monthly intervals.

There is no publicly available process for either bringing forward projects for consideration, or for influencing the prioritisation of CIL allocation; there may be no process agreed.

The first meetings at which CIL is to be allocated are being planned for June/July 2018. There is a lack of transparency for this process; and a concern that the money may be allocated in a way which is not in accordance with the aim of the CIL, which was to encourage communities to accept development in their area.

If money is taken from one area to be used for projects in another, this would be potentially divisive as well as being against the principle of CIL allocation. RCAS has repeatedly raised this with the cabinet member at public meetings and in the consultation.

The groups in the community partnership will work together, and with the involvement of the local councillors, to endeavour to influence the council and other services in the area.

**Alison Bromilow**

## New Redland Church Halls



A Family Service under way in the new halls

When the completed Church Halls were first handed over to us by the contractors in October 2016 I confess it all seemed very odd and it was hard to believe that they were really ours!

Eighteen months later we now feel very much at home and it is really exciting to see how well used they are already becoming, and how well the design of the building works to make it suitable for so many different purposes.

O'Leary Goss, the architects and Kitto, the contractors, as well as our own client team (especially Ron Morgan, who project managed the construction phase on behalf of the church), did an exceptional job and we were very moved to receive official recognition of this at the last RCAS AGM.

For those who have not visited yet, there are three separate halls that operate independently most of the time, but can be opened out in different combinations for large gatherings - including concerts, wedding receptions and parties.

We have seating for around 240 people in rows, and circular tables that can take a total of around 160 people seated for a meal, which can be served from a fully equipped catering kitchen.

We have held our monthly Family Services (which previously took place at Redland High School) in the new building since it opened, and have recently started holding our other morning services there as well, offering greater accessibility and better hospitality for people of all ages. We continue to hold other services in the church. Redland is very fortunate to have both a wonderful Georgian chapel and a state-of-the-art church hall.

The halls are available to hire both for one-off events and for regular bookings - please see our website ([www.redland.org.uk](http://www.redland.org.uk)) or phone Georgie Moule, our Church Administrator, on 0117 946 4690.

And of course you would be welcome any Sunday - and for lunch or tea at the May Fair!

**Rod Symmons**  
Vicar of Redland



## FRIENDS and NEIGHBOURS may want to join RCAS

The annual subscription is £10 per household. The postal subscription for those living outside the RCAS area is also £10.

We prefer to collect subscriptions by Standing Order in order to reduce work for our distributors.

We will supply a Standing Order mandate form on request.

For those who do not wish to use Standing Order, subscriptions will be collected by distributors in May

Those wishing to join should contact the Membership Secretary

Kathryn Armitstead  
52 Redland Court Road  
Redland  
Bristol  
BS6 7EH

Email: [membership@rcas.org.uk](mailto:membership@rcas.org.uk)

Please give a full contact address and telephone number. Please include your e-mail address if available.

Please make the following declaration if you are a taxpayer - and sign and date it. This means that the Society can claim Gift Aid.

*I want the Redland & Cotham Amenities Society to treat all donations I make from the date of this declaration until I notify you otherwise, as Gift Aid. I know that I must pay an amount of income/capital gains tax at least equal to the tax the charity reclaims on my donations in the tax year.*

Do mention if you are able to help with any RCAS activities

## Dog Walking in our Parks

In January, a number of Fixed Penalty Notices were issued to people who were walking their dogs off their leads in Redland Green, Cotham Gardens/Lovers' Walk (and in Greenbank Cemetery), by the private enforcement company, Kingdom, on behalf of Bristol City Council.

Upon investigation we found that the previous Dog Control Order had been updated to a Public Space Protection Order (PSPO) by Bristol City Council and signed off in October 2017. The list of parks where dogs could be walked off their leads was not changed. (We noted that the list was not posted on the council website until after the issue of these Fixed Penalty Notices.)

Redland Green is on the list where dogs can be walked off their leads (other than inside the fenced Children's play area) so

all fixed penalty notices issued to owners here were rescinded. Cotham Gardens and Lovers' Walk however are not on the list so fixed penalty notices can still be issued to dog owners or dog walkers in these areas.

All dogs must wear a collar with the owner's name and address on it and the dog must be microchipped.

It is up to the council to decide whether to target people who do not comply with the Public Space Protection Order; and to instruct Kingdom accordingly.

If a number of complaints are received of dogs not being under control or of owners not clearing up after their dogs, the council may bring in enforcement in an area where the PSPO covers.

**Alison Bromilow**

## RCAS Small Grants Scheme

As announced at the last AGM, a small grant scheme is now under way. The intention is to contribute to improving our neighbourhood in line with the aims of RCAS. The key principle is that individual RCAS members act as a project lead to develop their ideas for final approval and funding by the committee.

We are aiming to make the process as simple as possible to enable members to concentrate on implementing their ideas to improve the area.

Ideas are still welcome as projects will be supported as long as the budget allows.

At the moment the schemes under consideration include:

- *Tree planting and children's play equipment in Cotham gardens*
- *Improved allotment access from Kersteman road*
- *Bicycle warning signs in Redland Green*
- *Improvements to South Road embankment*
- *Support for Street Scene (graffiti removal) Support for Chandos Road in Bloom.*

To apply or request further details please contact us via the contact section on [RCAS.org.uk](http://RCAS.org.uk)

**Graham Rogers**  
Secretary

## RCAS is on Facebook

RCAS is now available on Facebook and, if you use Facebook, it would be great if you could follow and 'like' the page!

The advantage of the Facebook page is that we can quickly publicise information that otherwise would not be current by the time the newsletter is published, without filling up your inboxes with emails.

We have set up the website so that you can still see the Facebook information (feed) even if you do not use Facebook; but if you do use Facebook you can comment on the posts, give feedback and put questions and raise issues to RCAS on the page.

We are aware that people now use social media sites rather than websites to keep in touch with what is going on in the area, and decided that we needed to keep up. It is easier for us to quickly keep the Facebook page up to date, and avoids the website becoming cluttered with redundant information.

As the number of people following the page grows, we can start to use it to ask for responses (eg. on choices of projects to support), without having to print and distribute paper documents. This will help to guide RCAS committee decisions.

Have a look at the page, just go to <https://m.facebook.com/rcasbristoluk> and let us know what you think.

**Alison Bromilow**

Redland & Cotham Amenities Society - Home | Facebook

**Redland & Cotham Amenities Society**  
23 November 2017 at 12:14 · 🌐

Can you name the councillors? The 45th Annual General Meeting for RCAS took place on Thursday 9th November. This year was a good year with successful Open Gardens and the May fair. The ever-popular Gold... More



2 Likes · 1 comment

**Redland & Cotham Amenities Society shared BCR Community Partnership's post.**  
23 November 2017 at 10:26 · 🌐



**BCR Community Partnership** 23 November 2017 at 10:27 · 🌐

Want to talk to someone about the PARKS and GREEN SPACES consultation? A series of drop in events are being held around Bristol in December.  
Mon 4th Dec 1pm – 7pm Netham Pavilion, Netham Park, Avonvale Road, ... More

**Redland & Cotham Amenities Society shared Ban pavement parking in Bristol's post.**  
22 November 2017 at 16:06 · 🌐

Parking on pavements is a problem for people with pushchairs or mobility difficulties- why should they have to walk in the road? and dropped kerbs are not always accessible for wheelchair / mobility scooter... More



**Bristol Walking Alliance petition to ban parking on Bristol's pavements - Bristol City Council**  
We call on the Mayor to ban parking on pavements in Bristol...

**Redland & Cotham Amenities Society is on Facebook.**  
To connect with Redland & Cotham Amenities Society, log in to Facebook.

Log In  
or  
Join

An example of a Facebook page from the new Facebook site. There are dozens of interesting posts to follow up if you are interested.



# redland may fair

Join us for the all-dancing, food-tasting,  
family-friendly, entertainment-celebrating,  
craft-collecting, bric-a-brac selling, local  
gastronomical bank holiday bonanza of  
**redland may fair** fun!

**Bank Holiday Monday** 7th May  
1-5pm at Redland Green.  
All welcome!



redland  
2018 **may fair** 

[www.rcas.org.uk/may-fair](http://www.rcas.org.uk/may-fair)

If you'd like to join our band of willing volunteers for an hour on the day please  
email [RedlandMayFairVolunteers@gmail.com](mailto:RedlandMayFairVolunteers@gmail.com)

– even a little help makes a big difference!



## REDLAND MAY FAIR

**Bank Holiday Monday 7th May 2018  
1-5pm on Redland Green**

As I write this it seems like a distant dream but come to Redland Green to celebrate the start of summertime with your friends and neighbours at the Redland May Fair.

Lose yourselves amongst the stalls and bunting and enjoy all the entertainment on offer at this fun-filled family event. There will be teas and refreshments available at the Bowling Club, Redland Green Club, in the Church Halls and on the green and time to explore the beautiful Redland Parish Church for some quiet reflection away from the bustle of the fair.

This year's nominated charity is Freewheelers Emergency Voluntary Service, a registered charity which provides an out of hours and free of charge courier service to the NHS. Items carried on their specially adapted motorcycles include blood for transfusion, blood or tissue samples, x-rays and scans, frozen breast milk, patient notes and medical supplies.



Freewheelers is run entirely by volunteers who provide their time and services free to their local communities to ensure they are there when we need their life saving service 365 nights of the year. You'll be able to meet some of Freewheelers' volunteer riders (all of whom hold an advanced motorcycling qualification). The Freewheelers' motto is 'Riding for Life' so please give generously to this year's bucket collection and support the work of this great team of volunteers.

[www.freewheelers.org.uk](http://www.freewheelers.org.uk)

To volunteer for an hour or two at this year's May Fair please email [RedlandMayFairVolunteers@gmail.com](mailto:RedlandMayFairVolunteers@gmail.com). It's a great way to meet new people and be part of the biggest free community event in the local area. No experience is necessary, just enthusiasm!

**Abigail Shepherd**

**On behalf of the May Fair Committee**

## Student Liaison

There is a proposal from Bristol City Council (BCC) to introduce a new Houses in Multiple Occupation (HMO) licensing scheme in 12 central wards of Bristol. There will be a public consultation.

The council proposes to introduce an Additional Licensing scheme for houses in multiple occupation in the 12 wards that make up central Bristol;

Ashley  
Bishopston and Ashley Down  
Central  
Clifton  
Clifton Down  
Cotham  
Easton  
Hotwells and Harbourside  
Lawrence Hill  
Redland  
Southville  
Windmill Hill

The aim is to improve poor management and poor housing conditions. None of the above affects the HMO licensing as currently exists but is additional to include licensing for small HMOs.

It would apply to all private rented houses or flats in this area that are let to three or more people who are not related and who share some facilities, like kitchens or bathrooms. Many of these 'small HMOs' are tenanted by students.

The Housing Act 2004 gives local authorities the power to declare Discretionary Licensing areas where problems in the private rented sector have been identified. BCC research shows that Houses in Multiple Occupation are most

likely to be in poor condition and suffer poor management practices and would benefit from this type of intervention. Where properties are being managed badly and/or in poor condition this can affect the health, safety and wellbeing of tenants and/or of neighbours, other residents and members of the public.

In Bristol, privately rented housing accounts for 28.9% (58,093) of the city's housing stock (Building Research Establishment, Bristol Housing Stock Report, August 2017) This shows a growth of 4% since the Census of 2011 and the figure is 9% above the national average of 20%. The size of the sector continues to grow as fewer people are now able to buy their own home and social housing remains difficult to access due to demand far outstripping supply.

The council intends to inspect all HMOs in the proposed area with a view to assessing their condition and management practices. The Council proposes to take appropriate enforcement action to ensure they meet licensing standards and conditions. This action combined with other measures such as landlord training, working with partners and the availability of low cost loans to assist landlords with the cost of necessary improvements to meet the licence standards, will contribute to improving the management and housing conditions of HMOs in the area.

This proposal from BCC could bring many benefits to both tenants and neighbours alike and would be financed by landlords who would have to pay for the licence.

The Council says

“Give us your views - between 19th February and 13th May 2018 we are consulting on our proposal to introduce an additional licensing (small HMOs) scheme in the 12 central wards of Bristol to find out what you think. We welcome feedback from people who may be directly affected, and other members of the public.”

If you think that this would improve Bristol's rental sector then why not complete the survey - it is straightforward and free! See the link below.

<https://bristol.citizenspace.com/communities/additional-licensing-scheme-for-hmo/>

**Rob Harris**



Lansdown Road in 'Chandos Village'. This is a typical street in our area with a high density of houses in multiple occupation

Editor's Note: If you walk into Lansdown Road from Chandos Road, you will see that the street sign is incorrectly spelled as Landsdown Road!

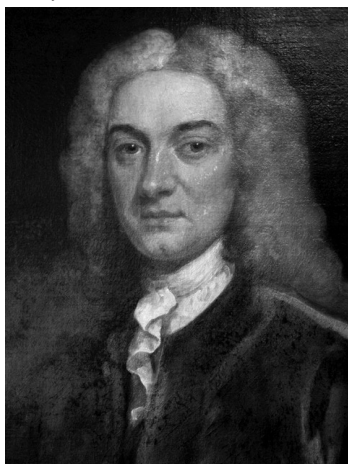
## John Cossins

The recently published book about John Cossins, the original owner and builder of Redland Court, written by Caroline Bateson, has received favourable local reviews.

Caroline, a recent past Headmistress of Redland High School did meticulous research on John Cossins and revealed some fascinating detail about the man who built our most prominent and important local building.

In February the Henleaze and Westbury Voice, described it as *'A fascinating book'* and the Avon Local History Association magazine said *'The book is illustrated throughout with excellent sharp photographs of archive sources, the house and chapel, portraits and architectural*

*details.....this is a valuable and meticulous account.....'*

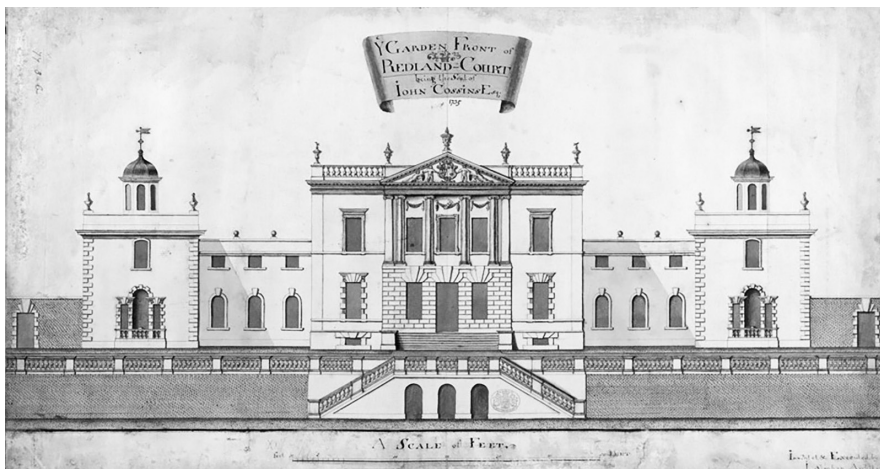


The publication has sold particularly well to Old Girls of Redland High School. The school is now, of course, closed for ever.

If you would like your own volume of this piece of local history, copies are still available for £5 from the Newsletter Editor.

Contact  
[peter.wilde@doctors.org.uk](mailto:peter.wilde@doctors.org.uk)

**Peter Wilde**



Top Portrait of John Cossins by John Vanderbank

Below Original drawing of the house, currently archived in the British Library collections



## OPEN GARDENS 2018

Don't forget to put  
Open Gardens  
in your diary

**Sunday 17th June,  
2.00 - 5.30 pm**

(the programme will  
be included in the May  
newsletter)



COTHAM

For those who have not participated in the past this is a lovely community event, a great opportunity for a pleasant stroll to meet the locals, and perhaps to get some gardening tips or ideas.

**We are now looking for members in Cotham to open their gardens. If you are interested and would like more information please contact Kelly-Ann at [kellyann.hocking@googlemail.com](mailto:kellyann.hocking@googlemail.com).**

Don't be put off if your garden does not look as if a celebrity gardener designed it: veggie, family or picture perfect - access permitting, all gardens are welcome!



## Lovers' Walk Postcards

Lovers' Walk is undoubtedly one of the gems of our area. As shown in this selection of postcards from over a hundred years ago it remains largely as it was when the Cotham Pleasure Gardens were opened in 1881.

The steep path must be the favourite homeward journey for many residents. It leads from the railway station (built in April 1897) and goes up over a listed bridge to the bottom of Fremantle Road.

This cast iron treasure is in desperate need of refurbishment and, although RCAS has been in contact with Network Rail, no work is scheduled until '2019/20' (RCAS members are encouraged to hassle them!).

The path perfectly reflects the seasons with wild flowers being encouraged in spring and a rich leaf fall in the autumn and even the occasional, although increasingly less frequent, covering of snow. You can spot the dips where the original Elm trees were before Limes replaced them.

The people in these old cards are long gone – but we can still enjoy the same space thanks to the continued efforts of the council, community payback and RCAS volunteers marshalled by Alison Bromilow.

**Graham Rogers**



These are enlargements from the old postcard on the back cover depicting a scene over 100 years ago. If it wasn't for the style of clothes, they could have been taken yesterday!



Two postcards showing Lovers' Walk over 100 years ago with some hand colouring (courtesy of Graham Rogers)





Top: Lovers' Walk over 100 years ago with its big elms seen in summertime

Bottom: Lovers' Walk in 2018 - a winter view of replanted lime trees but the view is essentially unchanged!

See inside back cover for more detail