



Above Carved stone details from 44 to 57 Clarendon Road

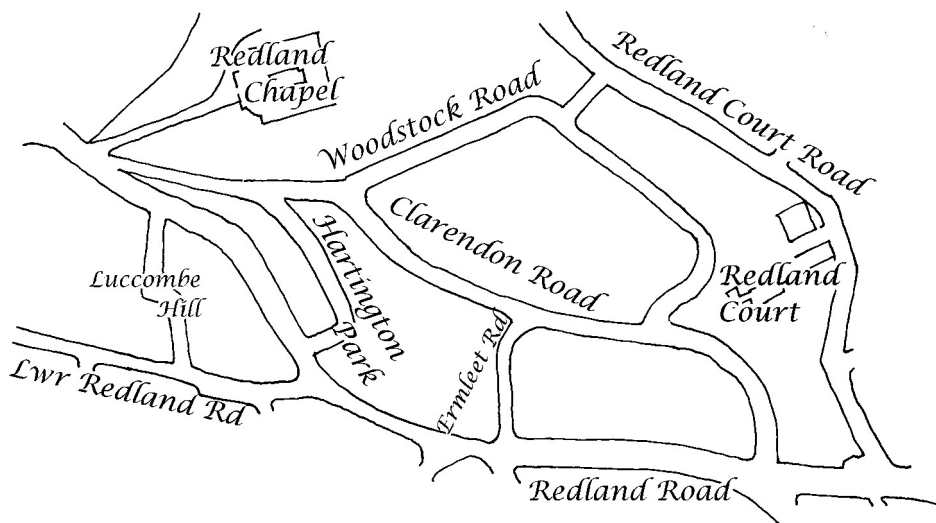


Above This water colour hung in the vestry of Redland Chapel until stolen on 14th January 1996. It was clearly painted looking out of the Vicarage (now 157 Redland Road). On the right can be seen the avenue of trees leading to Redland Green House and, next to that, the footpath and gate on the path across the Chapel Field.

LIVING HERE

THE RESIDENTS ACCOUNT

ESTATES of REDLAND



Welcome to the fourth book based on our project - LIVING HERE. This initiative encourages residents to study their particular part of Redland or Cotham. Research has, so far, revealed much interesting architectural and social history and increased our appreciation of this attractive area.

Our first two books covered different residential parts of Cotham; and our third, an area of Redland that included both residential and commercial use. No 4 covers an area that was developed slightly later, when the great estates of the area were broken up and sold off; it also looks at the large villas and houses that were on the site before the present street pattern evolved. The accounts have only been lightly edited and we hope that readers will enjoy the various approaches and interests of the contributors. Back up material is held in the RCAS archives.

The LIVING HERE books are an important venture for the Society. We hope they will encourage residents to join RCAS and thus help to protect and enhance our environment. For information about membership, and other RCAS publications, please see page 52 or visit our website www.rcas.org.uk

Alison Bromilow, Chairman, Redland and Cotham Amenities Society 2005

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Outside cover Cupola on Redland Court west wing.

INTRODUCTION

Six studies from the LIVING HERE project form the basis of this book.

This area was part of the lands of Westbury granted to the Bishops of Worcester by Offa in 791 - 6, and was later administered by the Abbey of Tewkesbury on their behalf. In 'Redland 791 to 1800', it is postulated that there may have been a monastic guesthouse here, which would have given the name of the 'Gastons' to one of the fields in the estate.

The first reference to the **Manor of Redland** appears in 1539. Henry VIII sold the land to Sir Ralph Sadlier in 1544, after the Dissolution of the Monasteries. Sadlier sold the land on and mention of a mansion house is made in 1567 in the will of Myles Wylson, who has a monument in Westbury church. The house passed down through the family, was sold to Sir Richard Hill in 1604, and sold again to Dr. Jeremy Martin in 1653. The income of the estate was from its pastureland, probably used for sheep grazing, but his son William Martin, who was the heir, borrowed money on the security of the estate and his son Gregory, when he in turn inherited the estate, immediately borrowed more. In 1732, when Gregory Martin sold the property, there is no record of any payment to him. It is assumed that he had mortgaged all the property and was left with nothing.

In 1732, John Cossins, a retired grocer from St Paul's churchyard, London, bought the estate from Gregory Martin, his wife Martha's cousin. She had been born and brought up in the house. **Redland Manor** was an Elizabethan house, which had been brought up to date in the late 17th century by the addition of a brick arbour, which still remains under the terrace, and the Dutch Garden. John Cossins had this house demolished and, on the site, he built the existing Palladian style house, which he called **Redland Court**. The house was completed in 1735 and the chapel, built in the grounds, followed it, being completed in 1743. The architect John Strachan designed both, though the house was extended in 1747 by Thomas Paty.

Redland Court was built on the site of the previous building and the avenue of trees leading to the house from Cotham appears on the 1742 map by John Roque as 'avenue leading to Cossins House'. The family, John and Martha Cossins, John's sister, Mary, and Martha's brother, William Innys, occupied the main house, which was set in informal gardens. Water was provided by two wells, one under the East wing and another well or spring on the west side of the house. The land of the estate was used largely as arable and pasture land and there does not seem to have been any use for growing crops. On the death of John Cossins, Martha Cossins inherited Redland Court and she left it to her two brothers, Jeremy and John. In 1778 it passed to Jeremy Baker, eldest surviving son of Martha's sister Elizabeth and Slade Baker, 'linen draper of Bristol'.

At his death in 1799, the estate was broken up and sold. It was advertised for sale in May 1799 as three lots. The house was sold for £9,200 to Henry Seymour. In 1811 Henry Seymour junior sold the house to Sir Richard Vaughan, who purchased the house and gardens, including the furniture and pictures, for £13,000. He made various changes to the house, one of which was the installation of running water. In 1829 Vaughan went

bankrupt and J.E.Bailee bought Redland Court . It was inherited by Evan Bailee in 1863 on his father's death.

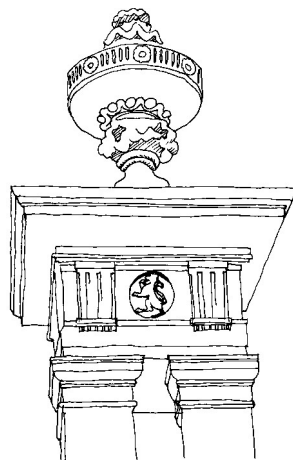
Redland Court (*Field No. 362* described as '*Redland Court Offices, Buildings, Yards and Pleasure Grounds*') was then occupied by William H. Edwards (Tithe Apportionments map 1841-44). He was also listed as the occupant of '*Fields Nos. 360, Garden and Cottage*', (on which a new secondary school is being built) and '*361, Laundry and Plantation*'. On the death of Evan Bailee in 1864, the estate was broken up into a number of small plots to be developed for housing.

Edwards purchased the Court and grounds in 1864/65 including the field called 'Long Acre' containing the avenue of trees forming the lower section of Lovers' Walk, which was later given to the city by his son, the banker George Oldham Edwards who inherited Redland Court in 1865.

The Redland Court Estate was again offered for sale in 1884 for £12,250. The Court and grounds were purchased in June 1884 by **Redland Girls' High School** for £5,500. After extensive improvements, the girls moved from their premises in 27 and 28 Redland Grove and the opening ceremony took place on 12th May 1885.

The school grew from 4 pupils in 1882 to 154 by July 1885. The house was then surrounded by elm trees, which were lost in the Dutch Elm disease outbreak in the early 1970s, and the stables were still partitioned off for horses, though they were shortly afterwards to be converted into the school gymnasium. The grounds in front of the house were converted to games areas, with the levelling off of the lower portion of the lawn for a cricket pitch being carried out by the girls themselves and three tennis courts being laid out on the lawns nearer the house. In 1927 shrubs and trees were cleared from the garden to open up the vista along Lovers' Walk. In 1931 a large sum of money left by Canon Gamble was used to build the science block and additional form rooms.

At the beginning of the Second World War, air raid shelters were constructed in the cellars and the school was not evacuated unlike some others. Fire watches were organised in 1941, and when incendiary bombs landed on the school roof, quick action prevented major damage and the school buildings came through the war years unscathed.



Above

*Stone pillar of the
entrance gates to
Redland Court*

The development of Clarendon Road and Woodstock Road

The fields on which Clarendon Road and Woodstock Road now stand were numbered on the 1840 / 41 Tithe Maps as '363, *Close adjoining Chapel*', '367, *Close*', both in the ownership of Sarah Nayler in 1841 and occupied by Oliver Coalthorpe (also spelt Coathupe and Coalthupe), and '368, *Close adjoining Redland Court*', and '368a, *Plantation*', both owned and occupied by William Edwards.

The start of construction was at the Redland Green end of the site as shown by the lists in the Clifton Chronicle of 27th October 1886 when 'The Gastons' first appears. In 1887 **Clavering Road** makes its first appearance. This was the original name of the road, which led from Redland Green and later became the start of Woodstock Road and Clarendon Road.

A set of plans dated 1886 for houses at the bottom end of Clarendon Road show 4 pairs of 5 bedroom houses on the sites of 20 to 34 with a road leading up from Ermleet Road called Bournemouth Road. This plan was not followed.



Left

*62 and 64
Woodstock Road,
originally Thirlmere
and Branscombe on
Clavering Road*

By 1887 The Gastons (no 68 Woodstock Road), Thirlmere (64), Branscombe (62), and Sambourne (58) were listed in the Clifton Chronicle with Courtlands (32 Clarendon Road) joining the list on 20th April 1887 and 'No. 5' (occupied by Mrs Wetherman) in June 1887.

On 15th June 1887 this became No. 1 and was joined by No. 2 inhabited by Captain Phippen. These were later named Highfield (1) and Stainswick (2). These houses were the pair on Clarendon Road at the head of Ermleet Road (now nos 34 and 32).

On 6th June 1888 Elmwood (20) was inhabited by Mountjoy Pearse; Clarendon Lodge (11) by Mr A. Critchell on 3rd October, and Mr. F.G.Tyler moved to The Firs (9) on 5th December 1888.

The change from house names to numbers in about 1895 throws up a number of inconsistencies in the information in the Street Directories. In particular no. 51 Clarendon Road, Elmwood, inhabited by Mountjoy Pearse would not have been constructed when Elmwood first appears in the Clifton Chronicles in 1888. The possibility is that he moved from no. 20 taking the house name with him. There are few names still on the gateposts in Clarendon Road so it is not possible to check other than by consulting the original title deeds, but in so far as is possible I suggest that the probable configuration is as shown on the list below.

Clarendon Road list of house names 1889- 1902

9	The Firs	20	Elmwood/ Redland Court House
11	Clarendon Lodge	22	The Cedars
13	Mountstuart	24	Tenby House
15	Hazeldene	26	The Grange
17	Bell Rock	28	Cors-y-gedol
19	Colombrano	30	Trefancha
21	Grassmere	32	Stainswick
23	The Clift	34	Highfields
25	Glengarry	36	Wolverton House./ St Margaret's
27	Alcombe	38	Gordon House
29	Shrublands	40	Denbury House
31	Llanover	42	Redland Court Lodge
33	Stanley Villa	44	Craig-y-nos
37	Oaklands	48	Rosehurst
41	Glendarnil	50	Hawley House
43	Lyndhurst	52	Kingswear
45		54	Tredegarville/ Dartmouth House
47	Corra Linn		
49	Felsberg		
51	Elmwood		
53	Ravensworth		
55	(Summerfield House)		
57	Redland Green House		

In the 1889 Street Directory the name of **Clarendon Road** first occurs. At this stage construction had been started at both ends and in the middle of Clarendon Road. The house at the top end of the road, now no. 54, Dartmouth House, has a date of 1887 on the chimneybreast facing Woodstock Road. This house was (probably) first known as Tredegarville, later as Dartmouth Villa, and appears in the Street Directory in 1892 with its pair Kingsweir Villa (or Kingswear) no. 52.

The Title Deeds of 52 Clarendon Road show the following transfer of ownership.

- 11 April 1865 George Oldham Edwards inherits the land.
- 25 June 1883 Emily Frances Edwards, widow of George O. Edwards sells the land to James Dole. James Dole was a provision merchant then living in **Redland House**, Redland Hill
- On 29th June 1889 the conveyance of Kingswear, built by **John Thompson, builder**, on a piece of land that was part of the Redland Court estate, was made from James Dole Esq. to Mr A.J. Critchel of Clarendon Lodge, Clarendon Road.



Left

*Gordon House,
38 Clarendon
Road, and
St Margaret's
36, the boarding
house for
Redland Girls'
High School*

Clarendon Road was home for some years to the Boarding House of the **Redland High School for Girls** (previously called the Redland Girls' High School). The property named Redland Court Lodge (42), was first occupied in October 1889 by Mrs Hall, her daughter Emily, who was the Mistress of the Redland Girls' High Boarding House, and her other daughter Alice, who was the Assistant Mistress.

In 1892 / 3 the Boarding House moved to Gordon House, no.38, and expanded into no.36, originally called Wolverton House, but renamed St.

Right

*Nos. 20 and 22
Clarendon Road,
one of the
earliest pair of
houses to be built
in Clarendon
Road; no 20 still
has the name
Redland Court
House on the
stone gate pillar*



Margaret's. One of the Clarendon Road properties was also used for a while for the Kindergarten and Transition classes.

In 1903, the Misses Adams in no. **22 Clarendon Road** opened a school, which was first called the **Redland Collegiate**. The youngest, Miss Susie (Susannah) Adams, had just left school and Miss Dora Adams was studying at Bristol University. The older sister, Florence had completed her studies. The school had nine pupils when it started and expanded quickly. In 1905 the Misses Adams' parents moved from Coleford to 13 Woodstock Road to help with the school and pupils were boarded in this building. The two properties backed onto each other so the pupils were able to go over the wall to school. The school flourished and in 1911 no. **57 Clarendon Road** was purchased and used for additional boarding accommodation.

Following the death of Mr Adams in 1912, his widow moved to this house and ran it as the boarding house until 1920. All the pupils knew her as 'Grannie' Adams.

In 1914 **Redland House**, Redland Hill, was purchased and the school moved here and also took over **Redland Bank**, the adjoining house on Redland Hill in 1924.

In 1928 Miss Susie Adams married Rex Hopes, who helped with the running of the school. In 1929 the school changed its name to '**The Collegiate School**', Durdham Down. Peter Davey, who lived in Hartington Park and attended the Collegiate School with Timothy West, remembers Mr Hopes and Miss Adams. At the outbreak of the Second World War the school moved again to Langford Court, and then, at the end of the war, to Winterbourne House. In 1991 it amalgamated with the Colston Boys' to become **Colston's Collegiate School**.

Redland House, **Redland Bank** and **Redland Hall** were all demolished in 1961 in order to construct the Redland Training College, itself demolished in 2003 and replaced by flats and houses.

The house at no. **57 Clarendon Road** is sometimes referred to as **Redland Green House**. This building takes the name from the older house facing north towards Redland Green, which was demolished early in the 1890s to make way for the houses of Hartington Park. The re-use of the name has made the identification of the dates of construction difficult.

In 1886 a Mr Neal lived in Redland Green House. Later in 1893 Alfred J Tucker, builder and contractor, previously living at Sambourne on Clavering Road (later 58 Woodstock Road), moved into Redland Green House where he lived until 1900.

In 1900 and 1901 William J Browning, Tea Agent, occupied the house. Miss Battams moved in in 1903 and in 1907 she ran it as a private nursing home. Between 1911 and 1921 it was the boarding house for the Redland Collegiate School. The house was then apparently unoccupied until 1928 when it was split into 3 separate flats. Timothy West CBE, the actor, lived here in 57C, the garden flat, after a short time in Hartington Park.

Mr Cyril Epstein, who lived at **51 Clarendon Road** from 1920 until 1957, remembered a number of the residents that are listed in the street directories for the early years of the century. He moved to Clarendon Road from Cranbrook Road when he was about 9, with his parents and older brother and sister. Until he was given a bicycle, he took the bus from Clyde Road to Bristol Grammar School, which cost 1d. He did not enjoy school and left when he was 16 and went into the family picture framing business. He started work at 7.30 each morning and swept the floors, sawed wood and carried one hundredweight containers of glass on his back.



The Epsteins bought the house for £1,000 in 1920 and it was sold in 1957 for £1,500, to a builder who wanted to convert it into flats for his newly married daughter.

An extension was built between numbers 51 and 53 Clarendon Road joining the two properties. It was rumoured that this was originally an access way between the two properties, built to allow the owner of no. 51 and his mother in no. 53 to get directly into each other's houses. Mr. Epstein remembers however that it was built as a downstairs wc, while he lived in no. 51, by the neighbours in no. 53, without the consent of the Epstein family.

Mr Epstein remembered the War Office offering £6-7 compensation for the gates and railings, which had been removed from the front garden wall as part of the war effort. This amount was considered derisory and his father wrote rejecting the offer and requesting a better offer, which he received!

The street escaped the bombs during the war but he recalls the ground shaking from the closer ones. Incendiary bombs fell in Luccombe Hill and Woodstock Road close by. Miss Margaret Cane who lived at no 7 Woodstock Road wrote to her family of the night when incendiaries were dropped on Redland. 'On Tuesday 3rd December (1940) incendiaries fell in the garden of no 7 and next-door... and ...the Bishop's Palace on Redland Green was gutted.'

Mr Epstein said that the houses were cold and damp with leaking slate roofs; the gas heating and lighting was not very effective, and he welcomed the introduction of electricity.

Of the neighbours he especially remembered the Fowlies at no.47 who had two sporting daughters who each used to drive single seater sports cars. He recalled being told to behave well when near the house of Mr Twinings up on the Green because he was an important person. He also remembers the stone on Redland Green being too high to climb onto.

There were other notable families in Clarendon Road. In 1930 Mr Stephen Carwardine of the Carwardine's coffee company lived at no.13; he drove an Armstrong Siddley, which he shared with his partner.

In 1921 Charles Rowland Setter, father of the current directors of Stone and Company who ran their building company from the building on Redland Road until 1999, lived at no.48. In 1892 he had been made a partner of Albert C. Stone, whose business had until then been mainly concerned with maintenance and decoration of the big houses in the Downs area of Bristol.

Other residents of the road remember Norman Jones, son of Edwin and Henrietta Jones of 54 Clarendon Road, as an accomplished piano player. There is also a rumour that William Joyce 'Lord Haw Haw' lived in Clarendon Road but I can find no evidence to support this.

Thomas Coomber

In 1891, 48 Clarendon Road was occupied by Thomas Coomber, a lecturer in Chemistry. In 1896 he had moved to no.52, where he died on 21st May 1901. Thomas Coomber F.I.C. F.C.S is remembered as a pioneer in the field of technical education; he was the master of the old Trade and Mining School in Nelson Street from 1856 when it opened with 5 pupils; in 1885 the school was taken over by the Merchant Venturers, who had also taken the obligation to establish a Colston's Girls School. A new building on the site of the old Bristol Grammar School on Unity Street was begun in 1880, and in 1885 the Trade and Mining School was moved into the new building now called the Merchant Venturers' School with Thomas Coomber as headmaster.

When he retired because of ill health in 1890 the renamed Merchant Venturers' Technical College had 400 scholars on the register. The number of students is elsewhere quoted as 1264; presumably this includes the adult

sections of the college. In 1919 the 'MV' split into school and adult sections and became the Cotham Secondary School (now **Cotham School**) and the Engineering Faculty of the University and College of Technology respectively.

Thomas Coomber died in 1901, having complained of a cold on Monday which rapidly developed into pneumonia and he died on Tuesday May 21st aged 66.

Clarendon Road 1900 to 2000.

The houses in Clarendon Road are constructed either as pairs or in terraces, with the exception of no. 57, which stands alone. They are mostly built of locally quarried stone with Bath stone quoins. This stone is easier to carve and therefore all the detail around the windows and doors, at eaves level and on chimneystacks are also of Bath stone.

The pair of houses on the lower west side of the road, 20-22, is faced overall with Bath stone; and nos. 32,34,36 and 38 are constructed of a grey rather than the more usual red and grey stone. Decorative terracotta wall tiles of various designs are used throughout.

There are a number of house styles but these group into some common types.

The houses on the west (even) side of the road have the main entrance on the side of the house, a plan form that allows the main ground floor room to occupy the front of the house without losing space to an entrance hall. There are 4 pairs of similar houses on the upper west side, nos 40 to 54. On the lower west side there are two pairs of similar houses nos 24 to 30. These have similar features to the upper west side houses. Nos 20-22, 32-34 and 36-38 are all individually designed.

On the other side of the road, there are two pairs of individually designed houses at the lower end, nos 9-11 and 13-15. There is then a terrace of four houses, nos 17-23, which are of the same design as nos 41-55 on the east



Left

13 and 15 Clarendon Road, a pair of houses with first floor balconies. This is the only pair of this design in the road.

side above Ermleet Road. These houses all have entrances on the front and substantial basement levels. Between these two sections of terrace are two blocks of three houses, nos 25,27,29 and 31,33,35 which are of the same design.

Right

Recently several houses on the west side have had their basement levels developed in order to create another living level within the house. This has involved excavating below the existing floor level in order to create sufficient headroom.



The rooms of these houses are of generous proportions with high ceilings. The size of the rooms means that the joists are at their limits, which can lead to a rather bouncy floor! The hallways are generous in size and the stairs rise considerably less steeply than modern staircases. Internal details are Edwardian in style, covings are plain in the most part and skirting boards often are double height. Door widths are generous and the doors elegantly panelled. In some houses delicately decorated Victorian cast iron grates still exist in the first and second floor bedrooms. A number of these houses retain their original features though the conversion to flats in many cases has meant some losses.

In comparison with the present day, families in 1900 occupied most of the houses, though as time went on people not related to each other shared more houses. In 1891, all of the 26 houses constructed and inhabited were occupied by family groups, though not necessarily the 'nuclear' family. Two houses had three generations living in them and 7 had sisters, cousins, nieces or nephews of the head of the household sharing the house.

In 1891, living in Clarendon Road, there were 2 engineers, an asphalt contractor, a mechanical engineering draughtsman, several salesmen, a tailor's assistant, 2 clothiers, a master mariner, a retired shipbuilder, a commercial traveller, a bank clerk, a secretary in a Joint Stock Co., a retired bookseller and a wine merchant, as well as a number of women living on their own means.

By 1999 the 31 servants working as cook, housemaid or nurse have disappeared, as have the families with 6 children. Only 7 out of the 42

houses were occupied by families. The rest have either been divided up into flats or are occupied as bedsitters or shared houses. There were 221 adults on the 1999 electoral roll. No wonder car parking is such a nightmare.



Left

View of nos 41-55 Clarendon Road, a terrace of houses with wide bay windows, many of these houses are converted into flats or multiple occupancy dwellings.

Woodstock Road

Rose Jennings and Joan Hill

When the Edwards family sold off the Redland Court estate in 1883 it was James Dole, a prosperous provision merchant formerly from West Street, Bedminster, who bought up much of the land round about for development.

He seems to have made his money by gaining knowledge of early American methods of refrigeration and he was one of the first in Bristol to introduce them over here. He was thus able to import more bacon and hams and to expand his business accordingly.

If visitors in 1889 had been trying to find Mr Dole's properties in the new Woodstock Road, they would have had almost as much difficulty as people do now. They would have gone down the little road across the Green and would first have come to a row of six newly built houses on the left called The Gastons (68), Earlescourt (66) Thirlmere (64) Branscombe (62) Sunninghill (60) and Sambourne (58). These faced down the new Clarendon road.

For Woodstock Road, visitors had to take the left fork along Clavering Road. This had empty plots marked out for building but with some houses already up and occupied on the left. These were Rosemount (50) Kentmere (48) Hillsborough (46) and Courtlands (32) a very big house on the corner where Mayfield Road came in to connect Clavering with the lane past Redland Court. Here at last the new Woodstock Road began. Building here had started on the right hand side but in 1889 only three houses were built and occupied – Glencairne (29) Lyndhurst (27) and Fairleigh (7).

Gradually, over the next four years, the spaces were filled in on both

sides of both roads, which now all became Woodstock Road, with several builders involved in the house construction (Tucker, Vickery, Crabbe).

Once the building was completed the houses were numbered some time in the 1890's. Because of the acute bend in the road, those on the odds side jumped from 33 to 45 in order to keep pace with the evens, leading to the same delivery confusion as it does now.

By 1900 Woodstock Road had settled down in the form in which it was to remain until relatively recently. The plane trees lining the top half were being planted. The school and the new station (opened in 1897) made it a desirable place to live with fine views and unpolluted air. The lower part of the road was unusually attractive since the deeds of each house laid down the condition that the garden verges were to be maintained with open hedges no higher than 3 feet to be planted separating the verges from the front gardens. Woodstock residents seemed to have been trade and professional families, prosperous but not rich. Very few of the houses had provision for carriages. They were first lived in by the families of an upholsterer, a coal merchant (68), a sea captain (23) an Indian army officer, a milliner, a stationer, a sanitary engineer, a tailor, a doctor, a draper, a solicitor and a perambulator manufacturer (51) who later became an alderman and Lord Mayor.



Above The road across Redland Green leading to Woodstock and Clarendon Roads, which formerly served Redland Green House. The Gastons, later renamed Kynance, is on the left of the picture.

A hundred years later, a visitor from the past approaching over the Green would first notice that the little road is lined with chestnut trees. These were planted in the 1960's to replace the stricken elms. The row of wooden posts

on the left hand side were put there in 1993 as a result of a combined protest from local residents about the abuse of the grass verge by the increasing volume of traffic.

Most of the houses on the left hand side of the old Clavering Road still have their stone gate pillars which are a feature of the road, though the names have disappeared, replaced by more practical numbers. The car has taken its toll of the front gardens, though most of the owners have tried to keep the concrete to a minimum. Despite this, parked cars make the road a nightmare to negotiate, especially at night, and the two acute bends complicate the driving. At some time, 68 changed its name to Kynance; nos.66 to 60 still have their attractive flights of steps with arching greenery, and 58 its coach house. We think Alfred Tucker built and lived here. He certainly built our house (29) and 27, the first two to be built in the lower section of the road, and one of the two pairs to have the brick sides and backs with stone fronts as do 60 and 58.

The pairs of houses in the old Clavering Road show the hands of the different builders. On the right hand side, 51 and 49 are the only houses in the road to have wooden balconies, but why on the north side we wonder?



Left

*51 and 49
Woodstock
Road*

47 and 45 have their construction date on their façade; 55, 51 and 49 still have their front gardens.

On the left hand side the pairs of houses are stone-built and preserve their stone entrance pillars, but 48 to 42 have distinctive brick patterning and possess fine chimney stacks with a herringboned design filling in the window bays which differ in the two pairs. Alfred Tucker built these and had a dispute with James Dole over delay in selling. 40, 38 and 36 were obviously built as a threesome to fit the contour of the road. Field View (40) shows that it once had an uninterrupted view over the fields, which had in 1899 been acquired as a school playing field. No.34 stands on its own and was squeezed in with the minutest space between it and no.32, which is one of the road's original

Right

These houses on the north side of Woodstock Road have unusual arched panels in brick at first floor level, with a variation in the use of stone and brick in the facade.



large houses. No.32 has its own coach house onto Redland Court Road and it and no.30 both possess fine conservatories and have commanding views over south Bristol.

One or other of us has lived in houses in Woodstock Road since during the Second World War and it was delightful to turn the corner by nos. 33 and 31 and look down the road at the vista it presented. Every house had its green verge and hedge and there was hardly a car to be seen. There were three tall elms as well as the lime trees we have now. The view was rounded off by the cupola of Redland High School and the tops of its two giant cedars and framed by the view of the distant hills. A lot of this vista still remains, though three of the verges have lost out to the car. The elms have gone and with them some of the character of the road but no.25 gave us the fine Norwegian maple when its elm went. The cedars have gone (the cedars that presumably gave their name to the houses at 22 Clarendon Road and 21 Woodstock Road) and the view over the city is partly filled with tall blocks of flats and offices.

They are comfortable houses, for the most part owner occupied and lived in by families. All have individual differences in their construction.

The back gardens to all the houses are a patchwork of shapes to fit the slope of the road and its curves. All have stone boundary walls dividing them up which from time to time cause considerable anxiety, especially overlooking Redland Court Road. In 29 we have the largest garden at the back with a long wall on the upper side partly holding up the earth of the gardens at the top end. In 1974, 98 feet of it just keeled over and fell in the torrential August rains of that year, the same rain that brought down part of the Avon Gorge. It was a mathematical exercise to pay for the re-erection of the wall. We paid half of the cost, 45, 47 and 49 each paid one sixth and 31 helped with the



Left

31 Woodsock Road

The houses on this section of the road are set back from the road with good sized front gardens; some of which have been used for car parking

extra buttress. The gardens taper as the odd-numbered houses descend but the cellarage increases! No.17 has a splendid group of three old pine trees, a landmark to pinpoint the road from far off. Nos.10 and 7 (Fairleigh) have been taken over by Redland High School and Fairleigh and its fine conservatory have been carefully restored to great elegance. This conservatory was once an orchid house.

Dr Salisbury and his daughter Mary were probably the longest continuous residents in the road at no.32 and we think that we in 29 would be there next longest. Mary was an ARP warden in the war when there was damage from incendiary bombs to the school and some houses in the road. We remember one Sunday morning a great hullabaloo during repairs to no.30 opposite where Irish workmen in a high state of intoxication were standing knee-deep in gushing water singing their heads off, after having hit a water main in the excavation of the basement.

We love living here and wish we could find a solution to the car-parking problem as it increasingly encroaches on the front gardens. It is better where owners have at least tried to break up the ugly stretches of concrete by some green relief. We wish too that we could have better designed street lamps with lanterns in keeping with the picturesque quality of the road. We hope above all that the houses will remain family houses, loved and cared for as most of them are now.



Left

One of the replacement lampposts on Woodstock Road, paid for by the residents since this account was written

This was a boarding house established in 1934 by Mr M and Mrs H Shipman in Woodstock Road, Redland. Possibly it all started with just No 9, in which the Shipmans lived, but eventually it comprised Nos 7, 9, 11 & 13 Woodstock Road and also 17 & 19 Clarendon Road. The “Society” in the name was believed to be for tax reasons and the Shipmans always appointed a chairman.

The main entrance and postal address was no.7, from inside which one



Above 7 and 9 Woodstock Road, originally Fairleigh and now part of the Redland High School

could walk through to No 13, so the four houses were one very large property. The total number of guests was about 70 and in the early 1960's, for the weekly rent of £2-17s-6d (in today's money £2.85) they received cooked breakfasts and evening dinner seven days a week, plus lunches on Saturdays and Sundays. In addition, on Saturdays and Sundays there was tea and cake at 4pm, but the evening meal was then more like a high tea; who remembers those? Bed linen was provided and beds made and rooms cleaned. All remarkable value for money, even in those days. The rent increased from time to time but usually by no more than 25p.

Mrs Shipman had worked for Lloyds Bank before starting Fairleigh; so many of the guests in early days came from banking. However, guests were

Rolls Royce, insurance, accountancy, teaching and others, but never students. From the fifties onwards there were never more than a dozen women guests, Mrs Shipman being of the opinion that men were far less trouble!

There were three dining rooms and, for relaxation, a large reading room supplied with many weekly and monthly magazines. Also, there was a television room, a billiards room, and a table tennis room, which led to a small drying room with racks, which could be hauled up with pulleys. These were all in the 7 - 13 Woodstock Road premises. 17 and 19 Clarendon Road just had bedrooms with some clothes washing facilities in the basement. 17 and 19 were for men only; strictly no female visitors allowed! There were no keys to the bedrooms. Doors were always unlocked. If that caused problems, then they were few and far between.

Many guests did some of their own laundry, although a laundry service was available. Ironing could be a problem. Bedrooms lacked power points and guests would iron using an adaptor off the light. This usually worked but when fuses blew Management was not pleased!

From time to time there were social events; mainly car treasure hunts and skittles evenings. To mark the 30th Anniversary in 1964 a Grand Transmogrification Evening was held; a title it was thought Mr Shipman had invented but it turned out to be in the dictionary. It comprised various acts and sketches and went on until past midnight.

The Manageress was Miss Monica Paget, who came from a local family living in Hartington Park (father a Doctor?). There was a handyman, the cook and a general helper and also a team of young ladies, all of whom came from the same town in the South Wales Valleys. About 1974/5 the Chief Cook retired and the Shipmans took the decision to make it a self-catering establishment. By then Mrs Shipman must have been 75, because it was known she was as old as the century. Communal kitchen facilities with small individual food lockers were established. Some guests learnt to cook for the first time! Within a few years Fairleigh closed. In its time lifelong friendships were forged. It was probably quite unique with nowhere else to compare with it in the United Kingdom.

Ermleet Road

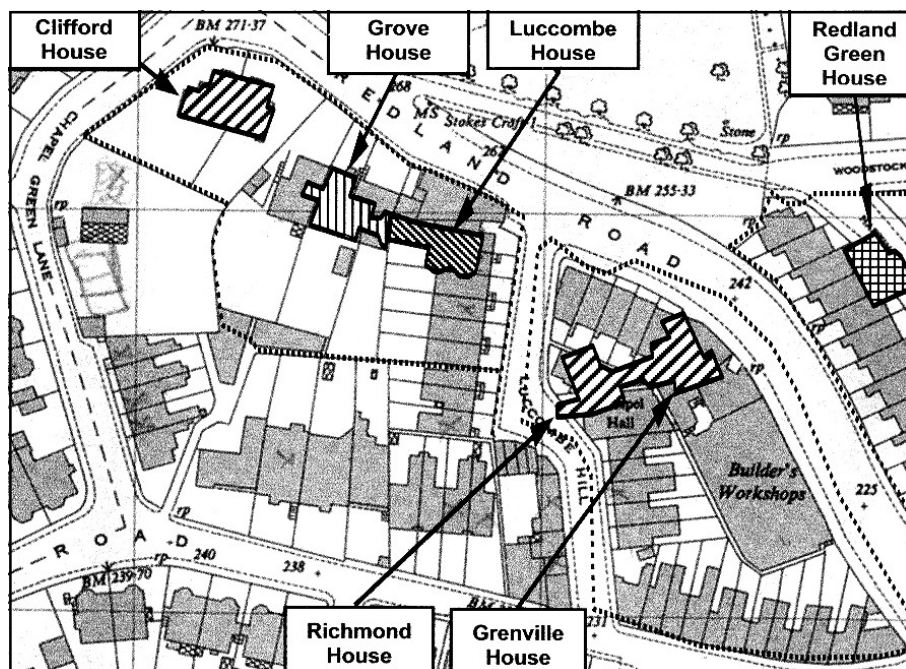
Alison Bromilow

The road leading from Clarendon Road to Redland Road was adopted in 1896 and was named after Erme Leat, presumably a small stream. (The 'leat' is marked on the road adoption plan in the Bristol Record Office).

It led to the first two houses to be built in Clarendon Road. Two houses have an Ermleet Road address one of which was constructed in part of the back garden of 41 Clarendon Road.

Redland Houses: some of the other large estates in Redland

Below: Overlay map showing the position of houses on the 1903 ordnance survey map



Ivy House.

On Benjamin Donne's map of 1826, (see page 3) a single building called **Ivy House** is shown on the site of Richmond and Grenville Houses, however on the nearly contemporary Ashmead map of 1833 the building is not named and appears to occupy the Grenville House site rather than the Richmond House site.

Richmond House

Elizabeth Scott

Richmond House stood on the land bordered by Lower Redland Road and Luccombe Hill, approximately where the old Gospel Hall now stands. It appears to have been either attached to, or very closely adjacent to another large house called Grenville House, and these two houses, together with their "pleasure gardens" and stables, occupied the whole of that splendid site extending to Redland Road, with open views across the city.



Left

Drawing of Richmond House

The 1600 part of the house is probably the left hand section, with later additions on the right.

An early drawing shows **Richmond House** as being in existence in 1600, although possibly in an earlier form than when it was demolished in the late 1890s.

The 1841-1844 Tithe Map shows that the land and house was owned by Sir Thomas Francis Freemantle - Baronet (and Admiral of the Blue), and was occupied for many years by William Coathupe

In 1793 William Coathupe (a native of Childer Thornton in Cheshire), together with John Lucas and Henry Pater, constructed the first glasshouse in Nailsea and formed the Patent Crown Glass Manufactories producing glass for windows. William Coathupe eventually took over the wholesale and retail side in a warehouse in Nicholas Street, Bristol, which became the family firm of Coathupes & Co, his son Oliver (ref. **Redland Green House**) having joined the firm in 1843. William Coathupe died in 1850 at the great age of 93 having lived in Redland for 40 years, and a glowing memorial to him can be seen in the octagonal entrance vestibule as you enter **Redland Parish Church**.

Benjamin Donne's map of 1862 shows the house name was changed for a while to **Ivy House** (and later photographs do show that it was indeed ivy-clad) but by 1862 it had reverted to **Richmond House**, and was owned by Philip Anstie Smith, barrister, who then sold it on to Richard Castle for £1250.

Richard Castle had moved to Bristol from Oxford. He had set up a very successful business as a hatter, hosier, shirt-maker and general outfitter at No. 1 St. Augustine's Parade in the city centre. He married Annie Harriet Chard in 1853 and, in 1862, moved to **Richmond House** with his wife, mother-in-law and four children in this, as yet, undeveloped part of the city with its clean air and rural surroundings.

They lived there happily for many years. His family increased to eight children - six girls and two boys - the eldest son being traditionally called 'Richard'. and, including his mother-in-law and two servants, the household had now increased to thirteen!

It was at this point that Richard Castle purchased the adjoining property, **Grenville House**, which was later to become the home of his daughter



Henrietta and her husband Frank Bolt. His business continued to thrive, and, possibly aided by investments on the very buoyant stock market, he was also able to purchase **Redland Green House** on the other side of Redland Road.

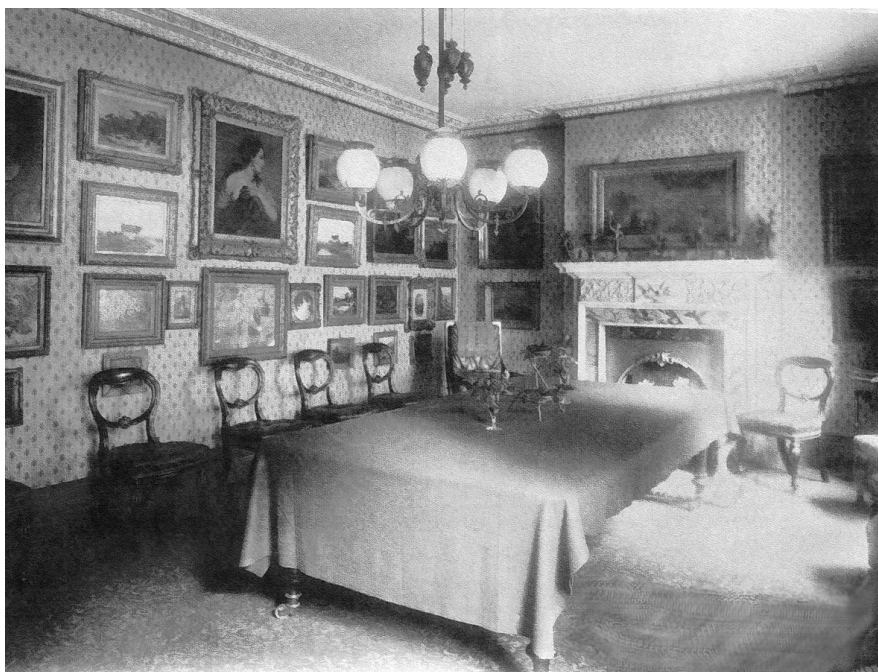


Annie Harriet Castle nee Chard

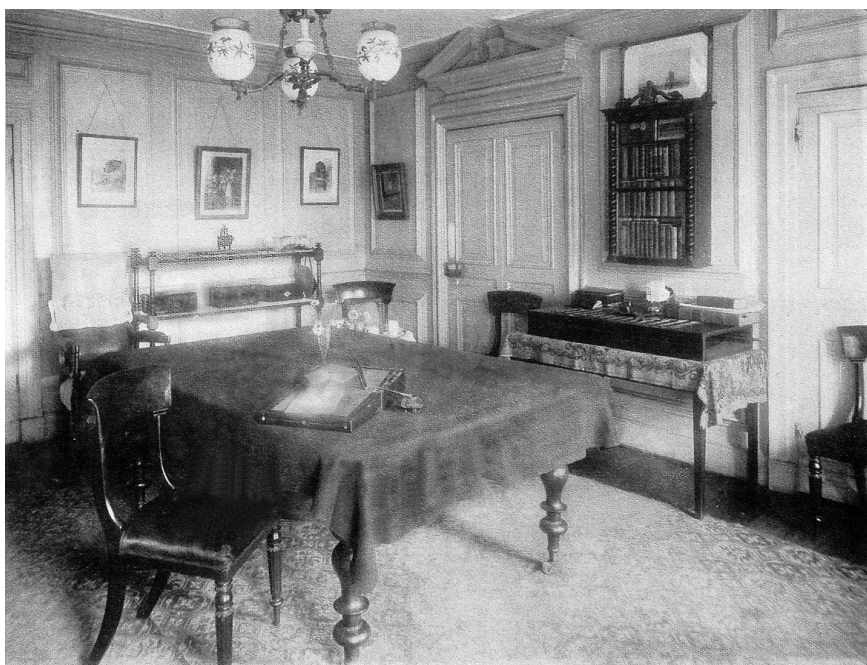


Richard Castle

Richard Castle died in 1884 at the age of 59, but his widow, Annie Harriet, continued to live at **Richmond House** until her death eleven years later. She was buried in the family grave with her husband in Redland churchyard. Three years later, in 1898, William Skindle, Trustee and Executor of her husband's will, sold **Richmond House** and **Grenville House** to Charles Henry Tucker, an estate agent, for the sum of £5,700.



*Above, below and opposite
Interior views of Richmond House*



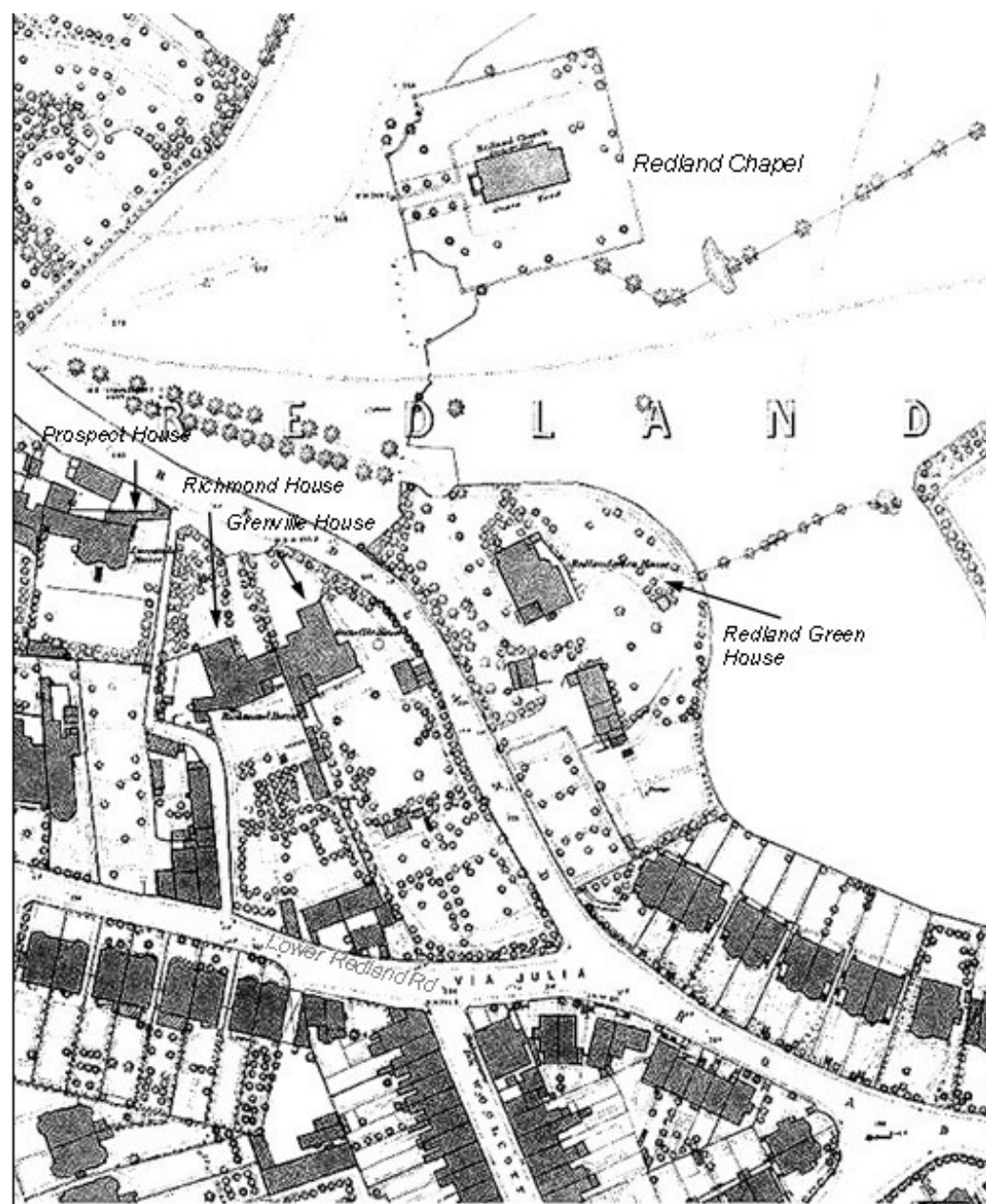


So now the builders moved in. **Richmond House** was demolished and what used to be the old **Gospel Hall** was built in its place. The houses in Luccombe Hill and half the shops in Lower Redland Road were built on what used to be the gardens and stables.

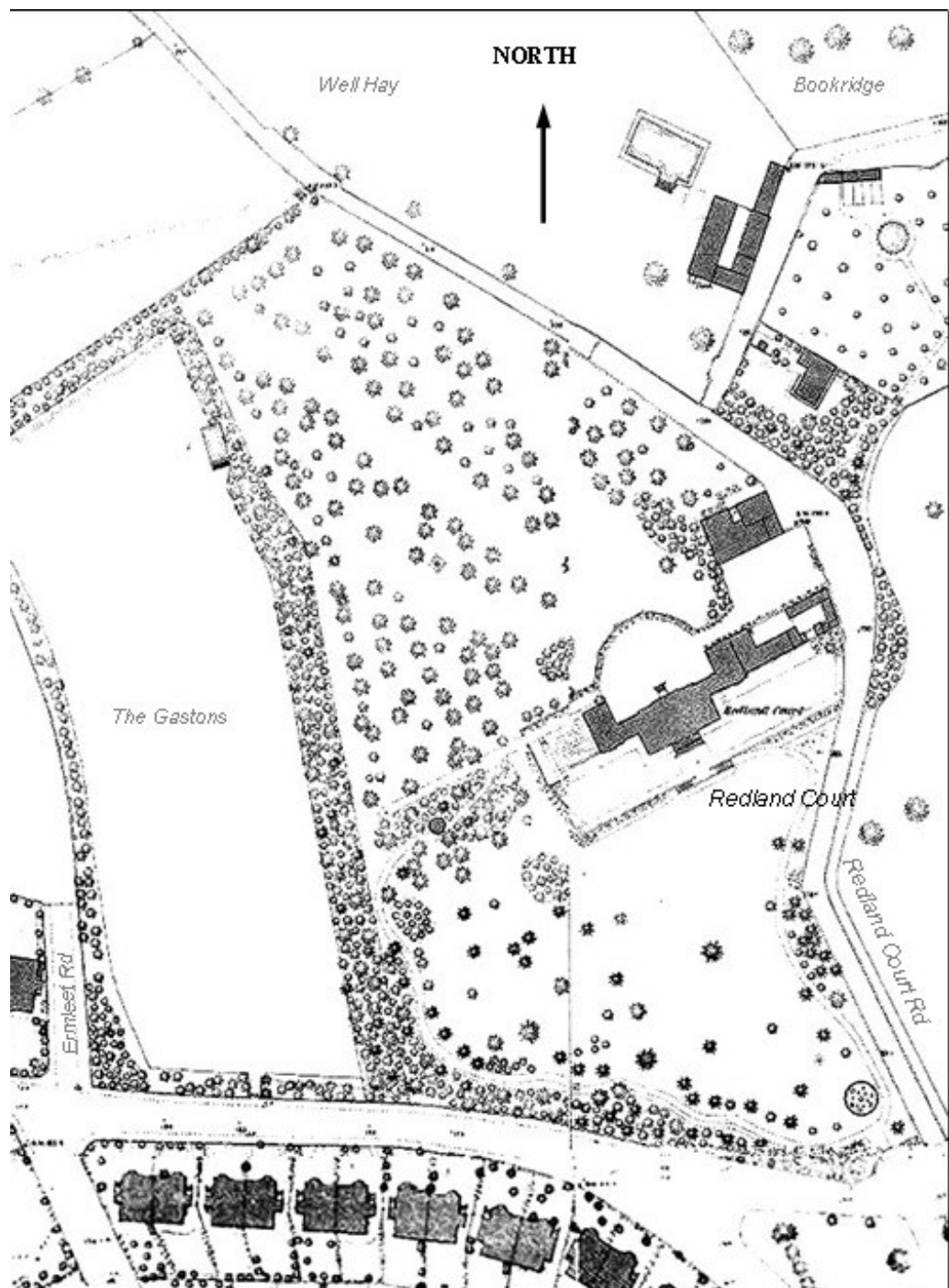
Right

*Richmond
and
Grenville
Houses*





Extracts from the 1882 Ordnance Survey maps showing study area and surroundings - courtesy Alec French Partnership.
Field names, house names and today's road names added in italics



Grenville House was another large villa situated on the land now developed as Stone's Court. It is not known when the house was built, but the deeds of the property show that in 1860 it was occupied by a W A Rew. He died in 1861 and left it to his four unmarried sisters who in turn sold it to Richard Castle for £2,700.

Richard Castle now owned both **Grenville** and **Richmond Houses**. At the time of the 1871 census, **Grenville House** had been leased to Theodore James and his wife Georgina, who lived there with their eight children and a servant. By 1881 it had become a small boarding school run by Lenro Rogers (Tutor) who lived there with his wife and his son John (10) and with Ada Higgs (Governess) and four scholars aged between 12 and 15 years. Richard Castle's third daughter, Henrietta, her husband Frank Bolt and young family were the last known occupants and we are fortunate to have old photographs of them in the lovely large back garden showing the site as it used to be.

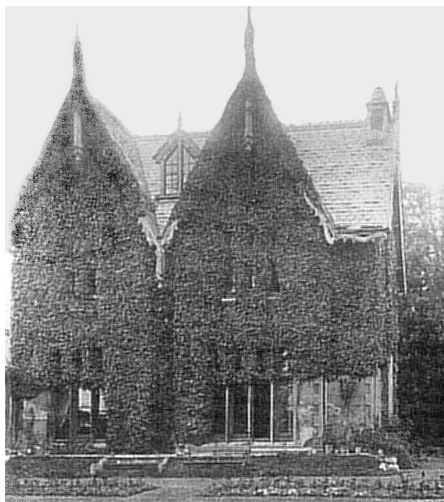


Above Grenville House garden

In 1898 **Richmond House** and **Grenville House** were sold for development, firstly to a builder, John Thompson of Berkeley Road, Bishopston, and then to Charles Henry Tucker, auctioneer and estate agent, of St. Stephens Street - the developer. **Grenville House** was partly demolished, but some of it remained and was incorporated into the offices of Stone's, the building contractors. The offices and workshops occupied most of this site for the next 100 years. and a major rebuilding took place in the 1950's to provide joinery workshops and storage space.

In 1901 the rest of the Lower Redland Road shops were built on the lower slopes of the garden (see Living Here No. 3 page 16). The front garden of **Grenville House** became the five Victorian terraced houses in Redland Road, overlooking Redland Green.

In the year 2000, the Stone's buildings were demolished and part of **Grenville House**, hidden for so long, briefly reappeared.



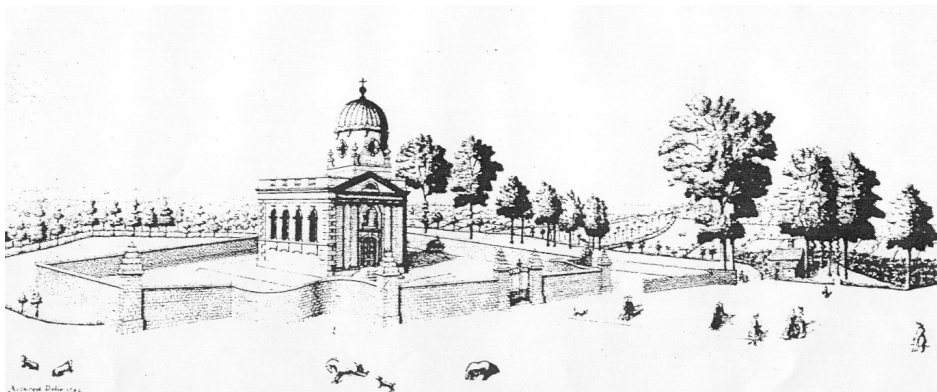
Above. Grenville House in 1872 and as it appeared in 2000 within the Stone's workshop buildings

A terrace of eleven new houses (Stone's Court) has been constructed on the site where once this elegant villa stood with its pleasure gardens, with clear views across the city to the hills of Dundry beyond.



Above Stone's Court

Hartington Park now stands on the land that was previously the grounds of **Redland Green House**. Originally the land was two fields, the Upper Factous and The Lower Factous. The Western portion of the Upper Factous bordering the old turnpike road (now Redland Road) an area of 1 acre, 1 rood and 23 perches, was walled off and **Redland Green House** was built on this pleasant site in its rural setting.



Above *Redland Chapel, Bristol, a drawing done in 1742 by William Halfpenny, the architect, shows a house on the site of Redland Green House in the trees on the right hand side of the picture.*

The little road across the Green would have led to large entrance gates in the original boundary walls which still enclose 68 Woodstock Road and 13 Hartington Park. A sweeping drive led round a rather square shaped house to its entrance on the south side. Plans of the house in the late 1880s show a tradesmen's entrance leading from the old turnpike road between the kitchen garden and the gardener's cottage, to the stables and coach house. Recent excavations for an extension to No.3 Hartington Park revealed a seam of broken flower pots confirming the use as a kitchen garden. There was a paddock below the boundary wall with a small pond, where later were built the large pair of houses in Redland Road that used to be called Sunnybank Villas. In 1882 the pond was filled in and replaced by a pump. In the deeds of this time the property was described as:-

"A messuage or dwelling house called or known by the name of Redland Green House" situate at Redland in that part of the parish of Westbury-on-Trym which is in the City and County of Bristol, with the pleasure grounds, gardens, gardeners cottage, offices, stables, conservatory, greenhouse and other erections and buildings..."

The earliest deeds found in Bristol Record Office give the succession of owners of **Redland Green House** from Saint John Rozly Esq in 1709 to Sir George Naylor (Garter King at Arms) in 1837. It was then inherited by his children, the elder being Sarah Nayler, who is known to have also owned **Redland House** and **Redland Hall** on Redland Hill. In 1843 they sold it to Oliver Coathupe, the son of William Coathupe (ref. Richmond House) who paid £4000 for the Upper and Lower Factous and the field known as the Gastons. His wife Eliza and infant son James are interred in the family vault in the churchyard.

Nothing further is known about the estate until the 1871 census, when it was occupied for many years by Miss Frances Lisle who was born in 1800 at St Fagans, Glam. Her housekeeper, Martha, was also from St Fagans. The census reveals that there were also in residence a cook, maid, butler, gardener and curiously, a visitor, George Evans (16), a draper from Cardiff. Perhaps he had come with samples and stayed overnight... Miss Lisle leased the house from Richard Castle, who purchased it at the same time as **Grenville House** across the road.

By 1879, Thomas Richard Baker, a retired Major of the 7th Royal Fusiliers was living there with his daughters and staff. Major Baker was the last occupant of **Redland Green House**. He died on 7th Dec 1884 aged 82 and is also buried in the churchyard of Redland Chapel.

Richard Castle died in the same year, aged 60. His real estate was left in Trust and was sold later by his Executor and brother-in-law, William



Above Ashmead 1855 plan showing the extent of Redland Green House before the development of Woodstock and Clarendon Roads

Below The title deed plans for Hartington Park houses, dated 1890 showing the new Clarendon Road layout



Skindle, to Alfred Capper Pass for £3,500. It was divided up into 21 plots and sold on in 1893 to Samuel Lewis Farr, a builder from Archfield Road, who then, between 1893-1894 built **Hartington Park**, which was adopted in 1897.

A section of the boundary wall of **Redland Green House** can still be seen running up from Redland Road along the side of 145 Redland Road, then between no.21 Hartington Park and the back garden of no 57 Clarendon Road.

It runs along the back wall of nos 19 and 20 Hartington Park and then appears on Clarendon Road as a short stretch of wall between the corner of 57 Clarendon Road and the back gate to 18 Hartington Park.



Hartington Park

Elizabeth Scott

Hartington Park is a steep little tree-lined road running from Redland Green parallel to Redland Road, which it joins after an awkward right angle bend – a nightmare for large vehicles.

The West terrace consists of 13 houses backing on to Redland Road with lovely panoramic views from the upper rooms across the City to the hills of Dundry beyond.

On the East side, the terrace consists of a further 8 houses (Nos. 14-21). Apart from the end houses, which are slightly larger, they all have identical layout - with three floors divided by two mezzanine floors, giving 2 reception rooms, kitchen and extension, 5-6 bedrooms, and 1-2 bathrooms.

The houses on the West side have ample cellars giving a further two rooms at garden level. On the East side, only the bottom few houses have cellars. These cellars were used as air-raid shelters during the war, and in some cases still have the special reinforcements in place. The gardens are small but the proximity of Redland Green is ample compensation.

At the turn of the century (1900) these houses would have been occupied by middle-class families, who would probably have had one or two live-in maids. The maids' bell systems are still in evidence in many of the houses. They would have lived in the top attic rooms, which were small but cosy, with their



own little cast-iron fireplaces, many of which survive in their original condition. The middle and ground floors had much more ornate marble fire surrounds with attractive tiled insets and these are still a feature in many houses - some also have beautiful original stained-glass panels in the inner hall doors and at the tops of the ground floor windows, and attractive tessellated hall floors.

In the 1930s Hartington Park was a very friendly place in which to live, as seen in the accounts by Neil Murison, Timothy West and the Cleaves sisters below. In the '60s, Hartington Park was very much 'Bedsitterland', with most of the houses divided up. It was noisy and the properties fell into disrepair. The whole character of the road had changed. However, the housing boom of the '80s began to bring the families back to the area. Gradually the houses were renovated and restored - the dado rails, cornices and fireplaces returned - the gardens were cared for, and the bedsitters disappeared.

The houses are now over a hundred years old and still in good condition. Only one house (No. 21) has a garage, so parking is always a problem. There are, at present, 30 cars owned by the residents, apart from those owned by transient students and the overflow from Redland, Woodstock and Clarendon Roads. However it is a very pleasant place to live, and its proximity to the shops, schools, church, Redland Green, the playground, the tennis club and the bowling green make it a popular choice.

6 Hartington Park.

Right

Typical terrace house frontage The houses are all stone built with Bath stone window surrounds and include terracotta tiles at eaves height and on the window bays



In 1902 Emily Hilda Young married J.A.H. Daniell, a Bristol solicitor, who worked for the firm of solicitors - J.L. and E.T. Daniell, 14 Orchard Street. (J.L. Daniell was, at one time, living at 21 Hartington Park - E.T. Daniell lived at 23 Downleaze, Stoke Bishop.)

In the early days of their marriage (1903-4), they lived at No. 6 Hartington Park. By 1906 they had moved to 95 Downs Park East, and from 1907-1916

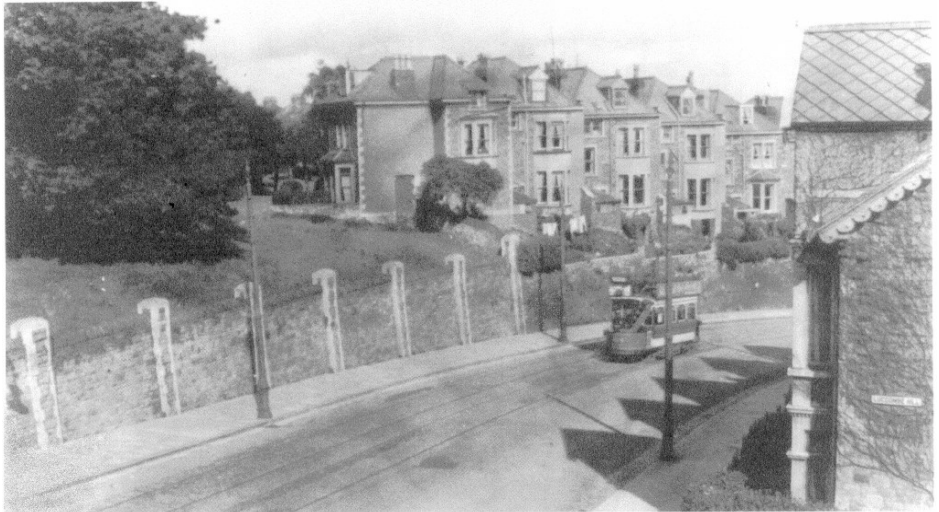
lived at 2 Saville Place, Clifton. John Arthur Helton Daniell died at Ypres in 1917. After her husband's death, Emily went to live in London with her lover Ralph Henderson, headmaster of Alleyn's School in Dulwich, and his wife! Between 1940 and her death in 1949 Henderson and Emily Daniell lived in Bradford on Avon in Wiltshire. Writing as **E. H. Young**, Mrs Daniell wrote 13 books between 1910 and 1947, most of which were set in Radstowe and Upper Radstowe, pseudonyms for Clifton and Bristol.

10 Hartington Park.

Neil Murison

"The family moved to 10 Hartington Park when I was 7 years old. I have 2 brothers. Ian (two and a half years older), and Sandy (two and a half years younger).

We all shared a bedroom when we were young, which looked out over Stone's the builders, and the trams, which used to run up and down Redland Road from the Centre to the Downs."



Above Photograph of the last tram on the Zetland Road - Downs route, no 139, taken by H G Crudge at 5.00 pm on 15th July 1939 from the upstairs window of 1 Luccombe Hill looking towards Redland Green and Hartington Park

Neil remembers how cold it was in winter. There was no central heating, only coal fires on the ground floor. The rest of the house would get so cold that there would be ice on the insides of the windows. He also remembers the terrible smogs, and when they cleared, finding cars strewn abandoned all over the road as their owners had become disorientated and lost their way.

“ During the war everybody looked out for each other and the front doors were seldom closed. We kept a fire bucket in the hall between the front door and the glass door and a stirrup pump. Someone at the top of the road, probably Clarendon Road, had a Great Dane called Hamlet who would visit us from time to time and could empty the bucket in one or two gulps. We were members of cubs and scouts, and everything for young people in those days used to revolve around the church. We were great shrapnel collectors and one evening, returning from scouts, we found an unexploded incendiary bomb – what a trophy - it was not what my Father said when we brought it home!

Redland did have its share of bombs, notably the Bishops’ Palace on Redland Green. After a raid we would go up to the attic and look out over the city and see the red glow from the numerous fires. We were at the Bristol Grammar School and one evening after a raid we could see that the Prep School was on fire. We were jubilant but then we didn’t really understand what our parents and our teachers were going through.

I loved model making, and when the Americans came into the war they had a military camp on the Downs, stretching from Ladies’ Mile to the Sea Walls. On many occasions the convoys of lorries, jeeps, tanks and their transporters parked in Redland Road, waiting to go up to the camp, and it was a great opportunity to do drawings of the latest war machines, which I soon turned into models. Materials were very scarce but we used to scrounge wood off-cuts from Stones which they sold for firewood.” (Neil was able to make two of these models in an evening and sell them in school the next day) “The railings were removed from every house to help the war effort. Whether they were used or not didn’t matter, but it was thought to be a sacrifice well worth making.

There were quite a lot of retired people living in the Park. There were two families of elderly spinsters – the Cleaves, who lived across the road from us, and the Gullivers, who lived next door at no 9. The house next door, when old Mrs Gulliver was alive, was for me like a Victorian museum, with original floral wallpapers, stuffed birds, antimacassars, aspidistras etc. Grace Gulliver was an art teacher and became a great friend of the family. She was in for tea most mornings and greatly encouraged me in my drawing.

There were also some younger people. The Wests; Lockwood West was an actor and broadcaster at the BBC who had come down, like a number in the organisation, from London, Tim West, now a famous actor, was more a friend of my younger brother. Peter Davey and the Hood girls were the other young people I can remember who lived in the Park.

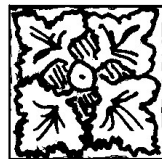
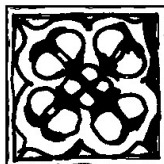
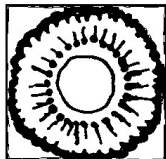
My father originally rented the house and when he actually bought it he paid just under £1,000. When I got married, and after my father had died, I bought the house from my mother for £3,500 in the late 50’s.

I sold it in the late 70’s for £24,000 and it was on the market ten years later for £120,000. It would be interesting to know what it is valued at today.

I returned to live in the house when it became too big for my mother, and my two children spent their early years there using Redland Green as their playground as we had done when we were children. The Green was very different then and more of a wilderness. The changes over the years have

been marked. St John Reade Hostel, the bowling green and the children's playground are all improvements made in a remarkable transformation.

The changes in Hartington Park have been less dramatic; more cars, better and brighter colours used in the paintwork, as people took a great pride in these handsome houses. The railings, in the main, never returned, and the front doors remain firmly shut."



Above A range of designs of terracotta tiles found on Hartington Park houses

The present owners of No 10 recently found some old letters and photographs under the attic floorboards. The letters were written between 1885 and 1888 to 'Lillie' from her admirer 'Alfred', a worker on the Ashton Court Estate, and give an interesting insight into life in those times. Alfred then moved to Coronation Road and the relationship cooled somewhat. However, the deeds to No.10 show that in 1919, Alfred Grant Thomas (Accountant) and Lillie, now his wife, bought the house for £545. Alfred died in a nursing home in St Andrews in 1937, and Lillie died in 1942. The house was inherited by their son Brinley (a Pharmacist's Departmental Manager in Cheltenham) who rented it to William Murison. Neil Murison's account has taken up the story from there. But who put the letters under the floorboards?

11 Hartington Park

Timothy West CBE

"My parents took a flat in Hartington Park, in, I believe, no 11, so I lived there for a few months before moving around the corner into Clarendon Road.

I was 5 or 6 at the time, and I think that I was still going to the Infants department of the Collegiate School, which was at the top of Redland Road, to which I walked every day with my lifelong friend Peter Davey who lived across the road at no. 15.

My most vivid memory of that period was waking up in the middle of the night convinced that it was morning because of the pale sunlight playing on the bedroom ceiling. I got up and drew the curtains to see the whole of Bristol's city ablaze after the worst air raid of the war. The heat was so intense that the sky was an unearthly pale pink, not at all the conventional colour of fire; and this had given me the illusion that day had broken.

I don't know why we were not that night in our 'shelter' in the boot

cupboard under the stairs. That was where we normally retreated during air raids, and rather looked forward to the experience. My father, Lockwood West, who at the beginning of the war was Leading Man in the Little Theatre, signed up as a war reserve policeman, 'C' division, and had to guard a number of unexploded bombs, which must have worried my mother, but I don't remember feeling in any danger.

Neil Murison refers to the railings being removed from all the houses during the war; for some reason those of no 14 were spared. This to us, the boys of the neighbourhood, was conclusive evidence that the owner (an elderly widower called Mr Parkes who used to shout at us when we rattled sticks along the said railings) was actually a German spy.

Right

No 14 and the east terrace.

The railings have now gone from this house as well and the conservatory, where the old people's home residents used to sit, has been rebuilt



I remember visits to the 'Little' with my mother, which carried on throughout the war; Steam driven lorries making deliveries to the pub in Lower Redland Road. Barrage balloons on the Downs; Beautiful dark blue buses, the peace time cream relief now painted grey; Playing trains on Redland Green – each bench represented a station between Paddington and Temple Meads (I was potty about trains even then)”

13 Hartington Park

Elizabeth Scott

I have lived in Hartington Park since I was married in 1968 and in those 31 years there have been a lot of changes, but most particularly in the residents. In those early days a lot of the houses were converted to flats and 'bed-sitters' some of the occupants of which were 'a rough and motley crowd' as described by Cilla at No. 8 - "No. 9 basement was a drug pick-up at one stage" and "... a woman threw a chair through the front bay window, escaped the same way in her underwear and went screaming up the road... At much the same time a man was stabbed in a back room - same house". These

houses were rented without planning permission and eventually had to be sold.

But it was the 'characters' that gave the road a special flavour. Madam Rosa, the clairvoyant, who lived on the first floor of No. 3, with her crystal ball and tarot cards, who reputedly used to work on Brighton Pier; Ron Farnsworth in the top flat of No. 12, who lived from hand to mouth but had a wealth of funny stories, could quote from all the Shakespeare plays and was passionate about music, especially Bach and Handel. He was an artist who knew Sir Alfred Munnings, and would often tell us about the time he painted a tiny bit of one of the famous racehorse paintings. He loved to make contact with famous people, receiving many letters and signed photos, and the whole road got involved when Ann Jones (winner of Wimbledon in 1969) and her husband came to tea with him.

Then there was Val and Bill who ran the Old Peoples' Home at No. 14. They were from Wales, where Bill had spent his life down the mines and suffered in health as a consequence. He was always busy writing stories and trying to get them published. Val was quite a character, down-to-earth and funny, but her door was always open and her kitchen was a second home to many of us. The old ladies would sit out in the conservatory and wave and smile at all who passed by.

Friday was the day when Varney's lorry came round with the vegetables, and we would all meet and catch up with each other's news whilst waiting to be served. It was a focal point, which drew us all together which I rather miss these days.

Gradually, with the housing boom of the '80s, the area became fashionable and the prices went up. Families moved back and reclaimed the houses and bedsitterland slowly disappeared.

The road now is 80% owner-occupied. The houses and gardens are well cared for, and for the first time for very many years, families with children have settled here. We now have seven little children including baby Sam



Left

*no 13, which
faces onto
Woodstock
Road and
overlooks both
Redland Green
and the city to
the hills of
Dundry on the
horizon*

who was born on 28th September '99. Another couple with a baby are moving into No. 8 very shortly, and Maggie and Clive at No. 3 are lined up to produce our first Millennium baby in February, (now 5 years old!). How things have changed! Of course Redland Green is now a big attraction, with its wonderful new playground. Redland and Cotham Amenities Society have put a lot of work into making the park the beautiful place it is now.

In 1998 the view of Bristol and the hills of Dundry beyond from Redland Green and from our houses came under threat. The building contractors in Redland Road wanted to demolish their workshops and offices and replace them with 11 houses. They were proposing to make them several feet higher than the existing buildings. The community were drawn together in their opposition to these plans and eventually we were successful in reducing the height to that of the present level. As I write, the demolition team are clearing the site and every day reveals a whole new panorama right across the city towards Ashton Court - a view that would have been enjoyed by Richard Castle and his family from Richmond House almost exactly a hundred years ago.

16 Hartington Park 1932 – 1987

Margaret and Barbara Cleaves lived at No.16 for 55 years. Sadly Margaret died at Christmas 2000, aged 98 years. She enjoyed helping with this account and had a remarkable memory. Barbara died almost exactly 3 years later at the same care home in Clifton.

The Cleaves family moved to Hartington Park in 1932 from a large house in Henleaze Road. With their big family it had become rather expensive, so they were looking for something cheaper. A friend of theirs already lived in Hartington Park, Mr. Matthews (of Chappell and Matthews the Estate Agents), and thought the house next door might suit them. The family remembers sitting in a car outside No.16 and thinking it looked much too small. As the residents of the road will tell you, looks can be very deceptive. These terraced Victorian houses with their mezzanine floors are surprisingly roomy- literally! No.16 offered five good-sized bedrooms, two reception rooms, a kitchen and bathroom. So the family moved in.

The family consisted of seven children: four girls and three boys. Two brothers went to live in South Africa and the third brother, Bertram, lived close by in West Shrubbery. He set up a well-known hardware business in Apsley Road. It was a real Aladdin's Cave, and as if by a rub of his magic lamp he would be able to produce anything from the depths of that cave. The four sisters, Margaret, Linda, Betty and Barbara, aged between 22 and 31 years, moved into No.16. Margaret, the eldest, had first learnt cookery at Anglesea School in Worrall Road, near the old quarry. She used these cooking skills, and the housekeeping experience she had gained helping her mother look after the large family, to enter the hotel business. She left home and worked for 18 years, first in a Bath hotel and then in the YWCA in Sheffield, where she was the domestic bursar. Barbara, the youngest daughter, took a job in

an insurance office in Corn Street, where her pay was £40 a year. She recalls her father thought this much too low and went on her behalf to negotiate a better deal - an instant increase to £60 a year!

And so they lived happily for the next seven years in a Redland not so very different from what it is now. They did their shopping at Thompson's- the corner store in Lower Redland Road. Terry Thompson's father would take their weekly order and bring it up to the house in a huge box, which he would put on the kitchen table... along with baby Terry! The vegetables they would get from John Parr's greengrocer's shop (until recently Heatherley's Restaurant and now an estate agent). The milk cart would come round every morning and their jugs would be filled from the milk churns. The coalman would deliver the coal via the back entrance in Clarendon Road, and carry the sacks up the garden to the coalbunker next to the kitchen. There was an old range in the kitchen that used anthracite. Although there were traditional fireplaces in all the rooms, they only used to light the living room fire. However, Barbara remembers her father getting bronchitis in the winter months and a fire occasionally being lit in his bedroom. He would be told not to go outdoors because of the fog but he always did, and of course would fall ill again.

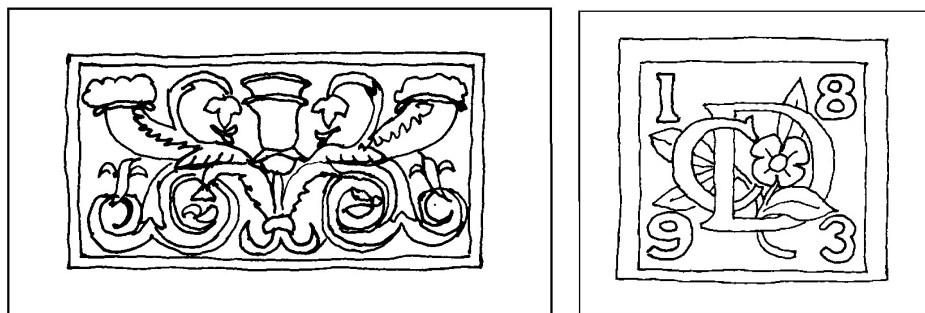
The fog in those days was really thick 'smog': smoke and fog combined to make a wall that seemed to hit you when you opened the front door. Margaret remembers coming back from Long Ashton and walking in the gutter guiding a car, the smog being so dense. We have got rid of the fumes from the smoking chimneys, but now have the traffic fumes instead.

In 1939 war broke out and Margaret returned to the family home to help her mother run the household. King's College London had been evacuated to Bristol, and anyone with a spare room was obliged to take a student for a small subsidy. The Cleaves sisters shared a room and two students came to live in the other attic room. The household was now up to eight adults, so Margaret was kept very busy. They remember when the air raid siren went off, their mother would go into the cupboard under the stairs with all her valuables and a blanket, and there she would stay until the 'all clear'. The sisters would take it in turns to go down to No.19 Hartington Park to look after Mrs. Locock, an elderly lady who lived on her own. They would all sleep in a specially reinforced shelter in the cellar, which still exists today. Their father would watch the city burning from the attic. They remember the night the bomb fell on the Bishop's Palace on Redland Green. There were incendiaries falling in the grounds and everyone was so busy trying to put those fires out they didn't realize until too late that the house itself was burning. By this time they could do nothing but watch.

In those days there was not much entertainment. Margaret and Barbara remember going to the cinema in the Triangle at the top of Park Street and to concerts. They were a very musical family and this occupied much of their time. Mr. Cleaves became the organist at Redland Church for many years. Barbara remembers accompanying him to Westbury Village Hall where he would practice, and she would sit behind the organ waiting to pump it up when required. Margaret played the piano and sang in choirs, Linda taught violin at the Blind school in Henleaze (now a housing estate), Betty played the

piano for the children's music and movement classes at a kindergarten school, and Barbara played the 'cello in amateur orchestras. Holidays were rare, but they did a lot of walking, and would sometimes take a boat trip to Ilfracombe, Clevedon, Minehead or Penarth in one of the paddle steamers that went down the Bristol Channel.

The Bishop's Palace site was redeveloped as the St John Reade hostel, which was demolished in 2002, and the new Alderman's Park flats constructed in its place.



Above Terracotta panels on 14 Hartington Park

The Old Barn, Luccombe Hill

Extracts reprinted from the book by Rev. Robert Springett-Nicholson published by RCAS in 1981 (edited 2004)

The subject of this monograph is an isolated remnant of what, in the 17th century, was a large country estate. It is undistinguished in appearance, and is known only locally. During the three centuries of its existence, it has served three purposes. *The Rev Springett-Nicholson suggests that it was built in or about the year 1675 as a barn.* A building is shown on the 1817 survey by Y and P Sturge on the site of the barn and the Redland bakery on Lower Redland Road. Ashmead's 1833 map of 'Bristol and its suburbs' shows a larger building occupying this site. The large scale maps of Ashmead's ordnance survey dated 1882 show a number of buildings on this site, including the three that make up the 'Old Barn' and the adjoining cottage.

During the 19th century, as urban development spread, agriculture declined, houses replaced the fields and roads and streets the country lanes, the barn became the workshops of a jobbing builder. It was as such and for

the same purpose, I purchased the building in 1928. In 1943 I began to convert it into a dwelling.

As the building now stands, it included not only the original barn, but also the stable, once attached to the adjoining cottage, said to have been the residence of the bailiff of the estate called Luccombe House. The cottage, now known as 'Ye Olde Cottage' is a building of such charm and real architectural merit, that its listing can only be a matter of time. The Old Barn, on the other hand, can make few claims to such distinction. It is a long shallow building, presenting a frontage in three different styles. The southern and largest portion is a stone walled, pantiled roofed farm building, with no special features apart from the very attractive rounded south eastern corner. The central portion was carved out of the original building in the early 1920's to form a two-storied lock-up shop. The northern section, once the stable, has all the outward features specially associated with the 18th C i.e. stuccoed walls and parapet gutters.

When I began the task of converting this rambling, cruelly used neglected



building into a home, my chief problem was what to do with the hideous 'shop front'. Internally it had much to offer, but externally it stood out like a sore thumb, degrading the whole building. It obviously bore no relation to the barn or the stable, or even the very nice Victorian and Edwardian buildings surrounding it. The 1939-45 war was still in progress, building materials were in short supply, and I was in one of the services and possessed of little capital. I decided rightly or wrongly to create a fake 'Tudor' building. The 'shop front' had been built with an overhanging upper storey. I found this helpful in creating my fake Tudor. Many years have passed since then, time

has softened the crudity of what I did in the creation of my home, and the Old Barn as a residence, has become an accepted part of our local scene.

As I have said, The Old Barn is a long building, its street frontage measures over 67 ft. Its walls of Bristol limestone vary from two to three feet in thickness. The fake Tudor frontage of the central portion is still backed by the original stonework at both sides and rear. During the years in which the building was used as a builder's premises, it suffered rough handling and severe structural neglect and by the 1920's was in an almost ruinous condition. The then owner, who was in financial difficulties, decided to demolish the whole building and replace it with two double storied lock-up shops. He began this operation, rather strangely, at the upper, or northern end, where the barn adjoined the old stable attached to the cottage. The front wall and the tiled roof were removed and replaced by a modern shop front which had the feature of plate glass display windows on the upper as well as the lower floor. The upper floor was constructed to overhang the lower by about one foot. A flat roof replaced the steeply pitched tiled one, this proved of great value to me in the creation of my home, as it became the small but valued roof garden.

The then owner of the building never completed his scheme of demolition and rebuilding as he became sadly bankrupt just after the completion of the first stage. The building then lay unused and semi-derelict until 1928, when I purchased it for my own builder's business, previously operating from the adjoining stables, which had become too small for my increasing commitments. I had no thought at that time of making a home within those crumbling walls.

During those years, 1928-1939, the building presented a quite hideous appearance. The modern, trumpy-looking shop was wedged between two semi-derelict older buildings, the southern portion almost completely covered with advertisement hoardings. Then the war commenced in September 1939, I closed my small business, and entered one of the services.

I let the 'shop' to a grocer and the remainder of the building lay unused until 1942, when I needed a home of my own. It was at that time that I decided to change the use of it, and make it into a dwelling. The grocer left, and I made the 'shop' into the first habitable part of what I decided to call the Old Barn. It was very small, a tiny kitchen, a little bathroom and toilet. These were somewhat compensated for by a big bed-sitting room in what had once been my offices. Downstairs, the main 'shop' became an over large hall-cum-reception room. The big plate glass windows were reduced in size with paint and timber, the hoardings were removed and the building began to acquire something of the appearance it now possesses.

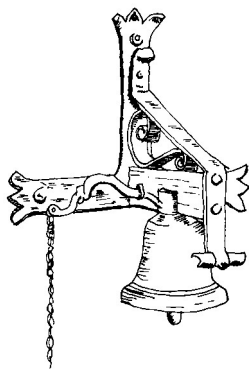
*Below
Carved oak
corbel in lounge*



An immense amount of work, however, still remained to be done and we could not afford a builder, in any case materials were expensive, hard to come by and of poor quality. The only course was for me to do what was necessary myself, using many of the materials already stored in the building from the days of my own jobbing and restoration business. Until the year ended I was on duty most of the time and afterwards I worked for a firm of builders and could only devote evenings and weekends to the building in which I was then living. For these reasons, the full conversion of the old building into a home took not months, but years.

One of the early major projects was the conversion of the flat roof of the 'shop' into a roof garden. This was especially necessary because the Barn did not and does not possess any ground other than that upon which it stands, so there was nowhere to hang out the washing and nowhere to sit in the sun. The parapets round the flat roof were, on two sides, only a few inches high, so children, animals, and even adults were at some risk up there, not to speak of the total lack of privacy. Whilst carrying out this work, I became aware that part of the front wall (three feet thick) had moved, or was moving. To stabilise this, I decided to erect a small tower or turret at the point of movement, the weight of which I believed would tie the front wall, and prevent further outward movement. Regular and careful inspection has proved this course to have been entirely successful; there has been no trace of further outward leaning, since the turret was erected in the 1950's. Since that time, the little battlemented turret with its flagstaff has become an accepted feature of the neighbourhood. While the roof project was in progress, I decided that a 'sun-lounge-cum-greenhouse' would be of value and use to us and at the same time balance the turret on the front elevation. It was erected and has proved its use a hundred times over since it was constructed.

The next major project was to convert the upper floor of the southern portion of the building into a lounge. This area had for many years been used as a carpenter's shop, and still contained my benches and other equipment. It provided an attractive lounge or sitting room, 25 ft by 16 ft with a ceiling which slopes from 12 feet at its highest point, to 6 feet at its lowest. The original oak and elm beams and purlins were left visible, as they always had been. The ceiling panels still remain, composed of old pine laths and lime plaster, liberally mixed with cow hair, and, undoubtedly, sometimes human hair. Repairs to this ceiling have more than once brought to light enticing waved and curly locks. From this lounge, an old cottage staircase provides access to the roof garden. This little stairway has a beautiful 18th century handrail taken from a now demolished country house. The corbels supporting the principals of the lounge roof are of carved oak and richly



Above Ambulance bell on bell bracket from the Chapel of the Bishop's Palace on Redland Green

coloured.

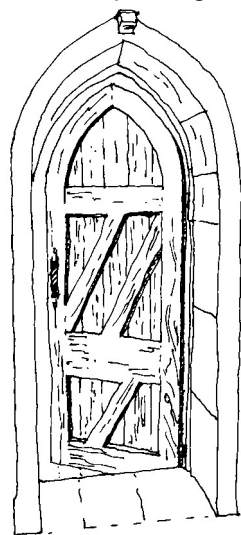
The final important project in the barn's conversion was the construction of a large and a small bedroom in what had been the stable loft. In the large bedroom, as in the lounge, the main beams and purlins are left exposed. The ceiling panels however had never been plastered, so modern plasterboard and skimming were used. In the southern gable of the large bedroom, I inserted a small circular window, which is filled with Victorian stained glass from a well-known city church. Above this window is a stone carved head supporting the ridge of the roof. This came from a now demolished Manor House on Ashley Down, Bristol. The large bedroom is skirted by 18th century panelling from Henbury Manor near Bristol.

In the small bedroom are two corbels, one at either end of the main beam of the ceiling. One is of stone and came from a blitzed church in Bristol; it depicts a praying angel. It is much weathered and of ancient origin. The opposite corbel is of plaster, and the foliage of its decoration is painted in brilliant colours. This corbel came from the vast drawing room of a magnificent Victorian 'castle' which once stood in the Sneyd Park area of Bristol.

The doorway leading to these two bedrooms necessitated the piercing of a three-foot thick stone wall. I was fortunate enough to obtain a fine Victorian Gothick door from Christ Church, Sneyd Park, which was being demolished. The opening was lined with bathstone, and is of course deeply recessed. This doorway is quite a feature of the present dining room of the barn (once the bed-sitting room) and it certainly provides atmosphere to the bedroom. The rest of the work done on The Old Barn has been more in the nature of embellishment than vital conversion. I have, within the past few years, carried out further work on the 'shop front' to improve its appearance and hopefully still better disguise its original purpose. Many people have enquired as to the origin of the little statues of Punch and Judy, which stand one on either side of the central portion of the building and the 'Lion heads' under the guttering of the southern part of the house. Punch and Judy are made of cast iron and come from Italy; whoever saw an English



Above 14C wooden corbel fixed over the chimney in the lounge



Above Door from Christ Church Sneyd Park

'Punch' wearing a toga? They were intended to serve as doorstops. The lion heads are of Victorian vintage. Their purpose was to improve the appearance of the cast iron ogee guttering fixed to houses of the period. They were shaped to fit over the joints of the gutters, so one appeared every six feet (the standard length of a piece of cast iron guttering) on the better class Victorian houses. There are still a few examples serving their original purpose left in the city. The ones on the Old Barn are among those which remain of those I regretfully removed during my building career, when it became necessary to replace gutters on old houses.

The most recent work done on the Old Barn has been the division of the over-large hall to form a hall of reasonable dimensions and a study or library in the space thus gained, and from it a passageway to a hitherto almost inaccessible part of the building which now provides us with a store or boxroom. The windows of the hall and the study have been subdivided into panes of glass acceptable to the period of its erection. There are now eight panes of glass to each window instead of one big one. In the hall window a stained glass angel playing a lute has been introduced, she comes from the same city church window as the heraldic glass in the circular bedroom window above mentioned.

So the Old Barn stands, hopefully unobtrusive, a building of bits and pieces, an easily faulted rather indiscriminate mixture, like a minor museum full of remnants from past times and its owner's life as a builder; Georgian, Victorian and 20th century. It was once described by an architect as 'an architectural nightmare'. Perhaps it is, but I like to think that it is strong and sound enough to rise above that rather unkind description.

Since this account further work has taken place on 'The Old Barn' to construct a new large entrance door onto Luccombe Hill to replace the previous door onto Lower Redland Road.

Luccombe House

from information supplied by Gerry Nichols

Luccombe House appears as **Prospect House** on the 1826 Donne map and the 1855 Ashmead map.

The building was privately occupied until 1878, when it first appears as a Preparatory School for Young Gentlemen run by Mrs Pullin. In 1879 the school was taken over by Henry Rudge and was called Luccombe House Preparatory School.

Henry Rudge was curate, firstly at the church of St John the Evangelist on Whiteladies Road, and later at St Thomas Church in Clifton. He ran the preparatory school from 1879 until 1885. The 1881 Census lists 23 boy pupils between the ages of 9 and 14, two masters, a cook and a housemaid. Henry's two sisters came to live with him in 1874, when their father died. His youngest sister Mary, born in Leominster in 1842, who was already playing chess seriously, became a member of the Bristol and Clifton Chess Club Association. She stayed in Bristol after the closure of the school and continued to improve her play. In June 1889 she won the challenge cup of

the Bristol and Clifton Chess Club, but was in need of financial help. An appeal was made for donations and she became companion to a series of ladies. In 1889 she was living in Ireland with Mrs F.F.Rowland, whose husband was an important figure in the chess world, and was being referred to as 'the leading lady player in the world' In 1897 she won the first international women's chess tournament. She died in 1919 in London.

Luccombe House was demolished and replaced by Edwardian housing by 1916. The only remaining feature is the wall on the Redland Road side. The frontage on Redland Road was the site of a petrol filling station constructed in about 1960. This was redeveloped as Redland Heights in 2002.

Luccombe Hill

Mark Hill

To live in one of the Victorian townhouses on Luccombe Hill is to benefit from – and hopefully to take an active part in – a process of change and renewal that has been going on for well over three hundred years.

The crooked dogleg form of the street has been there a great deal longer than the late Victorian terraces that line it today. Ordnance survey maps show that the road existed in its current form as early as the 1860s. Then it was just a lane that came off Redland Road between the grounds of **Prospect House**, later called **Luccombe House**, and **Richmond House**. This lane was not named on street maps or listings until 1902 when it became Tuckers Road, probably named after Henry Tucker, estate agent, who handled the sale of **Richmond House**.

Right

*Luccombe
Hill terrace
viewed
from
Redland
Green*



But the road is much older than this. At the bottom of the lane on the western side is the 'Old Barn', which was originally part of the outbuildings of **Prospect House**. Today the Old Barn and the adjoining cottage, which is of similar age, are a reminder of the rural nature of Redland 200 years ago.

The housing is a typical Redland mixture of family homes and multiple dwellings, some with as many as 7 bedsits shoehorned into four storeys. This process of 'converting' properties started at least as early as the 1960s and probably before. Number 18 for example was converted into 'luxury apartments' in 1966. In more recent years several multiple occupancies have been turned back into family homes, this is certainly the case at no. 8.

The houses opposite the barn were built in 1902/3 when they are shown on maps as the only houses in the street. At about this time the street was formally given the name Tucker Road, the change to Luccombe Hill (originally without the final e) being made in 1906.



Left

*The former
Gospel or
Plymouth
Brethren Hall*

At the top of this terrace stands one of the most unusual 'new' homes to be built in Redland in recent years. The former Plymouth Brethren Hall had stood empty for many years and had been put to a variety of uses, including a photographer's studio. It was purchased by its current owners and converted into a large and comfortable family home in 1997.

Above this is a large detached house built partly in the grounds of **Richmond House**. Like other houses in the street no.1 Luccombe Hill has been put to a variety of uses in its life, having been at one time the home and clinic of a physiotherapist, prior to extensive renovations by its current owners.

Opposite there is a long row of Victorian terrace houses, which were built in two sections between 1904 and 1906. The bottom three houses (14-18) were built separately and can be seen to be different in small cosmetic

details. The top house, no.2, is quite different and added to the terrace after the first five were finished.

The changes since these last few houses were completed have been more about lifestyles than structures but they have had just as big an impact. The process of 'conversions' increased the number of homes in the street without increasing the number of houses. With this change have come issues of noise and, since the early 1970s, the problems of parking.

Luccombe Hill has also been the scene of two unpleasant deaths, one a particularly grisly murder.

Almost all the current residents I spoke to in researching this piece named parking at the top of their list of issues. It is often impossible even to park in the road, let alone outside your own home. And although everyone wants the issue resolved almost nobody believes the recently proposed Controlled Parking Zone is the answer.

The street is definitely home to two communities; those that live here permanently, or as near to permanent as we have at the turn of the Millennium, and those that rent flats and stay a year or two, or perhaps just a term. The two communities seem to live happily side-by-side but don't seem to mix a great deal. Certainly the rented houses are, sadly unlike those in certain other streets, well maintained by their landlords and residents.



The process of maintenance and renewal continues endlessly even in a quiet street like Luccombe Hill. The cottage has just had a new roof and several of the garages that line the horizontal part of the dogleg have been refurbished.

The less than attractive Murco garage that was on the site of Luccombe/ Prospect House has now been demolished and more flats (named Redland Heights) built.

Left No 1 Luccombe Hill with the Gospel Hall in the background

About the Authors

Alison Bromilow first came to Bristol from Cambridge via Manchester University, Brighton and London in 1985. She practised as an architect in London and Bristol before starting a family in 1987. Since then she has been involved in parks and open spaces firstly at Redland Green and Cotham Gardens and latterly across Bristol through the Bristol Parks Forum. She has been chairman of RCAS since 1998 and is a member of the planning group.

Elizabeth Scott grew up in Surrey and trained as a PE teacher, later specialising in Ballroom and LA Dancing. Her first teaching post brought her to Gloucestershire, and after a couple of years in Brighton, she married and settled in Hartington Park, where she and Peter have lived happily in the same house for the last 37 years.

Joan Hill was born in Bristol and took a degree in Physics at the University here. After teaching in Liverpool she came back in 1942, to teach at Redland High School.

Rose Jennings was born in Kent, trained at Bedford P.E. College and came to Bristol to teach in 1941. Rose and Joan bought No. 29 Woodstock Road in 1969 and are now the road's oldest inhabitants.

Mark Hill is that rarest of creatures in Redland - a native Bristolian. He returned to live here 15 years ago after studying at Manchester University and then living and working in London. He runs his own communication consultancy and lives with his wife and son in Luccombe Hill.

Gerry Calderbank and **John Morse** both lived at the Fairleigh Residential Society for about 5 years. John worked in British Rail and Gerry was in banking. They now both live in Westbury on Trym.

Maps, Census data and Street Directories (Kelly's, Matthews and Bristol & Clifton) from the Bristol Records Office and Central Reference Library.

1882/83 Ashmeads map, centre pages, the Alec French Partnership.

Illustrations of Stones Court houses provided by Stone and Co, architect Brian Bishop

Drawing of Redland Chapel by William Halfpenny held by the British Library

B. Donne map c 1826

Ashmead maps 1828, 1833, 1855, 1882

1841-44 Tithe map

O.S. map 1882 and 1903

Bibliography and further reading.

Redland 791-1800

Redland Chapel and Redland

Redland Not so long ago

Our native City- the story of Bristol and her suburbs C. Roy Huddleston 1934

Margaret Cane letters

One Hundred Years of the Collegiate School

The Merchant Venturers of Bristol

Tradition and Change, the story of Cotham School D.G.Pratten

Charlton and Milton

H.J.Wilkins D.D.

B. Williamson

Bristol Records Office

Carole Jenkins

Patrick McGrath

Thanks to the many residents who helped us with the information contained in this book. Without them none of this would have been possible.

We would particularly like to thank:

Christopher Clay for research on Thomas Coomber, Timothy West CBE, Peter Davey and Neil Murison for stories about their boyhood in Redland, Stones plc for photographs of their old premises and Richard Castle for photographs and history of his family, Gerry Nichols for allowing us to use his extensive local historical research and illustrations, information on Luccombe house and the map of Redland Villas on page 21, and the owners of the properties described in this book.

Also

The Rev Robert Springett Nicholson and Stephen Jones for the 'Old Barn' history and illustrations originally published by the RCAS in 1981

Maps by Roger Mortimer, Alison Bromilow and Gerry Nichols

Photographs by Alison Bromilow [and H.G.Crudge p 34]

Redland & Cotham Amenities Society

Affiliated to the Civic Trust - Registered Charity no 268848

RCAS was founded in 1973. Currently we have about 835 subscribing households, comprising over 1400 members. Our general aim is to preserve and enhance the character of our area, its architecture, trees and amenities, for the benefit of present and future residents. Our main activities are :-

- + Monitor and comment on **Planning Applications** and local planning policy. Monitor and campaign about **Liquor Licensing** policies, national and local. Make representations on licensed premises applications.
- + **Plant trees** in our streets and parks - Redland Green & Cotham Gardens. Monitor applications for **tree works**.
- + Monitor **street lighting, drainage**, reporting problems, graffiti etc
- + **Campaign over transport issues** traffic, parking, road works, and buses.
- + Sponsor initiatives and raise funds for projects to **improve our parks and childrens' play facilities**. Monitor park maintenance.
- + Sponsor the **May Fair** on Redland Green and organise **Open Gardens Sunday**. Organise talks, guided walks and concerts.
- + Organise **Annual Gold Star Awards** to publicise developments that enhance our area.
- + Publish a quarterly **Newsletter**, distributed by hand to all members.
- + Publish **greetings cards** and **local history books**.
- + Organise and fund projects such as **LIVING HERE**.

RCAS welcomes new members. The annual subscription (2005) is £5 per household (£2 concessions). This includes most events.

To find out more or to join the society contact Liz Scott, Membership Secretary, 13 Hartington Park, Redland BS6 7ES (0117 924 5882). Or visit the Society website **www.rcas.org.uk**

Other local history RCAS publications :

Cotham Walks by Stephen Jones (£2.50)

The LIVING HERE Account no. 1 Cotham (Trelawney Road, Western College, Springfield House) by Jennifer Milligan, Roger Mortimer and Mary English (£3.00)

The LIVING HERE Account no. 2 Cotham (Park, Field, Arch, Grove and Gardens) by Eileen Beaumont and Roger Mortimer (£3.50)

The LIVING HERE Account No. 3 Heart of Redland by Gillian Penrose, Kathryn Armitstead, Susan Pinney, Viv Nelson, Gill and Ian Love, Pamela Gilbert, Oliver and Rosemary Russell, and Peter and Helen Wilde (£4.00)

These may be ordered via our website or purchased from Clifton Bookshop in Whiteladies Road, other local shops, or by telephoning 0117 973 9746.



*Above 9 Clarendon Road, The Firs,
one of the first houses to be
built on Clarendon Road, and
first occupied in 1888*

*Right Door detail of Dartmouth
House, 54 Clarendon Road*



Below Stone carved panels on 1 Luccombe Hill

