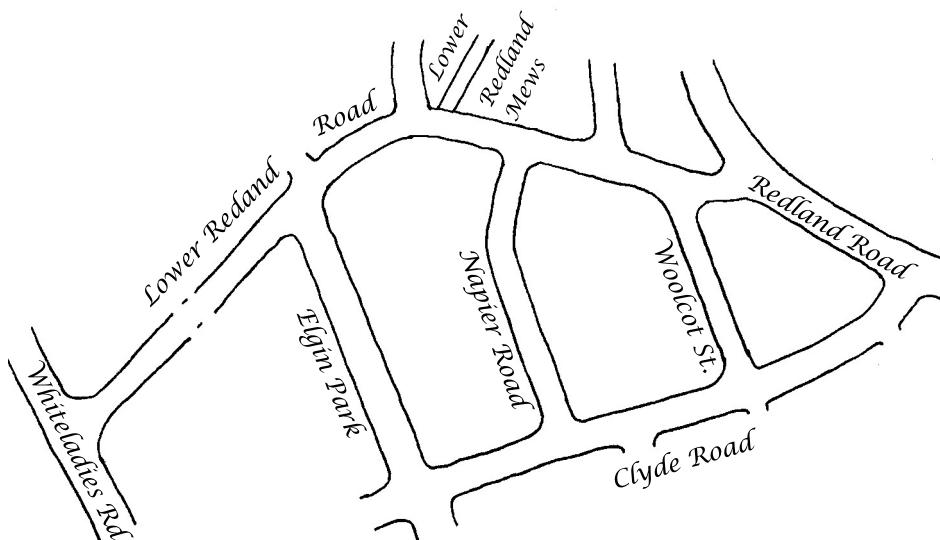




Welcome to the third book based on our project - LIVING HERE. This initiative encourages residents to study their particular part of Redland or Cotham. Research has so far revealed much interesting architectural and social history, and increased our appreciation of this attractive area.

Our first two books covering different residential parts of Cotham were published in 2001 and 2002. In contrast to those, No. 3 covers an area that has always been a mixture of houses, shops and businesses.

No 4, covering another part of Redland, is scheduled for 2004. The accounts have been only lightly edited and we hope readers will enjoy the varied 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 2003

LIVING HERE

THE RESIDENTS ACCOUNT

HEART of REDLAND

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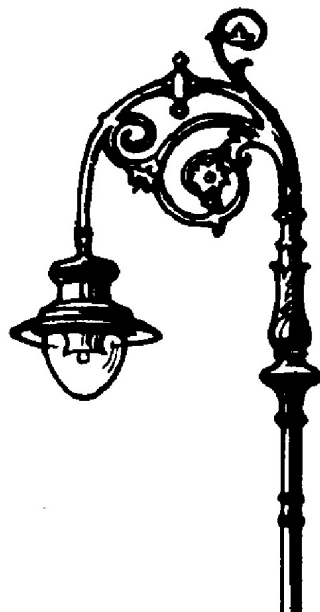
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Outside cover
Extract from Ashmead's map of 1855
and
Pavement Artist at the Jubilee Party 2002

Right
Original cast iron post, Clyde Road



INTRODUCTION

Six studies from the LIVING HERE project form the basis of this book. The first covers Lower Redland Road its houses, shops and businesses in some detail. Five accompanying studies of adjoining streets all developed around the same time cover Lower Redland Mews, Woolcot Street, Clyde Road, Elgin Park and Napier Road. (See map on page 1) The name Redland is thought to be derived from Thridland or Thirdland part of the Anglo-Saxon estate of Stoke Bishop.

Originally in the parish of Westbury-on-Trym, Redland was developed, with some 40 roads, over green fields and orchards in the short space of about 35 years.

The study area shows an almost complete change in the form of urban development from the calm Bath stone terraces of the late 18th century to the newly fashionable semi-detached or detached villa. The houses were built as speculative developments for the middle classes. Purchasers included some who were moving out of Bristol to the cleaner air of the south-facing Redland slopes on the edge of the Downs. Many more were migrants to a booming Bristol, part of a huge increase in the city's population.

The study also notes recent changes and what it has been like to live here. Research has involved maps, legal records and census data as well as anecdotal stories by some of the older residents. The views and sometimes critical comments are made by the authors. We are very grateful for all assistance. Our sources are further acknowledged later. Comments, and additional information including pictures would be welcome for the LIVING HERE archive.

Right, Elgin Park chimneys and hot air balloon





View from Beaufort Lodge c. 1855 This house was located in what is now The Shrubberies area. (See Cover map) Lower Redland Road in foreground, and Foley Cottage at the north end of Hampton Road in the distance on the right. All the fields in the picture would be built on within 35 years.

LOWER REDLAND ROAD

Gillian Penrose

Lower Redland Road links Whiteladies Road (bottom of Blackboy Hill) in the west to Redland Road in the east. Lower Redland Road is lined with extensive Victorian developments but also includes some much older buildings and, together with some 20th century buildings, presents an interesting range of architectural styles.

The Romans passed this way. Known locally as the Via Julia, the Roman "Iter 14" linked Sea Mills on the River Avon to Bath passing down Elm Lane, along part of Lower Redland Road and then down Redland Road - the turnpike road to Stokes Croft. The oldest building on Lower Redland Road is likely to be the Old Barn at no. 22 Luccombe Hill, on the corner of the junction with Lower Redland Road. Its history has been published already, see page 51.

1800 - 1855

Ashmead's map of 1833 shows extensive fields and nursery gardens on both sides of Lower Redland Road. But a framework of 'roads' already existed leading from it - Elm Lane, Elgin Park / Hampton Road and Chapel Green Lane.

On the north side of the road between Whiteladies Road and Chapel Green Lane, Beaufort Lodge set in its own grounds was the only significant building and was later demolished. Further eastwards lay four substantial 3 storey Georgian houses set back from the street, dating from around 1790. All are Grade II listed buildings. No. 69 (previously Somerset House) at the



69 Lower Redland Road, c 1790, a Listed building

bottom of Chapel Green Lane is of plain Georgian style with a mansard roof and the remains of a wrought iron balcony. The adjoining houses (see inside front cover) at nos. 71 (Wellington Villa previously Eldon House) and no.73 (previously Warkwood House) have "Chinese" style roofs over the prominent porches, and narrow round headed windows with pierced masonry balconies. No. 75 (previously Cromarty House then Trafalgar House) is plainer and similar in style to no. 69 but has a covered balcony with an attractive but "florid" ironwork balustrade. Further eastwards again was a block of outbuildings on the further side of the Luccombe Hill junction belonging to a large villa on Redland Road but they were demolished by 1855. The map also shows Woolcott Cottages, which still exist, - two simple semi-detached dwellings at nos. 64 and 66 with decorated bargeboards. These were the only dwellings on the south side of the road at this time (see photo in the section on Woolcot Street).

Ashmead's 1855 map (see front cover) shows urbanisation just beginning. About ten years earlier the Elephant and Castle Public House had been completed as part of the Binden Place development at the bottom of Blackboy Hill. The name changed to The Blackboy Inn in the mid 1990s reviving an earlier pub name from nearby. Its current side entrance, originally to a shop, is set in a simple classical facade of three storeys facing Lower Redland Road. To this frontage was added a matching terrace (now nos.3 - 11, all Grade II listed buildings) with ground floor shops extending to the flank wall of Redland Terrace (completed c1840 and also listed).

Facing these shops on the south side of Lower Redland Road was the side elevation of the new classical Ellenborough Buildings (Villas), constructed in 1850 on the Whiteladies Road frontage. The writer Frank Norman was born there.

Right,
the former
Elephant
and Castle,
now Blackboy
Inn





Above, 3-11 Lower Redland Road, part of Bindon Place, built c. 1845

Right, The butchers, 3 Lower Redland Road - Bath stone facade cleaned and timber sash windows re-instated by new owner in 2002

Eastwards beyond this were the rear facades and gardens of Burlington Buildings (c1845 listed buildings) - a grand classical terrace. In the next century garages were built along the garden boundaries but this rather uninteresting frontage is now softened by mature trees lining the pavement. Further along still, no. 22 facing Lower Redland Road is part of the flank wall at the end of a classical terrace named Exeter Buildings (c1845, all listed buildings). No. 22 was partly rebuilt following damage during the Second World War.



1855 - 1900

A complete change is to be seen in Ashmead's OS map of 1884 (see centre pages). A boom development period around the late 1860s resulted in Bristol's built up area extending to north of Lower Redland Road. At the Whiteladies Road end single storey shops had been added in the front gardens of the Ellenborough Buildings on Whiteladies Road, presenting a long flank wall with decorative arches and two gables (inscribed 1891) facing Lower Redland Road. This property in the 1950s was a civil and military store and later became a supermarket under various owners. It is now a "One Stop Convenience Store" and post office.

Additional shops had been built on the north side of Lower Redland Road between Redland Terrace and West Shrubbery bisected by Evans Road (now nos. 15 - 35 and 39 - 45). Unusually they were single storey units. Nos 37 - 45 were later redeveloped. The shops and businesses at this west end of Lower Redland Road are described later in more detail.

On the south side and eastwards beyond the Elgin Park junction, a large part of the nursery / orchard land in this area was developed speculatively by a Colonel Walker who advertised his building land in Redland in the local press on 31 May 1865. His grandmother Harriet Walker had originally owned the land and gave it to her son Charles Ludlow Walker in 1826 in trust on his marriage with Mary Ann Pyndar. Their eldest son Charles Pyndar Beauchamp Walker inherited the land. He was a Colonel in Her Majesty's Hussars and became military attaché at the court of the King of Prussia. He conveyed the land to builders for residential development in return for annual ground rents set at £5 or £6 in perpetuity, and then severed his connections with Bristol. Charles Ludlow Walker was buried at Redland Chapel in 1856 alongside his parents.

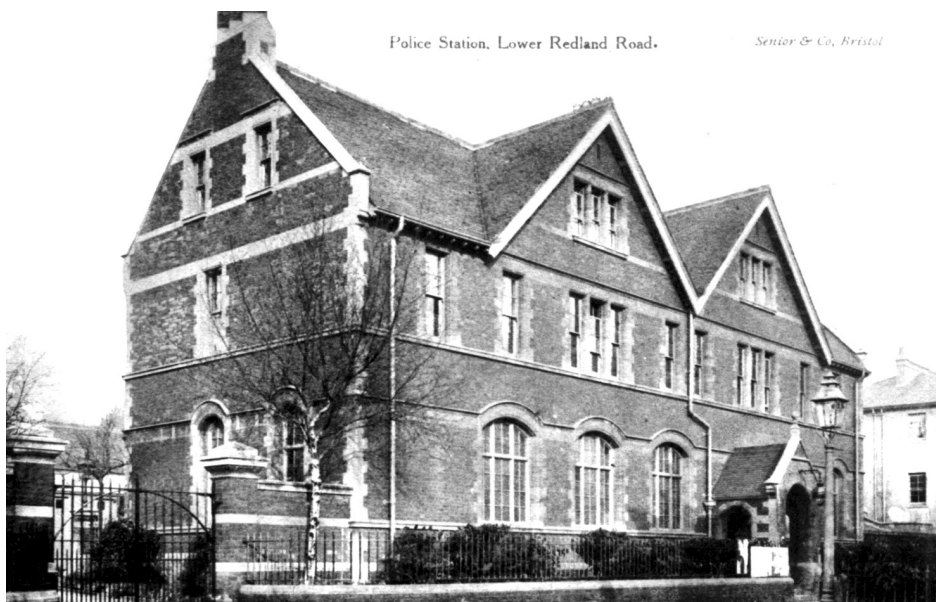
At the end of the 1860s substantial semi-detached Italianate style properties were erected on the nursery land (nos. 36 - 62 Lower Redland Road) between Elgin Park and Woolcott Cottages. These were constructed in local rubble stone - dark pink or ochre -with Bath stone facings, many with attractive bow fronted bay windows and all with long rear gardens separated by high stone boundary walls. Outbuildings to the rear of (and accessed beneath) no. 62 became firstly motor bike repair workshops and then a motor car garage. The petrol pumps were removed in the mid 1970s, and no. 62 has been much altered since, including the addition of a mansard roof. No. 46 became a children's nursery in the early 1990s. Woolcot Street had already been developed in 1858 (see section following).

The houses in East Shrubbery and West Shrubbery whose flank walls face Lower Redland Road were constructed (c1870) in the grounds around Beaufort Lodge - by this time renamed The Shrubbery. But the fields between Elm Lane and Chapel Green Lane remained undeveloped except for the small Gothic style stone Elm Lodge on the junction with Elm Lane. This is thought to have originally been a cowman's cottage. Towards Redland Road long gardens still sloped down east of Luccombe Hill belonging to large houses higher up facing Redland Road.

On the south side of Lower Redland Road, however, the frontages were almost complete. Leading off Lower Redland Road going westwards Napier Road and Elgin Park were laid out with substantial dwellings in the late 1860s and the 1870s, mostly Italianate in design (see Elgin Park and Napier Road). Beyond this, two new terraces (c. 1870) of three properties each with Bath stone facings and bay windows were built fronting Lower Redland Road on either side of the new Greenway Road and opposite the grounds of Beaufort Lodge. The gap between Burlington Buildings and Whiteladies Road was filled by a Gothic style terrace of four properties completing the view of rear facades and gardens at the west end.

On the north side of the road the remaining part of the Beaufort Lodge grounds had been bought by the Council and a Police Station was erected in 1890 at a cost of £4000 with stables for the mounted section. It remains a police station and looks much the same today.

Below, The Police Station, Lower Redland Road, architect Sir George Oatley, from a 1907 postcard. The building has changed very little.





Above, 42 Lower Redland Road.

The Author's House (built 1868)

Col. Walker conveyed the plot of what is now no. 42 Lower Redland Road (then no. 25) to builder John Grant in return for ground rent only. When completed the semi-detached property "with suitable offices", and one of a series of 6 similarly designed dwellings in this part of the road, was sold by Walker and Grant to William Bevan Warry (jeweller and watchmaker from Somerset) on 22 December 1868 for £700 and the yearly rentcharge was £5. He named it Chisbury Villa. The deeds record that the property had to be kept in good repair and insured against fire for the sum of £350 at least.

The 1881 Census records Warry was 51 at that time, (now retired), and that he lived there with his wife Emily (59, originally from Sussex), and a general servant Elizabeth Scribbins (24). A visitor Caroline Huddleston from Ramsgate in Kent was also present. On 15 June 1887 Warry sold it to Ernest Gee a Solicitor for £800 who obtained a mortgage from a relation Richard Charles Gee (jeweller). Property markets had fallen by the time it was sold again to Stanley William Piggott (accountant) on 2 June 1905 for £575. Piggott sold it to Arthur Walker (builder) on 29 April 1912 for £450. Walker re-named the property Grosvenor House. His business had been run from no. 53 (now probably the bakery at no. 85) since at least 1900.

He eventually got into financial trouble and he took out a series of additional mortgages in 1924 from the National Provincial Bank as well as loans from Harold Gee his solicitor, although Walker continued to trade from no 53. Through Walker's defaulting on his loans, Gee acquired no. 42 on 31 October 1928 and Walker was made bankrupt in 1931. Harold Gee sold the property on 21 December 1932 to Mrs Katherine Maud Jones for £760. After she became widowed she took in a lodger Mr Lionel Rose Cobley (retired) in 1948 who lived on the first floor. She died in 1964 and her married daughter Mrs Katherine (Kay) Mary Forbes inherited the house on 12 November 1965.

We bought No. 42 Lower Redland Road on 15 February 1977 when our children were 5 and 7 years old. A freehold property, the ground rent was still only £5 a year and the house was divided into three flats one on each floor. Mrs Forbes' grown up son had been living with her before moving to the USA. He was a radio ham and evidence of this was provided by the festoons of radio wires along the walls inside and outside his rear bedroom. Empty beer cans and cigarettes packets were also found under the floorboards!! We converted the property back to a family house putting in central heating and upgrading the basement accommodation where the former kitchen still retained the original clay sink. We have lived here ever since.

1900 - present day

The OS map of 1902 shows a workshop had been added to the Old Barn, now no. 85 Lower Redland Road, which may have been a builder's premises (A Walker) and this became a motor showroom for the garage opposite. In the late 1980s it was converted to the Redland Village Bakery, see *below*.



Eastwards between Luccombe Hill and Redland Road there was further new development in 1901 of a plain two / three storey terrace nos. 89 - 111 with ground floor shop premises. No. 111 was individually designed having a three storey faceted frontage to the Redland Road junction. A later section describes these shops and businesses at the east end of Lower Redland Road in more detail.

By 1921 the OS map of that date shows the infilling of the gap opposite the Napier Road junction at nos. 77-83 Lower Redland Road, with a terrace of four Edwardian 'Arts and Craft' style brick-faced houses built c. 1922 with covered balconies set back behind long front gardens, see *below*.



Completion of the north frontage to Lower Redland Road was achieved also in the 1920s with the development of the fields to the west of Chapel Green Lane. Two two-storey blocks of modern style, roughcast finished semi-detached dwellings facing Lower Redland Road were built around 1925. The development continued up the west side of Chapel Green Lane. Some of the dwellings had basements, and the basement at no.1 Chapel Green Lane became the area headquarters for air raid wardens in the Second World War. (See also section on Redland Mews).

No bombs were dropped on Lower Redland Road but there was a near miss. My neighbour (who lived then at no.44) remembers an incendiary bomb landing with a terrible whistle and a massive explosion on no. 29 Elgin Park (see section on Elgin Park).



59-

65 Lower Redland Road, built c. 1925

In the late 1970s the site of the British-Israel World Federation Hall which previously stood at no. 37 together with the vacant plots at nos 39-41 were redeveloped as a two-storey terrace of three small brick faced modern dwellings. Around 1994 nos. 43 - 45 were also rebuilt as a shop with residential accommodation over at no. 43, plus a small pottery business at no. 45.

Shops and businesses in Lower Redland Road, west end

Gillian Penrose

The shops and businesses at the west end offered a great variety of services, and still do. The Bristol and Clifton Directory of 1887 lists Miss Haines at no. 1, J Courcelle "Tailor and Outfitter" at no. 2 and William Boulting "Greengrocer" at no. 5. The single storey shops built later in the 1870s accommodated a bootmaker and repairer, plumber and gas fitter, umbrella repairer, pork butcher, architect, house decorator, livery stables, fly proprietor, baker and confectioner, carpenter and builder, piano maker and tuner.

The property numbering subsequently changed and in 1900 the Directory lists Skuse a saddler and harness maker (by appointment to the Duke of Bedford) at no. 1 and Frank Surridge Blackmoor, a butcher at no. 3 - a butcher's shop ever since. Walter Leslie Woolston took over in 1946 and his son Peter Woolston on his father's death in the early 1980s. The family are well remembered locally.



This photo, *above*, used to hang in the shop entitled “We never closed”. This showed the long queues outside the premises that remained open throughout the severe snowy winter of 1983. When Peter retired in 2002 the shop was taken over by an organic butcher.

Below, A Selden lorry advertising the Express Motor and Garage Co, c.1920



Other businesses in 1900 included a dairyman / poulterer and a pork butcher at nos. 15 and 17, Henry Mann's livery stables at no. 27 where horse drawn funeral hearses were kept and John Cox builder and sanitary engineer was next door. Nos 27-29 subsequently became the Express Motor and Garage Co. providing lorry and car hire services but had ceased to operate by the end of the 1920s. In the late 1950s / early 60s the garage was run by Hugos and still offered a funeral hearse service. Then it became Woollens repair garage and showroom by 1970, then Advance Motor Services and is still today a busy repair garage. However the corner part of Woollens property at no. 35 is now the Newman Oral Surgery Clinic.

Also in the late 1950s / early 60s the Elephant and Castle expanded into no. 1 Lower Redland Road. Scuse moved to no. 5, and this is now a Salvation Army charity shop. Opposite in the Ellenborough Buildings extension was a civil and military stores. This by the 1970s became the Co-operative supermarket and is still today a "One Stop Convenience Shop" with post office. By 1970 additional services were provided by a greengrocer, two newsagents, an off-licence, florist, and hairdresser (later fireplaces). Bert Priest from 1953 to 1984 and his brother John Priest from 1965 to 1989 provided ironmongery and DIY services at nos. 15 and 25.

In the late 1970s nos. 37-41 were redeveloped for terraced housing. In 1912 no. 37 (previously no. 35) had been taken over by the Misses Jennings and Holbrow to start the Redland Physical Training College. After a change of management it became Clifton Physical Training College. Then after World War II The British-Israel World Federation Hall was accommodated there. In the early 1990s nos. 43-45, previously shops selling fish and chips, and electrical appliances including vacuum cleaner repairs, were redeveloped providing a shop with residential accommodation over at no. 43 plus a small pottery at no. 45, *see picture below*.



Today the butcher, garage and greengrocer provide continuity and newer types of services have appeared - wholefoods / herbal remedies, architectural antiques, a communications consultancy, and a sandwich bar.

Shops and businesses in Lower Redland Road, eastern end

Kathryn Armitstead

At the eastern end of Lower Redland Road (adjoining Redland Road) is a small concentration of a dozen shops and businesses. Most form part of a 2-3 storey terrace on the north side of the road, are relatively small and are independently owned. Above the shops the living accommodation is mainly rented out. The Redland Village Bakery is rather larger and is situated at no. 85. On the south side of the road lie the Shakespeare, a detached red brick public house at no. 70, a property letting business on the corner opposite, and Luccombe Garage which specialises in body repairs at no. 62. All the shops front immediately onto the pavement, so there is no off-street parking and the roadside is invariably packed with cars.



Above, c.1922 photo of 107-111 Lower Redland Road, c.1922, with Stonelake's Bakery cart coming up the slope from Redland Road.

The shops between nos. 89-111 were built in 1901 by a builder called Perkins. They formed the boundary of the grounds of a large house further up the hill – Greville House – now demolished. Always offering a wide variety of services, their nature has changed along with the changing times. Examples of shops which have now been replaced are: clock repair shop, tailors, antiques, electrical spares, second hand book shop, fishmongers etc. A few names/shops have recurred in conversations with previous residents as being particularly memorable. Therefore, the following examples are illustrative of the changes in the road and are by no means exhaustive.



Left,
111 Redland Road ,
in a photograph from
the 1970's.

This shop bears the
'Via Julia' inscription.

Situated on the corner with Redland Road at no.111 is Redland Village Mini Market, the largest shop in the terrace. Originally it was two shops which have now been combined. It is thought that first it was a furniture store (Wake & Dean), but it has been a newsagent/general store during living memory.

Right,
Thompsons Grocery
Stores, a family shop.



For a long time (1933 to late 1980s) it was run by the Thompson family (father to son) who were very well known in the area. There used to be a tram stop opposite the shop in Redland Road – they could tell when a tram was arriving by the interference on the radio. Tram service no. 4 ran from the Centre to the Downs. There have been a couple of independent reports of a ghost in an upstairs bedroom – there is the sound of marching feet and the room goes cold – and is presumably related to its position on the old Roman road. The shop's corner elevation bears the inscriptions "1901" and "Via Julia" - a name invented in the 19th century.

There have been two hairdressers in the terrace for at least 25 years at nos. 101 and 109. The third shop from the end, no. 107, changed to an art gallery named Rood in 2001 but is now vacant. Previously the shop sold stained glass providing replacement coloured and patterned glass for many a Victorian house nearby. Prior to this it was an architect's office, an antique shop and post second world war it was a greengrocers run by two dwarfs, Emily and John Biggs. They had ladders running up to the counter so they could serve customers and are remembered with great affection. Nos. 93 -99 have seen fairly recent changes of use to restaurant, health and beauty salon, insurance brokers and a property letting agency. The photo taken in 1922 confirms the shop frontages have hardly changed.

The garage at the rear of no. 62 started as a motor bike repair shop. Later it developed into car repairs and installed petrol pumps, but these were removed in the mid 1970s. The Smith brothers owned it for a long period of time after the second world war, and also provided a local taxi service (used by residents for their weddings). There was a motor showroom across the road where the Bakery now stands.

The many gabled Shakespeare Public House on the corner with Woolcot Street dates from around 1867 then a much smaller premises. The Clifton Chronicle records that on 25 March 1874 the Shakespeare Tavern was used as a venue for the inquest held into the death of George Smith (18) a workman who fell out of a tip wagon on the new railway which was being built nearby to serve Redland Station. The pub was rebuilt around the same time as the shops were constructed, (the date 1903 can be seen on the frontage), and expanded onto the site of the adjoining Fairbank Cottage. It was first owned by Bristol's George's Brewery (currently Courage Brewery). Originally the main entrance was on the corner (now just a window), and the current main entrance was the door to the off-licence. The ground floor also used to contain some living accommodation for the landlord/tenant – the pool table is situated in the old dining room. There have been a large number of landlords and tenants over the years and local connections still remain (eg the daughter of the tenant for 18 years from 1958 still lives across the road in Woolcot Street. A natural spring runs from Redland Green under the Lower Redland Road shops opposite and below the cellar of the Shakespeare. It has been known to lift the manhole cover in the pub when it has been raining a lot. On the original plans (OS of the late 1800s) there is another building shown in the yard.

The two storey property at no. 68 (formerly no. 3 Woolcot Street) opposite the pub was originally built as a grocers shop as part of the "Home Ground" development (see section on Woolcot Street). A post office was included in 1898 and in 1900 this was run by Mrs Agnes Greenaway. Mrs Field used to work there before the second world war, and lived next door at no. 2 Woolcott Cottages into her nineties after her retirement. It was a very central point for the neighbourhood, as this was where the post was collected and it contained the only local public telephone. Despite local protests the post office was closed after the retirement of the two ladies who ran it for some years after Mrs Field and it has been occupied by a property letting agency since 1998. It has residential accommodation over.

Only three shops have fallen out of retail/business use, and this has happened fairly recently. One had been a café for as long as anyone can remember, the earliest name was Crewy's café. It used to be a very popular place for tradesmen on their rounds (eg milkman, coalman) and their horse and carts could be seen outside in the mornings.

Today the shops still provide a local focus, although to a lesser extent than previously. This reflects a general trend toward supermarket shopping and the local businesses have tended toward more specialist uses. The range of businesses today covers a restaurant, a health and beauty salon, an insurance broker, two property letting agents, two hairdressers and a bakery. The main continuity is provided by the corner general store, the garage and the Shakespeare pub, *illustrated below*.



LOWER REDLAND MEWS - The Story of a European Business

Susan Pinney (nee Scott)

On February 2nd 1898 plans were submitted to Bristol Sanitary Authority to build two stable blocks at right angles to each other in the grounds to the rear of Grove House (now 148 Redland Road). The plot was triangular, situated at the junction of Lower Redland Road with Chapel Green Lane, and explains the irregular shape of the Lofthouse building. Chapel Green Lane then ran through undeveloped fields.

Permission was granted on February 17th 1898 and the buildings were constructed by S Curnock & Son of the Triangle, Clifton. Each block comprised stables for three horses, a coach house, harness room with fireplace, hayloft, stable yard and toilet. The ground floors were made of brick with drains routed down the access lane into the main sewer in Lower Redland Road. The stable ceilings were lined with tongued and grooved pine boarding.

In 1901 my Great Uncle Albert Tutcher and his brother Joseph rented what is now known as the Lofthouse (westernmost) building and started their sanitary engineering business for the supply and fitting out of bathrooms plus heating and ventilating services. By 1910 they were doing sufficiently well to purchase that block and they constructed a new entrance to the works at the front and covered over the stable yard with a flat concrete roof and large skylight. The new entrance provided an extra office in addition to the old harness room already used as an office for the business. The main hayloft



*Left, The Lofthouse, 1910.
Albert Tutcher on the left,
Joseph Tutcher on the right,*

became the carpenter's shop and the small loft over the stable the paint shop. The stable became the store and was lined with dozens of "pigeon holes" for the pipes and fittings.

In 1916 they purchased the second building now known as the Coach House, which had up till then had been used by the Boy Scouts, and roofed over this stable yard too. This block was then used for storage purposes. They also purchased no. 4 Chapel Green Lane (later renumbered as no. 10) putting in a shop front which became their showroom, and letting out the upper two floors to a tenant. Great Uncle lived in Westbury -on-Trym. From there he often walked over the Downs to work and in the autumn collected buckets of mushrooms on the way.



A ceramic instruction plate, supplied with Tutchers high level cisterns. It advises -

'After use, pull gently'
- in four languages.

The business prospered and they worked not only in the UK but also in France, Italy, and Switzerland as shown by the glazed tile which was always put above their WC installations - "Pull gently" in four different languages! Their headed stationery states that they were patentees on the War Office List for the First World War, and that their European clients included the Grand Hotels in Paris, Naples, Genoa and Nervi and various hospitals, hotels and villas in Switzerland.

When Great Uncle retired in 1938, my father Frederick Scott purchased the business including both stable blocks and the showroom / house in Chapel Green Lane, and ran his building, plumbing and electrical business from there.



Above, Air raid wardens outside the Lofthouse during the Second World War. Frederick Scott on the left.

So the house in Chapel Green Lane became the family home for the four of us. At the beginning of the war a photo from 1939 shows that the front part of the Lofthouse block containing the two offices was surrounded by sandbags, as it was used as an air raid warden's post until a steel one was built on Redland Green.

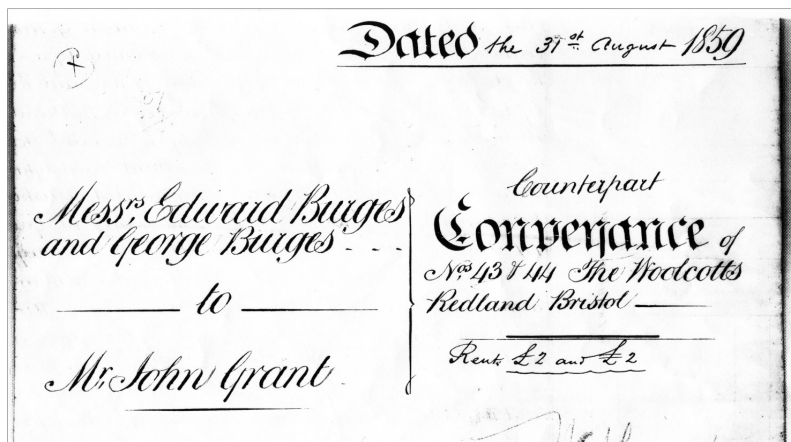
My father retired in 1966 but used the Chapel Green Lane shop to further his hobby - philately. So the Redland Stamp Shop was born - open Saturday mornings only ! The next year my Father converted the haylofts over the workshops and had an extension built on the concrete roof over the old stable yard to form a 2 bedroom flat now known as the Lofthouse. My parents moved in and no. 10 CGL was let to students. The stables and harness room below were then converted into a studio flat, now known as the Stable. My father died in 1976 but Mother continued to live in the Lofthouse until 1984 when both stable blocks were sold at auction to Stones the builders (no. 10 CGL had been sold earlier). Mother then 80 needed to be near me.

In 1994 my husband David Pinney and I bought back the two properties from Stones and moved into the Lofthouse. The next year we obtained planning permission to convert the other stable block into a two bed house. Work was completed in September 1997 allowing us to move from the Lofthouse into the Coach House. The access lane from Lower Redland Road was then given the name of Lower Redland Mews for the benefit of the postman and others !

WOOLCOT STREET

History - 1850s to the present day

Viv Nelson



Above, front page of Conveyance of land for building, 1859

Woolcot Street is situated parallel to Redland Road and links the eastern end of Lower Redland Road with Clyde Road (see inside back cover). Woolcott Cottages appear on Ashmead's map of 1833 and were the only development on the south side of Lower Redland Road in this area until the 1850's.

The land on which Woolcot Street stands was placed in trust by Sir Thomas Francis Fremantle in 1824, in consideration for his marriage to Louisa Elizabeth Nugent. One of the resulting trustees had the grand title of 'The Most Noble Richard Grenville Nugent Chandos Temple Duke of Buckingham and Chandos'!

Title deeds for Woolcot Street properties show that in 1852 a Mr Thomas Rowley bought the whole of the area either side of Lower Redland Road for £2,420, from trustees of titled landowners living mainly outside Bristol.

In 1856, Thomas Rowley then sold the land to the south of Lower Redland Road, known as 'The Home Ground' (measuring 2a Or 30p - acres/ rods/ perches) to Edward Woolcott for £1,100. Edward, a Gentleman who lived in Park Lane in London, is described as a former builder. He was born on 20th October 1824, the fourth son of George Woolcott, a builder living in Paddington, and his wife Elizabeth.

Subsequently, in 1857, John Grant, a local carpenter and builder, bought much of the land on New Road (later called Woolcot Street) from Edward Woolcott, shortly before Edward's early death on 10th November 1857. Edward was 33 when he died, intestate and unmarried, having committed suicide. His properties passed to his eldest living brother, George Woolcott backed by the declaration made by Elizabeth Walter – a nurse and

domestic servant – in support of George's heirship. George later conveyed nineteen perpetual yearly rental charges amounting to £40 for the properties.

The land bought by John Grant consisted of plots on both sides of New Road, which was a track linking the eastern end of Lower Redland Road to Cartwright's Lane (later to be called Clyde Road). This area of pasture ground was originally called The Mead (or Home Ground) and the houses constructed here were known as Woolcott's Buildings or The Woolcotts. The rear gardens of houses on the west side of Woolcot Street still follow the original western boundary of the Home Ground.

It seems that the houses built by John Grant and others were designed as artisan cottages for the workers at Redland Court or Beaufort Lodge. According to the census of 1861, they were occupied largely by tradesmen including masons, coachmen, saddlers, etc., working for the large houses, plus nurserymen working for the adjacent nurseries.



By 1874 New Road had become known as Woolcot Street; nos. 1 and 2 Woolcott's Buildings had become Woolcott Cottages, *pictured above*, in Lower Redland Road, and no. 21 became no.27 in Clyde Road (until 1977 when it was converted into two dwellings and the corner property reverted to no. 21 Woolcot Street). House numbers then jump to 43 on the east side - which would be accurate if the original intention had been to include all the properties along the eastern boundary of Home Ground in the same development site. This is the only 'Street' in Redland, as opposed to Roads and Groves which all have front gardens, whereas in Woolcot Street the houses front directly onto the pavements. In the late 1940s the street was thought locally as a bit rundown with its small houses and outside toilets – very different from the smart street it is today.

The house facades were first painted in their bright colours in the 1990s, in contrast with the more subdued colours used previously, and the original lamp-posts were restored in 2003.

Right, typical facade, drawn by Catherine Elgar

Woolcot Street today

Residents The rate of turnover of residents in the street was very low until quite recently. The normal pattern was for a young married couple to move into a house and live there with their family until they were no longer able to look after the house. In recent years the turnover has been much more rapid – for example, with young married couples moving in and then moving on again after a couple of years with their family to a larger house elsewhere.



Even when the houses were first built, as can be seen from the electoral roll, it was not unusual for a resident to move to another house in Woolcot Street, perhaps getting married to another resident, preferring the layout of someone else's kitchen or someone leaving home to start their own family and moving next door.

Social structure. There used to be parents, children and sometimes even grandparents living in the same house, whereas now they are mainly occupied by 1 or 2 people, sometimes 3. On average there were 2 or 3 children per household, so there were possibly about 40 children in the Street. Now there are only a few children under the age of 18.

Communal Life This has always been especially strong in Woolcot Street and still is today, but with many family members living in the same street there was a greater community atmosphere. All the shopping could be done at the good variety of shops just at the top of the road so there was seldom any need to go further. From 1898-1998 there was a post office at no. 3 Woolcot Street, (now nos. 68-70 Lower Redland Road). For further details of shops see Lower Redland Road, east end),

Continued on page 29



Extracts from 1882 Ordnance Survey Maps showing eastern part of the study area.
Courtesy of Alec French Partnership

Not to scale - original maps 1:500

Current house numbers added in grey



Map
LXXX.12.18

Map
LXXX.12.23

Continued from page 25

The children walked to the schools in the area and life in the daytime was always noisy and busy. Nowadays there is still a good communal atmosphere but most people tend to be working elsewhere during the daytime.



Above, The former Post Office, 68/70 Lower Redland Road and Victorian street light restored by Woolcot Street residents and RCAS.



Left, VE Day party, 1945, Woolcot Street

Parties There were always New Year's Eve parties in Woolcot Street and, to encourage celebrations, one resident used to walk up and down the Street banging saucepan lids every year. Also, in 1982 three adjacent gardens were the scene of a street party to honour the wedding of Prince Charles and Lady Diana Spencer. Most recently a Queen's Golden Jubilee party was held in 2002 and the pavements were used to encourage patriotic young artists. (see front cover).

Interiors Although you might not expect it from the uniform external facades, even when the houses were originally built they were slightly different inside. Now there are very few which have not been altered in some way and the majority are totally different from one another, having been imaginatively reconstructed.

Gardens The Morrison air-raid shelters from the war have all now been removed and stylish studios and conservatories are replacing them.

Pub On the corner of Woolcot Street and Lower Redland Road the ornate and many gabled Shakespeare Public House expanded onto the neighbouring cottage site in 1903 when it was taken over by George's Brewery - now Courage (for a more detailed history see the section Lower Redland Road shops and businesses, east end). Although the Shakespeare Inn was only at the end of the road, in order to enjoy an evening stroll many people would have chosen to walk to a different pub in the vicinity.

Today Woolcot Street is still a happy street to live in. Times have changed but the convenience, community and comfort of the houses still make it justifiably a very popular place to live.

Below, Queen's Jubilee Party, 2002.



According to the Tithe Map of 1841 the boundary wall running south from Woolcott Cottages to Clyde Road, and shown in the drawing below, divided the land prior to development. The triangular area of pasture land on the east side owned by Sir Thomas Fremantle was called Home Ground, Home Close or The Mead and was to be used 'for quiet enjoyment'; whereas on the west side the land owned by Charles Ludlow Walker was Orchard and Nursery, most of which was worked by Jas Garaway & Co. Ltd. Garaway's business continues today, in Chantry Road, Clifton.

The Home Ground Boundary Wall

*"If I could speak of things I've seen
I'd tell you all what fun its been -
Roman soldiers marching to Bath
and Artists painting my east half.
I used to keep the ponies out
until the orchards came about
And then the cottages arrived
and I had outside privies on both sides.
Now sick cars and flowers and trees
shade me along with birds and bees."*



View over back gardens, from a drawing by Catherine Elgar

CLYDE ROAD

Kathryn Armitstead

Clyde Road is a wide, tree-lined, residential road which connects Redland Road with Hampton Road (the continuation, via Redland Park, meeting up with Whiteladies Road) and runs broadly in an East/West direction.

The North side of the street is consists predominantly of large single or double bayed, stone built semi-detached villas, 13 in all. Mostly they remain as houses rather than flats - indeed, many have been converted back into houses over the last 10-20 years. Towards the eastern end of the street there are five terraced houses and four four-storey semi-detached houses, (originally called Wordsworth Terrace). The latter have mostly been converted into one bedroomed flats.

The south side of the street has similar architecture, although in this instance there are some small terraced houses at the western end of the street and it contains 11 semi-detached. Many more have been converted into flats, revealed by their multiple doorbells. Towards the eastern end, there is a row of houses which backs onto Clyde Road, part of Elliston Road, and these are rather out of character with the rest of the road, showing small back gardens with red stone boundary walls.

There are no shops on the road now, but there are a number of dental surgeries and a charitable organisation. As an easy link between two main routes, it experiences a relatively high volume of traffic, although never sufficiently high to cause congestion.



Left, 35 Clyde Road, c.1850

Below, carved stone capitals, north side, Clyde Road.





Above,
Foley Cottage with Clyde House to the left.

History

Ashmead's map (see cover) shows the first houses on Clyde Road to be Clyde House, and 2, 4 and 6 Clyde Road. These were originally very small cottages, belonging to Foley Cottage, (now 130 Hampton Road) This property originally occupied a large site with a long frontage to Hampton Road. There were 7 cottages in all, and Foley Cottage itself seems very grand to have been called a cottage. The Clyde Rd cottages Nos 2, 4 and 6 must have been 'upgraded' with the present Victorian style elevations as the street was developed. The detached house No 1a, 'Ravenswood' was tucked in behind Foley Cottage in 1923.



Left
2, 4 and 6
Clyde Road

The large semis were built between 1869 and 1872 and most of the street was erected during this period. As with Elgin Park and most of Lower Redland Road, much of the land on the Northern side of Clyde Road was owned by Colonel Walker which he sold to the builder Richard Cosslett. Of these houses, the first to be built was no. 23 (a school-house) and the last was no. 25. No. 15 is a typical example on this side (see inside cover).

The houses first appeared in the 1871 census as a part of Stoke Bishop. Originally Hampton Dairy was at no.2, there was a laundress at no. 4 and no. 27 was a fruiterer in 1873 until the property was converted into a dwelling in 1976. Opposite, on a small site just off the main road, A.C. Stone & Co. (now Stone BCI Ltd based in Westbury Park) started as a builders in 1892. When they moved to larger premises on Redland Road in the early 1900s they continued to use the site for a lorry park until 1990 when they developed the site and constructed the Clyde Mews townhouses.

All of Clyde Road was listed under Woolcot Park in the original street directories. Planning maps of 1861 called it Cartwright's Lane, presumably either because it led to the cartwright at the top of Hampton Road or because the Zacharia Cartwright family lived in Foley Cottage for many years. By 1869 the name was Clyde Road.

Wordsworth Terrace (nos.29-45) , *see picture below*, was started early in the 1850s, with the individual villas, namely Rydal Villa, Langdale Villa, Kirkstone Villa and Grasmere Villa being built around 1869.

Originally, the houses were owned by professionals (e.g. doctors, solicitors, trades people etc.), and typically had one housemaid living with each family.



Life on Clyde Road

The general opinion of the residents of Clyde Road is that it is a beautiful and convenient place to live. Many of the gardens back onto Napier Road gardens and are not overlooked – it almost feels like being in a village. Residents often mention convenience as a prime attraction because it is on a bus route and close to the shops.

Many of the householders have lived in the road for more than 20 years. A number have had children which were brought up on the road and have now left home – leaving large houses with only two main residents. This trend means that there are now fewer children than there were in the past.

The highest turnover is amongst the residents of the flats – either because they are let and the tenants move on, or because the flats are relatively small and the owners move 'up the housing ladder'.



Ada Vachell



Thelma Barlow

Former residents.

Ada Vachell, campaigner for the poor, particularly 'crippled children', lived for the last years of her life at Foley Cottage, dying there in 1923. A blue plaque in her memory was placed in Clyde Road in 2003.

The actress Thelma Barlow, lived in Clyde Road in the 1970s while with the Bristol Old Vic Theatre Company. Here she also provided theatrical digs for many BOV actors. She is now best known for her 28 years as Mavis in 'Coronation Street' and more recently in the BBC's 'Dinner Ladies.'

Based at no. 7, the charitable organisation - the Dawn James Foundation - provides funding for 'good causes' in Bristol. It has assets of £40m and was founded by a Bristolian, John James, who made a fortune from a TV and radio rental business. The Foundation was started in memory of his daughter who died at a young age.

ELGIN PARK

*Gill and Ian Love
and Pamela Gilbert*

History

At the beginning of the nineteenth century Elgin Park was still countryside, consisting mainly of pastureland for the grazing of sheep and cattle, with some market gardens and orchards. The only buildings to be seen were the cowman's cottage, now Elm Lodge, at the bottom of Elm Lane, and to the south the Georgian Foley Cottage at the end of Hampton Road and the old cottages in Clyde Road.

All of the land on the east side of Elgin Park was owned by a Harriet Walker, who let it out in numerous tenancies to small farmers. In 1826, she gave it in trust to her son, Charles Ludlow Walker, upon his marriage to Mary Ann Pynder of Worcestershire. He settled it upon his eldest son, Charles Pynder Beauchamp Walker.

As with Lower Redland Road, Colonel Walker received £6 annual ground rent on the properties in this area. The deeds of No 7, Elgin Park explain that if the yearly rent charge was not punctually paid, the Colonel would be within his legal rights "to enter into and distrain upon all or any part of the said plot of ground...." The deeds list the fearful measures which he might threaten, if deprived of his annual £6. The annual ground rent charge continued until the early 1980s, when it could be redeemed for a reasonably small sum.

Below, 30 Elgin Park



The Colonel also laid down various conditions of sale on all his houses, such as the prohibition of any trade or business, except for “Girls’ Boarding Schools or Lodging Houses.” The No. 7 deeds also forbid the building of any hot house over the height of 20 ft and certainly not in front of the ‘messenger’ (dwelling). One can only wonder what the Colonel would have thought about the parking of cars in front of his houses. He also insisted that “all boundary walls shall be considered party walls,” a feature of the road. Finally he decreed that the first owner of 7, Elgin Park, the Rev Drayson Moor, and almost certainly others in the road, should be required to insure their properties for £300 and to produce the insurance policy if visited.

The three consecutive census records for 1871, 1881 and 1891 show that all households employed servants. Approximately one third of Elgin Park dwellers during these years were either retired or ‘living on their own means’.

A range of professions was recorded for other inhabitants.

Occupations recorded for Elgin Park inhabitants in these census records included:-

1871	1881	1891
Solicitors (2)	Sugar refiner	Civil Service clerk in HM Treasury
Merchants	Manufacturing chemist	General practitioner surgeon
Public accountant	Corn merchant	Grocer & provision merchant
Cashier - Bank of England	Retired farmer	Insurance manager
Linen Draper	Consulting mining engineer	Chartered accountant
Retired watch and clock maker	Retired paymaster (late Indian Navy)	Asst. Masters Clifton College (2)
Wesleyan minister	Collector of sanitary rates	Paper hanging merchant
Collector of rates for Board of Health	Chief accountant to wholesale tea merchant	Patent agent
Retired distiller	Retired brewer	Local secretary, insurance office
Retired engineer	Railway shareholder	Wine and spirit merchant
Private tutor and landowner	Solicitor in practice	Solicitor
Surveyor of an insurance company	Wholesale stationer	
Grocer and confectioner		

Examples of who was present in Elgin Park households on those census days is also of interest: -

1871 No. 13 Elgin Park: The builder, Richard Cosslett (aged 51), who built many of the houses in Elgin Park, lived here with his nephew (aged 27), also called Richard Cosslett, who was also a builder.

1881 No. 6 Elgin Park: Head of household Robert Champion, aged 36, manufacturing confectioner (employing 14 hands), with his wife Ellen, aged 35, four children, aged 6, 5, 3 and 6 months, and three servants (companion/help, cook and maid).

1891 No. 30 Elgin Park: Head of household John Tanner, aged 27, Wholesale Stationer’s Manager, his sister and housekeeper Mary

Tanner, aged 60, a visitor Mary Thompson, widow (own means), aged 40, a cook and a maid.

Memories

Miss Morgan, who lived in the area until 2002, moved with her parents to 29 Elgin Park in 1933. She remembered the lovely shops in Whiteladies Road. As a child, before moving to Elgin Park, visiting these shops was a Christmas treat. She thought that the main difference between 2001 and the 1930s was the number of cars in the road. If people owned cars then, they had to have a lock-up garage.

Bakers, greengrocers and grocers all delivered to the road. Miss Morgan remembered Mr Parker, an Estate Agent living at No. 30, whose chauffeur arrived in a Daimler each morning to take him to work! The street directories show Edward Parker at this address from 1895 to 1935. His firm, Edward T Parker, remains in business. No. 30 later became a doctors' surgery and is now a dental surgery (see photo).

There were several incendiary bombs in Elgin Park during the war. A small hole caused by shrapnel from anti-aircraft fire existed in the front window of no. 15 until 1998 when the window was replaced. No. 29 was destroyed in 1941 when an incendiary bomb came into Miss Morgan's bedroom (she was away in the ATS at the time). Her parents took a flat in Pembroke Road and the house was rebuilt after the war as two flats, retaining the original facade.

A Dr Powell lived at No. 18 (see inside back cover), one of only a few houses in the road to have stables. He visited his patients in a pony and trap until the war. His daughter, who was also a doctor, went to China as a medical missionary and then returned to No. 18 to look after her parents until they died.



20 Elgin Park,
showing front facade in
Bath stone.

House Histories

5 Elgin Park - September 1867 - Sale of plot of ground by Charles Pyndar Beauchamp Walker to Richard Cosslett of Redland (builder) and Barton Dell (retired clock and watchmaker) of 5 Hampton Park, subject to annual rent charge of £6; plus dwelling house. After several owners this property was eventually sold to Abbeyfield in 1970, for £5,200 and became a residential home for the elderly.

14 Elgin Park - Pembroke Villa - In 1867 Charles Pyndar Beauchamp Walker allowed Richard Cosslett, a builder of Redland, to build a house on 'Lot 15' in return for an annual rent of £6. Richard Cosslett built "Pembroke Villa", 15 Elgin Park, which he sold for £650 in 1869 and which soon became known as 14 Elgin Park.

Every year an envelope arrives at 14 Elgin Park from Toronto addressed to Sidney George Wm May and Leslie Gee May. It comes from the Algoma Central Corporation (formerly The Algoma Central and Hudson Bay Railway Company, and Algoma Central Railway) giving notice of the annual meeting of shareholders. In 1999 the accompanying letter said *"... No copy [of the annual report] has been forwarded since for a considerable period of time you have failed to exchange voting trust certificates registered in your name.... Please ... forward particulars of your recent address...."*. Sidney May sold 14 Elgin Park in January 1936!

The house was divided into flats for part of its life, possibly since around 1938, but was returned to single-family occupancy in 1973. The current occupants, the Love family, bought the house in 1988.

15 Elgin Park Built in 1868 the house is typical of the many hundreds of semi-detached villas built in Bristol during the middle and end of the Victorian period. It is built of local stone faced with Bath stone in front, but at the side and back of the house the builders have economised by covering the stone with a rendering of a cement-like mixture. There is a large bay window in front supported with four Doric columns, with lintel and frieze. The bay window roof above is a constant source of problems in heavy rain. The original stone porch and large wooden door have long gone, and been replaced by modern glass doors in the porch, the roof of which has a wooden castellated top, probably built early in this century.

The house must have been built for a middle class family of moderate means, not earning enough to be able to employ many servants or their own carriage. It would have had accommodation for only one or two servants, and, as there is only one staircase and one central hall with rooms branching off, they would have been constantly meeting members of the family. The greatest distance possible was maintained, however, by giving the servants the attic bedroom a few stairs up from the first floor, and placing the kitchen and scullery area down another small flight of stairs from the hall.

The servants would have had a large, bright kitchen, full of the morning sun and a big kitchen range in an enormous hearth to warm the room, after they had toiled to keep the fire going. The house still has the original

15 Elgin Park,
built 1868



fireplace, although it is now filled in with a gas fire. There are, too the original Victorian dressers on which all the kitchen crockery would have been displayed, requiring plenty of washing to keep all the black dust from settling.

The scullery extension, with its flat roof, still exists. It was built to an inferior standard to the rest of the house, again part of the efforts of Victorian builders to economise. These sculleries were very badly insulated and are a constant source of damp and problems from the rain seeping through the roof. There was, too, only a small casement window, which made the room very dark and the floor had stone flags, so that it all must have been very cold and depressing. Presumably, though, the builder thought the room adequate for the servants to do the washing and mangling.

Off the kitchen, down a flight of stairs, is the cellar, with two large coal-sheds and a big larder space with hooks from the ceiling, presumably for hanging meat. The servants would have had plenty of exercise toiling up the stairs with buckets of coal for the three sitting rooms and bedrooms. They would also have been constantly up and down to bring up the milk, bread, meat and other food for household meals and taking down the remainder afterwards.

As there was no bathroom in the house until early in the present century, Victorian servants would also have had to run up and down stairs to empty the slops from the bedrooms, carrying the pails through the kitchen and scullery to the outside water closet. A bathroom appears to have been installed about 1912, when a bedroom was partitioned off for the bathroom and separate lavatory, and a large Edwardian bath installed, which still takes up most of the room.

Next door to the kitchen is the china pantry, with a large fitted wooden dresser on the main wall. This room was used for displaying the best china, to be seen in all its colourful array across the hall, and also for storage of

jams and bottled fruit.

Passing from the servant quarters, there are two finely proportioned living rooms, with decorated cornices and a very elaborate rose decoration round the central light-fittings, leading off the long hall with its coloured glass windows. It is likely that the ladies of the house would have used the back room over-looking the garden as the drawing room, where they would have sat in the mornings and received visitors for afternoon tea.

There is also a smaller sitting room, which was probably intended for the master of the house to use as a smoking room or study. Here he could retreat from his women folk, dressed in his smoking jacket, to relax in front of a coal fire, or to sit at his desk going through the household accounts.

The front room over-looking the street would have been used as the dining room, and for the men to sit over their port after meals.

Both the dining room and the drawing room would have had huge open grates with marble mantel pieces, but in this house the original grates have been long removed and nineteen thirties fire-places installed, now quite a period piece in themselves.

Upstairs there would have been five bedrooms in Victorian times, apart from the servants' room, and before one of the bedrooms was converted into a bathroom. There are two large rooms, one of which was probably intended for a nursery, and two smaller ones, giving plenty of space for a moderate sized family. The rooms are plainer than those downstairs, with no elaborate cornices and decorative features, and no picture rails. In this house the original Victorian fireplaces have been preserved upstairs, with ornate grates, which would have involved the servants in constant blacking.

Strangely enough the early owners of the house were all women. The first owner was a Mrs Fry England, presumably one of the prosperous Quaker families who owned the chocolate factory, and were part of the well-to-do merchant class of Bristol. She was a widow who lived at No 15 with an invalid son of 30, Charles, another son, Arthur, who was a bank clerk, and a daughter, Ann. They employed one servant.

In 1874 Mrs Fry England sold the house to three maiden ladies, Susan, Annis and Ellen Edmonds. Possibly the marriage of one or two of her children meant that she did not need so much space. The Edmonds sisters were fortunate in having means of their own, or their situation would have been considered a disaster in an age when marriage was still the only acceptable career for women. Susan, the last survivor, died in the house in 1912. Susan must have been in her nineties, outliving her much younger sisters.

The house was then inherited by Susan Edmonds' nephew, William Conway Gent, of Droitwich, but he sold it immediately to a William Nurse, who was a well-know auctioneer and valuer in Bristol. He was married with a young son and thus for the first and only time in 130 years there was a child in the house. The house probably needed a great deal doing to it, and William Nurse bought it for only £465, compared with the £885 paid by Mrs Fry England in 1868. He put in the bathroom in one of the bedrooms and more unfortunately removed the Victorian front door and the down-stairs grates, but left the structure of the house as it was. William Nurse lived at 15

Elgin Park until 1938 when he died in the house. His widow stayed on until 1947, when she sold it to a Mrs Davis for £2,850. Mrs Davis never lived there, but re-decorated it, put in washbasins in the main bedrooms and a large radiator in the hall and sold the house again for £3,450, a very great profit for those days. The two ladies who bought the house had just retired - Jenny White from Kensington and Norah Dawes who had taught at Benenden School. Sadly, Norah Davis died within five years and Jenny White was forced to sell in 1953. The house was then bought by the Gilberts and has been lived in by members of the author's family ever since. Pamela Gilbert's grandmother, Cecile Violet Robertson, previously lived at no. 8 from 1933-1959, seen *right*, in the garden, c.1946.



The Architecture Of Elgin Park

Elgin Park is a development of Victorian suburban middle-class villas built during the 1860s. The houses on one side of the road differ from those on the other in the details of their finish, but the overall appearance is of a harmonious uniformity of style which is quite distinctive.

The most notable feature of the Elgin Park houses is their low profile - shallow pitched hipped roofs with prominent projecting eaves, two-storey facades and single-storey bay windows. The houses are set back from the road behind substantial front gardens and present a retiring, unobtrusive air of genteel privacy. This is in contrast to the far more assertive character of many other Victorian houses in the area, which demonstrate their presence through stronger massing of masonry, more forcefully projecting bay elements or a more strident roofline.

The "villas" are mostly semi-detached, and are built in the Italianate style fashionable at the time. In fact, due to the above features, they capture the introverted reverie of an imagined Italian country retreat more closely than many houses of the period. To achieve this, however, they sacrifice grandeur and possibly amenity. There are only two main storeys, with the basement being a store dug out of the ground to the rear. The kitchen needed accommodation in a structurally inadequate flat-roofed wing projecting into the garden (for which no attempt was made to integrate it into the Italianate

conception). The attic storey was originally just a small low-ceilinged room in the centre of the shallow roof.

There is a stylistic break between the two sides of the road, which backs up the suggestion from records that each side may have been built by a different builder.

The houses on the west side, i.e. nos. 18 to 30, attempt a greater grandeur and solidity of appearance. They have their facades entirely faced in Bath stone ashlar, and this is of substantial thickness as is shown by the decorative motifs carved deeply into the stone surface, and the way that the stonework has deteriorated with age so that large blocks of stone can be seen to have moved in relation to each other. A large amount of Classical detail is incorporated onto these facades via carving so that some of the more fully worked buildings begin to present a Neo-Classical or Baroque appearance rather than Italianate. The ground storeys are rusticated with false voussoirs and keystones having prominence over the ground-floor windows and bold quoins defining the mass of the building.

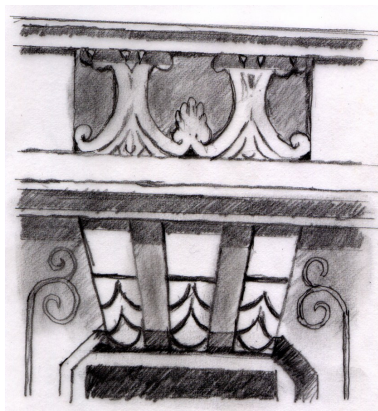


7 Elgin Park, showing the mixture of Bath stone and rubble stone on this side of the road.

A stone-built heaviness extends round the sides of the blocks, where the entrance door (without a porch) and the windows are set in massive Bath stone surrounds. The side and rear walls are, however, plainly rendered and are presumably of rubble stone construction.

Plain areas of the stone facade have been filled with a variety of carved decoration, mostly in the form of roundels and incised lines or tendrils, and ranging from naturalistic vegetative forms such as flowers, through stylised such forms, to abstract patterning. This form of ornamentation is not Classical in inspiration and could have been suggested by the current trends in interior decoration, such as William Morris fabrics.

Two of the west side buildings (nos. 18 and 30) are built to a higher specification than the others as larger detached properties. These form the two ends of the development on that side. No. 18 has a monkey puzzle tree outside it. No. 30 was not part of the original Elgin Park development and was only allocated to the road later. It is now a dental surgery.



Details, *above*, at No 20
and *right*, No 18



These have more substantial accommodation, a greater presence and much more elaborated ornamentation. Both properties have an emphatic frontal entrance, with a round-arched aperture with radiating rustication lines that contrast significantly with the side entrances on all the other, semi-detached houses. In the case of no. 18 this entrance is flanked by lion sculptures, and at no. 30 a classical porch has since been added on rather crudely, presumably concomitant with it being renamed “Danecourt” in 1896 as this name is carved into the stone of the porch lintel.

No. 18 (see photo inside back cover) achieves quite an impressive and individual aesthetic effect by leaning in its extra elaboration not towards the heavy Classicism of the other buildings in the development but towards a Byzantine or Venetian look more suited to the original Italianate theme of the road. This is exemplified by the double round arches separated by a small column framing the windows on either side of the upper storey and the interesting mini-colonnade below the eaves. A less rigid, more graceful handling of the carved stonework adds to the overall refinement and dignity of this building.

The east side, nos. 1 to 16, consists of more modest and probably more cheaply built semi-detached houses. All but two of these blocks have facades formed of a combination of Bath stone ashlar and exposed, coursed rubble stone. In the buildings with complete ashlar facing plain areas of stone have simply been fitted over what are the rubble stone areas on the other fronts. On none of these houses is there an attempt to create an imposing Classical frontage or to provide a display of carved magnificence. Instead, whether through a stylistic or financial choice, the street fronts are delicate, subtle and unassuming to the point of flimsy insubstantiality. Paradoxically this has resulted in this side withstanding the passage of time rather better than the grander west side, where the heavier stonework detail has not been cleaned by the weather.

The Bath stonework on the east side houses provides the framework for the facade, surrounding the windows, forming the bay, and defining the storeys and the outer edges. The thinness and superficiality of this stonework is apparent and no attempt is made in its cosmetic treatment to suggest that it is in any way structural. Some blocks have Classical pilasters

carved around the windows and cornices with guttae running around the tops of the bays, but these features carry little conviction and are often treated quite oddly from an academic point of view, so that the impression given is of a quaint or jerry-built attempt at doing things properly rather than a piece of Neo-Classical architecture.

The areas of exposed rubblestone on the east side facades, although presumably thought of as inferior when they were built, now appear to us the more attractive aspect of this side of the road. Inspired by the increasing Victorian predilection for constructional polychromy, that is the use of different coloured building materials for aesthetic effect, different shades of the soft, coarse stone that is the basic building material have been selected for different house facades. Pinkish-red, yellow, and a mottled purple and red mixture alternate down the road. This stonework, crumbling and faded to pastel, now combines picturesquely with the adjacent Bath stone and the surrounding greenery of the gardens. The rear and sides of these houses are plain and roughly rendered, without the Bath stone treatment of windows and doors that the houses opposite receive. Entry is similarly through the side of the house, but lightly built porch extensions were included to give a forward-facing front door. A final difference between the two sides of the road is that the east side buildings all have moulded brackets or modillions running along the underside of and "supporting" the eaves, a feature absent from all the west side buildings.

Former inhabitants

Jo Durie, tennis player, grew up at No. 9 Elgin Park.

Richard Wyatt of HTV, lived at No.31

Dame Clara Butt, opera singer, rumoured to have lodged in Elgin Park, but which house is unknown.



Left, part of the original land conveyance

In 1865 one of the building plots advertised for development on Colonel Walker's orchard became Napier Road. The road owes its name to the Colonel's connection with General Napier. Both officers served in India and took part in quelling the Indian mutiny at Lucknow in 1857. In 1868, the year in which Napier Road was built, General Napier was created Baron Napier of Magdala in honour of his success in Ethiopia where he captured Magdala and released British captives. It would be natural enough for the Colonel to honour this popular figure.

Napier Road was built with the newly developing middle class market in mind. In similar style to Lower Redland Road, Elgin Park and Clyde Road, the houses were constructed using local red and the softer ochre ragstone with Bath stone facings at the front, and rendering on brick at the back. Ten houses were built, six large 'semis' on one side and four large detached houses facing them on the other side. The houses were probably individually tailored for the first purchasers. Although they all have a basic pattern there are many small differences between them.

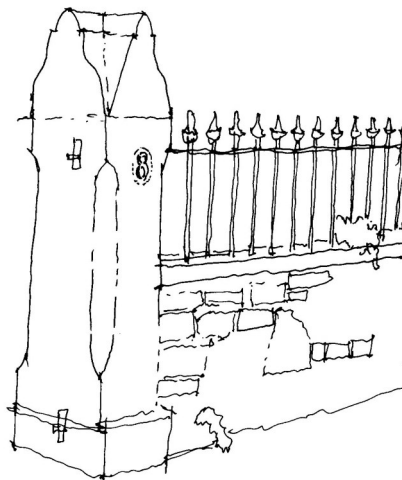
Someone sauntering past would form an impression of a quiet, leafy street, open and generously proportioned with its front gardens largely intact. Robust stone entrance pillars to each front path must have been supplied with iron gates to match the attractive cast-iron railings. Only No. 8 retains these, probably because it was a school (Fairburn School for Girls and Kindergarten) during the war years. Many of Bristol's older properties had their ironwork requisitioned for recycling as armaments.

The original wooden shutters are still mostly in use in ground floor rooms but stop short of the windows' top. This odd feature might have provided ventilation when gas was introduced, or allowed room for the substantial wooden Venetian blinds provided for all the rooms.

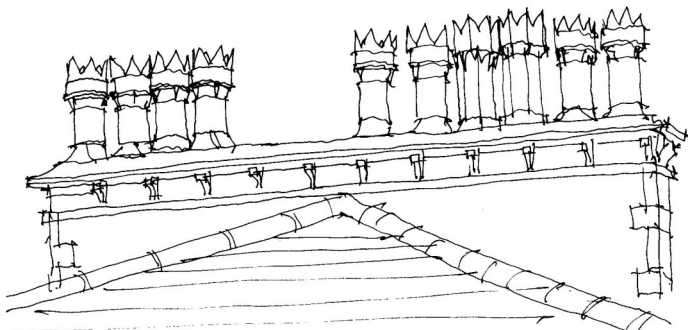
In each house most of the ground floor is slightly above street level, allowing for a spacious cellar. The layout of some interiors permits an extra

top floor room above the kitchen while maintaining a basic two storey structure. The front door, set in the side of the house, is often accented by a stone portico, an interesting lattice porch as at No.10, or some detail carved in the stonework, as in the rose over the porch door at No. 8. There is attractive carved detail in the balustrades above the front bay in the larger houses, and in the stone facings.

The houses are now mostly roofed with red Roman tiles, replacing the original grey slates. Topping these are splendid Crown chimney pots, typical of Redland.



Some original railings and chimney pots.



Many of the houses still boast original features. Attractive fireplaces, feature in all Napier Road houses: ornate ones in marble in the larger reception rooms, with inset decorative glazed tiles and cast iron fire grates; smaller wood or plaster mantels in the bedrooms. In many houses elaborate door furniture is still in place such as brass door knobs, and fingerplates (sometimes above and below the handle, perhaps to accommodate small sticky fingers?)

Porch and hall floors are elaborately patterned in red, blue ochre, brown and white tiles (see inside cover picture) with large terracotta tiles in kitchen and scullery. Ground floor rooms have an ornate decorative cornice and ceiling rose. The huge integral kitchen and butler's-pantry dressers are still in place in some houses although the old cast iron kitchen ranges have all been removed. Sculleries had a bellshaped 'copper' for washing clothes, of solid cast iron set in stone, with no plughole. Rainwater was pumped by hand from the underground storage tank, still present in some of the houses, either inside or out. The houses were not solely dependent on this water supply, but it did provide an additional source and was favoured for hairwashing as the water was soft. Bailing out the copper must have been hard work !



Above, Fun and games - actors in Napier Road, c. 1900

In researching the history of the road, it has been possible to identify all the owners of all ten houses from 1868 to the present day – this archive can be seen by those who are interested. Peter Wilde's full colour digital record, that includes historic documents and photographs together with pictures of all houses and residents in 1999 can also be seen.

There have been numerous interesting characters who have owned houses in the road. Early on there were strong clerical connections. The Rev. Henry Cooke (No 2), Dr Weddy, Doctor of Divinity (No 4) and the Rev. J Gray (No 9) were all owners in the 1870's. Military connections were also evident, Colonel Butcher's widow (No 6) and Captain Jenkins (No 10) were owners at the turn of the century. Later in the road's history the medical profession became increasingly prominent. Dr McConnell, a GP, started this trend in 1949. Currently about half the houses in the road are owned by doctors.

There have been other residents worthy of mention. A fishmonger, Mr Ernest Hall, lived at No 5 during the thirties and Mr Frank Burrow, a journalist, lived at No 9 in the twenties and thirties. From 1944 to 1960 Miss Crocker and her maid Miss Heloise Amette ran a quality, but discrete, business fitting and selling Spirella corsets from the front room.

John Gaynor bought No 1 in 1883 and on his death in 1911 he left the house to his daughters Mary and Martha (May). May married Winchcombe Howard Hartley Lansdown and they became the man and wife of the house. He was a prominent resident in the road for nearly fifty years,

throughout the Second World War until 1960 when he moved to a nearby residential home. He remained a regular visitor to the road until his death in 1981 at the age of 99.

James and Frances Hart bought No 2 in 1906. James Hart was a prominent citizen and, together with the Rev. Wilkins from the Redland Chapel, founded the Redland tennis club, still in existence today. They had three daughters, Margaret, Mary and Frances. Frances married David Bissett in 1925 and they lived in the house with their own daughters Jean and Sheila. The house remained in the family until Sheila, the only remaining family member in the house, sold to the present occupants, the Wilde family in 1997. The house has only changed hands three times since it was built.

Napier Road with its large houses and gardens has lent itself to family occupation from the start, and in No 2 three generations of one family occupied the house from 1906 to 1997. The road has produced a regular supply of babysitters: as one generation of children grew up and left so another group of teenagers took over the role which can be traced back continuously for at least thirty years. At a time when the importance of community is increasingly recognised Napier Road, with its active social life, can certainly claim to have played its part!

Below, Tennis players of Redland. Jane Wilde in 1999 and Mary Hart in about 1920, at the French doors of 2 Napier Road.



About the Authors

Gillian Penrose first came to Bristol in the late 1950s to study at the (then) RWA School of Architecture. Later, having qualified also as a Town Planner at Edinburgh University, she returned in 1976 to live in Redland. Member of the planning group on the RCAS committee since 1999.

Susan Pinney (nee Scott) was born in Bristol, educated at local schools, and then trained in Bath to be a teacher in Domestic Science. She moved soon after to Kenya for 6 years before returning to the UK. She moved back to Redland in 1994 and edits the Trades Register for RCAS.

Kathryn Armitstead moved to Bristol in 1987. Previously she grew up in Lancaster and went to Oxford University where she met her future husband. After a couple of years at Bristol University (carrying out physics research) she trained as an actuary and is currently a partner in a consulting firm. Her main non-work interest is cycling and she is a director of Sustrans, a Bristol-based cycling charity.

Viv Nelson trained as a secretary and administrator working for one of the first environmental practices in the UK. Unlike most other people in this area she and her husband only discovered Bristol in 1990, moving south from Glasgow, a city with similar characteristics. Viv helps with RCAS book sales.

Pamela Gilbert was born in Bristol, but grew up in Swindon. After obtaining a degree at the London School of Economics, she had a career in Personnel Management and Vocational Guidance. Since retiring to Bristol she has obtained a PhD in History and written a biography.

Gill Love grew up in Portsmouth and obtained a degree in Physics at Bristol, where she met her husband. Married in 1968, they lived in Bristol until 2000 when they moved to Cornwall. Gill had a number of posts in IT, working for some years at Frenchay Hospital. Her son Ian contributed the architectural aspects of the Elgin Park chapter.

Oliver & Rosemary Russell, and **Peter & Helen Wilde** have, with their families, lived in Napier Road for many years. They masterminded the LIVING HERE contribution for this street, with its full history of every house, and organised a street party for the residents in the year 2000.

Maps, Census data and Street Directories

(Kelly's, Matthews and Bristol & Clifton) from the Bristol Records Office and Central Reference Library.

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

Redland Not so long ago archive postcard photographs from the Michael J Tozer Collection compiled by Barry Williamson 1990

Whiteladies Walks 5 town trails in a Victorian Conservation Area by Stephen Jones 1976

"The Old Barn" by Rev. Robert Springett – Nicholson 1981

Without the interest of the residents themselves this book would not have been possible. We would like to mention in particular :

Wendy Pugh and Rob Enticott, whose father Bill Enticott lived most of his life in Woolcot Street; Doreen Wharton who lived there all her life; Pat and Mike Thomas also of Woolcot Street; Jan and Dick Denton, Julia Norton, Marie Viney and Sam Harding for their accounts of life in Clyde Road; Mrs Field formerly of Woolcott Cottages; Jeanne Fox formerly of Lower Redland Road; Peter and Katie Gray of Foley Cottage. Peter Woolston, retired butcher, Terry Thompson and other staff from shops and businesses in Lower Redland Road. Allen Harris for assistance with print preparation. Thanks also to the owners of the properties that illustrate this book.

The photographs and illustrations were kindly provided by the following:

VE Day celebrations in Woolcot Street	Wendy Pugh
Pavement Artist on front cover (kind permission of family)	Peter Nelson
Golden Jubilee celebrations 2002 in Woolcot Street	Peter Nelson
Newsagent / grocery store 111 Lower Redland Road	Terry
Thompson	
Sketch of typical house in Woolcot Street	Catherine Elgar
Pencil sketch of the back gardens in Clyde Road	Catherine Elgar
Balloons over the chimneys	Gill Love
Mrs Cecile Robertson	Pamela Gilbert
Sketches, detail of 20 Elgin Park and Clyde park capital	Roger Mortimer
Napier Road pictures (from digital record)	Peter Wilde
Sketches, Napier Road	Tom Russell

View from grounds of former Beaufort Lodge c.1855, Police Station, Lower Redland Road c.1907, Selden Lorry c.1920, Nos.107-111 Lower Redland Road c.1922, all (copyright) Michael J. Tozer.

All other photographs

Gillian Penrose and Roger Mortimer

Redland & Cotham Amenities Society

Affiliated to the Civic Trust - Registered Charity no 268848

RCAS was founded in 1973. Currently we have about 800 subscribing households, comprising over 1200 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**, report 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 (2003) 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 (0117934 5882). Or visit the Society website **www.rcas.org.uk**

Other RCAS local history 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)

These may be ordered via our website or purchased from Clifton Books in Whiteladies Road, other local shops, or by telephoning 0117 924 8628.

