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ABSTRACT

Avon Archaeology Limited were commissioned by Iesis Limited to undertake an archaeological desk-based assessment of a site consisting of part of the original grounds and buildings of the former Redland Court, a surviving early 18th century Palladian mansion, which from the late 19th century had become a school, a function which it retained continuously until very recently. The proposed development site encompasses all the current school buildings, including the mansion itself, which is Grade II listed, and the former parkland to the south, which had been terraced for tennis courts not long after the site had been taken over for use as a school. A further building immediately to the north of the house itself, being the library of the later school and of early 20th century date, is Grade II listed.*

The study found that there had been a 16th century house on probably the same site prior to the building of the present Redland Court, and since Redland was a recognised manorial holding in its own right in the medieval period, it seems very likely that high-status occupation on the site dates from at least that period. Redland itself is not identified by name in Domesday Book, but its resources are almost certainly subsumed within the entry for the large manor of Westbury, of which Redland had clearly been a part probably from at least the late Anglo-Saxon period. Redland was intermittently a tithing of Westbury, and there was no known chapelry there in the medieval period. It is likely that its inhabitants would therefore have been expected to look to, and attend, their mother church there for their pastoral care. Redland itself first emerges into the documentary record in the mid-12th century, by which time it was clearly regarded as a bounded territorial entity. From that time until the post-medieval and modern periods, it descended through various ownerships. While Redland will certainly have been a rural settlement, with an overwhelmingly agrarian economy well into the 18th century, and indeed beyond, it has not been possible to elucidate with any great clarity the nature of the landscape which surrounded the 16th century house, although it is likely to have been subject to at least a degree of manipulation for the creation of parkland, gardens and so on. A major finding has been the fact that the very first available plan of the site, which shows it at the time of its acquisition by John Cossins in 1732, has the only known depiction, both in plan and elevation, of the earlier, supposedly Tudor house which occupied it.

The history of the construction of the new house on the site in the early 18th century, its associated buildings, and the landscaping of its parkland, is relatively well known, although there has been no archaeological work of any kind within the boundary of the proposed development site, prior to this report. With, of course, the sole exception of the two listed buildings themselves, a trawl of the City of Bristol Historic Environment Record identified no significant archaeological sites or buildings, either currently standing or now gone, within the vicinity of the proposed development site. The site does, however, lie within the boundary of the formally designated Cotham and Redland Conservation Area,

which identifies a non-listed building within it the site as being nonetheless a Building of Merit. However, a large modern school building at the northern extremity of the site is considered by the local authority to have an actively negative visual and aesthetic impact. The location of the previous, probably 16th century house on the site is now known thanks to a map of the estate of the early 18th century, and it is always possible that structural remains and/or deposits related to it may survive in situ underneath the block of buildings projecting from the eastern wing of the present house, and also in the narrow driveway area immediately to its north.

In summary we consider it likely that when the available evidence, whether archaeological, topographical, historical or toponymic, is taken together as a coherent body of data, it is likely to form a material consideration in the local authority's deliberations relating to the potential archaeological implications of the proposed development. And in the case of excavations for any new services, the potential for sub-surface disruption, although limited in extent, is likely to be high.

ACKNOWLEDGEMENTS

Avon Archaeology Limited wish to acknowledge the assistance given by the following in the production of this report: Mr Paul Belanger, of Iesis Limited, the staff of the Bristol Record Office, and Linda Spencer-Small, Properties Manager at Redland High School, whose kindness in allowing us access to the school's private archive is greatly appreciated. We are, however, particularly indebted to Andrew Foyle, for reading an earlier draft of this report, and for his extremely helpful comments and corrections arising as a result.

NOTES

Whereas Avon Archaeology Limited have taken all care to produce a comprehensive summary of the known and recorded archaeological evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

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ABBREVIATIONS

AAL	Avon Archaeology Limited	OS	Ordnance Survey
aOD	Above Ordnance Datum		
BRO	Bristol Record Office		
BHER	Bristol Historic Environment Record		
NGR	National Grid Reference		



1 INTRODUCTION

Avon Archaeology Limited were commissioned by Mr Paul Belanger, of Iesis Limited, Bristol, to undertake an archaeological desk-based assessment of a site at Redland, Bristol, formerly part of the estate belonging to Redland Court, and including the surviving early 18th century Grade II* listed mansion house and its associated ancillary buildings. The site is centred on NGR ST 58300 74805. It has since the late 19th century, and up to the present day, been used as a school, and includes a further building of early 20th century date, the school library, which is Grade II listed, and the present school Assembly Hall which is designated by the local authority as a building of merit. The site encompasses a total area of 2.92ha, and is roughly divided between north and south, with, for the most part, the existing buildings occupying the northern half of the site, and tennis courts and other small, open and undeveloped areas in the southern half (**Figures 1 and 2**). There is, however, a small area of open, grassed space to the north-west of the main house, encompassing about 170m². The site is roughly keyhole shaped, with its long axis running north-south. Its maximum length north to south is 200m, and its maximum width south-west to north-east, 122m. The southern half of the site currently consists of two single ball-playing courts to north and south, 'sandwiching' between them a double court. This half of the site is heavily terraced, probably as a result of a combination of original, early 18th century landscaping, and latterly the construction of the tennis courts for school use in the late 19th/early 20th century. The development project itself, at the time of writing, is at pre-application stage, and there is therefore no formal planning reference which is publicly accessible. The site lies well within the boundary of the Redland and Cotham Conservation Area, which has been the subject of a relatively recent Character Appraisal, adopted by the local authority in September 2011 (BCC 2011). This report will be accessioned into the City of Bristol HER with the reference **BHER 25651**.


2 METHODOLOGY

Searches were made of the indices of the collections of the Bristol Record Office, the Gloucestershire Record Office, and the main Arts and Social Sciences Library of the University of Bristol. Most especially, it was made possible for us to examine the private archive still kept by Redland High School, and which contained a great deal of uncatalogued material that was not referenced in any publicly-available source. A variety of online bibliographic resources, most notably COPAC, BIAB, The Archaeology Data Service, and Google Scholar, were used to identify other potentially useful sources of information, whether published or otherwise¹. In addition, information was utilised from a trawl of the City of Bristol Historic Environment Record, conducted on behalf of AAL by Peter Insole, Archaeological Officer for the local authority. A visit to the site was made by

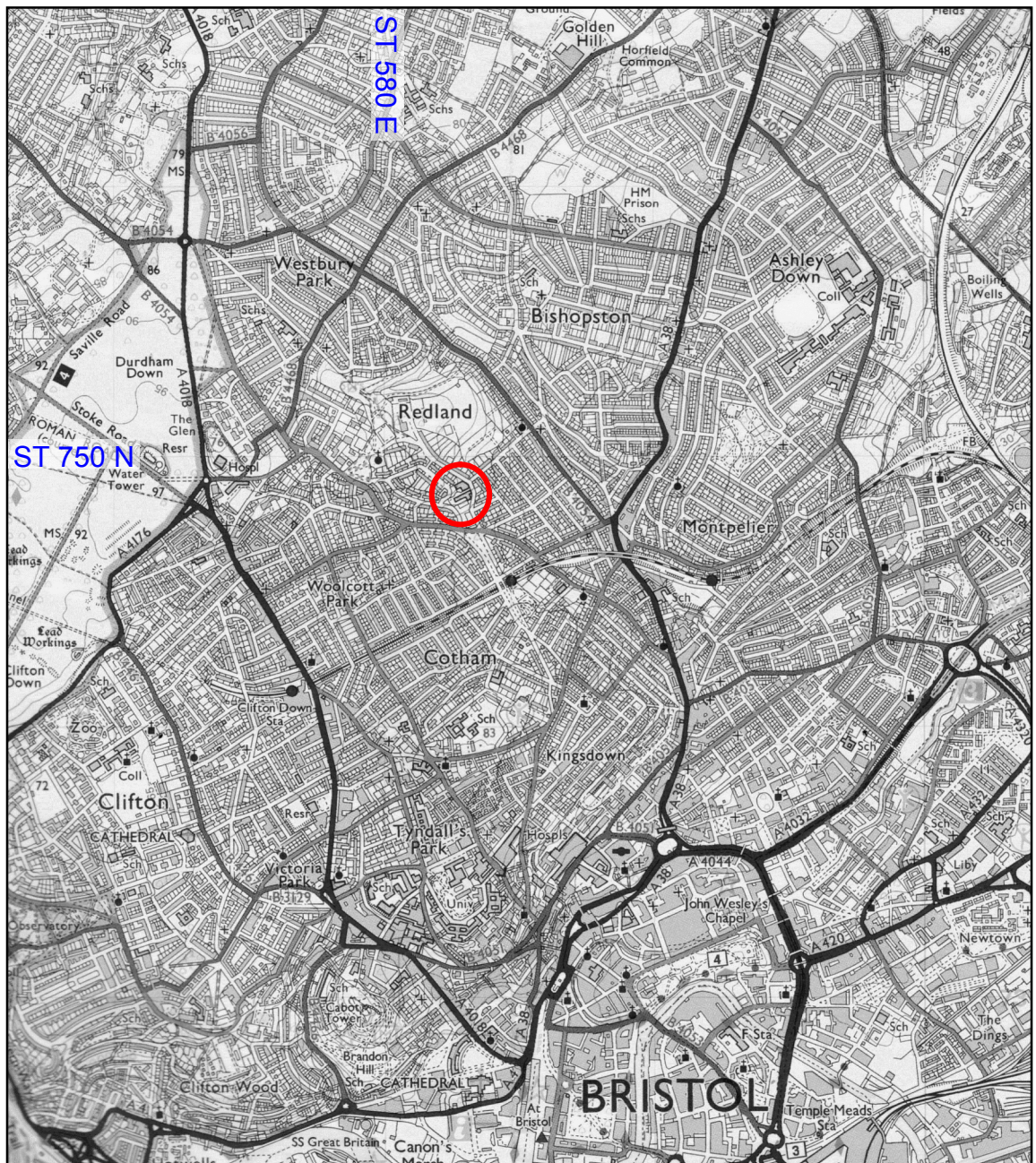
¹www.copac.ac.uk; www.biab.ac.uk; <http://archaeologydataservice.ac.uk/>; www.scholar.google.com

Figure 1

Location of the Study Area

The Study Area 

Plans and maps based on the Ordnance Survey Sheets are represented by the permission of Her Majesty's Stationery Office.



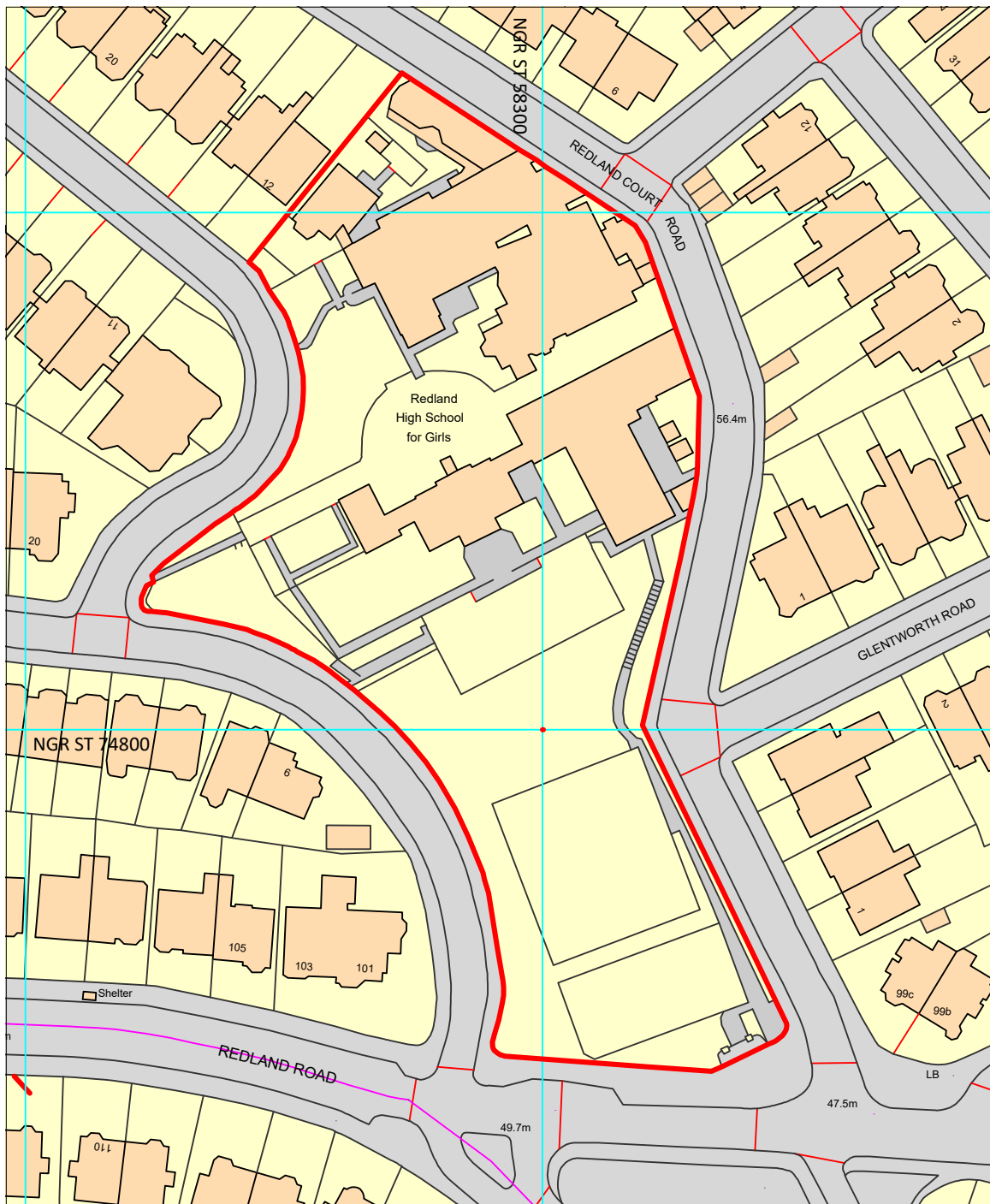
Scale: 1:25,000

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Figure 2

Site Location Plan and Boundary of the Study Area



0m 50m



the author on Wednesday, 15th February, 2017, and a digital photographic record was made, a selection from which is presented here (**Cover**, and **Plates 1 to 5**).

3 TOPOGRAPHY AND GEOLOGY

A detailed topographical survey of the site has been undertaken by the applicant. The fundamental picture is one of relatively gentle gradients in the northern half of the site, over large areas of which, in fact, it is effectively level; with the land following in part the natural southward slope in the southern half of the site, albeit heavily modified by artificial terracing. Heights aOD in the northern half fall mainly in the range 61 to 64m; while at the very lowest part of the site, at its south-eastern corner close to the junction of Redland Road and Redland Court Road, heights centre around 48-50m aOD, with the southern end of the site in general at 50-51m. This represents a fall of only about 15m at most over a distance of 200m, which as already noted is the maximum length of the site from north to south. In terms of the site's modern gradient this is only therefore about 1 in 0.075, or 7.5%. However, it should be noted that this represents overall a very heavily modified slope, the *original* profile of which, now long lost to us, will have been somewhat steeper from north to south.

Geologically, the site is underlain by strata of the Mercia Mudstone group (formerly known as the Keuper Marl), a highly varied and widespread sequence of deposits, in places of very great depth, laid down throughout the Triassic period between 250 and 200 million years ago. The physical characteristics of this group are described thus by BGS:

Dominantly red, less commonly green-grey, mudstones and subordinate siltstones with thick halite-bearing units in some basinal areas. Thin beds of gypsum/anhydrite are widespread; sandstones are also present.

The Mercia Mudstone sequence has been recorded to depths of *over* 1.35km in places (BGS).

4 HISTORICAL BACKGROUND

Historically, the study area lay towards the southern extremity of the ancient and very extensive ecclesiastical parish of Westbury on Trym, historically in the Gloucestershire Hundred of Brentry. There is currently no *Victoria County History* covering this part of Gloucestershire, but an early account can be found in Rudder (1779, 795-805). It is no criticism of that work to say that such a venerable source cannot of course, be completely relied upon for modern research, and other, far more recent authorities are also brought to bear in the necessarily brief historical accounts which follow, firstly, of the wider estate

of Westbury, of which Redland was until relatively very recently a part, then of Redland, and finally of the site itself, so far as present purposes allow.

Westbury parish was so large that it was traditionally divided into several 'tithings' – in Rudder's day, these were Westbury itself, Stoke Bishop, and Shirehampton (Rudder 1779, 800-803), but in the 1880s it was incorporated wholesale into the City of Bristol, in which it has since remained. The ecclesiastical parish was formerly in the diocese of Gloucester, later the diocese of Bristol and Gloucester, which was split in the later 19th century. Westbury-on-Trym was retained within the diocese of Bristol.

Westbury was an important and ancient estate, and had almost certainly been defined as a territorial entity by the 7th century at the latest. This fact is attested by its unusually early appearance in not just one, but in a whole series of Anglo-Saxon land charters, mainly emanating from the Church of Worcester, in whose territory Westbury had lain, as the diocesan church first for the people of the Hwicce, and then, probably from the late 7th century, of the Mercian kingdom. There are major problems of provenance and authenticity with a number of these sources, but that fact alone does not undermine the recurring thread of Westbury's pre-eminence within the hierarchy of local territorial and administrative units. Parts of the Westbury estate were clearly being hived off at a relatively date, as attested by, for example, a late 9th century charter relating to a grant of land extending to 12 hides, being the Stoke Bishop part of Westbury. Although in lay hands for a time, the estate had reverted to the church of Worcester, which also held Westbury itself, before 1066. This is relevant because it was this Stoke Bishop element of the Westbury estate which contained Redland (Russell 1999).

It is certain that Westbury was also the site of a major Anglo-Saxon monastic foundation, and indeed it is suggested that Westbury presents one of those instances where the element *burh/byrig*, which forms the second part of the place-name, is an explicit reference to a monastery, although one that had perhaps developed from a fortified secular elite site of some kind. The Westbury minster does not appear by name in a document until 804, but it is almost certain to have been founded by the mid-8th century at the latest².

The Domesday survey includes an assessment of Westbury, in which the estate is mentioned by name. In 1086, Westbury was in the hands of the Church of Worcester, as indeed it had been since well before 1066. The estate was rated at no fewer than 50 hides, but the account goes into considerable detail about how this assessment was made up, and it notes that the Westbury estate included a number of outlying elements, which it identifies by name, and they were Henbury, Redwick, Stoke Bishop, Yate, Aust, Compton Greenfield, and Itchington, these last three being a later addition to the estate

² By far the most up to date and authoritative account of the early history of Westbury, and of the celebrated monastic foundation which lay there, is to be found in Orme and Cannon 2010.

and accounting for 26½ hides of the total; although it should be noted that the exact distribution of the Westbury estate in the late 11th century may be problematic, as later sources suggest that 8 hides of the additional 26½ were to be found split between Charlton, Henbury and Redland (Moore 1982; Moore 1988, 91-92)³. In the 13th century the name 'Brentry' was dropped in favour of what by then had become the chief manor of the hundred, Henbury, and from that point forwards into modern times, Westbury was counted as lying in Henbury Hundred (Anderson 1939; Smith 1964).

During the 12th century the manorial lands of Westbury were settled on the monastic college at Westbury-on-Trym, incorporated as a daughter house of the abbey of St. Mary's, Worcester, and the ownership of the estate continued thus in an unbroken line throughout the rest of the middle ages and into the mid-16th century. The manor's landed assets were, however, surrendered to the Crown in c.1543 at the Dissolution of the Monasteries; and the descent of the manor thereafter through a succession of secular lords in the 16th, 17th and 18th centuries, is related at somewhat tedious length by Rudder.

Redland

The origins of Redland as an estate in its own right are unfortunately obscure. However, it seems from research conducted by John Moore that knight holdings there in the mid-12th century show that it was a recognised territorial entity at least by the time of the Domesday survey, and it is therefore likely to have pre-Conquest origins (Moore 1988, 91-92). Although not without difficulties of interpretation, the best authority regards the place name as ultimately from *pridda land*, 'third land', possibly indicating a third part of a larger estate – although the wider landscape implications of this name, in terms of the territorial structure of the surrounding estates, are not yet fully understood (Smith 1964, 142-143)⁴. That Redland was recognised as a manorial holding in its own right by the 13th century at the latest seems clear from sporadic references to it in documents from that time and rather later. For example, an Adam de *Thridelonde* was a witness to a charter of the mid-13th century, and likewise a William de *Triddelonde* (also appearing as *Thriddelonde* and *Thrydelonde*) in the early 14th century. One of these charters, dated April 1315, was actually drawn up at Redland (Wells-Furby, 2004, 299, 300, 301, 498). Adam de *Tridelaunde*, probably the same man, also appears in a foot of fine of 1260, and such instances can be found intermittently in a variety of sources (Elrington 2003, 130,

³The earliest *reliable* surviving formal grant to Westbury, by King Offa of Mercia, dates to between 793-796, and is S139 in Sawyer's catalogue (Sawyer 1968). Very unusually, its earliest surviving manuscript copy is a single-sheet charter which dates very probably to around the time of its *purported* date, so it may well be an original or at least, a copy made at perhaps only one remove from an original. In terms of lands granted, S139 records 55 hides, which is, of course, only a 5 hide difference from the assessment noted in 1086.

⁴The earliest spelling given by Smith is dated to c.1200. However, Moore cites occurrences of Redland from 1166 (although *without* actually giving the contemporary spellings), and the name appears in a rather earlier form, *Tridelande*, in the St Augustine's cartulary in 1151-54; and indeed this is the earliest occurrence of the name that could be found for the purposes of this study; Walker 1998, 36.

138).

Around the turn of the 14th century, Redland manor appears in the Berkeley muniments as the subject of a series of grants and exchanges, and we learn that one of the holders around that time acquired the right of free warren there, which was very often a precursor to a subsequent grant of full emparkment (Bond 1994, 116, and 144-148). Curtilages in Redland, identified by their butting relationships with adjoining properties, were being granted out by the mid-13th century, showing that the land market there was in operation before that date (Walker 1998, 367). However, it is not entirely clear whether Redland operated its own arable field system, or whether it was integrated into that of Westbury.

The history of the manor after the medieval period and into the early modern period is outlined by both Rudder, as already noted, but also more recently, and more usefully, by Charlton and Milton (1951)⁵. A great deal of this narrative, which anyway is very sketchy in places, is not really germane for present purposes, other than to make the point that the manor, or different parts of it, passed through a large number of hands, in often complex arrangements, until it passed into the hands of a Bristol physician, Jeremy Martin, in the early 1650s (*ibid*, 29-37). It is also worth noting that throughout the whole of this period, Redland continued as a part of Westbury on Trym parish, for the purposes of pastoral provision for its inhabitants, but its distance from Westbury church, about 2.4km from the historic centre of occupation at Redland, should give us pause about whether there was, or had ever been, a chapel of ease at Redland in the medieval period, although none is yet known from the contemporary documentary record. After the mid-18th century, Redland Chapel, originally built as an adjunct to Redland Court, served this function (see further below), but Redland was not promoted to the status of a civil parish until 1894, and a full ecclesiastical parish in 1925 (Youngs 1979, 184). The later history of Redland as an increasingly popular suburb of Bristol from the second half of the 19th century, is dealt with by Peter Malpass, and is of only very tangential interest in the present context (Malpass 2012).

This also raises the question of exactly where in Redland the manorial centre lay. There is no reason, in theory, why there should not have been a medieval house on the site of the present Redland Court. However, until the late 19th century, there was another large house on a site about 600m to the north-west of Redland Court, which was always known as the Manor House, and which the Bristol HER describes as being at least of 17th century date. Following its demolition in 1890, the residential development of Manor Park was constructed, in part, on its site (BHER 1904M). There is no reason why by, say, 1600, there should not have been two manors in Redland, although that is a speculation beyond the scope of the present study⁶. The early 18th century estate attached to

⁵We are extremely grateful to Linda Spencer-Small, of Redland High School, for donating a copy of this rare book to us for the purposes of this report.

⁶Malpass explicitly describes the precursor of the present Redland Court as “the Tudor *manor* house” (my emphasis); Malpass 2012a, 227.

Cellars, and a Dairy.

A double Coach-House, a Six-Stall Stable, a Poultry-House and Yard, a Mill-House, Pig-Sties and other Buildings.

Together with the Gardens and Pleasure-Grounds thereunto belonging, and a small messuage adjoining part of the Pleasure-Ground, intended by the late Occupier for a Gardener's House.

N.B. The House, Gardens, Yard, and Pleasure-Ground contain together, by Admeasurement, four Acres (BRO 37918/D/2/2/4).

These descriptions are valuable because they offer some hope that it might be possible at least to make the attempt to discern the original layout of the house, and the functions of some of the various rooms, in terms of stripping back later accretions to get back to the word-picture plan that is outlined in this rather remarkable account.

As far as Cossins himself is concerned however, Malpass focusses very much on land acquired *subsequently* by him as additions to the original core estate, but for present purposes that is somewhat academic since we are concerned here only with what now survives within the strict site boundary. We may note, however, Malpass's view that by the time he had stopped acquiring additional land, Cossins had expanded his Redland Court estate to at *least* 169 acres (68.4 ha). (Malpass 2012a, 230). Cossins died in 1759, leaving the estate to his wife. For the rest of the 18th century, and throughout the 19th, the essential story of the estate is one first of expansion, under the Baillie banking dynasty, and then, under a succession of subsequent owners, the progressive, piecemeal selling off of plots of land to speculative developers, a process which was a major contributor to the built character of Redland we see it today, as a genteel suburb of the city of Bristol (Malpass 2012 and 2012a). The house became a school in the early 1880s, by which time the estate had contracted to no more than extensive wooded grounds to the north and south of the mansion house, amounting to just over 7 acres (2.8 ha). Less than 20 years later, in the opening years of the 20th century, the grounds had been overtaken by development, centred mainly around the newly laid out Clarendon Road and Ermleet to the west, and Woodstock Road to the north⁷. This brought the site to the extent which it still has today.

As already noted, the major landscaping event to affect the grounds of Redland Court following its conversion to a school in the late 19th century, was the establishment of tennis courts within the by then much-reduced grounds, to the south of the house, which sloped downwards. It is clear that to cope with the natural slope of the ground, the land had to be both terraced *and* built up, depending on the local nature of the gradient. The upper court, closest to the house, had been built by 1916, as it seems clearly to be

⁷Houses were being constructed along Clarendon Road by the late 1880s, as revealed by the historic Building Plan Volumes kept at the BRO, and the road was officially adopted by Bristol City Council as a municipally maintained highway in 1895 (BRO 40287/3/53); likewise Woodstock Road, with building progressing in the late 1880s, and formal adoption by the local authority also in 1895; BRO 40287/3/50.

shown on a picture postcard of that date, and its construction had required the dumping of material on its southern side for levelling purposes (BRO 43207/9/20/31). The lower courts did not then exist, although they were in place by 1946 as they appear on post-war aerial photography of that date. They are likely to be far earlier, however⁸. Whatever their exact chronology though, the fundamental point about these playing areas is that they must by definition have had some modifying impact on the original gradient of the grounds to the south of the main house, with an unknown effect on any underlying structures and features. In fairly quick succession, in the late 19th/early 20th centuries, the school also added first a new gymnasium block, butted onto the southern side of the old stable building; and then, on the western side of the gymnasium building, a new library block. This latter structure is subject to its own Grade II listing.

5 ARCHAEOLOGICAL BACKGROUND

The strict remit of this study is to consider the evidence for archaeological survival in the vicinity of the study site, based on current knowledge as expressed in the City of Bristol Historic Environment Record. See **Figures 12** and **13** for HER maps.

The HER trawl carried out for the purposes of this report, and encompassing a roughly 400m radius around it, revealed that not only has been no previous archaeological work, of any kind, within the area of the study site itself, there are no recorded items in the immediate vicinity of it, for *either* category of record (Monuments and Events). In terms of the latter, 21908 relates only to a survey carried out in the early 20th century of the staircases of the 18th century house. This is the only HE record, of either type, relating to any part of the site itself. Just under 250m to the south-east of the site, HER 21373 represents the site of a quarry shown on early editions of the OS. HER 20071, not far from the previous record, was a negative watching brief, in part intended to discover whether there was any sign of the supposed Roman road between Bath and Sea Mills on this alignment. The course of the road through Redland is entirely problematic at the moment, and indeed its only certain and proven stretch at the time of writing is that across Durdham Down, about 1km to the west of the site. A short stretch of the road here is a Scheduled Ancient Monument (HER 2084M) (Tratman 1962, 162).

None of the other event records returned by the sweep are of any relevance for present purposes. They represent a small selection of desk-based assessments, standing buildings of post-medieval or modern date, and a watching brief carried out in 2007 within the churchyard of Redland Chapel (HER 24539).

⁸Historic OS maps are decidedly unhelpful in this matter. They only become explicitly clear about the existence of the various courts with the edition of 1949/50.

There are somewhat more entries within the Monuments category of the trawl, but again, the majority have little or no relevance for present purposes; and indeed, there are no other Monument records within nearly 400m of the site. Very few items in this category are of immediate or indeed any relevance for present purposes. Most relate to post-medieval (mainly 18th/19th century) buildings recorded on early editions of the OS. HER 2739M is a quarry shown on OS maps, and 1968M refers to Redland Green, now public open space but probably originating as an area of commonable pasture before the 18th century for tenants of Westbury and Henbury. 2185M is the record for Redland Chapel, which is tangentially relevant to the present work as it was constructed in the early 1740s by John Cossins, the owner and builder of the present Redland Court, but it is 350m to the north-west of the present site, and separated from it by a swathe of 19th century development. It cannot therefore reasonably be said to have any implications for present purposes.

There are, however, two items within the Monuments element of the trawl, that are of some interest and relevance, because they relate directly to the site of Redland Court. HER 2928M describes a formal, dead-straight tree-lined avenue running south-eastwards away from the southern boundary of the park. The HER makes the claim that this feature appears on Rocque's map of Bristol of the early 1740s, in which case it must clearly have been in place before that date⁹. This means that it can potentially be quite closely dated to the decade 1732-42, as it does not appear on the very earliest map of the property which was made in the former year, following John Cossins's acquisition of it (see further below, **Historic Map Evidence**). The HER gives its total length as 600m, and its width as 12m. It seems reasonable to infer from the relatively early appearance of this feature that it formed only part of a more coherent scheme of overall landscaping of the grounds immediately to the north and south of the new mansion, and that that project was well underway, or had even been completed, by 1742. Andrew Foyle notes (*pers comm*) that "the line of the avenue survives in the road called Grove Park; but at its north end, closest to the ornamental gates the open space and tree planting survives as Lovers Walk, next to Redland Grove". The remainder has been destroyed by 19th and 20th century development.

HER 1949M is closely associated with the avenue, because it relates to Redland Court park itself, although somewhat oddly the HER places the record number well to the south of the park boundary, in what were originally just enclosed pasture fields (**Figure 13**). The HER makes the suggestion that the park may have been existence by the 17th century at the latest, although if that is the case, there seems scant sign of it on the survey and map of 1732. It is perfectly possible that an early modern park *had* existed around the Tudor house, but had been abandoned for amenity use before the early 18th century, and turned

⁹It should be said that we have been unable to establish a firm basis for this claim. So far as we are able to find, Rocque's map of Bristol includes *only* the core part of the city centre and a limited area of then undeveloped farmland immediately around it. It certainly does not extend as far north as Redland.

over to orchards. So Cossins may merely have modified an existing emparked landscape; the HER is of the view that Cossins was responsible for at least “partly” relandscaping the area of the park, which, it says, then “survived into the late 1820s”.

6 HISTORIC MAP EVIDENCE

Researchers working on the site of John Cossins’s house are to some extent fortunate in that there are a good number of maps and plans showing the property and its grounds intermittently throughout its history, from various sources. Probably the most remarkable in this series is also the earliest one. It is therefore doubly surprising that Malpass (2012a) does not mention the absolutely crucial plan and survey made in 1732, and which now resides in the British Library (**Figure 3**). Although the document itself is anonymous, the title cartouche clearly states that it was drawn up explicitly for John Cossins, and it must have been ordered by him very shortly after he had purchased the estate (BL Maps K.Top.13.77.3.a)¹⁰. The survey is extremely important because it gives an idea of the nature of the landscape around the site immediately prior to the commencement of construction of the new house. There does not seem to be any degree of formal landscaping – the closes and paddocks immediately around the house at this date were given over to orchards, although as we have already noted, it is perfectly possible that an earlier landscaped park had simply been abandoned by this date. The sole exception to this appears to be a formal avenue of trees extending northwards from a point to the north east of the house, for a distance of 13 chains, according to the scale on the map (this is 286 yards, or 261.5m). What is remarkable is that this great avenue does not actually *go* anywhere – it is well away from the mansion house, and its northern and southern ends simply terminate at field boundaries. This also appears to be the only map on which this particular feature is depicted. It had gone by 1811 at the latest (see further below). The function of this avenue is entirely unknown, but it would seem most likely to fit into the context of a purely recreational feature, a processional way for promenading in good weather, and perhaps serving the same purpose outdoors that a long gallery had within a large mansion house. The Redland Court avenue was accessed from its southern end by what was probably a green lane running off the eastern side of what became Redland Court Road (see for example the similar feature at Shapwick, in Somerset – Aston and Gerrard 2013, 286-288)¹¹.

The map also shows that the road layout to the east of the house was in place by the

¹⁰I am extremely grateful to Andrew Foyle for supplying me with a photostat copy of this crucial survey.

¹¹We should note, however, that at Shapwick, one end of the tree-lined avenue there terminated in what has been interpreted as a small, but carefully designed ‘pleasure garden’, now surviving only as earthworks buried in a small, regenerated copse. Although recovered archaeologically however, this feature is not shown on any of the numerous 18th and 19th century maps which survive for Shapwick, and we may therefore wonder whether the pre-Cossins avenue at Redland Court may also have terminated, at either or both ends of its course, in similar, garden-type features. Aston and Gerrard 2013, 287. Fig. 8.25.

early 18th century at the latest. We can see clearly that as it approaches the house, the road 'bulges out' so that it goes past its eastern side, before bending back again to the north-west and returning to roughly its original course. To the south of the house, the short stretch of road leading north off the northern side of what later became Redland Road, and then leading towards the house, is unusually straight. It seems at least possible, therefore, that an original course may have taken the nascent Redland Court Road right *through* the site of the mansion house, the establishment of which necessitated a later diversion around its eastern side.

Perhaps the most important aspect of this document, however, is the fact that it represents the only depiction that we have of the earlier mansion that was swept away immediately after the map was made. The plan shows that the building was L-shaped, with a main range running east-west, and an additional wing, attached to its eastern end, running north-south. The main range seems to lie pretty much directly under the buildings that were later added to the Palladian house on its eastern side, and it is possible that Cossins and his family actually lived in the earlier house while the new one was being built, with the Tudor house being demolished only at the point at which the new mansion could be lived in. The British Library plan even provides a small engraving of what is probably the south-facing elevation of the old house, showing a building of several bays with high, steep sided gables, and tall chimneys. This appears, at the time of writing, to be the only known, surviving architectural depiction of the antecedent building at Redland Court. Fascinatingly, the plan also seems clearly to show that there was a building already in existence on the site of the *present* stable block, but it is problematic whether this was indeed the present building, in which case it would have been the very first element of the early 18th scheme actually to be constructed, or whether it was a far earlier building which was demolished and the present stables then constructed on its site. The former seems more likely, if only because the two wings projecting northwards from the northern side of the building tie in closely with later map evidence showing the plan form of the 18th century stable block (eg Malpass 2012a, 238, Fig. 7)¹².

The Cossins plan also shows, to the north-west of the Tudor house, what appears to be a small building attached to the south-eastern, external corner of a sub-curved, triangular enclosure. The function of this structure is entirely problematic; it is too far away from the mansion house to have served as a kitchen, such as the one at Shapwick, detached from the great medieval house which it served to avoid the risk of fire (Aston and Gerrard 2013, 227-231). It is far more likely that it is a detached garden pavilion, perhaps with the same function as the so-called 'banqueting house' at Shapwick, where pic-nics and other kinds of refreshments and meals could be taken in a pleasant, semi-

¹²I am greatly indebted to Andrew Foyle for his advice regarding the earlier, Tudor house, and its important implications for our understanding of the subsequent development of the site and the buildings on it. The formal Historic England listing description for the site says that the Tudor house was demolished in 1730, which in the light of the British Library map, must now clearly be regarded as incorrect.

outdoor setting, but within easy distance of the main house (*ibid*, 284-285). The exact location of this building is problematic, as the 1732 survey is at rather a small scale, and it is not entirely clear whether it lies inside or outside the site as presently constituted. Even if inside, however, this area to the north of the present house is not affected by the proposed development.

In 1811, the prominent Bristol surveyor Y P Sturge produced a plan of the house, its immediate parkland, and its wider estate, for a new owner who had bought the property in that year (Malpass 2012a, 232-233). This is presented here as **Figure 4**¹³. This plan shows the house in a fully developed parkland setting. Close to the western boundary of its landscaped gardens, there is a large, rectangular structure, the function of which is not specified, but its dark grey wash infill is likely to represent a non-residential building. It may be a greenhouse or pleasure pavilion, perhaps the 'Sumer House' mentioned as requiring materials for repair in a building account of 1747¹⁴. Its site is now subsumed beneath later housing on the southern side of Clarendon Road. The area immediately around the house has been entirely re-modelled since 1732, into a far more formal and symmetrical arrangement, with the gardens to the south of the house accessed via double-flight steps from an imposing, high-level terrace, the southern wall of which is clearly acting as a revetment for the elevated platform behind it. Charlton and Milton have argued that "the brick arbour under the terrace, and the Dutch garden on the west of the building", were the only survivals from the Tudor house, but at present, this is problematic (Charlton and Milton 1951, 41). It is possible that closer examination of the bricks themselves would prove diagnostic in terms of date, but of course they may simply have been reused (**Plate 3**). The stable block building that appeared first on the 1732 map, or that building's successor on the same site, is shown to the north of the main house, again in dark grey wash to indicate non-domestic use.

Of the pavilion ranges, Andrew Foyle advises (*pers comm*), that they were "built with the central block in 1732-5. The enlargement of 1747 involved widening the centre block by one window on each side". To the east of the main house, and detached from it, is another, U-shaped, non-domestic block, and a small, additional domestic wing attached to the eastern pavilion of the house. The entire range on the eastern side of the house has been incorporated within the formal listing of Grade II*. An interesting feature of the Sturge map is what appears to be a circular, ornamental planting bed at the extreme south-eastern corner of the gardens. After its first known depiction here, this feature then

¹³This plan is reproduced as the end papers in Charlton and Milton 1951, but **Figure 4** is taken from the original map, which remains in the possession of Redland High School. I am very grateful to Linda Spencer-Small, Development and Alumni Relations Officer at Redland School, for permission both to photograph the map, and to reproduce it here. Note that only that part of the plan which shows the area of the proposed development site itself, is shown here as part of the figure. This is the first map of the new house and its parkland which is shown by Malpass 2012a.

¹⁴It is also possible, however, that this structure represents the "message adjoining part of the Pleasure-Ground, intended by the late Occupier for a Gardener's House", which is mentioned in the sale particular of 1799, relating to the house and its estate, to which we have already alluded.

appears intermittently on historic maps right up to and including the third edition of the Ordnance Survey, at the time of the First World War (**Figure 11**). The feature is most clearly shown on a map of the early 20th century (**Figure 10**), as lying literally just inside the southern main gate into the garden, and it seems quite clear from that map that the feature was contained within what was probably a low wall. The location of the feature lies partly inside, and partly outside, the south-eastern corner of the lowest tennis court. From early photographs of the site, Andrew Foyle considers that this was “a fairly steep planted mound, presumably designed to hide the ornamental gates at the bottom of the garden” (*pers comm*).

The estate is too far outside the city to appear on either the map of Bristol by John Rocque, usually dated to about 1742 (although with numerous later revisions), or the first edition of the Bristol survey by Plummer and Ashmead, produced in 1828. As Andrew Foyle notes, however, both of these surveys do include the southern end of the tree avenue closest to what is now Cotham Road and Cotham Brow.

It is, however, included as part of the tithe survey of Westbury on Trym, which incorporates Redland, and which was produced in 1844, although it adds little detail of the site and the buildings (**Figure 5**). The main house is shown, with the non-domestic U-shaped building to its east, abutting the western side of what was later to become Redland Court Road. The surrounding little parkland is depicted as an entirely undifferentiated, treed landscape. No buildings are shown within it, of any kind, but their absence from the map is no indication of their non-existence by this date. This is most notable of the building which in 1811 had been depicted close to the park’s boundary, and indeed, this structure, possibly a summerhouse, is also shown on an estate map of 1863 (see further below). The main building and parkland together encompassed a total of just under 8 acres (3.24ha), and indeed this would have been unchanged from 1811. The only other building shown is the stable block to the north, which interestingly is washed in pink, showing that it also had a domestic function by this date¹⁵. **Table 1** lists owners and occupiers of some of the surrounding land parcels, and of the house and its grounds. There are few field names here which might be regarded as having any archaeological significance, but it is interesting to note that what is now Redland Road, to the south of the site, had been at least partially turnpiked by this date, because a turnpike gate, with its toll-house, is shown as tithe plot 334. This feature, and its site, is not listed on the City of Bristol HER¹⁶. Plot 361 is described as ‘laundry and plantation’, belonging

¹⁵The present stable block still incorporates, as part of its original, 18th century fabric, what is in effect a mezzanine floor, or gallery, which is likely to have provided both a hay loft and accommodation for the stable grooms. I am very grateful to Andrew Foyle for drawing my attention to the significance and probable function of this feature.

¹⁶The loss of this modest but historically very important little structure is really very regrettable. It appears to be first shown on the tithe map, and was still extant in 1855 (2nd edition Ashmead), but had gone by 1874 (3rd edition Ashmead), subsumed beneath the northern end of the then-new Fernbank Road. It was, however, almost certainly of 18th century date, since it was part of the

to the then owner of Redland Court, the Bristol lawyer James Evan Baillie. This is, therefore, presumably a building which was related to Redland Court, but was separated from it, perhaps because of potential fire risk, and general nuisance, especially unpleasant smells, related to its function as a laundry. There would also almost certainly have been an element of removal of what were then perceived as the 'lower orders', carrying out the laundering work, from those occupying the mansion house. The laundry building appears to be new since 1811 (**Figure 4**), replacing a large domestic building, and a smaller non-domestic one, within the same plot, but in a slightly different position. Although the relevant area is not shown here, there was by this date no sign of the earlier tree-lined avenue, to the north-east of the house and running north-south, which was shown on the map of 1732; and it seems as though it had been removed.

Table 1: Extract from Westbury on Trym Tithe Award, 1842 (BRO EP/A/32/41)
A – acres; R – Roods; P - perches¹⁷ Do. = Ditto

Landowner	Occupier	No.	Name & Description	Land Use	A	R	P
Trustees of William Leman and Charles Dyer	Thomas Iles	332	Close near Redland	Pasture	7	2	6
Sir Tomas Freemantle	Thomas Lamocrate	333	Small Way	Pasture	7	1	7
Trustees of Turnpike Roads		334	Turnpike house at Redland		0	0	13
Sir Thomas Freemantle	Thomas Iles	335	Long Acre	Pasture	3	1	17
James Evan Baillie	Thomas Iles	336	Lower Hilly Close	Pasture	4	1	37
Do.	Do.	345	Clotts Paddock and Long Meadow	Pasture	5	1	39
Do.	Do.	346	Lower Meadow	Pasture	8	0	27
Do.	Thomas Lamocrate	347	Upper Meadow	Pasture	8	2	6
James Evan Baillie	Thomas Lamocrate	359	Close and shed	Pasture	5	1	3
Do.	William Edwards	360	Gardens and cottage		2	0	19
Do.	Do.	361	Laundry and plantation		1	0	8
Do.	Do.	362	Redland Court, offices, buildings, yards, pleasure grounds, and lane adjoining		7	3	26
Sarah Nayler	Oliver Coathupe	363	Close adjoining chapel	Pasture	3	1	34
Trustees of Redland Chapel	Revd. Richard Carrow	364	Close by Redland Chapel	Pasture	2	1	0
Do.	Do.	365	Redland Chapel		0	2	24
Sarah Nayler	Oliver Coathupe	366	House, garden etc		0	3	21
Do.	Do.	367	Close	Pasture	3	2	6
James Evan Baillie	William Edwards	368	Close adjoining	Pasture	3	1	0
Sir Thomas Freemantle	William Creed	369	Home Close	Pasture	2	1	9

Bristol turnpike network, one of the earliest and most extensive in the country, and on the road to Horfield from the city. See <http://www.turnpikes.org.uk>, the section for Bristol.

¹⁷There were traditionally 4 roods to the acre, and 40 perches to the rood. An acre is the equivalent of 0.405ha (or just over 4,000m²), and this therefore makes a rood about 1012m², and a perch just over 25m².

Very importantly, the tithe map also shows that even as relatively late as the mid-19th century, the surrounding landscape remained overwhelmingly rural and undeveloped in character, even though the Redland Court estate itself, including the parts which John Cossins had added to the original core lands, had already begun to fragment through land sales by a succession of owners since Cossins's own day (Malpass 2012a, 230-239). A map of 1863 kept at the BRO (37959/29) was, as usual, made for a new owner of the property who acquired it in that year, one George Edwards, who in fact was the son of a former tenant at Redland Court. The map is shown here as **Figure 6**. For the site itself, there has been very little change from the tithe map of 1844, or in fact, from the estate map of 1811. Indeed it seems as though this map may well in large measure be just a straightforward copy of the tithe, since the reference numbers to the individual plots and properties are identical in the two surveys. The area of the immediate parkland has not changed, however, and all the buildings within it, including the unidentified structure close to the park's western boundary (possibly a summerhouse, as already suggested), appear to be as they were in 1811. Outside the strict remit of the proposed development site itself, a thick red line delimits the extent of the estate which still belonged to Redland Court by this date, amounting to a total (*including* the house and its grounds) of 91 acres (36.83ha), according to Malpass (2012a, 236)¹⁸.

By the time of the third edition of the Ashmead survey of Bristol, in 1874, the buildings and the parkland of Redland Court were still much as they had been in 1811, but by now, residential housing development from 1850 onwards, which included the laying out of new roads, was beginning to lap at the southern boundary of Redland Court park, and to a lesser extent the same was true to the west, on the northern side of Redland Road; although to the north and east, open farmland still prevailed (**Figure 7**). Fernbank Road, Clyde Road, Elliston Road, Redland Grove and several others, were all new at this date, and lined with new houses either in whole or in part. Less than twenty years later, the First Edition OS map shows an even greater density of new development to the south, east and west of Redland Court, but again, the landscape to the north and north-east of the house yet remains pretty much undeveloped (**Figure 8**). Perhaps surprisingly as well, the park continued at this date to retain its integrity, and for the first time a small, circular structure is shown in the gardens to the west of the house, although as before, this

¹⁸Malpass says that the house and grounds together at this date amounted to 11 acres (4.45ha); however, if the respective maps are to be believed, its area had not changed since at least 1811, and as we have already noted (and see **Table 1**), the tithe survey puts its extent at just under 8 acres. It is possible that the figure given by Malpass includes the 3-acre close which is numbered 368 on the tithe map, but although immediately to the west of the formally landscaped parkland proper, this close never appears actually to have a formal part of it. This is confirmed by early editions of the OS, which attribute 7.146 acres to exactly this same area. The figure given by Malpass, which apparently comes from the 1863 sale documents, *must* be including an element of land outside the bounds of the formal landscape park. The site is shown on Ashmead's second edition map of Bristol dating to 1855, but it is not included here, because it is close in time to the tithe survey, and there had been effectively no change either to the site itself or to the immediate landscape in the intervening 11 years.

should not be taken as evidence of its non-existence at the time of earlier surveys which included the site. It is likely to be a small gazebo or pavilion, and its location is now outside the site, and lost under later development. It lay slightly to the north of the much larger, rectangular building, probably serving the same function, that was last recorded on the 1811 Sturge plan (**Figure 4**). The First Edition OS was also the last map which depicts the site before it was acquired for use as a school, in the mid-1880s, and indeed, the site was on the very cusp of changing hands even as the survey was being drawn up.

The key change to the site came in the twenty or so years between the First and the Second Editions of the OS, the latter recording the site as it was in the very earliest years of the 20th century (**Figure 9**). Redland Court park had by this time shrunk to its present outline, with the land lost to development to both north and west, in the form of Woodstock Road and Clarendon Road; and on the eastern side of Redland Court Road, opposite the school, formerly open, undeveloped paddocks now lay under new houses lining Glentworth, Carnarvon and Limerick roads. This was clearly a defining moment in the history of the site, and it is in this form in which it has continued to the present¹⁹. None of the earlier garden structures survived, and as a school, the buildings were reduced to a core complex of the old house itself, the buildings attached to its eastern pavilion wing which were, anyway, in place by 1811, and the stable block. The latter had, though, in the intervening twenty years since the First Edition map, been extended to the south by the addition of a new block which was to be used as a gymnasium (**Plate 1**). **Figure 10** presents a plan among the private archive of Redland High School which clearly was produced after the school had acquired the site, which is shown in its present size and configuration. Andrew Foyle (*pers comm*), considers that the plan possibly dates to “between 1890 and 1893. The gymnasium.....was a conversion of the stable block which had been completed c. 1885-86. The ‘suggested new hall’ is in fact almost exactly the site of the existing assembly hall built in 1893-4. The plan in **Figure 10** seems to be before the art room and science lab were added in 1903-4 at the north of the former stables”.

The plan is also interesting because it shows, immediately to the west of the western pavilion wing of the main house, a small, rectangular area of walled, formal garden, probably a setting for box hedges. Elements of this setting still survive, and it may be directly impacted by the proposal for three new-build townhouses close to this location, which appears partly to truncate its western side. This map also presents the best representation that we seem to have of the circular, probably raised ornamental planting bed that we can first identify on the Sturge survey of 1811, as lying immediately inside

¹⁹In fact it is likely that by the time Redland High School first acquired the site, early in 1885, it was *already* in its present shape and size, since the property which the school bought consisted only of the house and the other ancillary buildings, plus a small part of the surviving gardens, amounting to a total of only about 2½ acres (just over 1ha). Apart from a small increase of less than half an acre since that time, this is essentially the same site area as today (Malpass 2012a, 237-238, and Fig. 7).

the main southern, gated entrance to the landscaped garden area to the south of the house (**Figure 4**). It is only from this map, however, of the examples reproduced here, from which we can deduce that this feature was encircled by what was probably a low stone wall. Its site lies in the area of the south-eastern corner of the lowest tennis court²⁰.

Throughout the remainder of the 20th century, the story at the school site, as only partly reflected by the historic map evidence, was one of intermittent expansion, with the erection of a series of buildings of varying quality. A new east wing, designed by the famous Bristol firm of architects Oatley and Lawrence, was constructed in the early 1930s, butted onto the 18th century eastern pavilion wing, and replacing a suite of buildings which had lain on that side of the mansion since before 1811 (**Cover**; and **Figure 4**).

At some point between 1938 and 1950, a large new science block was added on to the northern side of the former stable building. It is this structure which is designated by the Cotham and Redland Conservation Area Character Appraisal as having a negative presence within its overall setting (BCC 2011, Map 6). One of its major impacts was severely to truncate the greater part of the eastern quadrant of the small, semi-circular garden area immediately to the north of the house, thus entirely unbalancing the former, and crucial, symmetry of this feature; although the eastern part of this feature had already been partially removed by the construction, in the early 20th century, of the new library block on the western side of the gymnasium, as already noted. Today, only a small remnant of the original, eastern quadrant survives to the south of the science block, and west of the library building, amounting to no more than about 45m². It is possible that, in its original form, this feature had an additional function as a turning circle for horse-drawn vehicles entering the site through a gateway off the western side of Redland Court Road. There certainly does not seem to be any facility at the front (southern) side of the house to receive vehicles in this way.

It is possible that the school had acquired the house at 10, Woodstock Road, by the mid-1960s. This building lies immediately to the north of the science block. The final major change occurred in 1961-4, with the construction of a large, rectangular sports hall, butted on to the southern side of the block of buildings projecting eastwards from the east wing of the main house. The BCC Character Appraisal designates this structure as of neutral impact on the surrounding setting²¹.

²⁰The very first map at a sufficiently large scale actually to show this feature as being walled is the OS 1:500 plan, which dates to the early 1880s, and is contemporary with the First Edition 25" map (**Figure 8**).

²¹A detailed assessment of the exact dates and circumstances of construction of the various 20th century buildings at the school is beyond the scope and remit of this report. The private archive which is still held by the school does, however, include numerous plans and other documents relating to its built estate, and so this information is probably readily available. I am very grateful to Andrew Foyle for his advice regarding the dating of the sports hall building.

7 SITE VISIT

The **Cover** and **Plates 1 to 5** represent part of a photographic record made by the author during a site visit conducted on Wednesday, 15th February, 2017, and it is hoped that the captions attached thereto will be pretty self-explanatory. No *defined* upstanding features, earthworks or buildings of archaeological or historic interest were identified in the course of the site walkover.

8 NATIONAL AND LOCAL PLANNING POLICIES

Between March 2010 and March 2012, national planning guidelines as they related specifically to the historic environment, were outlined in the document known as PPS (Planning and Policy Statement) 5, *Planning for the Historic Environment*. However, in March 2012, PPS5, and indeed all the other Planning Policy Guidance and Statements which underpinned the operation of the national planning process, was replaced by a single, greatly simplified, overarching and integrated document known as the National Planning Policy Framework (Dept for Communities and local Government). Within this document, matters relating to archaeology and the historic environment generally are dealt with in section 12 (pages 30-32), *Conserving and Enhancing the Historic Environment*. A detailed examination of the implications of this framework for the specific site being reported on here, is outside the scope of this study. Section 12 of the NPPF is by definition a much shorter excursus on national planning policy, as it relates to the historic environment, than was contained in its predecessor PPS5, although it is at least in principle underpinned by many of the same basic tenets.

By far the majority of the document consists of guidance to local authorities in how they should handle matters relating to the historic environment in their own areas, and some local authorities have already chosen, as a matter of conscious policy, to take the explicit position of interpreting the provisions of the NPPF as devolving directly to them, at the local level, *all* decision-making in matters of planning as they relate specifically to the historic environment, including, of course, archaeology.

In summary, in the case of the City of Bristol, the various planning policies both local and national which may have direct implications for the site under consideration here, are as follows:

- *National Planning Policy Framework*, March 2012, Dept of Communities and Local Government. See especially Section 12, *Conserving and Enhancing the Historic Environment*, 30-32.
- *Archaeology and Development – Bristol Local Development Framework, Supplementary Planning document No. 7*. Adopted March 2006.

- *Bristol Development Framework: Core Strategy*, adopted June 2011. See especially summary policy BCS 22, 127:

Development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance, including:

- Scheduled ancient monuments;
 - Historic buildings both nationally and locally listed;
 - Historic parks and gardens, both nationally and locally listed;
 - Conservation areas;
 - Archaeological remains
- *Bristol Development Framework: Site Allocations and Development Management Policies*, adopted July 2014. See especially Policy DM31, Heritage Assets, 64-68.

9 CONCLUSIONS

The study notes that the proposed development site lies within the Cotham and Redland Conservation Area, and that it is occupied by an important, Grade II* listed, 18th century Palladian mansion house, with a range of ancillary structures, some of them relating to the site's use, from the late 19th century onwards, as a private school. This structure, however, is known to have replaced an earlier, high-status house on the same site, which is suggested as being of at least 16th century date. The 18th century house was initially surrounded by landscaped gardens, and stood at the centre of its own, modest estate. Through many changes of ownership, however, in the late 18th and 19th centuries, much of the estate was gradually sold off piecemeal for building, and from about 1850 onwards, the site was progressively encroached upon by the development of Redland as a genteel suburb of Bristol; although perhaps surprisingly, the landscaped pleasure gardens immediately around Redland Court house, retained their integrity until right to the end of the 19th century. By the opening years of the 20th century, however, the site had taken on its present form and size, and the school established there in the early 1880s was responsible for its progressive development, with the erection of new buildings including a library, a science block, and a sports hall.

It is worth reiterating the fact that the overwhelming majority of the open ground that remains on the site lies to the south of the mansion house, with a small area to its north-west which constitutes the surviving western half of the original semi-circular gardens which lay immediately north of the house. The upper tennis court is unaffected as it too is earmarked to be included as part of the communal garden area. The area of the lower courts will, by definition, already have been subject to a degree of landscaping to produce a level playing surface, although it is of course always possible that original parkland features, of 18th century date or even earlier, may survive. Certainly it does not seem

likely that any of the garden structures shown on historic maps, but most especially the putative 'summer house' depicted on maps of 1811 and 1863, have survived within the boundary of the present site, which was finally established in the late 19th/early 20th century. Perhaps the major finding of this study is the fact that the original, so-called 'Elizabethan' house survived long enough to be mapped by the very earliest plan of the site that we have; and that the footprint of what was probably its main, east-west wing lies directly under the range of buildings attached to the eastern pavilion block of the mansion house, with a north-south range extending northwards. However, in terms of the provision of new underground services, or any work underneath existing floor levels *within* the block, or within the narrow, entrance-way space immediately to the south of the present hall building, there may be scope, albeit very limited, for the investigation of surviving deposits and/or features relating to the earlier house.

In summary we consider it likely that when the available evidence, whether archaeological, topographical, historical or toponymic, is taken together as a coherent body of data, it is likely to form a material consideration in the local authority's deliberations relating to the potential archaeological implications of the proposed development. And in the case of excavations for any new services, the potential for sub-surface disruption, although limited in extent, is likely to be high.

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Woodstock Road, 40287/3/50

Other maps are taken from Bristol City Council KnowYourPlace online heritage resource, as acknowledged in the individual figures.

Redland High School private archive

1811

Map of Redland Court and its estate by Y Sturge, for Richard Vaughan. No reference number.

Undated, but probably early 20th century

Plan of Redland Court (Redland High School) and its remaining grounds.

Figures

Figure 3

Map of Redland Court and its estate, 1732. British Library Maps K.Top.13.77.3.a. Not to scale, approximate area of site outlined in red, best fit to this survey.

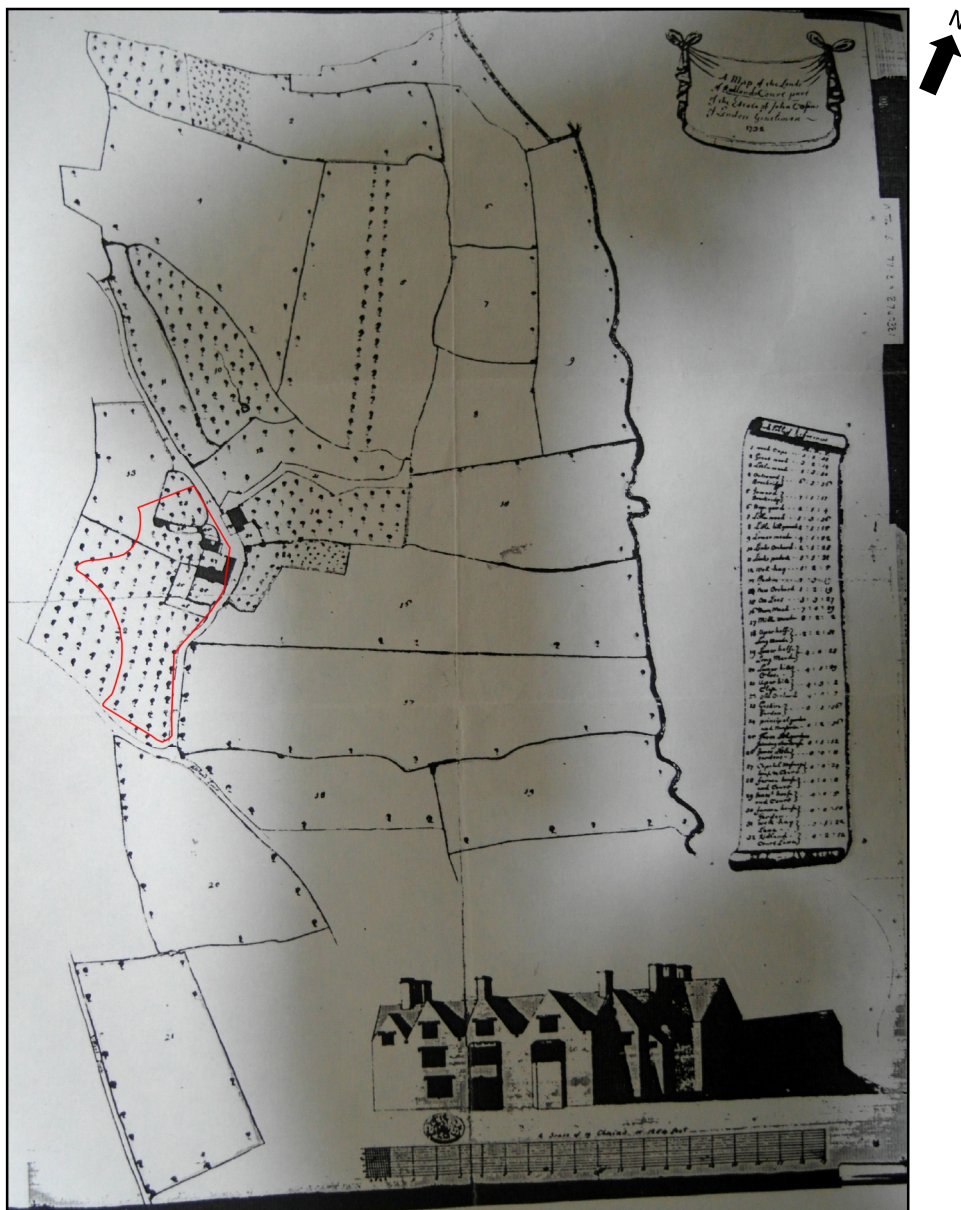


Figure 4

Map of Redland Court and its estate by Y Sturge, 1811. Redland High School, private archive. Not to scale, approximate area of site outlined in red, best fit to this survey.



Figure 5

Extract from Westbury on Trym tithe map, 1841. Approximate boundary of study area outlined in red. Not to scale, approximate area of site outlined in red, best fit to this survey. Source: Bristol City Council, KnowYourPlace website.



Figure 6

Extract from map of Redland Court and its estate, 1863. Boundary of study area outlined in red. Not to scale. BRO 37959/29

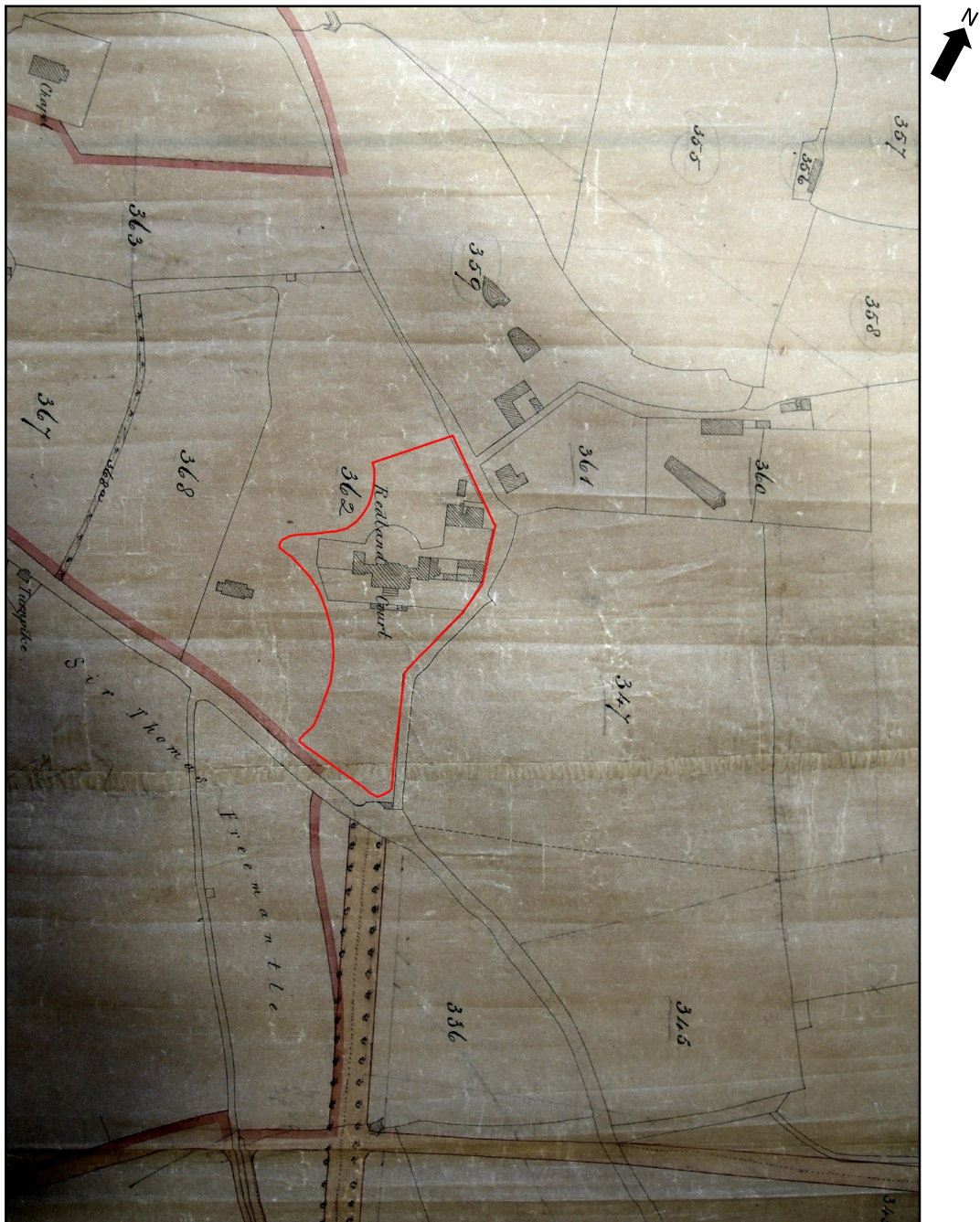


Figure 7

Extract from Ashmead's map of Bristol, third edition, 1874. Boundary of study area outlined in red. Not to scale. Source: Bristol City Council, KnowYourPlace website.



Figure 8

Extract from First Edition 25" OS map, Gloucestershire Sheet 71.12, surveyed 1880/81, published 1883. Boundary of study area outlined in red. Not to scale. Source: Bristol City Council, KnowYourPlace.

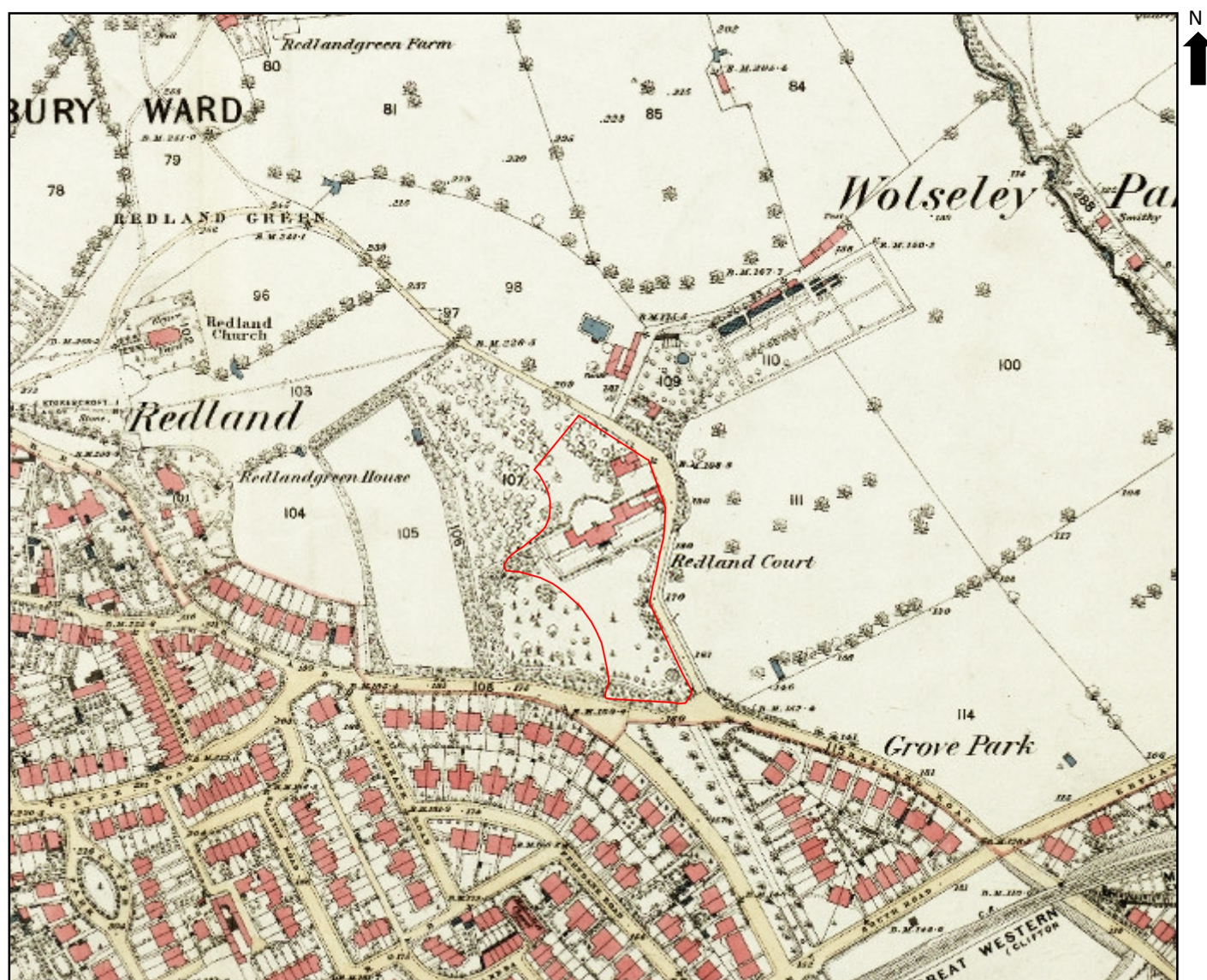


Figure 9

Extract from Second Edition OS 1:2500 map, Gloucestershire Sheet 71.12, revised 1901/02, published 1903. Boundary of study area outlined in red. Not to scale. Source: Bristol City Council, KnowYourPlace.

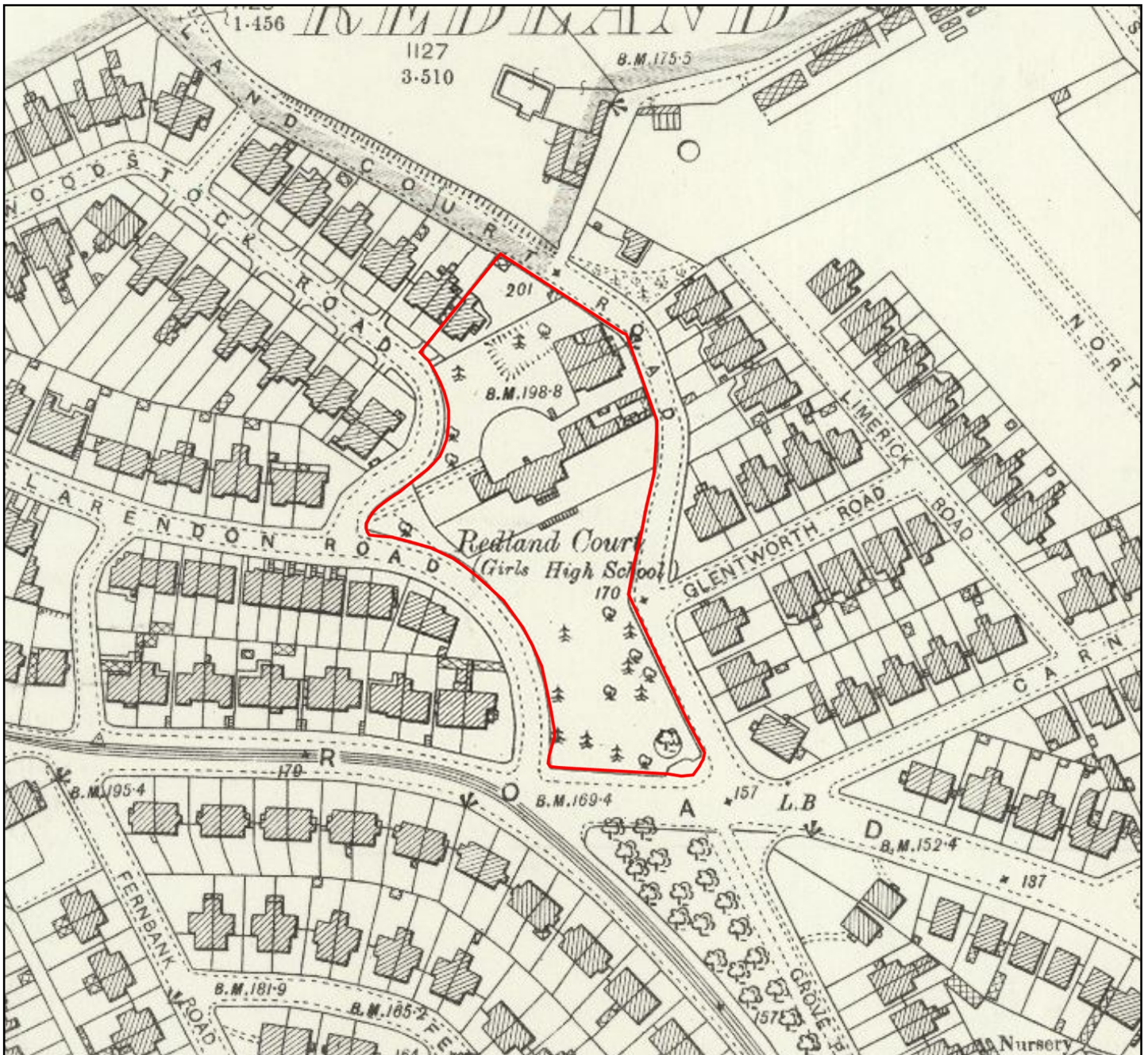


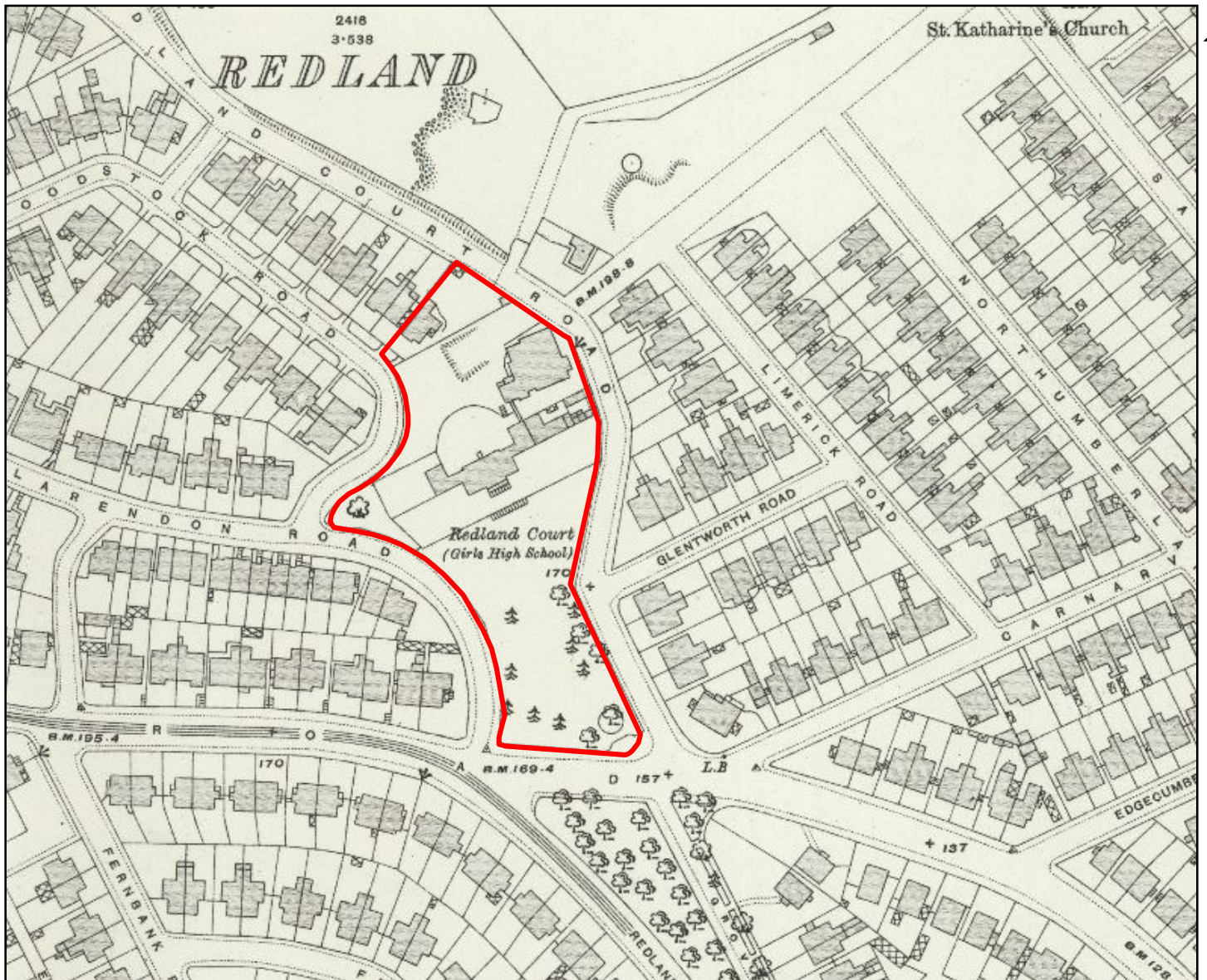
Figure 10

Plan of Redland High School, early 20th century. Redland High School private archive. The plan represents the full site area as it is constituted today.



Figure 11

Extract from Third Edition OS 1:2500 map, Gloucestershire Sheet 71.12, revised 1912, published 1916. Boundary of study area outlined in red. Not to scale. Source: Bristol City Council, KnowYourPlace.



Bristol Historic Environment Record: Events

Results of data trawl

While every effort is made to ensure accuracy of the data supplied, no responsibility can be accepted by Bristol City Council for any errors or inconsistencies.

Extract Date: 08/02/2017

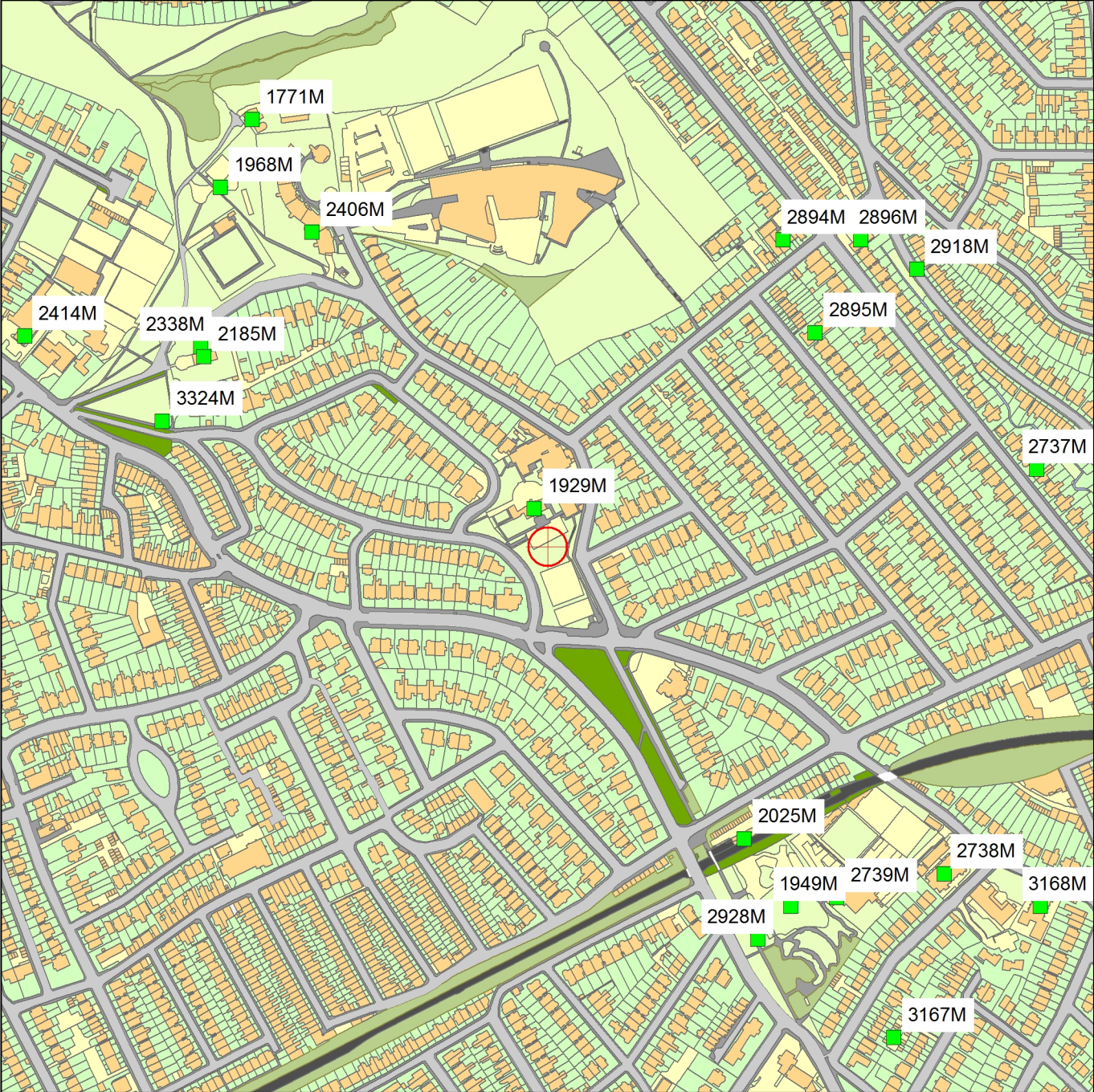


Bristol Historic Environment Record: Monuments

Results of data trawl

While every effort is made to ensure accuracy of the data supplied, no responsibility can be accepted by Bristol City Council for any errors or inconsistencies.

Extract Date: 08/02/2017



Plates



1. Early 20th century library block (left), and late 19th century gymnasium/hall building (right), the later representing a southward extension of the original stable block. A north-south wing of the ? original 16th-century house probably extended partly underneath the stable block. View to north-east.



2. The main, south-facing elevation of John Cossins's Palladian house. The western pavilion wing, closest to the camera, its access corridor, and its counterpart on the eastern side of the house, were later additions of the 1740s. It is intended that the modern sports hall in the background should be removed and its site turned over to communal gardens. View to north-east.



3. Southern elevation of the Palladian house, from the upper tennis court. On the right, the original, 18th century parapet of the eastern pavilion wing was truncated in the late 19th century so that an additional storey could be added for teacher accommodation. This gives a good impression of the degree of terracing that has taken place to accommodate the house, and there is a suggestion that at least a part of it may have been undertaken for the 16th century house on the site. It is intended that the area of the tennis court itself will be incorporated in the new communal gardens. View to north-west.



4. Revetment walls containing the upper tennis court, showing the degree of cutting and filling that was required to create a level playing surface. View to west.



5. Composite panoramic view of the site from the eastern side of the lower tennis court, looking west and north-westwards. The construction of both of this court and the one immediately beyond it to the north, clearly entailed a degree of terracing, and therefore disturbance of the original slope profile. It is intended to remove the courts, and to construct on their site six new houses, in two blocks of three on the former area of each court. This image was taken from very roughly the position of the walled, ornamental circular raised planting bed that is shown intermittently on historic maps from 1811 onwards, as lying just inside the southern gated entrance to the original park.