

The Cottage, Goodeve Road, Sneyd Park, Bristol

Standing Building Recording
NGR ST 559750



On behalf of
Mr Paul Guest

Kevin Potter BA (Hons)

Avon Archaeological Unit Limited

Bristol: October 2010

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SUMMARY

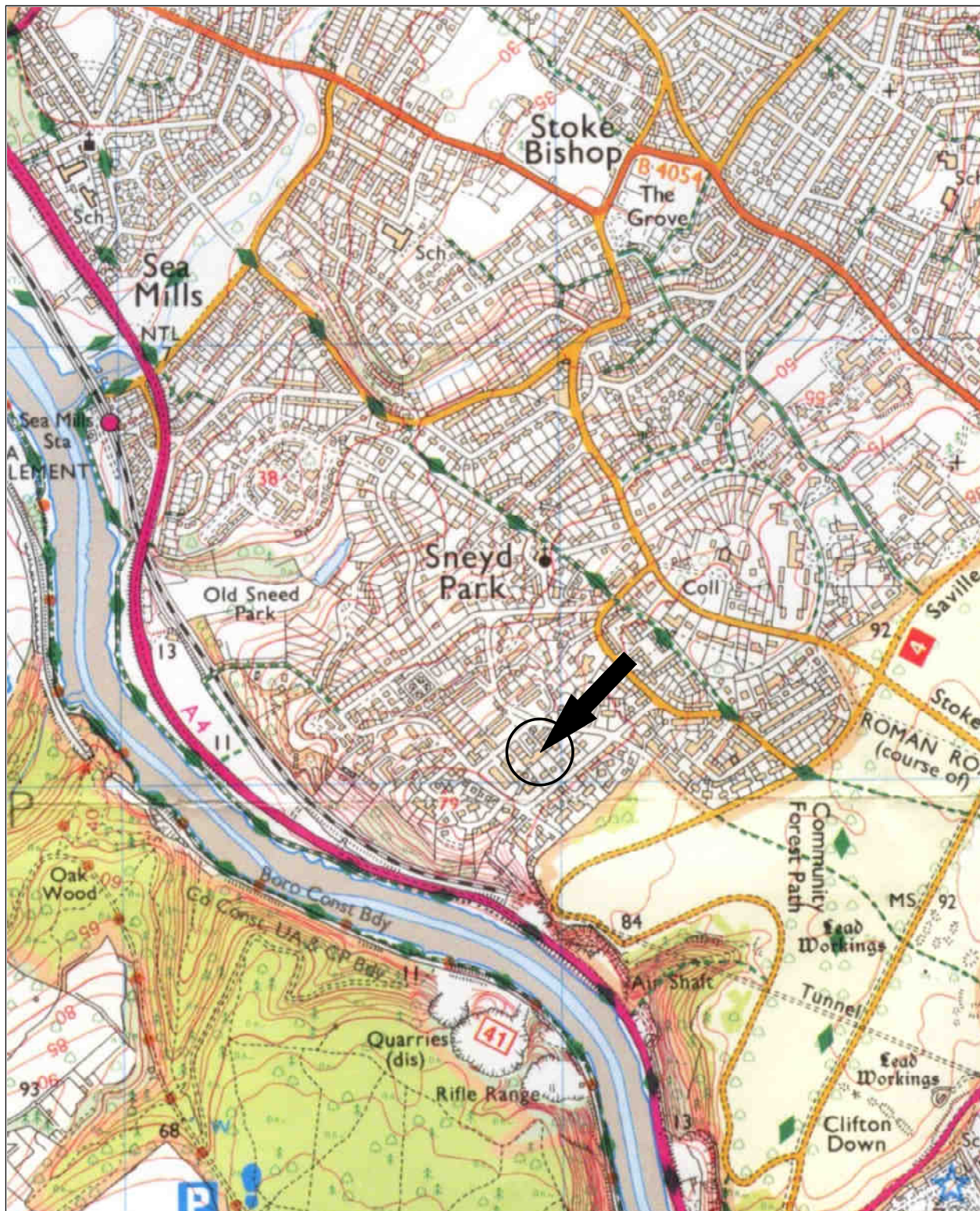
Avon Archaeological Unit Limited were commissioned by R & J Consultants Limited, on behalf of Mr Paul Guest, to undertake an Archaeological Standing Building Recording of The Cottage, Goodeve Road, Sneyd Park, Bristol (NGR ST 55957507). The project was commissioned in compliance with a planning application to redevelop the site (ref: 09/02946/FUL) and the requirements of conservation area consent (ref: 09/02947/LC).

The study area encompassed two distinct buildings, The Cottage itself and an attached garage/stable. Both buildings were recorded internally and externally, where access permitted. Detailed notes on the materials and structure of the buildings were made and related to existing site plans, which have been amended where necessary.

The survey recorded that The Cottage probably had its origins as a roughly rectangular pennant sandstone outbuilding in the grounds of a larger house. After becoming an independent dwelling it was extended to roughly twice its initial size and a large stone and brick garage/stable structure was constructed abutting the southwestern side of the extension.

Figure 1

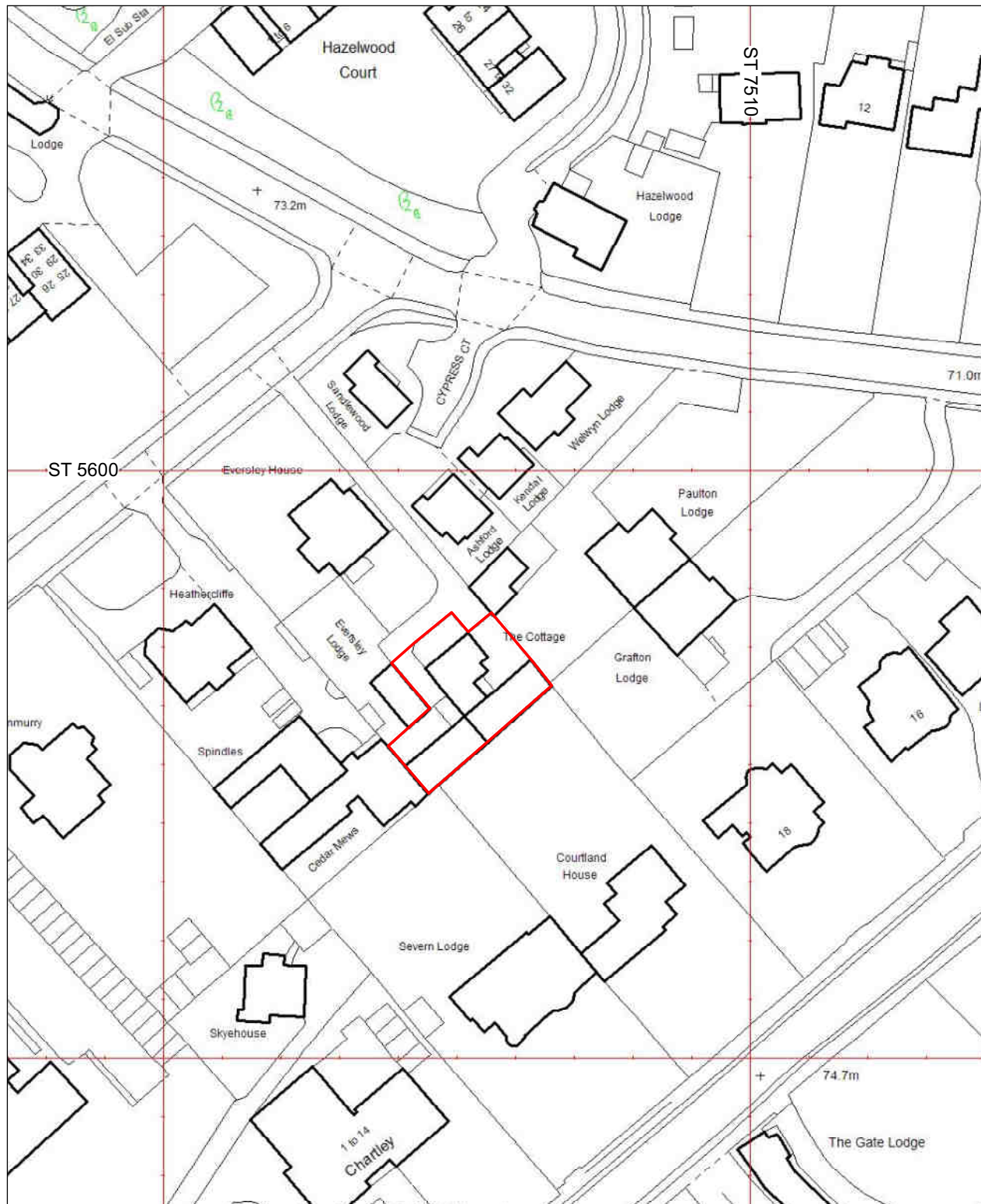
Location of the Study Area. Extracted from OS 1:25,000 scale map.
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Figure 2

1: 1000 scale Plan of the Site. Study Area Outlined in Red



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NOTES

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ABBREVIATIONS

AAU Avon Archaeological Unit Limited
aOD above Ordnance Datum
BCC Bristol City Council
HER Historic Environment Record
OS Ordnance Survey

1 INTRODUCTION

Planning consent has been granted for the demolition of buildings on the site of The Cottage, Goodeve Road, Sneyd Park, Bristol and the subsequent construction of new residential buildings. As part of the planning agreement a record of the standing buildings on the site was required prior to their demolition.

The building survey was conducted on 12th October 2010 by Kevin Potter who subsequently compiled this report.

The site covers an area of c. 463m² located at the head of a short driveway on the southeast side of Goodeve Road. It is bounded by the grounds and house of Eversley House to the northwest, by Ashford Lodge to the northeast, by the grounds to the rear of Severn Lodge to the south and by a property called Cedar Mews to the east. It is located on the northwest-facing slopes of Durdham Down. The downland is bounded by the Avon Gorge at Sea Walls to the west and slopes gently down into the valley of the River Trym to the north-west (Erskine 2000, 8).

The nearest recorded height is a spot height in the centre of Hazelwood Road roughly 89m north of the site. It has a recorded value of 73.2m aOD. The underlying geology of the area consists of Blackrock limestone with dolomite, over limestone shales (British Geological Survey 1984).

2 METHODOLOGY

The project was conducted in accordance with an agreed written scheme of investigation (AAU 2010) produced by Andrew Young in response to a brief specified by the archaeological planning officers of Bristol City Council.

The recording was conducted to English Heritage level 2 specifications (English Heritage 2006, 14). Photographs were taken in digital format and detailed notes and observations were made and related to existing plans and elevations provided by the developer Paul Guest and produced by Tom Russell Architects.

The project archive will be deposited with Bristol City Museum and Art Gallery and an entry for the project will be made in the Bristol City Historic Environment Record under the reference BHER 24941.

3 HISTORICAL BACKGROUND

Prehistoric

No prehistoric remains have been found in the immediate vicinity, but Bronze Age hoards have been recorded in the wider area, at both Combe Dingle and Kingsweston, to the north of the study area (Aston and Iles 1987, 30-35).

The area is also surrounded by five pre-Roman Iron Age hill-forts, at Kingsweston and Blaise Castle to the north and Clifton, Stokeleigh and Burwalls to the south (the latter two on the west bank of the Avon Gorge) (*ibid.* 45-7).

Romano-British

The route of the Roman Road (BSMR 3969) between Bath and Sea Mills is recorded by the Ordnance Survey crossing Durdham Down (OS 1955, 1974 etc.), but its continuation to the northwest has not been established. Two possible routes have been suggested, one of which, along the present-day Pitch and Pay Lane, passes within 400m of the study area (Etheridge 2002, 8).

Medieval

In the medieval period, the study area fell within the tithing of Stoke Bishop (Erskine 2000, 9). The prefix, "stoke", derives from the Anglo-Saxon, "stoc", meaning dependent farmstead, as the tithing formed a part of the manor of Westbury on Trym (Parry 1992, 9). The "Bishop" component refers to the ownership of Westbury manor by the Bishop of St Mary's of Worcester (*ibid.*).

The Domesday reference for Westbury on Trym suggests a very large and prosperous manor:

"These members belong to this manor: Henbury, Redwick, Stoke (Bishop), Yate. In them are 9 ploughs in lordship; 27 villagers and 22 smallholders with 26 ploughs. 20 male and 2 female slaves and 20 freedmen with 10 ploughs.

A mill at 20d.

To this manor belong 6 riding men who have 8 hides and 8 ploughs;

They could not be separated from the manor.

In Bristol 2 houses paid 16d.....

Value of the whole manor with its members before 1066 £24; value now of St.Mary's lordship £29 14s. 6d.; of what the men hold £9." (Moore 1982, 3,1).

Post-medieval and Modern

In the early post-medieval period, wealthy Bristol (merchant) families established country seats or weekend retreats in the suburbs of Bristol, north of Durdham and Clifton Downs (Erskine 2000, 9). The study area falls within the grounds of one such country house, Sneyd Park, seat of the Jackson family, constructed in the mid-17th century (Harding and Lambert 1994, 22-3). The house was let to the Chamberlain of Bristol, John Cook, in 1693 and its elaborately landscaped gardens are illustrated in Atkyns, 1712 (*ibid.*) The illustration shows geometrically laid out parterres, with a long, curving terrace overlooking the Avon and the escarpment to the north (*ibid.*) The study area lies at the edge of this sloping ground, which is shown as undeveloped land on maps of 1769 (Donne) and 1830 (OS).

By the mid to late 19th century, many of these suburban estates on the outskirts of Bristol were parcelling off their land for residential development (Erskine 2000, 12). The exact date of the construction of "The Cottage" is not known, although it is possible that building plans may exist in the Bristol Record Office. It is known that the Sneyd Park estate was under development by 1862, as at this date the developer William Baker is known to have constructed an access road (since covered over) to the estate across the Downs (Russell 1991). "The Cottage" is first shown on an HROS 2nd edition map for 1888-9, but may have been constructed some years before this date. The map shows some development on both sides of Goodeve Road, with further sporadic development as far north as Church Road.

Later OS maps of 1955 and 1974 show development gradually encroaching to the north into “Old Sneyd Park”, with intensive housing on both sides of Church Road and to the west of Mariners’ Drive.

4 THE BUILDING SURVEY

The survey recorded both buildings on the site; ‘The Cottage’ and attached garage/stable. A limited sequence of development was observed identifying three broad construction phases, which, whilst not accurately dated, reflect something of the developmental morphology of the site. The following description presents the results in chronological order with respect to the phases identified.

The buildings on the site comprised a roughly L shaped single storey house covered by a flat roof built partly from pennant sandstone blocks and partly from red brick and a rectangular stone and brick garage/stable with a hipped slate roof.

Phase 1

The earliest structural elements of the building were contained within the northeastern half of The Cottage. It seems likely that they formed an original rectangular structure, from which the building had developed. No solid dating evidence was retrieved but the building materials indicate a c. 19th century date. The walls of this structure were built from squared and coursed sandstone blocks



Plate 1

bonded in pale grey ash and lime rich mortar. The windows of the façade, which faced northwest, were set in freestone ashlar surrounds (**Plate 1**, above). The two windows in the façade and a small rectangular window in the northeastern elevation may have retained their original frames, which were wooden sashes. Two large sandstone gateposts, one attached to the northeast corner of the building, provided access into the yard at the front of the house (**Plate 2**, right).

There was no evidence of an entrance, blocked or otherwise, within the façade and it seems likely that the, now internal, door at the northwestern end of the porch (Room 4) was the original entrance to the building.



Plate 2

The layout of the original structure had been altered with the addition of wooden stud walls subdividing some of the rooms. The evidence suggests that, prior to this, it would have been a simple layout comprising a large rectangular room, composed of rooms 3 and 7, adjoined by rooms 5 and 6. Significantly, this layout does not include the diversity of spaces required in even a humble residential property suggesting that it originally served some other function, probably in service of one of the larger houses nearby (Eversley House would be an obvious candidate). The only concessions to domestication, which may have been original features, were a cupboard and fireplace within the southeastern wall of the main room (**Plate 3**, above).



Plate 3

Phase 2

Though there were differences in both the materials and construction styles of the extension to The Cottage and the garage/stable building, they were probably built at broadly the same time. The building materials suggest that this was unlikely to have been before the late 19th century and probably during the early 20th century.

The cottage itself was extended to the southeast with the addition of a rectangular wing of rooms parallel with the original building linked by the kitchen (Room 2). The bulk of the extensions were built of red brick whilst the rear elevation was built from random coursed sandstone blocks, though not of comparable standard to that of the original building. With two exceptions the doors and windows of the extension had subsequently been replaced. The two, which appeared to be original were wooden sashes, in the same style of those in the original part of the house, one was located in the centre of the east-northeast facing wall of the kitchen, looking into the porch. The second was in the northwest wall of the extension wing. This window was unique in being within a small, square-sided bays, which contained a wooden window seat (**Plate 4**, above).



Plate 4

The garage/stable structure was also built from random coursed pennant sandstone blocks and red brick. It comprised a large rectangular structure divided, by red brick walls, into three equally sized spaces, of which the southwestern was further divided into two spaces. There were two doors in the rear wall, whilst the front of the structure was largely open, albeit closed by wooden shutters. The central space was shut behind a folding wooden door and could not be accessed, which was also the case for the southwestern spaces, enclosed behind standard wooden doors. The doors and windows themselves were possibly original comprising wooden frames in red brick surrounds. Unlike The Cottage, it also seems likely that the roof of the garage/stable was original.

Phase 3

Phase 3 represents the numerous cosmetic changes and alterations that have been made to the building in more recent times. Broadly speaking they comprised new windows, doors and fittings and the subdivision of rooms with wooden stud walls (see **Figure 3**). The most significant changes relate to the roof of The Cottage. There were three roof lights, in rooms 1, 2 and 8, which were not part of the original design and it is likely, though not conclusively proven, that the entire roof may have been a modern replacement.

5 CONCLUSIONS

A complete photographic record of the both standing buildings on the property has been made and will be kept as a stable archive for future reference. The survey was able to determine something of the development history of The Cottage and found that it probably had its origins in the 19th century as an outbuilding associated with one of the larger houses in the local area. It was later extended to become a residential dwelling and around the same time the garage/stable was constructed on the southwestern side of the property.

Modern alterations and changes to The Cottage and the attached stable/garage were minimal and in the main cosmetic. Both buildings remain largely in their original state as constructed.

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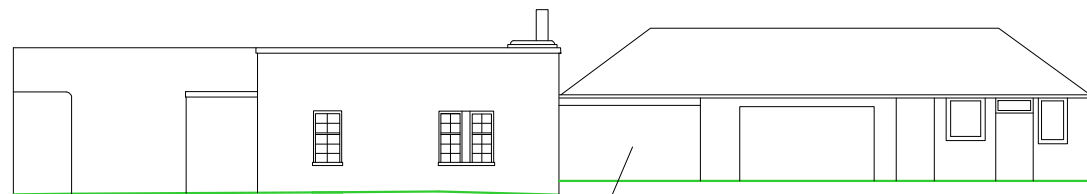
Figure 3

Floor Plan of the Cottage with Internal Views. 1: 200 scale.

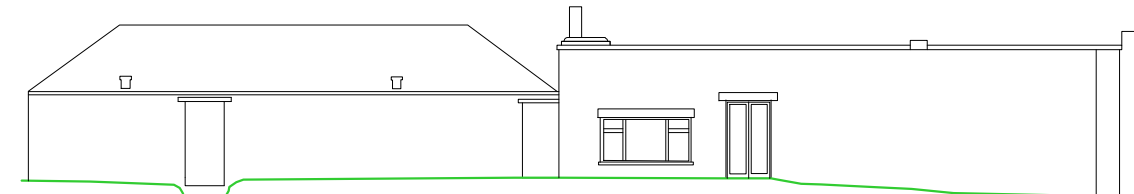


Elevations with Views. 1:200 scale

NW Facing Elevation of Cottage and Stable Block



SE Facing Elevation of Cottage and Stable Block



SW Facing Elevation of Cottage



Views of the NE Facing Elevation
no Existing Drawing Available

