

Archaeological Desk-based Assessment
of
**REDLAND POLICE STATION,
LOWER REDLAND ROAD, BRISTOL.**
for
SKANSKA



Report No. 2634/2012
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of
**REDLAND POLICE STATION,
LOWER REDLAND ROAD, BRISTOL.**

Centred on
N.G.R. ST 57654 74750

Client: SKANSKA

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Abbreviations

AD	Anno Domini	Km	Kilometre
aOD	Above Ordnance Datum	m	Metre
BaRAS	Bristol & Region Archaeological Services	NGR	National Grid Reference
BC	Before Christ	NMR	National Monuments Record
BCC	Bristol City Council	OS	Ordnance Survey
BCL	Bristol Central Library	SMR	Sites and Monuments Record
BHER	Bristol Historic Environment Record		
BRO	Bristol Record Office		
c	Circa		

NOTE

Notwithstanding that Bristol and Region Archaeological Services have taken reasonable 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.

February, 2012.

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SUMMARY

Bristol and Region Archaeological Services were commissioned by Skanska to undertake an archaeological desk-based assessment for land at Redland Police Station, Lower Redland Road, Bristol (NGR ST 57654 74750). It is proposed to convert the site into a Primary School, either through refurbishment of the existing structures or a partial new build on the site. The buildings on the site comprise a late 19th-century Police Station which fronts on to Lower Redland Road, the former stable block of the station located behind the main building and of the same date, and the recreation block which is located at a higher level at the north-west end of the site and was built in 1959.

It is possible that the remains of the early 19th-century Beaufort Villa may be present at the north-western end of the study area, and garden features may have survived on other parts of the site, particularly close to the original south-west boundary wall. The original Police Station buildings have clearly undergone alterations a number of times during their existence. The archaeological potential of the study area as a whole is limited, however remains relating to the 19th century may still be present which could provide insight as to when exactly the site was first developed. There is still the slim possibility that part of the Bath to Sea Mills Roman road may be present on the site.

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1. INTRODUCTION & CURRENT USE

- 1.1 Bristol and Region Archaeological Services were commissioned by Skanska to undertake an archaeological desk-based assessment for land at Redland Police Station, Lower Redland Road, Bristol (NGR ST 57654 74750) (**Fig. 1**). It is proposed to convert the site into a Primary School, either through refurbishment of the existing structures or a partial new build on the site.
- 1.2 The study area is situated within Redland, approximately 250m to the east of Whiteladies Road. It is located within the Whiteladies Road conservation area, and in close proximity to the Cotham and Redland conservation area.
- 1.3 On plan, the study area is an irregular shape (**Fig. 1**) with entrances off Lower Redland Road to the south-east (**Plate 19**) and Shrubbery Cottages to the north-west (**Plate 20**). The north-east and south-west flanks of the study area are bounded by late 19th-century semi-detached houses and their gardens. The north-west of the study area is bounded by six terraced houses, apart from a narrow strip which runs along their south-west side to the Shrubbery Cottages entrance described above (**Plate 21**).
- 1.4 The study area consists of the grounds and buildings of the Redland Police Station, which until recently was still occupied by Avon and Somerset Constabulary. The buildings on the site comprise a late 19th-century Police Station which fronts on to Lower Redland Road (**Cover**), the former stable block (**Plate 10**) of the station located behind the main building and of the same date, and the recreation block which is located at a higher level at the north-west end of the site and was built in 1959 (**Plate 15**). A date stone forming part of the front porch of the main building indicates it was constructed in 1891 (**Plate 2**). Both the main building and the stable block of the Police Station are constructed from red brick in Flemish bond. Much of the metalwork on these buildings, such as the drainpipes and brackets on the stables (**Plates 11 and 12**), is original and ornate. Internally the two buildings have both been substantially modernised, however some original features do survive, such as doorways and roof trusses (**Plates 5, 9 & 13**). The cellblock is also still in place, with a mixture of early and modern features (**Plates 6-8**). The recreation block sits atop of a retaining wall (**Plate 16**) that was built at the same time as the 19th-century buildings. The recreation block is a modern building which housed a canteen, bar and skittle alley (**Plates 17-18**). The original 19th-century Pennant Sandstone boundary wall forms the south-west border of the study area (**Plate 22**).
- 1.5 The geology in the immediate environs of the study area comprises red-brown weathered Triassic sandstone of the Mercia Mudstone Group, overlain in places with a purple-red Keuper Marl (Geological Survey Map of England and Wales 1956). The study area lies at *c* 75m aOD, and slopes upwards to the north to *c* 80m aOD.

2. METHODOLOGY

- 2.1 The study was undertaken in accordance with criteria set out in the Institute For Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised 2011).
- 2.2 Selected material from the holdings of the Bristol Record Office, Bristol Central Library and Brunel House were consulted. All information considered appropriate to the study was collated, summarised and presented in the following report. All photocopies, Mss copies and notes, including photographs, are preserved in the Project Archive to be retained at BaRAS's premises at St Nicholas Church, Bristol. A copy of the report is to be lodged at the National Monuments Record (NMR), Swindon.
- 2.3 A visit to the study area was made by Simon Roper of Bristol and Region Archaeological Services on 9 February 2012. Photographs (see **Plates 1-22 & Cover**) and rough notes were taken during the visit.
- 2.4 A search of the Local Authority's HER was carried out by Pete Insole of Bristol City Council on behalf of BaRAS, with the results incorporated into this report. The project has been referenced under the Bristol Historic Environment Record as: BHER 25089 and the Online Access to the Index of Archaeological Investigations (OASIS) no. bristola1-118928.

3. HISTORICAL CONTEXT

General

- 3.1 The study area lies within the historic parish of Westbury-on-Trym, to the east of Durdham Down. Historically Redland was part of the county of Gloucestershire until 1836 when it was absorbed into the expanding city and county of Bristol.

Historical Background

- 3.2 No prehistoric activity has been identified either on the site or in its immediate vicinity, and there are no known prehistoric finds. The earliest indications of human activity within the wider local area comprise Bronze Age barrows identified at Horfield and Southmead, a series of earthworks at Clifton Camp believed to be Iron Age in date and Iron Age fields on Clifton Down.
- 3.3 Pottery from the Romano-British period has been found in the Redland Court area, however, there is no concentration of the finds, and Ellis (1893) refers to “sherds sparingly distributed” across the Redland Court estate. The route of the Roman road between Aquae Sulis (modern Bath) and the port of Abonae (modern Sea Mills) is thought to have followed the present line of Elm Lane/Lower Redland Road/Redland Road, although it has not yet been successfully identified.
- 3.4 In the Saxon period the study area, including Westbury and Henbury, was in Brentry Hundred. Before the end of the 7th century AD a church had been established at Henbury, and by 717 a monastery had followed at Westbury. Before the end of the 8th century Westbury, including Redland, belonged to Offa, King of Mercia. In 824 the monastery was confirmed to Worcester, and in c.960 the first purely Benedictine monastery in England was established at Westbury by Bishop Oswald of Worcester.
- 3.5 In the Domesday Book of 1086 Westbury was assessed at 50 hides, which had also been the case at the time of the Conquest in 1066. Although Redland was not specifically named in Domesday, Stoke (Stoke Bishop) was, giving its name to the tithing in which Redland lay. Bishop Wulfstan restored the monastery at Westbury in 1093, which was again re-established in 1125. Towards the close of the 12th century a college of priests was established at Westbury, rebuilt from c.1455, and this establishment continued until it was surrendered in 1544. Redland belonged to the college, which itself was run by the Bishop of Worcester, the diocese extending all the way down to Bristol. By 1229 the Abbey of Tewkesbury was administering the land on behalf of Worcester, through its daughter priory of St. James, Bristol,
- 3.6 Westbury College was surveyed for the Valor Ecclesiasticus in 1539. The farm of the manor lands of the lord in Thyrdeland [Redland] produced an annual income of 44 shillings, out of a total for the college of 10 11s. 4d. Due to the dissolution of the monasteries the lands of the college were sold to Sir Ralph Sadleir in 1544, including Redland. Sadleir sold off many of his monastic purchases, and John Foxton was the vendor when the manor of Redland was sold to Egon Wilson in 1552/3. The manor then passed through the hands of many families over the next few centuries.
- 3.7 In the first half of the 19th century a number of large residential villas were being built in the area for the wealthy middle classes, although most of Redland remained essentially rural at this time. The study area was the site of Beaufort villa, depicted on 1825 map by Sturge (see section 4) and the 1826 map by Donne. Redland was incorporated into the administrative boundaries of Bristol in 1835.

- 3.8 The second half of the 19th century saw the suburbanisation of Redland gather pace with numerous terraces of houses being built and then later in the century large semi-detached houses being the most common form of development. The name of the house located on the study area had changed to Shrubbery House or the Shrubberies by this time, with development building up around it. Then in 1891, as indicated by the date stone on the front porch of the building, the site was used as the location of a new Police Station for Bristol Constabulary. The original plans for the building have not been found, however plans for six houses built for the Bristol watch committee in 1892 on the northern end of the site (**Fig. 9**) show the north-west gateway and access. In 1896 Redland was fully incorporated into the county and city of Bristol.
- 3.9 Plans of alterations to the building in 1955 (**Fig. 10**) provide an insight into the layout and use of the station at this time. Also from 1955 plans were submitted for the construction of a recreation block (**Fig. 11**), although this was not constructed until 1959 when a new set of plans were submitted. These indicate that the smaller of the two original buildings was a stable block. A set of plans from 1986 (**Fig. 12 & 13**) shows how the use of the building had changed. The study area remained in use by the police up until the start of 2012 although it had ceased to operate as an active police station some time before.

Nomenclature

- 3.10 Redland is thought to have derived from Thirdland, or ‘third-land’, denoting a third of a piece of land (Smith 1964, 142-3) rather than being a reference to the local geology. It is not certain what it was a third of, although it may have been the third part of a particular property or estate.

4. CARTOGRAPHIC EVIDENCE

4.1 Historic and Ordnance Survey maps held by the Bristol Record Office were examined. The observations made on the maps examined are summarised in **Table 1** below.

Map	General Observations	Fig. No.
Y. & J. P. Sturge 1825	<p>1) Current boundaries of the study area largely equate to the south-west, south-east and north-east boundaries of plot 388.</p> <p>2) Two buildings shown on the map, one a large building located in the middle of the north-western half of the plot, and the other a small building located in the north-west corner of the plot.</p> <p>3) The study area is bordered to the south-east by a road, to the north-west by three plots numbered 391, 392 and 393, to the north-east by an empty plot numbered 387, and to the south-west by plot 389 which appears to have a track leading from the road to the large building running diagonally across it with a small building located near the road end of the track.</p> <p>4) The accompanying survey lists the study area and the two plots either side of it as 'Beaufort Villa, gardens, offices and land' owned by George Jones and occupied by J. M. Gutch.</p>	2
B. Donn, 1826	<p>1) Large building labelled Beaufort Villa depicted within the study area</p> <p>2) An avenue of trees depicted running diagonally across the plot to the south-west.</p> <p>Line of trees running along the south-east boundary of the study area.</p>	3
Westbury-on-Trym Tithe map 1841	<p>1) Large building depicted within the study area as before with a small area on its south-east side coloured grey.</p> <p>2) Smaller out building depicted in northwest corner of the plot as before but another one shown on the south-west boundary of the plot which is now the north-west corner of the study area. North-west end of the plot is divided off from the rest and subdivided in two.</p> <p>3) Study area and plot to south-west now one apportionment number 395, which with plot 394 to the north-east is listed as 'House, offices, gardens, pleasure grounds and paddock' owned and occupied by George Jones.</p>	4
G. Ashmead 1854	<p>1) House labelled as Beaufort Villa</p> <p>2) Outbuilding on south-west boundary divided in two. Additional outbuildings depicted in north-west area of the plot outside the current study area.</p>	5
G. Ashmead 1874	<p>1) Area around the study area dramatically changed with housing all around the plot, mostly semi-detached housing.</p> <p>2) The House now labelled as Shrubbery House. Road to the south-east now labelled Lower Redland Road, and streets around the study area called East Shrubbery and West Shrubbery.</p> <p>3) Internal division of site separating off north-west portion now the line of a road forming new north-west boundary.</p> <p>4) Main house and outbuildings in north-west corner of the study area as depicted on 1854 map.</p>	6
<i>First Edition</i> OS map (1: 500) published 1882 / surveyed 1881	<p>1) House labelled as The Shrubbery.</p> <p>2) Details of garden depicted for first time with a path running close to the study area boundaries in the southern half of the site, and with shrubs/trees planted at the south-east end and much of the rest of the garden laid to lawn.</p> <p>3. The area marked in grey on the south-east side of the house on earlier maps is depicted here as a conservatory.</p>	7
<i>Second Edition</i> OS map (1: 2500) 1902	<p>1) L shaped main building of Police station now built at south-east end of the study area with 'stable' block built in middle of the study area.</p> <p>2) House removed and terrace of six houses built over that area at the north-west end of the site.</p> <p>3) Retaining wall depicted in middle of the site.</p>	-
1916 Edition Ordnance Survey plan (1: 2500) revised 1913	<p>1) Study area depicted as on 1902 OS but the middle of the site is labelled as Fire Engine Station.</p>	8

Table 1: Summary of Cartographic Observations

Discussion

- 4.2 The earliest map examined depicting the study area is the Sturge 1825 map. This showed a large house partly within the study area, which the accompanying survey identified as Beaufort Villa, owned by George Jones and occupied by J. M. Gutch. The map by Donne produced the following year (1826) also identified the house as Beaufort Villa. Both maps indicate a track or avenue running across the neighbouring plot from the road to the house.
- 4.3 The tithe map of 1841 again depicts the large house with the area to the north-west divided off from the rest of the plot. An out-building was located in the north-west corner of the study area along the south-east boundary. The tithe apportionment lists the owner as George Jones who occupied the property himself. The plan by Ashmead of 1854 adds a little detail with the outbuilding shown in the north-west corner of the study area divided in two. Ashmead's 1874 plan shows dramatic changes around the study area with new roads laid out and large numbers of houses built. However within the study area only the name of the building had changed to Shrubbery House. As with the previous maps most of the study area is depicted as blank space.
- 4.4 The First Edition Ordnance Survey Plan of 1881 depicts for the first time the gardens that formed most of the study area. The name of the house had changed slightly again to The Shrubberies, and a conservatory is shown on the south-east side of the house. By the time of the Second Edition Ordnance Survey Plan of 1902 all trace of the previous buildings and gardens had been removed, with the Police Station building and the stable block built on the area previously occupied by the gardens. The area previously occupied by the large house had been replaced with a terrace of six houses outside the study area, the small outbuildings had also gone and in the middle part of the site is shown the retaining wall, which the recreation block is later built upon. The 1916 Edition Ordnance Survey Plan (revised 1913) showed no change other than the middle of the study area being labelled as a Fire Engine Station.
- 4.5 The cartographic evidence indicates that during the 19th century, prior to the construction of the Police Station in 1891, the majority of the study area comprised the gardens of a large 19th-century villa. The most substantial features depicted within the study area are the south-east wall of the villa and outbuildings at the north-west end of the study area. Since the Police Station was built the only substantial change has been the construction of the recreation block.

5. ARCHAEOLOGICAL EVIDENCE

Introduction

- 5.1 The documentary and known archaeology indicate that the study area lies within an area of limited archaeological potential.
- 5.2 A trawl of the Bristol Historic Environment Record was provided by Mr P. Insole Archaeology Officer for Bristol City Council, with a radius of 200m around the study area for archaeological monuments and events, the results of which are summarised in **Table 2** below (**Fig. 14 & 15** for location of entries).

No.	Site	Description	Year/ Period
1904M	Redland Manor House, Redland Road	Redland Manor house, located at the west corner of Manor Park and Redland Road. The manor house is known to have had internal features dating to the 17th century. These included a full-height chimney-piece dated "1658" which carried the initials of Francis Glead and a ceiling with ornate strapwork. The house was demolished in 1890.	Medieval/ Post-Medieval
2471M	Redland Hall	Redland Hall, located on the north side of Redland Hill. The building appears from documentary evidence to have been constructed in the mid eighteenth century but it is first recorded cartographically by a map of the area produced by Sturges in 1817. Redland Bank and Redland House were listed Grade III but were removed in 1961 for the construction of new educational buildings.	Post medieval
2487M	Redland hill House, Redland Hill	Redland Hill House, located on the southern side of Redland Hill. The house was constructed as a pair of semi-detached villas in the 18th century. The buildings were extant at the time of the Ordnance Survey first edition 1:500 plan (Bristol Sheet LXXI.12.17), surveyed in 1881. The southern of the houses was demolished in 1933 while the northern is extant, having been purchased by Bristol City Council in 1964 to provide accommodation for Redland College. The building subsequently became part of Bristol Polytechnic. The surviving half of the building has a Grade II listing (Listed Building number 901-1/34/1725).	Post medieval
3173M	Memorial to Princess Charlotte, Queen Victoria House, Redland Hill	Memorial to Princess Charlotte Augusta of Wales (1796- 1817), Queen Victoria House, Redland Hill.	Post medieval
2593M	Vincent Lodge, Redland Hill	Vincent Lodge, located on the southern side of Redland Hill. The earliest cartographic evidence for the building is Jacob de Wilstar's 1746 map of the Manor of Clifton. The house was extant at that time although the surrounding garden was part of the Downs. The site was leased by Jacob Ricketts from 1805 (BRO AC/E/15) and included a garden in which Ricketts erected an obelisk commemorating Princess Charlotte of Wales and Saxe-Coburg (SMR 22545) and a statue. Vincent Lodge was demolished and Queen Victoria House (SMR 21032) built on its site c.1885 (Leech 2000).	Post medieval
2942M	Parish boundary marker stone at Nos.183-185 Whiteladies Road	A parish boundary marker stone fixed to the party wall of Nos.183-185 Whiteladies Road, Clifton. The marker is of freestone, and measures approximately 15 centimetres square and bears the legend "W P / 1848". The marker stone is approximately 1.2 metres above the ground.	Post-medieval
3032M	Mine at Grove Road, Redland	A possible mine revealed beneath the garden of Bellevue, Grove Road during ground works at Malvern House. The 'mine' consisted of two interconnected chambers with smaller side chambers approached by an east-west aligned shaft. The original shaft entrance is likely to have been beneath the former Malvern House	18th century

		garden and later modern extension to Malvern House.	
21110	118-120 Hampton Road, Redland, Bristol	In November 2001 an archaeological desk-based assessment of Nos.118-120 Hampton Road, Redland was carried out by Dr. Jodie Lewis for Charles and Nancy Hollinrake, Consultant Archaeologists. The study noted that there was evidence for Roman activity in the area, including the presence of a Roman road.	-
20264	Malvern House, Elm Lane, Redland	In October 2000 an archaeological desk-based assessment of Malvern House, Elm Lane, Redland was carried out by John Bryant for Bristol and Region Archaeological Services. It was noted that the site lay close to the conjectured line of the Roman road between Bath and Sea Mills.	-
20925	118-120 Hampton Road, Redland, Bristol	In November 2001 an archaeological watching brief was maintained by Keith Faxon and Dr. Jodie Lewis and for Charles and Nancy Hollinrake, Consultant Archaeologists, during groundworks associated with the redevelopment of Nos.118-120 Hampton Road, Cotham. Excavation of foundation trenches 0.6 metres deep found a uniform sequence of stratification. This consisted of a red-brown clay flecked with charcoal and containing small fragments of limestone. Beneath was a red sandy clay 0.5 metres deep which contained thin bands of sandstone which was interpreted as the underlying superficial geology of the site. A stone-lined well 0.9 metres in diameter was observed in the western part of the site. Also at the western end of the site two pits measuring 1.5 metres square were excavated to a depth of 1.8 metres, confirming the stratification previously observed elsewhere on the site. No rockhead was encountered. No other archaeological features or finds were recorded during the work	Modern
20012	26 Grove Road, Redland	In August 1996 an archaeological watching brief was carried out at 26 Grove Road, Redland. No archaeological features were found in the foundations for the "Energy House". The north-eastern corner of the site, which was both the least disturbed area and that closest to the line of the Roman road, was also devoid of archaeological evidence. Sherds of unstratified late 18th-early 19th-century pottery together with a clay tobacco pipe bowl were recovered. The archive for the work is deposited with Bristol Museum and Art Gallery under the accession number BRSMG 95/1996.	-
20747	Redlandhill House	A photograph of Redlandhill House in Bristol Reference Library (B21205) taken c.1920 by an unknown photographer	Post medieval
20657	Queen Victoria House	In November 2000 an archaeological evaluation was carried out in the grounds of Queen Victoria House by Jens Samuel for Bristol and Region Archaeological Services. The archive for the work was deposited with Bristol Museum and Art Gallery under the accession number BRSMG CMAG 2000.0042	-
22398	No.33 Elm Lane	In March 2006 an archaeological watching brief was maintained during groundworks associated with the construction of an extension to the rear of No.33 Elm Lane by Rachel Heaton for BaRAS.	19th century
22157	Malvern House, Grove Road, Redland.	In March 2005 Peter Insole of the Department of Environment, Transport and Leisure, Bristol City Council observed part of a mine revealed during ground works at Malvern House, Grove Road, Redland. The 'mine' consisted of two interconnected chambers with smaller side chambers approached by an east-west aligned shaft. Pick marks from a metal tool were visible in the sides and roof of the main chamber. The original shaft entrance is likely to have been beneath the former Malvern House garden and later modern extension to Malvern House.	Post medieval
21918	183-185 Whiteladies Road, Clifton	On 29 March 2004 Jonathan Brett of the Department of Environment, Transport and Leisure, Bristol City Council observed a parish boundary marker stone fixed to the party wall of Nos.183-185 Whiteladies Road, Clifton. The marker was of freestone, measured approximately 15 centimetres square and carried the legend "W P/1848". The marker stone was approximately 1.2 metres above the ground.	Post medieval
9101	Redland	An archaeological evaluation was carried out in 1992 by Bristol Archaeology to attempt to locate the extension of the Roman Road across Durdham Down (SMR 5969). No evidence of occupation before the 18th century was found, a cottage of that date having occupied the site until recently.	18th century

Table 2: Summary of Historic Environment Record Trawl (BCC)

Discussion

- 5.3 No previous archaeological work has been undertaken on the study area, and all archaeological work that has taken place within 200m of it has focused on locating the line of the Roman road between Aquae Sulis (modern Bath) and the port of Abonae (modern Sea Mills). None have been successful in this, the earliest remains found dating to the 18th century. None of the HER entries listed in **Table 2** fall within the study area.
- 5.4 Within the immediate environs of the study area the archaeological record that has been investigated to date is dominated by the post-medieval period. Of the seventeen entries from the HER, all are of post-medieval or later date.

6. CONCLUSION

- 6.1 There is no specific evidence to indicate prehistoric or Roman period activity on the site, although the route of the Bath-Sea Mills Roman road is believed to run through the local area. None of the archaeological investigations carried out close to the study area have succeeded in locating it. However the presence of material or remains from these periods cannot be ruled out.
- 6.2 In the Medieval period the study area was located within the manor of Redland, owned by the Bishop of Worcester and administered by Tewkesbury Abbey. It is likely that the study area was agricultural land at this time, and probably for much of the post-medieval period as well. In the early 19th century a large residential villa was built on the study area with much of the site comprising gardens. Other than the addition of a few outbuildings the site remains largely unchanged for most of the 19th century until the Police Station, which currently occupies the study area, was built in 1891. The only significant addition to the site after this time is the addition of the Police recreation block in 1959.
- 6.3 All previous archaeological work carried out in the immediate vicinity of the study area has found material of post-Medieval date, typically no later than the 18th century. It is possible that the remains of Beaufort Villa may be present at the north-western end of the study area, and garden features may have survived on other parts of the site, particularly close to the original south-west boundary wall. However the construction of various phases of the Police Station are likely to have caused significant disturbance in the rest of the study area, particularly as the presence of the retaining wall suggests that a substantial part of the natural slope of the hill was removed.
- 6.4 The original Police Station buildings have clearly undergone alterations a number of times during their existence, as demonstrated by the plans from the 1950's and 1980's, primarily in order to meet the changing needs and nature of Police work. However a number of original features both inside and outside do still remain. If these could be retained, and where appropriate restored, it would minimise the visual impact of a change in use for the building.
- 6.5 The archaeological potential of the study area as a whole is limited. However, remains relating to the 19th-century villa may still be present which could provide insight as to when exactly it was built and the appearance of the building as a whole. There remains the slim possibility that remains relating to the Bath-Sea Mills Roman road may be present on the site.

7. REFERENCES & WORKS CONSULTED

Texts

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Maps

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- 1826 Donne, B., *A Plan of Bristol, Clifton, The Hotwells* (BRO 9389/7)

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- 1854 Ashmead, G, *Survey of the City of Bristol* (BRO 40860/Map/11 & 16)
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- 1881 Ordnance Survey 1:500 plans
- 1882 Ordnance Survey 1:2500 plan
- 1902 Ordnance Survey 1:2500 plan
- 1916 Ordnance Survey 1:2500 plan (revised 1913)
- 1956 Geological Survey map

Plans in the Building Plan Books (BRO)

Six Houses at Redland, Bristol, for the Bristol Watch Committee – Crisp and Oateley (Building plan/Volume 27/69b)

Architectural/Engineering Drawings

1955 Redland Police Station Recreation Block at rear of Stables, Drg. No. 5, by J. Nelson Meridith, City Architect.

1955 Redland Police Station Adaption of Existing Property, Drg. No. 3, by J. Nelson Meridith, City Architect.

1959 Redland Police Station Recreation Block, by Albert H. Clarke, City Architect

1986 Redland Police Station plan, Drg. No. 5 & 6, by M. H. Kenchington, County Architect.

8. ACKNOWLEDGEMENTS

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The above report was compiled by Simon Roper and produced by Ann Linge of Bristol and Region Archaeological Services. The project was managed by John Bryant.

APPENDIX 1: Policy Statement

This report is the result of work carried out in the light of national and local authority policies.

NATIONAL POLICIES

Statutory protection for archaeology is enshrined in the Ancient Monuments and Archaeological Areas Act (1979), amended by the National Heritage Act, 1983. Nationally important sites are listed in the Schedule of Ancient Monuments (SAM). Scheduled Monument consent is required for any work that would affect a SAM.

GOVERNMENT POLICY GUIDANCE

Planning Policy Guidance Note 15: Planning and the Historic Environment (1994) and Planning Policy Guidance Note 16: Archaeology and Planning (1990) have been replaced (23 March 2010) by Planning Policy Statement 5: Planning for the Historic Environment (2010) which sets out the Government's national policies on conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets.

Of particular relevance within the Planning Policy Statement are:

Policy HE6: Information Requirements for Applications for Consent Affecting Heritage Assets

HE6.1 Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application's impact. Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation.

Policy HE9: Additional Policy Principles Guiding the Consideration of Applications for Consent Relating to Designated Heritage Assets

HE9.1 There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I or II* listed buildings and grade I and II* registered parks and gardens, World Heritage Sites, should be wholly exceptional.

Policy HE12: Policy Principles Guiding the Recording of Information Related to Heritage Assets

HE12.3 Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset's significance. Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record. Local planning authorities should require any archive generated to be deposited with a local museum or other public depository willing to receive it. Local planning authorities should impose planning conditions or obligations to ensure such work is carried out in a timely manner and that the completion of the exercise is properly secured.

DISTRICT POLICY

Bristol City Council Supplementary Planning Document (2006) states (policy SPD No.7, p4):

- (i) There will be a presumption in favour of preserving any archaeological features or sites of national importance, whether scheduled or not.
- (ii) Development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desktop study, and where appropriate a field evaluation. Where there is evidence of archaeological remains, development will not be permitted except where it can be demonstrated that the archaeological features of the site will be satisfactorily preserved in situ, or a suitable strategy has been put forward to mitigate the impact of development proposals upon important archaeological remains and their settings; or, if this is not possible and the sites are not scheduled or of national importance, provision for adequately recording the site prior to destruction is made, preferably by negotiating a planning agreement to ensure that access, time and financial resources are available to allow essential recording and publication to take place.

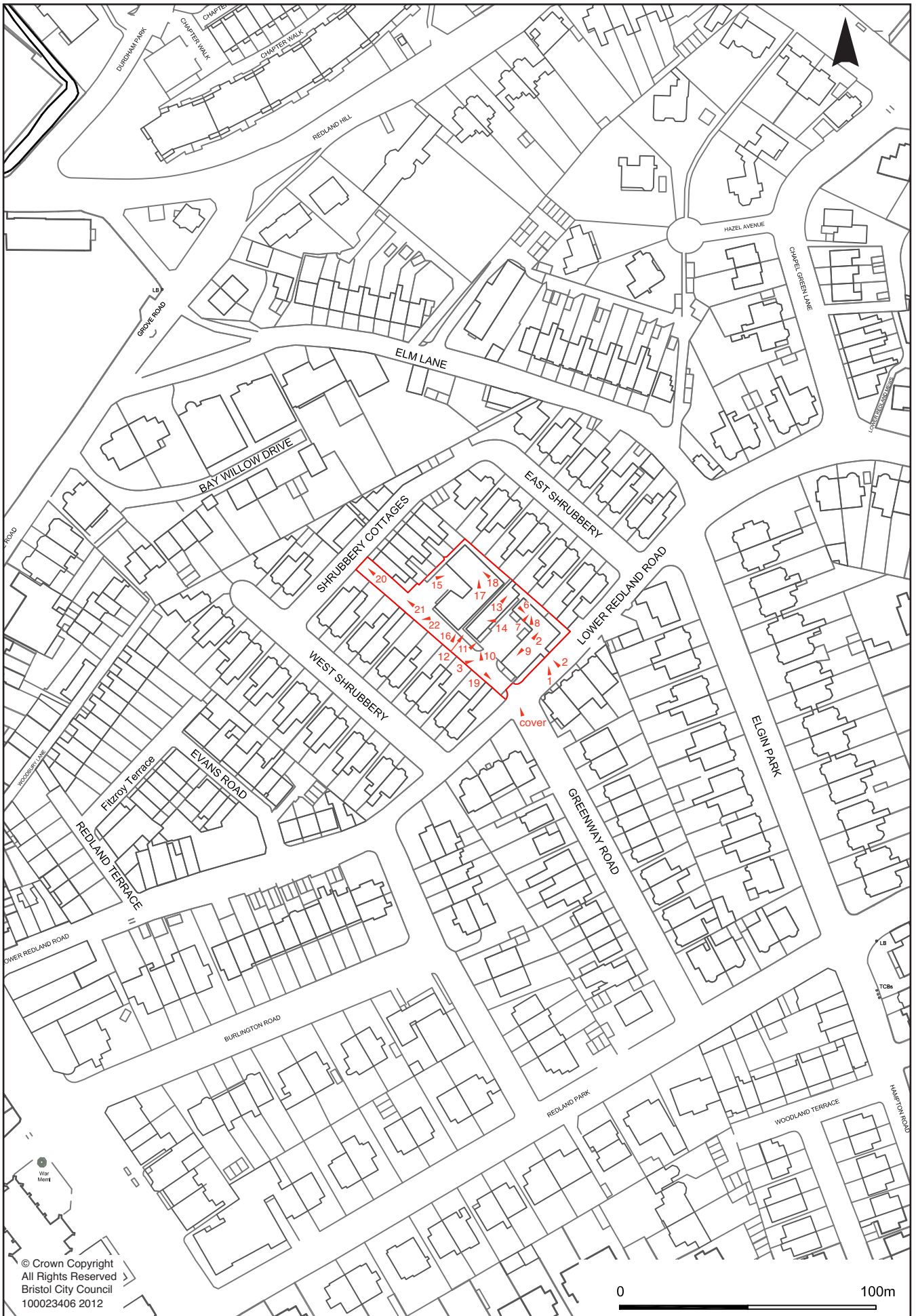


Fig.1 Location plan, scale 1:2000 and extent of study area, with plate directions

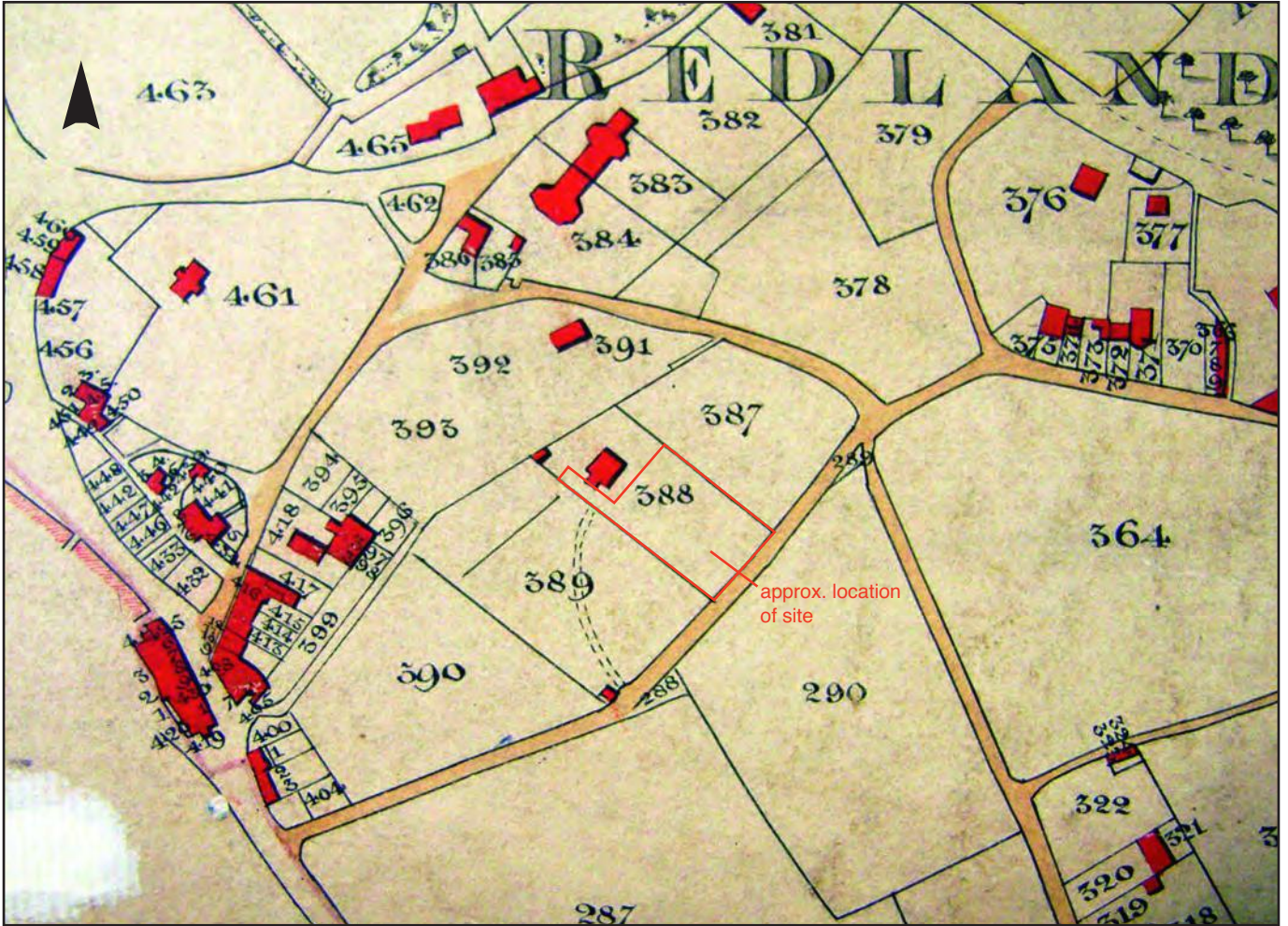


Fig.2 Extract from Sturge's 1825 Map (BRO)

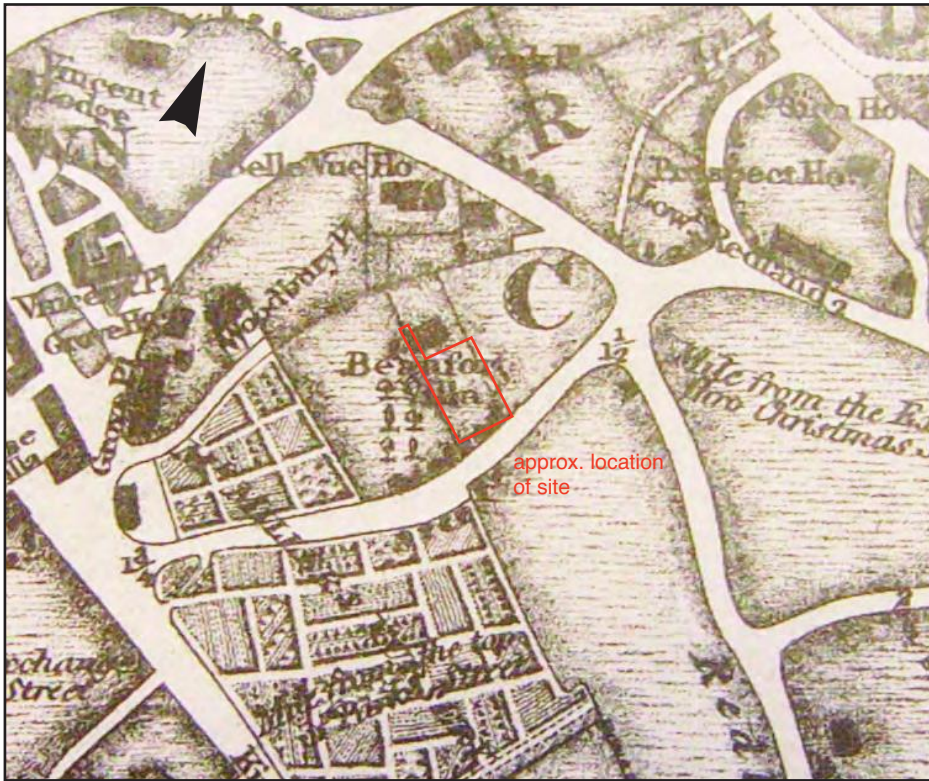


Fig.3 Extract from B. Donn's 1826 Map (BRO)



Fig.4 Extract from Westbury-on-Trym Tithe Map 1841 (BRO)



Fig.5 Extract from Ashmead's 1854 Plan (BRO)

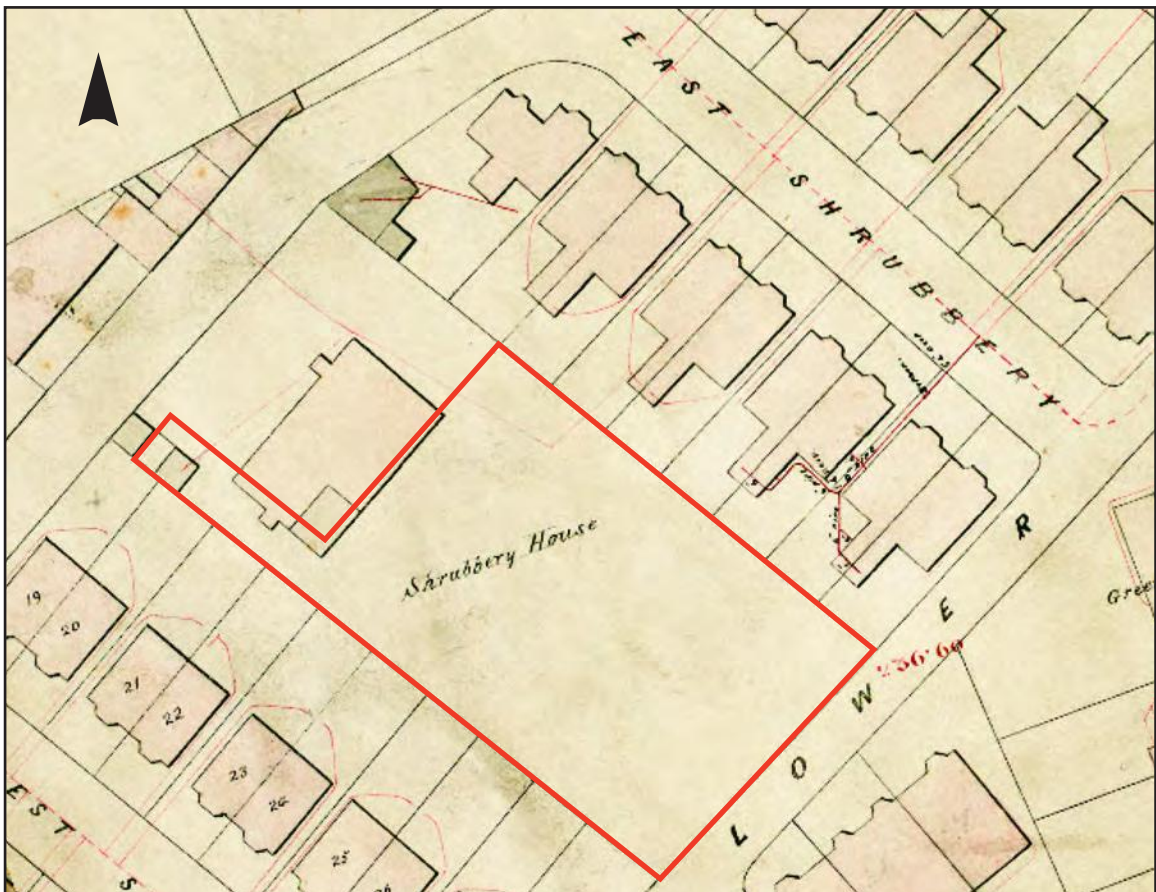


Fig.6 Extract from Ashmead's 1874 Plan (BRO)

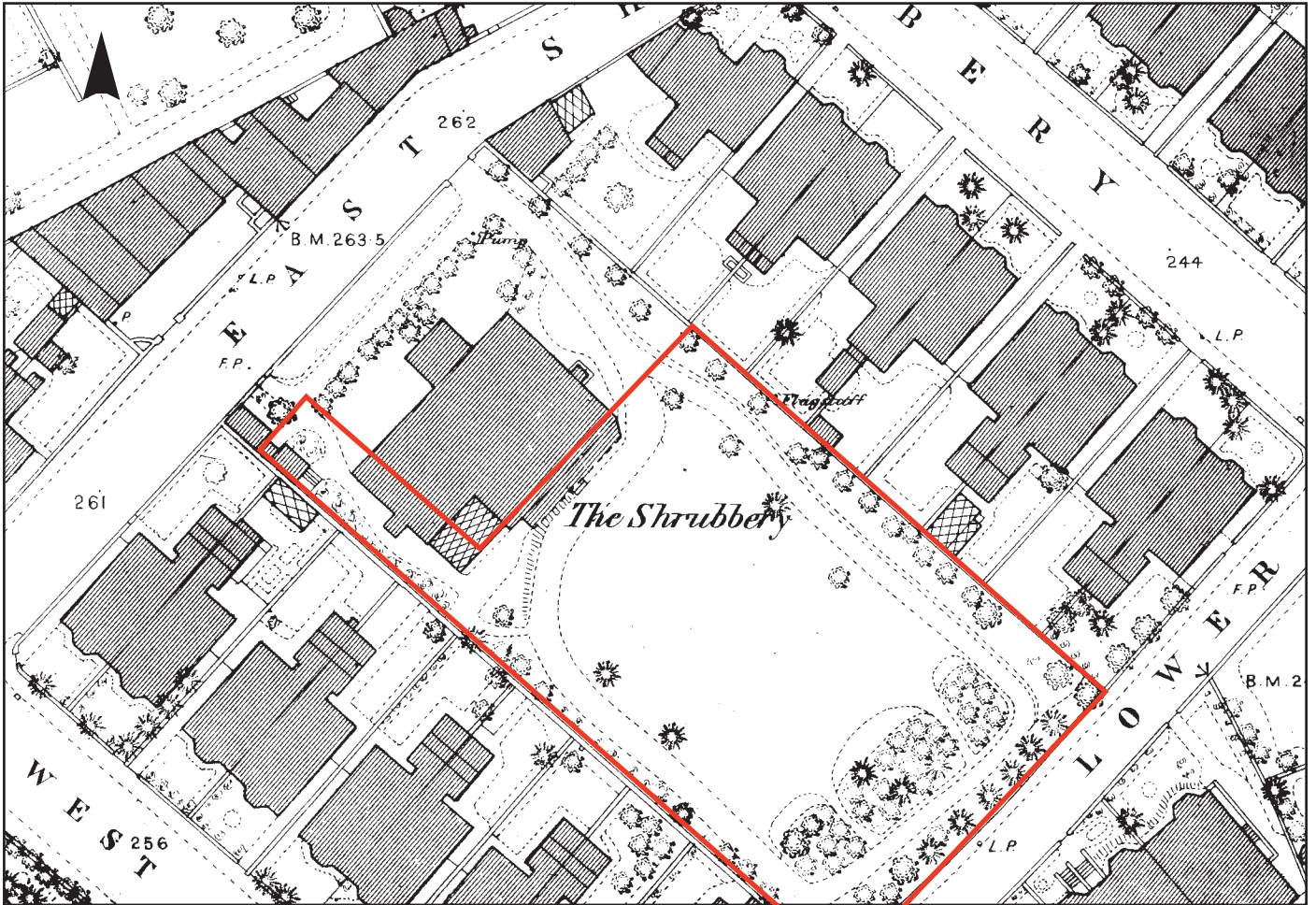


Fig.7 Extract from First Edition Ordnance Survey plan (1:500) published 1882, surveyed 1881 (BRO)

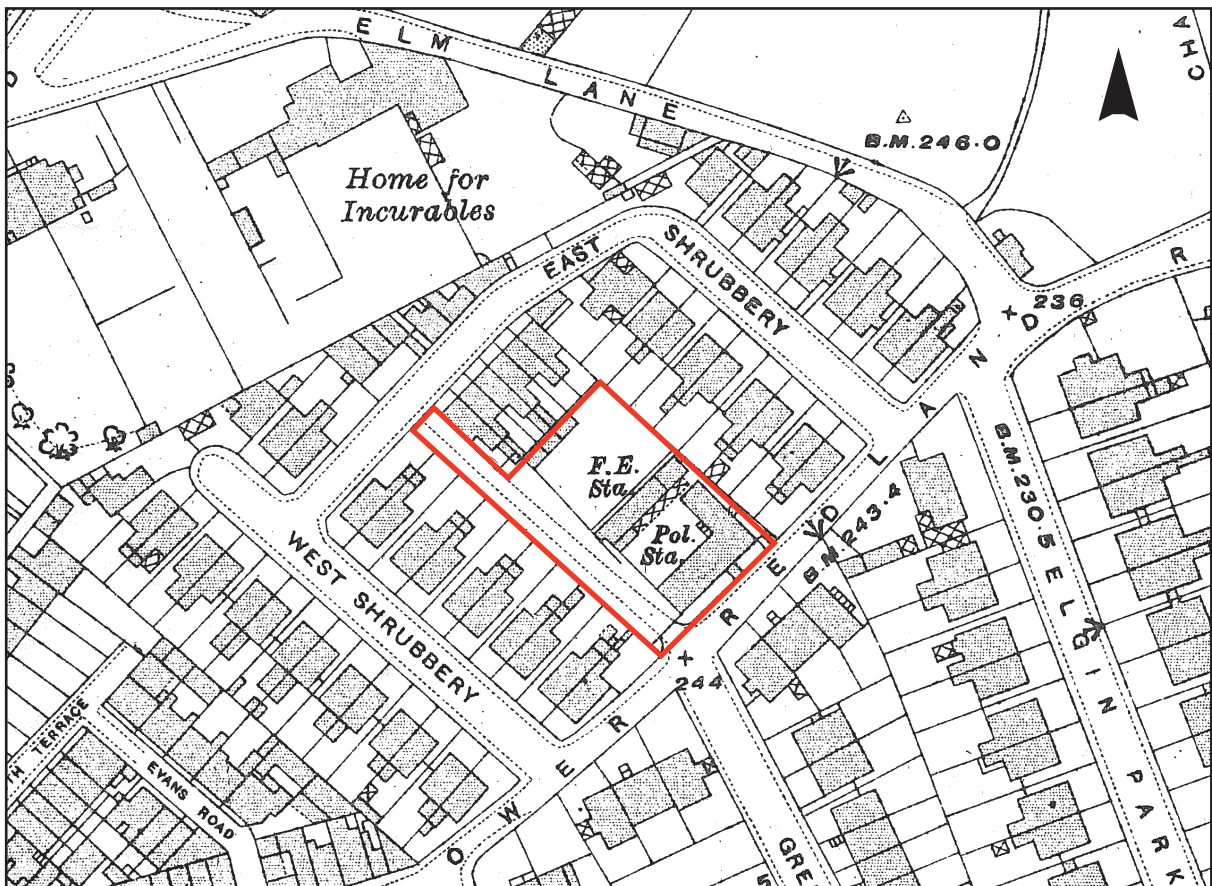


Fig.8 Extract from 1916 Edition Ordnance Survey plan (1: 2500), revised 1913 (BRO)

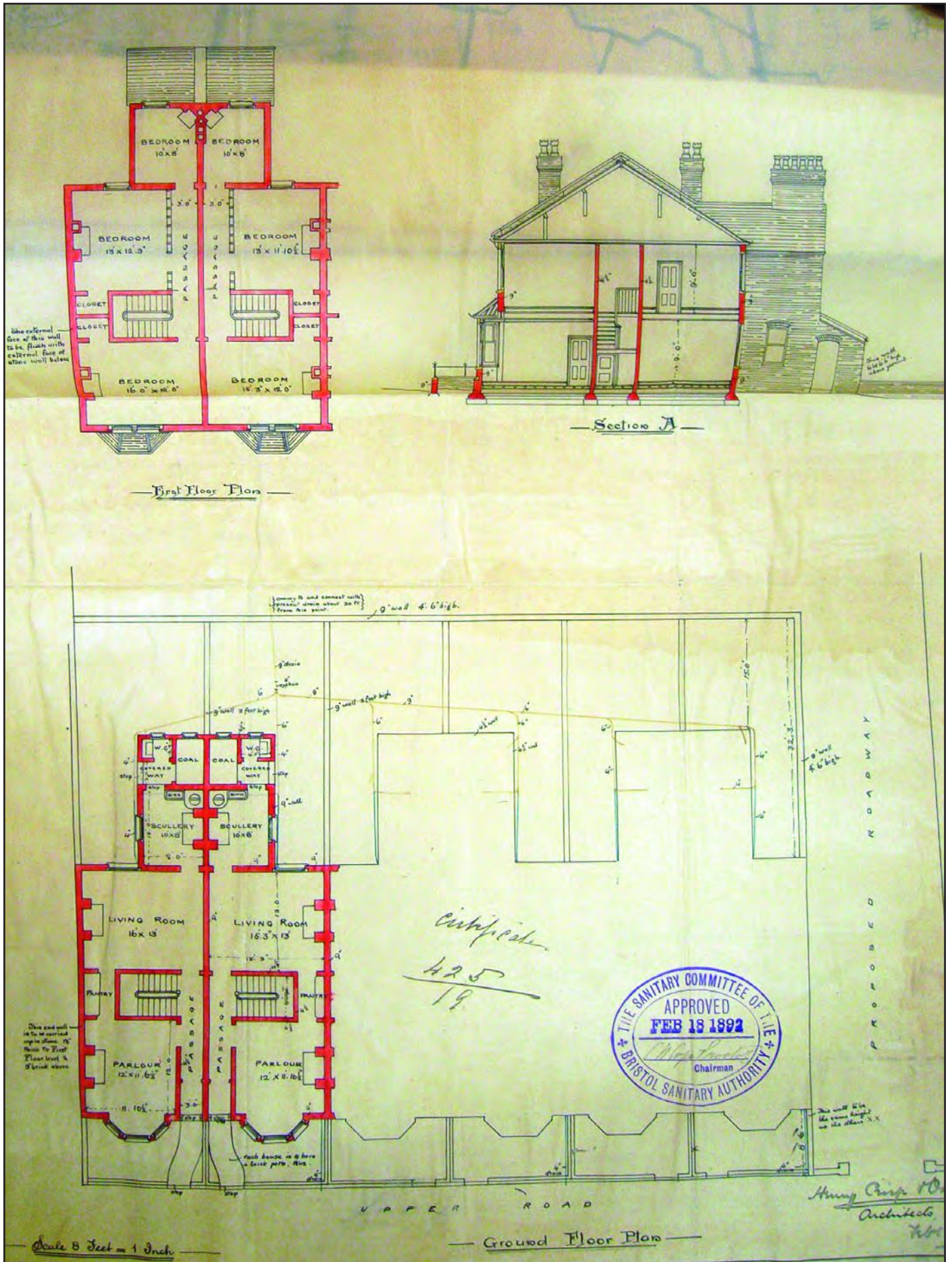


Fig.9 Plan for 'Six Houses in Redland for the Bristol Watch Committee' 1892 (BRO)

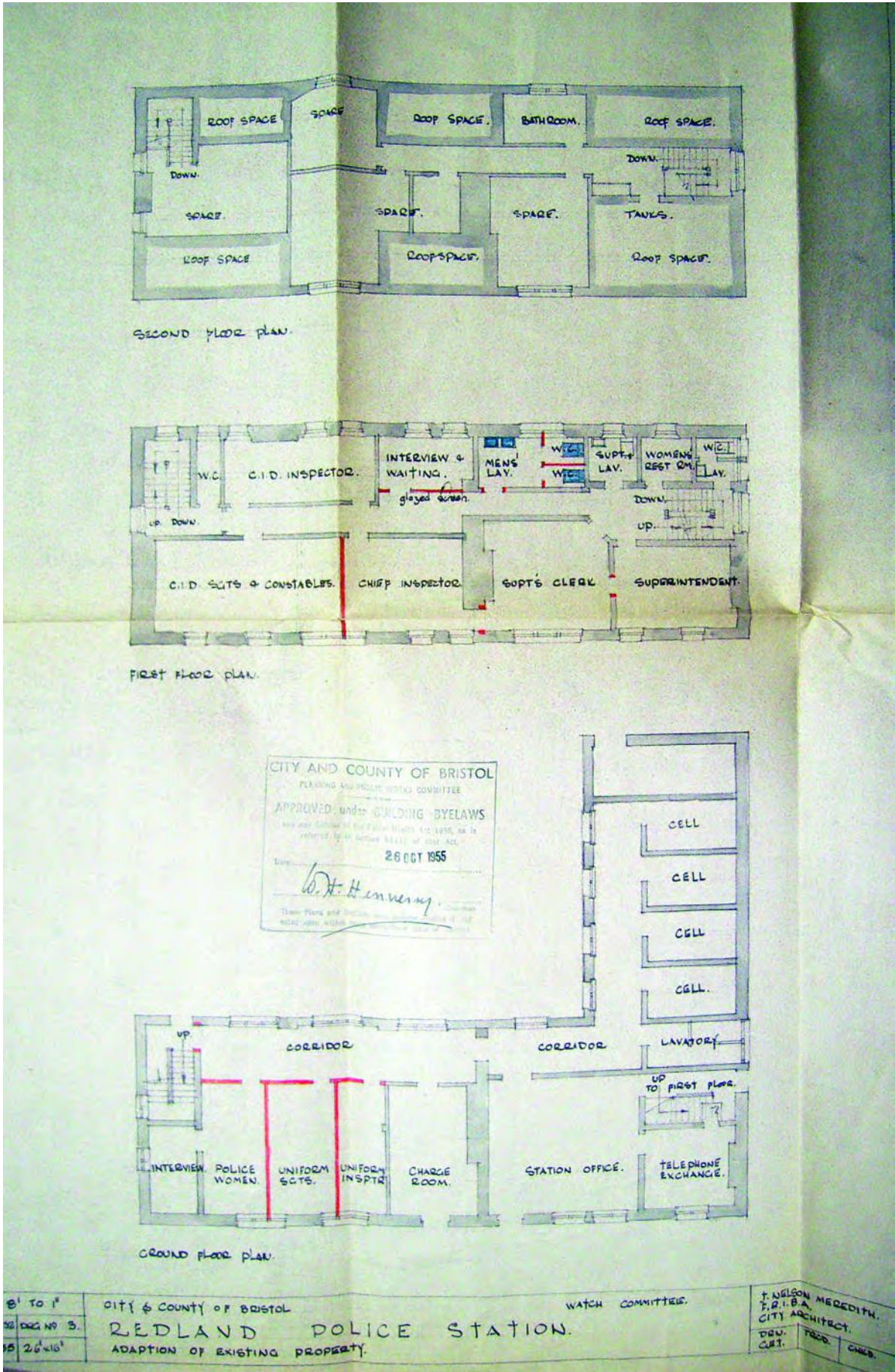


Fig.10 Plan of alterations to Redland Police Station 1955 (BCC)

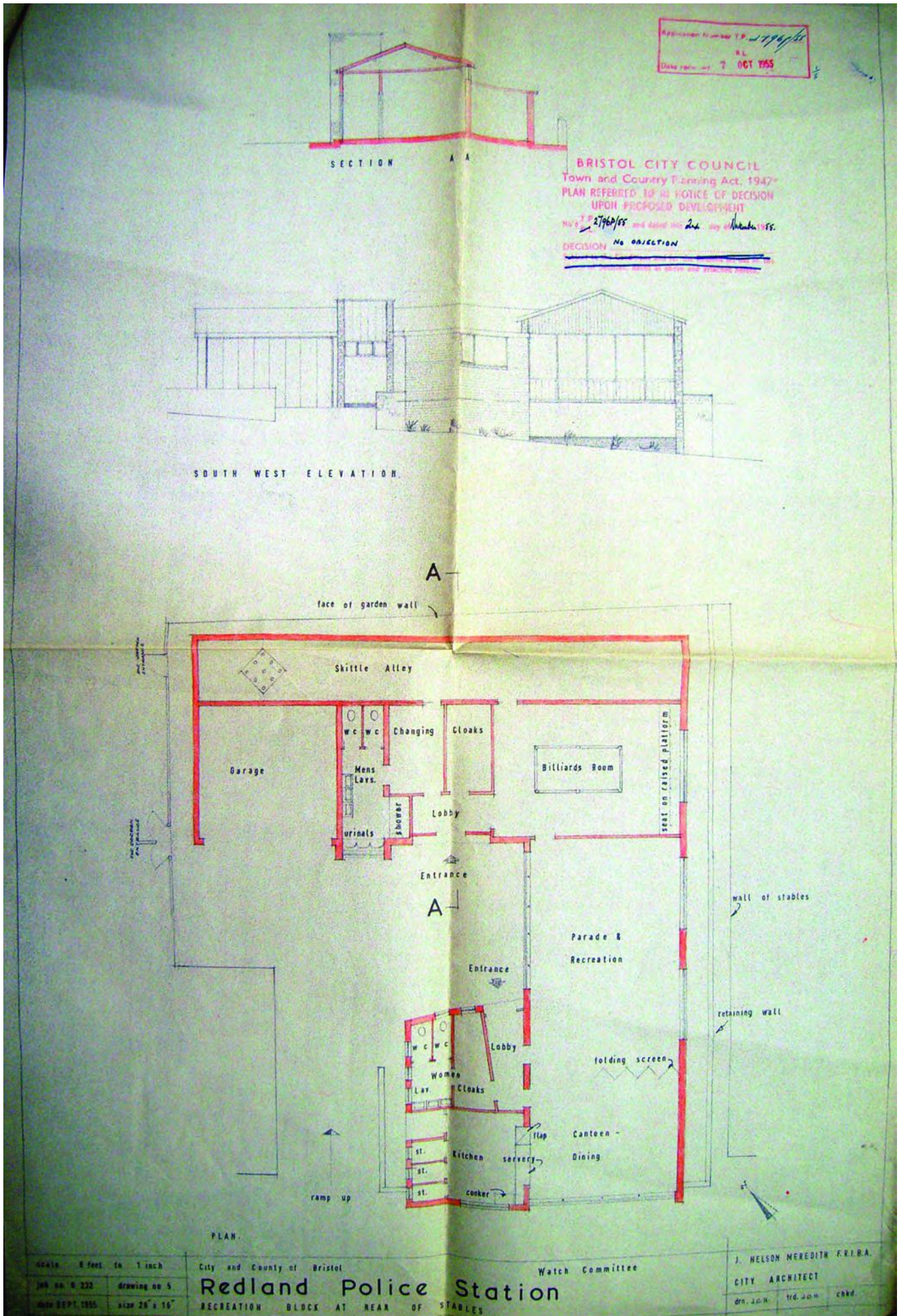


Fig.11 Plan of proposed Redland Police Station recreation block 1955 (built 1959) (BCC)

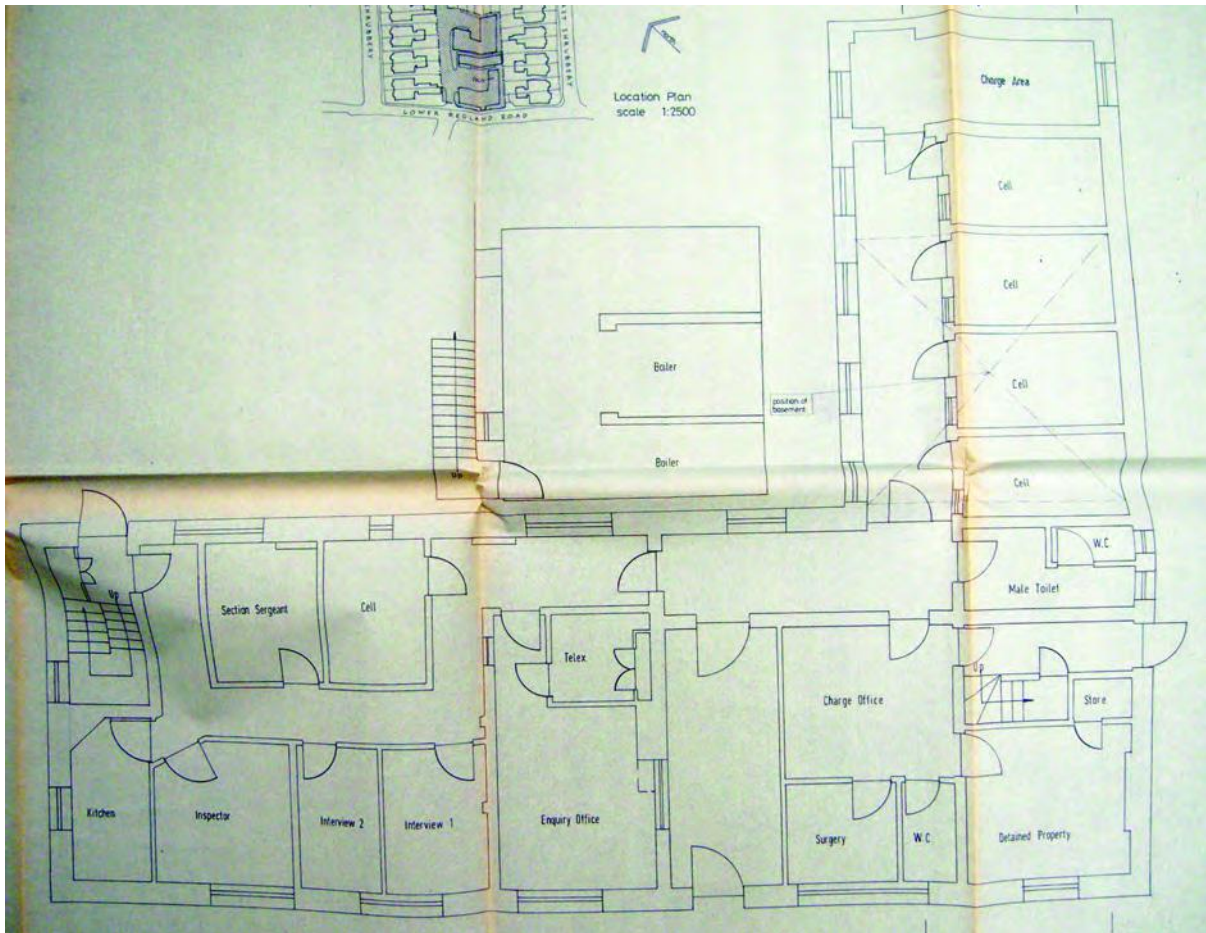


Fig.12 Plan of alterations to Redland Police Station, ground floor, 1986 (BCC)

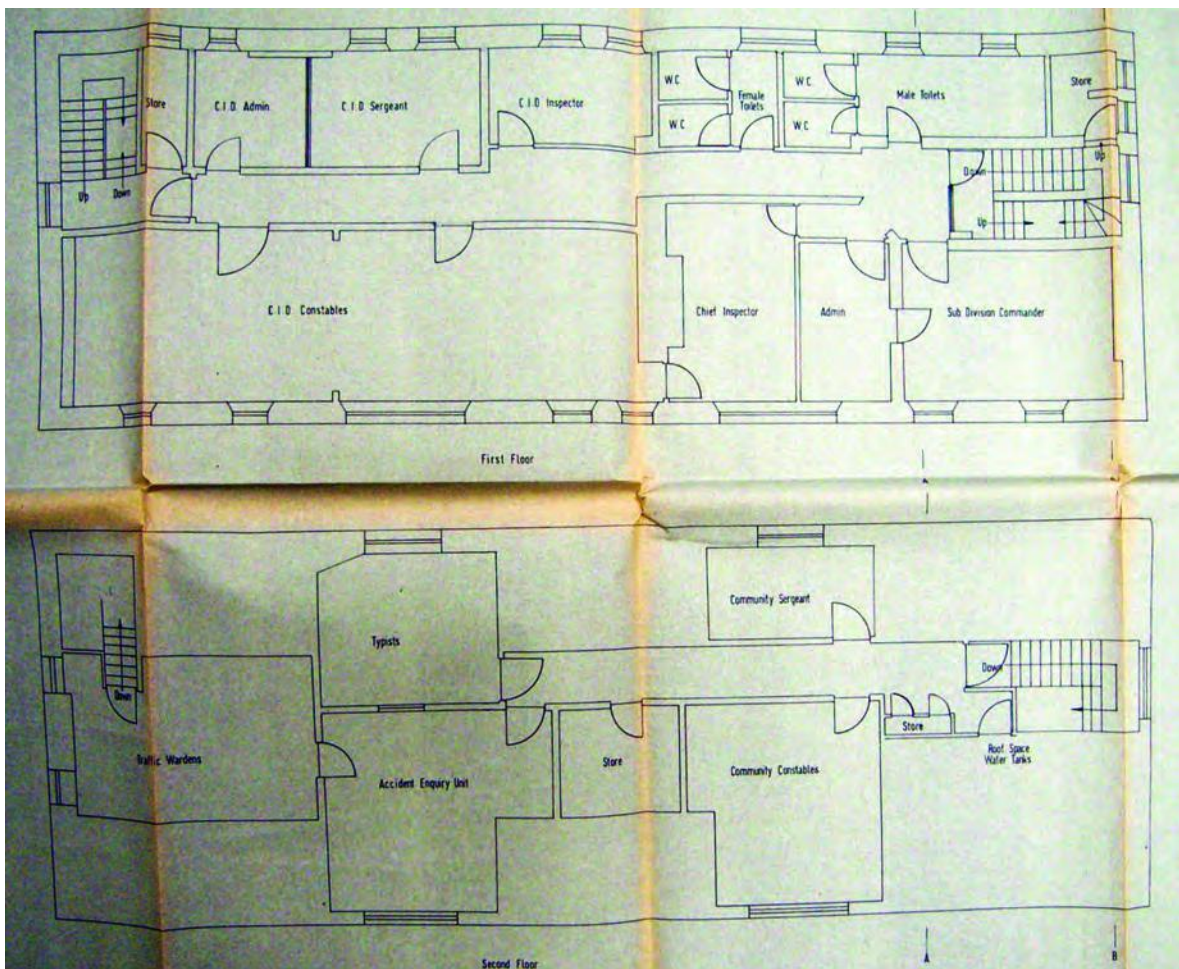


Fig.13 Plan of alterations to Redland Police Station, first and second floor, 1986 (BCC)

Fig.14
Location plan of Bristol
HER monuments entries

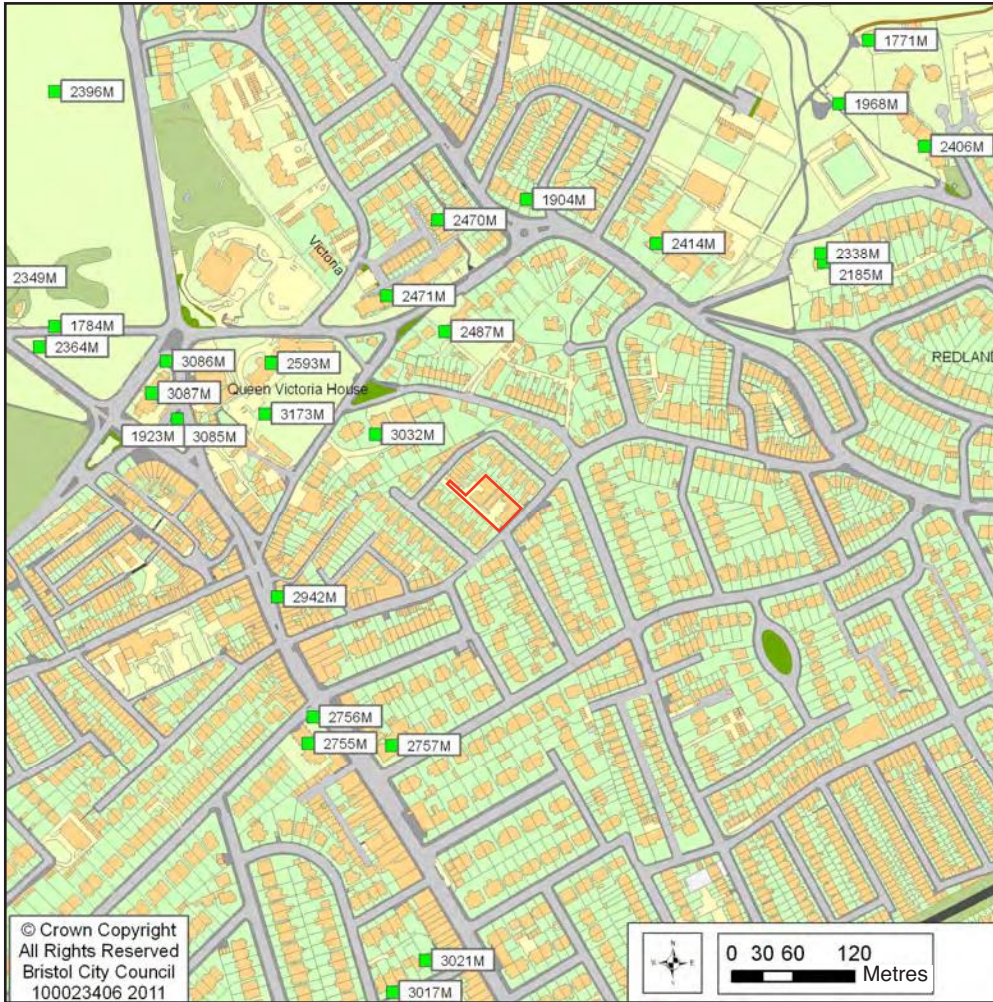


Fig.15
Location plan of Bristol
HER events entries

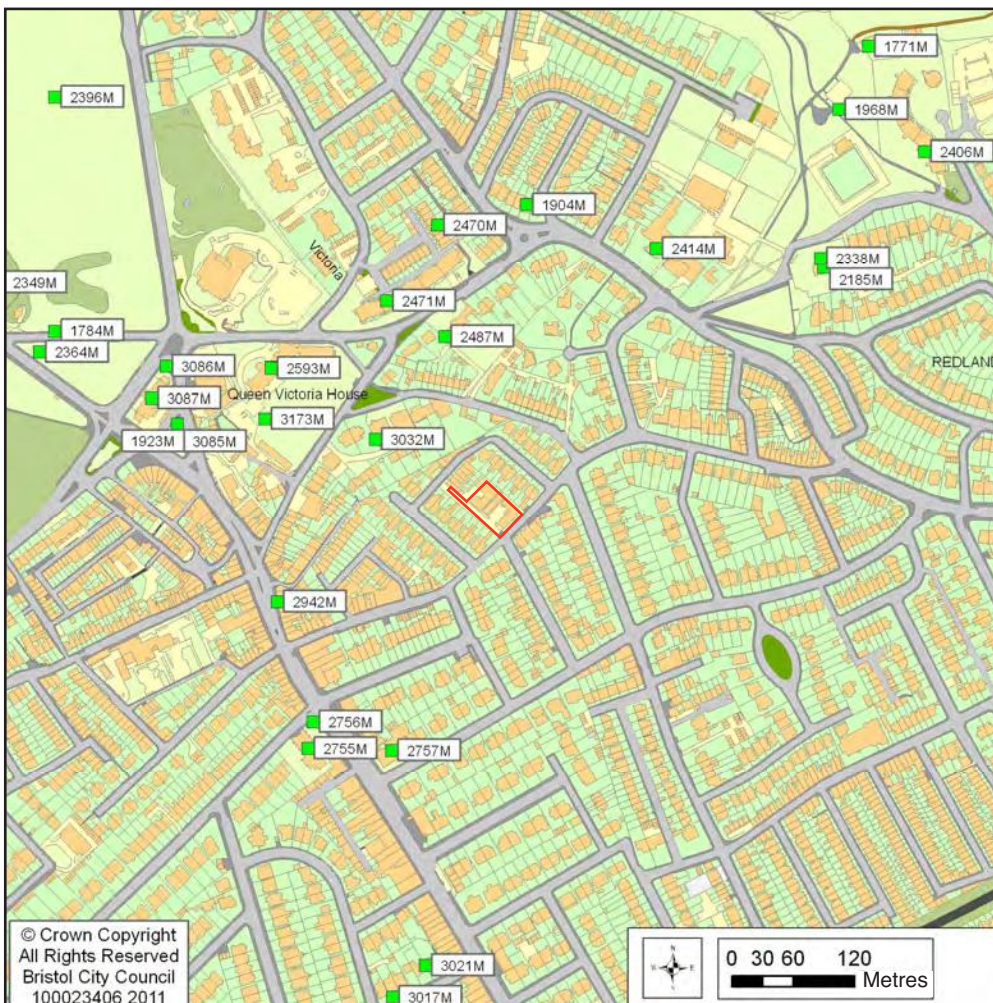




Plate 1 Front porch of Redland Police Station, looking north



Plate 2 Date stone, reading 1891, on the front porch of Redland Police Station, looking north-east



Plate 3 Rear of the main building of Redland Police Station, looking east



Plate 4 First Floor corridor of the main building, looking north-east



Plate 5 Original doorway on ground floor of the main building, looking north-east



Plate 6 Cells area of the main building, looking south-east



Plate 7 Inside a cell of the main building of Redland Police Station, looking north-east

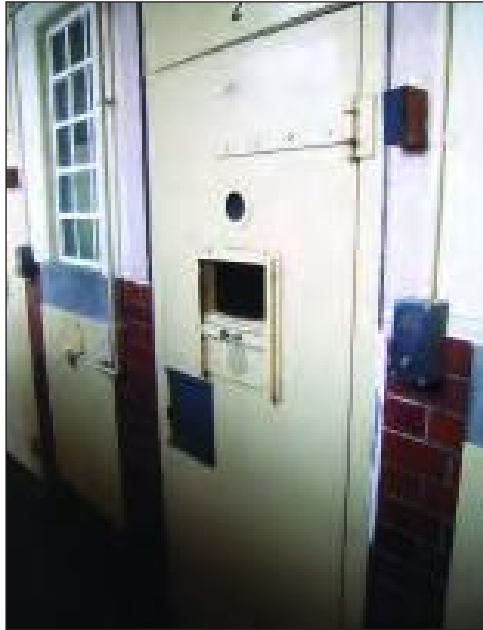


Plate 8 Door of cell of the main building, looking north



Plate 9 Door of a former cell in the middle of the main building, looking south-west



Plate 10 'Stable' block of Redland Police Station, looking north



Plate 11 Iron bracket attached to the south-east face of the 'stable' block of Redland Police Station, looking north-east



Plate 12 Ornate down-pipe and bracket on the south-west face of the 'stable' block of Redland Police Station, looking north-east



Plate 13 King-post roof truss of the 'stable' block, looking north-east



Plate 14 Bike storage in the 'stable' block, looking west



Plate 15 North section of the recreation block, looking east



Plate 16 Retaining wall on the south-east face of the recreation block, looking north



Plate 17 Bar in the club room of the recreation block, looking north



Plate 18 Skittle alley in the recreation block, looking north-west



Plate 19 Gateway from Lower Redland Road, looking south-east



Plate 20 Gateway from Shrubbery Cottages, looking north-west



Plate 21 Top end of the site leading to the Shrubbery Cottages gateway, looking north-west



Plate 22 Original south-west boundary wall of the site, looking west