

Henleaze

Our Place Character Appraisal

May 2016



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A distinctive historic city

The City of Bristol is one of the most historic cities in England. Founded in about 1000AD the city has always been a place of change, economic growth and innovation.

Until the First World War the fabric of the city was essentially a medieval structure centred on the cross roads of High Street, Corn Street, Broad Street and Wine Street. Even the outer structure of the city, now the inner suburbs such as St Pauls and Kingsdown, was based on medieval routes or field patterns.

Despite centuries of urban growth and densification this structure remained unchanged while building forms adapted to new uses and new architectural styles.

During the 20th century Bristol has seen its most dramatic changes with the depopulation of the central core, bombing during the Second World War and the dominance of private motor car use. Although this period has continued the process of urban renewal and the replacement of built form it is the Post War highway infrastructure projects that have eroded the physical fabric of the city on a scale unlike any other period.

Within this broad context, Bristol's character is defined by a variety of distinct neighbourhoods and designated Conservation Areas - areas with a distinctive character informed by their topography, landscape, views, layout, land use and social development, architectural style, materials, etc.

A Character Appraisal is intended to help to explain how the character of a specific neighbourhood or a designated Conservation Area has arrived at its current state from its origins, and highlighting the key features that define the area as it exists today.

This understanding of place provides an evidence base which can inform future decisions and the most appropriate changes to the area. The aim is to enable positive development, which builds upon and enhances Bristol's historic legacy and unique sense of place. Ultimately it will help to deliver Local Plan policies particularly around issues concerning local character and distinctiveness.

Introduction

1



Planning policy context, purpose and scope

1.1 Planning Policy Context

The findings within a character assessment provide an evidence base for determining character and context intended to guide and inform the Development Management process in support of national and local planning policies.

The over-arching planning policy is the National Planning Policy Framework (NPPF), which sets out the Government’s planning policies for England and how these are expected to be applied at a local level. The Core Strategy is the overall approach for planning in Bristol, guiding development and setting out key elements of the planning framework up to 2026 and beyond.

Adopted character assessments will form planning guidance with status as a material consideration in planning decisions. They form part of a suite of guidance documents referred to in Policy BCS21 of the Core Strategy and the Local Character and Distinctiveness Policy (DM26) in the Development Management Policy document.

Policy BCS21 of the Core Strategy states that development should contribute positively to an area’s character and identity, creating or reinforcing local distinctiveness. Policy DM26 expands upon this requirement by setting out the criteria against which a development’s response to local character and distinctiveness will be assessed.

1.2 Purpose and scope

This character assessment is intended to define the local character of Henleaze. It identifies aspects of positive local character and distinctiveness as well as those which offer scope to improve the quality of the area

The overall format of a character assessment follows English Heritage best practice guidance ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ (2005; revised 2011). The features identified also correspond to those outlined in DM26:

- Landforms, green infrastructure assets and historic assets and features;
- Local patterns and grain of development and the historical development of the area;
- The scale, character and function of streets and public spaces;
- Important views into, out of and through the area
- Landmarks and focal features;
- Height, scale massing, shape, form and proportion of existing buildings, building lines and set backs from the street, skylines and roofscapes;
- Locally characteristic architectural styles, rhythms, patterns, features and themes;
- Predominant materials, colours, textures, landscape treatments and boundary treatments.

As well as providing an overall assessment of the character of Henleaze. This document also identifies ‘*non-designated heritage assets*’.

Language of the document

Character/context

The main visual characteristics of an area resulting from the influence of geology, topography, urban layout, plot form, land use, and predominant building ages, types, form and materials.

Heritage Asset

Heritage Assets are irreplaceable and are identified as having degree of significance meriting consideration in planning decisions, because of its heritage interest. Designated Heritage Assets include Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens etc. An Undesignated Heritage Asset are those identified by the Local Authority or local communities e.g locally listed buildings or Unlisted Buildings of Merit (see Building Types)

Non-designated Heritage Asset

These are buildings, monuments, sites, places, areas or landscapes identified by the local planning authority as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.

Topography

The physical form of an area defined by natural features of relief and geographic elements such as rivers.

Views

Within the scope of this document views are discussed in terms of locations from which a view to a specific landmark, or series of features (natural or built) is possible.

Long view or vista

A channelled view to one of a series of landmarks or landscape.

Landmark

A conspicuous building or structure; one that stands out from the background of buildings due to its scale, function or material detailing; a point of reference in the urban scene.

Local Landmark

A terminating feature in local views or a well known or prominent building in the local context rather that across the wider townscape.

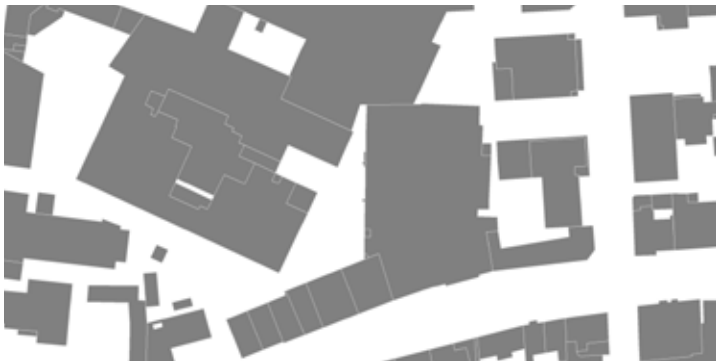
Urban structure

The framework of routes and spaces and the way they relate to one another. as defined in *‘The Dictionary of Urbanism’* Cowan, R.



Urban grain

The pattern of development in terms of the size of street blocks, building plots and the size of building in relation to its plot, as defined in *‘The Dictionary of Urbanism’* Cowan, R.



Built Form

Buildings and structures described using the following terms.

Scale

The size of a building described in terms of the number of floors.

Massing

Relates to the building or group of buildings’ volume or perceived volume as a result of its structural form.

Materials

The context study refers to materials in terms of the predominant building materials used in an area for walling, paving and roofing.

Distinctive frontage

A structure or series of buildings such as a terrace that has specific architectural quality, recognisable plot rhythm, consistent use of materials or a combination of the above. A distinctive frontage will make a positive contribution to local street character or even define the local character.

Building Types

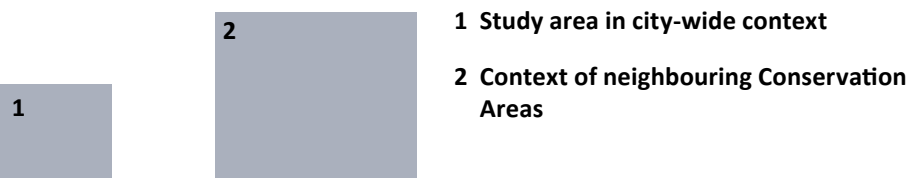
Unlisted Buildings of Merit – buildings that make a special contribution to the character or appearance of the study area; usually of particular architectural or historic interest. Categorised as ‘undesigned heritage assets’, they area of material consideration in planning decisions. Their preservation and sensitive adaptation will be encouraged through the Development Management process.

Grouped Buildings of Merit – buildings that form an attractive group and are collectively of significance. It may be their method or date of construction, or distinctive and unifying architectural treatment that is of interest. Also ‘undesigned heritage assets’; where alteration or demolition would undermine the group value, this will likely be resisted.

Character Buildings – buildings that make a positive contribution to the overall character and sense of place of the study area. Their value is in their overall consistency of scale, form, materials or date which helps to form the built backcloth for the area. It is the specific characteristics that contribute to this overall sense of place that will be encouraged to retain or emulate in future planning applications.

Neutral Buildings – buildings that make neither a positive nor negative contribution.

Negative Buildings – buildings that due to their location, scale, materials form or detailed design, are a negative intrusion on the area and which offer the potential for beneficial change that would enhance the character of the study area.



Study area boundaries

Location

The Henleaze Our Place Character Appraisal covers the majority of Henleaze (excluding Westbury Park); a large residential suburb towards the north of the City of Bristol. The resident population is just over 10,000 of largely white British identity (92%). Westbury on Trym lies to the northwest and Southmead to the north.

The Henleaze suburb can be subdivided into a number of smaller residential areas. The Ward also contains a portion of the The Downs Conservation Area; part of the character of which has been assessed under the Westbury Park character assessment. The Westbury on Trym Conservation Area is immediately north West and the Cotham and Redland Conservation Area to the south.



Key

- Henleaze Ward
- Westbury-on-Trym Conservation Area
- The Downs Conservation Area
- Westbury Park Character Assessment Study Area (inside The Downs Conservation Area)
- Cotham and Redland Conservation Area



Historic development

2



Summary of historic development

Protecting and improving our Heritage

The history of Henleaze is visible throughout the neighbourhood and greatly valued by residents. The hedge in Phoenix Lane, the most historic remnant of the past in Henleaze and the oldest hedgerow in Bristol has been preserved. The unique lodge houses of former mansions, farm workers cottages, Victorian terraces, Edwardian villas, extensive stone boundary walls, mature trees, plaques denoting noteworthy past residents have all left their imprint on Henleaze and Golden Hill.

History of Henleaze and Golden Hill

In 1659, Robert Henley purchased a property with 35 acres (14 hectares) of land. His house was known as Henley House. The tithe map of 1841 shows Henley House in its surrounding parkland. Henley’s House, known later as Henleaze Park, created the name Henleaze. Other mansions recorded on the 1841 tithe map include Henley Grove, Springfield, Westmead House (a convent), Burfield House, The Priory and Southmead House. Claremont House, built in 1851, appears on the 1880 map.

The important roads, Henleaze Road, Westbury Road, Eastfield Road and Wellington Hill West, passing through or forming the perimeter of Henleaze, which are now intensively used as transport routes, appear on the 1841 map.

19th Century

The 19th century landscape of Henleaze was a rural one of arable cultivation, meadows for grazing livestock, orchards and parkland, situated in the County of Gloucestershire. The quarrying and burning of limestone was the only industry, the remains of which can be seen in the disused quarries of Southmead (now Henleaze Lake) and Eastfield (now Old Quarry Park).

Increasing prosperity led to a demand for property suitable for a growing middle class, and from about 1820 large residences began to be built in Eastfield; some of these properties are now Grade II listed. Houses to accommodate quarry workers and artisans were built circa 1860 in Eastfield Terrace and Dorset Villas. The northern end of Cheriton Place was built, initially as a cul-de-sac, in the late 1890s/early 1900s to accommodate live-out domestic servants and workers required to service the nearby large houses.

Housing for agricultural labourers, and a few grooms, gardeners and artisans serving nearby farms and mansions began to be built on the high plateau of Golden Hill in the 1870s, on a road linking Golden Hill and Horfield Common, which in the 19th century was part of rural area. This road was further extended in the 1920s to traverse Horfield Common, and became Kellaway Avenue. Rose Cottage, no. 1 Wellington Hill West stands at the junction with Kellaway Avenue and is a distinctive reminder of a past era. Bristol City Council acquired Horfield Common in 1908.

Late 19th Century to World War I

From the end of the 19th Century until the outbreak of World War I, further house building took place on the western side of Henleaze Road. In 1904, the boundaries of Bristol were extended to include Henleaze. Tramcars, a new method of transport, appeared on Westbury Road and this made travel easier for residents of Henleaze and Westbury on Trym to get to and from work in the centre of Bristol. This was the beginning of a large expansion of building in this suburb.

A 1913 map shows new streets being developed in what was still largely parkland. When the Downs Conservation Area was designated in February 1981, several streets were included as distinctive examples of Victorian and Edwardian character.

During this same period the Henleaze Congregational Church, now Trinity-Henleaze United Reformed Church was built to serve increasing numbers of residents. The Royal School for the Blind was also built on land acquired from Southmead House, which later became an annex to the school.

Other large mansions in Henleaze also found new uses. Burfield House became The Red Maids’ School. Springfield House became Northumberland House School, and Henleaze Park mansion became St. Margaret’s High School for Girls; while its land was sold for development.

- 1

2

3
- 1 Cavendish Road (© Mike Brooks)

2 Horfield Common in 1911 with Holy Trinity Church in the background

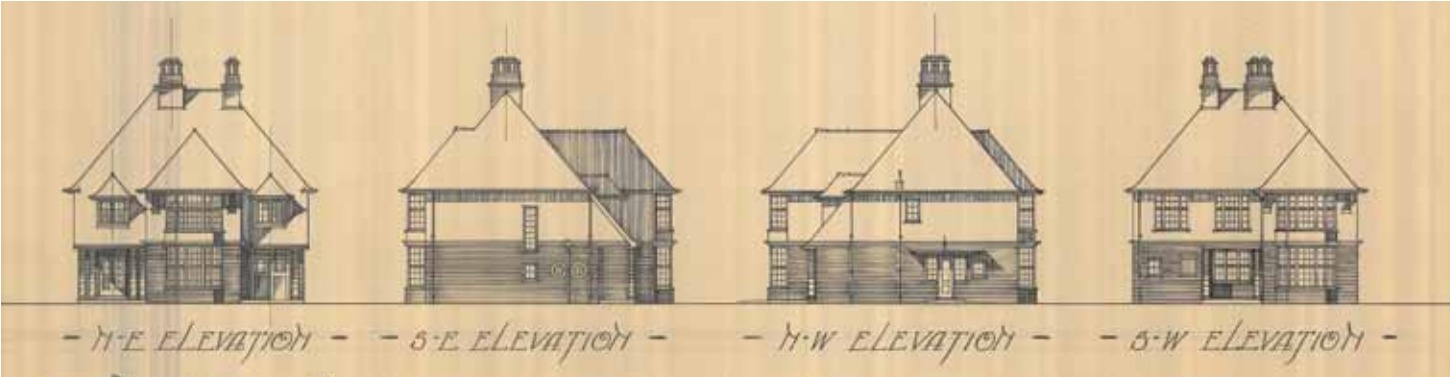
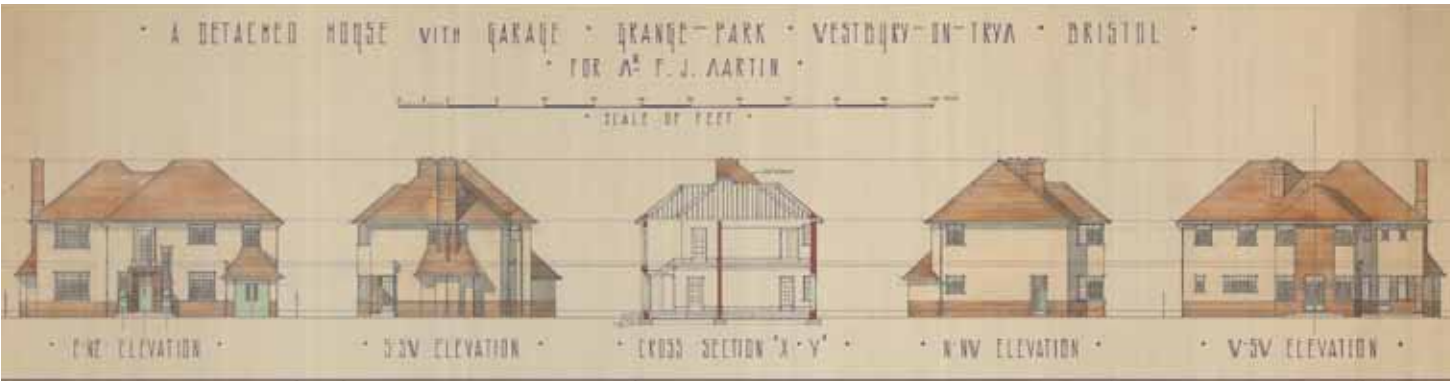
3 House in Hill Grove under construction (© Mike Brooks)



Historic development

- 1
- 2
- 3

1 - 3 Plans for houses on Grange Park by architect Ivor Voke who practised between the late 1920s - early 1960s ('The Henleaze Book' 2nd edition V Bowerman).



Interwar to mid 20th century

In 1926, the ecclesiastical parish of Henleaze was separated from the parish of Westbury on Trym. St Peter’s Church and vicarage were built on The Drive and the church was consecrated in 1927. Sacred Heart Convent, later known as St Ursula’s, donated a plot of land in their orchard on Grange Court Road, for the building of Sacred Heart Church and presbytery, which opened in 1939.

The 1931 map shows extensive new building taking place throughout the 1920s. Major housing development took place in eastern Henleaze and Golden Hill, new shops with flats above appeared on Henleaze Road. Mansion owners, farmers and the Sacred Heart Convent sold land piecemeal for development by small building firms. Further building took place during the 1930s, mainly houses in northern Henleaze, and a distinctive Art Deco cinema, The Orpheus in Northumbria Drive.

In the late 1930s, a garden estate of semi and detached houses was planned on land once part of the Springfield estate. Concrete roads, including Northumbria Drive were laid in readiness. With the exception of a few houses in Northumbria Drive and Fallodon Way, building was delayed by the onset of World War II.

After the war, prefabs were built on the Springfield estate. Only in recent decades have these ‘temporary homes’ been replaced by modern housing and sheltered accommodation. Today there are several sheltered developments for older and/or disabled people in Henleaze.

Mid to late 20th century

In the 1950s, Henleaze Infant and Henleaze Junior Schools were built on land acquired from the Claremont estate. Claremont House was acquired by Bristol City Council and continues to operate as a special school. In the mid-1960s, a development of chalet bungalows was built on the site of St. Margaret’s High School.

The manor of Henley Grove was demolished in 1976 and 30 townhouses built. The Royal School for the Blind also closed in the 1970s and an estate of 90 “neo-Georgian” houses later built on the site. In 1973, the original Orpheus cinema was demolished and a new cinema integrated into a new supermarket. Henleaze Library, another valued local amenity was also built in the 1970s and is the busiest branch library in Bristol.

In the 1970s, part of Eastfield quarry was converted to a park, now called Old Quarry Park. In 2000, a National Lottery Grant paid for a children’s play area; recent landscaping work has further enhanced this community amenity.

In 1993, planning permission was given to build a supermarket and housing on Golden Hill playing fields.. Some land was set aside to remain as playing fields and these are well used by the Golden Hill Sports Club and Redland High School.

St Ursula’s Convent and Senior School closed in 2010. A primary school has since been established in the existing Grade II listed building. There are plans to develop new school buildings on the site to enable conversion of the listed building into apartments, retaining the extensive grounds as a valued green space.

Historic development

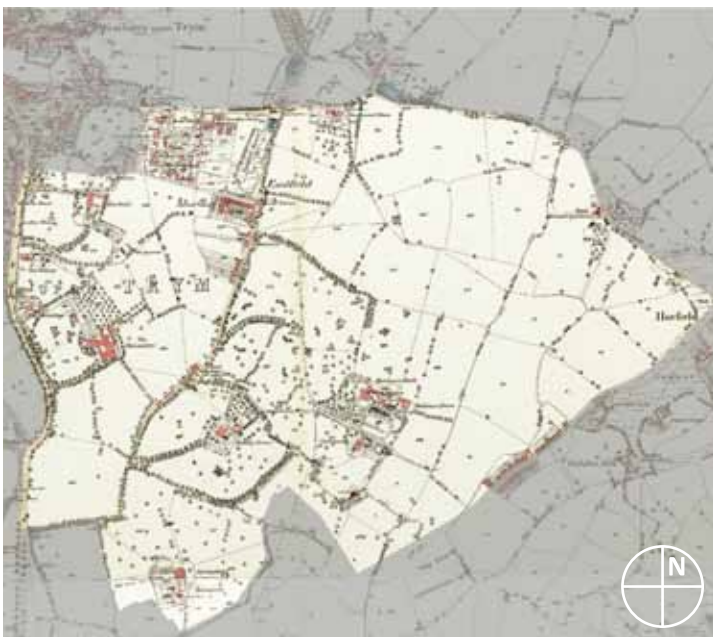


- 1 Westbury-on-Trym and Horfield Tithe maps
- 2 1880s Ordnance Survey
- 3 1913 Ordnance Survey
- 4 Bristol 1931 Town Planning Scheme 4 Sheet 2 PB102407

Evolution of route structure



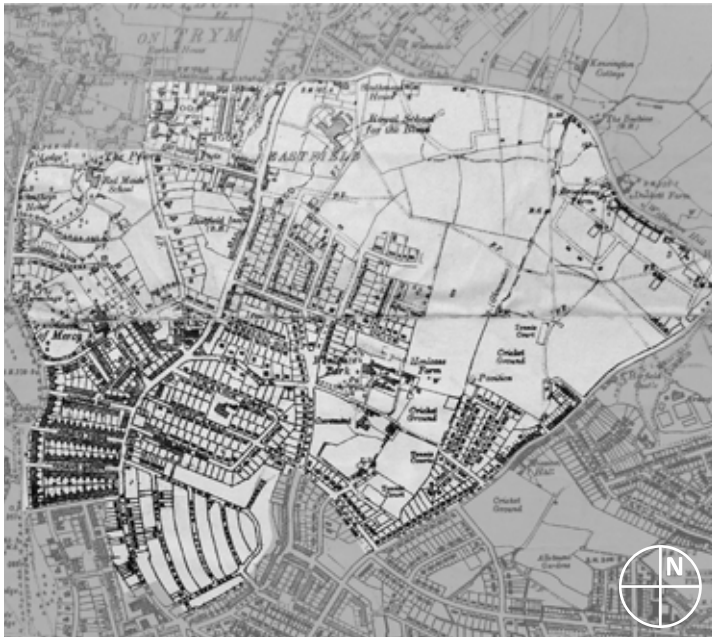
- pre-1840s**
- The historic route of Westbury Road is the main thoroughfare leading from Bristol towards the Village of Westbury
 - Henleaze Road (known as Henleaze Lane until 1921) has been established leading north east off Westbury Road
 - A small pocket of development has been established in Eastfield
 - The rest of the landscape is undeveloped and subdivided by field boundaries belonging to the large country estates of Westmead House, Henley House, Henley Grove, and Springfield



- 1840s - 1880s**
- A few small developments have appeared along Henleaze Road and along the route to Horfield (Kellaway Avenue).
 - The landscape is still largely dominated by country houses and their associated park and farmland
 - A few detached villas had also been constructed by 1880



- 1880s - 1918**
- The grid of late Victorian avenues has been laid out off Westbury Road.
 - Grange Court Road is gradually being laid out
 - The large Victorian Royal School for the Blind has been established just south of Wellington Hill



- 1918 - 1940**
- A number of the large estate mansions have been demolished (Henleaze Grove, Springfield) or converted to new uses, and the land sold for residential development
 - The Interwar housing and grid of streets off Henleaze Road have been laid out

Local character and distinctiveness

3



Summary of positive context

Summary of local character

Henleaze is essentially a residential suburb in north Bristol. On the whole, the character of Henleaze is dominated by housing interspersed with a mix of shops and small businesses. Most building since the 19th century has been piecemeal as undeveloped fields and plots of land became available for speculative development. The variety of street layouts, architectural styles and construction materials are a reflection of how urban design and building methods have evolved over time.

The character areas within Henleaze can be broadly be defined by:

- The street layout and predominant sense of the street scene
- The age, architectural design and material palette used in buildings
- Their situation physically within the landscape of Henleaze and in their historical situation in the suburb’s development
- Their proximity to the main transit routes bounding, or crossing through the area

2.2 Positive context

- Surviving historic route structure
- Surviving historic plot layout
- Surviving traditional townscape details, street surfaces and boundary walls
- Broad palette of consistent building materials
- Surviving traditional shopfronts and shopfront surrounds
- Quality and diversity of independent shopping and their contribution to the economic sustainability of Henleaze
- Quality of pre-1950 buildings
- Views - glimpses, local views and wider vistas
- Views to landmark buildings and surrounding landscape
- Open green spaces and mature trees and general green landscape provided by street trees, grass verges and front gardens (and back gardens) contributing to visual appeal and well-being
- A breadth of community facilities, schools and churches that offer residents a high quality of life and that enhance the distinct local identity of Henleaze
- Valuable public open spaces; Old Quarry Park, the Brean Down Avenue Amenity Area, and proximity to nearby green spaces on Durdham Downs, Horfield Common and local play parks

2.3 Negative Features

- Loss of historic townscape features, street surfaces and boundary features and undesignated heritage assets
- Loss of traditional architectural details
- Issues with increased traffic, congestion and ‘rat running’
- Pressure for on-street parking has led to the loss of front garden boundary walls and introduction of hard surfaced parking areas
- Street clutter and utilitarian street furniture,
- Poor quality shopfronts and signage
- Alterations and extensions and new developments that fail to respond to the local context and affect the character of the buildings
- Houses converted into flats which are neglected and need maintenance or repairs
- Poor pavement maintenance in some streets and in some of the foot routes
- Inadequate street lighting in some streets
- The overall lack of public green spaces
- The area has a relatively high concentration of retirement flat blocks, which tend to be located on principal routes and ignore the predominant scale and local character



Landscape

2.4 Topography

Henleaze is situated on the limestone plateau that extends to the east of the Downs and south of the Trym valley to the north. This plateau rises from Henleaze Road eastwards to Golden Hill.

Geological Character of Henleaze

The geology of Henleaze is a complex mix of inter-bedded layers of limestone, mudstone, silt and sand. Limestone deposits in Eastfield and Southmead were extensively quarried, mixed with coal and fired in kilns to produce lime for use in road making, construction and to pitch sea walls.

Many buildings in Henleaze constructed in the 19th century were built in Pennant Stone, a hard fine-grained sandstone blue/grey in colour, or sometimes plum red or ochre yellow. It was quarried nearby in Fishponds, Stapleton and Frenchay. Bath Stone, a cream or honey coloured limestone quarried in Coombe Down and Bathampton Down was also used extensively in dressing windows and cornices.

Henleaze and Golden Hill has a low geological risk of radon gas and is free of the risk of sink holes due to collapsing coal mines, etc, but subsidence is a risk in some areas. Several streets in Henleaze have had properties affected by subsidence at various times, caused by their being built on soft clay deposits. The large number of mature trees planted near houses has also caused subsidence in a number of cases.

2.5 Views and vantage points

The land is a flat plateau, which rises in the east to Golden Hill and falls sharply to the west beyond Westbury Road.

There is a wide vista to the northwest towards the Kingsweston Ridge from the corner of Priory Avenue and Westbury Road.

There is a panoramic view from the high ground at the top of Park Grove at the junction with Hill View looking northwards towards the tree-lined ridge beyond Southmead

There are also panoramic views from the east end of Wanscow Walk, Henleaze Park Drive and Rockside Drive, which are channelled along their lengths towards the Kingsweston Ridge

2.6 Landmarks

A landmark is a feature, building or structure that makes a distinctive, usually positive, contribution to a view. It may be prominent in long-distance views across or beyond an large area; or be obvious in a more local context. A landmark may be visually distinctive in its style, scale or function, making it stand out from its surroundings; which aids orientation or description of an area.

In a more local context, key features or buildings act as local landmarks.





Landmarks

The landmarks identified (right) are those that make a wider contribution to the character of the Henleaze Our Place study area.
(Local landmarks are denoted in each Character Area section.)

Key

Positive landmark buildings

Local topography



Character areas

4



Character areas

- | | | |
|---|---|--|
| 1 | 3 | 1 View of trees in Eastfield Lodge garden |
| | | 2 Henleaze Avenue houses (south side),
Henleaze Avenue Character Area |
| 2 | 4 | 3 Henleaze Road, shops with flats above,
Oakwood Road Character Area |
| | | 4 South Croft (north side), Harbury Road
Character Area |

Local character

Character areas overview

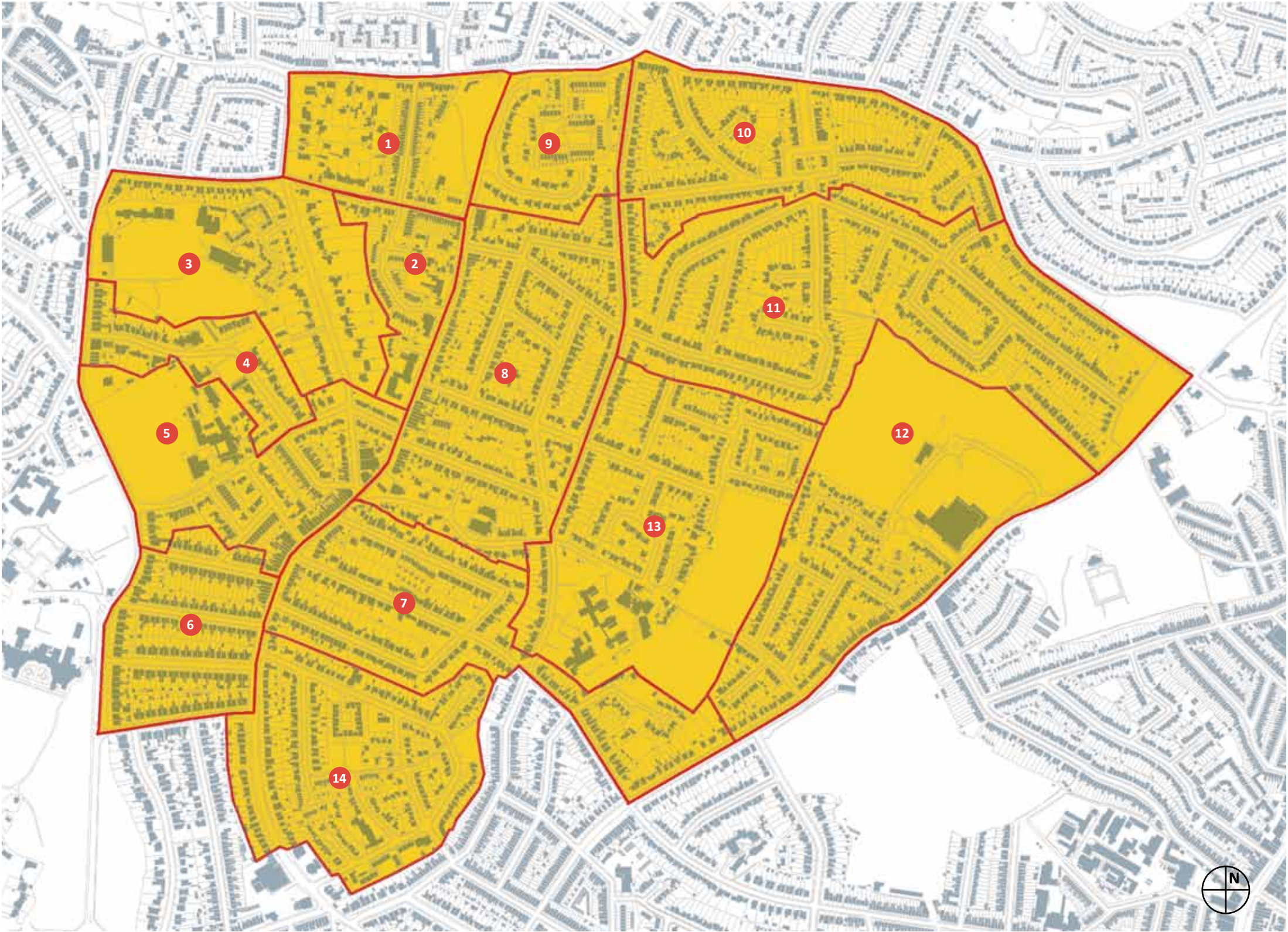
The general character of Henleaze has been defined in Section 2. Within this broad context there are tangible changes, the character of different areas which is determined as much by the locality, as by historic development or built form.

The Henleaze study area has been subdivided into 14 character areas. The boundaries are an attempt to define where these physical characteristics notably change, and is in accordance with the emerging Development Management policies on local character and distinctiveness.



Character areas

- 1 Eastfield
- 2 Dorset Road
- 3 Red Maids' School
- 4 Grange Court Road
- 5 Brecon Road
- 6 Henleaze Avenue
- 7 The Groves
- 8 Oakwood Road
- 9 Broadleys Avenue
- 10 Harbury Road
- 11 The Crescent
- 12 The Furlong
- 13 Golden Hill
- 14 Northumbria Drive



1 Eastfield

Summary description

Eastfield is in the northwest of Henleaze bounded by Eastfield Road, Eastfield and Henleaze Road. The eastern portion of the area is occupied by the locally valued green space of Old Quarry Park. This area has the highest density of listed buildings in Henleaze.

The area has a verdant, suburban character; the north contains a number of large detached houses or semi-detached villas standing in their own garden plots. The earliest were built in the 1820s on land known as Eastfield Six Acres. Various plaques commemorate the famous former residents of the area, including Amelia Edwards (1831 -1892) and John Ziman (1925-2005).

Eastfield Quarry was established c. 1860 and Eastfield Terrace purpose-built to house quarry workers. Cheriton Place, running north/south between Eastfield Road and Eastfield, was built between 1880 and 1900.

The quarry closed in 1916 and inter-war housing was developed on the strip of land between it and Cheriton Place. Inter-war houses fronting Eastfield Terrace were developed south of Cheriton Place. Nos. 22 and 24 Eastfield, built in the 1950s, replaced “The Larches”, a house destroyed by bombing in 1941. The Old Quarry became a park in the 1970s.

Historic stone boundary walls and private access lanes from Eastfield and Eastfield Road, and around Old Quarry Park add to the charm and character of the area. To the rear of Cheriton Place there are old buildings, possibly for carriages.

In 2014, Planning consent was granted for a development to provide 33 flats for older people on the site of the former quarry and limekiln buildings at the corner of Eastfield Road and Henleaze Road. The development retains rubble stone boundary treatments, but otherwise does not respond to local character in terms of scale, massing or form.

Key views and landmarks

The land of Eastfield is relatively flat, views therefore tend to be channelled along straight streets which either have a strong building line or boundary treatments.



- Key**
- Listed buildings (Grade II)
 - Character buildings
 - Undesignated heritage asset
 - Landmark building
 - Local landmark
 - Pedestrian route



Character areas: Eastfield

1	3	1 Eastfield Lodge - Grade II listed has a blue plaque to commemorate Professor Ziman on the front boundary wall
2	4	2 Cheriton Place, Victorian houses with sense of enclosure
		3 1920s houses on Henleaze Terrace
		4 Old Quarry Park, view of children's play area looking towards Eastfield Road

Positive characteristics

- Designated and non-designated heritage assets are important indicators of the history and development of the area
- Former 'gentlemen's' residences' and their stone boundary walls
- The green space of Old Quarry Park, which has a play area and access to a Scouts' Hut, has important historic, amenity and biodiversity value
- Surviving traditional surface materials including pennant stone hauling ways, kerbs and pavements add to the character of the area
- The contribution mature trees, views into private gardens etc make to the overall verdant character
- Stone boundary walls are an important and consistent feature throughout
- Interwar houses of different designs
- Cheriton Place is an attractive street lined with a consistent terrace of gabled houses

Predominant material palette

- Rubble sandstone (Pennant and red), red clay brick, and smooth or rough-cast rendered elevations with limestone dressings
- Timber joinery
- Painted timber bargeboards
- Clay double-Roman pantiles
- Wrought iron gates and area railings
- Limestone random rubble boundary walls
- Low red-brick front garden walls



Predominant scale and massing

- 2-storey terraced cottages with g-f canted bay windows
- Pitched or gabled roofs; inter-War houses tend to have hipped roofs
- Occasional bungalows
- 3-storey detached houses or semi-detached villas in own garden plots

Negative features and enhancement opportunities

- Threat of insensitive development of a rear garages. There is a potential development site behind the RAFA Club.
- From the junction of Eastfield Road and Henleaze Road to the entrance of Old Quarry Park, there is no footpath
- Untidy land with dilapidated cars to rear of Cheriton Place
- Residential flat blocks that fail to respond to local character
- Loss of front gardens/boundary treatments to off street parking is undermining the character of individual buildings and the overall street scene
- A number of properties have had traditional windows and doors with unsympathetic materials (e.g uPVC), to the detriment of the quality and appearance
- A standardised utilitarian approach to street lighting, road markings, traffic signage undermines the quality of the architecture and views, especially. Reducing the height of the lamp standards rationalising traffic bollards and road markings would enhance the areas character appearance, especially along quieter residential streets



2 Dorset Road

Summary description

Dorset Road character area begins at the south side of Eastfield/Eastfield Terrace and the southern continuation of Henleaze Road. The area continues the broadly suburban and verdant character of Eastfield, although with more modest residential dwellings and later infill.

Until the mid-19th century, the area was undeveloped fields with three cottages ‘East Meadow Cottages’ opposite Rockside Drive on Henleaze Road until they were demolished in 1968 and replaced by Cranfield Court. Eastfield Terrace is the earliest surviving development, built in the 1860s to accommodate quarry men. The slightly grander Dorset Villas, were to house artisans for local building work. The opposite side of the road has a short terrace of interwar houses and their garages.

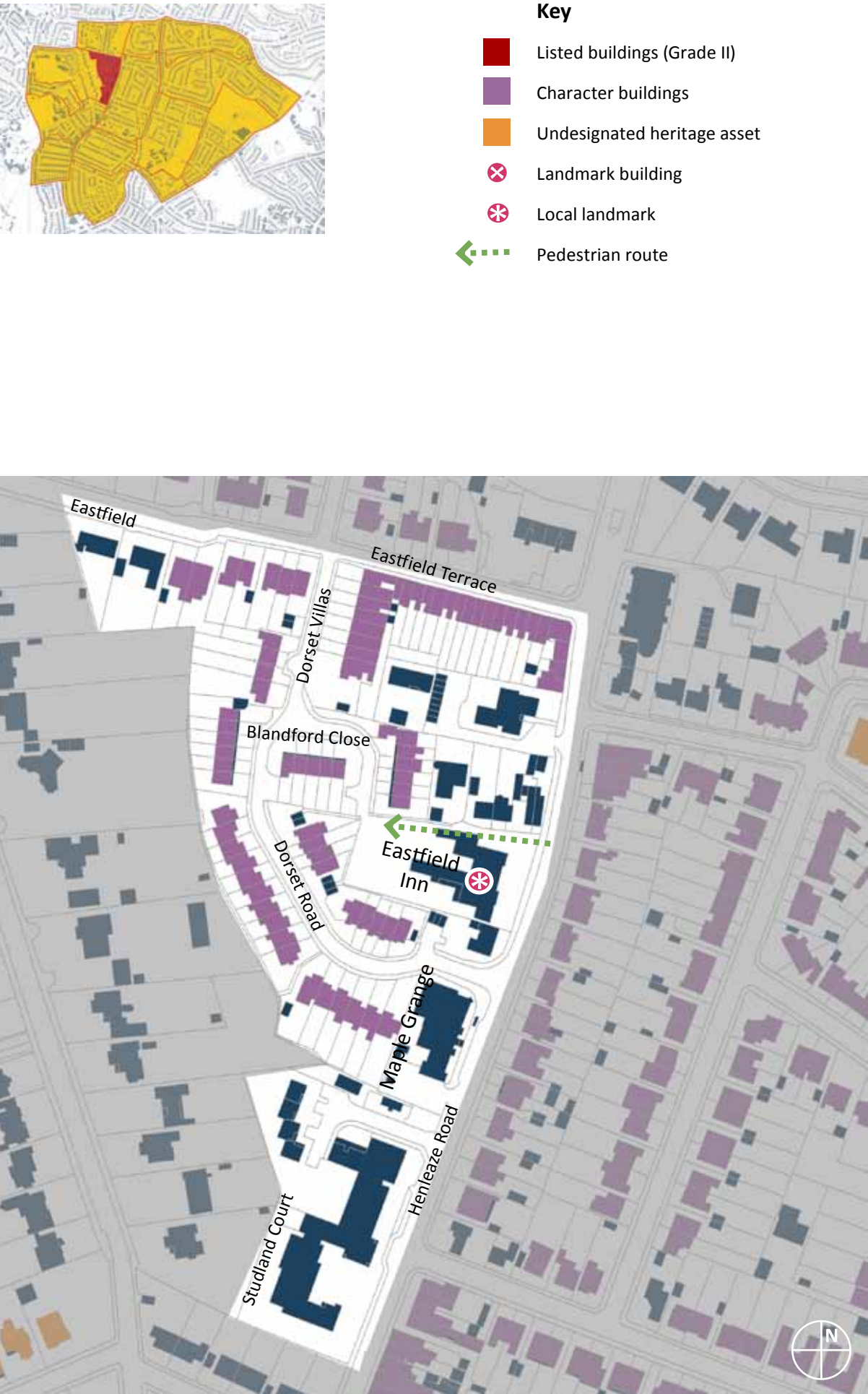
The original Eastfield Inn, a private gentlemen’s club c. 1900 was demolished and replaced in 1935 by the current building set back from Henleaze Road. The building functions as a local landmark.

South of the Eastfield Inn is Maple Grange, a 3-storey block of flats for the elderly built in 2005. Pre-fab interwar houses south of Maple Grange had been built on the previously undeveloped fields; these were replaced by Studland Court in the late 20th century.

In the 1970s, two and three storeyed terraces were built in the part of Dorset Road, leading from Henleaze Road and in Blandford Close. There are grass verges and the gardens are mostly open plan or have low boundary walls. The curved layout of these two streets achieves changing, sequential views.

Key views and landmarks

- There are number of glimpsed views through the gaps between houses towards mature trees in private gardens.
- Middle-distance views are characterised by a backdrop of mature trees.



Character areas: Dorset Road

1	3	1 Eastfield Terrace built c 1860
		2 Terraced house in Dorset Villas
2	4	3 1970s 'stepped terrace' in Dorset Road
		4 The Eastfield Inn, a local landmark, rebuilt during the 1930s. It is an elaborate, two-storeyed building with flat fronted gables.

Positive context

- Mid-Victorian terraced houses in Eastfield Terrace and Dorset Villas
- Some of the Eastfield Terrace houses have retained the original boot scrapers built into the property by the front door.
- Other non-designated heritage assets are important indicators of the history and development of the area e.g historic mounting stone
- Contribution of front gardens, grass verges, street trees and mature trees in private gardens to verdant character
- The Eastfield Inn has important amenity value and is a local landmark
- Surviving traditional surface materials traditional street furniture e.g the lamp standard on Eastfield add to the character of the area
- Surviving historic rubble stone boundary walls are an important feature throughout
- **Predominant material palette**
- Limestone ashlar, red clay brick, and smooth or rough-cast rendered elevations with limestone dressings
- Timber joinery
- 'Applied timber' gables
- Clay double-Roman pantiles
- Limestone random rubble boundary walls
- Low red-brick front garden walls
- Buff and red modern brick and hung tiles in 1970s houses



Predominant scale and massing

- Eastfield Terrace: 2-storey terraced cottages directly addressing pavement with roof behind continual parapet
- Dorset Villas: 2-storey terrace set back by front garden and low boundary wall edge with canted bay windows and pitched roof canopies over front doors and roof behind continual parapet
- Dorset Road: groups of 2-storey stepped terraces or 3-storey townhouses with front driveway and low boundary walls
- Occasional 3-storey later 20th century retirement flat developments e.g Maple Grange

Negative features and enhancement opportunities

- Later 20th century developments that fail to respond to historic building line
- A number of properties have had traditional windows and doors with unsympathetic materials (e.g uPVC), to the detriment of the quality and appearance
- Loss of front gardens/boundary treatments to off street parking is undermining the character of individual buildings and the overall street scene
- A standardised utilitarian approach to street lighting, road markings, traffic signage undermines the quality of the architecture and views, especially along Henleaze Road.



3 Red Maids' School

Summary description

This character area is west of Dorset Road, bounded by Eastfield/Priory Avenue in the north and Westbury Road along the west side. Grange Park is an attractive tree-lined street running southeast from Eastfield. The area has a very verdant character owing to the number of mature trees.

Until the late 19th century the majority of the land in this area belonged to The Priory and Burfield estates. Burfield House and its estate of fifteen acres on the main road from Clifton to Westbury-on-Trym. Red Maids' School moved to Burfield from a site in Denmark Street 1911 and substantially altered the main house. In the 1930s a new classroom block was built in the grounds and further building added in the 1970s. Burfield House now operates as the administration centre for the school.

The former Priory building was demolished in 1938 and replaced with housing in new roads Priory Avenue and Priory Court Road.

Grange Park is a distinctive 1920s and 30s development of substantial dwellings on large plots built by the Voke family building firm and the architect Ivor Voke. The houses are individually designed to a high standard. Being designed and built by one family, gives a unifying characteristic style within this street that makes it special and unique within Henleaze. An avenue of trees and a green verge along the edge of the footpath, add to the attractive landscaping of the large gardens, trees and hedges.

Grange Close North replaced prefabs in this street and on a small area on the eastern side of Grange Park. The Spinney, on the junction of the two sections of Grange Close North, is a detached, interwar house. The northern section has sheltered housing in two quiet areas, each with a good sense of enclosure.

Priory Avenue houses were built on the land of the former Priory estate in the late 1930s. There are no grass verges nor street trees, but small front gardens, with low boundary walls/fences, provide a greening effect to the street. Some gardens have been paved over. The Downs Conservation Area includes Nos. 4 and 2 Priory Avenue.

Westbury Road is within the Downs Conservation Area. The houses, in this part, include a modernised house and the former lodge house to 'The Priory'. A long, high, stone wall enclosing the grounds of the Red Maids' School, has a main exit and an entrance to the school.

Views

- The land is a flat plateau, which falls sharply to the west beyond Westbury Road. There is a wide vista to the northwest towards the Kingsweston Ridge from the corner of Priory Avenue and Westbury Road. From Grange Close there is a view of Red Maids' School buildings, beyond a stone boundary wall.
- There are number of glimpsed views through the gaps between houses into the Red Maids' School grounds. Middle-distance views are characterised by a backdrop of mature trees.



Key

- Designated Conservation Area
- Listed buildings (Grade II)
- Character buildings
- Grouped buildings of merit
- Undesignated heritage asset
- Landmark building
- Local landmark
- Pedestrian route



Character areas: Red Maids' School

- | | |
|---|---|
| 1 | 3 |
| 2 | 4 |
- 1 A Grange Park 1920s residence on the east side, designed by architect Ivor Voke and built by the Voke Family builders
 - 2 1930s houses on Priory Avenue
 - 3 Westbury Road, former Priory estate lodge house
 - 4 An important 'specimen' Copper Beech tree in Grange Park

Positive context

- The strong character and high quality early-to-mid 20th century houses of Grange Park
- The quiet, intimate character of Grange Close North
- The rhythm of houses in Priory Avenue and glimpse views of The Red Maids' School playing fields and the school buildings, including the former manor house, Burfield House
- Other non-designated heritage assets are important indicators of the history and development of the area e.g the former Priory Estate lodge on the corner of Priory Avenue/Westbury Road
- Contribution of front gardens, hedges, grass verges, street trees and mature trees in private gardens to verdant character
- There are a number of important 'specimen' trees including Copper Beeches, which add to the character of individual streets and also provide a green backdrop in views above rooflines
- The line of Horse Chestnut lining the inside stone boundary wall of the Red Maid's school on Westbury Road
- Surviving historic rubble stone boundary alongside Westbury Road

Predominant material palette

- Limestone ashlar, red clay brick, and smooth or rough-cast rendered elevations with limestone dressings
- Timber joinery
- 'Applied timber' gables
- Clay double-Roman pantiles
- Random rubble boundary walls



- Low red-brick front garden walls
- Red brick and hung tiles on 1930s houses

Predominant scale and massing

- **Grange Park:** two storey detached dwellings set back from road in own large garden plot, detached garages, hipped and gabled roofs
- **Grange Close North** contains two-storeyed pairs of mid-1980s houses,
- **Priory Avenue:** semi-detached and six detached houses. Detached garages are at the rear, except for two houses, with garages at the side. Canted bay windows

Negative features, threats and opportunities

- In Grange Park unsympathetic development and refurbishment of some houses has already occurred
- Potential loss of large garden plots to development
- A number of properties have had traditional windows and doors with unsympathetic materials (e.g uPVC), to the detriment of the quality and appearance
- Loss of front gardens/boundary treatments to off street parking is undermining the character of individual buildings and the overall street scene
- Loss of boundary hedges and replacement with timber undermines the green avenue character
- A standardised utilitarian approach to street lighting, road markings, traffic signage undermines the quality of the architecture and views
- Priory Avenue is a busy road, especially during school term times
- Modern school buildings within Red Maids' School grounds undermine the local character



4 Grange Court Road

Summary description

Grange Court Road runs between Westbury Road and Brecon Road, and follows the southern boundary of Red Maids’ School grounds. The street has a distinctive character owing to the quality and range of buildings. The decade when each of these buildings was built is reflected in the design to give a variety of building styles. A number of the buildings have been characterised as distinctive buildings.

Until the early 19th century the area was rural and undeveloped. A pottery existed on the eastern side of Westbury Road from at least the 1740s until the mid 1820s. The pottery was demolished by the 1830s although some of the boundary walls on the OS 1880s plan survive. The main pothouse lay on the site of the present nos. 137 - 139 Westbury Road.

A small lodge was built on Westbury Road at the entrance to Burfield House (later Redmaids School).

Between 1830 and 1880, The Grange, another large residence was developed. This was demolished by 1890 and four pairs of semi-detached houses on Westbury Road were built and the route of Grange Court Road established across what was fields and parkland. The western end of Grange Court Road was developed with a group of similar semi-detached c. 1890 townhouses.

No. 17, Grange Court, is a grand double-fronted red brick residence. On the corner of Westbury Road is the Grade II listed Bristol Tramways and Carriage Company’s ‘Westbury Garage’, a garage for a bus

and taxis, c1911 (now a wine merchant). Land to the south and east of this site was developed with modern townhouses in 2009.

During the 1920s, a number of detached and semi-detached houses were built and, in later decades, parts of the gardens were sold off as building plots for new houses. The Red Maids’ school owned some of the land on the north side of the road. The 1970s former Red Maids’ headmistress’s house has been extended at the rear and sides to accommodate the Red Maids’ Junior School.

Land south of Grange Court Road was largely in the ownership of the Convent of St Ursula’s. The considerable increase in new housing in the immediate area during the 1920s and 30s introduced a rise in the local Catholic population. A parcel of land at the bottom of the orchard fronting on to Grange Court Road was gifted by the Convent to build the Sacred Heart Catholic Church and Presbytery, completed in 1939. The adjoining orchard was sold for Henleaze Bowling Club, has been in existence since 1928. In 1939 the wooden pavilion was removed and replaced by a new brick building. The convent sold land during the 1970s for further housing development.

Views

- There is a panoramic view towards the northwest and the Kingsweston Ridge from the corner of Westbury Road and Falcondale Road.
- There are glimpsed views between houses on Grange Court Road to the Red Maids’ School grounds in the north and St Ursula’s to the south



Key

Designated Conservation Area

Listed buildings (Grade II)

Character buildings

Undesignated heritage asset

Landmark building

Local landmark

Pedestrian route



Character areas: Grange Court Road

1	3	1 c. 1830, Grade II listed former lodge to Burfields
2	4	2 Victorian semi-detached houses in Westbury Rd
		3 Sacred Heart Catholic Church, Grange Court Road
		4 Grade II listed Bristol Tramways and Carriage Company's 'Westbury Garage'

Positive context

- The mix of architectural styles and high quality early-to-mid 20th century houses along Grange Court Road
- Listed buildings that are important indicators of the history and development of the area e.g c. 1830 lodge cottage for Red Maids' School, formerly associated with 'Burfields' and the Old Tramways Depot, both Grade II listed.
- Other non-designated heritage assets are important indicators of the history and development of the area e.g historic boundary walls and gate piers
- Contribution of front gardens, hedges and mature trees in private gardens to verdant character
- Natural stone kerbs and setted gutters
- The contribution of non-residential, local landmark buildings (e.g Bowling Club, Telephone exchange and Sacred Heart Church and Presbytery)
- There are a number of important 'specimen' trees especially in the grounds of Red Maids' School contribute to local character

Predominant material palette

- Pennant rubble with limestone dressings and stack, red clay brick, and smooth or rough-cast rendered elevations with limestone dressings
- Timber joinery
- Clay double-Roman pantiles or plain clay tile
- Random rubble boundary walls
- Clay tile roof
- Slate hipped roof



Predominant scale and massing

- Victorian houses: 2-storey semi-detached pairs with canted bay windows and gable attic storey; set back behind low boundary wall and front garden
- Edwardian and 1920s: two storey detached, some double-fronted, or semi-detached pairs, set back from road in own large garden plot, detached garages, hipped and gabled roofs
- Hipped and gable roofs

Negative features and enhancement opportunities

- The tarmac on the footpaths replaced paving slabs, which were of a better quality
- Street trees that were removed a long time ago have never been replaced
- Some of the front gardens of the Victorian/Edwardian houses have been paved over and stone boundary walls and gates removed
- The telephone exchange needs some maintenance work
- A number of properties have had traditional windows and doors with unsympathetic materials (e.g uPVC), to the detriment of the quality and appearance
- Loss of front gardens/boundary treatments to off street parking is undermining the character of individual buildings and the overall street scene
- Loss of boundary hedges and replacement with timber undermines the green character of Grange Court Road
- A standardised utilitarian approach to street lighting along Westbury Road



5 Brecon Road

Summary description

This character area is centred on Brecon Road, the land to the north of which is dominated by the former Convent of Mercy (St Ursula’s School), and the grid of late Victorian terraces and inter-War houses to the south.

The site of St Ursula’s School was originally a 19th century house known as Westmead House. The Sisters of Mercy bought the building and opened a boarding school, St Ursula, in 1897. The high limestone walls, large mature trees growing in the school grounds, as well as the wide grass verge along Brecon Road contribute to the important green character of the site. The building functions as prominent landmark, particularly the tower which terminates views from the southeast.

Set back from Westbury Road, behind a boundary wall and high hedge is an extant c. 1800 gentleman’s house, The Hermitage. This is an unlisted building of merit, which still stands in its own substantial garden plot. The OS 1880 shows the tree-lined route of Henleaze Lane (later Road) to be largely undeveloped, with the exception of some vernacular cottages and the extant red Pennant former School on the corner of Grange Park and Henleaze Road.

By the time of OS 1900 some of the streets between Henleaze Lane and St Ursula’s were being laid out although house building boomed in the Edwardian period. The United Reformed Church on Waterford Road was established in 1907 to serve the growing population in the new suburb of Henleaze. The vernacular cottages on Henleaze Road were replaced

by terraces with ground-floor shopfronts. A good range of local and independent shopping provision continues today.

There are a number of Unlisted Buildings of Merit, including Trinity-Henleaze United Reformed Church and its Church Hall, in Waterford Road, are distinctive landmarks. The Bradbury Church Hall, on the northern side of the Church, built in the 2000s, is a distinctive, modern building. The Lloyds Bank building on the corner of Henleaze Road and the north eastern side of Cardigan Road is a distinctive 1930s building.

Inter-war detached and semi-detached houses were the developed in Cardigan Road and Waterford Road, which including a number of distinctive Arts and Crafts style houses.

Views

- There is a panoramic view towards the northwest and the Kingsweston Ridge from the corner of Westbury Road and Falcondale Road.
- There is a long view towards the trees of Badocks Wood looking north along Henleaze Road
- Westbury Road, lined with mature trees and boundary walls, channels views along its lengths towards the north and south
- Local views are channelled up the streets south of Brecon Road towards St Ursula’s and the mature trees in its grounds, north and St Ursula’s to the south



Key

Designated Conservation Area

Listed buildings (Grade II)

Character buildings

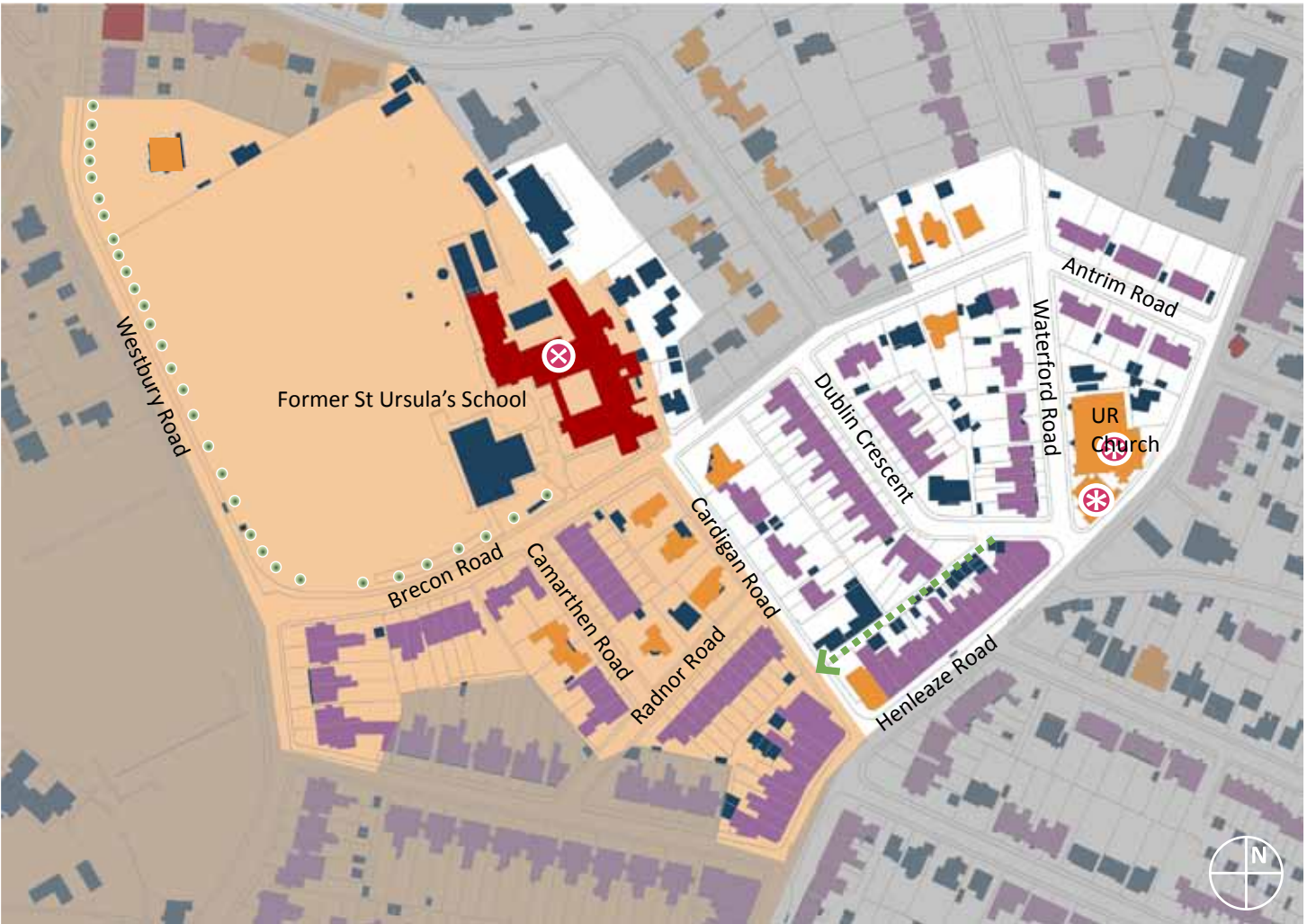
Undesignated heritage asset

Landmark building

Local landmark

Pedestrian route

Mature trees



Character areas: Brecon Road

1	3	1 'The Hermitage' courtesy of the Tolchard collection
2	4	2 Former St Ursula's convent and school
		3 View of Edwardian houses on the southern side of Brecon Road
		4 Henleaze Road, terrace with shops in the Downs Conservation Area

Positive context

- Local landmark buildings and heritage assets
- Westbury Road is lined with high rubble stone boundary walls and mature trees on either side
- Brecon Road and the residential streets off it have a number of surviving traditional fluted lamp standards
- Mature Plane trees add to the character of some residential streets e.g Dublin Crescent
- The contribution of front gardens, hedges, and mature trees in private gardens add to verdant character of the area
- Natural stone kerbs and setted gutters
- Important 'specimen' trees including Copper Beeches, Horse Chestnuts add to the character of individual streets and also provide a green backdrop in views above rooflines
- Surviving traditional surface materials including pennant stone hauling ways, kerbs and pavements, and front boundary treatments add to the character of the area
- Shops in Henleaze Road valued by the community, a number retain their traditional timber surrounds

Predominant material palette

- Pennant rubble with limestone dressings and stack, red clay brick, and smooth or rough-cast rendered elevations with limestone dressings
- Timber joinery, including shopfronts
- Clay double-Roman pantiles or plain clay tile or natural slate roofs
- Random rubble boundary walls
- Some stained glass and leaded light windows



Predominant scale and massing

- Edwardian houses: terraces or 2-storey semi-detached pairs some with dormers; set back behind low boundary wall or directly addressing the street
- Inter-War: two storey detached, some double-fronted, or semi-detached pairs, hipped and gabled roofs

Negative features and enhancement opportunities

- Brecon Road is busy at drop off and pick up times of children attending the primary school
- Car parking is difficult in the streets within this character area which increases pressure for off-street parking
- Loss of front gardens/boundary treatments to off street parking is undermining the character of individual buildings and the overall street scene
- Rear delivery and bin stores associated with the Henleaze Road stores undermines the character of Cardigan Road
- The access to Cardigan Mews from the rear of the store is unattractive
- Loss and non replacement of street trees is threatening the verdant character of some streets
- Unsympathetic shopfronts and signage along Henleaze Road
- Loss of boundary hedges and replacement with timber undermines the green character of Brecon Road
- Surviving traditional lamp standards are undermined by utilitarian lanterns. The character of Westbury Road and Henleaze Road is undermined by utilitarian lighting and street signs



6 Henleaze Avenue

Summary description

This character area takes in the grid of late Victorian semi-detached houses between Westbury Road and Henleaze Road.

The area, bounded by Henleaze Road and Cavendish Road was developed within a historic field boundary between 1880 and 1900. The area consequently has a strong residential character of generous paired villas fronting tree-lined avenues. Despite the relative similarity in age, there is variety in architectural treatment between each street.

The character of the area is united by consistent front boundary treatments, material palette and mature street trees. From Henleaze Road there are views across side boundary walls to the rear gardens, giving views of private mature trees. Front gardens with Pennant stone boundary walls have generally been retained in Henleaze Gardens and Henleaze Road. A few homeowners have restored iron railings removed in World War II.

There is a parade of shops with flats above fronting Henleaze Road. There are some surviving traditional shopfronts and surrounds, some retain original pilasters and consoles.

Views

- Westbury Road, lined with mature trees and boundary walls, channels views along its lengths towards the north and south
- View southwest from the corner of Westbury Road/Henleaze Road towards the Downs
- Local views from Westbury Road channelled along the straight routes of Henleaze Gardens and Henleaze Avenue and Cavendish Road lined by mature Lime trees



Key

Designated Conservation Area

Listed buildings (Grade II)

Character buildings

Undesignated heritage asset

Landmark building

Local landmark

Pedestrian route



Character areas: Henleaze Avenue

- | | | |
|---|---|---|
| 1 | 3 | 1 Houses fronting Westbury Rd – set back from the road by wide grass verges and front gardens. |
| 2 | 4 | 2 Generous paired villas with glass porches on Henleaze Gardens (south side) |
| | | 3 Avenue (Cavendish Road, lined with Lime Trees. Loss of front boundaries to off-street parking is a negative issue |
| | | 4 Semi-detached pair on Henleaze Gardens with attic ‘belvedere’ windows |

Positive context

- Strong residential character
- Distinctive architectural treatments and materials add to the variety and quality of the buildings
- Mature street trees (Lime), planted front gardens, hedges, and mature trees in private gardens characterise the area and also have amenity and biodiversity value
- Surviving traditional street furniture and signs e.g traditional cast iron street signs and lampposts and letter boxes also add value to the street scene
- Traditional materials including pennant stone hauling ways, kerbs and pavements, and front boundary treatments add to the character of the area
- Natural stone kerbs and setted gutters
- Shops in Henleaze Road valued by the community, a number retain their traditional timber surrounds
- Grass verges and mature trees along Westbury Road soften the impact of the busy A4018

Predominant material palette

- Pennant rubble with limestone dressings main elevations; occasional rendered side elevations
- Red brick stacks and clay pots
- Timber joinery, including shopfronts
- Clay double-Roman pantiles or plain clay tile or natural slate roofs
- Decorative timber bargeboards, timber balconies and applied timber gables
- Pennant rubble boundary walls with limestone copings and quoins



Predominant scale and massing

- The north side of Henleaze Road between Westbury Road and Northumbria Drive has late Victorian houses with steeply pitched, flat-fronted gable roofs and decorative bargeboards. The lane shared with Henleaze Gardens gives access to garages.
- The roofline has a rhythm of tile-hung dormer windows with pitched roofs. The late Victorian houses are semi-detached, apart from a short terrace in Henleaze Avenue.
- The distinctive three-storey houses on Westbury Road have pitched roofs with flat fronted gables.

Negative features and enhancement opportunities

- All, particularly Cavendish Road, are affected by traffic, rat-running and parking issues
- Some front walls, mostly less than 1m in height, have been demolished and front gardens hard-surfaced to provide parking spaces, harming the integrity of the original street design
- Some of the Henleaze Road shops have modern frontages and large fascias, which detract from the appearance of the terrace.
- Loss and non replacement of street trees is threatening the verdant character of some streets
- Surviving traditional lamp standards are undermined by utilitarian lanterns. The character of Westbury Road and Henleaze Road is undermined by utilitarian lighting and street signs
- A number of properties have had timber joinery e.g windows, fascias and bargeboards replaced with uPVC which detracts from the appearance of the wider street’s appearance



7 The Groves

Summary description

This character area includes a portion of the east side of Henleaze road and the grid of residential streets that run off it.

Until the mid 19th century, the land was undeveloped and part of the estate of Henley Grove, a large residence where the garages to the rear of Lawrence Grove now stand. Two former lodges to the mansion, Henley Grove still exist. One is at the junction of Lawrence Grove and Henleaze Road, (no. 132 Henleaze Road). The other, (no. 84 Henleaze Road), near the junction of Holmes Grove and Henleaze Road, was the main lodge. They are distinctive, historic landmarks.

Russell Grove, a cul-de-sac leading off Springfield Grove, has a car maintenance garage, Springfield cottages and 1960s detached houses. Land, still occupied by The Westbury Park Tennis Club and the Henleaze Tennis Club, has been retained.

No. 31 - 33 Russel Grove is an early 19th century survival, known as Springfield Cottages, likely part of the Springfield House Estate to the southwest.

Development of the Groves started in Holmes Grove with Edwardian houses, near the junction with Henleaze Road.

Further development, by small speculative builders, followed during the 1920s. Henley Grove was extended to Springfield Grove, which leads to Kellaway Avenue, where houses and bungalows were also built in the 1920s. Henley Grove and Springfield Grove form a busy road. Widening of the pavements in some places, create “pinch points” intended to calm traffic movements.

The former mansion, Henley Grove, was remained standing until the late 1960s, when it was replaced by ‘town houses’ in Lawrence Grove and Henley Grove, with access to garages between these streets.

The contribution of private landscaping, e.g front gardens and private trees, adds to the verdant quality of the area. The Groves landscaping is provided by the front gardens, street trees, as well as trees in private gardens. Henley Grove has no grass verges or street trees; Lawrence Grove has some mature street trees and some new trees have been planted in Holmes Grove.

Between the Holmes Grove and Henley Grove junctions, a rank of shops with flats above, was built in the 1920s. The shop fronts have been modernised over the subsequent years. A popular café is on the ground floor of a 1970s concrete block of flats.

Views

- Looking southwest along Kellaway Avenue and Russel Grove there is a view to the tree lined ridge of higher ground towards Durdham Down.
- Local views are channelled down the straight routes off Henleaze Road, lined with mature street trees (usually Lime trees) or trees in private front gardens
- There are number of glimpsed views through the gaps between houses into private gardens. Gaps between Lawrence Grove houses towards St Peter’s church. Also from Lawrence Grove/Owen Grove/Russell Grove to Claremont House
- Middle-distance views are characterised by a backdrop of mature trees



Key

Designated Conservation Area

Listed buildings (Grade II)

Character buildings

Undesignated heritage asset

Landmark building

Local landmark

Pedestrian route



Character areas: The Groves

1	3	1 Edwardian Houses, Holmes Grove
2	4	2 Henley Grove lodge, near Holmes Grove junction. The former main lodge for Henley Grove Mansion
		3 Lawrence Grove
		4 Henley Grove

Positive context

- Strong residential character
- Mature street trees (Lime and Plane), planted font gardens, hedges, and mature trees in private gardens characterise the area and also have amenity and biodiversity value
- Surviving historic former lodge houses and cottages associated with the Henley Grove and Springfield Estates
- In Henleaze Road, shops, the café and the offices of professional businesses are valued by the community

Predominant material palette

- Predominantly smooth or rough cast render and hung; and red/buff brick for elevations
- Between the Henley Grove and Lawrence Grove junctions, there are four Victorian houses; and the Edwardian houses in Holmes Grove, with pennant stone and Bath stone front elevations
- Clay double-Roman pantile roofs with red brick stacks and clay pots
- Timber joinery
- Decorative hung tiles or applied timber boarding
- Low red brick front boundary walls



Predominant scale and massing

- 2-storey terraces or semi-detached pairs, occasional detached, set back behind low front boundary walls and front gardens
- Some bungalows with attached garages
- hipped and gabled roofs, some with dormers

Negative features and enhancement opportunities

- Kellaway Avenue and Henleaze Road are busy traffic routes which conflicts with pedestrian safety.
- Loss of boundary hedges and replacement with timber undermines the green character
- Loss and non replacement of street trees is threatening the verdant character of some streets
- A number of properties have had timber joinery e.g windows, fascias replaced with uPVC which detracts from the appearance of the wider street's appearance
- The suburban residential character of some of the streets is undermined by utilitarian street lighting, particularly on main routes of Kellaway Avenue and Henleaze Road
- Poor pavement maintenance in some streets and in the foot route from Holmes Grove to Fallodon Way



8 Oakwood Road

Summary description

Oakwood Road and its environs is a grid of streets to the east of Henleaze Road, up to Hill View. There is a strong suburban character of regular streets laid out with typical inter-war houses of various designs.

This portion of Henleaze remained largely undeveloped up to the early 20th century, with the exception of early 19th century lodge houses associated with the former Henleaze Park House. The Grade II listed thatched Old Lodge was the main entrance lodge to Henleaze Park off Henleaze Road. Greystone House, also Grade II listed, was a second lodge half way up The Drive, which slopes gently up from Henleaze Road and was the driveway to the former Henleaze Park mansion. Some of the original estate boundaries of Henleaze Park House and Henley Grove survive throughout the area (e.g along The Drive).

There was rapid development in the 1920s; St Peter’s Church (a local landmark building) was built in 1926-27 in The Drive for the local population. Rockside Drive, extensions to Oakwood Road and to Hill View from Oakwood Road northwards, to its present junction with Southmead followed in the 1930s. Small speculative builders, used different designs, similar in style, yet with individuality.

Rear gardens of houses in Lawrence Grove have provided building plots for houses, on the southern side of The Drive. The most recent development in Henleaze Road is the large block of retirement flats, Ferndown Grange, fronting Henleaze Road.

Rockside Drive, Henleaze Park Drive and Wanscow Walk rise steeply eastwards from Henleaze Road up to Hill View, which slopes steeply downwards in a northerly direction towards Southmead Road.

Landscaping relies on front gardens with low boundary walls or hedges. There are grass verges only in the 1930s part of the developments. There are relatively few street trees, except in Henleaze Park Drive, the 1930s part of Oakwood Road and Hill View. High hedges and private trees are therefore important.

Views

- There is a panoramic view from the high ground at the top of Park Grove at the junction with Hill View looking northwards towards the tree-lined ridge beyond Southmead
- There is also panoramic views from the east end of Wanscow Walk, Henleaze Park Drive and Rockside Drive, which are channelled along their lengths towards the Kingsweston Ridge
- There is a locally important view from Henleaze Road looking east along the Drive towards St Peter’s Church
- There are glimpsed views through the gaps between houses to mature trees and private gardens beyond
- From Wanscow walk there are glimpsed views between houses to St Peter’s Church



Key

Designated Conservation Area

Listed buildings (Grade II)

Character buildings

Undesignated heritage asset

✕

 Landmark building

✱

 Local landmark

→

 Pedestrian route



Character areas: Oakwood Road

Positive context

- Strong residential character
- Some historic, landmark buildings, including St Peter’s Church
- Surviving historic former lodge houses and cottages associated with Henleaze Park House
- Surviving historic boundary walls associated with the Henleaze Park House and Henley Grove estates
- In Henleaze Road the parade of shops are important assets to the local community

Predominant material palette

- Predominantly smooth or rough cast render (white or cream painted) and hung tiles; and red/buff brick for elevations
- Clay double-Roman pantile roofs with red brick stacks and clay pots
- St Peter’s Church and pre-1900 buildings and walls are pennant stone with limestone dressings
- Timber joinery
- Decorative hung tiles or applied timber boarding
- Some stained glass or leaded-light windows remain
- Low red brick front boundary walls

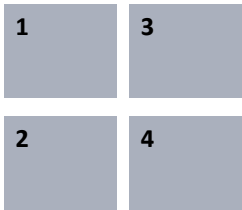


Predominant scale and massing

- 2-storey terraces or semi-detached pairs, occasional detached and bungalows, set back behind low front boundary walls and front gardens.
- Steeply pitched roofs, with pitched roof gables, or flat-faced gables with decorative timber work or weather boarding
- Along Henleaze Road are two terraces with ground floor shops and first floor flats

Negative features and enhancement opportunities

- The lack of a footpath on the southern side of The Drive from no 12 to the garages at the rear of Henley Grove Court and the exit from the petrol station on the northern side are hazardous for pedestrians.
- During refurbishment or modernisation, some interwar design details have been lost and some loft extensions have affected the symmetry of the buildings.
- There are gaps for additional tree planting
- Loss of boundary hedges and replacement with timber undermines the green character of Oakwood Road
- Loss and non replacement of street trees is threatening the verdant character of some streets



- 1 The Drive, view eastwards of St Peter’s Church. The boundary wall on the left is an historic estate boundary associated with the former Henleaze Park estate and Grade II listed former lodge on the right
- 2 Typical interwar, semi-detached dwellings in Hill View
- 3 Former lodge house to the Henleaze Park estate, the main entrance lodge off Henleaze Road, on the corner of Wanscow Walk
- 4 Henleaze Road, shops with flats above, built in the 1920s



9 Broadleys Avenue

Summary description

This character area is in the north of Henleaze, where Henleaze Road meets Southmead Road.

Eastfield Quarry was on the opposite side of Henleaze Road and a pocket of workers’ cottages existed near the junction with Southmead Road. Southmead House was the only major residence in the area until the Royal School for the Blind was built in its grounds in the early 1900s. The building was demolished in the 1970s; the new routes of Pyecroft and Broadleys Avenue were created, lined with 90 neo-Georgian houses. (A blue plaque, commemorating the former Royal School for the Blind, has been mounted on the stone boundary wall between Wycliffe Road and Henleaze Road.)

Pyecroft Avenue leads off Henleaze Road to this quiet, residential neighbourhood. At the junction of Wycliffe Road and Pyecroft Avenue, there is a grassy area with mature trees. Pyecroft Road gently curves upwards to a junction with Broadleys Avenue. The small rear gardens of these houses have flat felt roofed garages.

The houses in Wycliffe Road and Pyecroft Avenue are the largest houses, having double garages and larger plot sizes than other houses in this area. The front gardens are open plan with substantial lawns giving a sense of spaciousness to these streets.

The detached houses in Broadleys Avenue are smaller and have smaller plot sizes. There is a small grassy triangular area in front of them with a mature tree. Hobhouse Close is a space enclosed by four white painted, rendered terraces. The grassy area with mature trees in the centre of Hobhouse Close is an

important amenity for the residents. Broadleys Avenue leads to Southmead Road. There are three terraces in Broadleys Avenue and two separated by a foot route, fronting Southmead Road. The area behind these terraces and the area within the dead end of Broadleys Avenue provide parking spaces.

There are a number of foot routes, one of which leads to Hill View providing residents with a convenient shortcut to the shops on Wellington Hill West.

Views

- The curved layout of the streets and the grassy areas give interesting, changing, sequential views.
- Old Quarry Park is in view on the opposite side of Henleaze Road.
- There are glimpsed views through the gaps between houses to mature trees and private gardens beyond



Character areas: Broadleys Avenue

1	3	1 Hobhouse Close
		2 Pyecroft Avenue sloping upwards
2	4	3 Broadleys Ave Terrace
		4 Junction of Pyecroft Ave and Broadleys Ave

Positive context

- Strong residential character
- Fluid, curved layout of streets
- The enclosed area of Hobhouse Close
- Important mature trees off Broadleys Avenue including a large Holm Oak
- Open plan gardens
- Foot routes
- A quiet neighbourhood separated from the busy Southmead Road and Henleaze Road.

Predominant material palette

- Predominantly smooth or rough cast render (white or cream painted), red and buff coloured brick or half brick/half rendered elevations.
- Brown concrete tile roofs; red brick stacks and clay pots



Predominant scale and massing

- Broadly domestic scale of 2-storey terraces or detached with garages, with open front gardens
- Hipped or pitched roofs, some behind continual parapet along a terrace

Negative features and enhancement opportunities

- Poor quality surface treatments and the lack of pavements in some streets undermines pedestrian amenity



10 Harbury Road

Summary description

This character area is in the north of Henleaze, where the area meets Southmead north of Wellington Hill West.

The land in this area remained as undeveloped farm land until the 1930s, when the streets were laid out, centred on Harbury Road. The central, rectangular part of Harbury Road has post-war houses on the eastern and western sides with a simpler style of design than the 1930s houses nearby.

The main access to Harbury Road from Wellington Hill West leads to a rank of shops with flats on the first floor, on the western side and houses on the eastern side. The large building, on the eastern side, was a Co-operative store, which closed approximately 20 years ago. It was well refurbished and converted into serviced offices known as Henleaze House.

The shops and Henleaze House now provide commercial units, instead of a local shopping centre. The shop fronts in 1930s style, are painted grey-white, giving a unified character to this side of the street.

The front gardens have low boundary walls, fences or hedges. The wide grass verges and the mature street trees are valuable green, uplifting additions to this street.

Front gardens, street trees and grass verges give a green, enhancement to these streets and encourage biodiversity.

Between the Cransley Crescent and Hill View junctions with Wellington Hill West there is a rank of shops with apartments above in a three-storeyed terrace.

Views

- The streets are level, apart from Cransley Crescent, which curves gently downwards to Wellington Hill West.
- There are glimpsed views through the gaps between houses to mature trees and private gardens beyond



Key

- Designated Conservation Area
- Listed buildings (Grade II)
- Character buildings
- Undesignated heritage asset
- Landmark building
- Local landmark
- Pedestrian route



Character areas: Harbury Road

1	3	1 Distinctive 1930s houses, Hill View, view towards Southmead Road
2	4	2 Cransley Crescent 3 Wellington Hill West 4 Harbury Rd shops

Positive context

- Traditional shop fronts in Harbury Road
- Variety of house designs
- Strong suburban inter-war residential character
- Gardens, grass verges, street trees, including new tree planting in South Croft
- Low front garden boundary walls and fences
- Mature street trees, planted front gardens, hedges, and mature trees in private gardens characterise the area and also have amenity and biodiversity value

Predominant material palette

- The houses in Wellington Hill West and in Hill View, use the similar types of design and a material palette of brickwork and rendering, except for those in Wellington Hill West near the junction with Cransley Crescent, which have Pennant stone and Bath stone front elevations
- Houses in Hill View have front elevations with oriel windows, decorative brickwork and timber work as well as rendering.
- Predominantly smooth or rough cast render (white or cream painted), red brick or half brick/half rendered elevations
- Brown concrete tile roofs; red brick stacks and clay pots
- Timber barge boards and decorative timber work on flat fronted gables



Predominant scale and massing

- 2-storey terraces or semi-detached pairs, occasional detached and bungalows, set back behind low front boundary walls and front gardens
- Steeply pitched roofs, with pitched roof gables, or flat-faced gables with decorative timber work or weather boarding
- Between the Cransley Crescent and Hill View junctions with Wellington Hill West there is a rank of shops with apartments above in a three-storeyed terrace

Negative features and enhancement opportunities

- The tarmacked forecourts of the Harbury Road shops are in need of repair and give the street a run-down appearance
- Surface materials
- Off street parking and loss of front gardens
- Poor quality shopfronts and signage
- Over time, changes and modernisation have removed some original 1930s features from some houses
- The cul-de-sacs have inadequate street lighting
- A few houses have loft extensions with pitched roofs, which disturb the symmetry of the roof line



11 The Crescent

Summary description

The land in this area remained as undeveloped farm land until the 1930s, when the streets were laid out as a continuation of the Harbury Road developments. Interwar housing, by a number of speculative, small builders characterise this area.

The houses in this area resemble one another in style, yet have variations in design of bay windows, oriel windows, doorways and porches.

Grass verges are adjacent to the front garden walls in these streets, except in Wellington Hill West. A number of house owners have planted the verges with shrubs, hedges, or flowers. Low front garden walls provide views of the front gardens, which are well maintained.

The avenue of mature street trees in Wellington Hill West and Horfield Common are valued green amenities.

West Broadway, leading from Kellaway Crescent in a north-westerly direction, slopes gently downwards towards the junction with The Crescent and Hill Grove. This long road is enhanced by its street trees.

Three cul-de-sacs are straight, ending with curved turning areas.

The foot route from Hill Burn to The Crescent leads to foot routes to the Tesco Supermarket on Golden Hill or to Dyrham Close and Kellaway Avenue.

Views

- The Crescent and Hill Grove enclose an area with a sense of place, on the slopes of Golden Hill. The Crescent rises steeply eastwards from the junction with Hill View, levels out until the street bends and slopes downwards in a northerly direction to the junction with Harbury Road, Hill Grove and South Croft. Hill Grove and Hill Burn also rise steeply to give extensive views of Southmead. From the high parts of The Crescent, extensive views reach North Somerset.
- The upper part of Wellington Hill West, from the junction with Kellaway Avenue, has wide and extensive views.
- There are glimpsed views through the gaps between houses to mature trees and private gardens beyond



Key

Designated Conservation Area

Listed buildings (Grade II)

Character buildings

Undesignated heritage asset

Landmark building

Local landmark

Pedestrian route



Character areas: The Crescent

- 1

2

3

4
- 1 View down Rockside Drive from The Crescent

2 1930s houses in Hill View

3 Kellaway Crescent leading from Wellington Hill west and part of Horfield Common

4 Houses with 1930s design features in West Broadway

Positive context

- Strong suburban inter-war residential character
- Landscaping provided by street trees and front gardens and verges and Horfield Common
- Well maintained buildings and gardens
- Extensive views

Predominant material palette

- Predominantly smooth or rough cast render (white or cream painted), red brick or half brick/half rendered elevations
- Brown concrete tile roofs; red brick stacks and clay pots
- Decorative timber work or tiling, or weather boarding. Some houses have herringbone brickwork
- Some stained glass or leaded windows remain



Predominant scale and massing

- 2-storey terraces or semi-detached pairs, occasional detached and bungalows, set back behind low front boundary walls and front gardens
- Steeply pitched roofs, with pitched roof gables, or flat-faced gables with decorative timber work or weather boarding

Negative features and enhancement opportunities

- Wellington Road West has heavy traffic, including buses
- A number of houses have loft extensions with pitched roofs, which can adversely affect the symmetry of the building design
- Maintenance and modernisation have changed or removed some of the original interwar design features
- Garages, detached or attached to the houses, are too narrow to accommodate modern cars. Car parking is on driveways or on the streets, which are narrow
- Some front gardens have been given hard surfaces, to provide additional parking spaces, with the consequential loss of greenery and biodiversity



12 The Furlong

Summary description

This character area is the south east side of Henleaze. Kellaway Avenue defines the boundary between Horfield immediately south.

Kellaway Avenue is a historic route that ran across Horfield Common from the junction of Wellington Hill to the pocket of mid 19th century development at Golden Hill. The houses fronting Kellaway Avenue south of Lansdown Terrace belong to this early phase of development.

Phoenix Grove, South Grove, Wimbleton Road, Stadium Road and Twickenham Road were laid out in the 1930s as a continuation of the suburban expansion of Bristol in the interwar period.

On entering The Furlong from Lime Trees Road, the road narrows and a raised platform calms traffic, separating this distinct neighbourhood from the busy area surrounding the Tesco Golden Hill Supermarket and its car park.

The Furlong and Tesco Supermarket were built on part of the sports ground. The Furlong was laid out in the 1990s and has a curved layout branching into three cul-de-sacs. Houses on the north-eastern side of Brookland Road, were also built as part of The Furlong development.

Within The Furlong there is an informal, grassed play area with pathways and some large trees. Gardens, which are mostly open plan, with some trees, give a sense of space.

Three houses front the lane with the footpath and cycling lanes, giving access from Lime Trees Road to Ridgehill and Sates Way.

Lansdown Terrace, which has late Victorian and interwar houses, has an access road leading to garages and pathways to the Tesco supermarket and to The Furlong. Hedging and trees, on the opposite side of Lansdown Terrace screens off the Tesco supermarket. Interwar housing development between Kellaway Avenue and the Golden Hill Sports Club has vehicle access from Kellaway Avenue. Pedestrians can access these streets, from the west via Phoenix Lane, which leads into Phoenix Grove.

The supermarket is well screened from Horfield Common by tall hedging and street trees, which help to keep the green parkland aspect of Horfield Common intact. Lime Trees Road, leads to the entrance of the Tesco car park, the Golden Hill playing fields and pavilion and then to The Furlong. The hedging and trees, along both sides of Lime Trees Road, continue the parkland aspect.

Views

- There is a wide panoramic view looking south east along Phoenix Grove, and from the junction with Kellaway Avenue, across Horfield Common to Ashley Down and beyond.
- Looking south west along Kellaway Avenue is a long view towards the tree lined ridge of the Downs
- There are glimpsed views through the gaps between houses or across rear gardens to mature trees and private gardens beyond



Key

Designated Conservation Area

Listed buildings (Grade II)

Character buildings

Undesignated heritage asset

Landmark building

Local landmark

Pedestrian route



Character areas: The Furlong

1	3	1 The Furlong
2	4	2 Stadium Road,semi-detached houses on northern side
		3 Kellaway Ave, Victorian houses
		4 Kellaway Avenue, 1870s houses

Positive context

- Mature street trees (predominantly Lime) planted front gardens, hedges, and mature trees in private gardens contribute to a verdant character
- Street trees and hedging in Kellaway Avenue and Lime Trees Road are important to softening the impact of the busy traffic route and screening the Tesco Supermarket
- The open, green aspect of the playing fields accessed from Lime Trees Road
- The variety of interwar housing designs
- The quiet residential development of The Furlong with its curved street pattern

Predominant material palette

- The Furlong houses, have four designs; detached houses mostly built of brick with either a “double” gable or a single gable, white painted, rendered semi-detached houses and a red brick terrace.
- Houses between the Brookland Road and Lansdown Terrace junctions have pennant stone front elevations and ground floor bay windows
- Most interwar houses have bay windows, gables, rendered walls, which are sometimes white painted, and various porch designs



Predominant scale and massing

- Victorian houses in Kellaway Avenue have no front gardens
- Houses south of the Brookland Road junction, grouped into short terraces of four houses, have rendered front elevations
- Semi-detached houses and bungalows were built during the 1920s, south of the Victorian houses, on larger plots with front gardens
- Phoenix Grove has short terraces and semi-detached houses. The straight streets, especially the interwar streets, form a grid pattern, contrasting with the more fluid layout of The Furlong. The plot sizes are larger than in The Furlong

Negative features and enhancement opportunities

- Kellaway Avenue can be dangerous owing to its function as a busy traffic and bus route
- A standardised utilitarian approach to street lighting, road markings, traffic signage undermines the quality of the architecture and views, especially along Kellaway Avenue
- Some front gardens have been given hard surfaces, to provide additional parking spaces, with the consequential loss of greenery and biodiversity



13 Golden Hill

Summary description

The Golden Hill area lies to the east of Hill View on land that historically belonged to the large estates of Henleaze Park and Claremont. This high western slopes of Golden Hill has different parts, developed at different times.

The road names are all the only surviving remnant of Henleaze Park, which was sited between Henleaze Park Drive and Henleaze Park.

Stone boundary walls of the former Henleaze Park estate and the former Henleaze Farm house, now called “The Briars” remain. There is a stone horse mounting block on the footpath nearby. “The Briars” is a limestone building, similar in architectural style to Claremont House.

Claremont House, now occupied by a special school, is an historic, landmark, limestone building with quality architectural features. The Henleaze Infant and Junior Schools and their playing fields are also on land that belonged to the Claremont estate. The stables and old buildings of Claremont House were converted to modern living accommodation, now called Claremont Court, with a private access road paved with original flagstones, setts and old boundary markers.

The foot route, called Phoenix Lane, leading from Henleaze Park to Phoenix Grove has the oldest hedge in Bristol. A new information board describes the wildlife in the lane. A gate to the schools’ campus, allows wide, extensive views. Golden Hill Sports Club playing fields are on the northern side of the lane.

In the 1960s, semi-detached and detached chalet bungalows were built in St Margaret’s Drive, Longleat Close, on the southern side of Henleaze Park Drive and the northern side of Henleaze Park. 25 Henleaze Park, a detached house, was also built about the same time. In the 1970s, Kenton Mews was converted from a track to “The Briars”, to a road with six houses.

Houses built during the 1960s and 1970s, in Ridgehill and Sates Way, are on former tennis courts and playing fields. Open plan gardens, give a sense of space.

Walliscote Road, Walliscote Avenue and the upper part of Henleaze Park Drive have an interwar, straight street pattern and housing style.

A few street trees remain in Henleaze Park Drive. The eastern end of Ridgehill, leads to a pedestrian and cycle route to Lime Trees Road or to a foot route to Dyrham Close and Kellaway Avenue.

Views

- There is a panoramic view from the high ground at the junction of Henleaze Park and Park Grove, looking northwards towards the tree-lined ridge beyond Southmead
- The high vantage point, in Henleaze Park Drive, gives extensive views westward.
- There are number of glimpsed views through the gaps between houses towards mature trees in private gardens.
- Middle-distance views are characterised by a backdrop of mature trees.
- There are views across the playing fields from Ridgehill/Henleaze Park Drive



Key

Designated Conservation Area

Listed buildings (Grade II)

Character buildings

Undesignated heritage asset

Landmark building

Local landmark

Pedestrian route



1	3	1 Claremont House (now school)
2	4	2 “The Briars”, formerly Henleaze Farm
		3 “Chalet” bungalows in Longleat Close and landmark trees
		4 Walliscote Rd houses

Positive context

- The landmark, historic Claremont House
- Surviving historic boundary walls associated with the Henleaze Park House and Claremont estates (e.g along Kenton Mews)
- Claremont Court, paved with the original flagstones, setts and old boundary markers
- Henleaze Infant and Junior Schools
- Extensive views
- A variety of house styles reflecting changes in architectural design over time.

Predominant material palette

- Predominantly smooth or rough cast render (white or cream painted), red brick or half brick/half rendered elevations.
- Brown concrete tile roofs; red brick stacks and clay pots
- Decorative timber work or tiling, or weather boarding. St Margaret’s Drive, Longleat Close, on the southern side of Henleaze Park Drive and the northern side of Henleaze Park have light brown and red brickwork with large, flat-roofed dormers. Flat, felt-roofed garages separate the houses.
- Ridgehill and Sates Way building materials are sandy brown bricks, white painted rendering, and concrete roofing tiles.



Predominant scale and massing

- 2-storey terraces or semi-detached pairs, occasional detached and bungalows, set back behind low front boundary walls and front gardens
- Steeply pitched roofs, with pitched roof gables, or flat-faced gables

Negative features and enhancement opportunities

- Poor pavement maintenance in some streets and in some of the foot routes, e.g, from The Crescent area to Golden Hill
- Extensions at the rear and the fire escape at Claremont School are not sympathetic with the original design and undermine its special architectural interest
- A utilitarian approach street lighting in quiet residential streets is not consistent with their quiet character (e.g Longleat Close)
- Safety of school children and conflicts between cars and pedestrians at school drop-off and pick-up times
- Some front gardens have been given hard surfaces, to provide additional parking spaces, with the consequential loss of greenery and biodiversity



14 Northumbria Drive

Summary description

This character area is on the land of the former Springfield estate, which was developed with suburban housing in the interwar period. Concrete roads, constructed within the area, during the 1930s, remain.

Houses were built in the late 1930s in Northumbria Drive, in the northern parts of Fallodon Way and in Brean Down Avenue. The construction of houses in Farne Close was in the 1950s, but further development was delayed until the building of “self-build” houses in Fallodon Way during the 1970s/1980s. Fallodon Court, which has 39 flats for older people situated around a courtyard, in Fallodon Way, was completed in 1986.

New housing development in Fallodon Way, Remenham Drive, Remenham Park, Wildcroft Road and Brean Down Avenue took place in the 1990s.

The intermingling of a number of house designs on different plot sizes gives greater variety and interest to the onlooker. The houses have open plan gardens, with parking areas for cars or driveways to garages.

White Tree Road has different types of accommodation. Wildcroft House, owned by Bristol City Council was built in 1976 on the corner of White Tree Road and Wildcroft Road, with 25 flats for older people requiring support. On the southern side of White Tree Road, flats were built with parking areas, in the 1980s, for disabled people. Emerald Court, built in the 2010s, provides flats for families. The Thomas More Project built a house at 33 Fallodon Way, in the 1990s, to accommodate disabled people and people with learning difficulties.

On the northern side of the junction of White Tree Road and Northumbria Drive, there is a circular public house, built in the late 1960s and the Henleaze Library, built in the early 1970s. The rank of shops with flats above, on the southern side of this junction, has successful independent businesses.

Attractively landscaped, meandering foot routes have been created from Brean Down Avenue to Remenham Park and then to Fallodon Way. As there are no through roads for vehicular access from Fallodon Way to White Tree Road, the quietness of the streets is secured. Brean Down, a small public open space with mature trees is adjacent to the foot route.

Views

- There are number of glimpsed views through the gaps between houses towards mature trees in private gardens
- Middle-distance views are characterised by a backdrop of mature trees



Key

Designated Conservation Area

Listed buildings (Grade II)

Character buildings

Undesignated heritage asset

Landmark building

Local landmark

Pedestrian route



Character areas: Northumbria Drive

	2	4	1 Waitrose, Northumbria Drive
			2 Brean Down Avenue
1	3	5	3 Fallodon Way play area
			4 Brean Down and rear of Fallodon Court
			5 Western side of Northumbria Drive

Positive Context

- The mix of different types of housing
- The variety of designs and plot sizes
- The landscaped foot route and Brean Down
- The Fallodon Way children’s playground and the 44th Bristol Scouts building and land

Predominant material palette

- Predominantly smooth or rough cast render (white or cream painted), with hung tile detailing; or built of brick, either a light sandy brown colour, or a red colour
- Brown concrete tile roofs; red brick stacks and clay pots

Predominant scale and massing

- 2-storey terraces or semi-detached pairs, occasional detached and bungalows and short terraces, set back behind low front boundary walls and front gardens
- Steeply pitched roofs, with pitched roof gables, or flat-faced gables

Negative features and enhancement opportunities

- The condition and appearance of the concrete is good overall, except where repairs have been made with tarmac instead of concrete
- The large, prominent concrete supermarket building, on the western side of Northumbria Drive, requires cladding or cleaning to improve its dirty appearance
- Some front gardens have been given hard surfaces, to provide additional parking spaces, with the consequential loss of greenery and biodiversity
- Unsympathetic post-war developments that fail to respond to local character
- Non-traditional materials (e.g uPVC windows and doors) on 1930s houses.



Challenges and opportunities

5



Challenges and opportunities

Henleaze has many aspects that contribute to its special interest, which it is desirable to preserve or enhance. Negative features offer the opportunity for enhancement through either beneficial change, removal or re-development. The negative features that tend to threaten the character and special interest of Henleaze vary, and are often dependent on predominant land-use or historic factors that have affected a specific Character Area.

In the broadest sense, the character and special interest of Henleaze can be preserved or enhanced through ensuring that new buildings complement their neighbours in scale, style and use of materials; encouraging the retention or reinstatement of architectural, boundary, paving and shopfront details that add character to the area; encourage the improvement of signage and shopfront design; and encourage appropriate public realm, street furniture, signage and landscape improvements.

Fundamentally, raising the awareness of the type of features that contribute to the local character and distinctiveness will help promote the area and enhance it as it moves into the future. The challenges and opportunities for each Character Area below may be used as a tool to focus strategic priorities or external funding sources aimed at resolving them.

Negative Aspects

- Increased car ownership over the decades causing increased traffic flow and some “rat-runs”

Apart from the main routes within and surrounding Henleaze, most of the streets are too narrow for on-street parking on both sides to allow the easy flow of two-way traffic. Houses without garages or garages that are too small to accommodate larger modern cars has led to the demolition of a number of front garden boundary walls and the conversion of the front gardens into hard surfaced parking areas. The loss of front gardens is a detrimental loss of an important amenity and part of the character of Henleaze.

This is particularly significant in the streets within the Downs Conservation Area, where pennant stone garden walls have disappeared. Old photographs show clearly that these walls, with their iron railings, were an integral part of the street design, matching the pennant stone walls of the front elevations of the houses.

- Alterations and extensions that affect the character of the buildings, such as loft extensions with dormers at the side or the front of the buildings, uPVC windows with a different pattern of window design to the original design, high fences and gates which obscure the view of the front gardens, although it is understandable if these fences exclude traffic noise
- Conspicuous solar panels on roofs
- Houses converted into flats which are neglected and need maintenance or repairs

- Some unsuitable shop fronts especially in the Downs Conservation Area
- Inadequate street lighting in some streets
- The appearance of the Henleaze Road shop forecourts (on the eastern side of Henleaze Road) would be enhanced with more plant containers with small shrubs and flowering plants
- The small area overall, within Henleaze, of public green spaces
- The loss of heritage assets – the lime kilns, the former mansion houses

During the Our Place mapping event a number of strengths that define Henleaze were identified by the community.

In addition to these positive elements a number of particular challenges to the maintenance of the area’s character were also identified.

These strengths and challenges have been correlated in the adjoining table.

Strengths and challenges

Strength	Description	Challenges
Wide diversity of architecture in a relatively small area	Designs reflecting the changing style of building design over time	Constraining unsympathetic alterations and extensions out of character with existing architecture in style, scale or symmetry
An affluent and economically sustainable suburb	High property values and above average purchase price confirms desirability of the area	Density of development offers few building plots and makes the construction of affordable homes very difficult. Ensuring that contemporary designs do not dilute the character of local streets
Sustainability of the housing stock	Many houses have traditional solid masonry walls	Reduce energy consumption and heating costs with affordable insulation (internal, loft, external). Encourage use of less obtrusive solar roof tiles instead of large solar panel installations
Historic and heritage assets	Streets, houses, boundary walls, street lights, street furniture	Preserve these assets. Nominate properties and features for listing and extend or create new conservation areas
Green landscaping	Gardens, street trees, grass verges, playing fields, hedgerows, public open spaces that sustain and enhance local ecology and biodiversity	Retain and maintain avenues of street trees. Retain front gardens and minimise conversion to off-road parking and hard landscaping. Retain stone walls. Protect large garden plots against unsympathetic new builds. Retain playing fields and public open spaces
Long established routes	Henleaze Road, Eastfield Road, Wellington Hill West, Hill View, Kellaway Avenue	Manage the impact of the predicted increase in traffic volume and new residents parking zones nearby. Minimise disruption from developments in South Gloucestershire
Foot routes	On Golden Hill Grange Park to Westbury Road	Encourage more walking and cycling and use of bus services in Kellaway Ave and Westbury Road. Provide good all weather surface for pedestrians, wheelchair users and cyclists
Traditional cast iron street signs and lamp posts	Original street furniture dating from Victorian, Edwardian and inter-war periods add character to the area	Improve the inadequate level of street lighting, while preserving the traditional, cast iron lamp posts
Pavement surfaces	Concrete paving slabs, Black tarmac	Retain and maintain concrete paving slabs. Use smaller paving slabs Minimise trip hazards and improve visibility in streets by using light coloured surfacing material, instead of black tarmac

Statement of Community Involvement

6



Statement of community involvement

Our Place

Proactive community participation is a critical aspect of embedding heritage within place-making processes. To help communities take an active role in securing the protection and understanding of their local area, City Design Group has designed the Our Place toolkit that enables communities to identify and record their neighbourhood's local character and distinctiveness.

For further information about the Our Place project visit designbristol.ning.com/profiles/blogs/our-place-community-context-mapping-toolkit

The Henleaze Society AGM November 29th 2012 concluded with a presentation by Alison Bromilow of the Neighbourhood Planning Network on the Localism Act 2011 and the ways in which local people can get engaged in the planning process and devise a community plan for land use locally.

The formation of the Henleaze Planning Group – 14th March 2013. A meeting of the group was arranged for a consultation with Alison Bromilow on the best way forward for Henleaze. Without large areas of land for development it was clear that a Henleaze Character Assessment and a Community Design Statement were the two steps to take forward.

Westbury on Trym Society's Character Assessment training on 15th May 2013 with Peter Insole and Richard Guise including practical mapping sessions and discussions to assess the Conservation Area in Westbury on Trym were attended, by Henleaze residents, in the Henleaze Planning Group.

In July 2013 an article in the Henleaze Society's Newsletter invited Henleaze residents to volunteer for mapping the Henleaze Streets. An enclosed leaflet explained in detail the Character Assessment and its purpose. The Newsletter and the enclosed leaflet were distributed to every house in Henleaze.

Information about the Henleaze Character Assessment was placed on the Henleaze Society's website. Volunteers for the mapping were invited to join in this process.

The Henleaze Society had a stall at a community event called "Party in the Park" held on the Golden Hill Sports Club playing fields on 14th September 2013. The Henleaze Character Assessment leaflets and the July Newsletters were displayed. Volunteers were invited to sign up to do mapping in their streets.

A presentation describing the Henleaze Character Assessment was given to a meeting of the Henleaze Townswomen's Guild – October 2013

An exhibition was mounted of maps completed and photographs at the Henleaze Society AGM on 28th November 2013. Volunteers were invited to do further mapping.

An exhibition and presentation was given to the Neighbourhood Partnership Forum on 23rd January 2014. Volunteers were invited to map streets.

Mapping proceeded during 2014 and maps were submitted to City Design Group in September 2014.

The first draft of Our Place Henleaze November 2015 was considered by the trustees of the Henleaze Society and some members of the Henleaze Planning Group. Suggested amendments and additions were submitted in February 2016.

The document has been updated in light of the suggested amendments received.

Appendix - Additional character area images



This appendix provides further details and images of each character area in Henleaze.

Each character area section contains an indicative overview plan. These are based on the base line evidence collected during the Our Place process that has not been reproduced elsewhere in the document.

Character areas

Eastfield



- Overview plan**
- Wide Vista
 - Lack of footway
 - Green space
 - Tree
 - Stone walls
 - Pedestrian route
 - Heritage asset

- Henleaze Terrace - Henleaze Rd**
- 1 Old Quarry Park
 - 2 Old Quarry Park, view of children's play area and Pinefield, a 1980s block of flats in Eastfield Terrace



1	3	5	Eastfield Terrace - Eastfield 1 Eastfield Terrace northern side - 1930s houses 2 View of the northern side of Eastfield towards Eastfield Terrace 3 Cheriton Place, Victorian houses with sense of enclosure 4 Details of house in Cheriton Place 5 10 Eastfield - Grade II Listed
2	4		



1	3	5	7
2	4	6	8

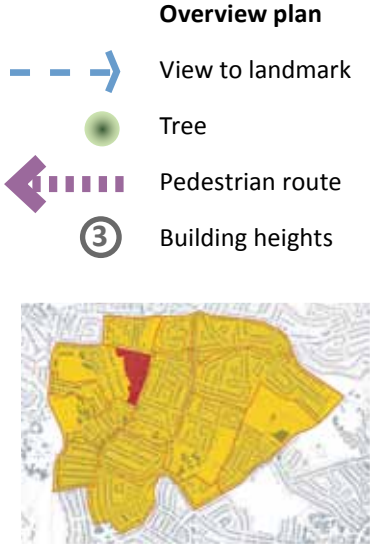
- Eastfield - Henleaze Terrace
- 1 12 Eastfield
- 2 Hand pump near boundary wall of no.12 Eastfield
- 3 Eastfield Lodge - Grade II listed
- 4 Blue plaque commemorating Professor Ziman
- 5 Stone plaque commemorating Amelia Edwards
- 6 No. 40 Eastfield, front boundary wall, no footpath
- 7 Nos 46-48 Eastfield - Grade II Listed
- 8 1920s houses on Henleaze Terrace



1	3	5	Eastfield Rd - Henleaze Road 1 Eastfield Rd - long, historic, stone boundary wall 2 No. 115 Eastfield Rd – Grade II listed 3 Victorian houses near the junction of Cheriton Place 4 Henleaze Rd – wall enclosing Old Quarry Park 5 Victorian and 1920s houses between Cheriton Place and Henleaze Terrace junctions with Eastfield Road
2	4		

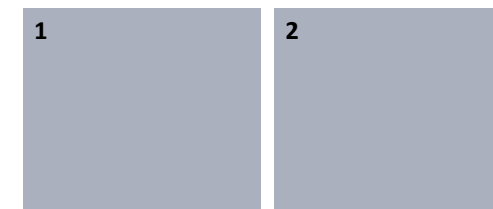


Dorset Road



1	3	5	7	Dorset Road 1 1970s terraced houses 2 1970s terrace 3 Blandford Close - 3 storeyed 1970s terrace 4 Dorset Road - interwar houses 5 Dorset Rd - Dorset villas
2	4	6	8	





Dorset Road

1 Detached houses, grass verge and trees, southern side of Eastfield

2 Dorset Villa



1	3	5	Henleaze Road 1 19th century terraced houses and Cranford Court, Henleaze Road 2 Access to modern houses and Blandford Close 3 Maple Grange 4 Studland Court 5 The Eastfield Inn, built in the 1930s
2	4		



Red Maids' School



- Overview plan**
- Wide Vista
 - Gateway
 - Tree
 - Stone walls
 - Pedestrian route
 - Heritage asset



1	3	5	7
2	4	6	8

Grange Park

1 Copper beech

2 House on the eastern side

3 House on the eastern side

4 House on the eastern side

5 House on the western side

6 House on the western side

7 View of trees in Eastfield Lodge garden

8 Grange Close North - way through to another quiet area



1	3	5	7
2	4	6	8

Grange Close North - Westbury Road

1 View of Burfield House and the stone boundary wall

2 “The Spinney” interwar house

3 Grange Close North, southern section

4 Priory Avenue

5 Westbury Road, former Priory estate lodge house

6 Red Maids red brick building

7 Red Maids’ school grounds

8 Red Maids’ school lodge



Grange Court Road



- Overview plan**
- Wide Vista
 - View to landmark
 - Grass verges
 - Stone walls
 - Pedestrian route
 - Heritage asset

1	3	5	Westbury Road - Grange Court Road 1 Former Burfield House lodge 2 Victorian semi-detached houses in Westbury Rd 3 Houses south of Tram Depot, Westbury Road 4 Side elevation of Tram Depot in Grange Court Rd 5 Grange Court Rd junction with Westbury Road – former Tram Depot-Grade II listed
2	4		





1

2

3

4

5

6

Grange Court Road

1 Stone fronted houses on Grange Court Road

2 1920s semi detached properties opposite stone fronted houses

3 1920s house – part of Red Maids’ Junior School

4 View of Telephone exchange and Red Maids’ Junior School

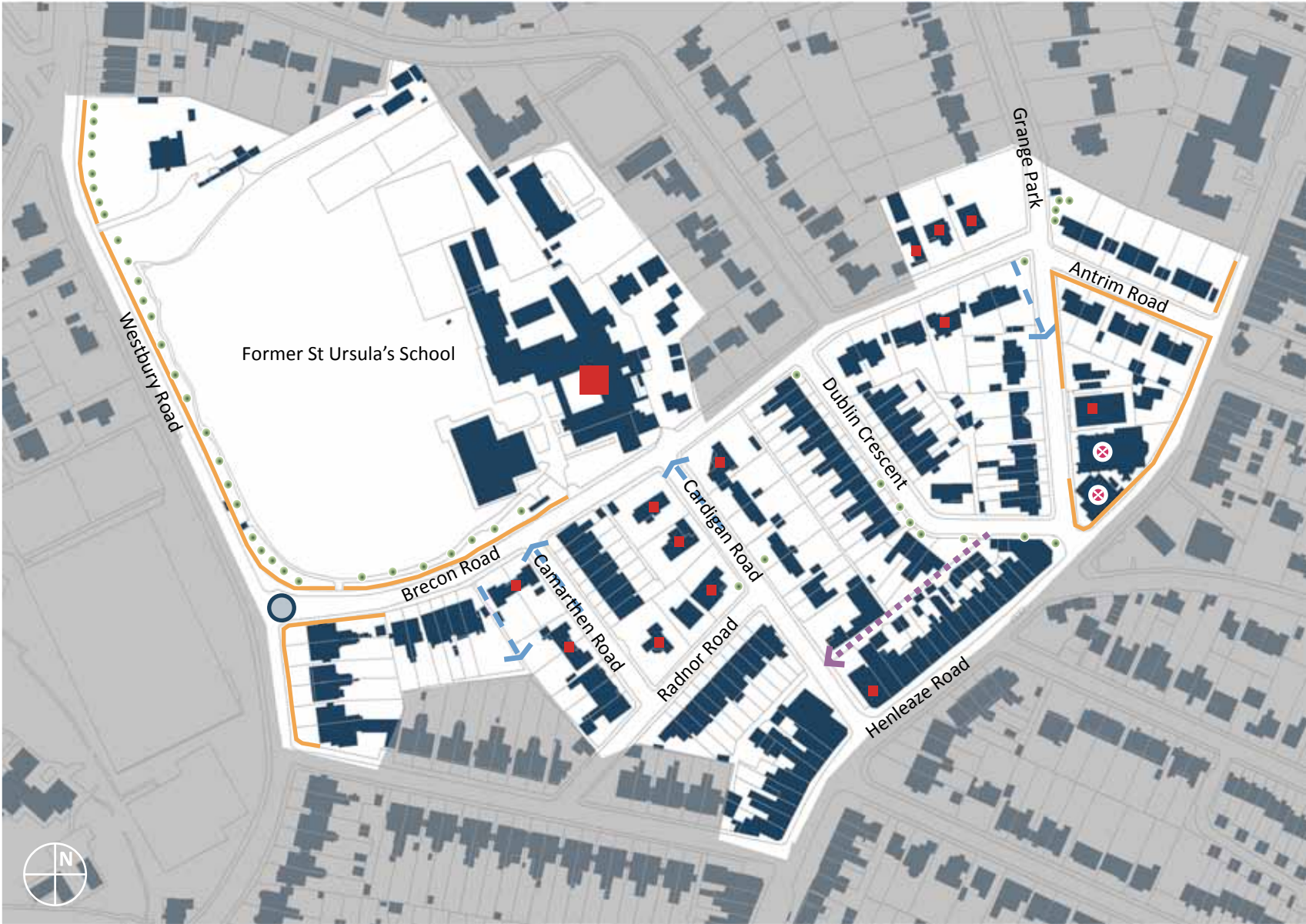
5 A distinctive house

6 The Sacred Heart RC Church and the presbytery

1	3	5	Grange Court Road 1 Henleaze Bowling Club pavilion 2 View of houses looking towards Brecon Rd 3 View of Voke family designed/built house from Brecon Rd 4 House at the junction of Grange Court Road and Brecon Road, built 1909 5 View towards Flats, boundary hedge and trees in Red Maids' School grounds
2	4		



Brecon Road



- Overview plan**
- Gateway
 - View to landmark
 - Tree
 - Landmark
 - Stone walls
 - Pedestrian route
 - Heritage asset



1	Brecon Road - Westbury Road	
2	4	6
3	5	
1 "The Hermitage" 2 "The Hermitage", south elevation 3 Houses south of the Brecon Road junction 4 Former St Ursula's boundary 5 Houses on southern side of Brecon Road 6 View of Edwardian houses on the southern side of Brecon Road		



1		
2	4	6
3	5	

- Brecon Road**
- 1 1920's 'Arts and Crafts' style property
 - 2 Former St Ursula's Convent and School
 - 3 Brecon Road, north side, Voke designed houses
 - 4 Brecon Road, 1920s house on southern side
 - 5 Antrim Road
 - 6 Trinity-Henleaze United Reformed Church, Waterford Road



1		
2	4	6
3	5	

Brecon Road environs

1 Waterford Road, 1920s houses opposite Trinity-Henleaze Church

2 Dublin Crescent

3 Cardigan Road, 1920s houses on eastern side

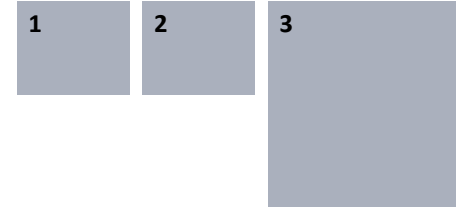
4 Corner of Cardigan Rd and Radnor Rd

5 Radnor Road, terraced houses on southern side

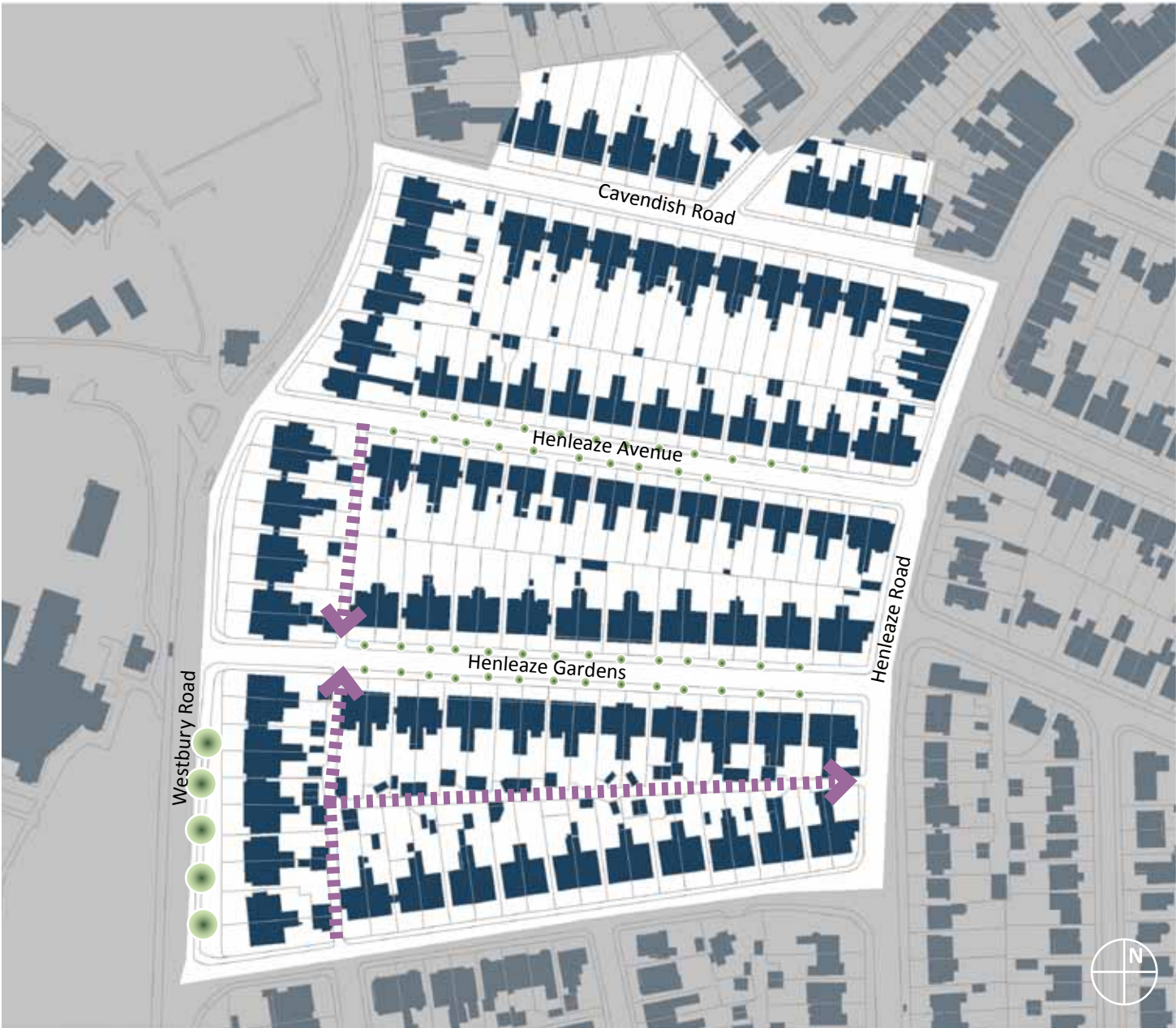
6 Camarthan Road, west side

Brecon Road environs

- 1 Camarthan Road, east side
- 2 Henleaze Road, landmark bank building
- 3 Henleaze Road, terrace with shops in the Downs Conservation Area



Henleaze Avenue



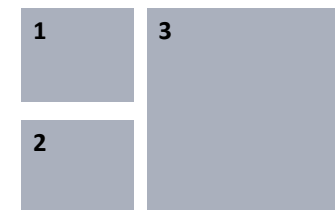
Overview plan

● Tree

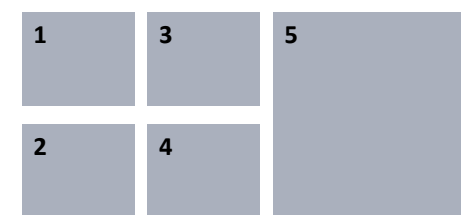
← Pedestrian route

Henleaze Avenue environs

- 1 Houses on the southern side of Henleaze Gardens
- 2 House on Henleaze Gardens
- 3 View east along avenue



Henleaze Avenue environs



1 Houses, gardens, front boundary walls – southern side, Henleaze Avenue

2 Henleaze Avenue, view from Henleaze Road

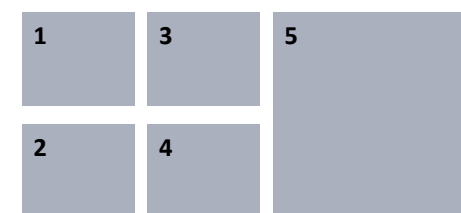
3 Cavendish Road, north side

4 View of houses with gardens converted to parking areas on Cavendish Road

5 Cavendish Road



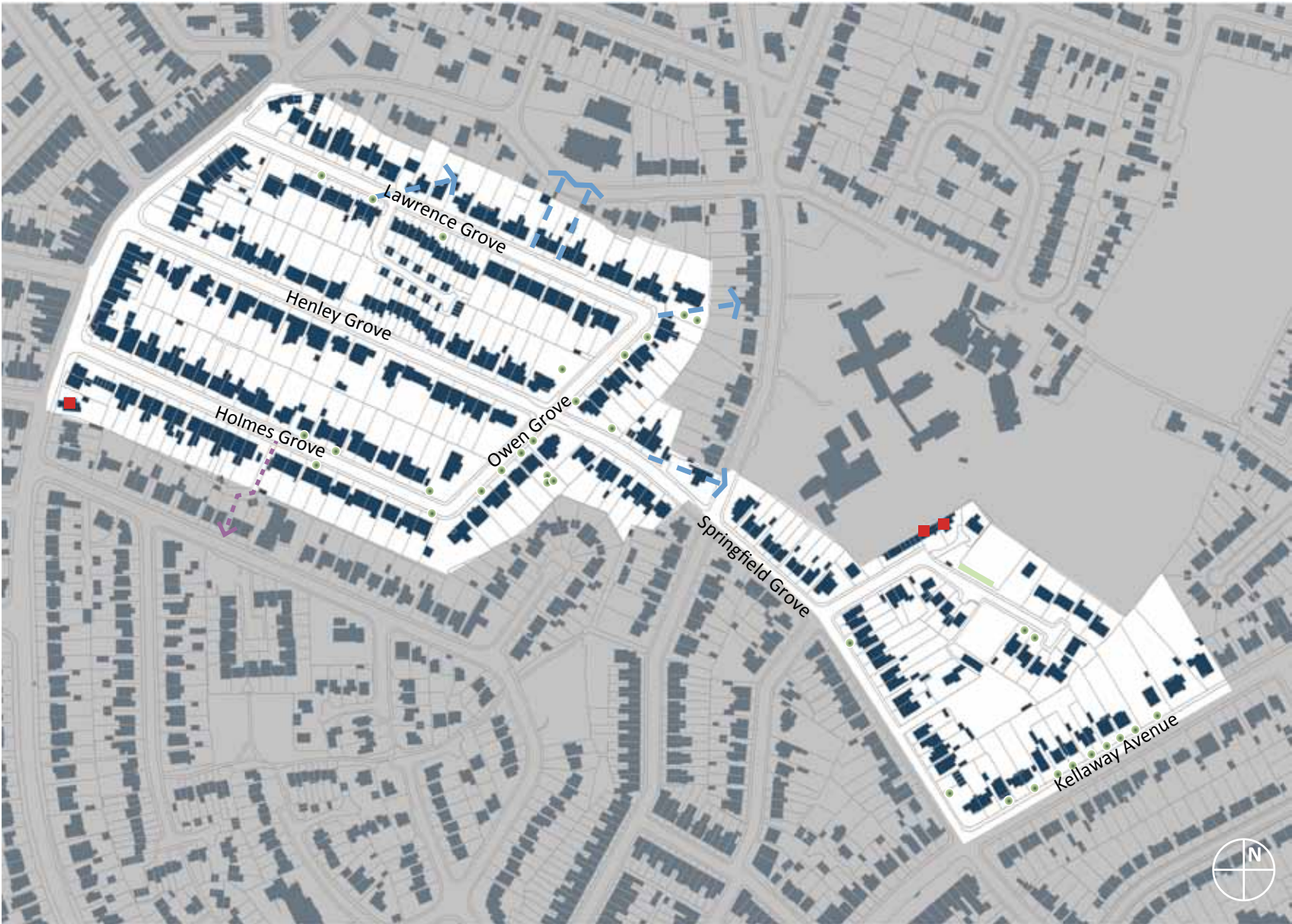
Henleaze Avenue environs



- 1 Henleaze Road, house at the junction of Westbury Road and Henleaze Road
- 2 Houses between Westbury Road and Northumbria Drive junction
- 3 Henleaze Road, terrace with shops
- 4 View of houses in Westbury Rd –north of the Henleaze Gardens junction
- 5 View of houses in Westbury Rd – south of the Henleaze Gardens junction



The Groves



- Overview plan**
- View to landmark
 - Tree
 - Pedestrian route
 - Heritage asset

1	3	The Groves 1 Edwardian Houses, Holmes Grove 2 Houses and bungalow, Holmes Grove 3 Henley Grove
2		



1	3	5	7	The Groves 1 Henley Grove, 1970s town houses 2 Henley Grove, inter-war house 3 Bungalow, Henley Grove 4 Lawrence Grove 5 1920s house, Lawrence Grove 6 Lawrence Grove 7 and 8 Lawrence Grove houses of character
2	4	6	8	



1	3	5	7
2	4	6	8

- The Groves**
- 1 Owen Grove, southern part
 - 2 Springfield Grove
 - 3 View of Grove Lodge from Henleaze Rd
 - 4 Henleaze Road
 - 5 Shops and flats - view from Henley Grove junction with Henleaze Road
 - 6 Henleaze Road - view from Holmes Grove junction
 - 7 Henley Grove lodge near Holmes Grove - Henleaze Road junction
 - 8 Kellaway Avenue



Oakwood Road



- Overview plan**
- Wide Vista
 - View to landmark
 - Grass verge
 - Tree
 - Landmark
 - Stone walls
 - Pedestrian route
 - Heritage asset



Oakwood Road environs

1 Henleaze Road looking northwards from the Rockside Drive junction, showing Ferndown Grange

2 Henleaze Road view of houses and stone front boundary wall from Henleaze Park Drive junction

3 Henleaze Road, shops with flats above



1	3	5	7	Oakwood Road environs 1 Henleaze Road, shops with flats above, built in the 1920s 2 Henleaze Road petrol station 3 The Drive, view eastwards of St Peter's Church 4 Grade II listed lodge house, The Drive 5 View of St Peter's Church 6 The Vicarage, The Drive 7 Wanscow Walk 8 Former lodge house to the Henleaze Park estate, Wanscow Walk
2	4	6	8	



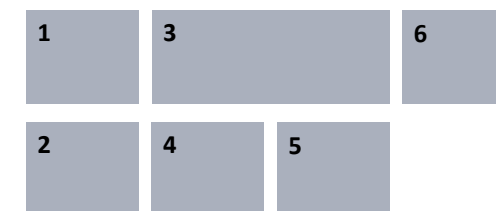
1	3	5	7	Oakwood Road environs 1 Henleaze Park Drive, south side 2 Henleaze Park Drive, north side 3 Houses in Rockside Drive 4 House on Oakwood Avenue 5 Distinctive 1930s semi-detached houses, Oakwood Road 6 Oakwood Road 7 Park Grove 8 Hill View
2	4	6	8	



Broadleys Avenue



- Overview plan**
- Gateway
 - View to landmark
 - Green space
 - Tree
 - Stone walls
 - Pedestrian route



Broadleys Avenue

1 Commemorative plaque to Royal blind School

2 Junction of Pyecroft Avenue and Henleaze Rd – grassy area and trees

3 Pyecroft Avenue sloping upwards

4 Junction of Pyecroft Ave and Broadleys Ave

5 and 6 Broadleys Ave Terrace



1	2	3	Broadleys Avenue
		4	
			1 Broadleys Ave detached houses
			2 Hobhouse Close
			3 Southmead Rd -terraced houses
			4 View of 1960s houses in Hill View and trees



Harbury Road



- Overview plan**
- View to landmark
 - Grass verge
 - Tree
 - Stone walls
 - Pedestrian route
 - Poorly defined area
 - Gateway



1	2	4	Harbury Road environs 1 Harbury Rd shops 2 Harbury Rd shops' forecourts 3 Houses and Henleaze House 4 Houses in the rectangular part of Harbury Rd 5 Long fence decorated with plants
	3	5	



Character areas

1		4	6
2	3	5	7

- Harbury Road environs**
- 1 South Croft
 - 2 South Croft – houses on the northern side
 - 3 Houses in Croft View
 - 4 Cransley Crescent
 - 5 Bilbury Crescent
 - 6 Bungalows in Bibury Close
 - 7 Audrey Walk, a cul-de-sac



1	3	5	6
2	4	7	

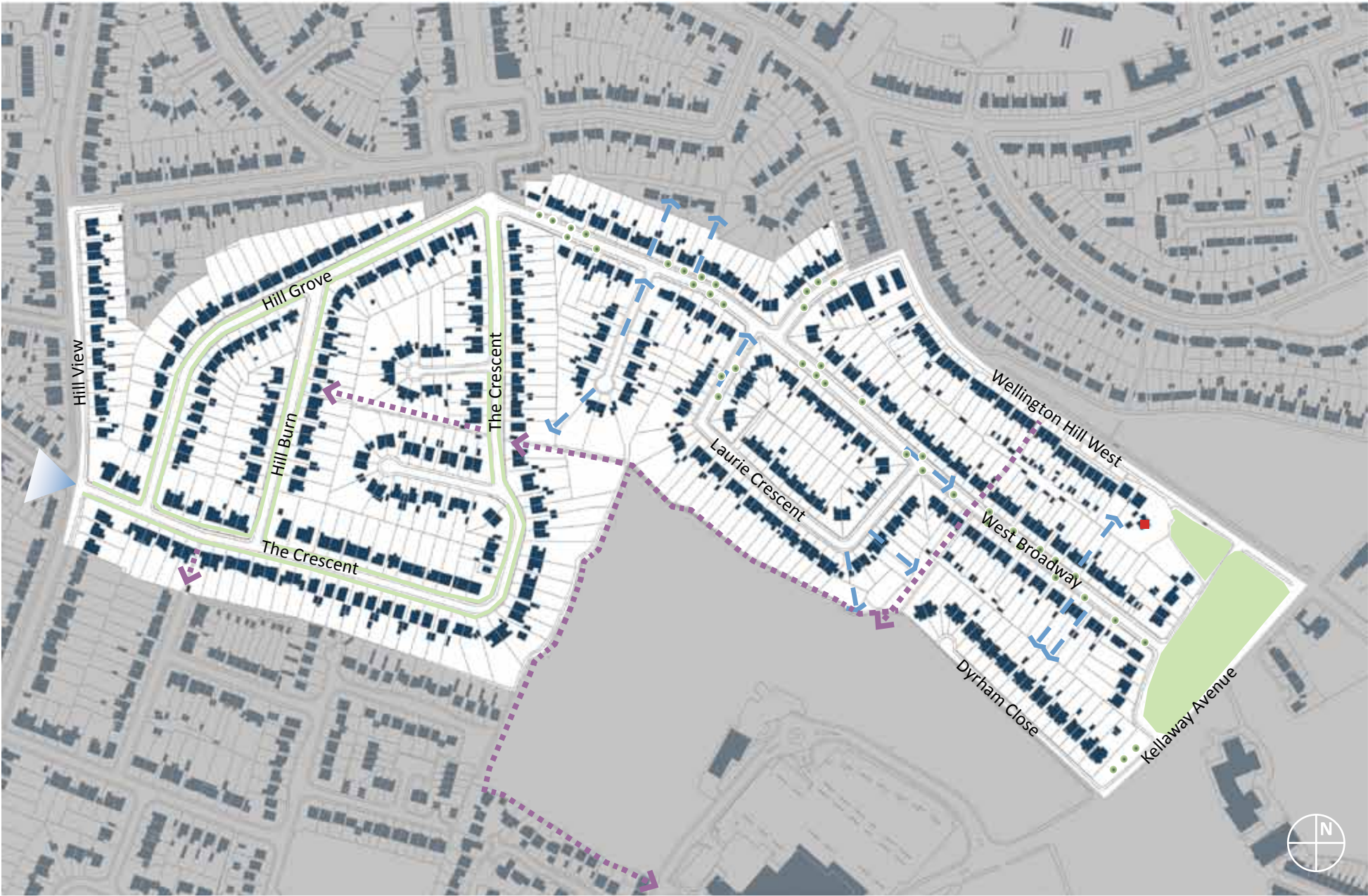
- Harbury Road environs**
- 1 Audrey Walk semi-detached house
 - 2 Wellington Hill West
 - 3 Wellington Hill West
 - 4 Wellington Hill West
 - 5 Terrace with shops and flats above
 - 6 Distinctive 1930s houses, Hill View, view towards Southmead Road
 - 7 Hill View



The Crescent



- Overview plan**
- Wide Vista
 - View to landmark
 - Grass verge
 - Green space
 - Tree
 - Pedestrian route
 - Heritage asset

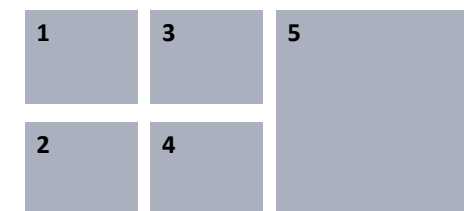


1	3	5	7
2	4	6	8

The Crescent environs

- 1 View down Rockside Drive from The Crescent
- 2 Interwar houses near the junction with Hill View
- 3 View of houses on the southern side of The Crescent
- 4 Houses in Cyprus Grove cul-de-sac
- 5 Hill Grove
- 6 Interwar houses near the junction of The Crescent and Hill View
- 7 Hill Burn
- 8 1930s houses in Hill View





The Crescent environs

1 West Broadway

2 Houses with 1930s design features in West Broadway

3 Broadway Avenue, view towards West Broadway

4 Laurie Crescent

5 Foot route leading to Dyrham Close from The Crescent



1	3	4	The Crescent environs 1 Dyrham Close, vview towards Horfield Common 2 Wellington Hill West 3 Rose Cottage, Wellington hill West 4 Kellaway Crescent leading from Wellington Hill West and part of Horfield Common
2			



The Furlong



- Overview plan**
- Grass verge
 - Green space
 - Tree
 - Landmark (major/local)
 - Pedestrian route

1	2	4	The Furlong 1 The Furlong 2 Houses and landscaping with open plan gardens, The Furlong 3 Open space, The Furlong 4 The Furlong, pedestrian/cycling foot route to Sates Way and Ridgehill
	3		



1	3	5	7
2	4	6	

The Furlong environs

1 Wimbledon Road, rhythm of semi-detached houses

2 Wimbledon Road

3 Twickenham Road, details of interwar houses

4 Stadium Road, semi-detached houses on northern side

5 Stadium Road, Art Deco style semi-detached houses

6 Parkland aspect, Kellaway Avenue

7 Kellaway Ave, Victorian houses



1	3	5	The Furlong environs 1 Kellaway Avenue, 1870s houses 2 Detail of 1920s houses, Kellaway Ave 3 Kellaway Avenue, 1920s semi-detached houses 4 1920s bungalow, Kellaway Avenue 5 View along Lime Trees Road towards Kellaway Avenue
2	4		



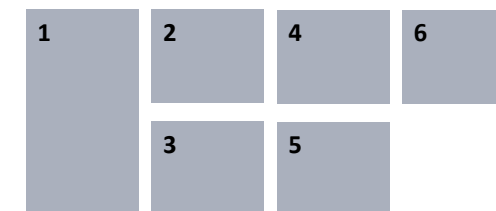
Golden Hill



- Overview plan**
- Wide Vista
 - View to landmark
 - Green space
 - Tree
 - Landmark
 - Pedestrian route
 - Heritage asset

1	3	Golden Hill environs
		1 Claremont House
2		2 Claremont Court
		3 Information Board in Phoenix lane





Golden Hill environs

- 1 Redwood Tree – Claremont estate
- 2 “The Briars”, formerly Henleaze Farm
- 3 Houses in Kenton Mews
- 4 Park Grove houses and boundary of Claremont estate
- 5 Henleaze Junior School
- 6 Henleaze Infant School



1	3	5	7
2	4	6	

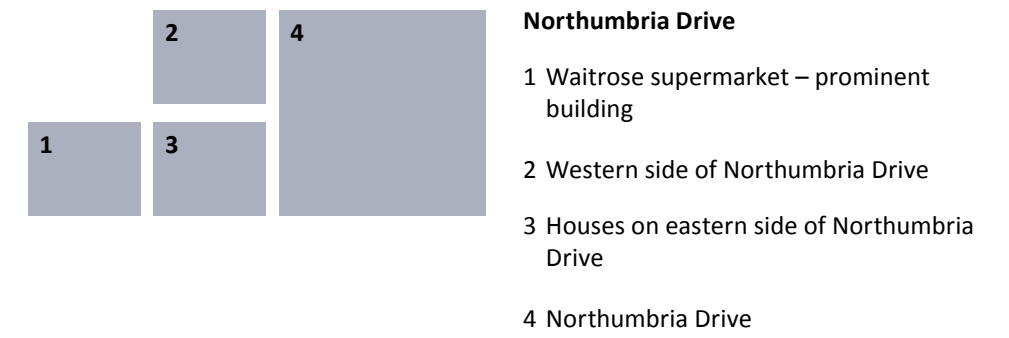
- Golden Hill environs**
- 1 “Chalet” bungalows in Longleat Close and landmark trees
 - 2 Henleaze Park Drive houses, northern side
 - 3 Walliscote Rd houses
 - 4 Ridgehill houses
 - 5 Ridgehill houses
 - 6 Houses in Hill View north of the Henleaze Park Drive junction
 - 7 Houses in Hill View south of the Henleaze Park Drive junction



Northumbria Drive



- Overview plan**
- Gateway
 - Green space
 - Tree
 - Stone walls
 - Pedestrian route
 - Heritage asset



1	3	5	7
2	4	6	8

- Northumbria Drive environs**
- 1 Fallodon Way, distinctive 1950s house
 - 2 Fallodon Way, view of 1930s houses
 - 3 Fallodon Way, 1970s/1980s houses; some “self build”; looking east
 - 4 Farne Close, 1950s houses
 - 5 Fallodon Way play area
 - 6 Fallodon Way, 1990s houses
 - 7 White Tree Road, flats for disabled people, flats for families, Thomas More project building
 - 8 White Tree Road, Wildcroft House



1	3	5	7
2	4	6	8

- Northumbria Drive environs**
- 1 Westbury Park Tavern
 - 2 Remenham Drive
 - 3 Scouts meeting building and gates, Remenham Drive
 - 4 Wildcroft Road
 - 5 1930s house, Wildcroft Road
 - 6 Brean Down Avenue
 - 7 Brean Down and rear of Fallodon Court
 - 8 Foot route to Remenham Drive



