

# Land at Lower Knowle Farm, Berrow Walk, Bristol

Archaeological Desk-Based Assessment  
BHER 25491



on behalf of

**S2 Architects**

Nick Corcos BA, MA, PhD, AIFA  
Sarah News BA

**Avon Archaeology Limited**

Bristol: June 2015



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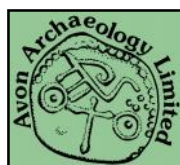
**Frontispiece:** Rear view of Lower Knowle Farm from south-east. Ruined dairy lies to right of frame, behind vegetation. Foundations of large barn lie just to left of image.

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and Sarah News BA

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## Executive Summary

Avon Archaeology Limited were commissioned by Co-Housing, Bristol, to carry out an archaeological desk-based assessment on land at Lower Knowle Farm, Berrow Walk, Knowle, Bristol, centred on NGR ST 59310 70800. The study area consists of the building of Lower Knowle Farm itself, and its immediate environs, which include the ruins of a probable 19th century barn. The site has not previously been assessed archaeologically, although a detailed visual inspection of the present house was carried out in 1999 (BHER 20289). The local authority's Historic Environment Record shows that there have been very few previous archaeological interventions or studies in the vicinity of the study site. The farm-house is now a Grade II Listed Building (rec.no.1282397), and the site as a whole lies well outside, and to the south-east of, the formally designated Bedminster Conservation Area. There are no other designations of any kind, statutory or otherwise, affecting the site.

The site lies within the area of the former historic tithing of Knowle, itself a member of the vast and ancient Bedminster parish, formerly, in the pre- and post-Conquest periods, a large royal manor. The study has benefited greatly from the fact that the majority of Bedminster parish fell into the hands of the Smyth family of Ashton Court at the beginning of the 17th century, since the result is an unusually large corpus of fine 18th and 19th century pre-tithe maps of the manor, which are crucial to an understanding of the historical development of the site.

Knowle was clearly a small, bounded estate in its own right at least by the late Anglo-Saxon period, since it is recorded by name in the Domesday survey. The place-name is a clear reference to the low, but locally prominent flat-topped hill which lies to the south-east of the study site, and which is now covered by modern housing development. Early modern documents refer to a common field at Knowle, so it is possible that the small estate there, at least in the medieval period, operated its own field system independent of the vast Bedminster manor. Documentary evidence also suggests that the estate may also have had its own chapel, at least as early as the late 12th century.

Historic map evidence clearly shows that the building which survives as Lower Knowle Farm, and its associated grounds, were once part of a far larger complex of farm buildings and, crucially, including a large house, known as Lower Knowle Court, which was demolished in the second half of the 19th century. From what little is known about the nature and physical appearance of this structure, combined with the map evidence, it seems clear that it lay at the centre of a small 'manorial' type complex, and indeed it is quite possible that it is this site which represents the location of the Domesday (and therefore late Anglo-Saxon) estate of Knowle. The surviving building, Lower Knowle Farm, appears to contain fabric of at least 16th century date, but in origin it is almost certainly far earlier, and probably represents the original medieval demesne farm of the Knowle estate. Large parts of the sites of both Lower Knowle Court, and of the buildings belonging to the complex attached to Lower Knowle Farm, fall within the boundary of the present study site. Ancillary buildings still surviving on the site include the so-called "bakehouse" and a ruined barn or dairy, both likely to be of 19th century date, together with the upstanding foundations of a larger and older barn to the south. It is likely that the foundations of further ancillary buildings, of late 18th century date or earlier, survive below ground between these two barns. It is possible that a large pond



immediately to the south-west of, and outside the proposed development area, was a manorial fish pond.

The more recent history of Lower Knowle Farm has been one of increasing urban encroachment, and Ordnance Survey maps of early twentieth century date onwards show how the site has gradually become engulfed in the expansion of housing development which has taken place in the greater Bristol area during the last century. Adoption Notices have been used to pinpoint the exact dates at which the roads immediately adjacent to the farm must have been laid out, and these focus around the 1930s. From having been in the hands of the Clancy family (hence “Clancys’ Farm”), the farm and its surrounding lands were sold to Bristol City Council in the mid-1920s. An aerial photograph, taken in 1946, shows the remaining farm buildings (the farm-house, the “dairy” and the larger barn to the south-east) within a small “island” of undeveloped land, surrounded on all sides by housing. More extensive open fields are visible to the south of Wingfield Road, although it is not known whether they formed a part of the farm at this date.

Certainly, from this point onwards, the immediate environs of the farm would have become what is called a “brownfield” rather than a rural site, and it is likely that the three or so existing farm buildings may have, by that time, lost their original agricultural function. From cartographic evidence, it is clear that the larger barn to the south-east became divided up into smaller units from the early 1950s, and was finally demolished at some point prior to 1969, although its upstanding foundations remain within the present study area. The so-called “dairy”, which is likely to be of 19<sup>th</sup> century date, is still standing, although in a ruinous condition, and heavily overgrown by vegetation. The farm was sold to its present owners (Co-Housing, Bristol), in 2010. It is currently the subject of a pre-application development proposal (City of Bristol Planning ref. 14/06269/PREAPP) for the erection of nine new dwelling houses in peripheral parts of the grounds of the existing farm building, to its south-east and north-east. It must be emphasised that the house itself does not form any part of the application, in any way whatsoever. The proposed development will include a landscaping element for new communal gardens.

Below ground foundations of Lower Knowle Court, which is of at least 16<sup>th</sup> century origins, are likely to survive beneath the area of communal garden at the front of Lower Knowle Farm. To the rear, the footprint of the existing ruined dairy will be incorporated within a shared open space, but it is likely that, to the south of the dairy, further foundations exist, of a 19<sup>th</sup> century agricultural building, and of a larger barn, of possible earlier date. It is also quite possible that further structures or other features of medieval date, contemporary with the original demesne farm, may exist within the study area.





Figure 1

Location of the Study Area

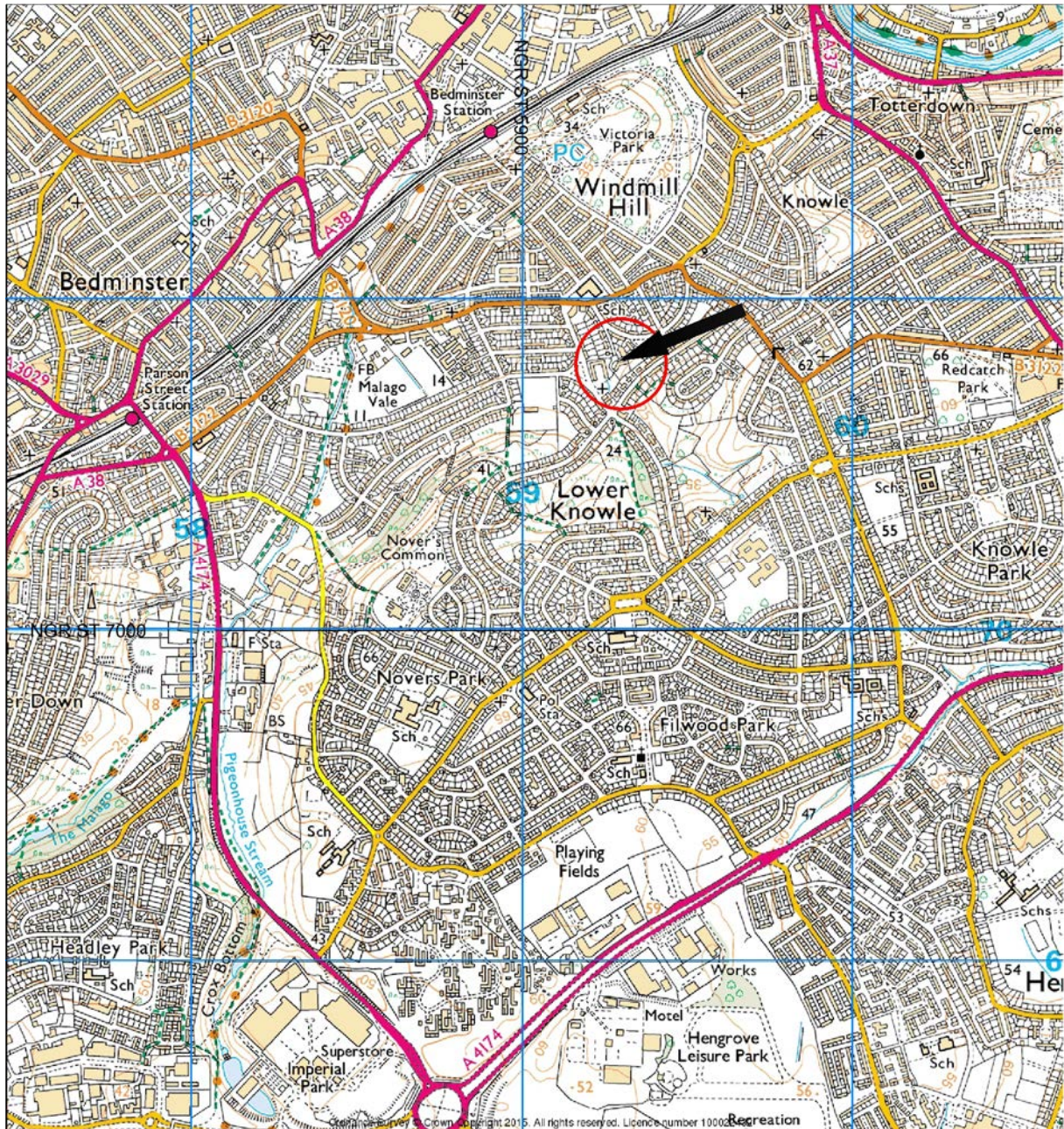
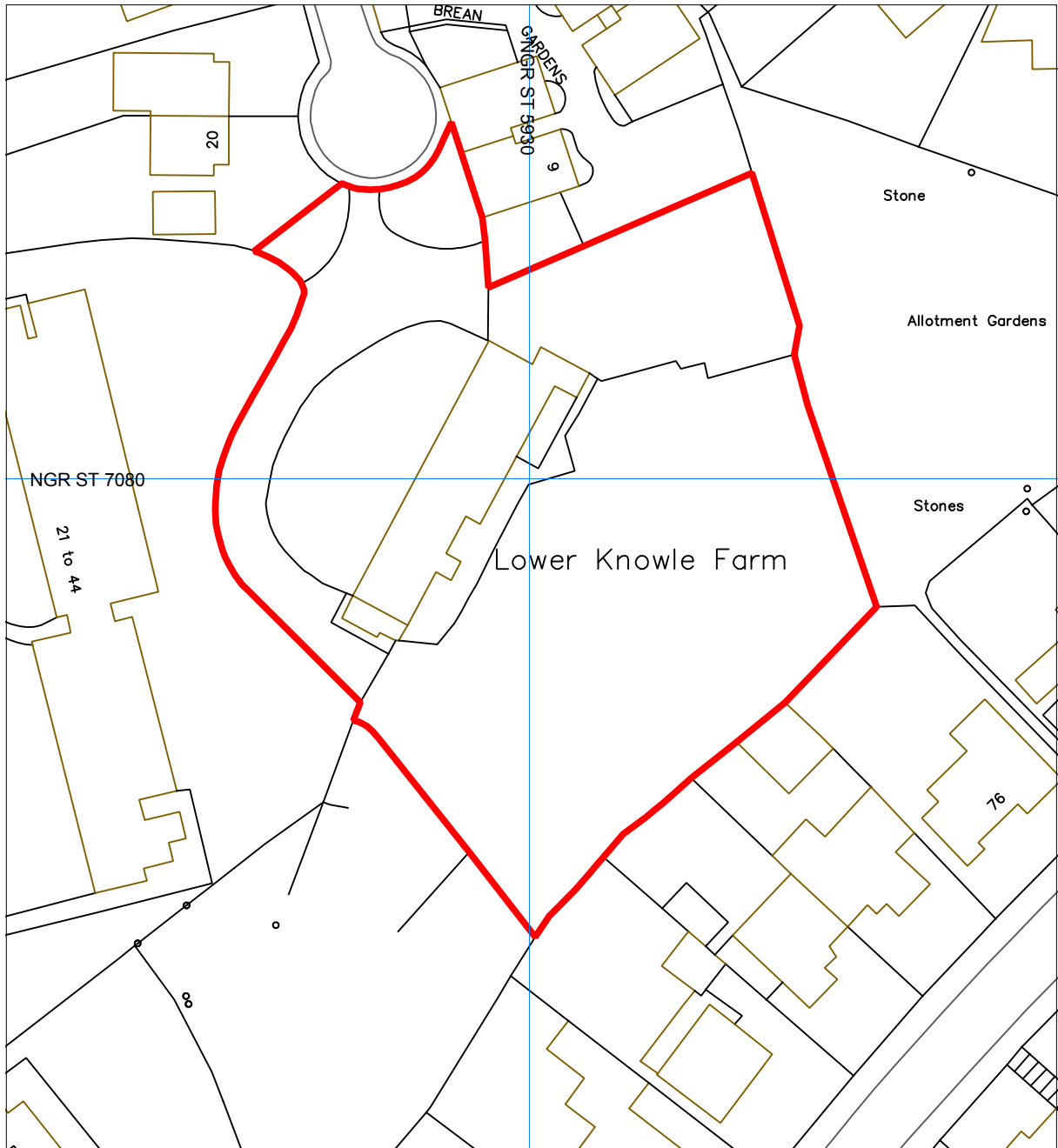




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0 200m



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Rear view of Lower Knowle Farm from south-east. Ruined dairy lies to right of frame, behind vegetation. Foundations of large barn lie just to left of image.

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9. View from south-west of north-east end of ruined barn (probable dairy) to north-east of Lower Knowle Farm. Remains of walls of barn possibly survive beneath vegetation in foreground.



## ABSTRACT

Avon Archaeology Limited were commissioned by Co-Housing, Bristol, to carry out an archaeological desk-based assessment on land at Lower Knowle Farm, Berrow Walk, Knowle, Bristol, centred on NGR ST 59310 70800. The study area consists of the building of Lower Knowle Farm itself, and its immediate environs, which include the ruins of a probable 19th century barn. The site has not previously been assessed archaeologically, although a detailed visual inspection of the present house was carried out in 1999 (BHER 20289). The local authority's Historic Environment Record shows that there have been very few previous archaeological interventions or studies in the vicinity of the study site. The farm-house is now a Grade II Listed Building (rec.no.1282397), and the site as a whole lies well outside, and to the south-east of, the formally designated Bedminster Conservation Area. There are no other designations of any kind, statutory or otherwise, affecting the site.

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Knowle was clearly a small, bounded estate in its own right at least by the late Anglo-Saxon period, since it is recorded by name in the Domesday survey. The place-name is a clear reference to the low, but locally prominent flat-topped hill which lies to the south-east of the study site, and which is now covered by modern housing development. Early modern documents refer to a common field at Knowle, so it is possible that the small estate there, at least in the medieval period, operated its own field system independent of the vast Bedminster manor. Documentary evidence also suggests that the estate may also have had its own chapel, at least as early as the late 12th century.

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century date, together with the upstanding foundations of a larger and older barn to the south. It is likely that the foundations of further ancillary buildings, of late 18th century date or earlier, survive below ground between these two barns. It is possible that a large pond immediately to the south-west of, and outside the proposed development area, was a manorial fish pond.

## ACKNOWLEDGEMENTS

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## NOTES

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

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## ABBREVIATIONS

|      |   |
|------|---|
| AAL  | Avon Archaeology Limited                    |
| AAU  | Avon Archaeological Unit                    |
| aOD  | Above Ordnance Datum                        |
| BHER | City of Bristol Historic Environment Record |
| BRO  | Bristol Record Office                       |
| NGR  | National Grid Reference                     |
| OED  | Oxford English Dictionary                   |
| OS   | Ordnance Survey                             |
| SRO  | Somerset Record Office                      |





## 1 INTRODUCTION

Avon Archaeology Limited have been commissioned by Co-Housing, Bristol, to undertake an Archaeological Desk-Based Assessment relating to land at the former Lower Knowle Farm, now a dwelling house, at Berrow Walk, Knowle, Bristol. The site is centred on NGR ST 59310 70800, and in total occupies an area of about 0.33ha. Lower Knowle Farm itself is a Grade II Listed Building, and the site also contains within its curtilage two ancillary buildings, a ruined barn, believed to have been the former dairy (BHER 20289) and the so-called “bakehouse”, both of which are likely to be of 19<sup>th</sup> century date. The study area also includes the upstanding footings of a second, larger barn, of late 18<sup>th</sup> century, or earlier date, and, most probably, the below ground foundations of smaller ancillary buildings of early 19<sup>th</sup> century date. There are no other statutory or other formal designations, of any kind, affecting the site, and it lies well outside, and to the south-east of the southern boundary of the Bedminster Conservation Area. There are no Scheduled Ancient Monuments in the immediate vicinity of the site, and the next nearest listed building is 620m away to the east (the Chapel of the Convent of the Sisters of Charity, Grade II Listed, in Redcatch Road, Knowle). At the time of writing, the site was very heavily overgrown.

The site is currently the subject of a pre-application development proposal (City of Bristol Planning Ref. 14/06269/PREAPP) for the erection of nine new dwelling houses in peripheral parts of the grounds of the existing main house, to its south-east and north-east. It should be emphasized that the extant house does not form any part of the application, in any way whatsoever. The proposed development will include a landscaping element for new communal gardens. The site is an irregular trapezoid in shape, its longest dimensions being 70m from north-west to south-east, and 63m from north-east to south-west. It is bounded to the south-east by the rear gardens of houses fronting onto Wingfield Road, to the west by houses in Blagdon Close, and to the north by houses in Brean Gardens, and those at the south-western end of Berrow Walk (**Figures 1 and 2**).

## 2 METHODOLOGY

Searches were made of the indices of the collections of the Bristol Record Office, Bristol Central Library, the Somerset Record Office, and the main Arts and Social Sciences Library of the University of Bristol. A variety of online bibliographic resources, most notably COPAC, BIAB, the Archaeology Data Service, and Google Scholar, were used to identify potentially useful sources of information, whether published or otherwise<sup>1</sup>. A visit to the site was made by the authors on 27<sup>th</sup> May 2015, when a digital photographic record was made (**Frontispiece and Plates 1 to 9**). In addition, information from a trawl of the City of Bristol Historic Environment Record, carried out on behalf of AAL by Peter Insole, HER Officer for the local authority, was incorporated into the findings of the study (**Figure 3 and Section 5**).

This report will be archived in the City of Bristol HER under reference BHER 25491.

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<sup>1</sup> [www.copac.ac.uk](http://www.copac.ac.uk); [www.biab.ac.uk](http://www.biab.ac.uk); <http://archaeologydataservice.ac.uk>; [www.scholar.google.com](http://www.scholar.google.com)

### 3 TOPOGRAPHY AND GEOLOGY

The site lies just under 1km to the south-east of the former location of Bedminster Old Church, on the southern side of the River Avon. To all intents and purposes, it is effectively level, although with a very slight upward gradient from north-west to south-east. Heights aOD range from just over 18m aOD at the site's northern boundary, to values centring on maxima of about 21-22m aOD at the south-eastern boundary. Geologically, the site is underlain by strata of the important Mercia Mudstone group of calcareous marls, lain down throughout virtually the entire duration of the Triassic period, and the thickness of which can run to well over 1km in places. These beds are extremely widespread in England, and highly variable in their physical nature. BGS notes that they consist essentially of

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

It is worth noting that the local geology has given direct rise to the place-name (see further below), for the knoll to which it refers, and the summit of which is now occupied by Redcatch Park and the modern housing estate of Knowle Park, consists of outcrops of more resistant, and younger, Saltford Shale and Wilmcote Limestone, both of which straddle the transition between the Triassic and Jurassic periods (BGS). The top of the knoll is marked by a height of 66m aOD at the northern side of Redcatch Park.

### 4 HISTORICAL BACKGROUND

#### Bedminster

Historically, the study area lay in the ancient ecclesiastical parish of Bedminster, in northern Somerset, and in the Hundred of Bedminster and Hartcliff. There is no *Victoria County History* covering this part of Somerset as yet, but an early account can be found in Collinson (1791, II, 280-288). Bedminster has also been the subject of an Extensive Urban Survey, carried out by the former Avon County Council (La Trobe Bateman, 1999).

At the former Mail Marketing site (West Street), there is evidence from a series of archaeological investigations, beginning in 2003, of multi-period activity which includes prehistoric, Romano-British and medieval remains, just to the south along West Street. The Romano-British phase here may represent a 3<sup>rd</sup>-4<sup>th</sup> century rural farmstead (Williams 2005, 128: Mail Marketing Site, West Street; BHER 22159; Young, forthcoming), and these discoveries indicate that even in seemingly unprepossessing areas of Bedminster, archaeological survival may be better than one may at first think. It has, indeed, been suggested that West Street may also follow the line of a Roman road between the Chew Valley and Almondsbury. The line of the road is known to follow the modern Bishopsworth and Bedminster Down Road (A38), before vanishing, only to reappear in the north of the city. The most obvious route for the road on leaving Bedminster Down would be along the line of West Street. In addition, the name *Chessel* appears as a street name, and this is generally

regarded as an archaeologically highly indicative name, especially with regard to Romano-British occupation, and the more so if an early spelling is available. In this case the name is indeed recorded in the mid-14<sup>th</sup> century, but it does not appear that any material of Roman date is known from that area at the present state of knowledge (Russell and Williams 1984, 25; BHER 10903).

This area lay well beyond the limits of the Anglo-Saxon settlement of *Bricg Stowe* (Sivier 2002, 13), and activity of that date on the south side of the River Avon is as yet unattested *archaeologically*. However, the witness of Domesday Book suggests very strongly that there ought to be high-status occupation in this area at least by the late Anglo-Saxon period (Thorn and Thorn, 1980). In 1086, Bedminster was a large, royal manor held directly by the king, having previously been part of the Anglo-Saxon royal demesne. Its sheer size, as it emerged into the post-Conquest and modern periods as an ecclesiastical parish, is an indication that it was by no means of 'ordinary' origin. In the mid 19<sup>th</sup> century, its total tithable area amounted to 4,115 acres (1,665 ha), excluding only 44 acres (18 ha) which were counted as exempt from tithe (Bedminster Tithe Survey 1841-43, BRO EP/A/32/7). Domesday notes that in the late 11<sup>th</sup> century, the estate was unhidated, that is, it was not rated for geld, usually taken as a diagnostic indicator of a status as ancient, core royal land. However, even though there is no record of the number of hides at which Bedminster was rated, an indication of its size and agricultural potential is given by the number of *ploughlands* which Domesday records there, and at 26, this amounts to a very large estate (Costen 1992, 166, and notes 1 and 2)<sup>2</sup>. In addition however, Domesday notes the presence of a priest holding land, and although it is not explicitly stated, it can be presumed that this priest was attached to the church at Bedminster, again a relationship that is usually taken to indicate at least an origin as a mother church of high status, the land being a remnant of an original endowment, and the priest himself all that remained of a formerly collegiate institution (Blair 2005, 366-367).

Indeed, the place-name itself makes this much more clear: Bedminster appears to derive from Old English *Beda*, a personal name, together with *mynster*, possibly commemorating either the church's founder, or the name of a priest attached to the church there (Costen 1992, 154). It has been suggested that the minster was in decline by 1086 (La Trobe Bateman 1999, 7), and in general terms, for a wide variety of reasons, this is indeed likely to have been the case (Blair 2005, 364-367); but even so, it is important to consider current ideas about the *physical* nature of high-status, pre-Conquest churches. These are now seen far more as sometimes dense *complexes* of buildings, which may well have had several churches, dwellings, workshops and other ancillary structures. Important middle Anglo-Saxon monastic sites, which Bedminster may well represent, seem to have been not only religious but also economic and political central places, and may in fact have had far more the appearance of somewhat sprawling, proto-urban settlements in their own right; indeed, John Blair has described such places as the nearest thing to towns that the period had to offer

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<sup>2</sup>It is also worth pointing out that of Bedminster's 26 ploughlands, only some 14 appear actually to have been cultivated (three in demesne, 10 by the customary tenants, and one by the priest). The inference is that there was scope for an expansion of agriculture amounting to something a little under a half the total size of the estate. The exact nature of the Domesday ploughland, and what it denotes in real terms, remains problematic, however: see especially Higham 1990.



(Blair 2005, 246-290)<sup>3</sup>. This has direct implications for our view of these places in terms of the potential archaeological resource which they may represent, and in particular, for the possible existence of contemporary, *multiple* churches (Blair 2005, 199-204). In addition, modern ideas about the close relationship between early minsters and royal halls would point very strongly towards the possibility of there having previously existed a substantial timber hall, perhaps rather like that excavated by Philip Rahtz at Cheddar (Rahtz 1979), somewhere in the vicinity of the former medieval parish church of St. John Baptist, which lay just to the south-east at New John Street. Relationships with major Roman sites, and especially villas, are also a well-known part of this overall occupation mix (Blair 2005, 183-191 and 271-275; Bell 1978). It is likely that St John's represents the site of the original minster which gave its name to the settlement and its estate (Morris 1989, 131; for the specific local example of Cheddar, Blair 1996; and for the site of St John's, Dawson 1979). The church itself, especially in the post-medieval period, underwent a series of misfortunes. It has now gone, although probably very little original medieval fabric remained in it anyway, having been rebuilt once in the later 17<sup>th</sup> century following damage sustained during the Civil War, and again in the mid 19<sup>th</sup> century (Latimer 1970, 197, 244). In April 1941, the church then fell victim to a major enemy bombing raid, but the location remains a small, public open space, and lies only 250m away from the study site.

Bristol's rapid rise in the post-Conquest period to the status, intermittently, of England's second largest town, meant that Bedminster became overshadowed, and by the 18<sup>th</sup> century, it had become effectively a village suburb of its much larger neighbour. The somewhat complex descent of the manor through various landlords, with occasional reversions to the crown, is described by Collinson (1791, II, 280-288). However, a key date which should be noted is 1605, when the majority of the parish was bought by Sir Hugh Smyth, and by virtue of its size alone, its acquisition made that family, later of Ashton Court, among the most eminent landowners in the region. Most of the core settlement area of Bedminster village was deliberately razed in the Civil War period, reputedly on the orders of Prince Rupert (Latimer 1970, 197, 244). Coal-mining established itself as a major industry in south-west Bedminster from the 18<sup>th</sup> century onwards, and by the 19<sup>th</sup> century there were 15 pits in or close to the core settlement area. Other notable industries included tanning, rope-making, brick and tile-making, cigarette manufacture, printing and packaging (La Trobe Bateman, 1999).

Coupled with Bedminster's industrial expansion in the 19<sup>th</sup> century came a dramatic increase in population levels, a development which we may infer from Collinson's account, at the end of the 18<sup>th</sup> century, of how

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<sup>3</sup>Bedminster does not appear in Dr Costen's list of major Somerset churches which may have been in existence by AD 750, applying a range of different criteria initially established by John Blair. However, this is by no means an absolute bar to its actually having done so; and indeed, it does appear to satisfy the basic requirements of attachment to a large, probably ancient royal manor, and possession of a priest at Domesday (Costen 1992, 105-107). It was also the mother church of the (admittedly post-Conquest) foundation of St. Mary Redcliffe (see also below, on the Redcliffe Conduit, and Ponsford 1987, 145-146), and, according to Collinson, of St. Thomas, in the city of Bristol, and Abbot's Leigh (Collinson 1791, II, 285).

This parish, which in ancient times consisted of only a few cottages, is now grown so populous and crowded with buildings, as to form a very considerable suburb of the city of Bristol, the principal street being the great road thereinto from the western parts of England (Collinson 1791, II, 280).

In 1801, the population is recorded as 3,278. Within a century, this figure had risen to over 70,000. In 1835 following the 1832 Reform Act, the boundaries of Bristol were extended to incorporate Bedminster (Latimer 1970d, 185, 208), and in 1881 Bedminster was incorporated in the Parliamentary boundaries of the city (Latimer 1970d, 526). The parish of Bedminster was detached from the Diocese of Bath and Wells in 1845 and came under the authority of the diocese of Bristol and Gloucester (Latimer 1970dc, 293), later the Diocese of Bristol.

In 1836 work commenced on the Bristol and Exeter Railway. The present section from Bristol to Bridgwater, south of the Study Area, was completed in 1841, and is shown on the parish tithe map of that year. With the exception of the railway, Bedminster was still a rural village at that time, but the detailed maps of Bristol by Ashmead in 1855 show the arrival of industry, with the Malago Vale colliery established behind the Red Cow Inn on West Street. Ashmead's map of 1874 shows further changes, with the establishment of the Malago brick and tile works. New tenements had also been built, presumably to take an influx of workers.

By the time of the first Ordnance Survey maps at 1:2500 in 1886 and 1:500 in 1891, industry had further expanded, with the addition of a colour works on the Malago, a chemical works on West Street, tanneries on East Street, and a smelter on Clarke Street. At this time Bedminster was still surrounded on three sides by fields and orchards, and probably still retained a rural 'feel'.

By the second edition of the Ordnance Survey in 1903 to 1904, Bedminster had undergone rapid expansion, with the present street pattern of residential tenements established. Tramways had been laid along East Street, West Street, Cannon Street and North Street, with a tramway depot established along the south side of St. John's Street (OS 1903). A gasometer in the Malago Vale indicates the arrival of mains gas (OS 1903). Latimer (1970d, 316) reports that by 1873, three miles of sewer mains had been laid in Bedminster. An important industrial arrival was H. O. Wills and Sons' Tobacco Factory on the north side of East Street (OS 1903). During the Second World War, parts of Bedminster were destroyed by bombing, and St John's parish church itself was gutted (BHER 906). The church was finally demolished in 1966, without replacement (*ibid*). The churchyard was surveyed in 1980 and 1981 prior to clearance of the monuments for the creation of a public open space (*ibid*).

## Knowle

Historically, Knowle was one of no fewer than six tithings within Bedminster parish in John Collinson's day, the others being two separate manors in Bishopsworth, and areas which he describes simply as the East, West and North tithings (Collinson 1791, II, 283-284). Of these, at least Knowle itself, and Bishopsworth, were both in existence as bounded and named estates by the late 11<sup>th</sup> century, and are undoubtedly of at least late Anglo-Saxon origin (Thorn and Thorn 1980). It seems likely that in the case of Bishopsworth, the two manors into

which the estate had split by the time of Domesday were the direct antecedents of the two tithings which were noted nigh on seven centuries later by Collinson as 'Bishopworth-Arthur' and 'Bishopworth-Lions'.

Knowle itself was *Canole* in 1086, a derivation from an Old English word *cnoll*, for which modern expert opinion would suggest a meaning of 'a flat topped, rather conical hill' (Gelling and Cole 2000, 157); and there can be little doubt, as already noted, that this is a reference to the relatively low but locally prominent eminence which rises to the south-east of the study site as a result of the occurrence of a rather more resistant deposit of geological strata. Again as already noted, Domesday shows quite clearly that the origins of Knowle as a small but bounded, separate territorial entity, are to be found at least in the late Anglo-Saxon period. The estate itself was formally rated at only two hides, but the operation of three ploughs there may suggest that this was an underestimate. This suggestion may also receive some support from the increase in the value of the manor between 1066 and 1086, from 30s to 40s. The agricultural land appears to have been split between a third on the demesne, and two-thirds to the villein tenants. For such a relatively small manor, there was a surprisingly large woodland component, although it is problematic whether any, or all of this was actually within the physical bounds of the manor itself, or was a distant resource, as was often the case with woodland recorded in 1086 (see for example Rackham 1988 on the Forest of Neroche, Somerset); although that said, woods were mentioned explicitly at Knowle in a charter of the late 12<sup>th</sup> century (Hirst 1924, 361), and their location can be isolated to an area to the south-east of the study site, now occupied by allotments. Some remnant woodland here is shown on the mid-19<sup>th</sup> century tithe map of Bedminster.

In any event, it seems clear that we should expect there to exist, somewhere at Knowle in the post-Conquest period, a small 'manorial' type complex, complete with its demesne farm, and the successor to a rather modest late Anglo-Saxon timber hall such as might be appropriate to a very minor thegn; and most importantly for present purposes, there is a very good possibility that the study site may represent the manorial focus of the estate recorded in 1086; there simply do not seem to be any other admissible candidates for this important site anywhere else within the area of the tithing, as it emerges as depicted on the later historic map material. There was, in any event, a chapel at Knowle (not listed on the BHER) by the late 12<sup>th</sup> century, presumably founded at some point prior to that date, so that the inhabitants of Knowle would not have had the trouble of walking to the mother church at Bedminster. A document of 1199, held by the Berkeley family, lists among the witnesses to a legal property transaction, one "Thomas the chaplain of Cnolla (Knowle)" (Wells-Furby 2004, 445). The exact location of this chapel remains unknown, although it is at least possible that the chapel may have lain some 340m to the north-east of the study area, within a land parcel numbered 882 on an estate plan of late 18<sup>th</sup> century date (BRO AC/PL/92, see below) and referred to in the accompanying text of c.1730 as:

"Lower Known (*sic*) H(ouse) G(arden) and Chapel G(roun)d 2 acres 1 rood, 21 perches".

Collinson, writing in 1791, includes in his description of Knowle tithing,



“here formerly was a chapel, long since ruined..”.

Although two buildings are shown within Parcel 882 on the late 18<sup>th</sup> century map, it is not known whether either of these may have been located on the site of the original chapel, or may have incorporated elements of the original chapel within their masonry. By the time of the estate map of 1827 (BRO AC/PL/107/1), only one of these two original buildings survives, and this building persists until at least the time of the tithe of 1843, where it is coloured red to indicate a domestic dwelling (BRO EP/A/32/7). The apportionment would also suggest that any previous possible ecclesiastical affiliation had ceased to exist by that time, as the accompanying description lists the relevant land parcels as “Yard and Buildings”, which were later grouped under the name, “Red Ketch Farm” in the estate book of 1867 (BRO AC/E/28).

A deed of late 12<sup>th</sup> century date details the grant of a conduit, transporting water from a well and spring in Knowle, to a fountain on Recliffe Hill (Hirst 1924, 353)<sup>4</sup>. The location of the spring is thought to be some 560m to the south-east of the present study area, now marked by a Victorian masonry structure (BHER 2248M), at c. ST 59674 70390 (see also BHER 2248; **Figure 3**), and the supposed route of the conduit is still traced annually by the vicar and parishioners of St Mary’s church (pers. comm. Zoe Goodman and see also Hirst 1924, 355). Its location is not explicitly detailed in the deed, which states only that the well (“Rugewelle”) lay between two areas of woodland, the property of Robert de Berkeley to one side and Robert le Were to the other (the latter being one of the signatories to the deed of 1199, above). Significantly for present purposes, examination of the map evidence, particularly a mid-18<sup>th</sup> century estate map (BRO AC/PL 18b); **Figure 4b**) would suggest that the route of the conduit passed very close to the eastern boundary of the study area, as two fields just to the north-east of the site are named “Upper” and “Lower Pipe Close” respectively (and see also “**Site Visit**” for current tracing of the route). The name is preserved in the later tithe map of 1843 (BRO EP/A/32/7), in which Parcel 497 is referred to as “Six Acres or Pipe Mead” (see table, **Section 8**). Moreover, archaeological investigations immediately to the north of the study area both revealed linear features, one a large, undated linear measuring over 1m wide and 0.8m deep (BHER 21875) and the second, a smaller linear feature, yielding two sherds of medieval pottery (BHER 21581). It is at least possible, though, of course, completely unproven, that either of these may be associated with the original cut for the conduit, although neither cut contained pipework or lining of any kind.

Knowle manor appears to have descended intact, or at the least, as an administrative entity that continued to be recognised as having an independent or semi-independent existence, throughout the medieval period and well into post-medieval times<sup>5</sup> (and see BRO 4166/2, below). This is demonstrated by the fact that it surfaces occasionally in medieval records. In the early-mid 1280s, for example, half a fee (ie an estate held by feudal service) was listed in *Cnolle* as being held by one William Oville (Dickinson 1889, 42). By the early 14<sup>th</sup> century,

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<sup>4</sup> A second conduit (“subterranean aqueduct”) is listed by Collinson, for transporting water from a fountain called “Ravenswell” in Knowle to St Augustine’s Abbey in Bristol (Collinson 1791, 284).

<sup>5</sup>Collinson, writing in 1791, does not explicitly describe Knowle as a manor, but that should not be taken to indicate that it did not strictly retain that status in a legal sense by his day.

Knowle was described as one of Bedminster's two subsidiary 'hamlets' the other being Bishopsworth. Bedminster seems at that date (1315-16) to have been held by the same William Oville (or Boville) who was mentioned at the end of the 13<sup>th</sup> century, but the sub-tenant under him at Knowle itself was the Master of the Hospital of St Katherine, Bristol (*ibid*, 62).

A lease and release of 1700 (BRO 4166/2), consists of a tripartite deed granting "all that the Manor of Knowle with the rights and members and appurtenances thereof in the county of Somerset" from the Livesay family to one Richard Knight, which is significant in that it suggests that the manor had remained as a single entity with a single owner up until this date. Also, the same document suggests that remnants of open field cultivation were still preserved within the layout of the early 18<sup>th</sup> century estate, as the deed lists,

"severall parcells of arable land lying in the common field called Knowle field containing by estimation in the whole nine acres (be they more or less).....",

although it is unlikely, given the small size of the common field, and the late date, that an open field system of cultivation was still fully operational at that date.

Bedminster, with Knowle, passed through numerous hands in the post-medieval period until, as already noted, at the beginning of the 17<sup>th</sup> century, the majority of the manor came into the hands of the Smyth family of Ashton Court, where it remained until Collinson's day and indeed beyond. The present site may have been included in the 1605 purchase, but may also have since reverted to different ownership, as a deed of sale, dated 1776, suggests that Lower Knowle Farm was again transferred to the Smyth family at that latter date (BRO AC/Estate Office/35).

The evidence of historic maps (see further below) shows that Knowle remained essentially a very rural area until well past the middle of the 19<sup>th</sup> century, and indeed into the early years of the 20<sup>th</sup>. The Novers Hill Hospital for Infectious Diseases was constructed alongside an earlier, small, women's hospital, and St Agnes Convent and industrial School was established in Redcatch Lane. However, it was not until the further expansion of Bristol in the 1930s, when extensive housing estates, many of them council owned and run, and associated public buildings were laid out in Knowle, that it finally became a suburb of the city<sup>6</sup>. As elsewhere on the peripheries of Bristol, development in Knowle has continued intermittently since that time, right up to the present.

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<sup>6</sup>See for example BRO 42098/1, the City of Bristol Housing Estates Terrier, which contains details of post-1918 housing development by Bristol City Council in accordance with various Housing Acts passed between 1919 and 1925. It includes parts of Knowle. It is clear that, as far as the specific site which is the subject of this report is concerned, housing development was already encroaching hard upon it by the late 1920s/1930s. On its northern side, Berrow Walk was formally adopted as a public highway by the local authority in 1931 (BRO 40287/14/95), Wingfield Road, to its south, in 1939 (BRO 40287/17/421), and Wedmore Vale, to its north-west, in 1933 (BRO 40287/15/56).

### Lower Knowle Court and Lower Knowle Farm

As mentioned above, it is highly probable that the medieval manor at Knowle would have been focussed around a medieval manor-house, and a subsidiary demesne farm, likely to have been nearby, and the focus of agricultural and administrative activities. It is probable that these two buildings are amongst those shown on an early estate map of 18<sup>th</sup> century date (**Figure 5**; BRO AC/PL/92), and known in later documents as Lower Knowle Court (the manor house) and Lower Knowle Farm (the demesne farm). Deeds relating to these properties show that, although they are likely to have been included amongst the lands purchased in Bedminster parish by Sir Hugh Smyth in 1605 (above) they intermittently reverted to individual landlords, most notably the Bullock family, during the course of the 17<sup>th</sup> and 18<sup>th</sup> centuries (see below, and **Historic Map Evidence**).

The manor house is listed in a deed of gift of 1674, which documents the bequest of a property at Lower Knowle, from William Bullocke, senior, to his son, William Bullocke, junior (SRO DD/HM/6/1). The document refers to

“my mansion house at Lower Knowle...with the barn, stable and other outhouses, walls and other structures belonging thereto, with the orchards, gardens and all the lands and grounds belonging to the said farm....”

as well as all his lands in Bedminster parish which he had previously purchased from a number of vendors, most notably Sir Hugh Smyth of Ashton Court (above).

The manor-house itself (BHER 2789M) was demolished at some point between the Bedminster tithe survey of 1843 and the First Edition 25” Ordnance Survey of 1881-2 (see **Historic Map Evidence**, below), and is shown in two representations of 19<sup>th</sup> century date. The first, a watercolour (**Cover Photo**; SRO A\DAS/1/32/1), shows the rear (south-west) corner of the farm-house in the foreground, with the manor-house (from the south) in the background. The watercolour shows a roughly north-west south-east orientated building of two storeys, with a wing projecting in a south-westerly direction. The projecting wing has a three light window at ground floor level and a two light window in the upper floor gable. Tall chimneys project from the roof apex.

The pencil sketch, also of 19<sup>th</sup> century date, shows the same end of the manor-house building from the north, and suggests that a further wing projects to the north-west, which incorporates a possible stair turret with ornamental cupola (**Figure 9**; SRO A\DAS/1/32/1). A three light window is present at first floor level and a four light window at ground floor level in the north-west facing gable end. The north-east facing windows on the first floor are smaller and more irregular, the form of those on the ground floor is more difficult to discern from the sketch.

Architectural details are suggestive of a 16<sup>th</sup> century date, similar to the mid-16<sup>th</sup> century phase at Acton Court, South Gloucestershire (Rodwell and Bell 2004, Figure 6.5); although, as mentioned above, the building is likely to have had earlier, medieval origins. It is probable

that at least the foundations of this earlier mansion house may survive within the north-west perimeter of the present study area (see plan, **Figure 8**).

Deeds of Lower Knowle Farm, dated 1776, and probably roughly contemporary with the above map, document the sale of the property from John Bullock, Esq. (presumably a descendant of William Bullocke, above) to John Hugh Smyth, Esq. (BRO AC/Estate Office/35). The deed thus suggests that both the farm and the manor house passed between the Bullock and the Smyth families over the course of the 17<sup>th</sup> and 18<sup>th</sup> centuries, before ending up as part of the all-encompassing Smyth estate from the late 18<sup>th</sup> century onwards (see below for more recent history).

Significantly, the list of elements for sale includes “gardens, fishponds, tenements and appurtenances”, and it is these fish ponds which are of particular interest, as a sub-rectangular pond with a central island is shown immediately to the west of Lower Knowle Farm (although just outside the study area) on an estate map of 18<sup>th</sup> century date (BRO AC/PL 18a) (BHER 18887M; see further below). The map (one of two) may well be of much the same date as the deed of sale of 1776 (above). Bizarrely, this sub-rectangular pond is not shown on later manuscript maps, including the tithe of 1843, but reappears on the First Edition 6” Ordnance Survey, dated 1881-4 and is also shown on the Second Edition of 1904 (**Figures 10** and **11**). Significantly, the pond itself is not mentioned in the tithe apportionment or the book of reference attached to the later estate map of 1867. Presumably, the pond may well have silted up or may have been considered too unimportant a garden feature to reproduce on these intervening maps. By the time of the First Edition Ordnance Survey, it may either have been re-excavated, or may simply have been more accurately depicted. The pond is known to have been filled in prior to the construction of Blagdon Court in 1976 (BHER 14279; BHER 1887; **Figure 3**).

To the south of the study area, the map of 1827 shows a further irregular pond, encompassing the northern end of Field 1820 (Tithe No. 488; BRO AC/PL/107/1, 2). The same pond is also shown on the 1843 tithe and on an 1867 estate map, and continues on to the First Edition 6” Ordnance Survey of 1881-4. This latter map includes a further, smaller irregular pond at the south end of the same field, apparently fed from a small stream which flows along the western edge of the field (see **Figure 6**).

The presence of a substantial fish-pond of at least late 18<sup>th</sup> century date, or possibly earlier, is a significant marker of high status settlement, as such features were expensive to create and to maintain (Rodwell and Bell 2004, 108). The date of the creation of the pond or ponds is, of course, unknown, but it is possible that it may be either a 17<sup>th</sup> century garden feature (as at Shapwick House, Somerset; Aston and Gerrard 2007, 996, 999) or may date to the 13<sup>th</sup>/14<sup>th</sup> century, at a time when such ponds were a marker of conspicuous consumption, and the preserve of royal, baronial or monastic estates (as at Acton Court, South Gloucestershire; Rodwell and Bell 2004, 108). Ponds with central islands, of medieval date, are also known from Rangeworthy, South Gloucestershire and from Alvechurch, Worcestershire (ibid.).



The same deed of 1776 (above; BRO AC/Estate Office/35) also lists, amongst the fields contained within lower Knowle Farm, “a piec (*sic*) of ground called The Demains”, encompassing nine acres of ground. Although this field name was not listed on the later title documents amongst those fields which fell within the bounds of the present study area, the existence of the name suggests that part, at least, of Lower Knowle Farm itself is likely to have lain within the demesne land attached to the post-Conquest manorial complex suggested above.

The 19<sup>th</sup> century watercolour referred to above (**Cover Photo**; SRO ADAS/1/32/1) shows the south-western end of the farm-house, with a projecting lean-to structure to the south-west (still extant) and a small wing projecting to the south-east (the latter first shown on an estate map of 1827; **Figure 6**). The internal sub-division of the farm-yard to the rear of the building, shown on the OS First Edition 6” map (**Figure 10**) and on the above estate map, is also present, in the form of a single storey wall, with doorway facing south-west. A dilapidated fence line preserves the route of the former road, which ran south-west north-east along the front of the building (see **Historic Map Evidence**, below).

The recent history of Lower Knowle Farm is recorded in an article by Anton Bantock (Bantock 2009). The article suggests that part, at least, of the Lower Knowle Farm building was re-built in the mid-19<sup>th</sup> century, and that a new kitchen and dairy were constructed, possibly constituting the two buildings to the north-east, the ruined barn and the so-called “bakehouse” (**Figure 10**). The farm was tenanted by the Casey family, cattle breeders, and then their successors, the Clancys, from the 1880s onwards, until it was bought by Bristol City Council in the mid 1920s (pers.comm. J. de Sousa, May 2015). “Clancys’ Farm” as it is known locally, was sold by the council into private ownership in 2010 (ibid.).

## 5 ARCHAEOLOGICAL BACKGROUND

The strict remit of this study is to consider the evidence for archaeological survival in the vicinity of the study site, based on current knowledge as expressed in the City of Bristol Historic Environment Record (See **Figure 3**). The search has returned only a single record from within the bounds of the study site itself, and indeed surprisingly few from the surrounding area. BHER 20289 is, as already noted, a record of a visual inspection of Lower Knowle Farm carried out in 1999. It actually adds very little to what was already known about the structure at that date, apart from reiterating a date of 1599 which is carved on the main ground floor fireplace of the house. The survey suggests that the house is based around a central core of probable late 17<sup>th</sup>/early 18<sup>th</sup> century date, with additional ranges attached to the south-west and north-east, and with some evidence of having been rebuilt.

There are three records occurring in close proximity to each other immediately to the north of the site in Brean Gardens. BHER 14279 records a Desk-Based Assessment undertaken in 2002, which revealed little of relevance. BHER 21875 relates to a watching brief in 2004, which, again, revealed very little of archaeological interest. Finally in this little group is BHER 21581, which is a record of a field evaluation carried out on the site of what had been a

council depot in the post-war period. The work revealed a variety of cut features, all but one of which was interpreted as modern; although a shallow ditch in one of the trenches produced two sherds of medieval pottery (see above, with reference to the Redcliffe conduit). The excavators concluded that the site had been subjected to heavy disturbance at the time of the construction of the council depot. There are no other BHER items of any significance within the vicinity of the study area. In sum, then, this amounts effectively to an archaeological blank in the *formal* record for the area surrounding the study site, which, as we hope will become clear later on, only reinforces the importance of the site itself in its local landscape.

## 6 AERIAL PHOTOGRAPHIC EVIDENCE

Aerial photographs are of course relatively late sources of evidence for landscape change, and in urban areas, especially, their witness can be of limited value. In the case of the present site, straddling as it did, by the early-mid 20<sup>th</sup> century, a highly dynamic interface between town and country, early APs do have some relevance in helping to document, often in quite dramatic terms, the impact of the creeping suburbanism which had ‘afflicted’ all major British cities since the time of the so-called ‘Industrial Revolution’. Presented here as **Figure 13** is an image taken from the City of Bristol’s *Know Your Place* online historic environment resource, ultimately part of the collections of Historic England at the National Monuments Record in Swindon. It dates to 1946, and is a member of a vast archive of material whose origins lay in sorties flown by the RAF at the end of the Second World War, with a remit for an aerial photographic survey covering the entire country.

The study site which is the subject of this report lies in the centre of the image, and the core of it is occupied by three large buildings. Lower Knowle Farm itself can be seen orientated north-east/south-west, and immediately to its east, two buildings run parallel, east to west, with each of their western gable ends very close to the eastern elevation of the farmhouse. These latter must certainly be barns of some kind, and the larger, southern one must be that which was also depicted on the very fine, late 18<sup>th</sup> century Ashton Court map (**Figure 5**). The smaller, northern structure seems clearly to be a replacement for the somewhat odd, curving building which is depicted in roughly a similar position, but on a completely different alignment, on all of the historic maps up to and including that of 1867; and which vanished between this date and the early 1880s, when the ‘new’ barn (the “dairy”) is first depicted on the First Edition of the OS. These structures together, when standing, must have had a major deleterious effect on the level of light able to enter the fenestration on the eastern side of the house; and indeed this can be seen to some extent on the 1946 aerial photo, in the form of the shadow cast by the larger, more southerly of the two barns, into the little yard immediately to its north. The remains of a walled enclosure, seen also on some of the historic maps, still extended from the southern side of the more southerly barn, and the maps show that in fact this originally extended to the north as well to encompass at least the southern side of the smaller, more northerly barn. This northern part of the enclosure is likewise very clear on this aerial photograph. Historic map evidence, discussed below, shows that these two structures stayed in place until at least the mid-1960s, and the northernmost

of the two, the “dairy” is, in fact, still standing, although in a ruined state (“Old-maps.co.uk” and see also **Site Visit**).

By 1946, the wider grounds of the house seem to consist of perhaps rather unkempt rough grass and low scrub. About 80m to the south-west of the surviving farm complex, a small rectangular building, its long axis orientated south-west/north-east, is shown on maps as a Youth Club, constructed at some point between 1938 and the date of this photograph, and clearly provided to serve the burgeoning new pre-war estates that were growing up rapidly in its immediate environs. This structure still stands, and has since become a general community facility known as Jubilee Hall. Of very great interest is the nature of the wider landscape in which the ancient farm complex by this date found itself embedded. It is clear that by this date, the suburbs of Bristol were beginning to engulf the farm site, especially from the north. However, historic map evidence shows that, prior to the late 1930s, the farm still looked out on extensive tracts of farmland, paddocks and fields on its southern, south-western and south-eastern sides, land which presumably remained in agricultural production. Between that date, and the date of this photograph, there was a massive change. Already by the early 1930s, maps show small areas of garden allotments to the north of the farm site. By the end of World War Two, and as is clear from this image, acre upon acre of former open farmland had been converted to garden allotments, represented by literally hundreds, if not thousands of small, rectangular plots. There can be little doubt that this was as a direct result of the need for a far greater level of domestic self-sufficiency during the war, encouraged and underpinned by the ‘Dig for Victory’ campaign.

## 7 HISTORIC MAP EVIDENCE

Researchers working on the historic parish of Bedminster are to some extent fortunate in that its purchase by the Smyth family of Ashton Court at the start of the 17<sup>th</sup> century, as already noted (Collinson 1791, II, 282) meant that it was brought within the fief of an already very prominent, local land-owning dynasty, and as a result, from that date it is particularly well-documented; most importantly for present purposes, from the mid-18<sup>th</sup> century onwards, it was the subject of a steady trickle of estate maps and plans, covering both the entire manor, and scattered portions of it. Several of the earlier maps would appear to have been drawn up for the purposes of recording land prior to its changing hands through sale, and it would appear that, up until the early 19<sup>th</sup> century, the land within the study area may have only intermittently fallen within the bounds of the Smyth estate.

The earliest map consulted for the project was a semi-pictorial hand-drawn manuscript map in two parts, showing Lower Knowle Farm, possibly compiled around the mid-18<sup>th</sup> century (BRO AC/PL 18 a and b; **Figures 4a** and **4b**). The hand is similar to that in a 1730 book of reference (BRO AC/M/11/32), designed to inform either this map or a later one of later 18<sup>th</sup> century date (see below; BRO AC/PL/92). Annotations to the map in question suggested that the farm was at that time held by John Bullock, and deeds of 1674 (above, SRO DD/HM/6/1) and of 1776 (above, BRO AC/Estate Office/35) would suggest that the Bullock family was in possession of the farm, at least intermittently, between the late 17<sup>th</sup> and late 18<sup>th</sup> centuries.

The study area at that date encompassed land to the north-west and south-east of a road leading southwards from what was to become the Windmill Hill area of Bristol (indeed, the map itself showed at least two windmills in the vicinity of the study area). To the south-east of the road, the map showed a small cluster of three buildings, the larger of which, Lower Knowle Farm, bordered the south-eastern edge of the road. The remaining two buildings, to the south, were on differing alignments, and probably represented barns or other agricultural buildings. It is possible that the larger of these two barns is the one whose foundations still survive today within the study area, and may be contemporary with the original building of Lower Knowle Farm. The road itself showed a bizarrely-shaped kink to the south-west of these buildings, possibly relating to the course of a stream, which was shown to cross the road at that point on later maps (see below).

To the north of the road, a further cluster of buildings included Lower Knowle Court, which, interestingly, appeared to be represented as two separate but conjoining buildings, orientated roughly north-west/south-east. Two smaller buildings to the north-west were likely to have represented barns or outhouses, and a further, larger building, adjacent to the road, may have been an additional barn (probably the “barn, stable and other outhouses, walls and other structures belonging thereto” listed in the deed of gift of 1674, above). All these buildings on the north-west side of the road came under the heading, “Knole Farm” (*sic*) in the accompanying terrier of 1730 (BRO AC/M/11/32), which would suggest that, by that date, the manor house and its previously attached demesne farm had become separate entities.

Probably the most striking feature of the map in relation to our site was the substantial pond, with large central island, immediately to the south-west, and to which we have already referred. The map showed that the fields to the north and the south of Knowle Court, and the island itself, were planted with trees, possibly to form orchards, with an avenue parallel to the road leading to Windmill Hill, and a circular trackway around the pond (**Figure 4a**). Field names, apart from “Pipe Close”, discussed above, were largely uninformative and were retained into the 19<sup>th</sup> century (see Tithe Apportionment Table, below). Much of the land, particularly to the north-west of the road, appeared to have been held by Mr Bullock (see deeds of late 17<sup>th</sup> and late 18<sup>th</sup> century, above).

It is possible that the two long, parallel narrow fields to the south-west of the study area were remnant strips, or complete furlongs, from earlier medieval open field cultivation. If that is the case, the enclosure within which the pond was situated appeared to have been carved out of these earlier strip fields, and therefore to post-date the suggested open field cultivation. Similarly, the road at that point respected the strip fields, the farm buildings and the enclosure in which the pond was situated, and therefore represented the latest of the major landscape features visible on the present map.

A later map, also undated, but according to the BRO catalogue, probably of late 18<sup>th</sup> century date, but *pre-1789*, did *not* depict the large pond, and showed at least one of the buildings on the eastern side of the road, the larger of the two barns (see below), on a somewhat



different orientation, probably bringing it within the curtilage of the study area (BRO AC/PL/92; **Figure 5**).

This map is a most splendid example of the estate-surveyor's craft at that time, and it appears to depict the entire parish of Bedminster. A book of reference also held at the BRO probably related to this map (BRO AC/M/11/35, undated, but probably late 18<sup>th</sup> century), and an earlier reference book of 1730, but with later amendments, seems also to have been used to inform this present map and the earlier one, already noted (BRO AC/M/11/32).

The map showed a complex of four large buildings, and several smaller, outlying ones, situated to either side of the bend in the roughly north-south orientated road, much as represented on the earlier plan. Significantly, the buildings of Lower Knowle Court were still represented as two separate but conjoining blocks, possibly much as depicted on the 19<sup>th</sup> century illustrations (**Cover Photo** and **Figure 9**). Lower Knowle Farm had an additional north-west south-east orientated wing, and, as mentioned above, the fourth large building, possibly a barn, south-east of the farm, was by that time represented on a slightly different alignment, or may have been a completely new building. This latter barn is likely to be the large barn which was demolished at some point between 1948 and 1967 (see later maps), and whose foundations were just visible beneath a row of trees at the time of the site visit. It is possible that this building is, in fact, the same as that shown on the earlier map, on a different alignment, and, if so, may be of relatively early origins, possibly even contemporary with the medieval demesne farm (above).

A stream, just to the south-west of the study area, was depicted hugging the eastern edge of the road to the south of the site, before crossing the road, presumably at a ford, and splitting into two as it continued towards the north of the map. Only one of the orchards was shown by that time, that to the south-west of the farm, and a small triangle of land to the east of the orchard was marked "P", presumably for "Prebend"<sup>7</sup> as recorded on a later map of 1867 (BRO AC/PL/127; **Figure 8**).

The 1827 Parish Map of Bedminster (BRO AC/PL/107/1 and 2, **Figure 6**) exists in two separate copies, one of which shows lands belonging to the Smyth family coloured green. The map shows the two complexes of buildings within the study area, to the west and east of the road, largely as depicted on the earlier map of late 18<sup>th</sup> century date, but in considerably more detail.

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<sup>7</sup> Land providing a stipend to a canon or a member of a chapter of a cathedral or a collegiate church (OED), in this case, probably Winchester College, as recorded under Parcel No.852 in the tithe apportionment. It is not known how long this connection with the College, or ultimately, Winchester cathedral, may have existed, but the connection may well have existed from the medieval period.

To the north-west of the road, Lower Knowle Court appeared at that date as an irregular L-shaped building, a form which it largely appears to retain until its latest cartographic depiction in 1867 (**Figure 8**), and which largely corresponds to its depiction in the 19<sup>th</sup> century illustrations (above). Two or three smaller adjacent buildings bordered the road to the north-east of Knowle Court. Two further, long, narrow buildings had been constructed in the small field immediately to the north-west of the study area. The long building to the north, perpendicular to the road, had been extended.

To the south-east of the road, the additional wing on the south-east side of Lower Knowle Farm appeared to have been demolished, although the building did show several irregularities suggestive of additions or piecemeal development in several phases. Interestingly, the south-western corner of the building appeared to jut out into the centre of the road, which was relatively wide at this point. One further long, narrow building, (possible animal shed/stables) had been added to the east, and two smaller subsidiary buildings to the south, one just within the curtilage of the road, and one near the south-eastern boundary of Land Parcel 1822. The land parcel itself had been further sub-divided, although not re-numbered. To the south of the farm, a large pond had been created (see above), probably by partially damming the stream, whose meandering course was shown on the later 18<sup>th</sup> century map (**Figure 5**). The larger pond with the central island was no longer shown. Field numbers were referenced in the two volume estate book (BRO AC/E/28; see below) and did not reveal anything of significance.

On the 1841 Bedminster Tithe Map and its accompanying apportionment of 1843 (BRO EP/A/32/7, **Figure 7**), the immediate area of the study site and its environs encompassed Parcels 849, 850, 851 and 492, which were variously listed as farms, houses, yards, outbuildings etc. (see Table, below). Similarly, none of the surrounding fields bore names of any archaeological significance (see Table) and were largely under pasture at the time of the apportionment. Significantly, the description of Parcel 851 (the enclosure previously containing the sub-rectangular pond) made no mention of a pond, but was grouped under "Farm, House, Gardens, Yards and Buildings", possibly suggesting that the pond, if it survived at that date, was classed as a decorative garden feature, and not worthy of survey. The irregular pond to the south was, however, shown, possibly suggesting that it was of some agricultural use, possibly with the squared portion adjacent to the road functioning as a cart-washing location.

The buildings shown on the tithe were almost identical in form to those shown on the estate map of 1827, with the possible exception of the north-east end of Lower Knowle Farm, which was clearly made up of a cluster of three smaller buildings, a configuration which was not apparent from the earlier map. Also, a further small building had been added to the western end of the long narrow building east of the farm, and the large barn to the south-east could be clearly seen to be made up of two separate but conjoining buildings.

Lower Knowle Court, Parcels 849 and 851, and surrounding fields, were held of Sir John Smyth by a Richard Hunt, and Lower Knowle Farm, Parcels 491 and 492, with surrounding fields, by Elizabeth Jefferies. Hunt's land was largely pasture, with one arable field ("Dry Leaze") and three parcels of orchard, immediately to the south of the farm, including the prebend land, Parcel 852, the strip adjacent to the road, shown as orchard on earlier maps, and Parcel 488, which contained the irregular pond (above). Elizabeth Jefferies' land was also largely pasture, but also contained one arable field, Parcel 486 ("Clover Ground") and one parcel (485) classed as "Garden", but detached from the farm buildings.

The latest of the estate maps (BRO AC/PL/127) was dated to 1867, some twenty years later than the tithe, and, perhaps unsurprisingly, showed little change within the study area itself. The buildings were shown in greater detail than on the tithe and were differentiated by colour according to their use. Knowle Court Farm and Lower Knowle Farm, to either side of the road, were the only buildings coloured pink, suggesting domestic occupation, the remainder being in grey, suggesting agricultural use as barns, sheds, outhouses etc. This is corroborated by the accompanying apportionment, which described Parcels 1893 and 1894, containing Knowle Court, as "Garden, Farm, House, Yards, Buildings and Outbuildings". Parcel 1822, Lower Knowle Farm, was similarly described, but without the garden, and it is tempting to suggest that the garden in question referred to Parcel 1894 (see **Figure 8**), which contained within it the large pond and island shown on the mid-18<sup>th</sup> century map (above). The internal sub-divisions within the two yards were retained from the earlier tithe, and both properties were edged with yellow, referring to premises granted out on leases for lives, both being held by John Fry of Sir John Smyth (*ibid.*). To the south, an additional strip to the west of the road was clearly marked "Prebend" (see above), and, to the east of the road, the irregular pond was shown with an orchard to the south.

Looking further afield, it is clear that, by that time, the rural character of Knowle was starting to be threatened by the encroaching expansion of urban Bristol. The City of Bristol boundary lay along the east-west road later to become St John's Lane, some 175m north of the study area, and, just to the north of this, later (1890s) additions to the map showed that plots of land had been sold off for building and the provision of roads. Less than 100m to the south of the study area, the map also showed the east-west route of the underground pipe(s) of the Bristol Water Works Company, the 19<sup>th</sup> century equivalent of the Redcliffe Conduit.

The study area unfortunately was split between two adjacent sheets of the First Edition Ordnance Survey map of 1881-2 at 25" scale, only one of which, to the west, was available for consultation. The main significance of this map is that it showed, for the first time since the mid-18<sup>th</sup> century, the sub-rectangular pond with central island, which has been discussed above. The Ordnance Survey First Edition 6" map, surveyed in 1881-4, is perhaps more useful for present purposes, and is significant in showing that, by that time, Lower Knowle Court had been demolished. The significance of the demolition is further reinforced by the fact that the surviving cluster of buildings at this location was by that time grouped under the single name, "Lower Knowle Farm". The surviving buildings to the south-east of the road were much as shown on the 1867 estate map. The long narrow building (possible shed/stable) to the north-east of the farm-house had been demolished, to be replaced by a second large barn (probable dairy), running parallel to the one to the south, which is still extant. It is likely that the foundations of these barns/stables still survive within the study area.

On the north-west side of the road, not only had Lower Knowle Court itself been demolished, but also a couple of the outbuildings further to the west, and a long narrow building (a possible barn) had been erected in their stead. The prebendary land held by Winchester College was no longer shown as such. To the south of the orchard, the small stream appeared to have been partially dammed to create a third sizeable, irregular pond (see **Figure 10**).

By the time of the Second Edition Ordnance Survey 25" map, revised in 1902, published in 1903-4; **Figure 11**), there had been massive changes to the north of the site, with the construction of a school building and extensive areas of housing to the north of St John's Lane. To the north-east of the farm, an area between the farm buildings and St John's Lane had been taken over by allotments, and these were to become an important feature of the area surrounding the farm over the succeeding years (see **Aerial Photographic Evidence**, above). Within and immediately adjacent to the study area, a semi-circular enclosure, re-routing the road away from the surviving farmhouse, was apparent for the first time. To the south-east of the farm, an L-shaped building had been constructed along the southern and eastern boundaries of the enclosure surrounding the farmhouse. All three ponds, noted on the First Edition Ordnance Survey, were still extant.

Some fourteen years later, at the time of the Third Edition 25" Ordnance Survey of 1918, the study area and its immediate surroundings appeared little changed from the previous map. Further housing development had continued to the north of St John's Lane, but the farm itself was still largely surrounded by open fields. The area given over to allotments had extended to the south, by that time encompassing a triangular enclosure just west of Lower Knowle Farm ("Old-maps.co.uk").



Subsequent maps showed a picture of increasing development encroaching on the fields surrounding the farm buildings (“Old-maps.co.uk”). As mentioned above, Highway Adoption Notices can be used to isolate the specific dates at which respective roads came into use. Those immediately surrounding the study area appeared to have been adopted largely over the course of the 1930s. By the time of the 1949 Ordnance Survey 25” map produced by the local authority itself for planning purposes (**Figure 12**), the buildings of Lower Knowle Farm appeared as a small island surrounded on all sides by development. By that time, the farm buildings consisted solely of the farmhouse itself (including the bakehouse), and the two buildings, the dairy (with animal pens to north) and the large barn, immediately to the east and to the south-east. The ancillary buildings further to the south and north had, by that date, been demolished. To the west and south-west of the site, both larger ponds, including that with the island, survived at that date, and, indeed, natural water features generally would appear to have been significant in this area, as “Sinks” and “Issues” were both recorded.

By the early 1950s, (Ordnance Survey 1:1,250, 1952-4,) further housing had been constructed along the north-west side of Wingfield Road, and a further building, a Friends’ Meeting House, had been constructed to the south-west of the study area. The open area to the west had been designated a bird sanctuary and was covered with scrub. Only the pond with the island survived by that date. Within the study area, the large, early barn parallel to the dairy appeared to have been at least partially demolished, and replaced by two smaller buildings, with appurtenances to the rear.

By the 1960s (Ordnance Survey 1:1,250, 1963-9; Old-maps.co.uk), the two smaller buildings within the footprint of the large barn had been demolished, and, of the original buildings, only the farmhouse, bakehouse and dairy, with animal pens to the north, remained. To the west of the study area, the bird sanctuary had been significantly reduced in size, its northern half, including the pond, having been subsumed beneath Blagdon Close old people’s home (BHER 14279).

In 1991 (Ordnance Survey 1:1,250; Old-maps.co.uk), the study area and its environs remained virtually unchanged since the 1960s, and it was not until the most recent Ordnance Survey data of 2015 (accessed via “Bristol.gov.uk/knowyour place”) that the dairy to the east of the farmhouse was no longer represented cartographically, suggesting that it has fallen into ruin in the relatively recent past.

**Relevant extracts from the apportionment of 1843 (BRO EP/A/32/7), accompanying the Bedminster Tithe Map of 1841**

| Owner | Occupier | Parcel no. | Description | Cultivation code | Area <sup>8</sup> |       |         |
|-------|----------|------------|-------------|------------------|-------------------|-------|---------|
|       |          |            |             |                  | acres             | roods | perches |
|       |          |            |             |                  |                   |       |         |

<sup>8</sup> There were traditionally 4 roods to the acre, and 40 perches to the rood. An acre is the equivalent of 0.405ha (or just over 4,000m<sup>2</sup>), and this therefore makes a rood about 1012m<sup>2</sup> and a perch just over 25m<sup>2</sup> (c.269ft<sup>2</sup>).



|                                  |                     |     |  |                     |                      |    |    |
|----------------------------------|---------------------|-----|--|---------------------|----------------------|----|----|
| Sir John Smyth (Bart.)           | Elizabeth Jefferies | 469 | Green Hills  | Pasture             |                      |    | 10 |
| Sir John Smyth (Bart.)           | Elizabeth Jefferies | 485 | Garden   |                     |                      | 1  | 24 |
| Sir John Smyth (Bart.)           | Elizabeth Jefferies | 486 | Clover Ground  | Arable              | 5                    | 1  | 34 |
| Sir John Smyth (Bart.)           | Elizabeth Jefferies | 487 | Milking Barton   | Pasture             | 1 (incl. 489, below) | 3  | 15 |
| Sir John Smyth (Bart.)           | Elizabeth Jefferies | 488 | Orchard  | Pasture/<br>Orchard |                      | 2  | 3  |
| Sir John Smyth (Bart.)           | Elizabeth Jefferies | 489 | Milking Barton   | Pasture             | See 487              |    |    |
| Sir John Smyth (Bart.)           | Elizabeth Jefferies | 490 | Home Close   | Pasture             | 3                    | 2  | 8  |
| Sir John Smyth (Bart.)           | Elizabeth Jefferies | 491 | House, Yards, Gardens and Outbuildings, together with 492, below |                     | 1 (incl. 492)        |    |    |
| Sir John Smyth (Bart.)           | Elizabeth Jefferies | 492 | See above  |                     | See above            |    |    |
| Robert Fletcher and James Livett | George Challenger   | 495 | Yard and Buildings   | Pasture             |                      | 30 |    |
| Sir John Smyth (Bart.)           | Elizabeth Jefferies | 497 | Six Acres or Pipe Mead   | Pasture             | 5                    | 3  | 6  |
| Sir John Smyth (Bart.)           | Richard Hunt        | 846 | Great Elm Hays   | Pasture             | 2                    | 1  | 30 |
| Sir John Smyth (Bart.)           | Richard Hunt        | 847 | Little Elm Hays  | Pasture             | 2                    | 1  | 8  |
| Sir John Smyth (Bart.)           | Richard Hunt        | 849 | Farm, House, Gardens, Yards and Buildings                        |                     | 1 (incl. 851, below) | 3  | 30 |
| Sir John                         | Richard             | 850 | Milking Barton   | Pasture             |                      | 3  | 18 |

|  |                     |     |   |                     |    |   |    |
|--|---------------------|-----|---|---------------------|----|---|----|
| Smyth (Bart.)  | Hunt                |     |   |                     |    |   |    |
| Sir John Smyth (Bart.)                                     | Richard Hunt        | 851 | Farm, House, Gardens, Yards and Buildings |                     |    |   |    |
| Sir John Smyth (Bart.)<br>Lessee under Winchester College. | Richard Hunt        | 852 | Part of an Orchard                        | Pasture/<br>Orchard |    |   | 18 |
| Sir John Smyth (Bart.)                                     | Richard Hunt        | 853 | Orchard                                   | Pasture/<br>Orchard |    | 3 | 5  |
| Sir John Smyth (Bart.)                                     | Richard Hunt        | 854 | Lower Cox's Mead                          | Pasture             |    | 3 | 33 |
| Sir John Smyth (Bart.)                                     | Elizabeth Jefferies | 855 | Lower Ox Ground                           | Pasture             | 4  | 1 | 36 |
| Sir John Smyth (Bart.)                                     | Richard Hunt        | 856 | Home Ground                               | Pasture             | 4  |   | 15 |
| Sir John Smyth (Bart.)                                     | Richard Hunt        | 857 | Cox's Mead                                | Pasture             | 5  | 2 | 31 |
| Sir John Smyth (Bart.)                                     | Richard Hunt        | 859 | Great Novers                              | Pasture             | 18 |   | 7  |
| Sir John Smyth (Bart.)                                     | Richard Hunt        | 869 | Dry Lease                                 | Arable              | 5  | 1 | 8  |

**Relevant extracts from the survey and valuation of 1866, accompanying the Bedminster tithe map and the estate map of 1867 (BRO AC/E/28)**

| Owner            | Occupier | Parcel no.               | Description                                    | Area  |       |         |
|------------------|----------|--------------------------|--|-------|-------|---------|
|                  |          |                          |  | acres | roods | perches |
| The Smyth estate | John Fry | 1822 (tithe 491 and 492) | Farm, House, Yard, Buildings, and Outbuildings | 1     |       |         |
| The              | Richard  | 1825                     | House and Garden                               | 1     | 1     | 25      |

|                                   |                |                                   |  |   |   |    |
|-----------------------------------|----------------|-----------------------------------|--|---|---|----|
| Smyth estate                      | Harvey         | (tithe 496)                       |  |   |   |    |
| The Smyth estate (Red Ketch Farm) | Thomas Wheeler | 1826 (tithe 495)                  | Yards and Outbuildings                                 |   |   | 12 |
| The Smyth estate                  | John Fry       | 1893 and 1894 (tithe 849 and 851) | Farm, House, Garden, Yards, Buildings and Outbuildings | 1 | 3 |    |
| Sir John Smyth (Bart.)            |                | 1895 (tithe 850)                  | Milking Barton   |   |   |    |

## 8 SITE VISIT

The **Frontispiece** and **Plates 1 to 9** represent part of a photographic record made by the authors during a site visit conducted by the authors on 27<sup>th</sup> May, 2015. It is hoped that the captions attached to the plates will be self-explanatory, but it is worth highlighting the fact that the visit corroborated the suggestion given by the BHER (BHER 20289) that the surviving farm-house (Lower Court Farm) is a building of several phases, ranging between the 16<sup>th</sup> and the 19<sup>th</sup> centuries. Of particular importance is the butting joint towards the north-eastern end of the building (**Plate 6**), which shows the division between an earlier phase of masonry (to the south-west) and a later phase (to the north-east). Earlier features include a fine moulded doorway, with probably contemporary door and decorative strap hinges (**Plate 7**), as well as a large fireplace, dated 1599, with the initials “IH” and “MH” above (not seen at the time of the visit). It is, of course, just possible that features such as the doorway and moulded window surrounds may have been re-instated from an earlier building, and it is also highly likely that the farm-house as it stands today may be a rebuild of an earlier dwelling.

The barn, thought to have been the former dairy, to the north-east, orientated west-south-west east-north-east and first shown on the OS First Edition (**Figure 10**; see **Historic Map Evidence**, above) was still extant, but in a severely dilapidated condition and almost completely obscured by vegetation (**Plates 8 and 9**). Some phasing, in the form of butt joints, was evident in the visible elements of the masonry of the barn. A small building between the latter barn and the north-eastern end of the farm-house (known as “the bakehouse”), possibly first shown on a map of 1827 (**Figure 6**) was also partially extant (**Plate 4**). Small



lean-tos/appurtenances, probably functioning as animal stalls/sheds were visible beneath vegetation abutting the northern elevation of the barn (see map, **Figure 10**). The foundations of the larger and earlier barn to the south, demolished at some point between 1948 and 1963 (see **Historic Map Evidence**) which also falls within the footprint of the study area, were just visible above ground. A small area of cobbling, probably representing a part of the rear farmyard, was visible in the garden area to the east of the farm-house.

No surviving remains of the buildings of Lower Knowle Court were visible above ground, but substantial foundations of such may well survive beneath the front garden and present area of hard-standing just to the north-west of Lower Knowle Farm, within the study area.

The route of the Redcliffe Conduit (still traced annually, pers.comm. Zoe Goodman, May 2015 and see Hirst 1924, 355) was shown passing just to the north-east of the extant barn/dairy, along the north-eastern edge of the study area.

## 9 LIST OF RELEVANT PLANNING POLICIES

Planning policies both national and local which have direct implications for the site under consideration here, cascade down in the following order of primacy:

- *National Planning Policy Framework*, March 2012, Dept of Communities and Local Government. See especially Section 12, Conserving and Enhancing the Historic Environment, 30-32.
- *Bristol Development Framework: Core Strategy*, adopted June 2011. See especially summary policy BCS 22, 127:

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

- Scheduled ancient monuments;
  - Historic buildings both nationally and locally listed;
  - Historic parks and gardens both nationally and locally listed;
  - Conservation areas;
  - Archaeological remains
- *Bristol Development Framework: Draft Development Management Policies*, March 2012. See especially Draft Policy DM29, 436-437.

## 10 CONCLUSION

Avon Archaeology Limited were commissioned by Co-Housing, Bristol, to carry out an archaeological desk-based assessment on land at Lower Knowle Farm, Berrow Walk, Knowle, Bristol, centred on NGR ST 59310 70800. The site is currently the subject of a pre-application development proposal (City of Bristol Planning Ref. 14/06269/PREAPP) for the erection of nine new dwelling houses on peripheral parts of the grounds of the existing main house, to its south-east and north-east.

The assessment has found that the study area lies within the historic tithing of Knowle, itself a part of the important and extensive early medieval royal estate of Bedminster. Knowle itself is likely to have formed an estate in its own right from at least late Anglo-Saxon times, and there is evidence to suggest that the study area, Lower Knowle Farm, may have constituted its focus at this early date.

The earliest maps, of 18<sup>th</sup> century date, show a cluster of buildings in the vicinity of the study area, grouped around the two main farm-houses of Lower Knowle Court (the original manor house) and Lower Knowle Farm (the demesne farm, belonging to the manor). Both farms had passed definitively into the hands of the Smyth family of Ashton Court by the end of the 18<sup>th</sup> century and were held by a variety of tenants up until the early twentieth century, at which point the land and surviving farm buildings were purchased by Bristol City Council. Lower Knowle Court is known to have been demolished at some point between 1867 and the First Edition Ordnance Survey map of 1881. Illustrations of the Court of 19<sup>th</sup> century date show a large, irregularly-shaped building, with architectural details suggestive of 16<sup>th</sup> century origins, although elements of the building may well have been of earlier date. Lower Knowle Farm, a Grade II Listed Building, much of whose surviving masonry may be of 17<sup>th</sup>/early 18<sup>th</sup> century date, is still extant within the study area, and will remain unaffected by the proposed development. A ruined barn/dairy and a so-called “bakehouse”, first shown on maps of 19<sup>th</sup> century date, survive to the east of the farm-house. The foundations of a larger and earlier barn, of late 18<sup>th</sup> century date or earlier, survive within the study area. From at least the time of the earliest maps, of late 18<sup>th</sup> century date, up until the late 19<sup>th</sup>/early 20<sup>th</sup> century, a minor road ran through the centre of the study area, from south-west to north-east.

With the exception of the farm itself, there are no scheduled ancient monuments or other statutory listings within the study area or within a 500m radius, and very few features of archaeological interest as recorded on the BHER. Immediately to the west, the BHER does, however, record the site of a possible medieval fishpond, (BHER 18887M), present on a map of 18<sup>th</sup> century date, and filled in prior to the construction of Blagdon Court.

Although successive development has largely encroached upon the original farmland surrounding both Knowle Court and Lower Knowle Farm, the study area itself has remained undeveloped, and it is deemed highly likely that elements of the original Knowle Court are likely to survive beneath the north-western part of the study area. Similarly, to the east and south-east of the Lower Knowle Farm building, the foundations, at least, of further ancillary buildings are likely to survive below ground.

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"Mail Marketing Site, West Street", Review of Archaeology 2003-2004, *Bristol and Avon Archaeology* 20, 128.

**Willis, A., 2007**

*Land at the Corner of Bedminster Place and Stillhouse Lane, Bedminster, Bristol*, unpublished archaeological desk-based assessment, BHER 24519. Avon Archaeological Unit Limited.

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“Archaeological Investigations at the former Mail Marketing Site, West Street, Bedminster, Bristol”, *Proceedings of the Somerset Archaeological and Natural History Society*.

**Bristol Record Office**

AC indicates Ashton Court Collection. The Ashton Court estate was sold to Bristol Corporation in 1947, but many of the documents were sold by public auction. A large number, though, remain in the Bristol Record Office.

BRO AC/PL/18a and b: Plan of Lower Knowle Farm, surveyed in the late 18<sup>th</sup> century.

BRO AC/E/28/1-2: Survey and Valuation of estates in Bedminster by J.P. Sturge and Sons, Bristol, and Cotterell and Spackman, Bath. Refers to nos. on both tithe and estate maps. Date: 1866.

BRO AC/PL/92: Pre-1786 Map of the Parish of Bedminster.

BRO AC/PL/127: Plan of the estates in the parish of Bedminster, detailing the property of Sir J.H. Greville Upton Smyth, surveyed by J.P. Sturge and Sons, Bristol, and Cotterell and Spackman, Bath, in 1867, with accompanying terrier (BRO AC/E/28).

BRO AC/M/11/32: Long Ashton, Bedminster, Whitchurch etc. Survey made for the Honourable Sir John Smyth Baronet by William Williams 1730.

BRO AC/M/11/35: Survey of Bedminster. Gives tenements and acreages only with a map reference. Date unknown, but probably late 18<sup>th</sup> century, and may relate directly to AC/PL/92.

BRO AC/E21/1: Terrier of 1826 for Bedminster parish.

BRO AC/PL/107/1 and 2: Maps of the parish of Bedminster, surveyed in 1827. Scale: 35 chains to 4 inches (1:6930).

BRO EP/A/32/7: Tithe map and apportionment for Bedminster parish, 1841-1843.

BRO 40287/1/114. Highway Adoption Notice, Stillhouse Lane, 1878.

**Somerset Record Office**

SRO A/DAS 1/32/1: SANHS Braikenridge Collection:

2. Pencil sketch entitled “Lower Knowle Court, Bedminster” c.1829-1843.

5. Sepia watercolour of “Old House, Lower Knowle Court, Bedminster”, date as above.

**Ordnance Survey**

Ordnance Survey 25” scale, First Edition (surveyed 1881-2, publ.1890). West Sheet only, Gloucestershire 75.8.

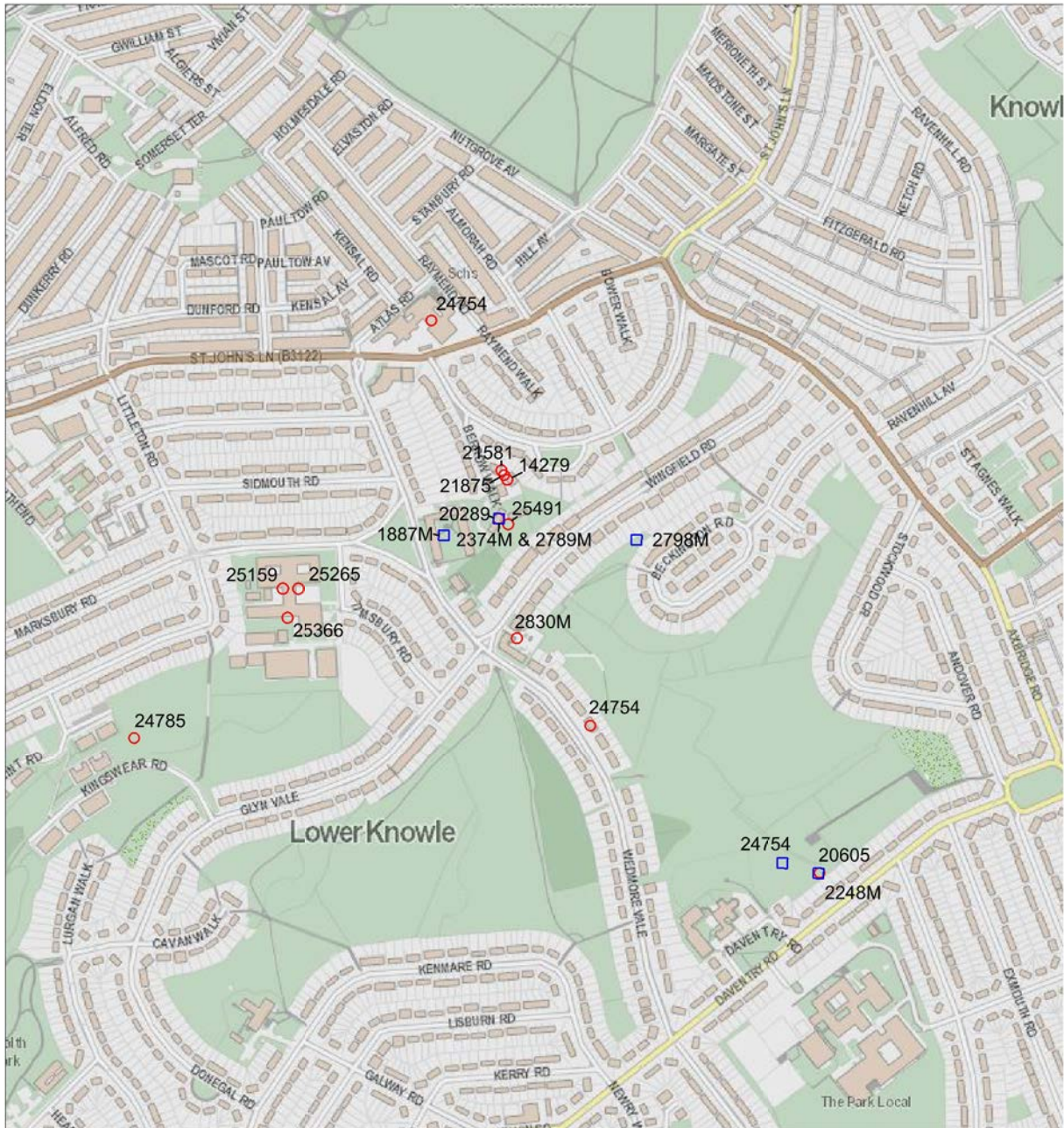
Ordnance Survey 6" scale, First Edition (surveyed 1881-4, publ.1887). Somerset Sheet 6 North-east.

Ordnance Survey 25" scale, Second Edition (rev.1902, publ. 1903-4). Gloucestershire 75.8, West sheet; Gloucestershire 76.5, East sheet.

Ordnance Survey 25" scale (1949). Gloucestershire Sheet 76.5 (produced by Bristol City Council).

Figure 3

Location of BHER Entries



0 400m





Figure 4a

Extract from an undated, probable mid-18th century map (one of two, see Figure 4b) of Lower Knowle Farm (BRO AC/PL/18a), showing Lower Knowle Court, with associated buildings, to the north-west of the road, and the large pond, with central island, to the west.

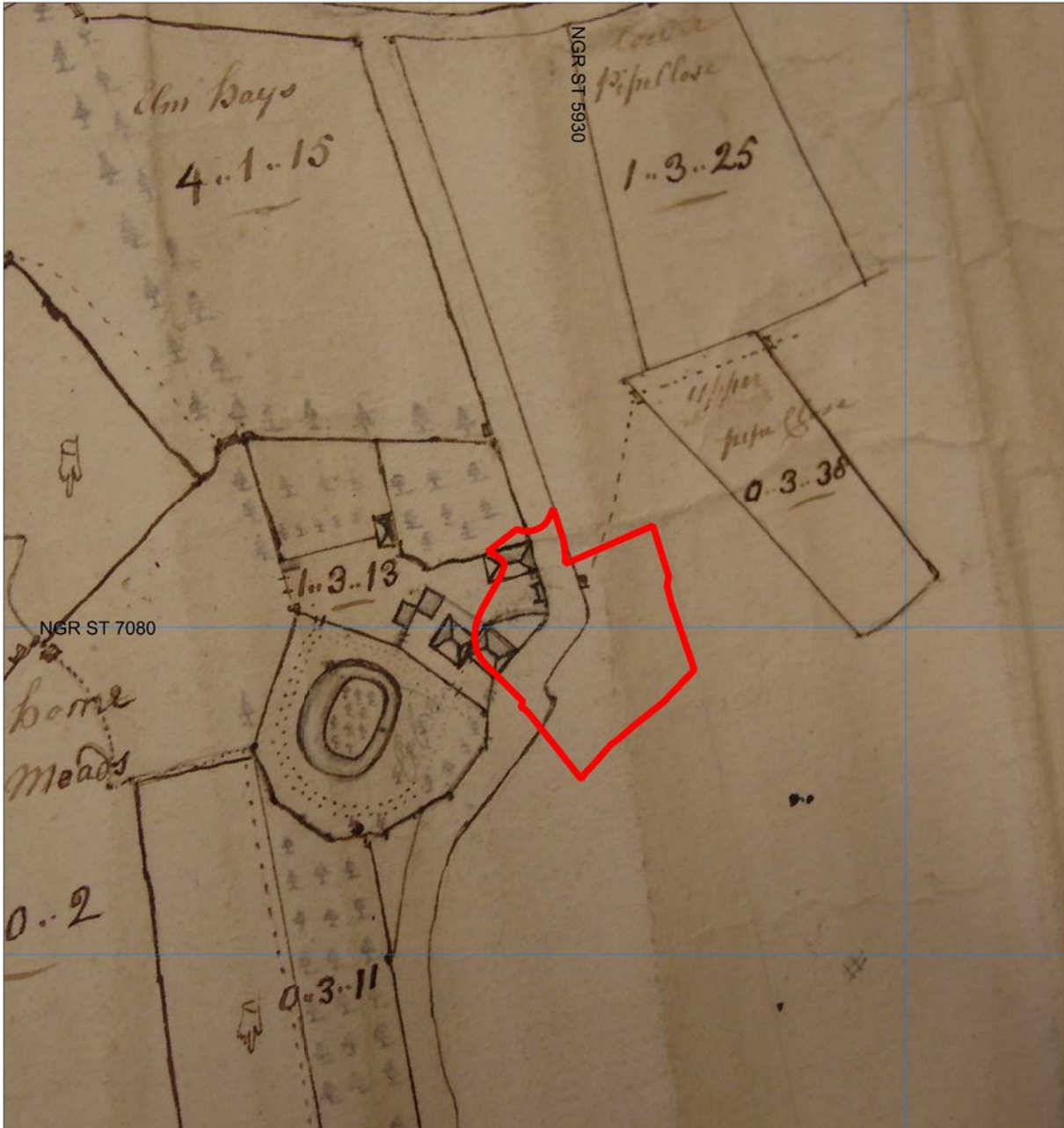


Figure 4b

Extract from an undated, probable mid-18th century map of Lower Knowle Farm (BRO AC/PL/18b), showing Lower Knowle Farm with associated buildings.

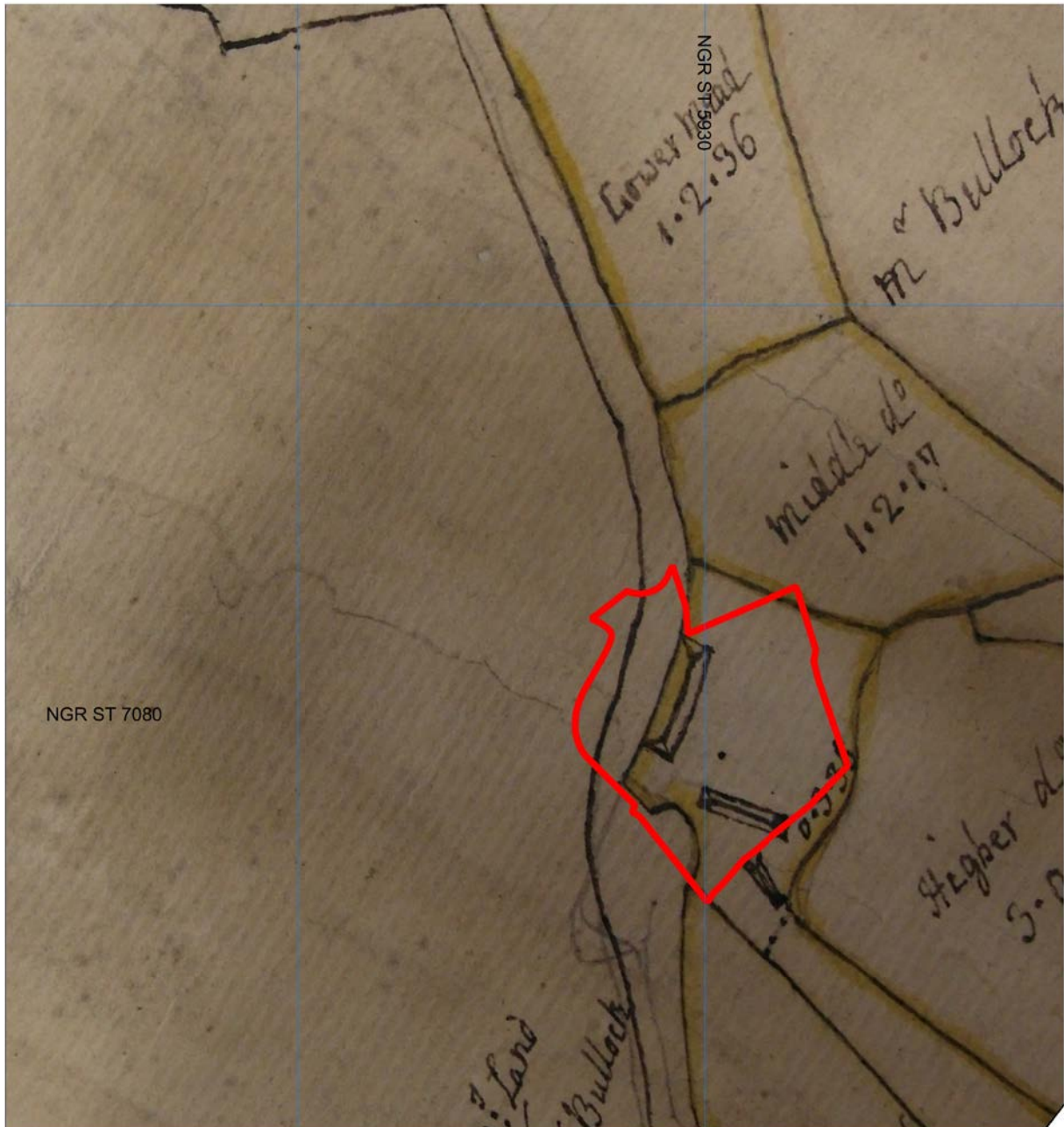




Figure 5

Extract from a late 18th century estate plan of the manor of Bedminster, purchased by Sir Hugh Smyth, Baronet, in 1605 (BRO AC/PL/92). Note that the pond is no longer shown, and that one of the farm buildings to the south is on a different alignment from that shown on the previous map.





Figure 6

Extract from 1827 Parish Map of Bedminster (BRO AC/PL/107/2). Not to scale. Note that pond to west is no longer shown, and that one of the buildings of Lower Knowle Farm has been re-drawn on a different alignment.



Figure 7

Extract from the 1841 Bedminster Tithe Map (BRO EP/A/32/7).





Figure 8

Extract from 1867 plan of Greville Smyth's Bedminster estate (BRO AC/PL/127). Outline of study area in red. Blue dashed line shows route of underground pipe(s) of Bristol Water Works Company. Lower Knowle Court and Lower Knowle Farm as indicated.



Figure 10

Extract from First Edition OS 6" map of Somerset, surveyed 1881-4, shows that Lower Knowle Court has by this date been demolished, and large pond has been re-instated. Not to scale, study area outlined in red. Probable bakehouse and dairy as indicated.

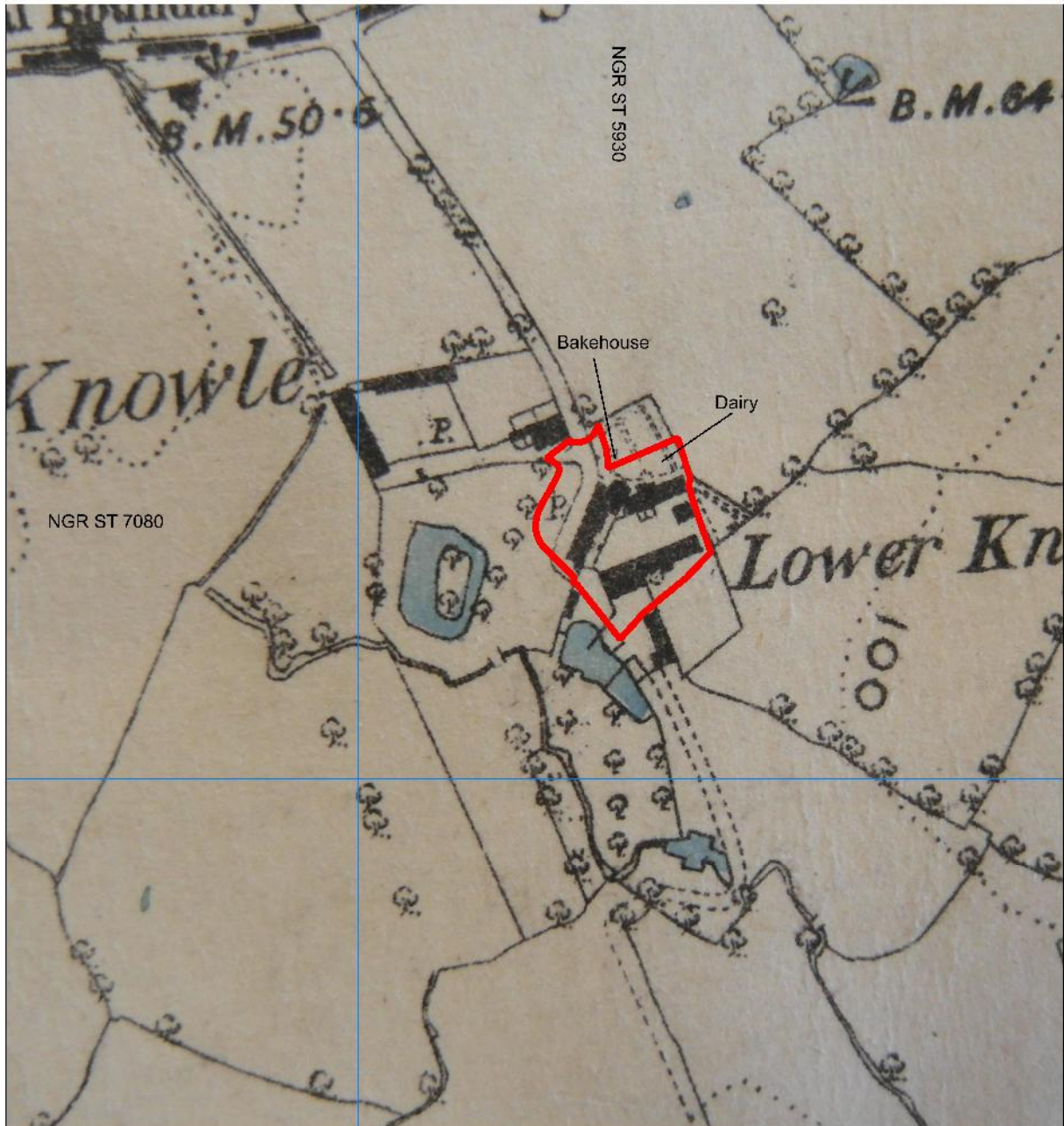




Figure 11

Extract from Second Edition OS 25" map of Gloucestershire, revised 1902, showing that the road previously running south-west north-east bordering Lower Knowle Farm has been re-routed away from the farm building.

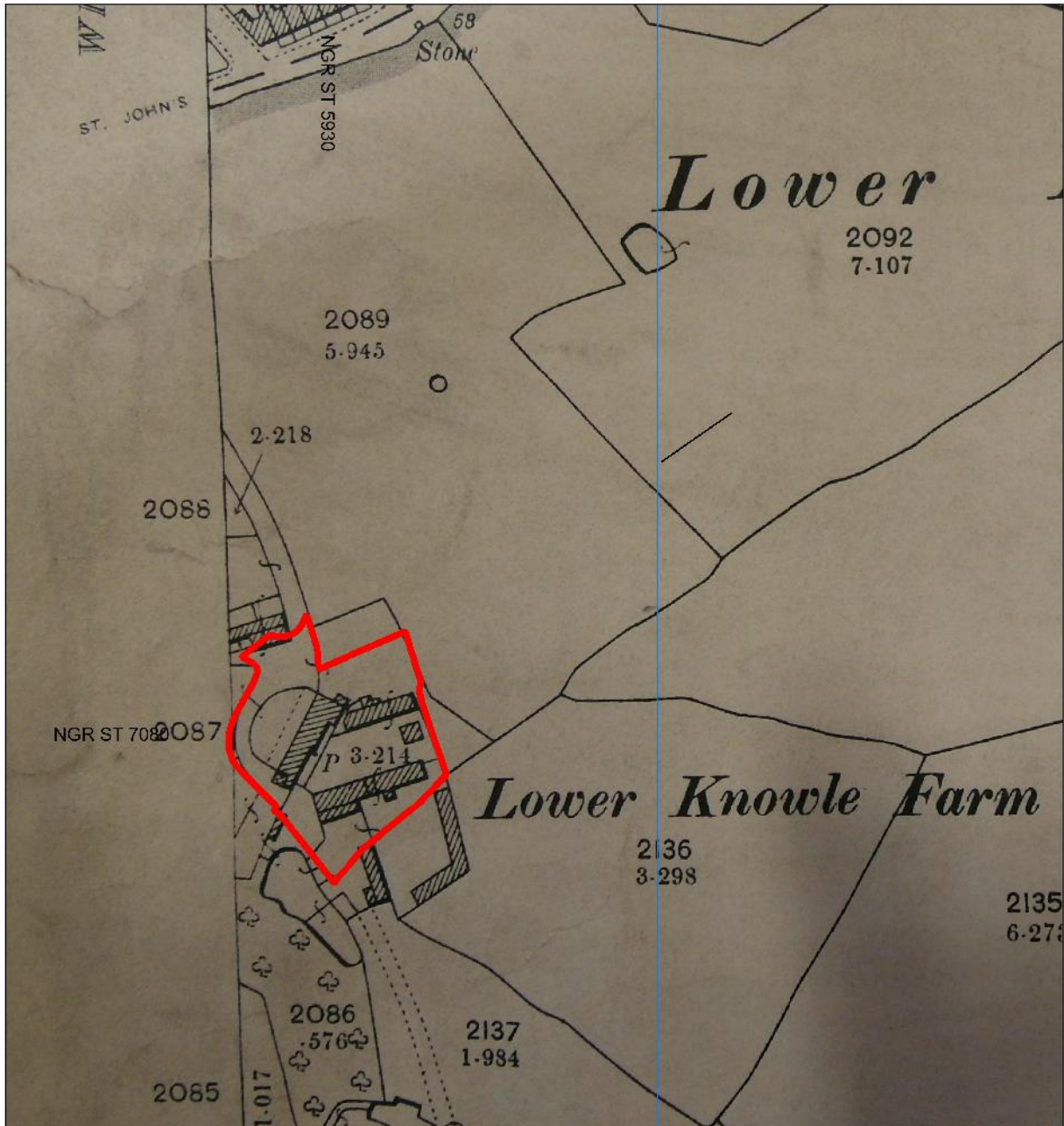


Figure 12

Extract from OS 25" map of 1949, showing encroachment of new housing around Lower Knowle Farm.

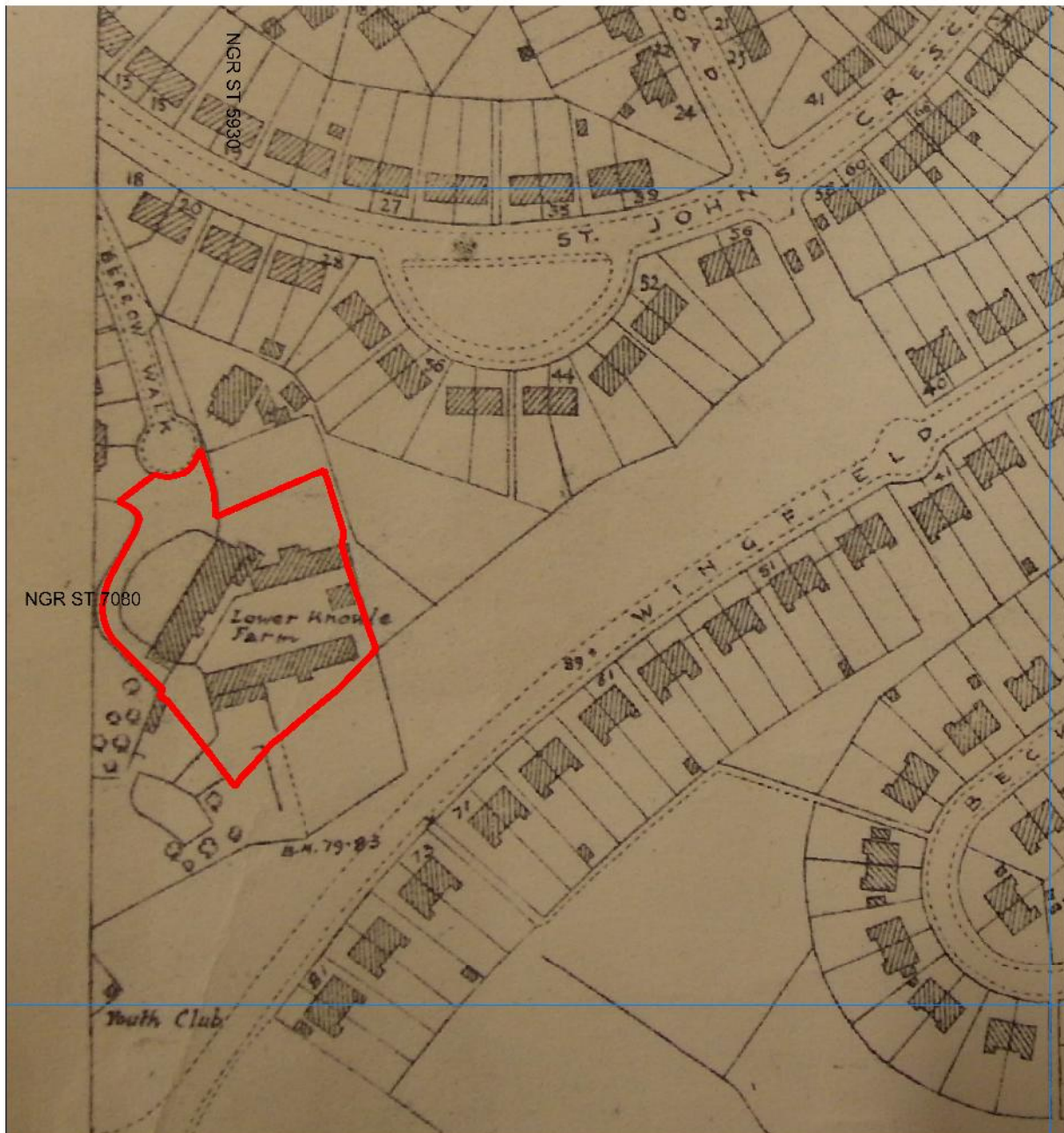
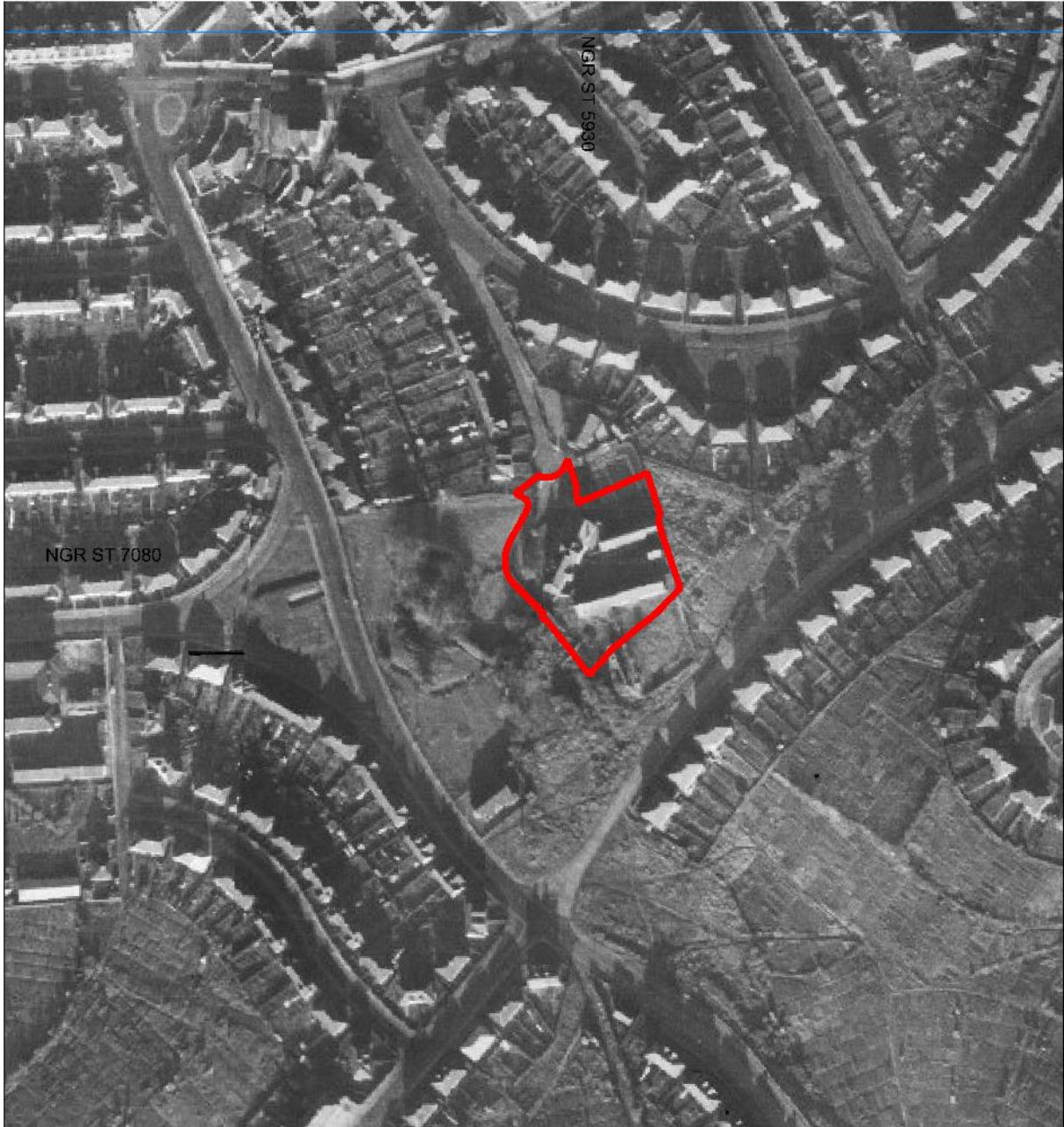




Figure 13

Historic aerial photograph taken in 1946, accessed via "Bristol.gov.uk/knowyourplace".



## PLATES



1. View from south-west of south-east corner of Lower Knowle Farm building. The view is identical to that shown in 19<sup>th</sup> century watercolour of farm (Cover Photo).



2. View from south-east of rear (south-east) of Lower Knowle Farm (south-west end).





3. View from south-east of rear (south-east) of Lower Knowle Farm (north-east end). Note four-centred arches with voussoirs over windows.



4. View from north-east of north-east end of Lower Knowle Farm, with "bakehouse" in foreground.





5. View from north of north-west facing façade of Lower Knowle Farm. Most recent phase to left of image.



6. Detail of butting joint in façade. Most recent phase to left of image.



7. Detail of door in front (north-west facing) façade of Lower Knowle Farm, south-west end of building.





8. View from south-west of south-west end of surviving but ruined barn (probable dairy) to north-east of lower Knowle Farm.



9. View from south-west of north-east end of ruined barn (probable dairy) to north-east of Lower Knowle Farm. Remains of walls of barn possibly survive beneath vegetation in foreground.