



BRISTOL & WEST ARCHAEOLOGY

19 Jacobs Wells Road, Clifton, Bristol

Archaeological Monitoring and Recording
Report

Project Ref: 12/2402

Client: Iesis (Jacobs Wells Road) Ltd

24 September 2013

Bristol & West Archaeology

**Planning Authority:
Bristol City Council**

**National Grid Reference
Centred on: NGR ST 5710 7317**

Author: David Etheridge

**Report Status: Final
Issue Date: 24/09/2013
BWA Ref: 12/2402**

© Bristol & West Archaeology Limited

No part of this report is to be copied in any way without prior written consent.

© Ordnance Survey maps reproduced by consent of the Controller of H M Stationery Office.

Licence No. WL1005476

Parkfield House, Parkfield, Pucklechurch, Bristol BS16 9NS. Tel. 0117 9372450.

Email bruce.williams@bristolandwestarchaeology.co.uk

19 Jacobs Wells Road, Hotwells, Bristol**Archaeological Monitoring and Recording Report****CONTENTS**

NON-TECHNICAL SUMMARY	III
ACKNOWLEDGEMENTS	IV
1 INTRODUCTION	1
2 BASELINE SURVEY	2
3 CONCLUSIONS	6
PLATES & FIGURES	
Plate a: Excavation of Test Pit 1, looking southwest.	2
Plate b: The frontage, looking southwest across Jacob's Wells Road, October 2012 (see Figure 1).	2
Plate c: Rear of the study area from Brandon House car park, looking northwest, October 2012 (see Figure 1).	2
Plate d: North wall of the loading bay, looking north, scale 2m.	3
Plate e: North wall of room 5, looking north, scale 2m.	3
Plate f: East wall of room 5, looking East.	3
Plate g: Large buttress against western retaining wall, Room 6. Looking northwest from the first floor above Room 8. Scale 2m.	3
Plate h: Rafter across Room 2, looking southwest.	4
Plate i: North wall of Room 6, looking north. Error! Bookmark not defined.	
Plate j: South wall of Room 6, looking south. Scale 2m.	4
Plate k: Extent of demolition by the 14 th November, looking southeast.	4
Plate l: Extent of demolition by the 2 nd week of January, looking west.	5
Plate m: Extent of demolition by the 23 rd January 2013, looking northeast.	5
Figure 1: the location of the study area with the approximate boundary outlined in red. Approximate scale 1:500. © Ordnance Survey maps reproduced by consent of the Controller of H M Stationery Office, Licence No. WL1005476. Red arrows indicate plates referred to in the text.	8
Figure 2: Ground floor of the study area with selected plates indicated by red arrows showing the position of the photographer and the direction of view. Approximate scale 1:125. Base plan after an original survey by Anthony Brookes Surveys Ltd.	9

NON-TECHNICAL SUMMARY

In line with current government guidelines and national legislation, the Senior Archaeological Officer of Bristol City Council has asked for an Archaeological Monitoring and Recording report of a c. 526 m² area of land (the study area), known as 19 Jacobs Wells Road, Hotwells, Bristol (centred NGR ST 5770 7280).

The Archaeological Monitoring and Recording was requested as part of planning and conservation area consent for development of a former brewery, latterly a sports hall, with conversion to student accommodation. This work included the partial demolition and refurbishment of 19th and 20th century elements.

As the development entailed minimal ground disturbance, the possibility of observing below ground archaeological features was naturally limited. A series of geotechnical test pits through the solid concrete floor of the building were monitored, but nothing of archaeological significance was found.

Subsequent work therefore focused on recording, following the soft strip and during subsequent demolition work, parts of the exposed structure that had not been available at the time of the original standing building survey.

This survey was undertaken in accordance with a written instruction from the Archaeological Officer of Bristol City Council, together with a method statement (WSI) drawn up by Bristol and West Archaeology and agreed with the senior Archaeological Officer of Bristol City Council. In undertaking this survey all appropriate guidelines were followed.

The results of this survey are outlined and illustrated in the following report.

ACKNOWLEDGEMENTS

Bristol and West Archaeology Limited wish to acknowledge the assistance given by the following in the production of this report: David Steadman and Iestyn Lewis of Iesis; together with Bob Jones, Senior Archaeological Officer, Bristol City Council.

1 INTRODUCTION

1.1 Project background

- 1.1.1 Bristol City Council has requested an Archaeological Monitoring and Recording of selected structures at Jacobs Wells Road, Hotwells, Bristol, BS8 1DS (centred NGR ST 5770 7280). This work was required as a condition of planning and conservation area consent (Planning references 11/01359/F & 11/01360/LC), in order to record potential heritage assets prior to their remodelling or removal. The project was commissioned by Iesis (Jacobs Wells Road) Ltd (the client). A written scheme of investigation (WSI) for an archaeological watching brief during demolition, geotechnical work and groundwork was agreed with the City Archaeological Officer on 15 August 2012.

1.2 Site Location, Topography and Land Use (see Figure 1)

- 1.2.1 The study area lies on the north side of the lower Avon valley, as it steepens towards the Avon Gorge. Jacob's Wells Road is a roughly north-south oriented route that leads from the Clifton Triangle at c. 75m aOD down towards the floating Harbour at c. 10m aOD, through a steep sided valley between Brandon Hill on the east and Clifton Wood on the west. A spot height on the road, opposite the study area, has a value of 25.9m aOD. The overall topography of the study area is flat, rising slightly from c. 25.9m aOD at the main entrance to 26.6m aOD to the rear (west). The study area lies within the Clifton conservation area (11/01359/F & 11/01360/LC).
- 1.2.2 At the commencement of fieldwork in September 2012 the study area consisted of vacant premises, formerly a brewery but latterly an indoor boy's cricket club (Longman 2008, para. 3.11, 3.13 and Summary).

1.3 Geology

- 1.3.1 Quartzitic sandstone of the Carboniferous Era forms the underlying bedrock of the study area (BGS 2013). No superficial deposits have been recorded at this location (ibid.).

1.4 Methodology

- 1.4.1 In compiling this report the standards and guidelines of the IfA, English Heritage, NPPF and Bristol City Council were followed as appropriate (DCLG 2010; DCLG, DCMS & EH 2010; EH 2006).
- 1.4.2 The author and Bruce Williams of Bristol and West Archaeology carried out the monitoring between September 2012 and January 2013. The study area was attended on the following dates: 13/9/12, 21/9/12, 30/10/12, 6/11/12, 13/11/12, 14/11/12, 20/11/12, 26/11/12, 30/11/12, 8/1/13, 23/1/13, and 28/1/13.
- 1.4.3 During these visits digital still photographs and field notes were made. All available affected areas were recorded photographically and compared with scale drawings provided by the client. Copies of these drawings were annotated on site, with the location of the photographer and the direction of each frame noted. Wherever practicable, photographic scales were included in each shot.
- 1.4.4 There are two HER records for this report, BHER 25154 & 25155, reflecting both the above and below ground recording. The completed archive will be stored at the Bristol City Museum and Art Gallery under the accession number BRSMG 2012:41. The project has been entered in the Online Access to the Index of Archaeological Investigations (OASIS) as bristola3 132240 and bristola3 132244.
- 1.4.5 This document was compiled using MS Word 10, references were compiled using Mendeley 1.9.2 following the World Archaeology (Harvard) style. Figures were produced using QGIS 1.9.0 and TurboCAD 19. Photographs of the test pits were taken with an Olympus ST6010, photographs of the demolition process were taken with a Fuji Finepix HS10 digital SLR camera. Plates were processed with Paint Shop Pro 8.

2 BASELINE SURVEY

2.1 Previous Work

- 2.1.1 As noted above, a desk-based assessment of the study area has been undertaken (Longman 2008). Subsequently a standing building survey of the study area was undertaken (Longman 2012).

2.2 Archaeological Monitoring

- 2.2.1 On the 13 September 2012 five test pits were excavated by H+H Demolition, monitored by Bruce Williams of Bristol and West Archaeology Limited (see Figure 2). A floor saw was used to cut through the concrete surface. In all trenches the concrete (context 100) was 100mm thick, poured over a polythene membrane, suggesting the concrete had been laid in recent years.



Plate a: Excavation of Test Pit 1, looking southwest.

- 2.2.2 Subsequent excavation was by use of a 360 degree mini-excavator using a toothless bucket. All test pits were about 650mm square, although the area of concrete removed for each was slightly larger.

- 2.2.3 **Test Pit 1** – was excavated to a depth of 600mm without coming to the base of a loose, grey and brown stony soil containing much black ash, with grey and white mortar flecks (101). One sherd of transfer printed ware was recovered from this context.



Plate b: The frontage, looking southwest across Jacob's Wells Road, October 2012 (see **Figure 1**).

- 2.2.4 **TP 2** – beneath the concrete slab there was a 100mm deep void above a loose black granular soil with flecks of white mortar (102), containing fragments of: pan tile, Pennant stone, and window glass. TP 2 was excavated to a depth of 700mm without reaching the base of context 102.

- 2.2.5 **TP3** - Excavated to a depth of 900mm, the fill (103) was found to be the same as TP2 (102).

- 2.2.6 **TP4** – Excavated to a depth 1m, the fill (104) was also found to be the same as in TP2, with some fragments of pan tile and double Roman tile.



Plate c: Rear of the study area from Brandon House car park, looking northwest, October 2012 (see **Figure 1**).

- 2.2.7 **TP5** – Was also excavated to a depth of 1m. It too had the same fill (105) as in TP2, with some fragments of pan tiles.

2.2.8 As a result of this survey it was concluded that significant buried archaeological remains were unlikely to be revealed in the subsequent demolition and construction works.

2.3 Exterior

2.3.1 Due to the enclosed nature of the study area only parts of the eastern and southern faces of the affected structures were available to record. The remaining exteriors were either obscured by or abutted by other buildings to the north and east, with the exception of the western extent, which forms a substantial retaining wall. Throughout the watching brief little obvious work was undertaken to the frontage, despite the roller shutter door being the main access for all plant and machinery (Plate b).

2.3.2 Little work was undertaken to the southern face either (Plate c), although scaffolding was at times erected to facilitate the removal of the roofs and upper floors.

2.4 Interior (see Figure 2)



Plate d: North wall of the loading bay, looking north, scale 2m.



Plate e: North wall of room 5, looking north, scale 2m.



Plate f: East wall of room 5, looking East.



Plate g: Large buttress against western retaining wall, Room 6. Looking northwest from the first floor above Room 8. Scale 2m.

2.4.1 David Etheridge and Bruce Williams of Bristol and West Archaeology Limited visited the study area on the 21 September 2012, for the purposes of inspecting the structure

prior to the commencement of major works. As a large amount of clearance and soft strip had been undertaken since the standing building recording earlier that year (Longman 2012), it was decided to re-photograph significant portions of the building. As far as possible the room nomenclature used here follows Longman (2012, fig. 2).

- 2.4.2 At this stage most of the floors above ground level had been removed, along with their connecting stairs, false ceilings and partitions.



Plate h: Rafter across Room 2, looking southwest.



Plate i: North wall of Room 6, looking north.



Plate j: South wall of Room 6, looking south. Scale 2m.



Plate k: Extent of demolition by the 14th November, looking southeast.

- 2.4.3 In the north wall of the loading bay, the two blocked in arches were revealed more clearly (Plate d). Above the exposed doorway in Room 5 (Plate d) were two large timbers spanning the room from north to south (Plate f). In the east wall of the room was a former fire exit, probably of early to mid-20th century origin, which led into the neighbouring property (ibid.).
- 2.4.4 To the rear (west end) of Room 6 a large buttress of sandstone blocks had been exposed against the western retaining wall, also of sandstone (Plate g).
- 2.4.5 By the end of October 2012 nearly all the roof structure had been removed. Towards the western end of Room 2 a large wooden rafter was visible at height (**Error! Reference source not found.**), spanning the width of the room and projecting out through the southern wall into Room 6, where the sawn end could be observed.
- 2.4.6 Built into the wall between Rooms 2 and 6 were three brick arches, at approximately the same level as the timber rafter (Plate j). Of these only the central one had the definite appearance of a blocked window. The arches were most clearly visible on the south face.

- 2.4.7 By the end of the first week in November, several portions of older walling had been removed by machine, as well as the wooden rafter. The exposed sections showed the walls to be built out of sandstone rubble and lime mortar. By the middle of November a large central portion of the sandstone wall between Room 2 and Room 6 had been demolished to ground level. A portion of the wall between Rooms 6 and 8 had also been demolished and two former entrances between them had been unblocked (Plate j). A significant amount of demolition took place over the 13th and 14th November 2012. By the end of the 14th much of the internal structure had been removed to ground level (Plate k).



Plate l: Extent of demolition by the 2nd week of January, looking west.



Plate m: Extent of demolition by the 23rd January 2013, looking northeast.

- 2.4.8 Most of the rubble had been cleared by the 26th November. The concrete floor still remained largely intact though. After a break, demolition work resumed in early January. Modern internal block facings were removed, together with further elements of the main internal walls (Plate l).
- 2.4.9 By the end of January the main phase of demolition was complete, with almost all internal walls removed. The final site visit took place on the 28th January 2013.

3 CONCLUSIONS

- 3.1.1 An archaeological monitoring and recording exercise has been undertaken at 19 Jacobs Wells Road, Hotwells, Bristol (centred NGR ST 5770 7280). This survey was undertaken as a requirement of planning and conservation area consent, part of a programme of works to renovate and remodel the study area as student accommodation.
- 3.1.2 The study area was first recorded in the 18th century as a public house, subsequently a brewery. After a succession of businesses occupied the premises, they were finally used as a sports club with accommodation.
- 3.1.3 Following a brief and method statement agreed with Bristol City Council, all significant demolition and below ground works were monitored. No significant archaeological remains were encountered during the below ground works, which were minimal. Subsequent demolition of most of the internal walls took place from November 2012 to January 2013. Scale drawings of all the affected areas had already been produced by surveyors for the client. Copies of these were annotated on site, with the location of the photographer and the direction of each frame noted on each plan. Wherever practicable, photographic scales were included in each shot.
- 3.1.4 Nothing was found to suggest any part of the study area was older than the 18th century. A permanent record has now been made of those areas that have been significantly altered.

4 REFERENCES

4.1 Abbreviations

aOD	Above Ordnance Datum
BGS	British Geological Survey
BHER	Bristol Historic Environment Record
BRSMG	Bristol Museum and Art Gallery accession number
DCLG	Department for Communities and Local Government
DCMS	Department for Culture, Media and Sport
EH	English Heritage
OS	Ordnance Survey

4.2 Published and Unpublished Works

- BGS. 2013. "Geology of Britain Viewer."
<http://mapapps.bgs.ac.uk/geologyofbritain/home.htm>.
- Longman, Tim. 2008. "Archaeological Desk-based Assessment of Land at No . 19
Jacob's Wells Road, Clifton, Bristol." Bristol.
- . 2012. "Archaeological Building Survey of No. 19 Jacobs Wells Road, Clifton,
Bristol". Bristol.

FIGURE 1



Figure 1: the location of the study area with the approximate boundary outlined in red. Approximate scale 1:500. © Ordnance Survey maps reproduced by consent of the Controller of H M Stationery Office, Licence No. WL1005476. Red arrows indicate plates referred to in the text.

FIGURE 2

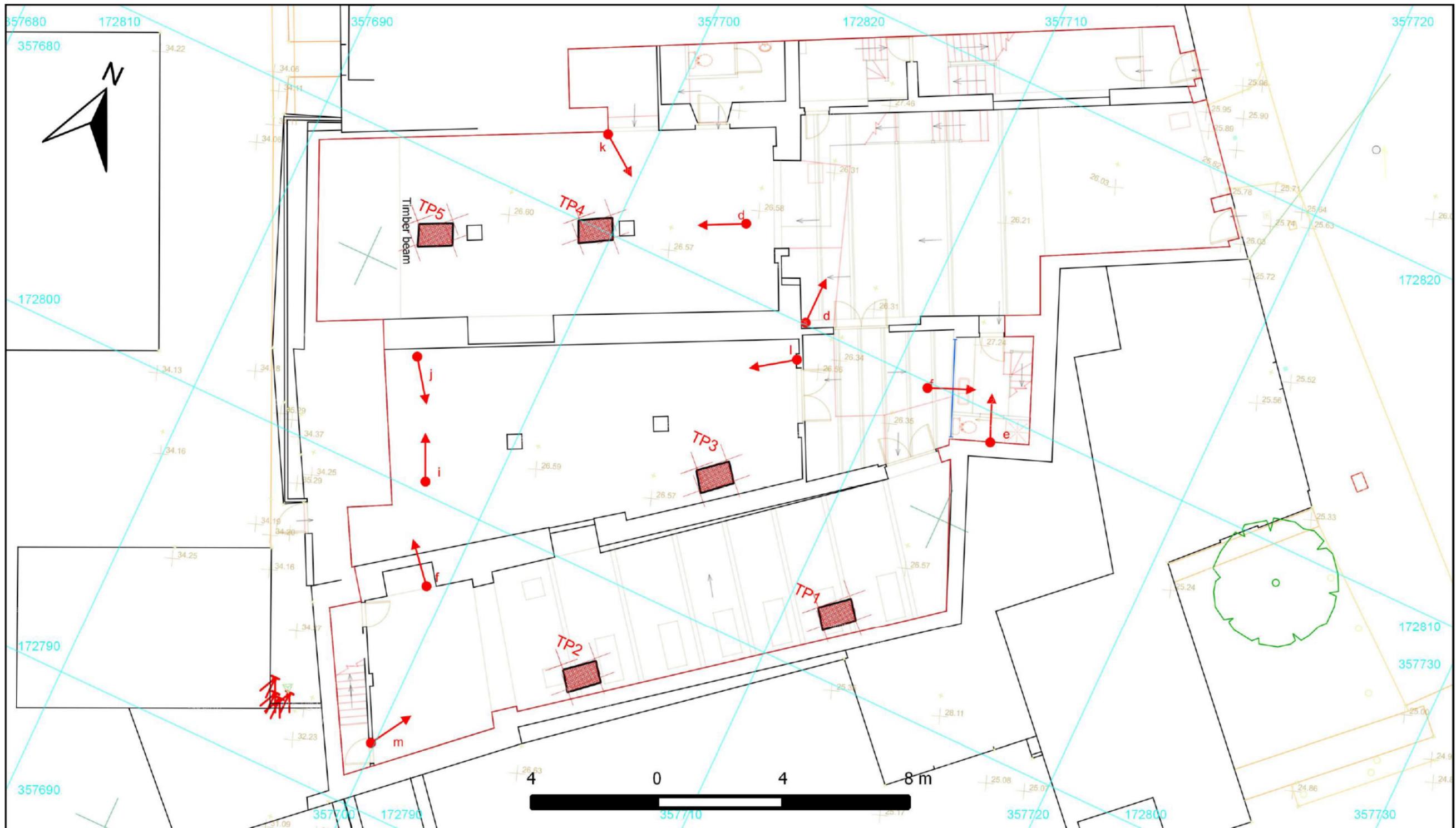


Figure 2: Ground floor of the study area with selected plates indicated by red arrows showing the position of the photographer and the direction of view. Approximate scale 1:125. Base plan after an original survey by Anthony Brookes Surveys Ltd.