

13-15 West Street, Old Market, Bristol

Archaeological Desk-Based Assessment

BHER 25399



on behalf of

**Mr Gareth Skeates
and Family**

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Avon Archaeology Limited

Bristol: August 2014



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ABSTRACT

Avon Archaeology Limited was commissioned by Mr Gareth Skeates and Family to undertake an archaeological desk-based assessment of a site at 13-15 West Street, Old Market, St Philip s, Bristol, centred on NGR ST 59829 73267. The site is roughly rectangular in shape, and extends back from the northern side of the West Street frontage immediately to the east of the former site of Lawford s Gate. At present the site is occupied by a building of early 20th century date which until relatively recently was used as a retail premises by Messrs Stayfast; indeed, it seems to have been constructed originally as a mixed use building, for both retail and dwellings, and indeed is still used for that purpose. Historically this area lay just outside the city boundary and was therefore technically in Gloucestershire for some administrative purposes, although it was also encompassed within the outparish of St Philip and St James, one of the ancient city churches lying a few hundred metres to the west. The site lies within the Old Market Conservation Area, and although the building itself is not listed, the local authority has nonetheless designated it as an Unlisted Building of Merit, entirely as a result of its freestone street frontage elevation.

Old Market appears to have been deliberately laid out as a formal trading area close to the castle and along the western part of the main road from Bristol to Bath and London, and although always just outside the walled area of the city, it was probably provided with a gate, on the site of the later Lawford s Gate, from an early date. A substantial defensive feature, the so-called Great Ditch, seems to have run roughly north-south in this area, up to and through the line of the Lawford s Gate site. By the 17th century Old Market Street and West Street were heavily built up along the street frontages, and there was development in depth, away from the street frontages, towards the western part of Old Market and the eastern gate in the city wall. It is possible that some of the properties along Old Market and West Street had vaults (ie cellars) by the late medieval period, as described by William of Worcester elsewhere in the city. If the surviving records and photographs are to be believed, the study site was occupied by the Lamb Inn, a striking half-timbered and tri-gabled building, from 1651 onwards, although that is by no means to say that the Lamb was the first building on that site; however, surprisingly little appears to be known about the Lamb s development or history throughout its roughly two and a half centuries of existence. From its design and layout, with rear yards and (probable) stables, accessed from a double-doored archway off the West Street frontage, it is likely to have been designed from the outset as a coaching inn. Photographs of the frontage, and parts of the interior, survive from the point immediately prior to its demolition, in the very early 20th century. It was replaced by the present building, which was occupied by 1909 by an outfitting company, which remained there until the early 1950s. In the early 1960s it was a car showroom, and has since hosted a number of different businesses. A site visit made by the author for the purposes of this report strongly suggests that the surviving cellar may well be an antecedent feature inherited from the earlier building on the site. Archaeological interventions in the immediate area suggest the intermittent survival of deposits and features of all periods from the medieval onwards, but later development means that this could not be accurately predicted for any individual site without fieldwork.

There are no Scheduled Ancient Monuments within the bounds of the study site, or in the immediate vicinity.



In conclusion, and on the basis of the documentary and other evidence reviewed for this project, the study area is considered to offer a low to moderate potential for the survival of archaeologically-significant buried deposits in the open car park area at the rear of the property; but especially, the possible survival, even if only partial, of an original 17th century cellar, perhaps directly associated with a well-known, albeit ill-recorded antecedent building, may well be considered a material issue in any subsequent planning application.



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 Ltd |
| aOD | Above Ordnance Datum |
| BHER | Bristol Historic Environment Record |
| BRO | Bristol Record Office |
| GRO | Gloucestershire Record Office |
| NGR | National Grid Reference |
| NMR | National Monuments Record |
| OS | Ordnance Survey |



1 INTRODUCTION

Avon Archaeology Limited was commissioned by Mr Gareth Skeates and Family to undertake an archaeological desk-based assessment of a site at 13-15 West Street, Old Market, St Philip's, Bristol, centred on NGR ST 59829 73267. The site is roughly rectangular in shape, and extends back from the northern side of the West Street frontage immediately to the east of the former site of Lawford's Gate. In area, it extends to something in the order of 893m². It is bounded on the south by West Street, on the east and west by adjacent properties, and to the north by associated yards and outbuildings (**Figures 1 and 2**). At present the site is occupied by a building of early 20th century date which until relatively recently was used as a retail premises by Messrs Stayfast; indeed, it seems to have been constructed originally as a mixed use building, for both retail and dwellings, and indeed is still used for that purpose. Historically this area lay just outside the city boundary and was therefore technically in Gloucestershire for some administrative purposes, although it was also encompassed within the outparish of St Philip and St James, one of the ancient city churches lying a few hundred metres to the west, and of at least 12th century foundation (BCC 2008, 4). The site lies within the Old Market Conservation Area (Bristol Conservation Area 16), initially designated in 1979, but the subject of a far more recent Character Appraisal (BCC 2008). The building itself is not listed, but the local authority has nonetheless formally designated it as an Unlisted Building of Merit (BCC 2008, Map 6). There are no Scheduled Ancient Monuments anywhere in the vicinity of the study site, the nearest being the vaulted chambers of Bristol Castle, about 470m to the west.

This report will be accessioned into the City of Bristol Historic Environment Record, where it will have the reference 25399.

2 METHODOLOGY

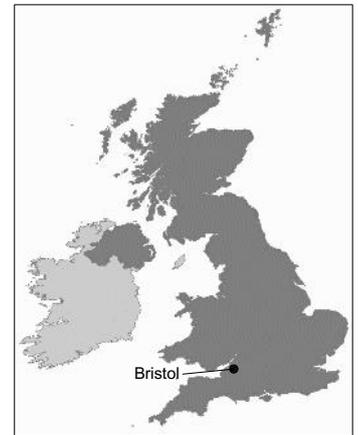
Searches were made of the indices of the collections of the Bristol Record Office, and the main City of Bristol Library. A variety of online bibliographic resources, most notably COPAC, BIAB, the Archaeology Data Service, and Google Scholar, were used to identify potentially useful sources of information, whether published or otherwise¹. In addition, a trawl of the local authority HER, was carried out on behalf of AAL by Peter Insole, HER Officer Bristol City Council, and the most salient results of that search have been incorporated in this report. The online version of the Bristol HER also provided a key resource in this respect². A visit to the site was made by the author on Friday, 1st August,

¹ www.copac.ac.uk; www.biab.ac.uk; <http://archaeologydataservice.ac.uk/>;
www.scholar.google.com

² www.bristol.gov.uk/knowyourplace



Figure 1



Location of the Study Area



Grid lines at 1 km intervals (extract from OS 1:25 000)

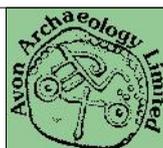
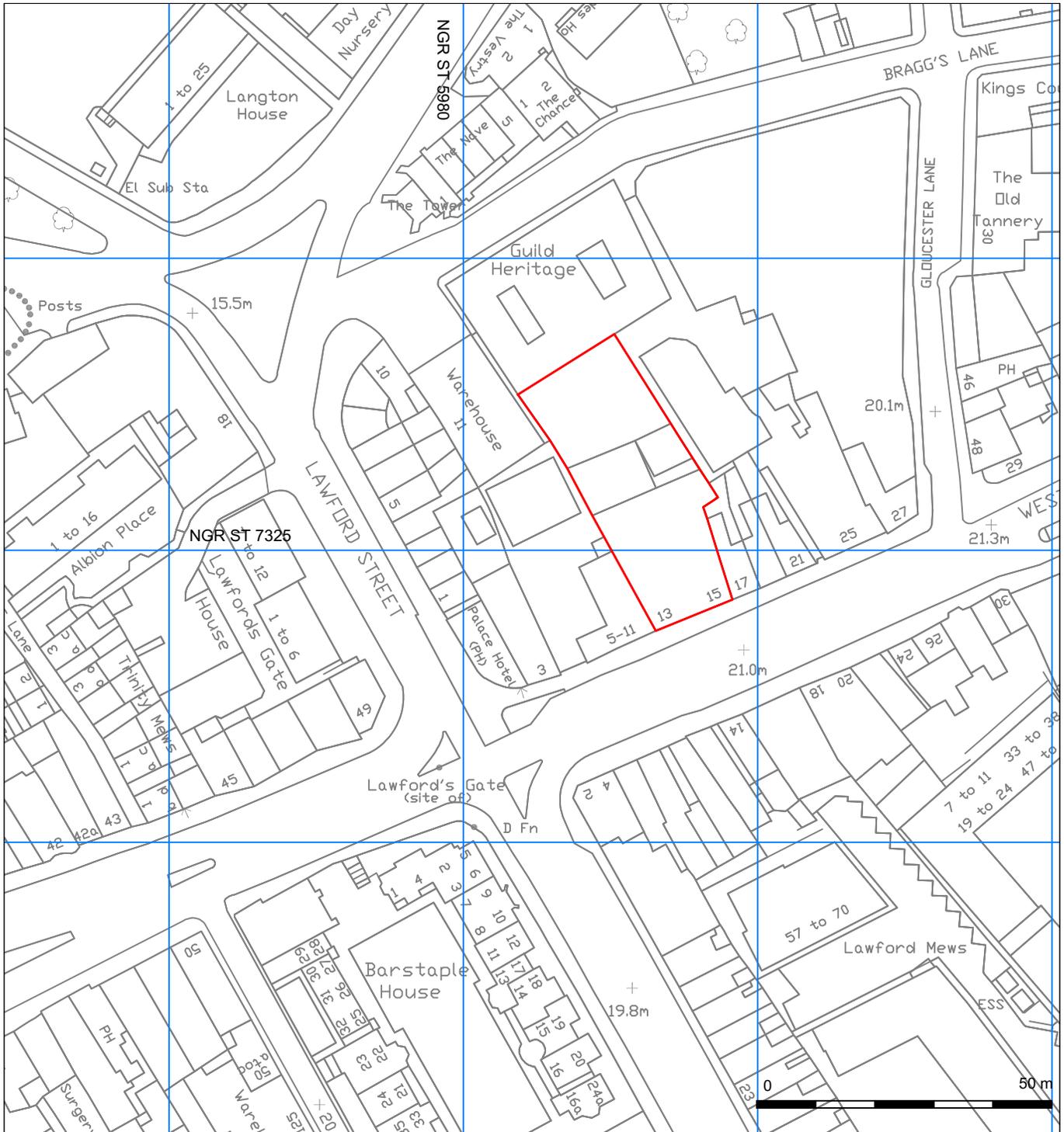


Figure 2



Location of the Study Area outlined in red



2014, and a digital photographic record was made, of which the **Cover**, and **Plates 1 to 7**, form a part.

3 TOPOGRAPHY AND GEOLOGY

The geological context of the study site is relatively straightforward. It sits astride extensive outcrops of Early Triassic Redcliffe Sandstone, which here lie unconformably on strata of Late Carboniferous age, and which from the study site extend eastwards to encompass large areas of the suburbs on that side of the city, and westwards in a rather narrower band towards the former site of the castle and of the Anglo-Saxon town. It was the distinctive colour of this stratum which gave rise to the suburb name 'Redcliffe', where its outcrops have been cut through by the river Avon to form notable river cliffs. The castle and the original town sites occupy a rather narrow 'neck' of this lithology which juts out westwards into the alluvial sequences laid down by the River Frome to the north, and the Avon to the south. The Anglo-Saxon settlement was so sited as to occupy the western part of what was effectively a peninsula between the two rivers and the castle lies on a site at the narrowest point of the 'neck', thereby controlling access to the town from the only fully 'dry' route on the eastern side. The study site, although underlain by solid rock strata, lies close to a swathe of alluvial deposits laid down by both the River Avon to its south, and the River Frome to its north, and which 'lap up' against the much older and harder sandstone.

The site sits on the gently-sloping southern flank of the River Frome, which flows east to west about 300m north-west of the site, although now for the most part culverted under city development. The ground, therefore, drops away gradually to the north and west of the site, although the line of Old Market/West Street climbs away eastwards from the Old Market roundabout, to reach a local topographical high of just over 21m aOD a few hundred metres to the east of the site, before dropping away again towards Clarence Road and Trinity Road. The height of the site itself is probably just over something around 20m aOD, since a bench mark on the Palace Hotel, less than 25m to its west, has a value of 20.196m aOD. The descent from here down to the River Frome, to the north-west, is demonstrated by a series of intervening benchmarks: 17.16m aOD at the western end of St Jude's Church, 12.30m aOD at the corner of Wade Street and Little George Street, and 11.180m aOD on a building (now demolished) immediately on the north-western side of the little bridge which carries Wade Street over the Frome.

It is, finally, worth noting here that a detailed assessment, based chiefly on borehole data, has recently been made of the historic core of Bristol in respect of the potential for the survival of waterlogged deposits; but which also, as part of the work, attempts to map the main geological strata, their depths, thicknesses where possible, and the buried topography of the various



lithological surfaces (Cotswold and English Heritage 2013). The very core area of the historic town, including the castle itself, and as far west as the western end of Corn Street, is excluded from the study because it sits outside the main riverine depositional regime, on a low bluff of Redcliffe Sandstone; and the area to the east, including Old Market and West Street (and therefore the study site) is also excluded. Also, the data relating to what the report terms 'Made Ground', as defined by the British Geological Survey, is of variable quality and reliability. Nonetheless, the report itself, and the 3D modelling which goes with it, now provides an extremely important set of baseline information which will be used to inform archaeological strategies in central Bristol into the foreseeable future.

4 HISTORICAL BACKGROUND

As may be imagined, the sheer quantity of both primary and secondary material which is available for historical studies of the City of Bristol, is vast, and a review such as this can do no more than summarise in the briefest terms, those aspects which bear most closely upon the site for present purposes; which is to say, specifically those which may have archaeological implications.

There are few references to Bristol before the Norman Conquest, although it is significant that one of the earliest occurrences of the place-name appears on a late Anglo-Saxon coin. Unusually for a place that had not been a Roman town, nor seems to have had any notable importance before the 10th century at the earliest, Bristol's rise to prominence was both late and relatively rapid. The site is a superb defensive position, on a slight bluff at the confluence of the Rivers Avon and Frome, and at a convenient crossing point of the former; indeed the crossing point probably represents the site's fundamental *raison d'être*, and explains the place-name of 'the place at the bridge' (Smith 1964, 83-85). Evidence even of late Anglo-Saxon activity or occupation in the central part of the city, around the northern bridgehead, is extremely scarce, although given the intensity of subsequent occupation and development, this is hardly to be wondered at. Sivier, however, makes the important point that

Bristol is not mentioned in the *Burghal Hidage* of c.919, listing the *burhs* then extant in England.....and the earliest dating evidence for the city is a coin of Aethelred II issued sometime between 1009-1016. Despite this the city was almost certainly in existence long before then. Its status as a *burh* is incontrovertible, however, given the strong similarities between the City and other late Saxon burhs mentioned in the *Burghal Hidage* (Sivier 2002, 17)³.

³The nature, origins and purpose of the *burh* system in southern England have proved controversial among historians and archaeologists over the past decade, and the most recent and innovative review of these questions can be found in Baker and Brookes 2013. By far the most extensive and detailed modern archaeological and historical case-study of a single *burh* is now provided by the results of the long-term project at Wallingford; see Christie *et al*, 2013.



Indeed slightly later on, Sivier also remarks that the very existence of Bristol-minted coins by the early 11th century, is testimony itself to its importance as a centre of trade and commerce half a century before the Norman Conquest (*ibid*, 36).

Bristol emerges in the pages of the Domesday survey for Gloucestershire as a relatively modest holding of only 6 hides, and even then is noted only, as it were, in passing, as part of the then royal manor of Barton Regis. The owner before 1066 is not specified but if the usual practice was followed then it is probable that what had been a royal manor in the late Anglo-Saxon period passed without a break of ownership straight to King William, and indeed the royal credentials are reinforced by the manorial suffix 'Regis' (Moore 1982). Although archaeological evidence is, as already noted, extremely scanty, it is an accepted orthodoxy that the late Anglo-Saxon and early post-Conquest settlement was centred just north of the Avon bridgehead, at the meeting point of the later High Street, Wine Street, Broad Street and Corn Street. This location lay towards the western end of the river bluff defined by the Avon and Frome, and is enclosed by a closed contour at 15m aOD. Bristol's urban affinities by the late 11th century seem very clear, attested, apart from anything else, by the record of houses in Domesday Book, attached to rural manors: the Gloucestershire folios note two houses belonging to the manor of Westbury (on Trym), and the Somerset DB lists no fewer than ten houses attached to the manor of Bishopsworth, which lies about 3.5km SSW of the Bristol Avon on its course through the city centre (Thorn and Thorn 1980). Domesday Book also explicitly uses the term 'burgesses' in relation to the inhabitants of Bristol, a fact usually ascribed to borough status by the late 11th century (Moore 1982)⁴.

The construction of Bristol castle probably from the late 11th century onwards, and then through successive rebuildings and expansions well into the 14th century, had a major impact on the topography at the eastern end of the main river bluff. Some houses were certainly swept away during the earliest phases of fortification, which initially may have comprised only of a ringwork, a circular bank and ditch which only slightly later was reworked into the more 'usual' Norman motte and bailey. Also beginning in the late 11th century, and completed around the mid-13th century with the inclusion of the Marsh, Temple Fee, and Redcliffe suburbs within the circuit, Bristol was provided with a full circuit of stone walls, complete with projecting bastions, and the line of which has been proven by numerous archaeological interventions, and chance observations, over many years (Sivier 2002, 82-99)⁵.

⁴Full references to all the known historical documentation relating to Bristol's status as a borough, and to grants of markets and fairs in the city in the medieval period, can be found in the *Gazetteer of Markets and Fairs in England and Wales to 1516*, part of the website of the Centre for Metropolitan History (CMH), University of London. See: <http://www.history.ac.uk/cmh/gaz/gazweb2.html>

⁵The practice of town fortification in England in the medieval period is very usefully placed in its general social, archaeological and economic context by Creighton and Higham 2005, who discuss, *inter alia*, the fortification works at Bristol.



It is regrettable that there is as yet for the area containing the study site and its immediate environs, no detailed, plot by plot analysis of the development of the medieval streetscape, such as Dr Leech has already carried out for both the central area of the medieval town, within and immediately adjacent to the city walls, and the University precinct around St Michael's Hill (Leech 1997 and 2000). Old Market itself seems to have been in existence as an incipient extra-mural suburb, by at least the middle of the 12th century, having, apparently, been founded explicitly as an open trading area, fitted within an extensive space which was shared by the line of the main road eastwards out of the city, towards Bath and London (Lobel and Johns 1975, 5; Sivier 2002, 79); and it has been suggested that it was, at least in part, specifically the prior existence of the castle which acted as a catalyst for the development of the Old Market suburb (Walker 1991, 9). Two minor streets running parallel to the western end of Old Market, Redcross Street to the north and Jacob's Street to the south, appear to have been laid out as 'relief roads' to give access to and from the city's eastern gate, when congestion in Old Market due to the operation of the market itself, made movement difficult for east-west traffic passing along it (BIAS 2004).

A massive ditch was constructed probably also in the 12th century, to protect the Old Market area from the east, and at least in part this explains why, as Lobel and Johns point out, the city's masonry wall was never extended to this relatively distant point (Lobel and Johns 1975, 8). Much of its course is uncertain, but it seems to have run from the southern bank of the Frome, south and east up to Lawford's Gate, and then turning south-west probably to run down to the Avon at some unknown point, or into the King's Orchard ditch alongside the castle. As part of a defensive system, it seems most likely that it would have run straight up to, and from, the line of the gate; it should be said that the ditch has nowhere been proven *archaeologically* with absolute certainty, but a possible identification was made behind 49 Old Market Street, which is on the northern side of the street, less than 50m to the west of the study site (BHER 936M). It seems most likely that the ditch began to fall into disrepair, and to become backfilled, relatively early on its life, as the pressure for building land in the Old Market/West Street environs increased in the later medieval and early modern periods.

There was probably a gate on the site of what later came to be known as Lawford's Gate, immediately to the west of the study site, by the end of the 12th century, although the structure that survived only to be demolished for road widening in 1769 (Latimer 1893, 391), seems to have been a late medieval rebuild (BHER 929M). This was an important structure in the city's administrative landscape, as it

marked the boundary and jurisdiction of the old town of Bristol, which did not become a city until the creation of the Bristol Diocese and foundation of the Cathedral in 1542 (BCC 2008, 4).



The existence of the gate might be considered to presuppose that an extension of the city wall had been carried eastwards to encompass and protect the Old Market area, and indeed a mid-18th century illustration of the structure has been said to show

That the gate was set back slightly from the line of the town wall to either side (*ibid*)⁶.

However, this is strictly incorrect because, as we have seen, the town wall did not, in fact, extend this far to the east – the illustration actually shows Lawford's Gate 'sandwiched' tightly between houses on either side of it (ie to the north and south; BCC 2008, 4, Fig. 2).

Lobel and Johns remark that in William of Worcester's day, in the 15th century, Bristol was

Little different in size and lay-out from.....the late 13th century. The main streets, many of them newly-paved, were those that had been familiar two centuries earlier, when the physical expansion of the medieval town had reached its fullest extent; the town plan was basically such as it had been then and such as it was to remain for some time to come.....the suburbs beyond the walls were still comparatively thinly populated. There were indeed shops and houses there, but more in evidence were gardens, orchards, pastures, dovecotes and barns (Lobel and Johns 1975, 13).

However, notwithstanding the impression of thinly settled suburbs by the 15th century, early map evidence (and see further below) shows that by the late 17th century, both the northern and southern sides of Old Market were pretty comprehensively developed, from the site of the so-called Nether, or Castle Gate, immediately east of the former castle site, well to the east of Lawford's Gate and on eastwards along the London road. Beyond Lawford's Gate, the development thinned out and was confined for the most part to the street frontages, but to the west of the gate, building development stretched back to encompass plots well behind the frontages, and surrounding the access streets to north and south of Old Market, namely Redcross Street and Jacobs Street respectively. It seems as though there was what amounted to an explosion of building, or of rebuilding, in the 17th century along both Old Market and West Street, as attested by both occasional surviving buildings of that time, and photographs of this area from the 19th and 20th century showing a massive survival of 17th century building stock into relatively modern times. It seems equally clear, however, that many of these buildings occupied plots that had been established by the medieval period. Elsewhere, in the central part of the city, William Worcester had noted the very extensive practice of construction of underground vaults and cellars, and there is no reason to suppose that late medieval properties in the area of the study site would have been any less well

⁶Unfortunately, none of the three main surveys by Roger Leech, of Bristol's medieval defences and development and covering the central part of the old city, extend far enough to the east to encompass West Street, let alone the Old Market area itself; Leech 1989, 1997, and 1997a.



provided in this respect; for example, the very last item in Worcester's long list of such features, is described thus:

In the way of Broadmead, one stone vault built at his own expense, by William Botoner.....in the year of Christ 1428 (Neale 2000, 41-43; the quote is at 43).

This being so, there seems no reason why the same should not have been true of many of the late medieval properties lining Old Market and West Street, and indeed, the building formerly occupying the study site itself appears to have fallen into this category (see further below).

The advent of the Civil War in the mid-17th century saw extensive destruction in the area around Lawford's Gate, the result of a series of sieges, attacks and defensive actions, and it is suggested that some properties at the western ends of West Street were deliberately demolished to give an effective field of fire for defenders on the western side of the gate. Lawford's Gate appears also to have lain along a straight defensive line, consisting mainly of ditches and small earthwork strong points, running from a fort on Prior's Hill. From the gate, this line then ran south and west down to the Avon (Russell 1995). Be this as it may, it seems very likely that the apparently relatively high number of 17th century buildings which survived well into the 20th century along Old Market and West Street may well have owed their origins to a campaign of rebuilding and repair following the destruction around Lawford's Gate at the time of the Civil War, and this suggestion provides at least a plausible context for our first proper 'sight' of the study area as it emerges into the 18th and 19th centuries.

The site was formerly occupied, until its demolition to make way for road widening in or around 1906, by the Lamb Inn, a splendid half-timbered, jettied building of two storeys which if it survived today, would certainly be a Listed Building. Photographs of the Lamb survive from very late in its life, and an example is presented here as **Figure 3**. It was taken, apparently, in or around 1904, not very long before the building's removal (BRO 40197/3). The date of 1651 is displayed prominently on the front of the building, but it has not been possible, in either the published literature, or the readily accessible documentary evidence that has been examined, to confirm whether or not the Lamb really was of that date. The authority for the date is said to be the fact that it was carved on the massive wooden staircase which

Was the principal interior feature (BHER 216M).

And stylistically and by virtue of other of its features, both interior and exterior, it is considered that a mid-17th century date would be pretty much correct for the building (*ibid*; and Pritchard 1906, 268-269).

The image is endorsed on the back:



The Lamb Inn, West St, St Philips, c. June 1904, or soon after. Closed, awaiting demolition.

The image shows an extraordinary building, with bay windows in the central part of the elevation, the central and right-hand bay being slightly out of true with the respective gables immediately above them. Large and beautifully carved double wooden doors presumably give access to a yard area and outbuildings, possibly including stables, behind the street frontage, and the existence of which is made clear from historic map evidence (see further below). But it is unclear whether even this entrance would have been wide, or high enough to receive a full-sized coach. Even in decay, however, this was clearly a striking and noble structure.

The earliest documentary reference that could be found for this building dated to between 1673 and 1694, and is among a series of leases for St Philips at the Gloucestershire Record Office (GRO D674a/T114). The lease in question actually relates to

waste ground called Poyntz Poole adjoining [the] Lamb Inn

Poyntz Pool is depicted on some of the early maps of the vicinity around The Lamb, and refers to a large, open area immediately to the west of the site of St Jude's church, constructed in 1849 (BHER 916M). The origin of this name appears to be obscure – it was recorded as Pints Pool in the mid-18th century by John Rocque, on his map of Bristol of that date (see further below). The name, or variants thereof, remained in currency until the mid-19th century, its last appearance on a city map seeming to be on the second edition of Ashmead's Bristol survey, of 1855. As to the Lamb Inn itself, there appear to be precious few appearances in the documentary record throughout the 18th and 19th centuries which survive in either the Bristol or the Gloucestershire Record Offices, one such being a record of an inquisition for a lawsuit that was heard at the Lamb in October of 1723 (BRO 5139/354). Also, and leaving aside the late 19th century OS plan at 1:500 scale, which shows only the outlines of buildings (see further below, **Historic Map Evidence**), neither do there appear to be any plans of the Lamb Inn, of any kind, showing ground plans and elevations⁷.

Ironically, the only plan that seems to survive depicting any part of the old Lamb may well be that which was produced as a direct result of the inn's destruction, relating to the building that replaced it on the same site. In 1906, a plan was produced, and approved by the local authority, for the new building, and this is the one which stands today, albeit heavily altered even since that time. The plan makes a distinction between walls which it colours in pink, and those which it shows in a dark grey wash; and there can be little doubt that the latter are intended to refer to *pre-existing* walls, carried over from the old building, ie The

⁷According to the BRO catalogue, BRO Building Plan Volume 37/7f contains a plan showing alterations to a WC at The Lamb. However, on inspection, the volume was in an extremely poor condition, and it proved impossible to identify this particular plan.



Lamb Inn (**Figures 13** and **14**; BRO Building Plan Volume 50/51f.). This suggests very strongly that elements of the *original* ground floor plan (now all but unrecognisable), and the *entire* cellar plan, save a few modifications since 1906, are of 17th century date, and indeed inspection on the ground appears very strongly to reinforce the impression that the cellar which currently underlies the extant early 20th century building, is a precious 17th century survival (see further below, **Site Visit**). There is, in fact, precedent for this elsewhere within the immediate vicinity, at a property literally only metres away to the west, at No. 3 West Street. Here, an inspection revealed that the extant building was underlain by a cellar that was likely to have been of at least late 17th century origin, albeit heavily interfered with in later times (BHER 3966). And the fact bears repeating that while the present building on the site is unlisted, the local authority nonetheless considers it to be a Building of Merit. It looks very much as though the new property was constructed as two houses, divided by a central wall at least a part of which may have been inherited from the earlier building. Later on, at some unknown point, at least the ground floor element of the spine wall was removed to convert that part of the premises for a completely open retail space.

Map evidence throughout the 19th century continued to show that the Lamb yard, behind the street frontage, retained an undifferentiated set of outbuildings occupying a long, narrow plot that stretched all the way back to the southern side of Bragg's Lane; and there can be little doubt that some of these structures represent stabling for horses, and accommodation for visitors. However, at some point between 1875 and the early 1880s, the inn was cut off sharply from the greater part of its rear plot by the construction of a massive warehouse occupying its entire width, and most of its length save for about 23m behind the West Street frontage.

The landscape of the rear part of the original Lamb Inn plot was transformed just before the First World War with the construction of a large and imposing building which has come to be known as the Guild Heritage, commissioned by a charity for the disabled (Martin 2013). This building survives, and it occupies getting on for a third of the original Lamb Inn plot, and indeed extends outside it to the north-east on the Bragg's Lane frontage. It is some surprise to learn that this striking local landmark is not listed, although the local authority regards it as an Unlisted Building of Merit. It is likely that the very large warehouse building at the back of the Lamb Inn plot, and the existence of which we have already noted, was removed as a direct result of the construction of the Guild Heritage. It was certainly present on the Second Edition of the 25" OS map (1903), but not on the Third Edition (1918). Following the removal of the Lamb, the construction of the new building on the same plot in or after 1906, subsequent road widening, and the removal of the large warehouse consequent upon the construction of the Guild Heritage building, marks the point at which the site which is the subject of this report finally took on pretty much its present shape (**Figure 2**).



Street directories from the early 20th century indicate the changing fortunes and nature of the Lamb Inn site⁸. The last year in which The Lamb is actually mentioned as a functioning hostelry, with a named landlord, was 1903. Thereafter, it disappears completely, and between 1904 and 1908, numbers 13-17 West Street are not mentioned at all. The numbering merely goes straight from 11 to 19. Interestingly, the directories had earlier indicated that The Lamb had *included* number 17 (in 1900, for example), but it is not entirely clear from the early photographs alone (eg **Figure 3**), whether the 'original', 17th century structure had always encompassed all three plots (ie 13 to 17 inclusive), or whether No. 17 had been acquired later and just added to The Lamb 'complex'. Pritchard (1906, 268) remarks that the West Street frontage of the 17th century building was of a width of 45ft, and that would certainly not, therefore, include No. 17; and it is pretty much the width of the frontage of the present building which occupies numbers 13-15. But it is clear that No. 17 was, at various times, nonetheless regarded as part of The Lamb.

The site re-emerged in the 1909 directory as the headquarters of Cole and Pottow Limited, Outfitters, which firm had occupied the new building at numbers 13-15 West Street, with residential accommodation in the upper storeys; and it is at least possible that the new building had been constructed explicitly for that company. We have already noted, however, that the original plans of the building, and to some extent the layout of the West Street elevation, strongly suggest that as originally envisaged, the building was always intended to be two houses, with some provision for a shop, the exact nature of which is not specified in the historic Building Control Plan (BRO Plan Book 50/f.51).

No. 17 West Street is not mentioned again until some point between 1935 and 1940 – it was presumably vacant during this period. Cole and Pottow extended their shop space slightly in 1920, with the addition, at the rear of the existing structure, of a rectangular warehouse-type block with its long axis running parallel to West Street, and extending for the full width of the new building (Building Plan Volume 50/f.51). This later addition still survives today. Other records in the BRO indicate that Cole and Pottow were clearly a notable local firm, and possessed several properties in Bristol in the latter 19th and early 20th centuries.

Cole and Pottow remained at 13-15 West Street until some point between 1950 and 1956, and since their departure, the building has passed through multiple ownerships. Goad insurance plans from the early to mid-20th century show that by 1939, the Cole and Pottow site consisted of the 1906 building, the 1920 rear addition, and then beyond that an open yard, the northern end of which was bounded by the southern wall of the Guild Heritage building (see further below, **Historic Map Evidence**). The yard was bounded on its eastern side by a

⁸The source used here was the run of volumes in the series of Wright's Bristol Directory held in the main Reference Section at the Bristol Central Library.



continuous, and clearly antecedent wall, most of which still survives (BRO 40904/2). A later Goad map, revised up to 1961 (BRO 35033/2), indicates that by that date, the original Cole and Pottow building had become a car showroom, with offices on the upper floors. At the back, the 'original' wall bounding the eastern side of the still-open yard, remained intact, running unbroken up to, and joining, the rear wall of the Guild Heritage building. Since that time, another, rectangular outbuilding, in area about 114m², has been added to the northern side of the 1920 extension, already noted; and the eastern boundary wall has been pierced at its northern end to allow vehicles to use the rear yard as a car park, accessed by a narrow 'passage' off the southern side of Bragg's Lane.

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. This specific aspect of this review, therefore, is underpinned by the results of a trawl of the HER carried out on behalf of AAL by Peter Insole, HER Officer for Bristol City Council. It should be noted at the outset that the HER trawl revealed no Scheduled Ancient Monuments within the radius of the trawl. It should be stated from the outset that, as might be expected of a site close to the centre of a major city, the trawl has picked up numerous disparate records, the majority of which have little or no bearing on the purpose of the present review. Only those records which are therefore considered most relevant for present purposes, and which are either on or relatively close to the site itself, will be included in the following discussion.

The site of the former Lamb Inn itself makes appearances in the BHER in both the Monuments (216M) and the Events (903) sections, but those records add little to what has already been said about that building; one may only observe that neither record recognises the possibility that the existing cellar may be, either in part or in whole, a remarkable survival from the 17th century structure. Immediately to the east of the study site, BHER 914M and 915M represent two further buildings of probable 17th century date that were lost to the same campaign of early 20th century road widening which destroyed the Lamb Inn. These buildings were recorded not long before their removal in a photograph taken at the very end of the 19th century (BHER 2702). Immediately to the west of the study site, a desk-based assessment carried out in 2007 (BHER 4402) reported that the site of numbers 5-11 West St were almost certainly occupied in the medieval period, and were extensively developed in the 17th and 18th centuries. The buildings on the West St frontage here are said to have been



destroyed by bombing in WW2⁹. This research also suggests that none of the present, modern buildings on the site have basements or cellars. However, further to the west still, at No. 3 West Street, the surviving building may not only contain earlier architectural elements, some possibly of 17th or 18th century date, but it also has a cellar (BHER 3966). On the western side of Lawford St, BHER 381 reports a watching brief carried out during reconstruction of numbers 46-49 Old Market Street. Features and deposits of 18th to 20th century date were recorded, and there is also a suggestion that part of the medieval 'Great Ditch' may have been identified running along the eastern side of the site.

Close to the site of Lawford's Gate, in the centre of Old Market St, an articulated human burial was revealed during work in 2003 for a new water main (BHER 4070). It may have been of 17th century date, although this is unclear, and perhaps related to the nearby site of Trinity Hospital. BHER 2761 refers to Lawford's Gate itself, and is matched by BHER 929M.

The southern side of West St is marked by a series of monument records that attest to the former richness of the 17th and 18th century building stock of this part of Bristol, virtually all of it now gone. BHER 485M, 655M, 1237M, 1448M (at 22 West St, a rare survival albeit with a gutted interior, and a listed building – the same applies to 1441M at 12 West St), and 1006M, a partial survival, all record the sites of historic buildings opposite to the site of the former Lamb Inn. BHER 936M, located immediately to the east of the site of Lawford's Gate, has already been noted as marking the possible line of the medieval Great Ditch (above, **Historical Background**). The events part of the HER also reflects this potential resource on the southern side of West Street very close to the study site. At the site of 32, 34 and 36 West St (BHER 380), empty at the time of a site visit in 1988, party walls said to be of 15th century date were identified. No. 34 was photographed at the end of the 19th century, while it was still standing, and may well have been of 17th century date (BHER 2571). At 12 West St, virtually opposite the study site, observation during renovation in 2003, revealed extensive surviving elements of 18th century date, and suggestions of 17th century work also (BHER 3963).

⁹BHER 2370 refers to a site on the southern side of Bragg's Lane, immediately next door to the west of the Guild Heritage building. It is said by the HER, following notes made by photographer P E W Street, to have been the site "of three houses, known as Nos.11, 12 & 13 Bragg's Lane. Each of 3 storeys and attic, 2-window ranges with 1 dormer each. Tall roofs. Some lateral stacks in the front slope of the roof, which ran parallel to the lane. A continuous full-width pentice roof across all ground-floors; modillion cornices. The buildings were probably of early eighteenth-century date". The record goes on to say that these structures "were destroyed, probably by bombing, in 1940 or 1941". This, however, seems extremely unlikely, as the houses are far more likely to have been removed in or shortly after 1938, when the Swift and Co. warehouse which currently occupies the site was constructed. BRO Building Plan Volume 169/73g. The Swift building is designated as an Unlisted Building of Merit by Bristol City Council.



6 HISTORIC MAP EVIDENCE

Apart from the usual run of large-scale Ordnance Survey maps, there is a range of other historic maps and plans which depict the study site, both printed and manuscript, held in the Bristol Record Office. The earliest easily available depiction of the City of Bristol as a whole, including the area of the study site, is the survey erroneously attributed to Joris Hoefnagle, and published in 1581. Although of some use for showing general spatial relationships, it is far too schematic, and lacking detail, for present purposes, and it is not reproduced here. The first depiction of the general area of the site that is of any real use is provided by James Millerd in 1673 (BRO P.AS/PI/7; **Figure 4**), but again, the depiction of built up areas is highly stylised, and all that can be reasonably inferred from it is confirmation that both Old Market and West Street were pretty well fully developed along the street frontages, and in depth as one went progressively westwards towards the city proper. It is certainly impossible to pick out the individual site of the Lamb Inn from either this first survey, or the revision which Millerd produced c. 1710. The first map to portray the study site in any real kind of detail is that of John Rocque, in 1742, although that reproduced here is an extract from his reprint with minor revisions of about 1750 (**Figure 5**). Rocque shows no detail whatsoever of individual buildings, although there is a basic attempt, through the use of hachuring, to indicate the downward slope to the north, towards the Rover Frome. Only dotted stippling indicates the built up areas. He does, however, identify the Lamb Inn by name, and attempts to show the open yard to its rear as a narrow passageway going all the way through to Bragg's Lane, formerly Lime Kiln Lane. To the west of the study site, Bull Paunch Lane is now Lawford Street. Interestingly, Rocque does not identify by name any other inn on either the northern or southern sides of Old Market or West Street, although they must certainly have existed by this date; and this must surely attest to the Lamb's perceived importance as a landmark within the area's built landscape. This impression is reinforced by the naming of a street after the inn, with what is now Lawford's Gate being known as Lamb Street at least into the late 1940s.

Nearly 60 years after Rocque's map, in 1828, George Ashmead, building largely on a survey already carried out by Joseph Plumley, produced the first of a series of surveys of Bristol (**Figure 6**). Unlike Rocque, Ashmead at least makes the attempt to differentiate between separate buildings, and indeed he defines the Lamb Inn quite clearly, with diamond hatching indicating the extent of the actual inn building itself, and outbuildings and yards behind. Like Rocque however, Ashmead also indicates that this was an open, through passage, all the way into Bragg's Lane, and it may well be that coaches would have used the rear access into the stables and yard area rather than the elaborate double-doored entrance from West Street (**Figure 3**). To the north, Poyntz Pool is still prominent, and what is now Lawford St was still, then, known as Bull Paunch Lane. Lawford's Gate itself had, by this time, been removed, and the street frontages on both sides of the road set back where it had once stood, to give a



much wider passage at this point between Old Market and West Street.

The Lamb Inn site appears on the next available map in chronological order, which is the tithe map for St Philip's outparish, dated 1847 (**Figure 7**), but like many of the surrounding properties it, and its tenement, does not, by this date at least, appear to have been subject to tithe, so it is not identified by name, and there is no detailed tithe account for it (BRO EP/A/32/10). In plan though, it still appears pretty much as it had done on Ashmead's earlier survey, with the rear yard having its own entry onto Bragg's Lane.

Ashmead revised his map in 1855 (**Figure 8**), but although at a rather larger scale, it does not actually show much more detail than can be gleaned from his first edition. He continues, however, to identify the Lamb Inn by name, and he introduces a distinction between residential buildings (pink wash) and those used for other purposes (light grey wash), and he uses this key to define the inn building itself, and its outbuildings. Interestingly, in the seven years since the date of the tithe map, it appears as though the former access from the Lamb's rear yard out onto Bragg's Lane had been blocked by a new building, but of course it is perfectly possible that this represents merely an archway with a building over it, exactly, indeed, as the West Street entrance was; and indeed the dashed line which Ashmead uses to define the new building's southern side may indicate this. We may note also the appearance of St Jude's church on a site just outside, and to the north of the Lamb's rear, Bragg's Lane frontage; this building, as already noted, having been constructed in 1849.

Just under 20 years later, in 1874, Ashmead revised his map again, but there had been little or no discernible change in the study site itself, and for the most part, in this area at least, the map is really only distinguished by the addition of occasional spot heights and street numbers (**Figure 9**). The next map is, therefore, the OS First Edition sheet of the early 1880s, an extract from the 25" version of which is presented here as **Figure 10**. The map identifies the Lamb Inn only with the letters 'PH'; and the major change since the last revision of the Ashmead plan has been that, as already noted, probably a full three quarters of its former rear yard and stable area had by this time been taken over by a massive warehouse, the purpose of which is entirely unclear¹⁰. In the short period since the 1874 Ashmead plan, this part of Bristol had been linked to the city's tram network, as attested on this map, and indeed on the Second Edition of the very early 20th century. There is, though, little discernible change between the First and Second Editions of the OS sheets, although significantly, the map no longer marks the site of the Lamb with the letters PH, and as we have already seen from the contemporary street directories, it is last noted as a working hostelry in 1903, which is exactly the publication date of the Second Edition map.

¹⁰ Unfortunately it proved impossible to trace this structure in the Building Plan Volumes kept at the BRO.



The Lamb was removed in or around 1906, its frontage, initially at least, probably entirely cleared of buildings. The massive warehouse behind it may also have been removed at that time, or later, by the Guild Heritage building. The present building on the site, as we have seen, was operational by 1909 at the latest, and after 1913, Guild Heritage, at the rear of the Lamb Inn plot, had a major impact on the study site, swallowing up, presumably by purchase, the northern third of the former Lamb Inn tenement plot.

The situation on the study site at rather later dates is recorded in two of the large scale Goad insurance maps preserved at the BRO, and the first of which, updated to May 1939, is presented here as **Figure 11** (BRO 40904/2). The map confirms the presence of the open yard at the back of the building, with the Guild Heritage building butting against its northern boundary, and also that in terms of levels, it consisted of 3 storeys at the front (ie three full floors and a dormer or half floor), 4 storeys at the rear, and with a tiled roof, which had anyway always been the case (BRO Building Plan Volume 50/f.51). Interestingly though, the map makes no mention of a basement or cellar. As we have already noted, the building was still, by this date, the home of outfitters Cole and Pottow, although the map does not explicitly identify the company by name. The next available Goad map which depicts the site was revised up to November 1961 (**Figure 12**; BRO 35033/2). The only thing that appears to have changed by this date, on the study site itself, was the use of the building, for, again as we have already noted, it had by then become a car showroom, with offices above it. Interestingly though, and unlike its pre-war predecessor, this map *does* identify the presence of a basement or cellar (shortened to BAST on the plan), so it is possible that at the time of the first map, the basement/cellar area was simply not in use and so did not require recording for insurance purposes.

7 SITE VISIT

The **Cover**, and **Plates 1 to 7** represent part of a photographic record captured by the author during a visit made to the study site on Friday 1st August, 2014. The descriptive captions accompanying the plates will, it is hoped, be reasonably self-explanatory; it is worth noting, however, that while there appears to be nothing at all of interest above ground floor level in the standing building, other, of course, than the elegant, early 20th century freestone elevation on to West St, the cellar/basement area is entirely another matter. The cellar is divided into two parts, east and west, as indeed is indicated on the plan of the *new* building of 1906 (BRO Building Plan Volume 50/f.51; **Figure 13**). The walls of both parts are clearly of stone rubble construction, and brick repairs and other infilling and modifications are certainly later. In both parts also, the floors are surfaced with fairly rough stone flags, again with intermittent concrete/mortar repairs inexpertly executed, that would seem to be completely out of place in an otherwise early 20th century building. Interestingly, there is



also a change of level between the two sides, with the western part being some 0.62m higher than the eastern, and a short flight of what appear to be modern concrete steps joins the two sides. The 1906 plan also suggests that the two sides are of unequal widths, and again this is borne out on the ground, although to an extent far greater than the plan actually implies. The western part is 3.95m wide, while the eastern part is 6.50m in width. Most remarkably, the central spine wall, running north/south across the cellar space, is truly massive, and although it is of course shown on the 1906 plan, it does not, there, seem to be depicted with anything like its true proportions; it was measured at 2.85m in width, although we must exercise some caution here. The spine wall was, or *appeared* to be, stone faced on both of its elevations, east and west, and on a superficial examination it certainly seemed to give the appearance of being a single structure, ie, there was no indication that it had been widened at any point. However, the only point at which it could be measured was in the narrow gap that joined the eastern and western parts of the cellar, and the faces through the thickness of the wall at this point had been made good with a facing made of what were clearly machine-made bricks. It was not possible, therefore, actually to see a 'clean' section through the wall thickness. Nonetheless the inference of both the 1906 plan, and the structural evidence, appear clear: that the present passage through the spine wall has been inserted *since* 1906, and that prior to this, the wall marked a continuous division between the two parts of the cellar. Interestingly, the 1906 plan shows that this scheme was also, apparently, carried up to ground floor level, and so at that date the spine wall seems also to be visible to people coming into the premises from street level (**Figure 14**); and there is no doorway from one side of the wall to the other, giving the impression of two separate premises. This was certainly not reflected on either of the Goad insurance plans, however.

It is also worth noting that the *western* part of the cellar is, now, far shorter (ie north to south) than the eastern part. Whereas the northern wall of both parts appears to be common to both, the western part has a rubble masonry wall marking its southern end that is far further to the north than that which marks the southern end of the eastern cellar. Again, this is not apparent from the 1906 plan, and it was not immediately clear whether the southern wall in the western cellar is a later insertion, and that some distance behind it is an *original* southern wall, common with that on the eastern side of the cellar. Finally, it is worth noting that since 1961 (the date of the last revision of the Goad insurance plan), a lift shaft from the upper floors has been inserted into the south-eastern corner of the basement.

The cellar/basement area of the study site therefore raises many questions about date and function, and most especially the reason(s) behind the apparent need for a masonry structure nearly three metres thick, acting as a spine wall since some unknown point before 1906, and the load-bearing properties of which would seem, on the face of it, to be *massively* superfluous in the context of the timber-built structure above it which it was supporting.



8 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.

9 CONCLUSIONS

The study site lies close to the centre of the city of Bristol, in an area that saw development from the 12th century onwards. It appears to have been deliberately laid out as a market area along the western part of the main road from Bristol, to Bath and London, and although always just outside the walled area of the city, it was probably provided with a gate on the site of the later Lawford's Gate from an early date. A substantial defensive feature, the so-called Great Ditch, seems to have run roughly north-south in this area, up to and through the line of the Lawford's Gate site. By the 17th century, Old Market Street and West Street were heavily built up along the street frontages, and there was development in depth, away from the street frontages, towards the western part of Old Market and the eastern gate in the city wall. It is possible that some of the properties along Old Market and West Street had vaults (ie cellars) by the late medieval period, as described by William of Worcester elsewhere in the city. If the surviving records and photographs are to be believed, the study site was occupied by the Lamb Inn, a striking half-timbered and tri-gabled building, from 1651 onwards, although that is by no means to say that the Lamb was the first building on that site; however, surprisingly little appears to be known about the Lamb's development or history throughout its



roughly two and a half centuries of existence. From its design and layout, with rear yards and (probable) stables, accessed from a double-doored archway off the West Street frontage, it is likely to have been designed from the outset as a coaching inn. Photographs of the frontage, and parts of the interior, survive from the point immediately prior to its demolition, in the very early 20th century. It was replaced by the present building, which was occupied by 1909 by an outfitting company, which remained there until the early 1950s. In the early 1960s it was a car showroom, and has since hosted a number of different businesses. A site visit made by the author strongly suggests that the surviving cellar may well be an antecedent feature inherited from the earlier building on the site, the 17th century Lamb Inn. Archaeological interventions in the immediate area suggest the intermittent survival of deposits and features of all periods from the medieval onwards, but later development means that this could not be accurately predicted for any individual site without fieldwork.

There are no Scheduled Ancient Monuments or Listed Buildings within the bounds of the study site, but the present building on it has been designated as an Unlisted Building of Merit by the local authority, entirely as a result of its freestone street frontage elevation, and it lies within the city's Old Market Conservation Area.

In conclusion, and on the basis of the documentary and other evidence reviewed for this project, the study area is considered to offer a low to moderate potential for the survival of archaeologically-significant buried deposits in the open car park area at the rear of the property; but especially, the possible survival, even if only partial, of an original 17th century cellar, perhaps directly associated with a well-known, albeit ill-recorded antecedent building, may well be considered a material issue in any subsequent planning application.



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- 1847**
Tithe map of St Philip and St James outparish
- 1855**
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- 1874**
Plan of Bristol by George Ashmead, 3rd edition
- 1880s**
OS First Edition 25 Map



Figure 3



Photograph of West Street frontage of the Lamb Inn taken probably around 1904, shortly before its demolition for road widening. BRO 40197/3.



Figure 4



Extract from map of Bristol by James Millerd, 1673. BRO P.AS/PI/7.
Approximate location of study site outlined in red. Not to Scale.

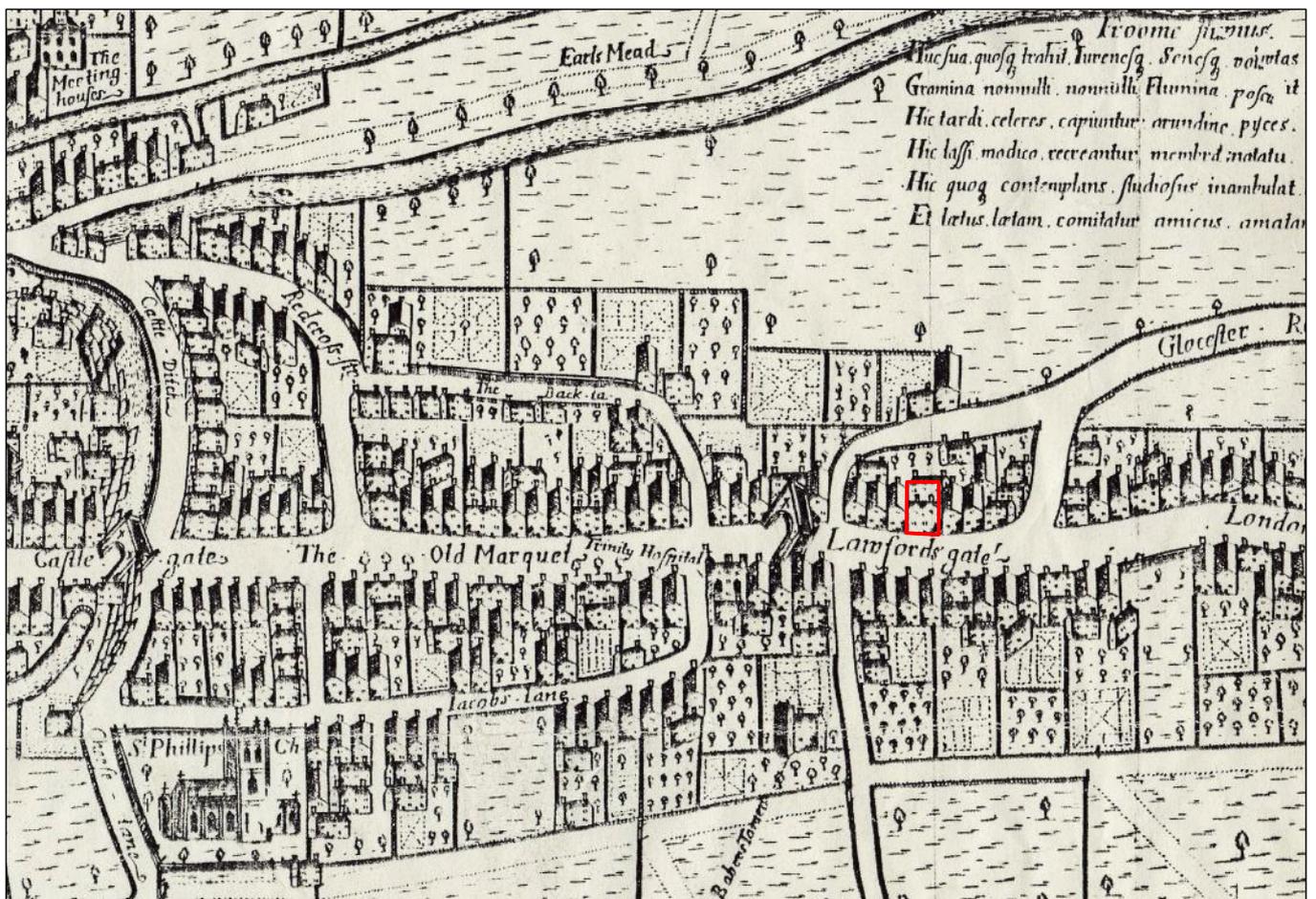


Figure 5



Extract from map of Bristol by John Rocque, 1750. Approximate location of study site outlined in red. Not to Scale. Extract from Bristol City Council Know Your Place website.

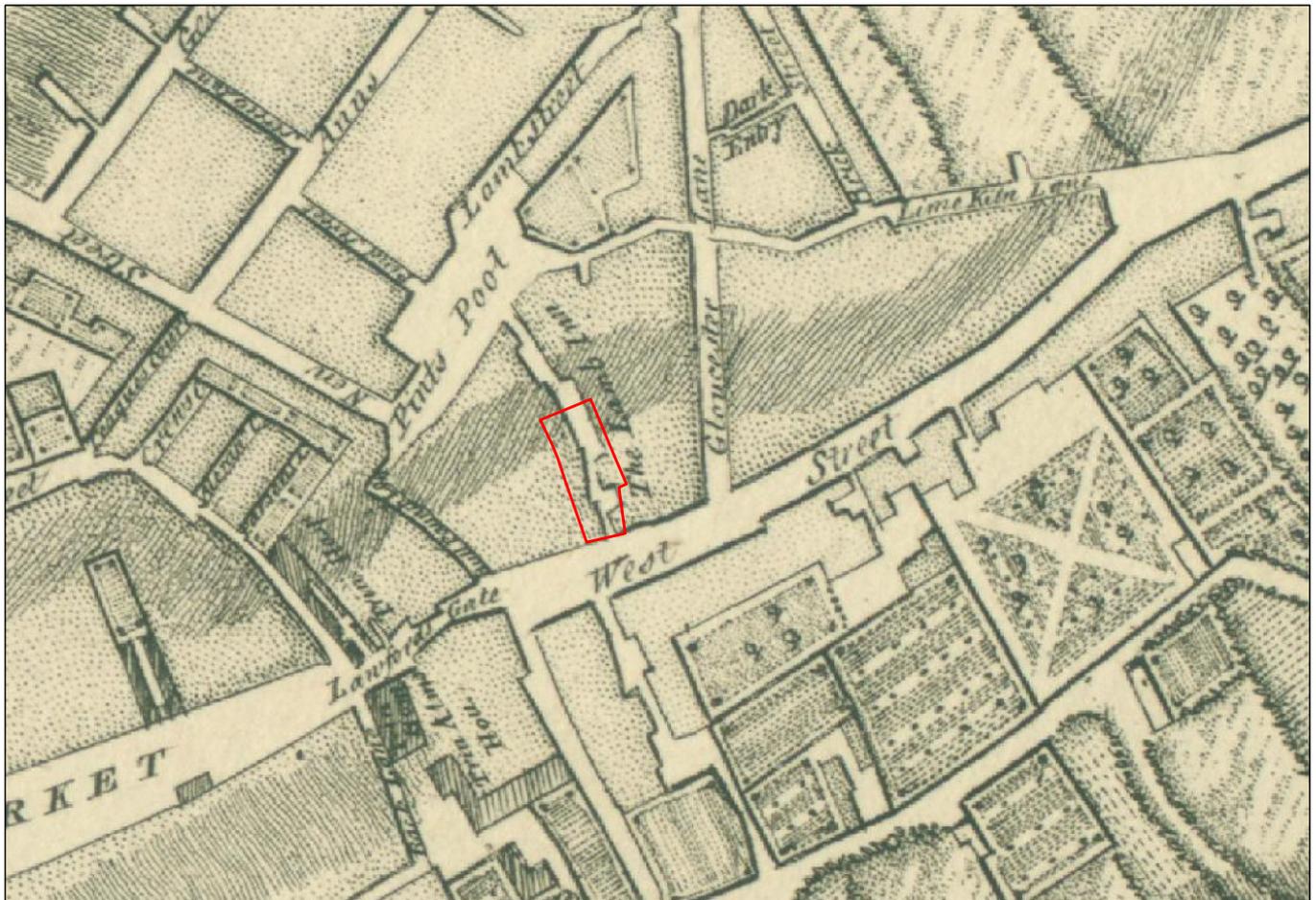


Figure 6



Extract from map of Bristol by George Ashmead and Joseph Plumley, 1828. Location of study site outlined in red. Extract from Bristol City Council Know Your Place website.

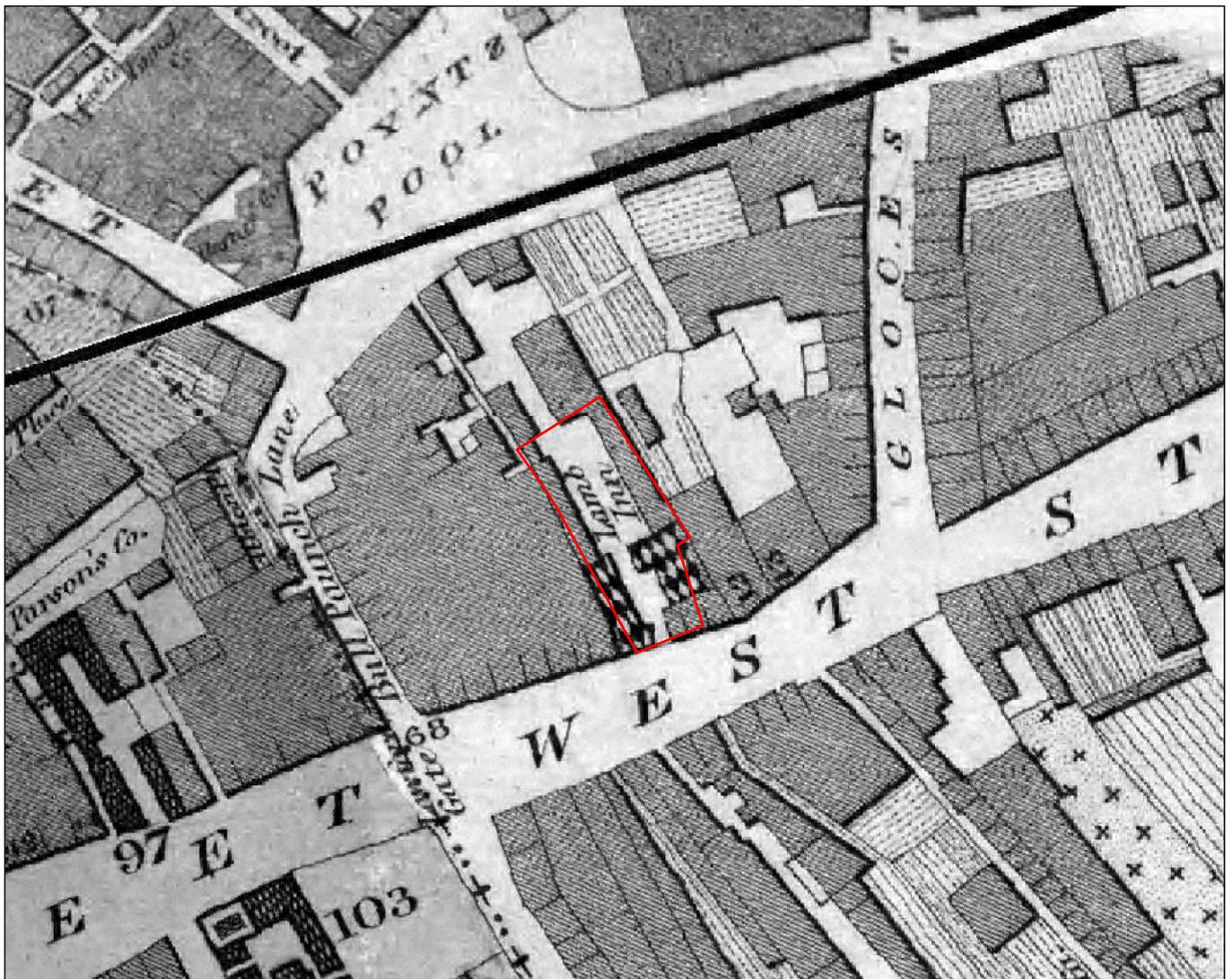


Figure 7



Extract from tithe map of St. Philips and St James parish, 1847. Location of study site outlined in red. Extract from Bristol City Council Know Your Place website.

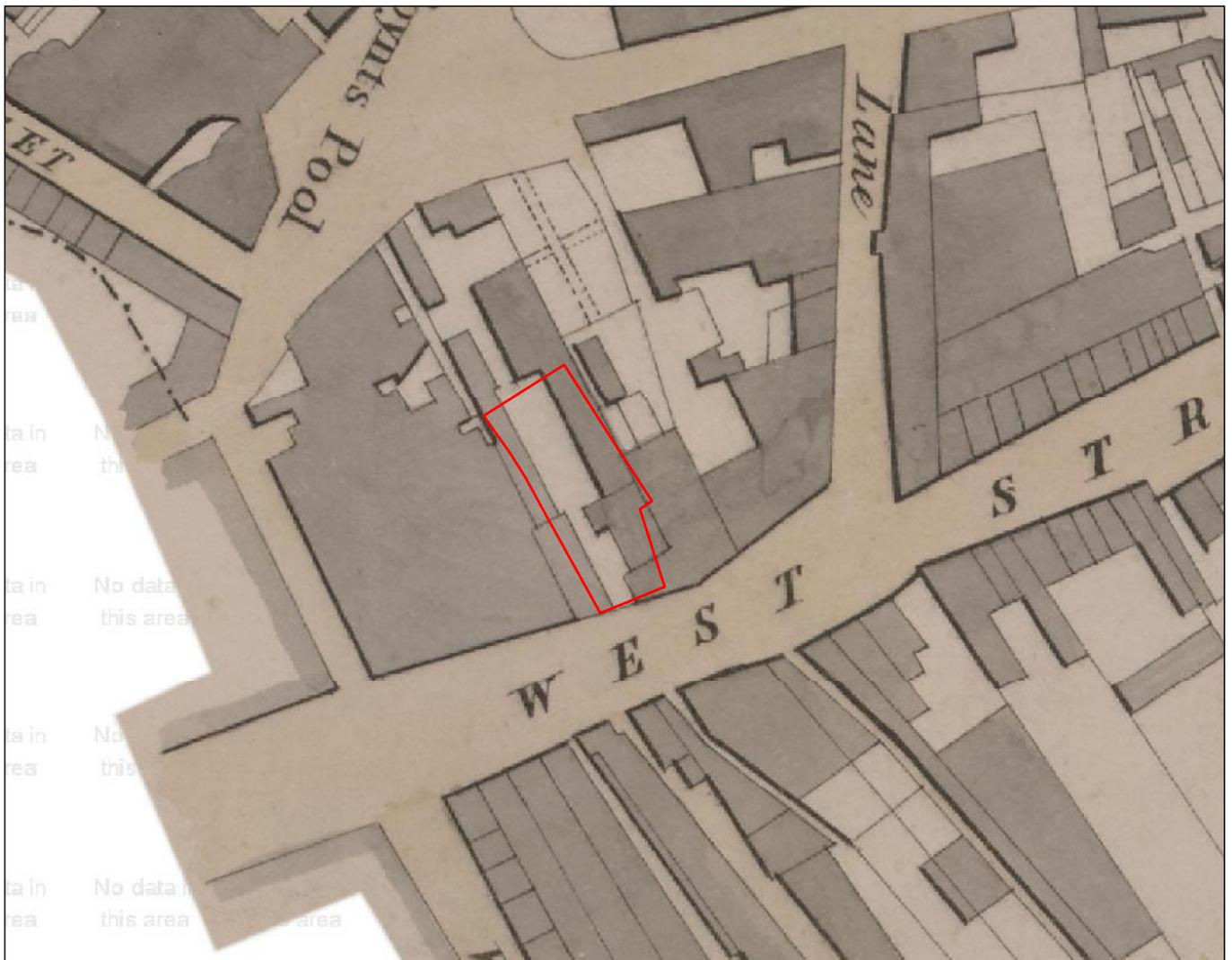


Figure 8



Extract from title map of Bristol by Ashmead, second edition, 1855. Location of study site outlined in red. Extract from Bristol City Council Know Your Place website.



Figure 9



Extract from Ashmead's map of Bristol, third edition, 1874. Location of study site outlined in red. Extract from Bristol City Council Know Your Place website.



Figure 10



Extract from First Edition OS 25" map, early 1880s. Study site outlined in red.
From Bristol City Council Know Your Place website.



Figure 11



Extract from Goad insurance plan, revised up to 1939. BRO 40904/2. Study site outlined in red.

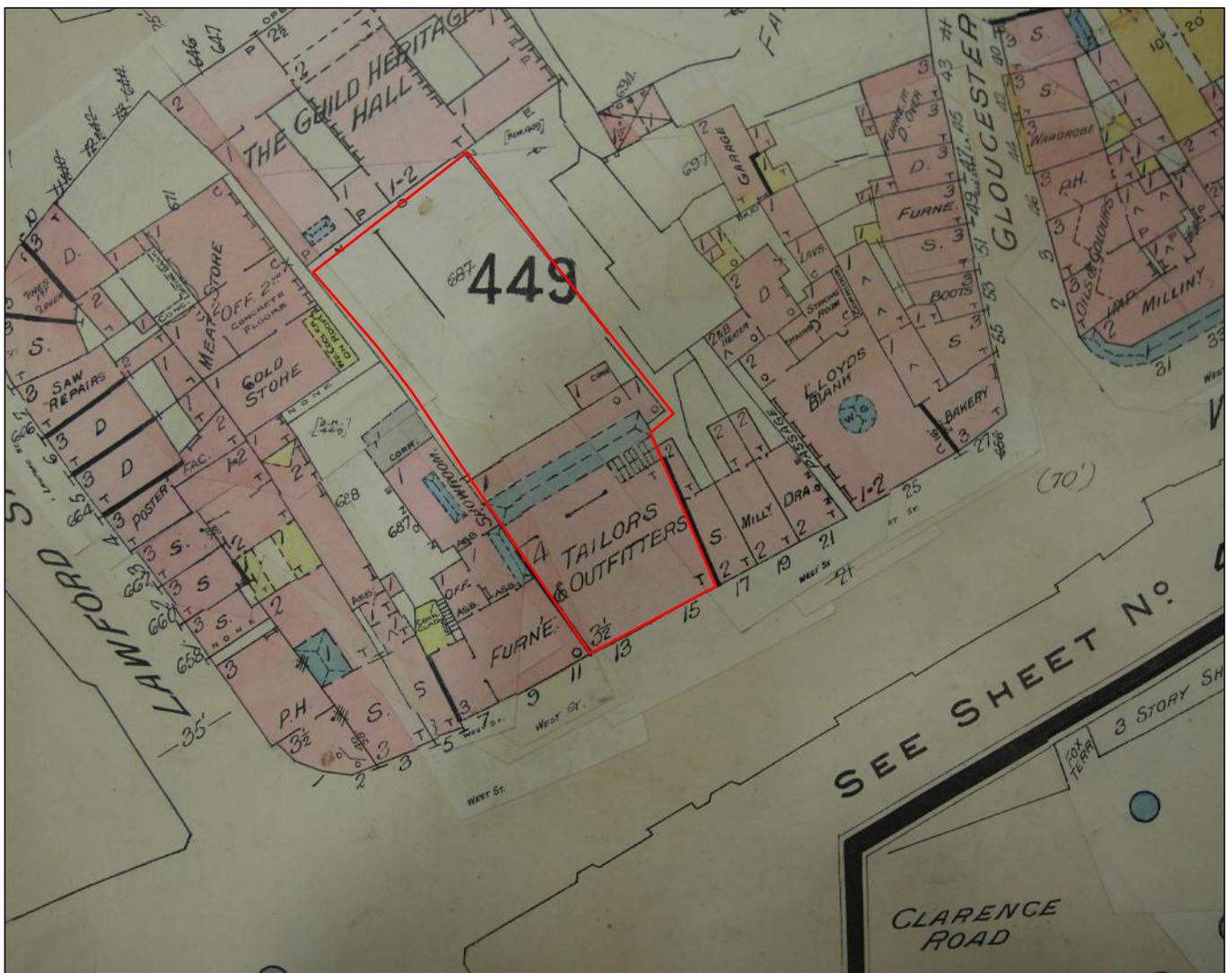


Figure 12



Extract from Goad insurance plan, revised up to 1961. BRO 40904/2. Study site outlined in red. BRO 35033/2.



Figure 13



Extract from Building Control Plan, 1906. BRO Building Plan Volume 50/f.51.

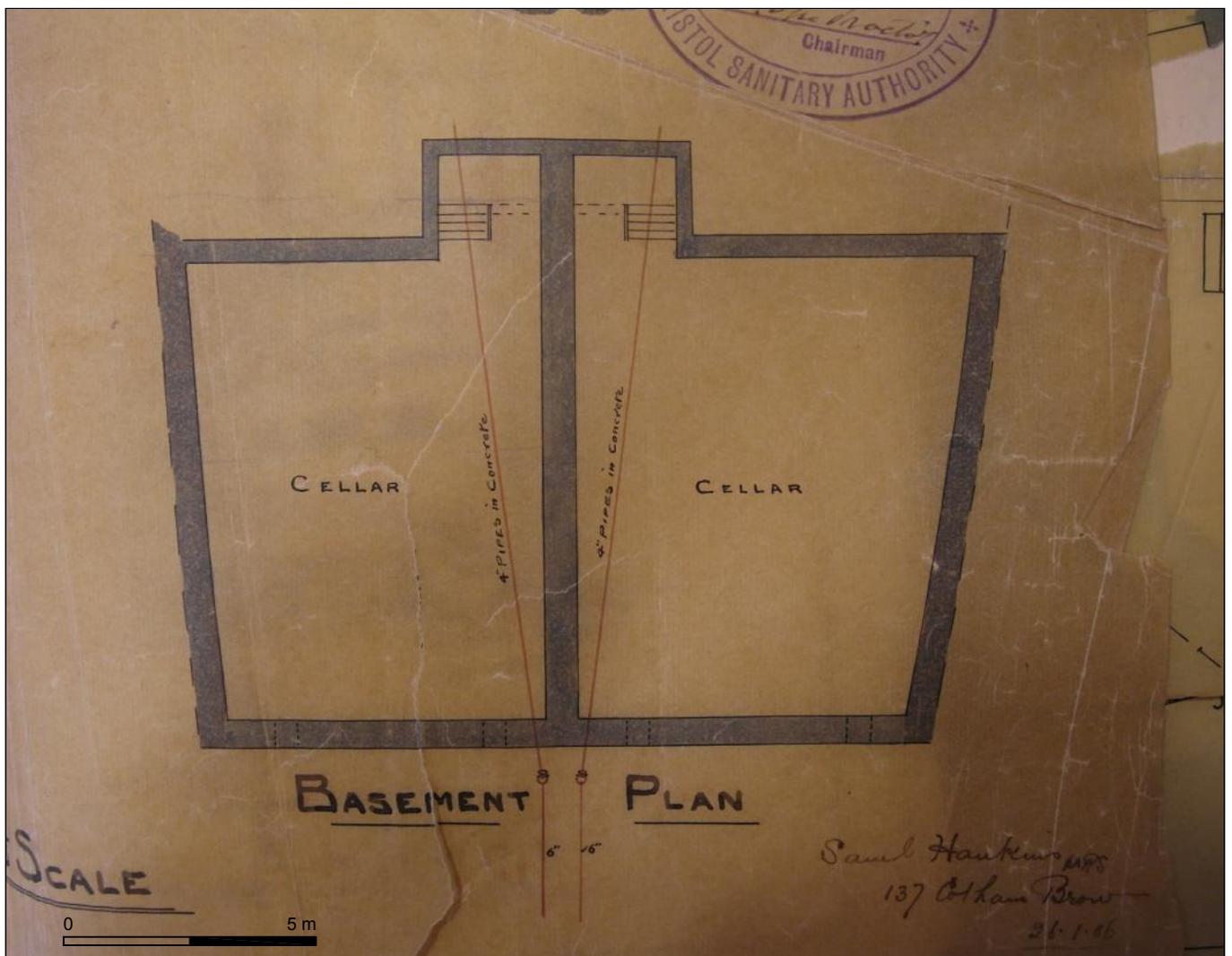


Figure 14



Extract from Building Control Plan, 1906. BRO Building Plan Volume 50/f.51.



PLATES



1. Composite panoramic image taken from the car park at the rear of the study site. The image moves round from south-east on the left hand side of the frame, to south-west on the right hand side.



2. North-western end of once-continuous stone wall bounding the eastern side of the site. Note brick making good the section where the wall has been smashed through to give access to the rear yard from the east.



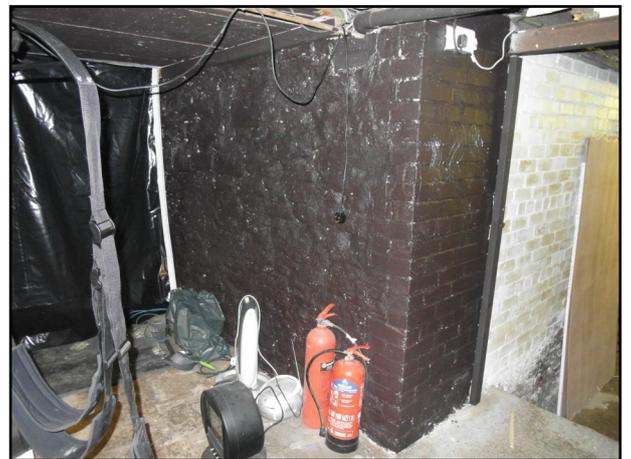
3. View in the cellar, showing (?modern) linking passage between the western and eastern sides, through the central 'spine' wall, with steps indicating change in level. Note the brick cladding on each face of the wall.



4. Composite panorama in cellar, looking south-east, towards the West Street frontage. The wall on the left is the main cellar wall, that on the right is the central north-south 'spine' wall which separates the two sides of the cellar. Note massive, rubble-stone construction of both.



5. Detail of construction of central 'spine' wall in cellar, taken from the eastern side, and looking approximately south.



6. Detail of western side of 'spine' wall in cellar, at the point where it seems to have been broken through to create access to and from the eastern side, via a short flight of steps. Note brick facing of the section, and rubble stonework appearing at the base of the brick in the bottom right of the frame, within the passage. View approximately to north-east.



7. Detail of stone flagged floor in the western part of the cellar. The eastern part is similarly floored, although both show extensive later infilling and later repairs. This is not the kind of floor surface that one would expect to find in the context of an early 20th century building, even in a basement.