

Archaeological Desk-based Assessment
of land at
**NOS. 34-40 QUEEN ANN ROAD,
BARTON HILL, BRISTOL.**
for
The Guinness Trust



Report No. 2074/2008
BHER No. 24672

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**NOS. 34-40 QUEEN ANN ROAD,
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Centred on
N.G.R. ST 60740 72719

Client: The Guinness Trust
Agent: APG Architecture

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Abbreviations

aOD	Above Ordnance Datum
BaRAS	Bristol & Region Archaeological Services
BCL	Bristol Central Library
BRO	Bristol Record Office
BHER	Bristol Historic Environment Record
c.	Circa
GRO	Gloucester Record Office
IfA	Institute for Archaeologists
m	Metre
NGR	National Grid Reference
NMR	National Monuments Record
OS	Ordnance Survey

NOTE

Notwithstanding that Bristol and Region Archaeological Services have taken reasonable care to produce a comprehensive summary of the known and recorded archaeological evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

November, 2008.

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SUMMARY

Bristol and Region Archaeological Services were commissioned by APG Architecture to undertake an archaeological desk-based assessment for land at 30-34 Queen Ann Road, Barton Hill, Bristol (centred on NGR ST 60740 72719). The study area occupies land that was open fields in the medieval period and under cultivation until the early 19th century. A Development on the study area was fairly rapid following establishment of the Barton Hill Pottery in the later 1850s and although parts remained as open yard space, the site was mostly utilised by workshop and factory premises until its clearance in the 1990s.

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1. INTRODUCTION & CURRENT USE

- 1.1 Bristol and Region Archaeological Services were commissioned by APG Architecture on behalf of The Guinness Trust to undertake an archaeological desk-based assessment of land at 34-40 Queen Ann Road, Barton Hill, Bristol, centred on NGR ST 60740 72719 (**Fig.1**).
- 1.2 Planning Policy Guidance Note 16: Archaeology and Planning, issued by the Department of the Environment in 1990, sets out the requirement for developers to provide sufficient information on the archaeological impact of development to enable a reasonable planning decision to be made.
- 1.3 Local Plan Policy B22, while stating that there should be a presumption in favour of the preservation of nationally important archaeological features and sites, outlines the process to be followed in order that the archaeological importance of a site may be determined and mitigation strategies put in place if necessary (see Appendix 1). A Supplementary Planning Document, SPD7, 'Archaeology and Development' has recently been adopted (March 2006). SPD7 further supplements and adds an additional level of detail to this Planning Policy and will be an important material consideration in the development control process. This desk-based assessment represents the first stage in this process.
- 1.4 The study area is located on the western limits of Bristol's administrative Ward of St George West and on plan is an irregular-shaped area covering approximately 2481 square metres. The site consists of an open yard space with an entrance off Queen Ann Road, partially overgrown (**Plates 1-3**), with concrete floor slabs up to 250mm thick and tarmac surfacing across most of the site, the rear gardens and car-parking areas of the residential properties of Nos. 42-48 Queen Ann Road, Nos.2-14 Canterbury Street and Nos. 12-18 Beaconsfield Close. The study area is bounded to the north-east, south-east and south by the surrounding residential properties and to the south-west by the premises of the Rhubarb Tavern. Ground surface at the rear of the Canterbury Street properties is around 13m above Ordnance Datum and in the yard area around 12.26m, whereas the southernmost part of the study area in Beaconsfield close has been terraced into the slope of the hill and varies between 10.36m and 9.89m aOD.
- 1.5 The proposed development (Planning Application No. 08/03714/F) would entail the construction of a new residential complex comprising thirteen flats and one house with associated landscaping and alterations. Ground investigation works carried out in July 2007 encountered made ground in four boreholes extending to depths of between 1.4m in the north-west of the yard area (BH1) to up to 2.3m in the south-east (BH4). The made ground equates with human activity and overlies clean alluvial clay below 2.4m (Russell *et al* 2007, 14-15). The known presence of backfilled vehicle inspection-pits may have a bearing on the depth of made ground in BH4 (**Fig.2**).
- 1.6 There are several entries in the Bristol Historic Environment Record for sites of historical interest surrounding the study area, most of which are related to the 19th-century industries that were prevalent in this district (**Fig.3**). The Rhubarb Tavern (2145M) adjoins the south-western boundary of the site and Tilly's Court (2293M), a 16th-century house, was situated on the opposite side of Queen Ann Road where Barton Hill Nursery School stands today. The only entry specifically for the site is for the 19th- early 20th-century Barton Hill Pottery (2709M), described below. There are no Listed Buildings or Scheduled Ancient Monuments in the immediate vicinity of the site.
- 1.7 The Geological Survey map (1967) depicts the solid geology of the study area as comprising Keuper (Redcliffe) Sandstone (f⁶) of the Triassic System.

2. METHODOLOGY

- 2.1 The desk-based assessment was compiled in November 2008 in accordance with criteria set out in the Institute for Archaeologists' *Standards and Guidance for Archaeological Desk-Based Assessment* (revised 2001). The study involved examination of primary and secondary documentary and printed sources, maps and plans, photographs and other illustrative material.
- 2.2 Selected material from the holdings of the Bristol Record Office, Gloucester Record Office and Bristol Central Library were consulted. Historical and archaeological evidence recorded in the Bristol Historic Environment Record (BHER) was also examined, of which the most relevant entries are given in Appendix 2. All information considered appropriate to the study was collated, summarised and presented in the following report. All photocopies, MSS copies and notes, including photographs, are preserved in the Project Archive to be retained at BaRAS's premises at St Nicholas Church, Bristol. A copy of the report is to be lodged at the National Monuments Record (NMR), Swindon.
- 2.3 It is important to note that caution should be exercised when considering information gained from maps, particularly early examples (Hindle 1998). Consideration should always be given to the 'white spaces on the map' in addition to information possibly added later. Note that the geodetic accuracy of the maps examined is quite poor in some cases.
- 2.4 A visit to the study area was made by Andrew King of Bristol and Region Archaeological Services on 24th November 2008. Photographs and rough notes were taken during the visit.
- 2.5 This report was compiled by Andrew King, Ann Linge produced the illustrations. A copy of the report will be deposited with the National Monuments Record at Swindon. The study has been assigned the Bristol Historic Environment Record number BHER 24672.
- 2.6 No previous archaeological investigation has taken place on this site.

3. HISTORICAL & ARCHAEOLOGICAL BACKGROUND

- 3.1 There is no *Victoria County History* covering this part of Gloucestershire as yet, but an early and general account of Barton Hill can be found in Rudder (1779, 460).

Prehistoric and Roman

- 3.2 There is no evidence for prehistoric or Romano-British use of the study area. However the possibility of early activity in this area cannot be precluded.

Anglo Saxon

- 3.3 The study area would have been far outside the Anglo-Saxon burgh of *Bricgstow*, established by the later 10th century and no archaeological remains from this period have been found in this vicinity, the exact extent of the burgh is still a matter of conjecture. The burgh was part of the Anglo-Saxon administrative Hundred of Swinehead and at the time of the Norman Conquest in 1066 the study area lay within the bounds of the former Royal forest of Kingswood, a part of the extensive Royal manor of Barton (Barton Regis).

Medieval

- 3.4 The Domesday Survey of 1086 records that Roger de Berkeley had at that time been granted the manor of Barton Regis, referred to as '*Bertune*' that produced timber and farmed produce for the upkeep of Bristol Castle. (Morris 1982, 163b, Williams & Martin 1992, 448). The study area probably comprised demesne pastures of the Barton on the edge of a low-lying marshland, periodically flooded by the tidal River Avon and referred to in contemporary documents as the Kings Marsh.

- 3.5 By 1260 the new Hundred of Barton Regis had been carved out of the old Swinehead Hundred incorporating various members of the manor of Barton such as Bitton, Hanham, and Hambrook, (Smith, 1964, 83).

- 3.6 The out-parish of the medieval church of St Philip and James (later Jacob), founded c.1137 included the study area. The church of SS. Philip and Jacob, was a cell of Tewkesbury Abbey and may also have owned land in the 'Kings Barton'. Numerous medieval ecclesiastical records and deeds survive in Bristol Record Office which indicate that development was taking place beyond the City boundary from the late 12th to 13th centuries, yet although names of houses, curtilages, crofts and land extent are mentioned, the use of topographical features or contemporary names to describe places mean it is nearly impossible to accurately place boundaries before the 17th century (Walker 1998, 345-48). For example, the names of some of the pastures in the Barton are recorded, such as a meadow belonging to St Mark's hospital called '*Wainbroke*' (after the Wain Brook) that extended in the 13th-century between the '*Meadow of the hospital of St Lawrence of Bristol and the meadow formerly of Richard de Pisa*' (Ross, 1959:249).

- 3.7 The study area lay outside the boundary of the medieval City and County of Bristol established in 1373. The very dispersed settlement pattern that characterised the Barton was a product of piecemeal, progressive encroachment and small-scale colonisation of the former Royal lands, a process which accelerated following the formal disafforestation; the long series of medieval state records known as the Pipe Rolls make it clear that so-called 'preprestures' (illegal clearances and enclosures within the bounds of the legal forest) were being established as early as the 12th century (Moore 1982).

Post-Medieval and Modern

- 3.8 The study area lay beyond the extent of the earliest cartographic depictions of Bristol such as those by Smith and Hoefnagle that date from the later 16th-century.

- 3.9 The earliest map to give any impression of the general area was prepared for Thomas Chester of Knolle Park and is dated 1610 (**Fig.4**). The map was reproduced by Braine in his book of 1891 on the history of Kingswood forest (Braine 1891). This document is not really a map in the accepted, modern sense, but rather an impressionistic sketch with little detail, but nonetheless useful in that it shows the (approximate) positions of named properties, landmarks and features which are known from later evidence but many of which have now gone. The relative positions of features also appear for the most part to be pretty accurately portrayed. There is no key attached to Braine's reproduction of the map so it is impossible to know whether or not the original carried one, but the study area is located at the eastern outskirts of the City. The area of *Barton Hill* is depicted to the south of the main road from Bristol to London. Roadways, enclosed fields and a single building give the impression of settlement and a relatively large property labelled *Fylls Court* is shown on the edge of the *Kinges Marshe* that would later be called St Philips Marsh. Part of the marsh is depicted as being enclosed, indicating that drainage and reclamation was underway by that time. The property of *Fylls* (Tilley's) Court was rebuilt by a successful local Brewer called Thomas Harris in 1658 and stood directly opposite the study area until its demolition in 1894 (BHER 20187).
- 3.10 The study area was hidden by a cartouche on Jacobus Millerd's maps of the later 17th and early 18th centuries. Deeds and Leases in the records of SS Philip & Jacob church mention properties and land in 'The Dings' from as early as 1735-6. Rocque's plan of c1742 showed that garden houses may have been constructed on south-facing slopes above the marsh, the area was mostly under cultivation for market gardening or pasture at that time. Later 18th-century plans of Bristol such as those by Donne (1773) and Matthews (1794) showed no detail of individual properties.
- 3.11 From the later 18th-century industries such as glass-making, potteries and brickworks began to encroach on the north bank of the Avon. Following the construction of the Feeder Canal in the first decade of the 19th-century, the opening of the Great Western Cotton factory in 1838 and the railway in 1839 the area became increasingly industrialised. Low-quality housing constructed for workers soon became established along the lanes leading to the industrial sites.
- 3.12 The first cartographic source that shows the study area in any useful detail is a map of St Philip & Jacob outparish dated 1827 (**Fig.5**) which depicts the study area as being almost entirely undeveloped and occupying parts of three areal units, one of which had a building, possibly a workshop or agricultural shed, located adjacent to the route of Barton Hill Lane (later Queen Ann Road). Immediately to the west was a fairly large dwelling in its own enclosure (later to become the Rhubarb Tavern) and to the north, the outbuildings of Tilly's Court House were labelled as *Mr Duffets Pottery*. Mathew's Bristol Directory lists James Duffet as a manufacturer of redware pottery here between 1810 and 1840.
- 3.13 Plumley & Ashmead's map of 1828 gave the same general layout but with more detail, the majority of the study area was shown as under cultivation with the rest as pasture (**Fig.6**). On this map the building west of the study area had outbuildings and was labelled *Barton Hill House*. A parish-survey map of c1830s showed the workshop or shed adjoining Barton Hill lane to have gone and another building constructed adjoining an earlier field boundary (**Fig.7**), the impending route of the Great Western Railway had been sketched on this plan, unfortunately no terrier survives to accompany this survey.
- 3.14 The area of St Philips was part of Gloucestershire until it was incorporated into the City and County of Bristol in 1835. No major changes were shown on the St Philip and Jacob Tithe map of 1847 (**Fig.8**). The accompanying tithe apportionment gives details of the areal units of the study area (see Table 1).

Areal Unit No.	Owner	Occupier	State of Cultivation	Quantities		
				a.	r.	p.
1083	Jacob Crook	Moses Blackmore	Garden Land	4	1	17
1090	James Duffet	Thomas Gready	Garden etc.		2	13
1091	George Hasell	George Hasell	Garden		1	10

Table 1: Extract from St Philip & Jacob tithe apportionment
(see Fig.8 for map)

- 3.15 Tilly's Court House was vacant as a dwelling from 1820 to 1852, after this date it was rented by the Goodrope family who changed the name of the house to Queen Anne's House (Pritchard 1894, 73). The pottery established by James Duffett, that utilised the barns, yards and adjoining land, appears to have moved across the road to the study area at some time in the later 1850s or early 1860s. George Ashmead's plan of 1854 showed the study area as open ground and Barton Hill Lane was labelled as *Queen Anne Street*, evidently after the new name for Tilly's Court.
- 3.16 The study area was included within the new parish of 'Emmanuel, St Philip's created in 1865 out of parts of the parishes of SS Philip and Jacob and St Luke, Barton Hill. Mathew's and Slater's Street directories list Thomas Church as a crucible maker and earthenware manufacturer at Queen Ann Street from 1858 to 1874 (Henrywood 1992, 19). George Ashmead's plan of 1874 showed the routes of main sewers and the beginnings of the terraced properties along Canterbury Street that would soon characterise this area. A single dwelling and a complex of workshops adjoining the western boundary had been constructed on the study area. The line of a boundary division, running diagonally across the study area from north-east to south-west, survives to the present as the rear wall of gardens behind Canterbury Terrace. Queen Anne Street was shown as the name of a new street to the west of the study area, the main road was still called Barton Hill Lane. As this plan was a working document it showed much later constructions and so cannot be relied on too heavily for dating.
- 3.17 In 1866 Kelly's directory listed Alfred Niblett as a manufacturer of brown ware at Barton Hill (Henrywood 1992, 47) and he continued as a potter, then stoneware manufacturer and dealer through to 1886. In 1878 the dwelling adjoining the south-west boundary of the study area became the British Workman public house, this name was soon changed to The Rhubarb Tavern.
- 3.18 The 1884 edition Ordnance Survey plan showed the western part of the study area to be an enclosed yard, divided into two and bordered to the west by the dwelling with its own enclosed garden and the Barton Hill Pottery that occupied the workshops which were first shown on Ashmead's plan of 1874. The street directories for 1884 also list a beer retailer and a store for hay and straw at the same address as the pottery. The entrance to the yard was further along Barton Hill Lane on the north-eastern side of the present-day No.40 Queen Ann Road (Fig.9). To the east were the gardens of Nos. 42-48 Barton Hill Lane and Nos. 1-6 Canterbury Street. Other workshops had also been constructed at the south-eastern end of the study area and the first properties on the north side of Beaconsfield Street, nos,32-39, were in place.
- 3.19 In 1887 Stephen Hollister was listed as a potter at the Barton Hill Pottery, thereafter the principal trade on the site changed to Noakes & Co. paint keg and oil drum manufacturer. In 1896 the street name changed to Queen Ann Road and the business of Bryant & Sons Sheet Metal and Tinplate works was also listed at the site. By the time of the 1903 edition O.S. plan the study area was reaching the peak of its development, more dwellings with gardens to the rear had been constructed along the street frontages, three of these survive today as Nos. 36-40 Queen Ann Road.

- 3.20 In 1919 the Magnoid Company Ltd established an engineering and welding factory on the study area and submitted plans for an acetylene generating plant located in the eastern half of the yard (**Fig.10**). In the early 1920s the firm of Pybus Bros. Candle Manufacturers took over the old pottery workshops and added a single storey workshop (**Fig.11**) and a two-storey office building adjacent to the Rhubarb Tavern that extended over a new entrance to the western half of the yard, (**Fig.12**). The remains of the Pybus Bros. offices survive on either side of the present site entrance (**Plate 4**).
- 3.21 Goad's Fire Insurance Plans are working documents, updated from 1896 to c1952 and as with the Ashmead plans of 1874 tend to show several phases of construction, which may not in reality have been contemporary. They do however show the names and location of the workshops in the yard areas in the first decades of the 20th century (**Fig.13**), elements of some of these structures survive within the present boundary walls.
- 3.22 The Candle makers of Pybus Bros closed in the early 1940s but Bryant Bros remained in operation and were joined in 1973 by Sloggets Motor Engineers. The last business to occupy the western part of the site was a firm of motor engineers, inspection pits had been excavated within their premises. In the early 1980s Nos. 42-50 Queen Ann Road, the west side of Canterbury Street, the north side of Beaconsfield Street and the yard and workshop area were cleared.
- 3.23 An application was submitted in 1988 to redevelop some of the vacant land at Canterbury Street by Avondown Housing Association (Planning Application No.3738F/88S). In the early 1990s applications were submitted by The Guinness Trust to redevelop the Canterbury Street frontage and the western end of Beaconsfield Road as residential accommodation with car-parking and amenities. As part of that application a site investigation report was commissioned from Frederick Brand Partnership. Eleven trial pits were excavated and the results mention the very shallow nature of the foundations for the Canterbury Street properties that had no cellars.
- 3.24 A trawl of the Bristol Historic Environment Record was provided by Mr P. Insole, Archaeological Officer for Bristol City Council, the trawl was undertaken for a 500m radius from the centre of the study area. Entries selected from the trawl that are deemed to have implications for the archaeological potential of the study area are included in Table 2 below. (see **Fig.3** for location of entries).

HER No.	Description	Year/Period
2145M	Rhubarb Tavern, Queen Ann Road. A freestanding 19th-century public house incorporating part of a building shown on Plumley 7 Ashmead's map of 1828. Contains a fireplace salvaged from Tilly's Court House.	18th-19thC
2293M	Tilly's Court House, Barton Hill, 16th-century house rebuilt in 1658 as a garden house by Thomas Harris a local brewer. Demolished in 1893 to make way for the Barton Hill nursery school.	16thC
2709M	Barton Hill Pottery, Queen Ann Road, recorded on the 1:500 O.S. plan (surveyed 1883).	c1850-1887

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

4. DISCUSSION

- 4.1 A house of possibly 16th-century origin stood approximately 20m to the north of the study area until 1893. The Rhubarb Tavern adjoining the western side of the study area is depicted on plans of the 1820s. Exposed stonework of the central part of that building is bonded with pale-pink, lime-flecked mortar characteristic of a mid to late 18th-century date of construction in this part of Bristol (**Plate 5**). There is a possibility that structures associated with either of these buildings may have been present on this site before the cartographic coverage began.
- 4.2 The study area was under pasture and cultivation until the Barton Hill Pottery was established on the western part of the site by Thomas Church in the later 1850s. This was followed by the development of terraced housing along Canterbury Street and Beaconsfield Street to the east and south between the 1870s and 1890s. The pottery workshops and yard continued to be used for light industrial workshop and factory premises until clearance of the study area in the 1990s. Some of the boundary walls formed parts of the various workshops. The eastern wall of the open yard area, although having been rebuilt, follows the line of a division first shown on Ashmead's plan of 1874.
- 4.3 A ground investigation report commissioned in 1997 recorded made ground of over 1.4m in depth across the former workshop and yard area, it is quite probable that foundations of 19th-century buildings that stood in this location may survive, cut into the underlying cultivation soils.
- 4.4 The 19th-century terraced properties that stood along Canterbury Street had shallow foundations and no cellars and the proposed development only impinges on the former garden areas of these houses. The residential development of Beaconsfield Close has been partially terraced into the hillside so that ground level is over 1m below that of the open yard area.

5. CONSULTANT'S ADVICE

- 5.1 The proposed development project is likely to have an impact on the soil strata and possible archaeological remains that might be preserved below the surface as subterranean features or deposits (Davis *et al.* 2004),
- 5.2 Planning Policy Guidance Note 16: Archaeology and Planning (PPG16, 1990) highlights the fragility and finite nature of England's archaeological resource. It is stressed that, depending on the particular circumstances involved, significant archaeological remains should be preserved, either 'physically' and/or 'by record' (Breeze 1993; Cullingworth and Nadin 1994).
- 5.3 In respect of paragraphs 5.1 & 5.2 above, it is important that any intact archaeological features and deposits which may lie below the surface, and which will be disturbed by the proposed construction project, are identified and if necessary, recorded in an appropriate manner.
- 5.4 It is advised that an archaeological recording programme may be requested for the yard area at No.34 Queen Ann Road. The nature of this recording would be the decision of the City Archaeologist for Bristol Planning Authority.

6. REFERENCES & WORKS CONSULTED

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Maps & Survey Plans

- 1610 Chester & Master's map of Kingswood
- c1800 SS Philip & Jacob Parish Survey map (BRO 37959/31)
- 1827 Plan of the parish of St Philip & Jacob (GRO Q/SRL 1827B/S)
- 1828 *This Plan of the City of Bristol and its Suburbs*. J. Plumley and G.C. Ashmead. Commenced in 1813 and completed in 1828, original scale 1:2400
- 1847 SS Philip & Jacob Tithe map & Apportionment (BRO EP/A/32/10)
- 1854 Map by G.C. Ashmead (BRO 408060/Map/87) original scale 1:600
- 1874 Map by G.C. Ashmead, Sheet 87, original scale 1:600
- 1884 *First Edition* (1: 500) OS map. Surveyed 1881?; published 1884. Gloucestershire Sheet LXXII.13 Bristol
- 1896 C. Goad's Fire Insurance Plan, Vol 2 Sheet 53 (BRO 40904/2)2 with later additions
- 1903 *Second Edition* (1: 2500) OS map. Surveyed 1880-82; revised 1901-02; published 1903. Gloucestershire Sheet LXXII.13
- 1918 *Edition of 1918* (1: 2500) OS map. Surveyed 1880-82; levelling revised 1902; revised 1913; published 1918. Gloucestershire Sheet LXXII.13
- 1952 Goad's Fire Insurance Plan 1952 Revision (BRO 35033/2)
- 1963 Ordnance Survey (1:1250). Surveyed 1949, levelled 1956. Sheet 6072NE
- 1967 *Geological Survey of England & Wales, Solid and Drift (Bristol District)*. (Scale 1: 63,360), Published in 1962. Reprinted (Second Impression) 1967
- 1985 Ordnance Survey (1:1250). Levelled 1956. Sheet 6072NE

Architectural Drawings

BRO Building Plan Book Vol. 25 folio 55 – houses at 36-40 Queen Ann Road

BRO Building Plan Book Vol. 16 folio 49 – Premises of Magnoid Welding Co.

BRO Building Plan Book Vol. 46 folio 47 – Premises of Pybus Bros. candle manufacturers

Planning Application No. 86360/93 – Proposed residential development at Canterbury Street

Planning Application No. 5738F/88C – Proposed general purpose housing Canterbury Street

Planning Application No. 0756F/97C – Proposed play area at Beaconsfield Close

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APPENDIX 1: Policy Statement

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

NATIONAL POLICIES

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

ODPM PLANNING POLICY GUIDANCE

The Planning Policy Guidance of Archaeology and Planning (PPG 16) consolidates advice to planning authorities. The Guidance stresses the non-renewable nature of the archaeological resource, details the role of the County Sites and Monuments Record (SMR), encourages early consultation with county and district archaeological officers and sets out the requirement for developers to provide sufficient information on the archaeological impact of development to enable a reasonable planning decision to be made.

PPG 16 also indicates the circumstances where further work would be necessary and outlines the use of agreements and conditions to protect the archaeological resource.

DISTRICT POLICY

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

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

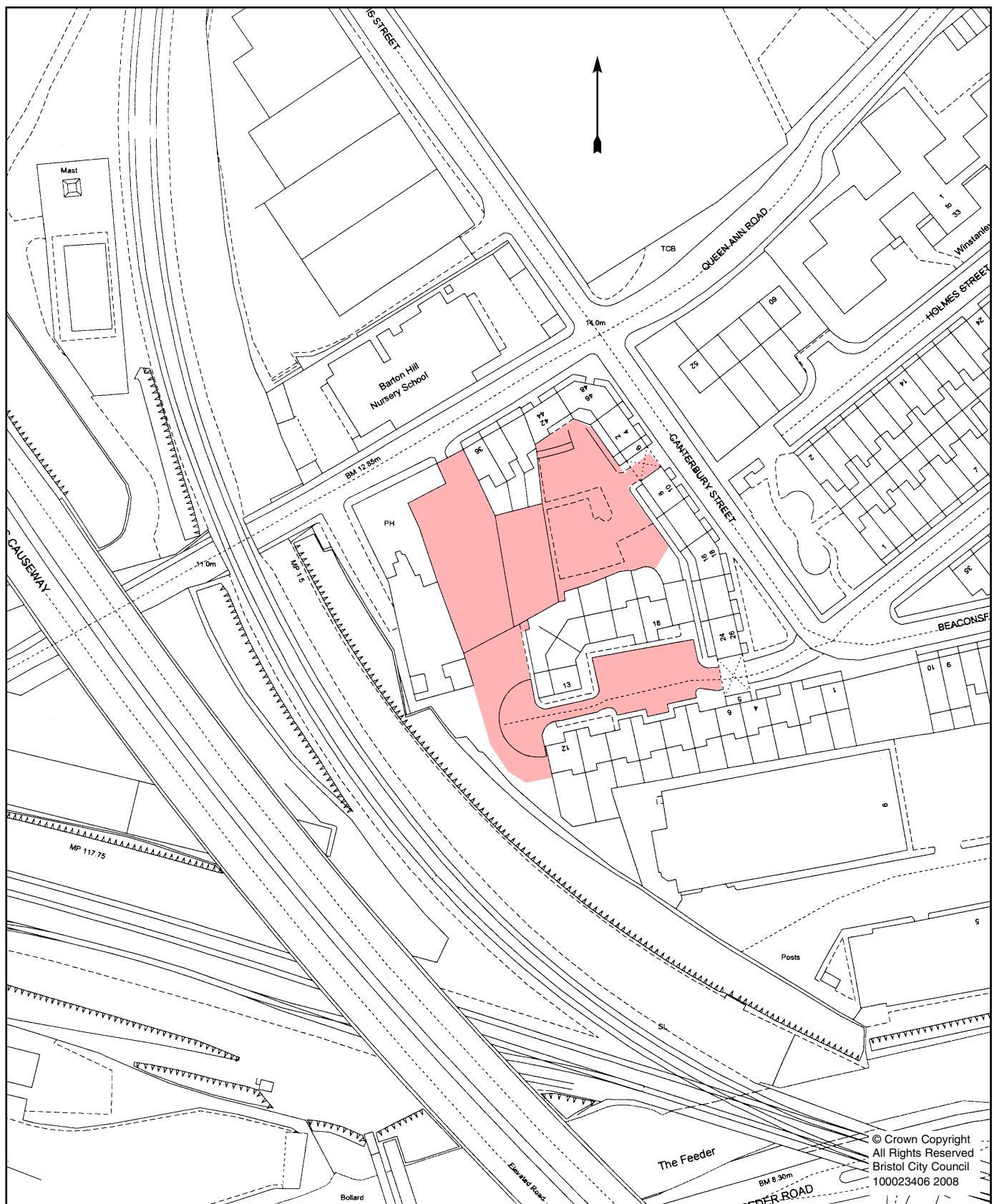


Fig.1 Location and extent of study area (with plate orientations), scale 1:1250

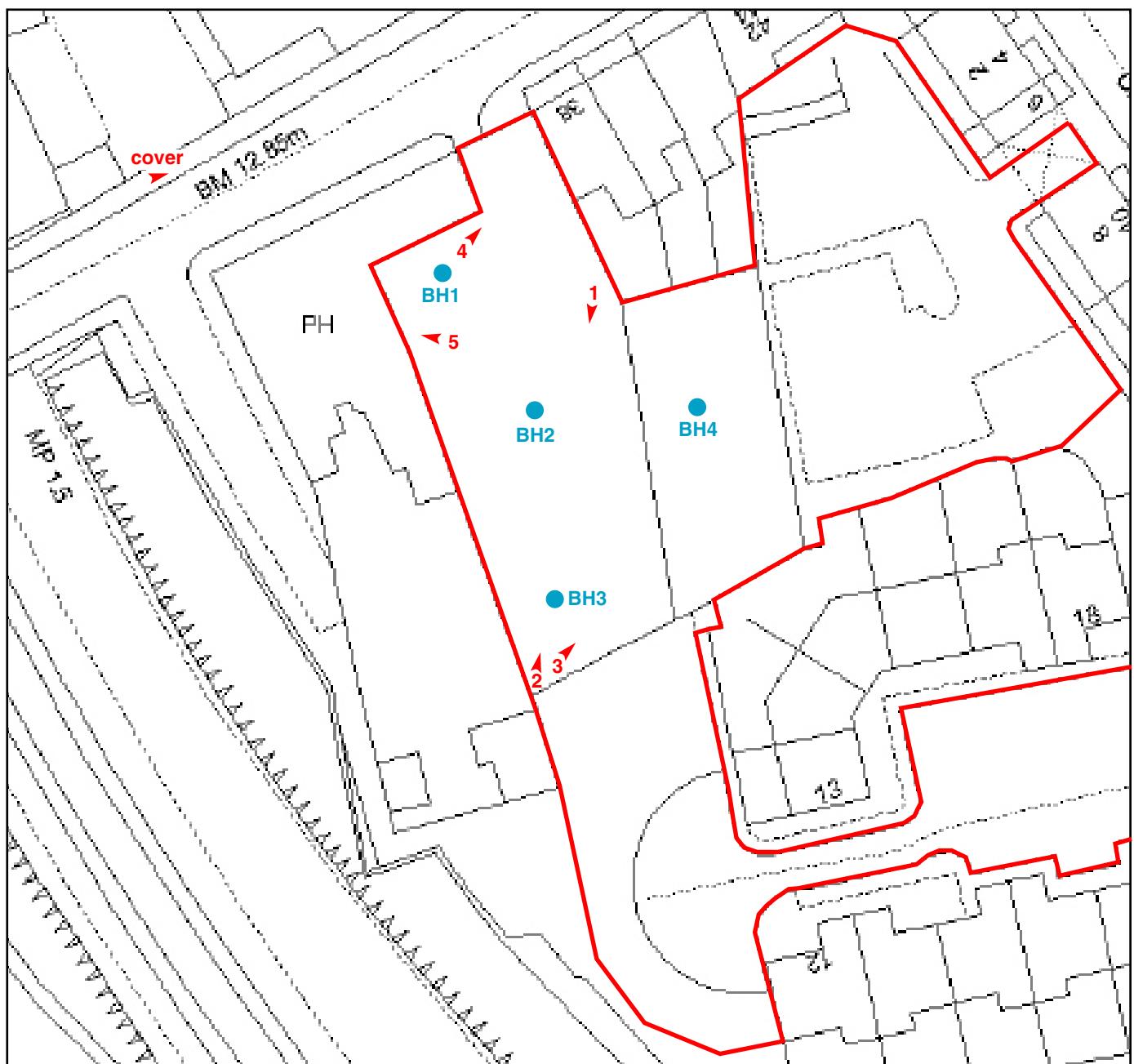


Fig.2 Plan showing direction of plates and the 2007 borehole locations, scale 1:500

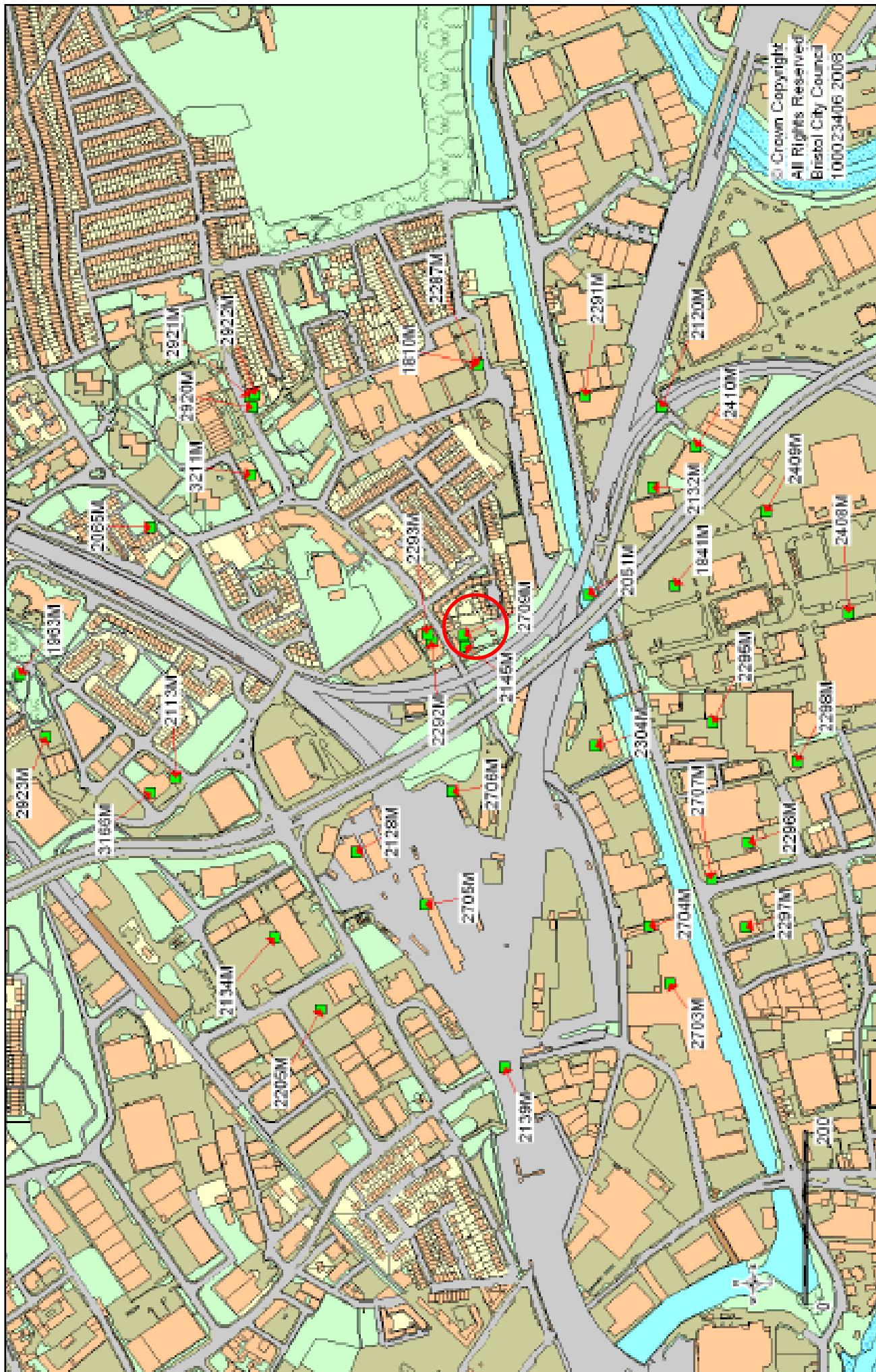


Fig.3 Plan showing BHER entries mentioned in the text

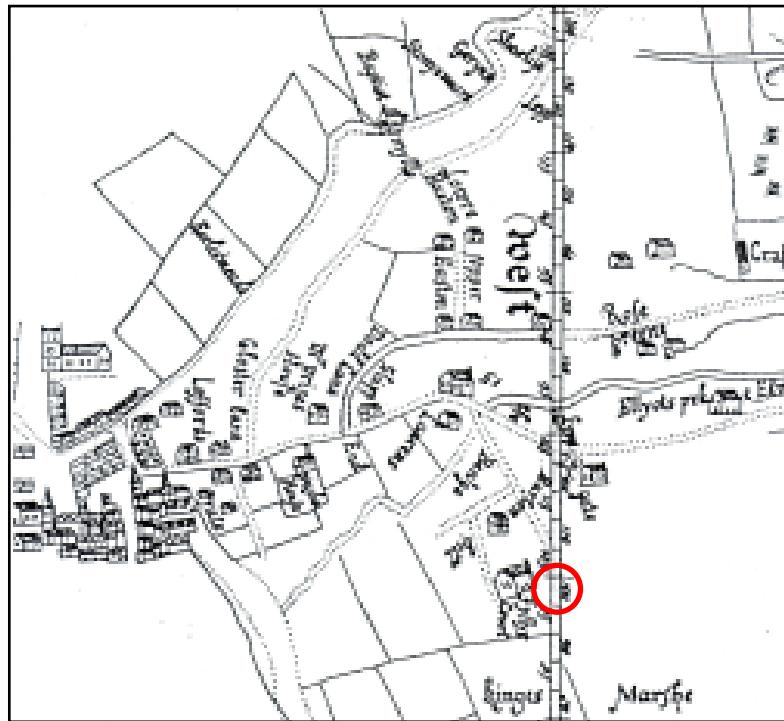


Fig.4 Chester & Master's map of Kingswood, 1610 showing approximate location of study area

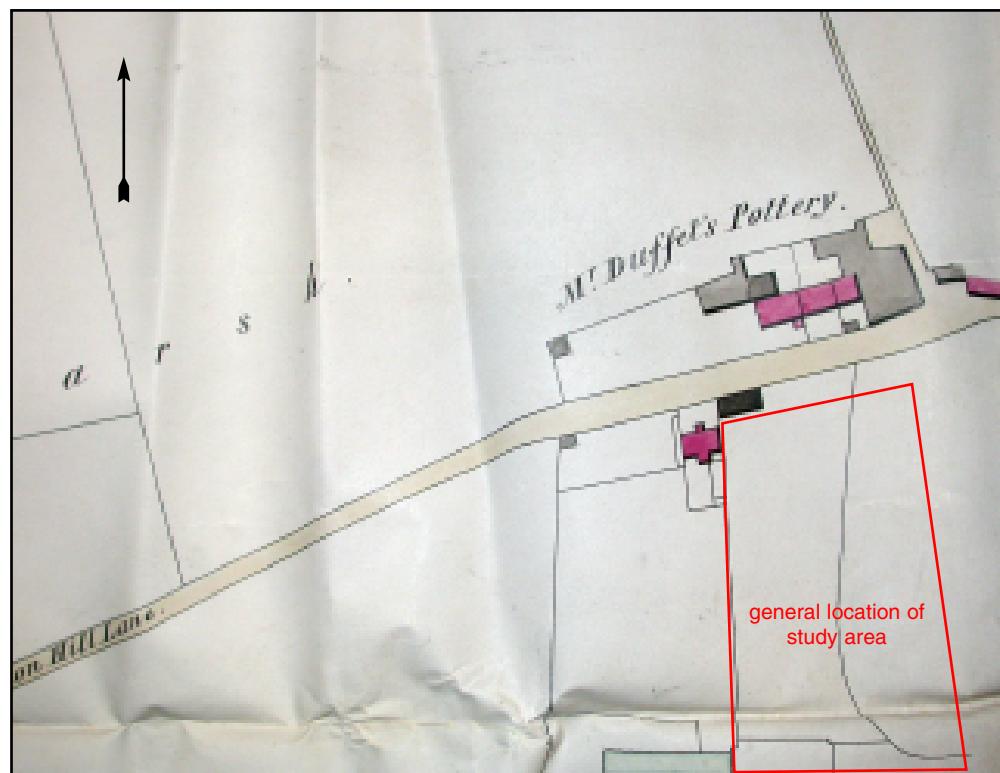


Fig.5 Plan of St Philip & Jacob parish 1827 (GRO Q/SRL 1827B/S)

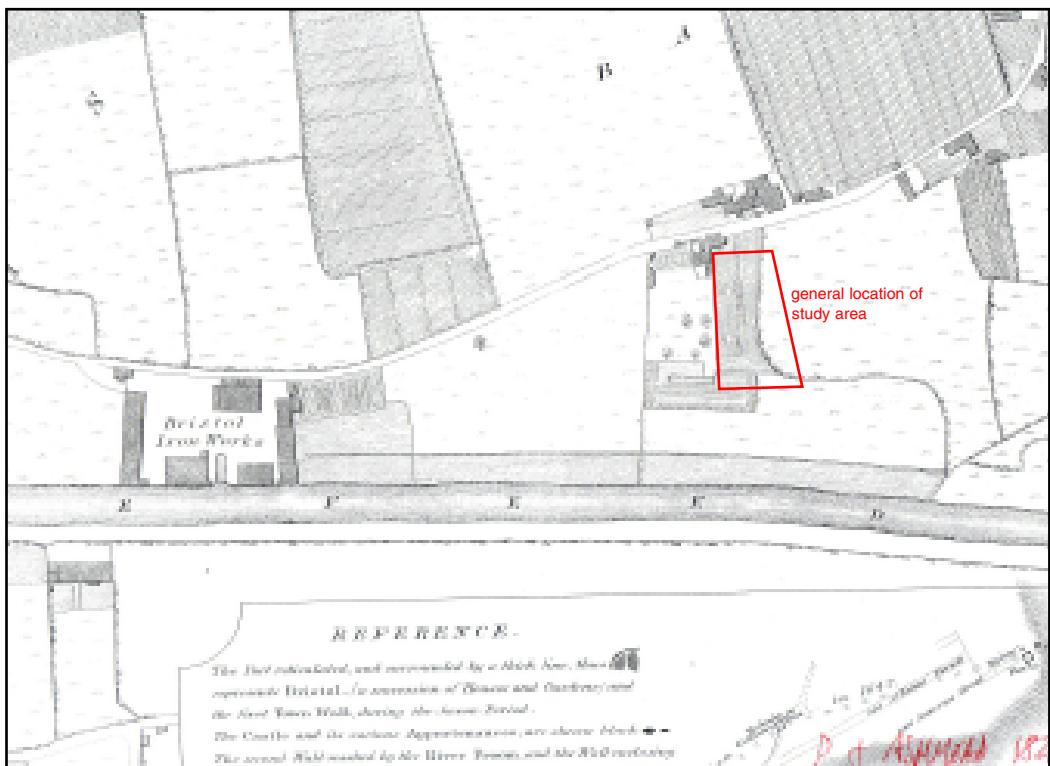


Fig.6 Detail from Plumley & Ashmead's map of Bristol 1828, original scale 1:2400



Fig.7 Detail from St Philip & Jacob parish survey c1830s (BRO 37959/31)

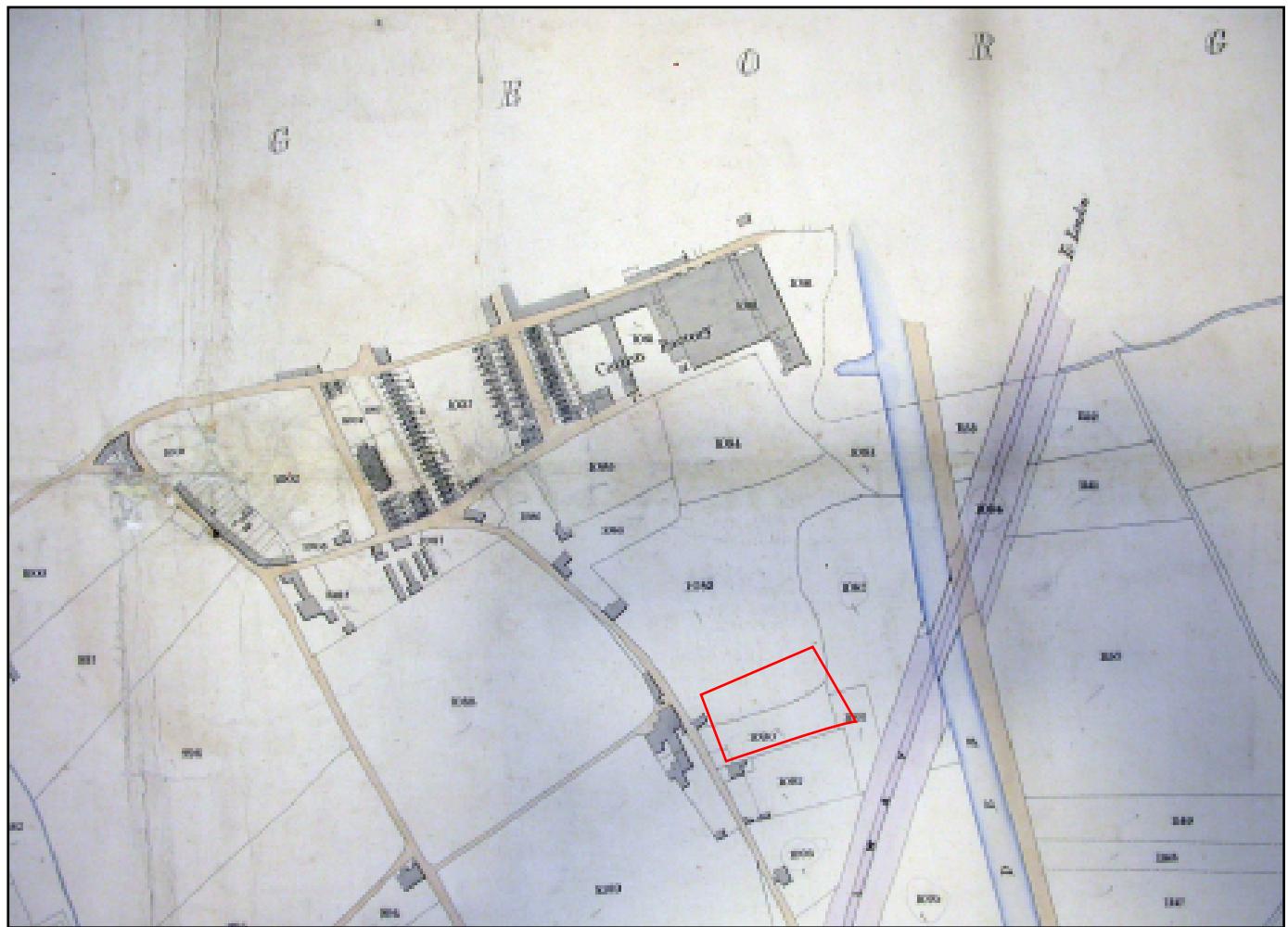


Fig.8 St Philip & Jacob Tithe map 1847 (BRO EP/A/32/10)

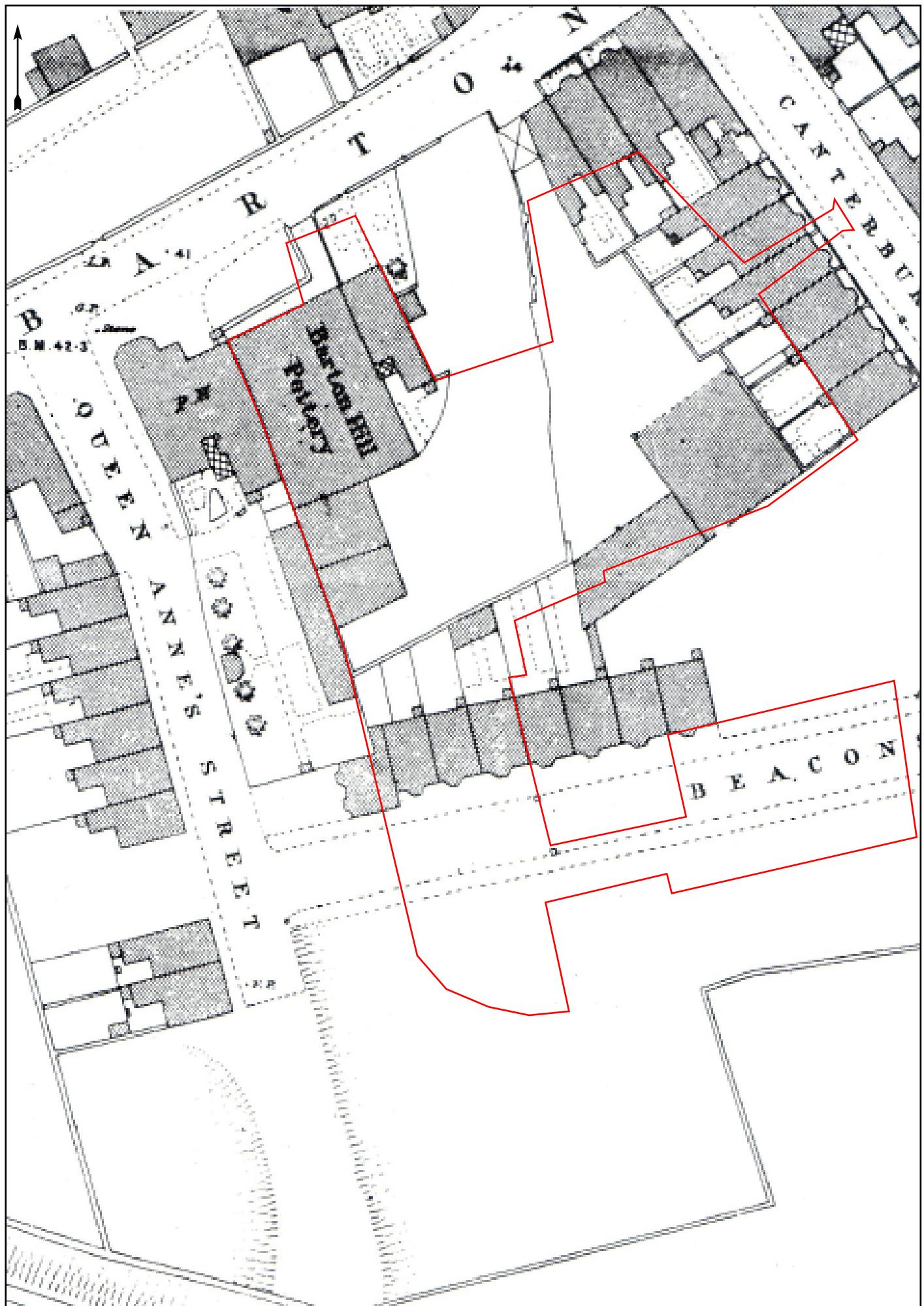


Fig.9 Ordnance Survey plan, 1884 edition, scale 1:500

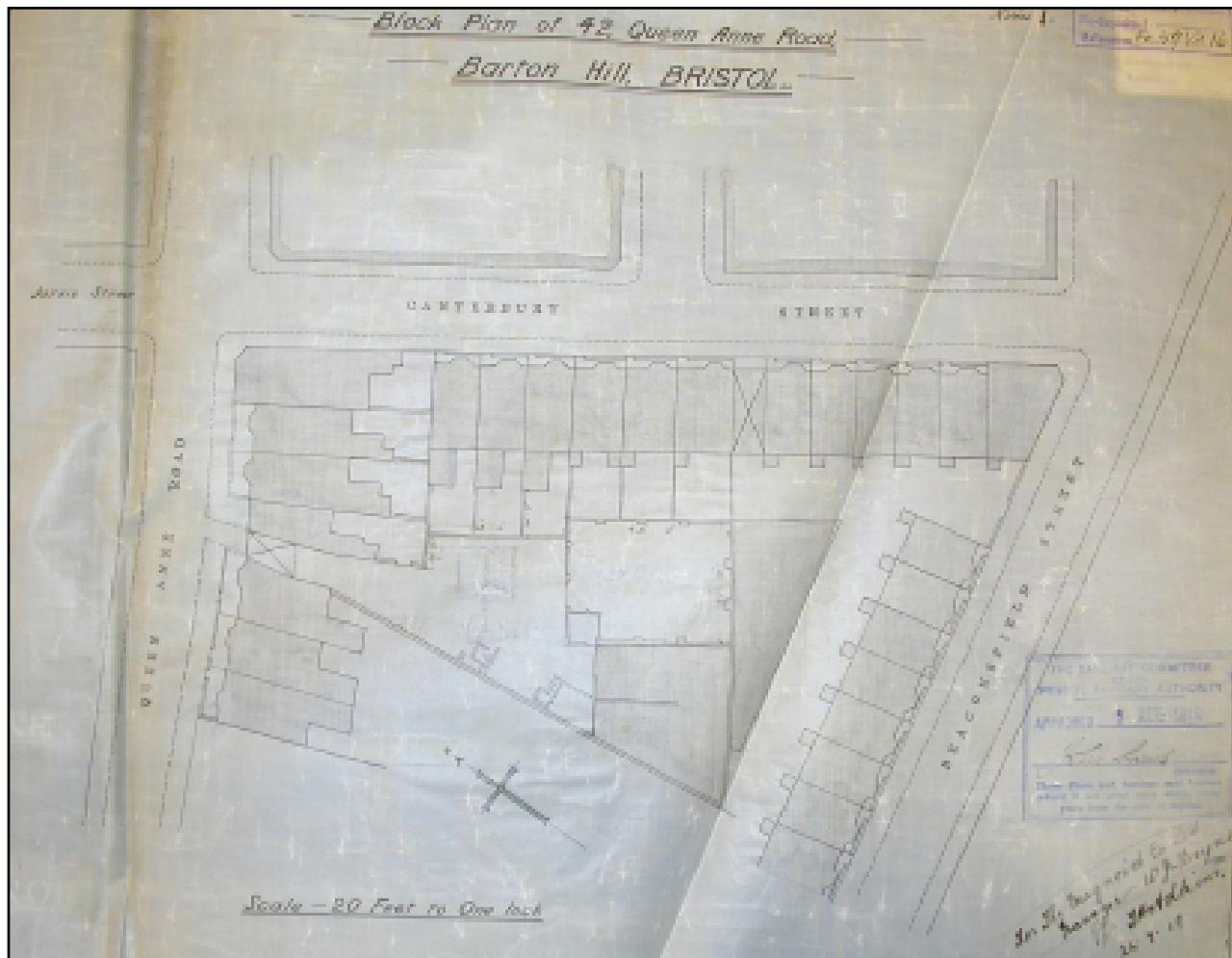


Fig.10 Plan dated 26th July 1919 showing location of Magnoid Company engineering works (BRO Building Plan Book Vol 16 folio 49)

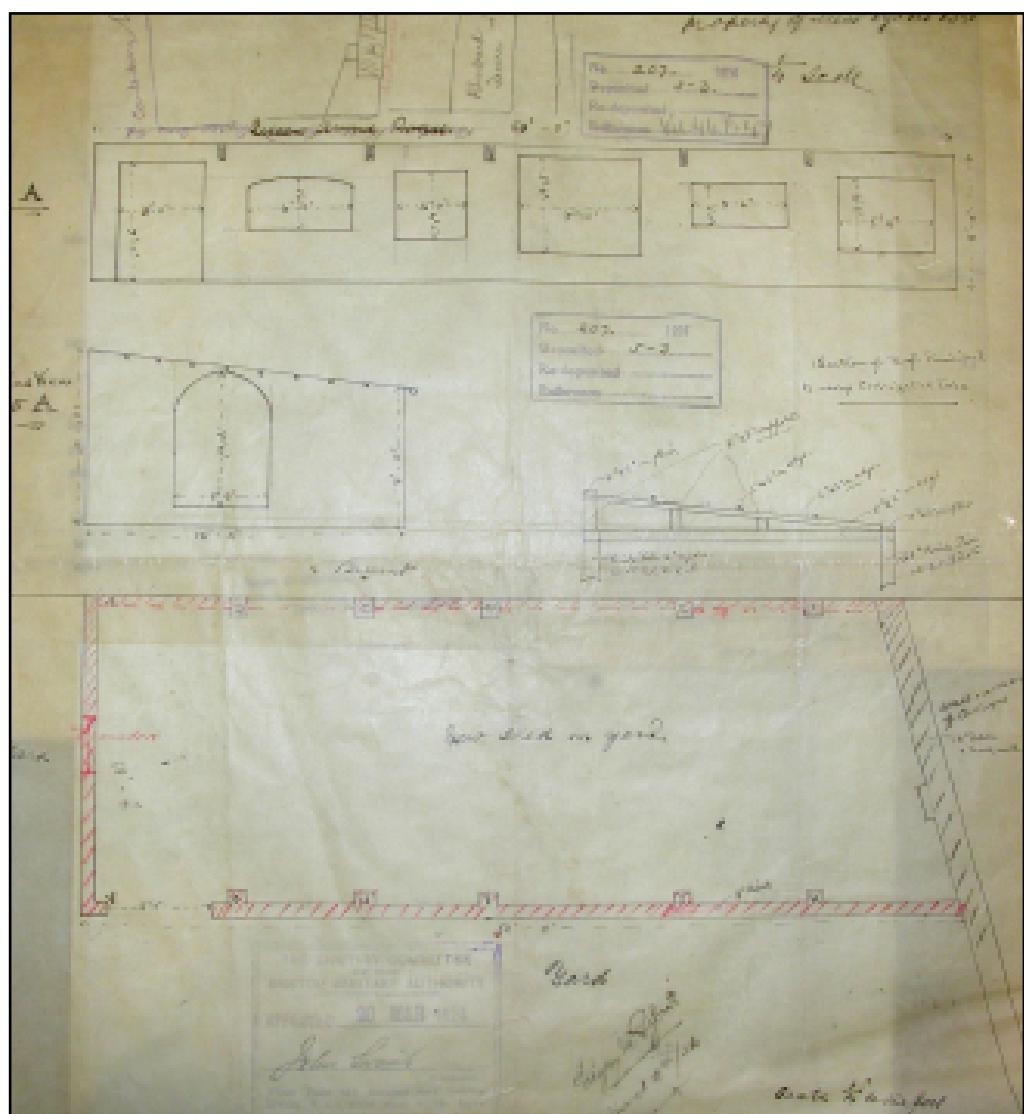


Fig.11 Plan dated 20th March 1924 showing new workshop for Pybus Bros. Candle manufacturers (BRO Building Plan Book Vol. 46 folio 47)

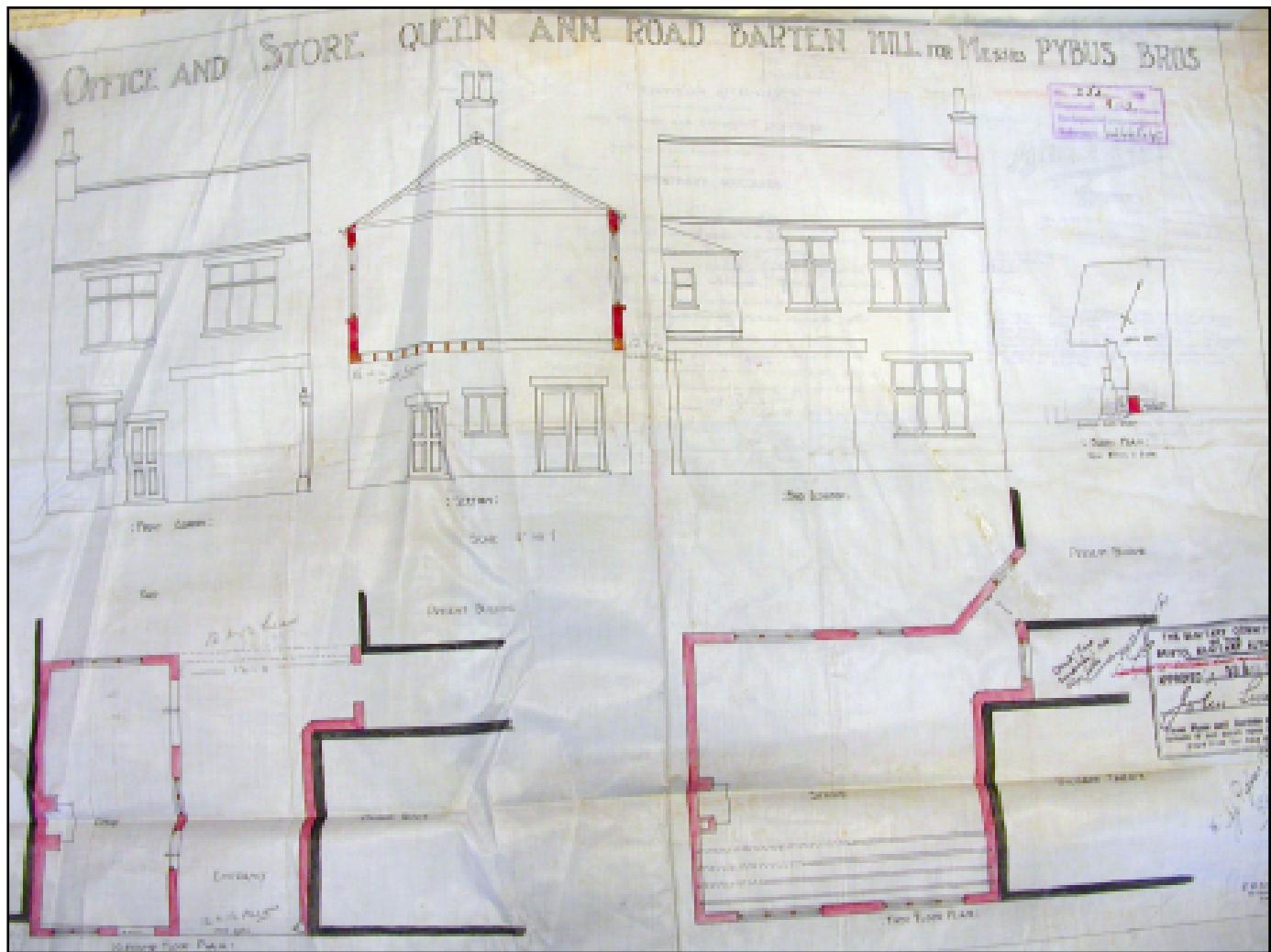


Fig.12 Plans and elevations dated 18th March 1928 showing the new office of Pybus Bros.
(BRO Building Plan Book Vol. 46 folio 47)

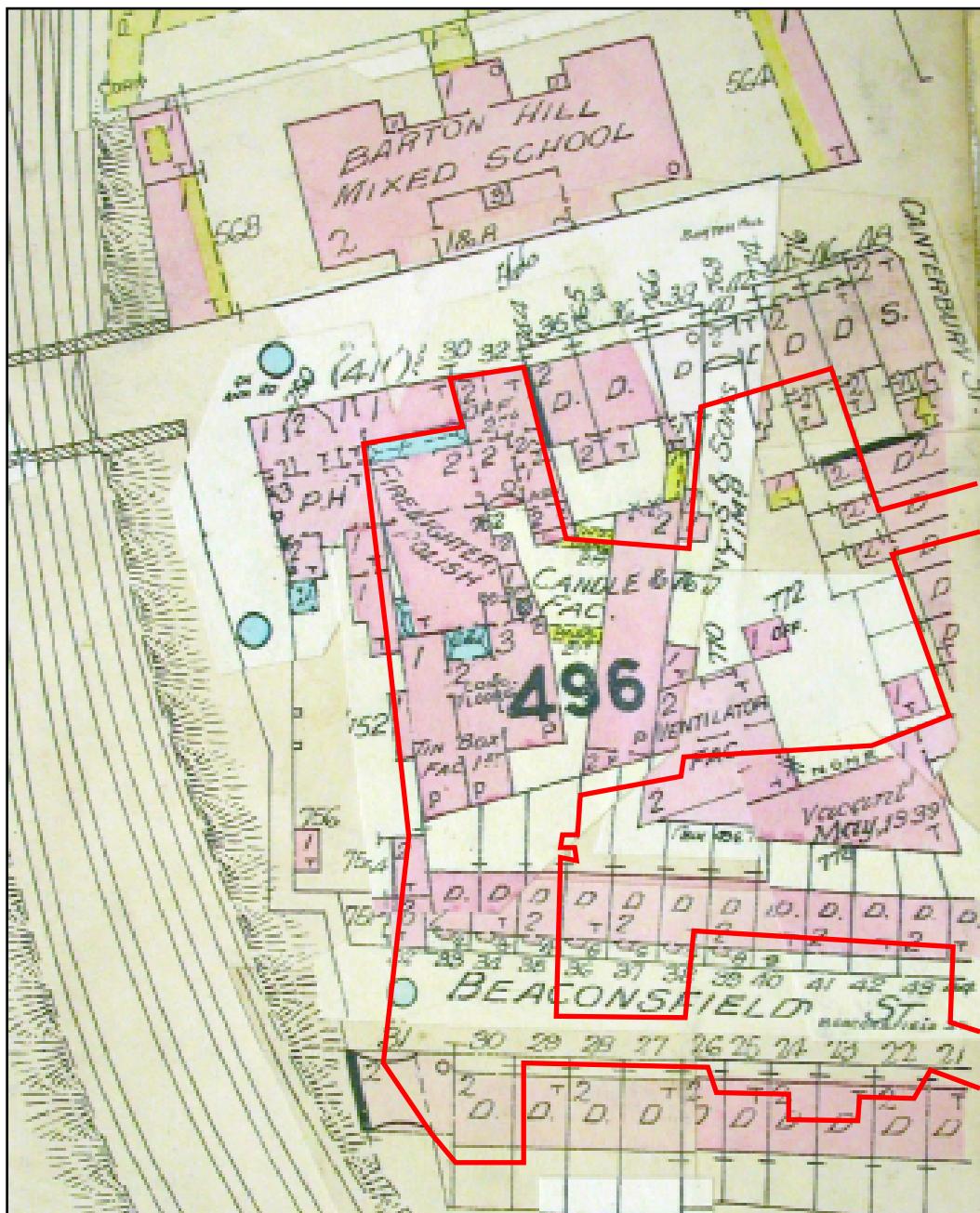


Fig.13 Goad's Fire Insurance Plan, 1896-1932, revised 1952 (BRO 40904/2 folio 53)

Plate 1
Open yard area, looking south



Plate 2
Yard area looking north towards Queen Ann Road



Plate 3
Looking north-east towards rear of properties on Queen Ann Road and Canterbury Street





Plate 4 Yard entrance showing remains of walls and chimney of Pybus Bros. office building, constructed c1928, looking north-east



Plate 5 Eastern wall of Rhubarb Tavern showing exposed stonework, looking north-west