

Archaeological Desk-based Assessment
of land at
**NO. 19 JACOBS WELLS ROAD,
CLIFTON, BRISTOL.**
for
Freemantle Developments Ltd.



Report No. 2073/2008
BHER No. 24697

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Centred on
N.G.R. ST 5770 7280

Client: Freemantle Developments Limited
Agent: Angus Meek Architects

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Abbreviations

AD	Anno Domini	m	Metre
AOD	Above Ordnance Datum	NGR	National Grid Reference
BaRAS	Bristol & Region Archaeological Services	NMR	National Monuments Record
BCC	Bristol City Council	OS	Ordnance Survey
BCL	Bristol Central Library		
BCMAG	Bristol City Museum & Art Gallery		
BRO	Bristol Record Office		
BSMR	Bristol Sites & Monuments Record		
c.	Circa		
Km	Kilometre		

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.

December, 2008.

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SUMMARY

An archaeological desk-based assessment was carried out at No.19 Jacobs Wells Road in Clifton. Documentary and cartographic evidence indicates that the site has been occupied by a building or buildings from at least the mid-18th century to the present day. Indeed, much of the existing fabric of the building may well date from the 18th and early 19th centuries.

Nos. 19 & 21 Jacobs Wells Road formed a single property for a long period of time, certainly from at least 1865 until the 1980's – No. 21 being described as '*a cottage*' in 1865, with No. 19 (the study area) being described at various times as '*a brewery*', '*a scavengers yard*' (junkyard), and '*a stables*'. No. 19 (the study area) was later, from the 1860's to the 1890's, used by a haulier, then for a short period (c.1895) as a dairy and then from at least 1899 to 1972 by the 'Bristol Steam Carpet Beating Co. Ltd'. It is currently occupied by 'Globe Sports'.

A trawl of the Bristol City Council Historic Environment Record (HER) showed three archaeological entries (including the current project) within the study area.

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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.

1. INTRODUCTION

- 1.1 Bristol and Region Archaeological Services (BaRAS) was commissioned by Angus Meek Architects, on behalf of Freemantle Developments Limited, to carry out a desk-based assessment of No.19 Jacobs Wells Road, Clifton, Bristol (centred on NGR ST 5770 7280; **Fig.1; Cover**) as part of a proposal to redevelop the site.
- 1.2 The study area, situated in the suburb of Clifton, is located approximately 1.25km west of Bristol city centre. The study area (**Fig. 2**) lies about 0.4km south-east of the centre of Clifton village, on land that is located at a height of approximately 49m above Ordnance Datum (aOD). The site, which covers some 540m² (some 5,000 sq. feet), is bounded to the north by the rear of No. 1 Constitution Hill (a former Malthouse; now part of a Martial Arts Centre) and No.21 Jacobs Wells Road, west by a parcel of land on Constitution Hill currently occupied by a number of garages, south by the car park belonging to Brandon House (flats) and by No.17 Jacobs Wells Road, and east by Jacobs Wells Road, beyond which is Brandon Hill. The geology comprises Brandon Hill Grit, a quartzitic sandstone (Millstone Grit Series) of the Carboniferous period.
- 1.3 The desk-based assessment was conducted, prior to the submission of any planning application, in order to inform the City Archaeologist for Bristol City Council (the local planning authority) of the archaeological potential of the site. The study area lies within the Clifton Conservation Area, but there are no listed buildings on the site. The nearest Scheduled Ancient Monument (SAM) is the medieval Jewish ritual bath (SAM AV 28881) found in 1987 beneath No. 33 Jacobs Wells Road. No archaeological projects have previously been carried out within the study area, although the property was the subject of a drawn survey (BUAD 914) in 1990. National and local planning policies, including Planning Policy Guidance Note 16 (Dept of Environment), state that there should be a presumption in favour of the preservation of nationally important archaeological features and sites. The best means of determining the existence and quality of such sites is by documentary study and, if necessary, by selective field evaluation. This study represents the first stage in this process.
- 1.4 The study involved a visit to the property by Timothy Longman of Bristol and Region Archaeological Services on Wednesday 10 December 2008, followed by a visit to the Bristol Record Office (BRO) where primary and secondary documentary sources, including photographic, cartographic and other published material was examined.
- 1.5 Copies of the report will be submitted to the Bristol City Council Historic Environment Record (HER) and a digital copy of the report will be available to the National Monuments Record (NMR) maintained by English Heritage in Swindon. The project has been entered in the Bristol City Council Historic Environment Record under reference number BHER 24697, and has also been issued with the OASIS reference bristola1-52913.

2. AIMS AND METHODOLOGY

2.1 The aim of this desk-based assessment is to inform the planning process in order that a reasoned decision can be taken regarding any archaeological resource.

2.2 The principal objectives of the assessment are:

- to locate any archaeological features affected by the proposed development, assessing the potential for survival, likely condition, and significance of any archaeological features, deposits or structures within the study area.
- to advise on the potential impact of development upon the archaeological resource.

2.3 The following key sources have been consulted

- Documentary sources relevant to the study area including maps and surveys, leases etc.
- Topographical photographs, prints and drawings
- Bristol City Council Historic Environment Record (HER)
- Other published sources as a general background

3. HISTORICAL BACKGROUND

General

- 3.1 The study area is situated in the historic parish of Clifton, which formed a part of the hundred of Swineshead and later part of the hundred of Kings Barton, in the county of Gloucestershire.
- 3.2 Swineshead Hundred is not yet covered by the *Victoria History of the Counties of England*, but there are early accounts by Atkyns (1712) and Rudder (1779). Studies of the history of Clifton have been written by Chilcott (1853), Knapp (1867), Taylor (1868), Ellis (1879), Latimer (1892), Challenger & Edward (1911), Green-Armytage (1922) and more recently by Pascoe (1980), Claridge & Williamson (1986) and Jones (1992).

Medieval

- 3.3 The manor of 'Cliftone' is first mentioned in the Domesday Survey of 1086. The manor was coterminous with the parish boundaries. The manor was then held by Roger FitzRalph. He may have been a younger son of Ralph de Berkeley and therefore nephew of Roger de Berkeley who was reeve of the royal estate of Berkeley in Gloucestershire. He was succeeded in the possession of the manor by William de Clifton. His grandson, Roger de Clifton, gave the Abbey of St Augustine (now Bristol Cathedral) rights to watercourses at 'Wodewell' (Jacobs' Well), in the vicinity of the study area, in the late 12th century. The monks were thereby given permission to divert watercourses at Jacobs' Well to augment their existing water supply from a conduit on Brandon Hill (Jones 1992). Another pipe ran from Brandon Hill via St Marks' Hospital (next to College Green) and St Bartholomews' Hospital (at the foot of Christmas Steps) to St John's Gate on the city wall (next to the church of St John the Baptist) (Burchill 1996). The de Clifton family remained lords of the manor until c.1255, when the estate passed into the ownership of Sir John St. Loe, of Newton St. Loe (Som.).
- 3.4 In 1373 King Edward III granted to the corporation the use of a water supply issuing from a spring on the west side of Brandon Hill. It is likely that this grant refers to the Jacobs Well (Burchill 1996). The manor remained in the hands of the St. Loe family until the death of the fifth Sir John St. Loe in the late 14th century. The manor was then divided into thirds between his three daughters, Joan, Ela and Elizabeth, each of whom later married. The eldest daughter (Joan) married Sir John Chideock from Dorset. By 1470 the lands forming the third-share belonging to Sir John and Lady Chideock had been acquired by Richard Amerycke, a customs collector of Bristol, who then sold it to his son-in-law John Brook. In 1508 John Brook also bought some land in Clifton that had formed part of the third originally inherited by Elizabeth St. Loe, and the following year he bought the other third of the manor from John, Lord Zouche, the grandson of Ela St. Loe. However, this reunited estate did not include the title of 'manor of Clifton' or the right of appointing the clergy to the parish church of St. Andrew. Those rights had earlier been sold to John Carpenter, Bishop of Worcester and he granted them to Westbury College (Westbury-on-Trym, Glos.) in 1463.

Sixteenth Century

- 3.5 John Brook, a Justice of Assize in Bristol and sergeant-at-law to King Henry VIII (1509-47), died in 1526 leaving two-thirds of his estate to his widow Joan (d.1539), while the other third was inherited by his eldest son Thomas. Thomas Brook predeceased his mother so his son, Hugh, inherited the estate from his grandmother. He inherited not only lands in Clifton but also in Long Ashton, Portishead and Backwell (Som.). He lived at Lower Court in Long Ashton. On his death he left four daughters (Elizabeth, Frances, Susan and Alice) as co-heiresses and in 1676 the Society of Merchant Venturers purchased three-quarters of that estate from the descendants of the four daughters.

- 3.6 On 10th February 1544, during the Reformation, Westbury College (Westbury-on-Trym) was surrendered to King Henry VIII. Apart from the ecclesiastical manor of Clifton the possessions of the college included several manors in Gloucestershire, Worcestershire, and Warwickshire, the Hospital of St. Lawrence, Bristol and the rectories of Westbury and Kempsey. On 24th March 1544 King Henry granted the College of Westbury, together with the *'manors, lordships, lands, tenements and other premisesincluding a manor in Clifton previously belonging to the Dean and Canons of Westbury'* to Sir Ralph Sadlier of Standon (Heref.) for 1,000 Marks (Jones 1992).

Seventeenth Century

- 3.7 He was succeeded in 1606 by his son Thomas, who in turn was succeeded by his son Ralph. Ralph Sadlier sold the manor of Clifton to Frances Chamber in 1659. She later married John Good of Clifton. It then passed to their two sons, John and Arthur, as co-heirs and they sold it to Gabriel Keane and Abel Kelly in 1668. It was from their heirs that, in 1685, the Society of Merchant Venturers acquired the manorial rights to the wastes, the Common, the springs and the quarries, but not to the enclosed lands, which were retained. So after some 300 years the historic manor of Clifton was once again unified and held by a single landowner.
- 3.8 On 18th August 1645, during the Civil War (1642-47) the village of Clifton was largely destroyed by fire. Sir Thomas Fairfax and a Parliamentary Army laid siege to Bristol, which was held by a Royalist force (since July 1643). Prince Rupert, who commanded the Royalist garrison, ordered that all the villages surrounding the city were to be burnt so as not to provide shelter for the advancing army. It appears that all the buildings on the hill, including the Manor House (later known as Church House) and the Parsonage on Clifton Green, were left as blackened ruins although St. Andrews Church was not destroyed. The bulk of the parishes' population lived in dwellings near the river, and they may well have escaped the torch.
- 3.9 Until the late 17th century the area surrounding the study area was a partially wooded and rocky valley up which ran Woodwell Lane, side-by-side with the Sandbrook stream which flowed down to the River Avon. Brandon Hill (opposite the study area) was covered in a mix of woodland and rough pasture.

Eighteenth Century

- 3.10 In 1729 a playhouse (BUAD 948M, 2771) was opened by the actor John Hippiusley for people visiting the spa at Hotwells, south of the study area (NGR ST 5778 7275) on the west side of Woodwell Lane. It was demolished and replaced by a row of cottages in the mid-19th century.
- 3.11 Jacob de Wilstar's survey of 1746 (see **Fig. 3**) shows that the study area was then owned by the City of Bristol and was rented by a Mr. Cheston. The survey also shows how, as lords of the manor of Clifton, the Merchant Venturers controlled 386 acres of common and owned 184 acres of arable land as well as the wastes, quarries and watercourses. Their total landholding amounted to some 984 acres. A contemporary plan by de Wilstar (see **Fig. 4**) describes the parcel of land containing the study area, mentioning *'a Public House'* (possibly used also as a brewery), a *'stable'* and *'a malthouse'* (probably the same premises as one shown on Constitution Hill on the 1st Edition O. S. plan).

Nineteenth Century

- 3.12 The parish of Clifton was incorporated into the City and County of Bristol in 1835.
- 3.13 An 'Abstract of Title' document (BRO 42114/1) dated 21 December 1865 first describes Nos. 19 & 21 Jacobs Wells Road in some detail – they then formed a single property holding. The document states how John Battersby Harford sold *'All that Cottage with the*

Yard, Stables and Buildings thereunto adjoining and belonging then formerly used as a Brewery but then used as a Scavengers Yard and Stables situate on Woodwell Road near Jacobs Wells in the Parish of Clifton in the City and County of Bristol aforesaid and bounded on the North by a Malthouse in the occupation of William Russell and partly by a Messuage & Dwellinghouse in the occupation of Charles Hill, on the South by premises in the occupation of George Melton, on the North East by Woodwell Lane and on the South East by a Messuage or Dwellinghouse and Premises in the occupation of Mary Ann Vickery....' to Thomas Nelson Brooks, Haulier, of Lower Berkeley Place, Clifton, Bristol. Thomas Brooks's occupation of the property is confirmed in Kelly's Directory of 1865, which also lists him (*'THOMAS BROOKS, HAULIER'*) as present there in 1860, when presumably he was renting the property.

- 3.14 In 1895 Kelly's Directory lists at No. 3 (later No. 19) Jacobs Wells Road: *'THOMAS BROOKS, DAIRY'*. Mr Thomas Nelson Brooks died on 11 June 1898 leaving the property to his widow Mrs Hannah Brooks. She is subsequently mentioned, on an 'Indenture' (BRO 42114/1) dated 19 August 1899.

Twentieth Century

- 3.15 In 1905 *'BROOKS, MRS. T., CLIFTON PATENT MACHINE CARPET BEATING AND CLEANING WORKS'* is listed in the Directory entry for that year at No. 3 Jacobs Wells Road. By 1915 No. 3 had been renumbered as No. 19 when the entry lists: *'BROOKS, MRS. T.'*
- 3.16 By early 1920 the property was in the ownership of Messrs. Walter Henry Organ and Edward Hooper Organ. On 19 April of that year they sold the premises to Amelia Grace Parrish. She died on 19 August 1939 and the property was inherited by her husband Mr. J. Parrish.
- 3.17 A 'Conveyance Agreement' (BRO 42114/1), dated 18 August 1947, describes the sale of Nos. 19 and 21 by J. Parrish Esq. to Gilbert Edgar Fletcher, Esq. for £600.
- 3.18 In 1968 Messrs. E. S. Fletcher and L. G. Fletcher were left the property in the will of their mother *'Ella Snow Fletcher, late of 22 Devonshire Road, Redland, Bristol'*.
- 3.19 A 'Conveyance Agreement' (BRO 42114/1) between Edgar Stanley Fletcher and Lionel Gilbert Fletcher, both c/o 5 Allison Gardens, Backwell, Somerset, describes the sale of Nos. 19 and 21 Jacobs Wells Road to Mr Kurt Dieter Heimann and Mrs. Lieselotte Heimann of 'Green Shutters', Blagdon, Somerset on 26 January 1979 for £25,000. In August 1985 Mr Heimann transferred ('Transfer of Title' document BRO 42114/1) the ownership of No. 19 only (the study area) to his wife's name.
- 3.20 By 1991 No. 19 Jacobs Wells Road was owned by Roganwise Limited, whose registered office was at No. 33 Jacobs Wells Road. They applied, in the trading style of 'Jacobs Wells Spring Water Co. PLC' (Registered Office: 50 Stratton Street, London W1X 5FL) for planning permission to carry out alterations to the building and use it for the production of mineral water, presumably from one of the springs at Jacobs Well.

4. ARCHAEOLOGICAL EVIDENCE

- 4.1 No previous archaeological work has taken place within the study area. The results of a trawl of the Bristol City Council Historic Environment Record (HER) were provided by Peter Insole (Archaeological Officer). Three entries (including the current project) are recorded in the study area and those and others in the vicinity are summarised in **Tables 1 & 2** below:

Table 1: Summary of Bristol City Council Historic Environment Record (HER) trawl of Archaeological Monuments (see Fig. 13)

No.	Location	Description	Year/Period
128M	Brandon Hill	Civil War defences	C17
129M	Brandon Hill	Civil War defences	C17
230M	Jacobs Wells Road	No. 19 Jacobs Wells Road	C18/C19
948M	Jacobs Wells Road	The Playhouse	C18
949M	Jacobs Wells Road	'Bet tohorah' C13	
1043M	Brandon Hill	Water Fort	C17
1191M	Jacobs Wells Road	Medieval water tank	C13
1417M	Jacobs Wells Road	Smithy	C19/C20
1458M	Constitution Hill Malthouse		C19
1461M	Jacobs Wells Road	Police Station	C19

Table 2: Summary of Bristol City Council Historic Environment Record (HER) trawl of Archaeological Events (see Fig. 14)

No.	Location	Description	Year/Period
239	Brandon Hill	Bristol delftware sherds	1948
282	No.33 Jacobs Wells Road	Archaeological Survey	1987-9
330	Brandon Hill	A coin	-
331	Brandon Hill	Pottery sherds	-
399	Brandon Hill	Plan of defensive works	1823
400	Brandon Hill	Plan of bastion	1823
914	No.19 Jacobs Wells Road	Survey	1990
2771	Jacobs Wells Road	Plan of playhouse	1742
2772	Constitution Hill/Jacobs Wells Rd	Plan of conduit	1742
3520	Constitution Hill/Jacobs Wells Rd	Archaeological Survey	1999
3825	Nos.34/36 Jacobs Wells Road	Archaeological Study	2002
3939	Constitution Hill	Map shows malthouse	1883
3942	Jacobs Wells Road	Map of Police Station	1883
4093	Brandon Hill	Survey of ordnance	1643
4381	Constitution Hill/Jacobs Wells Rd	Roman coins	1965
24697	No.19 Jacobs Wells Road	Archaeological Study	2008

- 4.2 In 1965 two Roman coins (BUAD 4381) were recovered, in the area of the junction of Constitution Hill and Jacobs Wells Road, by a Mr Beavan (Russell & Williams 1984)
- 4.3 The survey of a building (No. 33 Jacobs Wells Road) at the junction of Constitution Hill and Jacobs Wells Road in 1987, c.40m north of the study area, revealed it to be the site of a medieval '*Bet tohorah*', a Jewish ritual bath (949M, BUAD 282, SAM AV 28881), constructed before the expulsion of the Jews from England in 1290 (Emanuel & Ponsford 1994). It is a converted spring, cut into the hillside, with the bath approached down some steps. A lintel carries the Hebrew inscription either '*mayim tehorim*', meaning 'pure waters' or possibly '*mayim chayim*', meaning 'living waters'. The Jacobs Well '*bet tohorah*' probably represents the earliest known example of its type surviving in Western Europe.

- 4.4 Some 200m north of the study area, on the site of the present Queen Elizabeth Hospital School (908M) on the east side of Jacobs Wells Road, is the site of a medieval Jewish burial ground known as Jews' Acre (1645M). The cemetery was established some time between 1172 and 1290. It cannot be any earlier than 1172 as prior to that date all Jewish dead had to be buried in London (Emanuel & Ponsford 1994). The nearby Jewish ritual bath may, therefore, be where the dead were washed before burial in the cemetery.
- 4.5 To the east of the study area lie the remains of the Civil War defences constructed between Brandon Hill Fort and the Water Fort (BUAD 128M is located at NGR ST 5791 7282, BUAD 129M at NGR ST 57927280 and BUAD 1043M at NGR ST 5790 7296). The city's northern defences, including Brandon Hill Fort, were the scene of heavy fighting during the Royalist assault on, and capture of, the city in 1643 (McGrath 1981).
- 4.6 The Bristol City Council Historic Environment Record entry (230M) for No.19 Jacobs Wells Road reads: *'Mostly one and two storey buildings forming a complex at No. 19 Jacobs Wells Road, also extending to the rear of No. 17. A street elevation of central vehicle entrance with one doorway to each side; 3-light casement in centre at first floor, 1-light casement to right. Has a warehouse-like interior, with brick piers supporting roofs, also two arches to right of main entrance. There is a small squarish three-storey building in the south-west corner of the site. The site is cut back into one side of Constitution Hill. Possibly part of an eighteenth-century brewery. Erroneously thought to be the eighteenth-century theatre (which was in fact located further down the hill, now beneath Brandon House).'*

5. CARTOGRAPHIC EVIDENCE

- 5.1 The earliest cartographic evidence of the site is from a survey and a plan, both of 1746, and both by Jacob de Wilstar for the Society of Merchant Venturers. '*A SURVEY of the MANNOR of CLIFTON In the County of GLOUCESTER Being Part of the ESTATES belonging to the MERCHANTS HALL at BRISTOLL*' (SMV/6/5/4/3) (**Fig. 3**) shows the parcel of land ('CD') containing the study area, while though not showing any individual buildings within it. The accompanying schedule does however give the name of the landowner: '*The City of Bristol*', a description of the land holding: '*By Jacobs Well a Public House and Stable with a Malthouse, one Garden and one Orchard*' and the acreage: '*1 a. 0 r. 30 p.*'. The other more cartographically detailed plan, titled '*A Plan of the severall Holdings from LIME KILN DOCK unto JACOBS WELL which being part of the Estates that belong to the MERCHANTS HALL*', (**Fig. 4**) shows that buildings were present within the same parcel (on the study area) by indicating a building fronting Woodwell Lane (now Jacobs Wells Road). Both the name of the landowner and the tenant: '*Holding to the City of Bristol by Mr Cheston*' are given on the plan.
- 5.2 A survey of 1750 by John Rocque titled '*A SURVEY of the CITY and SUBURBS of BRISTOL*' (**Fig. 5**), while not providing much detail, clearly shows part of a group of buildings occupying the study area.
- 5.3 A plan of 1796 by Jacob Sturge and John Player titled '*Survey to Establish Line of Parish Boundary Between Clifton and St. Augustine-the-Less....*' (BRO P. St. Aug/V/3) shows the frontages of buildings (including on the study area) on Woodwell Lane but, unfortunately, no other detail.
- 5.4 J. Plumley and G. Ashmead's '*Plan of Bristol & Its Suburbs*' (**Fig. 6**) of 1828 is the earliest detailed map evidence showing the layout of the buildings then occupying the study area. Indeed, it shows the study area much as it appears today.
- 5.5 The tithe map (BRO EP/A/32/12) of 1844 for the parish of Clifton, like the plan of 1796, only shows the frontages of various buildings along the west-side of Woodwell Lane, including within the study area. No other detail is shown and there are no entries in the accompanying tithe apportionment for either the study area or many of its' neighbouring plots because the tithes for all those properties had been redeemed.
- 5.6 George Ashmead's '*Plan of Bristol & Its Suburbs*' (**Fig. 7**) of 1854 again shows no particular changes to the study area, other than the small yard in the south-west corner had been either built on or roofed over. The grey shading denotes that the buildings were used as commercial premises, not as dwellings (pink).
- 5.7 The study area is shown, on both George Ashmead's 1874 plan (**Fig. 8**) and the 1st Edition (1:500) Ordnance Survey plan of 1883 (**Fig. 9**), as being unaltered.
- 5.8 The Ordnance Survey 1:2500 plan edition of 1918 (**Fig. 10**) shows no changes to the study area, other than that an open yard is shown in the north-west corner of the site. A Methodist Chapel had been built on the plot immediately north of No. 21 Jacobs Wells Road – it also incorporated the former Malthouse on Constitution Hill.
- 5.9 A sale plan of 1920 and a conveyance plan of 1947 (**Fig. 11**) (BRO 42114/1) showing Nos. 19 (blue) and 21 Jacobs Wells Road (pink), both show how the two buildings were under single ownership at those times, and indeed appear to have been so since at least 1865. The 1947 plan is also of interest because it shows the internal ground floor plan of No. 19. Otherwise the study area is shown as being unaltered.

- 5.10 The Ordnance Survey (1:2500) plans of 1949 and 1964 (**Fig. 12**) show the study area as being unaltered.

6. CONCLUSIONS

- 6.1 *Planning and Policy Guidance Note 16: Archaeology and Planning* (PPG 16, 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, whether physically or 'by record' (Breeze 1993; Cullingworth & Nadin 1994).
- 6.2 No previous archaeological work has been undertaken in relation to the study area. Other archaeological work carried out in the vicinity of the study area has been extremely limited, with only an archaeological survey of the Jewish ritual bath found beneath No. 33 Jacobs Wells Road between 1987 and 1989 (BUAD 282), an archaeological inspection of a stone-built medieval chamber beneath the pavement to the south of the junction of Constitution Hill and Jacobs Wells Road in 1999 (BUAD 3520), and a desk-based assessment (BUAD 3825) in 2002 at Nos. 34/36 Jacobs Wells Road (BaRAS Report No. 960/2002), c.40m to the north-east of the study area, on the opposite side of the road.
- 6.3 The study area appears to have been occupied by the present building since at least 1828 (see **Fig. 6**). Indeed, the existing structure would seem to be largely unaltered since at least the early 19th century and furthermore it appears likely that it incorporates at least some elements of a building recorded on the site by 1750 (see **Fig. 5**). The premises has been used for a variety of commercial uses since at least the mid-18th century including as a brewery, a 'scavengers yard', stables, a carpet beating and cleaning works, and currently by a sports kit/equipment retailer.
- 6.4 A brief walk-over survey of the building was conducted by the author in early December 2008 and while it was apparent that certain alterations to the internal fabric and roofs have been undertaken it was also clear that most of the major internal walls were of stone construction with some later brick additions and alterations.
- 6.5 It is understood that proposals for the study area include substantial alterations to the internal fabric in order to maximize the space available, while retaining most, if not all, the exterior walls.
- 6.6 Despite this recent archaeological investigation it is considered possible that further archaeological work may be required by the City Archaeologist for Bristol City Council in advance of any redevelopment of the site. Further work could involve a programme of building recording. These investigations could, in turn, have implications for the permitted design and extent of any proposed scheme of redevelopment.

7. SOURCES CONSULTED

Bristol Central Library

Bristol City Council Historic Environment Record (HER)

Bristol Record Office (BRO)

Maps and Plans

- 1746 *'A SURVEY of the MANNOR of CLIFTON In the County of GLOUCESTER Being Part of the ESTATES belonging to the MERCHANTS HALL at BRISTOLL'* by J. de Wilstar (SMV 6/5/4/3)
- 1746 *'A Plan of the severall Holdings from LIME KILN DOCK unto JACOBS WELL which being part of the Estates that belong to the MERCHANTS HALL'* by J. de Wilstar
- 1750 *'A Survey of the City and Suburbs of Bristol'* by John Rocque
- 1796 *'A Survey to Establish the line of Parish boundary between Clifton and St. Augustine-the-Less'* by J. Sturge and J. Player (BRO P. St Aug/V/3)
- 1828 *'Plan of Bristol & Its' Suburbs'* by J. Plumley & G. Ashmead
- 1844 Parish of Clifton Tithe Map & Apportionment (BRO EP/A/32/12)
- 1852 Plan of 1852 (BRO FCPL/BKC/21)
- 1854 *'Plan of Bristol & Its' Suburbs'* by George Ashmead
- 1874 *'Plan of Bristol & Its' Suburbs'* by George Ashmead
- 1883 1st Edition Ordnance Survey plan (1:500). Surveyed 1883; Published 1884. Gloucestershire, Bristol, Sheet LXXI.16.22
- 1913 *Edition of 1918* Ordnance Survey plan (1:2500). Surveyed 1880-82; Levelling Revised 1902; Revised 1913; Published 1918. Gloucestershire Sheet LXXI.16
- 1920 Sale Plan – Re: Nos. 19 & 21 Jacobs Wells Road (BRO 42114/1)
- 1947 Conveyance Plan – Re: Nos. 19 & 21 Jacobs Wells Road (BRO 42114/1)
- 1949 Ordnance Survey plan (1:1250). Surveyed 1949; Published 1950. Sheet ST 5772 NE
- 1964 Ordnance Survey plan (1:1250). Surveyed 1949; Levelled 1956; Revised 1964; Published 1964. Sheet ST 5772 NE

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Longman, T. J., 2002 *Archaeological Desktop Study of land at 34/36 Jacobs Wells Road, Bristol*
(BaRAS Report No. 960/2002; unpublished client report).

8. ACKNOWLEDGEMENTS

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This report was compiled by Timothy Longman (Project Officer, BaRAS) and produced by Ann Linge (Design & Production Officer, BaRAS) of Bristol and Region Archaeological Services.

The project was managed by Bruce Williams (Manager, BaRAS).

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.

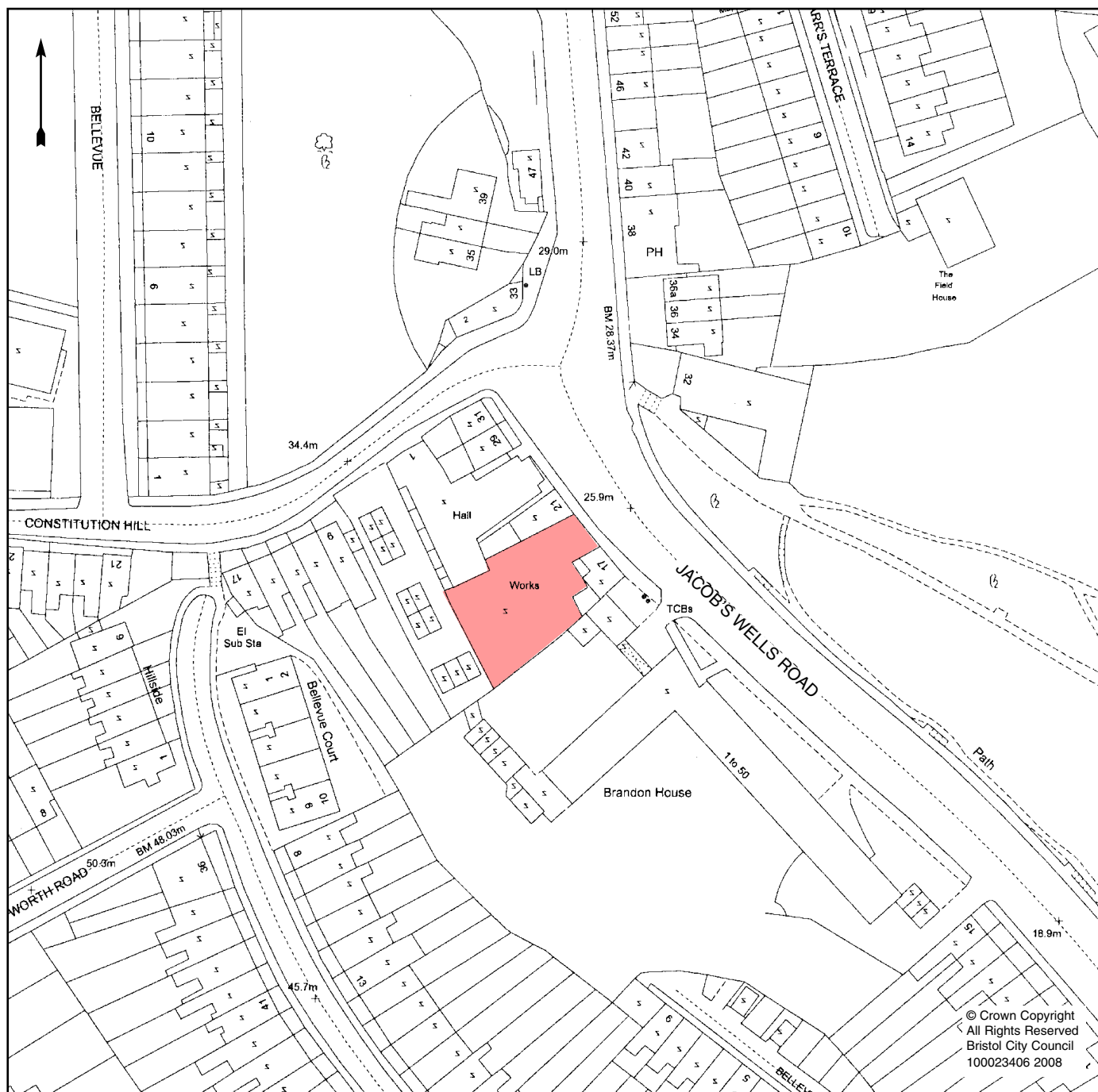


Fig.1 Site location plan, scale 1:1250

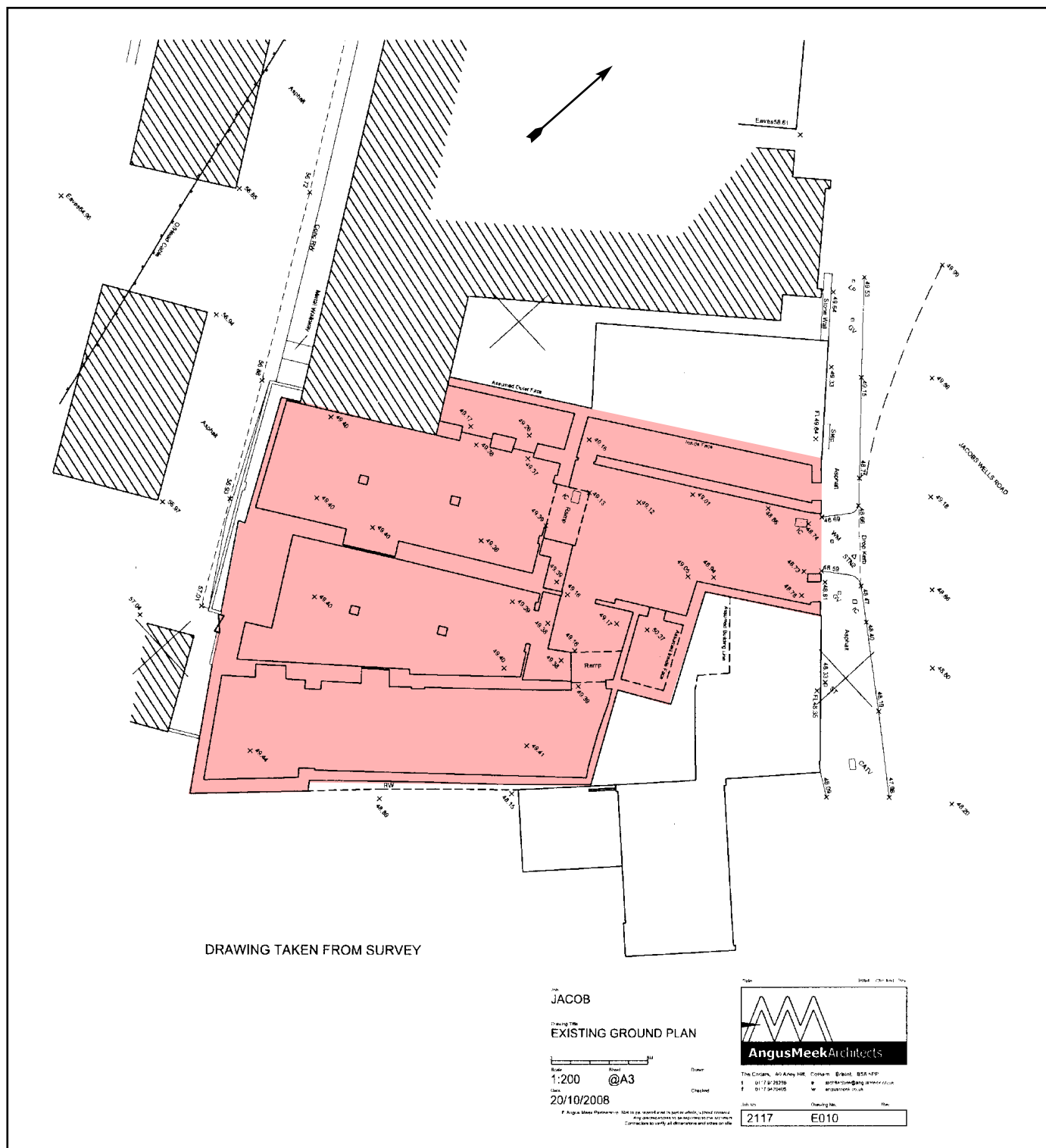


Fig.2 Existing ground plan



Fig.3 Extract from Jacob de Wilstar's '*A Survey of the Mannor of Clifton in the County of Gloucester...*' of 1746

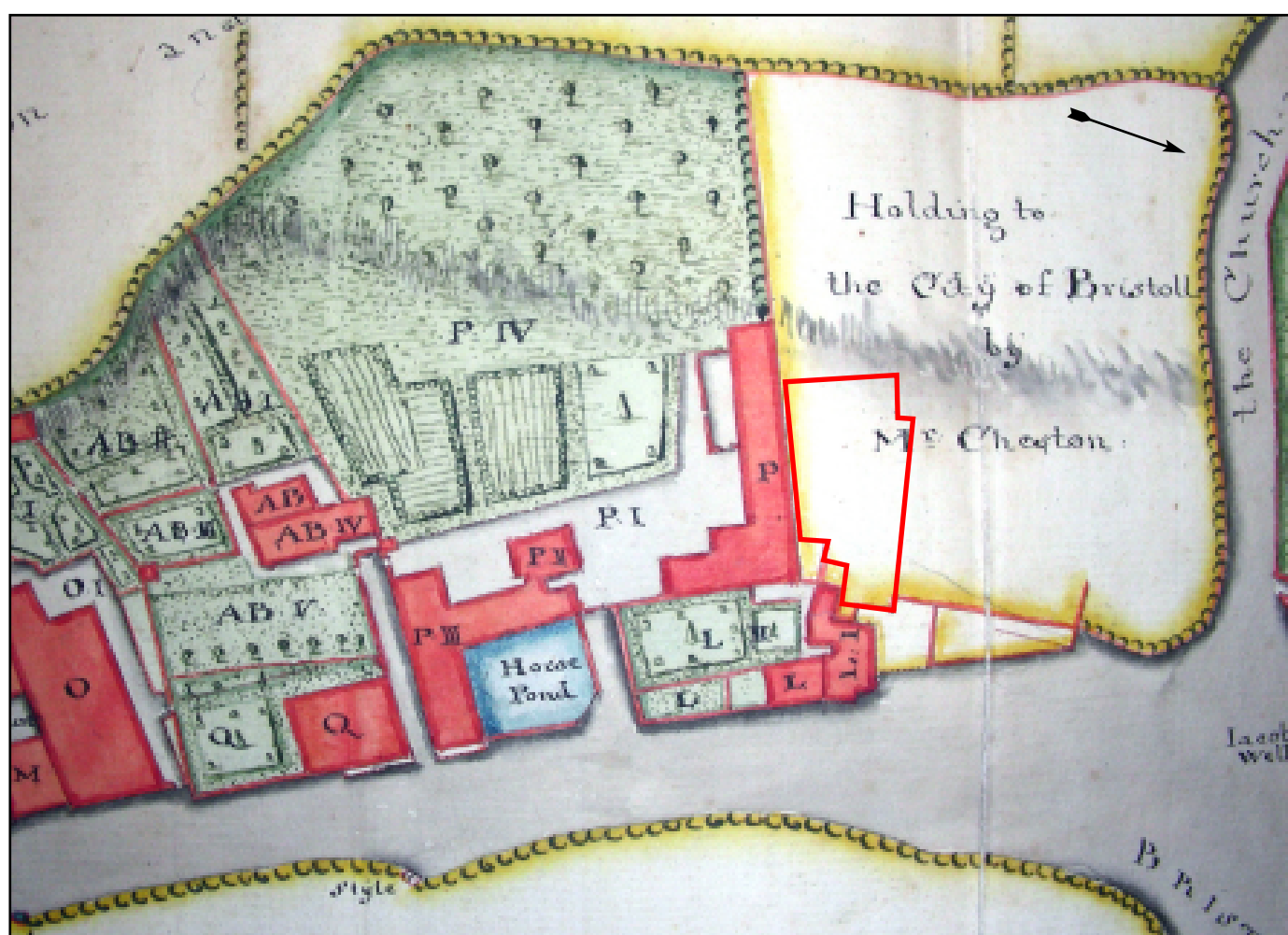


Fig.4 Extract from Jacob de Wilstar's *'A Plan of the severall holdings from Lime Kiln Dock unto Jacobs Well...'* of 1746

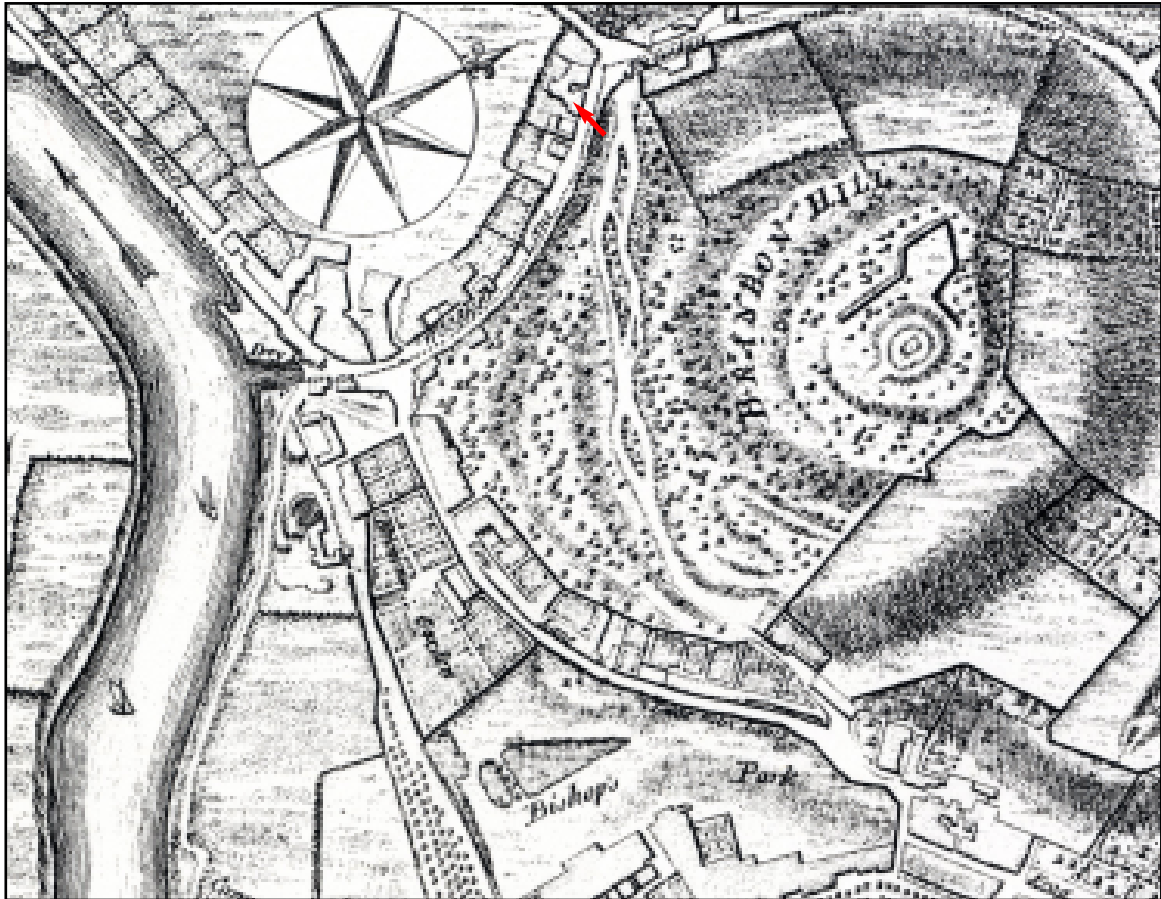


Fig.5 Extract from John Rocque's *'A Survey of the City and suburbs of Bristol'* of 1750

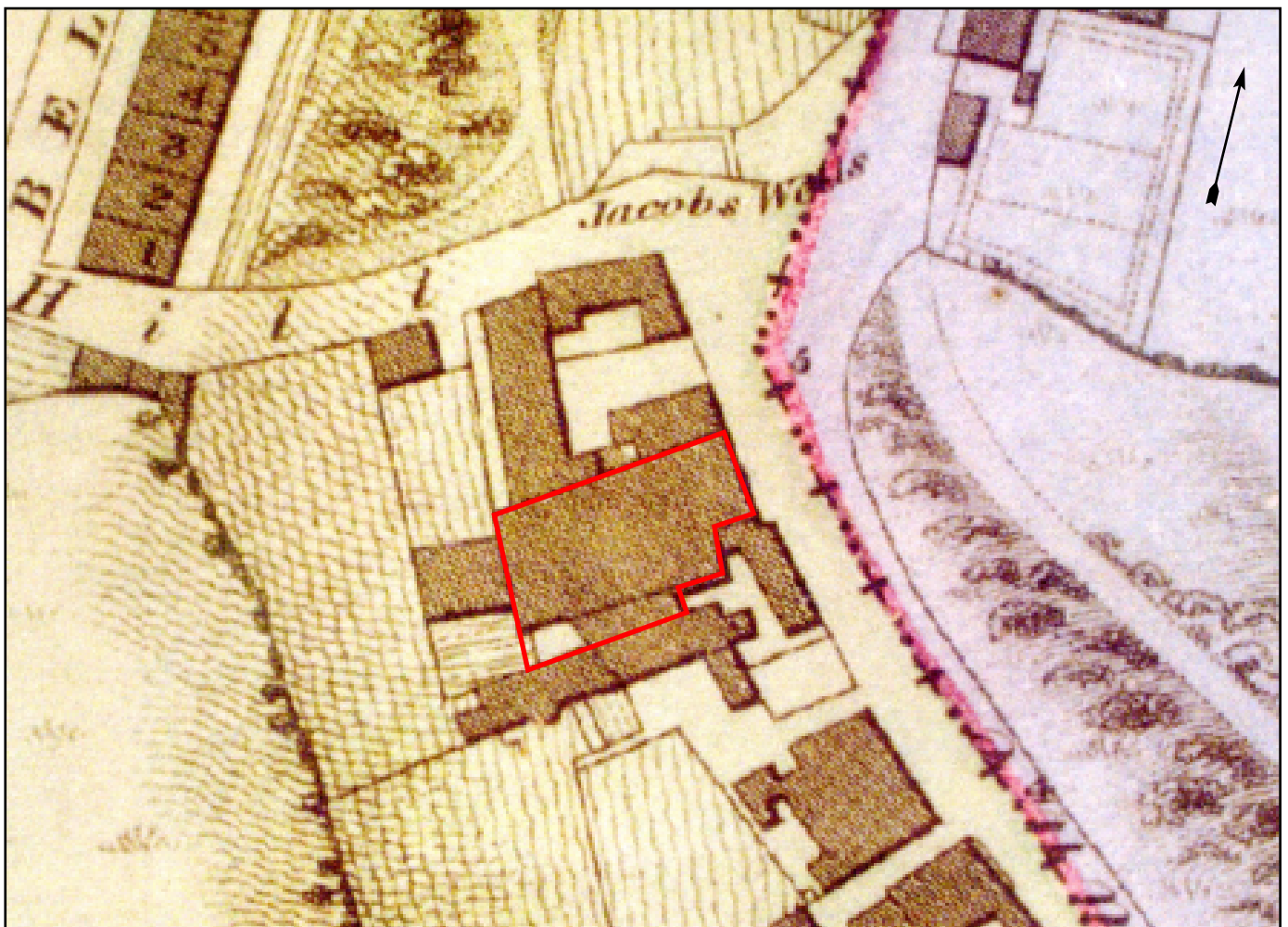


Fig.6 Extract from J. Plumley & G. Ashmead's *'Plan of Bristol & It's Suburbs'* of 1828

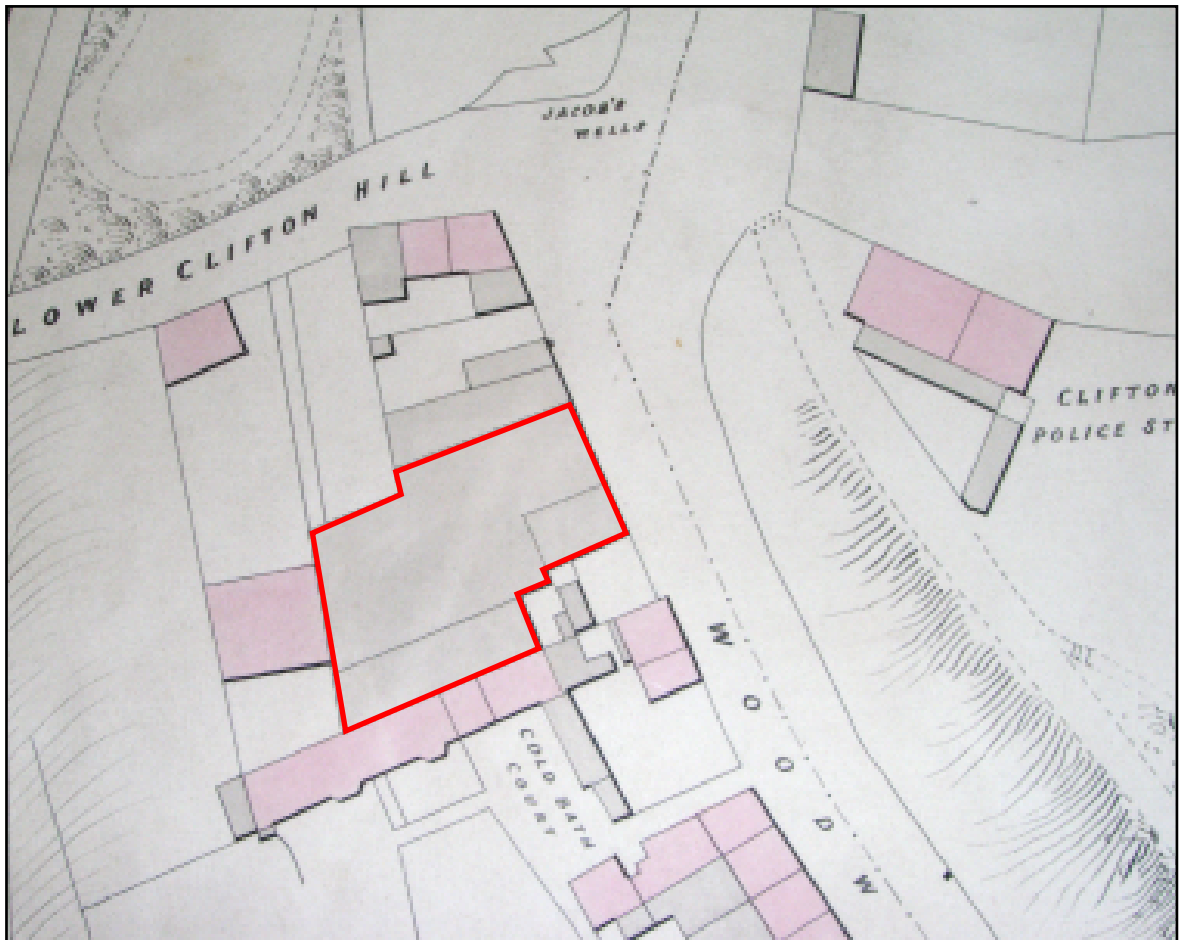


Fig.7 Extract from George Ashmead's 'Plan of Bristol and its Suburbs' of 1854

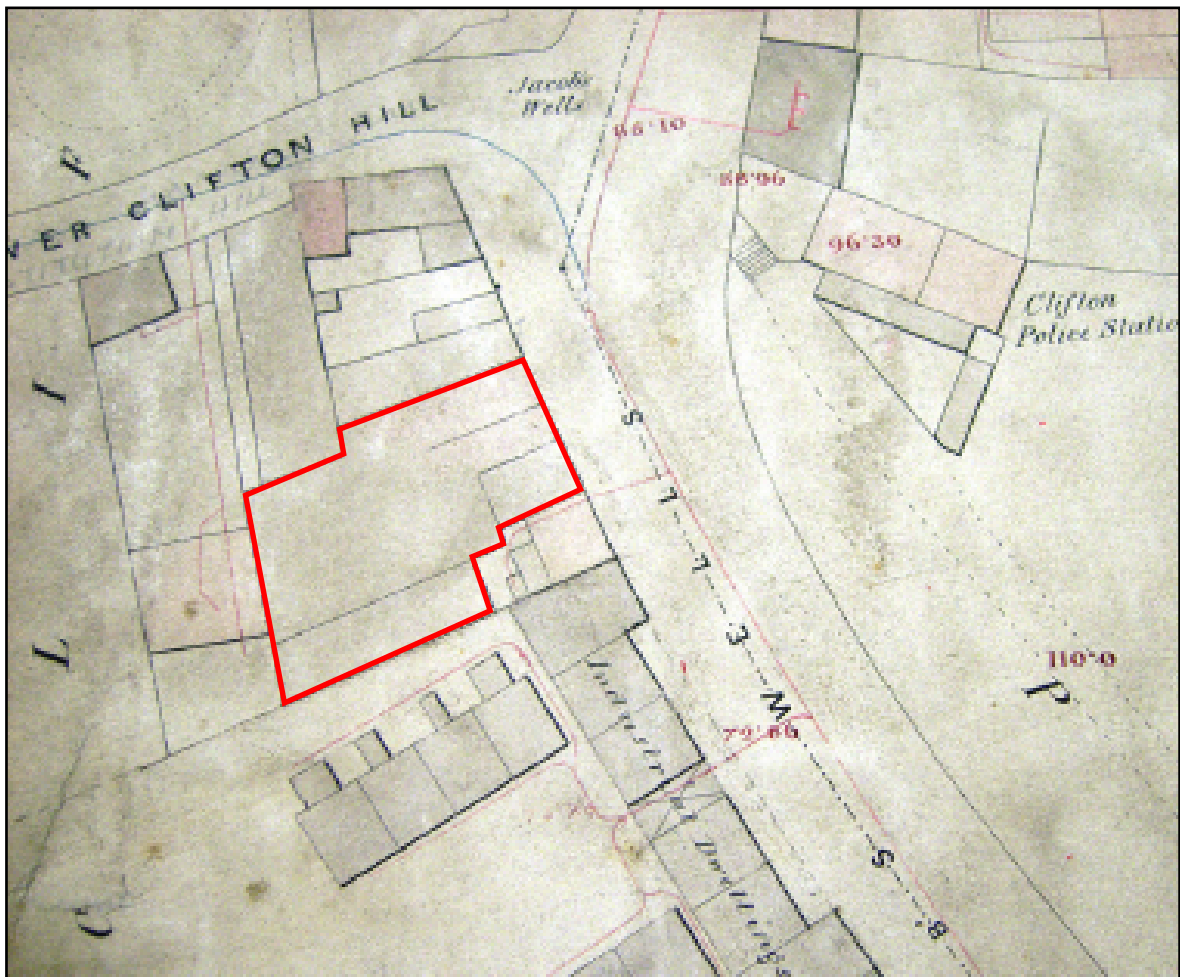


Fig.8 Extract from George Ashmead's 'Plan of Bristol and its Suburbs' of 1874

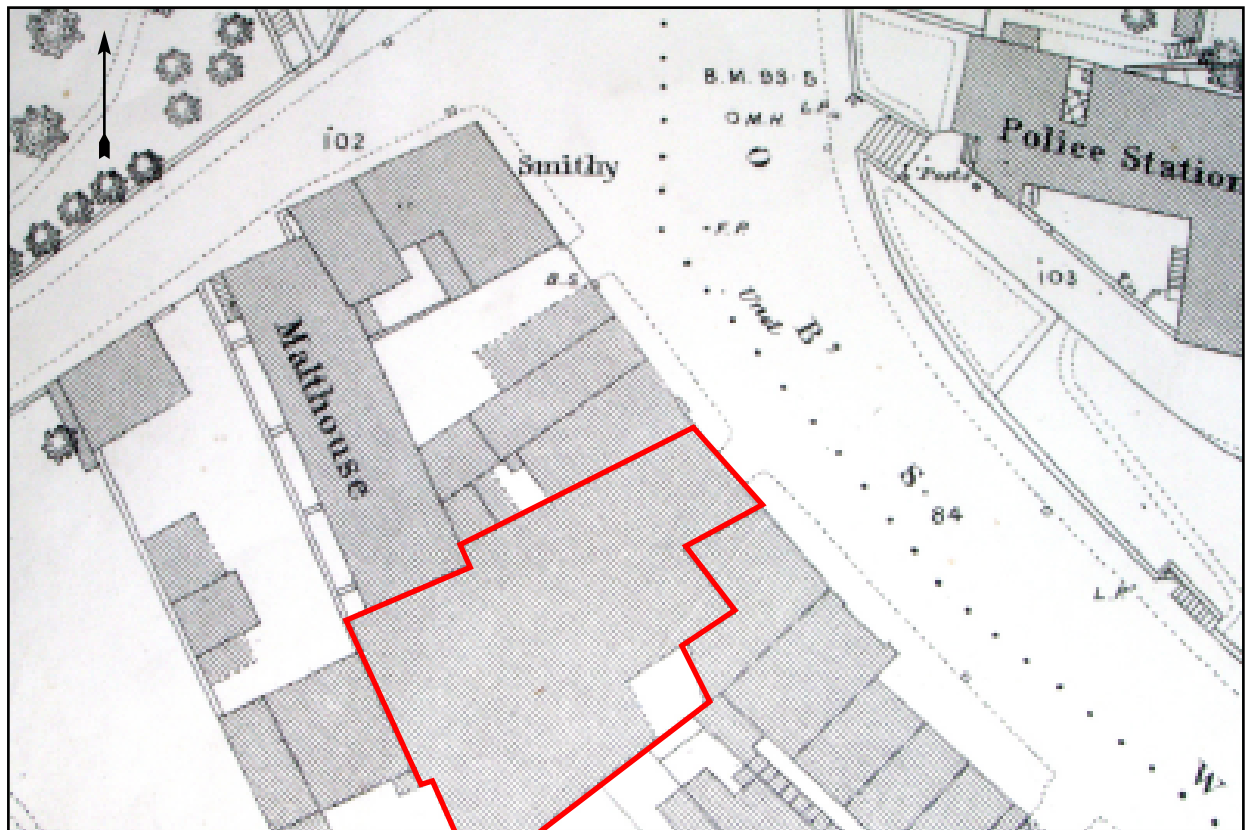


Fig.9 Extract from 1st Edition (1:500) Ordnance Survey plan of 1885 (surveyed 1883)

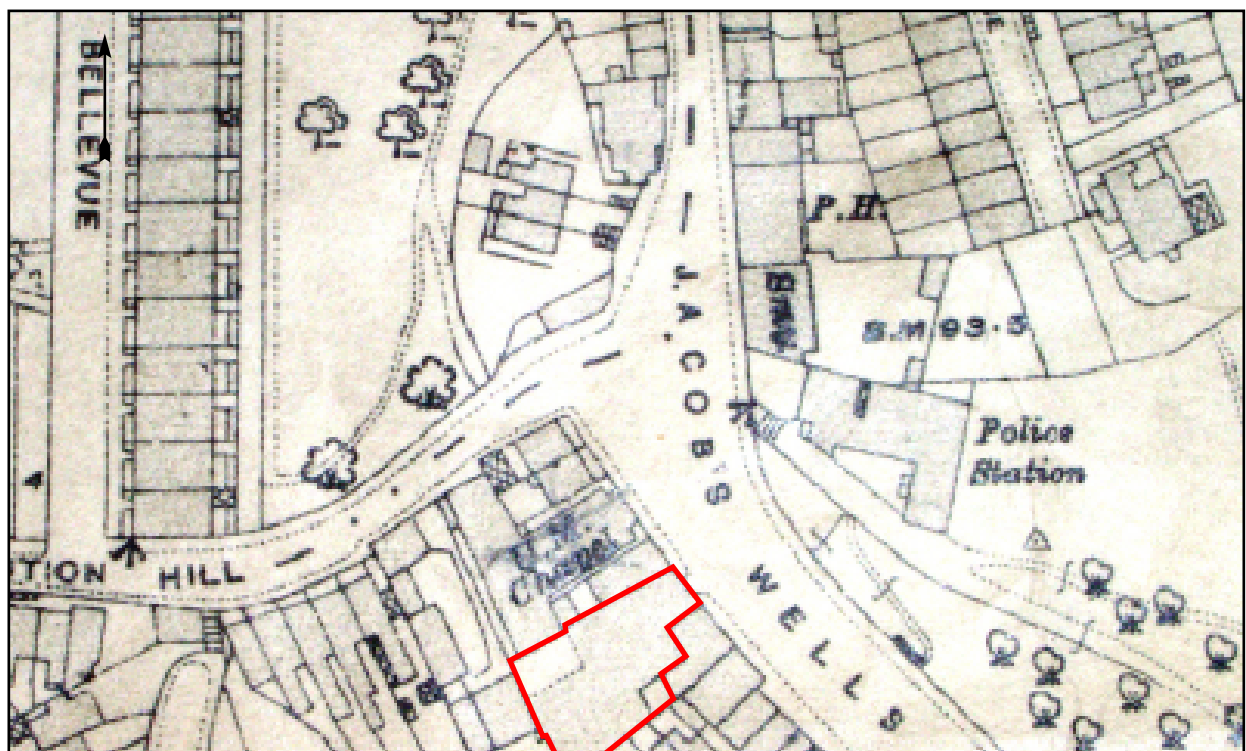


Fig.10 Extract from the 1918 Edition (1:2500) Ordnance Survey plan (surveyed 1913)

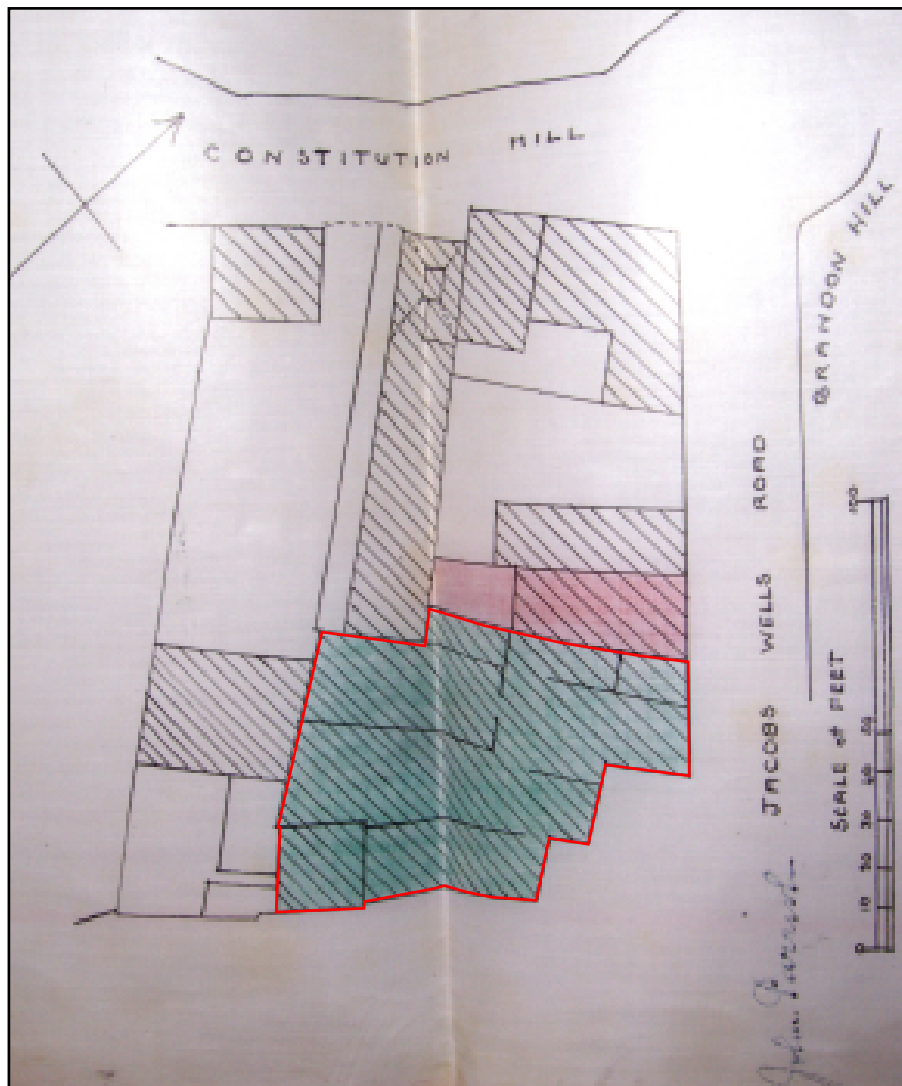


Fig.11 Conveyance plan of 1947

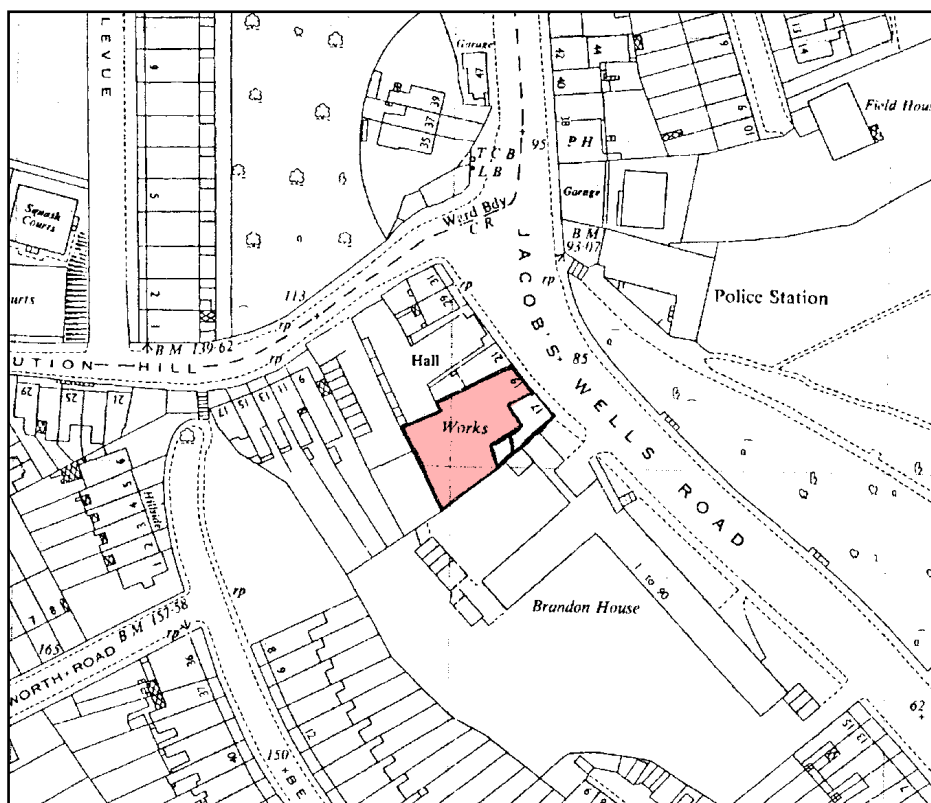


Fig.12 Extract from 1964 Edition (1:1250) Ordnance Survey plan

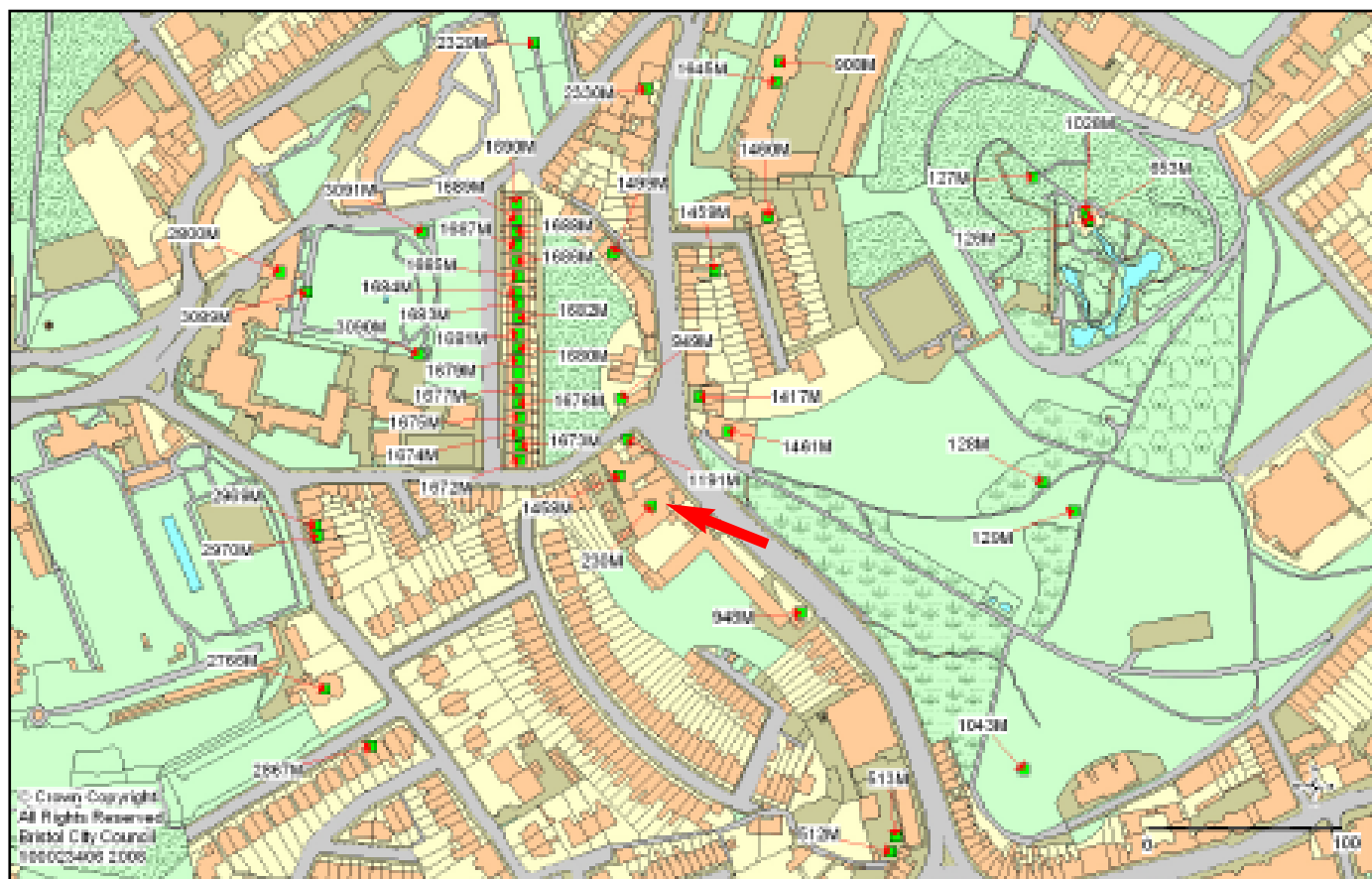


Fig.13 Plan showing 'Archaeological Monuments' (HER) in the vicinity of the study area

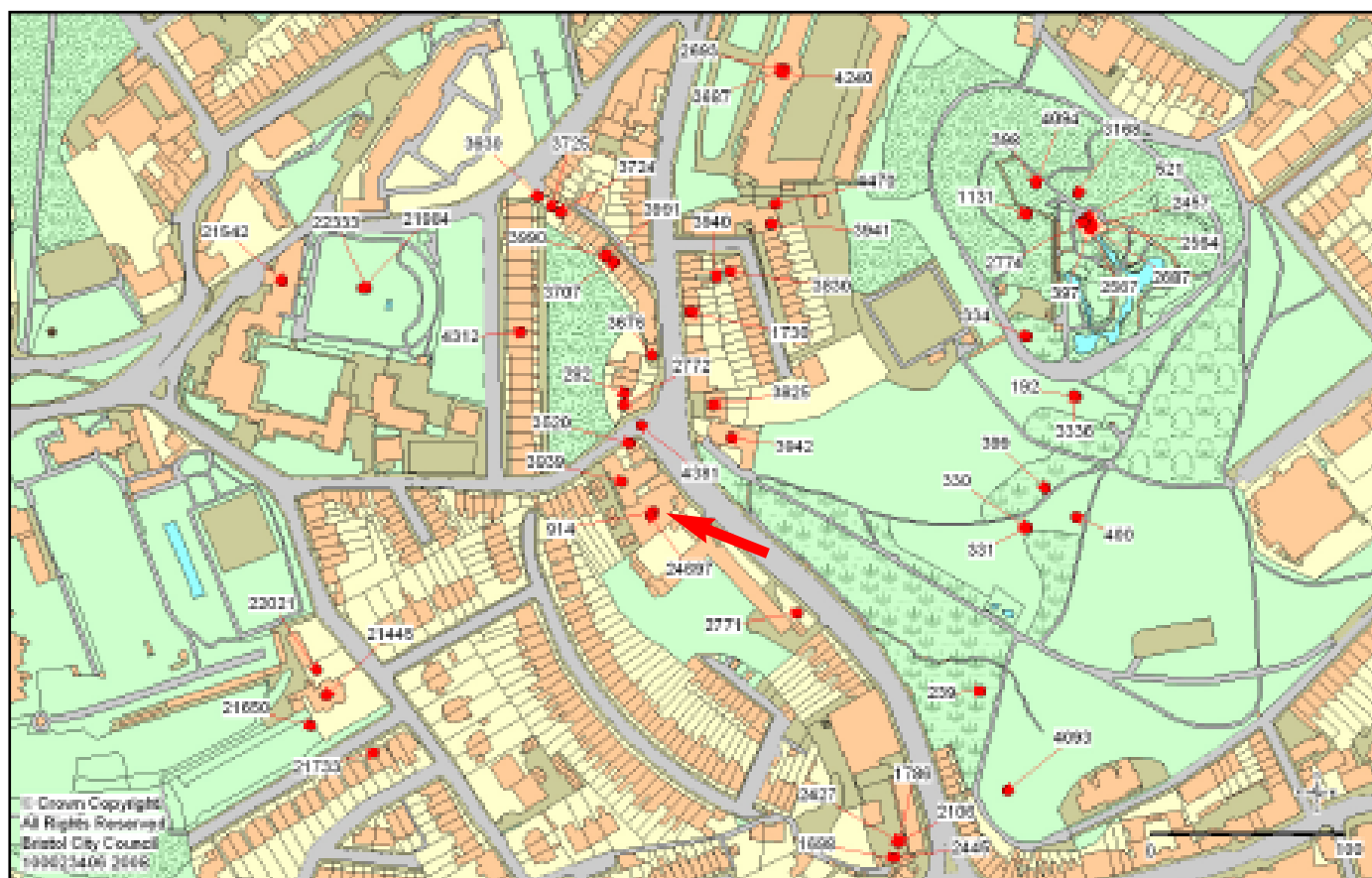
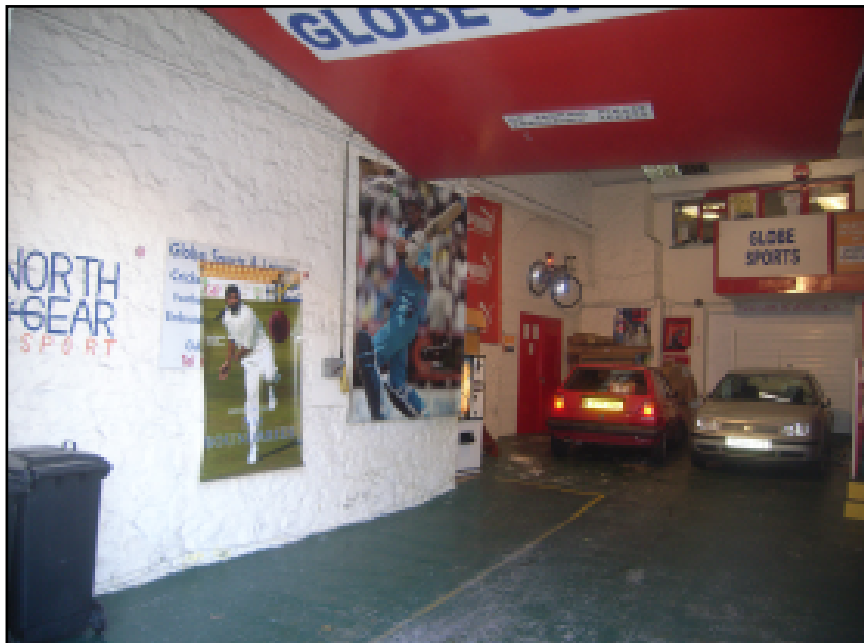


Fig.14 Plan showing 'Archaeological Events' (HER) in the vicinity of the study area



Plates 1 - 3
Views of the ground
floor/haulingway interior
from the front entrance



Plate 2



Plate 3

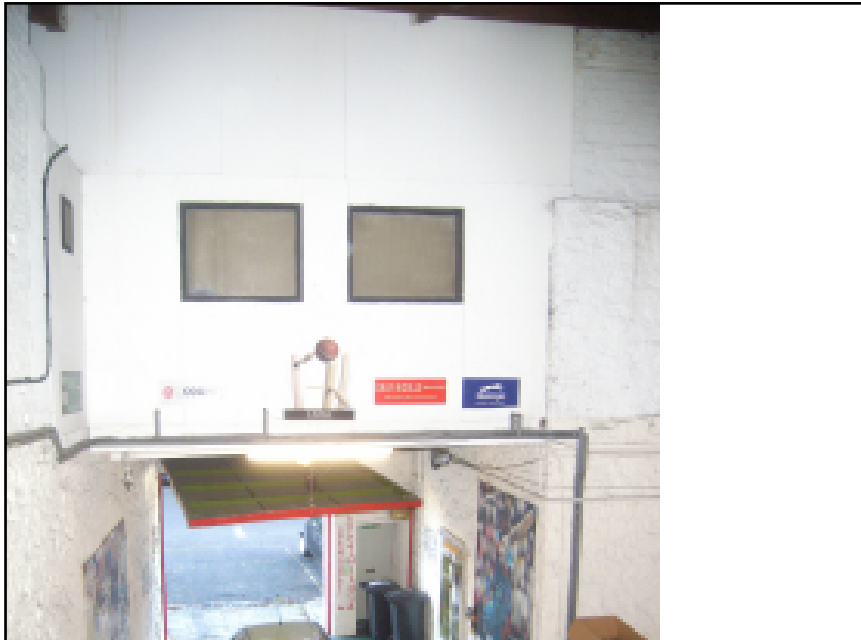


Plate 4
View of the main entrance
from the mezzanine floor
balcony



Plates 5 - 7
Views across the roof of
the property, from a
walkway near the south-
west corner of the study
area



Plate 6



Plate 7



Plate 8 View of the south-side of an archway that gives access to/from the haulingway and the ground-floor rooms on the south side of the building



Plates 9 - 10 Views of the south-facing elevation of the building from the car park of Brandon House



Plate 10