

**Mullions Hotel, 51 High
Street, Street**
**Archaeological Desk-
Based Assessment**

Client: COLLIER READING ARCHITECTS

AB Heritage Project No: 10369

Date: 08/08/2014

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Rev Number	Description	Undertaken	Approved	Date
1.0	DBA	NH & ZE	AB	08/08/2014

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereafter AB Heritage) was commissioned by the Collier Reading Architects on behalf of their clients Mr and Mrs Gillet, and Mr and Mrs Lang (hereafter known as the client) to produce an Archaeological Desk-Based Assessment for the proposed development at Mullions Hotel, 51 High Street, Street.
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site or its immediate vicinity. It proposed a suitable mitigation strategy for archaeology, where such a works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site, which is centred at approximately NGR ST 48554 36878, is located along the northeast side of the High Street in the town of Street, Somerset.
- 1.2.2 The site is an irregular rectangle measuring c.45m to the northeast, at its widest point, and c.70m to the northwest along its longest point.

1.3 Geology & Topography

- 1.3.1 The proposed development site has a bedrock geology of Langport Member, Blue Lias Formation and Charmouth Mudstone Formation (undifferentiated) – Mudstone. These rocks were formed in warm shallow seas with carbonate deposited on platform, shelf and slope areas. With fluctuating sea levels some sediments were washed off the land and deposited as mud interbedded with the carbonates (BGS 2014).
- 1.3.2 The area is relatively flat, and shows some evidence of levelling from previous development.

1.4 Proposed Development

- 1.4.1 Planning application (2014/1186/FUL) was submitted for the development of 21 dwellings on land at Mullions Hotel, 51 High Street, Street. The proposed development will consist of converting the existing hotel into 4 dwellings, existing residential/shop block into 5 units and the demolition of a house and a workshop building, with the erection of thirteen new dwellings.
- 1.4.2 A condition has been attached to the planning application consent which stipulated the need for the need for archaeological work, to ensure the preservation of potential archaeological remains, in accordance with the NPPF and local policies (Section 3). This report represents the first stage in assessing the site to understand the archaeological resource and meet this condition.

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
 - Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The Somerset Historical Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes the HER information has been re-numbered with AB numbers, which can be viewed in Appendix A. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
 - The Heritage Gateway (www.heritagegateway.org.uk) for information from English Heritage National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The English Heritage website professional pages, particularly the National Heritage List For England
 - A site-walk over on the 24th July 2014
 - Additional relevant documentary and online historic sources
- 2.2.4 Information from these sources was used to understand:
 - Information on statutory and non-statutory designated sites
 - Information on heritage assets recorded on the Somerset HER
 - Readily accessible information on the site's history from readily available historic maps and photographs

- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Assessment of the Cultural Heritage Resource

2.3.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

2.3.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.
- 2.3.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

- 2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

- 2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLECTIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.5 Limitations

- 2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of the client's, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (August 2014) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 The Mendip Draft Local Plan 2006 – 2028

DP3: Heritage Conservation

- 3.4.1 The Mendip Draft Local Plan refers to the following expectations for proposals affecting the a Heritage Asset in section DP3:
- Demonstration of an understanding of the significance of the Heritage Asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological, architectural or artistic interest to a level proportionate with its importance.
 - Justification of any harm to a Heritage Asset and demonstration of the overriding public benefits which would proportionately outweigh the damage to that Asset or its setting.
 - Evidence of opportunities to mitigate or adapt to climate change and secure sustainable development through the re-use or adaptation of Heritage Assets to minimise the consumption of building materials and energy and the generation of construction waste should be identified. However, mitigation and adaptation will only be considered where there is no harm to the significance of a Heritage Asset.
- 3.4.2 The Mendip Draft Local Plan indicates that proposals for enabling development necessary to secure the future of a Heritage Asset which would otherwise be contrary to the policies of this plan or national policy will be carefully assessed against the policy statement produced by English Heritage Enabling Development and the Conservation of Significant Places.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory / Non Statutory Designated Features

- 4.1.1 Within the proposed development boundary there is one Grade II Listed Building [AB 11] within the study area. The Mullions Hotel [AB 11] (formerly a house) dates to the 16th century with later interior alterations, and is Grade II listed.
- 4.1.2 The proposed development is also situated on the High Street 'Urban Area', one of three separate areas which together form the Street Conservation Area [AB 50].
- 4.1.3 Within the surrounding study area there is one Scheduled Ancient Monument which relates to the Early Medieval Causeway [AB 4] situated to the north of Street, c. 350m north of the proposed development site.
- 4.1.4 Within the surrounding study area there are also 23 Listed Buildings many relating to dwellings, and the shoe industry. Of particular note are:
- The 14th- 15th century Holy Trinity church [AB 3], c. 375m to the north-north-east of the proposed development site is Grade I listed.
 - A 17th century cottage [AB 18], c. 15m north of the proposed development site was formerly two cottages. The building is Grade II listed.
 - Number 26 High Street [AB 42], c. 20m to the north of the proposed development site, was built by William Goss in 1810, and is also Grade II listed.
 - The Friends' Meeting House [AB 32] is situated c. 30m to the north-north-west of the proposed development site, and is Grade II listed.

4.2 Historic Environment Record Data

- 4.2.1 Within the site boundary there are no Historic Environment Records recorded by the Somerset Historic Environment Record, with the exception of Mullions Hotel [AB 11] which has been listed on the NHLE, but has also been given a PRN number by SHER.
- 4.2.2 There are 24 heritage features listed on the SHER in the surrounding study area [AB 1, 2, 5-9, 12-17, 22-31 & 49].
- 4.2.3 The Cultural Heritage Features Map (Figure 2) shows the distribution of archaeological monuments within the 500m study area.

4.3 Previous Archaeological Works in the Study Area

- 4.3.1 No previous archaeological works are known to have been undertaken within the proposed development site boundary.
- 4.3.2 Within the study area a number of previous non-intrusive and intrusive archaeological works have been undertaken. Informative to this assessment are the following schemes of work:
- 4.3.3 In 2007, a Watching Brief c. 100m north east of the proposed development was undertaken 22539 at Holmcroft, 7 Somerton Road, Street (PRN 22539). The work followed an earlier evaluation (PRN 17757) where archaeological deposits were recorded across two thirds of

the site with probable extension to the north west. The earliest dated features were cobbled surfaces and pits containing pottery of 11th -13th Century date, which suggest domestic back land activity behind properties along the Somerton Road. Post-medieval features of 16th -18th Century date were recorded including the remains of a small building and areas of demolition rubble. Detailed consideration of the pottery evidence suggested that activity (including metalworking) continued through the 13th -15th Century although features were sparse. A small assemblage of animal bone suggested butchery rather than domestic waste.

- 4.3.4 The Somerset Extensive Urban Survey was commissioned by English Heritage and prepared by Somerset County Council, with the aim of assessing urban archaeology as part of the Monuments protection Programme. The work was carried out between 1994 to 1998 and resulted in preparation of guidance for planners, developers and others involved in the management of the town. The results have contributed to Section 4.5.

4.4 Palaeoenvironmental Evidence

- 4.4.1 No evidence of Palaeoenvironmental remains have been recorded within the proposed development boundaries or within the study area.

4.5 Archaeology & History Background

The Prehistoric Periods (c .500,000 BC – AD 43) & the Roman Period (AD 43 – AD 410)

- 4.5.1 There are no known remains dating to the Prehistoric period or Roman periods within the proposed development site.
- 4.5.2 The original name for Leigh in Street was *Lantokay*. The occurrence of a *Lann* name east of the Tamar implies a pre-Saxon celtic religious settlement. Such a settlement is inferred, c. 325m north east of the proposed development site, where Prehistoric to Post Roman finds [AB 1 & 2] have been uncovered in the later churchyard Holy Trinity Church [AB 3].
- 4.5.3 There are few urban sites dating to this period in Somerset, which implies that this area was less impacted by the presence of the Romans than many other areas. The Extensive Urban Survey of Street suggests that there may have been rural settlement in Street which was associated with a religious site. This is thought to have been later reused as the site of the Holy Trinity Church.

The Medieval Period (AD 410 – AD 1536)

- 4.5.4 The settlement was named 'Lantokay' in AD 680. The Domesday Book refers to the area as 'Leigh', and this name survives in the surrounding areas (e.g. Lower Leigh and Middle Leigh). The word 'Leigh' refers to a woodland clearing; the wood was presumably cleared in the 12th century. There are also references to the name 'Leigh-in-Street', before the area later came to be known as 'Street' in relation to 'Street Cross' (see Figure 1) (Dunning 2006, 165).
- 4.5.5 An early Medieval causeway [AB 4] situated to the north of Street c. 350m north of the proposed development site represents one of the earliest pieces of evidence from this period within the study area. The road is a scheduled monument and was replaced with a later Medieval causeway [AB 5] in the 12th-13th Century. The cause way would have linked Street with Glastonbury Island.

- 4.5.6 There are 3 Medieval Listed Buildings **[AB 3, 10 & 11]**, most of which include post Medieval fabric. One of these is the Holy Trinity Church **[AB 3]** which is situated within the study area c. 380m north east of the proposed development site. 'Lower Leigh' is shown on the OS map in the central part of Street with Middle Leigh and Overleigh to the South of it, but the obvious site of the 'Lann' (see section 4.5.2) would be the small island where the present Holy Trinity church **[AB 3]** is sited.
- 4.5.7 The form of the former enclosure which survives in part as the medieval churchyard **[AB 3]** appears to post-date the Roman period, and it is speculated this it is in fact this enclosure that gives the area the name 'Lantokay' (meaning 'the sacred enclosure of St Kay') (see 4.5.2). The church contains 13th – 14th century fabric, and was later restored and extended in the 19th century though the chronicles of Glastonbury Abbey claim that the current church overlies at least one former building (The Extensive Urban Survey). A Watching Brief in 2003 **[AB 8]** uncovered what was interpreted to be an early Christian cist burial below the current church (c. 380m north east of the proposed development site) along with the early medieval footings and later Medieval features.
- 4.5.8 Street and its environs were under the protection of the Abbot during the Dissolution, and was farmed by the monks (Street Parish Council 1980). This supports the suggestion that much of Street was down to agriculture at this time. Archaeological interventions in the town support this as evidence of ditches, gullies and post holes have been located throughout the modern town **[AB 7, 9 & 13]**, c. 150-200m north east of the proposed development. Evidence of industry and domestic debris has also been located in the vicinity of site including areas of metalworking and domestic pottery associated with cobbled surfaces **[AB 12]**, c. 150m north east of the proposed development site.
- 4.5.9 By the mid-12th century, the large manor, Grange House, **[AB 10]** was situated c. 250m west of the proposed development site. This was replaced by a country house in the 16th century.
- 4.5.10 The settlement around Cross, which is closest to the church, would have grown around the road, suggesting that the road must have been in place in the 12th - 13th century (The Extensive Urban Survey). The proposed development site sits within the ancient centre of Street. The Mullions Hotel **[AB 11]** is Grade II Listed and (site of proposed development) is one such building which has grown up along Street High Street though it has been suggested that Mullions was originally used as a farmhouse (McGarvie 1986, 13). The Mullions has 16th century origins but has some later 20th Century additions.

The Post Medieval Period (AD 1537 – AD 1800)

- 4.5.11 With the exception of the Mullions Hotel **[AB 11]**, whose origins span the 16th Century (exact date unknown), there are no other features dating to this period within the proposed development site.
- 4.5.12 Much of the evidence from the Post Medieval period in the wider study area relate to turnpike roads and several Listed Buildings. The limited nature of such evidence may in part be due to industrial expansion, as many of the earlier buildings no longer survive.

- 4.5.13 The road from Street to Somerton **[AB 15]** c. 250m east of the proposed development site and the Athelney to Rush Hill **[AB 16]** road immediately adjacent to the proposed development site, were turnpiked in 1753. A tollhouse of the Wells turnpike trust **[AB 17]** survives though the gates have been removed and resited at Grange Road **[AB 20]**, c. 175m north of the proposed development site.
- 4.5.14 The Mullions Hotel appears on the 1814 Tithe apportionment as a house and garden (Plate 1). It becomes a hotel in 1976 and remains as such in the present day. It is possible that its name originated from its stone-mullioned windows.
- 4.5.15 Much change can be seen in Street during this period despite industrial expansion. 'The Grange' **[AB 10]** c. 250m west of the proposed development site, had replaced Grange House by 1539, and was later rebuilt in c. 1650, and has subjected to many alterations in the 19th century (McGarvie 1986). The house is now used as offices. The First Edition OS Map shows that this was 'Abbey Grange' in the 1880s.
- 4.5.16 Three Grade II Listed Buildings also date to this period and are positioned around the site showing development spreading outward from the central ancient core of Street Cross. Number 17 & 19 on the High Street **[AB 18]** c. 15m north of the proposed development site; Number 48 and 48A on the High Street **[AB 21]** c. 200m south west of the proposed development site; Number 34 Hazeldeane c. 100m to the north west of the proposed development site.

Modern Period (AD 1801 – present)

- 4.5.17 There are no Modern features of note within the proposed site boundary. Within the study area there are 17 Listed Buildings **[AB 32 - 48]**. Many represent dwellings and are evidence of Street's industrial expansion including local amenities such as The Public Hall **[AB 34]** c. 350m west of the proposed development site.
- 4.5.18 The current Friends' meeting House **[AB 32 & 33]** c. 40m to the north west of the proposed development, was built in 1850 on the site of an earlier building. It accommodated the Society of Friends (Quakers) which were established in Street in the mid-17th Century. The Friends' burial ground **[AB 25]** also at this location is presumed to have been a Quaker burial ground since it appears on the 1904 OS Map.
- 4.5.19 Perhaps the most influential Quakers in Street were the Clarks brothers. C & J Clark's shoe company were established in Street in 1825, and they opened their original factory **[AB 22]** (Grade II listed) in 1829 on High Street c. 60m south west of the proposed development site. The frontage is now masked by a façade and archway which was added in 1898 (McGarvie 1986, 14).
- 4.5.20 Significant developments in the shoe industry of Street in the mid-19th century meant great change in the town. Much of the profits from the business were provided for the development of the town. The Quaker background of the firm ensured a concern for the welfare and moral standards of workers and their families. It was this concern that led to the construction of worker housing and buildings to cater for the spiritual, moral and educational needs of the workforce. Clarks unobtrusively created a company town, building houses from the mid-19th Century onwards. A number of smaller buildings were replaced by larger ones, and a great

number of houses were built to accommodate labourers. These included the terraces in Wilfrid terrace [AB 39 & 40] c. 125m south of the proposed development, and the attached bungalows in Farm Road [AB 47 - 48] c. 375m west of the proposed development site (both Grade II Listed).

- 4.5.21 Prohibitive costs in the immediate post-World War I period prevented large scale building undertakings by those not eligible for government subsidies, and building work was largely limited to factory extensions and community projects.

4.6 Historic Map Sources

- 4.6.1 The earliest available map of Street which shows the proposed development site is the 1814 Tithe Map (Plate 1). The proposed development site is shown as a plot of land (number 237) with a rectangular building in the western corner. The number is listed in the tithe apportionment as a house and garden.

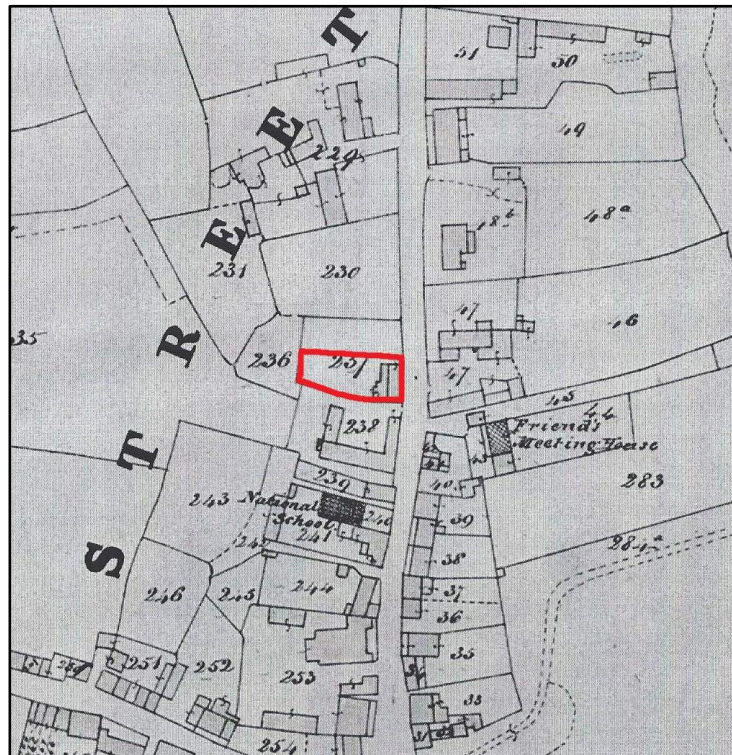


Plate 1: The 1814 Tithe Map of Street (North to the bottom right)

- 4.6.2 The Parish of Street in the County of Somerset Map of 1821 (Plate 2) shows the proposed development site in much the same way, although there is more detail of the garden which accompanies the house.

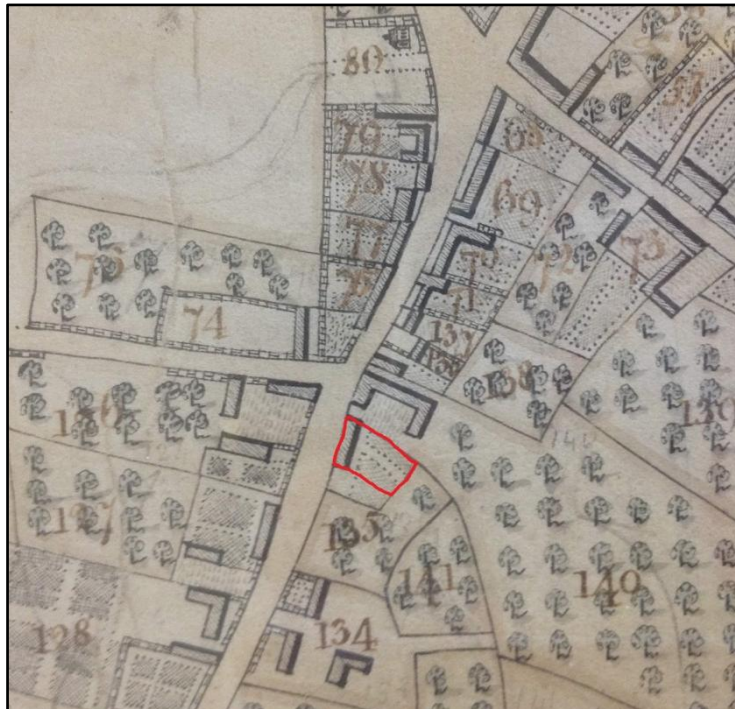


Plate 2: The Parish of Street in the County of Somerset Map (1821)

- 4.6.3 The First Edition OS Map (1880s) does not provide any additional information about the site, although by 1904, the Second Edition OS Map (Plate 3) shows that the land was divided in two leaving the site looking more as it is today (Figure 1). It also shows that there have been some extensions at the back of the building.

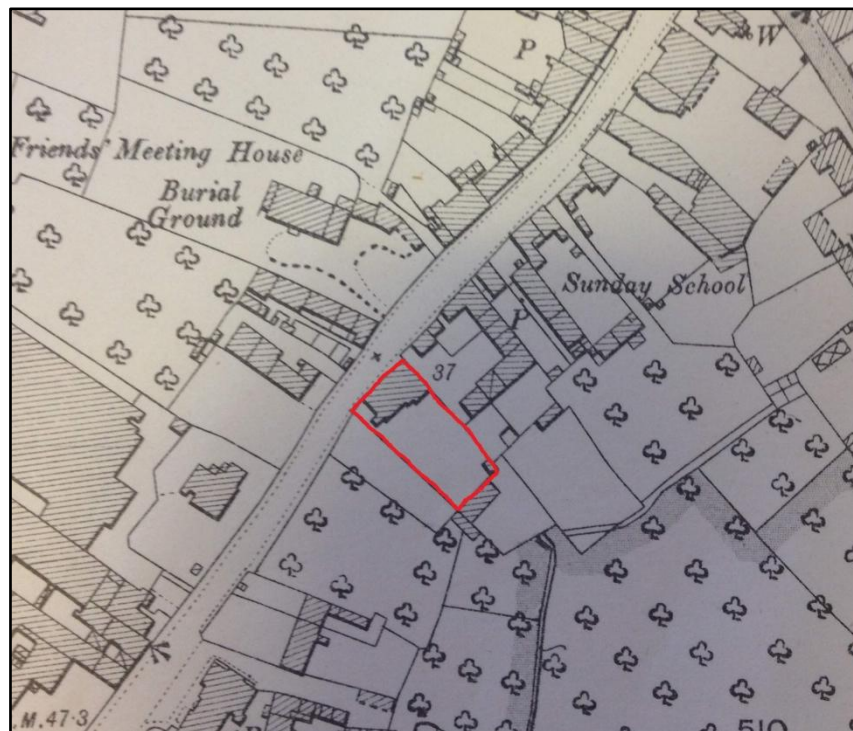


Plate 3: Second Edition OS Map (1904)

- 4.6.4 A 1930s OS Map (Plate 4) shows that the land to the south east of the proposed development site was occupied by a square feature, which documentary evidence reveals is a former bowling green (Street Parish Council 1980).



Plate 4: 1930s Ordnance Survey Map

4.7 Site Visit

- 4.7.1 A site visit was undertaken by Nina Hammond and Zoe Edwards on Thursday 24th July 2014. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with the appreciation for the potential survival of below ground archaeological deposits.
- 4.7.2 The site visit confirmed that the area of proposed development is currently occupied by two buildings, and the remaining area is a concrete car park for the hotel.
- 4.7.3 Discussion with current landowner Mark Lang revealed that he had carried out a phase of development on the site c. 40 years ago (details with the following photos), and that before this, the area now occupied by the car park was a garden.
- 4.7.4 Figure 3 will provide some context to the position in which the photographs were taken at the proposed development site.



Photo 1: The south-western edge of the proposed development site, looking south-east from the High Street

- 4.7.5 Photo 1 shows that the original ground level was cut into to level the ground in advance of the construction of the farmhouse (now the Mullions Hotel) in the 16th – 17th century. During the site visit, it was clear that this was the case for a number of buildings on High Street. It is possible that this process removed any archaeological features or artefacts that may have been present prior to the construction of the building.
- 4.7.6 Mr Lang confirmed that the grass area in Photo 1 was the location of a former bowling green.



Photo 2: Looking north-west from the south-eastern edge of the proposed development site

- 4.7.7 Within the proposed development site are two buildings; both of which are proposed to be demolished. On the left in Photo 2 appears to be a workshop building (constructed c. 40 years ago by Mr Lang), while Mr Lang's house is on the right. The remaining space in the centre of

Photo 2 is a concrete car park which is for the Mullions Hotel, which can be seen in the background (also laid by Mr Lang, in an area he recalls was a garden before this development). The land either side of Photo 2 is partially overgrown and laid to grass. Looking south-east from this point is a fence which backs onto terraced housing.



Photo 3: The north-east facing side of the workshop, from the north-east

- 4.7.8 The foundations for the workshop(Photo 3) on the proposed development site will have had an impact beneath the ground. Any archaeological remains which survived in this area are likely to have been damaged or truncated during the construction process. Part of the car park can be seen in the foreground of Photo 3, which has become slightly overgrown, and 'pot-holes' have been in-filled.



Photo 4: The south-west facing side Mr Lang's house, from the south west

- 4.7.9 The foundations for the house (Photo 4) and surrounding wall on the proposed development site will have had an impact below-ground, with similar consequences as for the workshop (see 4.7.7).



Photo 5: Looking to north-west between the terraced houses and Mr Lang's house, from the south-east of the proposed development site

- 4.7.10 In numerous locations across the proposed development site, there are pot-holes that have been in-filled with cement, evidence of services (e.g. the pipe in Photo 5), and former phases of development (bricks, building rubble, and raised linear sections of former foundations are showing through the cement in several locations, e.g. Photo 6).



Photo 6: Looking north-west along the north-eastern edge of the Mullions Hotel, along a line of raised sections from former buildings



Photo 7: Looking south-east onto the north-eastern side of the proposed development site, from High Street

- 4.7.11 To the north-east of the Mullions Hotel is an access route to the car park, with adjacent terraces (shown in the left of Photo 7) which form the bounds of the site in this area. These terraces are intended to be converted into 5 units in the proposed development. Mr Lang stated that he had demolished an end of terrace house which was once attached to the north-eastern end of the hotel (on the right in Photo 7) c. 40 years ago. It is therefore possible that any archaeological features or artefacts that were present in this area are no longer preserved below ground.

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

5.1.1 Within the proposed development site there is one known heritage feature existing within the limits of proposed development:

- The Grade II Listed Building Mullions Hotel [AB 11] (formerly a house) dates to the 16th century with later interior alterations.

5.1.2 No additional remains or evidence of heritage features were identified during the site visit.

5.1.3 In the surrounding 500m study area an extensive range of archaeological evidence from the early prehistoric onwards has been recorded, including a large range of Medieval to Modern remains.

5.2 Past Impacts within the Site Boundary

5.2.1 Within the proposed development site itself, a number of impacts have occurred from the start of the 16th century onwards. The most substantial and visible of these relate to the cutting within which the Mullions Hotel [AB 11] building now sits (See Photo 1). This may have removed or truncated any archaeological evidence dating from the Medieval to the Prehistoric Periods.

5.2.2 The Historic Map regression also records the site as a house and garden for many years until the house was converted to a hotel in 1976. As a consequence modern service trenching and drainage as well as the addition of the concrete car park have had an unknown effect on any surviving archaeological evidence.

5.3 Potential Archaeological Resource

5.3.1 Within the study area surrounding the site of proposed development a wide range of archaeological features have been identified. This includes a large array of Medieval and Post Medieval activity.

5.3.2 The closest activity of relevance to this assessment is a range of Post Medieval and Modern houses which have developed along the Post Medieval Post Medieval turnpike Road [AB 16]. This includes:

- A 17th century cottage [AB 18] c. 15m north of the proposed development site was formerly two cottages. The building is Grade II listed.
- Number 26 High Street [AB 42] c. 20m to the north of the proposed development site was built by William Goss in 1810, and is also Grade II listed.
- The Friends' Meeting House [AB 32] is situated c. 30m to the north-north-west of the proposed development site, and is Grade II listed.

5.3.3 Though further from the proposed development site previous intervention data has revealed archaeological deposits c. 100m north east of the proposed development site. The earliest dated features were cobbled surfaces and pits containing pottery of 11th-13th Century date,

which suggests domestic activity to properties along the Somerton Road. Post-medieval features of 16th - 18th Century date were recorded including the remains of a small building and areas of demolition rubble. Detailed consideration of the pottery evidence suggested that activity (including metalworking) continued through the 13th-15th Century although features were sparse. A small assemblage of animal bone suggested butchery rather than domestic waste. (PRN 22539)

5.3.4 Overall, based on the known remains located within the site and the assets in the wider study area, and the known past impacts within the limits of proposed development it is concluded there is a low potential for the recovery of:

- Associated outbuilding or Medieval-Post Medieval occupation evidence associated with Mullions Hotel [AB 11];

5.3.5 There is believed to be more limited potential for the recovery of previously unrecorded archaeology dating to all other periods.

5.3.6 The perceived value of any features recovered during potential development works is likely to be, at most, of local importance.

5.4 Predicted Impact of Proposed Development

5.4.1 The proposed development comprises conversion Mullions Hotel and the existing space to the rear of Mullions Hotel to 10 residential dwellings and a garage space.

5.4.2 The proposed development will also encompass a range of landscaping works over the existing limits of the site and an associated infrastructure.

5.4.3 In relation to the archaeological resource it is possible that groundworks associated with the proposed construction could impact on any surviving, below ground archaeological deposits. Such impacts could be between Low to Medium scale of impact, which when judged against the likely local importance of any features would result in an overall Minor Significance of Effect, in-line with Table 3.

5.5 Outline Recommendations

5.5.1 Based on the findings of this assessment it is proposed that an archaeological watching brief be undertaken on the building works. This would enable any evidence associated with the 16th Century onward use of the site, and the potential survival of (truncated) Medieval-Prehistoric remains to be recorded, if they were exposed during groundworks.

5.5.2 These recommendations would need to be approved by the Somerset County Council Planning Archaeologist.

6. REFERENCES

6.1 Documentary Sources & Cartographic Sources

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Dunning R W 2006. *Victoria County Histories: Volume 9, Glastonbury and Street*.

Institute for Archaeologists 1994; rev. 2001 & 2008 Standard and Guidance for Desk-Based Assessment

Ordnance Survey 1st edition map (1880s)

Ordnance Survey 2nd edition map (1904)

Somerset Historic Environment Record

Street Parish Council 1980. *The Official Guide to Street Somerset*. Street Chamber of Trade: Somerset.

Street Tithe Map (1814), Somerset Record Office

The Parish of Street in the County of Somerset Map (1821)

6.2 Electronic References

BGS (British Geological Society) 2014. Geology of Britain viewer
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

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EH (English Heritage) 2013. The National Heritage List for England <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

Office of Public Sector Information (1979) The Ancient Monuments and Archaeological Areas Act 1979 [online] Available from:
<http://www.statutelaw.gov.uk/content.aspx?activeTextDocId=444101> [Accessed March 4 2013]

Somerset County Council (undated) Somerset Extensive Urban Survey [online] Available from: http://www1.somerset.gov.uk/archives/hes/eus/street_eus.htm [Accessed July 18 2014]

6.3 Other Sources

Personal communication between Nina Hammond and Zoe Edwards (AB Heritage) and Mark Lang (the current land owner at the Mullions Hotel) on the 24th July 2014.

Appendices

Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the Somerset Historic Environment Record and other sources within a radius of 500m from the application site boundary.

Abbreviations

NGR	National Grid Reference
PRN	Preferred Reference Number
NHLE	National Heritage List England
SAM	Scheduled Ancient Monument

AB No.	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	NGR	REF
1	Prehistoric - Roman	Findspot, Settlement	Prehistoric, Roman and post-Roman site, Street church, Street		ST 488 371	PRN 11588
2	Roman - Post Medieval	Findspot, Settlement	Watching brief (1994), Holy Trinity Church uncovered pottery ranging from Roman- Post Medieval Period.		ST 4882 3718	PRN 11587
3	Medieval	Building	Church of The Holy Trinity and churchyard, Street. Holy Trinity church is mainly C13 but much alteration took place in 1826 and 1843 e.g. the N aisle and chancel roof	Grade I Listed Building	ST 4883 3716	PRN 21164 NHLE 1058753 PRN 24705
4	Medieval	Feature	Early medieval causeway, N of Street	Scheduled Ancient Monument	ST 487 375	NHLE 1014443 SAM 27984 PRN 25522
5	Medieval	Feature	Medieval causeway, N of Street		ST 4863 3749	PRN 44898

AB No.	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	NGR	REF
6	Medieval	Building	<p>Alledged Brutashe manor site. Early medieval manor house could have been situated in this field appears to have been first made in the 19th century. The site, the name of which may mean 'the ash grove by the Brue', lies on the old boundary of the Twelve Hides, between Street and Glastonbury: ash trees were still growing there in the 16th century. It formerly contained a mound, now almost entirely levelled, the significance of which is obscure (perhaps a boundary marker). There do not appear to be any early documentary references to support the idea of a house here, though there are references to the family of Bretasche in connection with the early medieval manor history. Trenches</p> <p>were dug, in connection with drainage work, in 1959; these revealed a wall foundation, again of uncertain significance. The site has been badly damaged by 20th-century road construction</p>		ST 485 372	PRN 32350
7	Medieval - Post Medieval	Feature	Evaluation (2002), Strode Road, Street uncovered pits and ditches containing Medieval- Post Medieval Pottery		ST 4872 3701	PRN 15182
8	Medieval - Post Medieval	Building and Features	Watching brief (2003), Holy Trinity Church, Street uncovered original church walls of Norman date, as well as many later features footings for original arch, north door, Medieval earth floors, burial vaults and box pews. A suggested early christian cist grave was also uncovered.		ST 4883 3717	PRN 16600

AB No.	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	NGR	REF
9	Medieval - Post Medieval	Feature	Evaluation (2003) 12, Glaston Road, Street. Uncovered Post Medieval Post holes and Medieval pottery (including some residual Roman Glass) interpreted to be Medieval - Post Medieval occupation.		ST 486 371	PRN 16877
10	Medieval - Post Medieval	Building	The Grange (previously listed as The Grange and the Barn, Barn Close), Barn Close (East side), Street. Country house, now offices. House for Glastonbury Abbey, ante 1539; much rebuilt for Strode family c1650; refronted for Brown family c1810.	Grade II Listed Building	ST 4824 3693	PRN 21161 NHLE 1176002
11	Medieval - Post Medieval	Building	No 49 (Mullions Hotel). (Previously listed as No. 31), High Street (South side), Street. House, now hotel. C16 coped verges, 2 rebuilt rubble ridge stacks and a C20 brick ridge stack. Cross-passage plan; 2 storeys and attic, 4 bays, irregularly placed 3 and 4-light ovolo-moulded stone-mullioned windows under stopped labels, leaded lights, predominantly renewed, some cast-iron casements. Door opening to second bay, C20 ribbed door, C20 stone hood on stone brackets. The building stands in the ancient centre of Street.	Grade II Listed Building	ST 4852 3688	PRN 21177 NHLE 1058757
12	Medieval - Post Medieval	Settlement	Watching brief (2007) uncovered cobbled surfaces and pits containing pottery of C11-13 date, Post-medieval date building and areas of demolition rubble. Interpreted as having activity (including metalworking) through the C13-15		ST 486 369	PRN 22539
13	Medieval - Modern	Feature	Evaluation (2005) Holmcroft, Somerton Rd, Street. Uncovered medieval soil horizon and associated undated features, gullies and ditches and a course of stone (pre 19th Century) and demolition material dating to the Post Medieval to Modern periods		ST 4871 3694	PRN 17757

AB No.	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	NGR	REF
14	Post Medieval	Feature	Watching brief (2002), Strode Road, Street uncovered a Post Medieval culvert and garden wall		ST 487 370	PRN 15791
15	Post Medieval	Feature	Turnpike Road, Street to Somerton 1753		ST 4887 3301	PRN 26081
16	Post Medieval	Feature	Turnpike Athelney to Rush Hill 1753		ST 5916 5238	PRN 29164
17	Post Medieval	Feature	Tollhouse on the Wells turnpike		ST 4860 3725	PRN 28727
18	Post Medieval	Building	Nos 17 and 19 (Vineyards and Reeds), High Street (South side), Street. Two cottages, now single dwelling. C17, C19 exterior features	Grade II Listed Building	ST 4856 3692	PRN 21176 NHLE 1176117
19	Post Medieval	Building	No 34 (Hazeldene), Somerton Road (West side), Street. House. Late C18	Grade II Listed Building	ST 4868 3690	PRN 21189 NHLE 1058718
20	Post Medieval	Feature	Former Toll Gate and Piers, Grange Road (North side), Street. Toll gate and piers. Probably C18, restored	Grade II Listed Building	ST 4852 3711	PRN 21168 NHLE 1058754
21	Post Medieval	Building	Nos 48 and 48A with forecourt wall, High Street (North side), Street. Farmhouse, now 2 dwellings. C17. later alterations.	Grade II Listed Building	ST 4838 3673	PRN 21174 NHLE 1345071
22	Modern	Building	Shoe factory, Street		ST 4843 3681	PRN 24717
23	Modern	Monument	Royal British Legion Club 3/5 Farm Road, Street.		ST 4828 3668	PRN 17611
24	Modern	Settlement	Military camp, Somerton Road, Street		ST 4896 3660	PRN 18307

AB No.	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	NGR	REF
25	Modern	Cemetery	Friends' Burial Ground, High Street, Street		ST 4849 3694	PRN 18517
26	Modern	Building	Wesleyan Methodist Church		ST 6182 4385	PRN 18704
	Modern	Building	Cinema		ST 4838 3655	PRN 18705
28	Modern	Building	School, High Street, Street		ST 4816 3655	PRN 19750
29	Modern	Building	Baptist Church, Aston Road, Street		ST 4859 3716	PRN 18716
30	Modern	Feature	Bowling Green Leather Board Factory, Street Drove, Street		ST 4859 3716	PRN 18717
	Modern	Building	Strode School 1925		ST 4842 3651	PRN 31957
32	Modern	Building	Friends Meeting House, High Street (North side), Street. Quaker Meeting House. 1850 on an earlier site,	Grade II Listed Building	ST 4850 3693	PRN 21169 NHLE 1308052
33	Modern	Feature	Gate piers and gates on roadside at driveway entrance to Friends Meeting House, High Street (North side), Street. Probably 1850	Grade II Listed Building	ST 4852 3690	PRN 21170 NHLE 1345070
34	Modern	Building	Street Farmhouse, Farm Road (East side), Street. Farmhouse, now store. Post 1827, ante 1843	Grade II Listed Building	ST 4817 3684	PRN 21165 NHLE 1308044

AB No.	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	NGR	REF
35	Modern	Building	No 81 (Crispin Hall), High Street (South side), Street. Public hall, library and reading room; now craft centre and hall. Stone plaque to frontage with raised lettering:- "Club and Library 1883"	Grade II Listed Building	ST 4831 3661	PRN 21179 NHLE 1345072
36	Modern	Building	Hindhays, Leigh Road (East side), Street. House. 1807	Grade II Listed Building	ST 4846 3648	PRN 21181 NHLE 1058758
37	Modern	Building	Nos 63-69 (odd), High Street (South side), Street. Row of 4 workers cottages. Central 2-light stone mullioned window inscribed:- "Strode Cottages 1886"	Grade II Listed Building	ST 4841 3666	PRN 21178 NHLE 1308036
38	Modern	Building	No 40 (Main roadside frontage to Clarks Factory, Clock Tower, 5 bay right return and Water Tower), High Street (North side), Street	Grade II Listed Building	ST 4844 3682	PRN 21172 NHLE 1058755
39	Modern	Building	Nos 1-23 (odd) (Wilfrid Terrace), Wilfrid Road (North side), Street. Terrace of workers housing. Central stone plaque:- "18 Wilfrid Terrace 85"	Grade II Listed Building	ST 4852 3673	PRN 21191 NHLE 1176223
40	Modern	Building	Nos 25-51 (odd) (Lawson Terrace), Wilfrid Road (North side), Street. Terrace of workers housing. Incised window surround to centre:- "Lawson Terrace 1891"	Grade II Listed Building	ST 4858 3667	PRN 21192 NHLE 1058720
41	Modern	Building	Nos 20 to 58 (even) (Cobden Terrace), Wilfrid Road (South side), Street. Terrace of workers housing. Central stone plaque:- "Cobden Terrace Anno 1889 Domini"	Grade II Listed Building	ST 4854 3666	PRN 21193 NHLE 1176243
42	Modern	Building	No 26 (Goss House) (Previously listed as No 20 (Goss House)), High Street (North side), Street. House. 1810	Grade II Listed Building	ST 4855 3694	PRN 21171 NHLE 1308055
43	Modern	Building	Nos 14, 18, 22 and 24, Somerton Road (West side), Street. Row of 6 workers cottages, now 4 cottages. Early C19, later alterations.	Grade II Listed Building	ST 4867 3692	PRN 21188 NHLE 1176214

AB No.	PERIOD	TYPE	NAME & DESCRIPTION	STATUS	NGR	REF
44	Modern	Building	No 46 and forecourt wall, High Street (North side), Street. House and shop, now house. Early C19.	Grade II Listed Building	ST 4837 3672	PRN 21173 NHLE 1176111
45	Modern	Building	No 10 and railed forecourt, Somerton Road (West side), Street. House. Early C19	Grade II Listed Building	ST 4865 3695	PRN 21187 NHLE 1058717
46	Modern	Feature	Greenbank Swimming pool, Wilfred Road, Street. Swimming pool. 1936	Grade II Listed Building	ST 4846 3669	PRN 16899 NHLE 1390874
47	Modern	Building	Nos 25-29, Farm Road, Street. Group of three attached bungalows, formerly workers' housing. Erected circa 1921	Grade II Listed Building	ST 4815 3680	PRN 28035 NHLE 1392561
48	Modern	Building	Nos 31-37, Farm Road, Group of four attached bungalows, formerly workers' housing. Erected circa 1921	Grade II Listed Building	ST 4814 3683	PRN 28036 NHLE 1392560
49	Modern	Building	WW2 army medical stores associated with PRN 15593		ST 484 370	PR N 321 37
50	Undated	Conservation Area	The 'Urban Area' of the Street Conservation Area (centered on High Street, and containing the proposed development site) was occupied by a small rural village, before progression of the shoe industry lead to significant development in the area. The Middle Leigh and Overleigh Areas to the south are more rural parts of the Conservation Area.		N/A	N/A



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