

**Park Cottage, Silver
Street, Wells**

**Archaeological Desk-
Based Assessment &
Heritage Visual Impact
Assessment**

Client: Collier Reading Architects

AB Heritage Project No:10668

Date: 08/10/2015

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Collier Reading Architects to produce an Archaeological Desk-Based Assessment with a heritage visual impact assessment to cover a proposed development at Park Cottage, Silver Street, Wells, Somerset.

The proposed development site is located within the Wells Conservation Area [AB 111] and contained one non designated heritage feature in the form of Park Cottage and the adjacent outbuilding [AB 101].

Historic map analysis has identified that the present outbuilding is likely to be all, or part of, a former house shown from a 1735 map onwards.

A visual impact assessment was carried out covering the Bishops Barn [AB 14], Bishops Palace & Park [AB 15] & Wells Conservation Area [AB 111]. The magnitude of visual impact for all three heritage features is considered to be Negligible with Minor - no significant effect.

There is considered to be a Medium potential for the survival of below ground archaeological deposits dating to the prehistoric, Roman and medieval periods. There is thought to be a Medium – High potential for below ground archaeology dating to the post-medieval and modern periods.

Any surviving below ground archaeology relating to any of these periods is likely to be of Local Importance.

The magnitude of impact upon any surviving below ground archaeological deposits is considered to be low, with a minor significance of effect overall.

A low level historic building recording is recommended to cover Park Cottage and the outbuilding, along with a watching brief to monitor all ground works. These recommendations will need to be approved by the local planning authority archaeologist.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Collier Reading Architects to produce an Archaeological Desk-Based Assessment with a heritage visual impact assessment to cover a proposed development at Park Cottage, Silver Street, Wells, Somerset.
- 1.1.2 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes 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 is located in the south-east part of southern side of the City of Wells, at the north-east end of Silver Street, adjacent to the south-west corner of the Bishop's Palace [AB 17], centred on National Grid Reference (NGR) ST 55147 45593 and covers an area of c. 0.1ha (see Figure 1).
- 1.2.2 The existing site is located on the northern side of Silver Street and is currently occupied by Park Cottage centrally with an adjacent outbuilding to the south-west. The outbuilding and cottage are linked by a garden wall. A stone wall encloses the property on all sides. The buildings are surrounded by gravelled yards surfaces, with a parking area on the southern side of the cottage. Grassed lawns are present on the north, west and east sides of the cottage.

1.3 Geology & Topography

- 1.3.1 The underlying bedrock geology consists of mudstone and halite-stone of the Mercia Mudstone Group. This formed c.200 to 251 million years ago, in an environment previously dominated by deserts condition.
- 1.3.2 The superficial deposits consist of Alluvial Fan Deposits, of clay, silt, and sand. These formed in an environment dominated by rivers

1.4 Proposed Development

- 1.4.1 The proposed development consists of plans to construct a two storey rear extension on the northern side of Park Cottage, and the construction of a garage on the western side of the existing outbuilding. Internal wall additions are proposed for the existing outbuilding.
- 1.4.2 The plans (see Figure 2) for the two storey extension to Park Cottage appear to respect the character of the existing building and mirror the architectural features, such as chimney design and external wall finishes.

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 Historic 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 1. 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 Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The Historic England website professional pages, including the National Heritage List For England
 - A site-walk over on the 24th September 2015
 - A heritage visual impact assessment the 24th September 2015
 - Visit to the Somerset Heritage Centre on the 24th September 2015
 - 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 held at the Somerset Heritage Centre
- 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 Consultation

- 2.3.1 Steven Membery (Senior Historic Environment Officer; South West Heritage Trust) confirmed with Zoe Edwards (Archaeologist Technician; AB Heritage) that a 500m study area from the boundary of the proposed development site would be suitable on the 23rd August 2015.
- 2.3.2 Jayne Boldy (Conservation Officer, Mendip Council), was consulted on 25th September 2015 by Zoe Edwards. Ms Boldy stated that the application was not yet validated and therefore could not provide an opinion at this stage in the application. Ms Boldy anticipates consultation once the application is validated.

2.4 Assessment of the Cultural Heritage Resource

- 2.4.1 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 |
- 2.4.2 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).

2.4.3 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.

2.4.4 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.

2.5 Impact Assessment Criteria

2.5.1 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).

2.5.2 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.
NEGLIGIBLE	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.

2.5.3 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

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Collier Reading Architects, 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.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (October 2015) 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.
- 2.6.3 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.
- 2.6.4 When visiting sites for the visual impact assessment, the assessment was made from the best possible position with regard to viewpoint, safety, and remaining on public land. No private property was entered as a part of the visual impact assessment, and therefore the assessment was made at ground level. A personal judgement of the validity of the position of assessment was made during the visit. This was highlighted in the results where necessary, and considered when providing an indication of the potential impact of the proposed development on the setting of each individual heritage asset, in line with Table 2.

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 Local Policy

Mendip District Local Plan Part 1: Strategy & Policies 2006-2029

- 3.4.1 The Mendip District Local Plan Part I: Strategy and Policies was adopted on Monday 15th December 2006. The plan sets out an overarching framework for the future of the District to 2029 and comprises a long-term spatial vision, strategic objectives and spatial strategy. It also contains strategies for the principal towns and local development policies, along with a monitoring and implementation framework. The following policy is relevant to this scheme:

Development Policy 3: Heritage Conservation

- 3.4.2 The district of Mendip has a wealth of historic buildings and places which contribute greatly to the character and appearance of the local environment and form part of a distinctive and cherished local scene.

DP3: Heritage Conservation

- 3.4.3 Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance and setting of the district’s Heritage Assets, whether statutorily or locally identified, especially those elements which contribute to the distinct identity of Mendip. The policy states the following:
1. Proposals affecting a Heritage Asset in Mendip will be required to:
 - a) Demonstrate 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.
 - b) Justify any harm to a Heritage Asset and demonstrate the overriding public benefits which would outweigh the damage to that Asset or its setting. The greater the harm to the significance of the Heritage Asset, the greater justification and public benefit that will be required before the application could gain support.
 2. 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. 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 There is one statutory designated feature within the boundary of the proposed development site. This is the Wells Conservation Area [**AB 101**] in which the proposed development site is situated.
- 4.1.2 There are an additional 40 designated features within the 500m study area, including 269 Listed Buildings [**AB 36, 50, 52-61, 69, 86-90 & 94-5**] and three Scheduled Ancient Monuments [**AB 13-15**]. For the purpose of this assessment, the substantial numbers of Listed Buildings have been grouped by road or area (see Figure 3 & 4).
- 4.1.3 In close proximity to the proposed development site are the Scheduled Ancient Monuments and Grade I Listed buildings of Bishop's Palace [**AB 15**], located c. 40m to the north-east and the Bishop's Barn [**AB 14**], located c. 40m to the south-west of the proposed development site.
- 4.1.4 In addition, the Bishop's Park [**AB 15**], located immediately to the south-east of the proposed development site constitutes a non-statutory designated feature as it is Grade II* Listed Registered Parks and Gardens.
- 4.1.5 The designated heritage features included in the visual impact assessment are listed in Table 4.

4.2 Historic Environment Record Data

- 4.2.1 The Somerset Historic Environment Record (HER) hold records for a total of 70 cultural heritage features within the 500m study area (see Appendix 1). [**AB 1 - 12, 23 - 35, 37 - 49, 63-7, 73 - 84 & 96 - 110**]
- 4.2.2 There is one known cultural heritage feature within the boundary of the proposed development site, consisting of the present building known as Park Cottage & outbuilding [**AB 101**], the latter of which is shown on historic maps of the area from at least 1735 onwards. This heritage feature does not appear in the Somerset HER, but the buildings were noted for their historic value during the site visit.
- 4.2.3 Mendip District Council has identified the requirement for a Local List of Heritage Assets of Historic or Architectural Importance and the project to produce such a list is presently (October 2015) in the initial stages.

4.3 Previous Archaeological Works in the Study Area

- 4.3.1 The Somerset HER has identified that no known previous archaeological investigations have been undertaken within the proposed development site.
- 4.3.2 However, a total of 51 previous archaeological investigations have taken place within the 500m study area.

4.3.3 These consist mostly of trench evaluations, excavations and watching briefs carried out in the centre of the City. These have identified evidence for religious and domestic activity in the area from the prehistoric – modern periods. These include the following:

- Prehistoric flints found in the cloister at Wells Cathedral [AB 2 -4], located c. 265m to the north of the proposed development site.
- Roman activity, in the form of ditches and other features [AB 8 &11], in addition to pottery [AB 4, 6-9, 11 & 12], has been identified across the study area. The closest is Roman pottery found c. 150m to the north-east of the proposed development site [AB 7].
- Evidence of medieval activity in the form of graves [AB 2, 3 & 34], ditches, other features & deposits [AB 4, 11, 33, 34, 38, 44, 43, 46, 65 & 7], building remains [AB 11, 32, 35, 37, 40, 47 & 64], pottery and other finds [AB 7,10, 12, 33, 39, 43, 64, 65 & 7], has been identified across the study area. The closest is medieval pottery found c. 150m to the north-east of the proposed development site [AB 7].
- Post-medieval activity has been identified across the study area in the form of buildings remains [AB 40, 44, 49, 66, 78, 79 & 81], graves [AB 80], features & deposits [AB 40, 41, 43, 44, 46, 47, 67, 77 & 84] and finds [AB 42-44, 46, 48, 64, 67, 77 & 78]. The closest of which are 16th-17th Century tunnels [AB 66], located c. 150m to the north of the proposed development site.
- Evidence for modern activity within the study area has been identified in the form of buildings [AB 10 & 63], finds [AB 64] and deposits [AB 11, 12 & 65-7]. The closest of which is a range of find dating to the 19th Century [AB 64], found c. 170m to the north-west of the proposed development site.
- Undated evidence in the form of the remains of several structures has been located across the study area [AB 107-10]. The closest of which is located c. 120m to the north-west of the proposed development site.
- A Geophysical Survey [AB 45] on the lawns of the Bishop's Palace [AB 15] showed pathways, garden features, and the former Great Hall

4.4 Archaeology & History Background

Prehistoric

- 4.4.1 There are no known cultural heritage features of prehistoric date within the bounds of the proposed development site. However, there are four known heritage features of Prehistoric date located within the surrounding study area [AB 1-4].
- 4.4.2 These consist of findspots of flint [AB 2], the closest located c. 250m to the north-east, and a possible prehistoric field system [AB 1], in the form of cropmarks and earthworks, was identified in aerial photographs c. 400m north-east of the proposed development site.

- 4.4.3 Evidence for prehistoric activity in the vicinity of the springs at Wells, located c. 250m to the north of proposed development site, has been identified dating back to the Mesolithic & Neolithic periods (Gathercole, 2003).

Roman

- 4.4.4 There are no known cultural heritage features of Roman date within the bounds of the proposed development site. However, there are nine known heritage features of Roman date within the surrounding study area [AB 4-11].
- 4.4.5 These consist of evidence for Roman activity at a number of locations, mostly concentrated in the centre of the City, c. 300-400m to the south-west of the proposed development site.
- 4.4.6 The closest of these are a possible mausoleum [AB 5] and other features [AB 7] within the grounds of the Wells Cathedral and pottery from the Bishop's Palace [AB 10], found c. 250m to the north and c. 200m to the north-east of the proposed development site respectively.
- 4.4.7 There may have been a villa close to the location of the springs at Wells from the 1st Century AD onwards, based upon the lead and silver mining on the Mendip Hills. This later developed into the centre of the Roman settlement. By the late-Roman period, it is likely that there was a religious centre at the springs (Gathercole, 2003).

Medieval

- 4.4.8 There are no known cultural heritage features of medieval date within the proposed development site. However, there are 48 known heritage features of medieval date within the surrounding study area [AB 2 – 12, 23 – 35 & 37-67].
- 4.4.9 Evidence for medieval activity has been identified across the study area, mostly located within the historic core of the City of Wells [AB 23], centred c. 200m to the north-west of the proposed development site. This is in the form of domestic evidence identified from the remains of numerous buildings [AB 11, 32, 35, 37, 40, 47 & 64], as well as those that remain extant [AB 13 – 22, 24 – 30, 36 & 50 – 62].
- 4.4.10 Ditches, other features and deposits [AB 4, 11, 33, 34, 38, 44, 43, 46, 65 & 7], as well as numerous finds of pottery and other artefacts [AB 7, 10, 12, 33, 39, 43, 64, 65 & 7] have also been found across the study area. The closest of these is pottery found c. 150m to the north-east of the proposed development site [AB 7].
- 4.4.11 Wells was established as an ecclesiastical centre on a royal estate in c. AD 700, when a Minster was founded by King Ine of Wessex. The Minster attained Cathedral status in AD 909 [AB 17], located 250m to the north-east of the proposed development site, and was refurbished during the 12th Century. The See moved to Bath in 1088 but returned in the early 13th Century when the Bishop's Palace & Park [AB 15], located c. 40m to the north-east of the proposed development site, were constructed.
- 4.4.12 St John's Priory [AB 24], located c. 450m to the south-west of the proposed development site, was also established as a hospital at this time. By the 14th Century Wells was the largest settlement in Somerset and continued to prosper throughout the later medieval period (Gathercole, 2003).

Post Medieval

- 4.4.13 There are no known cultural heritage features of post-medieval date recorded on the Somerset HER within the proposed development site. However, the outbuilding associated with Park Cottage [AB 101] appears to be present on a map of 1735, see section 4.5.
- 4.4.14 In addition, there are 25 post-medieval heritage features within the surrounding study area [AB 40-9, 64, 66-7 & 73-84].
- 4.4.15 Post-medieval activity has been identified across the study area. This mostly relates to domestic and commercial activities, in the form of the remains of buildings [AB 40, 44, 49, 66, 73, 78, 79 & 81-3], as well as those that remain extant.
- 4.4.16 Numerous features & deposits [AB 40, 41, 43, 44, 46, 47, 67, 77 & 84] and finds of pottery and other artefacts [AB 42-44, 46, 48, 64, 67, 77 & 78] have also been found across the study area. The closest of which are 16th-17th Century tunnels [AB 66], located c. 150m to the north of the proposed development site.
- 4.4.17 The creation of several turnpike roads in the area, including from Athelney to Rush Hill [AB 74], located c. 220m to the north-west, from Wells to Shepton Mallet [AB 75], located c. 300m to the east and from Wells to White Post [AB 76], located c. 460m to the north-east of the proposed development site, during the later Post-Medieval period aided the suburban expansion of Wells. The cloth industry, which had thrived in the outskirts of the City during the Medieval period, now fell into decline (Gathercole, 2003).

Modern

- 4.4.18 There is one cultural heritage feature of modern date within the proposed development site. This is the cottage built c. 1888 [AB 101] (See Section 4.6.4), along with an additional 11 within the surrounding study area [AB 10 - 12, 63 - 67 & 96 - 100].
- 4.4.19 The evidence for modern activity within the study area has been identified in the form remains of buildings and other structures [AB 10 & 63], finds [AB 64] and deposits [AB 11, 12 & 65-7]. The closest of which is a range of find dating to the 19th Century [AB 64], found c. 170m to the north-west of the proposed development site.
- 4.4.20 During the early Modern period, Wells saw extensive redevelopment of areas of the City centre and extension to the south-west due to the introduction of new roads and railways (Gathercole, 2003).

Undated

- 4.4.21 There are no known undated or multi-period cultural heritage features within the proposed development site. However, there are ten undated or multi-period heritage features within the surrounding study area [AB 102 - 11]. These relate to buildings of unknown origin [AB 102 - 4] and undated features identified during fieldwork [AB 106 - 10].

4.5 Historic Map Sources

Plan of The City of Wells, by William Simes, 1735 (Plate 1)

- 4.5.1 The earliest available map showing the area of the proposed development site in any detail is the 1735 Plan of The City of Wells, by William Simes (Plate 1). However, this map is stylised and has an artistic element, making precise positioning of the proposed development site problematic.
- 4.5.2 This map shows the eastern area of the proposed development site to be free of buildings with an apparent footpath passing through the eastern part of the proposed development site. This area appears to be grassed and is walled on the south and west sides, with a gap in the south-facing wall which may be the present location of the entrance from Silver Street into the parking area at the southern side of Park Cottage.
- 4.5.3 The western end of the proposed development site appears to be occupied by all or part of a building, likely representing a dwelling house or cottage at this time (Plate 1). This building is located in a similar position to the present outbuilding within the proposed development site and may form a part of it. However, due to the stylistic nature of the map, the identification of this building is uncertain. The key on the map indicates that this building was known as *Islington*. A wall separates the dwelling from an orchard or garden to the north and west, a portion of the eastern part of which may fall within the proposed development site.

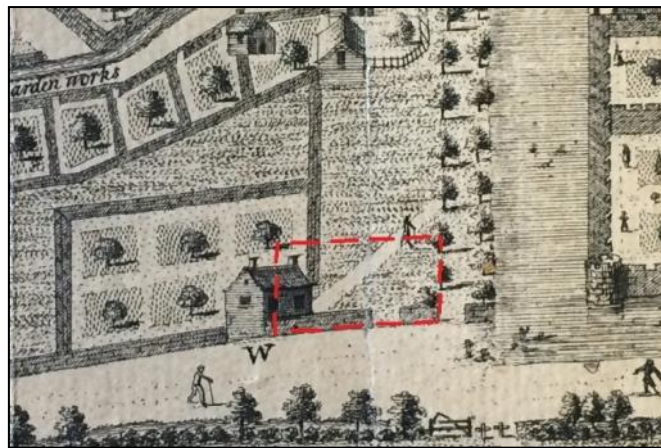


Plate 1: 1735 Plan of the City of Wells. Approx. location of the site outlined in red

Wells Tithe Map, 1840 (Plate 2)

- 4.5.4 The tithe map of 1840 shows the area much as in the 1735 plan. The building called *Islington* shown on the previous plan is visible within a sub square field. This map shows more clearly the location of the building in a similar position to the present outbuilding within the proposed development site and that it may form a part of it. The area in the eastern part of the proposed development site remains unchanged.



Plate 2: Well Tithe Map, 1840. Approx. Location of the site outlined in red

1st edition, 6-inch, OS map sheet 41 NW, surveyed 1885-6, published 1887 (Plate 3)

- 4.5.5 The 1st edition of the 6-inch OS map shows the area of the proposed development site much as it was on the tithe map of 1840. The eastern part of the site remains unchanged. The western part of the site is occupied by a north-south extension to the existing building, possibly representing the present outbuilding, along the line of the eastern boundary of the former orchard or garden.



Plate 3: 1st ed. OS map sheet 41 NW. Approx. location of site outlined in red

2nd edition 6-inch OS map sheet 41 NW, surveyed 1902 & published 1904 (Plate 4)

- 4.5.6 By 1902 the proposed development site has been laid out much as it is at present. The north-south extension to the existing building, shown on the 1st edition map has been replaced with a separate building to the north-east, representing the present building of Park Cottage. This suggests that the building shown in the location of the present outbuilding on the maps from 1735 onwards forms all or part of the outbuilding that is currently present on the site (See Plates 1 – 4).

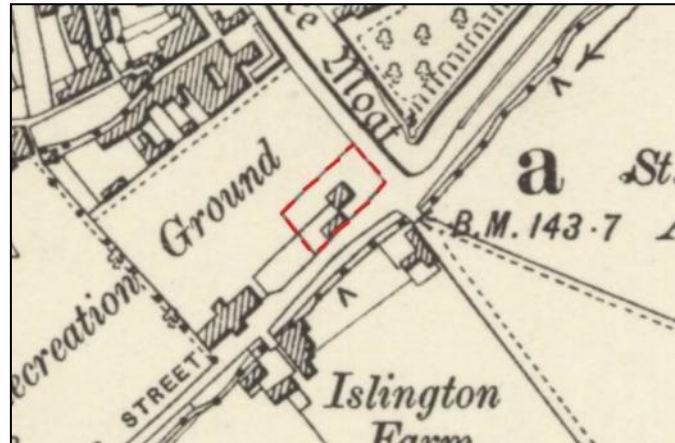


Plate 4: 2nd ed. 6-inch OS map sheet 41 NW. Approx. location of site outlined in red

4.5.7 The layout of the proposed development site has remained relatively unchanged since 1902.

4.6 Site Visit

4.6.1 A site visit was undertaken by Zoe Edwards (Archaeological Technician; AB Heritage) on the 24th September 2015. 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 an appreciation for the potential survival of below ground archaeological deposits.

4.6.2 Park Cottage fronts onto Silver Street, and is accessed through a wooden gate which opens onto a gravelled area in front of the cottage (Photo 1). The gate is fixed to a low stone wall which encloses the proposed development site on all sides (See Section 4.5).

Park Cottage [AB 101]

4.6.3 The ground floor exterior of the cottage is constructed from roughly coarsed, square and rectangular slabs of grey and red limestone (Photo 1 & 5). These are bonded with a dark grey mortar. The first floor has a covering of what appears to be smooth and pebble dashed render, with a smooth render panel beneath. It has two courses of red bricks at the top of the first floor beneath the pitched industrial red tiled roof. It has are two central red brick chimney stacks. The windows and doors are wooden and painted with limestone quoining. A sill is present around the centre of the entire building that appears to be of stone (Photo 1 & 5).



Photo 1: South elevation of Park Cottage, from the south

Park Cottage [AB 101] – South Elevation

- 4.6.4 The ground floor of the south elevation has two sash windows with stone or concrete sills. There is a central door with a rectangular transom light window above. A ceramic tiled plaque above the door reads ‘*This cottage was built with a sum of money presented to the Bishop together with an Episcopal ring by the clergy of the diocese as a birthday gift on his attaining the age of 80 on the 20th August 1888*’ (Photo 1 & 2).

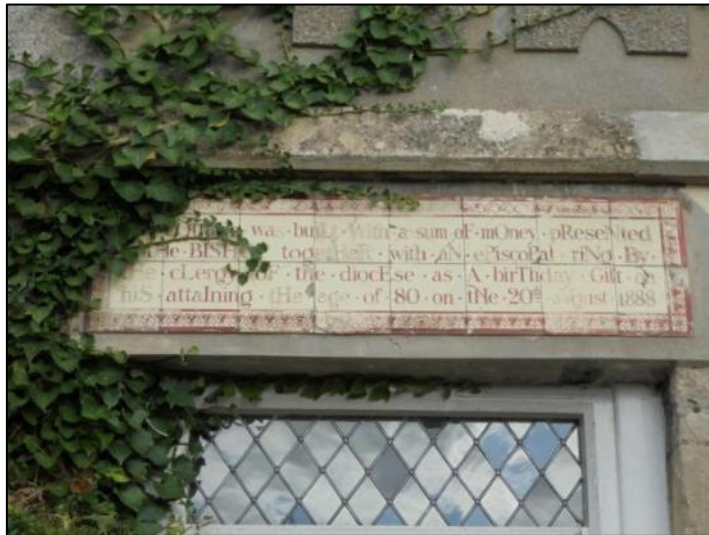


Photo 2: Ceramic tile plaque above south elevation door, from the south

- 4.6.5 The upper floor of the southern elevation has a four light casement window. The eastern side of the first floor has pebble dashed decorative panels in the form of an upper row of rectangles with a lower row of crosses. The decorative panels are missing from the western end which has a pebble dashed render (Photo 1).

Park Cottage [AB 101] - East Elevation

- 4.6.6 The eastern elevation has two gable ends, the southern of which is slightly larger (Photo 3). The ground floor has two sash windows and two small casement windows. The first floor of the southern gable end has a three bay oriel sash window with an industrial, red tiled pitched roof; the smooth rendered lower section has decorative cross shaped pebble dashed panels (Photo 3).
- 4.6.7 The northern gable end has a four light sash window. Both gable ends have small casement windows towards the apex of the gables. The first floor of both gable ends has smooth render with decorative rectangular, triangular and cross shaped pebble dashed panels. Circular pieces of different coloured stone or glass are present between the pebble dashed panels.



Photo 3: Southern gable of eastern elevation, from the east

Park Cottage [AB 101] - Northern Elevation

- 4.6.8 The first floor of the northern elevation has a three light sash window at the western end. There is a double height stone or concrete mullion window towards the eastern end of the elevation (Photo 4). The eastern end of the first floor has the decorative pebble dashed panels. These are missing from the western end that has a pebble dashed render.



Photo 4: Mullion window on northern elevation, from the north

Park Cottage [AB 101] - Western Elevation

- 4.6.9 The western elevation has two gable ends. The ground floor has two French doors. The first floor has three sash windows with two small casement windows towards the apex of the gables. The first floor has plain pebble dashed render (Photo 8).

The Outbuilding [AB 101]

- 4.6.10 The outbuilding known as the 'Annexe' is located to the south-west of the cottage and is linked to it by a garden wall (Photo 5). It is a three phase building constructed from roughly coarsed, square and rectangular slabs of grey and red limestone bonded with grey mortar (Photo 5 - 8). The annexe has a dark brown pan tile roof. The windows and doors are wooden and painted. The windows, door and wall edges have limestone quoining.

The Outbuilding [AB 101] - South Elevation

The south elevation faces onto Silver Street. It is a stone built elevation with at least one blocked up opening (Photo 5).



Photo 5: South elevation of the outbuilding, from the south-east (online source)

The Outbuilding [AB 101] - East Elevation

- 4.6.11 The ground floor of the east elevation is pebble dash rendered with a wooden garage door. The first floor has an industrial red tile clad elevation (Photo 6).

The Outbuilding [AB 101] - North Elevation

- 4.6.12 The phasing of the building is most obvious in the northern elevation (Photo 7). The eastern end of the elevation consists of the original square stone building with quoining along the edges. Wooden lintels are present above the casement window and door. The building has been extended to the west with the addition of a veranda on the north side of the extension. An additional stone outhouse lean to is present at the western end of the building.



Photo 6: The outbuilding, viewed from the east



Photo 7: Eastern elevation of the outbuilding, from the north

- 4.6.13 The western elevation of the outbuilding is obscured by the addition of a stone lean-to (Photo 7).
- 4.6.14 The initial appraisal of the buildings has identified that the outbuilding is the remains of all or part of a building, likely to be a house called 'Islington', shown on the historic maps from 1735 onwards.
- 4.6.15 It is possible that the building material used to construct the ground floor of Park cottage, may have been re-used from the part demolition of the former house 'Islington'.
- 4.6.16 From the lawn on the northern side of the cottage, the view of Silver Street is obstructed by the building (Photo 8), and the area to the south-west of the proposed development site, towards the Bishop's Barn [AB 14] (Photo 11) is shielded by mature trees and vegetation, with rare glimpses of an adjacent modern public convenience building.



Photo 8: View from the north towards Silver Street

- 4.6.17 The east side of the cottage looks over a narrow grassed area adjacent to the north-west facing boundary wall (Photo 9). A wooden gate in the wall allows access to the adjacent

public green, and provides the only break in vegetation along the north-west facing side of the site.



Photo 9: Area on the east side of the cottage, viewed from the north

4.6.18 Another lawn is present on the western side of the cottage; this is divided into two areas by trees and planting. There are glimpses of the adjacent Bishop's Palace [AB 15] though the vegetation on the north-east facing site boundary (Photo 10).



Photo 10: View towards Bishop's Palace [AB 15] from the north-east facing boundary



Photo 11: View towards Bishop's Barn [AB 14], from the east

5. HERITAGE VISUAL IMPACT ASSESSMENT

5.1 Aims & Methodology

- 5.1.1 An early review of potential visual links was carried out for selected key statutory heritage features within the study area. The purpose of this preliminary appraisal was to gain an early understanding of potential future constraints associated with any development (as outlined in Table 2) upon designated features. This assessment does not constitute a full Settings Assessment.
- 5.1.2 The key statutory designated heritage features selected for the appraisal are listed in Table 4. These were selected based on status, inter-visibility and proximity with the proposed development site.
- 5.1.3 The visual impacts assessed in this report will be assessed in line with in the *Historic England Historic Environment Good Practice Advice in Planning on the Settings of Heritage Assets* (Historic England 2015).
- 5.1.4 The overall level of potential impact upon the setting of each cultural heritage feature included in the visual impact assessment will be assessed in line with the Impact Assessment Criteria of section 2.5, with a suggested mitigation strategy where applicable.

5.2 Visual Impact Assessment

- 5.2.1 The heritage visual impact assessment was conducted by Zoe Edwards (Archaeological Technician; AB Heritage) on the 24th of September 2015.
- 5.2.2 The tables below provide details of the monuments assessed and the outcome of the on-site heritage visual impact assessment.

Table 4: Cultural Heritage Features Assessed during the Heritage Visual Impact and Detailed Settings Assessment

AB No.	Period	Description	Status
AB 14	Medieval	Bishop's Barn	Grade I LB
AB 15	Medieval	Bishop's Palace & Park	SAM, Grade I LB & Grade II* Listed P&G
AB 111	Multi-period	Wells Conservation Area	CA

LB = Listed Building SAM = Scheduled Ancient Monument P&G = Park & Garden CA = Conservation Area

- 5.2.3 The predicted impacts given in the table below take into consideration the chosen architecture proposed for the extension shown in plans dated January – February 2015. These plans show that the proposed development will be limited in scale and respects the character of the surrounding heritage assets and historic landscape. Should any amended plans post-dating February 2015 show that the proposal is no longer sympathetic to the character of the area, it is recommended that the predicted impact is re-assessed.

Table 5: Perceived Magnitude of Visual Impact on Identified Key Cultural Heritage Features

AB No.	Description	Status	Distance from Project	Potential Visual Impact	Assessment Limitations	Magnitude of Impact
AB 14	Bishop's Barn – C15 former tithe barn.	Grade I LB & SAM	c. 40m to the south-west	No intervisibility due to existing building & trees/vegetation along boundaries (Photo 11)	Access to roof height not possible.	Negligible
AB 15	Bishop's Palace & Park	Grade I LB, SAM & Grade II* P&G	Immediately adjacent to the north-east boundary	Limited intervisibility between the south-east corner tower of the Bishop's Palace curtain wall and the south-east corner of the cottage, due to existing trees/vegetation along boundary (Photo 10)	Curtain wall not accessible	Negligible
AB 111	Wells Conservation Area	CA	Within CA	Limited due to scale of proposed development (Figure 2)	None	Negligible

LB = Listed Building SAM = Scheduled Ancient Monument P&G = Park & Garden CA = Conservation Area

6. ARCHAEOLOGICAL POTENTIAL & MITIGATION

6.1 Known Heritage Resource

Within the Proposed Development Site Boundary

- 6.1.1 There is one designated heritage feature located within the bounds of the proposed development site, this is the Wells Conservation Area [AB 111] in which the proposed development site is situated.
- 6.1.2 One non-designated cultural heritage feature is located within the boundary of the proposed development site consisting of the present Park Cottage & outbuilding [AB 101].

Within the 500m Study Area

- 6.1.3 There are an additional 111 cultural heritage features within the 500m study area, with evidence demonstrating activity in the area from the prehistoric period to the present day. These features consist of:
- 269 grouped Listed Buildings [AB 36, 50, 52-61, 69, 86-90 & 94-5]
 - Three Scheduled Ancient Monuments [AB 13-15]
 - The Wells Conservation Area [AB 101]; and
 - An additional 70 non-designated cultural heritage features are located within the 500m study area. These represent the religious, domestic and industrial activity across the area from the prehistoric to the modern periods.

6.2 Past Impacts within the Site Boundary

- 6.2.1 Analysis of historic maps from 1735 onwards has identified that the outbuilding present on the site is likely to be, at least part of, the survival of a dwelling called 'Islington', which occupied this part of the site (See Section 4.5). The construction and possible partial demolition of part of this building may have had an impact upon below ground archaeological deposits in this area.
- 6.2.2 The construction of a 19th Century, north-south aligned extension at the eastern end of this building, demolished during the late 19th – early 20th Century (Plates 1, 3 & 4) and a former orchard wall in the same location, may have impacted upon below ground archaeological deposits within these areas.
- 6.2.3 The construction of the present cottage during the late 19th Century also has the potential to have impacted upon below ground archaeological deposits in that area.
- 6.2.4 The site visit did not identify any additional significant past impacts within the bounds of the proposed development site.

6.3 Potential Archaeological Resource

- 6.3.1 Given the close proximity of known heritage features from the prehistoric, Roman and medieval periods, the potential for the survival of below ground archaeological deposits dating to these periods is considered to be Medium (in line with Section 2.4).

- 6.3.2 Given the presence of known post-medieval / modern heritage features within the bounds of the proposed development site in the form of previously extant buildings shown on the historic maps [AB 101], the potential for the survival of below ground archaeological deposits relating to the past development on site which dates to these periods is considered to be Medium – High (in line with Section 2.4).
- 6.3.3 Should any below ground archaeological deposits survive from any of these periods, they are thought to be of Negligible to Local Importance at most (in line with Table 1).

6.4 Predicted Impact of Proposed Development

Direct Physical Impacts

- 6.4.1 The proposed development is considered to have a likely Low magnitude of impact upon any surviving below ground archaeological deposits (in line with Table 2), resulting in a minor significance of effect overall.

Indirect Settings Impacts

- 6.4.2 Table 5 has identified that the magnitude of visual and other impact upon the Bishop's Barn [AB 14], Bishop's Palace [AB 15] & [AB 111] is considered to be Negligible (in line with Table 2).
- 6.4.3 The Significance of Effect (Table 3) of the proposed development on features which are predicted to be subjected to a settings impact has been summarised in Table 6 below.

Table 6: Significance of Effect upon Designated Features within the Setting of the Proposed Development

AB No.	Description	Status	Importance	Magnitude of Impact	Significance of Effect
AB 14	Bishop's Barn – C15 former tithe barn.	Grade I LB & SAM	Regional	Negligible	Not Significant
AB 15	Bishop's Palace & Park	Grade I LB, SAM & Grade II* P&G	National-Regional	Negligible	Minor - Not Significant
AB 111	Wells Conservation Area	CA	Regional	Negligible	Not Significant

6.5 Outline Recommendations

Mitigation Against Direct Impacts

- 6.5.1 A scheme of low level historic building recording, in line with Historic England Level 2 survey for example, should be undertaken in order to make a record of the elements of the buildings that will be obscured or altered by the proposed development and to clarify the origins of the outbuilding.

- 6.5.2 A scheme of archaeological mitigation, in the form of a watching brief could be carried out during the ground disturbance associated with the proposed development, in order to identify and record any below ground archaeological deposits that may survive within the proposed development site.

Mitigation Against Impacts upon the Settings of Heritage Assets

- 6.5.3 It is considered that no further mitigation strategies are required in relation to the impact upon the setting of the Bishop's Barn [**AB 14**], or Wells Conservation Area [**AB 111**], as there is not considered to be a significant effect upon these heritage features.
- 6.5.4 In relation to the Bishop's Palace [**AB 15**], a small amount of additional planting of trees/vegetation along the north-east boundary of the proposed development site would assist in removing all intervisibility with this heritage feature.
- 6.5.5 All recommendations are subject to the approval of the Local Planning Authority archaeologist.

7. REFERENCES

7.1 Online & Cartographic Sources

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1st edition 6-inch Somerset map sheet 41 NW surveyed 1885-6, published 1887

2nd edition 6-inch Somerset map sheet 41 NW surveyed 1885-6, revised 1902 & published 1904

Provisional edition 6-inch Somerset map sheet 41 NW surveyed 1885-6, revised 1938 & published 1948

Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

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

Abbreviations

SAM Scheduled Ancient Monument

LB Listed Building

P&G Park & Garden

NGR National Grid Reference

HLC Historic Landscape Characterisation Area

C14 etc. 14th Century etc.

AB No.	Period	Description	Status	Grade	NGR	SHER Ref No.
1	Prehistoric	Field system, Tor Hill, Wells			ST 55595 45716	25505
2	Prehistoric - Medieval	Excavations at Wells Cathedral revealed Prehistoric flint tools, and a complex sequence of ecclesiastical and secular structures. This included two Saxon graves, and the Medieval Lady Chapel			ST 5516 4584	15113
3	Prehistoric - Medieval	A watching brief was undertaken in the cloister of Wells Cathedral during the excavation of trenches for spot lights. Medieval and Post-Medieval grave cuts and buried grave slabs were identified in the W side of the Cloister. Flint flakes were found within the re-deposited clay and gravels below the Cloisters.			ST 551 458	28240
4	Prehistoric - Post Medieval	Medieval pit, post-hole and possible culvert, overlain by Post Medieval building remains. There was also sparse evidence of prehistoric and Roman activity			ST 5500 4570	15086
5	Roman	Possible Romano-British mausoleum, Wells Cathedral			ST 5516 4585	16135
6	Roman - Medieval	Roman pottery sherds, Medieval pottery, and Medieval human remains			ST 5485 4552	30284

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7	Roman - Medieval	Substantial buried features associated with Wells Cathedral, and Roman - Medieval pottery finds			ST 5508 4588	12291
8	Roman - Medieval	A watching brief at Becket Place identified several Roman & Medieval ditches.			ST 548 454	15143
9	Roman - Post Medieval	Romano-British pottery fragments, likely redeposited, and evidence of Post Medieval disturbance			ST 5479 4529	17784
10	Roman-Modern	A watching brief carried out at the Bishop's Palace exposed several undated stone culverts and C19 brick sewer whilst a number of unstratified medieval and Roman pottery sherds were recovered from buried soils. Redeposited and disarticulated human remains with associated medieval pottery were also recovered during the excavations from an area to the south of the palace.			ST 5529 4577	14644
11	Roman - Modern	Wall foundation trench, medieval ditch, modern pits, and Roman features, primarily consisting of ditches			ST 5476 4543	44867
12	Roman - Modern	Roman and Medieval pottery finds, and Medieval - Modern garden soils			ST 547 453	16667
13	Medieval	Browne's Gate	SAM		ST 54943 45852	1006198
14	Medieval	Bishop's Barn (Formerly listed as Tithe Barn), Silver Street, Wells	LB, SAM	I	ST 55090 45532	1383158, 1003247
15	Medieval	Bishop's Palace, walls, well house, and Registered Park & Garden	SAM, LB, P&G	I & II*	ST 55154 45775	25370, 1001138, 1006201, 1382873 - 875 & 1382877

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16	Medieval	Gatehouse and boundary wall with bridge over moat, Bishop's Palace (formerly listed as Bishop's Palace (including Gatehouse and Walls), Wells	LB	I	ST 55190 45631	1382876
17	Medieval	Cathedral Church of St Andrew, Chapter House, Cloisters, Chain Gate, Cathedral Green (east side), Wells	LB	I & II	ST 55163 45912	1382900 - 904
18	Medieval	The Music School and attached walls (Formerly Listed as: CATHEDRAL GREEN (North side) Library of Theological College), Cathedral Green (north side), Wells	LB	II*	ST 55110 45946	1382905
19	Medieval	The Old Deanery, Cathedral Green (North side), Wells	LB	I	ST 55000 45919	1382906
20	Medieval	Old Deanery Court, with link wall along east side (Formerly Listed as: Cathedral Green (North side) The Old Deanery) (Formerly Listed as: CATHEDRAL GREEN (North side) The Deanery Wall), Cathedral Green (north side), Wells	LB	I	ST 55025 45948	1382907
21	Medieval	Gatehouse and south boundary wall to the Old Deanery (Formerly Listed as: Cathedral Green (North side), The Old Deanery), Cathedral Green (north side), Wells	LB	I	ST 54981 45896	1382908
22	Medieval	No 2, St John's Priory, with front boundary wall and railings, St John Street (West side), Wells	LB	I	ST 54795 45526	1383115
23	Medieval	Medieval Town of Wells			ST 54984 45723	
24	Medieval	St John's Priory, Wells			ST 54687 45436	24796
25	Medieval	Bishop's In-Mill, Mill Street, Wells			ST 54871 45582	24803
26	Medieval	Hospital and almshouses, N of St Cuthbert's church, Wells			ST 54568 45423	24797
27	Medieval	Bishop's Palace Mill, Wells			ST 55064 45735	24802

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28	Medieval	Wells Liberty, Wells			ST 55144 45889	16420
29	Medieval	Manners Lane, tenements and mansion, Wells			ST 54868 45799	27004
30	Medieval	Water Distribution Culvert, Wells Cathedral			ST 55093 45817	26696
31	Medieval	Valley running south-west from Palace Mill & Palace construction deposits			ST 55 45	25613
32	Medieval	Two trenches investigated the foundations of the Chapter House. Possible evidence of the C15 casting house was recorded along with a palaeochannel.			ST 5515 4587	14333
33	Medieval	A stone-lined well was encountered during a watching brief undertaken below the floor of a room at the rear of the museum, which appeared to have been cut from the upper of two earth floors. The floors were separated by a layer of plaster rich silt and contained fragmentary medieval pottery. A pit containing medieval pottery was sealed by the floors			ST 5506 4595	15126
34	Medieval	A grave and a boundary ditch were encountered during a watching brief at No. 2 Cathedral Green. The ditch was aligned on the Norman cathedral.			ST 5502 4582	16704
35	Medieval	A watching brief undertaken in the Bishop's Palace courtyard identified to the N of the porch, the foundations and lower courses of two parallel walls, contained between them the line of an earlier culvert. W of the S side of the porch, evidence for medieval building, predating the present palace founded in 1206, was identified.			ST 5521 4576	28519

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36	Medieval	Listed Buildings and boundary walls at Nos. 1 - 27 Vicar's Close, and a watching brief carried out at No. 4 Vicar's Close which encountered several medieval walls below the post-medieval garden wall.	LB	I	ST 5515 4598	30277
37	Medieval	Medieval building remains			ST 5510 4597	15763
38	Medieval	12th century property boundary ditch and buried soil horizons			ST 5470 4566	11633
39	Medieval	Floor tile fragments found within the Medieval Burnell's Great Hall, of contemporary date			ST 5519 4571	32744
40	Medieval - Post Medieval	Medieval - Post Medieval layers, including wall footings			ST 55107 45946	16421
41	Medieval - Post Medieval	Medieval - Post Medieval domestic debris within the gardens of Bishop's Palace			ST 5526 4588	44716
42	Medieval - Post Medieval	Cultivation soils and a number of 12th to 17th century pottery sherds			ST 5482 4568	11630
43	Medieval - Post Medieval	Finds and features of the Medieval and Post Medieval periods			ST 5478 4567	16265
44	Medieval - Post Medieval	Several medieval features and stratified layers were noted on the north side of the museum buildings, several structures including stone-lined cisterns and cess pits which contained C17-18 finds.			ST 551 459	11341

ARCHAEOLOGICAL DESK-BASED ASSESSMENT & HERITAGE VISUAL IMPACT ASSESSMENT

45	Medieval - Post Medieval	Both Resistivity & Magnetometry surveys were carried out on the lawns around the Bishop's Palace. On the W side of the Croquet Lawn anomalies appeared to represent a curving path leading to the hall and possibly the N wall of a courtyard. Other features may be a further path and an avenue. In the Southern Lawn, anomalies represented the Great Hall with internal divisions and column bases, plus an ornamental garden feature. S of the Great Hall lay the canal with internal compartments. Other C17-C18 garden features were visible in the Southern Lawn. Visible in the Western lawn is the Parterre.			ST 552 457	12268
46	Medieval - Post Medieval	Possible Medieval levels containing mortar and stone waste, including some dressed fragments were seen during a watching brief. Some Post-Medieval material was present. Dumped soil and debris containing C18 finds was also encountered.			ST 550 458	15544
47	Medieval - Post Medieval	A wall was identified during a watching brief at the rear of No. 66 High Street. In addition, a possible medieval culvert was identified. The site was largely dominated by disturbed made ground of the post-medieval period.			ST 5478 4567	28280
48	Medieval - Post Medieval	During a watching brief carried out at Wells Cathedral Green, the bases of previous paths and an area of cobbles, a layer of crushed stone and rubble and a topsoil containing C17-18 finds were identified.			ST 549 458	29532

ARCHAEOLOGICAL DESK-BASED ASSESSMENT & HERITAGE VISUAL IMPACT ASSESSMENT

49	Medieval - Post Medieval	A watching brief in the Mason's Yard of the Cathedral identified a possible early watercourse with backfill consisting of masons' waste and construction spoil heading through the eastern end of the Yard. Also, two trenches identified a clay & gravel rampart of silt deposits from St Andrew's stream. Silts containing earlier medieval finds continued beneath the bank. A mortared stone revetment wall foundation was encountered. Infill deposits contained late and post-medieval finds. C18 stone building foundation was found with evidence of industrial activity.			ST 5509 4569	15543 & 26694
50	Medieval - Post Medieval	No 1 - 3, 5, 5A, 6, 7 & 7A, Cathedral Green, Wells. Some No 1 & 2 include front boundary railings	LB	II	ST 55045 45827	1382891, 1382894 - 899
51	Medieval - Post Medieval	Wells Museum, Cathedral Green (north side) Wells.	LB	II	ST 55075 45942	1382911
52	Medieval - Post Medieval	No 1 - 6, St Andrew Street, Wells, including boundary walls to No 2 & water hydrant c.25m north of No 2	LB	II, II* & I	ST 55169 45949	1383102 - 109
53	Medieval - Post Medieval	Nos18 & 20, Tor Street, Wells	LB	II	ST 55338 45905	1383183 - 184
54	Medieval - Modern	No 1 - 12, 14, 16 - 18, 20 - 24, 26, 28, 30, 32, 34, 36, 38, 40 & 41 Chamberlain Street, Wells	LB	II & II*	ST 54905 45876	1382912 - 941
55	Medieval - Modern	No 1, 3 - 15, 17, 19, 21, 22 - 44, 46, 48, 52 - 62, 64, 66, 69, 71 - 73, 75, 76, 78, 79A, 80, & 81 High Street, Wells	LB	II & II*	ST 54992 45746	1245924 & 1382947 - 3004
56	Medieval - Modern	No 2 - 19, 21, 23, 25, The Bishop's Eye, Town Hall & The Market Cross, Market Place, Wells	LB	II, II* & I	ST 55001 45748	1383005 - 029

ARCHAEOLOGICAL DESK-BASED ASSESSMENT & HERITAGE VISUAL IMPACT ASSESSMENT

57	Medieval - Modern	No 3 - 5, 10 - 13, 16, 16A, 18, 20 & 22 Priest Row, Wells	LB	II	ST 54709 45672	1383060 - 067
58	Medieval - Modern	No 3 - 23, 25, 25A, 27, 29, 31 & Brown's Gatehouse, Sadler Street, Wells	LB	II, II* & I	ST 54966 45770	1383077 - 101
59	Medieval - Modern	No 1, 3, 5, 8, 8A & 9, St Thomas Street, Wells	LB	II & II*	ST 55277 46011	1383127 - 130
60	Medieval - Modern	No 3, 5, 7, 21, 23, & 25, The Liberty, Wells (some including boundary walls)	LB	II & II*	ST 55019 46045	1383163 - 182
61	Medieval - Modern	No 15, 16, 16A, 18, 22, 23 & Wells United Church, Union Street, Wells	LB	II	ST 54826 45732	1383191
62	Medieval - Modern	Church of St Cuthbert, St Cuthbert Street, Wells, including lamp standard, churchyard walls & a War Memorial	LB	I & II	ST 54679 45661	1383111 - 114
63	Medieval - Modern	A buried wall coinciding with the position of a glass house shown on late C19 mapping, and two sherds of Medieval pottery in residual contexts			ST 54766 45446	32569
64	Medieval - Modern	A test pit excavation in the garden of No. 20a Chamberlain Street revealed a partially robbed out wall, together with a selection of finds ranging in date from C11 to C19.			ST 5479 4586	14496
65	Medieval - Modern	Footing excavations on the eastern side of the cloisters, within the Masons' Yard revealed compacted pebbles possibly indicating a former pathway, a clay layer containing broken tile and plaster, a series of lenses of demolition rubble, containing many fragments of moulded stone. As well as C19-20 disturbance.			ST 5515 4583	20425

ARCHAEOLOGICAL DESK-BASED ASSESSMENT & HERITAGE VISUAL IMPACT ASSESSMENT

66	Medieval - Modern	A watching brief carried out in the Market Place identified stone-lined drains and conduits of late-medieval date. Three tunnels, or chambers, were investigated and were thought to be C16/17 in date. Substantial deposition of C19 layers, particularly on the southern side in front of the Town Hall.			ST 5505 4580	15753
67	Medieval - Modern	A deposit of loose clay contained a pottery sherd of probable 15th/16th century date was encountered during a watching brief to the rear of number 56 High Street. C16-17 finds were also recovered below a layer of C18/19 makeup.			ST 5481 4567	57123
68	Post Medieval	Cathedral Green House, Cathedral Green (South Side), Wells	LB	II*	ST 55035 45822	1382892
69	Post Medieval	Llewellyns Almshouses, No 1-17 (consecutive), with gate and walls, Priest Row (east side), Wells	LB	II	ST 54716 45694	1383068
70	Post Medieval	No 1, St Cuthbert Street, Wells	LB	II	ST 54713 45610	1383110
71	Post Medieval	No 20, South Street (south side), Wells	LB	II	ST 54921 45491	1383160
72	Post Medieval	Palace Stream bridge, immediately south of No.21 (No.21 not included), Tor Street, Wells	LB	II	ST 55354 45862	1383185
73	Post Medieval	The Deanery, Wells,			ST 54970 45946	25448
74	Post Medieval	Turnpike Athelney to Rush Hill			ST 54984 45760	29164
75	Post Medieval	Turnpike from Wells to Shepton			ST 55460 45695	29165
76	Post Medieval	Turnpike Road Wells to White post			ST 55341 46045	29166

ARCHAEOLOGICAL DESK-BASED ASSESSMENT & HERITAGE VISUAL IMPACT ASSESSMENT

77	Post Medieval	Made ground containing Post-Medieval finds was encountered during a watching brief.			ST 5490 4557	18786
78	Post Medieval	A watching brief immediately N of the Town Hall identified the remains of stone foundations of unknown date demolished during C18 & C17 finds.			ST 550 457	12276
79	Post Medieval	A watching brief at New Street identified that a few walls survived from post-medieval buildings on the site.			ST 5494 4593	15084
80	Post Medieval	Mortared stone lined graves were encountered during a watching brief at St Cuthbert's Church.			ST 5467 4564	15573
81	Post Medieval	Elements of the former mail stables were noted in a watching brief carried out at No. 5 High Street.			ST 5500 4566	28241
82	Post Medieval	The Guard House			St 54903 45649	31614
83	Post Medieval	Old City Brewery			ST 55084 45991	31704
84	Post Medieval	Accumulation of Post Medieval deposits			ST 5476 4588	16323
85	Post Medieval - Modern	Boundary wall to SE of Bishops Palace garden, adjacent to Tor Street, Bishops Palace (south east side), Wells	LB	II	ST 55357 45848	1382878
86	Post Medieval - Modern	No 1 - 9, 11 & 15 New Street, Wells	LB	II	ST 54911 45905	1383031 - 041, 1383043 & 1383046
87	Post Medieval - Modern	No 1 - 3, Queen Street, Wells	LB	II	ST 54781 45608	1383074 - 076

ARCHAEOLOGICAL DESK-BASED ASSESSMENT & HERITAGE VISUAL IMPACT ASSESSMENT

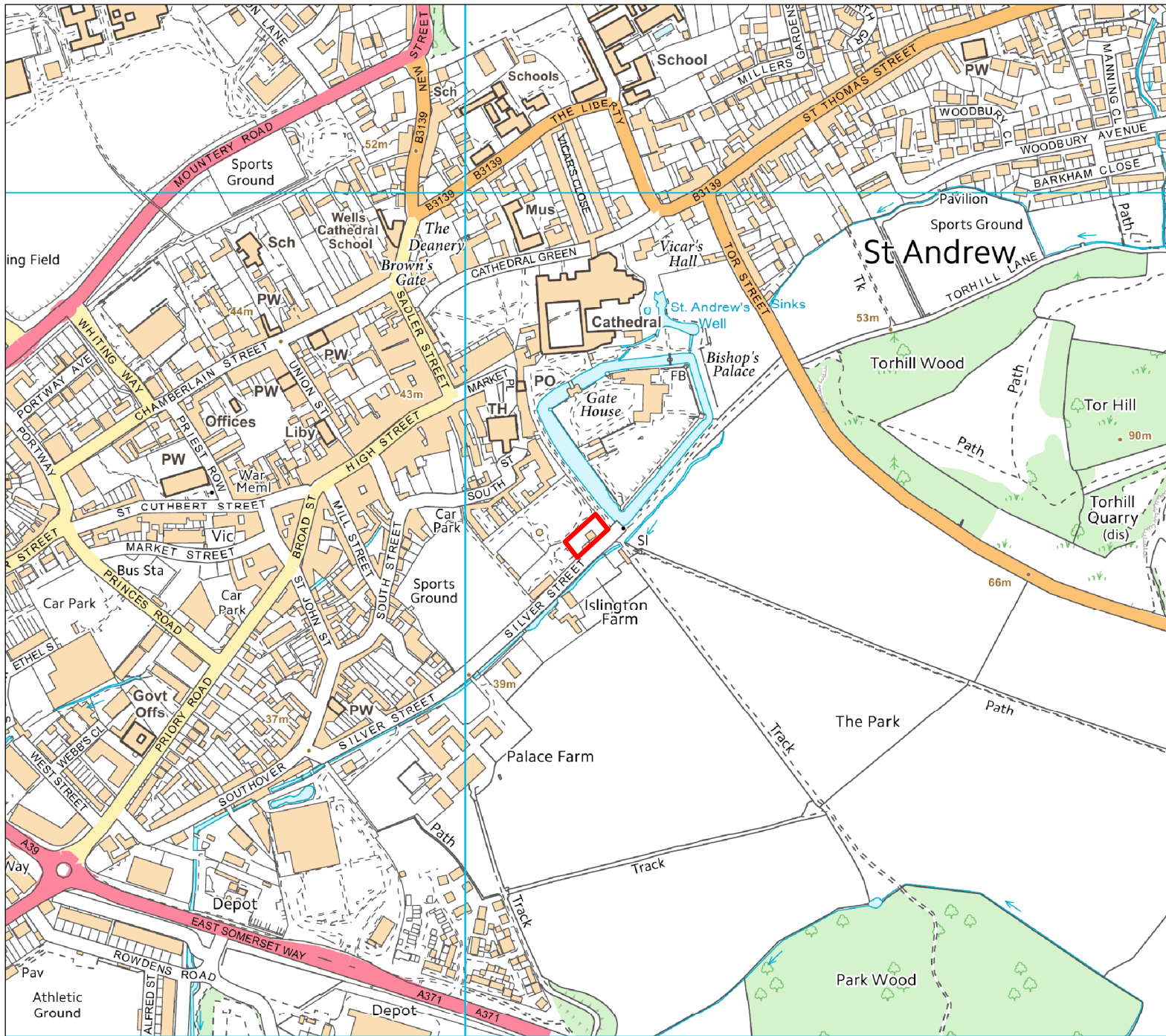
88	Post Medieval - Modern	No 5, 8, 10, 12, 14, 16 - 19, 21 & 21A St John Street, Wells	LB	II	ST 54816 45537	1383116 - 126
89	Post Medieval - Modern	No 33A-C & Methodist Church, Southover, Wells	LB	II	ST 54793 45310	1383161 - 162
90	Modern	No 2, 4, 6, 8 - 12, 14, 16, 18, 25 & 27 Broad Street, Wells	LB	II	ST 54803 45633	1382880 - 890
91	Modern	Triple lamp standard adjacent to boundary wall, opposite Wells Museum, Cathedral Green (north side), Wells.	LB	II	ST 55074 45915	1382909
92	Modern	Triple lamp standard approx 25 metres to west of south-west tower, Cathedral Green (north side), Wells	LB	II	ST 55065 45869	1382910
93	Modern	Triple lamp standard approx 35 metres to north of Town Hall, Market Place (north side), Wells	LB	II	ST 55042 45759	1383030
94	Modern	No 2 & 5 & The Regal Cinema, Priory Road, Wells	LB	II	ST 54776 45548	1383069 - 070 & 1383073
95	Modern	No 1 and 2, Somerset Cottages, South Street, Wells	LB	II	ST 54919 45636	1383159
96	Modern	War Memorial, Church of St Cuthbert, Wells			ST 54704 45646	17613
97	Modern	Roman Catholic Church of St Joseph and St Teresa, Chamberlain Street, Wells			ST 54828 45829	17617
98	Modern	Former Congregational Chapel, Union Street, Wells.			ST 54797 45760	18526
99	Modern	Well, Gas works			ST 54754 45264	28954
100	Modern	Queens Cross Brewery			ST 54735 45554	31703

ARCHAEOLOGICAL DESK-BASED ASSESSMENT & HERITAGE VISUAL IMPACT ASSESSMENT

101	Modern	Park Cottage, Silver Street. Outbuilding present on 1735 map as a house called 'Islington'. Cottage built c. 1888.			ST 35514 45592	Site Visit
102	Undated	Cattle Market, Market Street, Wells			ST 54645 45532	18772
103	Undated	School, Union Street, Wells			ST 54823 45778	18773
104	Undated	Culvert, rear of town hall buildings, Wells			ST 55077 45701	18814
105	Undated	Standing stone			ST 55081 45934	32474
106	Undated	A roll-moulded plinth discovered about 0.2m below the current ground surface			ST 5523 4576	14035
107	Undated	During the repaving works in the Vicars' Close a well was discovered and recorded			ST 5515 4595	20424
108	Undated	A watching brief at No. 35 High Street identified a post-medieval floor level against two sections of stone walling and two sandstone floors of unknown date.			ST 5491 4567	57200
109	Undated	A watching brief revealed an undated a wall footing and a cobbled road surface.			ST 5494 4585	11648
110	Undated	Three undated walls were encountered during a watching brief of a replacement water main works in High Street.			ST 5481 4564-ST 5496 4575	15620
111	Undated	Wells Conservation Area	CA		AREA	19700000



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Legend
 Site Boundary

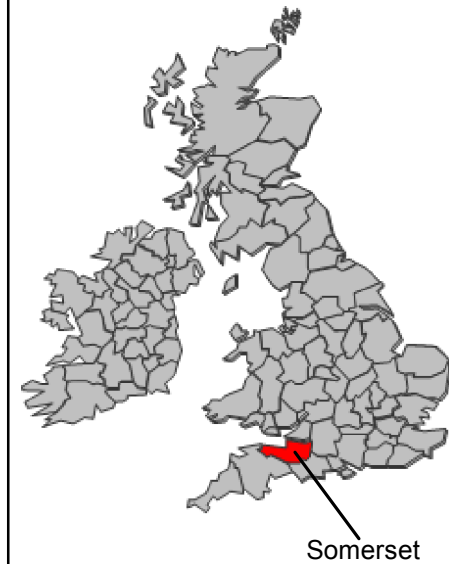
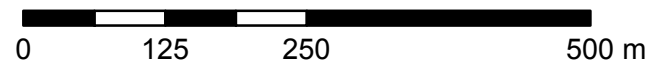
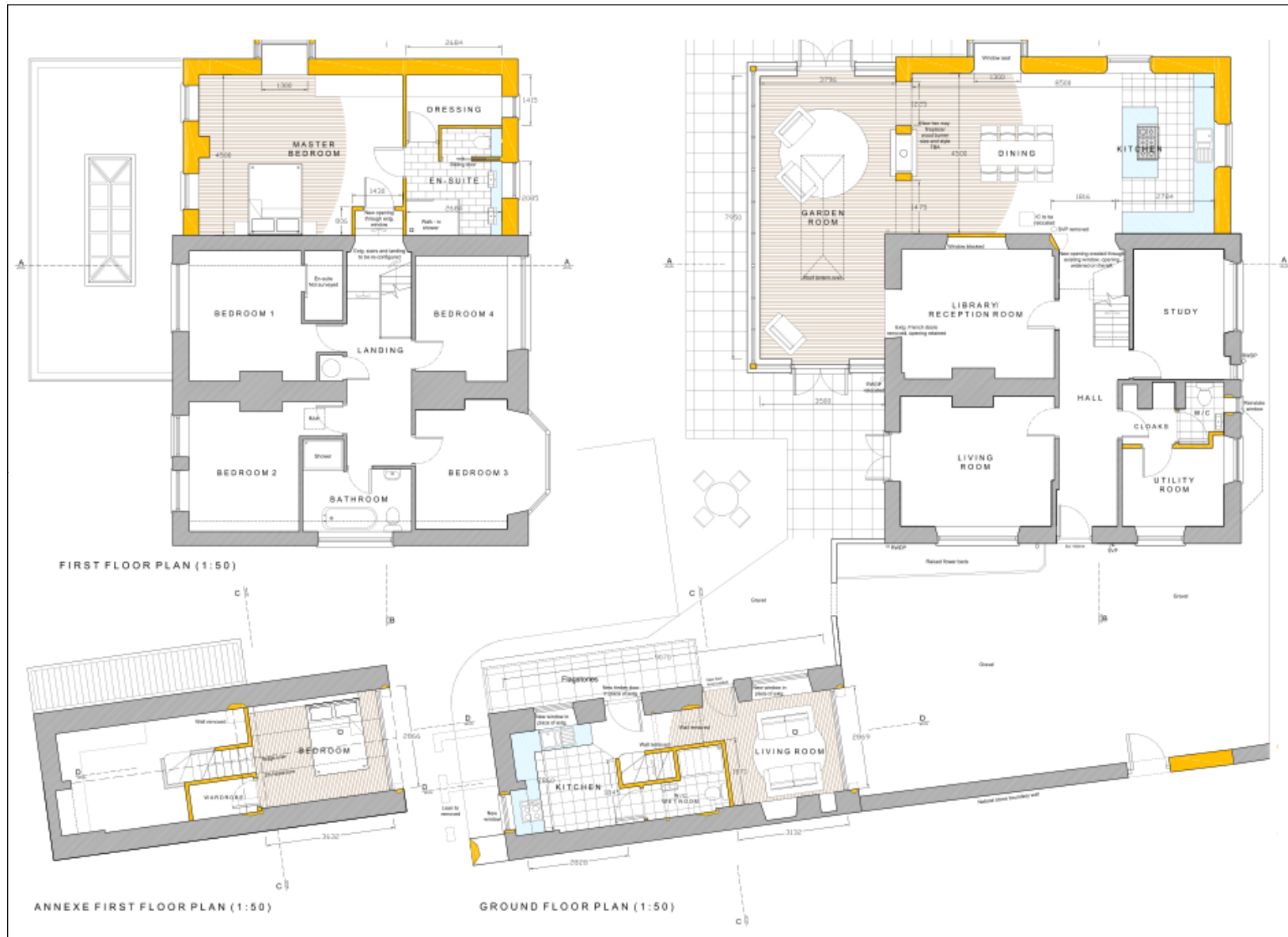


Figure 1: Site Location

Project: Park Cottage, Wells	
Date: 23/09/15	Job Number: 10668
Drawn by: ZE	Approved by: HS





Legend




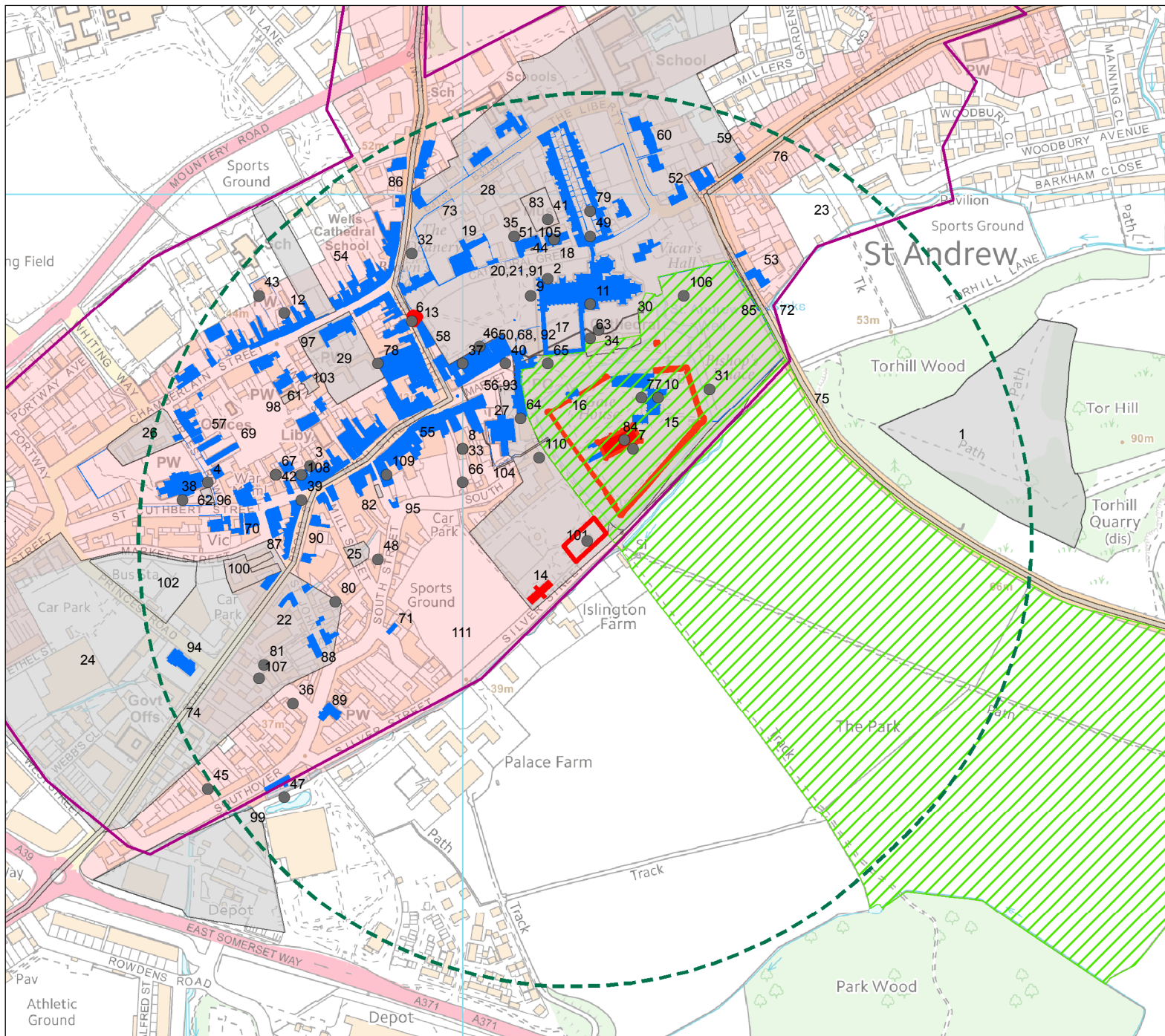
-  Existing Walls
-  New Walls
-  Removed Walls

Figure 2: Proposed Development Plan

Project: Park Cottage, Wells

Date: Feb 2015 | Job Number: 10668

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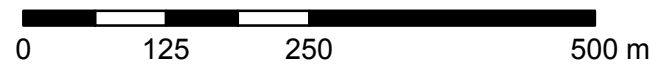
- Legend**
- Buried Archaeological Features
 - Monument Areas
 - ▨ Registered Park
 - ▭ Medieval Town
 - Listed Buildings
 - Scheduled Ancient Monument
 - Conservation Area
 - ▭ Site Boundary
 - ▭ 500m Study Area

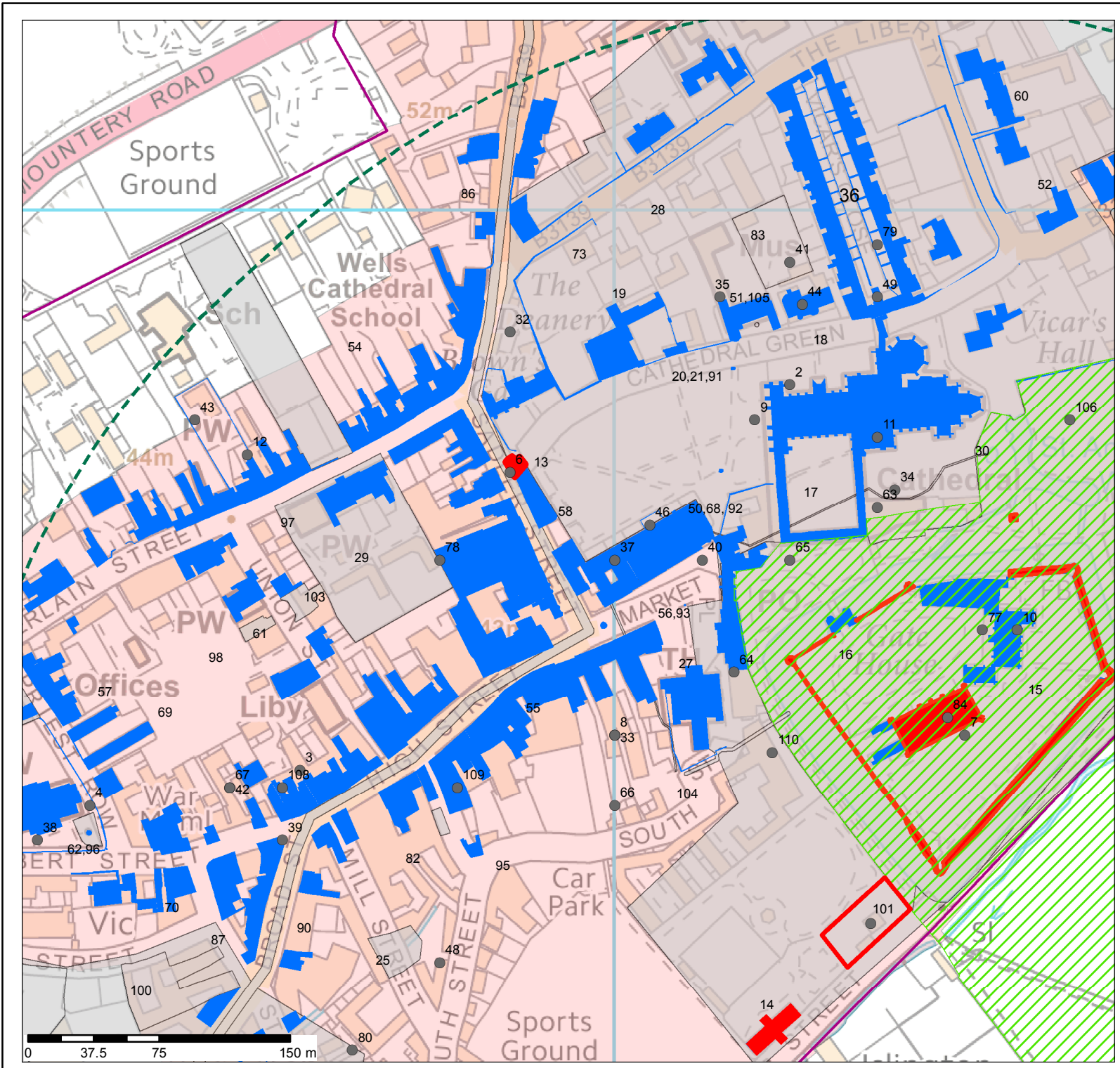
Figure 3: Map of Cultural Heritage Features

Project: Park Cottage, Wells

Date: 01/10/15 | Job Number: 10668

Drawn by: ZE | Approved by: HS





- Legend**
- Buried Archaeological Features
 - Monument Areas
 - ▨ Registered Park
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 - Conservation Area
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 - ▨ 500m Study Area

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Figure 4: Map of Cultural Heritage Features - Wells City

Project: Park Cottage, Wells

Date: 01/10/15 Job Number: 10668

Drawn by: ZE Approved by: HS





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