

**Rear of 66 High Street,
Tewkesbury,
Gloucestershire**

**Archaeological Desk
Based Assessment**

Client: BARTLETT HOMES &
DEVELOPMENTS

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Rear of 66 High Street, Tewkesbury, Gloucestershire Archaeological Desk Based Assessment

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CONTENTS

1.	Introduction.....	2
1.1	Project Background	2
1.2	Site Location & Description.....	2
1.3	Geology & Topography	3
1.4	Proposed Development	3
2.	Aims & Methodology	4
2.2	Aims of Works	4
2.3	Consultation & Study Area.....	5
2.4	Methodology of Works	5
2.5	Impact Assessment Criteria.....	6
2.6	Limitations	8
3.	Planning & Legislative Framework	9
3.1	Introduction.....	9
3.2	Statutory Protection for Heritage Assets.....	9
3.3	National Planning Policy	9
3.4	Tewkesbury Local Plan to 2011 with saved Policies	10
4.	Cultural Heritage Resource Baseline	12
4.1	Known Cultural Heritage Assets	12
4.2	Previous Works in the Study Area	12
4.3	Palaeoenvironmental Evidence	13
4.4	Archaeology & History Background	13
4.5	Site Visit.....	18
5.	Cultural Heritage Potential & Mitigation	21
5.1	Known Cultural Heritage Resource	21
5.2	Past Impact Within the Site Boundary	21
5.3	Potential Archaeological Resource	21
5.4	Predicted Impact of Proposed Development	21
5.5	Outline Recommendations	22
6.	References.....	23
6.1	Documentary & Cartographic Sources	23
6.2	Online Sources	23

FIGURES

Figure 1	Site Location
Figure 2	Map of Cultural Heritage Features
Figure 3	Proposed Development Plan

PLATES

Plate 1	Copy of the Plan of the Parish of Tewkesbury, 1825
Plate 2	50" OS Map, 1885
Plate 3	Tewkesbury Land Use Survey Map, 1948

PHOTOS

Photo 1	Interior of the dance floor hall
Photo 2	The concrete yard at the rear of the building & foundations
Photo 3	Outbuilding on the northern side of the extension
Photo 4	View north-west along the gardens of No. 65 (left) and No. 66 (right)
Photo 5	Northern boundary of the site, from Mythe Road, across the garden of the adjacent property
Photo 6	View of the rear of the site from the Severn Way, towards the south-east
Photo 7	View of the site from the roof of No. 66 High Street

APPENDICES

Appendix 1	Cultural Heritage Gazetteer	26
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EXECUTIVE SUMMARY

AB Heritage has been commissioned by Bartlett Homes & Developments to produce an Archaeological Desk Based Assessment to cover a proposed development on land the rear of 66 High Street, Tewkesbury, Gloucestershire, GL20 6EG.

The site is located within the Tewkesbury Conservation Area [**AB 76**] and the curtilage of the Grade II listed former Riverside Hotel (No. 66 High Street) [**AB 50**] and Trafalgar House (No. 65 High Street) [**AB 49**].

One known heritage feature has been recorded within the boundary of the site, this is the remains of a Post-Medieval greenhouse [**AB 42**], found during a trench evaluation.

The known heritage features that have been recorded within the 250m study area relate to settlement, industrial activity and the defence of the town from the Prehistoric period onwards.

Taking into consideration the known and potential archaeological resource identified in this report, along with the past impacts limited mostly to the construction of the existing extension at the rear of No. 66 and the construction and clearing of the outbuildings in the garden of No. 66, it has been concluded (in line with Table 1), that there is a Medium potential for the recovery of locally important () archaeological deposits from the Roman and Medieval periods, which may relate to settlement and possible Roman burials.

This may result in a Minor Significance of effect for deposits of Roman or Medieval date (in line with Table 3).

It has therefore been recommended that an archaeological watching brief is undertaken during all groundworks associated with both the demolition phase and the construction phase of the development.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Ltd (hereinafter AB Heritage) has been commissioned by Bartlett Homes & Developments to produce an Archaeological Desk Based Assessment (DBA) covering land at the rear of 66 High Street, Tewkesbury, Gloucestershire, GL20 6EG.
- 1.1.2 This report will accompany a planning (and listed building consent) application for the restoration and conversion of the main property to a ground floor restaurant, 6 flats over the upper floors, the conversion of the Stables to 2 houses and refurbishment of the rear dance floor hall into 2 villas.
- 1.1.3 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 and heritage, where such works are deemed appropriate.
- 1.1.4 The built heritage has been covered in a Heritage Statement produced by Shattock Associates in October 2016. Therefore, this report will cover the consideration of the below ground heritage resource only.

1.2 Site Location & Description

- 1.2.1 Centred on National Grid Reference (NGR) SO 89380 33162, the site covers the rear of No. 66 and the northern part of the rear of No. 65 High Street (see Figure 1). The total application site covers an area of c. 1170.910 m² (Area & Grid Reference Finder, 2017). The site is located within the Tewkesbury Conservation Area [**AB 76**] (see Figure 2), which covers most of the historic core of the town together with a substantial area of water meadow between the River Severn and the Mill Avon, known as The Ham.
- 1.2.2 The rear of 66 High Street currently comprises a dance floor hall attached to the rear of the main building, with a linear garden stretching north, down to the Mill Avon. The rear of No. 65 comprises a stable building behind the main property and a garden behind, also leading north down to the water.
- 1.2.3 The early 19th century Grade II Listed No. 66 High Street (National Heritage List for England (NHLE) List Entry Ref. 1201257) faces south-east onto the northern end of Tewkesbury High Street.
- 1.2.4 The site is surrounded by densely packed buildings along Tewkesbury High Street to the north, south and east, with further residential and commercial development beyond. Additional residential development and branches of the River Avon are located to the west of the site, with agricultural land beyond to the west.

1.3 Geology & Topography

- 1.3.1 The solid underlying geology comprises mudstone of the Branscombe Mudstone Formation. Superficial geological deposits of clay, silt, sand and gravel are recorded in the location of the site (British Geological Survey (BGS), 2017).
- 1.3.2 The topography of the site is generally flat at 12 - 13m above Ordnance Datum (Elevation Finder, 2017).

1.4 Proposed Development

- 1.4.1 As well as the restoration and redevelopment of the main building and stables, which has been covered in a Heritage Statement produced by Shattock Associates in 2016, the proposed development will include the redevelopment of the dance hall at the rear of the main building to create 2 villas. This will comprise utilising the existing north-west elevation and its associated foundations, as well as some of the existing floor slab of the building.
- 1.4.2 The remainder of the building will be demolished and newly constructed on a similar footprint to the existing building. Some of the adjacent walls will also be demolished and the floor slab removed to create a garden spaces between the rear of the main building and the new villas.
- 1.4.3 Some new services will be installed within the new garden areas between the main building and the new villas.

2. AIMS & METHODOLOGY

- 2.1.1 Early consultation on the results of cultural heritage 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.
- 2.1.3 The built heritage has been covered in a Heritage Statement produced by Shattock Associates in October 2016. Therefore, this report will cover the consideration of the below ground heritage resource only.

2.2 Aims of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment (December 2014).
- 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 Gloucestershire Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is AF296352. 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 was undertaken on the 9th May 2017;
 - A visit to the Gloucestershire Archives & Tewkesbury Local Studies Library on 9th May 2017;
 - 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 HER;
- Readily accessible information on the site's history from readily available historic maps and photographs held at the Gloucestershire Archives & Tewkesbury Local Studies Library;
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous 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 & Study Area

- 2.3.1 Consultation was undertaken between Kerry Kerr-Peterson (Senior Heritage Consultant, AB Heritage) and Charles Parry (Archaeologist, Gloucestershire County Council) via email on the 20th April 2017. During the consultation, a study area of 250m was agreed, with a 100m study area for listed buildings, to focus the report appropriately.
- 2.3.2 A brief was provided by the Gloucestershire County Council Archaeology Service.. A Written Scheme of Investigation (WSI) was produced in line with the brief, which was approved by Charles Parry on 2nd May 2017.

2.4 Methodology of Works

- 2.4.1 This desk based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:
- No Potential - Clear evidence of past impacts / site sterilisation
 - Low - Very unlikely to be encountered on site
 - Medium - Features may occur / be encountered on site
 - High - Remains almost certain to survive on site
- 2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.
- 2.4.3 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).

2.4.4 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.

2.4.5 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	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable 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

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 Bartlett Homes & Developments, 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 (April / May 2017) 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 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 Historic Landscape Characterisation information was not readily available at the time of writing, due to ongoing maintenance being carried out to the Archaeological Data Service webpage.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including 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 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.
- 3.3.5 Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.
- 3.3.6 Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.4 Tewkesbury Local Plan to 2011 with saved Policies

- 3.4.1 The Tewkesbury Borough Local Plan is a statutory local plan prepared under the provisions of the Town and Country Planning Act 1990. The plan period is from 1st July 1991 to 30th June 2011. It was adopted in March 2006 and in March 2009, the following relevant policies were saved until the adoption of the Joint Core Strategy (JCS) 2011 to 2031 between Gloucester City Council, Cheltenham Borough Council, and Tewkesbury Borough Council, which in April / May 2017, was still in the consultation phase:

Policy HEN21: ARCHAEOLOGICAL ASSESSMENT

WHERE ARCHAEOLOGICAL REMAINS MAY BE AFFECTED BY A DEVELOPMENT, APPLICANTS SHOULD SUBMIT AN ASSESSMENT OF THE ARCHAEOLOGICAL IMPLICATIONS OF THEIR PROPOSALS AS PART OF A PLANNING APPLICATION TOGETHER WITH AN INDICATION OF HOW THE IMPACT OF THE PROPOSALS ON THE ARCHAEOLOGICAL REMAINS WILL BE MITIGATED.

Policy HEN22: ARCHAEOLOGICAL RECORDING

WHERE THE PRESERVATION OF ARCHAEOLOGICAL REMAINS IS NOT JUSTIFIED, DEVELOPMENT WILL NOT NORMALLY BE PERMITTED UNTIL ADEQUATE PROVISION HAS BEEN MADE, AND SECURED THROUGH PLANNING CONDITIONS OR LEGAL AGREEMENTS UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT

1990, FOR AN APPROPRIATE PROGRAMME OF ARCHAEOLOGICAL INVESTIGATION
AND RECORDING.

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Known Cultural Heritage Assets

Within the Proposed Development Site

- 4.1.1 The site is located within the Tewkesbury Conservation Area [AB 76], which covers most of the historic core of the town together with a substantial area of water meadow between the River Severn and the Mill Avon, known as The Ham;
- 4.1.2 The site is located within the curtilage of the Grade II listed former Riverside Hotel (No. 66 High Street) [AB 50] and Trafalgar House (No. 65 High Street) [AB 49] and
- 4.1.3 One known heritage feature has been recorded within the boundary of the site, this is the remains of a Post-Medieval greenhouse [AB 42], found during a trench evaluation.

Within the Study Area

- 4.1.4 A total of seventy-three additional heritage features have been identified within the surrounding study area. These comprise the following:
 - Three Grade II* Listed structure [AB 34, 36 & 48]. The closest of which is the early 16th century Black Bear Inn [AB 36], situated c. 10m to the north of the site;
 - Twelve Grade II Listed structures [AB 33, 35, 47 & 51 – 58]. The site is located within the rear gardens of the former Riverside Hotel at 66 High Street [AB 50] and Trafalgar House at 65 High Street [AB 49];
 - An additional fifty-nine non-designated heritage features [AB 1 – 32, 37 – 46 & 59 – 75] are present within the study area. These relate to settlement, industrial activity and defence of the town, from the Prehistoric period onwards. The closest of these is the site of the Medieval cattle market on the High Street, between The Black Bear and Quay Street [AB 30], located immediately to the east of 66 High Street.

4.2 Previous Works in the Study Area

Within the Proposed Development Site

- 4.2.1 A trench evaluation, comprising two trenches, was carried out within the rear garden of 66 High Street in 2009. This identified the remains of a Post-Medieval greenhouse [AB 42].

Within the Study Area

- 4.2.2 A large amount of archaeological work has been undertaken within the surrounding study area which has been responsible for identifying most of the heritage features that have been recorded. This has included desk based assessments, geophysical surveys and building recording but mostly trench evaluations and watching briefs. The closest of these was a watching brief at 69 – 70 High Street [AB 66], which identified an undated burial within alluvial deposits, at a depth of 0.75m.

4.3 Palaeoenvironmental Evidence

- 4.3.1 No known geotechnical or bore hole investigations have been undertaken within the site boundary (Shattock Associates, 2017).
- 4.3.2 Some bore hole logs are available via the British Geological Survey (BGS, 2017). None are shown to have been undertaken within the boundary of the site. The only available bore hole log was sunk in 1893 c. 250m to the south of the site, into an existing well at Tewkesbury Garage (formerly the site of the Tewkesbury Brewery Co.). The bore hole was sunk to a depth of 23.77m and the natural mudstone was encountered at a depth of 11.58m. Above this, the deposits had been disturbed by the formation of the well. No palaeoenvironmental deposits were encountered.

4.4 Archaeology & History Background

The Prehistoric Period (c .500, 000 BC – AD 43)

- 4.4.1 The river terrace gravels of the Rivers Avon and Severn, have demonstrated an abundance of prehistoric activity from the Mesolithic period onwards. Most activity is confined to the east of the River Severn and around the confluence of the Avon and Severn (Tewkesbury Borough Council, 2012).
- 4.4.2 Early prehistoric material has been found over the wider area of the modern town of Tewkesbury. Within the study area, this is limited in nature mostly to finds of flint and pottery. These include a Mesolithic stone implement [AB 3], found during the construction of a swimming pool c. 300m to the south-east of the site. The closest Neolithic activity is a pit containing late Neolithic pottery [AB 6], found during excavations of the Sabrina Cinema site, c. 100m to the south-east of the site.
- 4.4.3 Later Prehistoric activity, from the Bronze Age and Iron Age has also been identified in the wider region of the modern area of Tewkesbury, present beneath later occupation deposits (Hannan, 1993 & Walker *et al*, 1998). To the south of the town, a Bronze Age boundary ditch and evidence for bronze casting were found. A bronze spearhead and a crouched burial had been dug into the above-mentioned Neolithic pits [AB 6] at the site of the Sabrina Cinema (Gloucestershire County Council, 2007). Iron Age activity is also present, almost entirely in the form of finds of residual pottery. The closest evidence is in the form of layers containing Iron Age pottery [AB 6], once again at the site of the Sabrina Cinema.

The Roman Period (c. AD 43 – AD 410)

- 4.4.4 The extent and longevity of the evidence, dating from the AD 1st to 4th centuries, that has come to light over recent decades suggests the existence of a Romano-British settlement at Tewksbury, possibly that of *Argistillum* [AB 7], centred c. 190m to the south-east of the site. The settlement covered much of the area of the Medieval town, with a nucleus at Oldbury.
- 4.4.5 The evidence for Roman occupation is widespread across the town and varied in nature, comprising domestic evidence in the form of buildings with earthen clay floors and painted wall plaster [AB 6], industrial activity in the form of a furnace [AB 6] and several burials and cremations [AB 6, 9 & 11]. Numerous Roman finds including a brooch [AB 15] c. 185m to the north-east of the site, several coins [AB 1, 6, 7, 11, 19 & 20] and numerous finds of pottery,

the closest of which were all found at the Sabrina Cinema site c. 100m to the south-east of the site.

- 4.4.6 A Roman road linking Gloucester to Birmingham via Droitwich [AB 10], with a junction at Twynning, centred c. 1.2km to the north-west of the site, crossed the Avon close to the Abbey.
- 4.4.7 Suggested Roman ritual activity has been identified at the northern end of the town, in the form of a ritual shaft [AB 7]. Tewkesbury may also have been a Roman port with a crossing point in the location of King John's Bridge, suggested by a focus of activity at the northern end of the High Street. However, the exact nature of the Roman settlement at Tewkesbury is uncertain and no indication of a defined urban settlement has yet been found. (HE&AS, 2008).
- 4.4.8 Evidence for Roman agricultural activity has also been identified, from the remains of a Roman field system [AB 16] c. 550m to the north-west of the site, as well as features to the north of Barton Street and around the abbey church which have been associated with stock rearing during the AD 2nd & 3rd centuries (Tewkesbury Borough Council, 2012).

The Medieval Period (AD 410 – AD 1536)

- 4.4.9 Little is known about the post - Roman Early Medieval occupation of the town but it is likely that it remained a river crossing point during this period. The name 'Oldbury', which described the northern part of the town, suggests the existence of earthworks or other prominent settlement remains, possible of Roman date, in existence during the late Saxon/early Norman conquest period (HE&AS, 2008).
- 4.4.10 A probably timber hall has been found at Holm Hill, to the south-west of the town that would likely have served as a focal point during this period and may have been replaced by a manor house later in the medieval period.
- 4.4.11 Several sections of a large mid - Saxon ditch have been identified across the central region of the town, between High Street and Oldbury Street [AB 6 & 25 – 27], the closest part was found at the Sabrina Cinema site c. 100m to the south-east of the site.
- 4.4.12 Tewkesbury is mentioned in the Domesday Survey of 1086 as *Teodechesberie* when the settlement was already a flourishing borough with two mills, a fishery, a market and a saltpit (Tewkesbury Borough Council, 2012).
- 4.4.13 Tewkesbury Abbey was probably founded in the 8th century, on the site of the present day early 12th century abbey building. It is likely that an early settlement grew up around the abbey church in the early Medieval period. The establishment of the Mill Avon [AB 37], located immediately to the north-west of the site, probably took place around the 12th century, along with the construction of first bridge at King John's Bridge (formerly known as Long Bridge) [AB 34].
- 4.4.14 During the Medieval period, the importance of the town was enhanced by numerous royal visits for example in 1204 King John spent Christmas at Tewkesbury and Parliament was held there in 1378. The abbey prospered from numerous incomes from mills and fisheries to become one of the wealthiest in the country. A cattle market was established along what is now the High Street [AB 30], immediately to the east of No. 66 High Street. Trades and

industries flourished in the town such as metalworking and grain supply but predominantly the cloth and leather trades. References are made from the 14th century onwards to numerous tradesmen employed in the processes of the cloth industry such as dyers and tailors.

- 4.4.15 The evidence for the extent of the Medieval town can be seen in the forms of the large number of extant buildings and walls that have medieval origins [AB 33 – 36], the closest of which is the Black Bear Inn [AB 36], situated c. 10m to the north of the site. Other evidence includes foundations of buildings [AB 18 & 29], pottery [AB 22 & 28] and cess pits [AB 6, 21, 29 & 31] The closest Medieval feature was a cess pit found during a watching brief at 60 High Street [AB 31], c. 60m to the south of the site. The plan of the Medieval core of the settlement has remained almost unchanged, with only a few modern developments disrupting the line of the original plot boundaries. The site occupies several of the Medieval burgage plots laid out along the western side of the High Street.

The Post Medieval Period (AD 1537 – AD 1900)

- 4.4.16 Tewkesbury's woollen, cloth and metalworking industries continued to prosper into the Post-Medieval period. The west country was famed to produce fine wool and the area was largely given over to sheep rearing. Tewkesbury was noted for its fine stocking production carried out by frame knitters. By 1830 there were 700 – 800 frames at work. Malting was also an important industry during this period and by 1781 there were 45 malthouses in the town, one of which was located on Red Lane [AB 60], c. 200m to the south-west of the site.
- 4.4.17 One of the earliest available maps that shows the area of the site any detail is a copy of a Plan of the Parish of Tewkesbury by William Croome, dated 1825 (Plate 1). Although the plan does not show a large amount of detail, it appears to show the rear gardens of 65 & 66 High Street as one plot, with an L-shaped outbuilding along the southern boundary. Buildings front onto High Street on both sides of the street, including at No. 65 & 66.



Plate 1: Copy of the Plan of the Parish of Tewkesbury, 1825. Approx. location of site outlined in red (Tewkesbury Local Studies Library)

- 4.4.18 The town entered a period of decline in the 19th century, which is interpreted as being partly a result of the town's failure to adapt from cottage-based industries to the new factory system of production. When the Midland Railway line between Gloucester and Birmingham was

constructed during the mid -19th century, the mainline bypassed Tewkesbury but a branch line was extended to nearby Ashchurch [AB 59], resulting in the isolation of the town relative to those positioned on the new mainline railways, such as Cheltenham. This isolated the town from the new communication routes which were developing. The development of the railways had an adverse impact upon the horse-drawn coaching network upon which the town's inns and stables were heavily dependent. The decline of the town during the 19th century is thought to be responsible for the survival of the large number of Medieval and early Post-Medieval buildings, which largely escaped alterations and re-fronting (Hannan, 1993 & Jones, 1987).

- 4.4.19 The 1885 50" OS map (Plate 2) shows the site in detail. This map shows the site prior to the building of the extension at the rear of No. 66 although a linear building is shown along the southern side of the rear of the building. The rear plot of No. 66 is shown as a garden, with a path leading from the rear of the house down to a sundial at the end of the garden. A greenhouse is shown built upon a small raised terrace, towards the end of the garden. The garden is bounded by a wall and an additional wall separates the gardens of No. 65 & 66. The stable building at the rear of No. 65 is shown as a compartmented building and a tank is shown at the rear of No. 65.



Plate 2: 50" OS Map, 1885 (Tewkesbury Local Studies Library)

The Modern Period (AD 1901 – present)

- 4.4.20 The town expanded little between 1850 and the 1930s, when some small-scale development began at the northern end of Oldbury and at Prior's Park, to the south of the town. The metalworking trades, such as pin making, engineering and boat building survived into the modern period.
- 4.4.21 The 2nd edition of the 25" OS map, dated 1903 (available online) shows the site to have changed little, if at all since the late 19th century map.
- 4.4.22 During World War Two, production of items such as mining equipment and seals was centred at Dowty's engineering works at Ashchurch, to the east of the town (Elrington, 1968). A large US army camp which became a vehicle depot, was also established there..

- 4.4.23 The 25" OS map of 1939 (available online) shows a large glass building, presumably a conservatory has been constructed at the rear of the main building of No. 66. The greenhouse in the rear garden has been removed, as has the sundial. The position of the existing lean-to is depicted on the end of the previously existing stable building at No. 65 and the tank has been removed.
- 4.4.24 Several heritage features have been recorded [AB 67 – 72] that relate to the defence of the river and former railway line, presumably forming part of a stop line during World War Two. These comprise aircraft anti-landing [AB 67] and anti-tank obstructions [AB 68], a road block [AB 69], gun emplacement [AB 70] and pillboxes [AB 71 & 72], the closest of which is a pillbox located to the south of St John's Cottages [AB 71], c. 30m to the east of No. 66.
- 4.4.25 The Tewkesbury Land Use Survey Map dated 1948 (Plate 3) shows some change to have taken place within the site boundary since 1939. The extension at the rear of No. 66 appears to be a solid building but on the same footprint, with a small extension on the north-west end. A new outbuilding is shown in the north-west corner of the garden of No. 66.



Plate 3: Tewkesbury Land Use Survey Map, 1948 (Gloucestershire Archives)

- 4.4.26 The 1969 edition of the 25" OS map (available online) shows the site to have changed very little since 1948, except for the addition of a small building at the end of the garden of No. 65, adjacent to the water. The addition of the present extension to the rear of No. 66 was added after 1969. It is possible that this is the extension for which permission was sought in 1974.
- 4.4.27 Today Tewkesbury has a thriving tourist industry, based on its stock of surviving and renovated medieval and post medieval buildings.

Undated

- 4.4.28 Five undated heritage features have been recorded within the study area [AB 24, 66 & 73 – 75]. These comprise undated features visible as earthworks on aerial photographs [AB 73 & 75] and undated sub surface features [AB 24 & 66]. The closest of these is an undated burial that was found at 69 – 70 High Street during a watching brief [AB 66], c. 30m to the east of No. 66 High Street.

4.5 Site Visit

- 4.5.1 A site visit was undertaken by Kerry Kerr-Peterson (Senior Heritage Consultant, AB Heritage) on the 9th May 2017. 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.
- 4.5.2 The rear of the hotel that is to be demolished was most recently used as a dance floor hall (Photo 1), which has brick built foundations. This is surrounded on the north-west and northern sides by what appears to be a concrete yard surface, raised up onto a built-up terrace. The terrace is faced with a concrete block wall and two sets of steps lead down into the garden below (Photo 2).



Photo 1: Interior of the dance floor hall



Photo 2: The concrete yard at the rear of the building & foundations

- 4.5.3 A timber outbuilding is present on the northern side of the yard, which has brick foundations which appear to be incorporated into the concrete yard surface (Photo 3).



Photo 3: Outbuilding on the northern side of the extension

- 4.5.4 The rear garden of No. 66 is overgrown but it is evident that the ground level has been made up to a degree within this garden, which is c. 0.5m higher than the garden of No. 65. A brick wall, largely re-built, separates the two gardens (Photo 4).



Photo 4: View north-west along the gardens of No. 65 (left) and No. 66 (right)

- 4.5.5 A lean-to is present on the rear of the stable building in the garden of No. 65. The southern boundary of the site is formed by a brick wall, largely of modern construction (Photo 4). Another brick wall, again largely of modern construction, forms the northern boundary of the site.



Photo 5: Northern boundary of the site, from Mythe Road, across the garden of the adjacent property

- 4.5.6 The rear end of the gardens slope down north-westwards towards the Mill Avon. At the rear of No. 66, the revetment boundary is largely formed of corrugated iron sheeting and timber posts. A brick wall forms the rear boundary of No. 65 (Photo 6).



Photo 6: View of the rear of the site from the Severn Way, towards the south-east



Photo 7: View of the site from the roof of No. 66 High Street

5. CULTURAL HERITAGE POTENTIAL & MITIGATION

5.1 Known Cultural Heritage Resource

- 5.1.1 The site is located within the Tewkesbury Conservation Area [AB 76], which covers most of the historic core of the town together with a substantial area of water meadow between the River Severn and the Mill Avon, known as The Ham;
- 5.1.2 The site is located within the curtilage of the Grade II listed former Riverside Hotel (No. 66 High Street) [AB 50] and Trafalgar House (No. 65 High Street) [AB 49] and
- 5.1.3 One known heritage feature has been recorded within the boundary of the site, this comprises the remains of a Post-Medieval greenhouse [AB 42], found during a trench evaluation.
- 5.1.4 The known heritage features that have been recorded within the 250m study area relate to settlement, industrial activity and defence of the town, from the Prehistoric period onwards.

5.2 Past Impact Within the Site Boundary

- 5.2.1 The past impacts within the site boundary appear to be limited mostly to the construction of the existing extensions at the rear of No. 66 and the construction and clearing of the outbuildings in the garden of No. 66. This has the potential to have impacted upon surviving archaeological deposits within these localised areas of the site.

5.3 Potential Archaeological Resource

- 5.3.1 Based on the above evidence, the archaeological potential for the site, in line with Section 2.4.1, its nature and importance in line with Table 1 in Section 2 above, is as follows:
 - Locally important Roman remains relating to settlement and possible burials – Medium Potential;
 - Locally importance Medieval remains relating to settlement – Medium Potential and
- 5.3.2 The potential for the survival of archaeological remains from all other periods is low.

5.4 Predicted Impact of Proposed Development

- 5.4.1 The grubbing out of the foundations of the existing structural walls of the current extension and the stable have the potential to impact upon archaeological deposits that may be present in these areas. Likewise, the excavation of foundations for the new structural walls of the villas, may have the same effect, as will the grubbing up of floor slab and any possible ground reduction needed to create the gardens between the main building and the new villas at the rear of No. 66. Overall, given the scale of the proposed development, the predicted impacts (in line with Table 2 & 3 in Section 2 above) are as follows:
 - Roman remains relating to settlement and possible burials – Low magnitude of impact with a Minor significance of effect;
 - Medieval remains relating to settlement - Low magnitude of impact with a Minor significance of effect and

5.4.2 Both of which constitute to less than substantial harm in line with Table 3.

5.5 Outline Recommendations

- 5.5.1 It is recommended that an archaeological watching brief is undertaken during all groundworks associated with both the demolition phase and the construction phase of the development.
- 5.5.2 All recommendations are subject to the approval of the from the Local Planning Archaeologist.

6. REFERENCES

6.1 Documentary & Cartographic Sources

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- Gloucestershire County Council, 2007, Gloucestershire Historic Towns Survey Tewkesbury Borough Archaeological Assessments
- Hannan A, 1993 Excavations at Tewkesbury 1972-4 *Trans. Bristol and Glous. Arch Society* 111, 21-75
- Historic Environment & Archaeological Service, Worcestershire County Council, 2007 *Archaeological Evaluation at The Old Coffin Store, Oldbury Road, Tewkesbury, Glous.* Grey Literature report 1558
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- Walker G, Thomas A, Bateman C, 1998 *Bronze-Age and Romano-British Sites South-East of Tewkesbury: Evaluations and Excavations 1993-7* available online at <http://reports.cotswoldarchaeology.co.uk/content/uploads/2014/11/0550-Tewkesbury-East-Relief-Rd-Eval-and-Exc.-complete.pdf>

6.2 Online Sources

- Ancient Monuments and Archaeological Areas Act 1979 <http://www.legislation.gov.uk/ukpga/1979/46/contents>
- Area Calculator <https://www.freemaptools.com/area-calculator.htm>
- BGS (British Geological Society) 2017. Geology of Britain viewer <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf
- Elevation Finder <https://www.freemaptools.com/elevation-finder.htm>
- Heritage Gateway <http://www.heritagegateway.org.uk/Gateway/Results.aspx>

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- National Planning Policy Framework
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- Planning (Listed Buildings and Conservation Areas) Act, 1990
http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf
- Tewkesbury Borough Council Adopted Planning Policies
<https://www.tewkesbury.gov.uk/adopted-planning-policies>
- Tewkesbury Borough Council Heritage <https://www.tewkesbury.gov.uk/heritage/>
- Tewkesbury Borough Council Planning Applications
<http://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=J6NPG6QDJ9000>

Appendices

Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the Gloucestershire HER, and other sources within the 250m study area and 100m study area for listed buildings.

Abbreviations

CA – Conservation Area

LB – Listed Building

C2 etc. – 2nd century etc.

AB No.	Period	Description	Status	Easting, Northing	HER Ref
1	Prehistoric - Roman	Tewkesbury docks - During excavations for the Tewkesbury docks the alluvium of the Severn was excavated. Iron Age pottery was found 9m below the surface and a red deer antler at 11.4m. below the surface. Roman coins and pottery, including a 'large roman water vase' were also found.		389200, 233100	5513, 7732 & 7437
2	Prehistoric - Roman	Lex Supermarket Site - flints and Neolithic pottery and Romano-British pottery and stratified levels found in a trench. A group of Romano-British containers were revealed below 1m of black silt.		389400, 232984	8859
3	Prehistoric - Roman	Swimming Pool Site - A Mesolithic stone implement and Romano-British sherds dating from C2-C4, were found during building of a swimming pool.		389520, 232900	8094, 9367 & 9908 - 10
4	Prehistoric - Roman	Spring Gardens Car Park Site - A trench evaluation revealed a single heavily truncated feature containing a single sherd of late Iron Age/early Roman pottery, at a depth of 1.11m.		389444, 232957	34099
5	Prehistoric - Medieval	Residual early Iron Age pottery was found in a late medieval levelling deposit. The depth of the layer was 1.6m to 2.6m.		389311, 233045	9361

6	Prehistoric - Modern	<p>Sabrina Cinema Site - 1960s & 1970s excavations revealed Prehistoric flints, a pit containing Late Neolithic pottery and layers containing Iron Age pottery. A bronze spearhead and the crouched burial of a young female dug into the Neolithic pits.</p> <p>Several phases of Romano-British occupation and buildings with earthen clay floors, a furnace and the stones of a hand mill, building materials from elsewhere, including dressed lias stone, fired bricks and ceramic fittings and the finds included pottery, coins, building material, slag and millstones and a single Roman grave. Post-Roman activity comprised a large ditch running roughly N-S, of Mid - Saxon date. A series of pits were excavated, the fill of which contained medieval pottery, including glazed wares. Later activity was represented by the brick footings of houses of C18 & C19 date, which formerly fronted onto the High Street.</p>		389460, 233070	7724 & 12618
7	Roman	<p>Tewkesbury Romano-British Settlement - The existence of a Romano-British settlement at Tewksbury, possibly <i>Argistillum</i> is demonstrated by the amount of Roman material found there, and prolonged and widespread occupation over much of the area covered by the Medieval town is indicated, with a nucleus at Oldbury. Tewkesbury may also have been a Roman port with a crossing point in the location of King John's Bridge. Roman remains at the north end of the town have comprised a corn-drying oven, many coins & much pottery as well as the "well", now thought to be a late C1-early C2 ritual shaft.</p>		389500, 233000	5517
8	Roman	<p>Romano-British pottery found on demolition site of Nos 27-9 (Liptons Supermarket) High St. Medieval pottery of C13-C14 date came from front of 26-29, High Street in 1987.</p>		389310, 232890	8057, 8852 & 9379
9	Roman	<p>A Roman cremation urn was found in 1832 whilst digging for Tewkesbury gas works, along with a well from which came human and animal bone, and pottery. An east-west ditch of the Roman period was found with a large quantity of AD C1st & C2nd pottery. The indications were that there had been intensive activity here during the Roman period.</p>		389550, 233224	8058, 9362, 9881 & 17424
10	Roman	<p>The Roman Road between Birmingham and Gloucester - almost ploughed level by 1957. Ditched perpendicular to the flanking ditches are also visible, suggesting a junction, Twynning.</p>		388770, 235000	8090
11	Roman	<p>Roman Finds – Site of Railway Station House - At a depth of 3.3m a Roman burial urn was found with wood ashes, bone fragments and a coin of the Emperor Septimus Severus (193-211AD). Below this was an urn with a coin of the Emperor Commodus (176-192AD).</p>		389370, 232990	8093

12	Roman	Some Roman pottery was found at Back of Avon or W end of the site of 30-38 High Street.		389200, 232900	8865
13	Roman	Roman pottery was reported at the rear of Lloyds Bank, High Street.		389250, 232860	9366
14	Roman	A Silver denarius of Trajan (AD 104) found in police station garden in Bredon Road.		389520, 233240	9635
15	Roman	A Roman brooch was found by metal detector user in Bredon Road Gardens.		389500, 233300	11022
16	Roman	Tewkesbury to the tunnel at The Mythe - a trench evaluation revealed part of Roman field system and the burial of a distarticulated infant within a pit.		389207, 233612	42849
17	Roman	A Roman vase was found in Trinity walk.		389510, 232840	9636
18	Roman - Medieval	Eagle's Alley, Tewkesbury - a Medieval building and finds with Roman pottery were found during an excavation.		389409, 232959	9363 & 9857
19	Roman - Post-Medieval	Roman Finds - Holy Trinity Church - Roman pottery and coins comprising several copper and silver coins. A subsequent watching brief revealed Post-Medieval finds of pottery, glass and animal bone.		389450, 232880	8092 & 27964
20	Roman - Post-Medieval	Tewkesbury Church of England School, Chance Street - An evaluation indicated the presence of Roman and Post-Medieval activity in the form of several ditches. Thirty-Six Roman coins have also been found.		389641, 232860	8042 & 33146
21	Roman - Post-Medieval	40/41 High Street - a watching brief identified that a Roman layer was cut by Medieval cess pits.		389320, 232960	22252
22	Roman - Post-Medieval	Old Coffin Store, Oldbury Road - Two trenches revealed residual Roman pottery, a C15 to C18 garden soil and residual Medieval pottery as well as made ground containing C19 bricks and tiles. The present building was constructed during the C18 and was part of a row of 12 cottages.		389420, 232942	29691 & 29692
23	Roman - Modern	5 Old Hospital Lane, Tewkesbury - A trench evaluation identified a Roman linear feature and large pit, a Post Medieval ditch, modern structure and three possible post holes. Natural sands and gravels were recorded at a depth of 0.35m.		389583, 233135	41774 – 76 & 41278
24	Roman - Undated	The former Family Centre, Oldbury Road - an archaeological evaluation and watching brief identified a Roman pit containing pottery and animal bone, which was sealed by a Medieval plough soil. A Post-Medieval brick lined well was found, along with Post-Medieval ceramic building material and pottery. A watching brief		389550, 233100	19888, 30356 & 33144 - 46

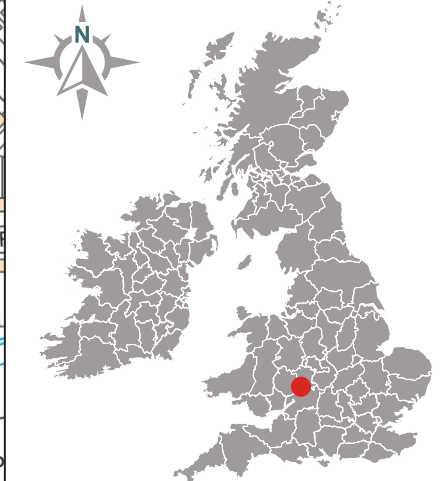
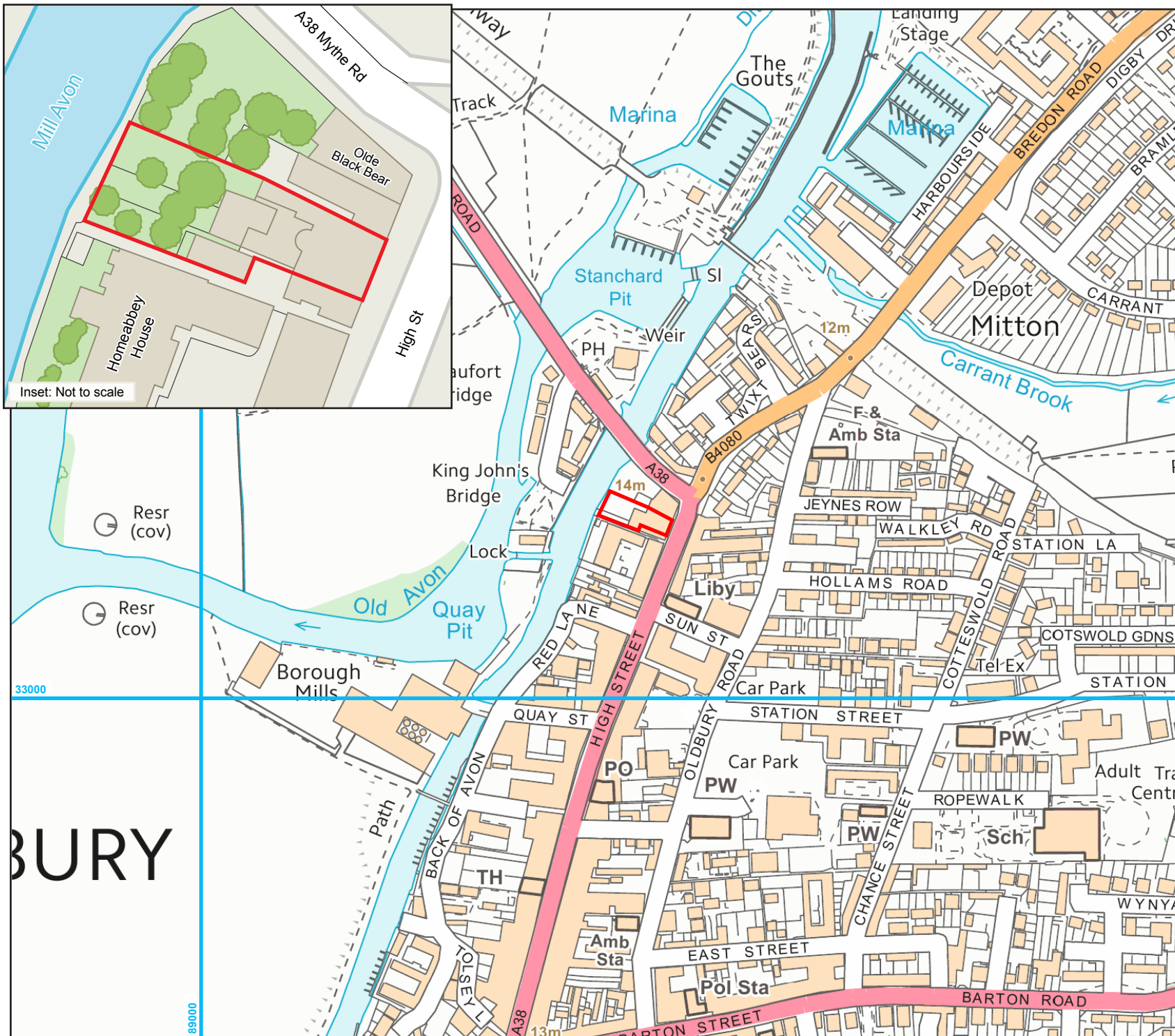
		identified an undated path surface, a pit and a late Medieval or Post-Medieval linear ditch.			
25	Medieval	A Saxon ditch was reported in the location of Sun Street.		389460, 233050	9364
26	Medieval	A Saxon ditch was reported in the location of Trinity Street.		389390, 232970	9368
27	Medieval	A Saxon ditch was reported in the location of High Street.		389380, 233030	9369
28	Medieval	Medieval pottery was found at 85A High Street.		389490, 233060	9302
29	Medieval	A Medieval cess pit & building foundations were found at Machine Court in 1987.		389260, 232930	9375
30	Medieval	Site of the Medieval Cattle Market, Tewkesbury.		389390, 232068	17419
31	Medieval	60 High Street, Tewkesbury - A Medieval pit was found during a watching brief.		389390, 233090	28676
32	Medieval - Modern	Memorial Gardens - a trench evaluation identified a possible late medieval pit and eleven post medieval features and late medieval, post medieval and modern pottery, animal bone and ceramic building material.		389230, 232830	37416 - 18
33	Medieval - Modern	Boundary wall on the east side of Red Lane - Probably remains of Medieval town wall a section of about 18m long and up to 2m high. Sandstone blocks, a part with ramp coping. 3 buttresses. Surmounted by C18 brick wall. A small excavation carried out in the grounds of Tudor House Hotel revealed the wall, buttress, internal strengthening wall and finds of late Medieval-early Post Medieval date. It fronts an accumulation of probably stratified deposits and may have significance regarding the waterfront. The base of the wall rested on red marl which was reached 4m below the level of the garden. It contained stones with Norman tooling and mason's marks.	Grade II LB	389311, 233045	7921, 7923 & NHLE 1282751
34	Medieval - Modern	King John's Bridge - Road bridge over River Mill Avon. Originally built c1190, but frequently repaired or rebuilt, including substantial remedial works in 1747, 1783, and 1810, culminating in major restructuring in 1824. General reconstruction completed in 1962. Known as Long Bridge until the C19. Coursed sandstone ashlar. 5 low segmental arches in 2 square recessed orders.	Grade II* LB	389371, 233231	451 & NHLE 1201287
35	Medieval - Modern	56 - 60 High Street, Tewkesbury - row of late C15 or C16 timber framed houses, with late C19 shop front & C20 alterations. 58 & 59 Late C15 or C16. Timber-framing, rendered street front, tile roof. 60 High St. C16 or C17 with C20 front. C18 houses at Mann's Court, painted brick cottage range.	Grade II LB	389376, 233084	7925, 7926, 36379 & 8028, NHLE 1201253 & 254, 1282773 & 1282773

36	Medieval - Modern	Black Bear Inn - early C16 2-storey timber framed building with painted brick nogging and machine tile roof. The Inn is said to have been in existence in 1308 but probably existed in the C12 owing to its position by the Bridge.	Grade II* LB	389407, 233177	5531 & NHLE 1207382
37	Medieval - Modern	Mill Avon - The watercourse which operated Abbey Mill, Tewkesbury reputed to be C12. Possibly a canalised and improved natural watercourse.		389250, 232990	15128
38	Post-Medieval	Old Post Office Alley - A watching brief identified that Post-Medieval cellars occupied most the site.		389330, 232813	12230
39	Post-Medieval	Howells Gardens - Area of possible commercial market gardens shown on OS 1st Ed 25" map of 1883.		389666, 233150	17425
40	Post-Medieval	St Joseph's Church - an evaluation identified a single linear of Post-Medieval date.		389580, 232890	21149
41	Post-Medieval	18 Jeynes Row - Two Post-Medieval pits and a ditch were found during a watching brief.		389636, 233172	28347
42	Post-Medieval	Riverside Hotel, Tewkesbury - a trench evaluation revealed the remains of a greenhouse.		389367, 233169	33442 & 33443
43	Post-Medieval	Post medieval flood defences - visible as earthworks on both sides of the River Avon to the southwest of Bredon, Twynning.		390470, 236260	40574
44	Post-Medieval - Modern	Old Brewery - an evaluation at Quay Street, Tewkesbury revealed a sequence of post-medieval and modern deposits with two inter-cutting post-medieval / modern linear features.		389280, 233000	5538
45	Post-Medieval - Modern	Homes and Gardens - an evaluation identified a withy pool and some post holes of Post-Medieval or Modern date.		389600, 233300	20238
46	Post-Medieval - Modern	One of two mills known as Severn Ham Mills or Borough Flour Mills - smaller, older mill that fronts the River Avon itself, is part of a large modern corn mill complex, which comprises five large C19 mills located to the south west of the original mill. The location of the older mill, next to the river, may be the location of the former miller's house.		389200, 233000	5539 & 5613
47	Post-Medieval - Modern	61 & 62 High Street, Tewkesbury - Houses in row, Mid C18 -early C19 houses, 61 with club, painted brick, tile roof, brick stacks. 62 Flemish bond brickwork.	Grade II LB	389390, 233112	7927 & 7928, NHLE 1201255 & 1282774
48	Post-Medieval - Modern	63 (Avonside) High Street, Tewkesbury - Large house in row. Mid C18. Flemish bond brickwork, tile roof, brick stacks. A very substantial double-depth plan Georgian house. 3 storeys and basement.	Grade II* LB	389390 ,233121	7929 & NHLE 1201256

49	Post-Medieval - Modern	Trafalgar House, number 65 High Street, Tewkesbury - House in row. c1860s. Flemish bond brickwork, slate roof, brick stack. 2 storeys, attic and basement.	Grade II LB	389398, 233144	7930 & NHLE 1282775
50	Post-Medieval - Modern	66, High Street (formerly the Riverside Hotel, number 66 High Street), Tewkesbury - formerly known as: Moffat Hotel HIGH STREET. Hotel. c1800. Flemish bond brickwork, tile roof, brick stacks. A large formal house, set back from the street, in double-depth plan with projecting staircase bay centrally at the rear. 3 storeys and basement.	Grade II LB	389394, 233154	7931 & NHLE 1201257
51	Post-Medieval - Modern	69 - 73 High Street, Tewkesbury - Early C19 houses in row, 69 end of row, now offices. c1830s. Rendered, slate roof, brick stacks. 3 storeys and basement. 70 Flemish bond brickwork, slate or asbestos-cement slate roof. L plan. 71 front on earlier fabric, including C17 wing to rear. Flemish bond brickwork, timber-framing, slate roof. C17 side-entry parallel plan. 72 Early to mid C19. Brick with stucco front, slate roof, brick stacks. Parapeted front block with long rear wing at an angle, parapeted to hipped roof. 3 storeys and basement. 73 early to mid C19. Flemish bond brickwork, slate roof, brick stacks. L plan with rear wing and side-entry. A small house which oversails Well Alley to the right. 2 storeys and basement.	Grade II LB	389440, 233158	7932 - 36 & NHLE 1201258, 1201259, 1282777, 1355128, & 1355154
52	Post-Medieval - Modern	74 High Street, Tewkesbury - House in row. C18 or earlier, early C19 sashes. Flemish bond brickwork, tile roof, brick stacks. Central-entry parallel plan: a parapeted front but to small vertical scale, suggesting earlier fabric; some timber-framing remains back left. 2 storeys.	Grade II LB	389428, 233123	7937 & NHLE 1025093
53	Post-Medieval - Modern	75 & 76 and 77 & 78 High Street, Tewkesbury - Two pairs of houses in row. 75 & 76 C16, C20 reconstructed front. Timber-frame with plaster panels, brickwork, tile roofs. A jettied side-entry parallel-plan street range, covering Summers Court to the right. 2 storeys and attic. 77 & 78 C16 or C17 fabric with rebuilt C18 front. Flemish bond brickwork, timber-framing, tile roof, brick stack.	Grade II LB	389426, 233116	7938, 7939 & NHLE 1025065 & 1201260
54	Post-Medieval - Modern	1 & 2 (The Stables) Mythe Road, Tewkesbury - House at end of row. C17. Square panel timber-frame, brick nogging, tile roof, brick stack. Long cottage, formerly 2, with jettied short return at E end. 2 storeys. All C20 replacement small-paned casements. No. 2 (The Stables) C19 refronting of C17 house. Brick front to timber-frame, tile roof.	Grade II LB	389434, 233199	7999, 36396, NHLE 1201286 & 1207375
55	Post-Medieval - Modern	Kings Johns Cottages (2 - 4) - Houses in row. Late C18. Painted brick, hipped tile roof, brick stacks. No.1 King John's Cottages (Runnymede), with attached stable, house in row with attached	Grade II LB	389403, 233216	8000, 8001, 36398, NHLE 1207402,

		stable. Early/mid C18. Cottage is painted brick with tiled roof, brick stack. No. 2 & 3 Early/mid C18. Painted brick, tile roofs, brick stacks.			1201288 & 1207409
56	Post-Medieval - Modern	67 High Street & Stable or outbuilding. House in row, ground floor remnant only Early C17, remodelled C19. Painted brickwork, flat felted roof. Remains of a former 3-storey parallel-plan jettied house. Destroyed by fire in the mid-C20. Stable C18 or early C19. Flemish bond brickwork, tile roof. A small free-standing building at the back of the plot to No.67	Grade II LB	389397, 233171	8003, 36380 & NHLE 1025104, 1282776
57	Post-Medieval - Modern	Hereford House - Large house in row, now in multiple occupation. c1770s. Flemish bond brickwork, tile roofs, brick stacks.	Grade II LB	389420, 233099	7940 & NHLE 1282778
58	Post-Medieval - Modern	1 Stephens Alley, Tewkesbury - Detached cottage. C17. Box-framed with brick nogging, tile roof. One-unit central-entry plan.	Grade II LB	389451, 233144	8034 & NHLE 1201298
59	Post-Medieval - Modern	The Birmingham and Gloucester Railway, with branches to Evesham and Tewkesbury, horse worked from Ashchurch. It was later taken over by the Midland Railway in 1845/6.		392630, 235100	11268
60	Post-Medieval - Modern	Site of Malthouse, Tewkesbury - Thought to be last surviving C18 malt house in Gloucestershire. Demolished in 1976. It was recorded prior to demolition. A drill hall is also shown on this site.		389300, 233000	8493, 17426, 37681 & 43309
61	Post-Medieval - Modern	Avon Lock - Avon lock was cut through the northern tip of the Ham. It gives entrance from the Severn to the Warwickshire Avon. There is unusual paddle gear at the Avon end.		389280, 233120	11350
62	Post-Medieval - Modern	Site of a Cattle Sale Yard, Tewkesbury - The OS 1st Ed 25" map of 1883 shows a cattle sale yard directly to the south of Holy Trinity Church.		389437, 232853	17429
63	Post-Medieval - Modern	Site of Timber yard, Tewkesbury - Site of timber yard as shown on OS 1st Ed 25" map of 1883, to the north of King Johns Bridge.		389353, 233308	17430
64	Post-Medieval - Modern	113-115 High Street, Tewkesbury - A post-medieval wall was recorded during an evaluation.		389378, 232920	21559
65	Post-Medieval - Modern	Route of the Tewkesbury turnpike including the great road to London from Tewkesbury - Turnpiked in 1726.		398548, 232149	48685
66	Post-Medieval - Undated	69-70 High Street, Tewkesbury - A north-south burial was found at a depth of 0.75m in an alluvial type deposit during a watching brief. No dating evidence. Overlaid by thick soil containing Post-Medieval brick, tile and mortar fragments.		389436, 233146	28265
67	Modern	Severn Ham, Tewkesbury - A Second World War anti-landing aircraft obstruction site is visible as earthworks comprising		388618, 232592	33717

		intersecting pattern of narrow anti-landing trenches and associated spoil heaps that form flanking banks to one side.			
68	Modern	River defence site - A possible Second World War river defence site is visible along the southern bank of the Carrent Brook. The banks may be part of Tewkesbury's anti-tank defences or they may be caused by dredging or as flood defences, Tewkesbury.		389870, 233290	40576
69	Modern	Road block site - A Second World War road block was situated at the eastern end of St John's Bridge, Tewkesbury.		389390, 233210	40577
70	Modern	Gun emplacement - A possible Second World War gun emplacement was located to the north of the railway line as it crosses the river, Tewkesbury.		389520, 233390	40578
71	Modern	Pillbox - A Second World War pillbox is located to the south of King John's Cottages, Tewkesbury.		389440, 233160	40581
72	Modern	Pillbox Site - A Second World War pillbox and associated road block were located at the junction of Bredon and Oldbury Road, Tewkesbury.		389550, 233270	40582
73	Undated	Possible enclosure at King John's Bridge, Tewkesbury - Two short parallel linear features (c. 100m long) visible on Aerial Photographs (APs). Aligned roughly W-E. W ends curve slightly to the S, suggesting possible double ditched enclosure. Possible athletics tracks.		389150, 233350	4657
74	Undated	Windmill Acre Fieldname - Fieldname 'Naive's Acre & Windmill acre' from a map of parish by Groome dated 1825.		389100, 233000	8850
75	Undated	An octagonal elongated hollow of uncertain date and function is visible as an earthwork at Harbourside, Tewkesbury.		389560, 233460	40579
76	Multi-Period	Tewkesbury Conservation Area -covering most of the historic core of the town together with a substantial area of water meadow between the River Severn and the Mill Avon known as The Ham.			



KEY

Site Boundary



Figure 1: Site Location

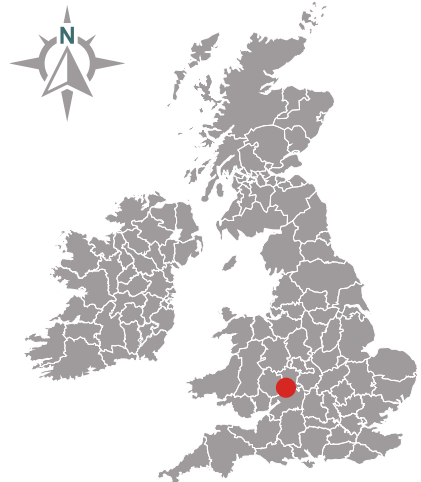
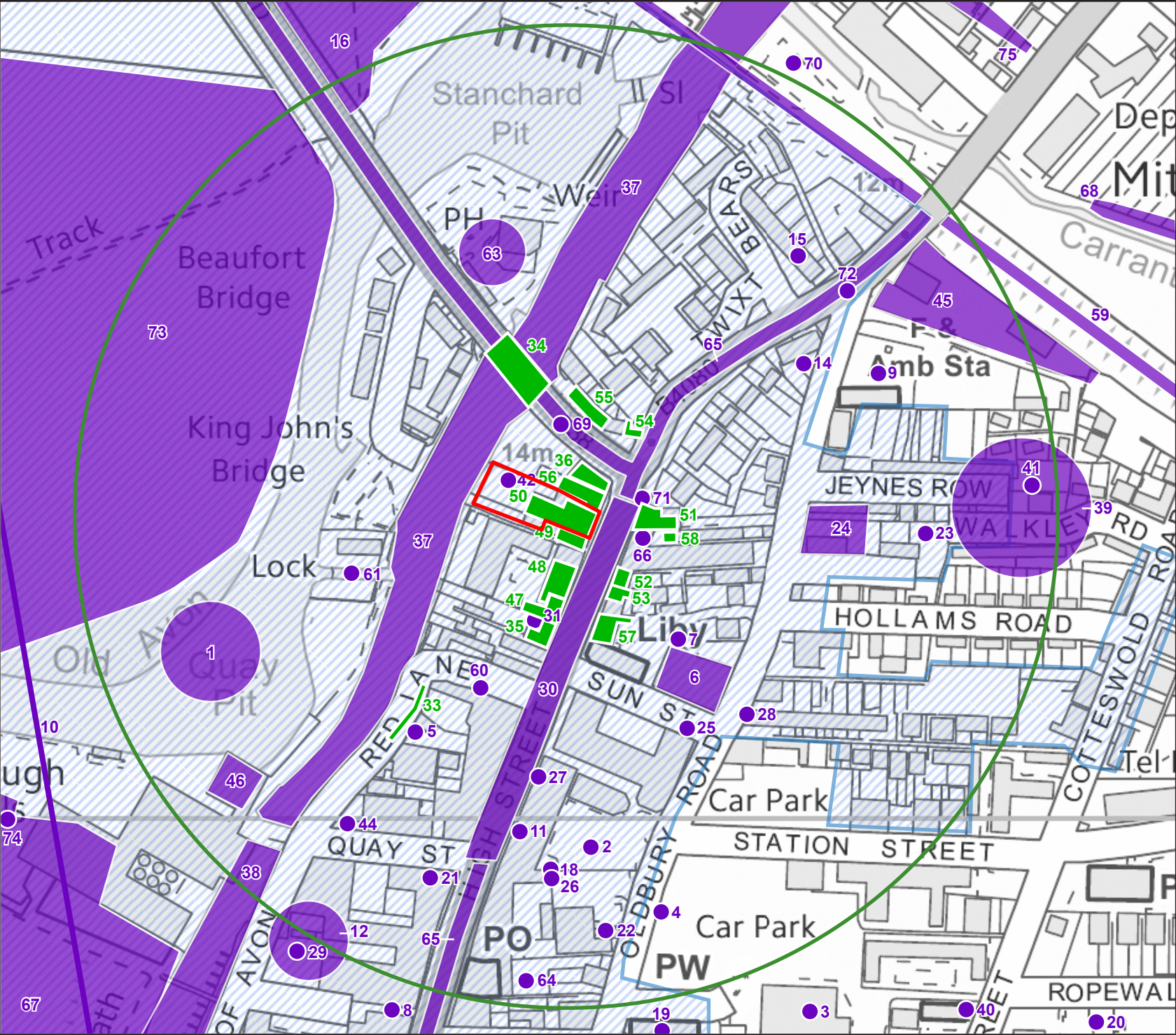
Project: 66 High St, Tewkesbury

Date: 26 /04/17

Job No: 11025

Drawn by: PL

Approved by: KKP



KEY

- Site Boundary
- Search Area (250m)
- Listed Building
- Monument
- Tewkesbury Conservation Area (AB 76)



Figure 2: Map of Cultural Heritage Features	
Project: 66 High St, Tewkesbury	
Date: 16 /05/17	Job No: 11025
Drawn by: PL	Approved by: KKP

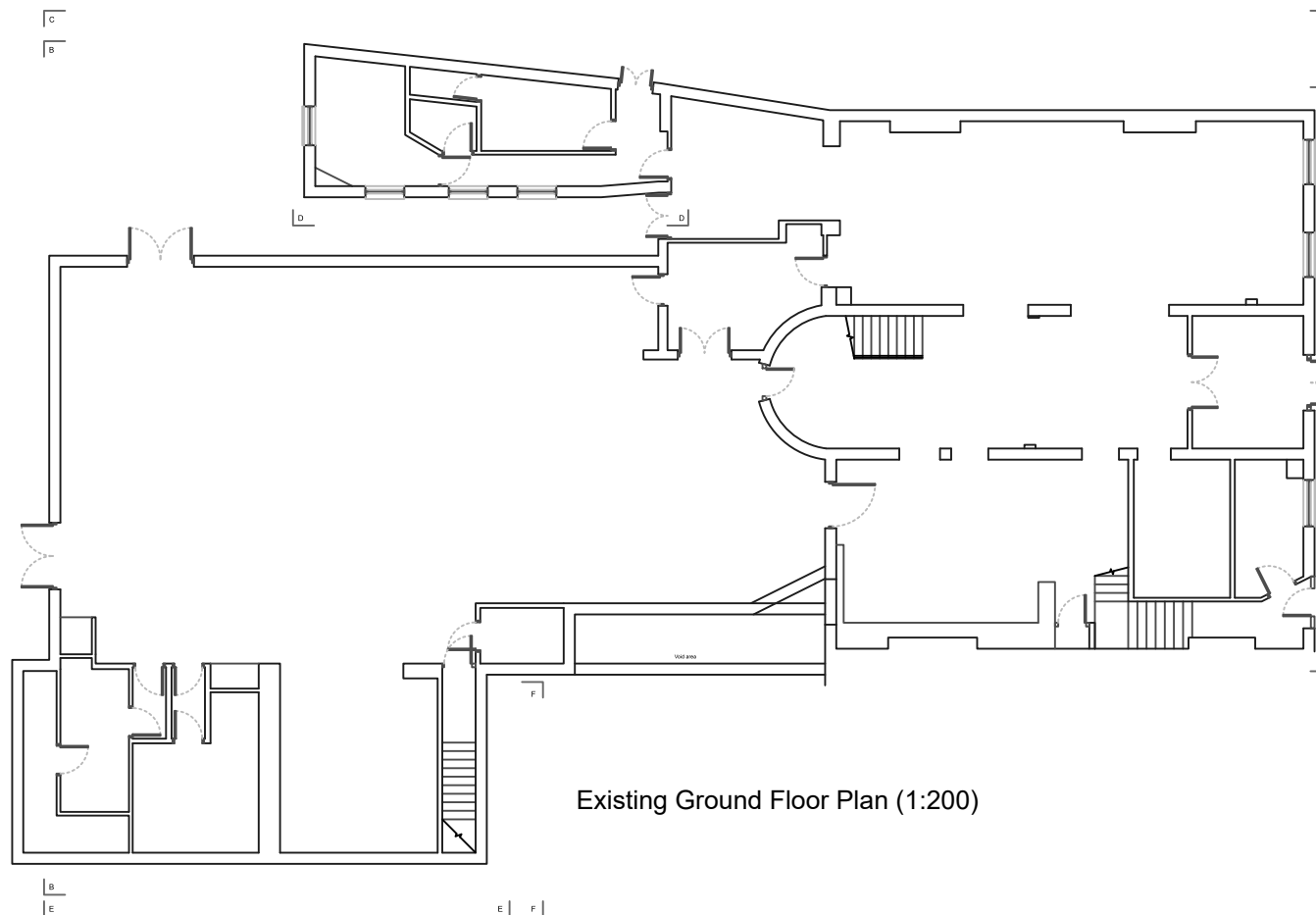
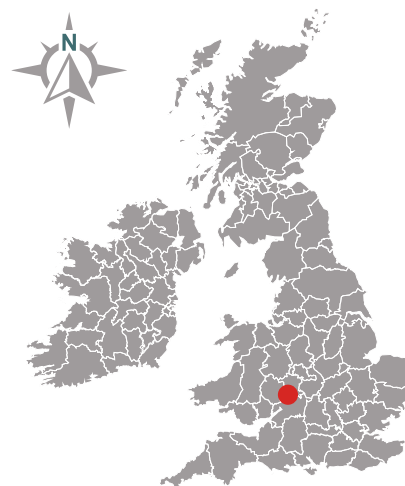


Figure 3: Existing Ground Floor Plan

Project: 66 High St, Tewkesbury

Date: 16 /05/17

Job No: 11025

Drawn by: PL

Approved by: KKP

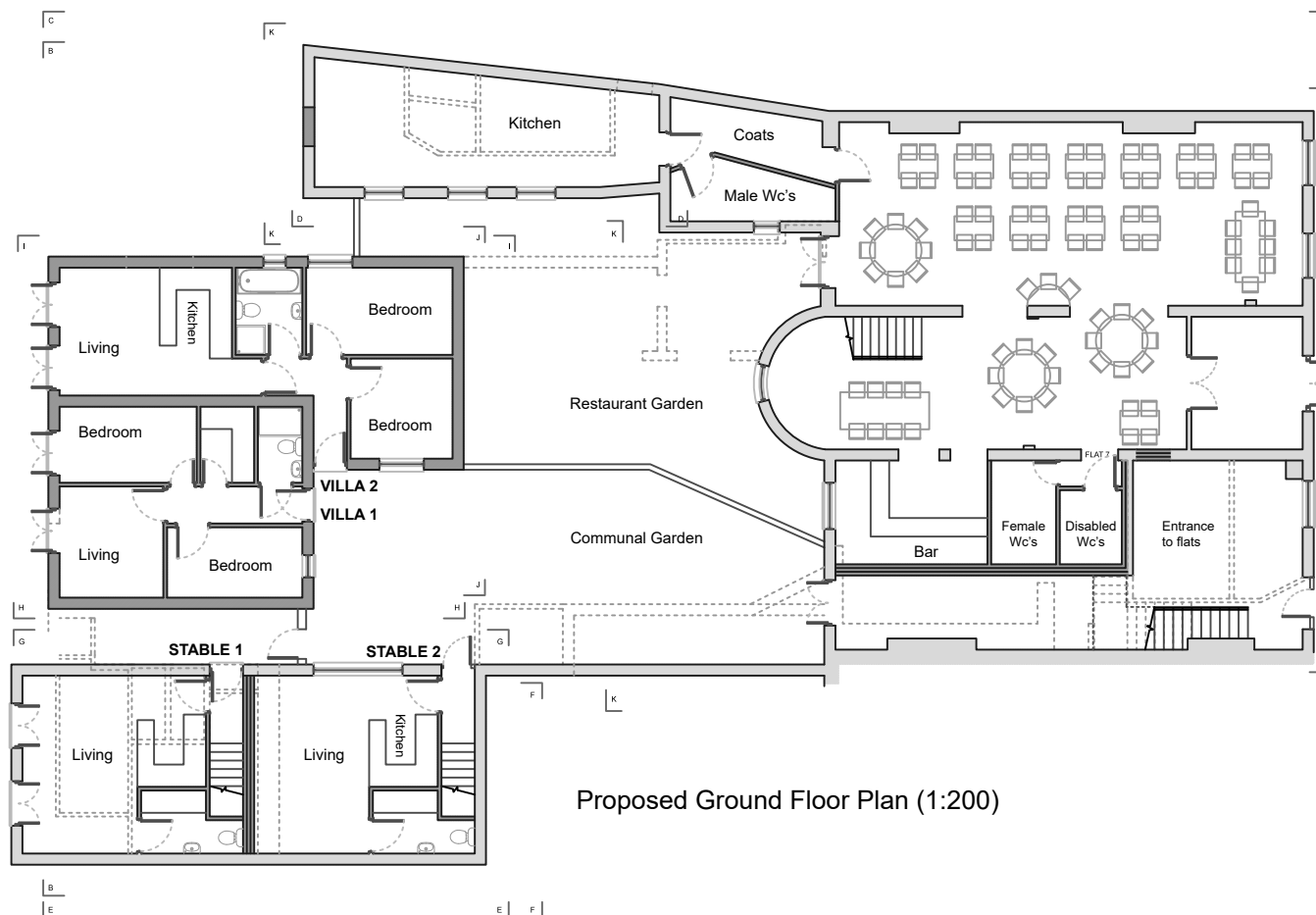
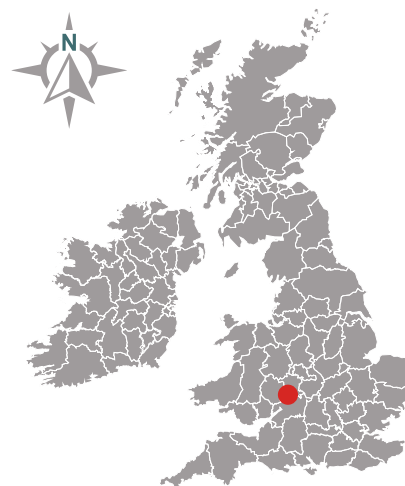


Figure 4: Proposed Ground Floor Plan

Project: 66 High St, Tewkesbury

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Approved by: KKP



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