

Yeovil College

Preliminary Heritage and Archaeology Survey

July 2022

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Yeovil College

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Executive summary

This Preliminary Archaeology and Heritage Survey has been prepared by Mott MacDonald on behalf of the Department for Education (DfE) to inform the design and demolition of nine blocks for the construction of three new buildings (hereafter referred to as ‘the scheme’) at Yeovil College (hereafter referred to as ‘the site’). An option was selected resulting from a Feasibility Study conducted in 2022, on which this assessment is based. This option also includes an element of refurbishment to the LRC (FEAJ block) to address condition issues highlighted by condition reports.

This assessment has determined that the key heritage constraint to be considered comprises the grade II listed Holgate House with Entrance Piers (NHLE: 1296313) located 10m north of the site. The site encompasses part of the setting of Holgate House but does not contribute to the asset’s significance. Due to the distance from the listed building to the site, the scheme should ensure the New Construction Block proposed to be constructed to the south of the listed building is kept to the same scale as the current FEAB block which resides in this area. The proposed New Construction Block measures one storey – this will ensure the setting of the listed building does not dramatically change, and does not negatively impact the significance of Holgate House.

There is low potential for the scheme to impact any other designated and non-designated heritage assets in the surrounding area due to the distance, lack of intervisibility and the nature of the scheme itself. No buildings within the site are considered to have heritage significance and do not pose any heritage constraints themselves.

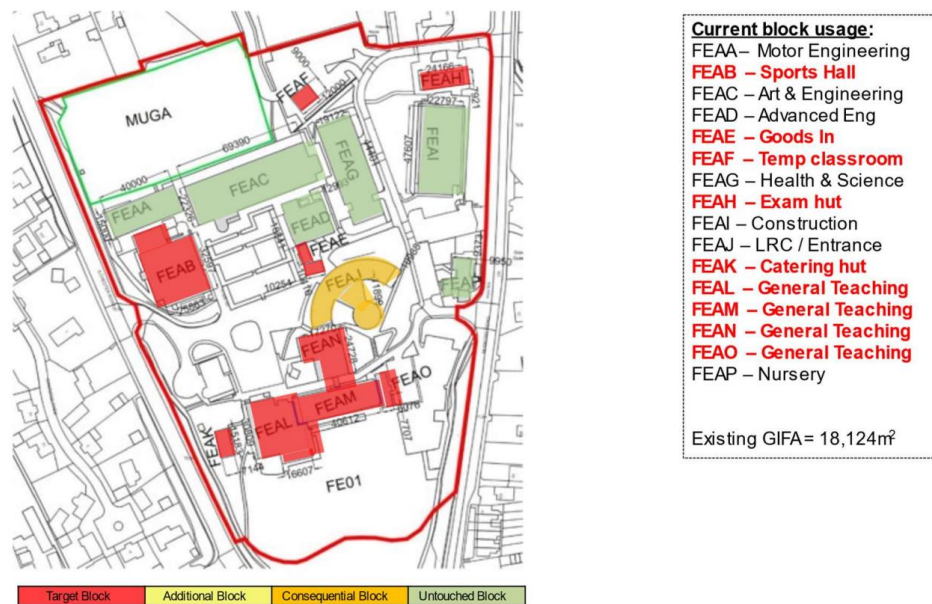
An assessment of the site has found there is **low** potential for archaeological remains dating to the Prehistoric and Roman periods. Though there is **low** potential for structural remains within the site dating to the Early Medieval and Medieval period, there is **medium** potential for remains relating to agricultural practices dating to these periods within the site. There is **low** potential for Post-medieval remains relating to the Hollands complex – an early 19th century house and associated buildings - within the site, due to truncation caused by the modern development of the college itself. There is **medium** potential for Post-medieval remains relating to a brick pit and quarry site, which fell within the southern part of the site during this period, as indicated by historic mapping. There is also **medium** potential for Modern remains relating to the remains of an air raid shelter which may survive as a buried feature to a reasonable depth in the site. Though, the nearest proposed development within the site, the New Main Block, is unlikely to overlap with the site of the former shelter. Should the scheme change, especially within the undeveloped southern part of the site, further assessment of the archaeological potential and any possible mitigation needed should be undertaken. The Mott MacDonald Heritage Team should be consulted on the design of the scheme should this be the case.

Where there are areas of hardstanding, including the car parking, paving areas and roads within the site, superficial unknown archaeological remains would have likely been removed through levelling or earlier excavations. Furthermore, excavations for the foundations of the current college blocks will have removed or truncated any previously unknown archaeological remains within their footprint. It is recommended that the Mott MacDonald Heritage Team are consulted regularly throughout the scheme design. This will help inform whether consultation with the Conservation Officer or Archaeological Advisor at the local authority is necessary. It will also help determine the likelihood of further assessment into the potential impact of the development on the historic environment, such as through the production of a Heritage Statement or Historic Environment Desk Based Assessment, which may be required to support a planning application.

1.3 Scheme description

Some buildings within the site have been identified by the Department for Education as in critical condition based on initial Condition Data Collection (CDC). Therefore, the scheme comprises the demolition of nine blocks for the construction of three new buildings. These new blocks will attach onto and will extend some of the current blocks (see Figure 1.2 below).

Figure 1.2: Site plan showing the targeted blocks for demolition shown in red



Source: Mott MacDonald, 2022

These proposed works were recognised through a Feasibility Study undertaken by the Department for Education in March 2022. The below information contains the findings of this study, and what was recommended as the best option for the site.

A main new-build block will be partially situated over the footprint of the current sports hall (FEAB) following its demolition and will form an L shape, with the vertical arm of the L originating over the sports hall footprint and running south, and the horizontal arm of the L running east over what is currently parking towards the LRC block. The site topography slopes down from north to south, therefore it is anticipated that the building will be split-level, with the vertical arm of the L being three storey and the horizontal arm of the L being four storeys as it is situated further down the slope.

The faces of the building on the ‘inside’ of the L will face onto the western and southern sides of the existing external quad space which forms the heart of the campus, this area is bordered on the north by the Leonardo building (FEAC) and the east by the advanced engineering building (FEAD). This will provide good passive supervision opportunities over the central quad from the new main teaching building. The south face of the horizontal arm of the L will include the new reception area, which will provide a new, clear main point of access for people arriving on site. The southern face of the building will enjoy pleasant views over the large green space to the south. The new sports block will be situated on the existing northern car park and will feature a full height sports hall and a two-storey teaching block on the side. It will be located adjacent to both existing playing field spaces. The new construction building will be located adjacent to the existing construction workshops, featuring a single storey workshop to the north of the existing workshops, and a two-storey classroom block running vertically down alongside the existing workshop block.

The following existing blocks are to be demolished:

- Kingston (FEAL, M, O)
- Bridge (FEAN)
- Sports Hall (FEAB)
- Hut 1 (FEAK)
- Hut 2 (FEAH)
- Hut 3 (FEAF)
- Estates/Goods-in (FEAE)

Three new build blocks will be constructed, the Main Block which is an L shaped building with a new bridge link onto the LRC situated in the centre/west of the site, the New Sports Hall with sports classrooms situated to the north of the site, and the New Construction Block in the northeast of the site.

There is an element of refurbishment required to the LRC to address condition issues highlighted by the condition reports. There will be some consequential works required to the Advanced Engineering building (FEAD) to make good the externals once the adjacent Goods-In/ Estates building has been demolished. Existing services (including ICT) that are fed from the new buildings accordingly.

A Desk Study for Ground Investigations was completed by Geotechnics in January 2022. This document has been referred to throughout this Preliminary Heritage and Archaeology Survey.

A full plan of the proposed scheme can be found below in Figure 1.3.

Figure 1.3: Map of the scheme with proposed new buildings highlighted in purple



Source: Stride Treglown 2022

2 Legislation, National and Local Planning

This section sets out the relevant legislation and policy with regard to the historic environment.

2.1 Overarching Legislation

2.1.1 The Ancient Monuments and Archaeological Areas Act 1979

This is an Act to consolidate and amend the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters.

2.1.2 The Planning (Listed Building and Conservation Areas) Act 1990

This is an Act to consolidate certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest with amendments to give effect to recommendations of the Law Commission.

2.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012, revised on the 24th July 2018, February 2019 and on 20th July 2021. This replaced all previous national planning policy documents. Paragraphs 189 – 208 of the NPPF address the conservation and enhancement of the historic environment; these set out the local planning authority's responsibilities when dealing with planning proposals which have the potential to impact on cultural heritage assets. These policies emphasise the importance of balancing the need for the conservation of heritage assets with the desirability of new development. Those relative to this scheme are as follows:

Paragraph 189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.

Paragraph 197. In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202. Where a development proposal will lead to 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, where appropriate, securing its optimum viable use.

Paragraph 203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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.

Paragraph 205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

2.3 Local Planning Policy

The key local planning policy document is the South Somerset Local Plan (2006-2028)¹, adopted in March 2015, replacing all previous local plans. It sets out the spatial planning strategy for the area up to 2028. Policy EQ3 relates to the Historic Environment.

Policy EQ3

Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place. Their potential to contribute towards the economy, tourism, education and local identity will be exploited. All new development proposals relating to the historic environment will be expected to:

- *Safeguard or where appropriate enhance the significance, character, setting and local distinctiveness of heritage assets;*
- *Make a positive contribution to its character through high standards of design which reflect and complement it and through the use of appropriate materials and techniques;*

¹ South Somerset District Council 2015, Local Plan. Available online at: https://www.southsomerset.gov.uk/media/4846/j-plan_pol-web-site-2018-1-local-plan-local-plan-2006-2028-south_somerset_local_plan_2006-2028_adoption_version_march_2015-updated-oct_21.pdf Accessed 24/05/2022

And,

- *Ensure alterations, including those for energy efficiency and renewable energy, are balanced alongside the need to retain the integrity of the historic environment and to respect the character and performance of buildings, adopting principles of minimum intervention and reversibility.*

Also contained within the Local Plan is the vision and proposal of development within Yeovil itself. The Yeovil Vision project is hoped to regenerate and renew Yeovil to 2028. The objective most relevant to the scheme relating to the historic character of the town, is as follows:

Conserve and, where appropriate, enhance heritage assets and their settings.

3 Methodology

3.1 Assessment Methodology

Baseline information has been gathered within a 500m radius of the red line boundary of the site (hereby referred to as the 'study area'). This study area is considered sufficient to produce a comprehensive baseline for the site, to facilitate an understanding of the archaeological potential within the site, its historic significance and heritage assets which may constrain development of the site.

The following actions have been undertaken for this assessment:

- An examination of the local and national planning policies in relation to the historic environment;
- A search of the National Heritage List for England (NHLE) for Listed Buildings, Registered Parks and Gardens, Scheduled Monuments, World Heritage Sites and Registered Battlefields within the study area;
- A search of the Somerset Historic Environment Record (HER) for archaeological sites, archaeological findspots and other non-designated heritage assets within the study area;
- A search of the South Somerset District Council website for conservation areas within the study area;
- An examination of the relevant published and unpublished archaeological and historic sources e.g. journals and historic records;
- An examination of topographical and geological evidence;
- A map regression exercise using historic maps, as available online, to determine previous land use of the site; and
- A site visit undertaken on the 9th of June 2022.

3.2 Guidance

The following guidance has been used for this survey:

- The 2014 Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment (updated 2017)²;
- The 2015 Historic England Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision – Taking in the Historic Environment (GPA2)³;
- The 2017 Historic England Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA3)⁴;

² Chartered Institute for Archaeologists (CIfA) 2017, Standard and Guidance for Historic Environment Desk-Based Assessment. Available online at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_4.pdf Accessed 01/06/2022

³ Historic England 2015, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision – Taking in the Historic Environment. Available online at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-indecision-taking/gpa2/> Accessed 16/05/2022

⁴ Historic England 2017, The Setting of Heritage Assets. Available online at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/> Accessed 16/05/2022

- The 2019 Historic England Statements of Heritage Significance: Analysing Significance in Heritage Assets (TAN12)⁵;
- Standard and Guidance for Historic Environmental Desk-based Assessment;⁶ and
- England's Schools: History, architecture and adaption.⁷

3.3 Site Survey

A site survey consisting of a walkover of the site was undertaken by heritage professionals from Mott MacDonald on the 9th June 2022 to:

- Inform understanding of heritage assets and their settings;
- Identify any additional non-designated heritage assets of relevance within the study area;
- Inform understanding of the site conditions, such as topography, vegetation cover and current land use; and
- Inform the assessment contained within this report.

3.4 Assumptions and Limitations

Information provided by the HER can be limited because it depends on previous opportunities for research, fieldwork and discovery. Where nothing of historic interest is shown in a particular area, this can be down to lack of targeted research or investigation rather than the genuine absence of sub-surface archaeological deposits.

Documentary sources are rare before the medieval period, and many historic documents are inherently biased. Older primary sources often fail to accurately locate sites and interpretation can be subjective. Historic maps provide a glimpse of land-use at a specific moment. It is therefore possible that short-term structures or areas of land-use are not shown and therefore not recorded within this assessment.

Given that this report is preliminary, a visit to the local archives was not considered necessary and as such this assessment has been carried out on a remote basis using sources published online. Whilst this is considered adequate for this assessment, it should be noted that historic mapping and literature that is only accessible by visiting the local archive in person will not have been consulted as part of this assessment.

3.5 Consultation

There has been no consultation to date regarding the possible impacts development at the site could have on heritage assets. Consultation with the Local Planning Authority's Conservation Officer and Archaeological Advisor will likely be required prior to the submission of a planning application.

⁵ Historic England 2019, Statements of Significance: Analysing Significance in Heritage Assets. Available online at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heaq279-statements-heritage-significance/> Accessed 16/05/2022

⁶ Chartered Institute for Archaeologists (CIfA) 2014, updated 2020, *Standard and Guidance for Historic Environmental Desk-based Assessment*. Available online at: www.archaeologists.net/sites/default/files/CIfAS&GDBA_2.pd accessed 01/06/2022.

⁷ English Heritage 2010, England's Schools: History, architecture and adaption [online]. Available at: <https://historicengland.org.uk/images-books/publications/englands-schools/englands-schools/> Accessed 01/06/2022.

4 Baseline

4.1 Geology and Topography

The site is considerably raised compared to the surrounding topography experienced on Ilchester Road and Mudford Road, with steps leading to the college via a pedestrian entrance to the south, outside the site. The topography of the site inclines steadily from 75m Above Ordnance Datum (AOD) within the southern part of the site to 85m AOD to the north. There is a sports field within the northern part of the site that has been levelled with a pronounced bank formed around its perimeter. The site is primarily composed of hardstanding areas, forming as roads, car parking and paved areas. These areas are surrounded by soft landscaping, comprising a grassed area, south, and the sports field, north (see Photo 4.1 below).

Photo 4.1: Site conditions at Yeovil College



Source: Mott MacDonald 2022

According to the British Geological Survey (BGS), the underlying bedrock of the site is Bridport Sand Formation and consists of sandstone, a sedimentary bedrock formed approximately 174 to 183 million years ago in the Jurassic Period. The local environment was previously dominated by shallow seas. The BGS maps no superficial deposits within the site boundary or

surrounding area⁸, however, a borehole located 260m south-west of the site, indicates that the superficial geology of the area consists of clayey silt⁹.

4.2 Historical and Archaeological Development

This section sets out the historical development of the site and surrounding area. Understanding the history of the site and chronology of development helps to determine whether there are any features of heritage significance within the study area which may pose constraints on the proposed scheme.

4.2.1 Prehistoric (500,000 BC – AD43)

There is no evidence for Prehistoric activity within the site and study area, with no specific sites or isolated finds recorded. Outside the study area, two arrowheads dating to the Neolithic period (c. 4,000 to 1,600 BC) were found near a prehistoric highway, or 'Harroway', which ran from Kent to Cornwall, located approximately 865m north-east of the site¹⁰. Two Bronze Age burials have also been located 3 - 3.75km south of the site¹¹.

4.2.2 Roman (AD 43 - 410)

There is no evidence for Roman activity within the site and study area, with no specific sites or isolated finds recorded. Outside of the study area, there is evidence of Roman activity, such as Roman settlement remains (NHLE number: 1020547)¹², a Roman temporary camp (NHLE number: 1456547)¹³, and two Roman Villas (NHLE number: 1002414¹⁴ and 1002413¹⁵) located 970m south-west - 4.8km south of the site.

4.2.3 Early Medieval (AD410 - 1066)

There is no evidence for Early Medieval activity within the site, with no specific sites or isolated finds recorded. However, an Area of High Archaeological Potential (AHAP) (HER: 54757), is located approximately 65m south of the site. This AHAP, named Medieval Yeovil, has been identified as a pre-conquest settlement that was located north and west of the modern Yeovil town centre¹⁶. The first record of Yeovil was documented in the will of Alfred the Great, lord of Yeovil from 871 to 899¹⁷, referenced the town as *Giffl*, in approximately 880 AD. *Giffl* is connected to *Gifl*, meaning forked river in Celtic¹⁸. It is also stated in the will that Alfred's father

⁸ BGS 2022, Map of Britain. Available online at: https://mapapps.bgs.ac.uk/geologyofbritain/home.html?&_ga=2.205928080.2092379252.1655141908-1757532187.1655141908 Accessed 13/06/2022

⁹ British Geological Survey 2022, Borehole Data. Available online at: http://scans.bgs.ac.uk/sobi_scans/boreholes/387243/images/10709324.html Accessed 14/06/2022

¹⁰ Yeoviltown.com no date, Prehistory. Available online at: <https://www.yeoviltown.com/history/prehistory.aspx> Accessed 09/06/2022

¹¹ *ibid*

¹² Historic England 2022, Roman Settlement Remains. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1020547?section=official-list-entry> Accessed 10/06/2022

¹³ Historic England 2022, Roman Temporary Camp. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1456547?section=official-list-entry> Accessed 10/06/2022

¹⁴ Historic England 2022, Roman Villa. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1002414?section=official-list-entry> Accessed 10/06/2022

¹⁵ Historic England 2022, Roman Villa. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1002413> Accessed 10/06/2022

¹⁶ Somerset HER number: 54757. Data obtained:09/05/2022

¹⁷ *ibid*

¹⁸ Local Histories 2021, Yeovil in the Middle Ages. Available online at: <https://localhistories.org/a-history-of-yeovil/> Accessed 13/06/2022

Aethulwolf had held Yeovil before him¹⁹. The HER proposes that the modern High Street formed part of this settlement,²⁰ located 700m south of the site. Later, within the will of Wynflaed of East Chinnock in 950 AD, money was left to *Gifle* in hopes the people would pray for her soul further suggesting a church and small community existed by the 10th century²¹. The land in which the site is located was probably used for agricultural purposes, just outside of the main settlement area during this time.

Though the Domesday Book dates to the Medieval period (see section 4.2.4 below), the reference to Yeovil in 1086 suggests there was an established settlement by the end of the Early Medieval period²².

4.2.4 Medieval (1066- 1540)

There is no evidence for Medieval activity within the site, with no specific sites or isolated finds recorded. The Domesday Book of 1086 records a population of 32 households in Yeovil²³. Medieval Yeovil AHAP (HER: 54757), previously mentioned in section 4.2.3 above, also identifies two manors in *Gifle* at this time, with one which had 22 free holdings, later named The Tenement²⁴.

Yeovil established a market under the charter of King John the burgesses in 1205²⁵, though the town never achieved independent status as a free chartered borough, and market tolls were taken by the king²⁶. The tax and parish records show the market was very successful by 1334, succeeding other nearby medieval towns of Montacute, Ilchester and Stoford²⁷.

From the Medieval period, wool, glove making, and leather industries were present in Yeovil²⁸. The land in which the site is located probably continued its use for agricultural purposes, just outside of the main settlement area during this time.

4.2.5 Post-medieval (1540-1900)

The development of the town during the early Post-medieval period was described as stagnant²⁹ as Yeovil suffered two severe fires in 1620 and 1643 and a serious outbreak of the plague in 1646-7³⁰. This is evidenced by an excavation (HER: 39772) in 1979 which revealed a plague burial (HER: 27007) of two males located 105m north-east of the site.

¹⁹ Yeovil's Virtual Museum 2021, Saxon Yeovil. Available online at: <http://www.yeovilhistory.info/history%20-%20saxon.htm> Accessed 13/06/2022

²⁰ Somerset HER number: 54757. Data obtained:09/05/2022

²¹ Yeovil's Virtual Museum 2021, Saxon Yeovil. Available online at: <http://www.yeovilhistory.info/history%20-%20saxon.htm> Accessed 13/06/2022

²² Open Domesday no date, Map. Available online at: <https://opendomesday.org/place/ST5516/yeovil/> Accessed 13/06/2022

²³ *ibid*

²⁴ Somerset HER number: 54757. Data obtained:09/05/2022

²⁵ Yeovil History 2019, Yeovil's Markets. Available online at: <http://www.yeovilhistory.info/markets.htm#:~:text=Under%20a%20charter%20of%20King%20John%20in%201205,two%20fairs%20confirmed%20by%20royal%20grant%20in%201421>. Accessed 13/06/2022

²⁶ Somerset HER number: 54757. Data obtained:09/05/2022

²⁷ Yeovil History 2019, Yeovil's Markets. Available online at: <http://www.yeovilhistory.info/markets.htm#:~:text=Under%20a%20charter%20of%20King%20John%20in%201205,two%20fairs%20confirmed%20by%20royal%20grant%20in%201421>. Accessed 13/06/2022

²⁸ Somerset HER number: 54757. Data obtained:09/05/2022

²⁹ *ibid*

³⁰ Local Histories 2021, A History of Yeovil. Available online at: <https://localhistories.org/a-history-of-yeovil/> Accessed 13/06/2022

Following this devastation, Yeovil market began to thrive again in the later Post-medieval period and became an important market town³¹ to the wider area within Somerset. This increased trade and the glove making industry continued to grow in the town, as well the parchment making industry³². The HER identifies two sites of brick works (HER: 41376; 54775) located approximately 20m north-east – 140m north-east of the site which further shows industrialisation in Yeovil. A site of brick pits and a quarry (HER: 41377) falls within the site boundary to the south, indicating the site's previous industrial use. This is later shown on historic mapping of 1886³³, labelling the land as Hollands, connected to the tithe held by de Holland family in the 16th century³⁴. This was likely associated with the brick making industry, which was influenced by Dutch and Flemish craftsmen who settled in Britain during the Medieval and Post-medieval period³⁵. The progression of trade and industry within the town is further exemplified by the site of three mid-18th century turnpike roads (HER: 26688; 26707; 26708) which are located along the western site boundary, eastern site boundary, and approximately 150m south of the site. Turnpiking was an initiative Britain needed in the turn of the industrial revolution where many industries within growing towns relied on fast road transport that coastal ships could not provide. Local communities constructed gates on roads, and passage was granted for a toll. The fees collected paid for road improvements within this period.

The town's success by this period can be explored through the residing houses, like Holgate House with Entrance Piers (NHLE: 1296313). The grade II listed villa built in 1840, located 10m north of the site, comprises two-storeys, rendered with unpainted ham stone dressing and hipped Welsh slate roofing³⁶ (see Photo 4.2 below). Another villa also built in 1840 is No. 30 with Front Boundary Wall and Stone Gate Piers (NHLE: 1346132), located 60m south-east from the site. This two-storey villa also comprises render with a hipped Welsh slated roof (see Photo 4.3 below). Holgate House boasts a front architrave with impost, and No 30 includes a projecting central porch with Roman Doric columns. These features showcase the grandeur of these villas and the architecture in 19th century Yeovil.

³¹ *ibid*

³² *ibid*

³³ Yeovil Somerset LXXXII.13.9 Published: 1886

³⁴ Yeovil's Virtual Museum 2022, Hollands. Available online at: <https://www.yeovilhistory.info/hollands.htm> Accessed 01/07/2022

³⁵ Heritage Crafts 2017, Brick Making. Available online at: <https://heritagecrafts.org.uk/brick-making/> Accessed 01/07/2022

³⁶ Historic England 2022, Holgate House. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1296313?section=official-list-entry> Accessed 14/06/2022

Photo 4.2: Holgate House, viewed from the site looking north



Source: Mott MacDonald 2022

Photo 4.3: No. 30 with Front Boundary Wall and Stone Gate Piers, looking east



Source: Mott MacDonald 2022

The Park, today a conservation area³⁷, was developed in the 1880s and comprises an expansive cemetery area and a rectangle of subsidiary roads with linear plots of detached and semi-detached houses³⁸. These include seven locally listed buildings, 51-62 The Park (HER: 46724; 46725; 46727; 46728; 46698; 46730; 46748; 4673; And 46729). These houses, built in 1895, are located approximately 225m – 385m south of the site. Within The Park, the cemetery complex was established in 1863, where a Church of England Chapel³⁹ (NHLE number: 1173517) and a non-conformists Chapel⁴⁰ (NHLE number: 1346137) are located 235m – 280m south-west of the site. Identical, the grade II listed buildings comprise local stone ashlar with ham stone dressings and Welsh slate roofing⁴¹. Also associated, is the Cemetery Lodge (NHLE number: 1056515), located 320m south-west from the site. This is shown on historic mapping of 1887⁴². The town of Yeovil continued to grow as evidenced by the concentration of housing in the area, shown on historic mapping of 1928⁴³. Aldridge School (later known as Kingston School), a boarding school, was established in 1845 by John Aldridge on Clarence Place⁴⁴, approximately 550m south of the site.

Historic mapping of 1887 shows Hollands House within the centre of the site⁴⁵. This building is described as a regency style house built for a local lawyer who resided there by 1830⁴⁶. It is understood that the origin of the name Hollands, as previously stated at the start of this section, came from the tithe held by de Holland family in the 16th century⁴⁷. This map shows various gardens, orchards, and paths in between Hollands another building, east within the site. It is likely that these were associated with Hollands at this time.⁴⁸

4.2.6 Modern (1900- Present)

Yeovil was damaged by bombing during the Second World War⁴⁹. Parish records indicate that “Sixty-eight houses were totally destroyed, 2377 were damaged but repairable, 309 had windows broken, and 67 were damaged by machine gun fire - a total of repairable buildings of 2754 - accounting for a third of the borough’s houses”⁵⁰. 19 non-designated heritage assets comprising air raid shelters, a barrage balloon, an emergency Water Tank and Air Raid Warden's Post are captured by the HER within the study area. Of these, there are four extant

³⁷ South Somerset District Council 2009, Conservation Area Appraisal. Available online at: <https://www.southsomerset.gov.uk/media/2662/yeovil-the-park-conservation-area-appraisal.pdf> Accessed 14/06/2022

³⁸ *ibid*

³⁹ Historic England 2022, Chapel A) Easternmost for the Church of England. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1173517?section=official-list-entry> Accessed 01/07/2022

⁴⁰ Historic England 2022, Chapel B) Westernmost for Non-conformists. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1346137> Accessed 01/07/2022

⁴¹ Historic England 2022, Twin Cemetery. Available online at: <https://historicengland.org.uk/listing/the-list/list-entry/1173517> Accessed 14/06/2022

⁴² Somerset Sheet LXXXIII.SW Published: 1887

⁴³ Somerset LXXXIII.3 Published: 1928

⁴⁴ Yeovil's Virtual History 2022, John Aldridge. Available online at: <https://www.yeovilhistory.info/aldridge-john.htm> Accessed 01/07/2022

⁴⁵ Somerset Sheet LXXXIII.SW Surveyed: 1886, Published: 1887

⁴⁶ Yeovil's Virtual Museum 2022, Holland's House. Available online at: <http://www.yeovilhistory.info/hollandshouse.htm> Accessed 23/06/2022

⁴⁷ Yeovil's Virtual Museum 2022, Hollands. Available online at: <https://www.yeovilhistory.info/hollands.htm> Accessed 01/07/2022

⁴⁸

⁴⁹ Yeovil Town no date, Wartime. Available online at: <https://www.yeoviltown.com/history/wartime.aspx> Accessed 14/06/2022

⁵⁰ *ibid*

buildings, which according to the HER, are located approximately 55m south-east - 450m west of the site (HER: 30697; 14239; 14270; 30417).

Within the site, Hollands House was largely adapted in the 20th century, with the basement reused as a chapel and then a Second World War Air Raid Shelter (HER: 26087). In 1963 neighbouring schools were amalgamated to form Yeovil College at the site and it is understood Hollands House was used as offices and a tea room for staff of Yeovil College during the 2000's⁵¹ (see Photo 4.4 below).

Photo 4.4: Hollands House within the site (taken in the early 1980s)



Source: Yeovil's Virtual Museum 2022

The site walkover confirmed that, contrary to the information provided in the HER data, Hollands House is no longer present. This HER entry was last edited in 2016. It is understood Hollands House was demolished from 2018- 2019 and online aerial mapping⁵² from 2020 shows Hollands House as demolished and replaced by car parking. It is therefore understood that the basement, where the air raid shelter was located, has been filled in. Yeovil College developed and by the Modern period became one of the early tertiary colleges to be formed in England when education in the Yeovil Borough was reorganised in 1974⁵³ (see Photo 4.7 below). The college buildings within the site date from the mid-20th century to the 21st century⁵⁴. The two buildings which date to the college's original construction phase in 1963 which still remain on site – FEAM and FEAB - are pictured below (see Photo 4.5 and Photo 4.6 below). From visual inspection of the external facades of all buildings on site undertaken during the site walkover survey, it is understood that these buildings hold no heritage significance. They appear to be typical

⁵¹ Yeovil's Virtual Museum 2022, Holland's House. Available online at: <http://www.yeovilhistory.info/hollandshouse.htm> Accessed 23/06/2022

⁵² Google Earth Pro 2022. Available at: <https://www.google.co.uk/earth/about/versions/#download-pro>. Accessed 14/06/2022

⁵³ Yeovil College 2022, About. Available online at: <https://www.yeovil.ac.uk/about/> Accessed 14/06/2022

⁵⁴ Geotechnics 2022, Yeovil College Desk Study (Project number: PC218334)

educational buildings of the period, and research conducted for the production of this DBA has provided no evidence that they provide any heritage interest.

Photo 4.5: Kingston Building (FEAM block), looking west



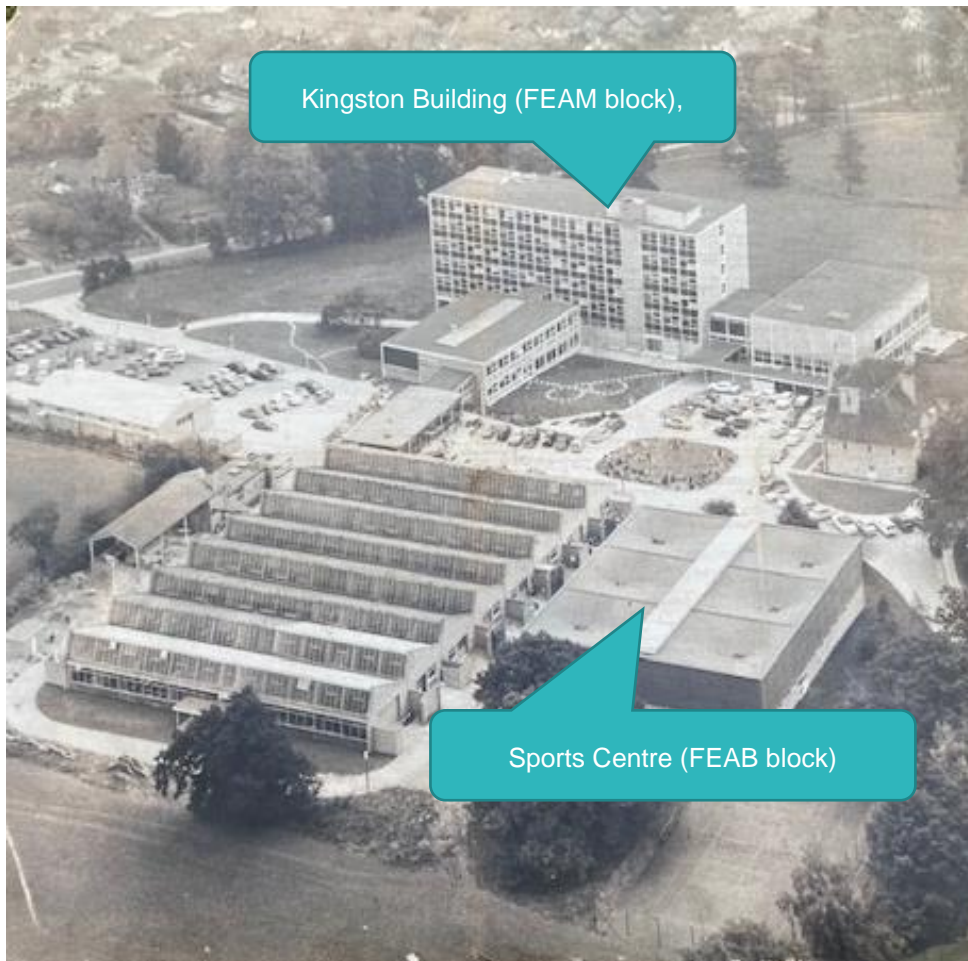
Source: Mott MacDonald 2022

Photo 4.6: Sports Centre (FEAB block), looking south



Source: Mott MacDonald 2022

Photo 4.7: Yeovil College in c. 1965, looking south



Source: Yeovil College 2022

4.3 Historic Map Regression

Map	Description
Tithe Map published: 1842	This map shows the site comprises 11 parcels of land. These field parcels comprised gardens, yards, quarry fields, orchards, and cottages. Hollands House is located in the centre of the site, with Holland's Farm located to the north within the site. Holgate House (NHLE: 1296313) is seen on this map outside the north-eastern part of the site where the orchard parcel of land is located.
Ordnance Survey first edition, [1:500] Yeovil Somerset LXXXII.13.9 Published: 1886	The map shows multiple buildings with a landscaped courtyard across the centre of the site labelled as Hollands. There is a brickworks and quarry site (HER 41377) south of the site. The southern part of the site comprises open land with landscaped areas bordering Ilchester Road and Mudford Road. There is vegetation which is placed sporadically in the northern part within the site there are field boundaries, which are lined by vegetation. Another building, smaller in size to that of Hollands, falling within the north-eastern part the site, is also associated with Hollands. The surrounding area is rural with many field boundaries and orchards residing around the site. Green Quarry (HER: 41376) is labelled east outside of the site.

Map	Description
Ordnance Survey first edition, [6-inch to the mile] Somerset Sheet LXXXIII.SW Published: 1887	The maps shows the same buildings associated with Hollands within the site as the previous map, apart from the horizontal field boundary which roughly outlines the southern boundary of the site. The surrounding area is predominantly rural. There are a couple of cottages and villas labelled to the south-east and south of the site. A cemetery (NHLE: 1173517; 1346137; 1056515), (disused) tannery, and a workhouse reside west. The linear settlement focuses along, and around, the High Street to the south of the site.
Ordnance Survey first edition. [25 inch to a mile] Somerset LXXXIII.13 Published: 1889	The site and study area has not changed from the previous map.
Ordnance Survey second edition [6-inch to the mile] Dorset Sheet V. SW Published:1904	The map shows a benchmark within the southern part of the site. There are different buildings associated with Hollands in the centre of the site, north of the site, and north-east of the site. The field boundaries still reside within the northern and southern parts of the site. There is more housing development and industry south of the site, contrasting to the rurality further north.
Ordnance Survey, [25 inch to a mile] Somerset LXXXIII.3 Published: 1928	The map shows land previously located between the Hollands complex as a field. The complex is now shown as two separate land boundaries in the centre of the site. There is more woodland south outside the site. North with the site contain smaller field boundaries and an orchard resides further north outside the site. The surrounding area had developed further into an established town with many housing terraces forming along roads, especially south-east of the site.
Ordnance Survey, [6-inch to the mile] Dorset Sheet V.SW Published: 1930	The map shows 10 parcels of land within the site. Hollands is still labelled, and the multiple buildings previously associated with Hollands still resides to the north-east within the site.
Ordnance Survey [1:10,000] ST51NE-A Published: 1962	The map shows larger buildings within the north-west part of the site which, although unlabelled, may be either associated with the Hollands or the building of the college. The immediate surroundings of the site are predominantly residential. This is the last available online map of the study area. The following year, in 1963, the college was constructed and, as such, this has not been analysed as part of the historic map regression.

Source: <https://maps/nls.uk>

4.4 Designated Heritage Assets

4.4.1 Listed Buildings

There are no listed buildings within the site. Within the 500m study area, there are eight Grade II listed buildings:

- Holgate House with entrance piers (NHLE: 1296313) located approximately 10m north of the site;
- No 30 with Front Boundary Wall and Stone Gate Piers (NHLE: 1346132) located approximately 60m south-east of the site;
- Twin Cemetery Chapel A) Easternmost for the Church of England (NHLE: 1173517) located approximately 240m south-west of the site;
- The Cemetery Gates, Gate Piers and Boundary Walls (NHLE: 1173554) located approximately 240m south-west of the site;

- Kingston House and north-east Boundary Wall and Gateway (NHLE: 1296333) located approximately 245m south of the site;
- Swallowcliffe (NHLE: 1056506) located approximately 275m south of the site;
- Twin Cemetery Chapel B) Westernmost for non-conformists (NHLE: 1346137) 280m south-west of the site; and
- The Cemetery Lodge (NHLE: 1056515) located approximately 310m south-west of the site.

4.4.2 Conservation Areas

There is one conservation area falling within the 500m study area:

- Yeovil The Park, located approximately 170m south-west of the site.

4.5 Non-designated Heritage Assets

4.5.1 Locally listed buildings

There are nine locally listed buildings within the 500m study area which are listed below.

- No 51- 63, The Park (HER: 46724, 46725, 46727, 46728, 46730, 46729 and 46731) located approximately 225- 395m south of the site;
- The Knoll (No 33) (HER: 46698) located approximately 285m south of the site; and
- Fountain, Sidney Gardens, (HER: 46748) located approximately 310m south of the site.

4.5.2 Identified in the HER

There are 34 non-designated heritage assets within the 500m study area which are listed below.

- Second World War air raid shelter, Hollands House, 42 Ilchester Road (HER: 26087) located within the site;
- Turnpike road (King's House to Whistle Bridge) (HER: 26707) running along the western boundary of the site;
- Eighteenth-century turnpike road, Marston Magna to Yeovil (HER: 26708) running along the eastern boundary of site;
- Site of a brickworks at Green Quarry (HER: 41376) located approximately 20m north-east of the site;
- Site of Second World War air raid shelters at Yeovil School (HER: 31961) located approximately 25m north-east of the site;
- Second World War air raid shelter, rear of 32 Mudford Road (HER: 30417) located approximately 55m south-east of the site;
- Site of Yeovil School (HER: 32090) located approximately 60m north-east of the site;
- Site of Second World War air Raid Warden's Post 85 Ilchester Road (HER: 26110) located approximately 60m north-west of the site;
- Medieval Yeovil (Area of High Archaeological Potential) (HER: 54757) located approximately 65m south of the site;
- Site of Second World War air-raid shelter at Mudford Road (HER: 31816) located approximately 85m south of the site;
- Maternity Home, Fiveways Roundabout (HER: 14144) located approximately 90m south of the site;
- Site of brick pits and quarry, Hollands (HER: 41377) located approximately 100m within the southern part of the site;

- Plague burial, Lower Stone Farm, Mudford Road (HER: 27007) located approximately 105m north-east of the site;
- Eighteenth-century turnpike, Odcombe to Yeovil (HER: 26704) located approximately 110m south of the site;
- Friends Burial Ground, Preston Road, Yeovil (HER: 14145) located approximately 120m south-west of the site;
- Site of icehouse, Pickett Witch, Ilchester Road (HER: 29855) located approximately 120m north-west of the site;
- Site of brickyard, Pickett Witch (HER: 54775) located approximately 140m north-west of the site;
- Eighteenth-century Turnpike road, Haselbury Bridge to Tilly Hill (HER: 26688) located approximately 150m south of the site;
- Site of a Second World War air raid shelter at Mudford Road Recreation Ground (HER: 24531) located approximately 190m north-east of the site;
- Cross site, Picket Witch (HER: 54768) located approximately 200m north-west of the site;
- Site of Second World War air-raid shelter at Roping Road (HER: 31812) located approximately 220m south-east of the site;
- Site of Second World War air-raid shelter at Mitchelmore Road (HER: 31813) located approximately 240m south-east of the site;
- Site of an Air Raid Shelter at Mudford Road Recreation Ground (HER: 31854) located approximately 250m north-east of the site;
- Site of Second World War emergency Water Tank (HER: 19949) located approximately 255m south-west of the site;
- Site of Second World War air-raid shelter at Roping Road (HER: 31814) located approximately 260m south-east of the site;
- Site of a Brickyard in Kingston (HER: 32637) located approximately 265m, south of the site;
- Site of Second World War air-raid shelter site at Roping Road (HER: 31815) located approximately 275m south-east of the site;
- Site of Second World War air raid shelter at The Knoll (HER: 32455) located approximately 285m south-east of the site;
- Second World War air raid shelter, rear of 72/74 Westfield Grove (HER: 14238) located approximately 285m north-west of the site;
- Site of Second World War air raid shelter at Mitchelmore Road (HER: 31832) located approximately 300m south-east of the site;
- Site of a Second World War barrage balloon (Yeovil 15) (HER: 17256) located approximately 300m south-east of the site;
- Second World War air-raid shelter, Kingston View recreation ground (HER: 30697) located approximately 300m east of the site;
- Second World War air raid shelter, rear of 96/98 Westfield Grove (HER: 14239) located approximately 310m north-west of the site; and
- Second World War air raid shelter, rear of 62, 64 Westfield Grove (HER: 14270) located approximately 450m west of the site.

5 Key Heritage Constraints

This section outlines the key heritage considerations of the scheme, including possible impacts on heritage assets. Heritage constraints are considered to be key elements of the historical, architectural or archaeological significance of the study area, which may pose constraints on the design of the new scheme. As such, not all assets identified in Section 4 above have been considered heritage considerations, due to the distance from or lack of relationship with the site, as well as their survival or removal from development within the site. Only those considered to form a key heritage consideration are discussed here.

From desk-based research and visual inspection of the external facades of the buildings during the site walkover survey, it is understood that the existing college buildings within the site hold no heritage significance and pose no heritage constraints to the scheme.

5.1 Designated Heritage Assets

5.1.1 Holgate House with Entrance Piers (NHLE: 1296313)

Holgate House with Entrance Piers (NHLE: 1296313) is a villa built in 1840, located 10m north of the site. The grade II listed building has the potential to be adversely impacted by the scheme, through changes to its setting, given the close proximity to the site (See Photo 5.1 below). Hedgerows line the boundary of the listed building, but there is still intervisibility into the site where the one storey FEAH exam block is currently located. Though the setting of Holgate House encompasses this corner of the site, the site does not contribute to the significance of the asset. The New Construction Block in its place should be considered to ensure the new block continues this neutral contribution to the significance of the listed building and does not detract from it. The New Construction Block should be kept to one storey keeping the same scale as the current FEAH exam block. This will help ensure the new block does not change the setting of the asset in a way which will negatively impact its significance.

Photo 5.1: Holgate House viewed from within the northern boundary of the site



Source: Mott MacDonald 2022

Photo 5.2: The FEAH block in the north-eastern corner of the site, Holgate House can be viewed far left (circled in red)



Source: Mott MacDonald 2022

5.1.2 No 30 with Front Boundary Wall and Stone Gate Piers (NHLE: 1346132)

No 30 with Front Boundary Wall and Stone Gate Piers (NHLE: 1346132) is a grade II listed villa located 60m south-east from the site. Due to the proximity to the site, the grade II listed building was assessed during the site walkover. The line of trees, and varied vegetation along the boundary wall of the school protects intervisibility to the site (see Photo 5.3 and Photo 5.4 below). It is understood the site does not form part of the listed building's setting. Therefore, the scheme will not impact the significance of No 30.

Photo 5.3: No 30 viewed from within the south-eastern part of the site



Source: Mott MacDonald 2022

Photo 5.4: View from Number 30 looking towards the site, viewed from the north-west



Source: Mott MacDonald 2022

5.1.3 Other Designated Heritage Assets

As assessed during the site walkover, it is considered that vegetation and the topography of the study area limits intervisibility between the site and other designated assets, meaning their significance, like that of Yeovil The Park Conservation Area, will not be impacted by the scheme (see Photo 5.5 below). This is because the site does not fall within their settings.

Photo 5.5: Looking south-west from the site, showing dense vegetation preventing intervisibility with other designated assets located further south-west within the study area



Source: Mott MacDonald 2022

5.2 Non-designated Heritage Assets

5.2.1 Second World War Air Raid Shelter, Hollands House, 42 Ilchester Road (HER: 26087)

A Second World War Air Raid Shelter housed within the basement of Hollands House (HER: 26087), is mapped by the HER as being located within site. The site walkover confirmed that, contrary to the information provided in the HER data, the building is no longer present. Online aerial mapping⁵⁵ from 2018 shows Hollands House was replaced by car parking⁵⁶. This HER entry was last edited in 2016 and is therefore considered not to take account of this demolition. The basement of the air raid shelter is not extant and is considered to have been filled in for the development of the car park. The construction of the proposed blocks at present are unlikely to overlap with the footprints of the air raid shelter. However, should the scheme change, and if ground breaking is proposed in this area, it could have the potential to impact this archaeological asset. Though archaeological remains may have already been truncated by the modern development of the college and recent car parking, further assessment by Mott MacDonald professionals and consultation with the local archaeological advisor will have to be undertaken.

Photo 5.6: Demolition of Hollands House



Source: <http://www.yeovilhistory.info/hollandshouse.htm>, 2019

⁵⁵ Google Earth Pro 2022. Available at: <https://www.google.co.uk/earth/about/versions/#download-pro>. Accessed 14/06/2022

⁵⁶ Yeovil's Virtual Museum 2022, Holland's House. Available online at: <http://www.yeovilhistory.info/hollandshouse.htm> Accessed 23/06/2022

Photo 5.7: Aerial imagery showing the car park where Hollands House was formerly located



Source: [Esri Maps](#), 2022

5.2.2 Other Non-designated Heritage Assets

The non-designated heritage assets within the study area are not considered to represent a heritage constraint to the scheme, due to a lack of intervisibility and relationship between the assets and the site. For assets such as the turnpike roads (HER: 26707; 6708), which run along the western and eastern boundary of the site, their significance has been impacted by modern materials and development, and the proposed scheme within the site poses no constraint to the way in which they are understood or appreciated.

6 Archaeological Potential and Significance

6.1 Survival Potential

The site comprises mainly hardstanding roads and paved areas within the site, with open landscaped areas within the southern and north-western part of the site. Historic mapping shows a brickwork and quarry site within the southern part of the site; while considered of some historical value, the very nature of these assets would reduce the potential of archaeological features that predated them to negligible. Similarly, evidence of the backfilled basement of the air raid shelter may survive as buried features, but the construction would have removed potential archaeological remains predating it. As much of the site has been either developed upon or landscaped, survival potential of archaeological remains is generally considered to be low.

6.2 Archaeological Potential

Period	Significance	Potential
Paleoenvironmental remains	Low or medium significance depending on extent	There is low potential for paleoenvironmental remains, in light of the absence of superficial geological deposits on the site.
Prehistoric	Medium or high significance depending on nature and extent. Residual remains would be of low significance.	There is a low potential for Prehistoric remains given the lack of records found within the site or study area.
Roman	Medium or high significance depending on nature and extent. Residual remains would be of low significance.	There is a low potential for Roman remains given the lack of records found within the site or study area.
Early Medieval	Low or medium significance depending on nature and extent. Residual remains would be of low significance.	There is a low potential for Early Medieval structural remains given the lack of records found within the site. However, there is an area of high archaeological potential within the study area which suggests Early Medieval settlement was present during this period. Due to undeveloped field within the site before the construction of the College, and the established field boundaries on historic mapping, there may be evidence for the agricultural exploitation of the land during this period. As such, there is medium potential for Medieval remains of an agricultural nature.
Medieval	Low or medium significance depending on nature and extent. Residual remains would be of low significance.	There is a low potential for Medieval structural remains given the lack of records found within the site. However, there is an area of high archaeological potential within the study area which suggests Medieval settlement was present during this period. Due to undeveloped field within the site before the construction of the school, and the established field boundaries on historic mapping, there may be evidence for the agricultural exploitation of the land during this period. As such, there is medium potential for Medieval remains of an agricultural nature.

Period	Significance	Potential
Post-medieval	Low significance. Residual remains would be of negligible significance.	<p>It is understood that the Hollands complex was located within the site, as shown on historic mapping from 1886. Due to the modern development of the college and the predominant hardstanding around this area, it is understood that archaeological remains relating to Hollands may have been heavily truncated. It is likely, therefore that there is a low potential for archaeological remains relating to the complex within the site.</p> <p>There is potential for Post-medieval remains relating to the brickworks and quarry site where which may survive as buried features within the undeveloped area in the south of the site. There is also potential for remains relating to the buildings and landscaped courtyard associated with Hollands within the site which were shown on historic mapping in this period. Therefore, there is medium potential for remains relating to this Post-medieval industry within the southern extent of the site.</p>
Modern	Low significance. Residual remains would be of negligible significance.	<p>There is potential for Modern remains relating to the construction of the college within the site, though it is likely these remains will be of negligible heritage interest. There is potential for Modern remains relating to the Second World War within the site, as evidenced by an air raid shelter within the site. The backfilled remains of the air raid shelter may survive as a buried feature to a reasonable depth, despite the development of the site. There is also potential for remains relating to the buildings and landscaped courtyard associated with Hollands within the site which were shown on historic mapping in this period. There is a medium potential for remains dating to the modern period.</p>

Source: Mott MacDonald 2022

7 Conclusions and Recommendations

This Preliminary Heritage and Archaeology Survey has been prepared by Mott MacDonald (MM) on behalf of the Department for Education (DfE) to inform the demolition, replacement and refurbishment at Yeovil College. An option was selected resulting from a Feasibility Study conducted in 2022, upon which this assessment is based. This option comprises the demolition of nine buildings and the construction of three new blocks, as well as car parking. Refurbishment to the LRC (FEAJ block) is also required to address its condition issues which has been highlighted by condition reports.

The key heritage consideration for the scheme is the grade II listed Holgate House with Entrance Piers (NHLE: 1296313) located 10m north of the site. This northern corner of the site forms part of the setting of Holgate House, though it does not contribute to the significance of the asset.

A Second World War Air Raid Shelter was identified on the HER as being located within the site. The site walkover undertaken confirmed the building where this shelter resided – Holland House - no longer exists. Online aerial mapping⁵⁷ from 2018 shows that Hollands House was demolished and replaced by car parking. This HER entry was last edited in 2016 which suggests it is out of date and the basement of the air raid shelter has been filled in.

There is low potential for any part of the scheme to impact any other designated and non-designated heritage assets in the surrounding area due to the distance, intervisibility and lack of relationship with the site, as well as the nature of the scheme itself.

An assessment of the site has found there is **low** potential for archaeological remains dating to the Prehistoric and Roman periods. Though there is **low** potential for structural remains within the site dating to the Early Medieval and Medieval period, there is **medium** potential for remains relating to agricultural practises dating to these periods within the site. There is **low** potential for Post-medieval remains relating to the Hollands complex within the site, due to truncation and modern development of the college. There is **medium** potential for Post-medieval remains relating to the brick pit and quarry site which fell within the southern part of the site during this period, as indicated by historic mapping. There is also **medium** potential for Modern remains relating to the remains of an air raid shelter which may survive as a buried feature to a reasonable depth in the site.

Where there are areas of hardstanding, including the car parking, paving areas and roads within the site, superficial unknown archaeological remains would have likely been removed through levelling or earlier excavations. Furthermore, excavations for the foundations of the current school blocks will have removed or truncated any previously unknown archaeological remains within their footprint.

Recommendations

It is recommended that the New Construction Block proposed in the north-east of the site is kept to one storey, the scale of the current building it is replacing (FEAH block), so as to not alter the setting of the grade II listed Holgate House in a way that would negatively impact its significance.

⁵⁷ Google Earth Pro 2022. Available at: <https://www.google.co.uk/earth/about/versions/#download-pro>. Accessed 14/06/2022

Should the scheme change, especially in the undeveloped southern part of the site, further assessment of the archaeological potential and any possible mitigation needed should be undertaken.

It is recommended that the Mott MacDonald Heritage Team are consulted regularly throughout the scheme design. This will help inform whether consultation with the Conservation Officer or Archaeological Advisor at the local authority is necessary. It will also help determine the likelihood of further assessment into the potential impact of the development on the historic environment, such as through the production of a Heritage Statement or Historic Environment Desk Based Assessment, which may be required to support a planning application.

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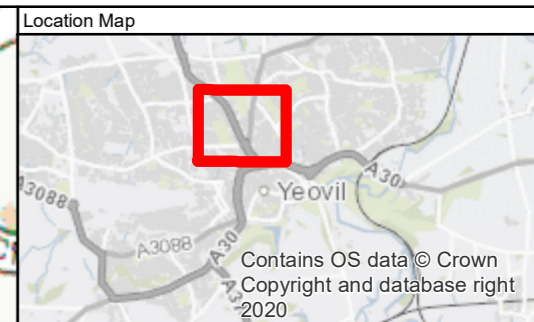
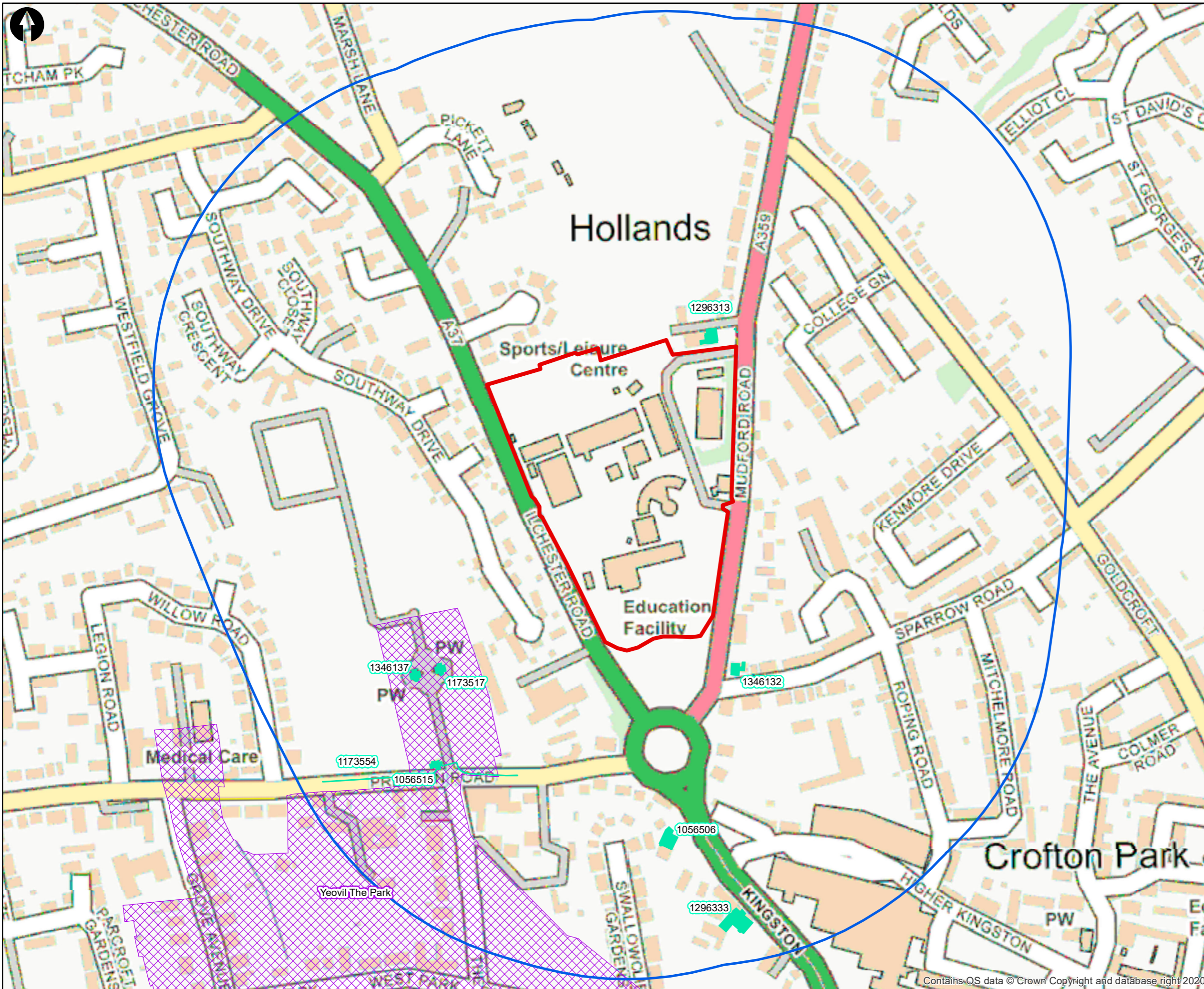
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A. Map of Heritage Assets



Key to Symbols

- Site boundary
- Study area 500m
- Listed buildings
- Conservation areas

Notes

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A	16/05/22	SC	Designated assets	ED	KL
Rev	Date	Drawn	Description	Ch'k'd	App'd
M			Mott MacDonald House 8-10 Sydenham Road Croydon, CR0 2EE United Kingdom T +44 (0)20 8774 2000 F +44 (0)20 8681 5706 W mottmac.com		

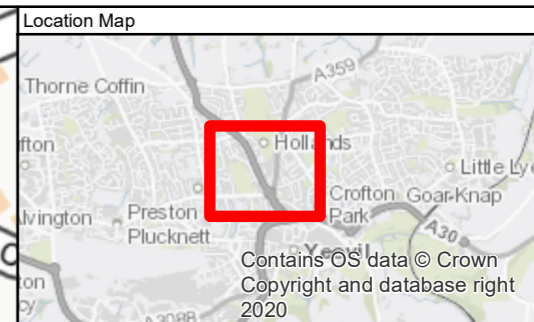
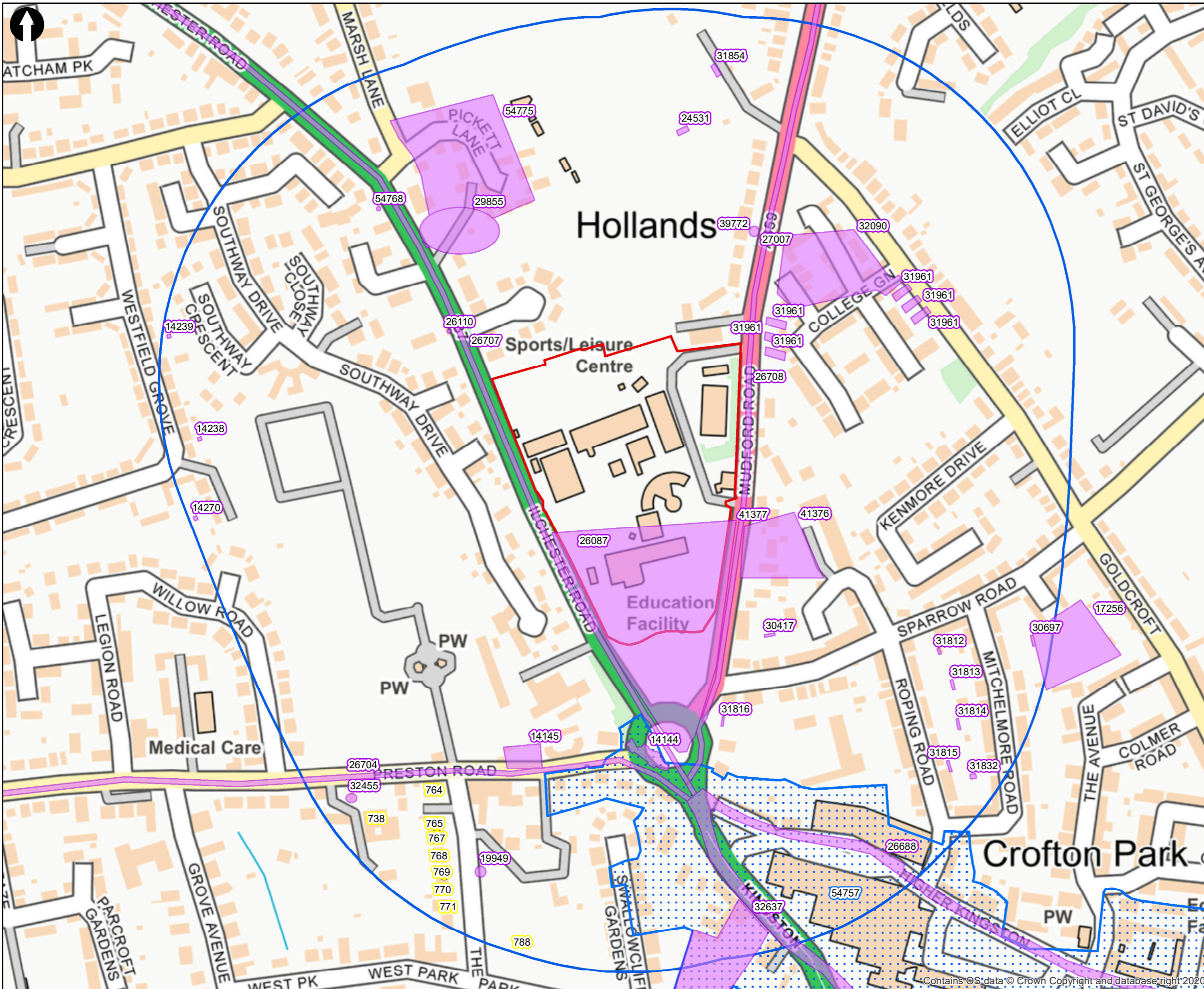
Client

Department for Education (DFE)

Title

Designated assets within the 500m study area

Designed	S Croston	Eng Check	E Dennis
Drawn	S Croston	Coordination	K Luker
GIS Check	E Dennis	Approved	K Luker
Scale at A3	Status	Rev	Security
1:5,481	PRE	P1	STD



Key to Symbols

- Site Boundary
- 500m Study Area
- HER Monuments
- Locally Listed Buildings
- Areas of High Archaeological Potential

Notes

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SC	09/06/22	SC	For information only.	ED	KL
Rev	Date	Drawn	Description	Ch'k'd	App'd
M			Mott MacDonald House 8-10 Sydenham Road Croydon, CR0 2EE United Kingdom T +44 (0)20 8774 2000 F +44 (0)20 8681 5706 W mottmac.com		

Client

Department for Education (DfE)

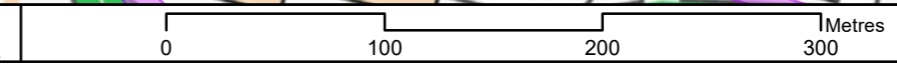
Title

Non-designated heritage assets in the 500m study area

Designed	S Croston	Eng Check	E Dennis
Drawn	S Croston	Coordination	K Luker
GIS Check	E Dennis	Approved	K Luker

Scale at A3	Status	Rev	Security
1:3,471	PRE	P1	STD
Drawing Number	104608-MMD-00-HE-GIS-Y-0002		

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B. Gazetteer

Table 8.1: Heritage assets within the 500m study area

Name	NHLE no/ HER number	Record	Description
Holgate House with entrance piers	1296313	Grade II listed building	Villa. Circa 1840. Rendered and colour washed with unpainted Ham stone dressings; hipped Welsh slate roofs, the main roof having wide eaves overhang; rendered chimney stacks. 2-storey of 3-bays, with extension across whole of ground floor of main house, and also a one storey extension to the left hand (West) side. Perversely, the ground floor extension is only of 2-bays, divided by stone panelled flat doric pilasters, with 2-margined sash windows; it has a bell-cast slate roof: above are three semi-circular headed windows in architraves, of 6-panes with radials, The West extension of 3-bays: the left-hand bay having a 4-panel door (of which the 2-upper panels are glazed) up two steps, set in an architrave with impost, intermediate and keystones: to the right two margined casement windows flanked and divided by matching stone pilasters, and above a stone cornice and plain parapet. The interior not inspected. Despite their relocation and the widening of the opening between them, included are the 2-panelled stone gate piers, which have moulded pyramidal caps.
No 30 with Front Boundary Wall and Stone Gate Piers	1346132	Grade II listed building	Villa, c1840. Rendered and scribed with course lines, now colourwashed, with hipped Welsh slated roof having wide eaves overhang; brick chimneystacks to each end. 2-storeys of 3-bays. Projecting central porch with Roman Doric unfluted columns and flat pilasters, carrying full entablature with flat roof: 6-panel door of which the top 4 are glazed. 12-pane sash windows to ground floor, set plain: 9-pane sashes to first floor. Plain side elevation. Interior not inspected. Local stone front boundary wall approximately 1 metre high with simple stone piers, moulded tops.

Name	NHLE no/ HER number	Record	Description
Twin Cemetery Chapel A) Easternmost for the Church of England	1173517	Grade II listed building	Cemetery chapel of 1863 Local stone ashlar with Ham stone dressings, Welsh slated roof, One of twin(handed)chapels: Greek cross plan with added colonnade porch to West. South transept in form of an angled chevet; Romanesque style with some ploychromy. Corner buttressed porch has semi-circular headed entrance archway with small side shafts; the returns have a semi-circular arched opening split by a column and heavily cusped tracery. South elevation has cusped lancet to 'nave' bay, then plate tracery in semi-circular arches to the chevet, a further cusped lancet to 'chancel' bay corner buttresses with Quasi-dentilled eaves course. Triple window to East end, the centre light being divided centrally, with decorated capitals/imposts. North elevation similar to South, but with the chevet replaced by flat gable with pair of doors. Small circular window in West wall over porch. Centred over crossing a short-gabled turret with square flue-like termination. Interior not inspected. Although architecturally adequate on its own, its value is enhanced by the 'twin' opposite.
Twin Cemetery Chapel B) Westernmost for non-conformists	1346137	Grade II listed building	Cemetery chapel of 1863 Local stone ashlar with Ham stone dressings, Welsh slated roof, One of twin(handed)chapels: Greek cross plan with added colonnade porch to West. South transept in form of an angled chevet; Romanesque style with some ploychromy. Corner buttressed porch has semi-circular headed entrance archway with small side shafts; the returns have a semi-circular arched opening split by a column and heavily cusped tracery. South elevation has cusped lancet to 'nave' bay, then plate tracery in semi-circular arches to the chevet, a further cusped lancet to 'chancel' bay corner buttresses with Quasi-dentilled eaves course. Triple window to East end, the centre light being divided centrally, with decorated capitals/imposts. North elevation similar to South, but with the chevet replaced by flat gable with pair of doors. Small circular window in West wall over porch. Centred over crossing a short-gabled turret with square flue-like termination. Interior not inspected. Although architecturally adequate on its own, its value is enhanced by the 'twin' opposite.
The Cemetery Gates, Gate Piers and Boundary Walls	1173554	Grade II listed building	Walls and gates. 1863. The South boundary and entrance to Yeovil cemetery walls of boasted local stone, coursed, with worked copings, varying in height. Tall gabletted stone gate piers with C20 wrought iron gates. These are an essential element of the planned cemetery, which does not appear to have suffered any alteration since its opening.

Name	NHLE no/ HER number	Record	Description
The Cemetery Lodge	1056515	Grade II listed building	Cemetery Lodge house. 1863. Local stone of boasted coursed rubble to basement, ashlar to upper levels, with Ham stone dressings and Welsh slated roof. Cruciform plan of three storeys, with middle C20 angle infill to rear. The South projecting arm has narrow semi-circular headed slit windows to the front projection and its East return wall at basement level to the ground floor two-light windows with slightly chamfered surrounds with duochrome relieving arches over, lining through with the basement windows: above these in the gable two semi-circular headed windows with circular light over set in a pointed duochrome relieving arch. The right arm of the cross plan has pointed arched doorway at (upper) ground level in the East wall with a flight of steps leading up to it, and above it a gabled two-light window: this window is repeated in the Western arm (South-roadside-face). All windows have patterned leaded lights. The roof is banded with slates of two colours, the entrance arm has an added pyramidal slated roof with alternate courses of fish-scale slates Stone chimney stacks. The interior not inspected.
Swallowcliffe	1056506	Grade II listed building	Town house, (now County Court Offices). Circa 1830. Rendered (and lined to imitate ashlar) and colourwashed; hipped Welsh slate roof with wide soffite. East facade of two storeys, three bays, having central stone Roman Doric porch of good projection with unfluted columns and pilasters and full entablature; over the six-panel door is a plain semi-circular fanlight: to either side are twelve-pane with margin sash windows with radial deadlights over set in semi-circular arched niches: at first floor level three twelve-pane sashes in plain openings. The interior (not fully inspected) has the original staircase and some good plasterwork, especially cornices and a plaster vaulted ceiling to the entrance hall, as well as a number of Regency style doors and architraves at ground floor level (upstairs is modified for fire regulations). (The sundry outbuildings and No 19B, on same site, not included in the listing).
Kingston House and north-east Boundary Wall and Gateway	1296333	Grade II listed building	Town house (now private school) of c1840. Brick with Ham stone plinth, band and rusticated quoins: Welsh slated roof behind parapets with stare urns mounted on the four corners. The South East entrance facade 2-storeys of 3-bays, with central 6-pane (4-glazed) door set in simple opening, with 12-pane sash windows each side; these shielded by wood and corrugated iron veranda across whole front, arcaded with bell hipped roof; at first floor level three 12-pane windows in simple openings, fitted with hinged venetian shutters. The South Western return, rendered, matches the first floor in its 2-bays, but at ground floor level there is a single storey stone and rendered extension, with an angled bay window. The interior not seen. The extension to South West not included in the listing. To the North Eastern boundary a high capped stone wall with two 2-centre arched

Name	NHLE no/ HER number	Record	Description
			openings (one blocked) and panelled and capped gate piers (trio left-hand cap now missing).
Yeovil The Park	N/A	Conservation Area	The Park is a distinctive area of late C19 development to the west of Yeovil town centre, south of Preston Road, with a cemetery of 1863 to the north of the main road. The residential areas are composed of The Park, running south off Preston Road and West Park, an east-west link to Grove Avenue, which runs back to Preston Road. Characteristic architecture, the use of a variety of details, spacious layouts and valuable trees (particularly in the associated Sidney Gardens) are all-important assets. The District Council has designated the area as a conservation area in April 2008.
Excavation (1979)	39772	Event	An excavation was undertaken by the Yeovil Archaeological and Local History Society, after a resident disturbed an adult post medieval burial in a trench for a water pipe. The excavation revealed a double burial in coffins in a grave partly dug into a natural bed of poor limestone. Dates from the finds may link the burials to a serious outbreak of plague in Yeovil in 1646-7.
Site of a brickworks at Green Quarry	41376	Non-designated heritage asset	Plot 1066 on the 1842 Yeovil tithe map was a brick works operated by George Maidment then Henry Longman and then George Harris in the 1840s. It may have obtained clay from the field to the W (41377).
Site of Yeovil School (1936)	32090	Non-designated heritage asset	The contract and plans for a new boys' school survive in the Somerset Records. The south east part is indicated for future expansion. The building is visible on 1947 aerial photographs with the south-east range absent, but this is present on the 1965 Ordnance Survey map. The area is now housing.
Site of World War air raid shelters at Yeovil School	31961	Non-designated heritage asset	Aerial photographs of 1947 show two lines of three mounds to the SE and SW of the school. They are probably earth-covered air raid shelters.
Site of an Air Raid Shelter at Mudford Road Recreation Ground	31854	Non-designated heritage asset	An air raid shelter is remembered at ST 5537117154, where it is visible on the 1947 RAF aerial photos. The entrance was in the end wall with a blast wall; the concrete roof covered this as well. The site has been cleared.

Name	NHLE no/ HER number	Record	Description
Site of a Second World War air raid shelter at Mudford Road Recreation Ground	24531	Non-designated heritage asset	At the end of lane leading from Mudford Road. This was a brick-built building with a flat concrete roof. The building no longer exists.
Site of Second World War air raid shelter at Mitchelmore Road	31832	Non-designated heritage asset	Modern Ordnance Survey mapping and post-war RAF aerial photography shows two adjacent air raid shelters.
Site of Second World War air-raid shelter site at Roping Road	31815	Non-designated heritage asset	Modern Ordnance Survey mapping shows two adjacent air raid shelters. They have been replaced by garages but are remembered locally.
Site of Second World War air-raid shelter at Roping Road	31814	Non-designated heritage asset	An air raid shelter survives to the rear of the houses. It is shown as two adjacent structures on the modern Ordnance Survey mapping but could not be visited. The northern one was converted into a garden room in 2016.
Site of Second World War air-raid shelter at Mitchelmore Road	31813	Non-designated heritage asset	Two air raid shelters survive to the rear of the houses as shown on the modern Ordnance Survey mapping.
Site of Second World War air raid shelter at The Knoll	32455	Non-designated heritage asset	According to the adjacent owner, there was an air raid shelter, now converted to a garage. A circular feature to the S seen on 1946/7 aerial photographs was a garden pond, not a static water tank.
Site of Second World War air-raid shelter at Mudford Road	31816	Non-designated heritage asset	An air raid shelter is remembered at about ST 5538 1653 and described as an 'underground' type. The RAF vertical photos of 1947 show a long rectangular structure that may well be the concrete roof of the shelter.
Site of Second World War air-raid shelter at Roping Road	31812	Non-designated heritage asset	An air raid shelter, built of red brick with a concrete roof is visible to the rear of the houses.
Friends Burial Ground, Preston Road, Yeovil	14145	Non-designated heritage asset	Friends Burial Ground (Disused) with 'Mortuary' shown on 1889 Ordnance Survey. Area still shown on recent map but not noted as burial ground. The burial ground is extant with 6 identical headstones visible. Pathways are overgrown with vegetation and the site is locked.
Turnpike road (King's House to Whistle Bridge)	26707	Non-designated heritage asset	A Turnpike road of the Yeovil Trust, much of its alignment follows that of the Ilchester to Dorchester Roman Road.

Name	NHLE no/ HER number	Record	Description
Site of a Brickyard in Kingston	32637	Non-designated heritage asset	An 1806 map of Yeovil names a brickyard in Lower Kingston belonging to Richard Vining (1732-1816). A further map by the same surveyor dated 1831 shows a division into three parcels. Kingston House (50114) built by Richard's son; Charles Vining (1780-1855) is on the site of the former brickyard. He was a master builder and brickmaker who had another yard in the town (54775) and one at Mudford (54338).
Site of a Second World War barrage balloon (Yeovil 15)	17256	Non-designated heritage asset	A Barrage Balloon site can be seen on RAF vertical air photographs of c1947. Traces of the circular concrete base can be seen in the centre of the site and the remains of associated structures to the east. Listed as site no 15, "Higher Kingston Rec Ground Kingston View" in 1943.
Medieval Yeovil	54757	Area of High Potential	Pre-conquest settlement is certain from the mention of Gifle in Alfred the Great's will (AD901), and in that of Wynflaed of East Chinnock (AD950) Domesday Book records two manors in Givle (now called Kingston and Hendford), one of which were added 22 free holdings, later known as "The Tenement". This became the medieval manorial borough under the Maltravers family, Lords of Hendford, after 1138 it was held by the Rector of St John the Baptist church in Yeovil and from 1420 by the convent of Syon in Middlesex. Under a charter of King John, the burgesses gained a market and after several disputes with the rector, they secured the right to choose their portreeve subject to the Lord's approval. Despite the possession of corporate properties and a common seal, the burgesses never achieved independent status as a free chartered borough. Even the market tolls and court fines were taken by the lord, together with the profits from the two fairs confirmed by royal grant in 1421. Nevertheless, Yeovil outstripped the other medieval towns of Montacute, Ilchester and Stoford. Leland in 1540 called Yeovil a "good market town" and the chantry commissioners reported "822 partakers of the Lords Supper". Medieval and later leases prove the existence of woollen, linen, and leather industries, yet there is evidence of stagnation and decay through plague and fire in the mid C17, following greater prosperity in the C18 based on woollen and linen clothmaking. The population in 1801 was 2,700. The arrival of the railway in 1853 brought further prosperity. The settlement that existed by late Saxon times was possibly close to the church on the N and W of the town away from the area later known as "The borough". The borough, founded between the C11 and C13, almost certainly included the Market Place, still known as The Borough, High Street with Back Lane (now South Street) behind, Silter Street, Grope Lane (now Wine Street), Middle Street and Vicarage Street. The W side of Castle Street with long tenements served by a back lane, was also possibly within the medieval occupation area.

Name	NHLE no/ HER number	Record	Description
Eighteenth-century turnpike road, Marston Magna to Yeovil	26708	Non-designated heritage asset	Road turnpiked under the Yeovil Trust in 1753.
Plague burial, Lower Stone Farm, Mudford Road, Yeovil	27007	Non-designated heritage asset	Two skeletons, disturbed by a water pipe trench were excavated. Both were male and buried in coffins (nails survived), one above the other, in a grave cut into the limestone. A C17 clay pipe was recovered. A plague burial on Lower Stone Farm in 1698, the bodies were reburied, and the finds retained in Yeovil Museum. The grid reference given, ST 554 150 is clearly wrong in the northing, which lies to the S of Yeovil. Lower Stone Farm (27008) lay at ST 552 173 but the area around is now covered by playing fields and housing. The burials were uncovered in the front garden of No 51, Mudford Road. The clay pipe was marked "I.D." which may relate to a Bristol maker, John Davy, known in 1623 but the shape of the bowl suggests a later date, c1660-80. There was also a Bath pipemaker called John Davy who was active c1700. No direct evidence that these were plague burials was found but there were certainly severe episodes in Yeovil in 1646/7 and later.
Maternity Home, Fiveways Roundabout, Yeovil	14144	Non-designated heritage asset	Yeovil District Hospital' shown on 1886 Ordnance Survey map. Dispensary established in 1858 and moved to a new purpose-built hospital by J Johnson in 1872. This was a two-storey building which is now demolished. 'Maternity Home' shown on 1903 Ordnance Survey map. Building no longer extant, area now the Fiveways Roundabout on the Ilchester Road.
Second World War emergency Water Tank, The Park, Yeovil	19949	Non-designated heritage asset	Static water tank apparent on old aerial photograph. Had a diameter of c7m. Not extant.
Site of brickyard, Pickett Witch	54775	Non-designated heritage asset	Brickyard shown on 1842 tithe map (plot 1083). The brick maker was Richard Vining but production seems to have stopped in the 1860s.
Second World War air-raid shelter, Kingston View recreation ground, Yeovil	30697	Non-designated heritage asset	This seems to be a single chamber shelter, brick built with a concrete roof. There is a doorway on the approximately NW corner of the W wall.
Second World War air raid shelter, rear of 32 Mudford Road, Yeovil	30417	Non-designated heritage asset	There is a communal type air-raid shelter in the rear garden of the house.

Name	NHLE no/ HER number	Record	Description
Site of icehouse, Pickett Witch, Ilchester Road, Yeovil	29855	Non-designated heritage asset	Until fairly recently there was an ice house at the Pickett Witch House Hotel but it became derelict and was filled in and built over.
Cross site, Picket Witch, Yeovil	54768	Non-designated heritage asset	Site of Pyait Cross. An ancient deed, dating from the time of Richard II, mentions a cross here.
Site of second World War air Raid Warden's Post 85 Ilchester Road, Yeovil	26110	Non-designated heritage asset	The Old Cottage, Ilchester Road, Yeovil. During World War Two a warden's post was established here in a building which was specially strengthened for this role. It was designated as Post E.
	26087	Non-designated heritage asset	Public Basement Shelter P37, Hollands House, 42 Ilchester Road, Yeovil. The basement of this building was adapted as an air raid shelter with the ability to shelter up to 80 persons. The building still exists.
Second World War air raid shelter, rear of 62, 64 Westfield Grove, Yeovil	14270	Non-designated heritage asset	Yeovil Communal Shelter Number C150, Type A2FTR1. A surface communal shelter consisting of two separate compartments, each of 3.24m by 1.39m. These compartments were built side by side with both entrances on one side. These entrances were protected by a traverse or blast wall. All the walls were of brick construction 0.35m thick. They had a concrete floor and flat concrete roof. Building is extant.
Second World War air raid shelter, rear of 96/98 Westfield Grove, Yeovil	14239	Non-designated heritage asset	Shelter Number C153, type A2FTR2. This was a surface communal shelter consisting of two separate compartments, each of 3.24m by 1.39m. These compartments were built side by side with both entrances on one side. These entrances were protected by a traverse or blast wall. All the walls were of brick construction 0.35m thick. They had a concrete floor and roof, the roof being individually pitched over each compartment. Building extant.
Second World War air raid shelter, rear of 72/74 Westfield Grove, Yeovil	14238	Non-designated heritage asset	This was a surface communal shelter consisting of two separate compartments, each of 3.24m by 1.39m. These compartments were built side by side with both entrances on one side. These entrances were protected by a traverse or blast wall. All the walls were of brick construction 0.35m thick. They had a concrete floor and roof, the roof being individually pitched over each compartment. Building extant.
Eighteenth-century Turnpike road, Haselbury Bridge to Tilly Hill, Yeovil	26688	Non-designated heritage asset	A turnpike road of the Yeovil Trust. This was the most important road of that trust and was turnpiked in 1753.
Eighteenth-century turnpike, Odcombe to Yeovil	26704	Non-designated heritage asset	A turnpike road of the Yeovil Trust. Turnpiked in 1753.

Name	NHLE no/ HER number	Record	Description
Site of brick pits and quarry, Hollands, Yeovil	41377	Non-designated heritage asset	A plot called Hollands (580 on the Yeovil tithe map) was advertised as having 'good brick clay and excellent building stone' so may have been used by the brickworks (41376) over the road.
No 63, The Park, Yeovil	46724	Locally listed building	The fountain in Sidney Gardens is of visual and historical value.
Fountain, Sidney Gardens, Yeovil	46748	Locally listed building	Part of a series of large detached and semi-detached late Victorian (date of 1895 on the hopper head of No. 53) houses on the NW side of The Park, Nos. 51-63, with many of the details in the fashionable vocabulary, bays, porches, dormers, gables, hips and half hips, tall chimneys, balustrades, string courses, half timbering and a pretty wood conservatory with coloured glass lights.
No 51, The Park, Yeovil	46731	Locally listed building	Part of a series of large detached and semi-detached late Victorian (date of 1895 on the hopper head of No. 53) houses on the NW side of The Park, Nos. 51-63, with many of the details in the fashionable vocabulary, bays, porches, dormers, gables, hips and half hips, tall chimneys, balustrades, string courses, half timbering and a pretty wood conservatory with coloured glass lights.
No 53, The Park, Yeovil	46730	Locally listed building	Part of a series of large detached and semi-detached late Victorian (date of 1895 on the hopper head of No. 53) houses on the NW side of The Park, Nos. 51-63, with many of the details in the fashionable vocabulary, bays, porches, dormers, gables, hips and half hips, tall chimneys, balustrades, string courses, half timbering and a pretty wood conservatory with coloured glass lights.
No 55, The Park, Yeovil	46729	Locally listed building	Part of a series of large detached and semi-detached late Victorian (date of 1895 on the hopper head of No. 53) houses on the NW side of The Park, Nos. 51-63, with many of the details in the fashionable vocabulary, bays, porches, dormers, gables, hips and half hips, tall chimneys, balustrades, string courses, half timbering and a pretty wood conservatory with coloured glass lights.
No 57, The Park, Yeovil	46728	Locally listed building	Part of a series of large detached and semi-detached late Victorian (date of 1895 on the hopper head of No. 53) houses on the NW side of The Park, Nos. 51-63, with many of the details in the fashionable vocabulary, bays, porches, dormers, gables, hips and half hips, tall chimneys, balustrades, string courses, half timbering and a pretty wood conservatory with coloured glass lights.
No 59, The Park, Yeovil	46727	Locally listed building	Part of a series of large detached and semi-detached late Victorian (date of 1895 on the hopper head of No. 53) houses on the NW side of The Park, Nos. 51-63, with many of the details in the fashionable vocabulary, bays, porches, dormers, gables, hips and half hips,

Name	NHLE no/ HER number	Record	Description
No 61, the Park, Yeovil	426725	Locally listed building	tall chimneys, balustrades, string courses, half timbering and a pretty wood conservatory with coloured glass lights.
The Knoll (No 33), Preston Road, Yeovil	46698	Locally listed building	Part of a series of large detached and semi-detached late Victorian (date of 1895 on the hopper head of No. 53) houses on the NW side of The Park, Nos. 51-63, with many of the details in the fashionable vocabulary, bays, porches, dormers, gables, hips and half hips, tall chimneys, balustrades, string courses, half timbering and a pretty wood conservatory with coloured glass lights. Brick and clay tiles, large chimneys with raised straps, two storey canted bays and segmental heads to the sash windows; the nearby former brick and pantile lodge, gate piers, stone boundary wall and mature planting are all of value.

Source: Historic England, South Somerset District Council, Somerset HER, 2022

