



Priority School Building Programme

St Ursula's School Archaeological Desk Top Study

October 2013

Education Funding Agency



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Executive Summary

Mott MacDonald has been commissioned by The Education Funding Agency (EFA) to assess the archaeological potential ahead of the planning proposals at St Ursula's School, Brecon Rd, Westbury-on-Trym, City of Bristol.

A review of the historical and archaeological sources suggests the site has low potential to contain any archaeological remains. The known burial ground is located on the south side of the chapel and will not be impacted upon during the proposed re-development of the site. The graveyard will therefore be left preserved *in situ*.

The site was first occupied with a large private house called 'West Mead' built by Edward Protheroe in 1820. In 1896 that the Sisters of Mercy bought the convent and established a girls school the following year. The school is currently operated as an E-ACT Academy by Bristol City Council. The main school building is a Grade II listed building, and it is considered that all other structures on the site, excluding a 2 storey detached classroom (1972) and the current sports hall (1986), would be considered as curtilage to the main building. This includes the boundary walls which are contemporary with the main school. The site also lies within the Downs Conservation Area.

The proposed development consists mainly of conversions and refurbishments of existing buildings, and in these places no below-ground archaeological investigations will be required.

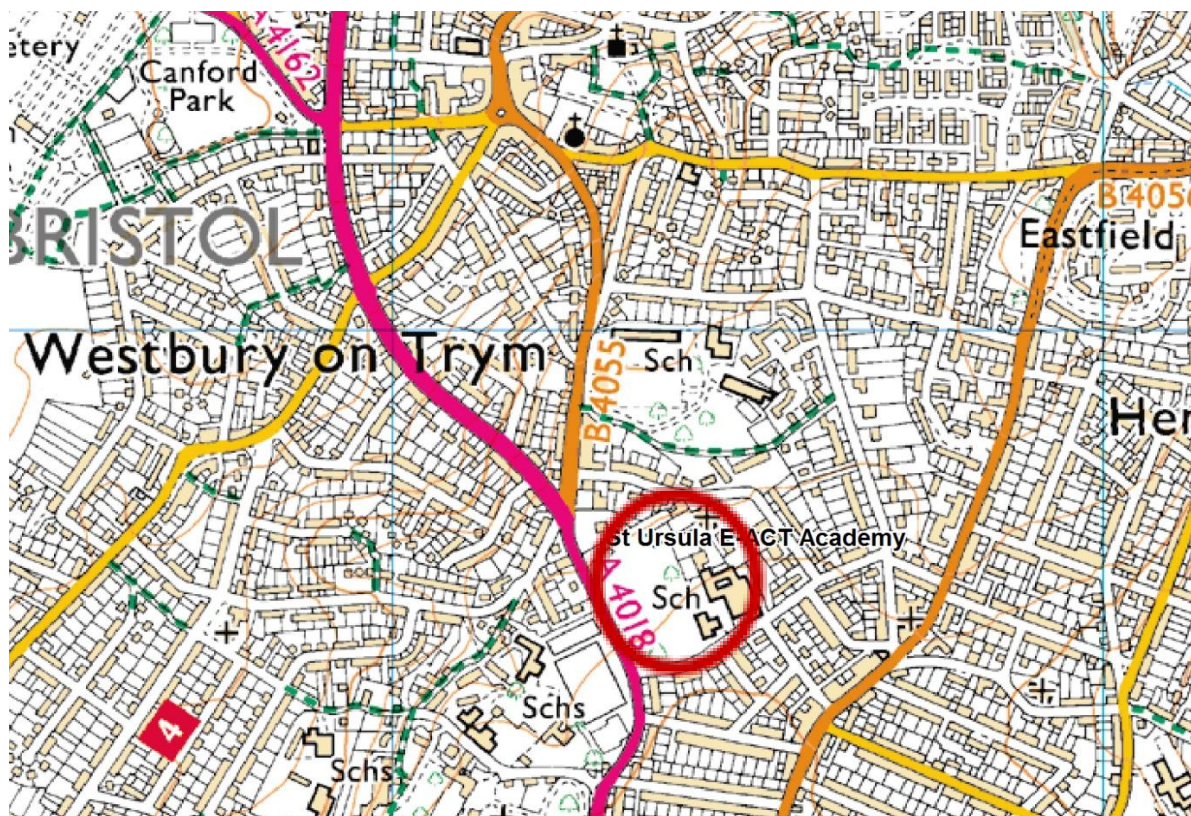
When final development plans have been finalised, those sections of the historic buildings which will be demolished or significantly altered should be subject of historic building recording to a level appropriate to the significance of the building and the impact of the development. The scope and nature of any further archaeological work will need to be agreed through consultation with the Bristol City Archaeologist.

1 Introduction

1.1 The Site

St Ursula's E-ACT Academy (NGR: ST 57486 76640; Figure 1.1) lies on the north side of Brecon Road, roughly 1 km south of Westbury on Trym's High Street and 3 km north of Bristol's city centre (hereafter referred to as the Site). The site is roughly square, covering some 3.7 hectares and bounded by Brecon Road to the south and Westbury Road to the west and residential development to the north and east. The existing Academy buildings lie in the south eastern part of the site with surfaced play areas to the north and grassed playing fields on the western side.

Figure 1.1: Site Location of St Ursula's E-ACT Academy (scale 1:10 000)



Source: Ordnance Survey © Crown copyright 100049984 2013.

This report outlines the results of the desk based assessment, which was carried out in October 2013, and which was prepared in accordance with the Institute of Field Archaeologists *Standard and Guidance for Historic Environment Desk-based Assessment* (IFA 2012). This states that a “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified are” and also says that “In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic

environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

There are no Scheduled Ancient Monuments, registered parks and gardens, battlefields, protected wreck sites or World Heritage Sites within a 500m radius of the Site. St Ursula's is a Grade II listed building, officially recorded as St Ursula's High School, and lies within the northern tip of the designated Downs Conservation Area. There has been no previous archaeological work on this site.

1.2 The Proposal

The site is planned for residential redevelopment. An assessment of building age has been undertaken and illustrated by Cube Design (see Appendix C; 1211 SK101). One of the original buildings constructed as the stables and later developed as the coach house for West Mead House is proposed for demolition (See Cube Design Appendix C; 1211 SK100).. The main buildings which were used as school classrooms are proposed to be kept and converted into domestic living spaces (the residential proposal of the site is illustrated in Appendix C; 1211 SK105, SK106 & SK107). There was an option (Option 6C; Appendix C; 1211 SK104) to construct a new sports hall adjacent to the original house, but this is no longer part of the feasibility proposal.

This historic environment desk top study will form part of a package of documents which will form a planning application at the development site.

1.3 The Methodology

The primary aim of the desk-based assessment is to provide a professional appraisal of the archaeological and heritage potential of the site. This follows the Government guidance in NPPF (2012) by presenting a synthetic account of the available archaeological and historical data and its significance at an early stage in the planning process. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

The format and contents of this section of the report are an adaptation of the standards outlined in the Institute for Archaeologists' guidance paper on *historic environment desk based assessment* (IFA 2012). The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historical maps, and has been supplemented with a site walkover.

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site walkover

The principal sources consulted in assessing this site were:

- The Bristol Historic Environment Record (BHER)
- The English Heritage Archives (formerly, the NMR)
- Bristol City Council's 'Know Your Place' website with its Historic Environment Record data, and census information through the 'Findmypast' website.
- *Heritage Statement* of St Ursula's School by Stephen Bond (Bond 2013)
- A visit to view relevant archival material held at Bristol Record Office

Further archival research was undertaken at some or all of the following:

- Use of historical maps for map regression.
- Review of the conservation area enhancement statement for the Downs Conservation Area.
- Use of online databases and sources of information, including the National Heritage List, Heritage Gateway/PastScape/Viewfinder.
- Review of published sources, such as the Victoria County History, Pevsner's Buildings of England series, and authoritative evaluations of the locality.
- Local plan and related City Council policies and documentation.
- Relevant national heritage guidance and policy.

2 Designations and Policy

2.1 National Policy and Designations

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and replaces all previous national planning policy documents, including Planning Policy Statement 5: Planning for the Historic Environment (2010). The NPPF seeks to streamline the national planning policy, simplify the planning process and introduce the concept of presumption of approval for sustainable development. The NPPF sets out guidelines for Local Planning Authorities and developers alike, stating that the local authority should require the developer to record and advance understanding of the asset to be lost (wholly or in part) in a manner 'proportionate to their importance and the impact' and to ensure this evidence is publicly accessible.

The paragraphs within the NPPF most pertinent to the proposed development are as follows:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by the 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.

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

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.*

132. 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

133. 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, or all of the following apply:

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

134. 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 securing its optimum viable use.

135. 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 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.

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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.

2.2 Local Planning Policy

2.2.1 Bristol Local Plan (Adopted 1997) saved policies

The principal, relevant policies in the Bristol Local Plan are

B21 Buildings in Conservation Areas: Demolition

Applications for planning permission which would involve the demolition of buildings, walls and other minor structures which make a positive contribution to the character of a Conservation Area will not be permitted unless there are overriding environmental, economic or practical reasons. Consent will only be granted where there is a valid permission for a detailed redevelopment scheme.

Implementation: By negotiation in the Development Control process.

B22 Sites of Archaeological Significance

(I) There will be a presumption in favour of preserving any archaeological features or sites of national importance, whether scheduled or not.

(II) Development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation. Where there is evidence of archaeological remains, development will not be permitted except where it can be demonstrated that the archaeological features of the site will be satisfactorily preserved in situ, or a suitable strategy has been put forward to mitigate the impact of development proposals upon important archaeological remains and their settings; or, if this is not possible and the sites are not scheduled or of national importance, provision for adequately recording the site prior to destruction is made, preferably by negotiating a planning agreement to ensure that access, time and financial resources are available to allow essential recording and publication to take place.

Implementation: Through the Development Control process, on sites identified in the Avon or Bristol Sites and Monuments Record, the Bristol Urban Archaeological Database or by the city council Archaeologist.

2.2.2 2002 Joint Replacement Structure Plan for the Unitary Authorities of Bath and NE Somerset, Bristol, South Gloucestershire and North Somerset. Adopted 2002.

In September 2002, the Joint Replacement Structure Plan for the unitary authorities of Bath and North-East Somerset, Bristol, North Somerset and South Gloucestershire was adopted.

2.2.2.1 Policy 19:

Local Plans will, through existing national/international designations, and other policies and initiatives:

- *protect that part of the cultural heritage that consists of the built and historic environment of the area and manage development and land use change in a manner that respects local character and distinctiveness, ensuring that new development and other land use changes respect and enhance local character through good design and conform with any local character statement/guidance produced locally;*
- *protect Scheduled Ancient Monuments and other nationally important archaeological remains, which should be preserved in situ and their settings maintained and enhanced;*
- *require development proposals affecting archaeological sites of local importance to demonstrate an overriding need for the development, to provide for a mitigation strategy where necessary, and to provide for appropriate prior investigation and recording of the site.*

Bristol City Council fully supports the policies and guidance outlined above. The adopted Local Plan policy B22 contains provision for the preservation in situ of nationally important archaeological features. It also outlines the process whereby archaeological information should be gathered to inform the development control process and to ensure that decisions are taken with adequate information on archaeological issues.

(I) There will be a presumption in favour of preserving any archaeological features or sites of national importance, whether scheduled or not.

(II) Development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top study, and where appropriate a field evaluation. Where there is evidence of archaeological remains, development will not be permitted except where it can be demonstrated that the archaeological features of the site will be satisfactorily preserved in situ, or a suitable strategy has been put forward to mitigate the impact of development proposals upon important archaeological remains and their settings; or, if this is not possible and the sites are not scheduled or of national importance, provision for adequately recording the site prior to destruction is made, preferably by negotiating a planning agreement to ensure that access, time and financial resources are available to allow essential recording and publication to take place.

2.2.3 Bristol Local Development Framework Supplementary Planning Document Number 7; Archaeology and Development (SPD 7). March 2006.

SPD 7 replaced the previous Policy Advice Note (PAN) 4 'Archaeology and Development', published in 1994. The SPD provides further guidance to the policy approach set out in the saved Bristol Local Plan (Adopted December 1997) and the First Deposit Proposed Alterations to the Bristol Local Plan (February 2003). Selected policy text is included below:

2.2.3.1 Listed Buildings

Applicants for consent for works to listed buildings may be asked to submit a critical assessment of the building's fabric, an audit of its architectural features and information about its date and phases of its development. This information may be contained within a desk based assessment, as explained below, and/or a measured survey showing the various building phases. These are key to an understanding of the building without which proposed works will be ill-informed and potentially damaging to the historical integrity of the building.

Archaeological desk-based assessment

Where initial appraisal suggests that the proposed development is likely to have archaeological potential, the City Archaeologist will request that an archaeological desk-based assessment should be carried out. This should be undertaken in accordance with established guidelines and best practice, as set out by the Institute of Field Archaeologists in Standards and Guidance for desk-based assessment (IFA, 1999).

2.2.4 Bristol City Council Core Strategy 2011

Policy BCS22; Development proposals will safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance including:

- Scheduled ancient monuments;
- Historic buildings both nationally and locally listed;

- Historic parks and gardens both nationally and locally listed;
- Conservation areas;
- Archaeological remains.

The following adopted supplementary planning documents and supplementary planning guidance will continue to be used to guide decisions on development proposals:

- SPD7 “Archaeology and Development” (March 2006) (see above 1.2.2.3)

A key target relevant to this study is the aim to reduce listed buildings on the *Listed buildings at risk register*.

3 Baseline Conditions

3.1 Designations

St Ursula's School is a designated heritage asset, having been protected as a Grade II Listed Building on 8th October 1979. NPPF defines 'designated' heritage assets as being World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas. The formal listing for St Ursula's School reads:

House now private school. Early C19 with mid C19 extension for the Dalton family. Incised painted render walls with pilastered quoins on chamfered plinth and panel string course. Graduated Welsh slate roof, ashlar chimney stacks. 2 storeys, 3 bays with single-storey, 2-bay extension to right. Panelled door in reeded Tuscan porch with decorated frieze. Sash windows with glazing bars in painted stone surrounds. Extension has side entrance and round-headed sash windows with glazing bars. Rear wall of sandstone. Sash windows with glazing bars; larger round-headed staircase windows with intersecting glazing bars, all in painted stone surrounds. Further extensions to right are of no interest.

The principal Listed Building comprises the whole of the original house of 'West Mead', including its former stable/coach house, Peniston's central residential wing and chapel of the 1830's, and the courtyard development of 1859-62, all subsequently altered.

Essentially all built structures on the site of any substance are covered by the listing, apart from the 1972 detached two storey classroom building and the 1986 Sports Hall.

3.2 Geology

Geologically, the wider area is located on carboniferous limestone and new red sandstone, leading to mixed sand and clay soils.

Published geological information covering the area, Geological Survey (GS) Sheet 264 and the British Geological Survey (BGS) website indicate variable bedrock underlying the site with the undifferentiated Westbury Formation and Cotham Member, part of the Triassic age Penarth Group on the eastern side and the older Carboniferous age Black Rock Limestone Formation beneath the western side. Superficial deposits are not shown over the site area.

3.3 The Historic Environment Record Data

The full HER data covering a 500m radius of the site is listed within Appendix A and the forms the baseline for this study, referred to as the Study area. The results of the HER included findspots (Appendix A; Table A.1), fieldwork events and desk based studies (Appendix A; Table A.2) and locally important and listed buildings (Appendix A; Table A.3). The numerous archaeological investigations in the area (Appendix A; Table A.2) have proved largely to be negative.

3.4 Archaeological and Historical Background

3.4.1.1 Prehistoric

The HER records only one prehistoric find spot, two unlooped bronze palstaves were found at Westbury-on-Trym just without the City boundary, on the Gloucestershire side in 1885 by John Pritchard. The location of the find spots is unknown. One, which was in the collection of J E Pritchard in 1904, is now in the City Museum, Bristol, and the other is in the Museum de Vorgeschichte at Berlin.

3.4.1.2 Roman

The HER records no Roman find spots within the study area. In October 2003 an archaeological desk-based assessment was carried out on the site of the former Westbury Tramway Depot (Townsend 2003). The study found that there was some evidence for prehistoric and Roman activity in the area of Westbury-on-Trym. However, the type of Roman activity is unclear, but may refer to the point where the river Trym runs out into the Avon (now Sea Mills). This was the location for the port of Abona where Roman soldiers sailed for the Welsh settlements of Caerwent and Caerleon.

3.4.1.3 Saxon

The origins of Westbury on Trym predate those of Bristol itself. In 1053, the Anglo-Saxon Chronicle records a skirmish fought between Saxon patrols and the Welsh near Westbury, considered to be Westbury on Severn. It has been suggested from this that Westbury on Severn was a fortified settlement, (literally 'West burh'). The earliest occurrence of the name is as 'Wesberie' in the Domesday Book of 1086. Although we know that Westbury on Trym was also a Saxon settlement, it is unknown whether it was a Saxon *Burh*, although Westbury on Trym was probably a Saxon Minster. There are no Saxon finds or sites recorded within the study area.

3.4.1.4 Medieval

The medieval settlement of Westbury on Trym was c. 1km to the north of the site and lies outside of the study area. The plan form of the centre of Westbury on Trym is largely unchanged from the medieval period. The 1840's tithe map gives a good indication as to the size and shape of the medieval settlement.

The Church of the Holy Trinity (outside of the study area) dates from 1194 (although there has been a place of worship on the site since 717 AD), with an early 13th century nave and aisles, and 15th century chancel, chapels and tower. It is a Grade I listed building. Two famous bishops, St Oswald in the 960s and St Wulfstan from 1092, tried to convert this ancient minster into a monastery. In the 15th century the church was a collegiate church, that is a religious community made up of secular priests rather than of monks. The sole surviving medieval fitting in the church is Carpenter's battered cadaver effigy, an emaciated figure of stone with a mitre for a pillow. There is an apse, a feature rare in church architecture after the 12th century.

There are no known medieval sites within the study area. The site may have been ploughed during the medieval period, but no trace of any ridge and furrow is evident today across the playing field, which is level.

3.4.1.5 Post-medieval

The old parish boundaries of Westbury on Trym was larger than today. It included Stoke Bishop, Redland, a large exclave comprising Shirehampton and Avonmouth, and several smaller exclaves in the parish of Henbury. When the civil parish was created in 1866, Shirehampton was separated to form its own civil parish, and in 1894 Redland also became a separate civil parish. In 1904 the civil parish was abolished and absorbed into Bristol. Redland remained in the ecclesiastical parish of Westbury until 1942.

During the Victorian period the key change in the centre of Westbury was the creation of College Road and the terraced housing in the area between the Church and the High Street. The area of Southfield was also created during this period and the villas along Henbury Road.

Archaeological work has been undertaken at Cote House (Appendix A). John Wedgwood, the horticulturist and eldest son of potter Josiah Wedgwood, lived at the old Cote House on the edge of Durdham Down from 1797 to 1806. The house, which had Gothic turrets and battlements, was demolished in 1925 to make way for retirement accommodation.

Other important sites within a 500m radius of the site include, Sugar House or Burfield Pottery, located on the eastern side of Westbury Road. The pottery was in existence by the 1740s and the buildings appear to have survived into the mid-1820s. In 1742 the pottery was owned by Daniel Saunders, followed by George Hart in 1773 and then operated by Stephen Fricker in 1775. By 1788 the Yabbicom family were paying rates for the property until they moved the business to Avon Street in 1795-7 and closed the Sugar House Pottery (Jackson 2005, 129). Adverts in the Felix Farley journal indicate that the pottery was producing sugar moulds, flower pots and chimney pots in 1775 (Jackson 2005, 127).

The Priory, was located some 175 metres to the east of Westbury Road, Westbury-on-Trym. The building was apparently constructed in the earlier nineteenth century and was recorded by the Westbury-on-Trym tithe survey of 1841 (BRO EP/A/32/41) as Parcel 1021. The apportionment described the property as then comprising a House, Offices & Gardens owned by James Gibbs and occupied by Thomas Griffiths. The building was still extant at the time of the First World War but was subsequently demolished and the site redeveloped for housing.

Outside of the study area, is Westbury on Trym's oldest building, (c. 1km to the south west), the old college, which was founded at the end of the 10th century by Oswald of Worcester as a monastery. It became a college with a dean and canons at the end of the 13th century. It was rebuilt in the mid-15th century to resemble a miniature castle with turrets and a gatehouse. The Royalist Prince Rupert of the Rhine used it as his quarters during the English Civil War. When he left, in 1643, he ordered it to be set on fire so that the Parliamentarians could not make use of it. In the 20th century some of the college buildings were restored. Westbury College Gatehouse passed into the hands of the National Trust and the grounds were adapted for housing elderly people.

3.5 Historical development of St Ursula's School

The primary documentary evidence for the first buildings on the site of St Ursula's School appear to be Sturge's map dating from 1817. Although the original map is held at Northamptonshire Record Office a photocopy is held at the Bristol Record Office (illustrated in Appendix B; Figure 2). The map shows Westmead house within the centre of a roughly rectangular field (labelled 730- no apportionment record was held by the record office to ascertain the field name). The house is shown as one almost square block with no outlying buildings. The Ordnance Survey Old Series map (not illustrated) covering Bristol (cartographer Robert Dawson) is not reliable. It shows a modest country residence at St Ursula's called Westmead, but the date of the survey is uncertain. Due to the omission of key features on early maps of this period by military personnel fearful of war with France, we do not know whether the appearance of Westmead on the 1817 map was an original component of the survey, dating the house to 1817 (or earlier) or was a later addition to a copper plate, once the threat of war with France was over.

Dawson's larger scale surveyor's drawing probably pre-dated the map of 1817, but the only copy available in the British Library collection is catalogued as belonging to 1826 (Bond 2013). On this map (not illustrated), the house is labelled as 'West Mead', not 'Westmead' and shows it being approached by a curving drive from the south west. Construction probably began sometime before 1817 and was continuing until c. 1820. It would seem therefore that 'West Mead' was constructed in the 1810's.

The house was built by a local merchant, Edward Protheroe, for his mother but she died before its completion in 1820 (Bowerman 2006). Stephen Bond in his heritage assessment (Bond 2013) found Edward Protheroe (not 'Sir' Edward) was a major of Bristol in 1804/5 and one the city MP's from 1812-20. Mary Protheroe had lived at Burfield house immediately to the north (subsequently becoming Red Maid's School) and it would appear that Westmead was most likely built in part of Burfield House's land. Mary Protheroe's property was auctioned off after her death on 19th April 1820, but the description of its constituent parts printed in an advertisement in the Bristol Mercury on 10th April that year made no reference to a new house that could have been Westmead.

In 1825 a map was produced by Y & J. P Sturge (Appendix B. Figure B3) which shows the site in greater detail than the earlier 1817 map (Appendix B; Figure 2). Westmead house is shown set within a small enclosure. The original rectangular field which was shown as one open parcel of land in the 1817 map has now been divided into four individual separate enclosed parcels (with only two numbered). The western and northern perimeter of the site boundary with mature hedgerows marks the present day site boundary. The mature trees around this boundary are still surviving. The house itself is shown as L-shaped (the same form as today) with an outlying building to the east which is presumably 'the old stables' and coach house. Although in the same location as the present building, it appears much smaller. The immediate enclosure around the house labelled as 1029 is listed in the accompanying apportionments as belonging to John Irving who was the sole occupier and proprietor. The adjoining large field (parcel 1030), which is now the school playing field, is also listed as belonging to John Irving and the boundaries are the same as the modern day ones. There was a now extinct footpath or drive leading from the south-western corner of the field to Westmead house. It would seem that the gardeners lodge shown on the 1841 tithe map was not

part of the estate grounds in 1825 (Appendix B; Figure B3). This must have been constructed at some time between 1825 and 1841.

When Edward Protheroe's mother died it is assumed that Edward Protheroe sold the house to John Irving, a Methodist minister of an evangelical dissenter denomination, in c. 1820. The exact date he acquired the house is unknown but seeing as he was listed as the owner in the apportionments of Sturge's map dated 1825, proves he must have bought the property between 1820 -1823 or at the latest 1824. Stephen Bond noted an article in the Worcester Journal of 4th September 1823 which carried a death notice of Emma Carter, a young woman of independent means, who had died at Westmead house a few days before this date. It is therefore likely that she bought the house from Protheroe in 1820 and Irvine took ownership after her death in 1823.

On Sturge's 1825 map there is an oval shaped enclosure around the western side Westmead house. This boundary survives as a garden feature today, with a mixture young and mature trees. The rectangular enclosure to the immediate north of the house, which has no labels, and of unknown original function, also has survived marking the eastern boundary to the school, which is today a high Lias stone wall. The property is named in the apportionments as 'Westmead House offices, gardens and field in front of Gatwells' (unknown what Gatwells refers to).

John Irving sold the property to Mary Sales Weld, a member of the nationally influential Weld-Blundell family and Cardinal Thomas Weld of Lulworth Castle in 1831. The Order of Visitation had come to England in 1804, establishing a single community at Acton, and Mary Weld had been appointed the superior by 1810. It was only two months after becoming the mother superior that she uprooted the community and moved the sisters to Shepton Mallet.

The school playing field was recorded within the apportionments of 1841 as belonging to 'Maria Theresa Weld', who lived there by 'herself'. The property although still marked as Westmead House is now referred to in the apportionments as 'convent offices'. The reason Sister Mary Theresa Weld was named as 'Maria' in the apportionments may indicate that Maria was her birth name and she changed her name to Mary in keeping with Catholic tradition for use in the convent. Some new sisters were allowed to suggest their name preference but it was ultimately up to the superior of the community or another leader to decide upon the name. The name typically had to be a saint's name or a title of Mary or Christ. In congregations that are named after Mary, it was common that all the names include "Mary" as the first part of a sister's religious name. Sisters might also suggest as their preference a favourite saint or the saint that their parish was named after or the name of a parent (if it were also a saint's name). In other cases, sisters were simply assigned a name, sometimes it was the name of a sister who had died in the congregation. It was unusual that the apportionments listed her as living 'by herself' when we know the first detachment of nuns moved into Westmead House from Shepton on 17th May 1831. Perhaps this was reference to the Mary Theresa Weld living by herself within the convent offices. The Mother Superior would have probably had a separate living quarters within the convent complex.

The 1840's tithe map shows the original 'Westmead' house now with dormitory extension, towards the old stable block and coach house. There was also the addition of the cloister link, between the residential buildings and the chapel. Mary Weld hired the respected Catholic architect John Penniston of Salisbury, to

design the essentials of the newly relocated convent at St Ursula's well before the sisters has even moved in. The convent needed a new chapel and cloisters and a connecting wing of dormitory accommodation (photo 4.10). The Westbury extensions were completed by 1834 but it would seem from the tithe map that only the dormitory and cloister link were completed (later subsumed by the present day quadrangle), with only part of the chapel illustrated. The map does not represent the chapel's true size, but it is nonetheless still shown. We know the cloister link was completed by 1834 as they were blessed in a service on the 8th December that year by the Right Reverend Peter Augustine Baines, Titular Bishop of Siga and Vicar Apostolic of the Western District of England. Building 1029a was located at the end of a drive way, with trees lined on its eastern side. This small building is listed within the apportionments as the 'gardeners lodge, plantations and gardens'.

The main buildings are still labelled as Westmead house, even though the sisters changed the name of the estate to Sales House in commemoration of the founder of the Order, St Francis de Sales. The tithe map of 1841 has some of the internal boundary detail missing as the shown on Sturge's 1825 map. These features were almost certainly present, as they are still evident today.

The online history of the 'sacred church heart', which cannot be verified through primary documentary reference, states that 'The choir, chapel and cloisters were completed first and the main buildings commenced in 1859 and were finished by 1862.

The Tablet 13th January 1866 printed an obituary and account of the funeral of the late Sister Mary Sales Weld, who was 91 years old when she died and in her 60th year of the religious profession. Officially she was succeeded by her niece, Frances Vaughan, but the census enumerator was informed that Mary Weld had two nieces, Clara Weld and Frances Vaughan who were joint proprietors of Sales House. The total community at this date consisted of three proprietors with a further 28 ('inmate') sisters, 12 female house servants (lesser grade than 'nun') and the priest or Private Chaplain.

In 1868 the sisters opened a school in the converted stable and coach house, the teachers being provided by the Sisters of St Joseph of Annecy. The main buildings (referred to above) which were completed by 1862 were primarily the single and three storeyed stone faced wings, grouped around a main courtyard (Photo 4.9), which replaced (or subsumed) Peniston's cloister link between the residential wing and his chapel completed in 1834 (shown on the tithe map). It was at this time that the Italianate tower was added (See Photo 4.1) and the chapel itself was extended and re-ordered with a roof light in the central dome (Photo 4.13). To the east the realigned access drive passed from the side of the new chapel beneath an archway through a squat turret (Photo 4.15).

No direct contemporary evidence has been found of the conversion of Westmeads original two storeyed coach house (Photo 4.14) and stable into the first school on the site in 1868, although the 'scars' in the fabric of the science block, tell a story of change of use. It is unknown when the first children arrived at the school, the 1871, 1881 & 1891 censuses do not record the presence of children, scholars or any other boarder below the age of 18 (1871), 20 (1881) or 16 (1891) at the convent. Stephen Bond advised in his Heritage Statement of St Ursula's that the suggestion of a school on the site as early as 1868 should be taken with caution, although a school certainly did exist before 1898.

In 1896, when the Visitation nuns moved to Harrow-on-the-Hill, London, at the invitation of Cardinal Vaughan, the Sisters of Mercy took over the convent and the school, which became known as St Ursula's, reflecting the order of St Ursulines, founded in 1535 by Angela Merici, which was apparently devoted to the education of young girls. The Sisters of Mercy boarding school for girls was opened in 1897 with 14 boarders.

By the time of the next major mapping survey during the 1880's, first edition OS map (Appendix B; Figure B4), the site had taken roughly the recognisable form of what we see today, with the quadrangle and clock tower completed (Photo 4.1). The addition of a building called 'the hermitage' is shown from this time, which was located to the north of the Site. Parcel 580 on this map is almost certainly the grave yard for the sisters, which is stated as such on the later 2nd edition OS map (1900's) (Appendix B; Figure B4). The main playing field has a boundary line roughly across the centre of the field from west to east, marked only as a straight line. On the 1946 aerial photograph of the site (Appendix B; Figure B6), this boundary can be seen as rather more substantial with fences, sparse trees and long grass.

Parcel 581 is illustrated with regular spaced trees and it is possible that this was an orchard probably used by the nuns to grow apples or similar. It is not known when the small rectangular parcel of land in the north-east corner of the site was sold. It does not form part of the school property today and may have already been sold before 1881. It does appear to be a separate defined space at this time with a pathway. The 1916 OS map and 1936 OS maps (Appendix B; Figure B5) illustrate two small buildings in this area of unknown function, perhaps storage units. The telephone exchange was completed just to the north of this area, outside of the site boundary, by the time the 1936 OS map was published (Appendix B; Figure B5). Also on the 1936 OS map the extended classrooms are illustrated behind the original Westmead house, which are still used today. The tall boundary walls were erected around the site sometime between 1897 and 1903.

The boarding school was closed in 1924 and the number of day girls increased. These school buildings were largely destroyed during the war and rebuilt in 1948. The new gymnasium was constructed in 1935 at a cost of approximately £2000.

During WWII the basement of the convent was used by the local community as an air raid shelter. It is likely the school was bombed on the nights of April 25/26 and August 4/5 1942 when the surrounds of the city were extensively bombed. The aerial photograph of 1946 (Appendix B; Fig. B6) indicates the gymnasium and the classroom blocks had their roofs missing. The rest of the original convent buildings seem to have remained largely intact during the bombings.

The convent element of St Ursula's relocated in 1972 and its accommodation was converted for educational use. A new classroom was constructed in 1972 and sports hall in 1986. In 1989 the Order of the Mercy decided to withdraw from teaching entirely in order to concentrate on social work. The school then became an independent Catholic School from 1991. St Ursula's closed as a Catholic School in 2010 and is now operated as St. Ursula's E-ACT Academy, educating children of all faiths and abilities of Primary school age.

3.6 Assessment of the borehole logs

Boreholes BH02 & BH03 were closest to the 1986 sports hall located on the western and northern side of the building respectively (See Appendix D). There had been clear imported made ground deposits recorded in the logs with 0.50m of made ground recorded overlying natural clay in BH02 and as much as 1.10m of made ground over natural clay in BH03. This would suggest a degree of truncation or disturbance to the natural ground around the building, which would be expected as during the construction of the Sports Hall the ground levels would have been substantially altered and materials would have been imported and perhaps levelled over an area immediately surrounding the building.

Boreholes BH04 & BH04a placed in the yard close to the temporary classrooms also prove a 0.70-1.20m thick made ground. The made ground would also be expected here as the area has been extensively re-modelled during the construction of the convent buildings and later classrooms.

Boreholes BH05, BH06 & BH10, located on the western side of the tennis courts all have a similar recorded logs showing 0.60m of made ground over natural clay. The two most northerly of the tennis courts can be seen to be terraced into the gentle slope. It would seem that the made ground close to this area has been imported, probably as a result of levelling works during the construction of the convent buildings or 1925 classroom extensions.

Boreholes BH7, BH08, BH09, BH11, and BH12 are all located over the central area of the existing playing field. The overburden across this area ranged from 0.20m thick towards the western side of the field to 0.60m thick in the centre. Where the overburden was deepest (BH08 & BH09) close to the centre of the field, is where the rough area of grass and hedges existed at least until the 1950's. This may explain the deeper topsoil and subsoil over this area which was probably never ploughed, compared to just 0.20m of topsoil only close to the western side of the field (BH11), which was either ploughed during the medieval and early post-medieval period or levelled during the construction of the sports field.

In conclusion, the borehole logs prove that some areas around the existing original convent structures and later sports hall have relatively deep made ground deposits ranging in depth from 0.70-1.20m. This is expected to have resulted from construction works during levelling and importing/redistribution of general construction materials.

In the areas of the school playing field, an intact horizon of natural clay was overlain by subsoil and topsoil, which indicates that the playing field has been left relatively undisturbed throughout the sites historical development (see map regression Appendix B; Fig's B1-B6). Unknown earlier archaeological sites (if they exist) may be well persevered beneath this area as it has remained relatively undisturbed, but the archaeological potential is considered to be low.

4 Assessment of archaeological potential

The archaeological potential at the site is considered to be low.

4.1.1 Prehistoric

The only prehistoric evidence with the study area comes from two unlooped bronze palstaves, exact location unknown. The prehistoric archaeological potential is therefore considered to be **Low**.

4.1.2 Roman

There are no Roman finds or sites within a 500m radius of the Site. The potential for Roman remains is therefore considered to be **Low**.

4.1.3 Saxon

Westbury on Trym was a Saxon settlement with a minster church (now All Saints Church). The focus of the Saxon settlement was c. 1km to the northwest of the Site and there have been no Saxon finds within the study area. The potential for Saxon remains is therefore considered to be **Low**.

4.1.4 Medieval

The medieval development of Westbury on Trym is focused around the old High Street c. 1km to the northwest of the study site and would have developed over the location of the Saxon settlement. There are no medieval finds or sites within a 500m radius of the Site. The potential for medieval archaeological remains at the site is therefore considered to be **Low**.

4.1.5 Post-medieval

There have been a number of post-medieval buildings (some grade II listed) within a 500m radius of the Site recorded on the Bristol HER. Of Particular note (apart from the house of Westmead) were the Priory (21819) and Sugar House or Burfield Pottery (2897M) (see Appendix A; Table A.3 for a full list of post-medieval buildings). The potential for post-medieval archaeology to be encountered at the site is considered to be **medium**. The school was a 19th century house and later convent. Demolition materials and architectural fragments may have been discarded and buried within the grounds.

4.2 Assessment of Significance

An assessment of the convent buildings significance has been undertaken by Stephen Bond in his Heritage Statement of the site (Bond 2013) which has been are considered here.

The assessment of significance considered St Ursula's historical, architectural, archaeological, and/or artistic interest and its contribution to the wider setting within the conservation area. In terms of historical interest the complex must be seen as an entity with none of the primary parts/phases being of greater

value than any other. Considering all these factors the value of the buildings is considered to have medium historical interest.

Architecturally, St Ursula's with its Italianate tower and important building and townscape elements is considered to have medium significance. Of particular importance is the original West Mead house and the principal later convent elements. The small lean to additions and temporary classrooms are of lesser value.

As the site has a low potential for any archaeological remains, the potential for archaeological significance is negligible to low.

5 Conclusions

There have been a number of archaeological reports within the 500m radius study area of the site, ranging from desk based assessments to watching brief reports, all of which have revealed limited conclusions and/or archaeological remains with little recorded archaeological significance. It would seem that Westbury-on-Trym was not settled during the prehistoric period. The settlement has its origins during the Saxon period, but any Saxon settlement would have been focused around the High Street area to the north of the study area, clustered around Holy Trinity Church, which was probably part of a Saxon Minster. The medieval settlement was also focused around this area. It was not until the Victorian period that the town of Westbury on Trym started to extend southwards.

5.1 Previous impacts

On Sturge's map of 1817 Westmead house is illustrated within a rectangular shaped field which was likely to have been ploughed during the prehistoric period through to the medieval period (Appendix B; Fig. B2). Since 1825 we know from the historic map regression that what is now the playing field was left as pasture. As this area of the site has not been subject to modern ploughing methods, any potential archaeological features (from any period) are likely to be well preserved, beneath the topsoil (if they exist).

It was not until the Edward Protheroe built the first house at St Ursula's called 'West Mead' that this area was occupied. Of particular importance to the historical development of the site was during the 19th century when the Visitation Order under the Mother Superior Mary Theresa Weld began constructing the main buildings such as the chapel and cloister walk, which later was enveloped as part of the later quadrangle (photo 4.9). The original cloister link has probably been completely removed during the improvement works of the 1860's, but any redesign of the quadrangle garden, may uncover some original cloister link features.

The largest tennis court (the most southerly of the three courts) had clearly been raised and constructed as a raft above the previous ground level. Any below ground archaeology would have a better chance of surviving beneath this tennis court, being protected by the hardstanding, than the other two courts at the north-eastern corner of the site, which are terraced into the previous ground level. Terracing would have had an adverse effect on any archaeological horizon (if it was ever present). There is a modern pond to the north-west of these courts which was excavated by a teacher in the 1990's and has since been left to overgrow. There is also a greenhouse just to the north of the pond which is also of modern date.

5.2 Potential development impacts

The main works at the development site will be the demolition of some existing buildings and the refurbishment of the main original buildings. There are no plans for any new sports hall (Appendix C option 6C- drawing 1211 SK104). The main works will not impact on any below ground archaeological remains.

5.3 Built Heritage Considerations

Demolition of buildings of historical interest at St Ursula's School is likely to require listed building consent. This will only be granted if it can be demonstrated to the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss of the asset.

The Grade II listed buildings planned to be demolished; principally the old stables/coach house, are derelict and condemned for use at present. The old stable/coach house although covered by the Grade II listing is not the principal building, and therefore has a somewhat lesser significance. The architectural merit of this building has been lessened due to the extensive changes to the fabric of the building over the past century. The building is in a state of disrepair and the roof has collapsed (in part). Due to the buildings unsafe roof no viable uses can be found in the medium term which will enhance its conservation. The building is in ownership by the public, owned by Bristol City Council and funding to restore the building has not been forthcoming.

In view of the condition of the buildings it may be possible to gain permission for the demolition of the old Stable/coach house, but only if the development can prove it will maintain or enhance the special character and appearance of the conservation area. Before any demolition or significant alterations, the buildings should be recorded to an appropriate degree (as defined in Understanding Historic Buildings (English Heritage 2006)).

The small scale lean-to additions and the 1925 classroom block and 1935 gymnasium to the rear are all in a state of disrepair and the classroom block to the east of the site has been condemned since it was flooded in 2009. These 'temporary' buildings have been standing and used for far longer than initial intention. They hold little or no architectural merit and the setting of the principal building will benefit from the demolition of these buildings.

The stone Lias walls at the north-western end of the site are in a state of disrepair. Consideration should be given to use of appropriate materials for the repair of the walls.

5.4 Conclusion

The known burial ground is located on the south side of the chapel and will not be impacted upon during the proposed re-development of the site. The graveyard (photo 4.4) will therefore be left preserved *in situ*. The assessment has established that the site has low potential for all archaeological remains and no further below ground archaeological works should be required.

The demolition of buildings within the site is likely to require listed building consent. However it is considered that the benefit to the setting of the principal school building and the conservation area will outweigh the loss of the buildings. Historic building survey of any elements of the school requiring demolition or significant alterations is recommended.



Photo 5.1: Outside school looking NE



Photo 5.2: Outside school on Brecon Rd looking SW



Photo 5.3: Original building adjacent to turret looking NW



Photo 5.4: The Graveyard looking East



Photo 5.5: The original Westmead house looking NE



Photo 5.6: Westmead house from the rear looking West



Photo 5.7: The Italianate tower looking NE



Photo 5.8: The sports field looking North



Photo 5.9: The quadrangle with 1862 residential block looking NE



Photo 5.10: St Ursula's School 1834 residential block



Photo 5.11: Inside the old Chapel with original organ



Photo 5.12: Inside the chapel – marble altar block looking east



Photo 5.13: The dome roof in the chapel



Photo 5.14: The old stable/coach house looking SE



Photo 5.15: The turreted archway looking South



Photo 5.16: Turreted archway with connection to 1862 residential block



Photo 5.17: Original weights for clock in tower



Photo 5.18: Old tennis courts looking west

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Appendices

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Appendix A. HER Record

Table A.1: HER point data

HER Ref	Description
21674	On 27 May 2003 Jonathan Brett of the Department of Environment, Transport and Leisure, Bristol City Council observed a meerstone on the east side of Westbury Road, Henleaze. The stone stood approximately one metre high and was inscribed. Meerstones were boundary markers to define land ownership
21819	The Westbury-on-Trym tithe survey of 1841 (BRO EP/A/32/41) records The Priory (Parcel 1021) to the east of Westbury Road. The apportionment records the property as a House, Offices & Gardens owned by James Gibbs and occupied by Thomas Griffiths.
22207	The Ordnance Survey first edition 1:2500-scale plan (Gloucestershire Sheet LXXI.08) published in 1881 records a concert hall, on the north side of East Hill.
10805	John Pritchard reports that two unlooped bronze palstaves were found at Westbury-on-Trym just without the City boundary, on the Gloucestershire side in 1885. The location of the findspots is unknown. One, which was in the collection of J E Pritchard in 1904, is now in the City Museum, Bristol, and the other is in the Museum de Vorgeschichte at Berlin.
21825	The Westbury-on-Trym tithe survey of 1841 (BRO EP/A/32/41) records No.156 Westbury Road (Parcel 697) on the west side of Westbury Road. The apportionment records the property as a Dwelling House and Garden owned and occupied by James Joseph Whitchurch.

Table A.2: HER Event data

HER	Description
24794	In July 2008, Cai Mason of Context One carried out an archaeological watching brief during ground works associated with the excavation of a test pit by Wessex Water at the junction of Westbury Road and Henleaze Road. The test pit measured 1m square.
21946	In April 2004 an archaeological watching brief was maintained during groundworks associated with the construction of new sports pitches at Badminton School by Kim Watkins for Bath Archaeological Trust (Wilkins 2004).
20028	In 1993 a small archaeological excavation and survey of above ground garden features was carried out by Rod Burchill for Bristol and Region Archaeological Services at Badminton School, Westbury-on-Trym, the site of Cote House. Three trenches were excavated. Trench 1 (in the grassed area to the north-east of the Art Room) revealed part of a rectangular stone feature of unidentified function. Trench 2 examined the footings of the garden wall west of the Gymnasium and determined that was founded directly on bedrock. Trench 3 (approximately 15 metres north-east of trenches 1 and 2) recorded no archaeological features. The garden walls west and north of the Gymnasium were photographically recorded, and one was noted to be faced on one side with brick. A hearth and flue (believed to be part of a horticultural heating system), and two buildings were recorded within and against the wall. One of the buildings was interpreted as a greenhouse built by John Wedgwood, who lived at Cote House in the late eighteenth-century. The study concluded that "the garden features, whilst only a small part of the original garden are of some considerable importance. The section of brick faced limestone wall is all that survives of a very unusual "keyhole shaped" walled garden. The association of the greenhouse with John Wedgwood, who is likely to have been responsible for its design and construction, demonstrates that the walled garden and associated features are of national importance to the study of garden history". The archive for the work was deposited with Bristol Museum and Art Gallery under the accession number BRSMG 6/1993.
20787	An inquisition post mortem on the property of Sir Richard Hill in 1628 was transcribed, edited and published by E. A. Fry (1899, 81-84).
25144	L P Archaeology 1863M cote house.
22275	In November 2005 an archaeological watching brief was maintained by Ray Ducker for Avon

HER	Description
	Archaeological Unit during groundworks associated with redevelopment of Nos.4 and 5 Cote House Lane (Ducker 2006).
22175	In April and May 2005 an archaeological desk-based assessment at Nos.4-5 Cote House Lane was carried out by David Etheridge for Avon Archaeological Unit (Etheridge 2005).
21195	Between 5 March and 8 April 2002 an archaeological watching brief was carried out during groundworks at a former garden at St. Monica's Home of Rest, Cote Lane by Raymond Ducker for Avon Archaeological Unit.
24547	In July 2007 an archaeological watching brief was begun at Elmleigh Junior School, The Dell, Stoke Bishop by Stuart Whatley for Bristol and Region Archaeological Services.
24592	<p>In February and March 2008, Tim Longman of Bristol and Region Archaeological Services carried out an archaeological watching brief at 127 Westbury Road.</p> <p>About 0.5m of material was removed across much of the western side of the site exposing the underlying limestone bedrock. This was sealed by a thin layer of brownish-orange clay which was truncated by a large pit filled with modern materials including rubble and plastic. The pit had formerly contained seven large fuel tanks.</p> <p>Sealing the fill was a mixed layer of re deposited topsoil, rubble and stone chippings. The cutting of foundation trenches revealed a layer of brownish-orange clay subsoil overlying limestone bedrock.</p> <p>No archaeological features or deposits were recognised during the watching brief.</p>
21792	<p>In October 2003 an archaeological desk-based assessment was carried out on the site of the former Westbury Tramway Depot by Andrew Townsend of Bristol and Region Archaeological Services. The study found that there was some evidence for prehistoric and Roman activity in the area of Westbury-on-Trym.</p> <p>In the medieval period the study area was within the parish of Westbury-on-Trym and was within the Hundred of Henbury. A monastic site was in existence at Westbury-on-Trym itself by the beginning of the ninth century. A pottery kiln, Sugar House pottery, was noted to have been in existence some 50 metres to the north of the site by the mid eighteenth century. The earliest direct evidence found for the site was a plan of 1815 which indicated that the site was undeveloped agricultural land at that date. The Westbury-on-Trym tithe survey of 1841 (BRO EP/A/32/41) recorded the study area as forming part of two land parcels (1025 and 1026); both owned by a James Gibbs and occupied by Thomas Griffiths. The parcels are described as "House, Offices & Gardens" and "Close adjoining" respectively. A house known as The Hermitage had been constructed in the land parcel to the south of the study area by the early 1880s. The study area itself remained undeveloped until the beginning of the twentieth century.</p> <p>A new "motor cab and carriage depot", designed by W. H. Watkins, was built on the site in 1909-1910 for the Bristol Tramways & Carriage Co. From around 1911 part of the study area was used for tennis courts and a small structure was constructed on the south side of the garage building to provide a pavilion. The study area remained in the ownership of the Bristol Tramways company until the early 1950s when it became the premises of Welch & Co. Ltd., "motor car agents & dealers." The study area was visited on 23 October 2003 (Townsend 2003).</p>
24760	In February 2009, Andrew Smith of Bristol and Avon Archaeological Society carried out an archaeological watching brief at 149 Westbury Road.
20004	<p>In November and December 1996 an archaeological watching brief was carried out by Adrian Parry for the Avon Archaeological Unit at Red Maid's School, Westbury-on-Trym. The work failed to reveal conclusive archaeological evidence. A few small closely-spaced soil features were recorded, which may have been of archaeological significance but could not be dated or characterised. The nature of the geology and tree root disturbance hindered interpretation. There was also evidence of recent dumping connected with the construction of the adjacent hockey pitch (Parry 1996).</p> <p>The archive was to be deposited with Bristol Museum and Art Gallery under the accession number BRSMG 90/1996.</p>
21697	On 25 June 2003 Jonathan Brett of the Department of Environment, Transport and Leisure, Bristol City Council surveyed a derelict building at the south end of the garden of No.35 Westbury Hill.
21821	The Westbury-on-Trym tithe survey of 1841 (BRO EP/A/32/41) records Burfield House (Parcel 1023) to the east of Westbury Road. The apportionment records the property as Burfield House, Office, Gardens &

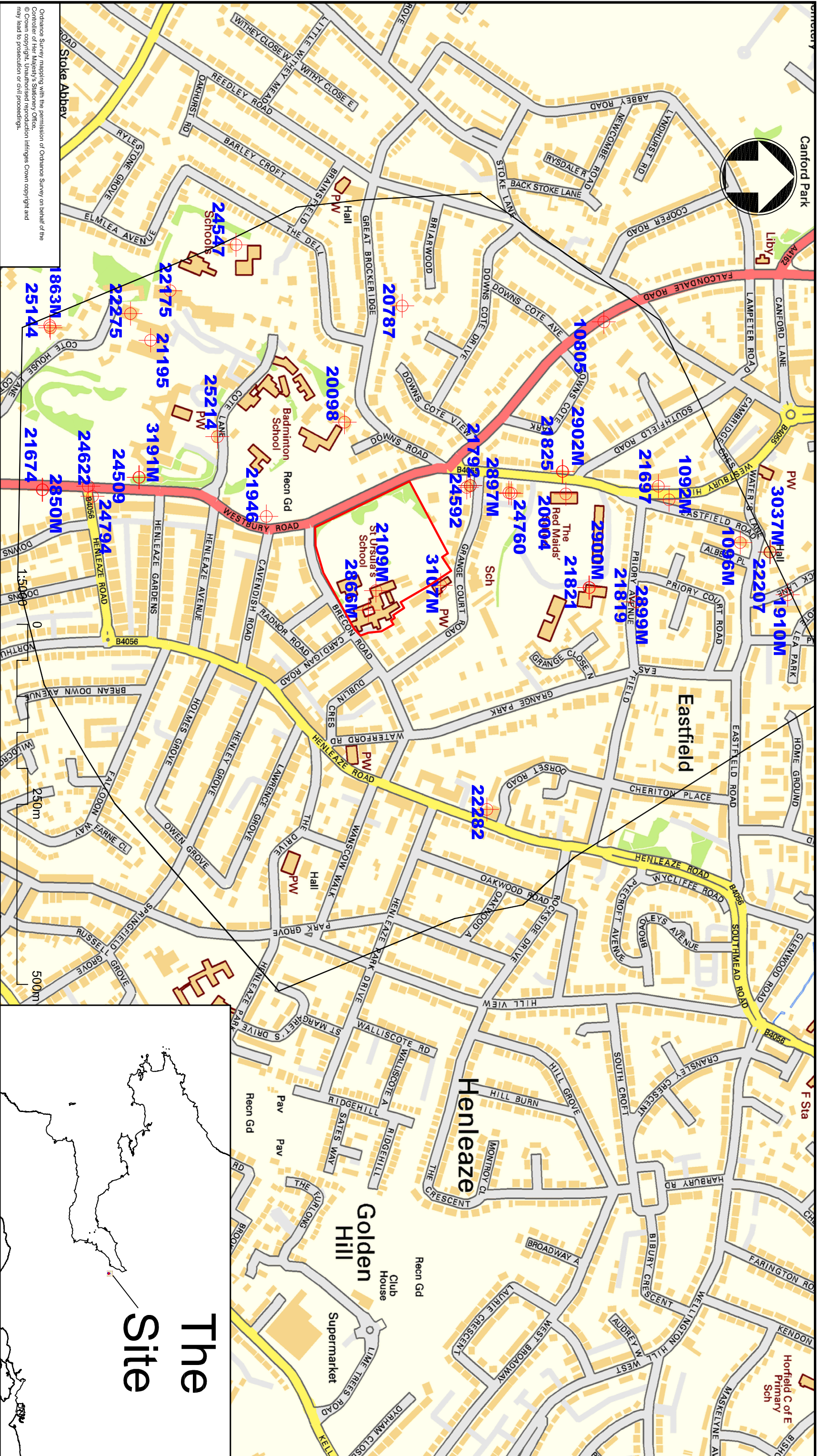
HER	Description
	Yards owned by Edward Bowles Fripp and occupied by Thomas Jones.
22285	In November 2005 an archaeological watching brief was carried out during groundworks associated with the redevelopment of the former Eastfield Service Station, Henleaze Road by Foundations Archaeology (King 2006) The mechanical excavation of foundation trenches and new services for a residential development were archaeologically monitored. A general sequence of underlying stratigraphy was revealed consisting of a 0.2m thick layer of scalplings overlying a 0.2-0.8m thick mixed deposit of pale yellow clay with stone rubble. Beneath this deposit was a 0.8-1.1m thick mixed layer of clay and stone and brick rubble which overlay mid brown clay that was noted to show signs of disturbance between 1.1 and 2.5m below the existing ground surface. At the lowest part of the recorded sequence dark brown - black anaerobic clay lay at 2.5m below the existing surface. No archaeological features were recorded and no finds recovered.
24509	The Ordnance Survey first edition 1:2500-scale County series plan (Gloucestershire Sheet LXXI.08) published in 1881 records an icehouse on the western side of Westbury Road. The icehouse is shown as a circular structure with an entrance passage on the north side.
25214	In February 2013, Cat Rees of L-P Archaeology carried out a historic building recording of St Augustine's House, St Monica's.
24622	In August 2008, Fay Robinson of Context One Archaeological Services carried out an archaeological watching brief on works by Wessex Water to replace a sewer pipeline.

Table A.3: HER Listed Building data

HER	Description
1863M	Post-medieval Cote, located on the southern side of Cote House Lane. The building was constructed in the early eighteenth century and is a stone rubble house of two storeys. The building was reached by a carriage drive from the Downs past an entrance lodge.
2850M	Post-medieval Meerstone on the east side of Westbury Road, Henleaze. The stone stands approximately one metre high and is inscribed. The upper part of the surface of the stone has delaminated, removing part of the inscription but the word "parish" is legible. The stone
3191M	Icehouse at Westbury Road, Henleaze The Ordnance Survey first edition 1:2500-scale County series plan (Gloucestershire Sheet LXXI.08) published in 1881 records an icehouse on the western side of Westbury Road. The icehouse was a circular structure measuring 6.3 metres in diameter with a short entrance passage on the northern side. The icehouse was extant in c.1916 but was subsequently demolished and its site was absorbed into the grounds of St. Monica's Home of Rest in the mid-1930s.
2866M	The study site - Convent of Mercy, located on the western side of Brecon Close. The monastery was established in an early nineteenth century house known as Westmead House by 1841, the site then being owned by Maria Theresa Weld (BRO EP/A/32/41). By the early 1880s the convent had been substantially extended at the south-east corner to create a cloister. The building has a Grade II listing (Listed Building number 901-1/28/1689).
2901M	The study site- Westmead House, located some 150 metres to the east of Westbury Road, Westbury-on-Trym (21823). The Westbury-on-Trym tithe survey of 1841 (BRO EP/A/32/41) records Westmead House (Parcel 1029) to the east of Westbury Road. The apportionment records the property as Convent, Offices and Gardens, and front of Field at Westmead owned by Maria Theresa Weld. The building was in existence by 1817 (Northampton Record Office plan 613 2C). It subsequently became part of the Convent of Mercy (SMR 21728) and the Westbury-on-Trym tithe survey of 1841 (BRO EP/A/32/41) records the property (Parcel 1029) as Convent, Offices and Gardens, and front of Field at Westmead owned by Maria Theresa Weld which she occupied herself.
3107M	Church of the Sacred Heart located in the south-east side of Grange Court Road. The church was built in 1939 and consecrated on 20 June 1950. The church is a two-storey red brick structure in a modern

HER	Description
	Romanesque style. Two stained glass windows were fixed into the windows of the west transept in 2006.
1823M	<p>Motor Cab and Carriage Depot, Westbury Road, Westbury-on-Trym. Motor Cab and Carriage Depot, located on the eastern side of Westbury Road. The building, designed by the Bristol architect W. H. Watkins, was built on the site in 1909-1910 for the Bristol Tramways & Carriage Co. The building is a single-storey structure of rendered brick with hipped and gable roofs. At the north-west corner there is a circular turret with the arms of the Bristol Tramways company moulded on the exterior below the eaves of the roof. In 1911 a small structure was constructed on the south side of the garage building to provide a pavilion for tennis courts which occupied part of the remainder of the site. The building remained in the ownership of the Bristol Tramways company until the early 1950s when it became the premises of Welch & Co. Ltd., "motor car Agents & dealers."</p> <p>The building has a Grade II listing (Listed Building number 901-1/28/2094).</p>
2897M	<p>Sugar House or Burfield Pottery, Westbury Road. Sugar House or Burfield Pottery, located on the eastern side of Westbury Road. The pottery was in existence by the 1740s and the buildings appear to have survived into the mid-1820s.</p> <p>In 1742 the pottery was owned by Daniel Saunders, followed by George Hart in 1773 and then operated by Stephen Fricker in 1775. By 1788 the Yabbicom family were paying rates for the property until they moved the business to Avon Street in 1795-7 and closed the Sugar House Pottery (Jackson 2005, 129).</p> <p>Adverts in the Felix Farley journal indicate that the pottery was producing sugar moulds, flower pots and chimney pots in 1775 (Jackson 2005, 127).</p> <p>An early nineteenth century plan depicts a building called the 'Pot House' to the east of the road between Westbury and Bristol (BRO 32690(47), Jackson 2005, 123, fig 2). A lease of 1832 (BRO 21782, box 17, bundle 6) describes the various buildings of the former pottery that included a pothouse, coach house, stable, other buildings and yard. A plan dated 1829 attached to the lease indicates the location of the buildings (Jackson 2005, 123, fig.3) the boundary walls of which can be traced on the 1880s Ordnance Survey plan, although by this time the pottery had been demolished. This indicates that the main pothouse building lay on the site of the present nos.137-139 Westbury Road with the adjoining yard and outbuildings lying to the rear and beneath the existing nos.141-143.</p>
2902M	<p>Southey House, No.156 Westbury Road, located on the east side of Westbury Road. The building was in existence by c1815 (Northampton Record Office plan 623 (b) 2). The Westbury-on-Trym tithe survey of 1841 (BRO EP/A/32/41) records the property (Parcel 697) as a Dwelling House and Garden owned and occupied by James Joseph Whitchurch. By the 1880s the building was known as Southey House.</p> <p>The building has a Grade II listing (Listed Building number 901-1/28/2093).</p>
2900M	<p>Burfield House, Westbury-on-Trym. Burfield House, located some 175 metres to the east of Westbury Road, Westbury-on-Trym. The building was in existence by c1815 (Northampton Record Office plan 616). The Westbury-on-Trym tithe survey of 1841 (BRO EP/A/32/41) records the house (Parcel 1023) as Burfield House, Office, Gardens & Yards owned by Edward Bowles Fripp and occupied by Thomas Jones. The house survived into the twentieth century and by 1916 had become Red Maids School. It had also been substantially extended on its east side by that date, presumably as part of the conversion to use as a school. The building is extant.</p>
2899M	<p>The Priory, Westbury-on-Trym The Priory, located some 175 metres to the east of Westbury Road, Westbury-on-Trym. The building was apparently constructed in the earlier nineteenth century and was recorded by the Westbury-on-Trym tithe survey of 1841 (BRO EP/A/32/41) as Parcel 1021. The apportionment described the property as then comprising a House, Offices & Gardens owned by James Gibbs and occupied by Thomas Griffiths. The building was still extant at the time of the First World War but was subsequently demolished and the site redeveloped for housing.</p>
1902M	Post medieval Lock up, named the 'cooler'
1906M	Poor House, Eastfield Road, Westbury-on-Trym
3037M	Concert Hall located on the north side of East Hill. The hall is recorded by the Ordnance Survey first edition 1:2500-scale plan (Gloucestershire Sheet LXXI.08) published in 1881.
1910M	Limekilns Post-medieval.

Appendix B. Site & HER Locations and Historic maps



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Education Funding Agency

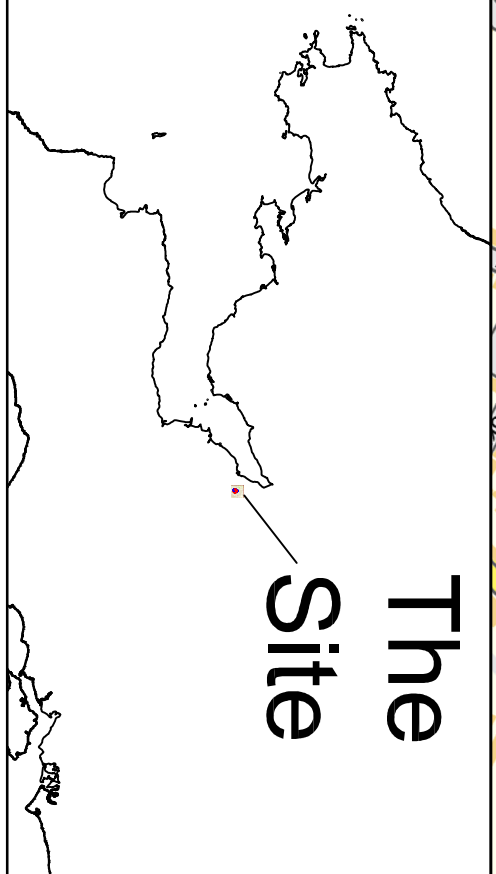
Rev	Date	Drawn	Description	Ch'k'd	App'd	Title
P1	Oct 13	PR	Draft Issue	JJ	JW	St Ursula's School, Brecon Rd, Westbury-on-Trym
P2	Oct 13	PR	Final issue for client	JJ	JW	Figure B1: Site and HER Location

Present day site boundary

The study area

HER data point

The Site



Drawn	PR
Checked	JJ
Approved	JW

Scale at A3
 Scale 1:5000

Drawing Number
 316603-FS-10-MM-0001


Rev Status

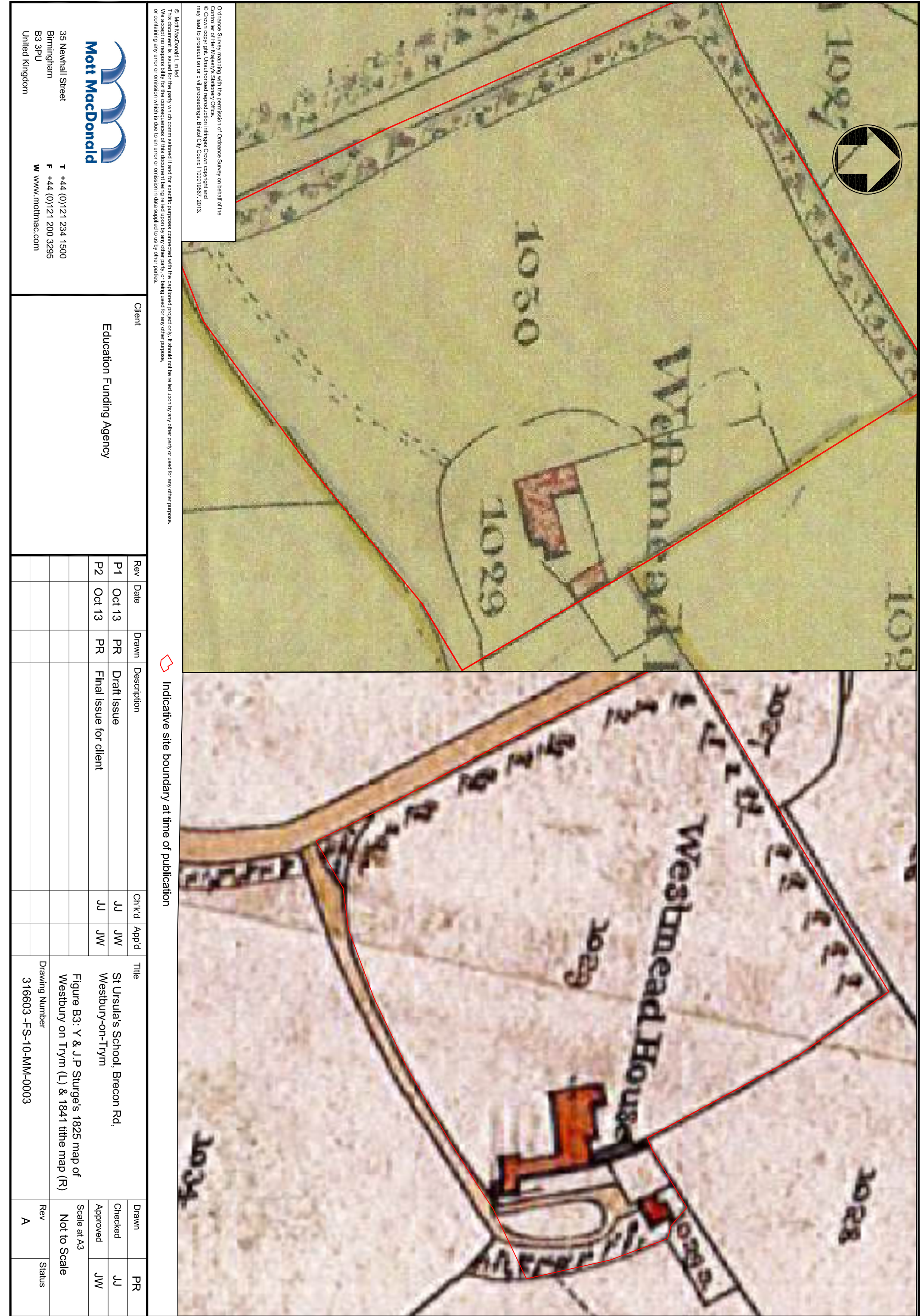


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Rev	Date	Drawn	Description	Ch'k'd	App'd	Title	Drawn	Checked	Approved	Status
P1	Oct 13	PR	Draft Issue	JJ	JW	St Ursula's School, Brecon Rd, Westbury-on-Trym				Scale at A3 Not to Scale
P2	Oct 13	PR	Final issue for client	JJ	JW					
						Figure B3: Y & J.P Sturge's 1825 map of Westbury on Trym (L) & 1841 tithe map (R)				
						Drawing Number 316603 -FS-10-MM-0003				

Indicative site boundary at time of publication

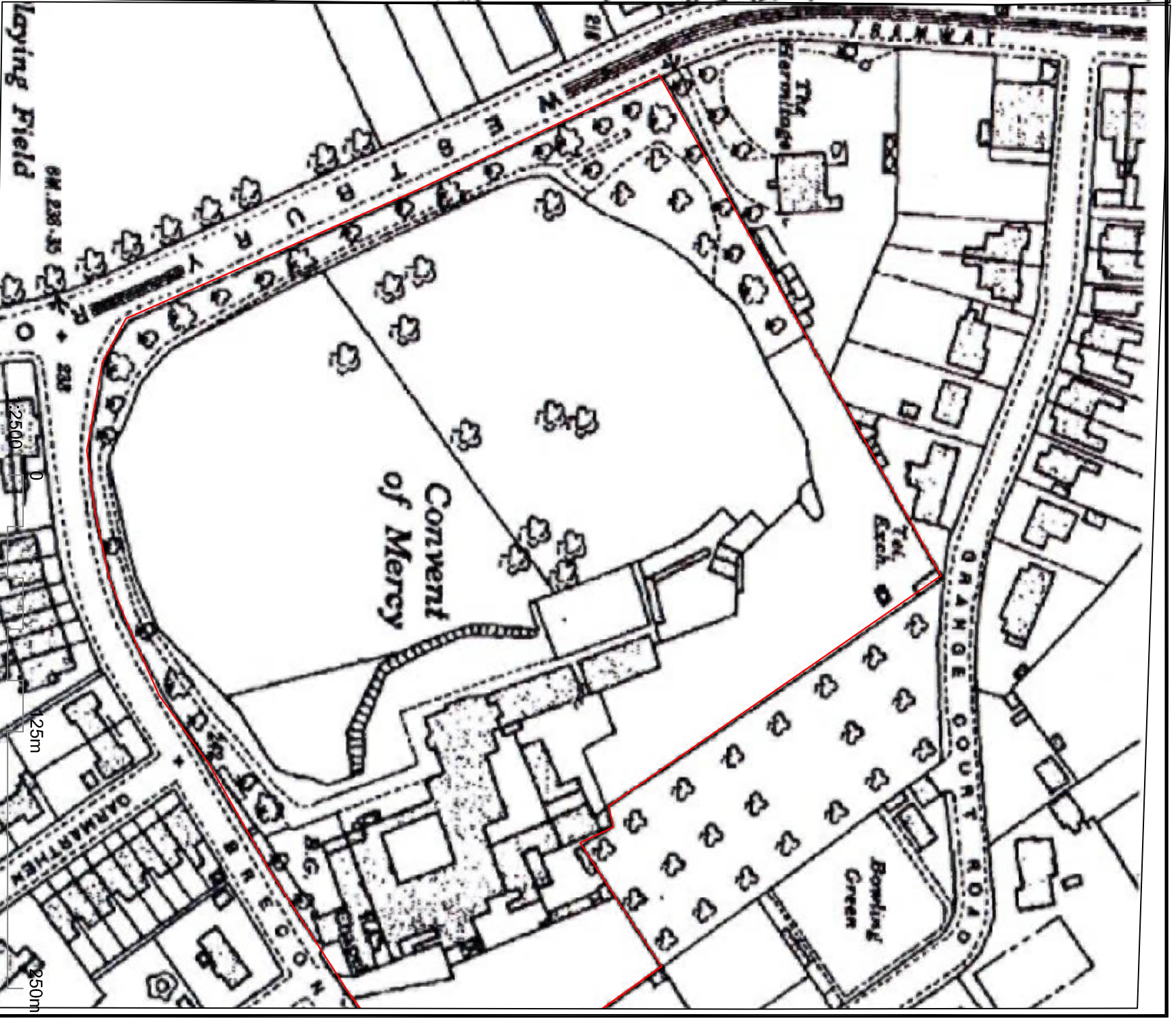
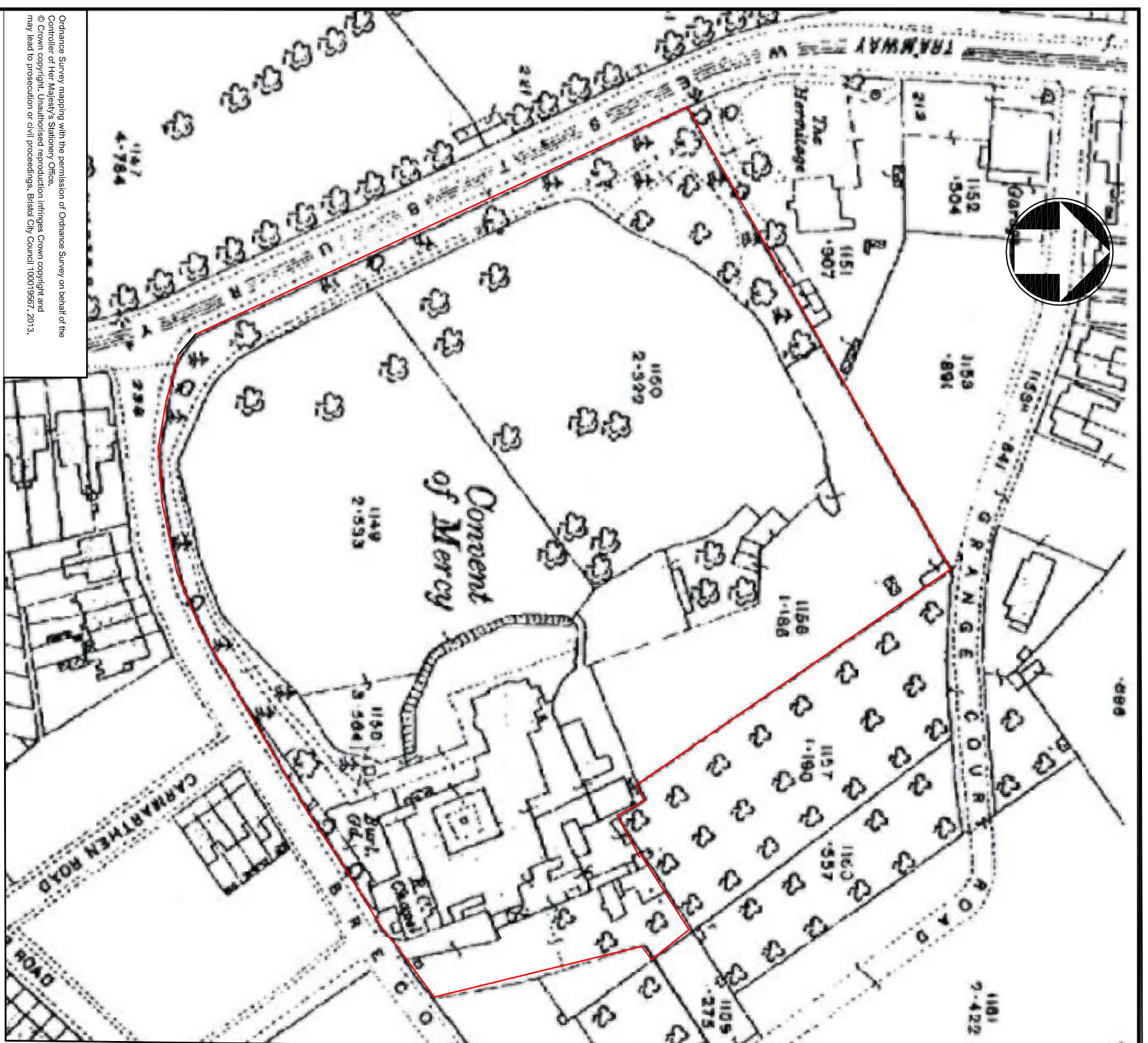
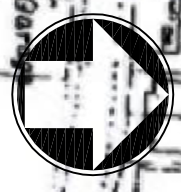
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P2	Oct 13	PR	Final Issue for client	JJ	JW

Title
 St Ursula's School, Brecon Rd,
 Westbury-on-Trym

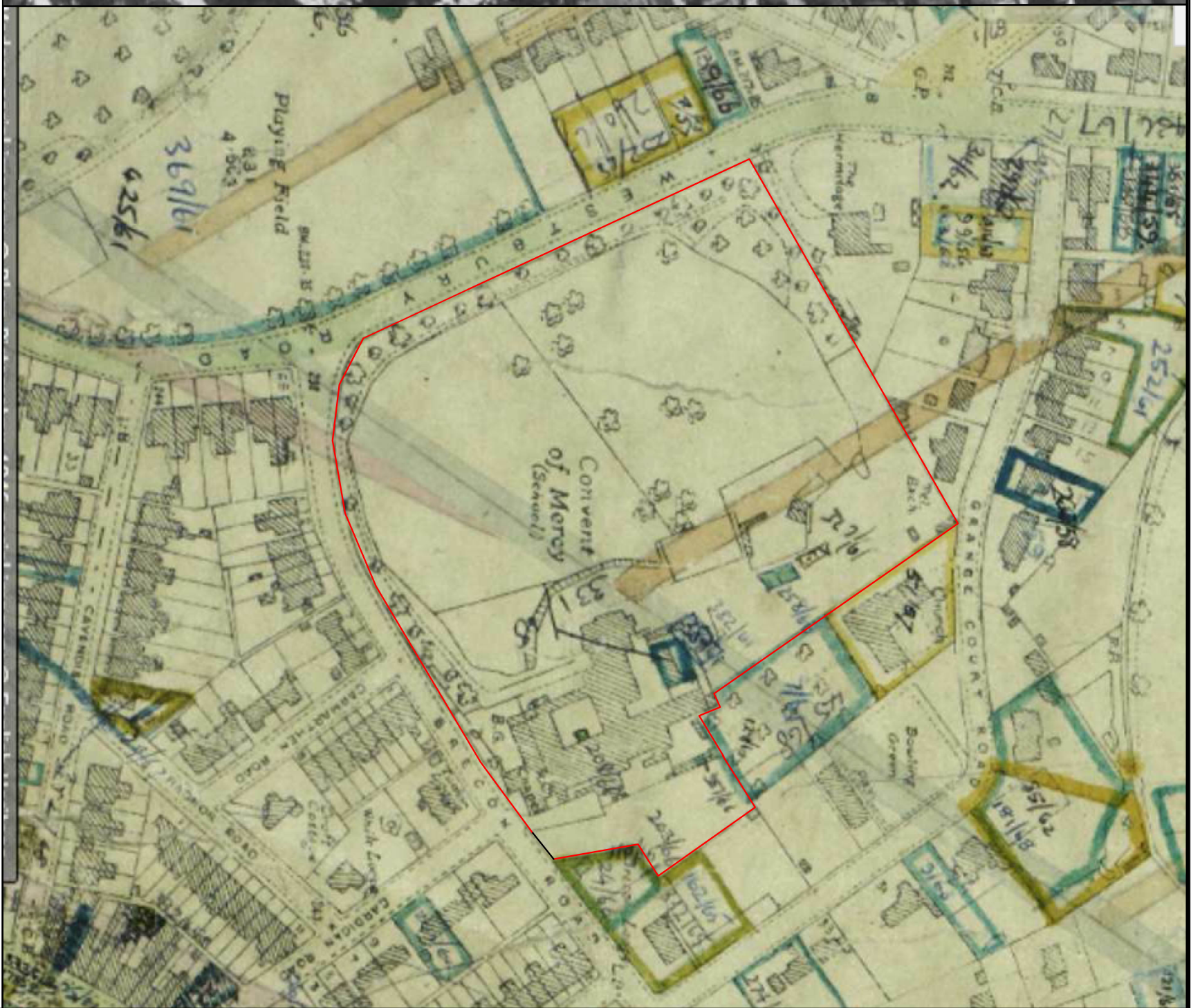
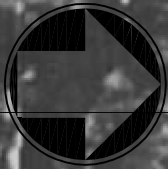
Drawn	PR
Checked	JJ
Approved	JW

Figure B5: 1916 OS map (left) and 1936 OS map (right)
 Drawing Number
 316603 -FS-10-MM-0005

Scale at A3
 original at 1:2500

Rev
 A

Status



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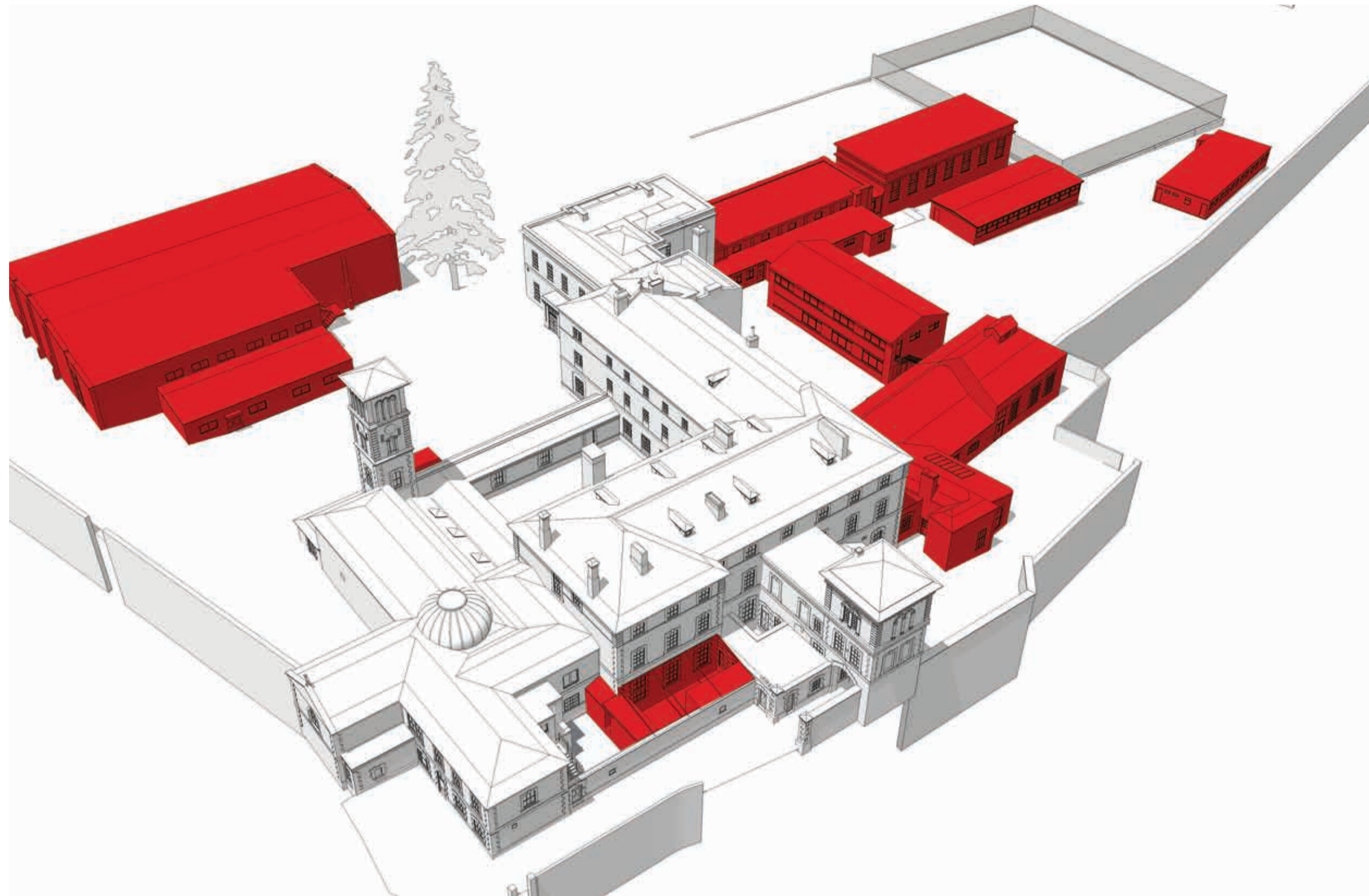
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Rev	Date	Drawn	Description	Ch'k'd	App'd
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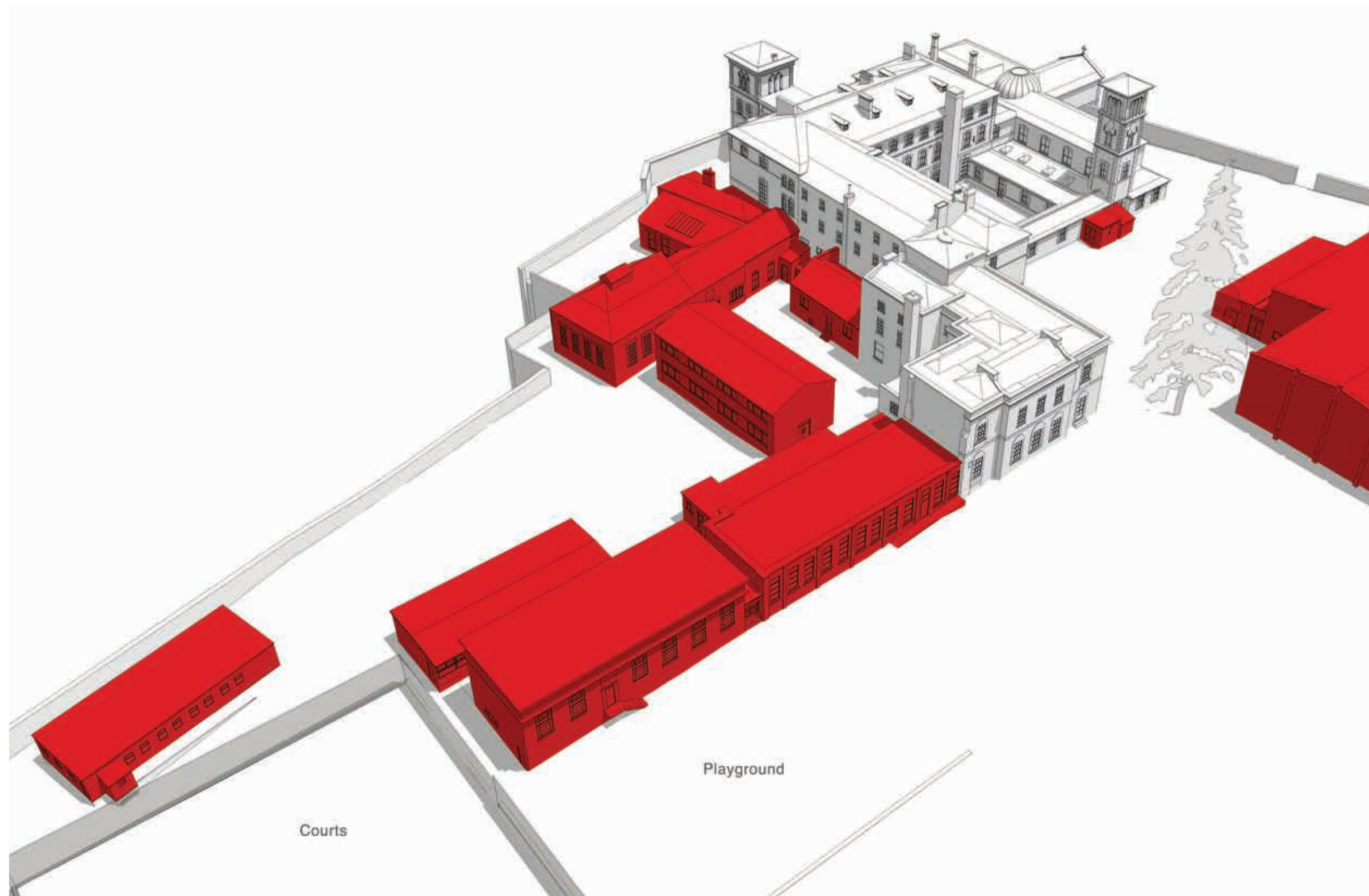
Title	St Ursula's School, Brecon Rd, Westbury-on-Tym
Figure B6: 1946 aerial photo & 1949 Town Plan (right)	
Drawing Number	316603 -FS-10-MM-0006

Drawn	PR
Checked	JJ
Approved	JS
Scale at A3	original at 1:2500
Rev	A
Status	

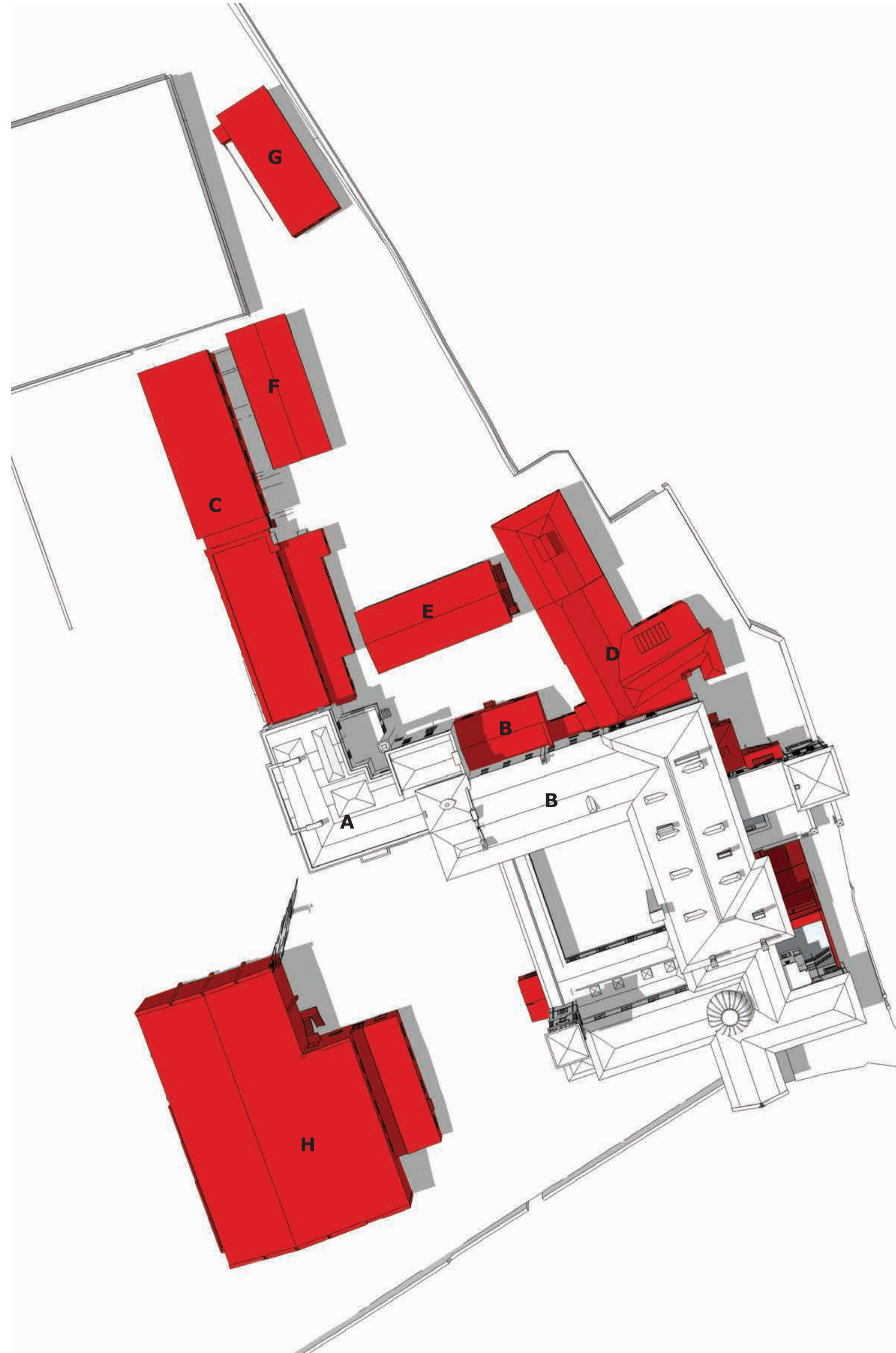
Appendix C. Development proposals



01. View looking East



02. View looking West



03. Plan Layout

Key

buildings to be demolished

Demolished Area

A	- sqm
B	96.7 sqm
C	503.1 sqm
D	303 sqm
E	266.5 sqm
F	132.6 sqm
G	123.9 sqm
H	1081 sqm

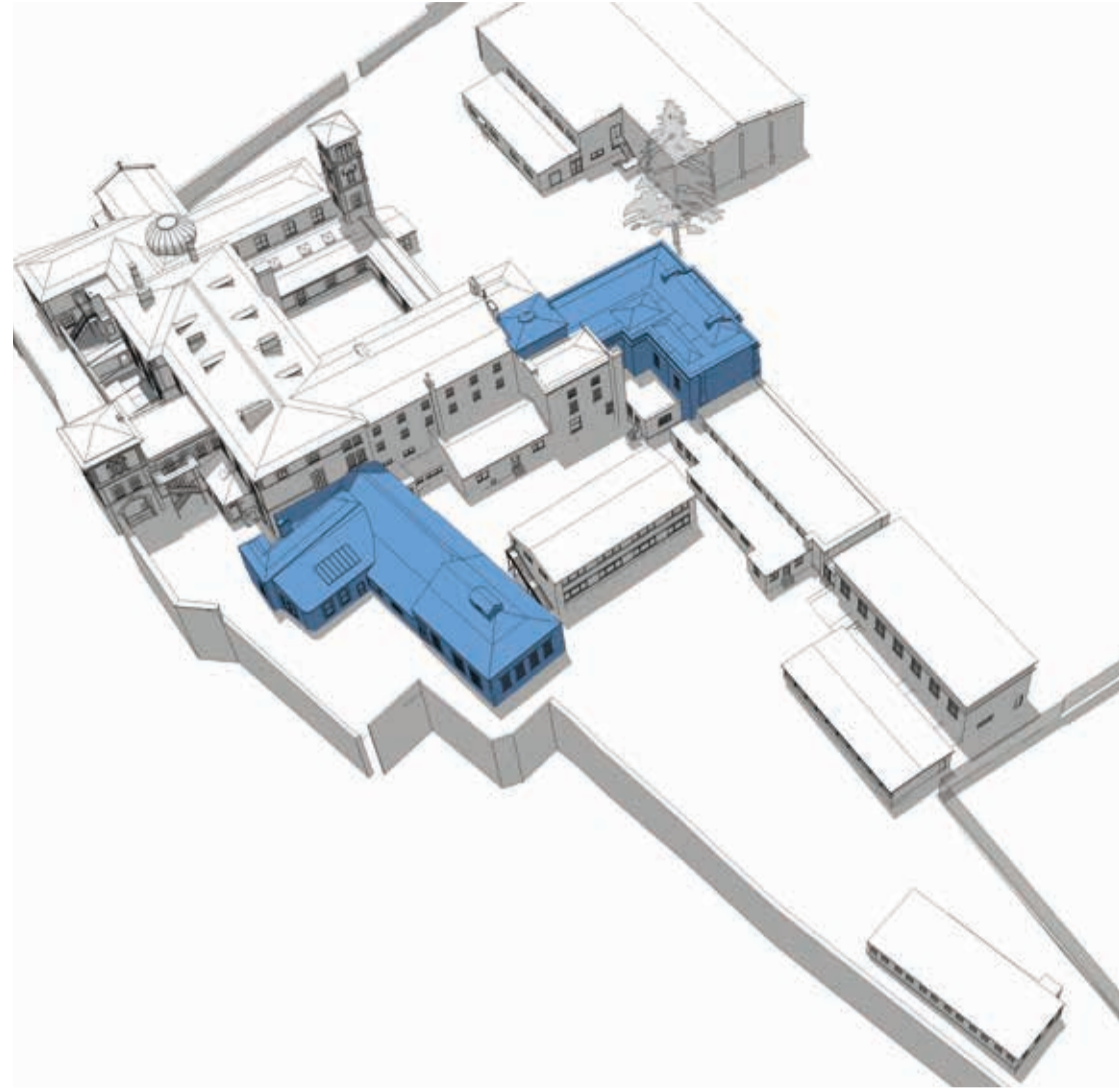
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St Ursulas
Brecon Road, Westbury on Trym,
Bristol BS9 4DT

Drawing Title:
Proposed Demolition
3D Perspectives



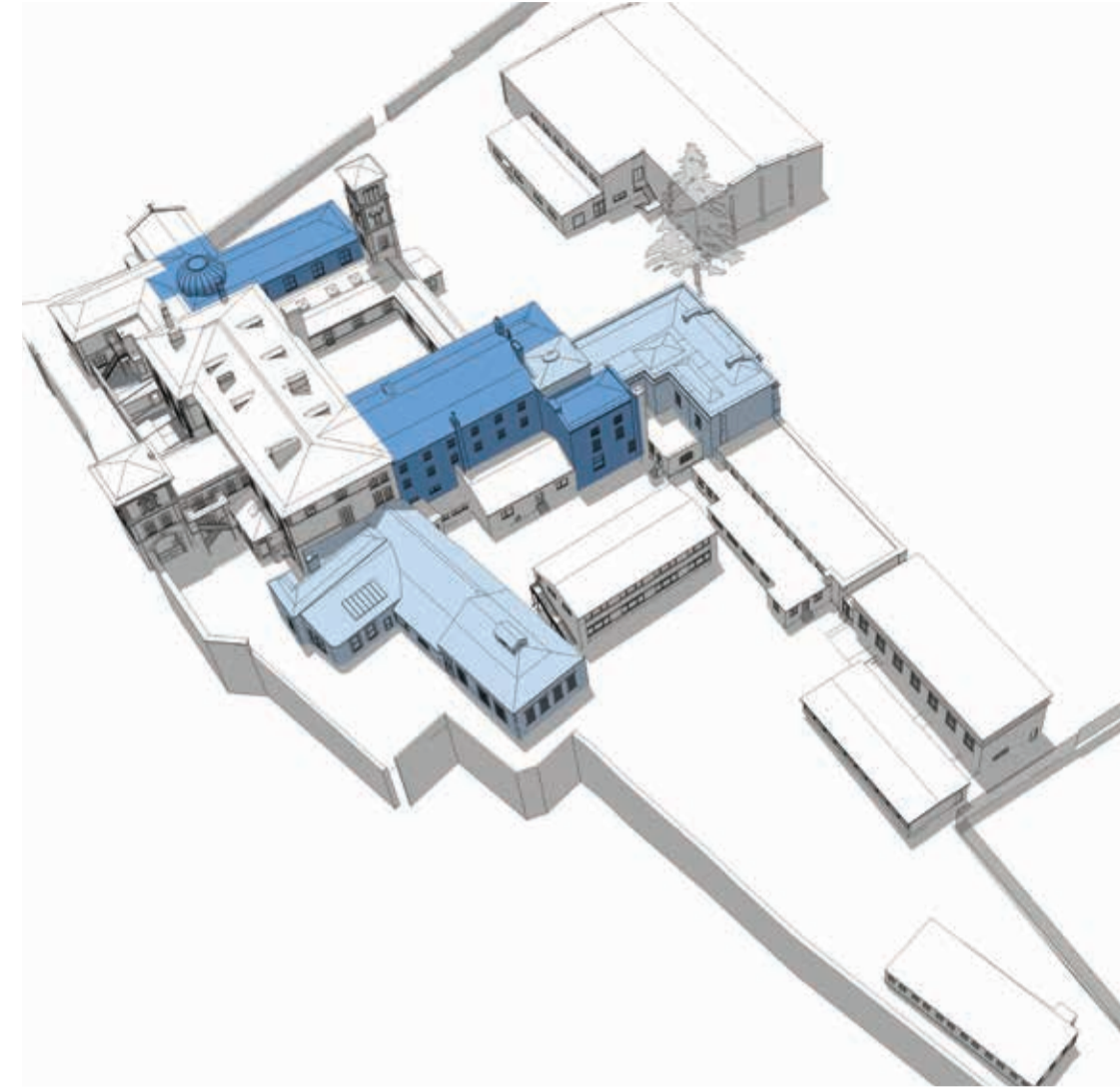
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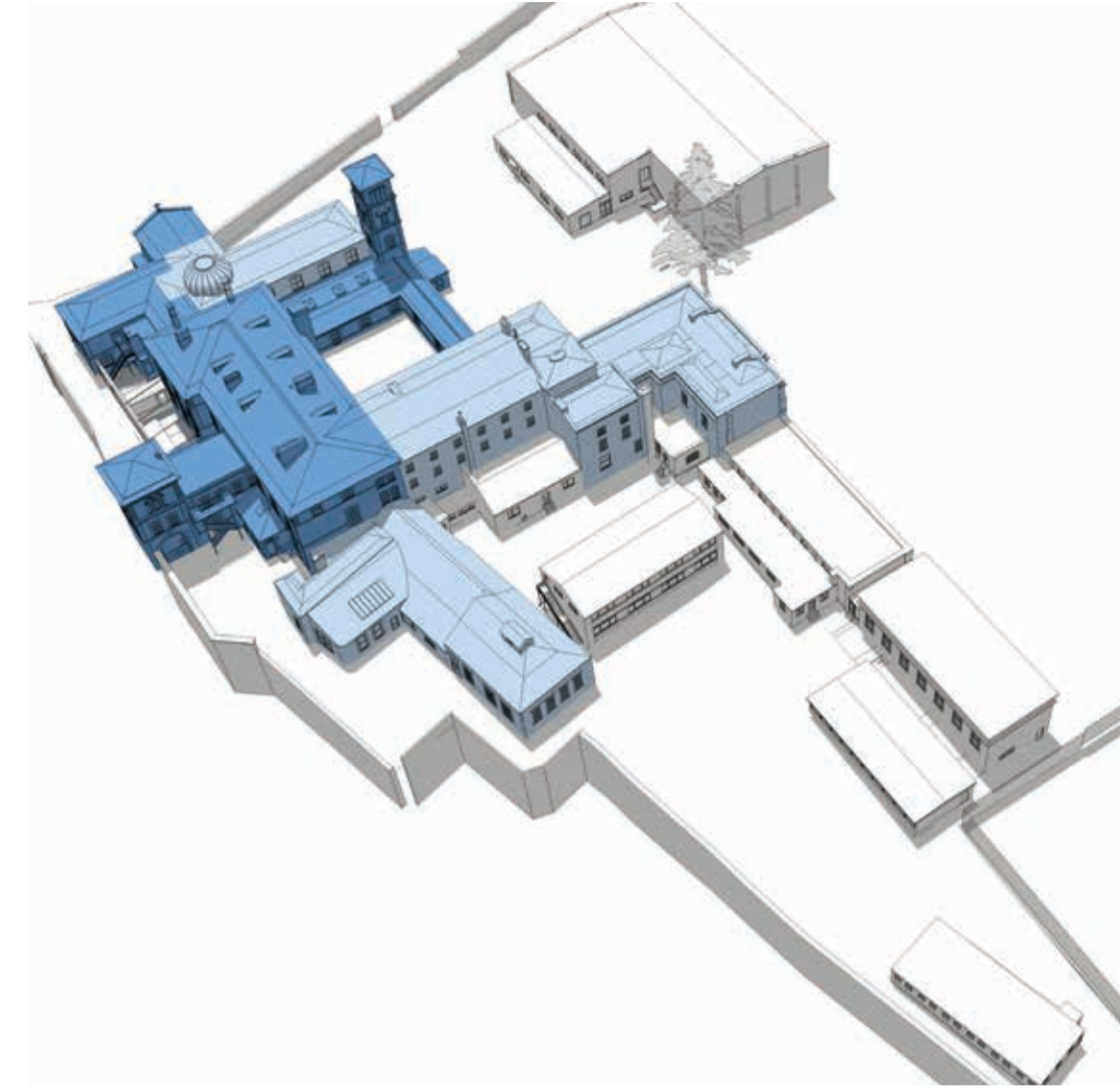
1819

Westmead House constructed as a private residence.



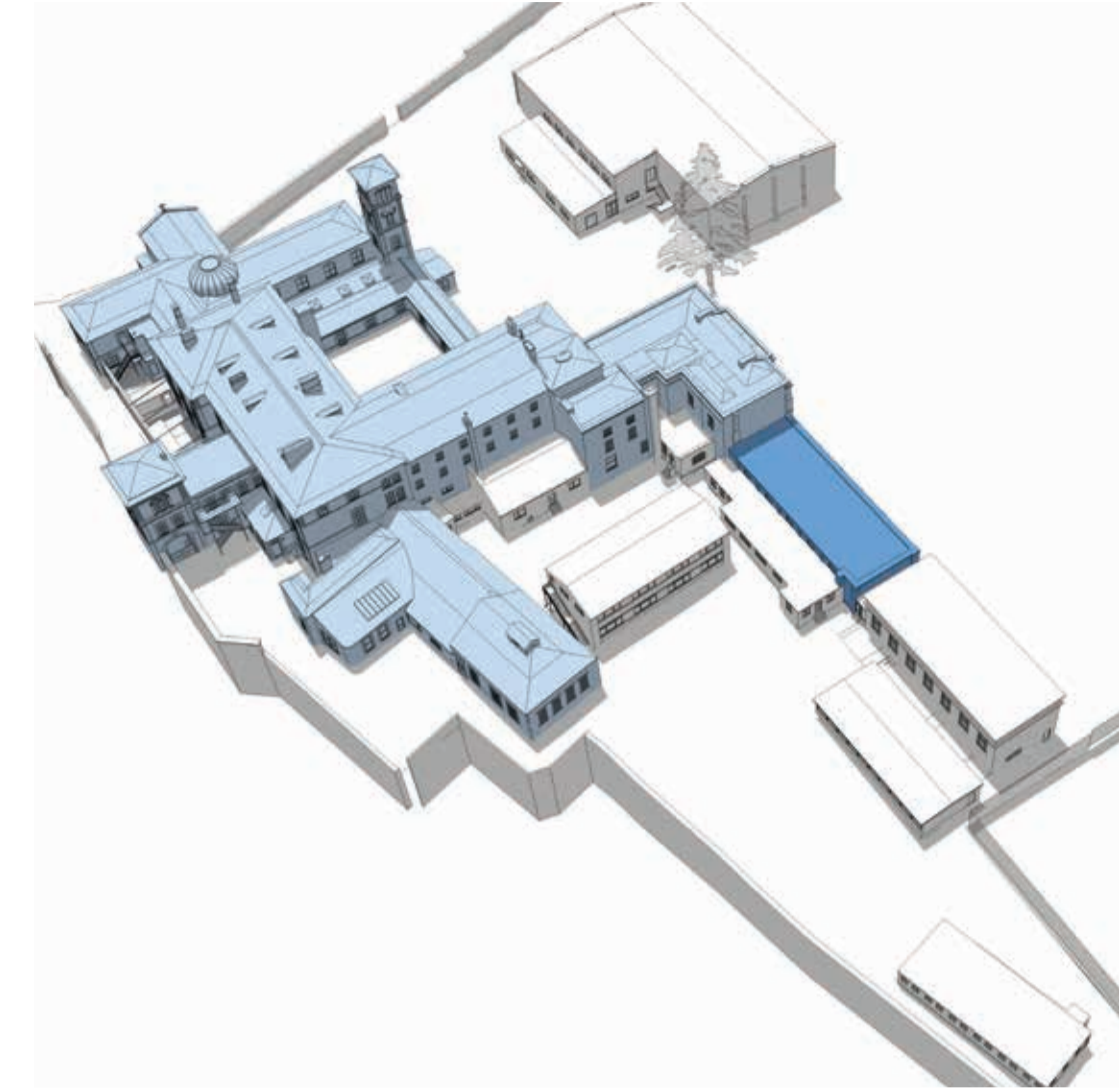
1834

Westmead House extended towards coach house and stables.
Chapel constructed on the site.



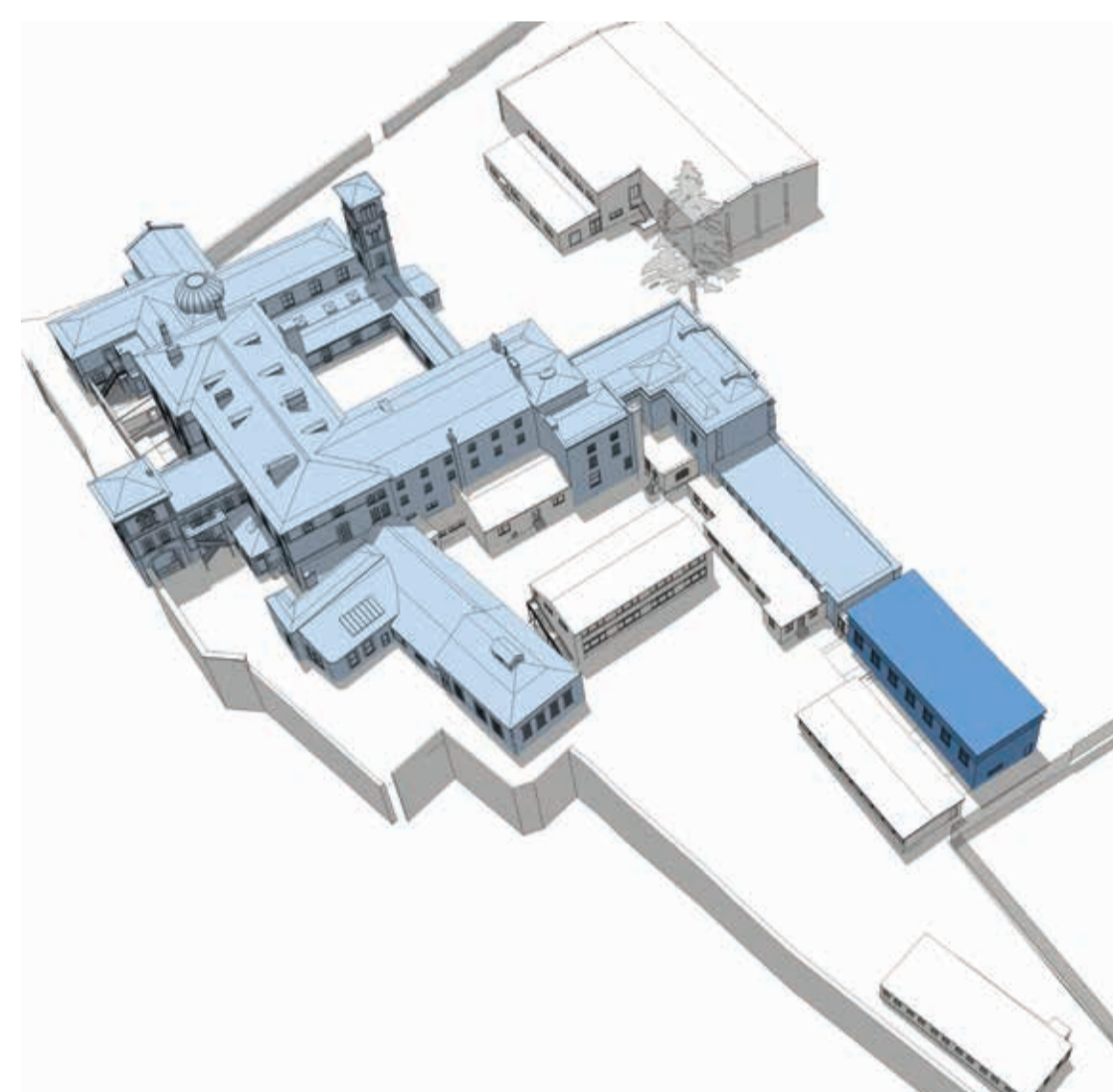
1862

Westmead House extended to create a colister between the chapel and main house.
An additional connecting wing of dormitory accommodation built to the east of the chapel.



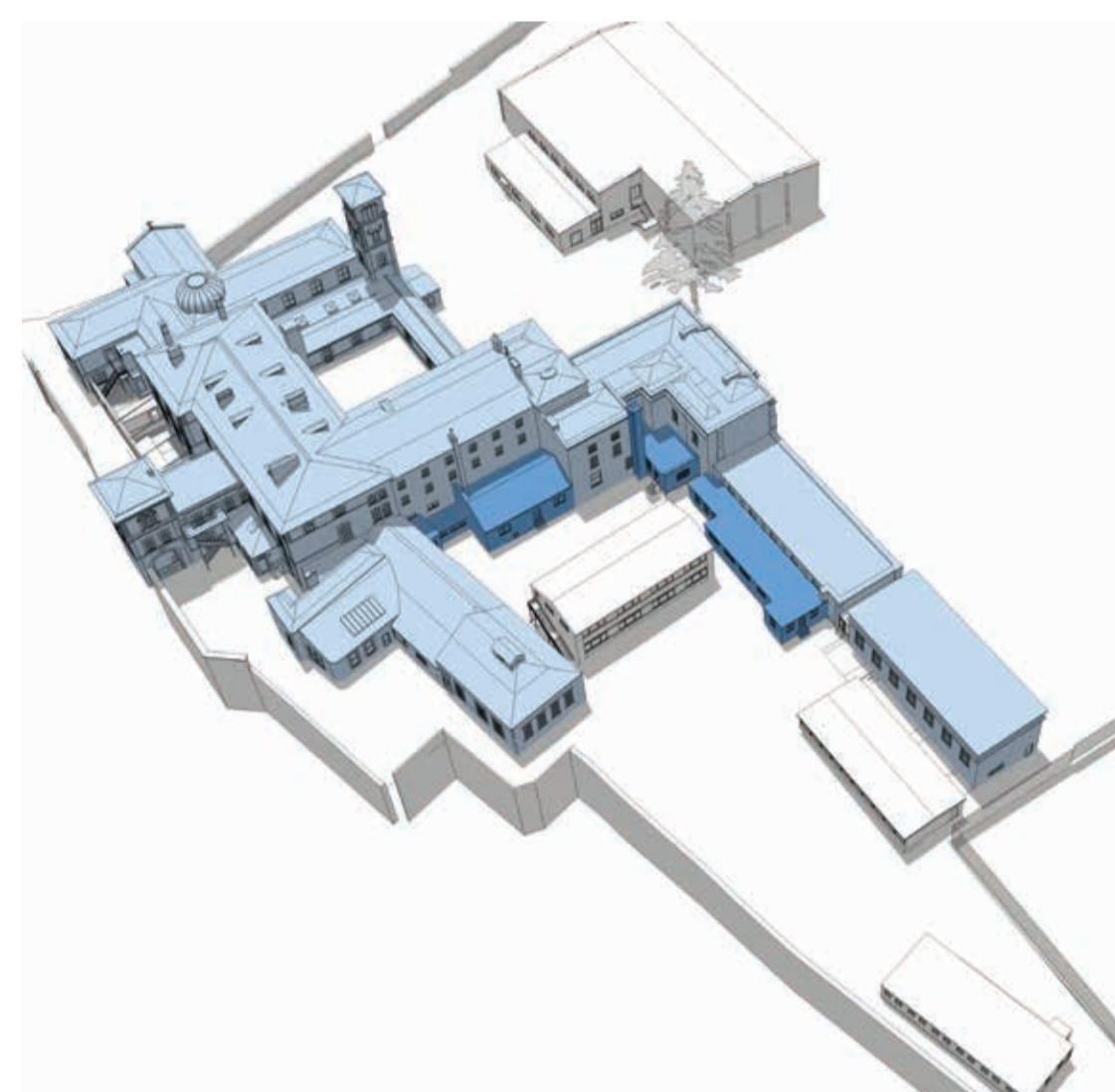
1925

Additional classroom wing built.



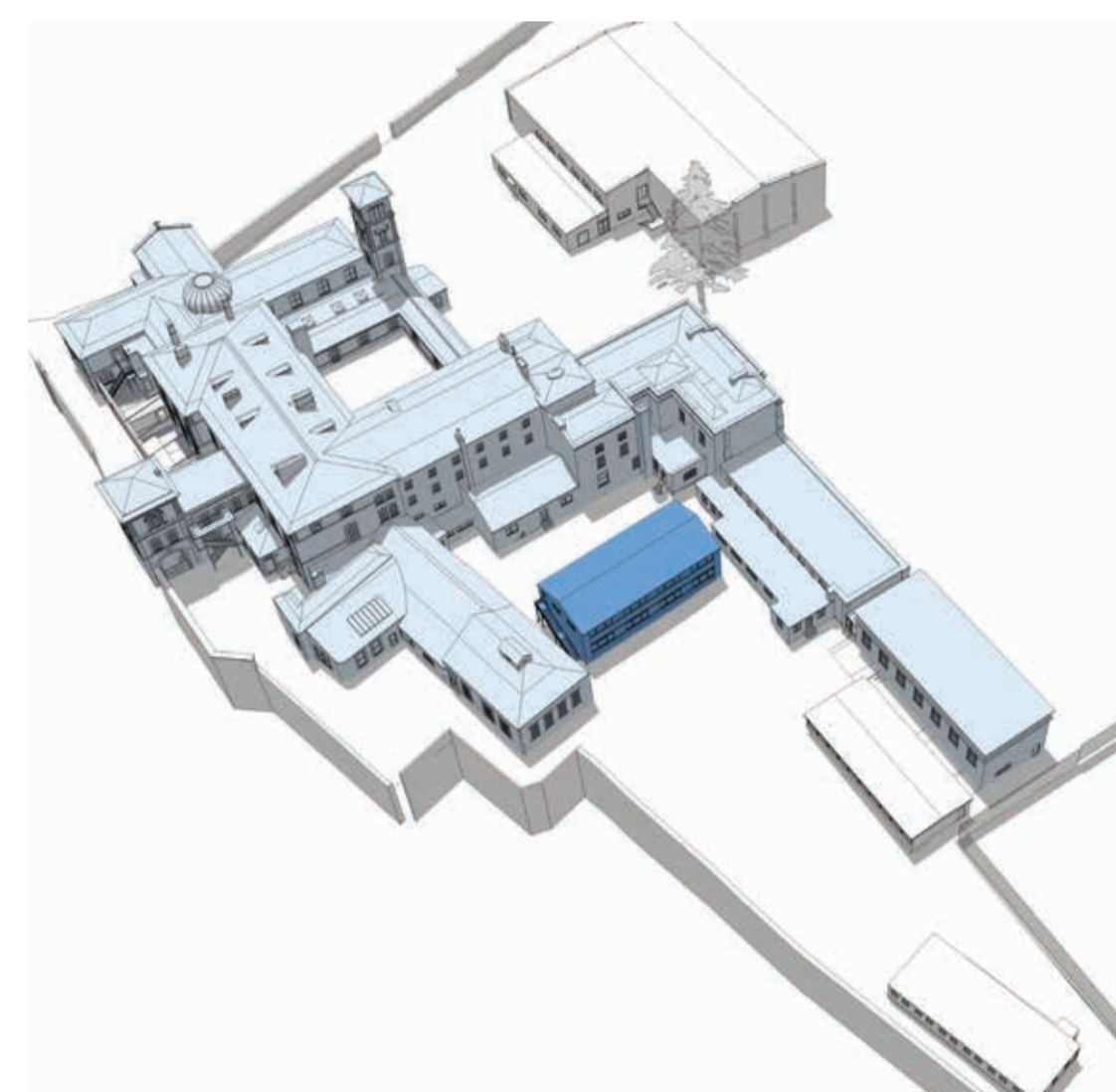
1935

Gymnasium built



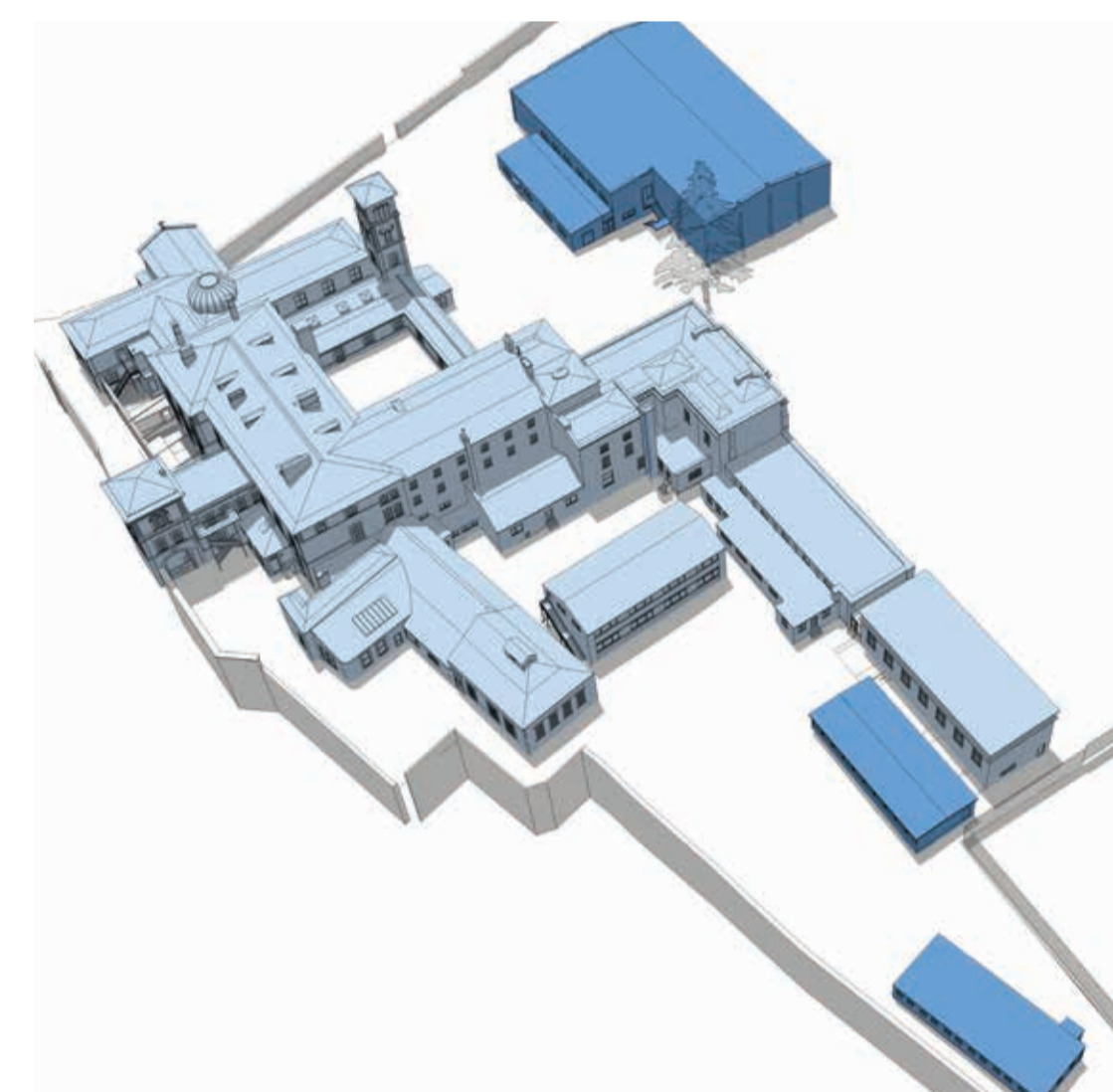
1960's

Extension to classroom wing and additional single storey extensions to main house.



1970's

Two storey, stand alone teaching block added.



1986 - 2013

Stand alone Sports Hall added.
Stand alone, single storey porta cabins added.

02. View looking West

Location:

St Ursulas
Brecon Road, Westbury on Trym,
Bristol BS9 4DT

Drawing Title:

Categories of Building Age
3D Perspectives



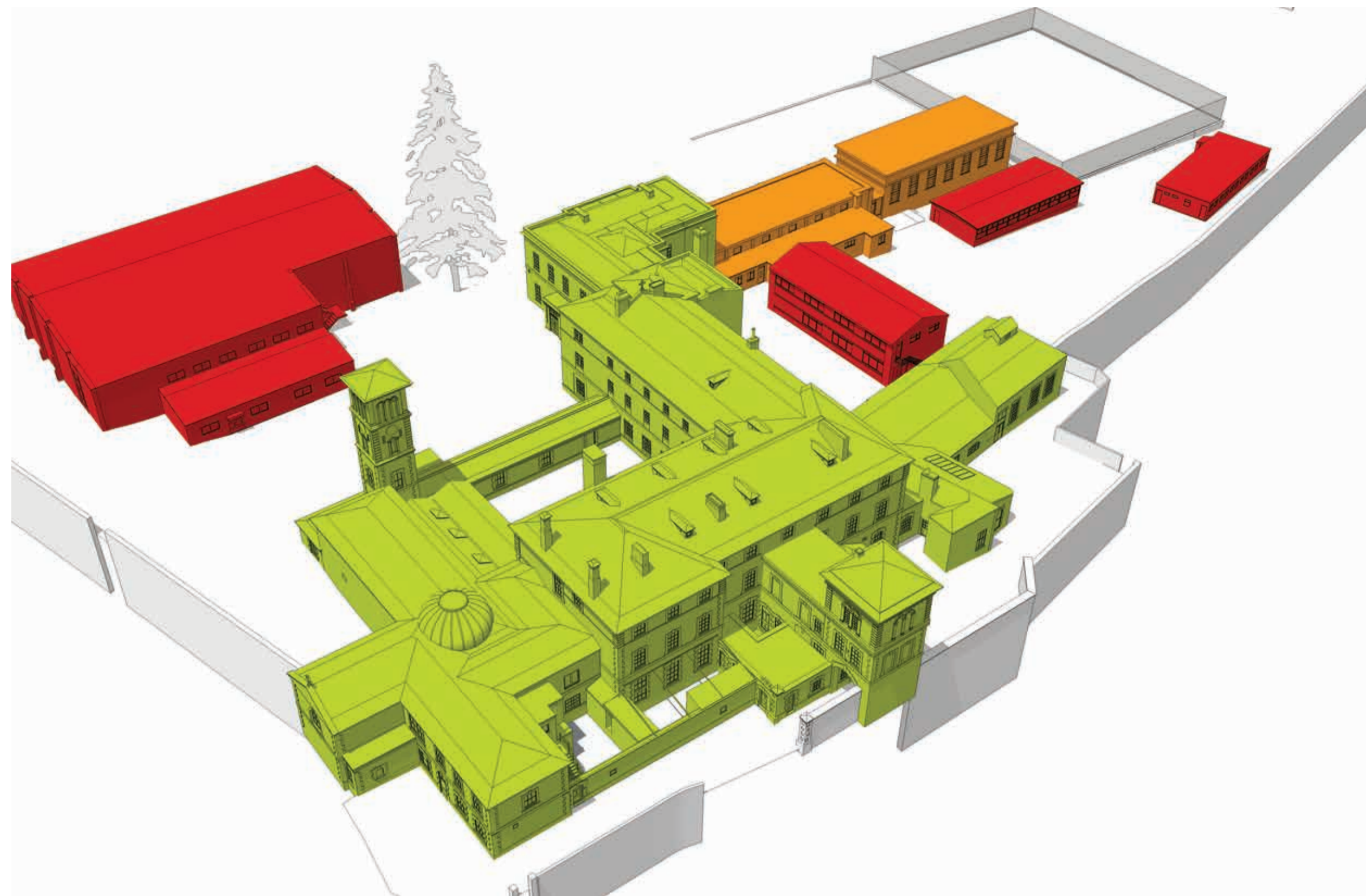
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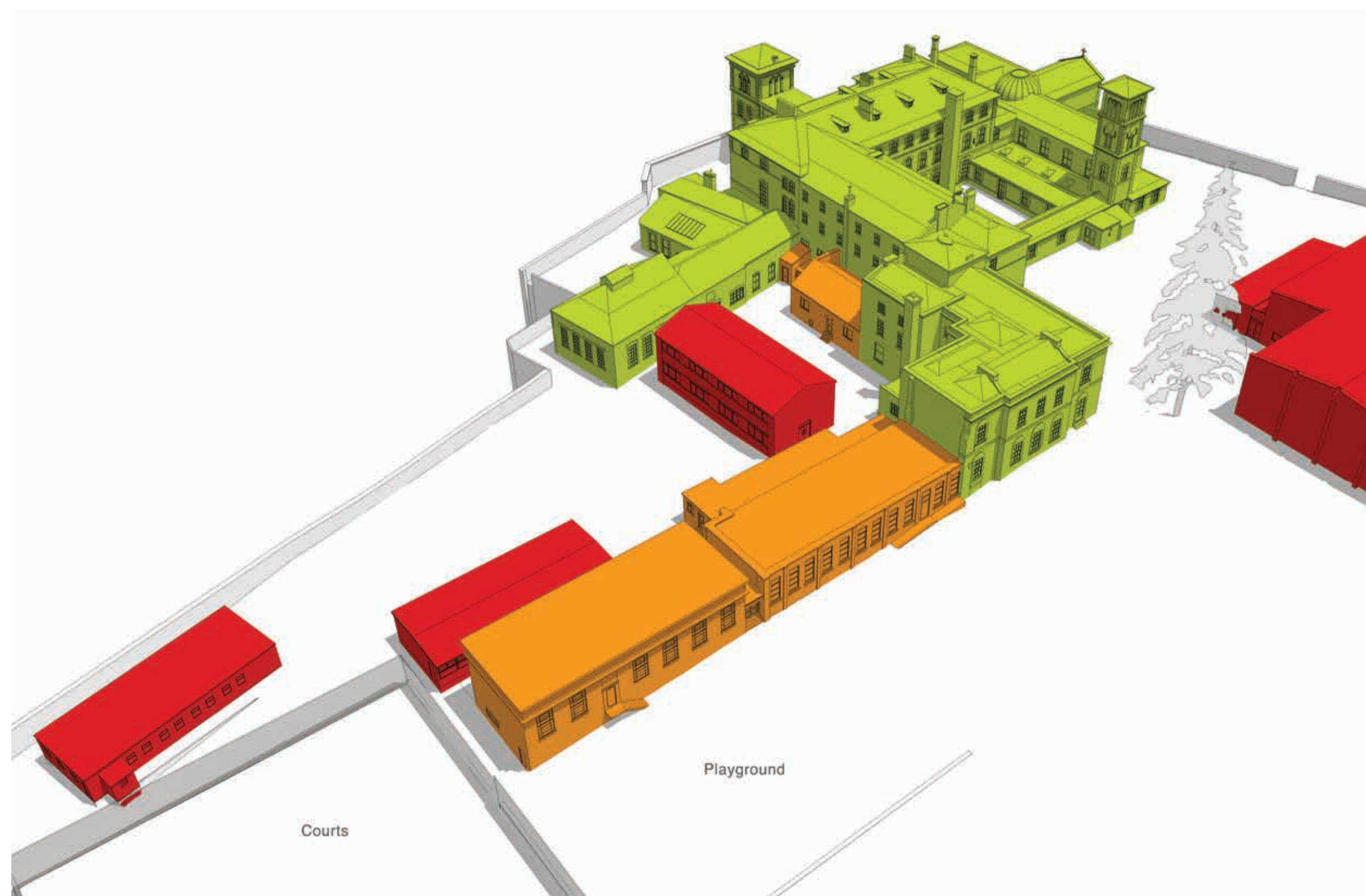
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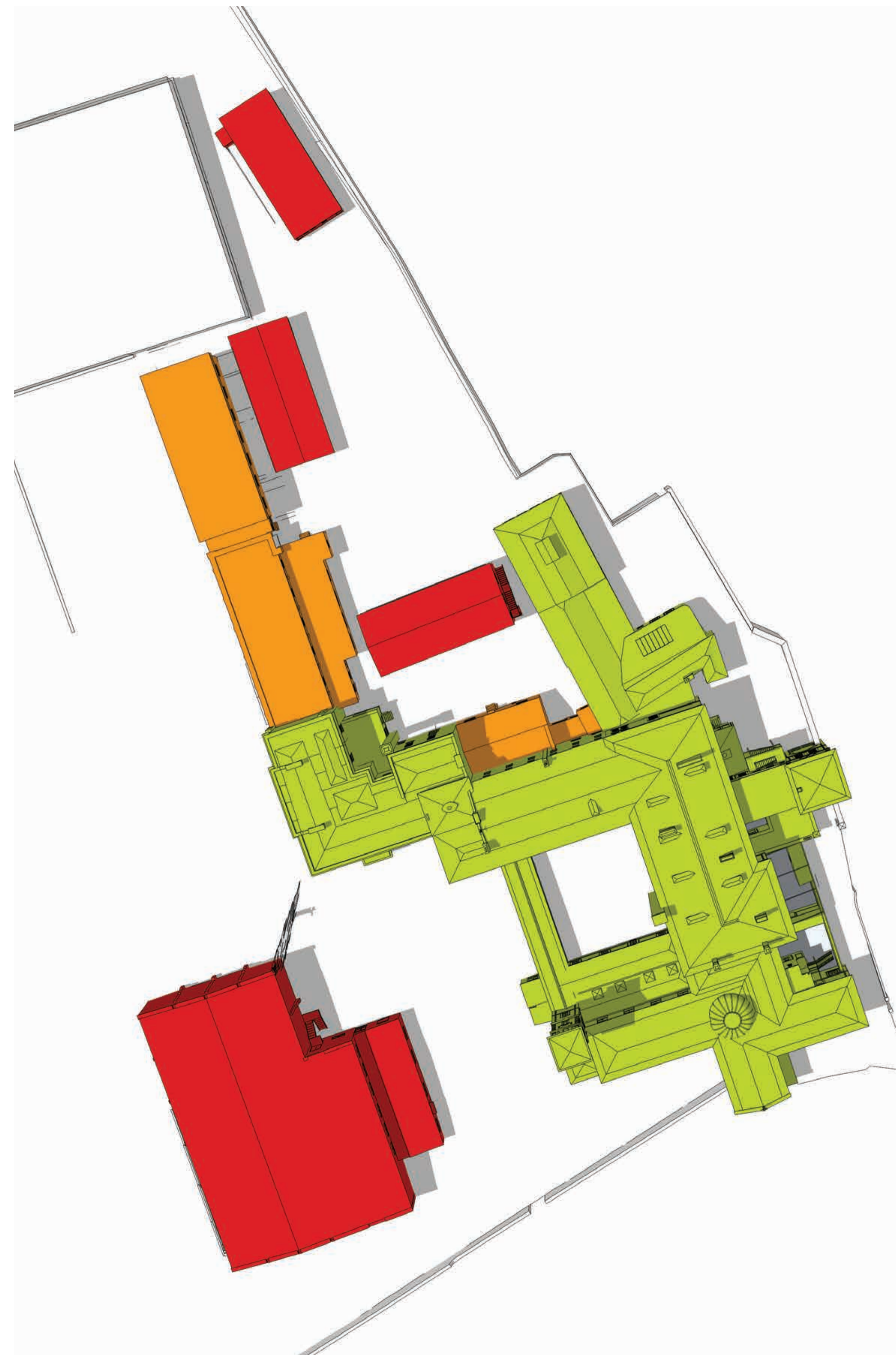
Date : September 2013



01. View looking East



02. View looking West



03. Plan Layout

Key

- low quality
- medium quality
- high quality

Location:

St Ursulas
Brecon Road, Westbury on Trym,
Bristol BS9 4DT

Drawing Title:

Categories of Building Quality
3D Perspectives



cube_design

Drawing Number:

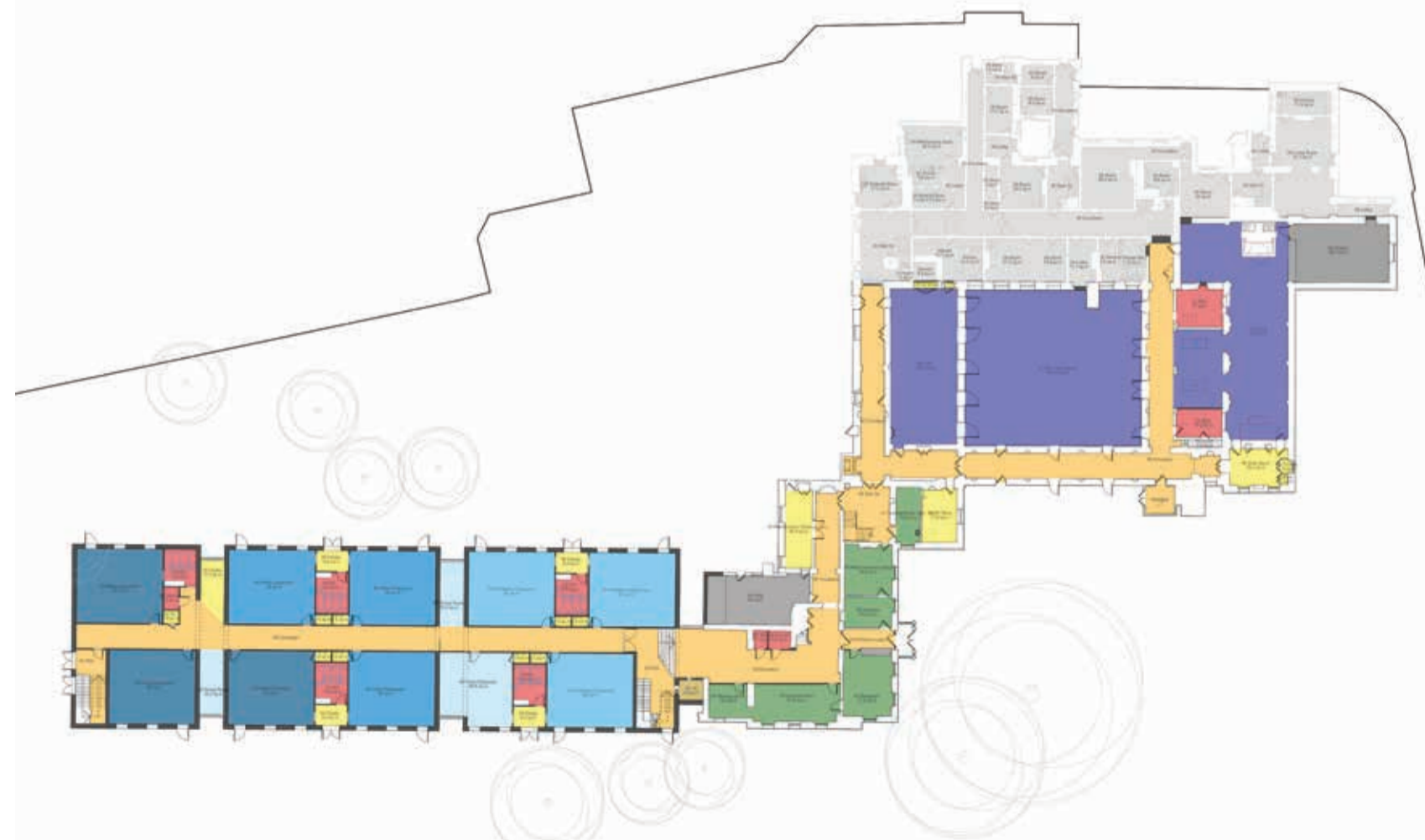
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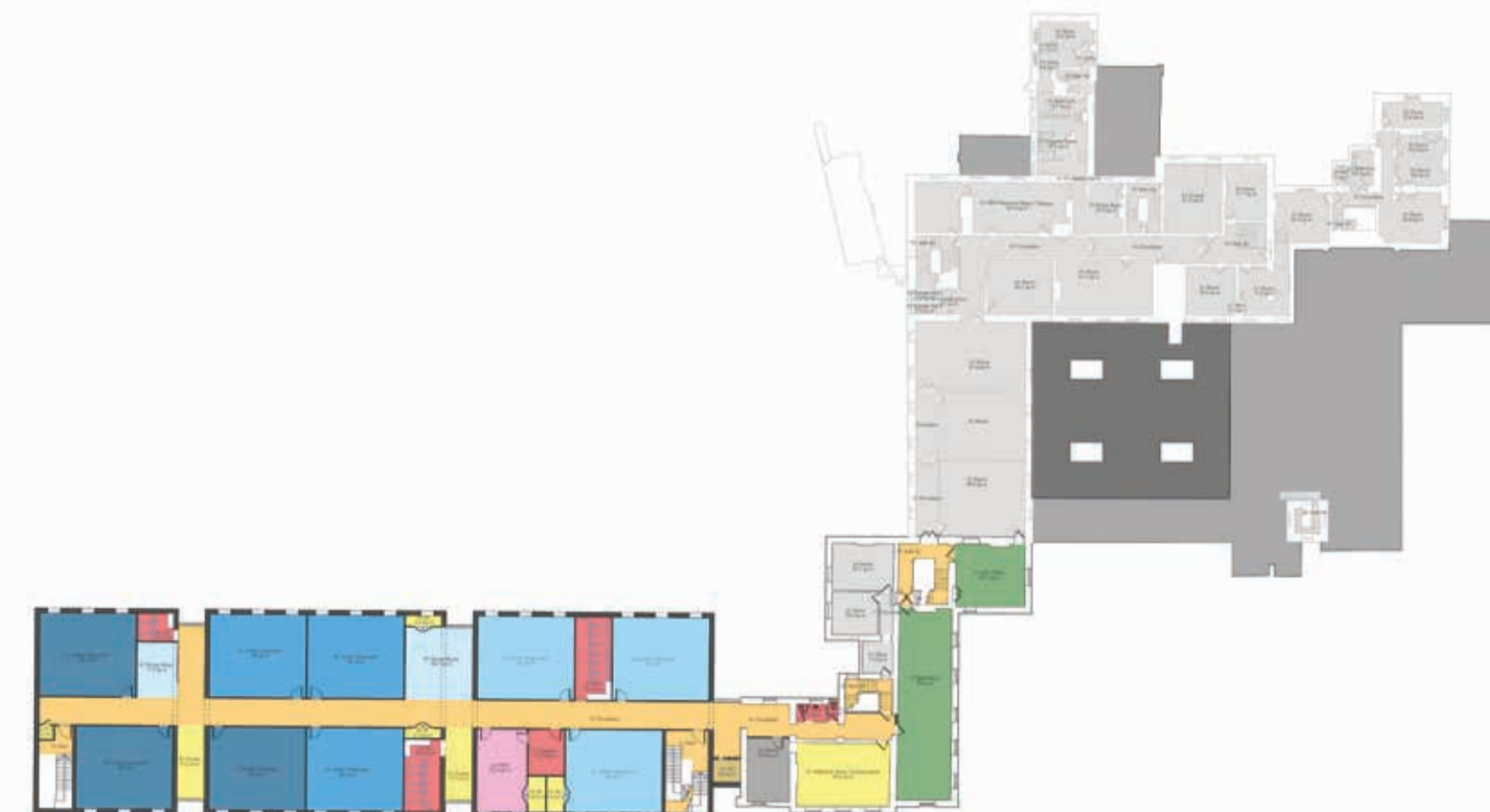
Date : September 2013



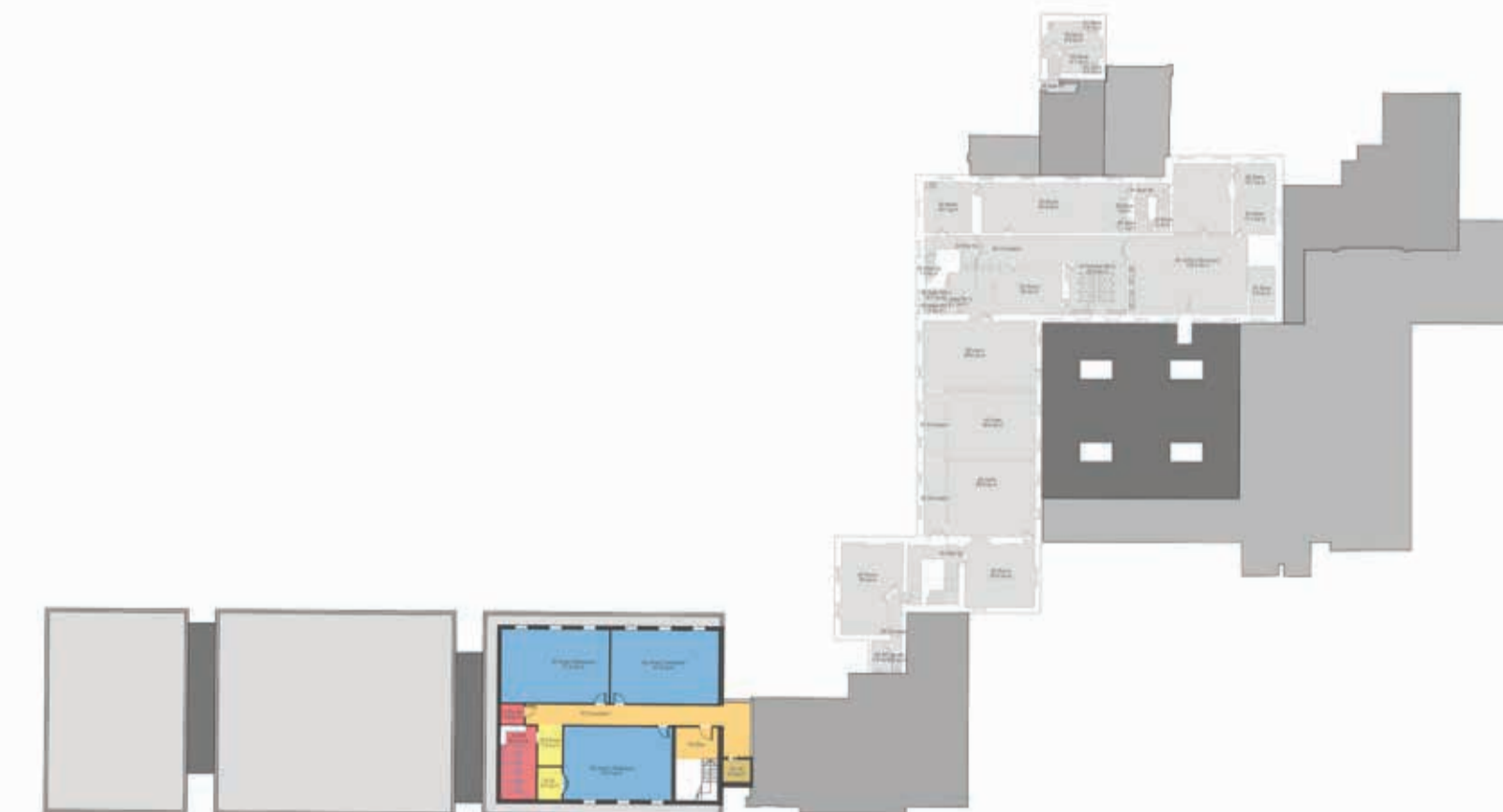
01. Area Available for Potential Re-development



02. Option 6 - Proposed Ground Floor Plan



03. Option 6 - Proposed First Floor Plan



04. Option 6 - Proposed Second Floor Plan

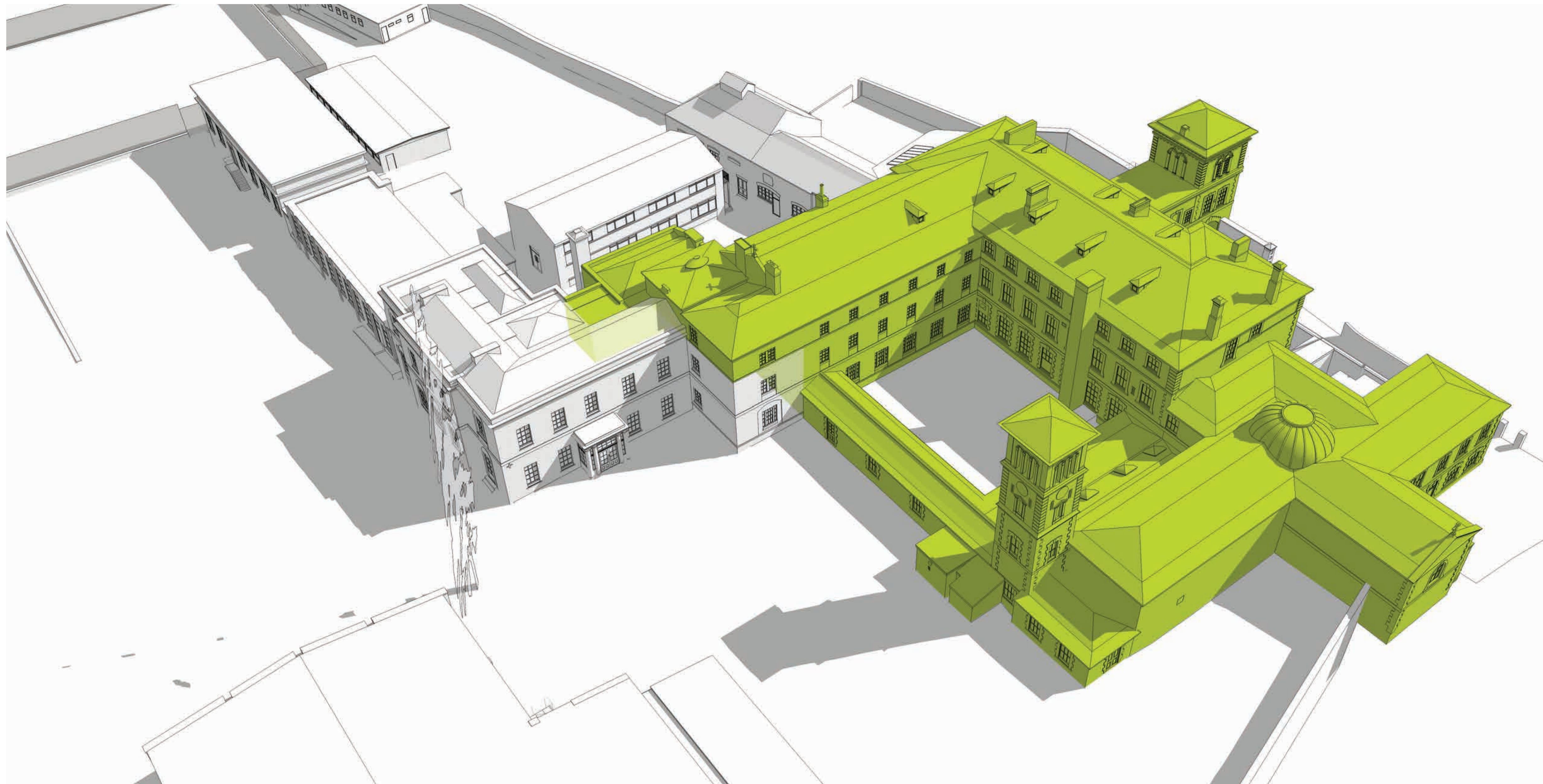
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St Ursulas
Brecon Road, Westbury on Trym,
Bristol BS9 4DT

Drawing Title:
Area for Potential Re-development
Option 6

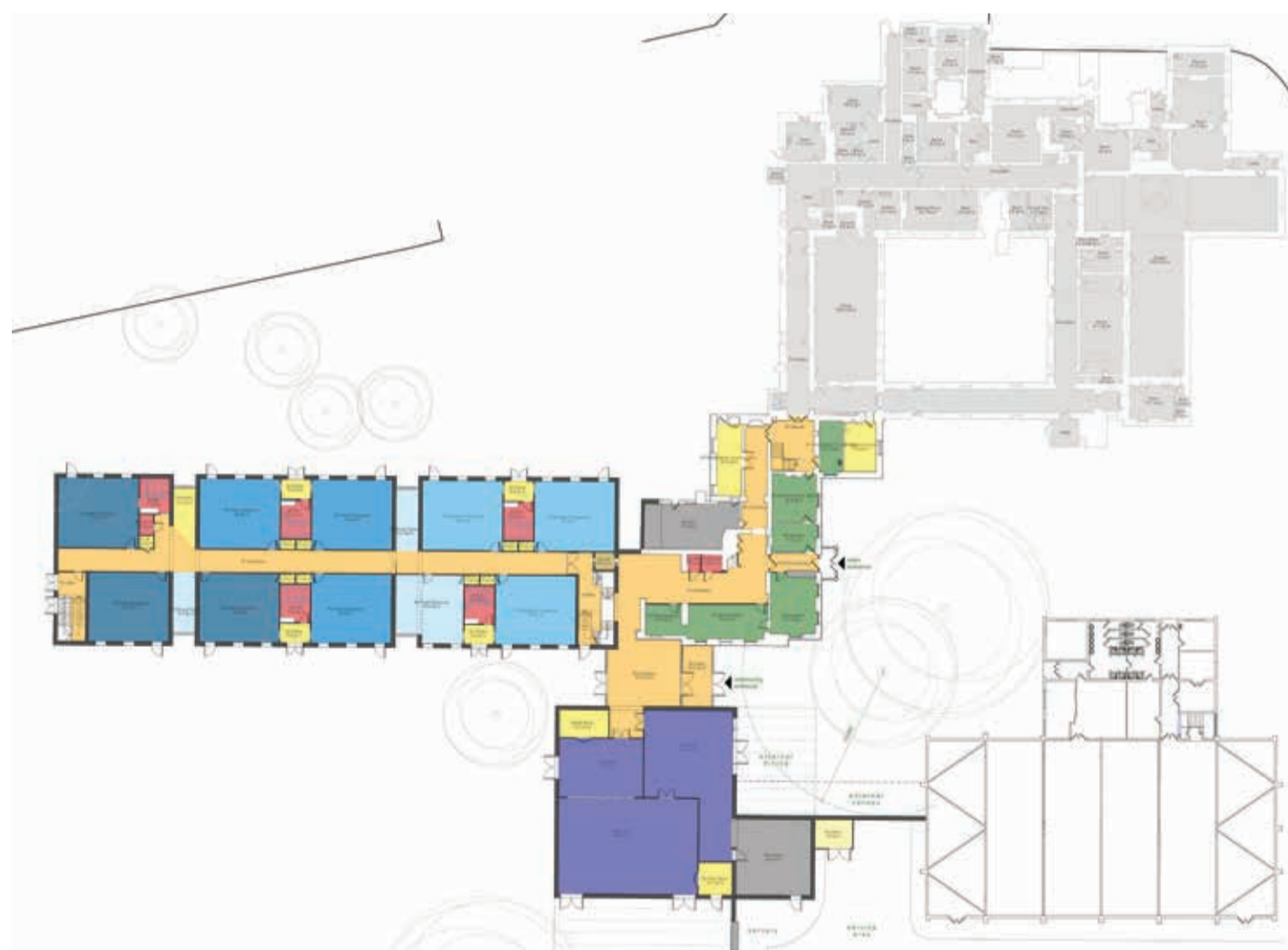


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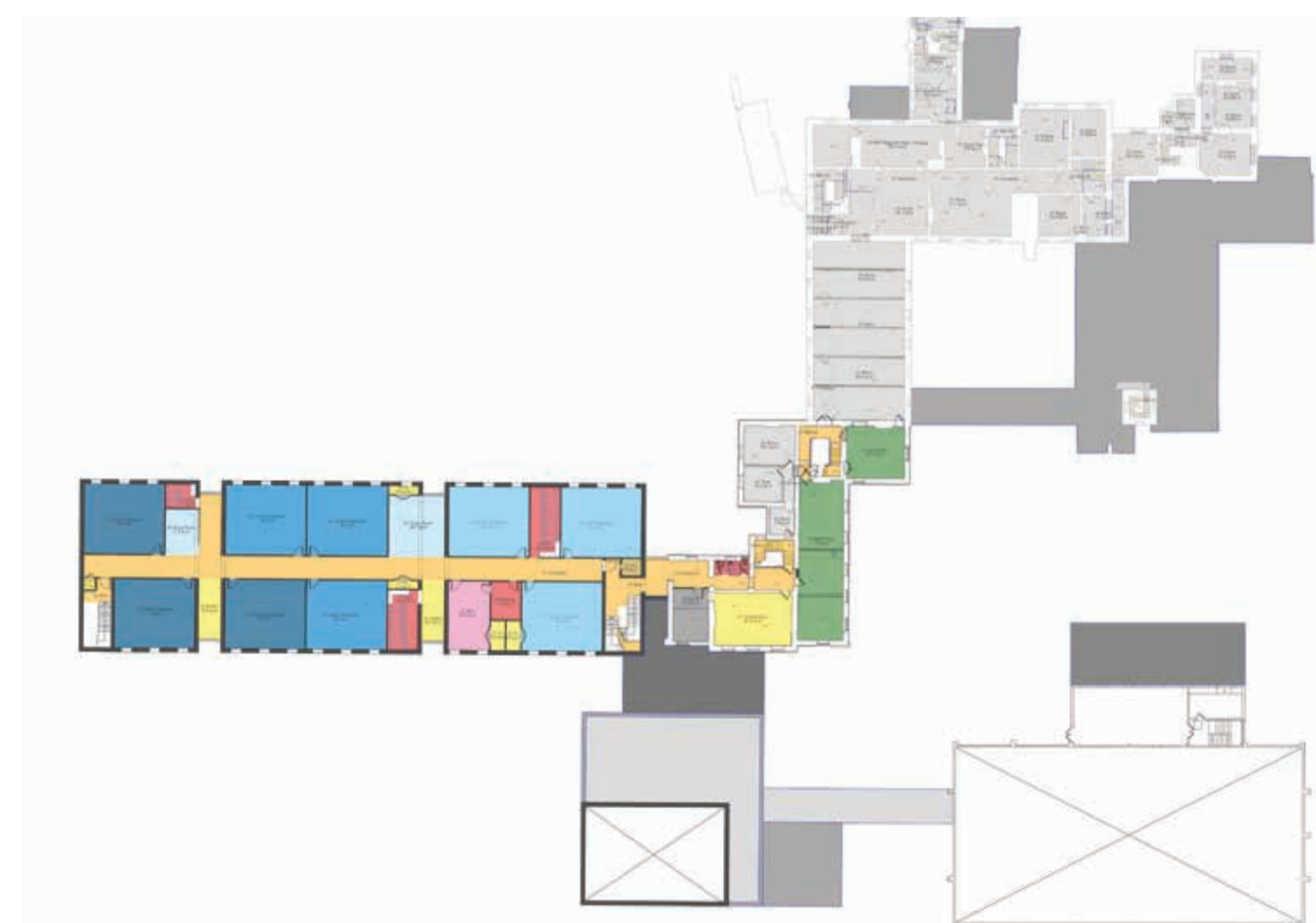
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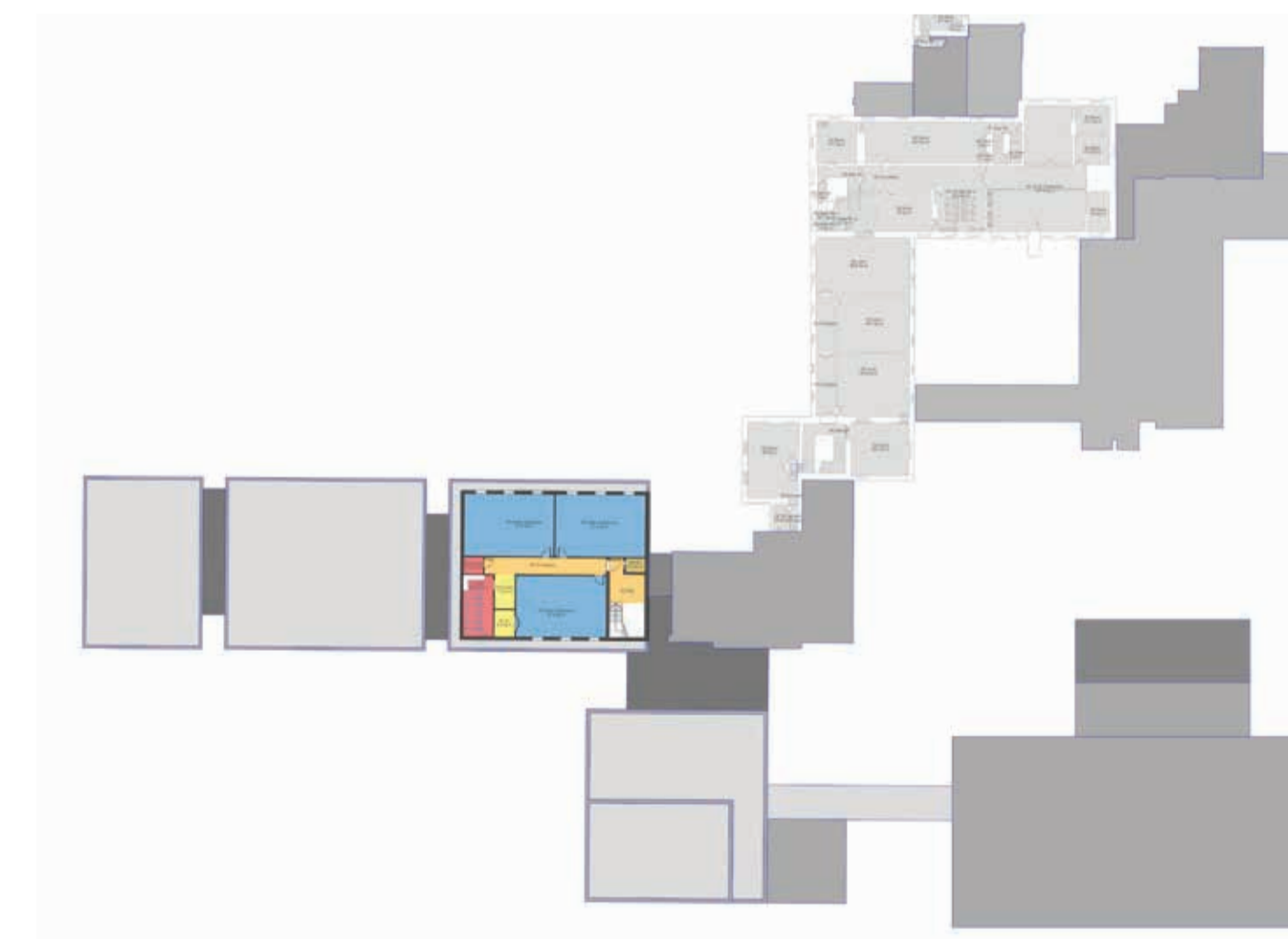
01. Area Available for Potential Re-development



02. Option 6A - Proposed Ground Floor Plan
(Option 6C - Option 6A with the addition of new build sports hall)



03. Option 6A - Proposed First Floor Plan



04. Option 6A - Proposed Second Floor Plan

Location:

St Ursulas
Brecon Road, Westbury on Trym,
Bristol BS9 4DT

Drawing Title:

Area for Potential Re-development
Option 6A and 6C



cube_design

Drawing Number:

1211 SK104

Scale : NTS @ A1

Date : September 2013



Location:

St Ursulas
Brecon Road, Westbury on Trym,
Bristol BS9 4DT

Drawing Title:

Residential Proposal
Site Plan



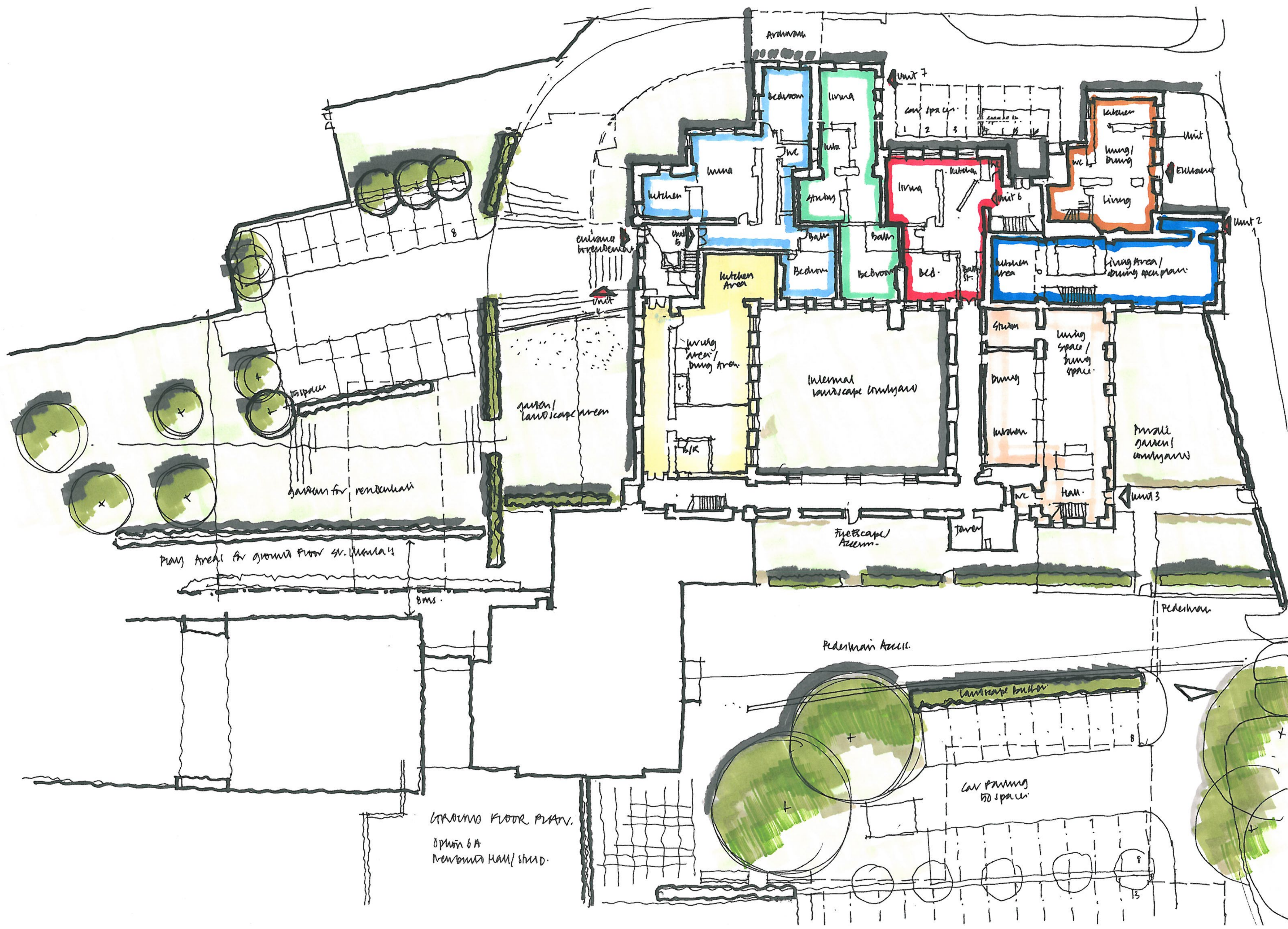
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Scale : NTS @ A1

Date : September 2013



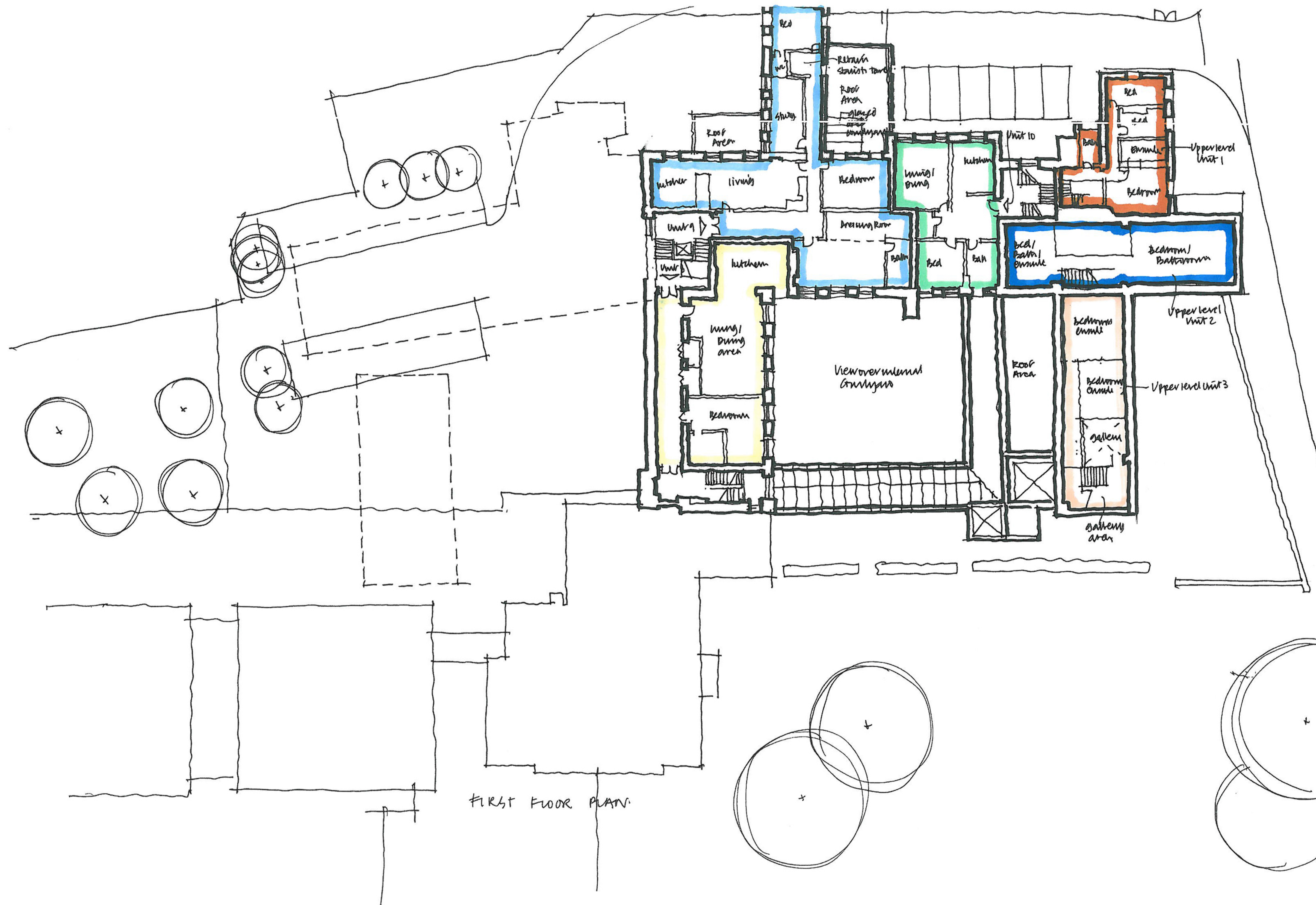
Location:
 St Ursulas
 Brecon Road, Westbury on Trym,
 Bristol BS9 4DT

Drawing Title:
 Residential Proposal
 Ground Floor Plan



cube_design

Drawing Number:
 1211 SK105
 Scale : NTS @ A1 Date : September 2013



Location:

St Ursulas
Brecon Road, Westbury on Trym,
Bristol BS9 4DT

Drawing Title:

Residential Proposal
First Floor Plan



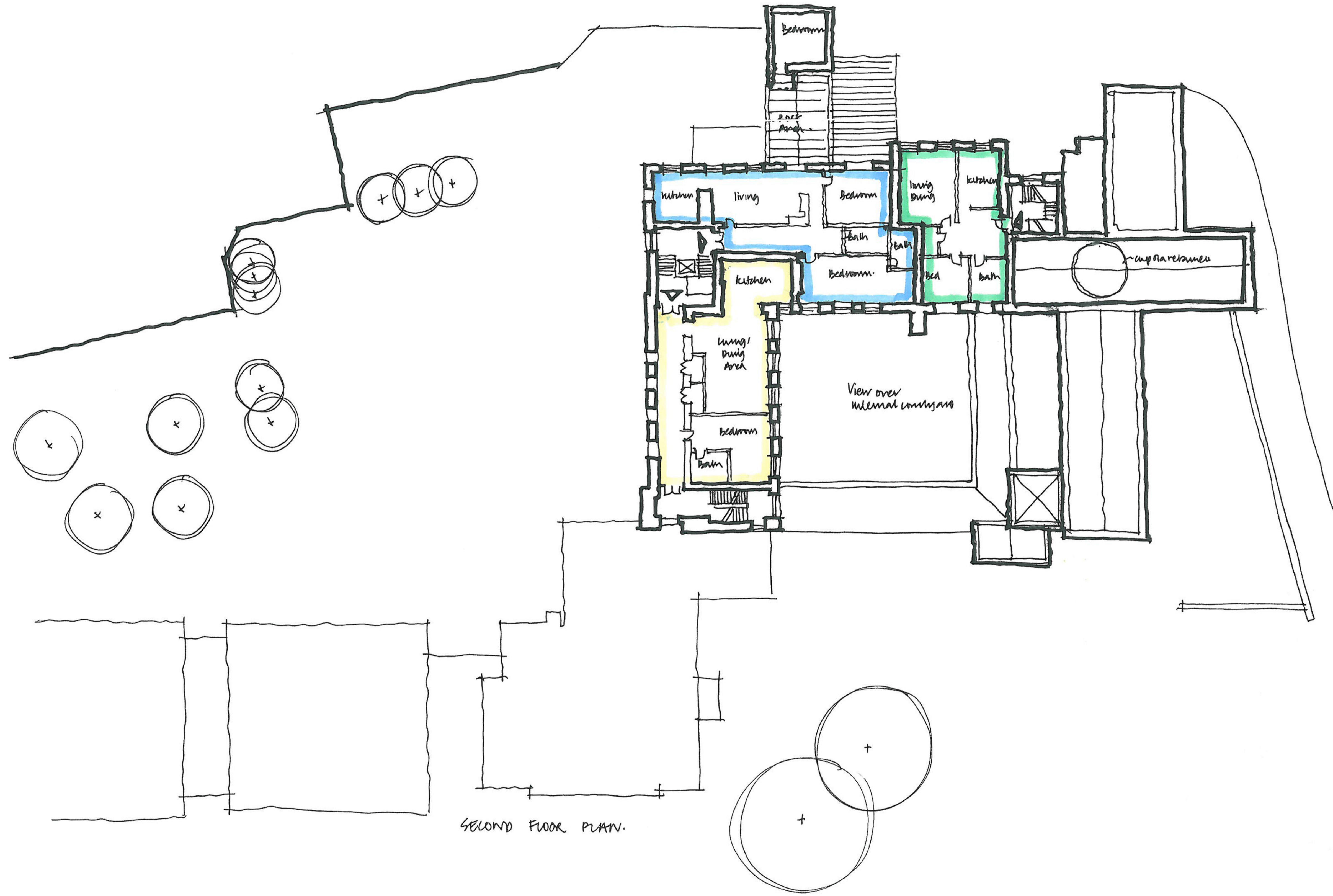
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Drawing Number:

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Scale : NTS @ A1

Date : September 2013



SECOND FLOOR PLAN.

Location:
 St Ursulas
 Brecon Road, Westbury on Trym,
 Bristol BS9 4DT

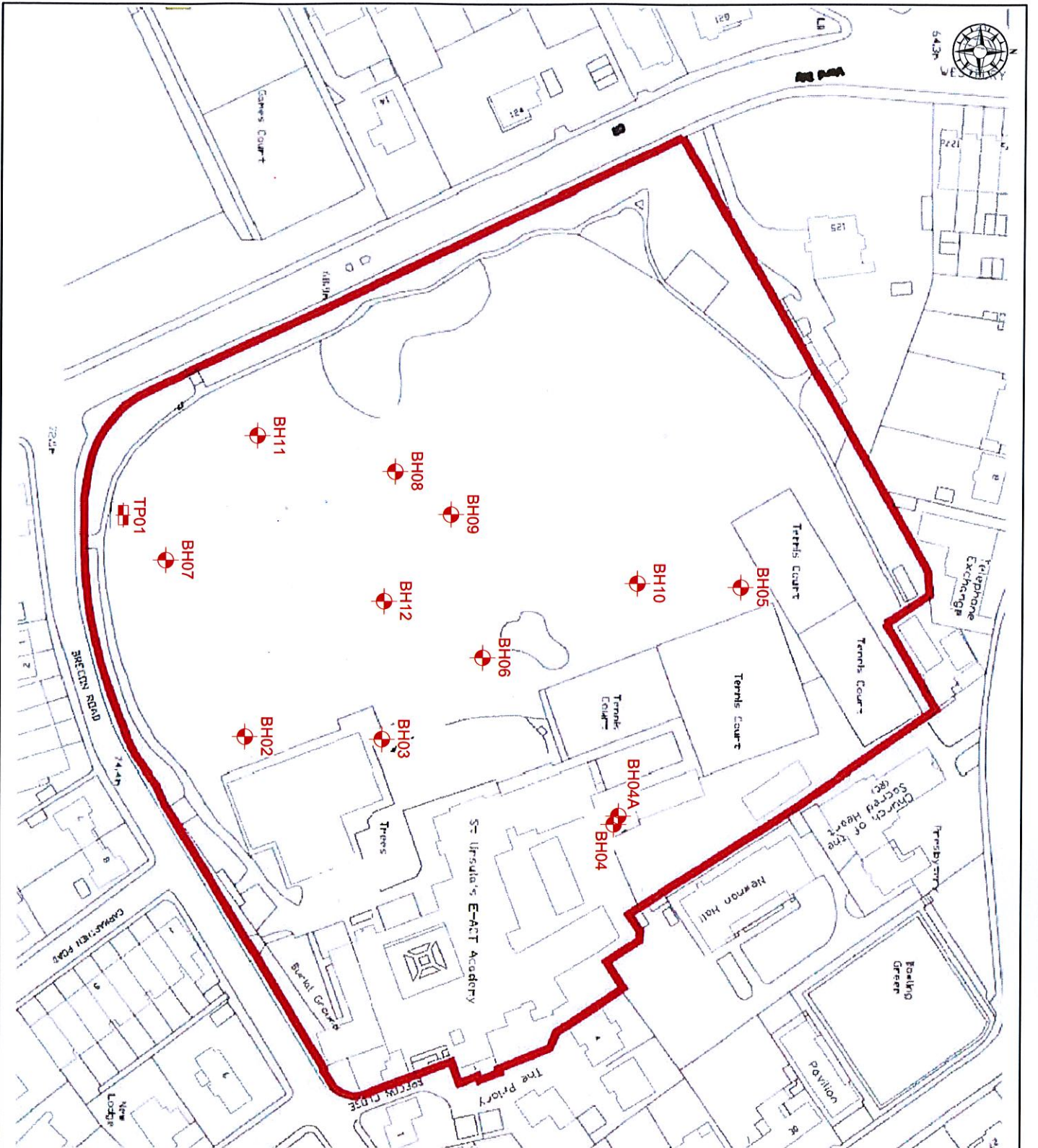
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 Residential Proposal
 Second Floor Plan



cube_design

Drawing Number:
 1211 SK107
 Scale : NTS @ A1 Date : September 2013

Appendix D. Borehole locations



GENERAL NOTES
 1. Reproduced from Matt MacDonald's Drawing No. 313642-G-01

LEGEND TO SYMBOLS

- Borehole Location
- Trial Pit Location

AMENDMENTS

Rev	Drawn	Date	Apprv	Date	Modification Details

Title
SITE PLAN

Project
ST URSULAS E-ACT ACADEMY

Client
EDUCATION FUNDING AUTHORITY

Date
 14/03/2013

Drawn By
 BS

Approved By
 JL

Sheet Size
 A3

Scale
 NOT TO SCALE

Project No
 D3008-13

Drawing No
 2

Rev
 0