

# Land to the Rear of 48-52 Bedminster Parade, Bedminster, Bristol

## Archaeological Desk-Based Assessment



on behalf of

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Limited**

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**Avon Archaeology Limited**

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Modern aerial image of the site, with boundary outlined in red. Source:  
Bristol City Council, KnowYourPlace website.

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## **ABSTRACT**

*Avon Archaeology Limited were commissioned by Mr Nick Morley, of Nick Morley Architects Ltd, to undertake an archaeological desk-based assessment of a site encompassing an area of former garden land at the rear of 48-52 Bedminster Parade, Bristol. The land consists of three contiguous, narrow plots behind the properties, and is currently much-decayed, and the development proposal would involve the removal of the plot boundaries, and the construction of a block of private apartments. The site lies within the Bedminster Conservation Area. Historic map evidence shows that in the late 18<sup>th</sup> century, the site consisted of an undeveloped paddock, although buildings had already by that date been erected on adjacent plots, even though the area lay well to the north-east of, and outside the core area of the historic settlement of Bedminster. It is likely that Bedminster Parade itself is part of a route of considerable antiquity, heading as it does north-eastwards out of historic Bedminster and towards the original crossing point of the Avon at Bristol Bridge. The northern part of the historic parish of Bedminster suffered extensive disruption in the early 19<sup>th</sup> century, when the New Cut, associated with the construction of the floating harbour, drove an east-west swathe right across the local landscape, and necessitated the provision of a new bridge to carry the major routeway southwards out of Bristol, and through Bedminster, over the new watercourse. This is now Bedminster Bridge.*

*The properties of which the site eventually became a part, were in existence by 1827, and are likely to be of early 19<sup>th</sup> century date. Two of these properties, nos. 50 and 52, are now Grade II Listed Buildings. A single storey building lying behind no. 54 Bedminster Parade, but counted as a part of this site as it is attached to no. 52 Bedminster Parade, is identified by the local authority as being a 'building of character'. However, this attribution is refuted by the developer. It is possible that this structure, now used as a store, may be all that remains, albeit heavily remodelled, of two of a group of terrace houses which since at least 1827 lined the north-eastern side of Bedminster Place. The building cannot be identified on historic maps before the Second World War.*

*A trawl of the City of Bristol Historic Environment Record identified no significant archaeological sites or buildings, either currently standing or now gone, within the vicinity of the proposed development site, with the sole exception of the two listed buildings already noted. In summary we consider it likely that when the available evidence, whether archaeological, topographical, historical or toponymic, is taken together as a coherent body of data, it is likely to form a material consideration in the local authority's deliberations relating to the potential archaeological implications of the proposed development. And in the case of excavations for any new services, the potential for sub-surface disruption, although limited in extent, is likely to be high.*



## ACKNOWLEDGEMENTS

Avon Archaeology Limited wish to acknowledge the assistance given by the following in the production of this report: Mr Nick Morley, of Nick Morley Architects Ltd, and the staff of the Bristol Record Office.

## NOTES

Whereas Avon Archaeology Limited have taken all care to produce a comprehensive summary of the known and recorded archaeological evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

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## ABBREVIATIONS

AAL	Avon Archaeology Limited
aOD	Above Ordnance Datum
BRO	Bristol Record Office
BHER	Bristol Historic Environment Record
NGR	National Grid Reference
OS	Ordnance Survey



## 1 INTRODUCTION

Avon Archaeology Limited were commissioned by Mr Nick Morley, of Nick Morley Architects Ltd, to undertake an Archaeological Desk-Based Assessment of an area which is currently used as private garden land to the rear of nos. 48-52 Bedminster Parade, Bristol. The site is currently the subject of a pre-application proposal submitted to the local planning authority, Bristol City Council, and involving the construction of a building intended to contain nine private residential apartments. The local authority planning reference is 15/05314/PREAP. The proposed development site lies within the Bedminster Conservation Area, designated in two separate stages in 1988 and 1999, and for which there is a detailed Character Appraisal, adopted by the local authority in December 2013 (BCC 2013). Only on its south-western side is the site bounded by a public highway, the very narrow access lane called Bedminster Place. Otherwise, on its other three sides, it is encompassed by pre-existing buildings of various kinds. Most notably, its south-eastern boundary is marked by the north-western side of a large, modern warehouse-like building currently in use as a garage. While the site itself constitutes only the backside garden areas, two of the three buildings fronting onto Bedminster Parade, namely nos. 50 and 52, and directly associated with gardens within the proposal area, are Grade II Listed. These remain as two properties albeit with modern shop frontages.

The site lies on the south-eastern side of Bedminster Parade, about 35m to the south-west of its junction with Boot Lane. It is roughly rectangular in shape, with its long axis oriented north-east/south-west, parallel to the line of Bedminster Parade at that point (**Figures 1 and 2**). It is relatively small, encompassing within its formal footprint only something in the order of about 240m<sup>2</sup>. It should be noted, however, that while the formal address of the proposal site is 48-52 Bedminster Parade, there is an extension, in the form of a small rectangular building, now used as a store, and constructed on the south-western side of the rear boundary to no. 52, but which lies directly behind (ie to the south-east of) no. 54. This structure has been the subject of a basic recording survey by the applicant, which was not undertaken to formal English Heritage (now Historic England) guidelines, as outlined in the most recent guidance document (HE 2016). The proposal as currently framed would involve the demolition and removal of this building. Because the proposal would also, by definition, need to treat the site as a unity for construction purposes, there would also be a requirement to demolish and remove the present rear garden boundary walls that would otherwise impede the development. Some of these boundaries are stone walls, of entirely unknown date, although historic map evidence indicates that they are highly unlikely to perpetuate the lines of medieval burghage (ie town building) plots.

## 2 METHODOLOGY

Searches were made of the indices of the collections of the Bristol Record Office, and the

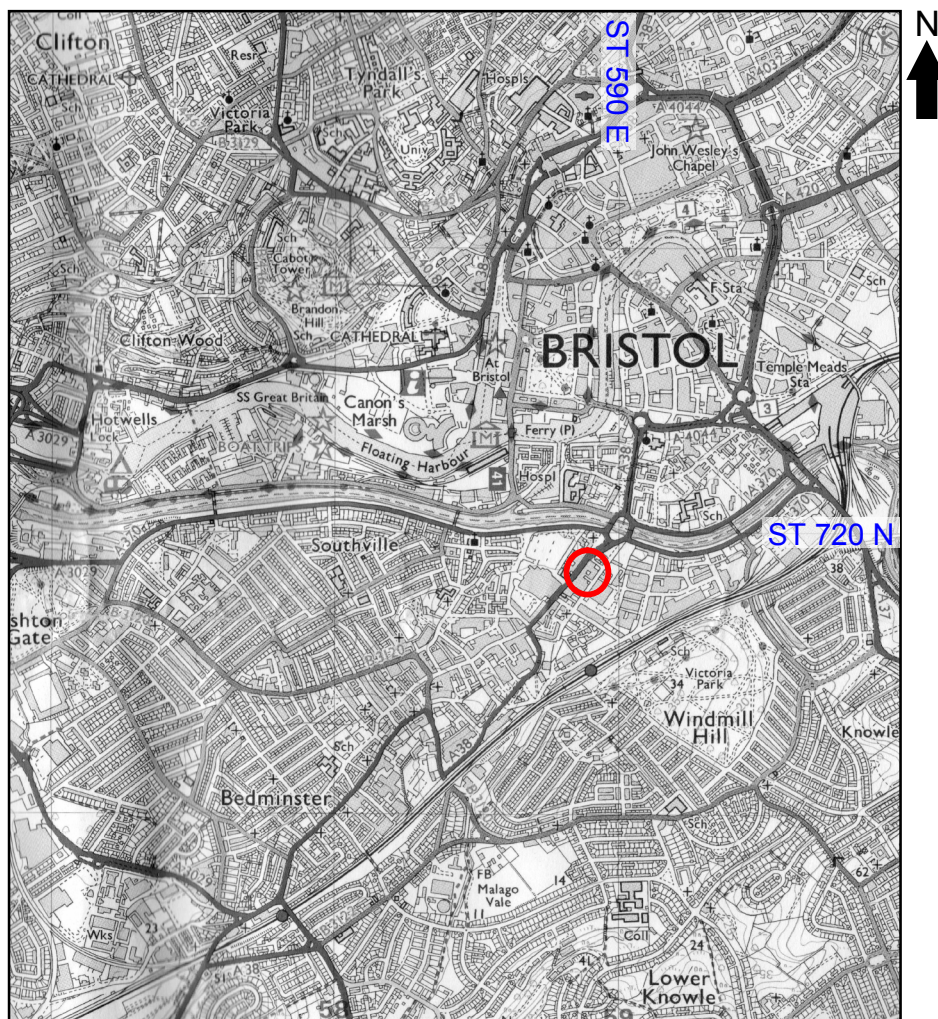
Figure 1

## Location of the Study Area

The Study Area



Plans and maps based on the Ordnance Survey Sheets  
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Stationery Office.



Scale: 1:25,000

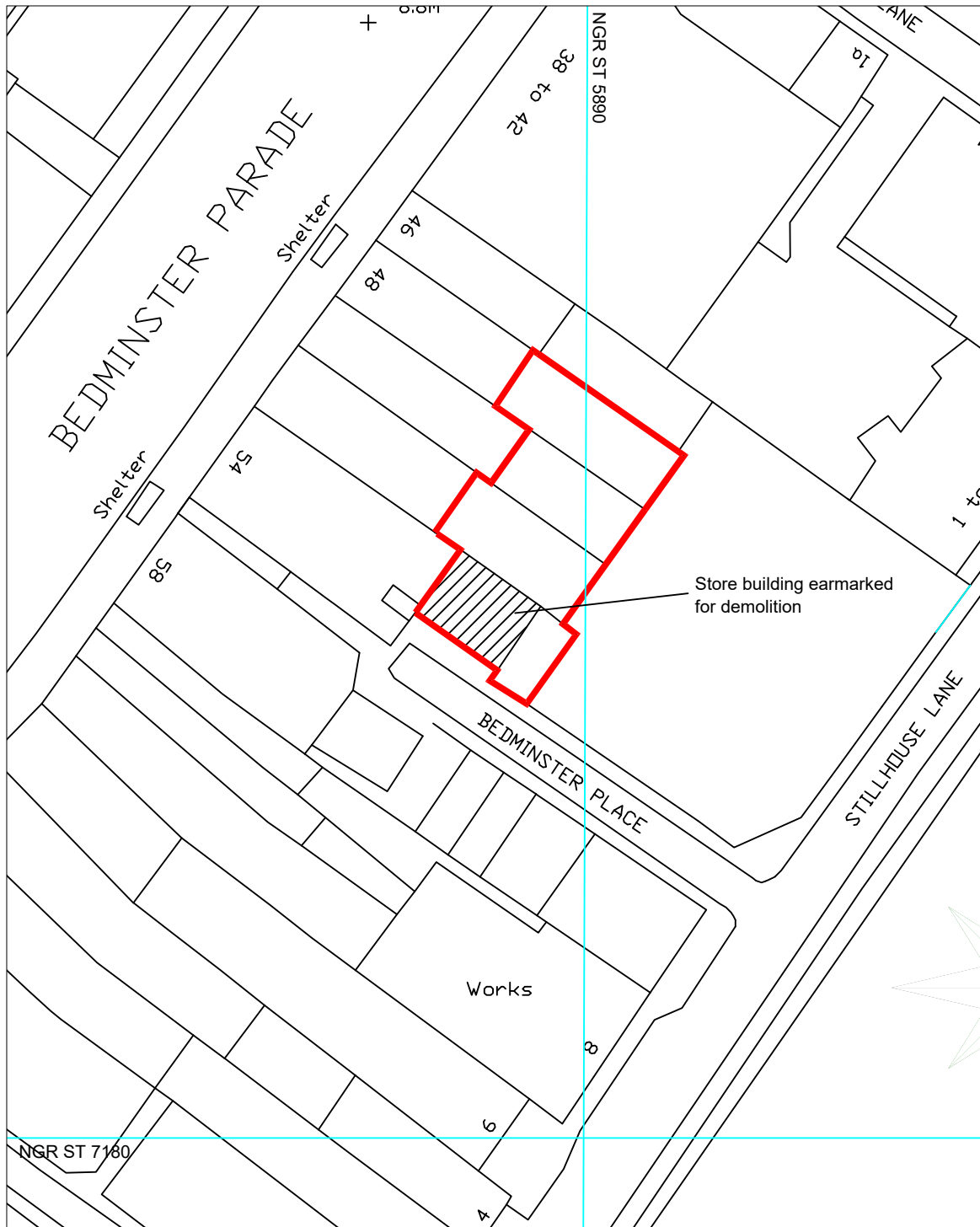
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Figure 2

Site Location Plan and Boundary of the Study Area



0 25m





main Arts and Social Sciences Library of the University of Bristol. A variety of online bibliographic resources, most notably COPAC, BIAB, The Archaeology Data Service, and Google Scholar, were used to identify potentially useful sources of information, whether published or otherwise<sup>1</sup>. In addition, information was utilised from a trawl of the City of Bristol Historic Environment Record, conducted on behalf of AAL by Peter Insole, Archaeological Officer for the local authority. A visit to the site was made by the author on Friday, 1<sup>st</sup> July, 2016, and a digital photographic record was made, a selection from which is presented here (**Cover**, and **Plates 1 to 3**).

### 3 TOPOGRAPHY AND GEOLOGY

The elevation of the site is given by a series of nearby spot heights in the public highways which frame it (Bedminster Parade to the north-west, Bedminster Place to the south-west, Stillhouse Lane to the south-east, and Boot Lane to the north-east), and these are centred on about 8.5m aOD. The site itself is to all intents and purposes, level, although the back garden of no. 48 appears to have been raised at some point, standing as it does at a rather higher level than the other two site plots to its south-west. The underlying hard rock geology of the site consists of deposits of Triassic age, consisting of alternating sandstones and mudstones of the Redcliffe Sandstone Formation. Overlying these strata, however, at the eastern end of Redcliffe Parade and indeed much wider afield to the north and east, are unknown depths of superficial drift of Quaternary age, consisting of alluvial muds and silts, and marking the ancient floodplain of the River Avon, now almost entirely built over.

### 4 HISTORICAL BACKGROUND

Historically, the study area lay in the ancient ecclesiastical parish of Bedminster, in northern Somerset, and in the Hundred of Bedminster and Hartcliff. There is no *Victoria County History* covering this part of Somerset as yet, but an early account can be found in Collinson (1791, II, 280-288). Bedminster has also been the subject of an Extensive Urban Survey, carried out by the former Avon County Council (La Trobe Bateman, 1999), and a far more recent Conservation Character Appraisal, already noted, carried out, and adopted by, the local authority, in December 2013.

At the former Mail Marketing site (West Street), there is evidence from a series of archaeological investigations, beginning in 2003, of multi-period activity which includes prehistoric, Romano-British and medieval remains, just to the south along West Street. The Romano-British phase here may represent a 3<sup>rd</sup>-4<sup>th</sup> century rural farmstead (Williams 2005, 128: Mail Marketing Site, West Street; BHER 22159; 24797; 21730; Young,

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<sup>1</sup>[www.copac.ac.uk](http://www.copac.ac.uk); [www.biab.ac.uk](http://www.biab.ac.uk); <http://archaeologydataservice.ac.uk/>; [www.scholar.google.com](http://www.scholar.google.com)

forthcoming), and although this site is the best part of one km to the south-west of that under examination here, nonetheless these discoveries indicate that even in seemingly unprepossessing areas of Bedminster, archaeological survival may be better than one may first think. It has, indeed, been suggested that West Street may also follow the line of a Roman road between the Chew Valley and Almondsbury. The line of the road is known to follow the modern Bishopsworth and Bedminster Down Road (A38), before vanishing, only to reappear in the north of the city. The most obvious route for the road on leaving Bedminster Down would be along the line of West Street. In addition, the name *Chessel* appears as a street name, and this is generally regarded as an archaeologically highly indicative name, especially with regard to Romano-British occupation, and the more so if an early spelling is available. In this case the name is indeed recorded in the mid-14<sup>th</sup> century, but it does not appear that any material of Roman date is known from that area at the present state of knowledge (Russell and Williams 1984, 25; BHER 10903).

This area lay well beyond the limits of the Anglo-Saxon settlement of *Bricg Stowe* (Sivier 2002, 13), and activity of that date on the south side of the River Avon is as yet unattested *archaeologically*. However, the witness of Domesday Book suggests very strongly that there ought to be high-status occupation in this area at least by the late Anglo-Saxon period (Thorn and Thorn, 1980). In 1086, Bedminster was a large, royal manor held directly by the king, having previously been part of the Anglo-Saxon royal demesne. Its sheer size, as it emerged into the post-Conquest and modern periods as an ecclesiastical parish, is an indication that it was by no means of 'ordinary' origin. In the mid-19<sup>th</sup> century, its total tithable area amounted to 4,115 acres (1,665 ha), excluding only 44 acres (18 ha) which were counted as exempt from tithe (Bedminster Tithe Survey 1841-43, BRO EP/A/32/7). Domesday notes that in the late 11<sup>th</sup> century, the estate was unhidated, that is, it was not rated for geld, usually taken as a diagnostic indicator of a status as ancient, core royal land. However, even though there is no record of the number of hides at which Bedminster was rated, an indication of its size and agricultural potential is given by the number of *ploughlands* which Domesday records there, and at 26, this amounts to a very large estate (Costen 1992, 166, and notes 1 and 2)<sup>2</sup>. In addition however, Domesday notes the presence of a priest holding land, and although it is not explicitly stated, it can be presumed that this priest was attached to the church at Bedminster, again a relationship that is usually taken to indicate at least an origin as a mother church of high status, the land being a remnant of an original endowment, and the priest himself all that remained of a formerly collegiate institution (Blair 2005, 366-367).

Indeed, the place-name itself makes this much clear: Bedminster appears to derive from Old English *Beda*, a personal name, together with *mynster*, possibly commemorating

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<sup>2</sup>It is also worth pointing out that of Bedminster's 26 ploughlands, only some 14 appear actually to have been cultivated (three in demesne, 10 by the customary tenants, and one by the priest). The inference is that there was scope for an expansion of agriculture amounting to something a little under a half the total size of the estate. The exact nature of the Domesday ploughland, and what it denotes in real terms, remains problematic, however: see especially Higham 1990.



either the church's founder, or the name of a priest attached to the church there (Costen 1992, 154). It has been suggested that the minster was in decline by 1086 (La Trobe Bateman 1999, 7), and in general terms, for a wide variety of reasons, this is indeed likely to have been the case (Blair 2005, 364-367); but even so, it is important to consider current ideas about the *physical* nature of high-status, pre-Conquest churches. These are now seen far more as sometimes dense *complexes* of buildings, which may well have had several churches, dwellings, workshops and other ancillary structures. Important middle Anglo-Saxon monastic sites, which Bedminster may well represent, seem to have been not only religious but also economic and political central places, and may in fact have had far more the appearance of somewhat sprawling, proto-urban settlements in their own right; indeed, John Blair has described such places as the nearest thing to towns that the period had to offer (Blair 2005, 246-290)<sup>3</sup>. This has direct implications for our view of these places in terms of the potential archaeological resource which they may represent, and in particular, for the possible existence of contemporary, *multiple* churches (Blair 2005, 199-204). In addition, modern ideas about the close relationship between early minsters and royal halls would point very strongly towards the possibility of there having previously existed a substantial timber hall, perhaps rather like that excavated by Philip Rahtz at Cheddar (Rahtz 1979), somewhere in the vicinity of the former medieval parish church of St. John Baptist, which lay just to the south-east at New John Street. Relationships with major Roman sites, and especially villas, are also a well-known part of this overall occupation mix (Blair 2005, 183-191 and 271-275; Bell 1978). It is likely that St John's represents the site of the original minster which gave its name to the settlement and its estate (Morris 1989, 131; for the specific local example of Cheddar, Blair 1996; and for the site of St John's, Dawson 1979). The church itself, especially in the post-medieval period, underwent a series of misfortunes. It has now gone, although probably very little original medieval fabric remained in it anyway, having been rebuilt once in the later 17<sup>th</sup> century following damage sustained during the Civil War, and again in the mid-19<sup>th</sup> century (Latimer 1970, 197, 244). In April 1941, the church then fell victim to a major enemy bombing raid, but the location remains a small, public open space, and lies about 600m to the south-west of the proposed development site. It cannot be doubted that the area around the original minster church would have marked the historic core of early medieval and medieval Bedminster, but it is not entirely clear how far permanent occupation had extended to the north-east, ie towards the site, by the late medieval period. Certainly the historic map evidence (see further below) suggests very strongly that the area of the study site was occupied by undeveloped paddocks even by the late 18<sup>th</sup> century, and indeed there had been very little development generally in this part of

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<sup>3</sup>Bedminster does not appear in Dr Costen's list of major Somerset churches which may have been in existence by AD 750, applying a range of different criteria initially established by John Blair. However, this is by no means an absolute bar to its actually having done so; and indeed, it does appear to satisfy the basic requirements of attachment to a large, probably ancient royal manor, and possession of a priest at Domesday (Costen 1992, 105-107). It was also the mother church of the (admittedly post-Conquest) foundation of St. Mary Redcliffe (Ponsford 1987, 145-146), and, according to Collinson, of St. Thomas, in the city of Bristol, and Abbot's Leigh (Collinson 1791, II, 285).

Bedminster by that date, with much of the surrounding landscape remaining as open farmland.

Bristol's rapid rise in the post-Conquest period to the status, intermittently, of England's second largest town, meant that Bedminster became overshadowed, and by the 18<sup>th</sup> century, it had become effectively a village suburb of its much larger neighbour. The somewhat complex descent of the manor through various landlords, with occasional reversions to the crown, is described by Collinson (1791, II, 280-288). However, a key date which should be noted is 1605, when it was bought by Sir Hugh Smyth, and by virtue of its size alone, its acquisition made that family, later of Ashton Court, among the most eminent landowners in the region. Most of the core settlement area of Bedminster village was deliberately razed in the Civil War period, reputedly on the orders of Prince Rupert (Latimer 1970, 197, 244). Coal-mining established itself as a major industry in south-west Bedminster from the 18<sup>th</sup> century onwards, and by the 19<sup>th</sup> century there were 15 pits in or close to the core settlement area. Other notable industries included tanning, rope-making, brick and tile-making, cigarette manufacture, printing and packaging (La Trobe Bateman, 1999).

Coupled with Bedminster's industrial expansion in the 19<sup>th</sup> century came a dramatic increase in population levels, a development which we may infer from Collinson's account, at the end of the 18<sup>th</sup> century, of how

This parish, which in ancient times consisted of only a few cottages, is now grown so populous and crowded with buildings, as to form a very considerable suburb of the city of Bristol, the principal street being the great road thereinto from the western parts of England (Collinson 1791, II, 280).

In 1801, the population is recorded as 3,278. Within a century, this figure had risen to over 70,000. In 1835 following the 1832 Reform Act, the boundaries of Bristol were extended to incorporate Bedminster (Latimer 1970d, 185, 208), and in 1881 Bedminster was incorporated in the Parliamentary boundaries of the city (Latimer 1970d, 526). The parish of Bedminster was detached from the Diocese of Bath and Wells in 1845 and came under the authority of the diocese of Bristol and Gloucester (Latimer 1970dc, 293), later the Diocese of Bristol. Prior to the early 19<sup>th</sup> century, Bedminster Parade had been merely a part of the main road which left Bristol running south across the Avon via Bristol Bridge, and then through Redcliffe and Bedminster itself, to head south-west towards Bridgwater and Taunton. However, between 1804 and 1809, the construction of the New Cut diverted the tidal River Avon through south and east Bristol, work which was associated with the construction of the city's floating harbour. The new waterway cut an east-west swathe through the northern edge of Bedminster parish, and truncated the main road of which Bedminster Parade had once been part, although of course it did not itself then exist. In order to allow continued access from Bedminster northwards into the city, and vice versa, a new bridge was constructed over the New Cut, initially called

Harford's Bridge, but by the mid-19<sup>th</sup> century, it had become Bedminster Bridge. The new bridge was so placed as to lie exactly on the line that the old road had taken before its truncation by the New Cut, and immediately to its south, a stretch of the old road towards Bedminster, now straightened, had by 1828, become Bedminster Parade. Already by that date it had become fully built up on its south-eastern side, and was on the way to full development on its north-western side.

In 1836 work commenced on the Bristol and Exeter Railway. The present section from Bristol to Bridgwater, south of the Study Area, was completed in 1841, and is shown on the parish tithe map of that year. With the exception of the railway, Bedminster was still a rural village at that time, but the detailed maps of Bristol by Ashmead in 1855 show the arrival of industry, with the Malago Vale colliery established behind the Red Cow Inn on West Street. Ashmead's map of 1874 shows further changes, with the establishment of the Malago brick and tile works. New tenements had also been built, presumably to take an influx of workers.

By the time of the first Ordnance Survey maps at 1:2500 in 1886 and 1:500 in 1891, industry had further expanded, with the addition of a colour works on the Malago, a chemical works on West Street, tanneries on East Street, and a smelter on Clarke Street. At this time Bedminster was still surrounded on three sides by fields and orchards, and probably still retained a rural 'feel'.

By the second edition of the Ordnance Survey in 1903 to 1904 Bedminster had undergone rapid expansion with the present street pattern of residential tenements established. Tramways had been laid along East Street, West Street, Cannon Street and North Street, with a tramway depot established along the south side of St. John's Street (OS 1903). A gasometer in the Malago Vale indicates the arrival of mains gas (OS 1903). Latimer (1970d, 316) reports that by 1873 three miles of sewer mains had been laid in Bedminster. An important industrial arrival was H. O. Wills and Sons Tobacco Factory on the north side of East Street (OS 1903). During the Second World War parts of Bedminster were destroyed by bombing. A tram was hit on West Street, and St John's parish church was gutted (BHER 906). The church was finally demolished in 1966, without replacement (*ibid*). The churchyard was surveyed in 1980 and 1981 prior to clearance of the monuments for the creation of a public open space (*ibid*).

Finally, it must be said that there appears to be very little documented history relating to the houses themselves that now occupy the street frontage encompassing nos. 48-52 Bedminster Parade, other than what can be gleaned from the historic map evidence (see further below). No. 50 was being used a bakehouse in the early 1930s (BRO Building Plan Volume 114/67a), but then all the properties almost certainly underwent numerous changes of use from the first time that they appear on the historic maps.

## 5 ARCHAEOLOGICAL BACKGROUND

The strict remit of this study is to consider the evidence for archaeological survival in the vicinity of the study site, based on current knowledge as expressed in the City of Bristol Historic Environment Record. See **Figures 12** and **13** for HER maps.

The HER trawl carried out for the purposes of this report, and encompassing a 350m radius around it, revealed that while there has been no previous archaeological work, of any kind, within the area of the study site itself, there are some items in the immediate vicinity of it. None of these, however, gives any clue whatsoever to any *known* prehistoric or Roman activity anywhere near the study site, and most of the few records that there are relate to post-medieval and modern structures, or individual buildings. No records were retrieved for sites and finds within the Study Area. There is a cluster of records about 250m to the west of the Study Area, with smaller concentrations of records to the north, north-east and west.

The cluster of records lying west of the site (BHER 905, 20689, 20692, 20704, 20715 and 20898) relate to the Hospital of St Katherine. The hospital was founded by Robert de Berkeley to tend to the sick and infirm and needy travellers. The form of the hospital is uncertain, but William Worcester recorded the nave and the chancel in 1480. The nave measured approximately 16 yards long by 7½ yards wide and the chancel was approximately 9 yards long by 5½ wide. Worcester also indicates that a cross was associated with the hospital (Neale 2000). By 1548 there were no inmates in the hospital, and by 1791 the buildings had been converted into dwellings, and the only surviving element was a blocked Gothic window at the east end of the chapel. The remaining features were then apparently demolished in 1887 to make way for the W. O. & H. D. Wills tobacco factory; however, parts of the east end of the chapel may have survived into the beginning of the 20<sup>th</sup> century.

The small concentration of finds to the west of the proposal site, just south of the former site of St Katherine's Hospital, comprises four records relating to the "Guest House" on East Street (BHER 21644, 21645, 21646 and 21647). The building, probably constructed of stone rubble, was a three-bay house of at least two storeys with a steeply pitched roof. It was probably established in the late medieval or early post-medieval period. Alfred Hudd visited the site in February 1887 believing it to be part of the Hospital of St. Katherine, but the house had already been demolished. To the west of the Study Area two records relate to the former site of Brightbow Bridge (BHER 5881 and 20703), which was situated roughly at the junction of East Street and Bedminster Parade. The bridge was constructed in the medieval period to carry the road over the River Malago. By 1665, it was reported as being in great decay with part of it having fallen away. Today it is obscured by culverts and later developments, and the extent of survival of any original elements of the bridge structure is not known.

To the north-east of the Study Area lies the site of the tannery and glueworks on York Road. Records BHER 5814, 20630 and 20631 relate to the tannery, and two records relate to an archaeological desk-based assessment (BHER 20648), archaeological evaluation (BHER 20792), and excavation (BHER 21035) of the land at Squire's Court. The desk-based assessment (BHER 20648) indicated that development was taking place along Bedminster Parade during the medieval period and by 1742, buildings with gardens at the rear occupied the site. By 1828 the site was occupied by houses and a tanyard; the tanyard was replaced by the glueworks in 1907, which was later demolished after 1968. The archaeological evaluation (BHER 20792) of the site supported the findings of the desk-based assessment, finding little evidence of occupation prior to the 18<sup>th</sup> century; although earlier deposits of possible medieval date were identified within two of the trenches which were positioned on the northern side of Boot Lane.

HER 22463 relates to an archaeological desk-based assessment for a site on the corner of Boot Lane and Stillhouse Lane, to the north-east of the Study Area. The assessment concluded that the site had moderate archaeological potential for the preservation of buried archaeological deposits and structures, relating to an L-shaped building shown on a pre-1789 map, and the later artisan houses connected to an adjacent pottery kiln. To the south and south-east of the Study Area, record numbers 20892 and 21620 relate to an archaeological desk-based assessment and a watching brief carried out in Stillhouse Lane to the rear of numbers 40 to 44 Bedminster Parade. The desk-based assessment concluded that the site had moderate potential for the survival of early 19<sup>th</sup> archaeological deposits. In 2003 a watching brief was carried out on the site; a number of made ground deposits were recoded but no structures or deposits of archaeological interest were observed during the course of the work.

North-east of the present site, archaeological excavation of land at Squires Court (BHER 21035; Parry 2004), on the site of the former glueworks, uncovered the remains of an 18<sup>th</sup> century pottery kiln, part of a pottery which had been in existence between 1780 and the 1850s. The substructure of the kiln consisted of a circular brick base and a stone outer wall. The inner chamber was lined with fire-brick and originally had four fire boxes (the fourth had been removed by 19<sup>th</sup> century development). Kiln waste indicates that the pottery was producing red and brown earthenware; the kiln itself was enclosed within an L-shaped building to the south of Squires Court from at least 1828. The excavation also revealed an extensive layer of 16<sup>th</sup>/17<sup>th</sup> century dump deposits made up of domestic and industrial waste and rubble, which may reflect the demolition of medieval buildings. Further landfill activity raised local ground levels above the flood plain, sealing earlier 18<sup>th</sup> century remains; as already noted, much material came from the excavation of the New Cut, but there was also glass waste from the Redcliffe glass kilns. Spent coal, cinders, clinker, ceramic wasters and redeposited garden soil were also found across the site. It is suggested in the report that the buildings surrounding Squires Court and those on Boot Lane were built as artisan houses for the pottery workers. As already noted, nos. 50 and 52 Bedminster Parade, immediately to the south-east of which the site lies, are listed

buildings, at Grade II level, with the formal listing assigning their statutory protection to an early 19<sup>th</sup> century date, although there are apparently few original internal details surviving (**Plate 1**); these assets are not, however, depicted on either of the HER maps reproduced here. The small, single storey building attached to the rear of no. 52, and lying behind no. 54 Bedminster Parade, is, as already noted, earmarked for demolition as part of the proposed scheme. Although not formally listed, it is nonetheless identified as a 'building of character' in the latest local authority Character Appraisal relating to the Bedminster Conservation Area (BCC 2013). This perspective is, however, refuted by the client's own assessment of the building (Morley 2016).

## 7 HISTORIC MAP EVIDENCE

Researchers working on the historic parish of Bedminster are to some extent fortunate in that, as we have already noted, its purchase by the family of Smyth of Ashton Court at the start of the 17<sup>th</sup> century (Collinson 1791, II, 282) meant that it was brought within the fief of an already very prominent, local land-owning dynasty, and as a result, from that date it is particularly well-documented; most importantly for present purposes, from the mid-18<sup>th</sup> century onwards it was the subject of a steady trickle of estate maps and plans, covering both the entire manor, and scattered portions of it. This early material is *not* available online and can be consulted only in its original manuscript form at the Bristol Record Office.

The first map examined for the purposes of this study is undated, but according to the BRO catalogue is probably of late 18<sup>th</sup> century date, but *pre*-1789 (BRO AC/PL/92; **Figure 3**). This is a most splendid example of the estate-surveyor's craft at that time, and it appears to depict the entire parish of Bedminster. A book of reference also held at the BRO probably relates to this map (BRO AC/M/11/35, undated, but probably late 18<sup>th</sup> century), and an earlier reference book of 1730, but with later amendments, seems also to have been used to inform, at least in part, the later map (BRO AC/M/11/32). The map indicates that the Study Area lay within the plot of agricultural land numbered 708; plot numbers 707-710 are listed in the 1730 apportionment as "Bedminster Causeway" but no ownership details are given. The later survey groups plots 707-710 as being leased out for building. We can at least, though, say from this that the site itself remained undeveloped at the end of the 18<sup>th</sup> century. The boundary forming the south-western side of the site on this map, had been cut through to form Bedminster Place by 1827 (see further below).



The 1827 Parish Map of Bedminster (BRO AC/PL/107/2, **Figure 4**) shows that the area had become much more developed. The proposed development site was by this date occupied by the houses which still survive fronting onto Bedminster Parade, and so the construction date can at the least be placed some time in the window between the late 18<sup>th</sup> century and 1827. The EH listing, suggesting an early 19<sup>th</sup> century date, does therefore, in this particular instance, appear to be reliable – for that is not *always* the case. The 1827 map, does, though show what later maps reveal clearly to be a little terrace of probably very modest houses, running north-west/south-east all the way through to Stillhouse Lane, on the north-eastern side of the recently created Bedminster Place. This terrace has now gone, but it presumably must have been closely if not exactly contemporary with nos. 48-52 Bedminster Parade.

Only a year later, in 1828, the first edition of Plumley and Ashmead's map of Bristol, adds little in fact adds very little to our understanding of the development of the site, and nor should we expect it to within such a short timescale from the previous map (**Figure 5**). It has, however, been reproduced here for the sake of completeness, and also to allow comparison with the previous map, **Figure 4**.

The 1841 Bedminster Tithe Map and its accompanying apportionment (BRO EP/A/32/7, **Figure 6**) do not give a great deal of detail. The Study Area appears to contain buildings fronting Stillhouse Lane, Bedminster Place and properties off two narrow entrance lanes; the buildings were within plot 235, which is listed simply as "houses and gardens" but neither the map nor the apportionment give any other detail, save that the block in which it lay, bounded by Boot Lane to the north-east and Bedminster Place to the south-west, occupied just under an acre of ground.

Ashmead's Map of 1855 (**Figure 7**) provides good detail of the site, although it is not possible to discern much change in the overall disposition of buildings from the earlier edition of the map some 27 years earlier. The surrounding area appears to consist largely of housing, save for a very large rectangular building to the north-east of the site, which its light grey wash reveals as in non-domestic use, and which is the one major change from 1855.

Nearly 20 years later, in 1874, the third and final edition of the Ashmead map apparently shows little or no discernible change in the building landscape itself, although as the map does reveal, the current numbering system had clearly, by this date, come into use on the Bedminster Parade frontage, although rather oddly, it seems running concurrently with the *older* system (**Figure 8**).

The First Edition 1:500 OS plan of the site appeared only a decade or so after the last Ashmead map, and while there has been little change in the area of the proposed development site itself, there are hints of amalgamation on the Bedminster Parade street frontage (**Figure 9**). The properties which are now 46 and 44 Bedminster Parade, shown by Ashmead in 1874 as divided, were ten years later depicted by the OS as a single property. As one progresses into the twentieth century, succeeding versions of the OS show little change on the site, although the largest scale available for much of that time was the 25" (1:2500) series, which by definition loses much of the detail present on the earlier, larger scale maps. The terrace of modest houses lining the north-eastern side of Bedminster Place was still present at the time of the OS Third Edition map (not reproduced here), dating to around the time of the First World War, and between the Second and Third Edition maps (the former about 1902), what had previously been an unbroken block of elongated buildings at the rear of no. 54 Bedminster Parade, had become split, with a narrow gap in between the new elements (**Figure 10**). A large rectangular building lying behind no. 44 Bedminster Parade, and depicted on all the maps from the 1855 Ashmead onwards, had by this date been removed.

Maps of later date were accessed online and are consequently not reproduced here. We especially note, however, that none of these maps depicts anything resembling the present, small store building lying behind no. 54 Bedminster Parade, and the site of which, when shown in relation to the boundary of the *proposed* development site, seems clearly to have been occupied by the terrace of modest dwellings on the north-eastern side of Bedminster Place, to which we have already alluded. All we can say for certain is that that terrace of houses had gone by the early 1950s, and the small building was in place by that time, as it shown on a large scale (1:1250) OS map of that time. It seems at least possible that it represents the surviving, and remodelled remnants of two of the earlier terrace dwellings, whose footprint it seems very closely to follow (**Figure 11**). This, however, is speculation. A likely context for the removal of this little group was clearance either slightly before or immediately after the Second World War.

Also lost was part at least of the group of terraced houses, fronting onto the north-western side of Stillhouse Lane, to the south-east of the study site, to be replaced with (presumably) the surviving large warehouse type structure which has long been a garage and general vehicle workshop. The house called Glenthorne, immediately opposite the rear of no. 46 Bedminster Parade, is now the sole survivor of that particular group of historic residences, although sadly in a much-decayed state.

## 8 SITE VISIT

The **Cover** and **Plates 1 to 3** represent part of a photographic record made by the author during a site visit conducted on Friday 1<sup>st</sup> July, 2016, and it is hoped that the captions attached thereto will be pretty self-explanatory. No *defined* upstanding features,

earthworks or buildings of archaeological or historic interest were identified in the course of the site walkover. The site consists essentially of three elongated, narrow, and very decayed rear plots, formerly gardens, attached to the corresponding properties fronting onto the south-eastern side of Bedminster Parade. The plot behind no. 48 Bedminster Parade seems to be at a rather higher level than its two companions immediately to the south-west, and may well have been raised at some indeterminate point. In terms of the proposal for the present site, the sole building that is earmarked for demolition has been, as we have already noted, the subject of its own assessment, carried out by the developer himself; and on cursory inspection, it does appear that, both internally and externally, the structure is, in its present form, architecturally and aesthetically undistinguished, and in and of itself might be *perceived* as being of little historic importance or interest. Much will hinge on whether the local authority takes the view that a fully *independent* assessment of the building fabric is necessary, conducted according to the strict guidelines and levels laid down by Historic England.

Immediately to the south-east of the site, the large post-war warehouse building, currently used as a garage and general workshop, is also the subject of a planning application for demolition and the construction of flats (Bristol City Council Planning Ref. 16/01999/F).

## 9 NATIONAL AND LOCAL PLANNING POLICIES

Between March 2010 and March 2012, national planning guidelines as they related specifically to the historic environment, were outlined in the document known as PPS (Planning and Policy Statement) 5, *Planning for the Historic Environment*. However, in March 2012, PPS5, and indeed all the other Planning Policy Guidance and Statements which underpinned the operation of the national planning process, was replaced by a single, greatly simplified, overarching and integrated document known as the National Planning Policy Framework (Dept for Communities and local Government). Within this document, matters relating to archaeology and the historic environment generally are dealt with in section 12 (pages 30-32), *Conserving and Enhancing the Historic Environment*. A detailed examination of the implications of this framework for the specific site being reported on here, is outside the scope of this study. Section 12 of the NPPF is by definition a much shorter excursus on national planning policy, as it relates to the historic environment, than was contained in its predecessor PPS5, although it is at least in principle underpinned by many of the same basic tenets.

By far the majority of the document consists of guidance to local authorities in how they should handle matters relating to the historic environment in their own areas, and some local authorities have already chosen, as a matter of conscious policy, to take the explicit position of interpreting the provisions of the NPPF as devolving directly to them, at the local level, *all* decision-making in matters of planning as they relate specifically to the historic environment, including, of course, archaeology.

In summary, in the case of the City of Bristol, planning policies both local and national which have direct implications for the site under consideration here, cascade down in the following order of primacy:

- *National Planning Policy Framework*, March 2012, Dept of Communities and Local Government. See especially Section 12, Conserving and Enhancing the Historic Environment, 30-32.
- *Bristol Development Framework: Core Strategy*, adopted June 2011. See especially summary policy BCS 22, 127:

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
- *Bristol Development Framework: Site Allocations and Development Management Policies*, adopted July 2014. See especially Policy DM31, Heritage Assets, 64-68.

## 10 CONCLUSIONS

The study has found that the proposed development site lies within the Bedminster Conservation Area. Historic map evidence shows that in the late 18<sup>th</sup> century, the site consisted of an undeveloped paddock, although buildings had already by that date been erected on adjacent plots, even though the area lay well to the north-east of, and outside the core area of the historic settlement of Bedminster. It is likely that Bedminster Parade itself is part of a route of considerable antiquity, heading as it does north-eastwards out of historic Bedminster and towards the original crossing point of the Avon at Bristol Bridge. The northern part of the historic parish of Bedminster suffered extensive disruption in the early 19<sup>th</sup> century, when the New Cut, associated with the construction of the floating harbour, drove an east-west swathe right across the local landscape, and necessitated the provision of a new bridge to carry the major routeway southwards out of Bristol, and through Bedminster, over the new watercourse. This is now Bedminster Bridge.

The properties of which the site eventually became a part, were in existence by 1827, and are likely to be of early 19<sup>th</sup> century date. Two of these properties, nos. 50 and 52, are now Grade II Listed Buildings. A single storey building lying behind no. 54 Bedminster Parade, but counted as a part of this site as it is attached to no. 52 Bedminster Parade, is

identified by the local authority, in its latest Conservation Area Character Appraisal, as being a 'building of character'. However, this attribution is refuted by the developer. It is possible that this structure, now used as a store, may be all that remains, albeit heavily remodelled, of two of a group of terrace houses which since at least 1827 lined the north-eastern side of Bedminster Place. The building cannot be identified on historic maps before the Second World War. A trawl of the City of Bristol Historic Environment Record identified no significant archaeological sites or buildings, either currently standing or now gone, within the vicinity of the proposed development site, with the sole exception of the two listed buildings already noted.

In summary we consider it likely that when the available evidence, whether archaeological, topographical, historical or toponymic, is taken together as a coherent body of data, it is likely to form a material consideration in the local authority's deliberations relating to the potential archaeological implications of the proposed development. And in the case of excavations for any new services, the potential for sub-surface disruption, although limited in extent, is likely to be high.

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**1841**

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**NOTE:** All other maps reproduced in this report are by courtesy of Bristol City Council.

[www.bristol.gov.uk/knowyourplace](http://www.bristol.gov.uk/knowyourplace)

## Figures

Figure 3

Extract from map of the manor of Bedminster, late 18th century, BRO AC/PL/92. Approximate boundary of study area outlined in red, for indicative purposes only. Not to scale.





Figure 4

Extract from parish map of Bedminster, 1827, BRO AC/PL/107/2. Approximate boundary of study area outlined in red, for indicative purposes only. Not to scale.





Figure 5

Extract from Plumley and Ashmead map of Bristol, 1828. Approximate boundary of study area outlined in red. Not to scale. Source: Bristol City Council, KnowYourPlace website.





Figure 6

Extract from Bedminster tithe map, 1841. Approximate boundary of study area outlined in red. Not to scale. Source: Bristol City Council, KnowYourPlace website.





A detailed historical map of a street layout in London. The map shows a grid of streets and buildings. A red-outlined building is located at the intersection of Bedminster Place and Hamley's Lane. The map includes labels for 'POLICE STATION', 'OLD CITY BOUNDARY', 'Squire's Court', 'Sion Court', 'Till House Lane', and 'Bedminster Place'. A large, light-colored triangular area is overlaid on the bottom right of the map. The map is oriented with North at the top. The streets are labeled in a serif font. The buildings are colored in shades of pink, red, and brown. The red outline highlights a specific building, likely the one mentioned in the text. The map is a historical document, possibly from the 19th or 20th century. The overall style is that of a traditional street map. The map is a historical document, possibly from the 19th or 20th century. The overall style is that of a traditional street map. The map is a historical document, possibly from the 19th or 20th century. The overall style is that of a traditional street map.





Figure 8

Extract from Ashmead's map of Bristol, 1874. Approximate boundary of study area outlined in red. Not to scale. Source: Bristol City Council, KnowYourPlace website.

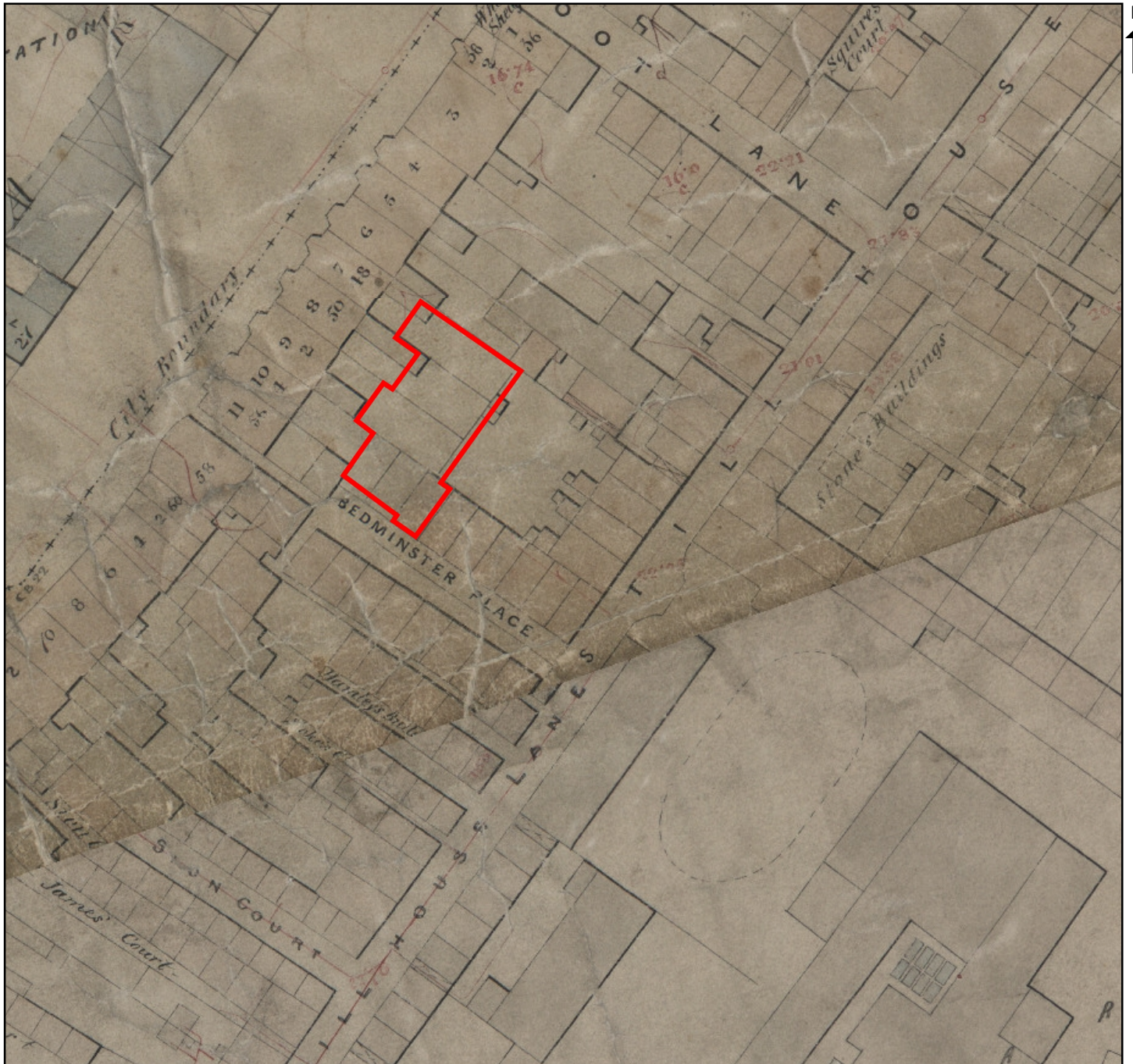




Figure 9

Composite extract from First Edition OS 1:500 plan, Bristol Sheets 75.4.15 (north), and 75.4.20 (south). Surveyed 1881-83, published 1885. Boundary of study area outlined in red. Not to scale. Source: BRO.

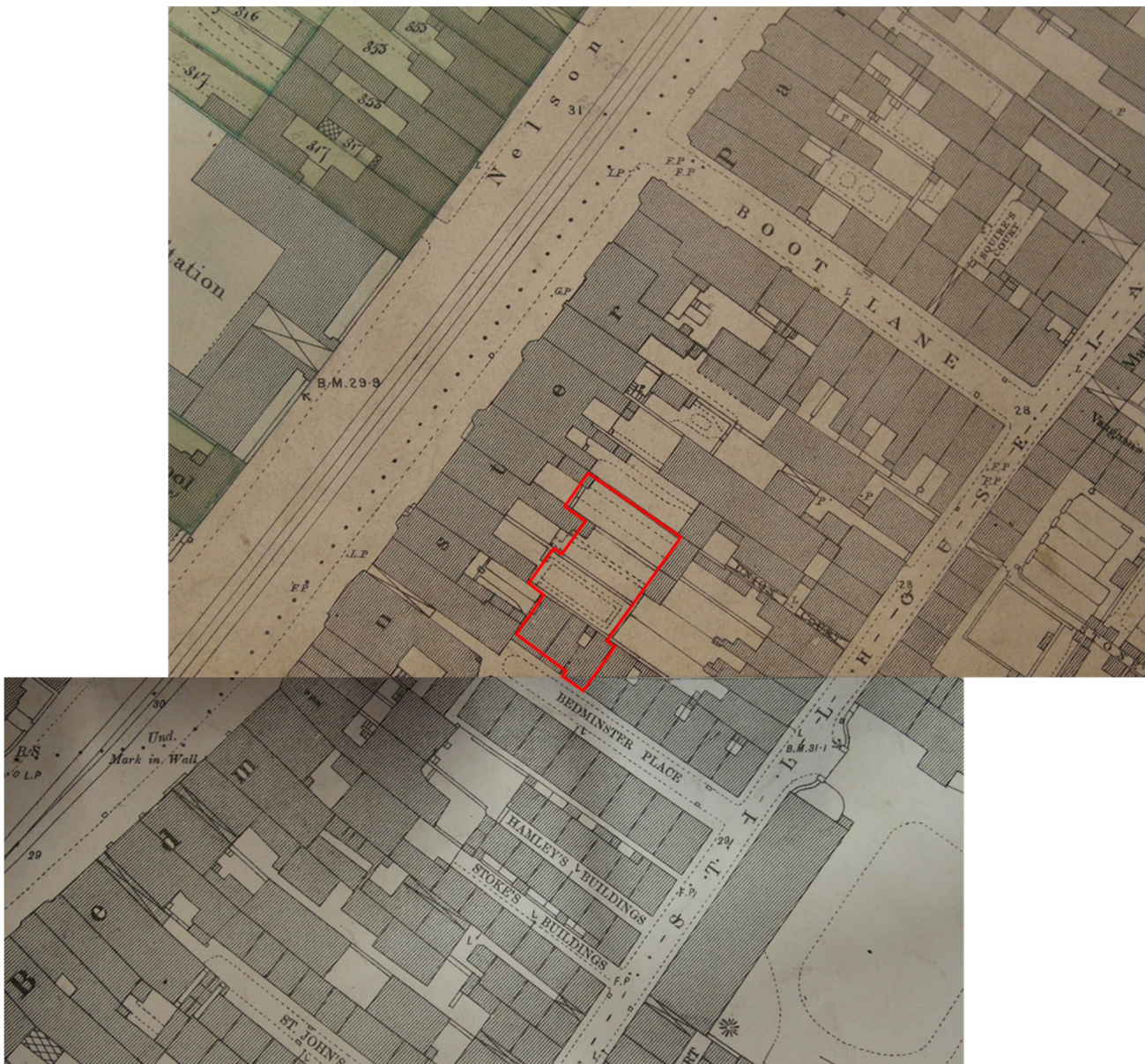




Figure 10

Extract from OS Second Edition 25" map, 1902. Boundary of study area outlined in red. Not to scale. Source: Bristol City Council, KnowYourPlace website.

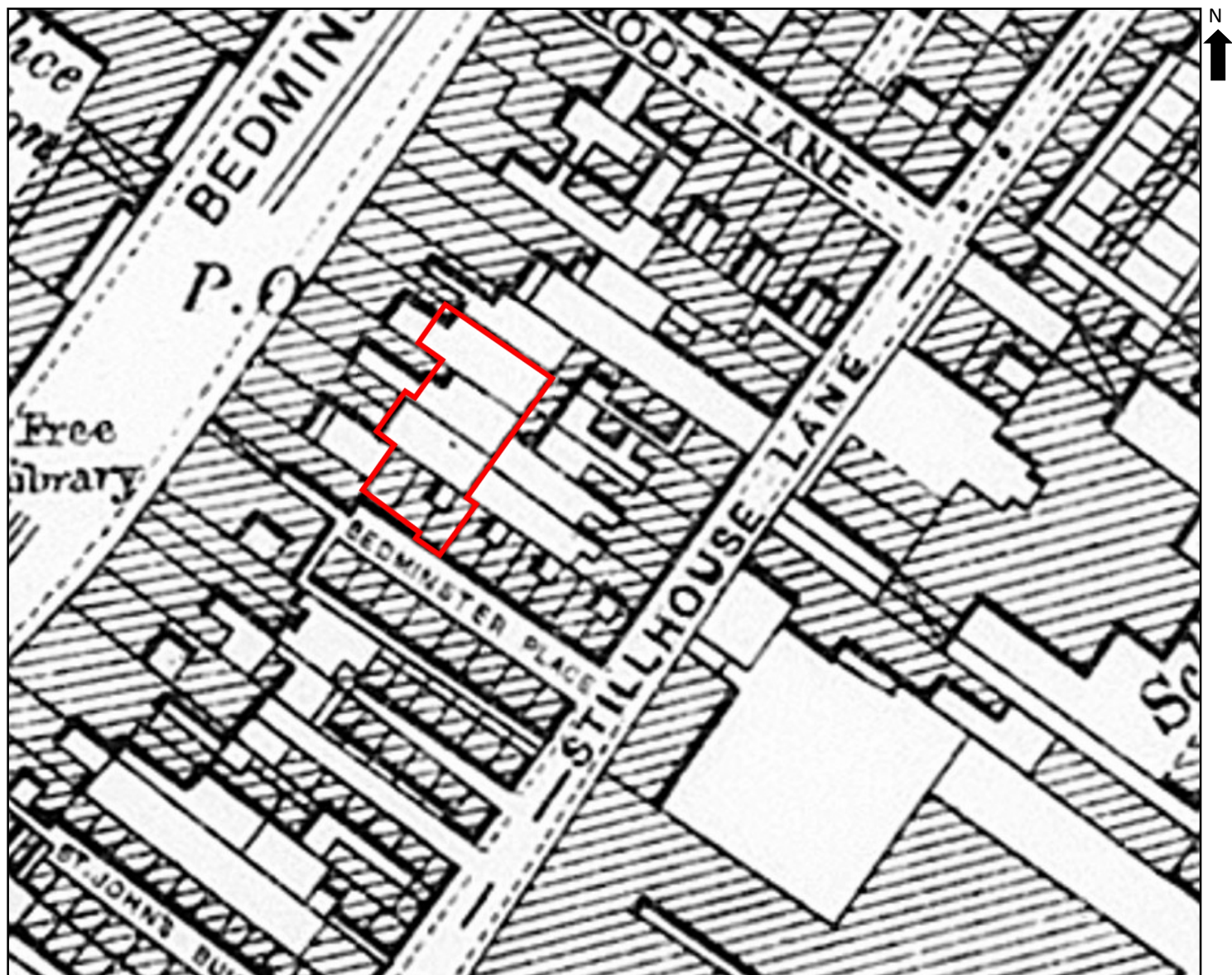
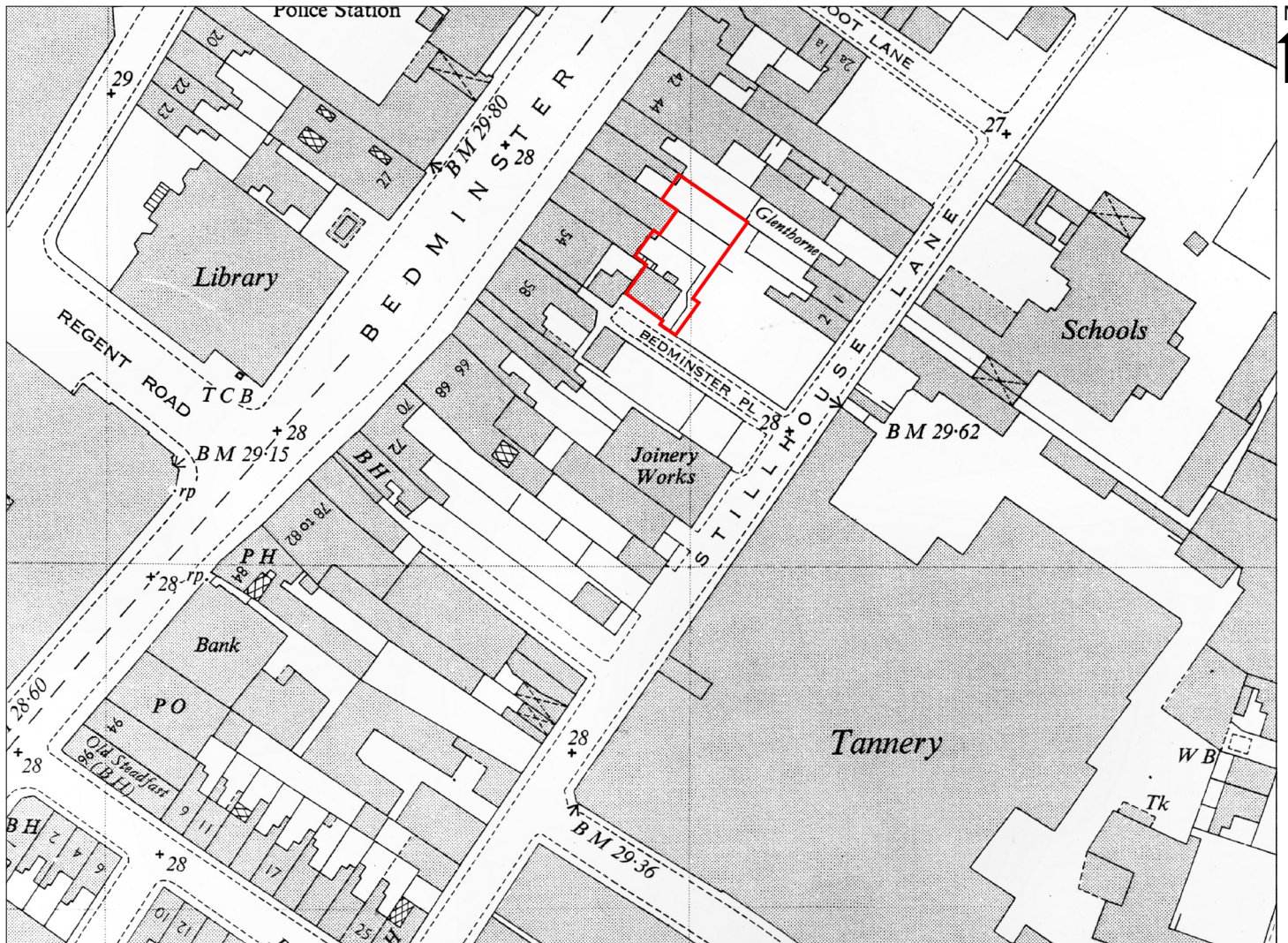




Figure 11

Extract from OS 1953 1:1250 Map Sheet ST 5871 NE. Boundary of the Study Area outlined in red. Not to scale. Source: BRO.





## Results of data trawl

Extract Date: 04/07/2016



Figure 13

## Bristol Historic Environment Record - Monuments

### Results of data trawl

While every effort is made to ensure accuracy of the data supplied, no responsibility can be accepted by Bristol City Council for any errors or inconsistencies.

Extract Date: 04/07/2016





## Plates



1. View of the street frontage of 48-52 Bedminster Parade, encompassing the three properties from the orange-painted barber shop on the left, to the domestic appliance retailer on the right. The two right-hand properties are both Grade II Listed Buildings. View to north-east.



2. The small single storey building attached to the rear of no. 52 Bedminster Parade, but physically behind, no. 54, and fronting onto the north-eastern side of Bedminster Place. It is possible that this represents all that remains of a former terrace of modest houses which once lined this side of Bedminster Place, but this is speculation. This building, which has been the subject of its own assessment by the applicant, would be earmarked for demolition under the development proposal as currently framed. View to north.



3. Composite panoramic view of the land encompassing the three rear plots behind nos. 48-52 Bedminster Parade, showing their present state. The view pans round from north-west on the left hand side of the frame, to north on the right-hand side. The plot pertaining to no. 52 is between the two wooden fences in the background., with no. 50 in the centre, and no. 48 on the right. The single storey store building earmarked for demolition is at the upper left of the frame. Note the two partial stone boundary walls separating the plots. It is difficult to say definitively whether these are in any sense original in their present form, but the development proposal as currently framed would require their removal.

